

**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 CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0031F

**GENERAL NOTES:**

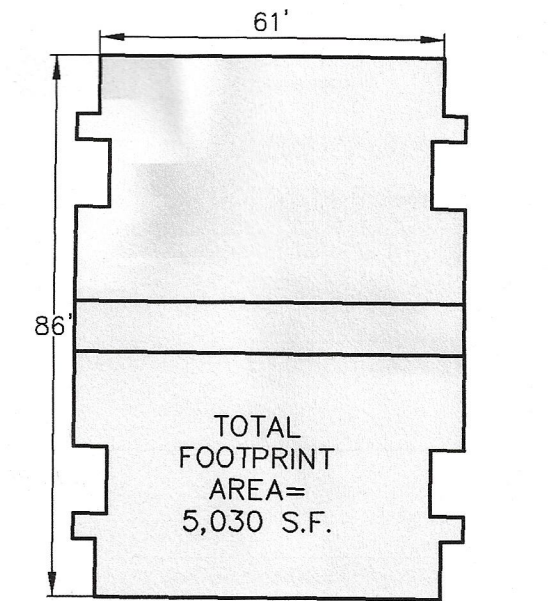
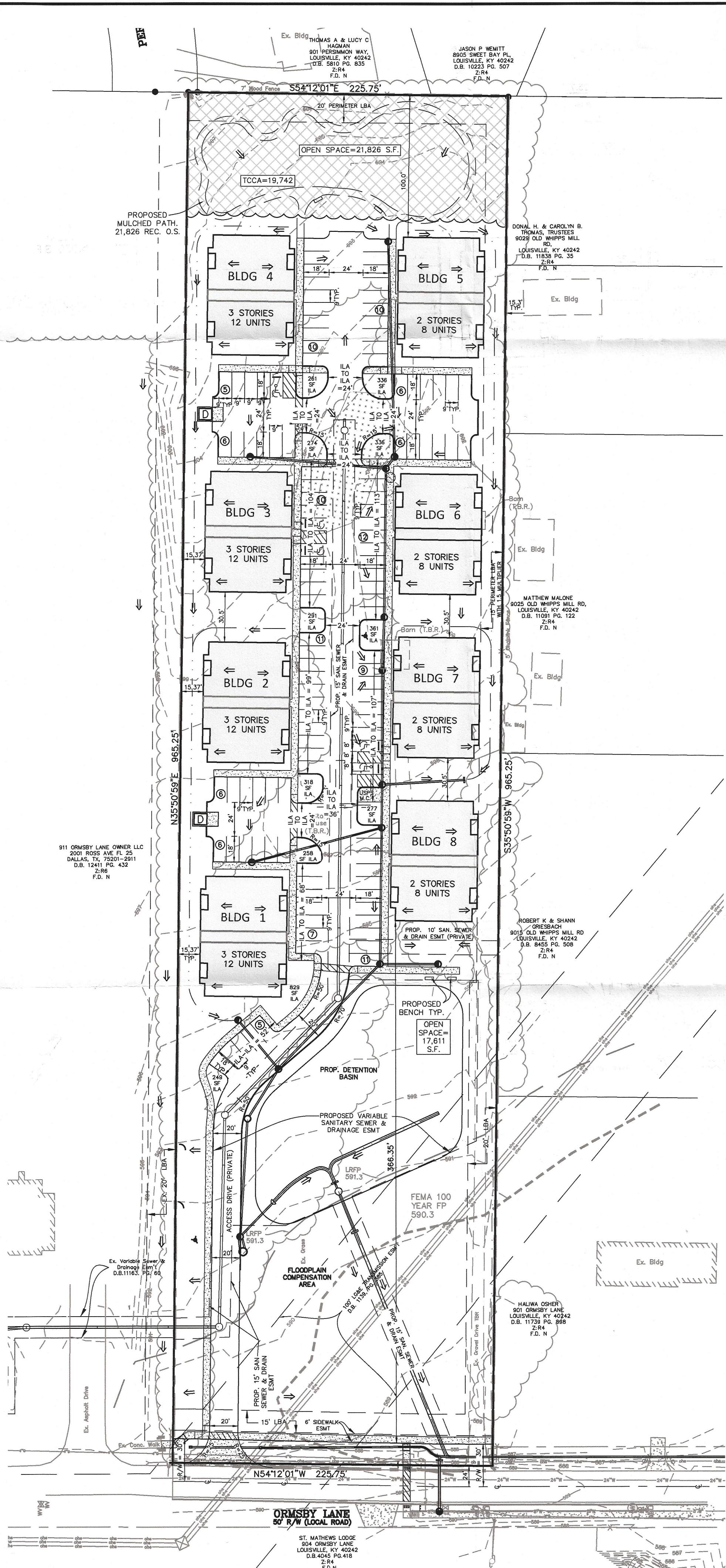
1. (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. ALL LUMINARIES SHALL 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.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. 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.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ANY SITE LIGHTING SHALL COMPLY WITH THE LDC FOR THE CITY OF LYNDON.
9. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
10. 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.
11. MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. THIS PROPERTY LIES WITHIN CITY LIMITS OF LYNDON.
13. 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.
14. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
17. A KARST SURVEY WAS PERFORMED ON MARCH 2ND, 2021 BY GREENBAUM ASSOCIATES, INC AND FOUND A FEATURE THAT IS INDICATIVE OF KARST TOPOGRAPHY.
18. PER CHAPTER 10 OF THE CITY OF LYNDON'S LAND DEVELOPMENT CODE; THE MAXIMUM DISTANCE BETWEEN INTERIOR LANDSCAPE AREAS SHALL NOT EXCEED 120 FEET.

**MSD NOTES:**

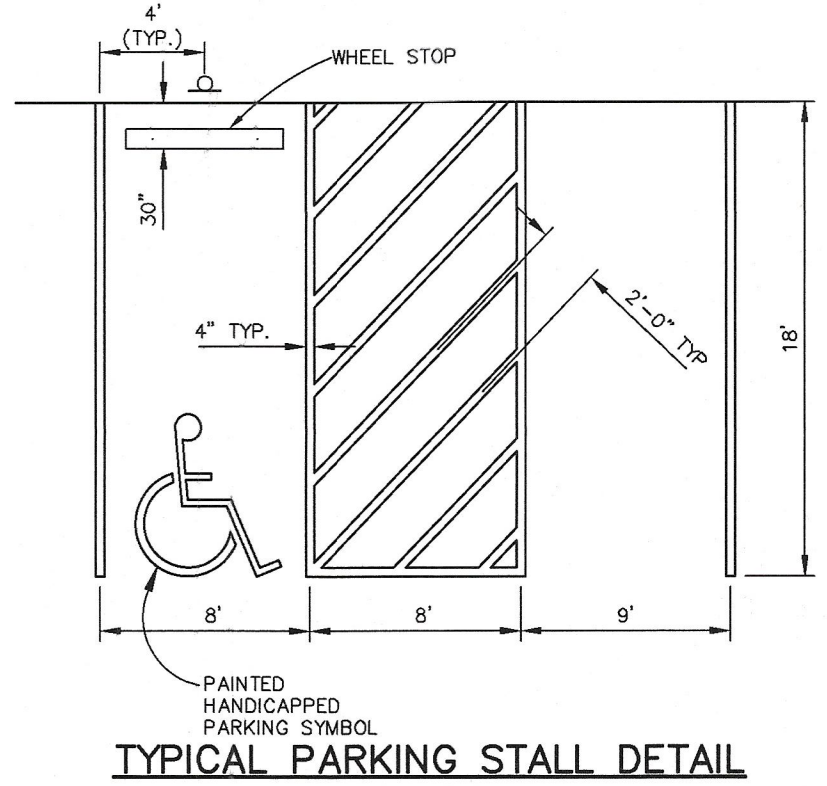
1. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
2. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS 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.
3. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. KDW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. ALL REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
8. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
9. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
10. THE CITY OF LYNDON HAS COMPLETED A ROAD WIDENING AND DRAINAGE IMPROVEMENT PROJECT 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 THE 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.

**FIRE DEPARTMENT NOTES:**

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ST. MATTHEWS FIRE PROTECTION DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: STEPHEN DUNLANY SDUNLANY@STMATTHEWSFD.COM
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.



TYPICAL BUILDING FOOTPRINT NO SCALE



TYPICAL PARKING STALL DETAIL NO SCALE

**PROJECT SUMMARY**

EXISTING ZONING	R6
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
GROSS SITE ACREAGE	5.00 AC. (217,905 S.F.)
NET SITE ACREAGE	4.92 AC. (214,355 S.F.)
PROPOSED NEW BUILDING FLOOR AREA	100,600 S.F.
PROPOSED NEW BUILDING FOOTPRINT	40,240
<b>DIMENSIONAL STANDARDS:</b>	
FRONT/STREET SIDE	15 FT.
SIDE	3 FT.
REAR	25 FT.
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	25 FT.
MAX ALLOWED BLDG. HEIGHT	35'
VUA	46,037 S.F.
ILA REQUIRED (7.5%)	3,453 S.F.
ILA PROVIDED	3,790 S.F.
MAX. ALLOWED F.A.R.	0.75
NET F.A.R.	0.47
DWELLING UNITS	80
MAX ALLOWED DENSITY	17.42
NET DWELLING UNITS/ ACRE	16.26
PROPOSED BLDG. HEIGHT	35'
REQUIRED OPEN SPACE (15%)	32,121 S.F.
REQUIRED REC. OPEN SPACE (50% O.S.)	16,061 S.F.
TOTAL OPEN SPACE PROVIDED	39,437 S.F.
REC. OPEN SPACE PROVIDED	21,826 S.F.

**PARKING SUMMARY**

<b>REQUIRED</b>	
MULTI-FAMILY (80 UNITS)	120 SPACES
MIN. (1.5 SPACES/ UNIT)	240 SPACES
MAX. (3 SPACES/UNIT)	
<b>PARKING PROVIDED</b>	
STANDARD SPACES	115 SPACES
ADA COMPLIANT SPACES	5 SPACES
TOTAL PROVIDED	120 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: 19,742 SF (9.1%)  
 REQUIRED NEW TREE CANOPY: 21,660 SF (9.9%)  
 REQUIRED TOTAL TREE CANOPY: 41,402 SF (19%)  
 TOTAL TREE CANOPY TO BE PROVIDED: 41,402 (19%)  
 \* THE DEVELOPER WILL COMPENSATE FOR PLANTING TREES IN THE LBA IN THE OHE ESMT, BY GROUPING THE TREE PLANTINGS IN THE SAME LBA, ELSEWHERE.

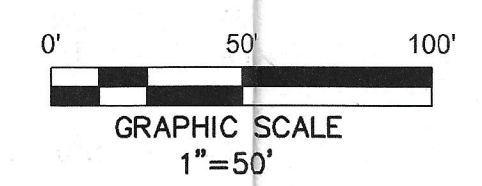
**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C=(0.56-0.28)=0.28  
 INCREASED RUNOFF = [(0.28x2.8/12)x5.00AC = 0.327 AC-F  
 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
- TBR = TO BE REMOVED
- ⊕ = PARKING COUNT
- ▨ = PROPOSED TCCA
- ~ = PROPOSED TREELINE
- D = PROPOSED SCREENED DUMPSTER
- = PROPOSED STORMWATER DRAINAGE
- = PROPOSED SANITARY SEWER
- = PROPOSED USPS RESERVED PARKING
- = PROPOSED MAIL CENTER
- = OBSERVED POTENTIAL KARST FEATURE

**VARIANCE GRANTED 08/23/21**  
 A VARIANCE WAS GRANTED FROM CHAPTER 5.3 OF THE LDC TO EXCEED THE INFILL SETBACK OF 131.5' BY A MAXIMUM OF 234.85'.



CASE# 26-DDP-0012  
 RELATED CASES#  
 20-ZONE-0123,  
 20-ZONEPA-0104  
**REVISED DISTRICT DEVELOPMENT PLAN**  
 907 ORMSBY LANE CONDOMINIUMS  
 LYNDON, KY 40242  
 OWNER/DEVELOPER:  
 MERIDIAN CONSTRUCTION, LLC  
 PO BOX 436618  
 LOUISVILLE, KY 40253  
 O.B. 12343 Pg. 580  
 TAX BLOCK: 0021 LOT: 0058

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.527.7073 www.milestonedesign.org

**907 ORMSBY LANE CONDOMINIUMS**

DATE: 2/23/2026  
 DRAWN BY: A.R.H.  
 CHECKED BY: S.R.M.  
 SCALE: 1"=50' (HORZ)  
 SCALE: N/A (VERT)

REVISIONS	
Δ	AGENCY CMNTS 3/23/26
Δ	AGENCY CMNTS 5/8/26

**RECEIVED**  
 JUN 03 2026  
 OFFICE OF PLANNING

**REVISED DEVELOPMENT PLAN**

**JOB NUMBER 19061**

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