

MSD NOTES

- 1. 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.
2. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. OFFSITE EASEMENTS REQUIRED.
3. STORMWATER: FINAL CONFIGURATION AND SIZE OF DETENTION PONDS, DRAINAGE PIPES, CHANNELS, AND PERMANENT WATER QUALITY FEATURES TO BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. DRAINAGE / STORMWATER DETENTION: DETENTION WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE DRAINAGE OUTLET WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
APPROXIMATE OVERALL TOTAL DETENTION VOLUME REQUIRED: (2.8 X 0.23 X 5.36) / 12 = .29 AC-FT
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

- 1. THE DEVELOPMENT LIES IN THE ANCHORAGE-MIDDLETOWN FIRE DISTRICT.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C0021F, DATED 02/26/2021).
3. 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.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE.
6. ALL STREETS AND RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
9. KYTC BOND AND ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN E MANSLUCK ROAD.
10. A KARST SURVEY WAS PERFORMED BY DOUG SCHULTZ ON MARCH 28, 2022. NO KARST DEPRESSIONS, SINKHOLES, OR KARST FEATURES WERE ENCOUNTERED ON THE SITE.
11. NO SLOPES ON THE SITE DO NOT EXCEED 20% OR GREATER SLOPES.

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 (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS 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.

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.

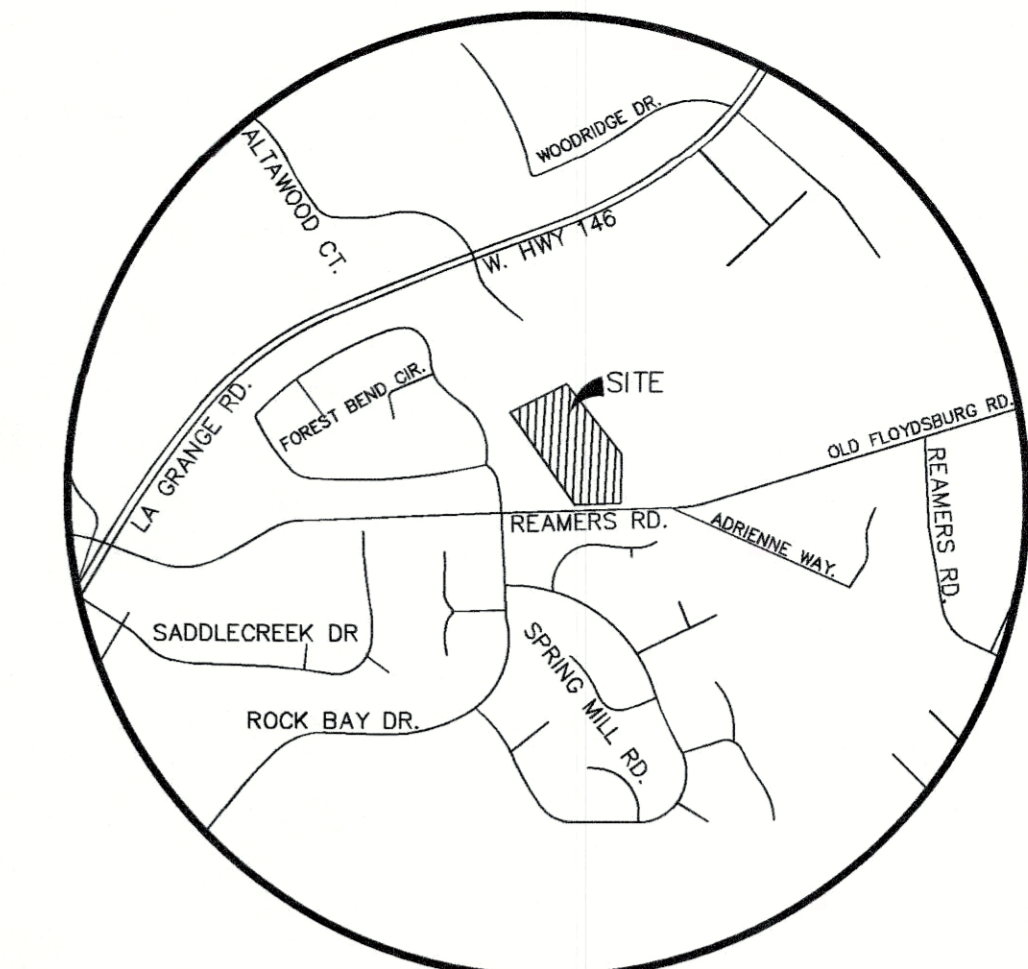
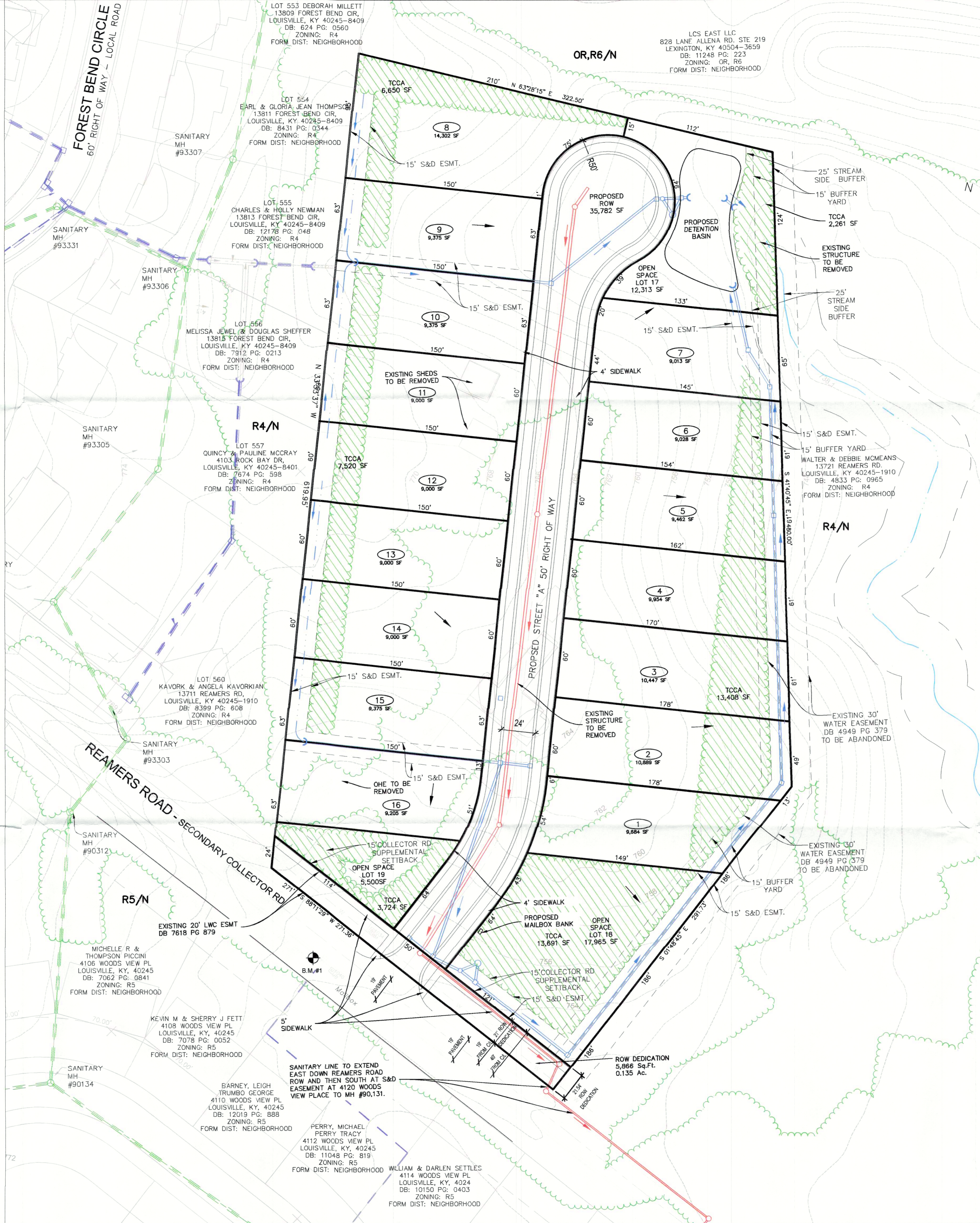
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

WAIVER REQUESTS

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

BENCHMARKS

B.M. #1 CATCH BASIN #1041 IN REAMERS ROAD ELEVATION 754.65'



LOCATION MAP

SITE DATA

Table with 2 columns: SITE DATA and NEIGHBORHOOD. Includes information on form district, zoning, and site area.

YARD REQUIREMENTS

Table with 2 columns: YARD REQUIREMENTS and values. Lists requirements for front, street, and rear yards.

TREE CANOPY CALCULATIONS

Table with 2 columns: TREE CANOPY CALCULATIONS and values. Shows total site area, existing tree canopy, and required tree canopy.

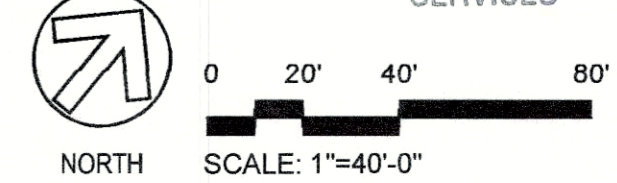
LEGEND

- Legend items including EX. CONTOUR, EX. TREE LINE, PROPOSED (TCCA), EX. FENCE, EX. SANITARY SEWER, EXISTING STORM, INTERMITTENT STREAM, SCHEMATIC STORM SEWER, STORM DIRECTIONAL FLOW ARROWS, STORM DITCH, SCHEMATIC SANITARY SEWER, SANITARY DIRECTIONAL FLOW ARROWS, DRAINAGE FLOW ARROWS, CATCH BASIN, WATER LINE, WATER VALVE, DEED BOOK, PAGE, PLAT PAGE, OVERHEAD ELECTRIC, POWER POLE, DOWN GUY.

CASE# 22-MSUB-0006
WM # 12267
TAX BLOCK 0900
PARCEL ID 000900340000
SEWER TREATMENT PLANT: HITE
IMPERVIOUS INCREASE: 15,179 +/- SF

OWNER: MCMANAN LEE & SPECK SHA MCCAY
6709 RENATE ROAD
LOUISVILLE, KY 40291
D.B. 12182 PG. 330

DEVELOPER: PANTHEON HOMES
7602 ENDECOOT PL
PROSPECT, KY 40059
RECEIVED MAY 27 2022
PLANNING & DESIGN SERVICES



Vertical sidebar containing project title (MAJOR PRELIMINARY SUBDIVISION PLAN), sheet title, project title (13715 REAMERS ROAD, LOUISVILLE, KY 40245), developer (PANTHEON), sheet number (SHEET 1 OF 1), and company logo (SABAK, WILSON & LINGO, INC.).