

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- SLOPES 20-30%
- SLOPES >30%
- LIMITS OF DISTURBANCE
- PROPOSED TREE CANOPY CREDIT AREA
- TEMPORARY TREE PROTECTION AREA

SITE DATA-OVERALL

FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	R4 & R7
PROPOSED ZONING	VACANT/SINGLE-FAMILY
EXISTING LAND USE	MULTI-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY & MULTI-FAMILY
GROSS LAND AREA	33,244 AC.
NET LAND AREA	28,124 AC.

SITE DATA-MULTI-FAMILY

FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	R4
PROPOSED ZONING	VACANT/SINGLE-FAMILY
EXISTING LAND USE	MULTI-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	12,754 AC. (R4: 1,044 AC., R7: 11,711 AC.)
NET LAND AREA	11,234 AC. (EXCLUDES 1,044 AC. FROM R4, 3,637 S.F. FROM LOT 67 AND 17,094 S.F. FROM R.O.W.)
NO. OF DWELLING UNITS	245
BUILDING HEIGHT (MAX. ALLOWED 45')	20.50 D.U./AC.
GROSS DENSITY (MAX. ALLOWED 34.8)	21.37 D.U./AC.
NET DENSITY (MAX. ALLOWED 34.8)	0.61 F.A.R.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.68 F.A.R.
TRACT 2	0.57 F.A.R.
OPEN SPACE REQUIRED	54,765 S.F. (10%)
FORM DISTRICT	27,462± S.F.
EXISTING TREE CANOPY	27,462± S.F. (5%)
REC. OPEN SPACE REQUIRED	57,466± S.F.
REC. OPEN SPACE PROVIDED	360 SPACES
PARKING REQUIRED	360 SPACES/DU
MAX. 3 SPACES/DU	720 SPACES
PARKING PROVIDED	484 SPACES
(INCLUDES 4 HDOP SP.)	
PARKING AREA RATIO	2.0 SP./UNIT

LANDSCAPE DATA

V.U.A.	159,287± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	11,947 S.F.
I.L.A. PROVIDED	13,701± S.F.

SITE DATA-SINGLE-FAMILY

FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	R4
PROPOSED ZONING	VACANT/SINGLE-FAMILY
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	21,614 AC.
NET LAND AREA	16,804 AC.
BUILDABLE LOTS	67
NON-BUILDABLE LOTS	5
GROSS DENSITY	3.10 D.U./AC.
NET DENSITY	3.99 D.U./AC.
TOTAL OPEN SPACE PROVIDED	213,430± S.F. (23%)

TREE CANOPY DATA-SINGLE-FAMILY

GROSS SITE AREA	941,324± S.F.
LAND USE	SINGLE FAMILY
EXISTING TREE CANOPY	293,163 S.F. (32%)
EXISTING TREE CANOPY TO BE PRESERVED	25,188± S.F. (3%)
TREE CANOPY TO BE PLANTED	351,342± S.F. (37%)
TOTAL TREE CANOPY REQUIRED	376,530± S.F. (40%)

MAXIMUM BALANCE TRANSFER LOT CALCULATION

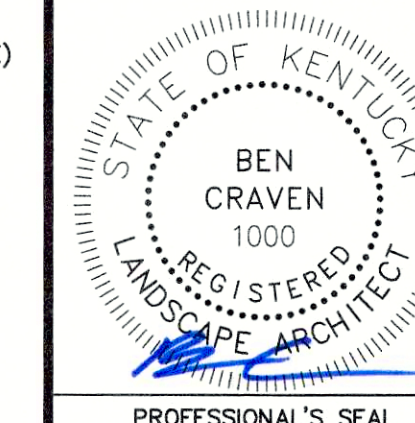
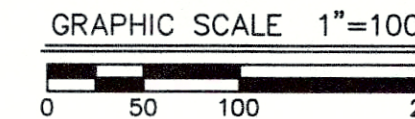
MLP = MAXIMUM LOTS PERMITTED
 TA = TOTAL LAND AREA (21.61)
 SS = STEEP SLOPES AREA/SLOPES >20% (1.11 AC.)
 IA = INFRASTRUCTURE AREA (5.05 AC.)
 MLP = [(TA - SS - IA) 4.84] + SS X 4.84

NOTE: ONLY THE AREAS OF STEEP SLOPES PRESERVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

DIMENSIONAL STANDARDS

FRONT YARDS	MIN. 20' (SEE VARIANCE)
STREET SIDE YARDS	15'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
DETACHED MINIMUM LOT AREA	4,500 S.F.
LOTS <6,000 S.F. (MAX 25% OR 32 LOTS)	1 LOTS PROPOSED
LOTS ≥6,000 S.F. (MIN 20% OR 26 LOTS)	15 LOTS PROPOSED

CASE #21-DDP-0062
 RELATED CASE #19-MSUB-0018
 MSD WM #12092



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 TORONTO ONTARIO M6B 2C6, CANADA

OWNER
CLARENCE & LUCILLE SCHMITT
 16962 BUCKINGHAM AVENUE
 BEVERLY HILLS, MI 48025

REVISED SUBDIVISION AND DEVELOPMENT PLAN
6106 S. WATTERSON TRAIL
 LOUISVILLE, KENTUCKY 40291
 T.B. 637 LOT 207
 D.B. 8180 PG. 633

Revisions	6/21/21	REVISIONS PER AGENCY COMMENTS	
	7/19/21	REVISIONS PER AGENCY COMMENTS	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'

Date: 5/28/2021
 Job Number: 3628

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 DESIGN SERVICES