

X:\A-Projects-2016\16057 - Faulkner Office\16057 - C13 - Faulkner - Forest Green Office Building - Development Plan.dwg PLOT DATE: January 09, 2017 - 8:28am

LEGEND

	EX. TREE
	EX. FIRE HYDRANT
	EX. LIGHT POLE
	EX. UTILITY POLE
	EX. SIGN
	EX. PROPERTY LINE
	EX. FENCE
	EX. WATER LINE
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. SWALE
	EX. STORM SEWER
	EX. SANITARY SEWER
	EX. CONCRETE
	EX. EDGE OF PAVEMENT
	PR. STORM SEWER w/ EPSC ROCK CHCK
	PR. SANITARY SEWER
	PR. PROPERTY SERVICE CONNECTION
	PR. ELECTRIC w/ TRANSFORMER
	PR. WATER LINE
	PR. GAS LINE
	PR. SWALE
	PR. CONCRETE
	PR. EDGE OF PAVEMENT
	PR. FENCE
	PR. SILT FENCE
	PR. FIRE HYDRANT
	PR. LIGHT POLE
	PR. SIGN
	LIMITS OF PROPOSED BUILDING

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tammy Kelly*
DATE: *1-18-17*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

EROSION CONTROL NOTES

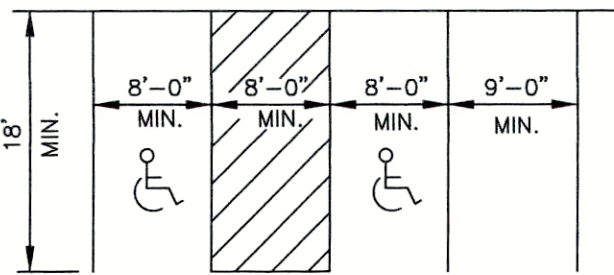
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER 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. SOIL STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



MINIMUM 24'-0" DRIVE LANE
NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detalled by	Chk'd by	Approved By
1	1/9/17	AGENCY COMMENTS	JDC	--	--

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LYNDON FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- CITY OF LYNDON APPROVAL REQUIRED.
- NO KARST FEATURES ARE OBSERVED ONSITE PER A KARST SURVEY PERFORMED BY GEM ENGINEERING. *1/10/17*

BINDING ELEMENT NOTES

- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PREVENT COMPACTION OF ROOT SYSTEM OF TREES TO BE PRESERVED AND TO PREVENT ANY DISTURBANCE OF GREENWAY AREAS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIFLINE OF THE TREE CANOPY AND WHERE NECESSARY, TO PREVENT ANY DISTURBANCE TO GREENWAY AREAS AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

VARIANCE REQUEST

- VARIANCE REQUESTED CHAPTER 5, PART 3, SECTION 5.3.5.C.3.a.b.&c OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED SIDE AND REAR SETBACK TO ALLOW ENCROACHMENT OF PARKING, BUILDING, AND PATIO AREAS.
NOTE: VARIANCE PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-00VLW TO ALLOW REAR YARD ENCROACHMENT.
VARIANCE PREVIOUSLY GRANTED ON OCTOBER 3, 2005 PER DOCKET# 9-87-00VLW TO REDUCE THE REQUIRED FRONT SETBACK TO 15 FEET.

WAIVER REQUEST

- WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4 & 10.2.10 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERIMETER AND VEHICLE USE AREA LANDSCAPE BUFFER AREAS ALONG A PORTION OF THE SOUTHERN AND EASTERN PROPERTY LINE AND WAIVE ENTIRELY THE 6/8-FT SCREENING REQUIREMENT ALONG THE ENTIRETY OF THE SOUTHERN AND EASTERN PROPERTY LINE ADJOINING THE R-7 FOREST GREEN GREENWAY TO ALLOW ENCROACHMENT OF PARKING, BUILDING AND PATIO AREAS.
NOTE: WAIVER PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-00VLW TO WAIVE ARTICLE 12 PERIMETER LANDSCAPING.
WAIVER PREVIOUSLY GRANTED ON OCTOBER 13, 2005 PER DOCKET# 9-87-00VLW TO WAIVE FRONT AND REAR YARD SETBACK.

MSD NOTES

- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY A NEW PSC CONNECTION AS PERMITTED BY STATE PLUMBING CODE SUBJECT TO APPROVAL FOR LENGTH OF PSC AND IF NOT ALLOWED A SANITARY I.E. WILL BE PROVIDED TO SERVE PROPOSED BUILDING. PSC OR I.E. IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (--->) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (211100031E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- CONSTRUCTION PLANS WILL REQUIRE KDOV APPROVAL.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- EXISTING CROSSOVER ACCESS RECORDING IN D.B. 8634, PG. 402.

C-1 (CFD)

FOREST GREEN RETAIL INVESTORS
12100 OLYMPIC BOULEVARD, SUITE 350
LOS ANGELES, CA 90064
D.B. 10347, PG. 326

FOREST GREEN BOULEVARD
50' RW (D.B. 10343, PG. 342)

TWO STORY
OFFICE BUILDING
±15,200 S.F.
(±7,600 S.F. / FLOOR)
43 SPACES

PROPOSED MONUMENT SIGN
7-FT MAXIMUM HEIGHT
63 S.F. MAXIMUM AREA

PROPOSED 5' WALK TO CLEAR EXISTING
COMMUNICATION PEDESTAL

PROPOSED TENANT MONUMENT SIGN
(TYPICAL AT EACH BUILDING ENTRANCE)
4-FT MAXIMUM HEIGHT
24 S.F. MAXIMUM AREA

CROSSOVER ACCESS
PER D.B. 8634, PG. 402

OWNER

FAULKNER HINTON/FOREST GREEN-LAND, LLC.
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223

SITE DATA

10030 FOREST GREEN BOULEVARD
LOUISVILLE, KY
D.B. 8634, PG. 402
TAX BLOCK 3208, LOT 22
TOTAL SITE AREA 1.008 ACRES
FORM DISTRICT CAMPUS FORM
EX. ZONING C-1
EX. LAND USE VACANT
PR. LAND USE OFFICE
FLOOR AREA RATIO 0.35 F.A.R.
PR. BUILDING 15,200 S.F.
PR. BUILDING HEIGHT 2 STORY

SETBACK DATA

MIN. FRONT YARD 25'
STREET SIDE YARD 25'
SIDE YARD 20'
REAR YARD 20'
MAX. BUILDING HEIGHT 150'

IMPERVIOUS AREA

PRE N/A
POST 26,306 S.F.

PARKING SUMMARY

GENERAL OFFICE 15,200 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/200 S.F.) 43 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 S.F.) 76 SPACES
TOTAL PARKING PROVIDED 43 SPACES
(INCLUDING 2 ADA SPACES)

BICYCLE SUMMARY

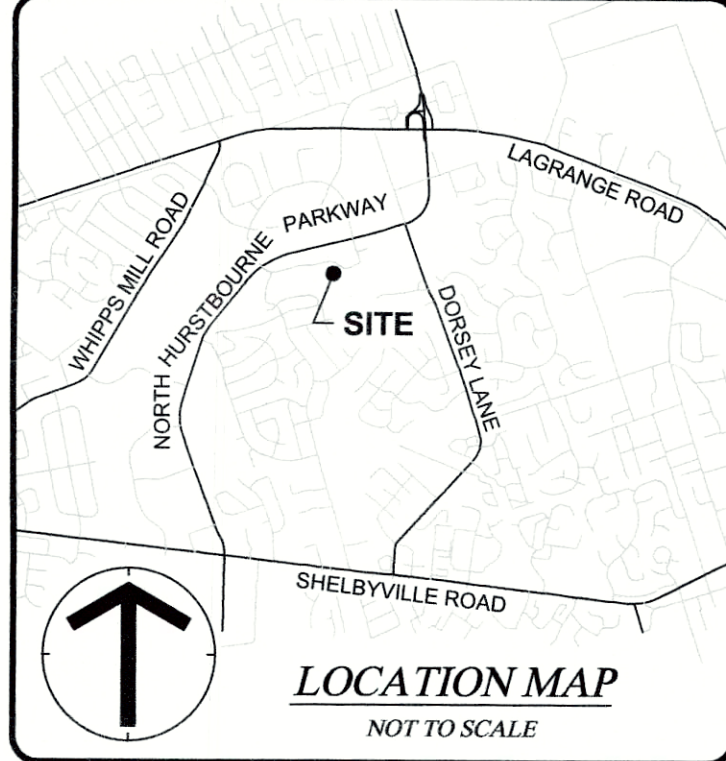
SHORT TERM REQUIRED 2 SPACES
LONG TERM REQUIRED 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES*
* LONG TERM PARKING MAY BE PROVIDED INSIDE.

TREE CANOPY CALCULATIONS

GROSS SITE AREA 43,908 S.F. (1.008 Ac.)
CANOPY COVERAGE CLASS CLASS C
AREA OF SITE WITH EX. TREE CANOPY N/A
TREE CANOPY REQUIRED 8,782 S.F.
TREE CANOPY PRESERVED N/A
TREE CANOPY PLANTED 8,782 S.F.
TOTAL TREE CANOPY PROVIDED 8,782 S.F. (20%)

LANDSCAPE DATA

PROPOSED V.U.A. 15,109 S.F.
I.L.A. REQUIRED (7.5%) 1,133 S.F.
I.L.A. PROVIDED 1,626 S.F.



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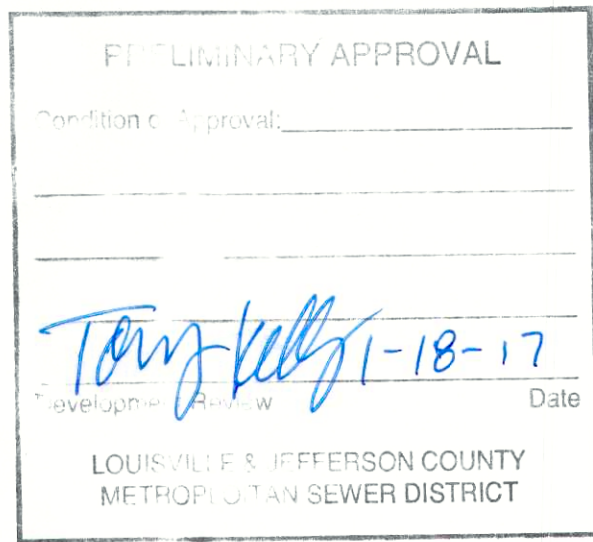
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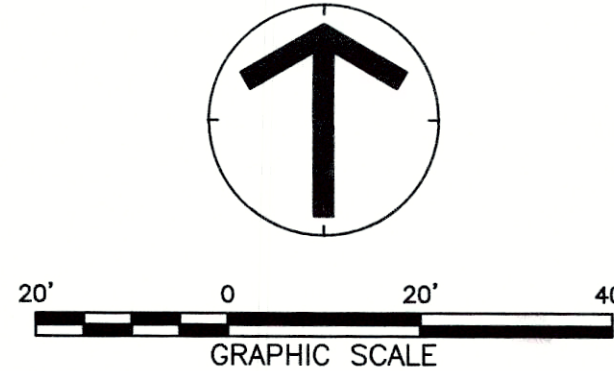
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RECEIVED
JAN 09 2017
PLANNING & DESIGN SERVICES

NORTH



CASE# 16DEVPLAN1241 RELATED CASE# 9-87-00VLW & B-177-05 WM# 7372

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

FAULKNER
REAL ESTATE
DEVELOPMENT | MANAGEMENT | INVESTMENT
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
(502) 562-1413 Fax

REVISED DETAILED DISTRICT PLAN
FOR
ORMSBY LOT 12-A
FAULKNER OFFICE BUILDING
10030 FOREST GREEN BLVD
LOUISVILLE, KY 40223

PROJECT:

JOB NO: 16057
HORIZ. SCALE: 1"=20'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: DECEMBER 16, 2016

SHEET

C13