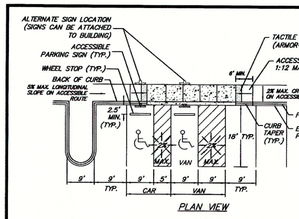
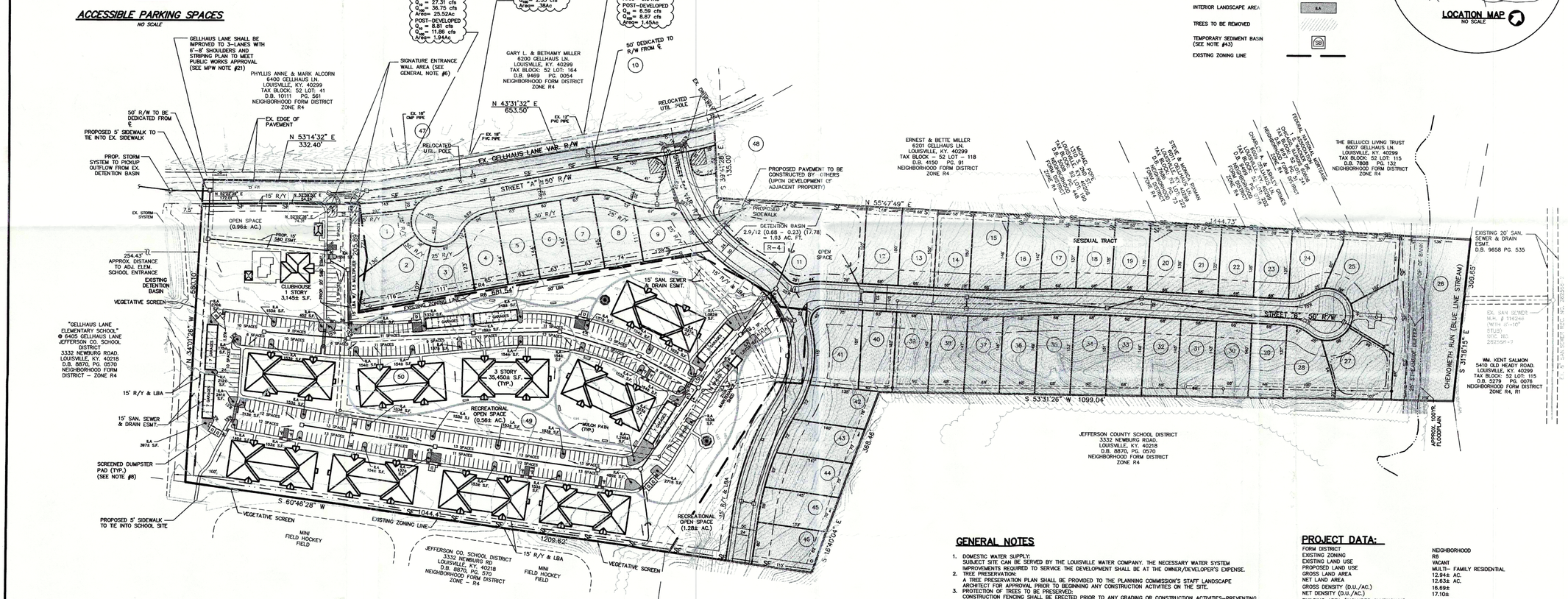


PLAN VIEW

ACCESSIBLE PARKING SPACES

NO SCALE



LEGEND:

- EXISTING CONTOUR — 660 —
- PROPOSED STORM STRUCTURES W/ PIPE (CONCEPT)
- PROPOSED SANITARY SEWER W/ MANHOLE (CONCEPT)
- PROPOSED FLOW ARROW
- PROPOSED SILT FENCE — SF
- PROPOSED BUILDING NUMBER — A
- LANDSCAPE BUFFER AREA — LBA
- REQUIRED YARD — R/Y 1
- EXISTING STRUCTURES AND ENTRANCE TO BE REMOVED (SEE NOTE #16)
- INTERIOR LANDSCAPE AREA — 6.A
- TREES TO BE REMOVED
- TEMPORARY SEDIMENT BASIN (SEE NOTE #43) — SB
- EXISTING ZONING LINE

LOCATION MAP
NO SCALE

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
DETAILED DISTRICT DEVELOPMENT PLAN
CONDITION OF APPROVAL
DATE 7/13/16
LOUISVILLE METROPOLITAN SEWER DISTRICT

BENCHMARK (NAVD 1988 DATUM)

ALL ELEVATIONS ARE BASED ON NAVD88 DATUM & 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'

PUBLIC WORKS AND KTC NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN (STATE AND) METRO WORKS RIGHT-OF-WAY.
2. TREES AND SHRUBBERY ALONG GELLHAUS LANE SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO 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 PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
5. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
6. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
7. 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.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
10. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
11. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
12. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
13. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
14. METRO PUBLIC WORKS BOND & ENCROACHMENT PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
15. ALL CURB RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
16. 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).

17. 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.
18. K.D.O.T. APPROVAL REQUIRED FOR ANY WORK WITHIN THE BILLTOWN ROAD R/W.
19. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION'S, FINAL SURFACE OVERLAY, & STRIPING ASSOCIATED W/ REQUIRED ROAD IMPROVEMENTS.
20. 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").
21. 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.
22. ROADSIDE DRAINAGE IMPROVEMENTS REQUIRED ALONG GELLHAUS LANE.
23. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN & FERN CREEK FIRE DISTRICT.
6. SIGNATURE ENTRANCE WALLS 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 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED 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.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON JUNE 14, 2016 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
13. ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED.
14. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. DEVELOPER SHALL COORDINATE THE LOCATION OF TARC REQUIRED FACILITIES DURING THE CONSTRUCTION PLAN APPROVAL PROCESS IF NECESSARY.
17. DEVELOPER IS ONLY ALLOWED TO BUILD 199 APARTMENT UNITS UNTIL A SECOND ENTRANCE TO SERVE THE DEVELOPMENT IS APPROVED BY METRO PUBLIC WORKS.

MSD 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. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE PROVIDED OFFSITE ON RESIDUAL TRACT AND THEN PIPED TOWARDS CHENOWETH RUN. NO ON-SITE DETENTION IS REQUIRED. DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. BASIN TO BE SIZED SO POST-DEVELOPMENT PEAK FLOWS SHALL NOT EXCEED PRED-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, & 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW 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
3. EROSION AND 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0088E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. PRIOR TO FILLING THE EXISTING POND(s) ON SITE, A GEOTECHICAL STUDY SHALL BE PERFORMED FOR REVIEW AND APPROVAL BY MSD AND PUBLIC WORKS.
7. 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.
8. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED
9. AN MSD DRAINAGE BOND WILL BE REQUIRED.

PROJECT DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI- FAMILY RESIDENTIAL
GROSS LAND AREA	12.94± AC.
NET LAND AREA	12.63± AC.
GROSS DENSITY (D.U./AC.)	16.69±
NET DENSITY (D.U./AC.)	17.10±
BUILDING AREA (INCLUDES CLUBHOUSE)	322,195± S.F.
FLOOR AREA RATIO (0.75 MAX. ALLOWED)	0.59
BUILDING HEIGHT (MAX 35' MEAN)	35'
NO. OF UNITS	216
PARKING REQUIRED:	
APT. MIN. REQUIRED	324 SPACES (1.5 SP./D.U.)
APT. MAX. ALLOWED	648 SPACES (3.0 SP./D.U.)
CLUBHOUSE MIN. REQUIRED	11 SPACES (1 SP./300 SF)
CLUBHOUSE MAX. ALLOWED	32 SPACES (1 SP./100 SF)
CLUBHOUSE PARKING PROVIDED	20 SPACES (INCLUDES 2 HANDICAP SP.)
PARKING PROVIDED TOTAL	398 SPACES (INCLUDES 10 HANDICAP SP.)
PARKING RATIO	1.84 SP./UNIT
OPEN SPACE REQUIRED	55,016± S.F. (10%)
RECREATIONAL OPEN SPACE REQUIRED	27,508± S.F. (50% OF OPEN SPACE)
OPEN SPACE PROPOSED	121,860± S.F. (22%)
RECREATIONAL OPEN SPACE PROPOSED	79,974± S.F. (15%)

TREE CANOPY DATA:

GROSS SITE AREA	550,163± S.F. (12.63 A.C.)
TREE CANOPY CATEGORY	CLASS C (0%-40%)
EXISTING TREE CANOPY	25,366 S.F. (5%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED/PLANTED	110,033± S.F. (20%)

LANDSCAPE DATA:

V.U.A.	126,535± S.F.
I.L.A. REQUIRED (7.5% X VUA)	9,490± S.F.
I.L.A. PROVIDED	11,711± S.F.

PRELIMINARY APPROVAL
Condition of Approval: _____
Date 7/13/16
LOUISVILLE – JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUL 11 2016
PLANNING & DESIGN SERVICES

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16DEVPLAN1107
APPROVAL DATE 7/28/16
EXPIRATION DATE 7/28/18
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

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

CASE #16DEVPLAN1107
PREVIOUS CASE #13DEVPLAN1043
MSD SUB # 1206
OLD CASE #9-36-06 & #10-28-06, #11486 & 10686

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Urban Planning • Transportation Management
10516 Linn Station Road, Louisville, KY 40223
Phone: (502) 405-5300 Fax: (502) 405-5301 E-Mail: mail@mindelscott.com

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

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

REVISED DETAILED DISTRICT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAN
BRISTOL BLUFFS APARTMENTS

6203 GELLHAUS LANE
LOUISVILLE, KY. 40299
T.B. 52 LOT 39
D.B. 9807 PG. 419

Revisions	
6/13/16	REVISIONS PER AGENCY COMMENTS
6/20/16	REVISIONS PER AGENCY COMMENTS #2
7/11/16	SITE DATA CORRECTED & LBA ADDED

Vertical Scale: N/A

Horizontal Scale: 1"=80'

Date: 5/16/16

Job Number: 2427

Sheet 1 of 1

16 DEVPLAN 1107

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