

NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
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: NO DETENTION REQUIRED ON SITE. DETENTION HAS BEEN PROVIDED IN THE EXISTING LAKE/DETENTION BASINS IN THE SPRINGHURST DEVELOPMENT. SUBJECT TO MSD FACILITY FEES. 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 WORTHINGTON FIRE DISTRICT.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111CO 20 D), AS INDICATED ON THE PLAN.
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 ARTICLE 9.1 & 11, RESPECTIVELY.

10. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
11. ROAD TO HAVE A MINIMUM OF 22' OF PAVEMENT. NO CURBS OR A ROLL CURB SHALL BE PROVIDED.
12. DEVELOPER TO PROVIDE NORTH BOUND LEFT TURN LANE AS REQUIRED BY KTDODH. SOME LANDSCAPING IN THE MEDIAN MAY NEED TO BE REMOVED TO PROVIDE PROPER SIGHT DISTANCE.
13. THERE SHALL BE NO ADDITIONAL RUN OFF TO THE R/W. DRAINAGE CALCULATIONS MAY BE REQUIRED.
14. AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ALL WORK DONE IN THE R/W.
15. ALL SITE LIGHTING SHALL BE DIRECTED AWAY OR SHIELDED SO AS NOT TO SHINE IN THE EYES OF DRIVERS.
16. REGRADING ON THE WEST SIDE OF HURSTBOURNE LANE PARKWAY MAY BE REQUIRED TO PROVIDE ADEQUATE SIGHT DISTANCE AT THE PROPOSED ENTRANCE.
17. THE DEVELOPER SHALL RESTORE THE CURB AND SIDEWALK AT SUCH TIME AS GREEN GLADE LANE (A PRIVATE ACCESS DRIVE) IS REMOVED.

VARIANCE REQUEST

A VARIANCE IS REQUESTED TO ALLOW BUILDING 1 TO ENCROACH AS MUCH AS 8 FEET INTO THE REQUIRED YARD ADJACENT TO FUTURE ROAD "C".

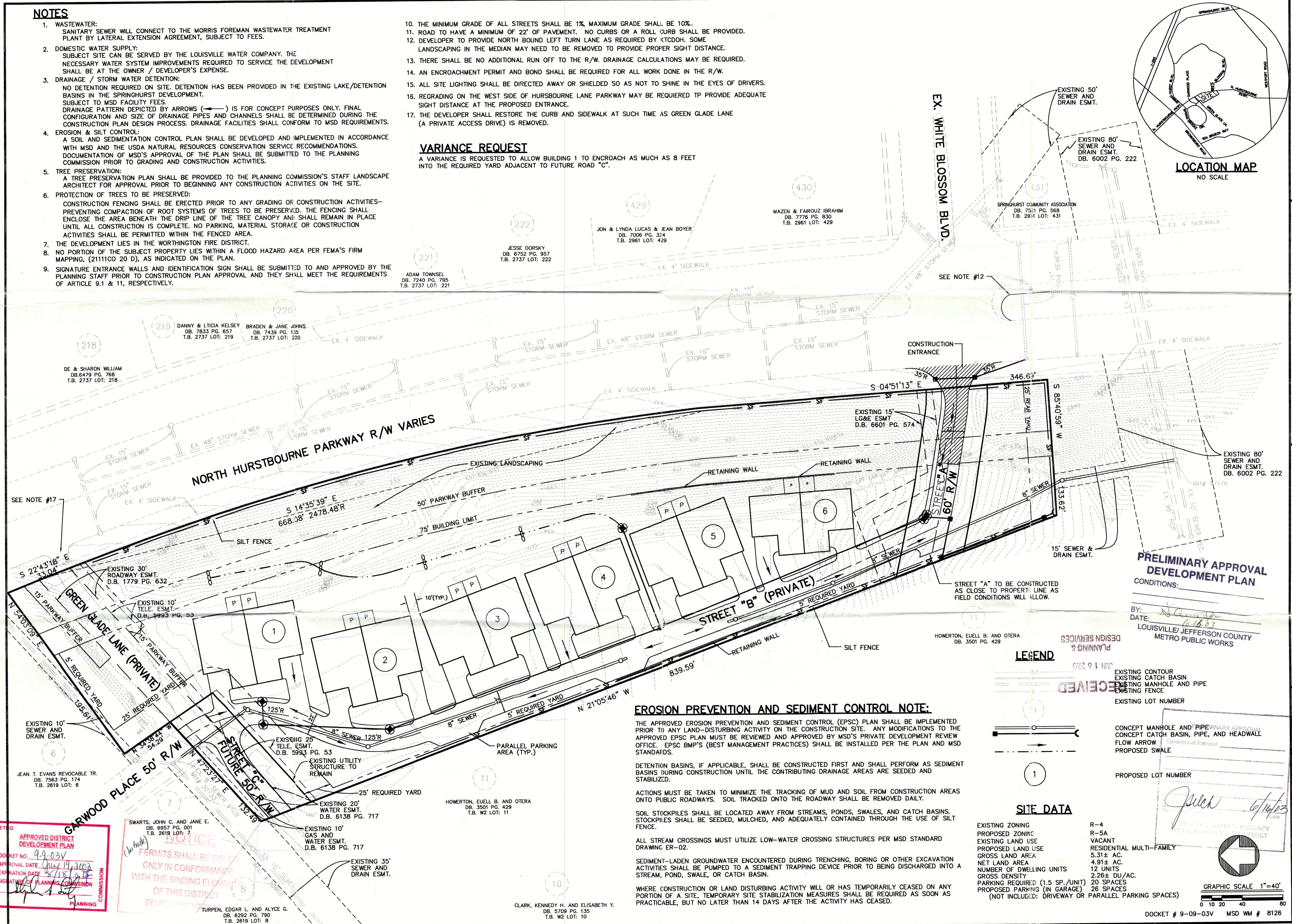


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DEVELOPER
 STEPHEN T. COX BUILDER, INC.
 301 LANAI CT.
 LOUISVILLE, KY. 40242

OWNER
 OLYMPIA HOMES LLC.
 303 N. HURSTBOURNE PKWY.
 LOUISVILLE, KY. 40222

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
SPRINGHURST SITE
 3125 GARWOOD PLACE
 LOUISVILLE, KY 40222
 TAX BLOCK: W002 LOT: 116
 DB. 7521 PG. 797



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:

BY: [Signature]
 DATE: 6/16/03
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EXISTING CONTOUR
- EXISTING CATCH BASIN
- EXISTING MANHOLE AND PIPE
- EXISTING FENCE
- EXISTING LOT NUMBER
- CONCEPT MANHOLE AND PIPE
- CONCEPT CATCH BASIN, PIPE, AND HEADWALL
- FLOW ARROW
- PROPOSED SWALE
- PROPOSED LOT NUMBER

SITE DATA

EXISTING ZONING	R-4
PROPOSED ZONING	R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESIDENTIAL MULTI-FAMILY
GROSS LAND AREA	5.31± AC.
NET LAND AREA	4.91± AC.
NUMBER OF DWELLING UNITS	12 UNITS
GROSS DENSITY	2.26± DU/AC.
PARKING REQUIRED (1.5 SP./UNIT)	20 SPACES
PROPOSED PARKING (IN GARAGE)	26 SPACES
(NOT INCLUDED: DRIVEWAY OR PARALLEL PARKING SPACES)	

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.

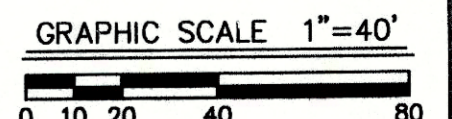
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 99-03V
 APPROVAL DATE: June 19, 2003
 EXPIRATION DATE: 6/18/05
 SIGNATURE OF PLANNING COMMISSION

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



DOCKET # 9-09-03V MSD WM # 8126