



SITE DATA

FORM DISTRICT: R4 NEIGHBORHOOD
ZONING: R-4
EXISTING USE: SINGLE FAMILY
PROPOSED USE: ATTACHED SINGLE FAMILY
GROSS SITE AREA: 335,938 SF OR 7.71 AC
TUCKER STATION RD ROW DEDICATION: 13,898 SF OR .32 AC
NET SITE AREA: 322,039 SF OR 7.39 AC

TOTAL UNITS: 42 UNITS
GROSS ACREAGE - ROW DEDICATIONS = NET LAND AREA
(7.71 AC - .32 AC = 1.57 AC) = 5.84 AC NET LAND AREA
MAX DENSITY: 7.26 DU/AC / 42 UNITS
PROVIDED DENSITY: 7.19 DU/AC / 42 UNITS
MAX HEIGHT OF STRUCTURES: 35 FT.

NET SITE BREAKDOWN: 322,039 SF OR 7.39 AC
42 ATTACHED TOWNHOMES LOTS 199,543 SF OR 4.58 AC
INTERNAL R.O.W 69,241 SF OR 1.59 AC
TOTAL OPEN SPACE - LOTS 45 32,758 SF OR .75 AC
COMMUNAL HOA - LOTS 43/44 20,497 SF OR .47 AC

SETBACKS
MINIMUM LOT AREA - END UNITS: 3,000 SF
PROVIDED LOT AREA - END UNITS: 4,000 SF +
MINIMUM LOT AREA - INTERIOR UNITS: 2,000 SF
PROVIDED LOT AREA - INTERIOR UNITS: 5,000 SF +
MINIMUM FRONT YARD SETBACK: 15 FT.
PROVIDED FRONT YARD SETBACK: 15 FT.
MINIMUM LOT WIDTH: 18 FT.
PROVIDED MINIMUM LOT WIDTH: 38.5 FT.
MINIMUM SIDE YARD SETBACK: 0 FT.
PROVIDED SIDE YARD SETBACK: 0 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
PROVIDED REAR YARD SETBACK: 25 FT.
TUCKER STATION SCENIC CORRIDOR SETBACK: 50 FT.
PROVIDED TUCKER STATION SCENIC CORRIDOR SETBACK: 50 FT.

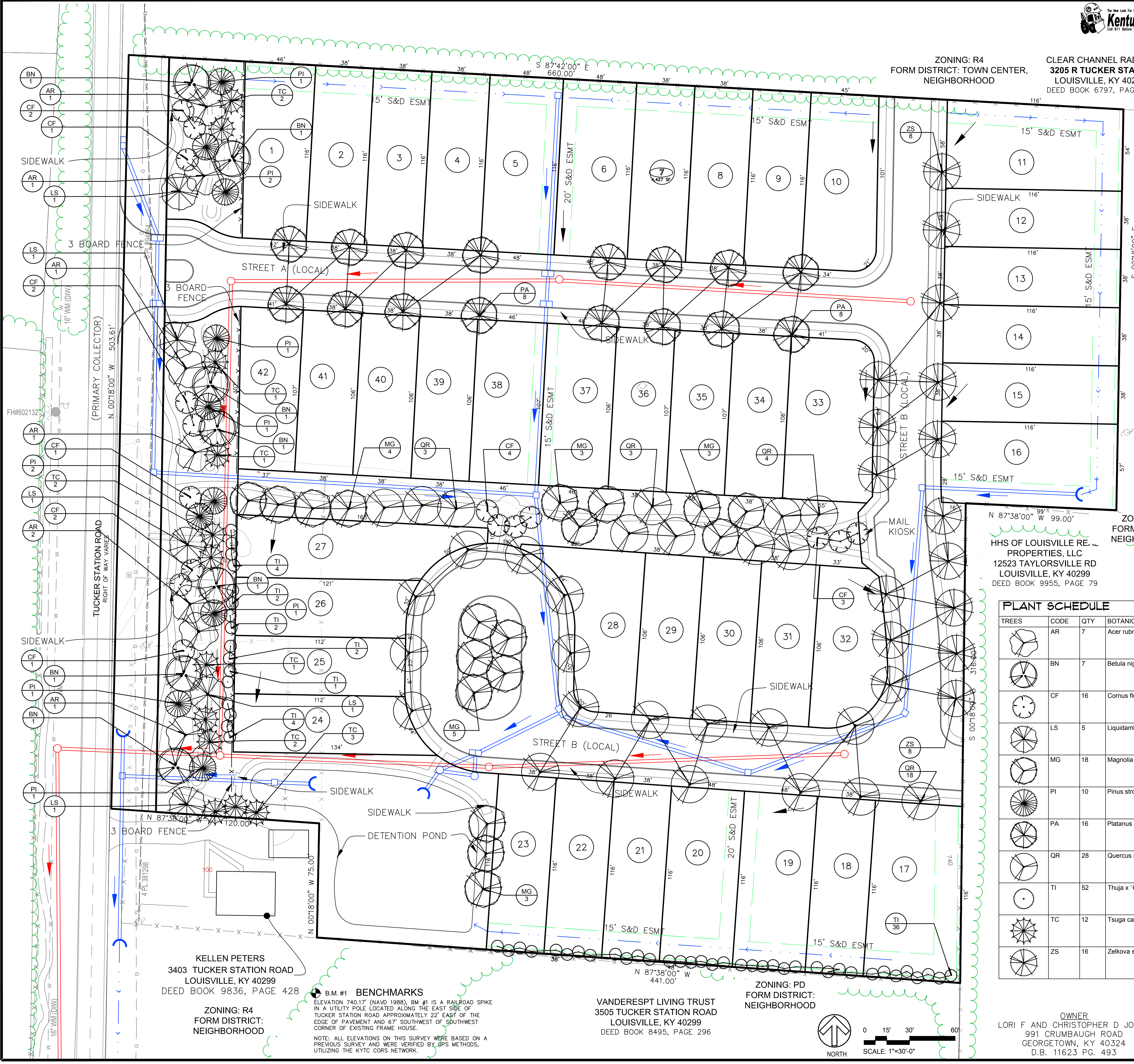
TREE CANOPY CALCULATIONS
TREE CANOPY REQUIRED: 116,400 SF
GROSS SITE AREA: 335,938 SF OR 7.71 AC
EXISTING TREE CANOPY: 68,802 SF OR 1.58 AC (20%)
TREE CANOPY TO BE PRESERVED: 0 SF OR 0 AC (0%)
TOTAL TREE CANOPY REQUIRED: 134,375 SF (40%)

TREE CANOPY PROVIDED:
97 TYPE A TREES AT 1200 SF PER TREE 116,400
16 TYPE C TREES 1.5" CAL AT 240 SF PER TREE 3,840
22 EVERGREEN TREES AT 6' HT AT 424 SF PER TREE 9,328
52 ARBORVITAE AT 6' HT AT 106 SF PER TREE 5,512
TOTAL TREE CANOPY PROVIDED: 135,080 SF (40%)

- LEGEND
--- EXISTING CONTOUR / TOPOGRAPHY
--- X X X FENCE
--- W EXISTING WATER LINE / MAIN
--- G EXISTING GAS LINE
--- OHU EXISTING OVERHEAD UTILITY
--- EXISTING SANITARY
--- EXISTING FIRE HYDRANT
--- PROPOSED CONTOUR / TOPOGRAPHY
--- FLOW ARROW
--- SCHEMATIC STORM SEWER
--- SEWER DIRECTIONAL FLOW ARROWS
--- HEADWALL
--- DRAINAGE SWALE
--- SCHEMATIC SANITARY SEWER
--- SANITARY DIRECTIONAL FLOW ARROWS
--- EXISTING TREE CANOPY TO REMAIN
--- X X X PROPOSED 3 BOARD FENCE

PLANT SCHEDULE

Table with 9 columns: TREES, CODE, QTY, BOTANICAL NAME, COMMON NAME, SIZE, CONTAINER, TYPE, REMARKS. Lists various tree species like Acer rubrum, Betula nigra, Cornus florida, etc.



ZONING: R4
FORM DISTRICT: TOWN CENTER, NEIGHBORHOOD

CLEAR CHANNEL RADIO, INC.
3205 R TUCKER STATION RD
LOUISVILLE, KY 40299
DEED BOOK 6797, PAGE 964

TYLER VOCATIONAL COLLABORATIVE, LLC
12603 TAYLORSVILLE RD
LOUISVILLE, KY 40299
DEED BOOK 10334, PAGE 766

ZONING: R4
FORM DISTRICT: NEIGHBORHOOD

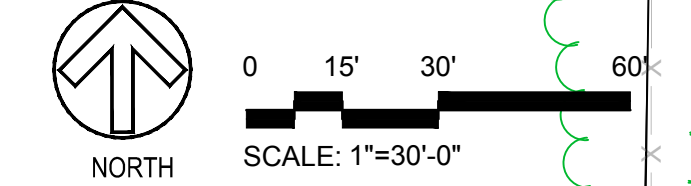
ZONING: PD
FORM DISTRICT: NEIGHBORHOOD

HHS OF LOUISVILLE RE... PROPERTIES, LLC
12523 TAYLORSVILLE RD
LOUISVILLE, KY 40299
DEED BOOK 9955, PAGE 79

VANDERSPT LIVING TRUST
3505 TUCKER STATION ROAD
LOUISVILLE, KY 40299
DEED BOOK 8495, PAGE 296

KELLEN PETERS
3403 TUCKER STATION ROAD
LOUISVILLE, KY 40299
DEED BOOK 9836, PAGE 428

B.M.#1 BENCHMARKS
ELEVATION 740.17' (NAVD 1988). BM #1 IS A RAILROAD SPIKE IN A UTILITY POLE LOCATED ALONG THE EAST SIDE OF TUCKER STATION ROAD APPROXIMATELY 22' EAST OF THE CORNER OF EXISTING FRAME HOUSE.
NOTE: ALL ELEVATIONS ON THIS SURVEY WERE BASED ON A PREVIOUS SURVEY AND WERE VERIFIED BY GPS METHODS, UTILIZING THE KYTC CORS NETWORK.



OWNER
LORI F AND CHRISTOPHER D JONES
991 CRUMBAUGH ROAD
GEORGETOWN, KY 40324
D.B. 11623 PG. 493

DEVELOPER
TUCKER STATION DEVELOPMENT, LLC
906 LILY CREEK ROAD STE 202
LOUISVILLE, KY 40243

CASE # 20-ZONEPA-0043
WM # 12154
TAX BLOCK 0047
PARCEL ID: 00470004000

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 884 - 6271

Revision table with columns for NO., REVISION, and DATE.

SHEET TITLE: LANDSCAPE PLAN
PROJECT TITLE: TUCKER STATION DEVELOPMENT
3311 TUCKER STATION ROAD
LOUISVILLE, KY 40299
DEVELOPER: TUCKER STATION DEVELOPMENT, LLC
JOB NO. 3205
SCALE: 1"=30'
DATE: 01/27/21
DRAWING NO: L-1

