



SITE DATA

GROSS AREA:	18.42 ACRES
NET AREA:	14.24 ACRES
FORM DISTRICT:	NEIGHBORHOOD PRD & R4
EXISTING ZONING:	PRD
PROPOSED ZONING:	SINGLE FAMILY/VACANT SINGLE FAMILY
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY
BUILDABLE LOTS:	90 LOTS
OPEN SPACE LOTS:	4 LOTS
COMMON OPEN SPACE:	77,739 SF
TOTAL OPEN SPACE:	93,241 SF
GROSS DENSITY:	4.89 DU/AC
NET DENSITY:	6.32 DU/AC

DIMENSIONAL REQUIREMENTS

FRONT YARD:	15'
SIDE YARD:	6' BETWEEN UNITS
REAR YARD:	10' OR 25' (SEE VARIANCE)
MAX. BUILDING HEIGHT:	35'
MIN. LOT WIDTH:	30'
MIN. EXTERIOR LOT SIZE:	3,000 SF
MAX. CONTIGUOUS UNITS:	2 UNITS
MAX. FLOOR AREA RATIO:	2.0

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	802,584 SF
EXISTING TREE CANOPY:	0-40%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED TREE CANOPY:	321,034 SF (40%)

BENCHMARK

BENCH MARK LOCATED AT SEWER PUMP STATION ON REAR PROPERTY APPROXIMATELY 151' EAST AND 43' SOUTH OF THE N/E CORNER OF THE SITE. ELEV. 664.30

- EXISTING VARIATIONS - SECTION 1**
(APPROVED MAY 24, 2010 UNDER CASE # 13839)
1. WAIVER FROM LDC CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENCRoACH INTO THE REQUIRED LANDSCAPE BUFFER BY MORE THAN 50%. (NO LONGER REQUIRED.)
 2. VARIANCE FROM LDC CHAPTER 5.3.1.D.B.v TO REDUCE THE REAR YARD FROM 25' TO 10'.
 3. VARIANCE FROM LDC CHAPTER 5.3.1.D.B.ii TO REDUCE THE FRONT YARD SETBACK FOR LOTS 26-30, 34 & 35 FROM 15' TO 2' MINIMUM. (NOT APPLICABLE TO THIS PLAN.)

- ADDITIONAL REQUESTS**
1. WAIVER FROM LDC CHAPTER 10.3.6 TO ALLOW LOTS 74, 75 & 94 TO ENCRoACH INTO THE REQUIRED SCENIC CORRIDOR BUFFER AND SETBACK.
 2. WAIVER FROM LDC 7.3.30.E TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP.

DATE	
NO.	REVISION

OWNER/DEVELOPER
LIMESTONE BUILDERS, INC.
10719 MEETING STREET, SUITE 101
PROSPECT, KY 40259
D.B. 11286, PG. 302
D.B. 11388, PG. 842

SUB #1199
CASE # 20-ZONEPA-0075
RELATED CASE # 9-13839, 10-43-05
TAX BLOCK 657, LOT 1, 60 & 83

DATE: 08/25/20

JOB NO. 2688-02
SCALE: 1"=50'
DRAWING NO. **DDP**
SHEET 1 OF 1

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 384-6271

REV. MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN - SECTION 1
MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN - SECTION 2
PROJECT TITLE: CEDAR RIDGE