

NOTES

GENERAL

- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- There shall be no access to any lot within the proposed subdivision from GELLHAUS LANE.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A KARST survey was conducted by Pat Briery P.E. on August 27th, 2018. No KARST features were evident.

STREETS & SIDEWALKS

- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- A portion of the site is located in a floodplain per FIRM map 21111 C 0098 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- MSD Downstream Capacity Request approved 02-07-22.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Site is subject to MSD Regional Facilities Fees.
- 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 Management Practices.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at the Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius of intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Street trees are required along Gellhaus Lane. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Gellhaus Lane Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

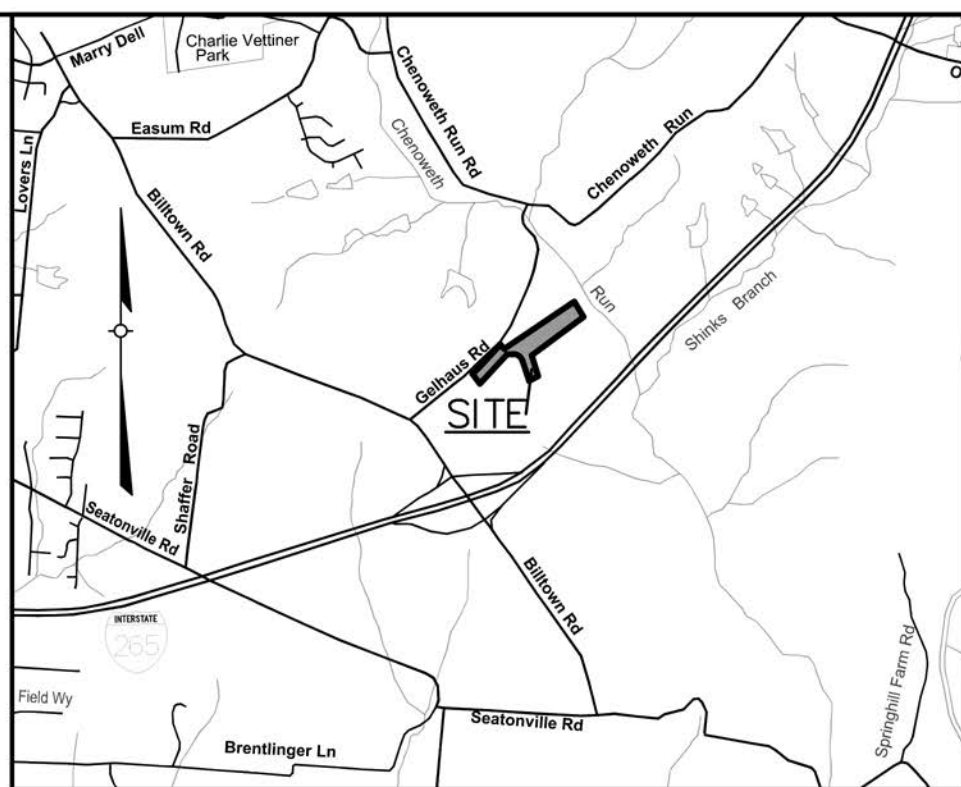
PROJECT DATA

TOTAL SITE AREA = 15.0± Ac. (654,002 SF)
TOTAL AREA OF ROW = 2.0± Ac. (87,120 SF)
NET SITE AREA = 13.0±Ac. (580,584 SF)
EXISTING ZONING = R-4 / R-6
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY LOTS = 18 LOTS
GROSS DENSITY = 1.2 DU/Ac. (4.84 MAX)
NET DENSITY = 1.38 DU/Ac.(4.84 MAX)

TOTAL # OPEN SPACE LOTS = 1
OPEN SPACE PROVIDED = 3939 SF

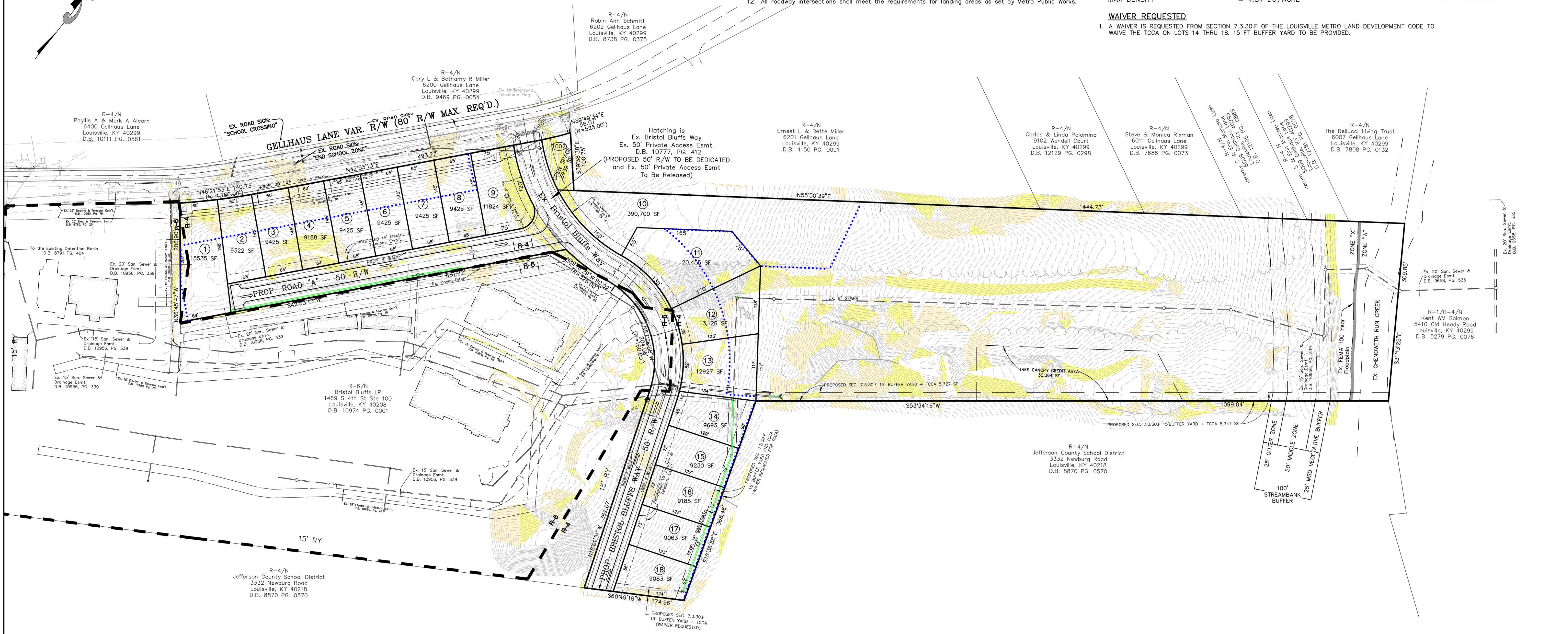
R-4 STANDARDS TABLE 5.3.1
MINIMUM LOT AREA = 9,000 SF
MINIMUM LOT WIDTH = 60 FT
MINIMUM FRONT & STREET SIDE SETBACK = 15/25 FT
EXCEPTION: GARAGES WITH DOORS FACING STREET = 25 FT.
MINIMUM SIDE YARDS (EACH) = 5 FT
MINIMUM REAR YARD SETBACK = 25 FT
MAXIMUM BUILDING HEIGHT = 35 FT
MAX DENSITY = 4.84 DU/ACRE



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED

- A WAIVER IS REQUESTED FROM SECTION 7.3.30.F OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE TCCA ON LOTS 14 THRU 18. 15 FT BUFFER YARD TO BE PROVIDED.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 654,002 SF
EXISTING TREE CANOPY = 28% (183,623 SF)
TOTAL TREE CANOPY AREA REQUIRED = 40% (261,601 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 6% (41,812 SF)
PROPOSED TREE CANOPY TO BE PLANTED = 35% (228,900 SF)

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- LIMITS OF DISTURBANCE

BENCHMARK DESCRIPTIONS

- TBM#50=RAILROAD SPIKE IN FENCE POST. ELEVATION=663.912 (NAVD 88)
- TBM#51=RAILROAD SPIKE IN UTILITY POLE. ELEVATION=685.127 (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA016-2001. ELEVATION=732.54 (NAVD 88)

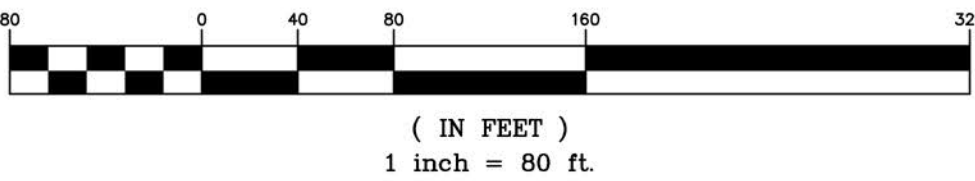
NO.	DATE	REVISIONS	BY
1.	2-21-22	REVISED PER AGENCY COMMENTS	JH
2.	3-07-22	REVISED PER AGENCY COMMENTS	AR
3.	3-28-22	REVISED PER AGENCY COMMENTS	TF
4.	4-4-22	REVISED PER AGENCY COMMENTS	TF

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE



BRISTOL BLUFFS SUBDIVISION

REVISED PRELIMINARY SUBDIVISION PLAN AND
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNERS:
LDG DEVELOPMENT LLC
1469 S 4TH STREET STE 100
Louisville, Ky 40208
SITE ADDRESS:
6203 GELLHAUS LANE
LOUISVILLE, KY 40299
TAX BLOCK: 0052, LOT 0039
D.B. 10707, PG. 0052

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 17249
MSD SUB# 1206
DATE: 1/24/22

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN/FERN CREEK
MUNICIPALITY - LOUISVILLE

CASE: 22-DDP-0012/22-RSUB-0003
22-WAIVER-0035
RELATED CASES: 18DEVPLAN1134
16DEVPLAN1107
13DEVPLAN1043
#9-36-06
#10-28-06
#11486
#10686