

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- THE DEVELOPMENT LIES IN THE ST MATTHEWS FIRE DISTRICT.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0031E DATED DECEMBER 5, 2006).
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE CITY OF LYNDON LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- A KARST SURVEY WAS PERFORMED BY GRANT HESS OF ECS ON APRIL 9, 2020 AND SEVERAL CLOSED DEPRESSIONS WERE OBSERVED AS INDICATED.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS.
APPROXIMATE DETENTION VOLUME REQUIRED:
= 8.72 AC. X (52-0.23) X (2.9/12)
= 0.61 AC-Ft
APPROXIMATE DETENTION VOLUME PROVIDED:
= (8,000 SF X 4 FT Avg. Depth) / 43,560 SF/AC.
= 0.73 AC-Ft
- MSD DRAINAGE BOARD REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- CITY OF LYNDON APPROVAL REQUIRED.
- REQUIRED ROAD IMPROVEMENTS FOR WASHINGTON BOULEVARD FROM THE SUBJECT PROPERTY TO RILEY AVENUE WILL BE PROVIDED BY THE APPLICANT. ROAD IMPROVEMENTS FROM RILEY AVENUE TO LAGRANGE ROAD WILL BE PROVIDED BY THE CITY OF LYNDON.
- CONSTRUCTION PLANS AND LYNDON PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY METRO PUBLIC WORKS, WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR WASHINGTON BOULEVARD. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) 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). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SWPPP NOTES

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

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

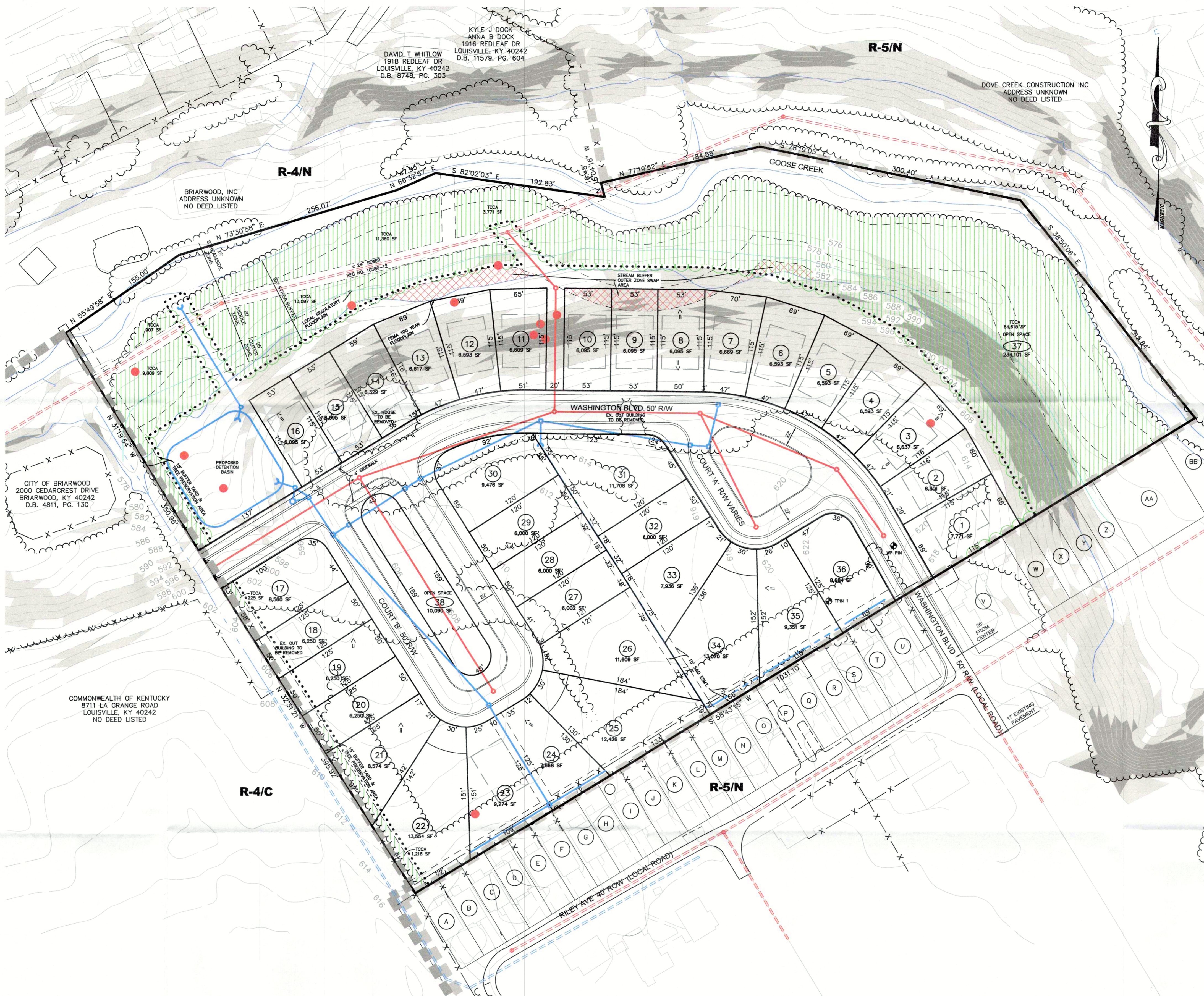
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

BENCHMARK (NAVD 88 DATUM)

- B.M. TP11 - THE EXTENSION OF WASHINGTON BOULEVARD STRAIGHT AHEAD FROM THE END OF PAVEMENT 35 FEET AND LEFT 90 FEET TO A PIN WITH A RED CAP. ELEV. 622.63
- B.M. WP PIN - THE EXTENSION OF WASHINGTON BOULEVARD STRAIGHT AHEAD FROM THE END OF PAVEMENT 50 FEET AND RIGHT 5 FEET TO A PIN WITH A RED CAP. ELEV. 621.46

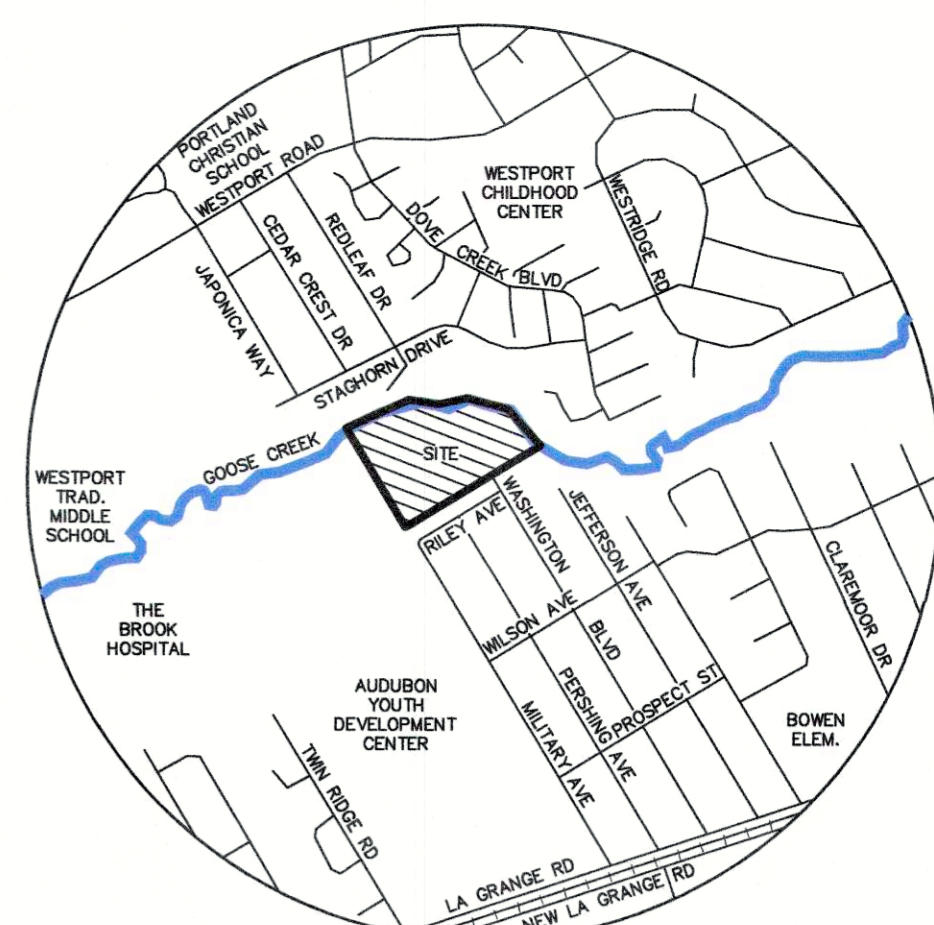
IMPERVIOUS AREA CALCULATIONS

EXISTING SITE AREA: 14.11 ACS (614,688 SF)
AREA OF DISTURBANCE: 9.75 ACS (424,868 SF)
EXISTING IMPERVIOUS AREA: 0.40 ACS (17,605 SF)
PROPOSED IMPERVIOUS AREA: 3.93 ACS (171,338 SF)
DIFFERENCE: +3.53 ACS (153,733 SF)



ADJOINING PROPERTY OWNERS

- | | | | | | |
|--|---|--|---|---|--|
| A LOUISVILLE METRO HOUSING AUTHORITY
420 S 8TH ST
LOUISVILLE, KY 40203
D.B. 9614, PG. 524 | F JOSHUA C CHILDERS
HEATHER B MCGILL
8909 RILEY AVE
LOUISVILLE, KY 40242
D.B. 10370, PG. 284 | K BRADLEY WATHEN
ERIN L HARDIN
8919 RILEY AVE
LOUISVILLE, KY 40242
D.B. 10791, PG. 773 | P WILLIAM L RENFRO
7217 KENTUCKY AVE
LOUISVILLE, KY 40258
D.B. 6243, PG. 912 | U JACQUELINE D FOLEY
9011 RILEY AVE
LOUISVILLE, KY 40242
D.B. 9773, PG. 992 | Z GRACE FIGHTMASTER (DECEASED)
9113 RILEY AVE
LOUISVILLE, KY 40242
NO DEED LISTED |
| B WELCOME HOME PROPERTIES KY LLC
PO BOX 7976
LOUISVILLE, KY 40257
D.B. 9761, PG. 87 | G CERENA K KRUIZ
8921 RILEY AVE
LOUISVILLE, KY 40242
D.B. 11252, PG. 87 | L DANIEL L GRAHAM
8921 RILEY AVE
LOUISVILLE, KY 40242
D.B. 11252, PG. 87 | Q WELCOME HOME PROPERTIES KY LLC
PO BOX 7976
LOUISVILLE, KY 40257
D.B. 6243, PG. 912 | V CARL EDWARD BLACK
SANDRA BLACK
1841 WASHINGTON BLVD
LOUISVILLE, KY 40242
D.B. 9346, PG. 542 | AA CARROLL STEWART (DECEASED)
1809 JEFFERSON AVE
LOUISVILLE, KY 40242
D.B. 5116, PG. 830 |
| C TIMOTHY DREW CARLSON
ASHLEY NICOLE CARLSON
8805 RILEY AVE
LYNDON, KY 40242
D.B. 11168, PG. 15 | H ANDREW GRAY
REGINA GRAY
8913 RILEY AVE
LOUISVILLE, KY 40242
D.B. 10301, PG. 142 | N NATHAN J FARMER
AMANDA FARMER
8925 RILEY AVE
LOUISVILLE, KY 40242
D.B. 10389, PG. 754 | R WELCOME HOME PROPERTIES KY LLC
PO BOX 7976
LOUISVILLE, KY 40257
D.B. 6467, PG. 997 | W ELIZABETH RAY (DECEASED)
9107 RILEY AVE
LOUISVILLE, KY 40242
D.B. 3666, PG. 473 | BB CARROLL STEWART (DECEASED)
9201 RILEY AVE
LOUISVILLE, KY 40242
D.B. 5116, PG. 830 |
| D MARTHA S SWAIN
8901 RILEY AVE
LOUISVILLE, KY 40242
D.B. 9754, PG. 84 | I SEAN CHRISTIAN PENNINGTON
8915 RILEY AVE
LOUISVILLE, KY 40242
D.B. 9754, PG. 351 | O WILLIAM L MURPHY
8720 PARK LAUREATE DR APT 4
LOUISVILLE, KY 40220
D.B. 6243, PG. 912 | S WELCOME HOME PROPERTIES KY LLC
PO BOX 7976
LOUISVILLE, KY 40257
D.B. 10215, PG. 691 | X ANNA LAURA & ETAL RUSH
2549 BEVERLY AVE
CLOVIS, CA 93611
LOUISVILLE, KY 40215
D.B. 6079, PG. 989 | |
| E JACQUELINE GARDEN
HARRISON CARDEN
8907 RILEY AVE
LOUISVILLE, KY 40242
D.B. 11568, PG. 281 | J CORBETT L MURPHY
620 SEMAHT ST
CHARLESTON, SC 29412
D.B. 9572, PG. 168 | | T LOUISVILLE METRO HOUSING AUTHORITY
420 S 8TH ST
LOUISVILLE, KY 40203
D.B. 9614, PG. 524 | Y LEE H MILLER
1010 STANLEY AVE
LOUISVILLE, KY 40215
D.B. 3812, PG. 297 | |



LOCATION MAP
NOT TO SCALE

SITE DATA

FORM DISTRICT: EXISTING ZONING: NEIGHBORHOOD: R-4 & R-5
SURROUNDING ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA: 14.11 ACS
AREA IN ROW: 2.11 ACS
NET SITE AREA: 12.0 ACS
BUILDABLE LOTS: 36 LOTS
OPEN SPACE LOTS: 2 LOTS
GROSS DENSITY: 2.55 DU/AC
NET DENSITY: 3.00 DU/AC
MAXIMUM DENSITY: 4.84 DU/AC

DEVELOPMENT POTENTIAL TRANSFER

MAXIMUM LOTS PERMITTED (MLP): 56 LOTS
TOTAL LAND AREA (TA): 14.11 ACRES
INFRASTRUCTURE AREA (IA): 0.59 ACRES
2.11 ACRES
MLP = [(TA-SS-IA) X 4.84] + [(SS X 4.84) / 2]
MLP = [(14.11 - 0.59 - 2.11) X 4.84] + [(0.59 X 4.84) / 2]
MLP = 56 LOTS
NOTE: ONLY THE AREAS OF STEEP SLOPES OUTSIDE THE LIMITS OF DISTURBANCE ARE BEING COUNTED TOWARD THIS CALCULATION.

YARD REQUIREMENTS

FRONT YARD (WITH VARIANCE): 25'
STREET SIDE YARD: 25'
MIN. SIDE YARD: 5'
REAR YARD: 25'
MAX. BUILDING HEIGHT: 35'
* 85% (21.25') OF THE REQUIRED REAR YARD SHALL BE FREE OF ALL DRAINAGE EASEMENTS PER LDC 7.3.30.E. THEREFORE, LOTS 22-31 WILL REQUIRE A 36.25' REAR YARD.

TREE CANOPY CALCULATIONS

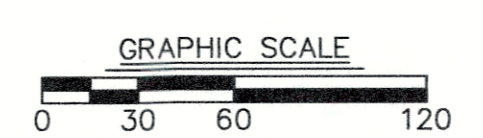
TOTAL SITE AREA: 614,688 SF
EXISTING TREE CANOPY COVERAGE: 63%
TREE CANOPY REQUIRED: 40%
EXISTING TREE CANOPY TO REMAIN: 247,118 SF (40%)
ADDITIONAL TREE CANOPY REQUIRED: 0 SF (0%)
* REFLECTS 2X DRUPLINE AREA PER LDC 10.1.5.A.2

ADDITIONAL REQUESTS

1. VARIANCE FROM LDC TABLE 5.3.1 TO ALLOW 25' FRONT AND STREET SIDE YARDS FOR ALL LOTS WITHIN THE DEVELOPMENT.

LEGEND

- - - - -600- EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- 20-30% SLOPE
- 30%+ SLOPE
- X - X - X - EX. FENCE
- - - - - EX. SANITARY SEWER
- - - - - PROP. SANITARY SEWER
- - - - - PROP. STORM SEWER
- => DRAINAGE FLOW ARROW
- - - - - EXISTING TREE LINE
- - - - - PROPOSED TREE LINE
- ▨ TREE CANOPY CREDIT AREA (TCCA)
- ▨ EXISTING ZONING
- ▨ EXISTING FORM DISTRICT
- LIMITS OF DISTURBANCE
- CLOSED DEPRESSION
- ▭ PROPOSED BUILDING PAD



CASE # _____
RELATED CASE # 20-ZONEPA-0021
MSD WM # 12127
OWNER
STEPHEN ZINK
816 E. BROADWAY, LOUISVILLE, KY 40204
D.B. 6939, PG. 823

RECEIVED
AUG 03 2020
PLANNING & DESIGN SERVICES

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584-6271

MAJOR PRELIMINARY SUBDIVISION PLAN
(DEVELOPMENT POTENTIAL TRANSFER)
SHEET TITLE: LYNDON GREEN
PROJECT TITLE: 1900 WASHINGTON BOULEVARD, LOUISVILLE, KY 40242
TAX BLOCK 13, LOT 96.
DEVELOPER: GDB HOLDINGS, LLC
29 GLENWOOD ROAD, LOUISVILLE, KY 40222

DATE: 08/27/20
REVISION PER AGENCY COMMENTS: 07/20/20
1
1

JOB NO. 3104
SCALE: 1"=60'
DATE: 02/28/20
DRAWING NO. _____

PSP
SHEET 1 OF 1