

GENERAL

8. A KARST survey was conducted by Pat Brierly P.E. on August 27th, 2018. No KARST features were evident.

. Construction plans and documents

1. All roads within the development shall have a minimum width of 20 feet with a radius of 20 feet.

- accordance with the Development Code and Metro Public Works standards and approved at the time of construction.

TOTAL SITE AREA

PROPOSED USE = SINGLE FAMILY RESIDENTIAL

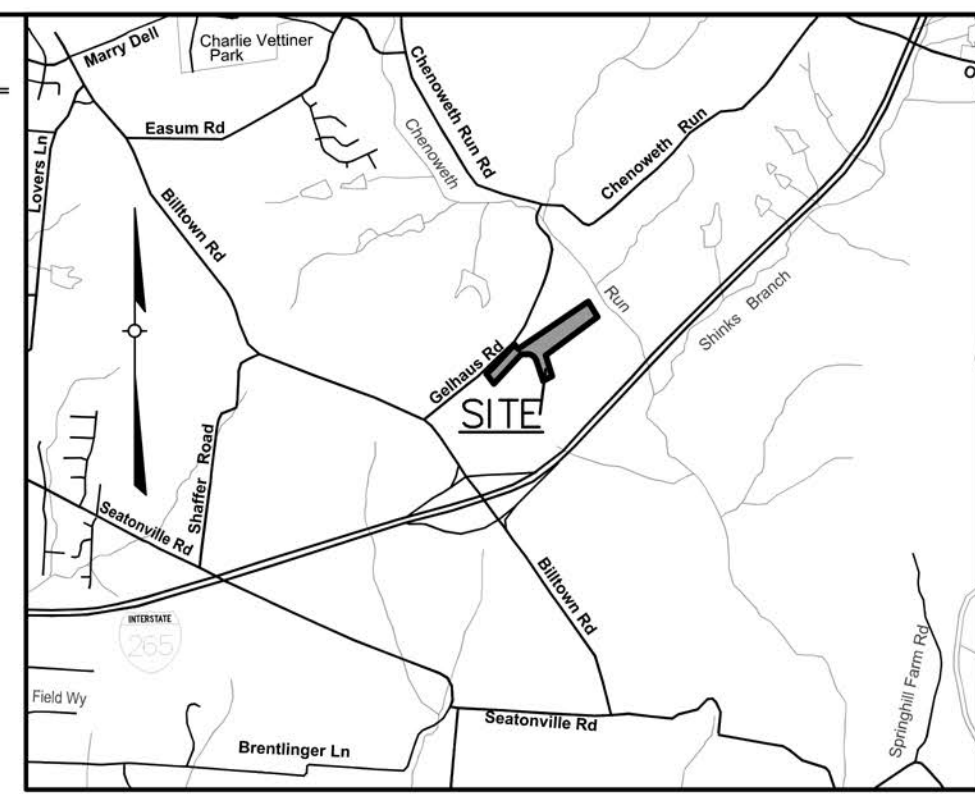
$$\text{NET DENSITY} = 1.38 \text{ DU/Ac. (4.84 MAX)}$$

OPEN SPACE PROVIDED = 3939 SF

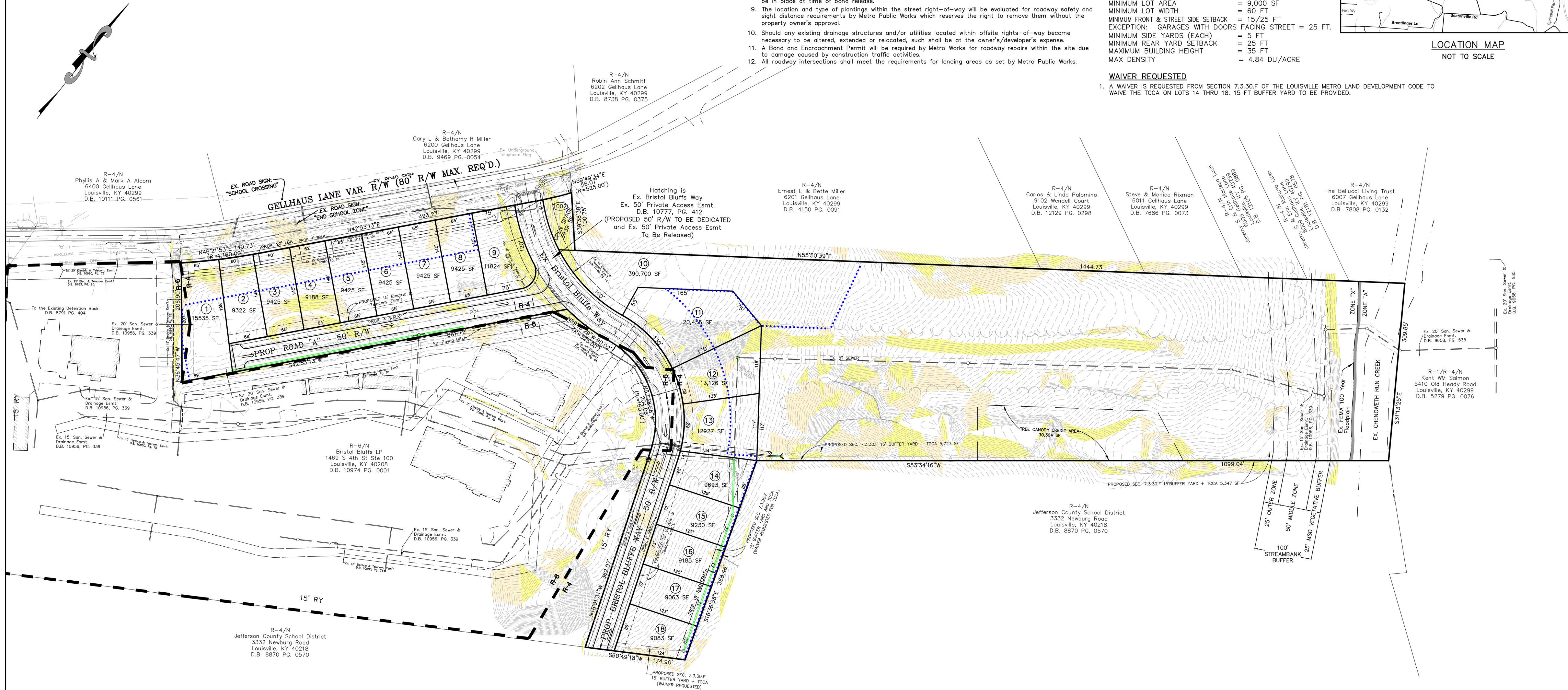
MINIMUM LOT AREA
MINIMUM LOT WIDTH

MINIMUM LOT WIDTH = 60 FT
MINIMUM FRONT & STREET SIDE SETBACK = 15/25 FT

1. A WAIVER IS REQUESTED TO
WAIVE THE TCCA ON LOTS



NOT TO SCALE



TOTAL SITE AREA

EXISTING TREE CANOPY = 28% (183,623 SF)

 TRM#50=RAILROAD SPIKE IN FENCE POST.

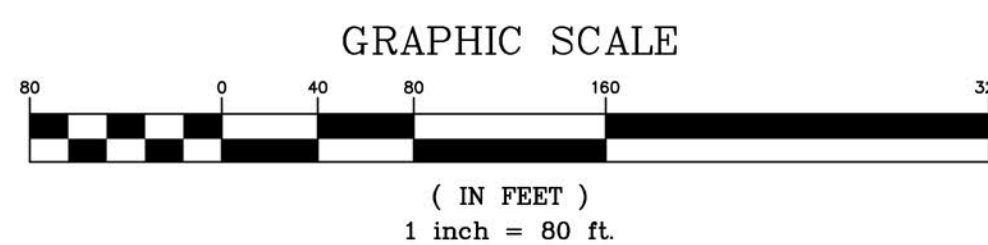
- ELEVATION=663.912 (NAVD 88)

ELEVATION=732.54 (NAVD 88)

		REVISIONS	
NO.	DATE	DESCRIPTION	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

	MAYIMI
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MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

[illegible]

BRISTOL BLUFFS SUBDIVISION

REVISED PRELIMINARY SUBDIVISION PLAN AND
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

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

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

22-WAIVER-0035
RELATED CASES: 18DEVPLAN1134
16DEVPLAN1107
13DEVPLAN1043
#9-36-06
#10-28-06
#11486
#10686

FIRE PROTECTION DISTRICT - JEFFERSONTOWN/FERN CREEK
MUNICIPALITY - LOUISVILLE