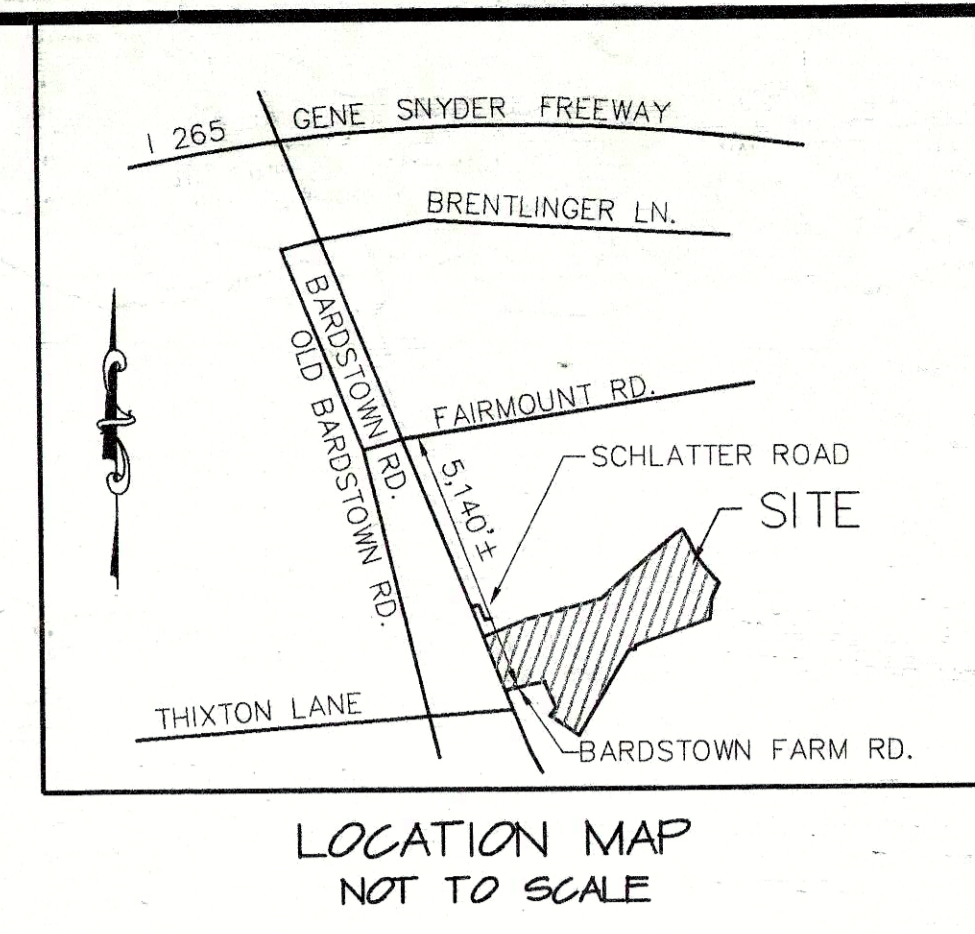


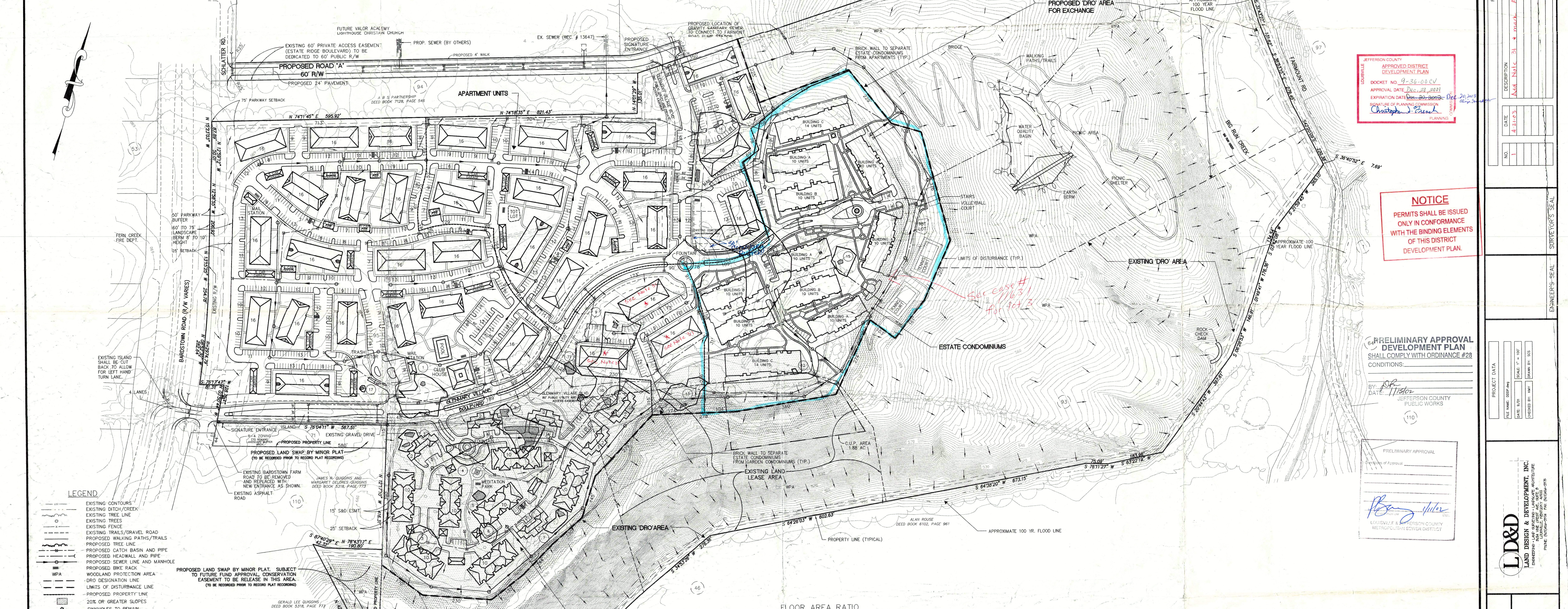
- NOTES**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
 - DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
 - DRAINAGE / STORM WATER DETENTION: THE DEVELOPER MAY PAY THE REGIONAL FEE IN LIEU OF PROVIDING ON SITE DETENTION FOR THIS DEVELOPMENT. A DOWNSTREAM CAPACITY ANALYSIS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. ANY IMPROVEMENT MADE TO THE DOWNSTREAM DRAINAGE SYSTEM MAY BE CREDITED TO THE ABOVE FACILITY FEE.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MD&A AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MD&A APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - 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.
 - 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 LINE 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."
 - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100280 D). 100 YEAR FLOODLINE ELEVATIONS HAVE BEEN SHOWN ON PLAN.
 - 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 9.1.1.1.
 - ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
 - ALL TRASH COMPACTORS, TRANSFORMERS, AC UNITS TO BE SCREENED ACCORDING TO ARTICLE 12.
 - ALL PAVED IN PARKING AREA, TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - LAYOUT OF STORM AND SANITARY SEWERS ARE FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS WILL BE DETERMINED DURING PREPARATION OF CONSTRUCTION DRAWINGS.
 - THE WOODLAND PROTECTION AREAS (WPA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVED. ALL EXISTING VEGETATION EXCEPT FOR THE TRAILS, PAVEMENT AREAS, WATER QUALITY BASIN CONSTRUCTION INCLUDING ANY GARAGE SLAQUES OR STORM SYSTEM FOR THE SIGN TO BE RUN NORTH, AND ANY PUBLIC UTILITIES THAT MAY BE REQUIRED FOR THE DEVELOPMENT OR FUTURE DEVELOPMENTS BY THE APPROPRIATE PUBLIC UTILITIES. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH THE RESTRICTIONS ESTABLISHED BY THE DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPA'S BEYOND PROVISION TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
 - EXISTING STRUCTURES ARE TO BE REMOVED.
 - ALL PROPOSED BUILDINGS SHALL BE (1) OR (3) STORY AND WILL NOT EXCEED THIRTY-FIVE FEET IN HEIGHT EXCEPT TRASH COMPACTOR, CLUBHOUSE, A MAIL STATIONS WHICH WILL BE (1) STORY.
 - THE DEVELOPER REQUESTS THE "DRO" DESIGNATION LINE BE RECALCULATED. THE DEVELOPER WILL EXCHANGE THE NORTHEAST WOODED AND SLOPED PORTION OF THE LAND NOT CURRENTLY "DRO" AREA FOR THE PORTION OF "DRO" AREA CURRENTLY PROPOSED FOR DEVELOPMENT. THIS EXCHANGE WILL BE A GAIN OF 2.41 ACRES OF NEW "DRO" AREA. THE CURRENT DESIGNATED AND NEW EXCHANGED "DRO" AREAS SHALL BE DOWN ZONED TO R-5A AND BE CONSIDERED A CONSERVATION AREA FOR NON DEVELOPMENT. NO DEVELOPMENT BEYOND RECREATION PATHS, PAVEMENT DESIGNATED, GOLF, RECREATION AREAS AND THE PROPOSED WATER QUALITY BASIN, WILL BE ALLOWED THROUGHOUT RESTRICTIONS.
 - A TRASH COMPACTOR IS PROVIDED IN LIEU OF DUMPSTERS. COMPACTORS SHALL BE SCREENED WITH EXPANDED TO REDUCE IMPACT.
 - APARTMENT AND CONDOMINIUM BUILDING FACADES SHALL BE SIMILAR TO THE ELEVATIONS SHOWN AT THE HEARING.
 - FACADES WILL CONSIST OF A COMBINATION OF MATERIALS: BRICK, STONE, IRVIL.
 - 50 BICYCLE PARKING SPACES HAVE BEEN PROVIDED IN BIKE TRACK AREAS.
 - LIMITS OF DISTURBANCE SHOWN ON PLAN ARE FOR CONCEPTUAL PURPOSE ONLY. ACTUAL DISTURBANCE LIMITS WILL BE DETERMINED DURING CONSTRUCTION.
 - PAVEMENT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 - WORK BEING COMPLETED IN THE RIGHT-OF-WAY OF BARDSTOWN ROAD WILL REQUIRE A PERMIT FROM KDOT.
 - GEOTECHNICAL REPORT WILL BE REQUIRED TO BUILT ON 20% OR GREATER SLOPES, DETERMINE SINKHOLE LOCATIONS AND REDESIGN SINKHOLE FILLING.
 - EXTENSION OF BOUNDARY AGREEMENT FOR SANITARY SEWER SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - SPECIAL MEASURES TO PREVENT EROSION AT PIPE OUTLETS MAYBE REQUIRED.
 - PHASE I SHALL BE LIMITED TO 200 UNITS.
 - EXISTING 60' PRIVATE ACCESS EASEMENT SHALL BE DEDICATED TO PUBLIC R.O.W.

- WATER QUALITY BASIN/SINKHOLES: PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS, THE DEVELOPER SHALL FINALIZE THE DESIGN OF THE WATER QUALITY STRUCTURES FOR STORMWATER DIRECTION TOWARDS THE FLOODS FORD/BIG RUN WATERSHEDS. THE WATER QUALITY STRUCTURES DESIGN SHALL RECEIVE APPROVAL BY MD&A. THE DESIGN OF THE WATER QUALITY STRUCTURES SHALL ADDRESS, AT A MINIMUM, THE FOLLOWING ISSUES:
 - GROUNDWATER RECHARGE OF SUFFICIENT QUALITY AND QUANTITY TO COMPENSATE FOR THE FILLING OF SINKHOLES ON-SITE.
 - LONG TERM EROSION CONTROL MEASURES TO PROTECT SLOPES IN THE AREAS OF THE OUTFLOW OF STORMWATER RUNOFF FROM WATER QUALITY STRUCTURES, AND STORMWATER OUTLETS.
 - LANDSLIDING ALONG THE TOP OF THE SLOPE SHALL BE ASSESSED AS NEEDED TO SCREEN THE PROPOSED STRUCTURES.
- 2) Indicates Affordable Housing Units

- WAVIER REQUEST**
- REQUEST TO ALLOW A MAJOR PLAT IN THE AREA OF AN APPROVED PRELIMINARY SUBDIVISION PLAN (ARTICLE 9.2.5 MD&A)
 - REQUEST TO ALLOW THE AMENDMENT TO BARDSTOWN FARM ROAD BEING AN ACCESS EASEMENT AS SHOWN ON SHEET 484-250 AND RECORDED IN DP: 1471, PLS #84 - CLOSE BARDSTOWN FARM ROAD
 - REQUEST TO ALLOW THE AMENDMENT TO AN UNPAVED ACCESS EASEMENT AS SHOWN ON SHEET 484-250 AND RECORDED IN RECORD PLAT #846, PLAT #85 - CLOSE UNPAVED ACCESS EASEMENT
 - REQUEST TO ALLOW PRIVATE ACCESS EASEMENT TO SERVE PROPOSED LOT (ARTICLE 9.2.5 MD&A)
 - REQUEST TO WAIVE MINIMUM REQUIREMENT ALONG SOUTH RIGHT-OF-WAY USE OF PROPOSED ROAD "A" (ARTICLE 9.2.5 MD&A)
 - A BONA FIDE REQUEST WILL BE MADE TO ALLOW PROPOSED STREETLINES, PARKING AND ALSO MAINTAINING WITH IN THE REQUIRED YARDS AND SETBACKS BETWEEN PROPOSED LOTS (PRIVATE LINES)
 - VARIANCE REQUESTED TO ALLOW PROPOSED GARAGES TO BE WITHIN 30' OF MAIN FLOORPLANS



LOCATION MAP NOT TO SCALE



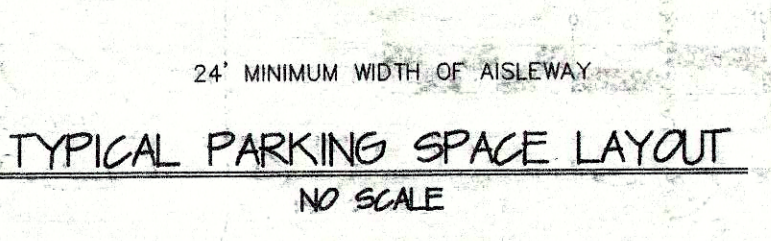
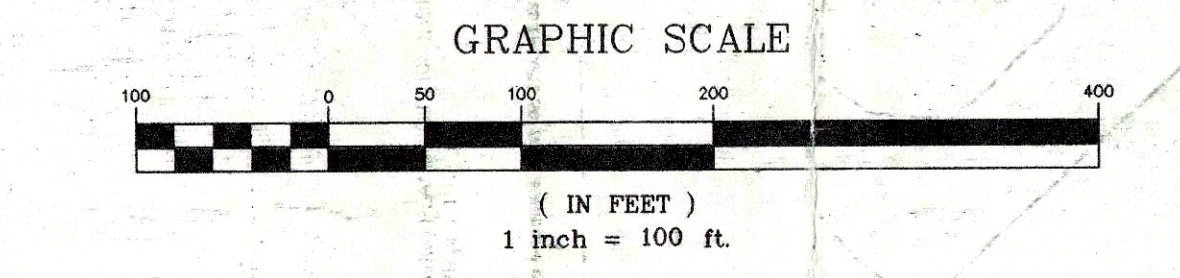
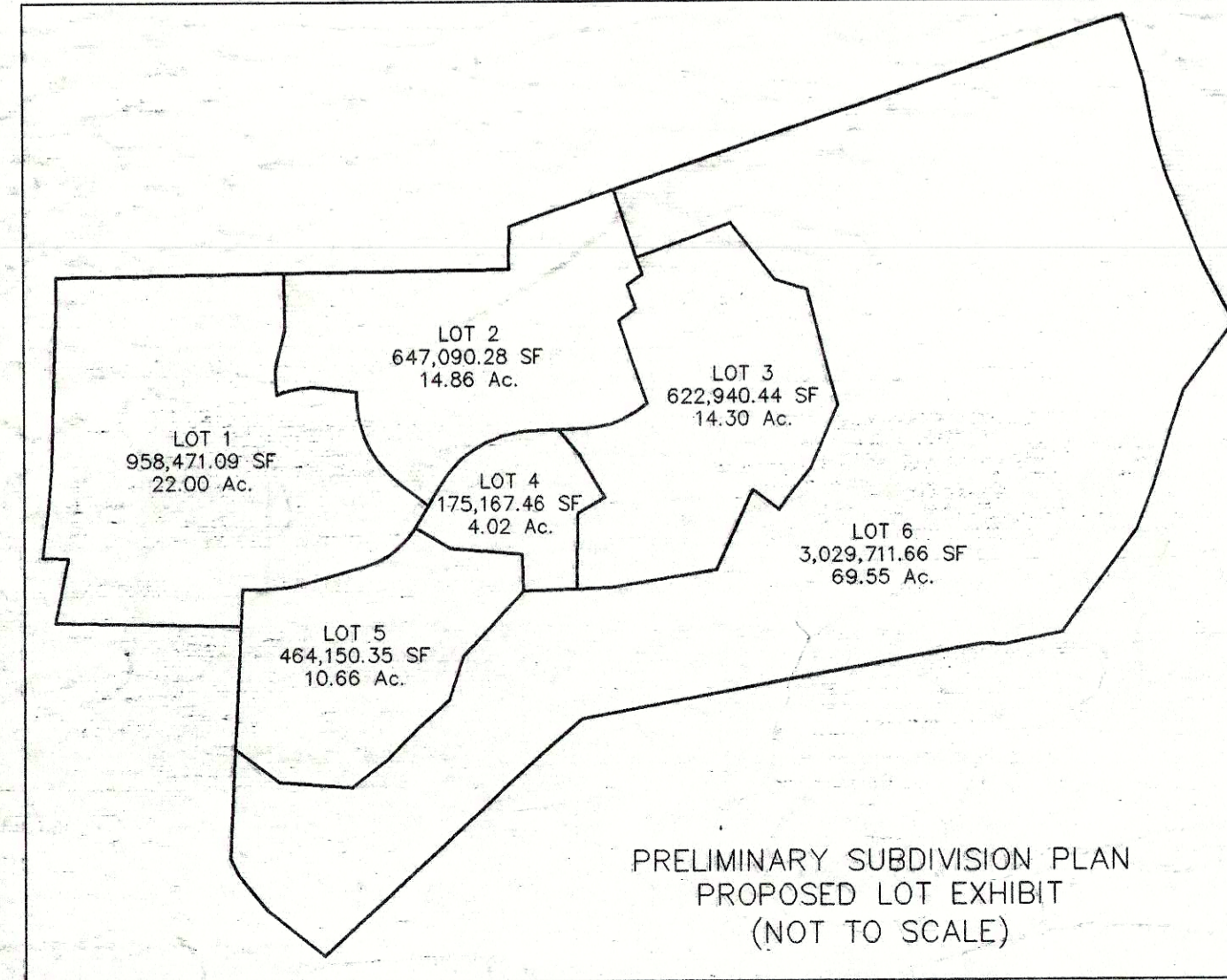
JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-36-00 CV
APPROVAL DATE: Dec 27, 2021
EXPIRATION DATE: Dec 27, 2026
SIGNATURE OF PLANNING COMMISSION: *Christopher J. Sand*

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY: *SP*
DATE: 1/11/22
JEFFERSON COUNTY PUBLIC WORKS

PRELIMINARY APPROVAL
Signature of Approver: *Boyan Miller*
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SINKHOLE DISTRICT

- LEGEND**
- EXISTING CONTOURS
 - EXISTING DITCH/CREEK
 - EXISTING TREE LINE
 - EXISTING TREES
 - EXISTING FENCE
 - EXISTING TRAILS/GRAVEL ROAD
 - PROPOSED WALKING PATHS/TRAILS
 - PROPOSED TREE LINE
 - PROPOSED CATCH BASIN AND PIPE
 - PROPOSED HEADWALL AND PIPE
 - PROPOSED SEWER LINE AND MANHOLE
 - PROPOSED BIKE TRACK
 - WOODLAND PROTECTION AREA
 - DRO DESIGNATION LINE
 - LIMITS OF DISTURBANCE LINE
 - PROPOSED PROPERTY LINE
 - 20% OR GREATER SLOPES
 - SINKHOLES TO REMAIN
 - SINKHOLES TO BE FILLED
 - SINKHOLES NUMBER
 - GENERAL DEVELOPMENT AREA



FLOOR AREA RATIO

LOT NUMBER	PROPOSED LOT AREA	BUILDING SF	FLOOR AREA RATIO
LOT 1	22.00 Ac.	359,524 SF	0.38 FAR
LOT 2	14.86 Ac.	296,996 SF	0.46 FAR
LOT 3	14.30 Ac.	270,340 SF	0.43 FAR
LOT 4	4.02 Ac.	65,220 SF	0.37 FAR
LOT 5	10.66 Ac.	180,298 SF	0.39 FAR
LOT 6	69.55 Ac.	N/A	N/A

PARKING REQUIREMENTS

PARKING REQUIREMENTS	REQUIRED	OFF STREET	GARAGES	DRIVE PARKING
496 APARTMENT UNITS 1.5 SP/UNIT	744	1007	108	52
CLUBHOUSE 6000 SF 1 SP/100 SF	60	60	-	-
118 ESTATE CONDOMINIUM UNITS 1.5 SP/UNITS	177	43	192	-
130 GARDEN CONDOMINIUM UNITS 1.5 SP/UNITS	195	116	67	46
TOTAL	1176	1,226	367	98

* PARKING RATIO 2.35 PER APARTMENT UNITS
** HANDICAP PARKING SPACES REQUIRED 21 PROVIDED 24

BUILDING INFORMATION

UNITS	# BLDGS.	STORIES	S.F./FL.	TOTAL S.F.
3-2	5	2	11,816	118,160
2-2	17	2	10,772	366,248
2-1	12	2	10,442	250,608
CLUBHOUSE	1	1	6,000	6,000
10 UNITS	7	2	11,153	156,142
BUILDING A	6	2	12,426	149,112
BUILDING B	2	2	13,103	52,412
BUILDING C	2	2	17,204	68,816
DPLEXES	7	2	4,025	56,350
L GARAGES	9	1	1,260	11,340
S GARAGES	13	1	630	8,190
TOTAL	TOTAL	TOTAL	TOTAL	1,243,378

PROJECT DATA:

EXISTING ZONING	R-4/R-R	R-5A, R-R & R-4
PROPOSED ZONING	R-5A, R-R & R-4	
VACANT EXISTING LAND USE		
PROPOSED LAND USE	MULTI-FAMILY/APARTMENTS/CONDOMINIUMS	
TOTAL LAND AREA	135.09± AC.	
R-5A LAND AREA	62.19± AC.	
NO. OF DWELLING UNITS	728	
DENSITY	11.70 UNITS/AC.	

DRO AREA

EXISTING DRO LAND PROPOSED FOR DEVELOPMENT.	± 26.49 AC.
LAND PROVIDED FOR DRO EXCHANGE.	± 28.90 AC.
DRO LAND INCREASE	± 2.41 AC.
TOTAL DRO LAND	± 71.94 AC.

RECEIVED
JAN 15 2022
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1100 S. MAIN ST., SUITE 200, LOUISVILLE, KY 40203
PHONE: (502) 261-8888 FAX: (502) 261-9900

GLENNARY VILLAGE
OWNER/DEVELOPER:
GLENNARY VILLAGE, LLC
1100 S. MAIN ST., SUITE 200, LOUISVILLE, KY 40203
PHONE: (502) 261-8888 FAX: (502) 261-9900

PROJECT DATA:
FILE NAME: 0009.A4E
DATE: 9/30/21
CHECKED BY: MWT
SCALE: 1" = 100'
DRAWN BY: JDS

GENERAL DISTRICT DEVELOPMENT PLAN, AMENDED DETAIL DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN

SHEET 1 OF 1
MSD# 6961
DOCKET# 9-36-00VRO

