

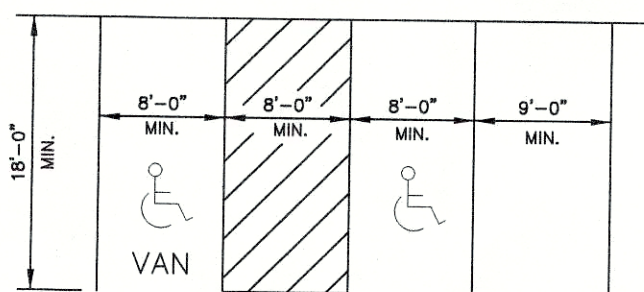
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85-0.50=0.35
A = 1.28 ACRES
R = 2.8 INCHES
X = (0.35)(1.28)(2.8)/12 = 0.10 AC.-FT.
REQUIRED X = 4,553 CU.FT.
PROVIDED BASIN = 2,300 SQ.FT.
TOTAL = 2,300 SQ.FT. @ APPROX. 2 FT. DEPTH
= 4,600 CU.FT. > 4,553 CU.FT.

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND

= PROPOSED STORM SEWER, CATCH BASIN
 = PROPOSED SEWER AND MANHOLE
 = PROPOSED DRAINAGE SWALE

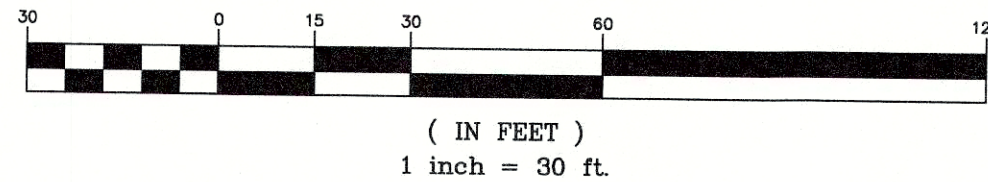


TYPICAL PARKING SPACE LAYOUT
NO SCALE

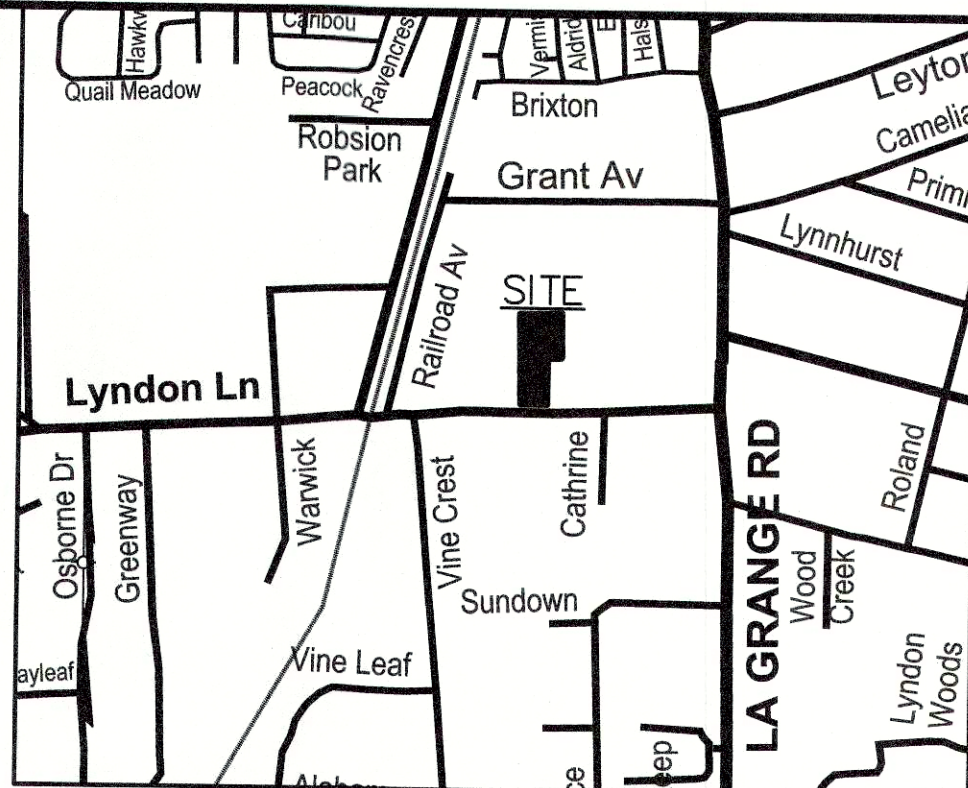
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 56,354 SF
TOTAL TREE CANOPY AREA REQUIRED = 20% (11,271 SF)
EXISTING TREE CANOPY = 11% (5,921 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (11,520 SF)

GRAPHIC SCALE



SITE IS LOCATED IN THE CITY OF
LYNDON AND IS SUBJECT TO THE
LOUISVILLE METRO LAND
DEVELOPMENT CODE DATED DECEMBER
2016



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.11.4 of The Louisville Metro Land Development Code to waive a portion of the open space requirements.

PROJECT DATA

TOTAL SITE AREA = 1.28± Ac. (55,864 SF)
R/W DEDICATION AREA = 0.05± Ac. (2,046 SF)
NET SITE AREA = 1.23± Ac. (53,818 SF)
EXISTING ZONING = C-1
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = SINGLE FAMILY RESIDENTIAL
PROPOSED USE = CONDOMINIUMS
NO OF UNITS = 13 UNITS
BUILDING HEIGHT = 2 STORY (45' MAX. ALLOWED)
BUILDING AREA = 39,600 SF (19,800 SF FOOTPRINT)
F.A.R. = 0.7 (1.0 MAX ALLOWED)
DENSITY = 10.6 DU/Ac. (34.84 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED
1.5 SP/UNIT MIN. (13 UNITS)
3 SP/UNIT MAX. (13 UNITS)

PARKING PROVIDED
GARAGE SPACES = 26 SPACES (2 PER UNIT)
TOTAL PARKING PROVIDED = 26 SPACES

TOTAL VEHICULAR USE AREA
INTERIOR LANDSCAPE AREA REQUIRED = 1,571 SF
INTERIOR LANDSCAPE AREA PROVIDED = 1,168 SF

OPEN SPACE REQUIREMENTS
OPEN SPACE PROVIDED = 8,072 SF (15% OF 53,818 SF)
COMMON OPEN SPACE = 0 SF
PRIVATE OPEN SPACE (PATIOS - 200 SF) = 2,600 SF
TOTAL OPEN SPACE PROVIDED = 2,600 SF (WAIVER REQUESTED)

EXISTING IMPERVIOUS = 18,113 SF
PROPOSED IMPERVIOUS = 18,215 SF
TOTAL IMPERVIOUS AREA = 36,328 SF (101% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- KTC permit will be required prior to construction plan approval.
- City of Lyndon approval required.
- If existing streetscape is disturbed, the streetscape will be restored to its original condition.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0030 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- 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 Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD Drainage Bond required prior to construction plan approval.
- KYTC approval required prior to MSD construction plan approval.

RECEIVED

APR 23 2018

PLANNING &
DESIGN SERVICES

SITE ADDRESS:
703 LYNDON LANE
TAX BLOCK 0268, LOT 0005
D.B. 6830, PG. 0436
COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - LYNDON
MUNICIPALITY - LYNDON
CASE: 18DEVPLAN1032
RELATED CASE: 9-59-82
WM# 11756

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

STEWART CONDOS
LYNDON LANE

OWNER/DEVELOPER
HOWARD ENTERPRISES INC.
8707 CREIGHTON COURT
LOUISVILLE, KY 40222

JOB NO.
18016

SHEET
1
OF 1