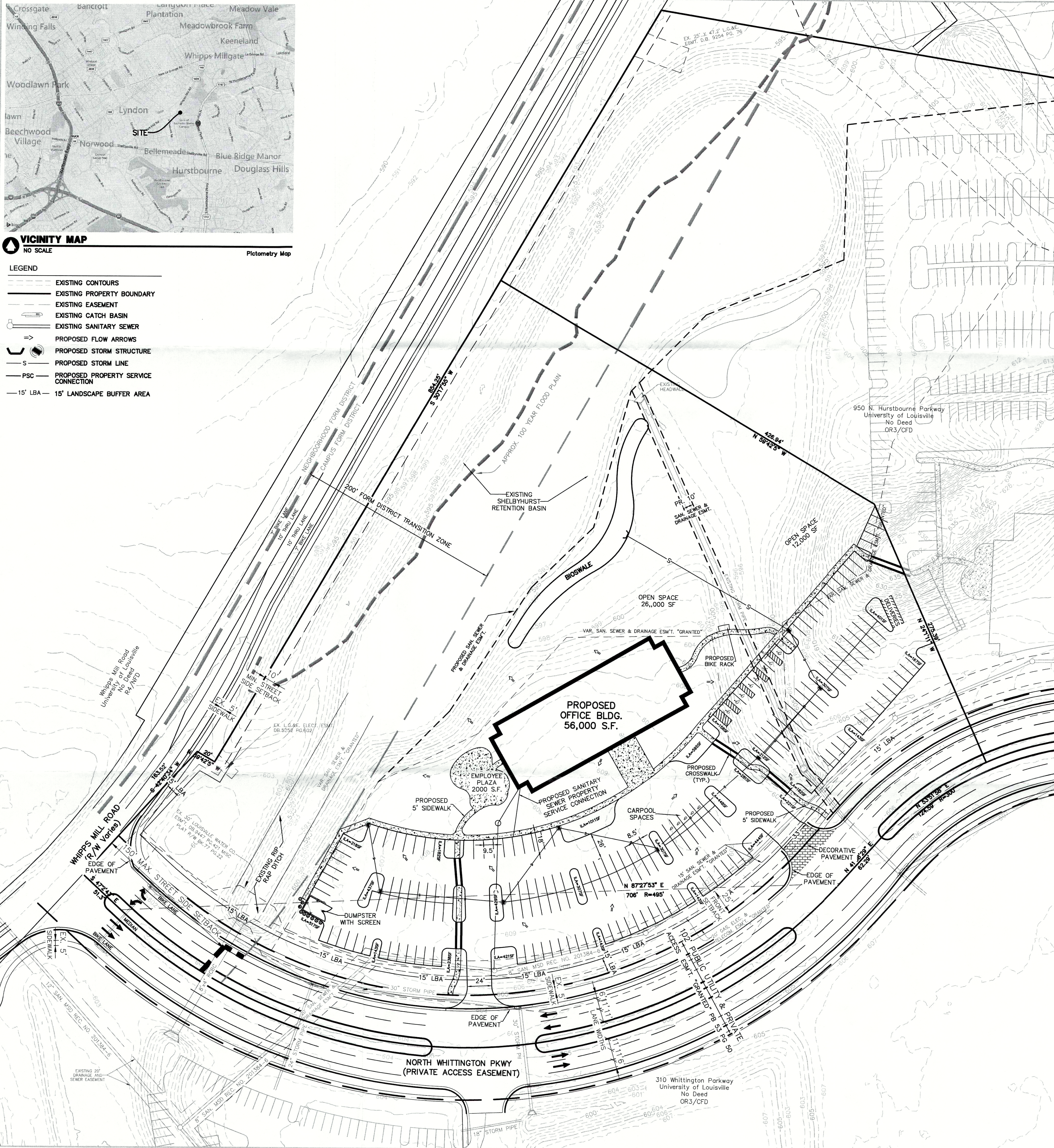


VICINITY MAP
NO SCALE
Pictometry Map

- LEGEND**
- EXISTING CONTOURS
 - EXISTING PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CATCH BASIN
 - EXISTING SANITARY SEWER
 - PROPOSED FLOW ARROWS
 - PROPOSED STORM STRUCTURE
 - S --- PROPOSED STORM LINE
 - PSC --- PROPOSED PROPERTY SERVICE CONNECTION
 - 15' LBA --- 15' LANDSCAPE BUFFER AREA



SITE DATA

LAND USE DATA
 SITE ADDRESS: 950 N. Hurstbourne Pkwy 40222;
 PARCEL ID 002106120000
 TAX LOT, TAX BLOCK: TB 21, TL 612
 DEED BOOK, PAGE NUMBER: 10053x262
 EXISTING ZONING DISTRICT: OR3
 EXISTING FORM DISTRICT: CAMPUS
 TOTAL SITE AREA: 8.81-ACRES: 383,742 S.F.
 PROPOSED GROSS BUILDING FOOTPRINT: 14,000 S.F.
 GROSS SQUARE FOOTAGE: 56,000 S.F.
 FLOOR AREA RATIO: 0.15
 BUILDING HEIGHT: 60'
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE
 OPEN SPACE: 40,000 S.F.

ILAVUA CALCULATIONS
 EXISTING VJA: 0 S.F.
 PROPOSED TOTAL VJA: 80,331 S.F. (100% INCREASE)
 REQUIRED ILA (7.5%): 6,025 S.F.
 PROPOSED ILA: 8,055 S.F.
 REQUIRED ILA TREES: (1/4000 SF + 25%) 25
 PROPOSED ILA TREES: MIN. 25

TREE CANOPY CALCULATIONS
 SITE AREA: 383,742 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0% (0 S.F.)
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (76,748 S.F.)
 107: 2" CALIPER TREES OR 80: 3"+ CALIPER TREES

PARKING CALCULATIONS
 MINIMUM REQUIRED (1/350 SF) 154 SP.
 MAXIMUM ALLOWED (1/200 SF) 270 SP.
 TOTAL PARKING PROPOSED 215.
 OF WHICH 9 ARE HANDICAP, 2 VAN ACCESSIBLE
 CARPOOL PARKING 5 SP.
 BIKE PARKING 2 LONG-TERM SP. TO BE PROVIDED INDOORS

EPSC DATA
 SOIL TYPE: CrB, CrC - CRIDER SILT LOAM
 ErB - ELK SILT LOAM
 OtB - OTWOOD SILT LOAM
 UoBc - URBAN LAND, UDORTHENTS COMPLEX
 HYDROLOGIC SOIL GROUP: B
 SENSITIVE FEATURES: FLOODPLAIN REVIEW ZONE
 KARST AREA
 POTENTIAL STEEP SLOPES
 PROPOSED IMPERVIOUS: 103,255 S.F. (100% INCREASE)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

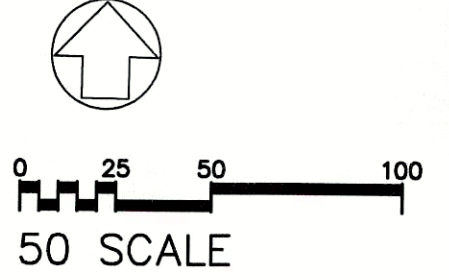
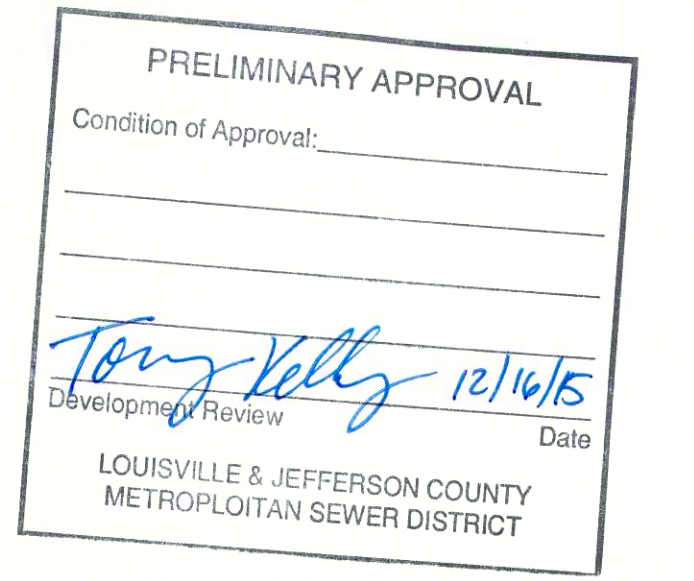
CONDITIONS:
 BY: *Tony Kelly*
 DATE: 12-16-15
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

AGENCY NOTES

- MSD NOTES**
- SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTIONS SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQC.
 - STORMWATER DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED HAS BEEN PROVIDED BY EXISTING SHELBYHURST RETENTION BASIN.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 - THIS SITE IS SUBJECT TO AN EASEMENT RELEASE RECORD PLAT PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- STANDARD MSD SWPPP NOTES**
- 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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - 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 SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - 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, POOL, SWALE OR CATCH BASIN.
- SITE SPECIFIC SWPPP NOTES**
- SILT FENCE SHALL BE INSTALLED ON EASTERN BORDER OF EXISTING RETENTION BASIN, AND ALONG BACK OF SIDEWALK ON NORTH WHITTINGTON PARKWAY AT PROPERTY BOUNDARY. ANY EXISTING STORM STRUCTURES NEAR THESE AREAS SHALL RECEIVE INLET PROTECTION AS APPLICABLE. BIOSWALES SHALL BE SURROUNDED BY SILT FENCE DURING CONSTRUCTION TO PROTECT FROM SILT AND COMPACTION DURING CONSTRUCTION.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
 - FREESTANDING SIGNS TO COMPLY WITH 8.3.3.
- MPW NOTES**
- CROSS ACCESS AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

WAIVERS

- 5.6.1: BUILDING DESIGN STANDARDS
- 5.5.2.C.2: TO PERMIT PARKING IN FRONT OF BUILDING
- 5.9.2.A.1.b.i: DIRECT PEDESTRIAN ACCESS FROM ALL R/W'S (WHIPPYS MILL)
- 10.2.4.B.i: TO PERMIT LBA IN MORE THAN 50% OF EASEMENT



PROJECT # 15DEVPLAN.1170.
WM# 9942

Engineering Planning

 1048 E. Chestnut Street, Louisville, Kentucky 40204
 Phone: 502-585-2222, Facsimile: 502-581-9400, Internet: www.gd4.com
 Kentucky - Indiana - Georgia - Tennessee

ShelbyHurst Research & Office Park
 Detailed District Development Plan
 1000 BUILDING
 University of Louisville Development Company, LLC
 103 Crawmeyer Hall
 University of Louisville
 Louisville, KY 40292

REV #	DATE	DESCRIPTION
1	11/02/2015	AGENCY COMMENTS
2	12/14/2015	PIPE/HEADWALL ADJUSTMENT

Development Plan
 Job No: 15408.000
 Date: October 5, 2015
 Scale: 1"=50'
 Drawn By: C Wooten
 Checked By: A. Bartley
 Drawing Title: ShelbyHurst Research & Office Park Detailed District Development Plan
 Drawing No: 1 of 1

Users: abartley Plot Date: December 14, 2015 11:20 PM
 File Name: U:\15408 - NTS ShelbyHurst\N\SITE\DWG\Final\DDDP_15408.dwg - 1000 DDDP_15408.dwg