



ACCESSIBLE PARKING SPACES  
NO SCALE

**BENCHMARK (MAYD, 1998 DATA)**  
 WETLANDS ARE SHOWN BY THE BROWN SHADING  
 FROM LOCAL MONUMENT Z-21838-2001  
 SOURCE: BENCHMARK, AZ 8638-2001  
 NAD83 ELEV. 739.27'  
 BENCHMARK IN UTILITY POLE LOCATED 25 FT  
 SOUTH OF THE CENTERLINE OF GELLULAUS LANE, APPROXIMATELY  
 DELTAHUS LN.  
 BENCHMARK IN UTILITY POLE LOCATED 25 FT  
 NORTH OF THE CENTERLINE OF GELLULAUS LANE, APPROXIMATELY  
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 BENCHMARK IN UTILITY POLE LOCATED 25 FT  
 NORTH OF THE CENTERLINE OF GELLULAUS LANE, APPROXIMATELY  
 DELTAHUS LN.

**PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:**

DATE: 7/13/16  
 BY: [Signature]  
 FOR: LOUISVILLE METRO GOVT. COUNTY  
 METHOD: PUBLIC WORKS

PROPOSED STORM STRUCTURES  
 W/ FIRE CONCRET  
 PROPOSED STAINLESS STEEL  
 PROPOSED FLOW ARROW  
 PROPOSED BUILDING NUMBER  
 LANDSCAPE BUFFER AREA  
 RECORDED VARD  
 EXISTING STRUCTURES AND  
 ENTRANCE TO BE REMOVED  
 INTERIOR LANDSCAPE AREA  
 TREES TO BE REMOVED  
 TEMPORARY SEDIMENT BASIN  
 (SEE NOTE #4)  
 EXISTING ZONING LINE

**GENERAL NOTES:**  
 1. PROJECT WATER SUPPLY:  
 2. PROPOSED STORM STRUCTURES:  
 3. PROPOSED STAINLESS STEEL:  
 4. PROPOSED FLOW ARROW:  
 5. PROPOSED BUILDING NUMBER:  
 6. LANDSCAPE BUFFER AREA:  
 7. RECORDED VARD:  
 8. EXISTING STRUCTURES AND ENTRANCE TO BE REMOVED:  
 9. INTERIOR LANDSCAPE AREA:  
 10. TREES TO BE REMOVED:  
 11. TEMPORARY SEDIMENT BASIN (SEE NOTE #4):  
 12. EXISTING ZONING LINE

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**  
 THE PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND-USE DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY METRO PUBLIC WORKS OFFICE. EPC WORKS (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND NOT STAGGERED. AS EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PER THE PLAN, THE INSTALLATION SHALL BE DONE IN CONFORMANCE WITH THE EPC PLAN. ANY CHANGES TO THE EPC PLAN SHALL BE REVIEWED AND APPROVED BY METRO PUBLIC WORKS OFFICE. ANY CHANGES TO THE EPC PLAN SHALL BE REVIEWED AND APPROVED BY METRO PUBLIC WORKS OFFICE. ANY CHANGES TO THE EPC PLAN SHALL BE REVIEWED AND APPROVED BY METRO PUBLIC WORKS OFFICE.

**PUBLIC WORKS AND KTC NOTES:**  
 1. LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PREPARED IN (STATE AND) METRO WORKS  
 2. TREES AND SHRUBBERY ALONG GELLULAUS LANE SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE  
 3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAIN  
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**MSD NOTES:**  
 1. MASTERWATER MAINS SHALL BE CONFORM TO THE CHENOWETH WATERWAY TREATMENT PLANT BY LATERAL EXTENSION  
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**LANDSCAPE DATA:**  
 VLAND: RECORDED (7.5X X WA)  
 I.L.A. PROVIDED

**PROJECT DATA:**  
 NEIGHBORHOOD: WILSON  
 EXISTING ZONING: RB  
 EXISTING LAND USE: WILSON FAMILY RESIDENTIAL  
 GROSS LAND AREA: 12,848 AC.  
 NET LAND AREA (O.U./A/C): 12,848 AC.  
 NET GROUND AREA (O.U./A/C): 12,848 AC.  
 BUILDING AREA (INCLUDES CLUSTERHOUSE): 323,198 SF.  
 BUILDING HEIGHT (MAX 30' MEAN): 216  
 NO. OF UNITS: 216  
 P.A.T. UNIT REQUIRED: 216  
 ART. MAX. ALLOWED: 644 SPACES (1.0 SP./D.U.)  
 CLUBHOUSE MAX. ALLOWED: 12 SPACES (1.0 SP./700 SF)  
 CLUSTERHOUSE MAX. ALLOWED: 50 SPACES (INCLUDES 10 HANDICAP' D)  
 PARKING RATIO: 1.8 SP./UNIT SF. (1.0 SP./D.U.)  
 REGULATION OPEN SPACE REQUIRED: 27,048 SF. (0.2 SP./D.U.)  
 REGULATION OPEN SPACE PROVIDED: 78,924 SF. (0.6 SP./D.U.)

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**TREE CANOPY DATA:**  
 GROSS SITE AREA: 500,634 S.F. (12.63 AC.)  
 EXISTING TREE CANOPY: 124,528 S.F.  
 EXISTING TREE CANOPY (%): 24.9%  
 TOTAL TREE CANOPY REQUIRED/PROCESSED: 110,033 S.F. (2.5%)

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 DATE: JUL 11 2016  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**REVISIONS:**

NO.	DATE	REVISIONS PER AGENCY COMMENTS
1	8/12/16	REVISIONS PER AGENCY COMMENTS
2	8/22/16	REVISIONS PER AGENCY COMMENTS #2
3	7/11/16	SITE DATA CORRECTED & LBA ADDED

**RECEIVED**  
 JUL 11 2016  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**GRAPHIC SCALE:** 1"=80'  
 PREVIOUS: 1"=80'  
 CASE # 1095191107  
 MSP SUB 1206  
 OLD CASE #10-28-05 & #11668 & 10565

**REVISIONS:**

NO.	DATE	REVISIONS PER AGENCY COMMENTS
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**REVISED DETAILED DISTRICT DEVELOPMENT  
 AND PRELIMINARY SUBDIVISION PLAN  
 BRISTOL BLUFFS APARTMENTS**  
 6203 GELLULAUS LANE  
 LOUISVILLE, KY. 40299  
 T.B. 52 LOT 39  
 D.B. 9807 PG. 419

**OWNER**  
 THROUGH THE VALLEY FOUNDATION, INC  
 1156 BARDSTOWN ROAD  
 LOUISVILLE, KY. 40204

**DEVELOPER**  
 LDG DEVELOPMENT  
 1473 SOUTH 4TH STREET  
 LOUISVILLE, KY. 40208

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