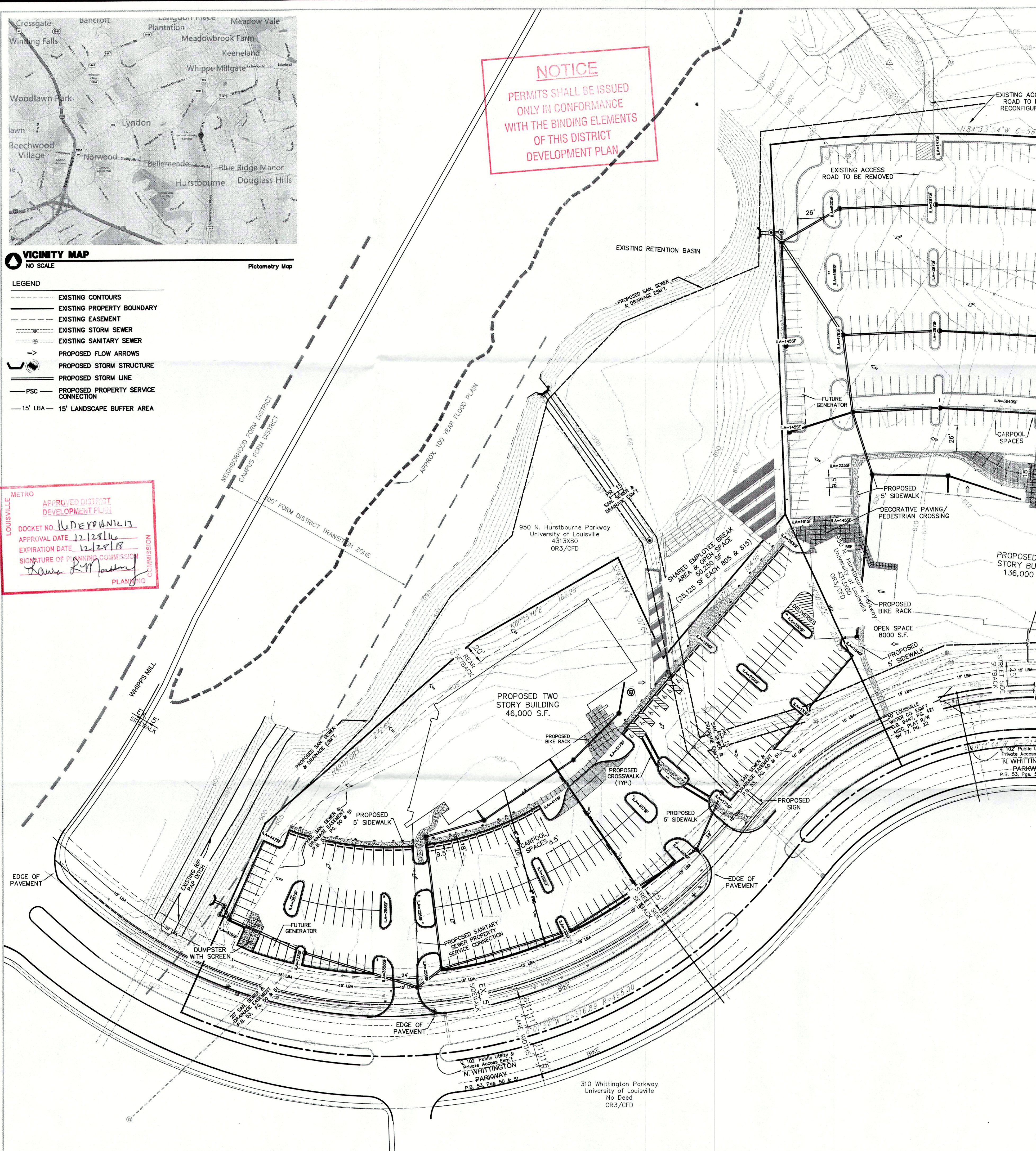


VICINITY MAP  
NO SCALE  
Pictometry Map

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

LOUISVILLE METRO  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 16DERPLAN1170  
APPROVAL DATE 12/28/16  
EXPIRATION DATE 12/28/18  
SIGNATURE OF PLANNING COMMISSION  
Dana R. McQuinn  
PLANNING COMMISSION

NOTICE  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN



#### 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: 4313X80  
EXISTING ZONING DISTRICT: OR3  
EXISTING FORM DISTRICT: CAMPUS  
TOTAL SITE AREA: 4.79-ACRES: 208,772 S.F.  
PROPOSED GROSS BUILDING FOOTPRINT: 23,000 S.F.  
GROSS SQUARE FOOTAGE: 46,000 S.F.  
FLOOR AREA RATIO: 0.22  
BUILDING HEIGHT: 42  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE  
OPEN SPACE: 12% (25,125 S.F.)

ILANUA CALCULATIONS  
EXISTING VUA: 0 S.F.  
PROPOSED TOTAL VUA: 81,188 S.F. (100% INCREASE)  
REQUIRED ILA (7.5%): 6,089 S.F.  
PROPOSED ILA: 6,237 S.F.  
REQUIRED ILA TREES: (1/4000 SF + 25%) MIN. 25  
PROPOSED ILA TREES: MIN. 25

TREE CANOPY CALCULATIONS  
SITE AREA: 208,772 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% (41,754 S.F.)  
60: 2" CALIPER TREES OR 44: 3"+ CALIPER TREES

PARKING CALCULATIONS  
MINIMUM REQUIRED (1/350 SF) 131 SP.  
MAXIMUM ALLOWED (1/200 SF) 230 SP.  
TOTAL PARKING PROPOSED 203.  
OF WHICH 7 ARE HANDICAP, 1 VAN ACCESSIBLE  
CARPOOL PARKING 5 SP.  
BIKE PARKING 2 SHORT-TERM SP.  
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  
UghC - URBAN LAND, UDORTHENTS COMPLEX  
HYDROLOGIC SOIL GROUP: B  
SENSITIVE FEATURES: FLOODPLAIN REVIEW ZONE  
KARST AREA  
POTENTIAL STEEP SLOPES  
PROPOSED IMPERVIOUS: 108,343 S.F. (100% INCREASE)

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:

BY: Tony Kelly  
DATE: 12-28-16  
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 SEED, 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.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 12/19/16 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED ON THE DEVELOPMENT SITE: CLOSED DEPRESSION, SINKHOLE COLLAPSE FEATURE, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGIC MAP INFORMATION SERVICE AND LOIC BOTH INDICATE A KARST POTENTIAL FOR THE SITE, BUT DO NOT HAVE ANY SPECIFIC SINKHOLES OR OTHER KARST FEATURES IDENTIFIED.

##### MPW NOTES

- CROSS ACCESS AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

##### WAIVERS (Granted 2/3/16)

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

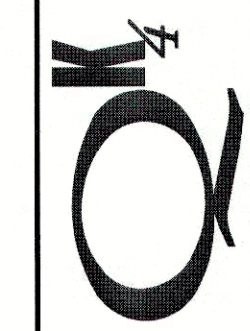
PRELIMINARY APPROVAL  
Condition of Approval:  
RECEIVED  
DEC 22 2016  
PLANNING & DESIGN SERVICES  
Tony Kelly  
LOUISVILLE JEFFERSON COUNTY  
METROPLITAN SEWER DISTRICT



0 25 50 100  
50 SCALE

PROJECT # 15DEVPLAN1170, 16DEVPLAN1213  
WM# 9942

Engineering  
Planning



1046 E Chestnut Street, Louisville, Kentucky 40204  
Phone: 502-585-2222 Fax: 502-581-0406 Internet: www.shr.com  
Kentucky - Indiana - Georgia - Tennessee

ShelbyHurst Research & Office Park  
Revised Detailed District Development Plan

815 BUILDING  
University of Louisville Development Company, LLC  
103 Gravenmeyer Hall  
University of Louisville  
Louisville, KY 40292

REV #	DATE	DESCRIPTION
1	12/22/2016	AGENCY COMMENTS
RDDD Plan		
Job No: 16324.000		
Date: November 14, 2016		
Scale: 1"=50'		
Drawn By: A. Bartley		
Checked By: A. Bartley		
Drawing Title:		
ShelbyHurst Research & Office Park		
Detailed District Development Plan		
Drawing No:		

1 of 1