



STANDARD SYMBOLS

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
COMBINED SEWER	COMBINED SEWER
FORCE MAIN	FORCE MAIN
WATER MAIN	WATER MAIN
ELECTRIC	ELECTRIC
GAS	GAS
TELEPHONE	TELEPHONE
OVERHEAD WIRES	OVERHEAD WIRES
SANITARY MANHOLE	SANITARY MANHOLE
CATCH BASIN	CATCH BASIN
STORM INLET	STORM INLET
CLEANOUT	CLEANOUT
RIP RAP	RIP RAP
VALVE IN VAULT	VALVE IN VAULT
VALVE IN BOX	VALVE IN BOX
FIRE HYDRANT	FIRE HYDRANT
BUFFALO BOX	BUFFALO BOX
FLARED END SECTION	FLARED END SECTION
STREET LIGHT	STREET LIGHT
DITCH OR SWALE	DITCH OR SWALE
DIRECTION OF FLOW	DIRECTION OF FLOW
OVERFLOW RELIEF SWALE	OVERFLOW RELIEF SWALE
1 FOOT CONTOURS	1 FOOT CONTOURS
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
DETECTABLE WARNINGS	DETECTABLE WARNINGS
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
MAIL BOX	MAIL BOX
SIGN	SIGN
TRAFFIC SIGNAL	TRAFFIC SIGNAL
POWER POLE	POWER POLE
GUY WIRE	GUY WIRE
GAS VALVE	GAS VALVE
HANDHOLE	HANDHOLE
ELECTRICAL EQUIPMENT	ELECTRICAL EQUIPMENT
TELEPHONE EQUIPMENT	TELEPHONE EQUIPMENT
CHAIN-LINK FENCE	CHAIN-LINK FENCE
BRUSH/TREE LINE	BRUSH/TREE LINE
DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)
CONFERRUS TREE WITH HEIGHT IN FEET (TBR)	CONFERRUS TREE WITH HEIGHT IN FEET (TBR)
SILT FENCE	SILT FENCE
RETAINING WALL	RETAINING WALL
WETLAND	WETLAND
TO BE REMOVED	TO BE REMOVED
PARKING COUNT	PARKING COUNT

- ### GENERAL NOTES:
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL RADII SHALL BE 3' MEASURED FACE OF CURB UNLESS NOTED OTHERWISE.
 - THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2"-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ASSOCIATED PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS, ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER OR WATER MAIN LOCATIONS, SIZE, CONDITION & ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - CONTRACTOR SHALL ADJUST RM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY WLMOTH INTERNATIONAL, PSC ON MAY 11, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - THE DEVELOPER/PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER/PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.
 - DUMPSTER EMPTYING SHALL NOT OCCUR BETWEEN THE HOURS OF 8:00 PM AND 7:00 AM.
 - PROPOSED SCREENING DEPICTED ON PLAN MUST BE MAINTAINED IN GOOD CONDITION WITH ANY NECESSARY REPAIRS COMPLETED AT A REASONABLE TIME AFTER DISCOVERY.

UTILITY NOTES:

- THE CONTRACTOR SHALL CONTACT KENTUCKY 811 (1-800-752-6007) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- EXISTING UTILITIES IN RIGHT OF WAY ARE APPROXIMATE LOCATIONS TO BE VERIFIED UPON RECEIVING SURVEY AT A LATER DATE.

PRELIMINARY DETENTION BASIN DATA

MAX STORAGE VOLUME (100YR):	2.31 ACRE-Feet
DETENTION BASIN A:	
SURFACE AREA:	15,101 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	36,173 CUFT
VOLUME PROVIDED:	36,672 CUFT
DETENTION BASIN B:	
SURFACE AREA:	27,869 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	58,837 CUFT
VOLUME PROVIDED:	61,401 CUFT
DETENTION BASIN C:	
SURFACE AREA:	6,203 SF
DEPTH:	3 FT
VOLUME REQUIRED:	7,397 CUFT
VOLUME PROVIDED:	13,350 CUFT

WAIVER APPROVED
 KYTC NOTES:
 1. THE DEVELOPER/PROPERTY OWNER SHALL MAINTAIN THE TWO PREVIOUSLY APPROVED PLAN APPROVED ON 09/16/21 AND 08/23/21 AND EXPRESS 11/11/23 PER PREVIOUS DETAILED DISTRICT DEVELOPMENT PLAN CASE NO.20-ZONE-0120
 WAIVER SECTION 5.9.2.4.1(A) - TO ALLOW OMISSION OF A REQUIRED SIGN TO AN UNDEVELOPED PROPERTY.
 MSD FILE NUMBER: WM#12146

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam Dineen*
 DATE: 10/12/23
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

STATE OF KENTUCKY
 MATTHEW SEAN PARKS
 36780
 LICENSED PROFESSIONAL ENGINEER
 10-2-23

PRELIMINARY APPROVAL
 Condition of Approval: _____
 _____ 10-11-23
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PROJ. MGR.: MSP
 PROJ. ASSOC.: ZJW
 DRAWN BY: ZJW
 DATE: 8/21/2023
 SCALE: 1"=50'
 SHEET
 EX
 MCP.LVKY01

SITE DATA

REQUIRED STANDARD PARKING:	252 SPACES	EXISTING ZONE: R-6
PROPOSED STANDARD PARKING:	291 SPACES	PROPOSED ZONE: R-8
MAXIMUM STANDARD PARKING:	504 SPACES	FORM DISTRICT OF PROPERTY: NEIGHBORHOOD
ADA PARKING:	10 SPACES	EXISTING USE: RECREATIONAL SWIMMING
NET PARKING:	301 SPACE	PROPOSED USE: MULTI-FAMILY RESIDENTIAL
REQUIRED INTERIOR LANDSCAPE AREA:	11,220 S.F. (7.5%)	TOTAL NUMBER OF DWELLING UNITS: 252
PROPOSED INTERIOR LANDSCAPE AREA:	18,625 S.F. (12.7%)	PROPOSED NUMBER OF DWELLING UNITS: 16.62 D.U./ACRE
PROPOSED VEHICULAR USE AREA:	146,374 S.F.	ALLOWABLE NUMBER OF DWELLING UNITS: 17.42 D.U./ACRE
EXISTING TREE CANOPY:	59,509 S.F. (9.1%)	BUILDING HEIGHT: 45 FT. (MAX)
REQUIRED TREE CANOPY:	231,130 S.F. (35%)	OFF-SITE LOADING AREA: NOT APPLICABLE
EXISTING IMPERVIOUS AREA:	0.36 ACRES	FEMA/ LOCAL REGULATORY FLOODPLAINS: NOT APPLICABLE
PROPOSED IMPERVIOUS AREA:	5.87 ACRES	REQUIRED OPEN SPACE: 66,037 SF (10% X 660,370 SF)
NET CHANGE:	5.51 ACRE	PROVIDED OPEN SPACE: 162,473 SF*
PROPERTY AREA: 15.16 ACRES		REQUIRED RECREATIONAL SPACE: 33,019 SF (50% X 66,037 SF)
AREA OF DISTURBANCE: 12.99 ACRES		PROVIDED RECREATIONAL SPACE: 71,888 SF
TAX BLOCK: 644		*UNDEVELOPED AREA EXCLUDED FROM OPEN SPACE CALCULATIONS
LOT NUMBER: 150		

- ### MSD NOTES:
- THE CONTRACTOR SHALL NOTIFY THE KENTUCKY 811 BEFORE YOUR DIG (BUD) AT 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MSD'S BASE ONE (540-6812) PRIOR TO ENTERING INTO AN MSD ACTIVE MANHOLE OR SEWER. ALL PRECAUTIONS AS DELINEATED IN THE MSD HEALTH & SAFETY RULE BOOK SHALL BE FOLLOWED.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - 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.
 - PLANNING FOR POST-CONSTRUCTION STORM DRAINAGE AREAS SHALL GENERALLY CONFORM TO THE EXISTING AREAS OF DRAINAGE, SPECIFICALLY TO THE POND AND STREAM SYSTEM FOR THE NORTHERN PORTION OF THE SITE AND TO THE STATE RIGHT-OF-WAY ALONG OUTER LOOP FOR THE SOUTHERN PORTION OF THE SITE.
 - PEAK RATE DISCHARGES FROM THE PROPOSED NORTH DETENTION BASIN SHALL NOT EXCEED THE PRE-DEVELOPED RATES OF THE EXISTING AREA NATURALLY DRAINING TO THE POND. OVER-DETENTION MAY BE REQUIRED PENDING THE RESULTS OF A DOWNSTREAM ANALYSIS OF THE DRAINAGE SYSTEM(S). HYDRAULIC MODELING FOR SITE DRAINAGE TO THE NORTH SHALL MODEL THE THREE POND IN SERIES. FOR EXISTING AND PROPOSED CONDITIONS, TO THE BRISCOE LANE CULVERT. NO NET INCREASE IN DISCHARGE RATES OR WSE'S OF THE PONDS, OR THE HEADWATER AT THE BRISCOE LANE CULVERT, SHALL OCCUR.
 - A GEOTECHNICAL ASSESSMENT OF THE ADEQUACY OF THE EXISTING DRAINAGE AREAS IS REQUIRED. ASSESSMENT OF THE DAMS AND OUTLETS OF THE TWO PONDS RECEIVING POST-DEVELOPED RUNOFF IS REQUIRED. DOCUMENTATION OF THE DAMS SHALL INCLUDE THE AVAILABLE FREEBOARD, SPILLWAY TYPE, ITS CONDITION AND ITS CAPACITY FOR THE EXISTING AND PROPOSED FLOWS. ANY DEFICIENCIES OR CORRECTIONS NEEDED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE INCLUDED WITH THE CONSTRUCTION PLANS. THE COST OF CONSTRUCTION RELATED TO OFFSITE DRAINAGE WORK SHALL BE INCLUDED IN THE MSD BOND AMOUNT. MSD SANITARY SEWER AND DRAINAGE EASEMENT IS REQUIRED FOR THAT PORTION OF THE POND ON THE DEVELOPER'S PROPERTY. ADDITIONAL EASEMENT(S) FOR THE REMAINING PORTIONS OF THE POND(S) MAY BE REQUIRED BASED ON ANY REQUIRED IMPROVEMENTS OF THE DOWNSTREAM DRAINAGE SYSTEM.
 - MODIFICATION TO THE CONDITIONS ABOVE BASED ON DEVELOPER AGREEMENTS WITH THE DOWNSTREAM PROPERTY OWNERS, SHOULD THEY OCCUR, ARE SUBJECT TO MSD APPROVAL.
 - DETENTION TO PRE-DEVELOPMENT DISCHARGE RATES IS REQUIRED FOR STORM DRAINAGE FROM THE SOUTHERN PORTION OF THE SITE THAT OUTLETS TO OUTER LOOP AND IS SUBJECT TO MSD AND KYTC APPROVAL.
 - SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
 - RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
 - SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION IS SUBJECT TO FEES AND ANY APPLICABLE CHARGES. DOWNSTREAM SANITARY CAPACITY IS APPROVED UNDER THE FOLLOWING CONDITIONS: ONLY CAPACITY FOR 47,000 GPD CAN BE APPROVED. CONSTRUCTION OF A LATERAL EXTENSION IS REQUIRED TO SERVE THE PROPERTY, AND TO OBTAIN THE REQUESTED CAPACITY, THE EXISTING 8" SEWER TO 10" WOULD NEED TO BE UPSIZED 41,200 FT TO CREATE THE FULL REQUESTED CAPACITY.

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PROPOSED DEVELOPMENT FOR: HOH FLATS AT OUTER LOOP
 ARCHITECT: HOONER DESIGN ARCHITECTS & ENGINEERS
 666 SEWARD AVE. NW, SUITE 404
 ALBUQUERQUE, NM 87102
 CONTACT: TOM WILKOT, P.E., CCA
 (505) 871-1581

FOR REVIEW ONLY