

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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 ERRECTED 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.
- THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
- NO SITE CONSTRUCTION IS PROPOSED WITH THIS DEVELOPMENT PLAN.

BENCHMARKS

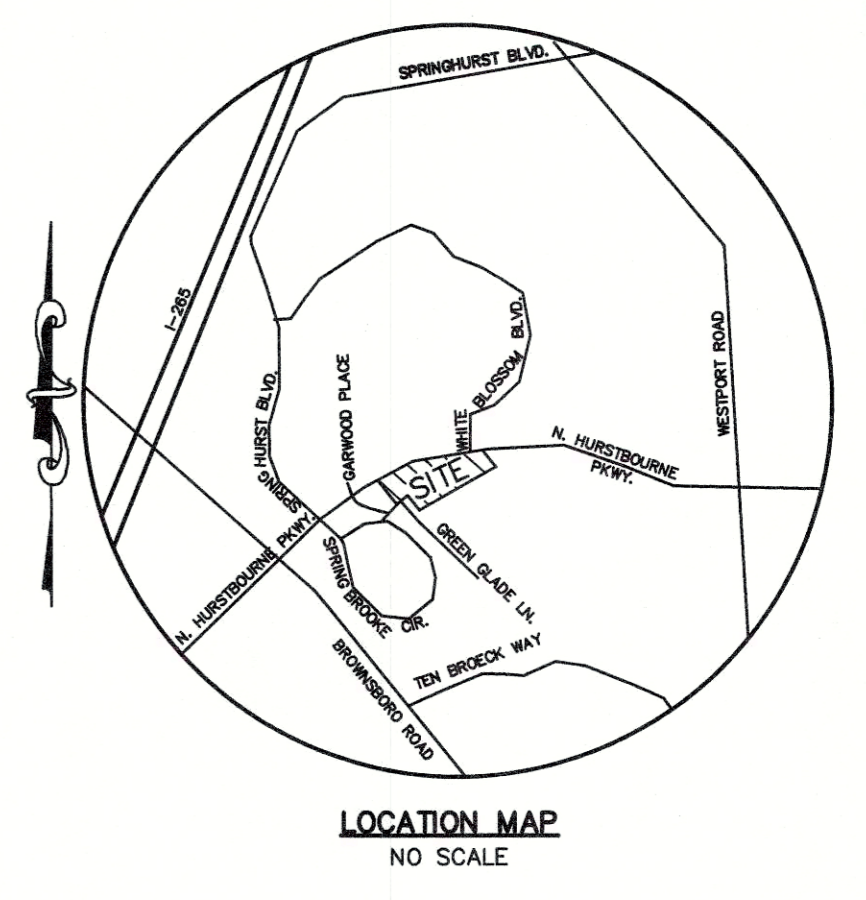
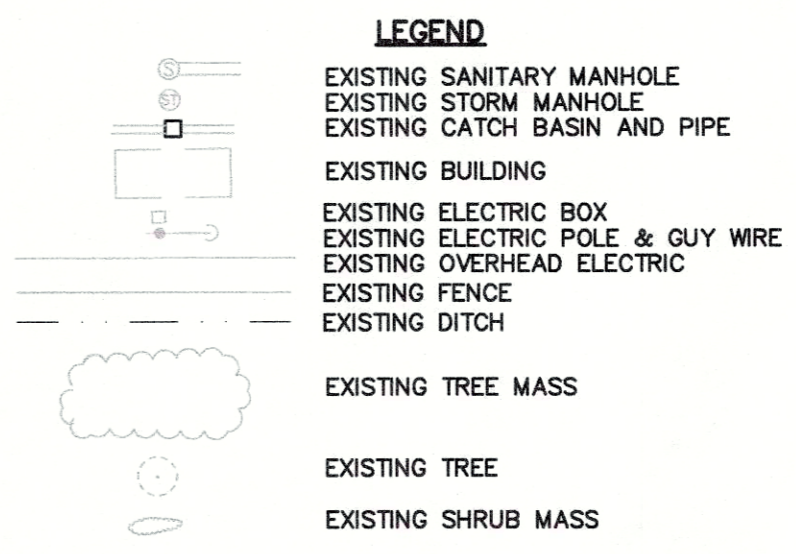
BM1 TOP OF CURB ELEVATION 660.26
 BM2 RR SPIKE IN 12" CHERRY TREE ELEVATION 659.87
 BM3 CUT TOP OF CURB ELEVATION 638.25

MSD NOTES:

- WASTEWATER: SANITARY SEWER BY EXISTING CONNECTION TO MORRIS FORMAN WASTEWATER TREATMENT PLANT.
- DRAINAGE/STORMWATER DETENTION: NO DETENTION REQUIRED ON SITE. DETENTION PROVIDED IN THE EX. LAKE/DETENTION BASINS IN THE SPRINGHURST DEVELOPMENT. NO NEW CONSTRUCTION IS PROPOSED WITH THIS SUBDIVISION.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 18E).

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION SHALL BE RECORDED WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.



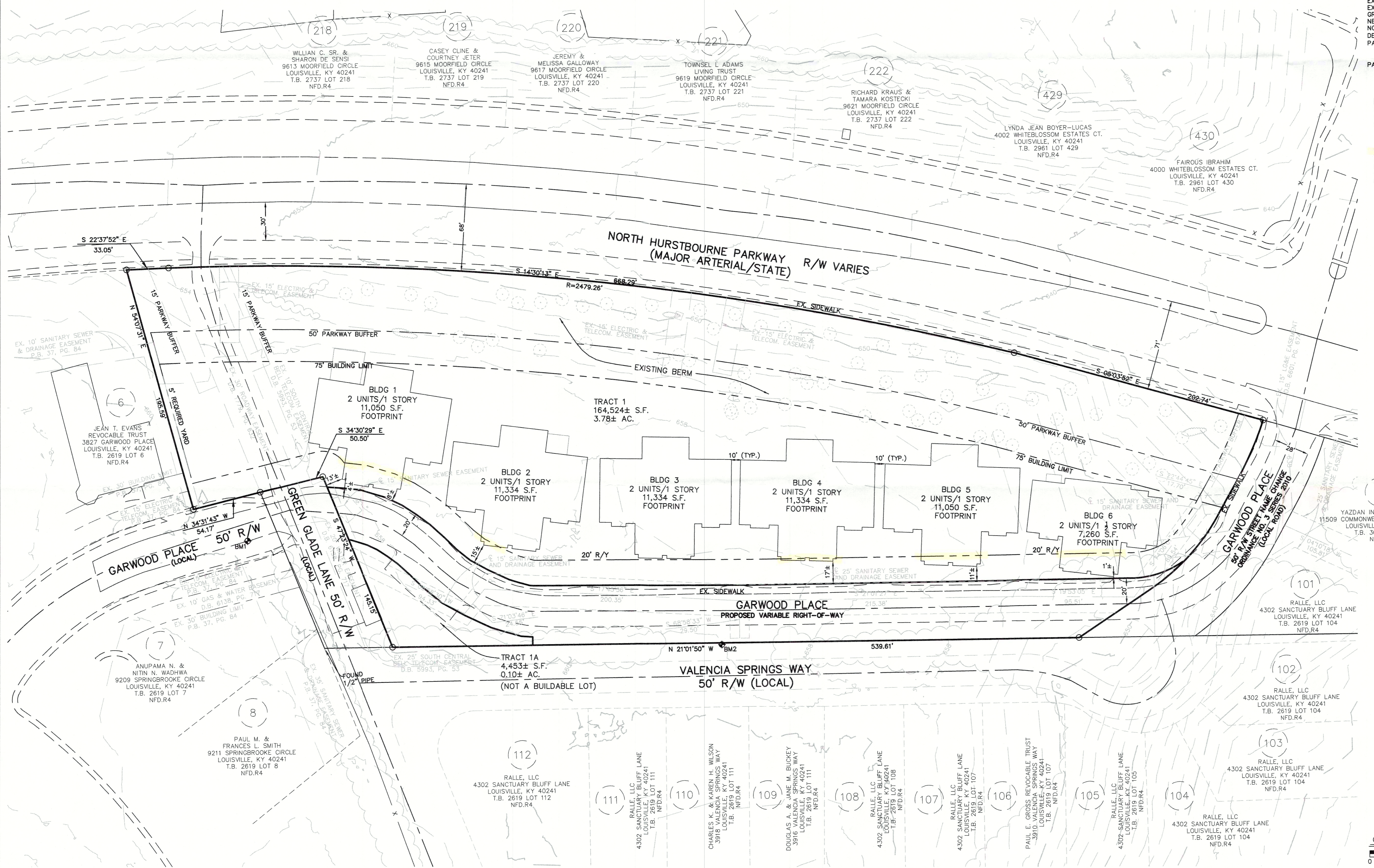
SITE DATA:

FORM DISTRICT	R-5A
EXISTING ZONING	RESIDENTIAL MULTI-FAMILY
EXISTING LAND USE	4.53± AC.
GROSS LAND AREA	3.88± AC.
NET LAND AREA	12
NO. OF DWELLING UNITS	3.09 D.U./AC.
DENSITY (MAX. ALLOWED 12.01)	18 SPACES
PARKING REQUIRED (1.5 SP./UNIT)	36 SPACES
MINIMUM 1.5 SP./UNIT	31 SPACES
MAXIMUM 3 SP./UNIT	
PARKING PROVIDED	

DIMENSIONAL STANDARDS:

FRONT/STREET SIDE YARD	20'
SIDE YARD	5'
REAR YARD	25'

VARIANCE REQUEST:
 A VARIANCE OF 5.31C, AND TABLE 5.31 TO ALLOW THE BUILDING 1, 2 & 4-6 TO ENCRACH AS MUCH AS 19" AND AS SHOWN, INTO THE 20' STREET SIDE YARD ADJACENT TO THE PROPOSED GARWOOD PL. AND EXISTING GREEN GLADE LANE.



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 ENGINEERING & PLANNING
 5151 Jefferson Blvd. Louisville, KY 40219
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OWNER/DEVELOPER
VALENCIA AT SPRINGHURST HOA, INC.
 CORNERSTONE PROPERTY MANAGEMENT, LLC
 8003 LYNDON CENTER WAY, STE 101
 LOUISVILLE, KY 40222

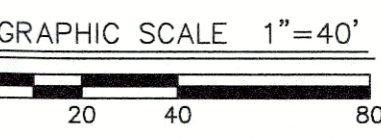
PRELIMINARY SUBDIVISION &
 REVISED DETAILED DISTRICT DEVELOPMENT PLAN
VALENCIA AT SPRINGHURST
 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815,
 3817, 3819, 3821, 3823 GARWOOD PLACE 40222
 TAX BLOCK 3625, LOT 1 / D.B. 7521, PG 797

Revisions

NO.	DATE	AGENCY COMMENTS

CASE # 19DEVPLAN1114
 RELATED CASE # 9-009-03V
 MSD WM # 8126

Vertical Scale: N/A
 Horizontal Scale: 1"=40'
 Date: 06-03-19
 Job Number: 2115-200
 Sheet
1
 of 1



PROFESSIONAL SEAL

KATHY M. LINARES
 524
 REGISTERED LANDSCAPE ARCHITECT

19DEVPLAN1114/19-VARIANCE-002/19-MSUB-0005