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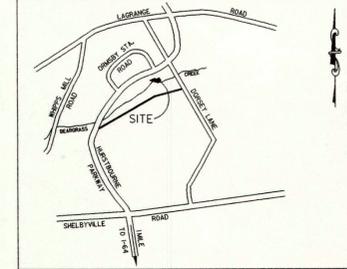
GRESHAM  
SMITH AND  
PARTNERS

101 South Fifth Street  
1400 National City Tower  
Louisville, Kentucky 40202  
502.627.8900

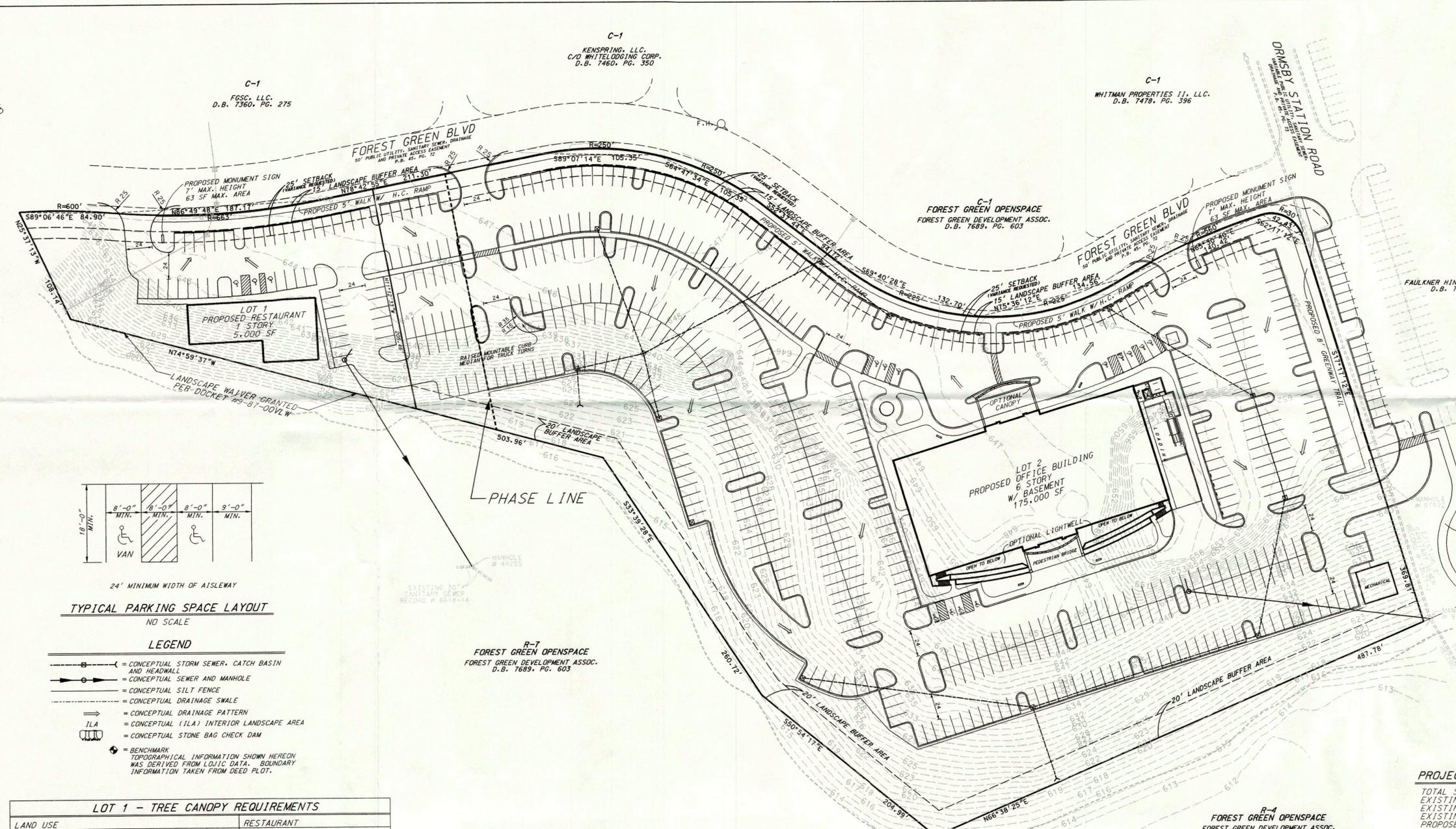
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REVISOR: DISTRICT DEVELOPMENT PLAN  
ORMSBY III  
DEVELOPER:  
FAULKNER HINTON AND ASSOCIATES  
1400 NATIONAL CITY TOWER  
LOUISVILLE, KENTUCKY 40202  
TELEPHONE: (502) 891-8200  
FAX: (502) 891-8255



LOCATION MAP  
NOT TO SCALE



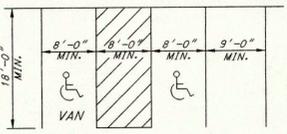
PRELIMINARY APPROVAL

Condition of Approval: \_\_\_\_\_

\_\_\_\_\_ Date: 8/25/05

Development Review \_\_\_\_\_ Date \_\_\_\_\_

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

- LEGEND
- CONCEPTUAL STORM SEWER, CATCH BASIN AND HEADWALL
  - CONCEPTUAL SEWER AND MANHOLE
  - CONCEPTUAL SILT FENCE
  - CONCEPTUAL DRAINAGE SWALE
  - CONCEPTUAL DRAINAGE PATTERN
  - CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
  - CONCEPTUAL STONE BAG CHECK DAM
  - BENCHMARK TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM LQJIC DATA. BOUNDARY INFORMATION TAKEN FROM DEED PLOT.

LOT 1 - TREE CANOPY REQUIREMENTS	
LAND USE	RESTAURANT
ZONING	C-1
FORM DISTRICT	CAMPUS
TRANSITION STANDARDS	NONE
CANOPY COVERAGE CLASS	CLASS "C"
CANOPY COVERAGE AREA	PRESERVED = 0% / NEW = 20%
GROSS SITE AREA	43,560 SF (1.00 acres)
MINIMUM CANOPY AREA REQUIREMENTS	8,712 SF (0.2 acres)
EXISTING TREE CANOPY COVERAGE PRESERVED	NONE *

LOT 2 - TREE CANOPY REQUIREMENTS	
LAND USE	OFFICE
ZONING	DR-3
FORM DISTRICT	CAMPUS
TRANSITION STANDARDS	NONE
CANOPY COVERAGE CLASS	CLASS "C"
CANOPY COVERAGE AREA	PRESERVED = 0% / NEW = 20%
GROSS SITE AREA	344,560 SF (7.91 acres)
MINIMUM CANOPY AREA REQUIREMENTS	68,912 SF (1.58 acres)
EXISTING TREE CANOPY COVERAGE PRESERVED	NONE *

\* DEVELOPER MAY ELECT TO PRESERVE EXISTING TREES AND APPLY CREDIT AT TIME OF CONSTRUCTION.

TREE CANOPY NOTES:  
1. A TREE CANOPY PLAN SHALL BE SUBMITTED TO PDS AND APPROVED PRIOR TO OBTAINING A BUILDING PERMIT.  
2. TREE CANOPY PLAN SHALL MEET REQUIREMENTS IN EFFECT AT TIME OF CONSTRUCTION APPROVAL FOR THE LAND DEVELOPMENT CODE, CHAPTER 10, PART 1.

**EPSC NARRATIVE**

A DETAILED EPSC PLAN AND NARRATIVE WILL BE PROVIDED PRIOR TO CONSTRUCTION APPROVAL, AND SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION. PER LQJIC SENSITIVE FEATURES MAPPING, A PORTION OF THE SITE SHOWS SLOPES AND HYDRIC SOIL. SEDIMENT BASINS SHALL BE CONSTRUCTED FIRST. A STABILIZED CONSTRUCTION ENTRANCE FROM FOREST GREEN BOULEVARD WILL BE PROVIDED PER MSD REQUIREMENTS. SILT FENCE IS TO BE ERRECTED AT THE LIMITS OF DISTURBANCE THROUGHOUT THE CONSTRUCTION PHASE. STONE BAG CHECK DAMS ARE TO BE PLACED IN THE EXISTING AND PROPOSED DRAINAGE SWALES TO REDUCE SEDIMENT RUNOFF.

- GENERAL NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0085D DATED FEBRUARY 2, 1994.
  - 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 MSD REQUIREMENTS.
  - A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
  - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
  - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
  - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
  - BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
  - SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEES.
  - THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.

**VARIANCE REQUEST**

1. VARIANCE REQUESTED FROM CHAPTER 5, PART 3 (5.3.5.B.3) OF THE LAND DEVELOPMENT CODE TO ALLOW A 10' ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK.

**TRANSPORTATION APPROVAL  
PRELIMINARY DEVELOPMENT PLAN**

CATEGORY: 2  3  4

CONDITIONS: \_\_\_\_\_

BY: *Pittard*  
DATE: 8/25/05

**PROJECT SUMMARY**

TOTAL SITE AREA	= 8.91 AC.
EXISTING ZONING	= C1 & DR-3
EXISTING FORM DISTRICT	= CAMPUS
EXISTING USE	= VACANT
PROPOSED USE	= COMMERCIAL
LOT 1	= 1.00 AC.
LOT 2	= 7.91 AC.

**LOT 1 SUMMARY**

PROPOSED USE	= RESTAURANT
BUILDING AREA	= 5,000 SF
BUILDING HEIGHT	= 1 STORY
FLOOR AREA RATIO	= .12 F.A.R.
PARKING SUMMARY	
MINIMUM PARKING REQUIRED	= 40 SPACES
MAXIMUM PARKING ALLOWED	= 100 SPACES
TOTAL PARKING PROVIDED	= 49 SPACES
V.U.A. SUMMARY	
TOTAL V.U.A.	= 18,280 SF
ILA REQUIRED (7.5%)	= 1,371 SF
ILA PROVIDED	= 1,720 SF

**LOT 2 SUMMARY**

PROPOSED USE	= OFFICE
BUILDING AREA	= 175,000 SF
BUILDING HEIGHT	= 6 STORY FRONT
FLOOR AREA RATIO	= .51 F.A.R.
PARKING SUMMARY	
MINIMUM PARKING REQUIRED	= 500 SPACES
MAXIMUM PARKING ALLOWED	= 875 SPACES
TOTAL PARKING PROVIDED	= 566 SPACES
V.U.A. SUMMARY	
TOTAL V.U.A.	= 193,053 SF
ILA REQUIRED (7.5%)	= 14,479 SF
ILA PROVIDED	= 18,100 SF

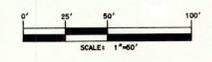
No.	Date	Revision

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DOCKET # 0-87-00VW  
FILE # P12888131288828AS.C07.GPJ  
PROJECT: 22858.00  
DATE: 7.27.05



13-177-05