

**Project 210201 – 10105 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, about 100 linear feet, as measured along Vista Hills Boulevard, is underlain by the lower portion of the Louisville Limestone; the middle part, about 150 feet in length, is underlain by the Waldron Shale; and the remaining northerly part, about 125 feet, is underlain by the upper portion of the Laurel Dolomite. On that map, the Louisville is described as a gray colored, fine to medium crystalline, dolomitic unit, in which springs are common at the base of. The Waldron is described as a 9 to 15 foot thick, gray colored shale unit, that weathers in gentle slopes, locally forms benches, and upon which farm ponds are common. 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 "Prono" to Karst activity.

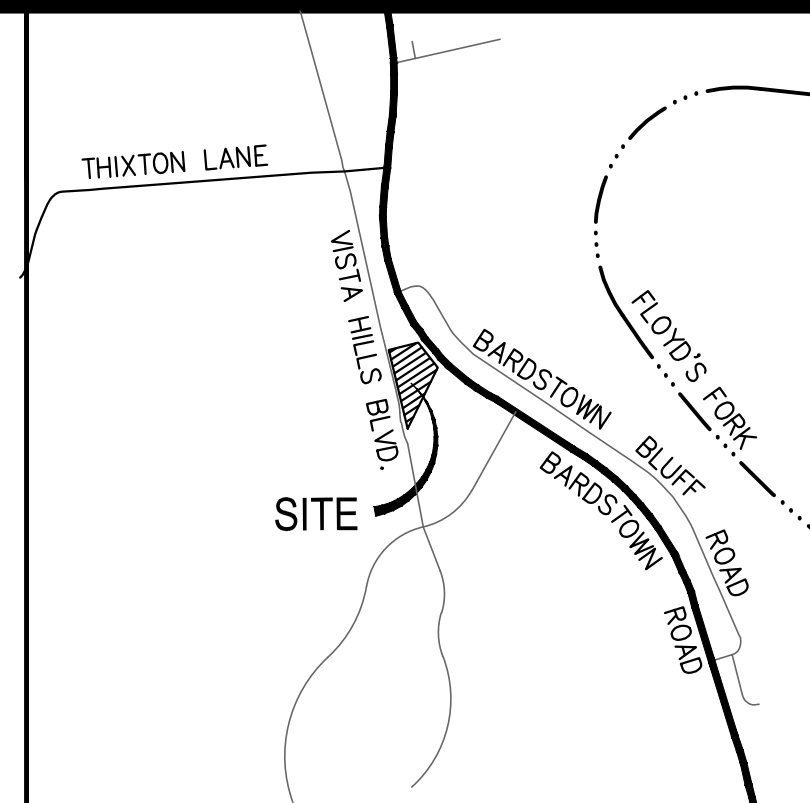
An on-site field inspection of the subject property was conducted on October 18, 2021. Portions of the site within the various parkway buffers along Bardstown Road were covered by woods and heavy undergrowth, somewhat limiting observation in those areas; however, in the viewable areas, there were no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

**SITE DATA**

GROSS SITE AREA 1.26 ACRES (55,075.99 S.F.)  
RR  
EXISTING ZONING NFD w/ FF OVERLAY  
EXISTING FORM DISTRICT 1  
EXISTING NUMBER OF LOTS 1  
PROPOSED ZONING RESIDENTIAL R-5  
PROPOSED USE RESIDENTIAL  
PROPOSED NUMBER OF LOTS 6  
DENSITY 4.76 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

NO.	BY	DESCRIPTION	CHK	DATE
1	DHS	REVISIONS PER AGENCY COMMENTS	CRB	10-12-21
2	DHS	REVISIONS PER ADJ. AGENCY COMMENTS	CRB	11-19-21
3	DHS	ADJ. LOT PER CLIENT REQUEST	CRB	12-17-21
4	DHS	DRAWING NOTE PER AGENCY REQUEST	CRB	2-04-22
5	DHS	REVISIONS PER CLIENT REQUEST	CRB	2-09-22

**TREE CANOPY CALCULATIONS**

SITE AREA	55,076 SQ.FT.
EX. TREE CANOPY ON SITE	13,124 SQ.FT.
TREE MASSES	10,904 SQ.FT.
1-12"-24" TYPE A WHITE PINE	1,500 SQ.FT.
3-6"-20" TYPE C TREES @ 240 S.F. EA.	720 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	13,124 SQ.FT. (23.8%)
TREE CANOPY REQUIRED	22,030 SQ.FT. (40%)
ADDITIONAL TREE CANOPY REQUIRED	8,906 SQ.FT.
ADDITIONAL TREE CANOPY TO BE PROVIDED	9,600 SQ.FT. (17.4%)
8 - 1 1/2" TO 6" TYPE A TREES @ 1,200 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	22,724 SQ.FT. (41.3%)

**MSD NOTES**

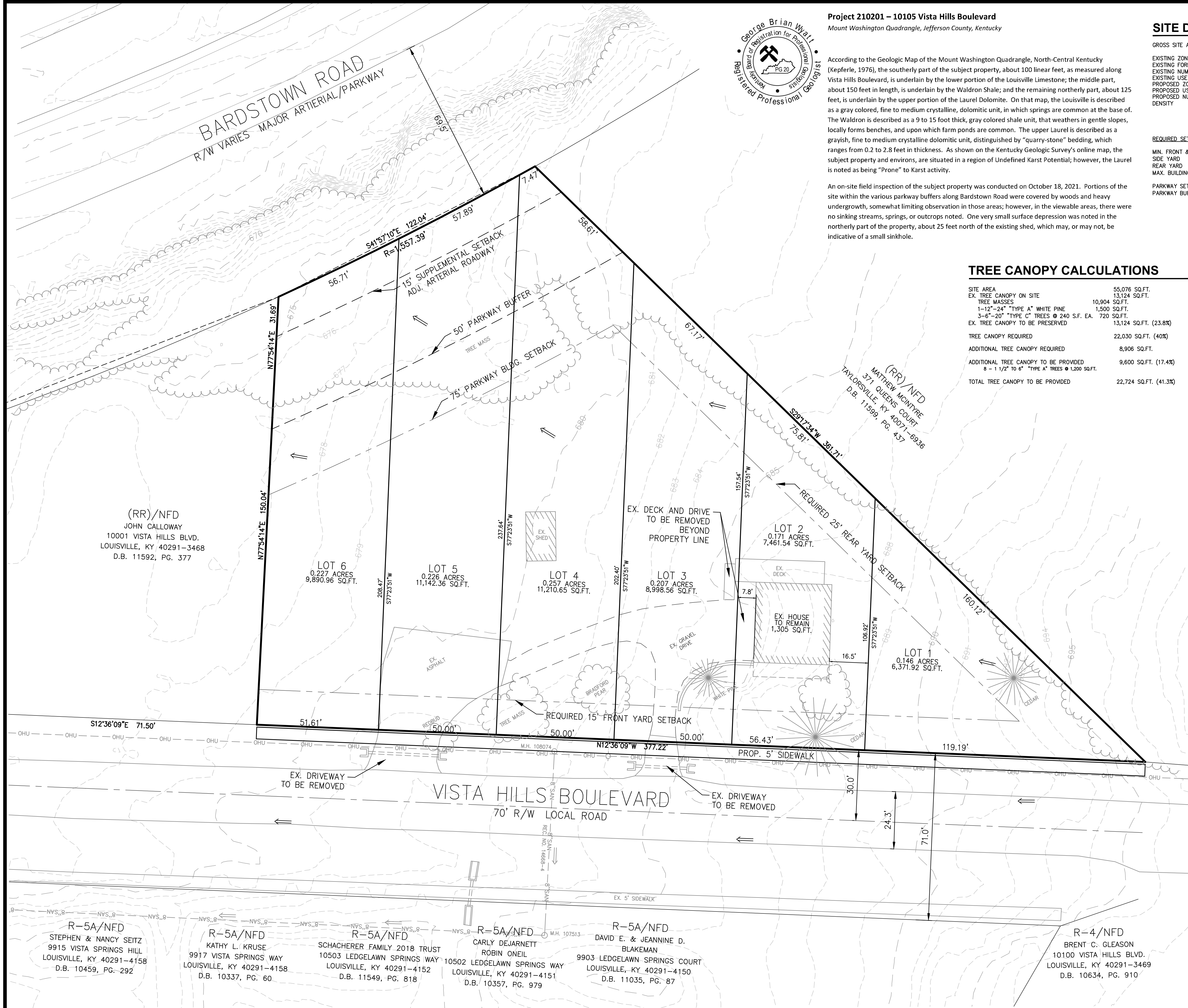
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
- 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.
- 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.
- SITE SUBJECT TO MSD REGIONAL FACILITY FEES. SUBJECT TO KYTC APPROVAL FOR THE INCREASE RUNOFF TO THE RIGHT-OF-WAY. VERIFICATION OF DOWNSIDE SYSTEM MAY BE REQUIRED.
- 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.
- SANITARY SEWERS SERVICE TO BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD SINGLE FAMILY, DEMOLITION OR SMALL COMMERCIAL PERMIT REQUIRED FOR EACH PROPOSED HOME PRIOR TO ISSUE OF BUILDING PERMIT.

**GENERAL NOTES**

- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO ACCESS TO BARDSTOWN ROAD FROM ANY PROPOSED LOTS.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND LIDAR.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- THERE SHALL BE NO DIRECT ACCESS FROM U.S. 31E (BARDSTOWN ROAD) GRANTED AS A RESULT OF THIS PROPERTY DIVISION.
- EXISTING DRIVEWAYS TO BE REMOVED. DRIVEWAY ACCESS TO VISTA HILLS BOULEVARD TO BE OBTAINED FROM METRO PUBLIC WORKS FOR EACH INDIVIDUAL LOT.

**LEGEND**

- EXISTING FENCE
- CENTERLINE
- EXISTING CONTOUR
- EXISTING RETAINING WALL
- EXISTING SANITARY WALL
- EXISTING SANITARY SEWER
- 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



**PRELIMINARY SUBDIVISION PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 10' 20' 40'  
SCALE: 1" = 20'

**BTM Engineering**  
Consulting Engineers, Landscape Architects, Planners & Surveyors  
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Louisville, KY 40220  
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www.btmeng.com www.btm.com

DATE  
SIGNATURE  
DATE  
**FOR REVIEW ONLY**  
SIGNATURE

**SUBDIVISION & REZONING PLAN**  
**10105 VISTA HILLS BOULEVARD**  
**LOUISVILLE, KY 40291**  
TITLE:  
OWNER: WILLIAM E. & BEVERLY S. CALLOWAY  
10105 VISTA HILLS BOULEVARD  
LOUISVILLE, KY 40291  
DEVELOPER: JANE REIN  
14025 OPRYSSE GLEN DRIVE  
LOUISVILLE, KY 40246  
BTM PROJECT NO.: 210201  
SITE INFORMATION:  
DEED BOOK 5581, PAGE 658  
TRAC BLOCK 66, LOT 36  
DRAWN BY: DHS  
CHECKED BY: CRB  
DATE: 09-17-2021  
DRAWING: 210201-SUB  
SCALE: 1" = 20'  
SHEET  
**1.00**

MSD WM #XXXX

**NOT FOR CONSTRUCTION**