

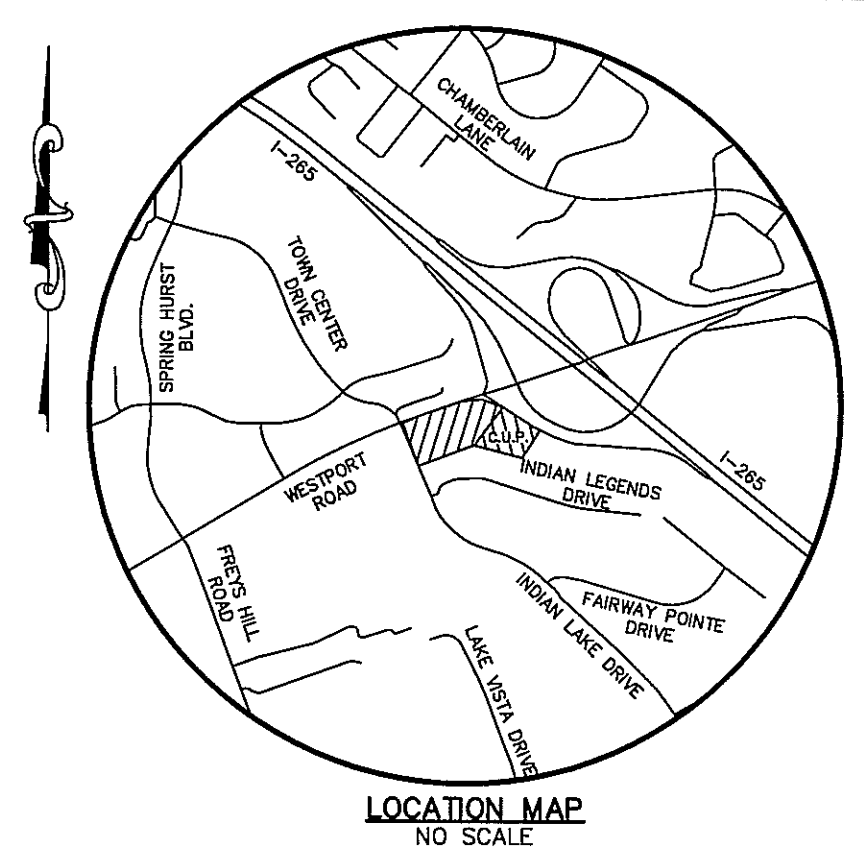
133 MEIJER STORES LTD PTR
2929 WALKER AVE. NW
GRAND RAPIDS MI 49544
D.B. 7496, PG. 938
RCFD/C2

140 STEAK N SHAKE OPERATIONS, INC.
36 S. PENNSYLVANIA ST. STE. 500
INDIANAPOLIS, IN 46204
D.B. 8866, PG. 537
RCFD/C2

141 UB LTD
1903 STANLEY GAULT PARKWAY
LOUISVILLE, KY. 40223
D.B. 7481, PG. 434
RCFD/C2

139 BEF REIT INC.
3776 S. HIGH ST
LOUISVILLE, KY. 40223
D.B. 7481, PG. 434
RCFD/C2

- LEGEND**
- EXISTING BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - EXISTING CONTOUR
 - EXISTING TREE MASS
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
 - EXISTING HEADWALL W/ PIPE
 - EXISTING SANITARY MANHOLE W/PIPE
 - PROPOSED CATCH BASIN W/PIPE
 - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED FLOW ARROW
 - PROPOSED TREE CANOPY PROTECTION AREA
 - FORM DISTRICT BOUNDARY LINE
 - TO BE RELEASED
 - PROPOSED STONE BAG INLET PROTECTION
 - REINFORCED SILT FENCE
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



SITE DATA:

| | |
|---|---|
| EXISTING FORM DISTRICT | NFD |
| EXISTING ZONING | OTF/R-7 |
| EXISTING USE | OPEN SPACE |
| PROPOSED ZONE | OTF/R-7 |
| PROPOSED USE | HOTEL W/RESTAURANT & C.U.P. PARKING LOT |
| HOTEL SITE AREA | 4.20 AC. |
| CONDITIONAL USE AREA | 2.00 AC. |
| TOTAL SITE AREA | 6.20 AC. |
| BUILDING AREA: | |
| GROSS BUILDING FOOTPRINT AREA | 23,363 ± S.F. |
| HOTEL (5 STORIES/124 ROOMS) | 65,151 ± S.F. |
| RESTAURANT ROOMS | 4,374 ± S.F. |
| RESTAURANT (INCLUDES 860 S.F. PATIO) | 7,000 ± S.F. |
| TOTAL | 76,525 ± S.F. |
| FLOOR AREA RATIO (ALLOWED 4.0) | 0.28 |
| PARKING REQUIRED: | |
| HOTEL (MIN. 1/ROOM - MAX. 1.5/ROOM) | 124-186 SPACES |
| RECEPTION ROOM (MIN. 1/100 SF - MAX. 1/50 SF) | 44- 87 SPACES |
| RESTAURANT (MIN. 1/250 SF - MAX. 1/100 SF) | 28- 70 SPACES |
| SUBTOTAL | 196-343 SPACES |
| PARKING PROVIDED (INC 7 ACCESSIBLE SPACES) | 343 SPACES |
| BICYCLE PARKING REQUIRED/PROPOSED: | |
| SHORT TERM (FOR RESTAURANT) | 4 SPACES |
| LONG TERM (PROVIDED WITHIN BUILDING) | 2 SPACES |
| LANDSCAPE DATA: | |
| VEHICLE USE AREA | 139,302± S.F. |
| L.L.A. REQUIRED (7.5% X VUA) | 10,447± S.F. |
| L.L.A. PROVIDED | 13,010± S.F. |
| TREE CANOPY DATA: | |
| TREE CANOPY CATEGORY | CLASS C |
| GROSS SITE AREA | 270,072± S.F. |
| EXISTING TREE CANOPY* | (14%) 38,679 ± S.F. |
| PRESERVED TREE CANOPY | (0%) 1,325 ± S.F. |
| PROPOSED TREE CANOPY | (20%) 54,014 ± S.F. |
| TOTAL TREE CANOPY COVERAGE REQUIRED | (20%) 54,014 ± S.F. |

DEFENTION CALCULATIONS:
2.9/12 (0.85 - 0.25) x 6.20 AC. = 0.90 AC.FT.
VOLUME = 0.90 AC.FT.

ALL UTILITIES SHOWN HEREON WERE DERIVED FROM UTILITY MAPPING AND FIELD OBSERVATIONS.
THE CONTOURS SHOWN HEREON WERE DERIVED FROM FIELD OBSERVATIONS.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE Drip LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE WORTHINGTON/MIDDLETOWN FIRE DISTRICT.
 - ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS NOT OTHERWISE PROPOSED TO BE IMPROVED ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH 4.9 OF THE LDC, A MARKET SURVEY OF THE SITE WAS PERFORMED BY MARK A. SITES, P.E. ON JULY 11, 2013. NO KARST FEATURES WERE OBSERVED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DEVELOPER SHALL PROVIDE DETENTION TO LIMIT THE POST DEVELOPMENT PEAK FLOWS TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS BY MODIFYING THE NORTHERN LAKE OR THE POND BETWEEN INDIAN LEGENDS DRIVE AND INDIAN LAKE DRIVE THAT IS IN THE SAME WATERSHED, TO PROVIDE THE ADDITIONAL DETENTION. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100091E).
 - THE EXISTING 30' MSD EASEMENT SHALL BE RELEASED PRIOR TO CONSTRUCTION APPROVAL.
 - AN MSD DRAINAGE BOND SHALL BE REQUIRED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

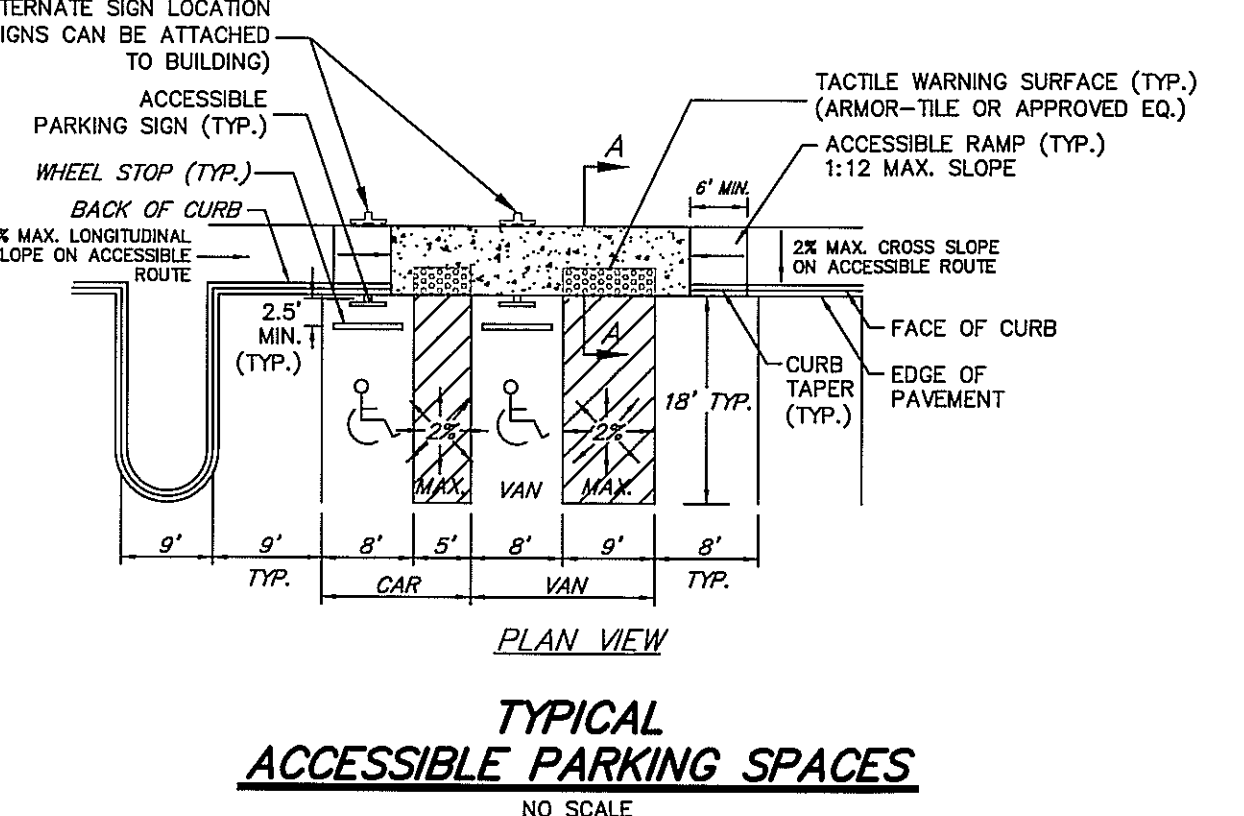
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 - A SHARED PARKING AND CROSSOVER AGREEMENT SHALL BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL.



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Utility Consulting - Property Management
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MSA

INDIAN SPRINGS HOTEL
11021 FAIRWAY POINTE DRIVE LOUISVILLE KY 40241
TAX BLOCK 2656 LOT 405 D.B. 10205 PG. 584
TAX BLOCK 2656 LOT 409 D.B. 10228 PG. 339

RECEIVED
DEC 03 2014
PLANNING & DESIGN SERVICES

| | | |
|----------|---------------------------------|--|
| Revised: | 9/29/14 PER 1ST AGENCY REVIEW | |
| | 11/24/14 PER 2ND AGENCY REVIEW | |
| | 12/03/14 PER METRO PUBLIC WORKS | |

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 8/4/14
Job Number: 3142
Sheet: 1 of 1

CASE #14CUP1027
CASE #14 DEVPLAN1124
PREVIOUS CASE #19316
9-74-92 & 10-42-92
MSD SUB # 10785