

GENERAL NOTES:

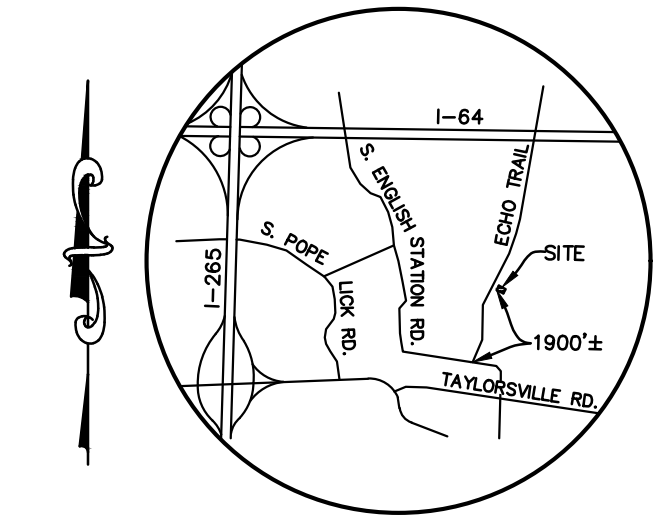
1. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
2. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES--PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
3. THE DEVELOPMENT LIES IN THE ANCHORAGE/MIDDLETOWN FIRE DISTRICT.
4. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS.
5. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
6. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 8/23/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
7. SCREENING SHALL BE PROVIDED AROUND ALL SERVICE STRUCTURES AS REQUIRED BY 10.2.6 OF THE LDC.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 66E & 67E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. ACOE APPROVAL HAS BEEN OBTAINED.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
4. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.



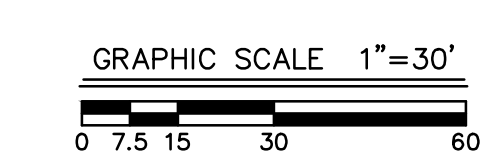
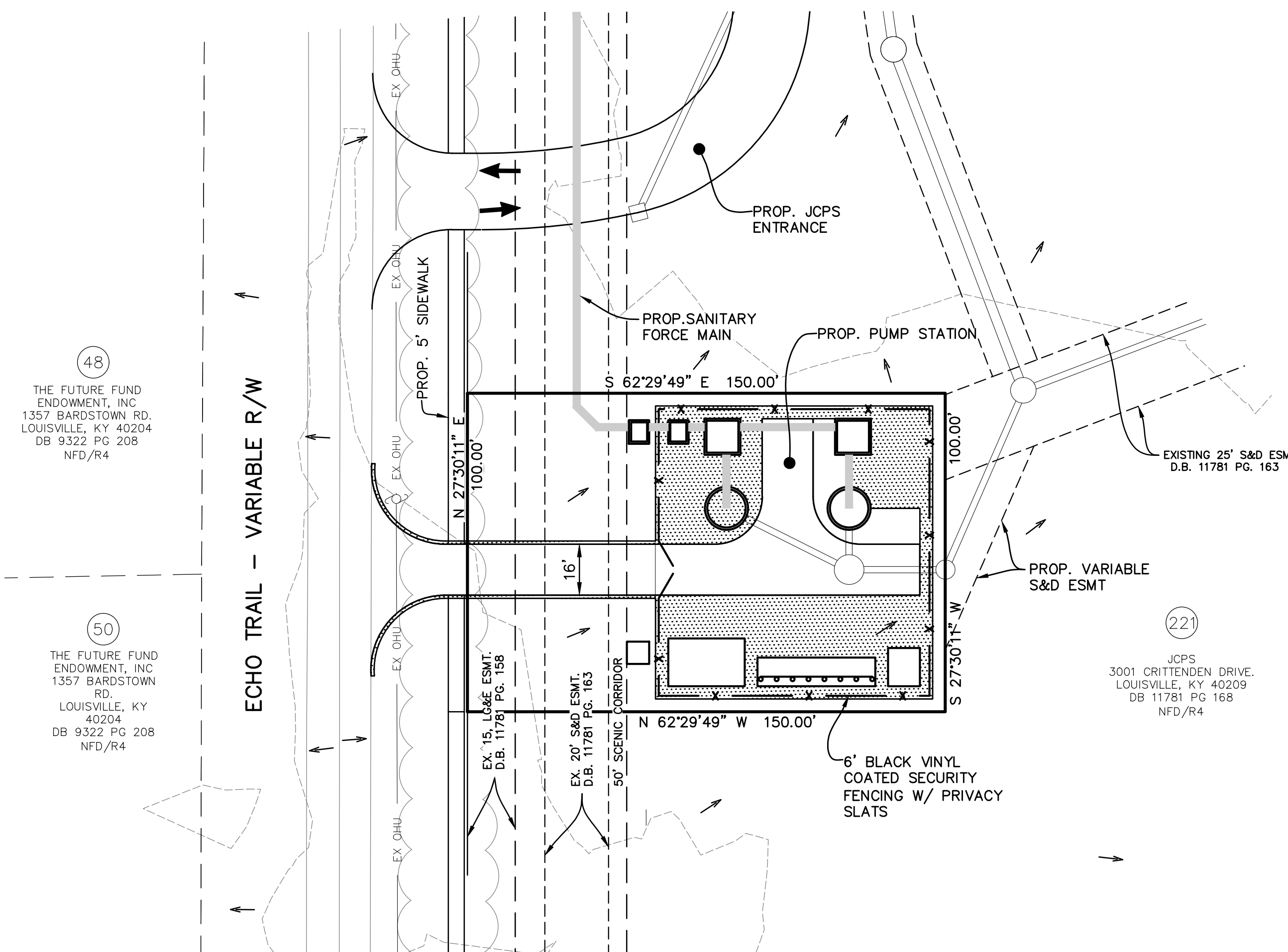
LOCATION MAP
NO SCALE

LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TREE
	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING STREET SIGN
	EXISTING WATER LINE W/SIZE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD UTILITIES
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
	EXISTING STORM MANHOLE W/PIPE
	EXISTING HEADWALL W/PIPE
	EXISTING SANITARY MANHOLE W/PIPE
	EXISTING WETLANDS
	PROPOSED FENCE
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED STORM MANHOLE W/PIPE
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED FORCEMAIN
	PROPOSED DRAINAGE ARROW
	REVISED TREE LINE

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD (RR)
EXISTING ZONING	VACANT
EXISTING LAND USE	PUBLIC UTILITY--SANITARY PUMP STATION
PROPOSED LAND USE	0.34± AC.
TOTAL LAND AREA	
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA	0 S.F.
PROPOSED IMPERVIOUS AREA	9,066± S.F.



CASE # 21-CFR-0003
PREVIOUS CASE:
#21-CFR-000 & 21-FFO-0002
MSD WM # 9674

MINDEL SCOTT
ENGINEERING & PLANNING
313 WILKINS BLVD. LOUISVILLE, KY 40219
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DEVELOPER
MSD
700 W. LIBERTY STREET
LOUISVILLE, KY 40203

OWNER
LONG RUN CREEK
PROPERTIES, LLC
3911 WILDERNESS TRAIL
LOUISVILLE, KY 40299

COMMUNITY FACILITY REVIEW PLAN
ECHO TRAIL PUMP STATION
2615 ECHO TRAIL, LOUISVILLE, KY 40245
TAX BLOCK 41, LOT 222
DEED BOOK 11721, PAGE 341

Revisions

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 02/25/2021
Job Number: 3334

Sheet
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