LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR — 438 —
- EXISTING UTILITY POLE
- EXISTING SEWER
- EXISTING SPOT ELEVATION + 710.8
- EXISTING TREE CANOPY TBR
- PROPOSED TREE CANOPY
- PROPOSED SANITARY SEWER — 8" SANITARY SEWER —
- PROPOSED DRAINAGE SYSTEM
- PROPOSED DRAINAGE FLOW
- OPEN SPACE O.S.
- EXISTING STRUCTURE TO BE REMOVED TBR
- H/C RAMP W/TACTILE WARNING H/C
- PROPOSED PEDESTRIAN CROSSING

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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. 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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

KARST GEOLOGICAL DISCOVERY:

THE DISCOVERY OF KARST GEOLOGIC FEATURES SUCH AS SINKHOLES, SPRINGS, SINKHOLE COLLAPSE FEATURES AND CAVES SHALL BE REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE. ALL WORK WITHIN THE AREA SHALL DISCONTINUE UNTIL SUCH TIME AS THE APPLICANT'S ENGINEER (GEOTECHNICAL ENGINEER) LICENSED IN THE STATE OF KENTUCKY WITH EXPERIENCE IN THE REVIEW AND ANALYSIS OF KARST GEOLOGIC FEATURES PRACTICING IN ACCORDANCE WITH KRS 322 HAS REPORTED TO THE PLANNING DIRECTOR OR DESIGNEE AND THE PLANNING DIRECTOR OR DESIGNEE HAS APPROVED THE CONTINUATION OF SITE DISTURBANCE AND CONSTRUCTION. IN NO CASE SHALL THE CONSTRUCTION OF RESIDENTIAL PRINCIPAL STRUCTURES OVER SINKHOLE COLLAPSE FEATURES BE APPROVED EXCEPT THROUGH THE LDC WAIVER PROCESS AS OUTLINED IN CHAPTER 11, PART B.

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP, ON MARCH 11, 2021 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

IMPERVIOUS AREA

1. TOTAL SITE AREA = 245,678 SF (5.64 AC)
2. TOTAL SITE DISTURBANCE = 226,726 SF (5.20 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 11,514 SF (0.26 AC)
4. INCREASE OF IMPERVIOUS AREA = 58,261 SF (1.34 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 69,775 SF (1.60 AC)

OPEN SPACE AREA REQ PER 2.7.5

LOT #	LOT AREA	DIFF<THAN 6000 SF	LOT #	LOT AREA	DIFF<THAN 6000 SF
1	5803	197	19	7299	0
2	8637	0	20	7842	0
3	5610	390	21	7842	0
4	5400	600	22	7131	0
5	5400	600	23	5104	896
6	5400	600	24	7230	0
7	5400	600	25	5104	896
8	5400	600	26	5104	896
9	5400	600	27	5104	896
10	5400	600	28	5104	896
11	5400	600	29	5104	896
12	5400	600	30	5104	896
13	5400	600	31	5104	896
14	5400	600	32	5104	896
15	5400	600	33	5104	896
16	5400	600	34	5104	896
17	5400	600	35	5104	896
18	5400	600	36	5104	896
			TOTAL		21,235

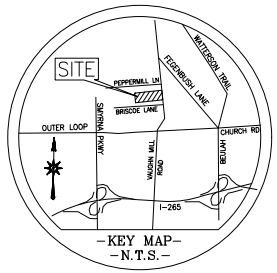
OPEN SPACE REQUIRED = 0.5 X 21,235 = 10,618 SF
OPEN SPACE PROVIDED = 15,765 SF

SITE DATA:

GROSS SITE AREA	5.87 Acres±
GROSS SITE IN SF	255,702 Sq.Ft.
ROW DEDICATION AREA	0.805 Acres±
ROW DEDICATION SF	35,077 Sq.Ft.
NET SITE AREA	5.065 Acres
NET SITE IN SF	220,625 Sq.Ft.
EXISTING ZONING	R-4
PROPOSED ZONING	PRD
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY PRD
NO. OF LOTS	36 + 1 OPEN SPACE LOT
MAXIMUM BUILDING HEIGHT	35' HT.(MAX)
GROSS DENSITY	6.13± DU/AC.
NET DENSITY	7.11± DU/AC.

TREE CANOPY DATA:

SITE AREA	245,678± S.F.
TREE CANOPY RESIDENTIAL (40% REQUIRED)	98,272 S.F.
EXISTING TREE CANOPY	48,520 S.F. (19.75%)
EXISTING TREE CANOPY TO BE REMOVED	47,020 S.F. (19.14%)
EXISTING TREE CANOPY TO BE PRESERVED	1500 S.F. (0.61%)
TCCA#1	425 S.F.
TCCA#2	555 S.F.
TCCA#3	520 S.F.
PROPOSED TREE CANOPY TO BE PLANTED	96,772 S.F. (39%)



-KEY MAP-
-N.T.S.-

VICINITY MAP
NOT TO SCALE

MSD NOTES:

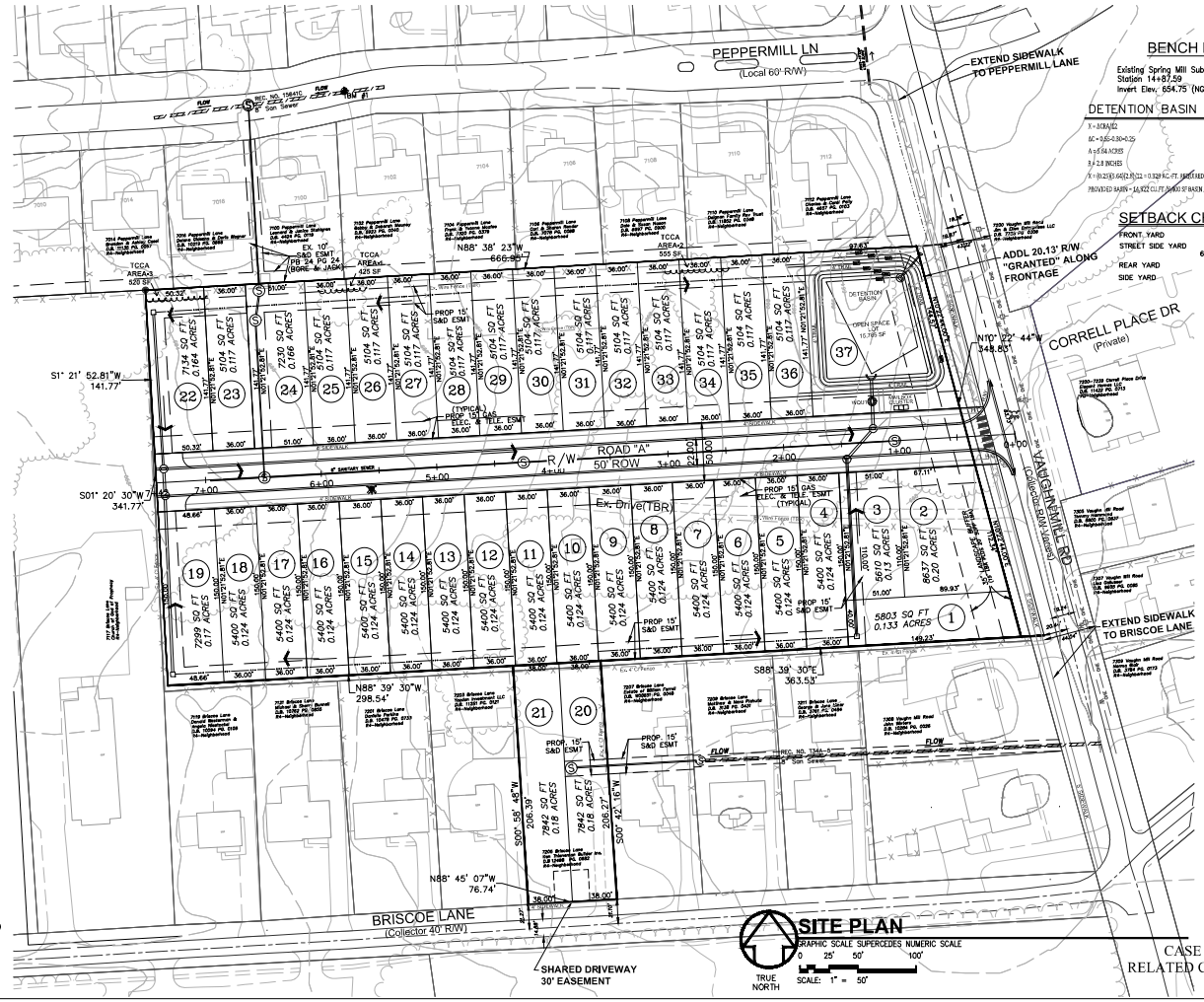
1. SANITARY SEWER WILL CONNECT TO THE DROWTOC WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC. ***DEVELOPER WILL BE REQUIRED TO CLEARLY MARK THE EXTENTS OF THE EXISTING SANITARY SEWER EASEMENT AND SHALL NOT WORK OUTSIDE THE EXISTING EASEMENT WITHOUT OBTAINING WRITTEN PERMISSION OR TEMPORARY EASEMENTS FROM ADJACENT PROPERTY OWNERS. COPIES OF THESE OWNERS' PERMISSIONS AND/OR TEMPORARY EASEMENT CONDITIONS SHALL BE PROVIDED TO MSD PRIOR TO START OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE PROPERTY OWNERS OF THE APPROXIMATE DATE OF START OF CONSTRUCTION AND THE NAME, ADDRESS, AND PHONE NUMBER OF THE DEVELOPER AND HIS CONTRACTOR. THIS NOTIFICATION SHALL BE VIA CERTIFIED LETTER, A COPY OF WHICH SHALL BE PROVIDED TO MSD PRIOR TO A NTP.***
2. ALL SHOWN PROPOSED DRAINAGE INFRASTRUCTURE ON THIS PLAN SHALL ACCOUNT FOR ANY THROUGH DRAINAGE FROM OFFSITE PROPERTIES.
3. DRAINAGE PATTERN DEPICTED BY ARROWS (⟶) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.
4. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
5. 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.
6. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0095F).
7. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWNSTREAM ANALYSIS IS REQUIRED TO THE CULVERT UNDER PEPPERMILL LANE. IMPROVEMENT AND/OR OFFSITE EASEMENTS MAY BE REQUIRED. .
8. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
9. APPLICANT MUST SUBMIT AND RECEIVE AN APPROVED DOWNSTREAM CAPACITY REQUEST PRIOR TO APPROVAL.
10. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, & FEDERAL ORDINANCES.

METRO NOTES:

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR WAYS PER CHAPTER 4.1.3 OF THE LDC.
9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
10. CURBS AND GUTTER SHALL BE PROVIDED ALONG STREETS "A" IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
11. ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUIRED AS SHOWN ON THE APPROVED PLAN.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
13. ALL RADII TO BE 25' UNLESS OTHERWISE INDICATED.
14. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
15. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
16. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
17. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "A" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
18. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET.
19. INDIVIDUAL DRIVE LOCATION TO BE DETERMINED DURING HOME PERMITING PHASE. DRIVE WIDTHS PER LDC.
20. 4' SIDEWALKS FOR ALL SINGLE FAMILY RESIDENTIAL LOTS WILL BE REQUIRED AT BUILDING PERMIT.
21. STREET TREES WILL BE PROVIDED PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE WILL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
22. LOTS 20 AND 21 ARE SUBJECT TO INFILL STANDARDS FOR SETBACK..

GENERAL NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. METRO PUBLIC WORKS.
2. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET.
3. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
4. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. MUST COMPLY WITH CURRENT METRO SMOKING ORDINANCES.
6. PRIVACY FENCES ARE NOT PERMITTED BETWEEN RESIDENCES AND VAUGHN MILL ROAD..
7. MULTIPLE PRINCIPLE STRUCTURES TO MAINTAIN SETBACK STANDARDS FROM SECTION 5.3.1.C.8.
8. PROPOSED LOT 37 WILL BE DESIGNATED AS OPEN SPACE AND UTILIZED FOR THE DETENTION BASIN..
9. THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY PLANNING COMMISSION STAFF SHOWING PLANTINGS AND/OR OTHER SCREENING AND BUFFERING MATERIALS TO COMPLY WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.
10. EACH LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SERVICE OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC (ALL SEWER SERVICE TO BE MSD APPROVED)
11. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
12. ANY POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPT FOR SEPERATE APPROVALS..



BENCH MARK:

Existing Spring Mill Subdivision Sanitary Sewer Line "A", Manhole Station 14+87.59
Invert Elev. 654.75 (NGVD 29)

DETENTION BASIN CALCULATIONS

X = AC&A/12
AC = 0.65-0.90=0.25
A = 5.64 ACRES
& = 2.8 INCHES
X = (0.25)(5.640)(2.8)/12 = 0.329 AC.-FT. REQUIRED BASIN X = 14,332 CU.FT.
PROVIDED BASIN = 14,922 CU.FT. AND 37 SF BASIN AREA = 2.27' DEEP

SETBACK CHART:

FRONT YARD	15' MIN (or 25' to Garage)
STREET SIDE YARD	0' MIN to Adj Prop Line 6' Between Adj Units on Sep Lots
REAR YARD	25' MIN.
SIDE YARD	0' MIN.

BlueStone Engineers, PLLC
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Louisville, Kentucky 40207
(502) 298-2272
chris@bluestoneengineers.com

OWNER:
KEN THIENEMAN BUILDER, INC.
833 COLLEGE VALLEY DRIVE
LOUISVILLE, KY 40272

REVISIONS

DATE	DESCRIPTION	BY
7/22	AGENCY REVISIONS	CC
8/22	AGENCY REVISIONS	CC
9/22	UPDATED STORM	CC
8-24	UPDATE PRE SPR LOTS	CC
2-25	UPDATE PER MSD	CC
3-25	AGENCY COMMENTS	CC
3-25	UPDATE OPEN SPACE CHART	CC
4-25	FINAL AGC COMMENTS	CC

Project: VAUGHN HAVEN SUBDIVISION
SUBDIVISION PLAN & REZONING PLAN
R4 TO PRD

PROPERTY ADDRESSES:
7205 BRISCOE LANE
7209 VAUGHN MILL ROAD
LOUISVILLE, KY 40228
DB 13998 PG 0721
DB 12498 PG 682
PARCEL ID: 0645-0053-0000
PARCEL ID: 0645-0106-0000

Draw By: ACW	Checked By: CTC
Scale: 1"=50'	
Drawing Date: 8-20-2024	
Drawing Name: VAUGHNHAVEN-2024	
Sheet: DDDP1	

CASE NO: 24-ZONE-0131
RELATED CASES: 24-ZONEPA-0107
MSD WM#12312