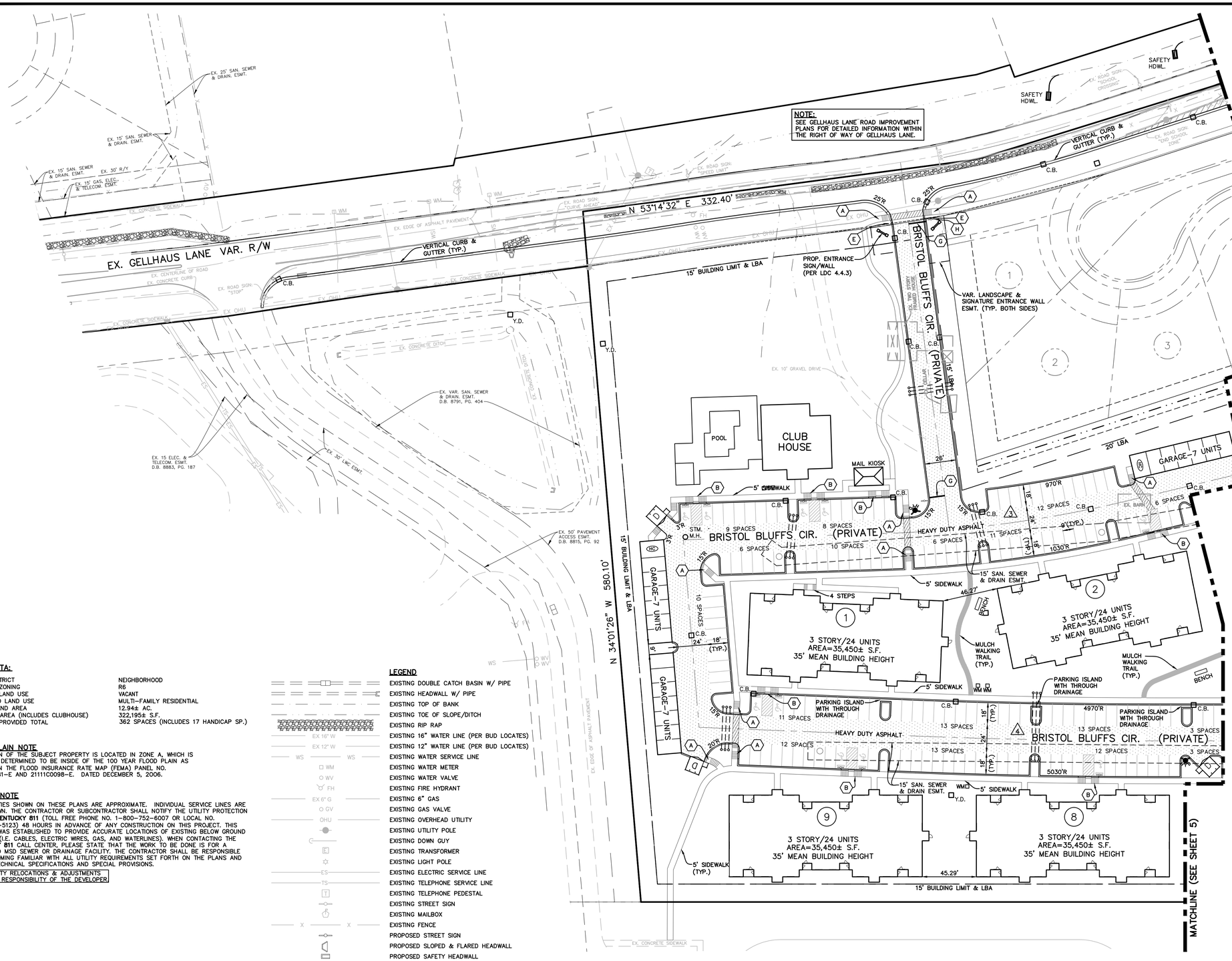


NOTE:
SEE GELLHAUS LANE ROAD IMPROVEMENT PLANS FOR DETAILED INFORMATION WITHIN THE RIGHT OF WAY OF GELLHAUS LANE.

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	12.94± AC.
BUILDING AREA (INCLUDES CLUBHOUSE)	322,195± S.F.
PARKING PROVIDED TOTAL	362 SPACES (INCLUDES 17 HANDICAP SP.)

FLOODPLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE A, WHICH IS AN AREA DETERMINED TO BE INSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0081-E AND 21111C0098-E. DATED DECEMBER 5, 2006.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER **KENTUCKY 811** (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 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 AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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

LEGEND

- EXISTING DOUBLE CATCH BASIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING RIP RAP
- EXISTING 16" WATER LINE (PER BUD LOCATES)
- EXISTING 12" WATER LINE (PER BUD LOCATES)
- EXISTING WATER SERVICE LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING 6" GAS
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING ELECTRIC SERVICE LINE
- EXISTING TELEPHONE SERVICE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET SIGN
- EXISTING MAILBOX
- EXISTING FENCE
- PROPOSED STREET SIGN
- PROPOSED SLOPED & FLARED HEADWALL
- PROPOSED SAFETY HEADWALL
- PROPOSED CATCH BASIN/YARD DRAIN
- PROPOSED DITCH/SWALE
- PROPOSED STORM/SANITARY MANHOLE
- HEAVY DUTY PAVEMENT
- HANDICAP UNIT
- PAINTED CROSSWALK
- DUMPSTER ENCLOSURE

℄ CURVE DATA

3	4
Δ=11°43'19"	Δ=02°17'28"
R=1000.00'	R=5000.00'
T=102.65'	T=99.98'
L=204.59'	L=199.93'

KEY NOTES

- (A) USE METRO STD. PLAN NO. 425E
- (B) USE METRO STD. PLAN NO. 425D
- (C) SAW CUT EXISTING PAVEMENT TO ALLOW PROPOSED PAVEMENT TO MATCH GRADE. (SEE KEY CUT DETAIL)
- (D) END SIDEWALK AT PROPERTY LINE.
- (E) END MEDIAN CURB AT RAMP, BEGIN VERTICAL CURB AND GUTTER AT RAMP
- (F) END PROPOSED MEDIAN CURB AND/OR VERTICAL CURB AND GUTTER WITH CURB TAPER
- (G) STOP BAR (SEE DETAIL)
- (H) STOP SIGN WITH STREET SIGN

NOTES

1. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
2. ALL CURBS TO BE MEDIAN CURB UNLESS OTHERWISE NOTED.

ALL PROPOSED STORM LINES AND ROADWAYS ARE PRIVATE UNLESS OTHERWISE NOTED.

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

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"=40'
0 10 20 40 80

FOR BIDDING PURPOSES ONLY

PROFESSIONAL ENGINEER'S SEAL

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 968-5401 Fax (502) 968-1474 www.mindelscott.com

OWNER/DEVELOPER
LDG DEVELOPMENT
1469 SOUTH 4TH STREET
LOUISVILLE, KY. 40208
(502) 638-0534

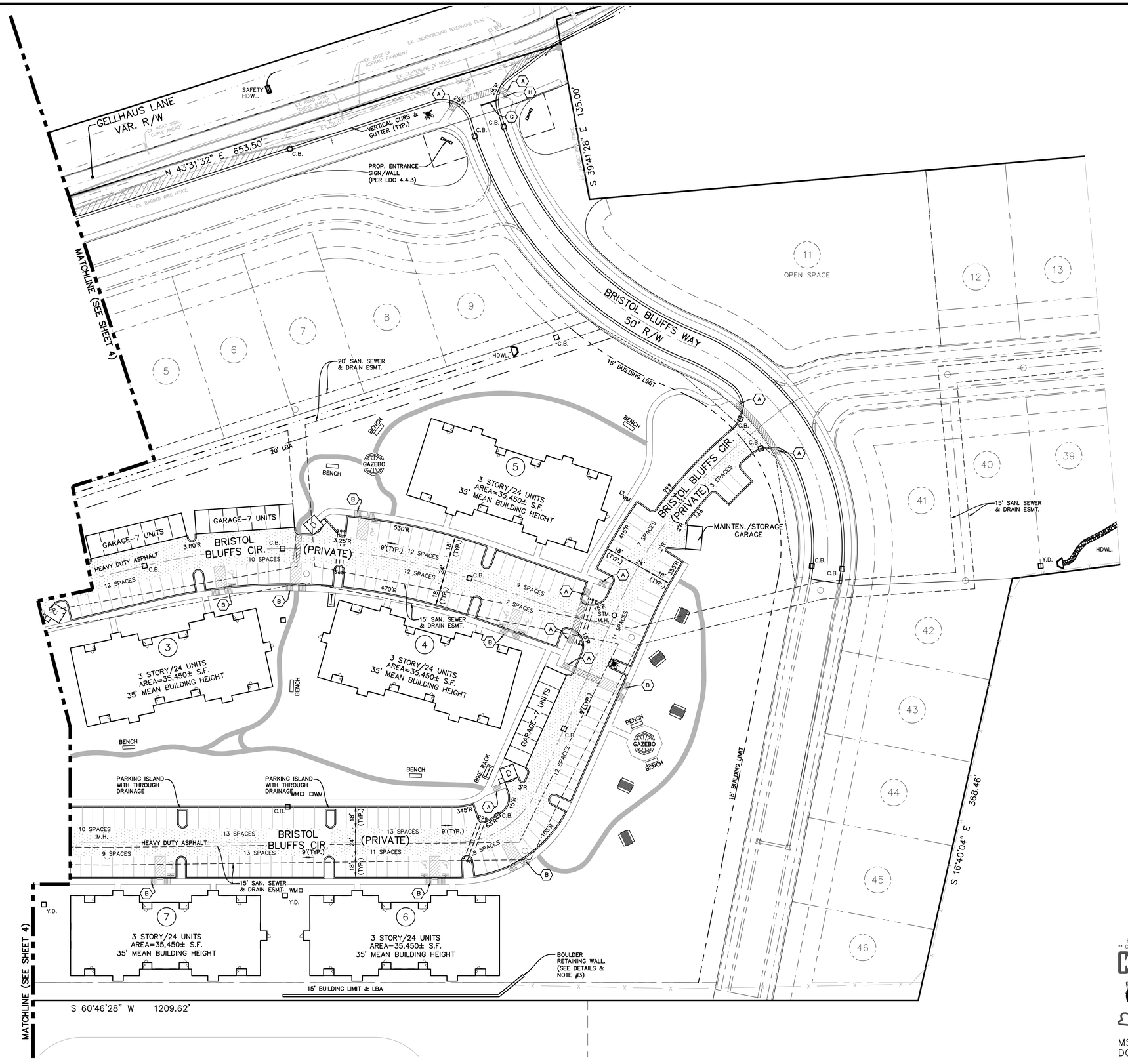
CONSTRUCTION PLANS
BRISTOL BLUFF APARTMENTS
6203 GELLHAUS LANE, LOUISVILLE, KENTUCKY 40299
TAX BLOCK: W006, LOTS: 26 & 53
D.B. 8749 PG. 992
LAYOUT PLAN

Revisions	
01/11/17	BID PLANS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 12/21/16
Job Number: 2427

Sheet 4 of 27

ENGINEER: AMANDA SMITH



KEY NOTES

- (A) USE METRO STD. PLAN NO. 425E
- (B) USE METRO STD. PLAN NO. 425D
- (C) SAW CUT EXISTING PAVEMENT TO ALLOW PROPOSED PAVEMENT TO MATCH GRADE. (SEE KEY CUT DETAIL)
- (D) END SIDEWALK AT PROPERTY LINE.
- (E) END MEDIAN CURB AT RAMP, BEGIN VERTICAL CURB AND GUTTER AT RAMP.
- (F) END PROPOSED MEDIAN CURB AND/OR VERTICAL CURB AND GUTTER WITH CURB TAPER.
- (G) STOP BAR (SEE DETAIL)
- (H) STOP SIGN WITH STREET SIGN

NOTES

1. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
2. ALL CURBS TO BE MEDIAN CURB UNLESS OTHERWISE NOTED.
3. RETAINING WALL ARE REQUIRED AS PART OF THIS DEVELOPMENT. THE WALLS SHOWN ON THIS PLAN ARE DIAGRAMMATICAL AND FOR GRADING PURPOSES. THEIR FINAL DESIGN SHALL BE PROVIDED BY A PROFESSIONAL STRUCTURAL ENGINEER FOR THE OWNER AND/OR DEVELOPER.

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"=40'
0 10 20 40 80

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

FOR BIDDING PURPOSES ONLY

PROFESSIONAL ENGINEER'S SEAL

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 968-5401 Fax (502) 968-1474 www.mindelscott.com

OWNER/DEVELOPER
LDG DEVELOPMENT
1469 SOUTH 4TH STREET
LOUISVILLE, KY. 40208
(502) 638-0534

CONSTRUCTION PLANS
BRISTOL BLUFF APARTMENTS
6203 GELLHAUS LANE, LOUISVILLE, KENTUCKY 40299
TAX BLOCK: W006, LOTS: 26 & 53
D.B. 8749 PG. 992
LAYOUT PLAN

Revisions	
01/11/17	BID PLANS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 12/21/16
Job Number: 2427

Sheet 5 of 27

ENGINEER: AMANDA SMITH