

FLOOD NOTE

FLOOD PLAN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREIN IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0031E

VARIANCE(S) REQUESTED

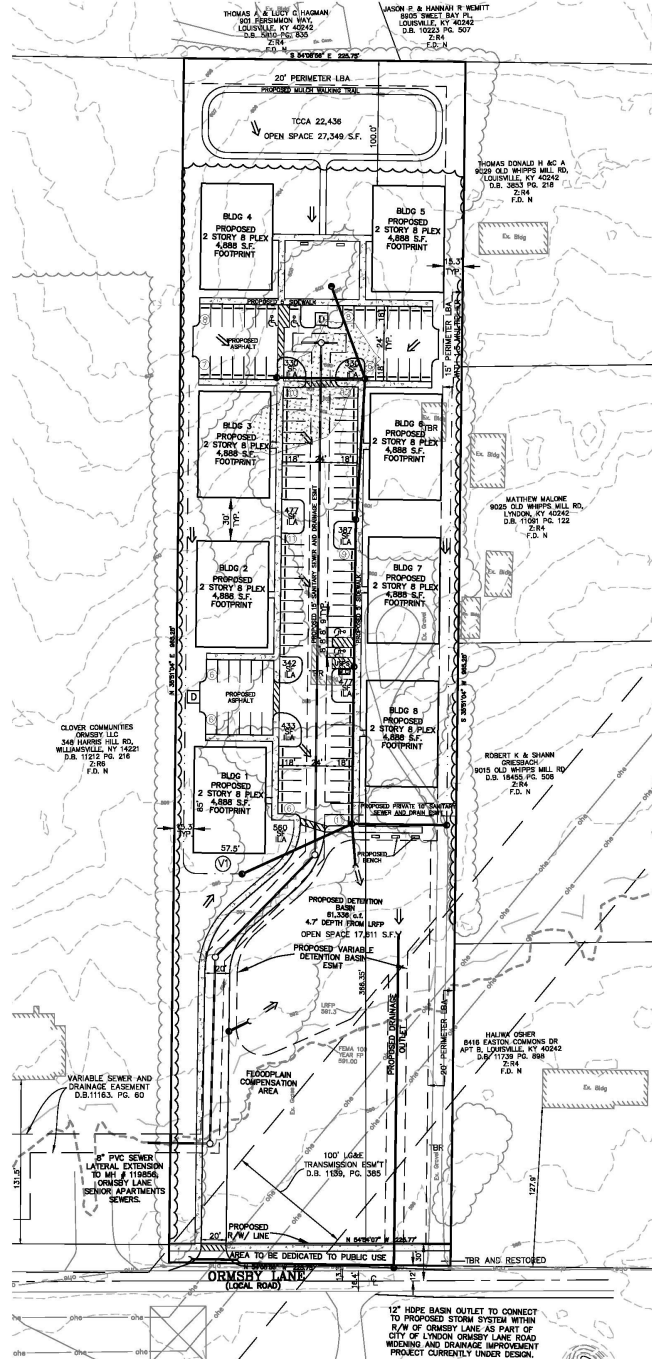
VI A VARIANCE IS REQUESTED FROM CHAPTER 5.3 OF THE LDC TO EXCEED THE MIN. SETBACK OF 131.5' BY A MAXIMUM OF 234.85'.

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO 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.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THIS PROPERTY LIES WITHIN CITY LIMITS OF LYNDON.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ORMSBY ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE PAVEMENT WIDENING (MINIMUM 2 FT. WIDENING) AND 6-8 FT. SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
- RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- A KARST SURVEY WAS PERFORMED ON MARCH 2ND, 2021, BY GREENBAUM ASSOCIATES, INC AND FOUND A FEATURE THAT IS INDICATIVE OF KARST TOPOGRAPHY.

MSD NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED ALL THE WAY TO MIDDLE FORK BEARGRASS CREEK. OFFSITE EASEMENT REQUIRED. THE PROPOSED OFFSITE DOWNSTREAM STORM WATER SYSTEM SHALL BE DESIGNED SO THAT THE 100-YEAR STORM EVENT STAYS WITHIN THE PROPOSED EASEMENT.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- THE CITY OF LYNDON HAS ROAD WIDENING AND DRAINAGE IMPROVEMENT PROJECT WHICH IS CURRENTLY IN THE ENGINEERING DESIGN PHASE FOR THE SECTION OF ORMSBY LANE BETWEEN THIS PROJECT SITE AND EXTENDING SOUTH TO THE INTERSECTION WITH OLD WHIPPS MILL ROAD. DRAINAGE FROM THIS DEVELOPMENT WILL BE CONVEYED TO A PROPOSED DRAINAGE SYSTEM INSTALLED WITHIN THE RIGHT-OF-WAY OF ORMSBY LANE AND CONVEYED SOUTH TOWARD OLD WHIPPS MILL ROAD WHERE IT WILL OUTLET INTO THE MIDDLE FORK OF BEARGRASS CREEK AS PART OF THE CITY'S PROJECT. SHOULD THIS PROJECT BE CONSTRUCTED PRIOR TO THE CITY OF LYNDON COMPLETING THE ROAD WIDENING AND DRAINAGE IMPROVEMENT PROJECT THE OUTLET FOR THE DETENTION BASIN WILL BE ALLOWED TO DISCHARGE TO THE RIGHT-OF-WAY AND THE EXISTING ROADWAY SWALE UNTIL SUCH TIME AS THE ROADWAY AND DRAINAGE IMPROVEMENTS ARE INSTALLED BY THE CITY AND THE BASIN OUTLET CAN BE CONNECTED TO THE PROPOSED PIPE SYSTEM.



PROJECT SUMMARY

EXISTING ZONING	R4
FORM DISTRICT	NEIGHBORHOOD
PROPOSED ZONING	R6
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
GROSS SITE ACREAGE	5.00 AC. (217,905 S.F.)
NET SITE ACREAGE	4.92 AC. (217,141 S.F.)
PROPOSED NEW BUILDING S.F.	75,205 S.F.
PROPOSED NEW BUILDING FOOTPRINT	39,104 S.F.
VUA	40,748 S.F.
ILA REQUIRED (7.5%)	3,056 S.F.
ILA PROVIDED	3,336 S.F.
NET F.A.R.	0.336
DWELLING UNITS	64
NET DWELLING UNITS/ ACRE	13.0
MAX ALLOWED BLDG. HEIGHT	35'
PROPOSED BLDG. HEIGHT	35'
REQUIRED OPEN SPACE (15%)	32,121 S.F.
REQUIRED REC. OPEN SPACE (50%)	16,061 S.F.
REC. OPEN SPACE PROVIDED	44,860 S.F.
TOTAL OPEN SPACE PROVIDED	44,860 S.F.

PARKING SUMMARY

REQUIRED		
MULTI-FAMILY (64 UNITS)	96 SPACES	
MIN. (1.5 SPACES/ UNIT)	192 SPACES	
MAX. (3 SPACES/UNIT)		
PARKING PROVIDED		
STANDARD SPACES	96 SPACES	
HANDICAP SPACES	4 SPACES	
TOTAL PROVIDED	100 SPACES	

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 114,717 SF (52.6%) COVERAGE
 SITE AREA: 5.00 AC (217,905 SF)
 EXISTING TREES PRESERVED: 22,436 SF (10.3%)
 REQUIRED NEW TREE CANOPY: 18,966 SF (8.7%)
 REQUIRED TOTAL TREE CANOPY: 41,402 SF (19%)
 TOTAL TREE CANOPY TO BE PROVIDED: 41,402 (19%)
 * WE WILL COMPENSATE FOR PLANTING TREES IN THE LBA IN THE ONE ESM; BY GROUPING THE TREE PLANTINGS IN THE SAME LBA, ELSEWHERE.

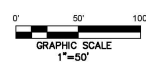
PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.25-0.25)=0.27
 SITE AREA = 5.00 ACRES
 INCREASED RUNOFF = [(0.27x2.8/12)x5.00AC = 0.315 AC-FT
 INCREASED RUNOFF = 13,722 CF
 PROPOSED DETENTION BASIN STORAGE VOLUME PROVIDED = 61,336 CF
 EXCESS STORAGE VOLUME AVAILABLE TO OVER-DETAIN = 47,614 CF

LEGEND

- ☉ = EX. UTILITY POLE
- = EX. CONTOUR
- ⊙ = EX. FIRE HYDRANT
- ⊖ = EX. OVERHEAD ELECTRIC
- ⊙ = EX. SIGN
- ☆ = EXISTING LIGHT
- ⊖ = TO BE REMOVED
- ⊙ = PARKING COUNT
- ⊖ = PROPOSED TREELINE
- ⊖ = PROPOSED SCREENED DUMPSTER
- ⊖ = PROPOSED STORMWATER DRAINAGE
- ⊖ = PROPOSED SANITARY SEWER
- ⊖ = PROPOSED USPS RESERVED PARKING
- ⊖ = PROPOSED MAIL CENTER
- ⊖ = OBSERVED POTENTIAL KARST FEATURE

CASE# 20-ZONE-0123
 RELATED CASE#
 20-ZONEPA-0104
DISTRICT DEVELOPMENT PLAN
 (FOR A REZONING REQUEST)
 907 ORMSBY LANE
 CONDOMINIUMS
 LOUISVILLE, KY 40242



W# 1212

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 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

907 ORMSBY LANE
 CONDOMINIUMS

DATE: 12/7/2020
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

Δ	AGENCY COMMENTS 5/24/21
Δ	
Δ	
Δ	
Δ	

DEVELOPMENT PLAN

JOB NUMBER
19061

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