

VARIANCES REQUESTED

- 1. A VARIANCE IS BEING REQUESTED FROM SECTION 5.3.1 TO ALLOW THE PROPOSED BUILDING TO BE OUTSIDE OF THE MAXIMUM FRONT SETBACK AS SET FORTH IN TABLE 5.3.2.
2. A VARIANCE IS BEING REQUESTED FROM SECTION 5.3.1 TO ALLOW THE PROPOSED BUILDING, PARKING, AND DUMPSTER LOADING AREA TO ENCRoACH INTO THE REQUIRED REAR YARD SETBACK AS SET FORTH IN TABLE 5.3.2.

GENERAL NOTES

- 1. BEARING AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN WASTEWATER TREATMENT PLANT.
3. PARKING AREA TO BE AN ASPHALT SURFACE.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
5. ALL DISTURBED AREAS TO BE SEEDED.
6. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR THE USE OF ANY GREEN BMP'S.
7. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
8. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED FOR APPROVAL BY MSD AND AN MSD DRAINAGE BOND WILL BE REQUIRED.
9. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION ACTIVITY PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLENE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
10. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
11. DETENTION FOR THIS DEVELOPMENT WILL BE PROVIDED ON-SITE BY A DRY DETENTION BASIN. THE POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO THE PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
12. THE SITE IS LOCATED IN ZONE X PER FIRM MAP NO. 21111 C 0030 E DATED DECEMBER 5, 2006.
13. ALL HVAC AND TRASH RECEPTACLES SHALL BE ENCLOSED OR SCREENED FROM THE GROUND VIEW OF NEIGHBORING PROPERTIES TO THE NORTH, EAST AND WEST IN CONFORMANCE WITH CHAPTER 10.2.6 OF THE LDC.
14. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
15. LIGHTING FOR THE DEVELOPMENT SHALL NOT EXCEED 0.2 FOOTCANDLES AT THE PROPERTY LINES.
16. ALL PARKING SPACES TO BE 9' X 18' TYP. EXCEPT AS OTHERWISE NOTED.
17. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
18. BOLD PROPERTY LINES SHOWN ARE BASED ON PROPOSED LOT CONSOLIDATION. ALL OFFSETS SHOWN ARE BASED ON THESE PROPERTY LINES.
19. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
20. 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.
21. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
22. RELATED CASE: B-32-05W AND 9-39-85

EROSION PREVENTION AND SEDIMENT 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 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 SEEDDED 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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

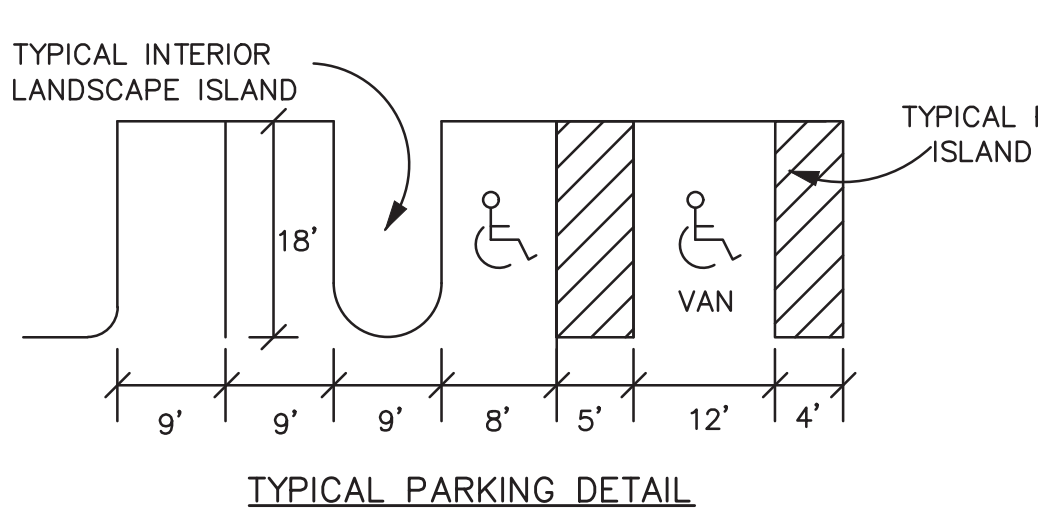
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER 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 PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LEGEND

- BENCHMARK
EXISTING CREEK / STREAM
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING FENCE
FRONT YARD SETBACK
REAR YARD SETBACK
SIDE YARD SETBACK
LANDSCAPE BUFFER AREA
PROPOSED GAS
PROPOSED WATER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
EXISTING TELEPHONE POLE
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING GUY ANCHOR
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING CLEANOUT
EXISTING TREE
EXISTING SIDEWALK
TREE PROTECTION BMP
EXISTING TREE DIAMETER BREAST HEIGHT



LAND DEVELOPMENT INFORMATION

ZONING: R4, R5A
FORM DISTRICT: NEIGHBORHOOD
FEMA FLOOD PANEL: 21111C0030E
ENTERPRISE ZONE: NO
MSD DRAINAGE CREDIT PROGRAM: MS4 LOCAL REGULATORY
FLOOD PLAIN BASE FLOOD ELEVATION: N/A FEMA FLOOD PLAIN
BASE FLOOD ELEVATION: N/A

IMPERVIOUS AREA

EXISTING BUILDINGS 8,810 SF
EXISTING VUA 31,178 SF
EXISTING IMPERVIOUS 42,494 SF
PROPOSED BUILDINGS 10,291 SF
PROPOSED VUA 34,561 SF
PROPOSED IMPERVIOUS 58,775 SF
TOTAL BUILDING AREA 13,641 SF
TOTAL VUA 34,561 SF
TOTAL INCREASE IMPERVIOUS 16,281 SF
APPROXIMATE AREA OF DISTURBANCE 64,293 SF

PARKING SUMMARY

RECEPTION HALL 43 MIN/86 MAX
INSTITUTION CLASSROOM = 5 CLASSROOMS 10 MIN/15 MAX
2 SP PER CLASSROOM MIN; 3 SP PER CLASSROOM MAX
OFFICE (GENERAL/PROFESSIONAL) = 525 SF 2 MIN/3 MAX
TOTAL PARKING REQUIRED 55 MIN/104 MAX
PARKING RE-STRIPE IN EXISTING VUA 36
PROPOSED ADDITIONAL PARKING 35
TOTAL PARKING PROVIDED 70 (6 HC)
TOTAL PROPOSED VEHICULAR USE AREA 34,561 SF
INTERIOR LANDSCAPE AREA REQUIRED (5% OF VUA) 1,728 SF
INTERIOR LANDSCAPE AREA PROVIDED 5,747 SF

DETENTION BASIN CALCULATIONS

AC = 0.65-0.56 = 0.09
A = 2.26 ACRES
R = 3.08 INCHES
X = (0.009)(3.08)(2.06)/12 = 0.052 AC.-FT.
REQUIRED X = 2.274 CU.FT.
PROVIDED BASIN = 3,538 SQ.FT. @ 2 FT. DEPTH
TOTAL = 7,076 CU.FT. > 2,274 CU.FT.

TREE CANOPY CALCULATION

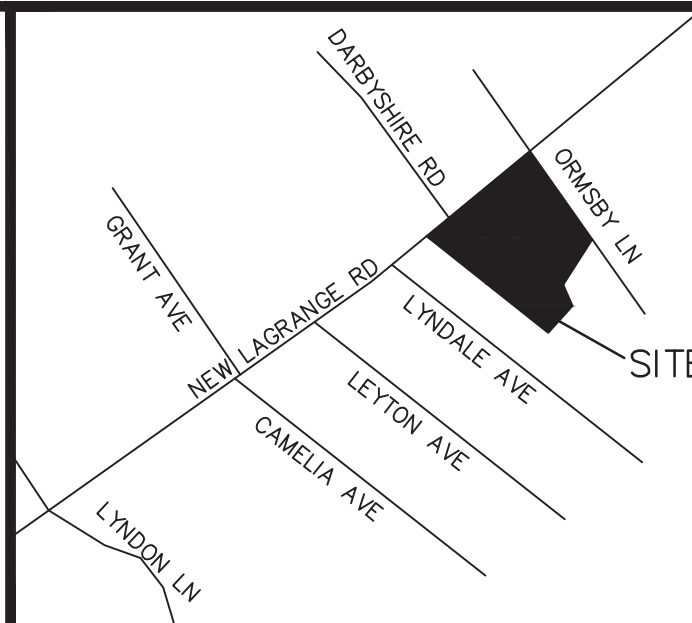
CAMPUS CLASS C 0%-40% EX. TREE CANOPY 155,437 SF / 3.57 AC.
TOTAL SITE AREA 18% (27,979 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED 21% (32,832 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED 0% (0 S.F.)

PROJECT SUMMARY

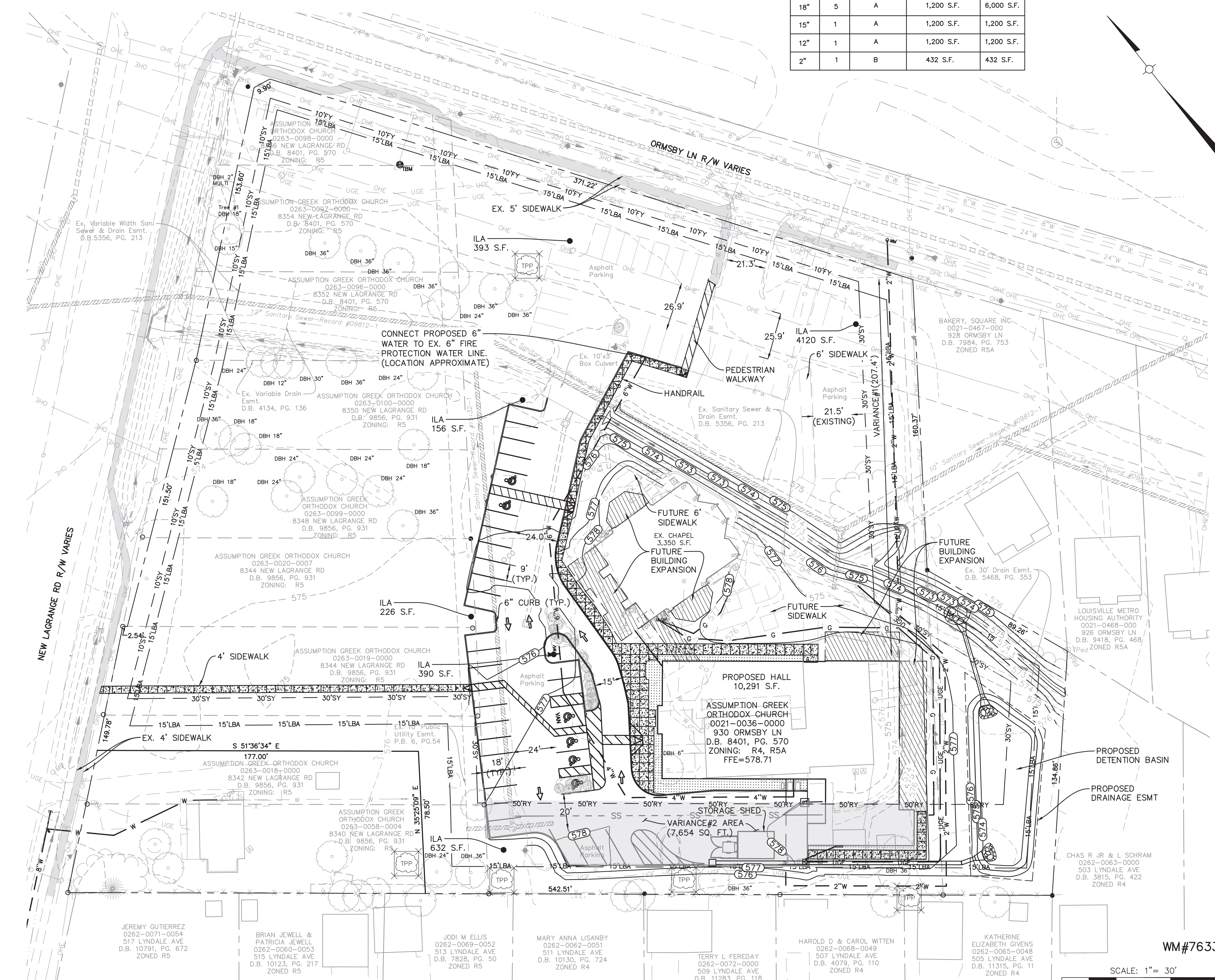
SITE ADDRESS 930 ORMSBY LN
SITE AREA 117,470 SF / 2.70 AC.
MUNICIPALITY LYNDON
EXISTING ZONING R5A,R4
EXISTING FORM DISTRICT NEIGHBORHOOD
EXISTING USE (TO REMAIN) CHURCH
EXISTING BUILDING AREA 3,350 SF
PROPOSED BUILDING AREA 10,291 SF
TOTAL BUILDING AREA 13,641 SF
FLOOR AREA RATIO 0.10
PROPOSED BUILDING HEIGHT 30' MAX.

TREE PRESERVATION INVENTORY

Table with columns: DBH, #TREES, TREE TYPE, AMOUNT OF CREDIT (per tree), TOTAL S.F. Rows include trees with DBH 36", 30", 24", 18", 15", 12", 2" and various tree types and credit amounts.



LOCATION MAP NOT TO SCALE



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LOUISVILLE, KY 40242
(502) 425-7775

ASSUMPTION GREEK ORTHODOX CHURCH
DETAILED DISTRICT DEVELOPMENT PLAN

Professional Engineer's Seal
Signature Date
JOB NO. 19062
DATE: 4/15/2021
CHECKED BY: MCH
DESIGNED BY: NKK
DRAWN BY: RVL
DRAWING NO.
SHEET 1 OF 1