

**EROSION CONTROL NOTES**

- 1) 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 SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**LEGEND**  
NOT TO SCALE

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- LIMITS OF EXISTING BUILDING
- PR. STORM SEWER W/ EPSC ROCK CHECK
- PR. SANITARY SEWER
- PR. PROPERTY SERVICE CONNECTION
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. SILT FENCE
- LIMITS OF PROPOSED BUILDING
- LIMITS OF PRIVATE COURTYARD

**BENCHMARK**  
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH IN THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	4/12/19	AGENCY COMMENTS (MSD 1ST REVIEW)	JDC
1	3/15/19	AGENCY COMMENTS (PRE-APP)	JDC



**OWNER**

SWISS VILLAGE, LLC  
846 GOSS AVENUE, APT. 1111  
LOUISVILLE, KY 40217

**SITE DATA**

719 LYNN STREET  
LOUISVILLE, KY  
D.B. 11314, PG. 254  
PARCEL# 024E0009

GROSS SITE AREA 42.65 ACRES  
RIGHT-OF-WAY DEDICATION 40.27 ACRES  
NET SITE AREA 42.58 ACRES  
EX. FORM DISTRICT TRADITIONAL NEIGHBORHOOD  
EX. ZONING R-5  
PR. ZONING R-5  
EX. LAND USE EVENT SPACE  
PR. LAND USE MULTI-FAMILY  
NUMBER OF UNITS 41 UNITS  
PR. DENSITY 17.22 DU/ACRE  
EX. BUILDING 15,000 SF  
PR. BUILDINGS 37,950 SF  
TOTAL BUILDING 53,040 SF  
MAX. BUILDING HEIGHT 45'  
F.A.R. 0.51

**SETBACK DATA**

MIN. FRONT YARD 15'  
MAX. FRONT YARD 25'  
STREET SIDE YARD 3'  
SIDE YARD 5'  
REAR YARD 5'

**PARKING SUMMARY**

RESIDENTIAL UNITS 41 UNITS  
MINIMUM PARKING REQUIRED (1.5 SPACES/UNIT) 62 SPACES  
MAXIMUM PARKING PERMITTED (2.5 SPACES/UNIT) 103 SPACES  
TOTAL PARKING PROVIDED (INCLUDING 2 ADA SPACES) 78 SPACES  
SURFACE SPACES 32 SPACES  
GARAGE SPACES 23 SPACES  
DRIVEWAY SPACES 23 SPACES

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA 115,434 SF  
CANOPY COVERAGE CLASS CLASS B  
TREE CANOPY PRESERVED NONE  
TREE CANOPY REQUIRED 17,315 SF (15%)  
TREE CANOPY TO BE PLANTED 17,315 SF (15%)

**LANDSCAPE DATA**

PROPOSED V.I.U.A. 15,739 SF  
I.L.A. REQUIRED (8%) 1,062 SF  
I.L.A. PROVIDED 1,062 SF

**OPEN SPACE DATA**

TOTAL SITE AREA 103,673 SF / 2.38 ACRES  
OPEN SPACE REQUIRED 10,367 SF / 0.24 ACRES (10%)  
OPEN SPACE PROVIDED 10,987 SF / 0.25 ACRES (10%)  
\* RECREATIONAL OPEN SPACE IS A 6,270 SF GREEN SPACE AREA WITH WALKS, TREES AND GRASS LAWN

**GENERAL NOTES**

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 2) THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

**MSD NOTES**

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION (L.E.) CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100042E & 2111100058E - REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 7) SITE DISCHARGE INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 8) UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**IMPERVIOUS AREA**

PRE 57,998 SF  
POST 79,125 SF  
PERCENTAGE OF INCREASE 1.36%

**TRANSPORTATION NOTES**

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 4) ENCRICHMENT PERMIT AND BOND ARE REQUIRED BY MPW AND KYTC FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 5) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCRICHMENT PERMIT.
- 6) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**VARIANCE REQUEST**

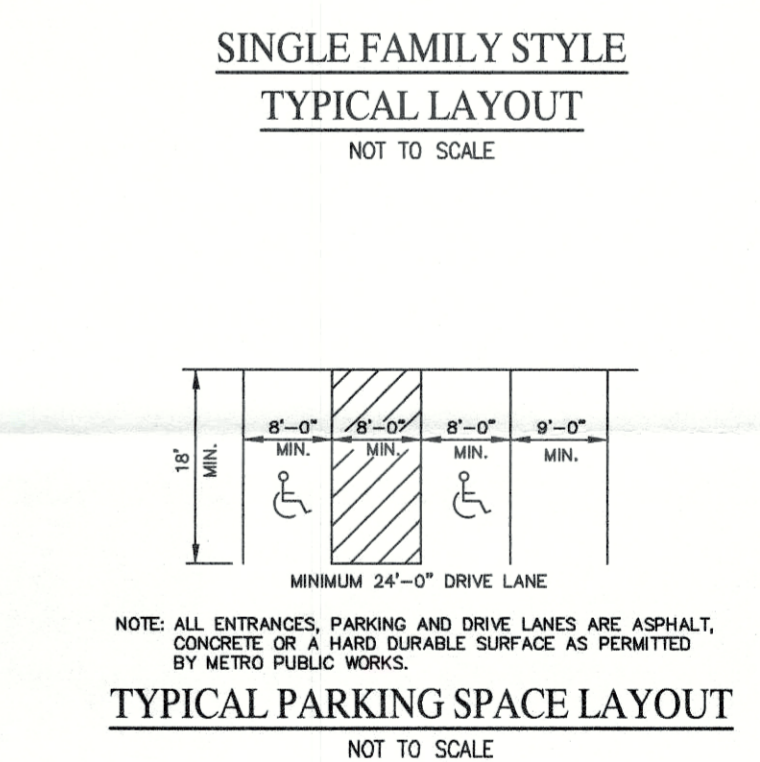
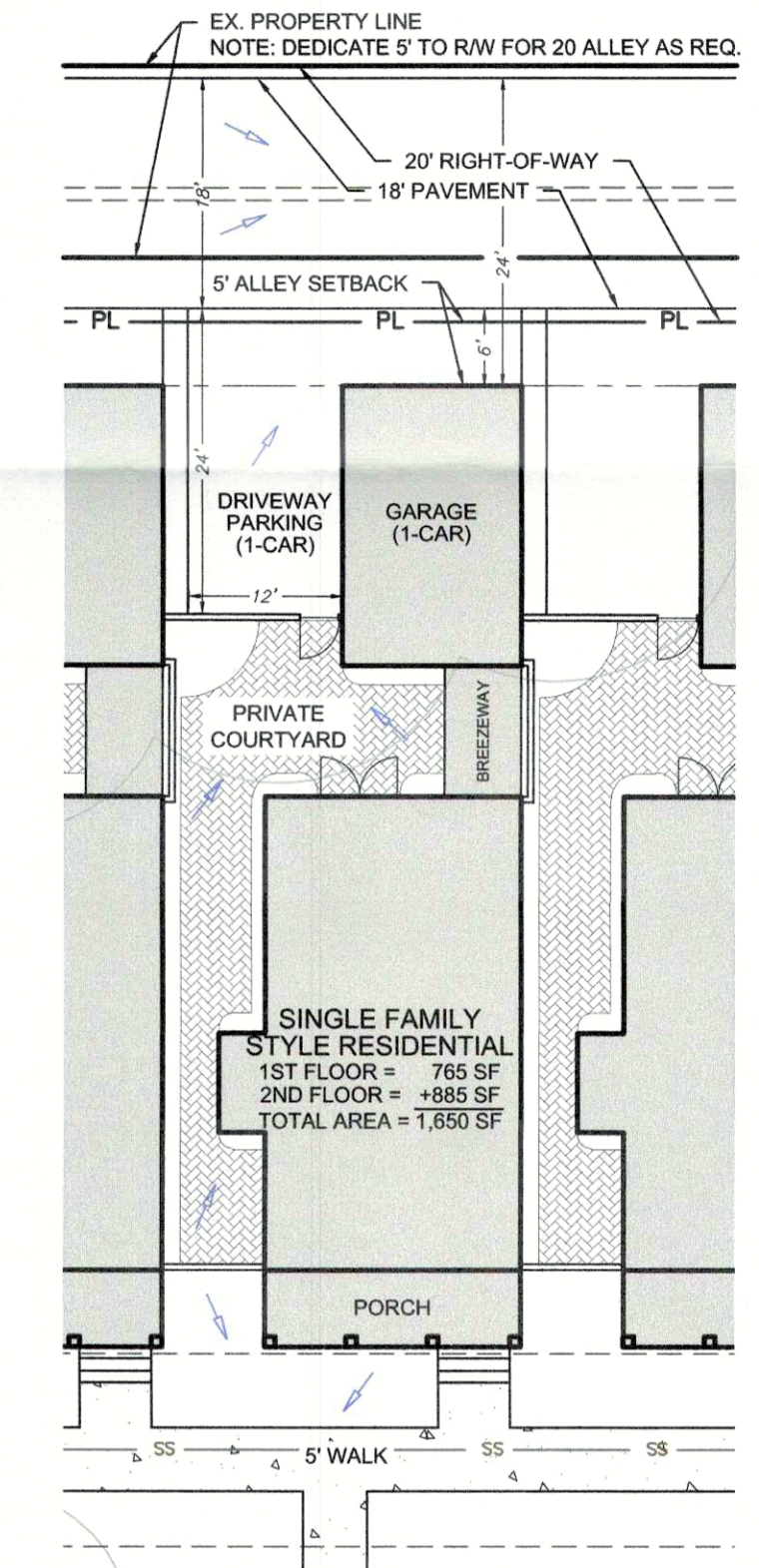
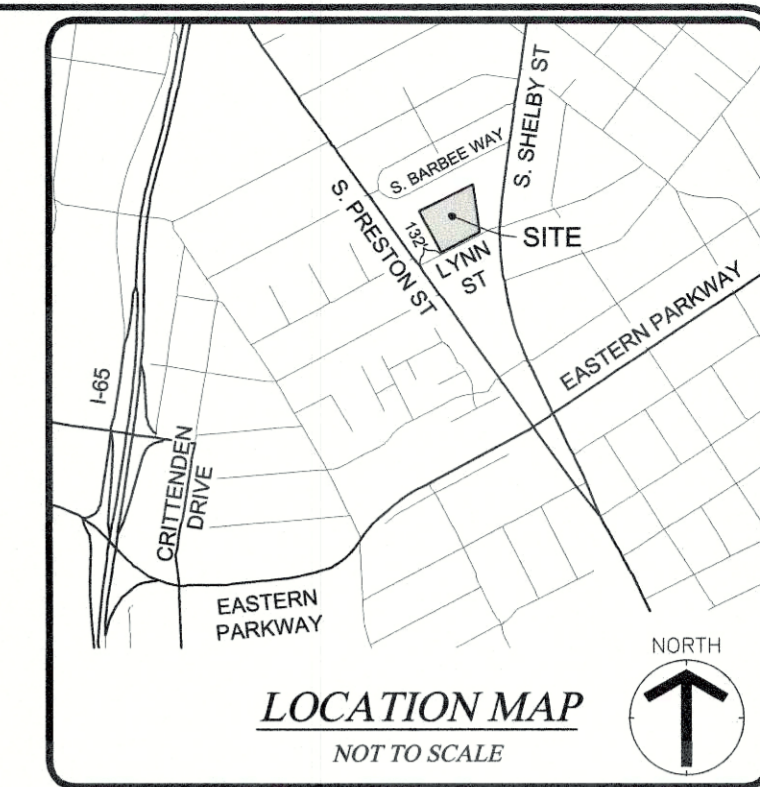
- 1) VARIANCE REQUESTED FROM CHAPTER 5, PART 2, SECTION 5.2.2.2 - TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 15-FOOT MINIMUM SETBACK ALONG LYNN STREET TO BE A 10-FOOT MINIMUM SETBACK.

**DETENTION CALCULATIONS**

VOLUME 10-YEAR PRE: V<sub>10</sub> = CAR/12  
C = 0.59  
A = 2.65 Ac.  
R = 2.0  
V<sub>10</sub> = (0.59)(2.65)(2.0)/12 = 0.26 Ac-Ft

VOLUME 100-YEAR POST: V<sub>100</sub> = CAR/12  
C = 0.72  
A = 2.65 Ac.  
R = 2.8  
V<sub>100</sub> = (0.72)(2.65)(2.8)/12 = 0.44 Ac-Ft

DETENTION REQUIRED/PROVIDED:  
= Δ V<sub>10</sub> PRE V<sub>100</sub> POST  
= 0.44 Ac-Ft - 0.26 Ac-Ft  
= 0.18 Ac-Ft or 7,841 Cu.Ft.



**RECEIVED**  
APR 15 2019  
DESIGN SERVICES

**NORTH**

30' 0 30' 60'  
GRAPHIC SCALE

CASE# 19ZONE1015 WM# 11728

**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Suite 100  
Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

**UNDERHILL ASSOCIATES, INC.**  
946 GOSS AVENUE  
LOUISVILLE, KY 40217  
PHONE: 502-561-8800

**REZONING PLAN AND PRELIMINARY SUBDIVISION PLAN FOR SWISS VILLAGE HOMES**  
719 LYNN STREET  
LOUISVILLE, KY 40217

JOB NO: 19007  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
DETAILED BY: JDC  
CHECKED BY: SWH  
DATE: FEBRUARY 19, 2019

SHEET  
**C08**