

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDING AND STABILIZED.

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. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

**GENERAL NOTES:**

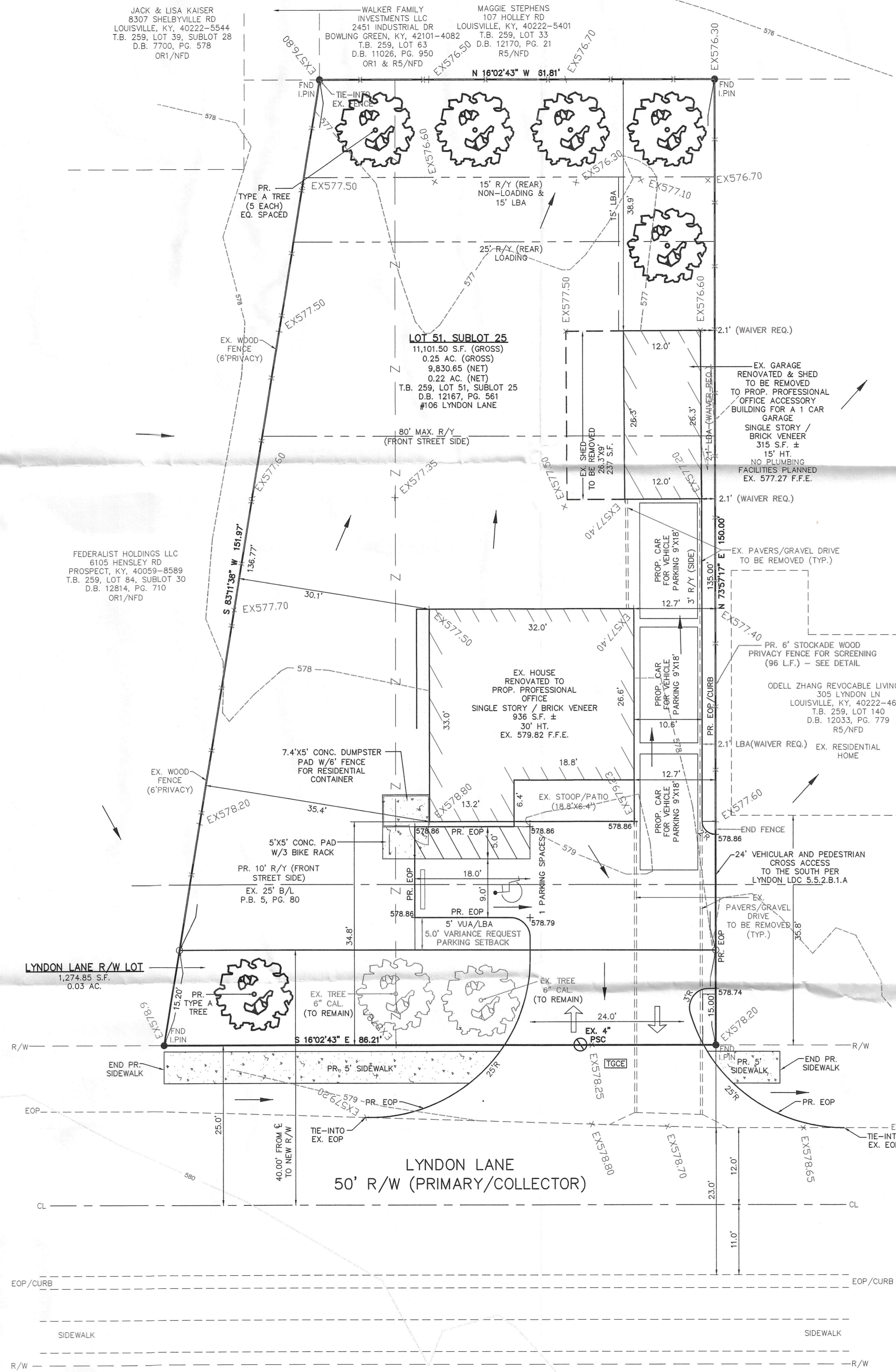
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- ALL LUMINAIRES, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 13 OF THE CITY OF LYNDON LAND DEVELOPMENT CODE.
- LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE CITY OF LYNDON LAND DEVELOPMENT CODE.
- SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM LEAVING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- STREET TREES ARE REQUIRED PER CHAPTER 10 OF THE CITY OF LYNDON LAND DEVELOPMENT CODE.
- VEHICULAR AND PEDESTRIAN CROSS ACCESS REQUIRED TO THE SOUTH PER CITY OF LYNDON LAND DEVELOPMENT CODE 5.5.2.B.1.a.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF PERMITS. NO INCREASE OF DRAINAGE ONTO 107 HOLLEY RD AS A RESULT OF THIS PROJECT. IF THE INCREASE OF DRAINAGE IS DIRECTED ONTO 8311 SHELBYVILLE RD, A LETTER WOULD BE REQUIRED ACCEPTING THE ADDITIONAL FLOW.
- WASTEWATER BY MSD: SANITARY SEWER BY EXISTING PROPERTY SERVICE CONNECTION THAT IS SUBJECT TO FEES FOR CAPACITY AND CONNECTION AND THE PROJECT LIES IN THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER: STORM WATER UN-DETAILED AND SUBJECT TO A REGIONAL FACILITY FEE FOR THE INCREASE IN RUN-OFF. POST DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 10, 25, 100, AND 100 YR. STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.

**TRANSPORTATION PLANNING NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BE BUILT TO CURRENT ADA STANDARDS AND THE CURB LINE TO BE RESTORED.
- CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT KYTC STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.



**PROJECT DATA:**

GROSS PROPERTY SIZE	11,101.50 S.F. / 0.25 AC.
NET PROPERTY SIZE	9,830.65 (NET) / 0.22 AC. (NET)
EXISTING ZONING	R5
EXISTING USE	SINGLE FAMILY HOME
EXISTING FORM DISTRICT	NEIGHBORHOOD FORM DISTRICT
PROPOSED USE	PROFESSIONAL OFFICE
PROPOSED ZONING	OR1
PROPOSED FORM DISTRICT	UNCHANGED
EXISTING PRIMARY BUILDING SIZE	936 S.F. ±
EX. ACCESSORY BUILDING SIZE (GARAGE ONLY)	315 S.F. ±
EXISTING TOTAL BUILDING SIZE	1,251 S.F. ±
EXISTING BUILDING HEIGHT	25' (1 STORIES)
FLOOR AREA RATIO	0.11 (1.0 MAX.)
MIN. LOT SIZE	0 S.F. (PROVIDED 11,101.50 S.F.)
MIN. LOT WIDTH	0' (PROVIDED 86.21')
MIN. FRONT YARD / STREET SIDE YARD SETBACK	10' FRONT YARD (34.8' PROVIDED)
MAX. FRONT YARD / STREET SIDE YARD SETBACK	80' FRONT YARD (34.8' PROVIDED)
MIN. SIDE YARD (SOUTH PL)	0' (12.7' PRIMARY / 2.1' ACCESSORY PROVIDED)
MIN. SIDE YARD (NORTH PL)	0' (30.1' PRIMARY PROVIDED)
MIN. REAR YARD	0' (38.9' PROVIDED)
MIN.-RES. TO RES. SETBACK (NO LOADING)	15' (38.9' PROVIDED)
MIN.-RES TO RES. SETBACK (LOADING)	25' (38.9' PROVIDED)
MAX. BUILDING HEIGHT	25' (1 STORIES / 25' ±)
MIN. PARKING SPACES	3 PARKING SPACES (1 SPACE / 350 S.F.)
MAX. PARKING SPACES	5 PARKING SPACES (1 SPACE / 200 S.F.)
PARKING PROVIDED	5 PARKING SPACES (4 SURFACE SPACES AND 1 SPACE INSIDE ACCESSORY STRUCTURE (GARAGE))
BICYCLE PARKING REQUIREMENTS	3 SPACES
BICYCLE PARKING PROVIDED	3 SPACES
VEHICLE USE AREA	1,682 S.F.
INTERIOR LANDSCAPE AREA REQ. (0%)	0 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	0 S.F.

**TREE CANOPY:**

CANOPY CLASS	OFFICE
LAND AREA	11,101.50 S.F. / 0.25 AC.
EX. TREE CANOPY	3,000 S.F. (27%)
TREE CANOPY AREA % REQ.	35%
TREE CANOPY AREA REQ.	3,885.53 S.F.
NEW TREE CANOPY AREA PROVIDED	7,200 S.F.
6 TYPE "A" TREES	1,200 S.F. EACH
TOTAL TREE CANOPY % PROVIDED	11,085.5 S.F. (100%)

**DRAINAGE CALCULATIONS:**

TOTAL SITE AREA = 11,101.50 S.F. / 0.25 AC.  
 TOTAL EXISTING IMPERVIOUS AREA = 2,529 S.F.  
 TOTAL PROPOSED IMPERVIOUS AREA = 1,048 S.F.  
 TOTAL PROPOSED PERVIOUS AREA = 0 S.F.  
 EXISTING RUN-OFF COEFFICIENT = 0.41 (C)  
 DEVELOPED RUN-OFF COEFFICIENT = 0.47 (C)  
 RUNOFF VOLUME CALCS:  
 X = CRA/12 FOR 1 HOUR 100 YR. STORM  
 = (0.47-0.41)(2.8)(0.25 ACRES) / 12  
 = 0.004 AC.-FT.  
 INCREASE IN STORM WATER RUN-OFF WILL BE ROUTED LYNDON LANE THAT WILL BE SUBJECT TO A REGIONAL FACILITY FEE.

**FLOOD NOTE:**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #2111010146F, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

**SOIL DESCRIPTION:**

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDARENTS-CRIDER (Umc).

**APPLICABLE MSD STANDARD DRAWINGS:**

STABILIZED CONSTRUCTION ENTRANCE [100] ER-01-03  
 SILT FENCE [SF] EF-09-02

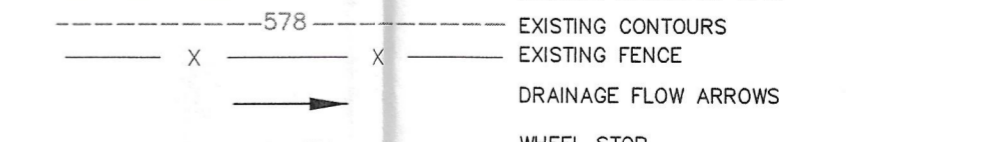
**LANDSCAPE WAIVER REQUEST:**

CHAPTER 10, PART 2, TABLE 10.2.3 BUFFER YARD WIDTHS AND MULTIPLIERS REQUIREMENT TO ALLOW FOR A PORTION THE 15' LANDSCAPE BUFFER AREA BE REDUCED TO 0' AND 2.1' LANDSCAPE BUFFER AREA (INCLUDES PLANTINGS).

**VARIANCE REQUEST:**

CHAPTER 5, PART 3, TABLE 5.3.2 DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES TO ALLOW FOR THE PARKING LOT MINIMUM FRONT AND STREET SIDE SETBACK TO BE REDUCED FROM 10' TO 5'.

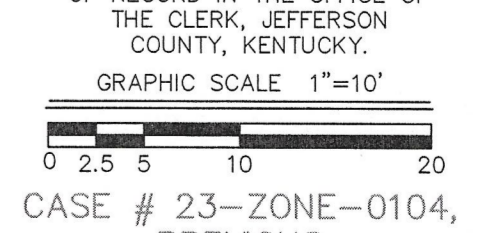
**6' STOCKADE WOOD PRIVACY FENCE FOR NEW IMPROVEMENTS**



**LEGEND:**

---	EXISTING BOUNDARY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOURS
---	EXISTING FENCING
---	DRAINAGE FLOW ARROWS
---	WHEEL STOP
---	FOUND
---	EXISTING
---	EDGE OF PAVEMENT
---	RIGHT OF WAY
---	CENTERLINE
---	PROPOSED
---	ADA PARKING SPACE
---	EX. TOPOGRAPHIC SHOT ELEVATIONS
---	PR. SPOT ELEVATIONS OF PRELIMINARY GRADING

RECEIVED  
 OCT 10 2023  
 PLANNING & DESIGN SERVICES



CASE # 23-ZONE-0104, PREVIOUS  
 CASE # 23-ZONEPA-0069, MSD WM # 12647  
 FIRE PROTECTION DISTRICT: ST. MATTHEWS  
 COUNCIL DISTRICT: 18

**OWNER/CUSTOMER:**  
 C. R. P. & ASSOCIATES, INC.  
 7321 New LaGrange Road, Suite 111  
 Louisville, KY 40222  
 (502)423-8747

**OWNER/CUSTOMER:**  
 NEAL CAMPBELL  
 2602 FALLEN LEAF CT.  
 LOUISVILLE, KY 40241-6226

**PROJECT:**  
 106 LYNDON LN  
 106 LYNDON LN  
 LOUISVILLE, KY 40222  
 T.B. 259, LOT 51, SUBLOT 25  
 D.B. 12167, PG. 561

**REZONING REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
 106 LYNDON LN  
 (NOT FOR CONSTRUCTION)

CRP	REVISED PLAN	PER MSD COMMENTS	PER DCA COMMENTS	ADDED VARIANCE TO PLAN	FORMAL APPLICATION	PRE-APP COMMENTS	DATE	DESCRIPTION	BY
7	9/28/23								
8	9/28/23								
9	9/28/23								
10	9/28/23								
11	9/28/23								
12	9/28/23								
13	9/28/23								
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16	9/28/23								
17	9/28/23								
18	9/28/23								
19	9/28/23								
20	9/28/23								

**DATE:** 5.5.23  
**SHEET NO.:** 1 OF 1