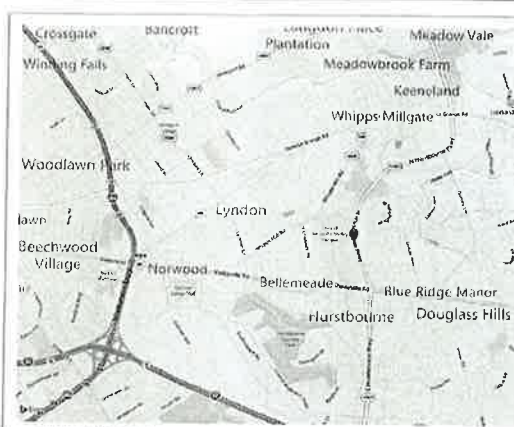


APPROVED 2016

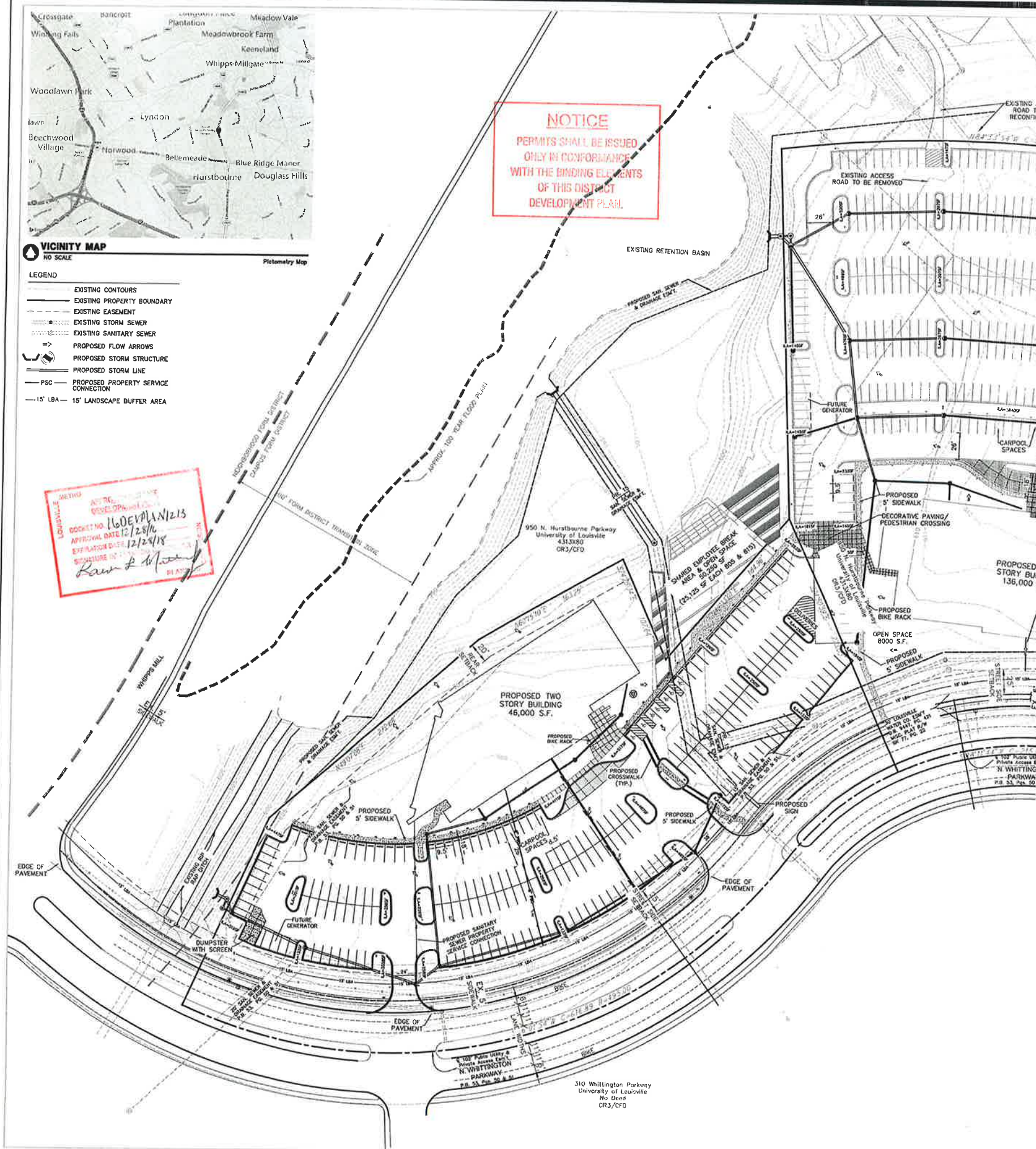


VICINITY MAP
NO SCALE
Pictorial Map

- 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

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

LOUISVILLE
APPROVED
DEVELOPMENT PLAN
DOCKET NO. 16DEVPLAN1213
APPROVAL DATE 12/28/16
EXPIRATION DATE 12/28/18
SIGNATURE OF [Signature]
BY [Signature]



SITE DATA

LAND USE DATA		PARKING CALCULATIONS	
SITE ADDRESS:	950 N. Hurstbourne Pkwy 40222;	MINIMUM REQUIRED (1/350 SF)	131 SP.
TAX LOT, TAX BLOCK:	PARCEL ID 002106120000	MAXIMUM ALLOWED (1/200 SF)	230 SP.
DEED BOOK, PAGE NUMBER:	TB 21, TL 612	TOTAL PARKING PROPOSED	203.
EXISTING ZONING DISTRICT:	4313x80	OF WHICH 7 ARE HANDICAP, 1 VAN ACCESSIBLE	
EXISTING FORM DISTRICT:	CAMPUS	CARPOOL PARKING	5 SP.
TOTAL SITE AREA:	4.79-ACRES: 208,772 S.F.	BIKE PARKING	2 LONG-TERM SP. TO BE PROVIDED INDOORS
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.)		
ILMVA CALCULATIONS		EPSC DATA	
EXISTING ILMVA:	0 S.F.	SOIL TYPE:	CrB, CrC - CRIDER SILT LOAM
PROPOSED TOTAL ILMVA:	81,188 S.F. (100% INCREASE)	ErB - ELK SILT LOAM	
REQUIRED ILMVA (7.5%):	6,089 S.F.	OrB - OTWOOD SILT LOAM	
PROPOSED ILMVA:	6,237 S.F.	UrBc - URBAN LAND, UDORTHENTS COMPLEX	
REQUIRED ILMVA TREES: (1/4000 SF + 25%)	25	HYDROLOGIC SOIL GROUP:	FLOODPLAIN REVIEW ZONE
PROPOSED ILMVA TREES:	MIN. 25	SENSITIVE FEATURES:	KARST AREA
			POTENTIAL STEEP SLOPES
			PROPOSED IMPERVIOUS: 108,343 S.F. (100% INCREASE)
TREE CANOPY CALCULATIONS		BY: [Signature]	
SITE AREA:	208,772 S.F.	DATE: 12-28-16	
TREE CANOPY CATEGORY:	CLASS C	LOUISVILLE JEFFERSON COUNTY	
EXISTING TREE COVERAGE:	0% (0 S.F.)	METRO PUBLIC WORKS	
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			

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 WOTC.
 - 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

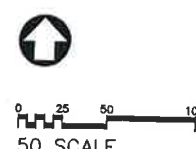
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
- FREESTANDING SIGNS TO COMPLY WITH 8.3.3.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED 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 LOJC 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



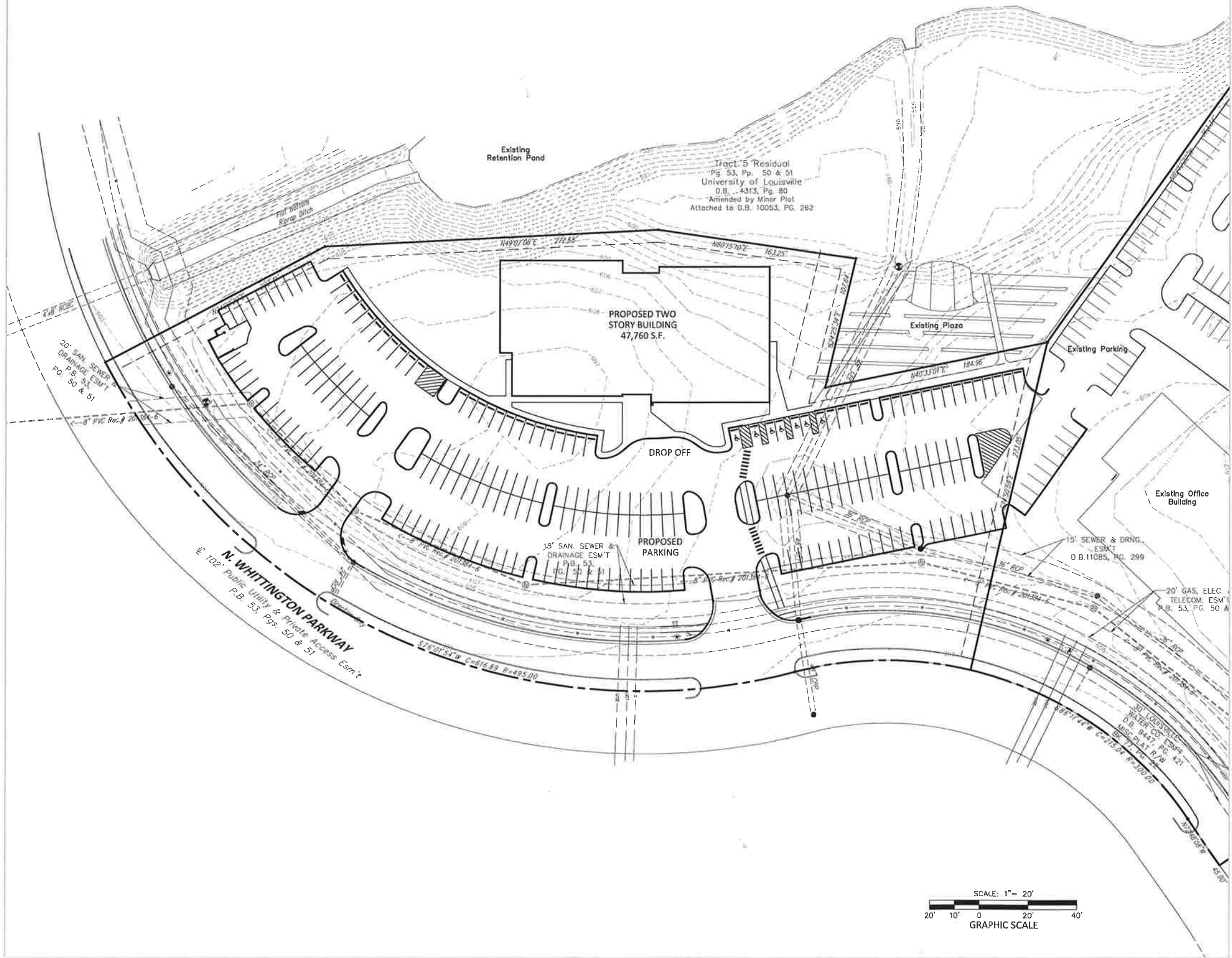
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DEC 22 2016
PLANNING &
DESIGN SERVICES

PRELIMINARY APPROVAL
[Signature]

Engineering
Planning
OK
1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Fax: 502-581-1406
www.shelbyhurst.com

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

REV #	DATE	DESCRIPTION
1	12/22/16	AGENCY COMMENTS
RDDO 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:	PROJECT # 15DEVPLAN1170, 16DEVPLAN1213	



SITE DATA

LAND USE: 815 WHITTINGTON PKWY 40222
SITE ADDRESS: T.B. 21: T.L. 623
TAX BLOCK & LOT: OR3
EXISTING ZONING DISTRICT: CAMPUS
EXISTING FORM DISTRICT: VACANT
EXISTING USE: OFFICE
PROPOSED USE: OFFICE
EXISTING PARCEL AREA: 4.79 ACRES
DEED BOOK & PAGE: 4313X80

BUILDING DATA/OPEN SPACE
BUILDING HEIGHT: XX'
BUILDING FOOTPRINT: 47,760 S.F.
GROSS FLOOR AREA: 23,880 S.F.
FLOOR TO AREA RATIO: 0.23

PARKING CALCULATIONS
MINIMUM PARKING REQUIRED (1 SPACE/400 S.F.): 119 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/150 S.F.): 318 SPACES
PARKING PROVIDED: 222 SPACES
ACCESSIBLE PARKING PROVIDED: 9 SPACES
BIKE PARKING REQUIRED/PROVIDED: 12 SHORT TERM

TREE CANOPY CALCULATIONS
SITE AREA: 208,772 S.F.
EXISTING TREE COVERAGE: 0-40%
PRESERVED TREE CANOPY: 0% (0 S.F.)
NEW TREE CANOPY REQUIRED: HALF OF 10% (3,260 S.F.)
TOTAL TREE CANOPY PROVIDED: MIN: 3,260 S.F.

ILAVUA CALCULATIONS
VEHICULAR USE AREA: 17,814 S.F.
INTERIOR LANDSCAPE AREA (7.5%): 891 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 4 TREES

EPSC DATA (IN DISTURBED AREA)
EXISTING IMPERVIOUS AREA: 31,423 S.F.
PROPOSED IMPERVIOUS AREA: 21,118 S.F.
DECREASE IN IMPERVIOUS: 32.6% (10,307 S.F.)
SENSITIVE FEATURES: NONE
SOIL TYPE: U₉
HYDROLOGIC SOIL GROUP: ASSUMED C

BUILDING SETBACKS
FRONT/STREET SIDE: XX'
SIDE: XX'
REAR: XX'

DRAFT

Engineering
Planning



Seals

815 Office Building
Revised Detailed District Development Plan
815 Whittington Parkway
Louisville, Kentucky 40222
University of Louisville Development Company
103 Graveney Hall, University of Louisville
Louisville, Kentucky 40292

DESCRIPTION

DATE

REV #

RD00P

Job No: 23341.000

Date: October 9, 2023

Scale:

Drawn By:

Checked By:

Drawing Title:

815 Office Building
Revised
Detailed District Development Plan

Drawing No:

1 of 1

DRAFT

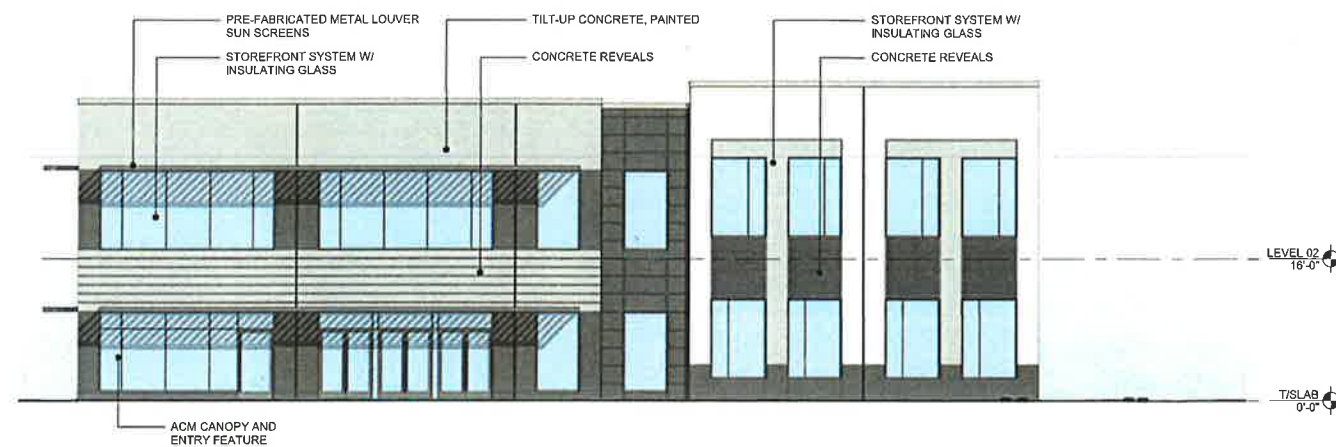


2 RENDERING - STREET PERSPECTIVE
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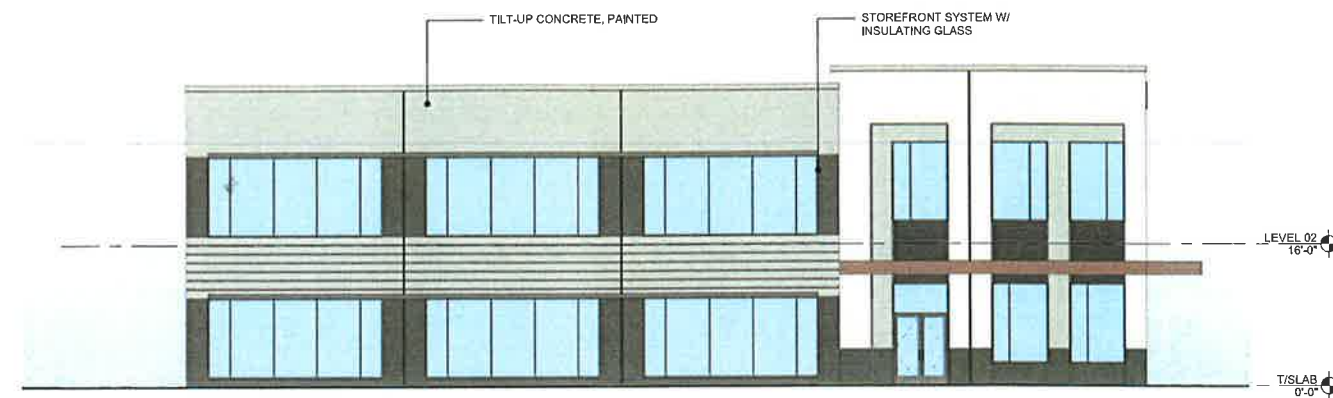


1 RENDERING - ENTRY PERSPECTIVE

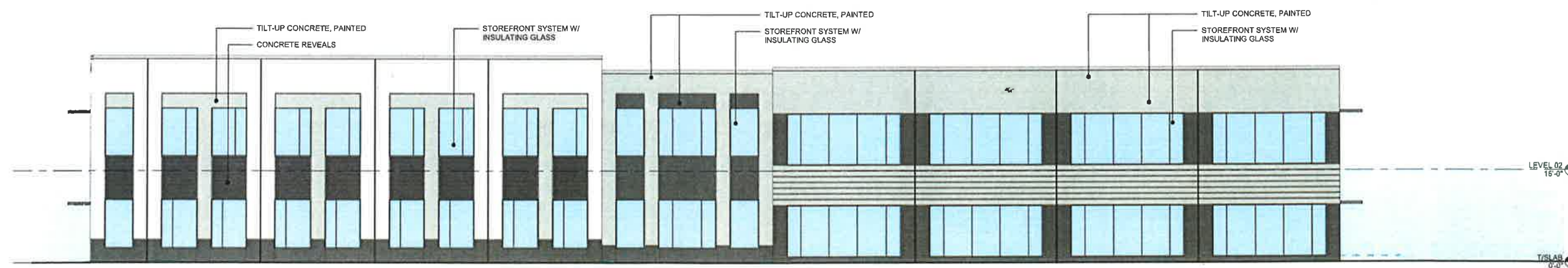
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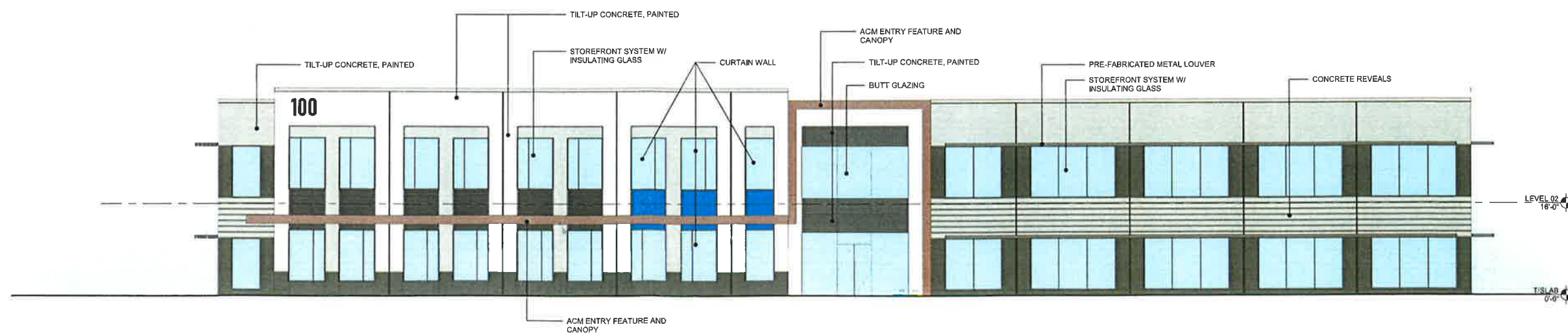
4 ELEVATION - EAST
SCALE: 1" = 10'-0"



3 ELEVATION - WEST
SCALE: 1" = 10'-0"



2 ELEVATION - NORTH
SCALE: 1" = 10'-0"



1 ELEVATION - SOUTH
SCALE: 1" = 10'-0"