

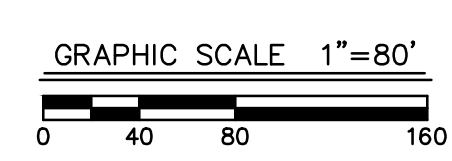
LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT	R-4
EXISTING ZONING	PRD
PROPOSED ZONING	FARM
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	23.48± AC.
GROSS LAND AREA	19.06± AC.
NET LAND AREA	119
BUILDABLE LOTS	6
NON-BUILDABLE LOTS	5.11 D.U./AC.
GROSS DENSITY	6.30 D.U./AC.
NET DENSITY (MAX. 7.26)	
OPEN SPACE:	
REQUIRED PRD OPEN SPACE	33,824± S.F.
PROPOSED PRD OPEN SPACE	57,528± S.F.
COMMON OPEN SPACE	121,670± S.F.
TOTAL OPEN SPACE	179,198± S.F.
BUILDABLE LOTS:	
SEMI DETACHED UNITS	69
DETACHED UNITS	50
TOTAL	119
DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	3,000 ± S.F.
MINIMUM LOT WIDTH	30'
FRONT/STREET SIDE YARD MINIMUM	15'
SIDE YARD MIN. - BETWEEN ATTACHED UNITS	0'
SIDE YARD MIN. - (EXCEPT FOR ABOVE)	6'
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)	25'
MAXIMUM CONTIGUOUS UNITS	2
MAXIMUM BUILDING HEIGHT	35'

LEGEND

- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB



CASE #21-ZONE-0052
RELATED CASE #21-ZONEPA-0022
MSD WM #12268

MINDEL SCOTT
ENGINEERING & PLANNING
3152-485-1508
LOUISVILLE, KY 40219

DEVELOPER
FLYNN BROTHERS
CONTRACTING, INC.
P.O. BOX 32065
LOUISVILLE, KY 40232

OWNER
QUARTZ ENTERPRISES INC.
11350 MCCORMICK RD, STE 200
HUNT VALLEY, MD 21031

LANDSCAPE EXHIBIT

CROSBY FARM SUBDIVISION
9300 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 666, LOT 12 & 25
DEED BOOK 11860, PAGE 198

Vertical Scale:	N/A
Horizontal Scale:	1"=80'
Date:	7/2/21
Job Number:	3790
Sheet	1
	of 1