

**STORMWATER NOTES:**

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE	20,473 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	97,977 SQ.FT.
TOTAL AREA OF SITE	246,419 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICTS COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

**STORMWATER DETENTION NOTES:**

EXISTING "C"	0.28
PROPOSED "C"	0.52
TOTAL AREA OF SITE	5.65 Ac
REQUIRED VOLUME ( $X = \Delta C \times A \times R/12 = 0.24 \times 5.65 \times 2.812 = 0.31$ )	0.32 Ac-Ft
DETECTION BASIN:	
SURFACE AREA (AT ELEVATION 547.0)	10,130 SQ. FT.
DEPTH	4.00 FT
PROVIDED VOLUME (AT ELEVATION 547.0)	0.61 Ac-Ft

**REGIONAL FACILITY FEE CALCULATION:**

CHANGE IN RUNOFF COEFFICIENT, C = 0.52 - 0.28 = 0.24  
 INCREASED RUNOFF, X = 0.24 x 2.8 x 5.65/12 = 0.32 acre-feet  
 UNIT COST, \$CF = 0.50 \$CF  
 RFF = 0.32 x 43,560 x 0.50 = \$6,969.60  
 POND CREEK WATERSHED - RFF x 1.5 = \$10,454.40

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.

DETECTION 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 THE 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 SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

DUST CONTROL MEASURES, SUCH AS WATERING OF BARE SOIL AREAS, SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THIS PROJECT TO MINIMIZE FUGITIVE DUST.

**MSD 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.
- MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAINS THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.
- 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.
- ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO REDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION APPROVAL.

**LANDSCAPING SUMMARY:**

TOTAL SITE AREA	246,419 S.F.
VEHICULAR USE AREA	27,252 S.F.
REQUIRED INTERIOR LANDSCAPING (7.5%)	2,044 S.F.
PROVIDED INTERIOR LANDSCAPING (7.8%)	2,132 S.F.

**TREE CANOPY CALCULATIONS**

CLASS CANOPY	C
(0% - 40% TREE CANOPY)	
EXISTING TREE CANOPY	16.9%
EXISTING TREE CANOPY TO BE PRESERVED (TCCA)	7.6%
NEW TREE CANOPY TO BE PROVIDED	29,520 SQ.FT. (12.2%)
(41 TYPE A TREES X 720 SQ.FT.)	
TOTAL NEW AND PRESERVED TREE CANOPY	19.8%

**PARKING SUMMARY:**

<b>MULTI-FAMILY</b>	
MIN. PARKING REQUIRED 1.5 SPACES FOR EACH DWELLING UNIT	42 SPACES
MAX. PARKING ALLOWED 3 SPACES FOR EACH DWELLING UNIT	84 SPACES
PARKING SPACES PROVIDED	56 SPACES
(28 SPACES DRIVEWAY & 28 SPACES GARAGE)	
3 UNITS WILL HAVE AN OPTION TO BUILD A 2 CAR GARAGE	
<b>CLUB HOUSE</b>	
PARKING SPACES PROVIDED	22 SPACES INCL. 2 HC SPACES

**KARST SURVEY NOTE:**

A KARST SURVEY WAS PERFORMED BY HAGERTY ENGINEERING, REPORT DATED JUNE 19, 2019, IN COMPLIANCE WITH LDC 4.9.3. A SINKHOLE WAS FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY.

**GENERAL NOTES:**

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- ACCESS EASEMENT MUST CONFORM TO ORDINANCE 187, SERIES 2003 AS AMENDED.

**SITE DATA**

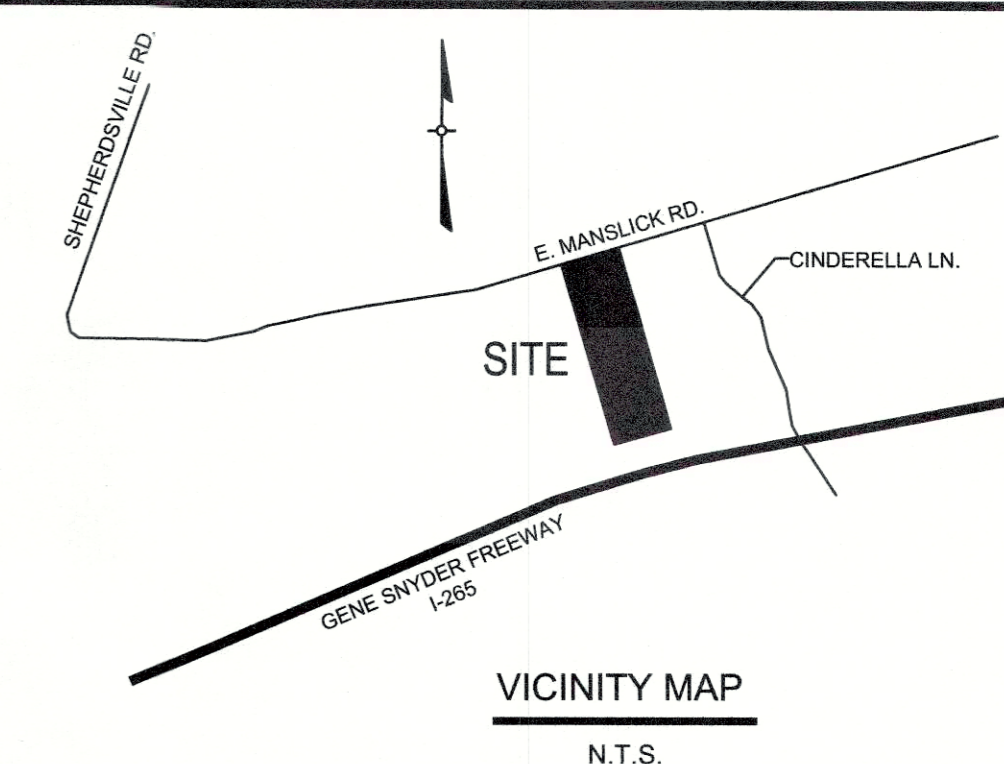
ADDRESS: 5400 E. MANSLUICK ROAD  
 LOUISVILLE, KY 40219  
 RECORDING DATA: D.B. 8433, PG. 549  
 T.B. 682, LOT 107  
 ACREAGE: GROSS - 5.827 ACRES/253,824 SQ.FT.  
 NET - 5.657 ACRES/242,499 SQ.FT.  
 CURRENT ZONING: R-4  
 SITE: R-4 & R-5A  
 PROPOSED ZONING: R-5A  
 FORM DISTRICT: NEIGHBORHOOD  
 SITE: NEIGHBORHOOD  
 ADJACENT PROPERTIES: NEIGHBORHOOD  
 EXISTING USE: SINGLE RESIDENTIAL  
 PROPOSED USE: MULTI-FAMILY  
 MAX. DENSITY ALLOWED: 12.01 DU/AC  
 UNIT DENSITY - (280 DU/657): 4.95 DU/AC  
 FAR: 0.20  
 BUILDING HEIGHT (MAX.): 35 FT  
 COUNCIL DISTRICT: 24  
 FIRE DISTRICT: OKOLONA

**BUILDING BREAKDOWN**

BLDG.	FLOORS	HEIGHT	UNITS	SQ.FT./GROSS FLOOR AREA	BEDROOMS
B-1	1	21'-8"	3	5,706	3/2BR
B-2	1	21'-8"	7	13,178	7/2BR
B-3	1	21'-8"	2	4,238	2/2BR
B-4	1	21'-8"	3	5,568	3/2BR
B-5	1	21'-8"	3	5,568	3/2BR
B-6	1	21'-8"	6	11,097	6/2BR
B-7	1	21'-8"	4	7,521	4/2BR
CLUBHOUSE	1	24'-0"	0	3,141	0

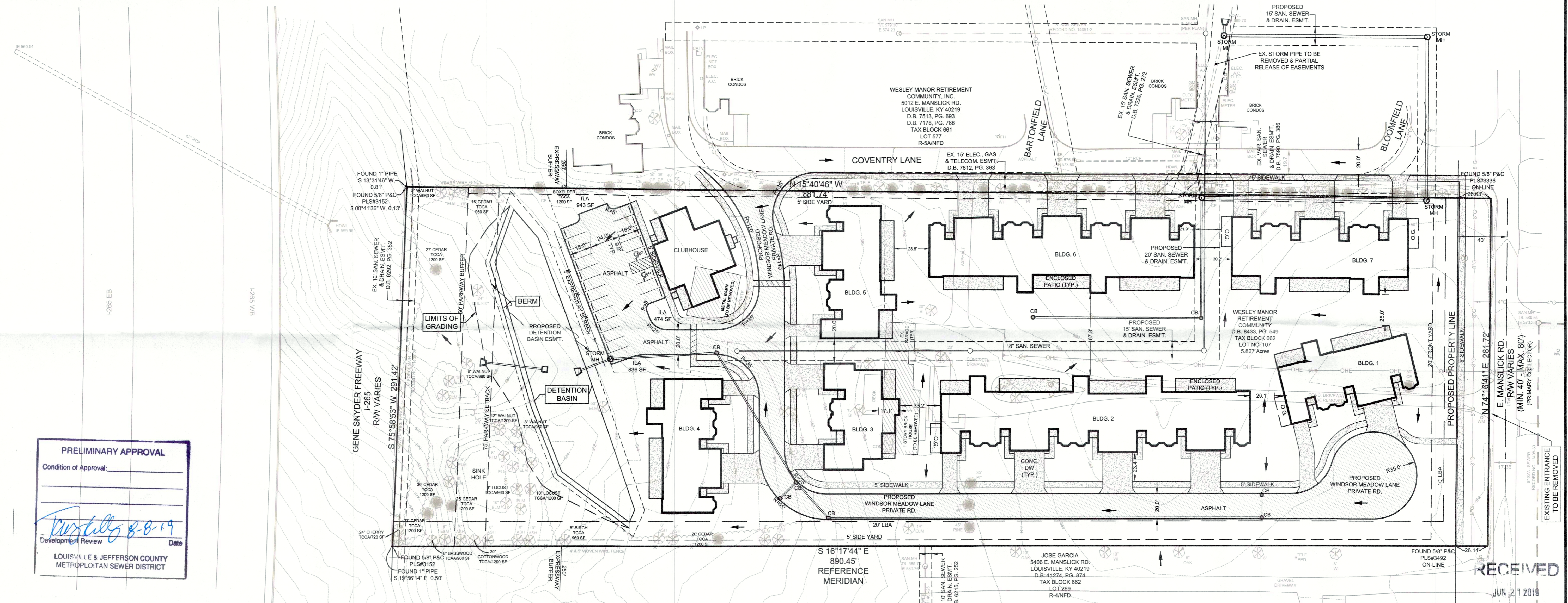
**LEGEND**

- SMH STAMPH EX. SANITARY/STORM SEWER
- 440 EXISTING CONTOURS
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- EXISTING OVERHEAD ELECTRIC
- SMH STAMPH EXISTING SANITARY/STORM MANHOLE
- LP EXISTING LIGHT STANDARD
- UP EXISTING UTILITY POLE
- EXH EXISTING FIRE HYDRANT
- EXH EXISTING TRAFFIC SIGN
- EXISTING PIPE POST/BOLLARD
- PROPOSED DRAINAGE FLOW
- O.G. OPTIONAL GARAGE



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: [Signature]  
 DATE: 08/08/19  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**UTILITY PROTECTION NOTE:**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) 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 & WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

NO.	DATE	DESCRIPTION
1	6-20-19	AGENCY COMMENTS

**CIVIL DESIGN, INC.**  
 3404 STONY SPRING CIRCLE  
 LOUISVILLE, KENTUCKY, 40220  
 PH: 671-0060 FAX: 671-0311

**CIVIL DESIGN, INC.**  
 W.B. L. Owsen  
 Land Surveying Corp. Permit No. 840  
 Engineering Corp. Permit No. 3394

DATE  
 SIGNATURE

**REZONING PLAN**  
 WESLEY MANOR RETIREMENT COMMUNITY DEVELOPER  
 WESLEY MANOR RETIREMENT COMMUNITY, INC.  
 5012 E. MANSLUICK RD.  
 LOUISVILLE, KENTUCKY 40219

DRWN BY: MML	CHKD BY: AD
DATE: MAY 9, 2019	
DRAWING: CAT 3	
SCALE: 1"= 40'	
SHEET 1 OF 1	

GRAPHIC SCALE: 1"= 40' W.M.# 3958