

GENERAL NOTES

1. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
5. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
6. MITIGATION MEASURES FOR DUST CONTROL, SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. A KARST SURVEY WAS PERFORMED BY KELLI JONES ON FEBRUARY 6, 2025 AND NO KARST FEATURES WERE NOTED.
8. ALL SIGNAGE WILL COMPLY WITH LOC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
9. KYTC BOND AND ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN E MANSLUCK ROAD.
10. THE DRIVEWAY FOR LOT 18 MUST BE LOCATED ON STREET "D."
11. A LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

MSD NOTES

1. 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.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DERRICK GUTHERIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0012 DATED DECEMBER 5, 2006).
4. 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 MGMT. PRACTICES.

5. DRAINAGE/STORMWATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. ONSITE DETENTION WILL BE PROVIDED.
6. DETENTION REQUIREMENTS:

NORTHERN BASIN: 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. DOWN STREAM CAPACITY TO BE VERIFIED THROUGH THE CULVERT UNDER MANSLUCK ROAD.

SOUTHERN BASIN: DETENTION BASIN DESIGN WILL BE BASED ON THE CHANGE IN PRE- AND POST- RUNOFF CONDITIONS FOR THE DEVELOPMENT SITE. ONSITE POST-DEVELOPED PEAK RUNOFF RATES WILL NOT EXCEED PRE-DEVELOPED PEAK RATES FOR THE 2, 10, 25 & 100 YEAR EVENTS, OVER-DETECTION WILL BE PROVIDED TO ACHIEVE A 50% REDUCTION FROM THE PRE-DEVELOPED 100-YEAR DISCHARGE RATE. CORRESPONDING REDUCTIONS FOR THE 25-YEAR, 10-YEAR AND 2-YEAR DISCHARGE RATES WILL BE A GOAL, UNDERSTANDING THAT FOR SMALLER STORM EVENTS MSD MINIMUM BASIN OUTLET SIZING MAY CONTROL. THE BASIN DESIGN ROUTINGS WILL CONSIDER THE EXISTING UPSTREAM OFFSITE RUNOFF AS CONVEYED THROUGH THE DEVELOPMENT UNDETAINED WITH NO REDUCTIONS APPLIED TO ITS EXISTING RUNOFF RATES.

A VELOCITY DISSIPATION STRUCTURE WILL BE INSTALLED AT THE STORMWATER DISCHARGE POINT IN ACCORDANCE WITH MSD REQUIREMENTS.

APPROXIMATE TOTAL DETENTION VOLUME REQUIRED:
6.58 Ac. X (0.56-0.30) X (2.9/12) +
4.75 Ac. X (0.56-0.30/2) X (2.9/12)
= 0.88 Ac.-FT.

UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) 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 WRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SWPPP NOTES

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

LEGEND

- 520 --- EX. MAJOR CONTOUR
- 522 --- EX. MINOR CONTOUR
- ==== EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. DITCH
- DRAINAGE FLOW ARROW

YARD REQUIREMENTS

- FRONT YARD: 15'
- GARAGE: 25'
- STREET SIDE YARD: 15'
- MIN. SIDE YARD: 6' BETWEEN ADJACENT UNITS
- REAR YARD: 25'
- MAX. BUILDING HEIGHT: 35'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 493,524 SF
EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED: 197,410 SF (40%)

SITE DATA

FORM DISTRICT: R-4
EXISTING ZONING: R-4
PROPOSED ZONING: VACANT
SURROUNDING ZONING: SINGLE FAMILY RESIDENTIAL
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA: 11.33 ACS
AREA IN ROW: 1.57 ACS
NET SITE AREA: 9.76 ACS
BUILDABLE LOTS: 55 LOTS
GROSS DENSITY: 4.85 DU/AC
NET DENSITY: 5.64 DU/AC
MAXIMUM DENSITY: 7.26 DU/AC

NEIGHBORHOOD: R-4
PRO: R-4
VACANT: VACANT
SINGLE FAMILY RESIDENTIAL: SINGLE FAMILY RESIDENTIAL
11.33 ACS: 11.33 ACS
1.57 ACS: 1.57 ACS
9.76 ACS: 9.76 ACS
55 LOTS: 55 LOTS
4.85 DU/AC: 4.85 DU/AC
5.64 DU/AC: 5.64 DU/AC
7.26 DU/AC: 7.26 DU/AC



LOCATION MAP NOT TO SCALE

OPEN SPACE TABLE

| Lot | Area | < 6000 |
|---------------------|-----------|-----------|
| 1 | 3,976 | 2,024 SF |
| 2 | 3,965 | 2,035 SF |
| 3 | 3,973 | 2,027 SF |
| 4 | 6,193 | -193 SF |
| 5 | 5,043 | 957 SF |
| 6 | 3,952 | 2,048 SF |
| 7 | 3,952 | 2,048 SF |
| 8 | 3,952 | 2,048 SF |
| 9 | 3,952 | 2,048 SF |
| 10 | 5,433 | 567 SF |
| 11 | 4,812 | 1,188 SF |
| 12 | 4,550 | 1,450 SF |
| 13 | 4,544 | 1,456 SF |
| 14 | 4,540 | 1,460 SF |
| 15 | 4,537 | 1,463 SF |
| 16 | 4,534 | 1,465 SF |
| 17 | 4,530 | 1,470 SF |
| 18 | 6,068 | -68 SF |
| 19 | 6,115 | -115 SF |
| 20 | 4,531 | 1,469 SF |
| 21 | 4,524 | 1,478 SF |
| 22 | 6,740 | -740 SF |
| 23 | 4,828 | 1,172 SF |
| 24 | 3,952 | 2,048 SF |
| 25 | 3,952 | 2,048 SF |
| 26 | 3,952 | 2,048 SF |
| 27 | 6,809 | 191 SF |
| 28 | 3,952 | 2,048 SF |
| 29 | 5,779 | 221 SF |
| 30 | 6,087 | -67 SF |
| 31 | 5,492 | 508 SF |
| 32 | 5,487 | 513 SF |
| 33 | 5,481 | 519 SF |
| 34 | 5,476 | 524 SF |
| 35 | 5,470 | 530 SF |
| 36 | 5,280 | 720 SF |
| 37 | 3,952 | 2,048 SF |
| 38 | 3,952 | 2,048 SF |
| 39 | 3,952 | 2,048 SF |
| 40 | 3,952 | 2,048 SF |
| 41 | 3,952 | 2,048 SF |
| 42 | 3,952 | 2,048 SF |
| 43 | 4,992 | 1,008 SF |
| 44 | 4,992 | 1,008 SF |
| 45 | 3,952 | 2,048 SF |
| 46 | 3,952 | 2,048 SF |
| 47 | 3,952 | 2,048 SF |
| 48 | 3,952 | 2,048 SF |
| 49 | 3,952 | 2,048 SF |
| 50 | 3,952 | 2,048 SF |
| 51 | 3,991 | 2,009 SF |
| 52 | 4,152 | 1,848 SF |
| 53 | 4,435 | 1,565 SF |
| 54 | 4,852 | 1,148 SF |
| 55 | 7,711 | -1,711 SF |
| OPEN SPACE REQUIRED | 74,952 SF | +2 SF |
| | 37,476 | SF |

CASE #25-ZONE-0004
RELATED CASE #24-ZONEPA-0148
WM #12846

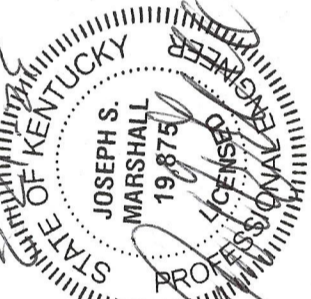
OWNERS:
MANSLUCK DEVELOPMENT, LLC
6400 PRESTON HIGHWAY
LOUISVILLE, KY 40229
D.B. 12707, PG. 367

CODY LAYNE MCFARLAND
8908 MAPLE RD
LOUISVILLE, KY, 40229
D.B. 9898, PG. 366

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OFFICE OF PLANNING

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN
PROJECT TITLE: MANSLUCK COMMONS II
DEVELOPER: MANSLUCK DEVELOPMENT, LLC

JOB NO. 3377
SCALE: 1"=50'
DATE: 11/21/24
DRAWING NO. DDP
SHEET 1 OF 1



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