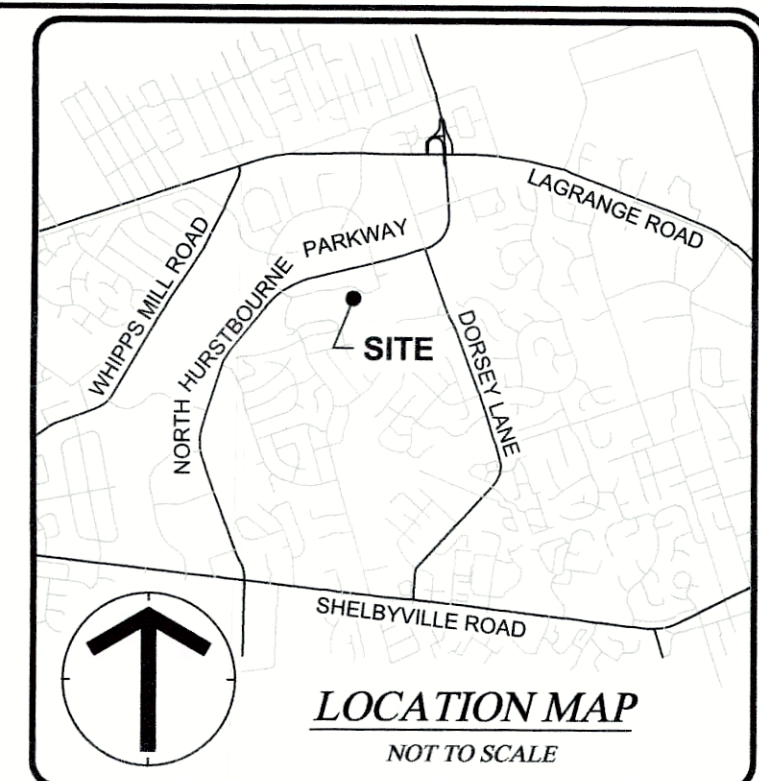
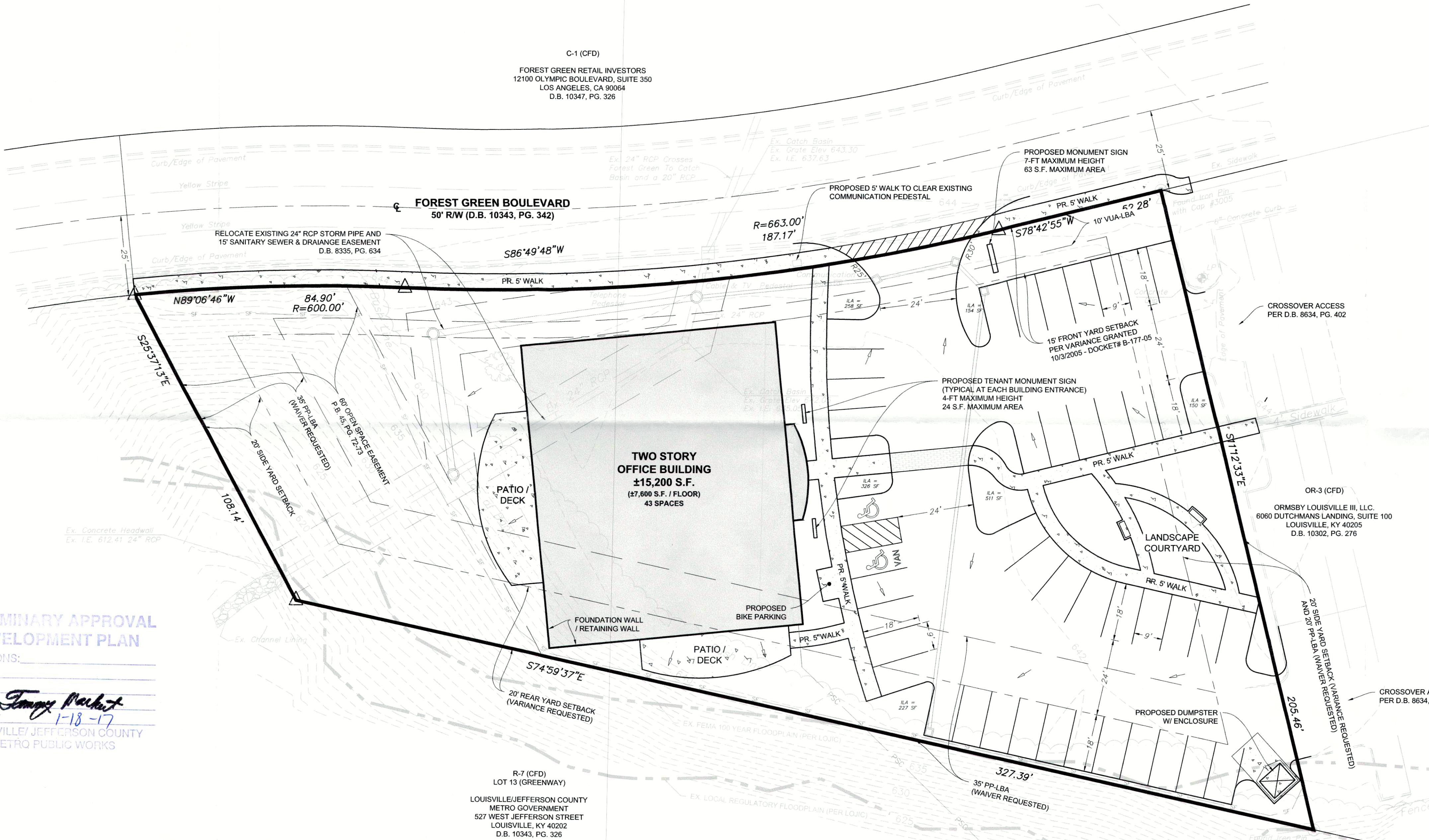


LEGEND

- 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



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

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/250 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 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 N/A
 TOTAL TREE CANOPY PROVIDED 8,782 S.F. (20%)

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Tony 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 SEEDED, 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.

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER TREATMENT 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 ADJACENT 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 ON SITE 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 DRILLPIE 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# B-177-05 TO REDUCE THE REQUIRED FRONT SETBACK TO 15 FEET.

WAIVER REQUEST

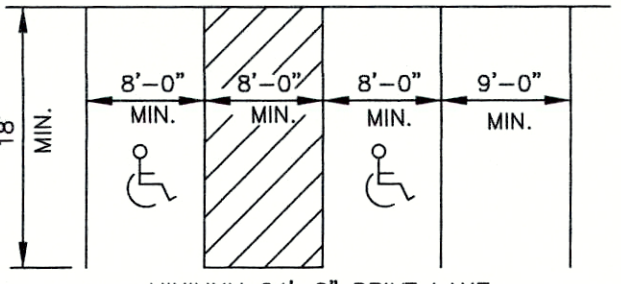
WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4 & 10.2.10 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERIMETER AND VEHICLE USE AREA LANDSCAPE BUFFER AREAS ALONG A PORTION OF THE SOUTHERN AND EASTERN PROPERTY LINE AND WAIVE ENTIRELY THE 6/8-FT SCREENING REQUIREMENT ALONG THE 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 L.E. WILL BE PROVIDED TO SERVE PROPOSED BUILDING. PSC OR L.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, (2111C0031E 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.



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

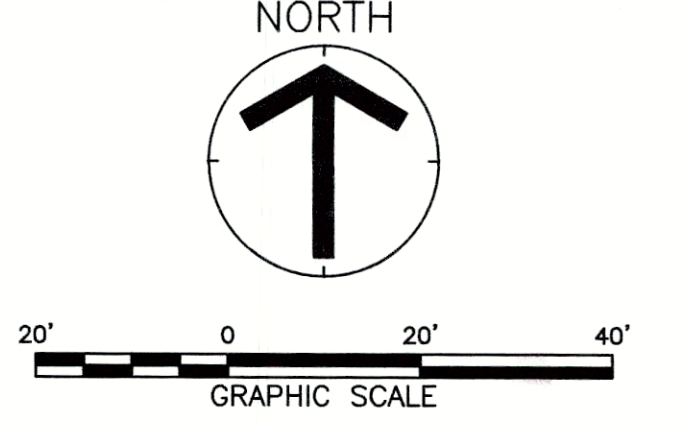


UTILITY NOTE:

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	-	-

PRELIMINARY APPROVAL
 RECEIVED
 Tony Kelly 1-18-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT



HERITAGE ENGINEERING, LLC
 642 South 4th Street
 Louisville, KY 40202
 (502) 562-1412
 (502) 562-1113 Fax

FAULKNER REAL ESTATE
 DEVELOPMENT | MANAGEMENT | INVESTMENT
 8885 ORMSBY STATION ROAD
 LOUISVILLE, KY 40223
 (502) 260-8801
 (502) 260-8881 Fax

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

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