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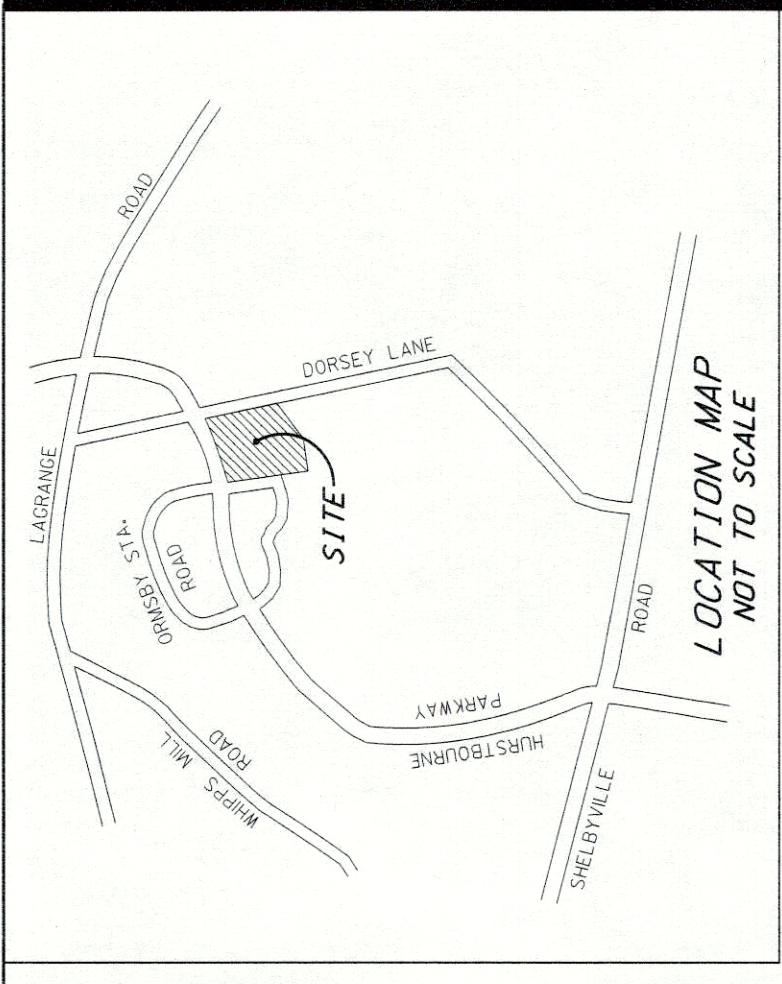
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
**FOREST GREEN
ORMSBY I & II**
OWNER:
FAULKNER HINTON ORMSBY I, LLC
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
(502) 891-8200

No.	Date	Revision
1	5-23-12	AGENCY COMMENTS

CASE # 17502
RELATED # 9-106-971

PROPERTY INTO:
10300 ORMSBY PARK PLACE
TAX BLOCK 3208, LOT 20
D.B. 7595, PG. 100
10350 ORMSBY PARK PLACE
TAX BLOCK 3208, LOT 21
D.B. 7595, PG. 100

RECEIVED
MAY 24 2012
PLANNING & DESIGN SERVICES
10350 ORMSBY PARK PLACE
TAX BLOCK 3208, LOT 21
D.B. 7595, PG. 100



- GENERAL NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 031E DATED DECEMBER 4, 2006.
 - THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 - ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
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 - SANITARY SEWER SERVICE PROVIDED BY CONNECTION. A REQUEST FOR SANITARY SEWER CAPACITY IS NOT REQUIRED.
 - NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PESTICIDE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- WAIVER REQUEST**
- A WAIVER IS REQUESTED FROM CHAPTERS 9, PART 9 - SECTION 9.9.2.1.1 OF THE LAND DEVELOPMENT CODE TO NOT CONSTRUCT THE PEDESTRIAN ACCESS FROM ADJACENT PUBLIC RIGHT-OF-WAY THROUGH OFF-STREET PARKING TO BUILDING ENTRANCES.

GENERAL PROJECT SUMMARY

TOTAL SITE AREA	18.54 ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	CAMPUS
EXISTING USE	OFFICE
PROPOSED ZONING	SAME
PROPOSED FORM DISTRICT	SAME
PROPOSED USE	OFFICE
LOT 9A	OFFICE
LOT 9B	OFFICE

LOT 9A - SUMMARY

SITE AREA	44,094 SF (OR) 10.195 ACRES
EXISTING USE	OFFICE
EXISTING BUILDING AREA	172,446 SF
EXISTING BUILDING HEIGHT	6 STORY
EXISTING FLOOR AREA RATIO	0.39 F.A.R.

CHAPTER 9, BICYCLE AND PARKING SUMMARY

MINIMUM PARKING REQUIRED	1,946 FT ² 500 SF	495 SPACES
MAXIMUM PARKING ALLOWED	1,946 FT ² 500 SF	862 SPACES
EXISTING PARKING		793 SPACES
PROPOSED PARKING		27 SPACES
TOTAL PARKING PROVIDED		820 SPACES
CROSS PARKING AGREEMENT PER D.B. 7595, PG. 89		(INCL. 16 HANDICAP SPACES)

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.3.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

VUA (EXISTING)	267,882 SF	VUA CHANGE
VUA (NEW)	3,249 SF	1 %
TOTAL VUA	271,031 SF	
VUA REQUIRED	13,552 SF	
VUA PROVIDED	15,971 SF	

LOT 9B - SUMMARY

SITE AREA	375,312 SF (OR) 8.616 ACRES
EXISTING USE	OFFICE
EXISTING BUILDING AREA	179,972 SF
EXISTING BUILDING HEIGHT	6 STORY
EXISTING FLOOR AREA RATIO	0.48 F.A.R.

CHAPTER 9, BICYCLE AND PARKING SUMMARY

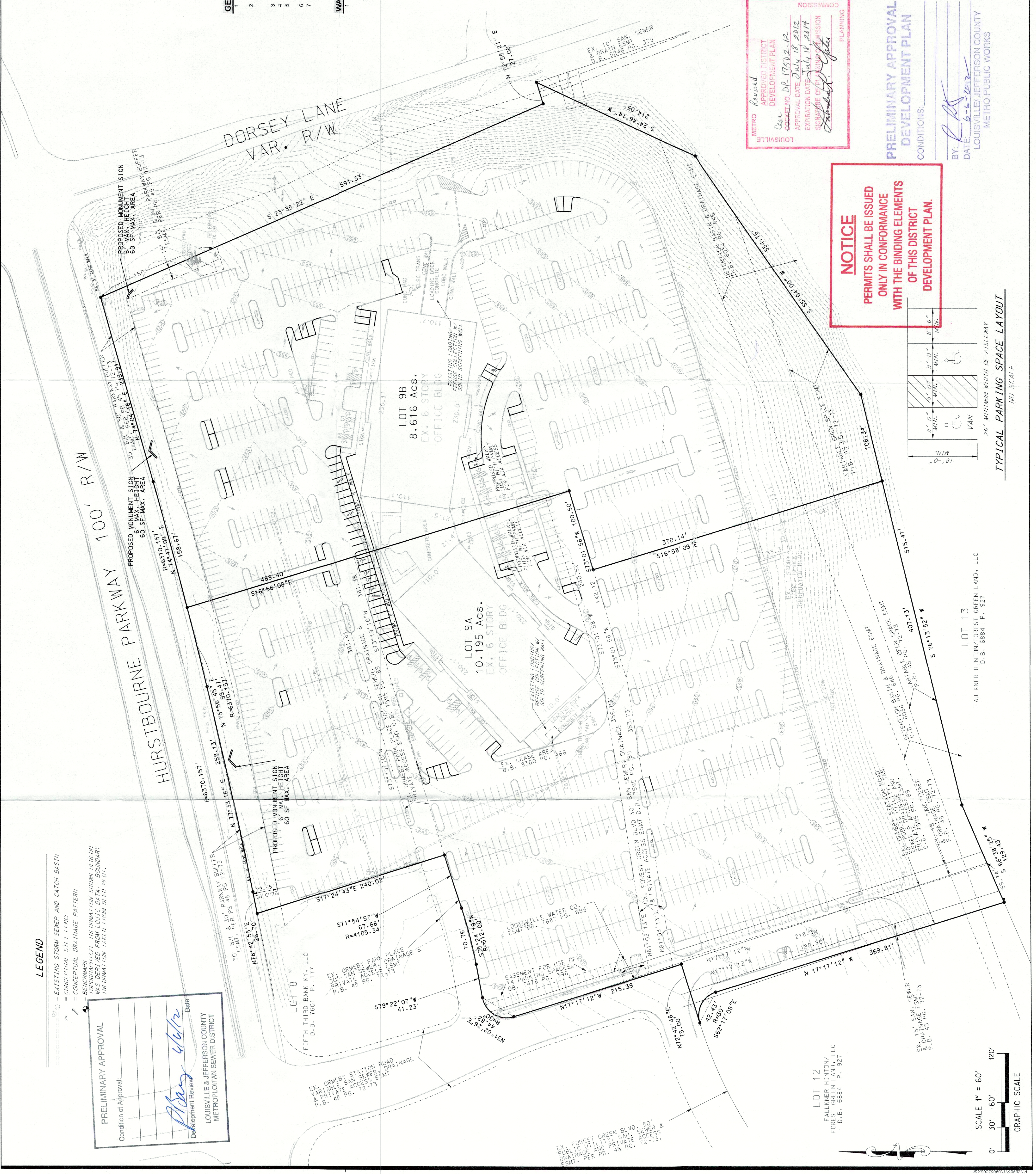
MINIMUM PARKING REQUIRED	1,946 FT ² 500 SF	514 SPACES
MAXIMUM PARKING ALLOWED	1,946 FT ² 500 SF	900 SPACES
EXISTING PARKING		574 SPACES
PROPOSED PARKING		32 SPACES
TOTAL PARKING PROVIDED		606 SPACES
CROSS PARKING AGREEMENT PER D.B. 7595, PG. 89		(INCL. 12 HANDICAP SPACES)

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.3.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

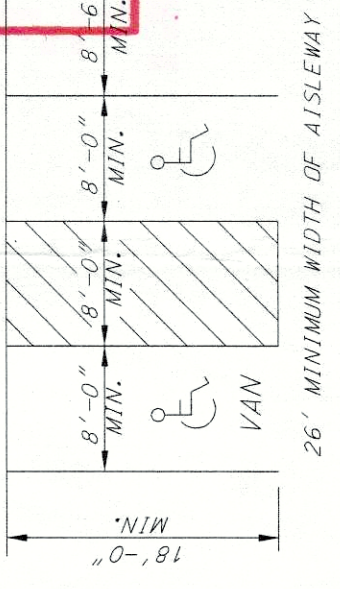
VUA (EXISTING)	196,210 SF	VUA CHANGE
VUA (NEW)	3,565 SF	2 %
TOTAL VUA	200,275 SF	
VUA REQUIRED	10,014 SF	
VUA PROVIDED	12,420 SF	



APPROVED DISTRICT DEVELOPMENT PLAN
APPROVAL DATE: July 18, 2012
EXPIRATION DATE: July 18, 2014
SIGNATURE OF PLANNING COMMISSION
COMMISSIONER: [Signature]

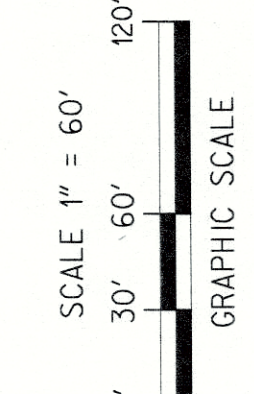
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
DATE: 6-6-2012
BY: [Signature]
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



TYPICAL PARKING SPACE LAYOUT
NO SCALE

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 6/6/12
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SCALE 1" = 60'
30' 60' 120'
GRAPHIC SCALE