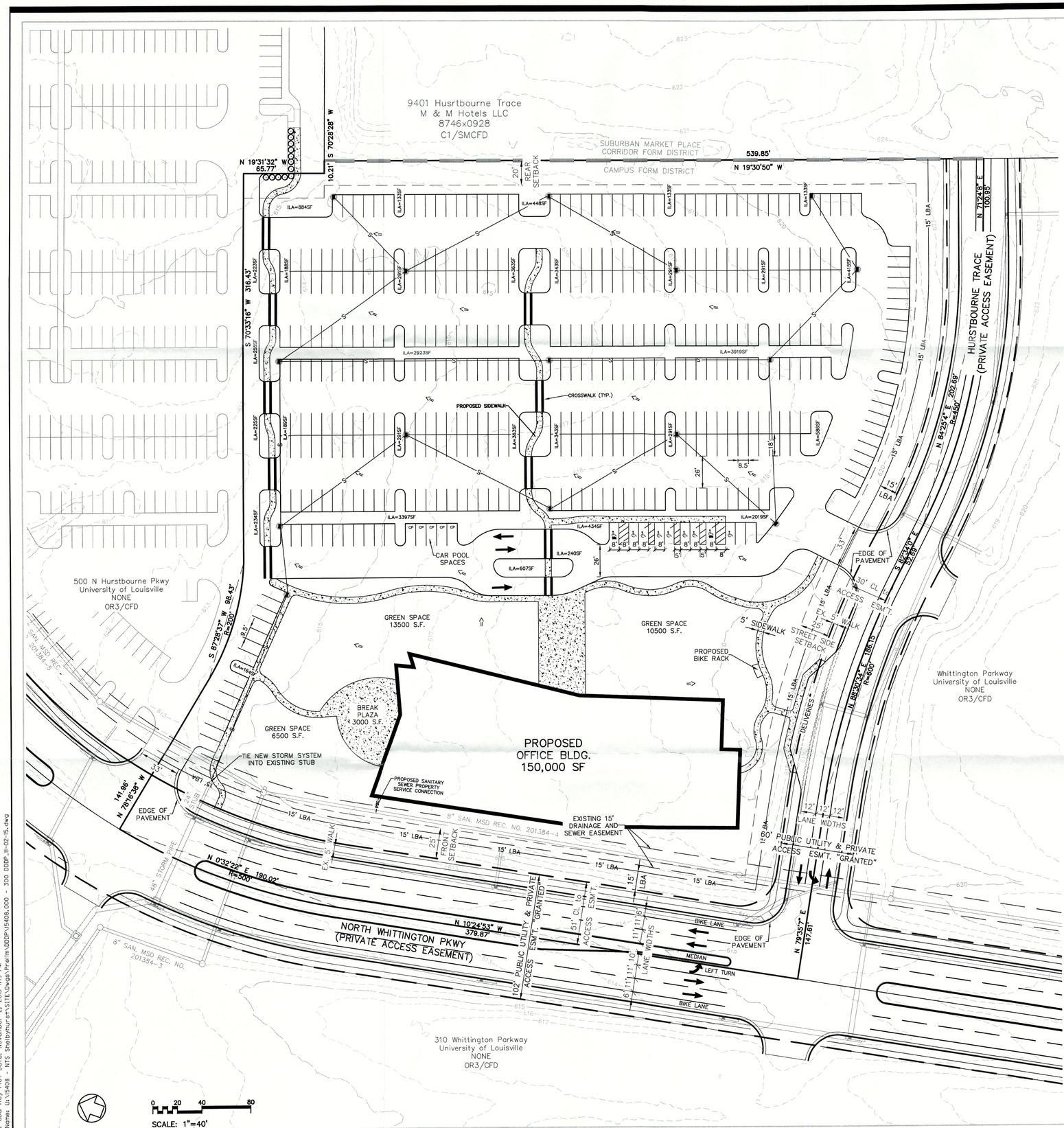

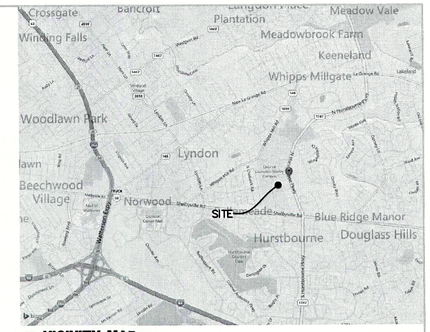

VICINITY MAP
NO SCALE

Pictometry Map

SITE DATA

LAND USE DATA

SITE ADDRESS:	500 N. HURSTBOURNE PKWY 40222
TAX LOT, TAX BLOCK:	TB 21, TL 620
DEED BOOK, PAGE NUMBER:	4313x80
EXISTING ZONING DISTRICT:	OR3
EXISTING FORM DISTRICT:	CAMPUS
TOTAL SITE AREA: 8.09-ACRES:	352,523 S.F.
PROPOSED GROSS BUILDING FOOTPRINT:	30,000 S.F.
GROSS SQUARE FOOTAGE:	150,000 S.F.
FLOOR AREA RATIO:	0.43
BUILDING HEIGHT:	75'
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE
OPEN SPACE:	35,252 SF (10%)

PARKING CALCULATIONS

MINIMUM REQUIRED (1/350 SF)	343 SP.
MAXIMUM ALLOWED (1/200 SF)	600 SP.
TOTAL PARKING PROPOSED	433 SP.
OF WHICH 9 ARE HANDICAP, 2 VAN ACCESSIBLE	
CARPOOL PARKING	5 SP.
BIKE PARKING	2 SHORT-TERM SP.
2 LONG-TERM SP.TO BE PROVIDED INDOORS	

ILA/VUA CALCULATIONS

EXISTING VUA:	0 S.F.
PROPOSED TOTAL VUA:	145,007 S.F. (100% INCREASE)
REQUIRED ILA (7.5%):	10,876 S.F.
PROPOSED ILA:	20,616 S.F.
REQUIRED ILA TREES: (1/4000 SF + 25%)	46
PROPOSED ILA TREES:	MIN. 46

TREE CANOPY CALCULATIONS

SITE AREA:	352,523 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVEREAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
TOTAL TREE CANOPY REQUIRED:	20% (70,505 S.F.)
98: 2" CALIPER TREES OR 73: 3"+ CALIPER TREES	

EPSC DATA

SOIL TYPE:	CrA, CrB - CRIDER SILT LOAM
HYDROLOGIC SOIL GROUP:	B
SENSITIVE FEATURES:	NONE
PROPOSED IMPERVIOUS:	188,540 S.F. (100% INCREASE)

AGENCY NOTES

PDS NOTES
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
3. FREESTANDING SIGNS TO COMPLY WITH 8.3.3.

MPW NOTES
1. CROSS ACCESS AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES
1. SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTION SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
2. STORMWATER DETENTION FOR THIS DEVELOPMENT HAS BEEN PROVIDED IN EXISTING SHELBYHURST RETENTION BASIN.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.

STANDARD MSD SWPPP NOTES
1. 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.
2. 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.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. 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.
5. 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
1. SILT FENCE SHALL BE INSTALLED AT BACK OF SIDEWALK AT PROPERTY PERIMETER ALONG NORTH WHITTINGTON PARKWAY AND HURSTBOURNE TRACE, AND ALONG SOUTH EDGE OF ACCESS ROAD TO THE 500 SITE (TO THE NORTH). ANY EXISTING STORM STRUCTURES NEAR THESE AREAS SHALL RECEIVE INLET PROTECTION AS APPLICABLE.

APCD
1. 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
1. 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.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

WAIVERS

5.6.1: BUILDING DESIGN STANDARDS

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' LANDSCAPE BUFFER AREA

RECEIVED
NOV 02 2015
PLANNING & DESIGN SERVICES

PROJECT # 15DEVPLAN1171
WM# 9942

Seals

Engineering
Planning
1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-385-2222 Facsimile: 502-581-0466 Internet: www.gk4.com
Kentucky · Indiana · Georgia · Tennessee

ShelbyHurst Research & Office Park
Detailed District Development Plan
300 BUILDING
University of Louisville
c/o NTS Development Company
600 North Hurstbourne Parkway
Louisville, KY 40222

REV #	DATE	DESCRIPTION
1	11/02/2015	AGENCY COMMENTS

Development Plan

Job No:	15408.000
Date:	October 5, 2015
Scale:	1"=40'
Drawn By:	C Wooten
Checked By:	A. Bartley

Drawing Title:
ShelbyHurst Research & Office Park
Detailed District Development Plan

Drawing No:
1 of 1

15DevPlan1171

User: cbartley Plot Date: November 2, 2015 1:19 PM
File Name: U:\15408 - NTS Shelbyhurst\SITE\Dwgs\Prelim\DDP\15408.000 - 300 DDP_11-02-15.dwg