

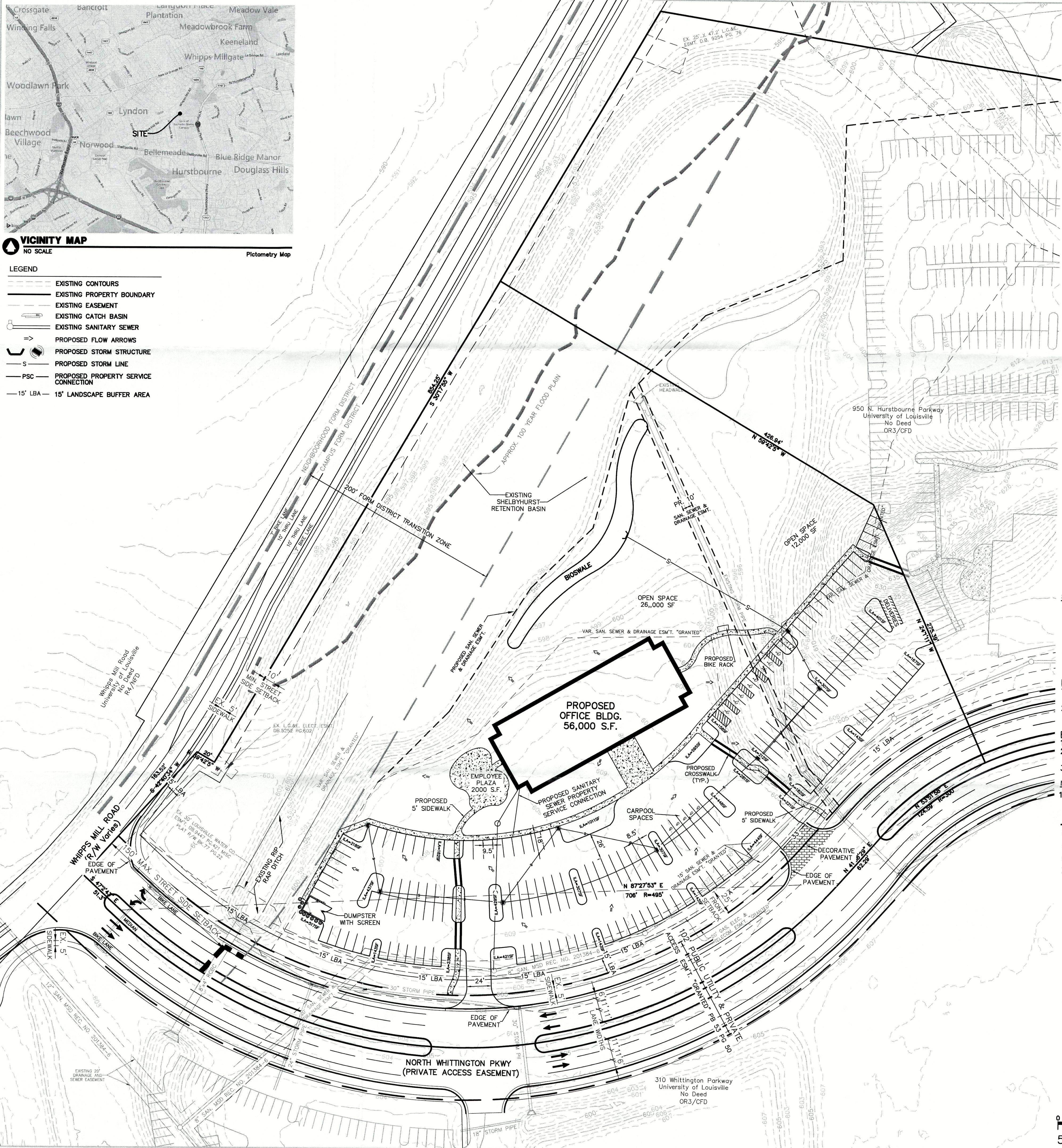
VICINITY MAP

NO SCALE

Pictometry Map

LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- PROPOSED FLOW ARROWS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM LINE
- 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 VUA: 0 S.F.
PROPOSED TOTAL VUA: 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
OIB — OTWOOD SILT LOAM
UohC — 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 WQTC.
- 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.

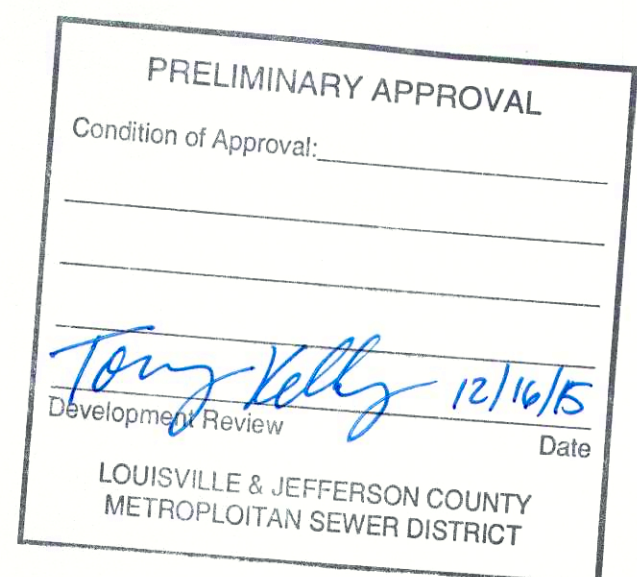
WAIVERS

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 (WHIPPS MILL)

10.2.4.B: TO PERMIT LBA IN MORE THAN 50% OF EASEMENT



RECEIVED
DEC 15 2015
PLANNING &
DESIGN SERVICES

PROJECT # 15DEVPLAN1170.
WM# 9942

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

DESCRIPTION

AGENCY COMMENTS

PIPE/HEADWALL ADJUSTMENT

DATE

11/02/2015

12/14/2015

REV #

1

2

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