

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 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.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (2111100012 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 EFFECT 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 FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- A KARST 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. 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-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 COVERED THROUGH THE DEVELOPMENT UNDERTAKEN WITH NO REDUCTIONS APPLIED TO ITS EXISTING RUNOFF RATES. APPROXIMATE DETENTION VOLUME REQUIRED:
 $7.07 \text{ Ac.} \times (0.50 - (0.30/2)) \times (2.9/12) = 0.60\text{-FT}$
- 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 CINDERELLA LANE.
- ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
- KYTC BOND AND ENCROACHMENT 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.

SWPPP NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 SEED, 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 A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

ADDITIONAL REQUESTS

- WAIVER OF LDC 7.3.30.E TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP.

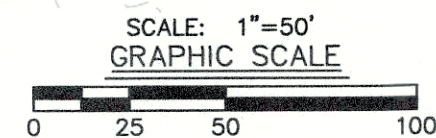
BENCHMARKS

- 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 MINE SPIKE IN A UTILITY POLE AT THE NORTHWEST CORNER OF THE PROPERTY ALONG THE SOUTH SIDE OF EAST MANSLUCK ROAD AND APPROXIMATELY 23' 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

- - - - -520- - - - EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- - - - - EX. TREE LINE
- X - X - X - EX. FENCE
- - - - - EX. SANITARY SEWER
- - - - - PROP. SANITARY SEWER
- - - - - EXISTING STORM SEWER
- - - - - PROP. STORM SEWER
- - - - - DRAINAGE FLOW ARROW
- * SINK HOLE



LOCATION MAP
NOT TO SCALE

SITE DATA

FORM DISTRICT:	R-4	NEIGHBORHOOD:	R-4
EXISTING ZONING:	R-4	SURROUNDING ZONING:	SINGLE FAMILY RESIDENTIAL
EXISTING USE:	SINGLE FAMILY RESIDENTIAL	GROSS SITE AREA:	7.07 ACS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	AREA IN ROW:	1.36 ACS
GROSS SITE AREA:	7.07 ACS	NET SITE AREA:	5.71 ACS
AREA IN ROW:	1.36 ACS	BUILDABLE LOTS:	23 LOTS
NET SITE AREA:	5.71 ACS	GROSS DENSITY:	3.25 DU/AC
BUILDABLE LOTS:	23 LOTS	NET DENSITY:	4.03 DU/AC
GROSS DENSITY:	3.25 DU/AC	MAXIMUM DENSITY:	4.84 DU/AC
NET SITE AREA:	5.71 ACS		
MAXIMUM DENSITY:	4.84 DU/AC		

YARD REQUIREMENTS

FRONT YARD:	30'
STREET SIDE YARD:	30'
MN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'

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%)

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET
LOUISVILLE, KENTUCKY 40202
(502) 864 - 6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	07/20/20
2	REVISED PER AGENCY COMMENTS	10/05/20

SHEET TITLE: MAJOR PRELIMINARY SUBDIVISION PLAN
PROJECT TITLE: MANSLUCK DEVELOPMENT, LLC
5704 EAST MANSLUCK ROAD, LOUISVILLE, KY 40219
TAX BLOCK 662, LOT 52

RECEIVED
OCT 05 2020
PLANNING & DESIGN SERVICES

CASE # 20-MSUB-004
MSD SUB # 12153
OWNER/DEVELOPER
KEVIN DAVIS
MANSLUCK DEVELOPMENT, LLC
6400 PRESTON HIGHWAY
LOUISVILLE, KY 40229

JOB NO.	3207
SCALE:	1"=50'
DATE:	06/16/20
DRAWING NO.	

PSP