



TOTAL SITE DATA

FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
ROW DEDICATED

NEIGHBORHOOD
R-4
VACANT
SINGLE FAMILY RESIDENTIAL
5.82± AC.
GOOSE BRIDGE DRIVE
GOOSE BRIDGE DRIVE 0.81± SF.

MINIMUM YARD SETBACK REQUIREMENTS:

15' FRONT YARD SETBACK
5' SIDE YARD SETBACK (TOTAL OF BOTH 10')
25' REAR YARD SETBACK

TOTAL TREE CANOPY DATA

SITE AREA (ENTIRE SUBDIVISION)
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY REQUIRED (20% OF EXISTING)
TREE CANOPY TO BE PLANTED

253,578± S.F.
199,562± S.F. (79%)
101,549± S.F. (40%)
39,912± S.F. (20%)
0± S.F. (0%)

VICINITY MAP

NOT TO SCALE

NOTES:

- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 6, RESPECTIVELY.
- 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 PLANNING COMMISSION.
- ALL EXISTING STRUCTURES SHALL BE REMOVED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS OR KYTC FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- 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 PROTECTED 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 PER CHAPTER 4.1.3 OF THE LDC.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
- ALL SWALES AND DITCHES MUST HAVE AT LEAST A 0.5% SLOPE.
- INDIVIDUAL DRIVE LOCATION TO BE DETERMINED DURING HOME PERMITTING PHASE. DRIVE WIDTHS PER LDC.
- EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC.
- MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE LMDPHW IN ACCORDANCE WITH ORDINANCE 115.280.
- 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.
- A SLOPE STABILITY STUDY IS REQUIRED.
- ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE. THE REQUIREMENTS ARE DETERMINED BY LOUISVILLE METRO TRANSPORTATION PLANNING & PUBLIC WORKS DEPT. RIGHT-OF-WAY DEDICATION REQUIRED WITH RECORD PLAT.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARD.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT LIMITED TO 36 FT MAXIMUM, WITH 35 FT MINIMUM CORNER RADIUS. ENTRANCE LOCATIONS SUBJECT TO SATISFACTION OF SIGHT DISTANCE RIGHTS.
- A SIDEWALK FEE-IN-LIEU SHALL BE PAID INSTEAD OF CONSTRUCTING SIDEWALKS ALONG BROWNSBORO ROAD.

MSD NOTES:

- 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 agencies.
- Sanitary sewer service will be provided by E, subject to fees and applicable charges.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD Drainage Bond required prior to construction plan approval.
- Runoff volume impact fee required, calculation based on RFTx1.5 (or) to be provided on site.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
- Lowest Finished Floor to be determined prior to construction plan approval.
- 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.
- Entrance roadway shall be installed equal to or above the local regulatory floodplain.
- Geotechnical evaluation may be required prior to construction plan approval.

MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON DECEMBER 5, 2019 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

LEGEND

EXISTING CONTOUR
EXISTING UTILITY POLE
EXISTING SPOT ELEVATION
EXISTING TREE CANOPY
PROPOSED TREE CANOPY
PROPOSED STORM (CONCEPT)
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING ROAD SIGNAGE
PROPOSED PEDESTRIAN CROSSING

438
+ 444.8
FH
FH

EXISTING SANITARY SEWERS
PROPOSED DITCH (CONCEPT)
PROPOSED SILT FENCE
REQUIRED YARD
DRAINAGE FLOW ARROW
H/C RAMP W/TACTILE WARNING
STEEP SLOPES AREA
EXISTING ZONING BOUNDARY
PROJECT BOUNDARY

SAN
SF
R/Y
H/C

RECEIVED

JUL 03 2024

OFFICE OF PLANNING
MSD WM#11592

REVISIONS		By	Description
Date	04/23	CC	Agency comments
	07/23	CC	Agency comments
	1/24	CC	Agency comments
	4/24	CC	Agency comments

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ENGINEER:

CREEK'S BRIDGE ESTATES

MAJOR SUBDIVISION PLAN

Project: Title:
Draw By: AW
Checked By: CTC
Scale: 1" = 40'
Drawing Date: 12/15/2022
Drawing Name: 2019-09-RDDDDP2
Sheet: SUBDPLAN