

LEGEND
 EXISTING CONTOUR
 EXISTING SANITARY
 EXISTING TREE LINE
 EXISTING FENCE
 EXISTING FENCE
 PROPOSED STORM (CONCEPT)
 PROPOSED SANITARY (CONCEPT)
 PROPOSED LOT NUMBER
 PROPOSED REQUIRED YARD
 EXISTING LOT NUMBER
 TREE CANOPY PRESERVATION AREA
 SECONDARY CONSERVATION AREA
 EXISTING DRIVEWAYS AND/OR PAVEMENT TO BE REMOVED
 LIMITS OF DISTURBANCE

GENERAL NOTES:
 1. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 2. TREE PRESERVATION: ALL TREES TO BE REMOVED SHALL BE REPLACED WITH AN EQUAL OR GREATER NUMBER OF TREES TO BE PRESERVED. THE REPLACEMENT 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.
 3. ALL EXISTING UTILITIES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE NOTED.
 4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 5. CONFORMANCE WITH METRO PUBLIC WORKS REQUIREMENTS SHALL BE MET FOR ALL PUBLIC WORKS.
 6. 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.
 7. REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 8. TRAFFIC CONTROL DEVICES (WOTC) REQUIREMENTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PAVEMENT LAYER.
 9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 0.8%.
 10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 11. ALL CUL-DE-SACS AND BUBBLE PAVEMENT MOTTS, RAMP, SHERPA LOCATIONS AND OFFSETS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 12. CURBS AND GUTTERS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWINGS FOR SHERPAS AND PER TREE CANOPY PRESERVATION REQUIREMENTS.
 13. ALL SIDEWALK RAMPS SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SHERPAS AND PER TREE CANOPY PRESERVATION REQUIREMENTS.
 14. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF PAVEMENT.
 15. AN ENFORCEMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY CONSTRUCTION.
 16. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., TO BE INSTALLED PRIOR TO CONSTRUCTION OF PAVEMENT.
 17. ALL SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BOND FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

PUBLIC WORKS AND KTC NOTES:
 1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 2. APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 3. SET BY METRO PUBLIC WORKS.
 4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 5. CONFORMANCE WITH METRO PUBLIC WORKS REQUIREMENTS SHALL BE MET FOR ALL PUBLIC WORKS.
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 7. REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 8. TRAFFIC CONTROL DEVICES (WOTC) REQUIREMENTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST PAVEMENT LAYER.
 9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 0.8%.
 10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 11. ALL CUL-DE-SACS AND BUBBLE PAVEMENT MOTTS, RAMP, SHERPA LOCATIONS AND OFFSETS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 12. CURBS AND GUTTERS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWINGS FOR SHERPAS AND PER TREE CANOPY PRESERVATION REQUIREMENTS.
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 14. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF PAVEMENT.
 15. AN ENFORCEMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY CONSTRUCTION.
 16. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., TO BE INSTALLED PRIOR TO CONSTRUCTION OF PAVEMENT.
 17. ALL SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BOND FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.

MSD NOTES:
 1. WASTEWATER: OWNER WILL CONTACT TO THE CEDARS CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY LATERAL EXTENSION AGREEMENT.
 2. METRO PUBLIC WORKS: ALL PUBLIC WORKS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 3. TREE PRESERVATION: ALL TREES TO BE REMOVED SHALL BE REPLACED WITH AN EQUAL OR GREATER NUMBER OF TREES TO BE PRESERVED. THE REPLACEMENT 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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (2111001E AND 211100097E)

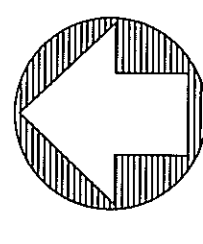
BENCHMARKS
 BENCHMARK 486636-2001 MAG 1988 ELEV. 697.85
 310' SOUTH OF THE INTERSECTION OF BARNSTOWN ROAD AND GLENMARRY FARM ROAD AND 350' EAST OF THE CENTERLINE OF BARNSTOWN ROAD.

MAXIMUM LOT CALCULATION
 MINIMUM LOT AREA
 M/LP = 45,838 AC. = 17.0 AC. = 2.08 AC.
 M/LP = 130
 9,000 SF.
 TA TOTAL LAND AREA
 PCA PRIMARY CONSERVATION AREA
 IA INFRASTRUCTURE AREA
 MA MAX. LOTS PERMITTED

SITE DATA
 NEIGHBORHOOD R-4
 FORM DISTRICT R-4
 EXISTING ZONING R-4
 PROPOSED ZONING R-4
 GROSS LAND AREA 45.84 ACRES
 NET LAND AREA 47.89 ACRES
 NON-BUILDABLE LOTS 5 (0.48 100' - 104')
 GROSS DENSITY 1.04 DU./AC.
 MAXIMUM F.A.R. 1.08 DU./AC.
 MAXIMUM F.A.R. 0.5
 LOTS > 6000 SF. 15
 LOTS < 6000 SF. 13,784 AC. (30%)
 OPEN SPACE PROVIDED 18.86 AC. (42%)
 ADDITIONAL OPEN SPACE AREA 3.92 AC. (8%)
 FRONT/STREET SIDE YARD PROPOSED 30' 20'
 REAR YARD SIDEWALK 25'
 BUILDING HEIGHT - MAXIMUM ALLOWED 25'
 35'

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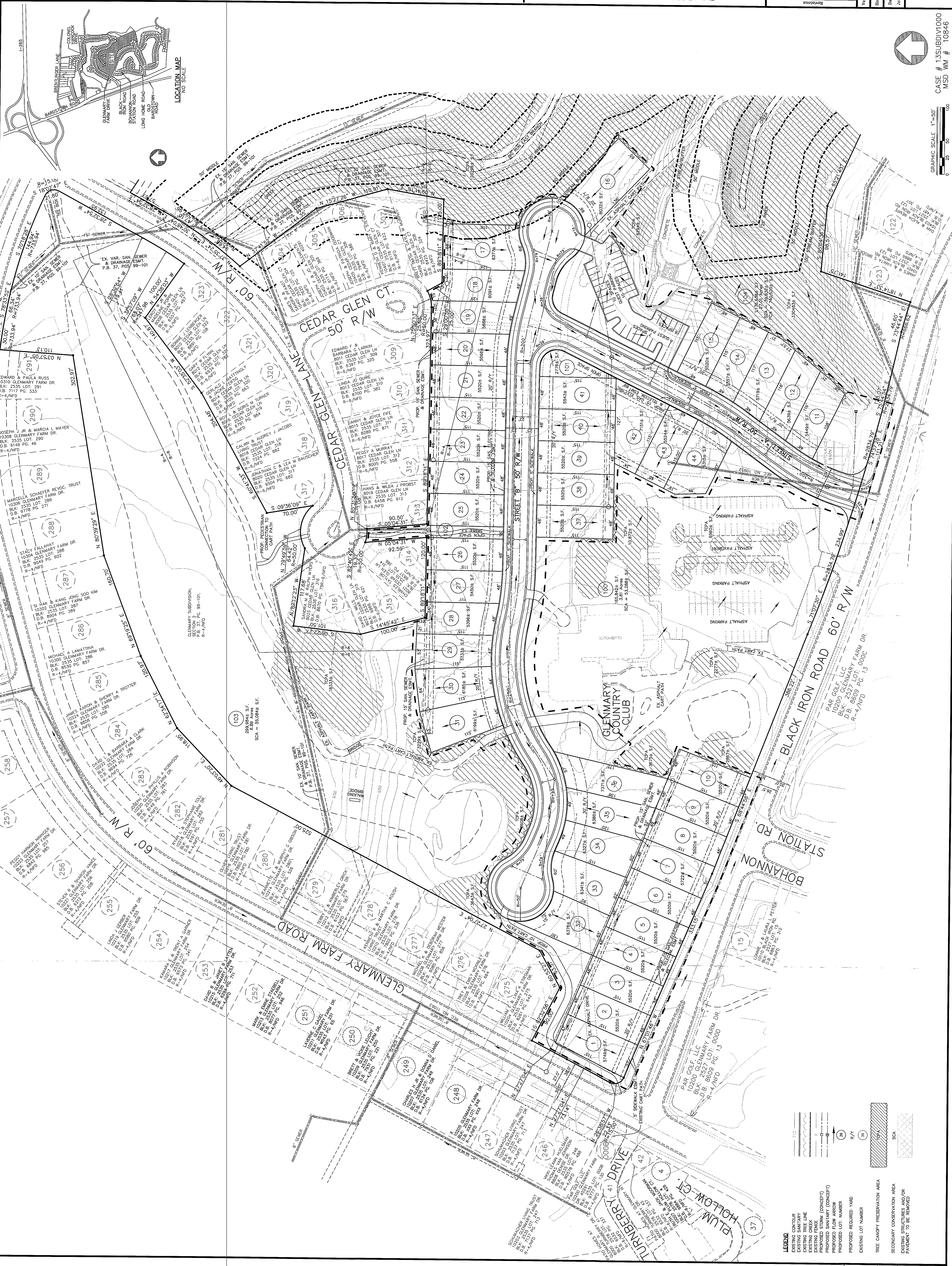
GRAPHIC SCALE 1"=50'
 0 25 50 100

Revisions	12/23/13	PER AGENCY COMMENTS
Vertical Scale: N/A	1/1/14	PER AGENCY COMMENTS
Horizontal Scale: 1"=50'		
Date: 6/18/13		
Job Number: 3140-PP		
Sheet		

ENLARGED SITE AREA EXHIBIT
 GLENMARY CONSERVATION SUBDIVISION
 10200 GLENMARY FARM DRIVE
 LOUISVILLE, KY 40291
 TAX BLOCK: 2535, LOT: 0000
 D.B. 8609, PG. 13

OWNER/DEVELOPER
 PAR GOLF, LLC
 10200 GLENMARY FARM DRIVE
 LOUISVILLE, KY 40291

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- PROPOSED LOT NUMBER
- PROPOSED REQUIRED YARD
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