

**GENERAL NOTES**

1. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
2. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
3. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
4. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
5. THERE SHALL BE NO ACCESS TO BARDSTOWN ROAD FROM ANY PROPOSED LOTS.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND LIDAR.
8. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
9. ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
11. PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
12. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
13. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN EXISTING FACILITIES.
14. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
15. THERE SHALL BE NO DIRECT ACCESS FROM U.S. 31E (BARDSTOWN ROAD) GRANTED AS A RESULT OF THIS PROPERTY DIVISION.
16. EXISTING DRIVEWAYS TO BE REMOVED. DRIVEWAY ACCESS TO VISTA HILLS BOULEVARD TO BE OBTAINED FROM METRO PUBLIC WORKS FOR EACH INDIVIDUAL LOT. ALL DRIVES MUST EXTEND 25' BEYOND THE RIGHT-OF-WAY LINE.
17. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
18. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

**MSD NOTES**

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
6. SITE SUBJECT TO MSD REGIONAL FACILITY FEES, SUBJECT TO KYTC APPROVAL FOR THE INCREASE RUNOFF TO THE RIGHT-OF-WAY. VERIFICATION OF DOWNSTREAM SYSTEM MAY BE REQUIRED.
7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. SANITARY SEWERS SERVICE TO BE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
9. MSD SINGLE FAMILY, DEMOLITION OR SMALL COMMERCIAL PERMIT REQUIRED FOR EACH PROPOSED HOME PRIOR TO ISSUE OF BUILDING PERMIT.
10. OFF-SITE EASEMENTS ARE REQUIRED.

**Project 240518-01-001 - 10001 Vista Hills Boulevard**  
Mount Washington Quadrangle, Jefferson County, Kentucky

According to the Geologic Map of the Mount Washington Quadrangle, North-Central Kentucky (Kepferle, 1976), the southerly part of the subject property is underlain by the upper portion of the Laurel Dolomite. On that map, the upper Laurel is described as a grayish, fine to medium crystalline dolomitic unit, distinguished by "quarry-stone" bedding, which ranges from 0.2 to 2.8 feet in thickness. As shown on the Kentucky Geologic Survey's online map, the subject property and environs, are situated in a region of Undefined Karst Potential; however, the Laurel is noted as being "Prone" to Karst activity.

An on-site field inspection of the subject property was conducted on October 18, 2021. Portions of the site are within the various parkway buffers along Bardstown Road were covered by woods and heavy undergrowth, somewhat limiting observation in those areas; however, in the viewable areas, there were no sinking streams, springs, or outcrops noted. One very small surface depression was noted in the northerly part of the adjacent property to the south, about 25 feet north of the existing shed, which may, or may not, be indicative of a small sinkhole.

**LEGEND**

- X-X-X-X- EXISTING FENCE
- CENTERLINE
- 542- EXISTING CONTOUR
- EXISTING RETAINING WALL
- 6" SAN- EXISTING SANITARY SEWER
- OHU- EX. OVERHEAD UTILITIES
- DRAINAGE SWALE
- EX. TREE LINE
- EX. STORM LINE w/ HEADWALLS
- DRAINAGE FLOW
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EX. SANITARY SEWER MANHOLE

**TREE CANOPY CALCULATIONS**

SITE AREA	44,286 SQ.FT.
EX. TREE CANOPY ON SITE	4,589 SQ.FT.
TREE MASSES	2,429 SQ.FT.
(3) 8"-10" APPLE TREES (TYPE B @ 220 S.F. EA)	2,160 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	3,149 SQ.FT. (7.1%)
TREE CANOPY REQUIRED	17,714 SQ.FT. (40%)
ADDITIONAL TREE CANOPY REQUIRED	14,565 SQ.FT.
ADDITIONAL TREE CANOPY TO BE PROVIDED	15,600 SQ.FT. (35.2%)
15 - 1 1/2" TO 4" "TYPE A" TREES @ 1,000 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	18,749 SQ.FT. (42.3%)

**WAIVERS AND VARIANCES:**

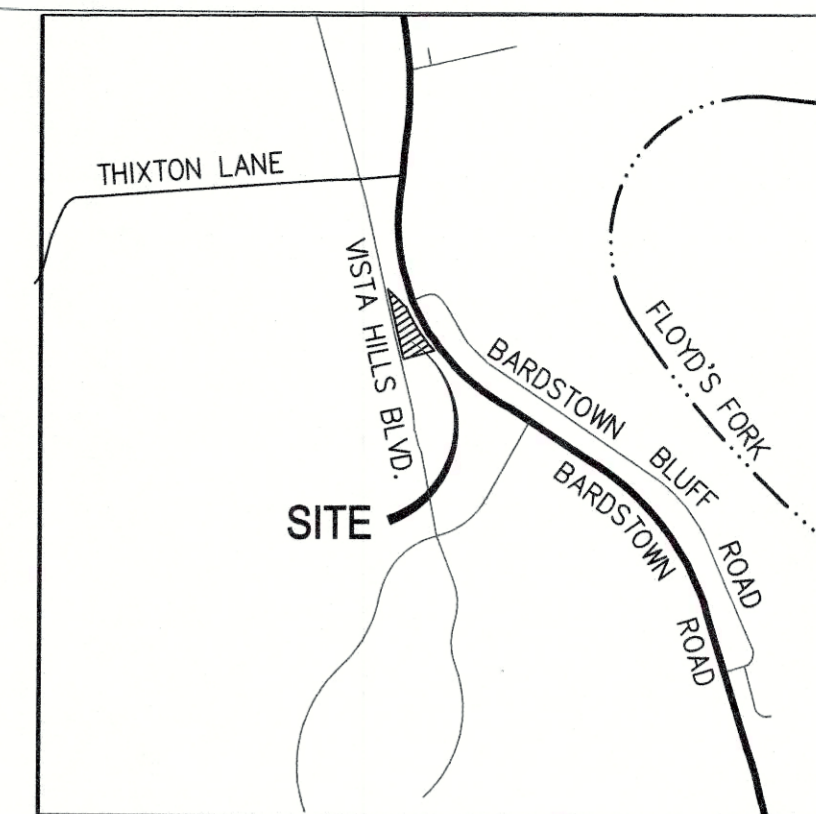
WAIVER OF CHAPTER 10.3.5.A TO ALLOW EXISTING AND PROPOSED RESIDENTIAL BUILDINGS TO ENCOACH INTO THE REQUIRED 75' PARKWAY BUILDING SETBACK AND THE 50' PARKWAY LANDSCAPE BUFFER.

**SITE DATA**

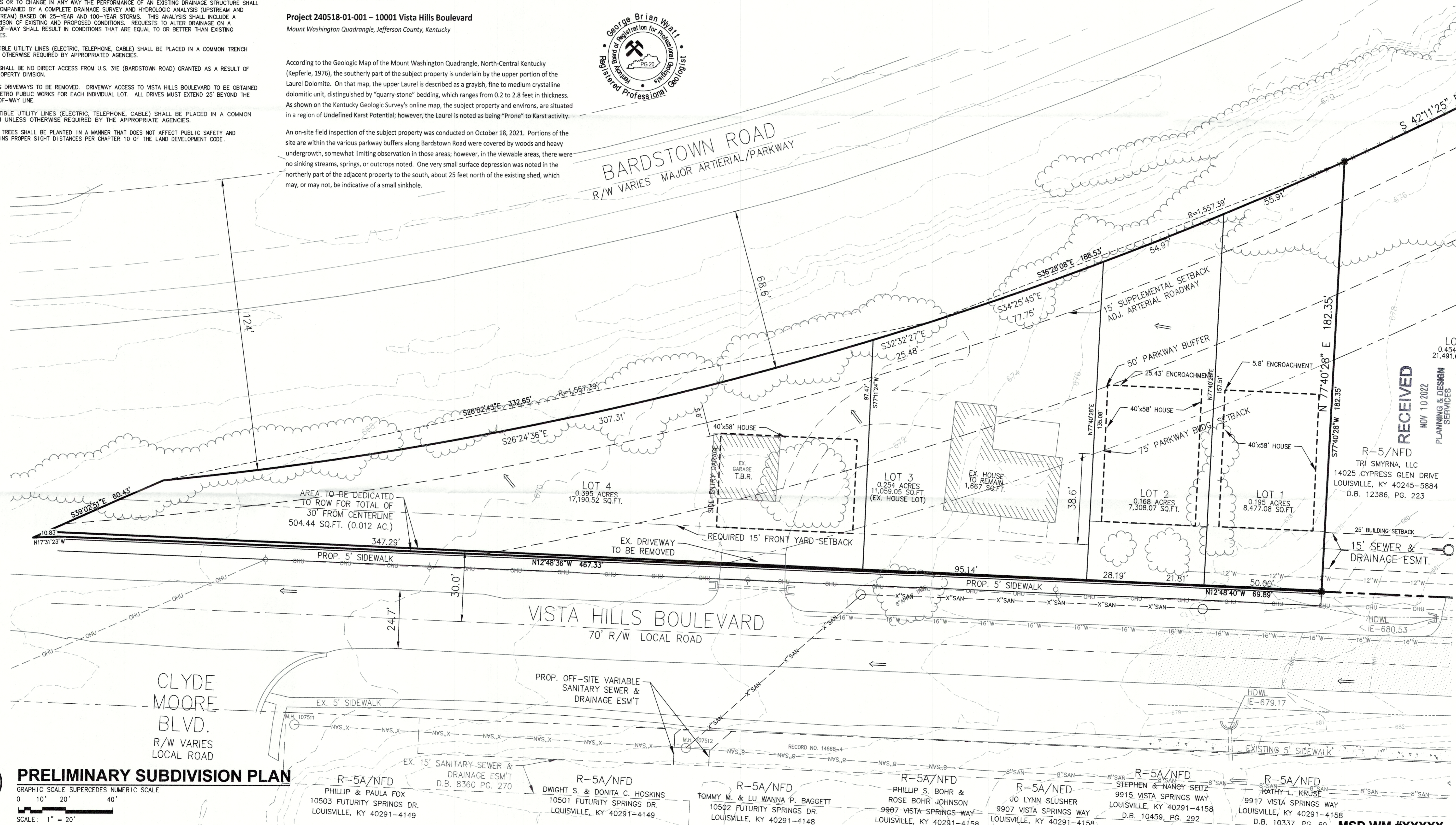
GROSS SITE AREA	1,022 ACRES
(44,538,741 S.F.)	
NET SITE AREA	1,011 ACRES
(44,034,72 S.F.)	
EXISTING ZONING	RR
EXISTING FORM DISTRICT	NFD w/ FF OVERLAY
EXISTING NUMBER OF LOTS	1
PROPOSED ZONING	R-5
PROPOSED USE	RESIDENTIAL
PROPOSED NUMBER OF LOTS	4
DENSITY	3.96 D.U./AC.

**REQUIRED SETBACKS**

MIN. FRONT & STREET SIDE YARD	15'
SIDE YARD	5'
REAR YARD	25'
MAX. BUILDING HEIGHT	35'
PARKWAY SETBACK	75'
PARKWAY BUFFER	50'



**LOCATION MAP**  
NOT TO SCALE



**Bowman**

Bowman Consulting Group Ltd  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KY 40220  
Phone: (502) 459-9402  
www.bowman.com  
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**SUBDIVISION AND REZONING PLAN**  
**10001 VISTA HILLS BOULEVARD**

**RECEIVED**  
NOV 10 2022  
PLANNING & DESIGN SERVICES

**OWNER/DEVELOPER:**  
TRI SMYRNA, LLC  
14025 CYPRESS GLEN DRIVE  
LOUISVILLE, KY 40245-5884

240518-01-001-SUB DRAWING



**PLAN STATUS**

8-10-22	REV. AGENCY COMT.S
8-29-22	FORMAL FILING
10-11-22	REV. SEWER LAYOUT
10-17-22	RESUBMITTAL
10-27-22	REV PER AGENCY COM

**DATE DESCRIPTION**

DHS	DHS	CRB
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20'	V: N/A

**JOB NO. 240518-01-001**  
**DATE: 06-23-2022**  
**FILE No.**

**SHEET 1 OF 1**

**MSD WM #XXXXX**

22-ZONE-0121

**NOT FOR CONSTRUCTION**