LOTS	AREA	DIFFERENCE OF 8000 SF	ADDITIONAL OPENSPACE REQUIRED
LOT 1	4,075.11 SF	1,924.89 SF	962.44 SF
LOT 2	4,234.32 SF	1,765.68 SF	882.84 SF
LOT 3	3,967.33 SF	2,032.67 SF	1,016.33 SF
LOT 4	5,397.15 SF	602.85 SF	301.42 SF
LOT 5	4,676.01 SF	1,323.99 SF	662.00 SF
LOT 6	4,713.85 SF	1,286.15 SF	643.08 SF
LOT 7	4,041.64 SF	1,958.36 SF	979.18 SF
LOT 8	5,410.02 SF	589.98 SF	294.99 SF
LOT 9	4,720.30 SF	1,279.70 SF	639.85 SF
LOT 10	4,703.01 SF	1,296.99 SF	648.49 SF
LOT 11	4,030.52 SF	1,969.48 SF	984.74 SF
LOT 12	4,369.49 SF	1,630.51 SF	815.26 SF
LOT 13	4,764.56 SF	1,235.44 SF	617.72 SF
LOT 14	5,580.05 SF	419.95 SF	209.97 SF
LOT 15	4,800.64 SF	1,199.36 SF	599.68 SF
LOT 16	6,756.08 SF	n/a SF	n/a SF
LOT 17	5,754.51 SF	245.49 SF	122.74 SF
LOT 18	4,684.04 SF	1,315.96 SF	657.98 SF
LOT 19	4,355.81 SF	1,644.19 SF	822.10 SF
LOT 20	5,945.25 SF	54.75 SF	27.38 SF
LOT 21	4,910.13 SF	1,089.87 SF	544.93 SF
LOT 22	4,032.30 SF	1,967.70 SF	983.85 SF
LOT 23	4,393.11 SF	1,606.89 SF	803.44 SF
LOT 24	4,560.81 SF	1,439.19 SF	719.60 SF
LOT 25	6,348.27 SF	n/a SF	n/a SF
LOT 26	5,812.02 SF	187.98 SF	93.99 SF
LOT 27	7,107.22 SF	n/a SF	n/a SF
LOT 28	8,874.42 SF	n/a SF	n/a SF
LOT 29	5,171.65 SF	828.35 SF	414.18 SF
[illegible]	[illegible]	[illegible]	[illegible]
LOT 31	3,970.31 SF	2,029.69 SF	[illegible]
LOT 32	5,580.46 SF	419.54 SF	209.77 SF
LOT 33	5,191.10 SF	808.90 SF	404.45 SF
LOT 34	4,021.40 SF	1,978.60 SF	989.30 SF
LOT 35	3,739.28 SF	2,260.72 SF	1,130.36 SF
LOT 36	5,599.71 SF	400.29 SF	200.14 SF
LOT 37	5,211.64 SF	788.36 SF	394.18 SF
LOT 38	4,136.50 SF	1,863.50 SF	931.75 SF
LOT 39	3,739.34 SF	2,260.66 SF	1,130.33 SF
LOT 40	5,619.74 SF	380.26 SF	190.13 SF
LOT 41	5,231.54 SF	768.46 SF	384.23 SF
LOT 42	4,136.54 SF	1,863.46 SF	931.73 SF
LOT 43	3,739.42 SF	2,260.58 SF	1,130.29 SF
LOT 44	5,639.67 SF	360.33 SF	180.17 SF
LOT 45	5,251.58 SF	748.42 SF	374.21 SF
LOT 46	4,136.75 SF	1,863.25 SF	931.63 SF
LOT 47	3,742.29 SF	2,257.71 SF	1,128.85 SF
LOT 48	5,645.82 SF	354.18 SF	177.09 SF
LOT 49	5,302.49 SF	697.51 SF	348.75 SF
LOT 50	4,219.56 SF	1,780.44 SF	890.22 SF
LOT 51	3,895.11 SF	2,104.89 SF	1,052.45 SF
LOT 52	4,866.35 SF	1,133.65 SF	566.83 SF
TOTAL	254,819.47 SF	62,266.52 SF	31,133.26 SF
		TOTAL OPENSPACE PROVIDED	38,876.91 SF

GENERAL NOTES

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. ALL ROADS WITHIN THE DEVELOPMENT SHALL HAVE CURB AND GUTTERS. CUL-DE-SACS SHALL HAVE A PAVEMENT WIDTH OF 20 FEET WITH A RADIUS OF 35 FOOT AT CUL-DE-SAC. ALL OTHER ROADS SHALL BE 22 FEET IN WIDTH WITH A 35 FOOT RADIUS AT INTERSECTIONS. ALL ROADS WITHIN THE DEVELOPMENT SHALL HAVE A MINIMUM GRADE OF 1% AND A MAXIMUM GRADE OF 10%.
3. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 6. MOBILITY STANDARDS OF THE LAND DEVELOPMENT CODE.
4. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE DRIPLINE OF THE TREE CANOPY SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
5. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS.
6. RUNOFF FROM THIS DEVELOPMENT MUST BE CONVEYED TO AN ADEQUATE PUBLIC OUTLET.
7. THIS SITE IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP 21111C0097 E DATED DECEMBER 5, 2006.
8. EXISTING SEWERS BY L. E. AND SUBJECT TO ALL APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY HAS ALREADY BEEN SUBMITTED AND APPROVED BY MSD.
9. ALL COMMON AND OPEN SPACE LOTS SHALL BE NON-RESIDENTIAL LOTS AND SHALL BE NON-BUILDABLE. ALL OPEN SPACE SHALL BE A PUBLIC ACCESS AND UTILITY EASEMENT.
10. BELLSOUTH 15' ACCESS EASEMENT (D.B. 4023, PG. 211) TO BE RELOCATION TO INTERIOR ROADWAY, SUBJECT TO BELLSOUTH APPROVAL.
11. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
12. GUEST AND VISITORS PARKING WILL BE PROVIDED IN THE DRIVE SPACE AT EACH UNIT. NO [illegible]
13. SHOULDER IMPROVEMENTS OF 6' TO 8' AS REQUIRED PER DOCKET # 9-66-04 ALONG OLD BROWNSBORO ROAD FRONTAGE.
14. DEVELOPER WILL RECORD DEED RESTRICTIONS TO REQUIRE HOME OWNER ASSOCIATION FOR ALL MAINTENANCE AND REPAIR OF ALL COMMON DRAINAGE SWALES, DITCHES AND PIPES NOT PLACED IN MSD EASEMENTS.
15. DEVELOPER WILL RECORD DEED RESTRICTIONS TO REQUIRE HOME OWNER ASSOCIATION FOR ALL MAINTENANCE AND REPAIR OF ALL PROPERTY SERVICE CONNECTIONS OUTSIDE OF MSD EASEMENTS AND FOR ANY PRIVATE SEWERS NOT PLACED IN MSD EASEMENTS.
16. EACH BUILDING MUST HAVE ITS OWN INDEPENDENT SANITARY SEWER CONNECTION IN ACCORDANCE WITH KY STATE PLUMBING CODE.
17. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
19. NO CONSTRUCTION OR SALES TRAILERS PROPOSED.
20. APPROVED LANDSCAPE PLAN (CASE# L-8928) WILL BE IMPLEMENTED AS APPROVED. ADDITIONAL LANDSCAPING WILL BE ADDED AS REQUIRED FOR CURRENT PLAN COMPLIANCE.

VARIANCE REQUEST

1. A VARIANCE IS REQUEST FROM CHAPTER 5, PART 3, SECTION 5.3.1.D.1.c TO ALLOW ENCROACHMENT OF THE PROPOSED BUILDINGS INTO REQUIRED 15-FT FRONT YARD AS SHOWN ON THE DEVELOPMENT PLAN. ENCROACHMENT VARIES FROM 1-FT TO 12-FT.

MPW WAIVER REQUEST

1. A WAIVER IS REQUEST FROM CHAPTER 6, PART 2, SECTION 6.2.7 AND 6.2.8 TO ALLOW THE REQUIRED MINIMUM 35-FT WIDTH OF THE GLENMARY SPRINGS DRIVE PRIVATE ACCESS [illegible] EASEMENT AND 20-FT WIDTH FOR THE UNNAMED ACCESS DRIVES TO INDIVIDUAL LOTS.

TREE CANOPY REQUIREMENTS

LAND USE	PATIO HOMES
ZONING	PRD
FORM DISTRICT	NEIGHBORHOOD
TRANSITION STANDARDS	NONE
CANOPY COVERAGE CLASS	CLASS "C"
CANOPY COVERAGE *	PRESERVED = 0% / NEW = 20%
SITE AREA	376,794 SF (8.65 Ac)
MINIMUM CANOPY AREA REQUIREMENTS	75,359 SF
EXISTING TREE CANOPY COVERAGE PRESERVED	NONE

* EXACT AMOUNT OF TREE PRESERVATION WILL BE DETERMINED AND SHOWN ON TREE CANOPY PLAN.

TREE CANOPY NOTES:
1. A TREE CANOPY PLAN SHALL BE SUBMITTED TO PDS AND APPROVED PRIOR TO OBTAINING A BUILDING PERMIT.
2. TREE CANOPY PLAN SHALL MEET REQUIREMENTS IN EFFECT AT TIME OF CONSTRUCTION APPROVAL FOR THE LAND DEVELOPMENT CODE, CHAPTER 10, PART 1.

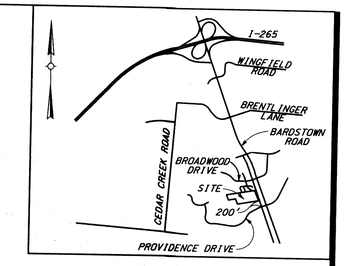
STREET TREE NOTES:
1. STREET TREES ARE REQUIRED ALONG OLD BARDSTOWN ROAD AND WILL BE PLANTED IN ACCORDANCE WITH SECTION 10.2.8 OF THE LAND DEVELOPMENT CODE.
2. STREET TREES WILL BE PROVIDED UNLESS METRO WORKS WILL NOT ALLOW THEM WITHIN THE RIGHT OF WAY, IN WHICH CASE THEY WILL BE PROVIDED ELSEWHERE ON SITE.

PROJECT SUMMARY

[illegible]	[illegible]
PROPOSED ZONING	= PRD
RESIDENTIAL LOTS	= 52 LOTS (MIN. 35-FT WIDE)
OPEN SPACE LOTS	= 2 LOTS
NET DENSITY	= 6.01 D.U./Ac.
OPEN SPACE PROVIDED	= 0.92 Ac.
MAX. FLOOR AREA RATIO	= 2.0
MIN. PARKING REQUIRED	= 78 SPACES
MAX. PARKING ALLOWED	= 130 SPACES
TOTAL PARKING PROVIDED	= 104 SPACES *

* PARKING IS A MIN. OF 23' FROM GARAGE TO DRIVE LANE.

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review — Date 4/21/10
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



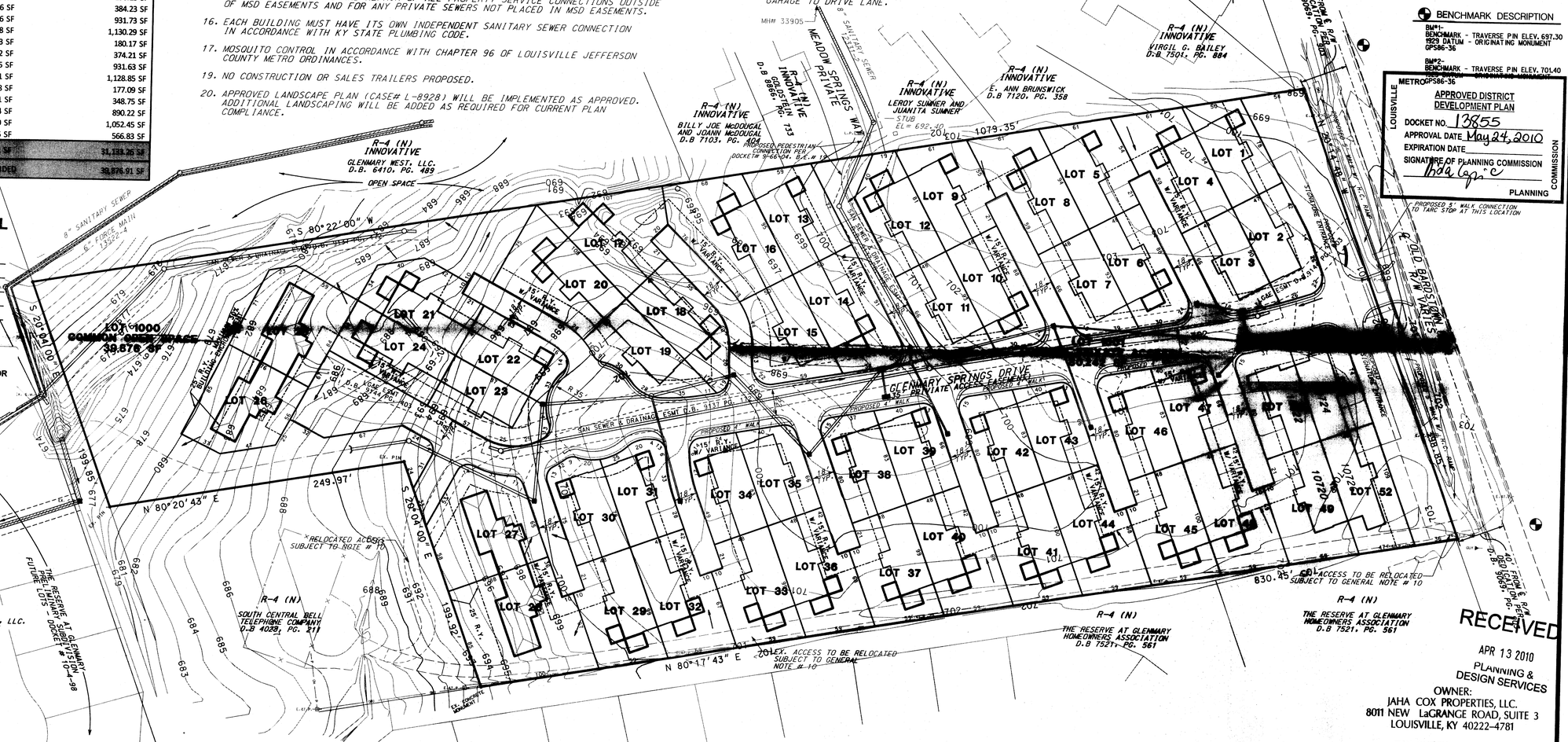
LOCATION MAP
NOT TO SCALE

LEGEND

- BENCHMARK
- CURB INLET (PROPOSED)
- DRAINAGE PIPE (PROPOSED)
- SAN. SEWER PIPE (PROPOSED)
- EASEMENT LINE
- MANHOLE
- [illegible] WALL
- DRAINAGE FLOW ARROWS
- SUNROOM (OPTIONAL)

BENCHMARK DESCRIPTION
BM#1-
BENCHMARK - TRAVERSE PIN ELEV. 697.30
1929 DATUM - ORIGINATING MONUMENT
GPS86-36
BM#2-
BENCHMARK - TRAVERSE PIN ELEV. 701.40
[illegible] MONUMENT
GPS86-36

METRO LOUISVILLE PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13855
APPROVAL DATE May 24, 2010
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: [illegible] DATE: 4/21/10
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

SEE BINDING ELEMENTS REGARDING COMPLETION OF INFRASTRUCTURE PRIOR TO TRANSFER TO HOMEOWNERS ASSOCIATION.

RECEIVED
APR 13 2010
PLANNING & DESIGN SERVICES

OWNER:
JAHA COX PROPERTIES, LLC.
8011 NEW LaGRANGE ROAD, SUITE 3
LOUISVILLE, KY 40222-4781

TAX BLOCK 657, LOT 23
DEED BOOK 8771, PAGE 658

MSD WM# 9315

G S & P
Design Services For The Built Environment
Atlanta
Birmingham
Charlotte
Chipley
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, Kentucky 40202
502.627.8900
WWW.GSPNET.COM

PRELIMINARY SUBDIVISION PLAN AND DETAILED DISTRICT DEVELOPMENT PLAN
GLENMARY SPRINGS PATIO HOMES
PROJECT ADDRESS
10601 - 10727 GLENMARY SPRINGS DRIVE
LOUISVILLE, KENTUCKY 40291

SEAL

No.	Date	Revision
1	4/12/10	AGENCY COMMENTS

PRELIMINARY SUBDIVISION PLAN AND DETAILED DISTRICT DEVELOPMENT PLAN
CASE # 13855
(RELATED DOCKET # 9-66-04)

FILE: P:\27673\L\7673ZC02.dgn
PROJECT: 22091.00
DATE: FEBRUARY 16, 2010