



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT TO BE DETERMINED
- CONCRETE SIDEWALK TO BE DETERMINED

NEW NOTES:

- IF THE CRITERIA FOR SIGNALIZATION OF THE ACCESS POINT IN MET AND APPROVED BY KYTC, IT SHALL BE INSTALLED AT THE OWNERS EXPENSE. THIS REQUIREMENT SHALL EXPIRE 5 YEARS AFTER THE FINAL, NON-TEMPORARY CERTIFICATE OF OCCUPANCY IS RECEIVED.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. (9.1.12.C)

PROJECT LOCATION

LOCATION MAP
N.T.S.

STANDARD SYMBOLS

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
COMBINED SEWER	COMBINED SEWER
FORCEMAIN	FORCEMAIN
DRAINAGE	DRAINAGE
WATER MAIN	WATER MAIN
ELECTRIC	ELECTRIC
GAS	GAS
TELEPHONE	TELEPHONE
OVERHEAD WRES	OVERHEAD WRES
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
CATCH BASIN	CATCH BASIN
STORM INLET	STORM INLET
CLEANOUT	CLEANOUT
RIP RAP	RIP RAP
VALVE IN VAULT	VALVE IN VAULT
VALVE IN BOX	VALVE IN BOX
FIRE HYDRANT	FIRE HYDRANT
BUFFALO BOX	BUFFALO BOX
FLARED END SECTION	FLARED END SECTION
STREET LIGHT	STREET LIGHT
DITCH OR SWALE	DITCH OR SWALE
DIRECTION OF FLOW	DIRECTION OF FLOW
OVERFLOW RELIEF SWALE	OVERFLOW RELIEF SWALE
1 FOOT CONTOURS	1 FOOT CONTOURS
CURB AND GUTTER	CURB AND GUTTER
SIDEWALK	SIDEWALK
DETECTABLE WARNINGS	DETECTABLE WARNINGS
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
MAIL BOX	MAIL BOX
SIGN	SIGN
TRAFFIC SIGNAL	TRAFFIC SIGNAL
POWER POLE	POWER POLE
GUY WIRE	GUY WIRE
GAS VALVE	GAS VALVE
HANDHOLE	HANDHOLE
ELECTRICAL EQUIPMENT	ELECTRICAL EQUIPMENT
TELEPHONE EQUIPMENT	TELEPHONE EQUIPMENT
CHAIN-LINK FENCE	CHAIN-LINK FENCE
BRUSH/TREE LINE	BRUSH/TREE LINE
DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)
CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)
SILT FENCE	SILT FENCE
RETAINING WALL	RETAINING WALL
WETLAND	WETLAND
TO BE REMOVED	TO BE REMOVED
PARKING COUNT	PARKING COUNT

UTILITY NOTES:

- THE CONTRACTOR SHALL CONTACT KENTUCKY 811 (1-800-752-6007) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- EXISTING UTILITIES IN RIGHT OF WAY ARE APPROXIMATE LOCATIONS TO BE VERIFIED UPON RECEIVING SURVEY AT A LATER DATE.

PRELIMINARY DETENTION BASIN DATA

MAX STORAGE VOLUME (100YR):	2.31 ACRE- FEET
DETENTION BASIN A:	
SURFACE AREA:	15,101 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	36,173 CUFT
VOLUME PROVIDED:	36,672 CUFT
DETENTION BASIN B:	
SURFACE AREA:	27,869 SF
DEPTH:	3.5 FT
VOLUME REQUIRED:	56,837 CUFT
VOLUME PROVIDED:	81,401 CUFT
DETENTION BASIN C:	
SURFACE AREA:	6,203 SF
DEPTH:	3 FT
VOLUME REQUIRED:	7,397 CUFT
VOLUME PROVIDED:	13,350 CUFT

SITE DATA

REQUIRED STANDARD PARKING:	252 SPACES	EXISTING ZONE:	R-6
PROPOSED STANDARD PARKING:	291 SPACES	PROPOSED ZONE:	R-6
MAXIMUM STANDARD PARKING:	504 SPACES	FORM DISTRICT OF PROPERTY:	NEIGHBORHOOD
ADA PARKING:	10 SPACES	EXISTING USE:	RECREATIONAL SWIMMING
NET PARKING:	301 SPACE	PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
REQUIRED INTERIOR LANDSCAPE AREA:	11,220 S.F. (7.5%)	TOTAL NUMBER OF DWELLING UNITS:	252
PROPOSED INTERIOR LANDSCAPE AREA:	18,625 S.F. (12.7%)	PROPOSED NUMBER OF DWELLING UNITS:	16.62 D.U./ACRE
PROPOSED VEHICULAR USE AREA:	146,374 S.F.	ALLOWABLE NUMBER OF DWELLING UNITS:	17.42 D.U./ACRE
EXISTING TREE CANOPY:	59,509 S.F. (9.1%)	BUILDING HEIGHT:	45 FT. (MAX)
REQUIRED TREE CANOPY:	231,130 S.F. (35%)	OFF-SITE LOADING AREA:	NOT APPLICABLE
EXISTING IMPERVIOUS AREA:	0.36 ACRES	FEMA/ LOCAL REGULATORY FLOODPLAINS:	NOT APPLICABLE
PROPOSED IMPERVIOUS AREA:	5.87 ACRES	REQUIRED OPEN SPACE:	66,037 SF (10% X 660,370 SF)
NET CHANGE:	5.51 ACRE	PROVIDED OPEN SPACE:	162,473 SF*
PROPERTY AREA:	15.16 ACRES	REQUIRED RECREATIONAL SPACE:	33,019 SF (50% X 66,037 SF)
AREA OF DISTURBANCE:	12.99 ACRES	PROVIDED RECREATIONAL SPACE:	71,888 SF
TAX BLOCK:	644	*UNDEVELOPED AREA EXCLUDED FROM OPEN SPACE CALCULATIONS	
LOT NUMBER:	150		

MSD NOTES:

- THE CONTRACTOR SHALL NOTIFY THE KENTUCKY 811 BEFORE YOUR DIG (BUD) AT 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MSD'S BASE ONE (540-6812) PRIOR TO ANY PERSONNEL BEING ALLOWED TO ENTER INTO AN MSD ACTIVE MANHOLE OR SEWER. ALL PRECAUTIONS AS DELINEATED IN THE MSD HEALTH & SAFETY RULE BOOK SHALL BE FOLLOWED.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- PLANNING FOR POST-CONSTRUCTION STORM DRAINAGE AREAS SHALL GENERALLY CONFORM TO THE EXISTING AREAS OF DRAINAGE, SPECIFICALLY TO THE POND AND STREAM SYSTEM FOR THE NORTHERN PORTION OF THE SITE AND TO THE STATE RIGHT-OF-WAY ALONG OUTER LOOP FOR THE SOUTHERN PORTION OF THE SITE.
- PEAK RATE DISCHARGES FROM THE PROPOSED NORTH DETENTION BASIN SHALL NOT EXCEED THE PRE-DEVELOPED RATES OF THE EXISTING AREA NATURALLY DRAINING TO THE POND. OVER-DETENTION MAY BE REQUIRED PENDING THE RESULTS OF A DOWNSTREAM ANALYSIS OF THE DRAINAGE SYSTEM(S). HYDRAULIC MODELING FOR SITE DRAINAGE TO THE NORTH SHALL MODEL THE THREE PONDS IN SERIES, FOR EXISTING AND PROPOSED CONDITIONS, TO THE BRISCOE LAKE CULVERT. NO NET INCREASE IN DISCHARGE RATES OR VOLUMES OF THE PONDS, OR THE HEADWATER AT THE BRISCOE LAKE CULVERT, SHALL OCCUR.
- A GEOTECHNICAL ASSESSMENT OF THE ADEQUACY OF THE EXISTING DOWNSTREAM PONDS IS REQUIRED. ASSESSMENT OF THE DAMS AND OUTLETS OF THE TWO PONDS RECEIVING POST-DEVELOPED RUNOFF IS REQUIRED. DOCUMENTATION OF THE DAMS SHALL INCLUDE THE AVAILABLE FREEBOARD, SPILLWAY TYPE, ITS CONDITION AND ITS CAPACITY FOR THE EXISTING AND PROPOSED FLOWS. ANY DEFICIENCIES OR CORRECTIONS NEEDED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE INCLUDED WITH THE CONSTRUCTION PLANS. THE COST OF CONSTRUCTION RELATED TO OFFSITE DRAINAGE WORK SHALL BE INCLUDED IN THE MSD BOND AMOUNT. MSD SANITARY SEWER AND DRAINAGE EASEMENT IS REQUIRED FOR THAT PORTION OF THE POND ON THE DEVELOPER'S PROPERTY. ADDITIONAL EASEMENT(S) FOR THE REMAINING PORTIONS OF THE POND(S) MAY BE REQUIRED BASED ON ANY REQUIRED IMPROVEMENTS OF THE DOWNSTREAM DRAINAGE SYSTEM.
- MODIFICATION TO THE CONDITIONS ABOVE BASED ON DEVELOPER AGREEMENTS WITH THE DOWNSTREAM PROPERTY OWNERS, SHOULD THEY OCCUR, ARE SUBJECT TO MSD APPROVAL.
- DEFENTION TO PRE-DEVELOPMENT DISCHARGE RATES IS REQUIRED FOR STORM DRAINAGE FROM THE SOUTHERN PORTION OF THE SITE THAT OUTLETS TO OUTER LOOP AND IS SUBJECT TO MSD AND KYTC APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION IS SUBJECT TO FEES AND ANY APPLICABLE CHARGES. DOWNSTREAM SANITARY CAPACITY IS APPROVED UNDER THE FOLLOWING CONDITIONS: ONLY CAPACITY FOR 47,000 GPD CAN BE APPROVED. CONSTRUCTION OF A LATERAL EXTENSION IS REQUIRED TO SERVE THE PROPERTY, AND TO OBTAIN THE REQUESTED CAPACITY, THE EXISTING 8" SEWER TO 10" WOULD NEED TO BE UP-SIZED 11,200 FT TO CREATE THE FULL REQUESTED CAPACITY.

WAIVER APPROVED

WAIVER WAS APPROVED AS PART OF PRELIMINARY DEVELOPMENT PLAN APPROVED ON 09/16/21 AND COPIES 11/17/23 PER PREVIOUS DETAILED DISTRICT DEVELOPMENT PLAN CASE NO.20-ZONE-0120

WAIVER SECTION 5.2.2.4.L.A.1 - TO ALLOW OMISSION OF A REQUIRED STOP TO AN UNDEVELOPED PROPERTY.

KYTC NOTES:

- THE DEVELOPER/PROPERTY OWNER SHALL MAINTAIN THE TWO PREVIOUSLY APPROVED KYTC CURB CUTS DEPICTED ON THE APPROVED PLAN BEFORE ANY BUILDING PERMITS ARE OBTAINED.

Kentucky 811

MSD FILE NUMBER: WM#12146

Manhard CONSULTING

PROPOSED DEVELOPMENT FOR: HOM FLATS AT OUTER LOOP
 6001 OUTER LOOP, LOUISVILLE, KY 40219
 REVISED DISTRICT DEVELOPMENT PLAN

PROJ. MGR.: MSP
 PROJ. ASSOC.: OMT
 DRAWN BY: ZJW
 DATE: 8/21/2023
 SCALE: 1"=50'

SHEET
EX
 MCP.LVKY01

FOR REVIEW ONLY