

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

20-MSUB-0004

DEVELOPER

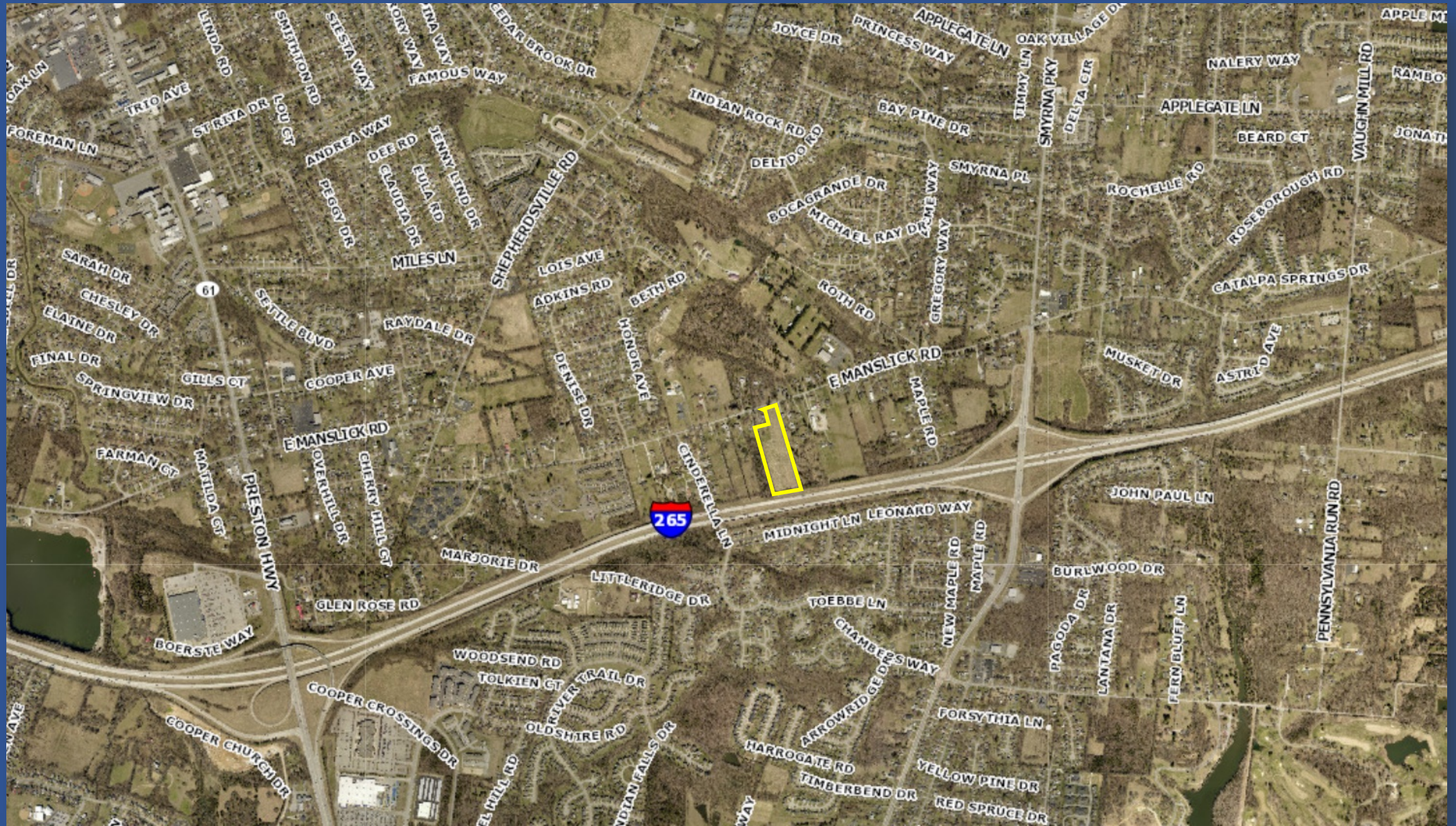
KEVIN DAVIS, MANSLICK DEVELOPMENT, LLC

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

DEVELOPMENT PLAN

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 GUTHER 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, (111100112 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 EXISTING 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 KARST SURVEY WAS PERFORMED BY KELLY JONES ON JULY 14, 2021. 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- DEVELOPMENT CONDITIONS FOR THE DEVELOPMENT SITE. ON-SITE POST-DEVELOPMENT 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 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 OUTLET DESIGN CRITERIA. THE BASIN DESIGN ROUTINGS WILL CONSIDER THE EXISTING UPSTREAM OFFSITE ROUTINGS AS COMPLETED THROUGH DEVELOPMENT UNDETAILED WITH NO REDUCTIONS APPLIED TO ITS EXISTING RUNOFF RATES. APPROXIMATE DETENTION VOLUME REQUIRED: 7.07 AC X (0.55)-(0.30/2) X (2.9/12) = 0.60-FI
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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 (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

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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 SOIL FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING EN-02.

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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.

ADDITIONAL REQUESTS

- WALKER OF LOT 7,3,5,6,8 TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP.



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-4
EXISTING ZONING:	SURROUNDING ZONING:	R-4
EXISTING USE:	SINGLE FAMILY RESIDENTIAL	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
GROSS SITE AREA:		1.07 AC
AREA IN ROW:		1.36 AC
NET SITE AREA:		0.71 AC
BUILDABLE LOTS:		23 LOTS
GROSS DENSITY:		3.25 DU/AC
NET DENSITY:		4.93 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

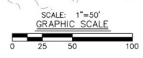
TOTAL SITE AREA:	308,147 SF
EXISTING TREE CANOPY:	9,359 SF (3%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED:	61,629 SF (20%)

- BENCHMARKS**
- B.M. #1 ELEVATION 604.52' (NAVD 1988) BM #1 IS A RAILROAD SPIKE IN A UTILITY POLE AT THE NORTHEAST CORNER OF THE PROPERTY ALONG THE SOUTH SIDE OF EAST MANSLUCK ROAD AND APPROXIMATELY 25' SOUTH OF THE EDGE OF THE ROAD.
 - B.M. #2 ELEVATION 602.35' (NAVD 1988) BM #2 IS AN IRON SPIKE IN A UTILITY POLE AT THE NORTHEAST 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. THIRD STREET, COVINGTON, KENTUCKY 40002
(502) 941-4271

NO.	REVISION	DATE
1	ISSUED FOR AGENCY COMMENTS	07/20/23
2	ISSUED FOR AGENCY COMMENTS	08/16/23

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. 3207
SCALE: 1"=50'
DATE: 08/16/23
DRAWING NO: PSP

CASE # 20-MSUB-0004
MSD SUB # 12153
OWNER/DEVELOPER: STEVEN DAVIS
MANSLUCK DEVELOPMENT, LLC
6400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

SHEET 1 OF 1

K:_085\085\0307-ESP_24x36_Kelli Jones_10/6/2020

DRAINAGE EXHIBIT

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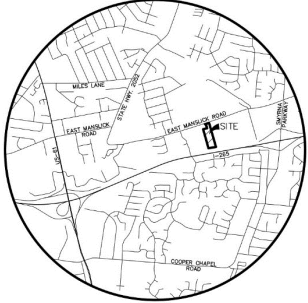
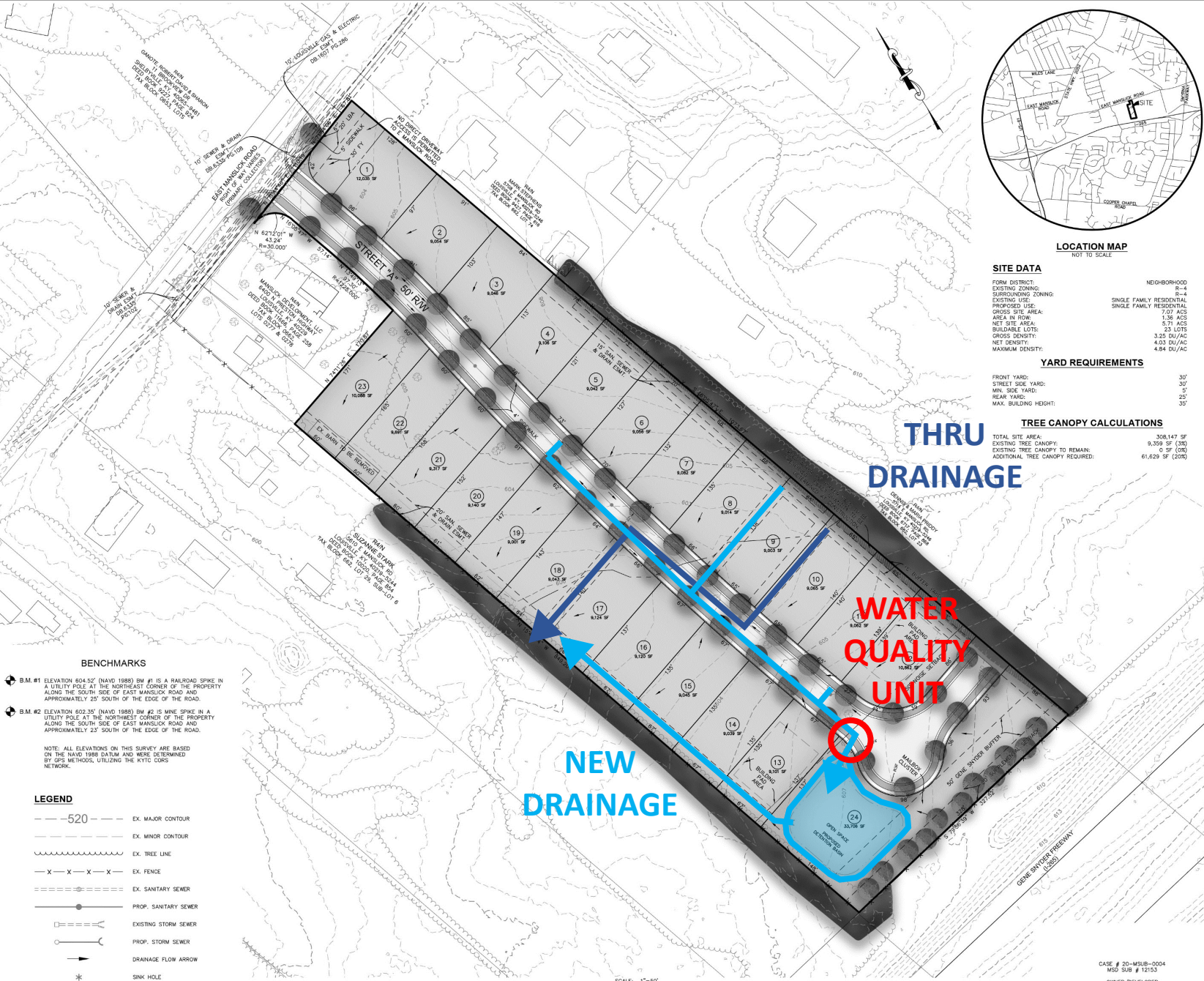
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ADDITIONAL REQUESTS

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SITE DATA

FORM DISTRICT:	NEIGHBORHOOD	R-4
EXISTING ZONING:	SURROUNDING ZONING:	R-4
EXISTING ZONING:	SURROUNDING ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	GROSS SITE AREA:	17.07 ACES
AREA IN ROW:	AREA IN ROW:	1.36 ACES
NET SITE AREA:	NET SITE AREA:	15.71 ACES
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GROSS DENSITY:	GROSS DENSITY:	3.25 DU/AC
NET DENSITY:	NET DENSITY:	4.93 DU/AC
MAXIMUM DENSITY:	MAXIMUM DENSITY:	4.84 DU/AC

YARD REQUIREMENTS

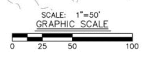
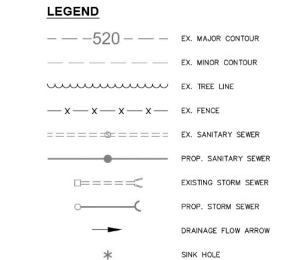
FRONT YARD:	30'
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ENGINEERS - LANDSCAPE ARCHITECTS & PLANNERS
405 S. HEMP STREET, COOPERVILLE, KENTUCKY 40221
(502) 941-4271

NO.	REVISION	DATE
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2	ISSUED PER AGENCY COMMENTS	08/16/23

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. 3207
SCALE: 1"=50'
DATE: 08/16/23
DRAWING NO: PSP

CASE # 20-MSUB-0054
MSD SUB # 12153
OWNER: JALVA DEVELOPMENT, LLC
8400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

SHEET 1 OF 1

K:_085\085\0307-PSF_24x36_Kelli Jones_10/6/2020

HOUSING TYPES



K:_085\DP\3207-FSP-24,x6, Kelli Jones, 10/6/2020

GENERAL NOTES

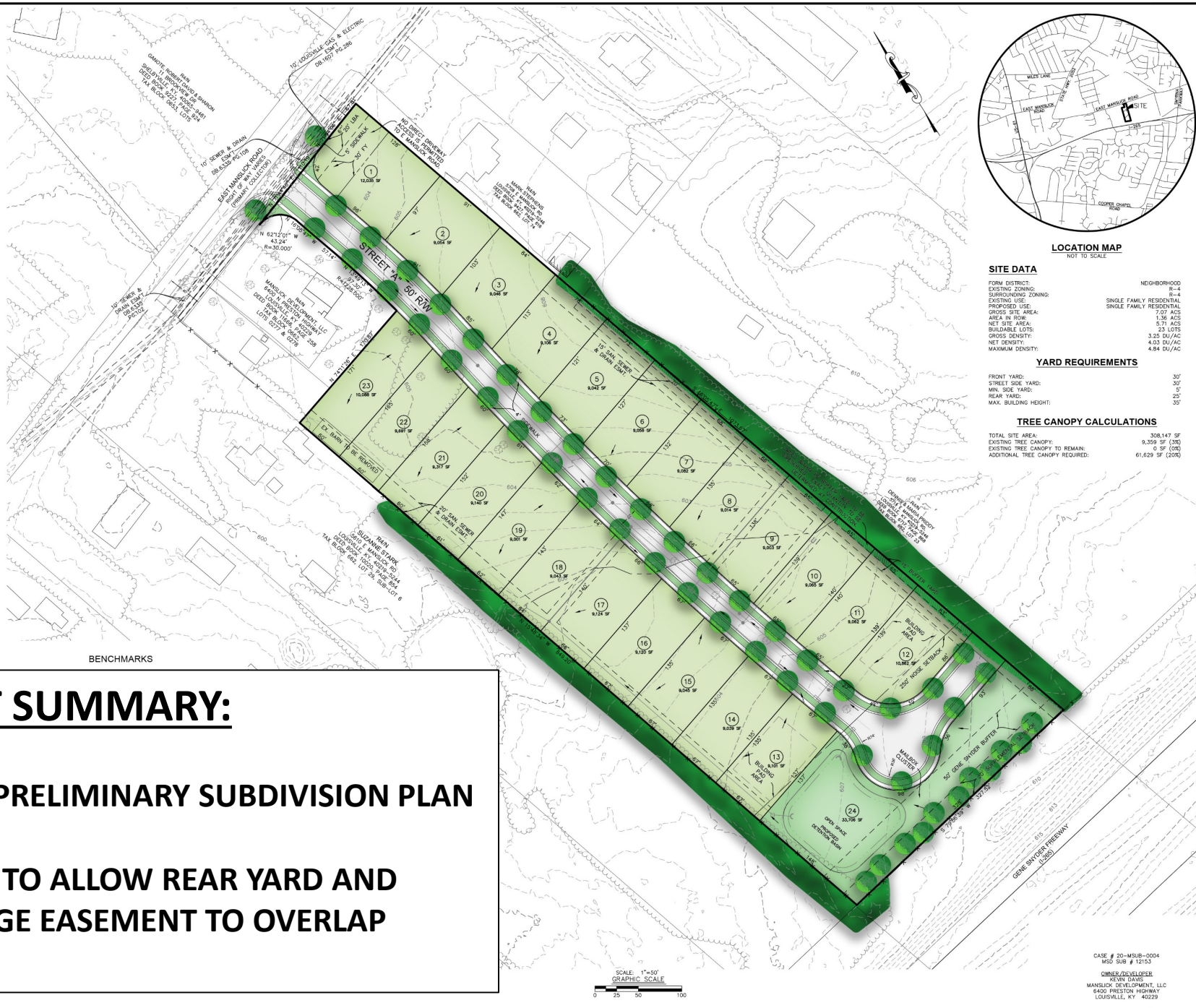
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REQUEST SUMMARY:

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



SABAK, WILSON & LINGO, INC
ENGINEERS - LANDSCAPE ARCHITECTS & PLANNERS
405 S. THIRD STREET
COPPER HOLLOW, KY 40202
(502) 991-4071

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	07/20/20
2	REVISED PER AGENCY COMMENTS	07/20/20

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. 3207
SCALE: 1"=50'
DATE: 08/16/20

DRAWING NO: PSP

OWNER/DEVELOPER:
ALVIN DAVIS
MANSLUCK DEVELOPMENT, LLC
6400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

CASE # 20-MSUB-0004
MSD SUB # 12153

SHEET 1 OF 1