



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 PROPOSED SITE AREA: 9.18-ACRES: 399,774 S.F.
 PROPOSED GROSS BUILDING FOOTPRINT: 35,000 S.F.
 GROSS SQUARE FOOTAGE: 140,000 S.F.
 FLOOR AREA RATIO: 0.35
 BUILDING HEIGHT: 60'
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE
 OPEN SPACE: 40,000 S.F.

PARKING CALCULATIONS
 MINIMUM REQUIRED (1/350 SF): 343 SP
 MAXIMUM ALLOWED (1/200 SF): 600 SP
 TOTAL PARKING PROPOSED ON SITE: 447 SP
 PARKING PROVIDED AT 700 BUILDING: 133 SP
 TOTAL PARKING FOR 900 BUILDING: 580 SP
 HANDICAP PARKING: 9 SP., 2 VAN ACCESSIBLE
 CARPOOL PARKING: 5 SP.
 BIKE PARKING: 2 SHORT-TERM SP.
 2 LONG-TERM SP. TO BE PROVIDED INDOORS

ILAVUA CALCULATIONS
 EXISTING VJA: 0 S.F.
 PROPOSED TOTAL VJA: 149,959 S.F. (100% INCREASE)
 REQUIRED ILA (7.5%): 11,247 S.F.
 PROPOSED ILA: 15,128 S.F.
 REQUIRED ILA TREES: (1/4000 SF + 25%): 47
 PROPOSED ILA TREES: MIN. 47

TREE CANOPY CALCULATIONS
 SITE AREA: 399,774 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (79,955 S.F.)
 112: 2" CALIPER TREES OR 84: 3"+ CALIPER TREES

EPSC DATA
 SOIL TYPE: CdD2 - CANEYVILLE SILT LOAM
 CrC - CRIDER SILT LOAM
 DAm - DAM, LARGE
 ERB - ELK SILT LOAM
 OTB - OTWOOD SILT LOAM
 UagB - URBAN LAND, UDARENTS COMPLEX
 UahC - URBAN LAND, UDORTHTENTS COMPLEX

HYDROLOGIC SOIL GROUP: B
 SENSITIVE FEATURES: FLOODPLAIN REVIEW ZONE
 KARST AREA
 POTENTIAL STEEP SLOPES
 PROPOSED IMPERVIOUS: 193,222 S.F. (100% INCREASE)

- AGENCY NOTES**
- MPW NOTES**
 1. CROSS ACCESS AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- MSD NOTES**
 1. SANITARY SEWER WILL BE BY NEW PROPERTY SERVICE CONNECTIONS, SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQIC.
 2. STORMWATER DETENTION FOR THIS DEVELOPMENT IS PROVIDED IN EXISTING SHELBYHURST RETENTION BASIN.
 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 4. SITE TO SHEET FLOW WEST TOWARD VEGETATED BUFFERS/SWALES BEFORE DRAINING INTO EXISTING RETENTION BASIN.
 5. THIS SITE IS SUBJECT TO AN EASEMENT RELEASE RECORD PLAT PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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 ON EASTERN BORDER OF EXISTING RETENTION BASIN, AT NORTH OF PROPERTY NEAR ACCESS ROAD, 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**
 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.
- 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.
- WAIVERS**
 5.6.1: BUILDING DESIGN STANDARDS

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Engineering Planning

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

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

NOV 02 2015
 PLANNING & DESIGN SERVICES

ShelbyHurst Research & Office Park
 Detailed District Development Plan
 Drawing Title:
 Project # 15DEVPLAN1172
 WM# 9942

1 of 1

15Devplan1172