

X:\M\Projects\2016\1602 - Faulkner (City)\Preliminary\1602 - C14 - Erosion - Forest Green Office Building - Development Plan.dwg PLOT DATE: January 27, 2017 - 10:18am

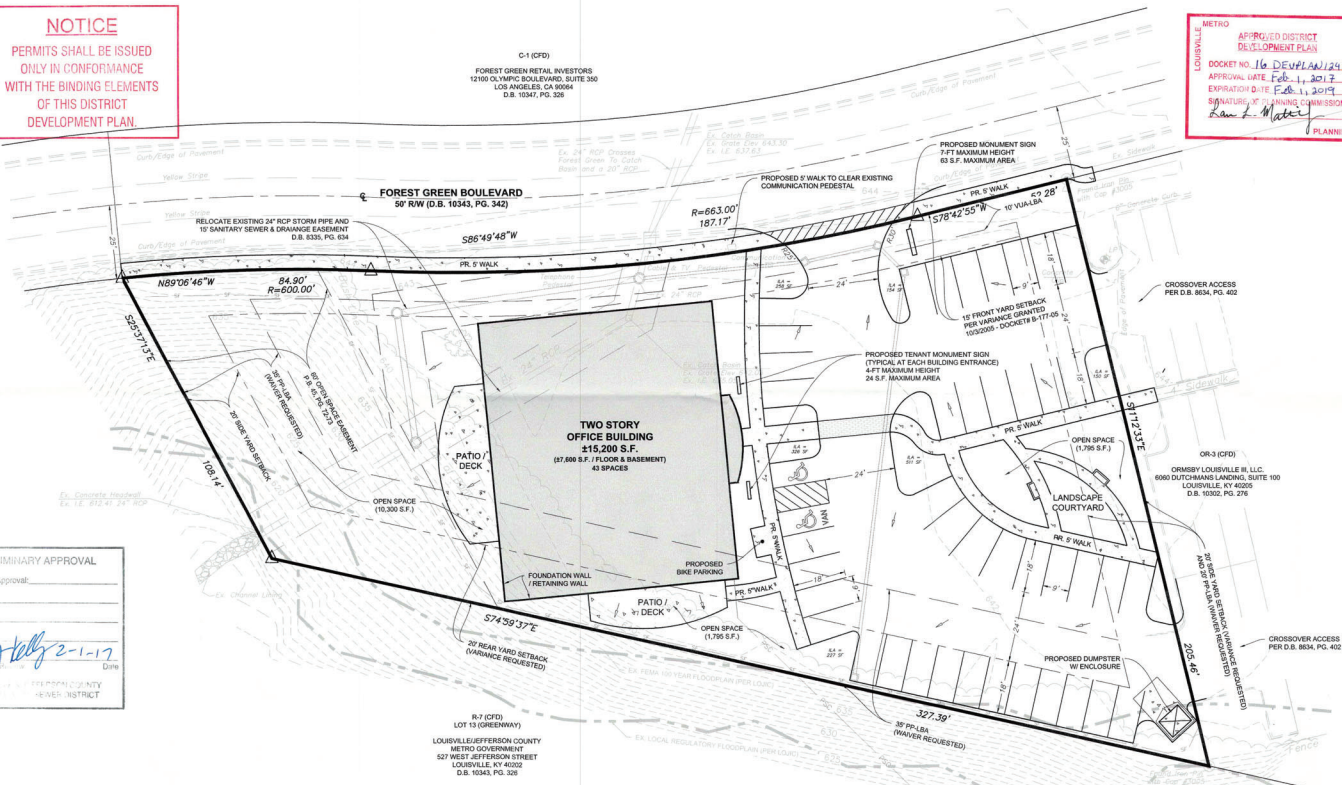
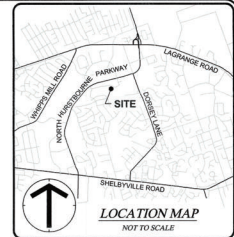
LEGEND

- EX. TREE
EX. FIRE HYDRANT
DL. LIGHT POLE
DL. UTILITY POLE
DL. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SMILE
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. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
PR. SILT FENCE
PR. FIRE HYDRANT
PR. LIGHT POLE
PR. SIGN
LIMITS OF PROPOSED BUILDING

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

C-1 (CFD)
FOREST GREEN RETAIL INVESTORS
12100 CHRYC BOLLIVARD, SUITE 300
LOS ANGELES, CA 90064
D.B. 10347, PG. 328

METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 16-DEVELOP1241
APPROVAL DATE: Feb 11, 2017
EXPIRATION DATE: Feb 11, 2019
SIGNATURE OF PLANNING COMMISSION
Lawrence M. Water



PRELIMINARY APPROVAL
Condition of Approval:
Tom Kelly 2-1-17

EROSION CONTROL NOTES

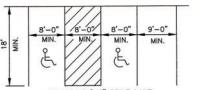
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MGD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWMP BMP'S SHALL BE INSTALLED PER THE PLAN AND MGD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. 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 IS TEMPORARILY COEDED 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.

SEDMENAT LAND GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE TREATED IN A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR OTHER BASIN.



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.

Table with 5 columns: Revision, Date, Description, Checked by, Approved by. Contains two entries for agency comments.

GENERAL NOTES

- 1. 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.
2. THE DEVELOPMENT LIES IN THE LINDSEY FIRE DISTRICT.
3. ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
4. ALL DUMPSTER PANS, TRANSFORMERS, AC UNITS TO BE SCHEDULED IN CONFORMANCE WITH CHAPTER 10.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. COMPARABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
7. CITY OF LINDSEY APPROVAL REQUIRED.
8. NO HAZARD FEATURES ARE OBSERVED ON-SITE PER A HAZARD SURVEY PERFORMED BY SEAN ENGINEERING.
9. BASEMENT AREA IS LIMITED TO STORAGE AND MECHANICALS EQUIPMENT.

BINDING ELEMENT NOTES

- 1. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PREVENT CONTACT OF ROOT SYSTEMS OF TREES TO BE PRESERVED AND TO PREVENT ANY DISTURBANCE OF GREENWAY AREAS. THE FENCING SHALL DELINEATE THE AREA BOUNDING THE EXISTING 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

- 1. VARIANCE REQUESTED CHAPTER 5, PART 3, SECTION 5.3.3.C.3.A.A.2.B OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED SIDE AND REAR SETBACK TO ALLOW ENLARGEMENT OF PARKING, BUILDING, AND PATIO AREAS.
NOTE: VARIANCE PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-004W TO ALLOW REAR YARD ENGAGEMENT.
NOTE: VARIANCE PREVIOUSLY GRANTED ON OCTOBER 3, 2005 PER DOCKET# 9-87-005 TO REDUCE THE REQUIRED FRONT SETBACK TO 15 FEET.

WAIVER REQUEST

- 1. WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.4 AND 10.2.10 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED PROPERTY PERMITS AND VEHICLE USE AREA LANDSCAPE BUFFER AREAS ALONG A PORTION OF THE SOUTHERN AND EASTERN PROPERTY LINE AND MAINT EXISTING GREENWAY ALONG THE ENTIRETY OF THE SOUTHERN AND EASTERN PROPERTY LINE ADJOINING THE R-7 FOREST GREEN DISTRICT TO ALLOW EXISTING PARKING, BUILDING AND PATIO AREAS.
NOTE: WAIVER PREVIOUSLY GRANTED ON APRIL 5, 2001 PER DOCKET# 9-87-004W TO WAIVE UTILITY PERMITS.
NOTE: WAIVER PREVIOUSLY GRANTED ON OCTOBER 13, 2005 PER DOCKET# 9-87-004W TO WAIVE FRONT AND REAR YARD SETBACK.

MSD NOTES

- 1. WASTEWATER SANITARY SEWER SERVICE WILL BE PROVIDED BY A NEW PISC CONNECTION AS PERMITTED BY STATE PLUMBING CODE SUBJECT TO APPROVAL. FOR LENGTH OF PISC AND IF NOT ALLOWED A SANITARY I.E. WILL BE PROVIDED TO SERVE PROPOSED BUILDING. PISC OR I.E. IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE REQUIRED AT THE DENSER & OUTSIDE WATER QUALITY TREATMENT CENTER.
2. DRAINAGE PATTERN DETECTED BY AIRBORNE (---) 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 MGD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTING A STORM WATER RECEPTION TRENCH SHALL BE COORDINATED WITH MGD.
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21110031E REV. DECEMBER 5, 2006).
4. AN EPSC PLAN WILL BE SUBMITTED TO MGD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. SITE SUBJECT TO MGD'S REGIONAL FACILITY FEES.
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REQUIREMENTS ESTABLISHED BY MGD. SEE LATEST MAP CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. CONSTRUCTION PLANS WILL REQUIRE ROOM APPROVAL.

TRANSPORTATION NOTES

- 1. ALL PROPOSED WALKS SHALL BE MINIMUM 5 FEET WIDE OR A WIDTH AS NOTED ON THE PLAN AND/OR AS PERMITTED BY CODE. ADA NOTES SHALL INCLUDE RAMP WITH WARDING ACROSS DRIVE LANES AS REQUIRED BY MPM. EXISTING SIGNAL RECONSTRUCTION AND SIGNS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPM STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL FUND RELEASE.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. EXISTING SIDEWALKS AND BENCH ARE REQUIRED BY MPM FOR ANY WORK WITHIN RIGHT-OF-WAY.
4. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPM ENCROACHMENT PERMITS.
5. EXISTING CROSSLAND ACCESS RECORDING IN D.B. 8834, PG. 402.

PRELIMINARY BY APPROVAL
DEVELOPMENT PLAN
COMPLIANT

BY: Tom Kelly
DATE: Louisville/Jefferson County
METRO PUBLIC WORKS

OWNER

FAULKNER HUNTON/FOREST GREEN-LAND, LLC
1000 FOREST GREEN BOULEVARD
LOUISVILLE, KY
D.B. 8834, PG. 402

SITE DATA

1000 FOREST GREEN BOULEVARD
LOUISVILLE, KY
D.B. 8834, PG. 402
TOTAL SITE AREA: 1,008 ACRES
GROSS SITE AREA: 43 SPACES

SETBACK DATA

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

IMPERVIOUS AREA

PER: N/A
POST: 26,306 S.F.

PARKING SUMMARY

GENERAL OFFICE: 15,200 S.F.
MINIMUM PARKING REQUIRED: 1 SPAC/200 S.F.
MAXIMUM PARKING PERMITTED: 1 SPAC/200 S.F.
TOTAL PARKING PROVIDED: 43 SPACES

BICYCLE SUMMARY

SHORT TERM REQUIRED: 2 SPACES
LONG TERM REQUIRED: 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED: 4 SPACES

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 PRESERVED: 6,782 S.F.

LANDSCAPE DATA

PROPOSED V.I.A.: 15,109 S.F.
I.L.A. REQUIRED (7.5%): 1,133 S.F.
I.L.A. PROVIDED: 1,408 S.F.

OPEN SPACE DATA

TOTAL SITE AREA: 43,908 S.F.
OPEN SPACE REQUIRED: 4,391 S.F. (10%)
OPEN SPACE PROVIDED: 15,200 S.F. (34%)

RECEIVED
JAN 27 2017
PLANNING & DESIGN SERVICES



HERITAGE ENGINEERING, LLC
642 South 400 Street
Louisville, KY 40202
(502) 962-1413

FAULKNER REAL ESTATE
DEVELOPMENT & MANAGEMENT INVESTMENT
11111 LITTLEFIELD BLVD
LOUISVILLE, KY 40223

REVISED DETAILED DISTRICT PLAN
FOR LOT 12-A
ORMSBY LOT 12-A
FAULKNER OFFICE BUILDING
1000 FOREST GREEN BLVD
LOUISVILLE, KY 40223

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

SHEET
C14

CASE# 16DEVPLAN1241 RELATED CASE# 9-87-00V/L & B-177-05 WM# 7372