

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 PREVENT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
5. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 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 KELL JONES ON FEBRUARY 6, 2025 AND NO KARST FEATURES WERE NOTED.
8. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
9. KYTC BOND AND ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN E MANSLUK 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, (211100012 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.

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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWN STREAM CAPACITY TO BE VERIFIED THROUGH THE CULVERT UNDER MANSLUK 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-DETENTION 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:

$$6.58 \text{ Ac.} \times (0.56 - 0.30) \times (2.9/12) + 4.75 \text{ Ac.} \times (0.56 - (0.30/2)) \times (2.9/12) = 0.88 \text{ Ac.} \sim \text{FL}$$

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 WIRES, 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 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'

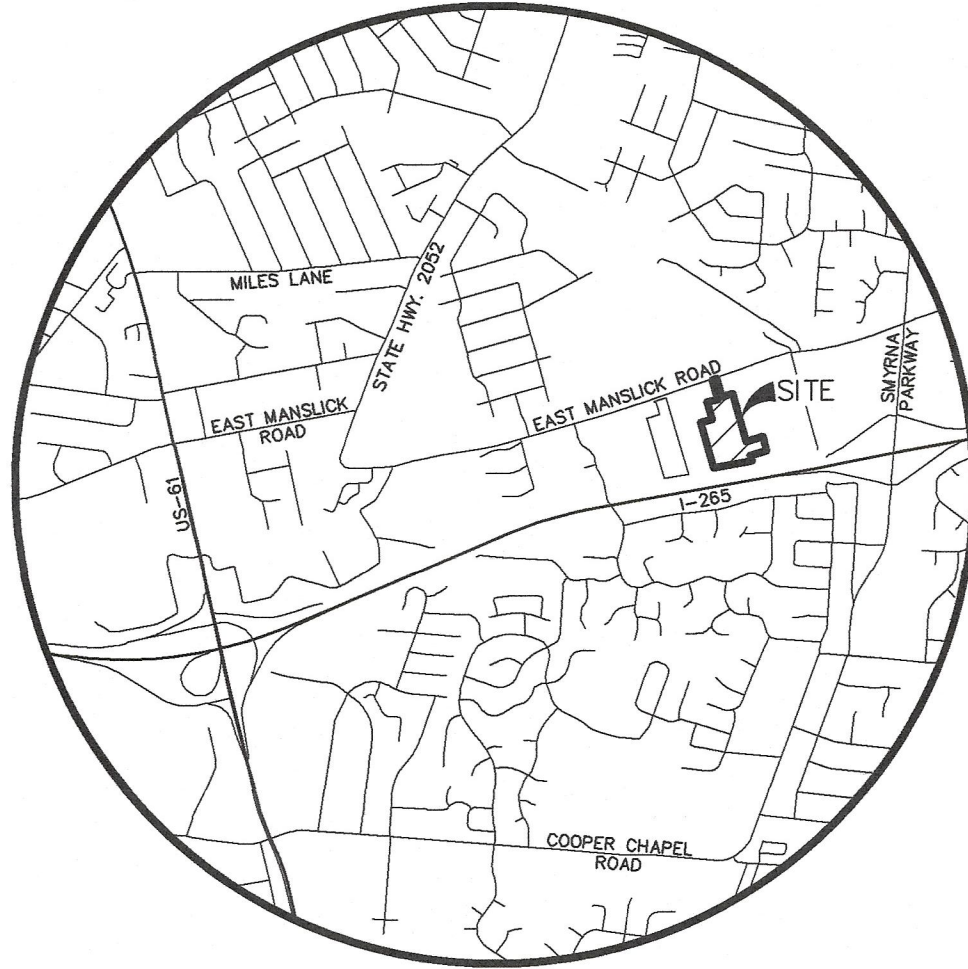
TREE CANOPY CALCULATIONS

- TOTAL SITE AREA: 493,524 SF
- EXISTING TREE CANOPY: <50%
- EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)
- ADDITIONAL TREE CANOPY REQUIRED: 197,410 SF (40%)

SITE DATA

FORM DISTRICT: R-4  
EXISTING ZONING: PRD  
PROPOSED ZONING: R-4  
SURROUNDING ZONING: R-4  
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  
PRD  
R-4  
VACANT  
SINGLE FAMILY RESIDENTIAL  
11.33 ACS  
1.57 ACS  
9.76 ACS  
55 LOTS  
4.85 DU/AC  
5.64 DU/AC  
7.26 DU/AC



LOCATION MAP NOT TO SCALE

OPEN SPACE TABLE

Lot	Area	< 6000	SF
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	1,466	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	1,476	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	5,809	191	SF
27	3,952	2,048	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	1,555	SF
54	4,852	1,148	SF
55	7,711	-1,711	SF
OPEN SPACE REQUIRED	74,952	-2	SF
	37,478		SF

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

OWNERS:  
MANSLUK 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. 386

RECEIVED  
FEB 24 2025

OFFICE OF PLANNING

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

JOB NO. 3377

SCALE: 1"=50'

DATE: 11/21/24

DRAWING NO. DDP

SHEET 1 OF 1

25-ZONE-0004