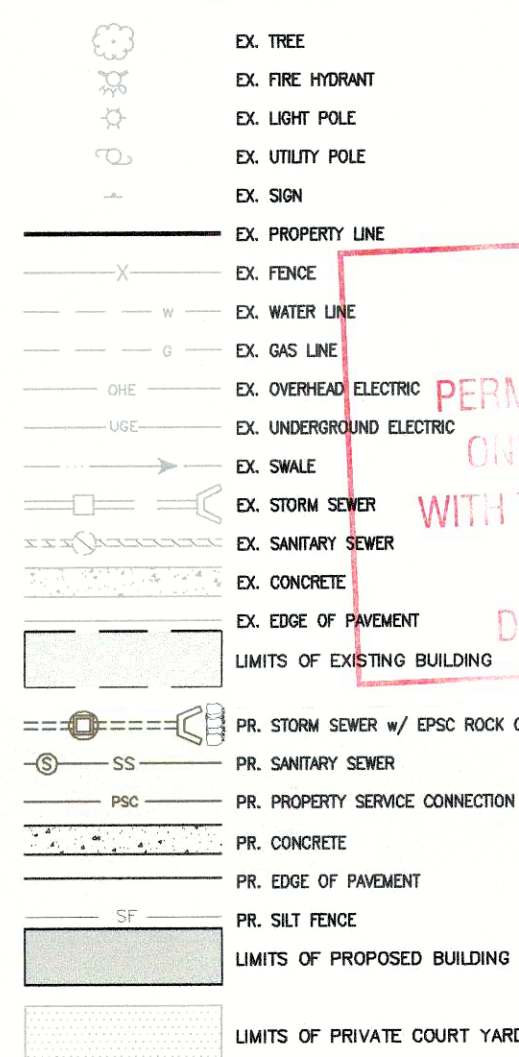


EROSION CONTROL NOTES

- 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 SWMP 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



**NOTICE**  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN.

**LOUISVILLE METRO**  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
DOCKET NO. 19ZONE1015  
APPROVAL DATE June 16, 2019  
EXPIRATION DATE July 25, 2021  
SIGNATURE OF PLANNING COMMISSION  
PLANNING

**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 ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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



OWNER

SWISS VILLAGE, LLC.  
946 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 42.38 ACRES  
EX. FORM DISTRICT TRADITIONAL NEIGHBORHOOD  
EX. ZONING R-5  
PR. ZONING R-6  
EX. LAND USE EVENT SPACE  
PR. LAND USE MULTI-FAMILY  
NUMBER OF UNITS 41 UNITS  
PR. DENSITY 17.22 DU/ACRE  
EX. BUILDING 15,090 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 (1.5 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.U.A. 15,739 SF  
I.L.A. REQUIRED (5%) 787 SF  
I.L.A. PROVIDED 1,082 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 5,270 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 ADJUTING 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 FARMAN 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, (21111C0042E & 21111C0058E - 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 WSA 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 DISCHARGES 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

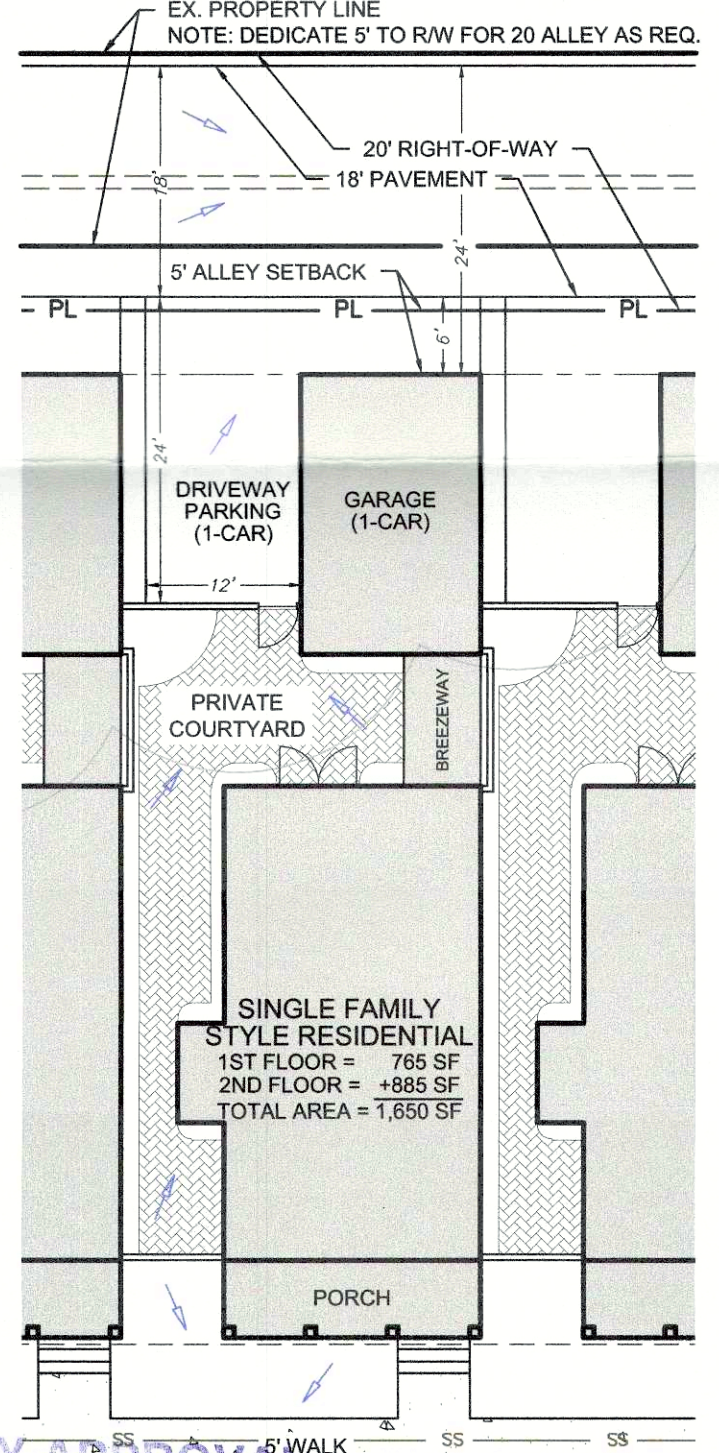
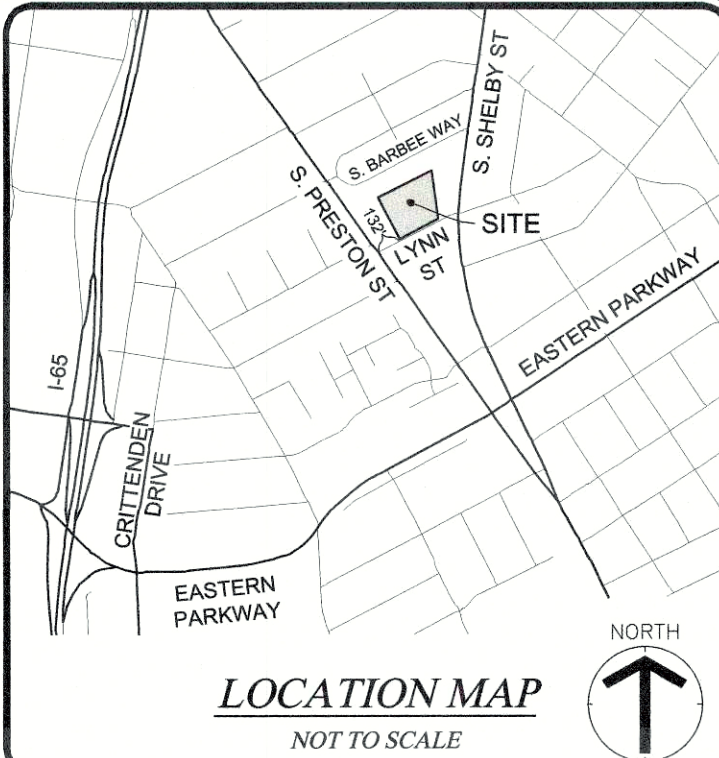
PRE 57,998 SF  
POST 79,125 SF  
PERCENTAGE OF INCREASE 1.36%

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.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 5) ENCROUCHMENT PERMIT AND BOND ARE REQUIRED BY MPW AND KYTC FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 6) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROUCHMENT PERMIT.
- 7) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

VARIANCE REQUEST

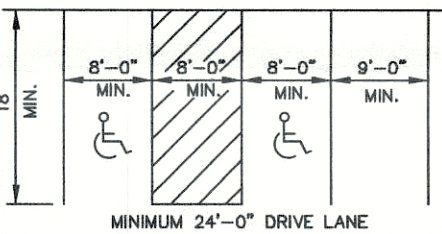
- 1) VARIANCE REQUESTED FROM CHAPTER 5, PART 2, SECTION 5.2.2.C.2 - TABLE 5.2.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE 15-FOOT MINIMUM SETBACK ALONG LYNN STREET TO BE A 10-FOOT MINIMUM SETBACK.



PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:  
BY: [Signature]  
DATE: 04/25/19  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

SINGLE FAMILY STYLE  
TYPICAL LAYOUT  
NOT TO SCALE



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT  
NOT TO SCALE

RECEIVED

PRELIMINARY APPROVAL  
Condition of Approval: [Signature]  
APR 18 2019  
DESIGN SERVICES  
Tanyell 4-24-19  
Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

NORTH



CASE# 19ZONE1015 WM# 11728

HERITAGE ENGINEERING, LLC  
642 South 4th Street  
Suite 100  
Louisville, KY 40202  
(502) 582-1113 Fax

UNDERHILL  
ASSOCIATES, INC.  
946 GOSS AVENUE  
LOUISVILLE, KY 40217  
PHONE: 502-581-8800

REZONING PLAN  
GENERAL/DETAILED DEVELOPMENT 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



## BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A major subdivision plan creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any certificates of occupancy.
  - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 6, 2019 Planning Commission hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.