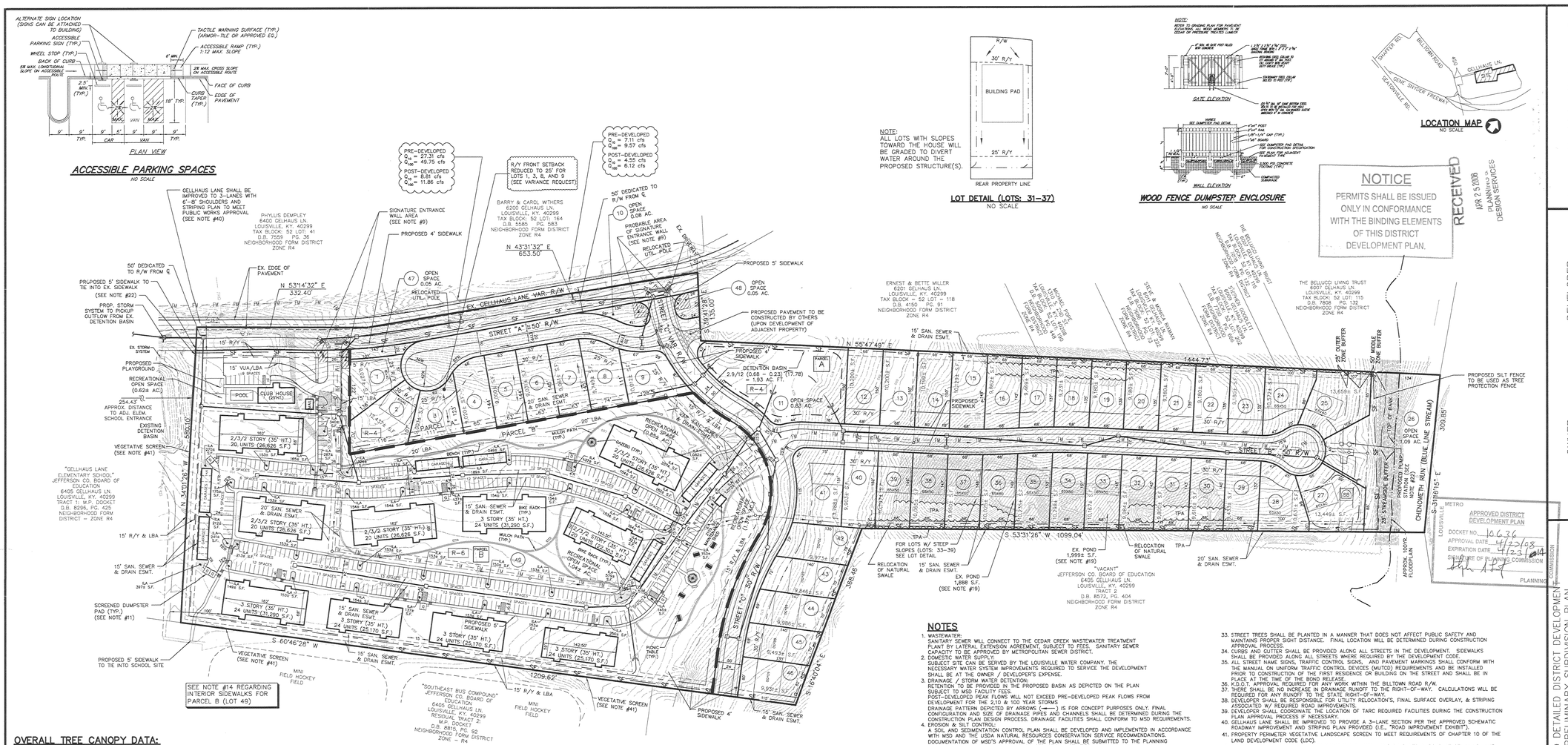

NOTES

1. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DOMESTIC WATER SUPPLY:
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.
3. DRAINAGE / STORM WATER DETENTION:
RETENTION TO BE PROVIDED IN THE PROPOSED BASIN AS DEPICTED ON THE PLAN SUBJECT TO MSD FACILITY FEES.
POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2,10 & 100 YEAR STORMS
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. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION & SILT CONTROL:
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.
5. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES– PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN AND FERN CREEK FIRE DISTRICT.
8. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0058 E).
9. 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 8, RESPECTIVELY OF THE LDC.
10. ALL LUMINARIES 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 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. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
11. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
12. ALL CURB RADII TO BE 4.3' UNLESS OTHERWISE INDICATED.
13. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
14. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
15. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
16. ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED.
17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
18. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
19. PRIOR TO FILLING THE EXISTING POND(s) ON SITE, A GEOTECHICAL STUDY SHALL BE PERFORMED FOR REVIEW AND APPROVAL BY MSD AND PUBLIC WORKS.
20. ROADSIDE DRAINAGE IMPROVEMENTS REQUIRED ALONG GELLHAUS LANE.
21. EXTENSION OF STORMWATER BOUNDARIES REQUIRED.
22. CURRENTLY NO SEWER SERVICE AVAILABLE. FOR DETAILS CONTACT TONY STATEAT MSD. AN ANALYSIS OF PROVIDING SEWERS AND PROPOSED PUMP STATION FOR THE PROPERTY HAS BE COMPLETED AND THE DEVELOPERS UNDERSTANDS THE COST REQUIRED.
23. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
24. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY.
25. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
26. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
27. ADDITIONAL REQUESTS BY METRO PUBLIC WORKS TO BE SUBMITTED FOR REVIEW AT A LATER DATE (I.E. 20 SCALE SCHEMATIC DRAWINGS, CROSS-SECTIONS, AND ROAD WIDENING EXHIBITS).
28. TREES & SHRUBS ALONG GELLHAUS LANE SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
29. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
30. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
31. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
32. ALL CUL-DE-SACS AND BULBS: PAVEMENT WIDTHS, RADIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
33. 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.
34. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
35. ALL STREET NAME SIGNS, TRAFFIC CONTROL 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.
36. K.D.O.T. APPROVAL REQUIRED FOR ANY WORK WITHIN THE BILLTOWN ROAD R/W.
37. 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.
38. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION'S, FINAL SURFACE OVERLAY, & STRIPING ASSOCIATED W/ REQUIRED ROAD IMPROVEMENTS.
39. DEVELOPER SHALL COORDINATE THE LOCATION OF TARC REQUIRED FACILITIES DURING THE CONSTRUCTION PLAN APPROVAL PROCESS IF NECESSARY.
40. GELLHAUS LANE SHALL BE IMPROVED TO PROVIDE A 3-LANE SECTION PER THE APPROVED SCHEMATIC ROADWAY IMPROVEMENT AND STRIPING PLAN PROVIDED (I.E., "ROAD IMPROVEMENT EXHIBIT").
41. PROPERTY PERIMETER VEGETATIVE LANDSCAPE SCREEN TO MEET REQUIREMENTS OF CHAPTER 10 OF THE LAND DEVELOPMENT CODE (LDC).
42. DEVELOPER SHALL PROVIDE A WESTBOUND RIGHT-TURN LANE ON BILLTOWN ROAD AT GELLHAUS LANE. INTERSECTION PER KTC REQUIREMENTS. KTC PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
43. FINAL SEDIMENT BASIN'S LOCATION, SIZE, TIMING AND CONSTRUCTION METHODS TO BE DETERMINED AND APPROVED BY THE METROPOLITAN SEWER DISTRICT IN CONJUCTION WITH THE PROJECTS CONSTRUCTION PHASING.

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	1,248,430± S.F.	
TREE CANOPY CATEGORY	CLASS C	
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.	(0%)
TOTAL TREE CANOPY REQUIRED	249,686± S.F.	(20%)
TREE CANOPY TO BE PLANTED	249,686± S.F.	(20%)
TOTAL TREE CANOPY PROVIDED	249,686± S.F.	(20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

OVERALL PROJECT DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4 & R6
EXISTING LAND USE	VACANT & SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI FAMILY & SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	28.66± AC.
NET LAND AREA	24.34± AC.
TOTAL NO. OF D.U./LOTS	263 (220+43)
NO. OF DWELLING UNITS (MULTI-FAMILY)	220 (LOT 49)
NO. OF LOTS (SINGLE-FAMILY)	49 (NO. 5 OPEN SPACE LOTS)
TOTAL OPEN SPACE	5.62± AC.
PARKING SPACES REQUIRED	330 SPACES (1.5 SP./D.U.)
PARKING SPACES PROVIDED	351 SPACES (INCLUDES 10 HANDICAP SP.)
PARKING AREA RATIO	1.79 SP./UNIT (393 SP./220 D.U.)
GROSS DENSITY (D.U./AC.)	9.18± (263/28.66)
NET DENSITY (D.U./AC.)	10.81± (263/24.34)
BUILDING AREA	266,897± S.F (6.13± Ac.)
CLUBHOUSE (2,300± SF) PARKING REQUIRED	MIN. 8 SPACES (1 SP./300 SF) MAX. 23 SPACES (1 SP./100 SF)
CLUBHOUSE PARKING PROVIDED	10 SPACES (INCLUDES 2 HANDICAP SP.)
TOTAL PARKING PROVIDED	393 SPACES (INCLUDES 10 HANDICAP SP.) & 42 GARAGES)

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE NUMBER 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

BENCHMARK (NAVD 1988 DATUM)

ALL ELEVATIONS ARE BASED ON DATUM AS WERE DERIVED FROM LOJIC MONUMENT AZI 8638-2001 BY MEANS OF GPS METHODS.
SOURCE BENCHMARK AZI 8638-2001 NAVD88 ELEV=739.70'

TBM #36 RAILROAD SPIKE IN UTILITY POLE LOCATED 25 FT. SOUTH OF THE CENTERLINE OF GELLHAUS LANE, APPROXIMATELY 990 FT. EAST OF THE INTERSECTION OF BILLTOWN RD AND GELLHAUS LN.
ELEV=687.35'

TBM #37 RAILROAD SPIKE IN 36" MAPLE LOCATED 32 FT. SOUTHWEST OF EXISTING 2 STORY FRAME RESIDENCE AND 18 FT. NORTH OF THE CENTERLINE OF AN EXISTING GRAVEL DRIVE.
ELEV=691.25'

PARCEL "A" (SINGLE FAMILY)

PROJECT DATA: (LOTS 1–48)

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	15.74± AC.
NET LAND AREA	11.64± AC.
BUILDABLE LOTS	43
NON-BUILDABLE LOTS	5
GROSS DENSITY	2.73± DU/AC.
NET DENSITY	3.69± DU/AC.
OPEN SPACE PROVIDED	2.10± AC.
MAXIMUM BUILDING HT.	35' HT.

TREE CANOPY DATA:

GROSS LOT AREA	685,624± S.F.	
TREE CANOPY CATEGORY	CLASS C	
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.	(0%)
TOTAL TREE CANOPY REQUIRED	137,127± S.F.	(20%)
TREE CANOPY TO BE PLANTED	137,127± S.F.	(20%)
TOTAL TREE CANOPY PROVIDED	137,127± S.F.	(20%)

PARCEL "B" (MULTI-FAMILY)

PROJECT DATA: (LOT 49)

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI- FAMILY RESIDENTIAL
GROSS LAND AREA	12.92± AC.
NET LAND AREA	12.70± AC.
NO. OF UNITS	220
GROSS DENSITY (D.U./AC.)	17.03± (220/12.92)
NET DENSITY (D.U./AC.)	17.32± (220/12.70)
BUILDING AREA	266,897± S.F (6.13± Ac.)
FLOOR AREA RATIO (BLDG AREA/LAND AREA)	0.47 (6.13/12.92)
OPEN SPACE	3.88± AC.
MINIMUM PARKING SPACES REQUIRED	330 SPACES (1.5 SP./D.U.)
MAXIMUM PARKING SPACES ALLOWED	660 SPACES (3.0 SP./D.U.)
PARKING SPACES PROVIDED	351 SPACES (INCLUDES 10 HANDICAP SP.)
PARKING RATIO (TOTAL)	1.79 SP./UNIT (393 SP./220 D.U.)
CLUBHOUSE (2,300± SF) PARKING REQUIRED	MIN. 8 SPACES (1 SP./300 SF) MAX. 23 SPACES (1 SP./100 SF)
CLUBHOUSE PARKING PROVIDED	9 ~~10~~ SPACES (INCLUDES ~~2~~ HANDICAP SP.) 1
TOTAL PARKING PROVIDED	393 SPACES (INCLUDES 10 HANDICAP SP. & 42 GARAGES)

TREE CANOPY DATA:

GROSS SITE AREA	562,795± S.F.	
TREE CANOPY CATEGORY	CLASS C	
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.	(0%)
TOTAL TREE CANOPY REQUIRED	112,560± S.F.	(20%)
TREE CANOPY TO BE PLANTED	112,560± S.F.	(20%)
TOTAL TREE CANOPY PROVIDED	112,560± S.F.	(20%)

LANDSCAPE DATA:

OPEN SPACE REQUIRED	56,280± S.F.	(10%)
TOTAL OPEN SPACE PROVIDED	155,875± S.F.	(28%)
RECREATIONAL OPEN SPACE PROVIDED	155,875± S.F.	(28%)
V.U.A.	= 130,254± S.F.	
I.L.A. REQUIRED (7.5% X VUA)	= 9,769 S.F.	
I.L.A. PROVIDED	= 10,519± S.F.	

LEGEND:

EXISTING CONTOUR — 660 —
PROPOSED FORCE MAIN —FM—FM—
PROPOSED STORM STRUCTURES W/ PIPE (CONCEPT)
PROPOSED SANITARY SEWER W/ MANHOLE (CONCEPT) —SS—
PROPOSED FLOW ARROW
PROPOSED HIGH POINT
PARCEL LINE (DELINEATES PARCEL "A" FROM PARCEL "B")
PROPOSED SILT FENCE —SF—SF—
PARCEL IDENTIFICATION PARCEL A
PROPOSED LOT NUMBER 1
LANDSCAPE BUFFER AREA LBA
REQUIRED YARD R/Y
EXISTING STRUCTURES AND ENTRANCE TO BE REMOVED (SEE NOTE #16)
INTERIOR LANDSCAPE AREA ILA
TREES TO BE REMOVED
TEMPORARY SEDIMENT BASIN (SEE NOTE #43) SB
DESIGNATED "MSITOR PARKING" V

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: RESTAMP
BY:
DATE: 5/12/08
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

STATE OF KENTUCKY DALE P. BRIERLY 20,407 LICENSED PROFESSIONAL ENGINEER 4/23/08

VARIANCE REQUEST: (APPROVED 8/1/07)

ALLOW THE REQUIRED FRONT YARD TO BE REDUCED FROM 30' TO 25' FOR LOTS 1, 3, 8, AND 9. (APPROVED AUGUST 1, 2007 PUBLIC HEARING)

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.

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review Date 5/7/08
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

For Buried Line/Cable Locations ** Contact Two Business Days Before **
Kentucky 811 — Know what's below. Call before you dig. www.kentucky811.com

GRAPHIC SCALE 1"=80'
0 20 40 80 160

MSD SUB # 1206
DOCKET # 9-36-06 & # 10-28-06

Mindel, Scott & Associates, Inc.
Planning & Zoning Consultants, Landscape Architecture, Urban Forestry, Development Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 893-1821 Fax (502) 893-1828 E-Mail: mail@mindelscott.com

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

OWNER
WGR DEVELOPMENT, LLC.
624 W. MAIN STREET
LOUISVILLE, KY. 40204

REVISED DETAILED DISTRICT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAN
BRISTOL BLUFFS

6203 GELLHAUS LANE
LOUISVILLE, KY. 40299
TB-52 LOT 39
D.B. 8595 PG. 270

Revision	Date	Description
1	4/18/06	PER DLDS COMMENTS
2	8/28/06	PER AGENCY COMMENTS
3	9/27/06	PER AGENCY COMMENTS
4	10/23/06	REVISION SUBMITTAL
5	11/16/06	PER AGENCY COMMENTS
6	12/29/06	PER AGENCY COMMENTS MEETING
7	03/26/07	PER AGENCY COMMENTS
8	05/23/07	PER AGENCY COMMENTS
9	06/29/07	PER AGENCY COMMENTS
10	02/25/08	PER METRO ZONING APPROVAL
11	03/27/08	PER AGENCY COMMENTS
12	04/04/08	REVISED CLEARVIEW LAYOUT
13	04/24/08	REVISED PER ERC COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 2/17/06
Job Number: 2427

Sheet 1 of 1

10686

The General Plan Binding Elements as approved by Metro Council are still in effect. (9-36-06)

Changes to Binding Element #2

2 The density of the development shall not exceed 17.32 dwelling units per acre (220 units on 12.70 net acres) on parcel B. The density of the development on Parcel A shall not exceed 2.74 dwelling units per acre (37 units on 13.5 acres).

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT

DEVELOPMENT PLAN