

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE
PRELIMINARY SUBDIVISION PLAN
5704 E. MANSLICK ROAD

20-MSUB-0004

DEVELOPER

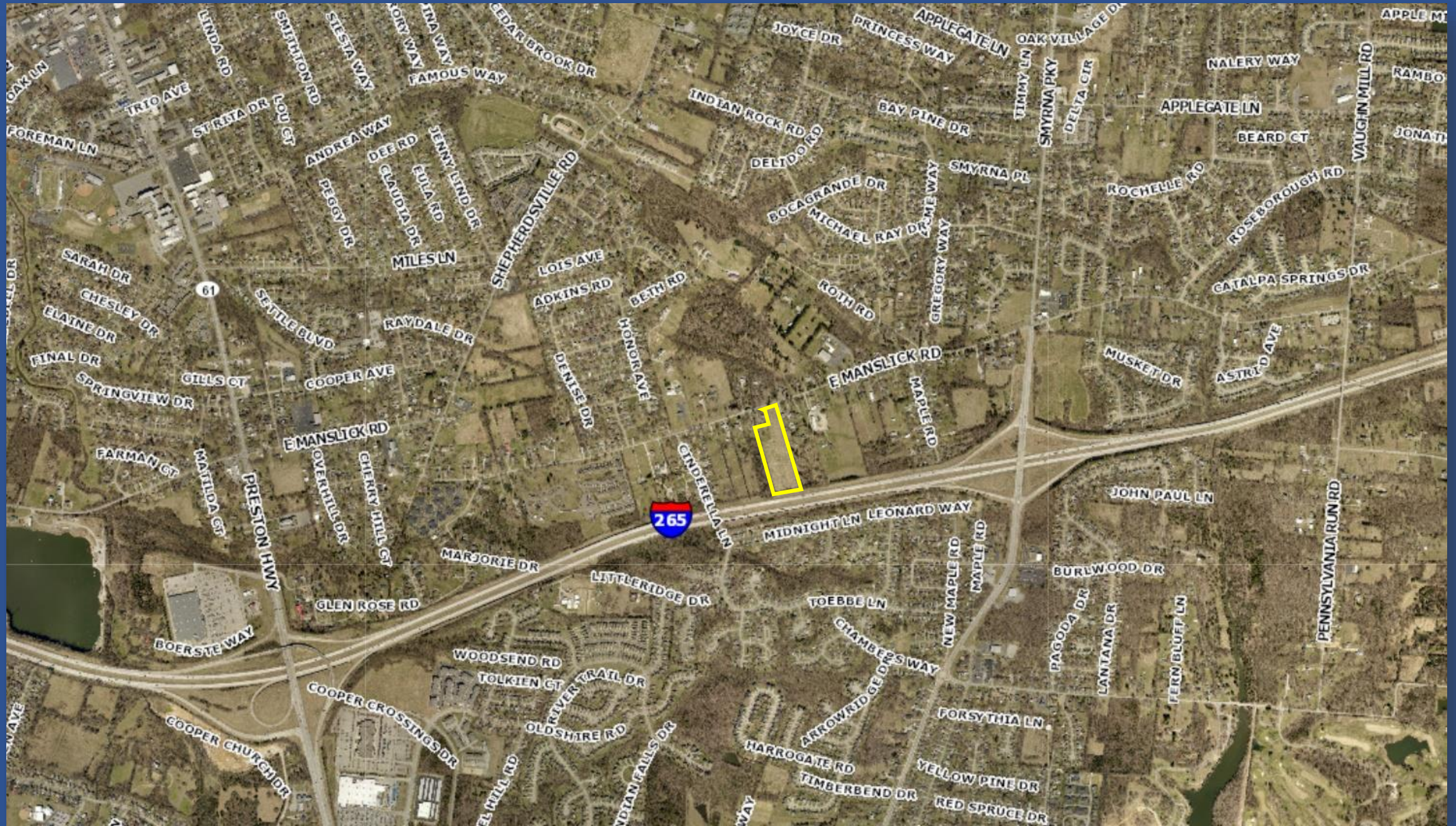
KEVIN DAVIS, MANSLICK DEVELOPMENT, LLC

REPRESENTATIVES

JON BAKER, WYATT, TARRANT & COMBS
KELLI JONES, SABAK, WILSON & LINGO, INC.



CONTEXT MAP



ZONING MAP



AERIAL PHOTOGRAPH



SITE IMAGES



SITE IMAGES



E. MANSCLICK RD LOOKING WEST



E. MANSCLICK RD LOOKING EAST

DRAINAGE EXHIBIT

GENERAL NOTES

- 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.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DERRICK OUTHERE 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.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (111100012 DATED DECEMBER 5, 2006).
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT IMPACT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- A HARST SURVEY WAS PERFORMED BY KELLY JONES ON JULY 14, 2020. ONE SMALL SINK HOLE WAS LOCATED NEAR AN EXISTING TREE AS INDICATED ON THE PLAN.
- 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. FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. ON-SITE DETENTION WILL BE PROVIDED.
- DETENTION BASIN DESIGN WILL BE BASED ON THE CHANGE IN PRE- AND POST- RUNOFF CONDITIONS FOR THE DEVELOPMENT. WHITE- PEST-DEVELOPED PEAK RUNOFF RATES WILL NOT EXCEED PRE-DEVELOPED PEAK RATES FOR THE 2, 10, 22 & 100-YEAR RETURN PERIODS. OVER-RETENTION WILL BE PROVIDED TO ACHIEVE A 50% REDUCTION FROM THE PRE-DEVELOPED 100-YEAR DISCHARGE RATE. CORRESPONDING REDUCTIONS FOR THE 22-YEAR, 10-YEAR AND 2-YEAR DISCHARGE RATES WILL BE A GOAL. UNDERSTANDING THAT FOR SMALLER STORM EVENTS MSD MINIMUM OUTLET DESIGN FLOW RATE. THE BASIN DESIGN ROUTINGS WILL CONSIDER THE EXISTING UPSTREAM OFFSITE ROUTINGS THROUGH THE DEVELOPMENT UNDETERMINED WITH NO REDUCTIONS APPLIED TO ITS EXISTING RUNOFF RATES. APPROXIMATE DETENTION VOLUME REQUIRED: $7.57 \text{ Ac} \times (0.55 - (0.30/2)) \times (2.9/12) = 0.60 \text{ FT}$
- A VELOCITY DISSIPATION STRUCTURE WILL BE INSTALLED AT THE STORMWATER DISCHARGE POINT IN ACCORDANCE WITH MSD REQUIREMENTS.
- A DOWNSTREAM ANALYSIS WILL BE COMPLETED TO VERIFY THE INLET CAPACITY OF THE EXISTING 30" RCP LOCATED IN THE REAR OF 9011 & 9013 UNDERELLA LANE.
- ALL SIGNAGE WILL COMPLY WITH LOC. CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
- KYTC BOND AND ENDORSEMENT PERMIT REQUIRED FOR ALL WORK IN E MANSLUCK ROAD.

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 HAS BEEN ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC WIRES, GAS, AND WATERBURY), 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 (EPPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPPC 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 SEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SOILS TRACKED ONTO THE HIGHWAY SHALL BE REMOVED DAILY.

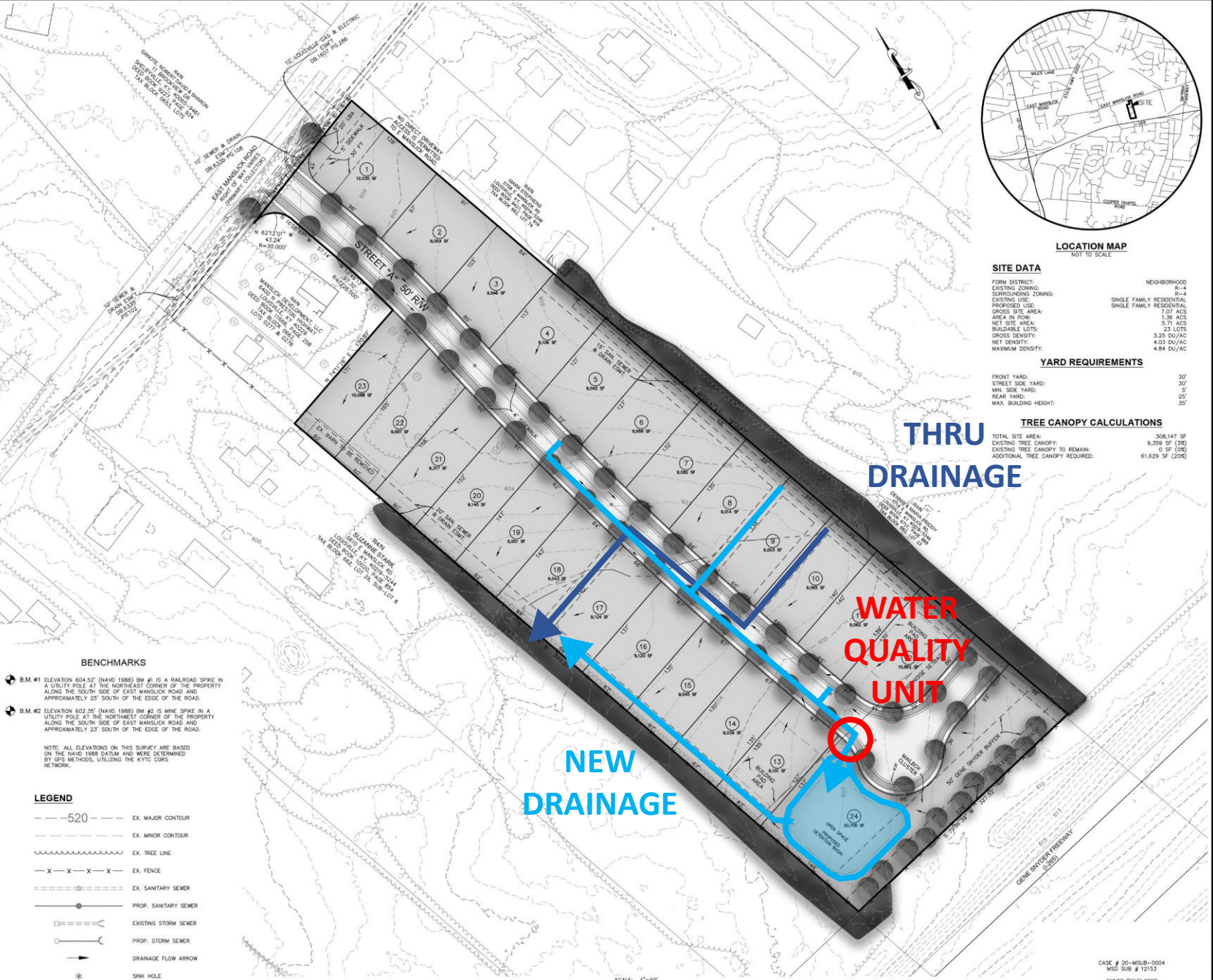
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CHANNELS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAINING EXHIBIT.

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

ADDITIONAL REQUESTS

- WALKER OF LOC. 7.3.30.8 TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP.



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-4
EXISTING ZONING:	SURROUNDING ZONING:	R-4
PROPOSED USE:	PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	NET SITE AREA:	9.107 ACES
AREA IN ROW:	NET SITE AREA:	1.36 ACES
NET SITE AREA:	BUILDABLE LOTS:	23 LOTS
GROSS DENSITY:	NET DENSITY:	4.03 DU/AC
MAXIMUM DENSITY:		4.84 DU/AC

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	30'

TREE CANOPY CALCULATIONS

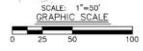
TOTAL SITE AREA:	308,147 SF
EXISTING TREE CANOPY:	9,359 SF (3%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	61,629 SF (20%)

- BENCHMARKS**
- BM #1 ELEVATION 604.52' (NAVD 1988) BM #1 IS A RAILROAD SPIKE IN A UTILITY POLE AT THE NORTHWEST CORNER OF THE PROPERTY ALONG THE SOUTH SIDE OF EAST MANSLUCK ROAD AND APPROXIMATELY 25' SOUTH OF THE EDGE OF THE ROAD.
 - BM #2 ELEVATION 602.35' (NAVD 1988) BM #2 IS SAME SPIKE IN A UTILITY POLE AT THE NORTHWEST CORNER OF THE PROPERTY ALONG THE SOUTH SIDE OF EAST MANSLUCK ROAD AND APPROXIMATELY 25' SOUTH OF THE EDGE OF THE ROAD.

NOTE: ALL ELEVATIONS ON THIS SURVEY ARE BASED ON THE NAVD 1988 DATUM AND WERE DETERMINED BY GPS METHODS, UTILIZING THE KYTC CORS NETWORK.

LEGEND

---	EX. MAJOR CONTOUR
- - - -	EX. MINOR CONTOUR
---	EX. TREE LINE
-X-X-X-X-	EX. FENCE
=====	EX. SANITARY SEWER
-----	PROP. SANITARY SEWER
-----	EXISTING STORM SEWER
-----	PROP. STORM SEWER
→	DRAINAGE FLOW ARROW
*	SINK HOLE



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
405 S. HAMB STREET, COOPERVILLE, KENTUCKY 40022
(502) 994-4271

DATE:	07/27/2020
REVISION:	1. REVISION FOR AGENCY COMMENTS 08/16/20
2. REVISION FOR AGENCY COMMENTS 08/16/20	

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: MANSLUCK DEVELOPMENT, LLC
5704 EAST MANSLUCK ROAD, LOUISVILLE, KY 40219
TAX BLOCK 682, LOT 62

JOB NO: 3307
SCALE: 1"=50'
DATE: 08/16/20

DRAWING NO: PSP

CASE # 20-MSUB-004
MSD SUR # 12153
OWNER/DEVELOPER: MANSLUCK DEVELOPMENT, LLC
8400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

SHEET 1 OF 1

K:_PSPS\DRP\3207-PSP_24x36_Kelli Jones_10/05/2020

HOUSING TYPES

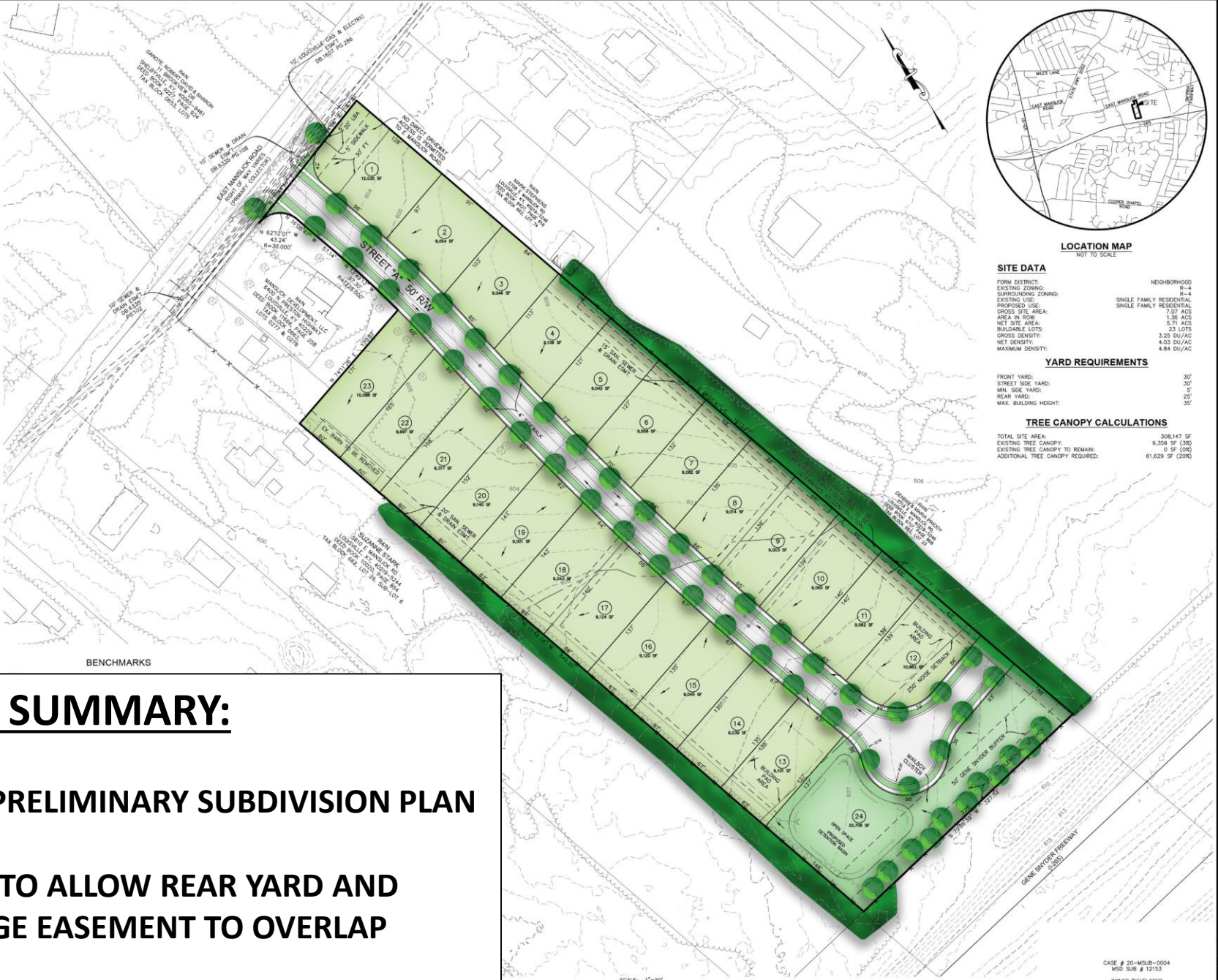


GENERAL NOTES

- 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.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DERBOK OUTHERE 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.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (211100012) DATED DECEMBER 5, 2006.
- 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 BE PERMITTED WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT IMPACT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
- ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- A HARVEST SURVEY WAS PERFORMED BY KELLI JONES ON JULY 14, 2021. ONE SMALL SINGLE TREE WAS LOCATED NEAR AN EXISTING TREE AS INDICATED ON THE PLAN.
- DRAINAGE/STORMWATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND STORMWATER WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. ON-SITE DETENTION WILL BE PROVIDED.
- DETENTION BASIN DESIGN WILL BE BASED ON THE CHANGE IN PRE- AND POST- RUNOFF CONDITIONS FOR THE DEVELOPMENT SITE. ON-SITE, PRE-DEVELOPED PEAK RUNOFF RATES WILL NOT EXCEED PRE-DEVELOPED PEAK RATES FOR THE 2-, 10-, 25 & 100-YEAR EVENTS. OVER-RETENTION WILL BE PROVIDED TO ACHIEVE A SIZE REDUCTION FROM THE PRE-DEVELOPED 100-YEAR DISCHARGE RATE. CORRESPONDING REDUCTIONS WILL BE A GOAL. UNDERSTANDING THAT FOR SMALLER STORM EVENTS MSD MINIMUM 10-MINUTE OUTLET REQUIREMENTS. THE BASIN DESIGN ROUTINGS WILL CONSIDER THE EXISTING UPSTREAM OFFSITE RUNOFF AS CONVEYED THROUGH THE DEVELOPMENT UNDISTURBED WITH NO REDUCTIONS APPLIED TO ITS EXISTING RUNOFF RATES. APPROXIMATE DETENTION VOLUME REQUIRED:
 $7.57 \text{ Ac} \times (0.55 - (0.30/2)) \times (2.9/12) = 0.60 \text{ FT}^3$
- A VELOCITY DISSIPATION STRUCTURE WILL BE INSTALLED AT THE STORMWATER DISCHARGE POINT IN ACCORDANCE WITH MSD REQUIREMENTS.
- A DOWNSREAM ANALYSIS WILL BE COMPLETED TO VERIFY THE INLET CAPACITY OF THE EXISTING 30" RCP LOCATED IN THE REAR OF 9011 & 9013 UNDERELLA LANE.
- ALL SIGNAGE WILL COMPLY WITH LOC. CHAPTER B REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
- KYTC BOND AND ENDORSEMENT PERMIT REQUIRED FOR ALL WORK IN E MANSLUCK ROAD.

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.



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-4
EXISTING ZONING:	SURROUNDING ZONING:	R-4
PROPOSED USE:	SURROUNDING ZONING:	SINGLE FAMILY RESIDENTIAL
CROSS SITE AREA:	NET SITE AREA:	1.07 AC
AREA IN ROW:	NET SITE AREA:	1.36 AC
NET SITE AREA:	BUILDABLE LOTS:	23 LOTS
BUILDABLE LOTS:	GROSS DENSITY:	3.25 DU/AC
GROSS DENSITY:	NET DENSITY:	4.03 DU/AC
MAXIMUM DENSITY:	MAXIMUM DENSITY:	4.84 DU/AC

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	30'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	308,147 SF
EXISTING TREE CANOPY:	9,359 SF (3%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	61,629 SF (20%)

REQUEST SUMMARY:

- MAJOR PRELIMINARY SUBDIVISION PLAN
- WAIVER TO ALLOW REAR YARD AND DRAINAGE EASEMENT TO OVERLAP

K:\J085\DP\3207-PSP-PSF_24x36_Kelli Jones_10/05/2020

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
405 S. HAMB STREET
COVINGTON, KENTUCKY 40020
(502) 941-4271

NO.	REVISION	DATE
1	ISSUED FOR AGENCY COMMENTS	07/20/22
2	ISSUED FOR AGENCY COMMENTS	08/02/22

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: MANSLUCK DEVELOPMENT, LLC
5704 EAST MANSLUCK ROAD, LOUISVILLE, KY 40219
TAX BLOCK 682, LOT 62

JOB NO. 3307
SCALE: 1"=50'
DATE: 08/16/23

DRAWING NO. **PSP**

CASE # 20-MSUB-0004
MSD SUR # 12153

OWNER/DEVELOPER:
ALVIN DAVIS
MANSLUCK DEVELOPMENT, LLC
8400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

SHEET 1 OF 1