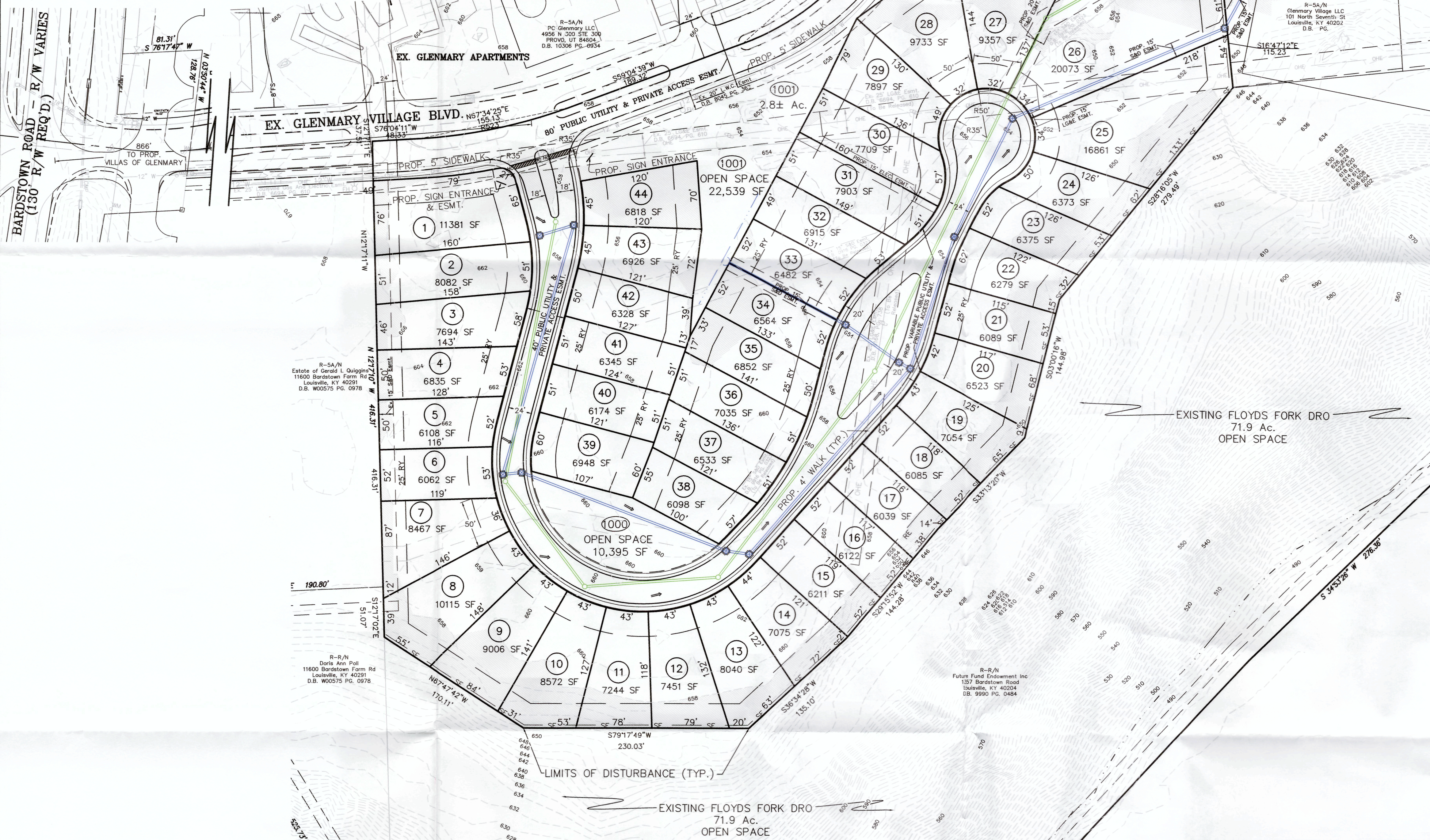


PRELIMINARY APPROVAL
Condition of Approval:
Date: 7/29/15
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



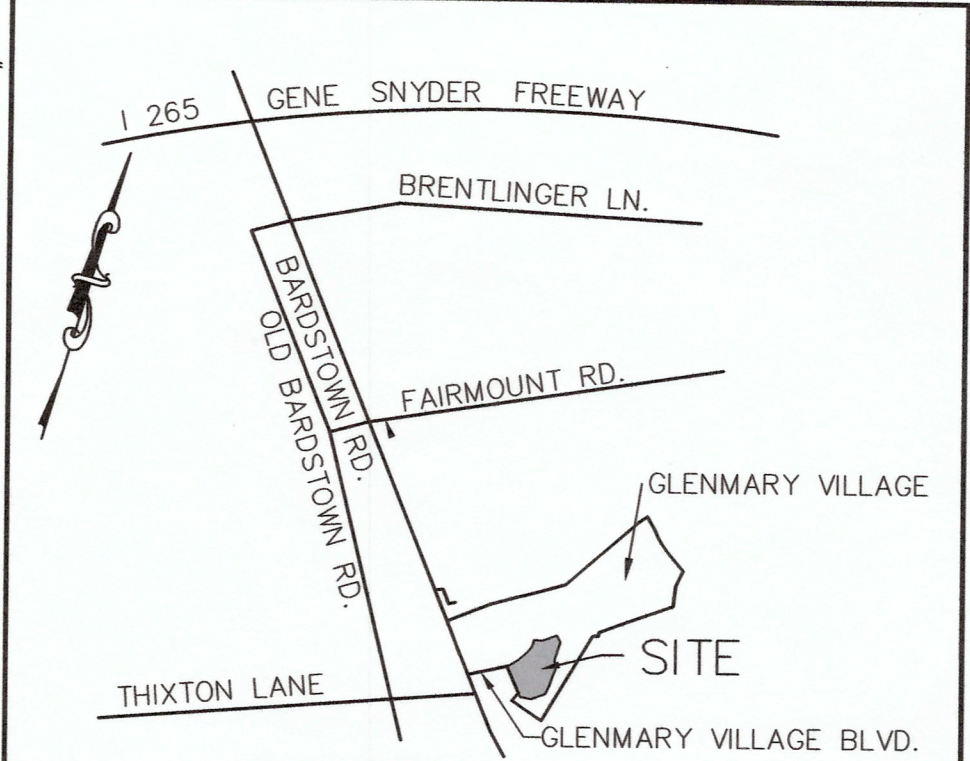
WAIVERS REQUESTED

1. A waiver is requested from Section 7.3.30.F to waive the 15' buffer yard adjacent to the Quiggins, Pol, and Future Fund Endowment, Inc. & Glenmary Village, LLC properties.
2. A waiver is requested from Section 7.3.30 to waive the requirement that all lots for detached houses shall abut a public street.

PROJECT DATA

TOTAL SITE AREA = 10.7± Ac.
EXISTING ZONING = R-5A
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = SINGLE FAMILY RES.
TOTAL # RESIDENTIAL LOTS = 44
TOTAL # OPEN SPACE LOTS = 2
OPEN SPACE PROVIDED = 0.8± Ac.
DENSITY = 4.1 DU/AC.
BUILDING HEIGHT (12.01 DU/AC. MAX. ALLOWED) = 1 TO 2 STORIES
TOTAL AREA OF LOTS = 7.8± Ac.

LOUISVILLE METRO LAND DEVELOPMENT CODE - TABLE 5.3.1
FRONT AND STREET SIDE SETBACK = 20 FT.
SIDE SETBACK = 5 FT. EACH
REAR SETBACK = 25 FT.
MAXIMUM BUILDING HEIGHT = 35 FT.



NOTES

GENERAL

1. No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
2. This development is located in the Fern Creek Fire Protection District and approval shall be obtained prior to construction approval.
3. Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. All open space lots are non-buildable and will be recorded as open space and utility easements.
6. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
9. 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.
10. 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.
11. All site lighting shall be directed downward and away from all abutting residential areas.
12. A Geotechnical report will be required to build on 20% or greater slopes, determine sinkhole locations and recommend sinkhole filling. A karst survey performed by Kevin Young on June 16th, 2015 indicated there may be karst features on the site.
13. Topographic information derived from LOJIC mapping. Benchmark and Datum are LOJIC.

SEWER & DRAINAGE

1. Runoff from this development must be conveyed to an adequate public outlet.
2. No portion of the site is located in a floodplain per FIRM map 21111C0014E & 21111C0115E dated December 5, 2006.
3. Sewers by L. E. and subject to all applicable fees.
4. Extension of MSD storm water boundaries may be required.
5. A "Request for Sanitary Sewer Capacity" has been approved by MSD letter dated July 8, 2015.
6. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
7. The Louisville Water Company will determine the width of their easement prior to construction plan approval.
8. Layout of storm and sanitary sewers are for conceptual purposes only. Actual locations will be determined during preparation of construction drawings.
9. Detention and water quality requirements will be provided within the existing Glenmary Village Water Quality basin. Downstream capacity shall be verified prior to construction plan approval.
10. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.

STREETS & SIDEWALKS

1. All roads within the development shall have curb and gutters.
2. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
3. All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
4. All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.

RECEIVED

JUL 24 2015
PLANNING & DESIGN SERVICES

VILLAS AT
GLENMARY VILLAGE

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
& PRELIMINARY SUBDIVISION PLAN
(PREVIOUSLY LOT 5 OF GLENMARY VILLAGE)

15SUBDIV1008

OWNER/DEVELOPER:
GLENMARY VILLAGE DEVELOPMENT LLC
16218 SHILLYVILLE ROAD
LOUISVILLE, KY 40245

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 15028
RELATED LDD JOB: 01106
MSD WM# 11208
DATE: 07/15/15

SITE ADDRESS:
9301 CROSS MEADOWS CIRCLE
LOUISVILLE, KY 40291
TAX BLOCK: 3609, LOT 0005
D.B. 10383, PG. 0017
P.B. 49, PG. 71

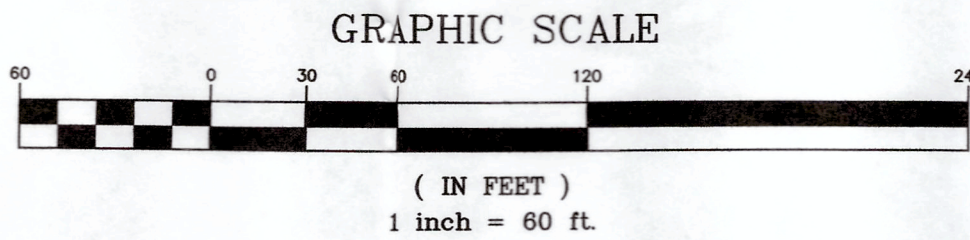
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 464,172 S.F.
EXISTING TREE COVERAGE = 0-40%
TOTAL TREE CANOPY AREA REQUIRED = 20% (92,834 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (92,880S.F.)

LEGEND

- - - - - = PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- - - - - = PROPOSED SEWER AND MANHOLE
- - - - - = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION
- = 20% OR GREATER SLOPES

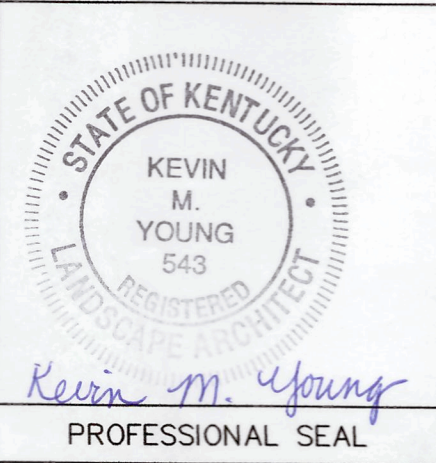
REVISIONS			
NO.	DATE	DESCRIPTION	BY



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 7/29/15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



15SUBDIV1008