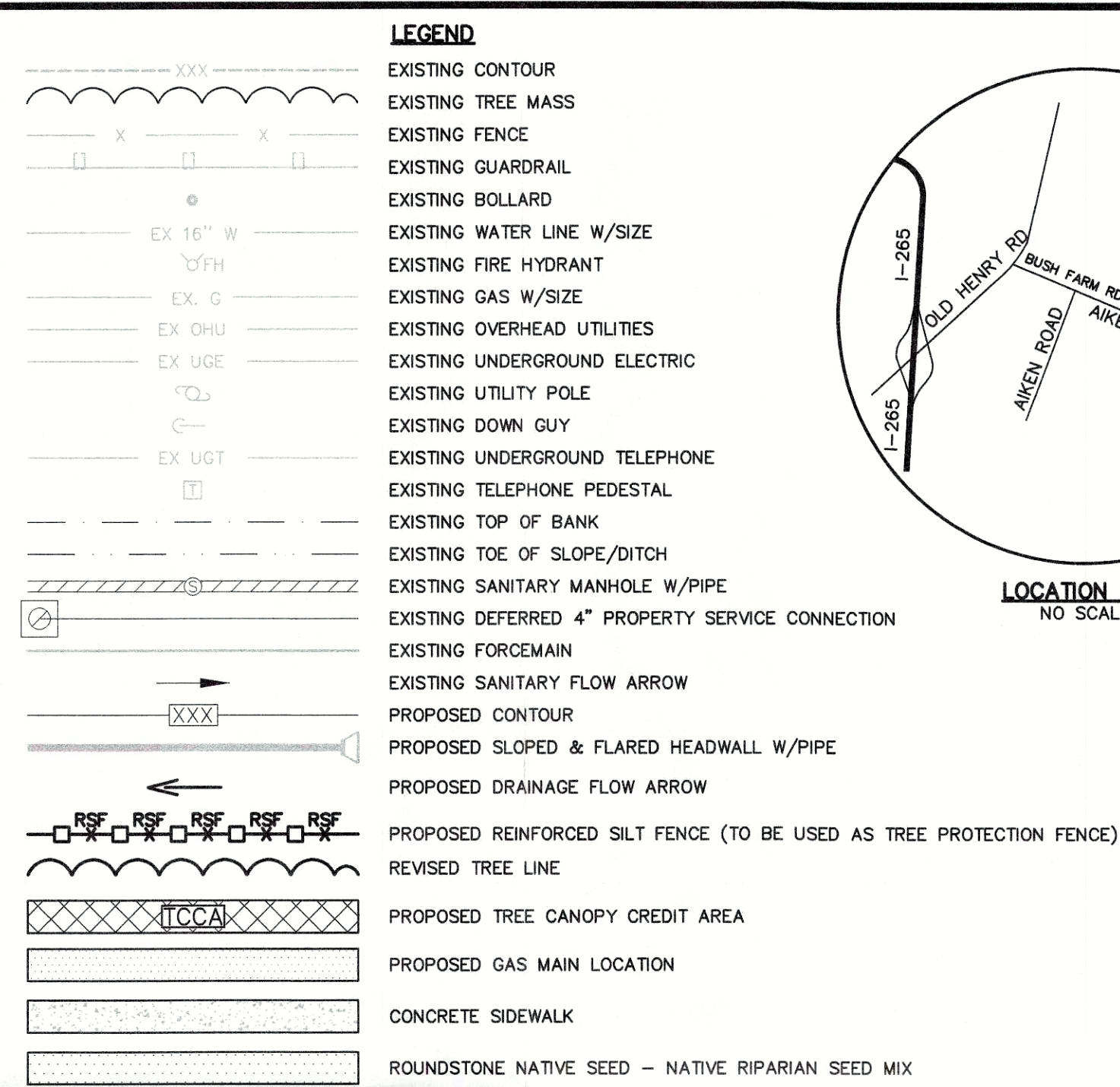
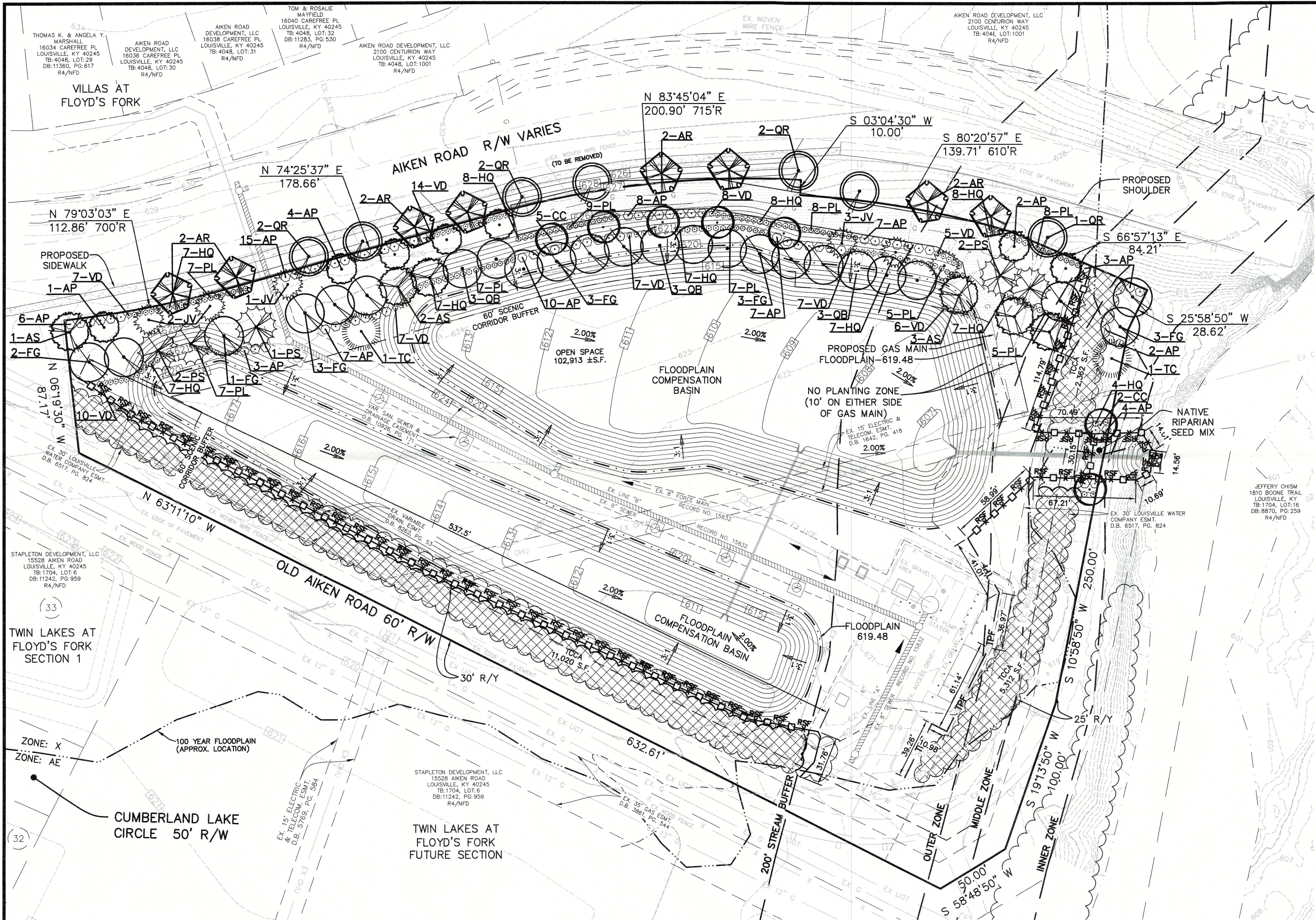




OVERALL SITE DATA (INCLUDES MANOR, MEADOWS, VILLAS, & THE VILLAGE AT FLOYD'S FORK):

FORM DISTRICT	NFD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL / AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	101.41± AC. (4,417,454± S.F.)
NET LAND AREA	88.61± AC. (3,859,851.6± S.F.)
BUILDABLE LOTS	237
MINIMUM AVERAGE LOT SIZE ALLOWED	5,500± S.F.
GROSS DENSITY	2.34 D.U./AC.
NET DENSITY	2.67 D.U./AC.
OPEN SPACE PROVIDED	1,453,742± S.F. (3.3%)
STEEP SLOPES AREA	8.7± AC. (37,897.2± S.F.)
MIN. BUILDABLE LOT AREA	8.7± AC. (37,897.2± S.F.)
PROPOSED BUILDABLE AREA	55.24 AC. (2,404,512± S.F.)
MIN. LOT SIDE YARD	MIN. 30'
REAR YARD MIN.	5'
MAXIMUM BUILDING HEIGHT	25'
MINIMUM LOT AREA	35'
NO. LOTS < 6,000 S.F. (MAX. 25%)	14 LOTS (6%)
NO. LOTS ≥ 9,000 S.F. (MIN. 20%)	139 LOTS (58%)

MLP = MAXIMUM LOTS PERMITTED	MLP = 408
TA = TOTAL LAND AREA (101.4 AC.)	
SS = STEEP SLOPES AREA/SLOPES > 20% (8.7 AC.)	
IA = INFRASTRUCTURE AREA (12.9 AC.)	
MLP = [(TA-PC-IA) 4.84] + SS x 4.84	
MLP = 408	

TREE CANOPY DATA (INCLUDES MANOR, MEADOWS, VILLAS, & THE VILLAGE AT FLOYD'S FORK):

GROSS SITE AREA	4,417,454± S.F. (101.41± AC.)
EXISTING TREE CANOPY	971,988± S.F. (22%)
EXISTING TREE CANOPY TO BE PRESERVED	600,988± S.F. (14%)
TOTAL TREE CANOPY REQUIRED	682,618± S.F. (15%)
TOTAL TREE CANOPY PROVIDED	61,630± S.F. (1%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC.

SITE DATA:	NFD
FORM DISTRICT	R-4
EXISTING ZONING	VACANT/PUMP STATION
EXISTING LAND USE	FLOODPLAIN COMPENSATION/PUMP STATION
PROPOSED LAND USE	4.60± AC. (200,522± S.F.)
GROSS LAND AREA	756± S.F.
ABOVE GROUND STRUCTURES	0.004
FLOOR AREA RATIO	0.50
FLOOR AREA RATIO - MAX.	
TREE CANOPY DATA:	200,522± S.F. (4.60± AC.)
GROSS SITE AREA	CLASS C
TREE CANOPY CATEGORY	24,507± S.F. (12%)
EXISTING TREE CANOPY	18,694± S.F. (9.3%)
EXISTING TREE CANOPY TO BE PRESERVED	34,089± S.F. (17%)
TOTAL TREE CANOPY REQUIRED	70,214± S.F. (35%)
TREE CANOPY TO BE PLANTED	88,908± S.F. (44%)
TOTAL TREE CANOPY TO BE PROVIDED	

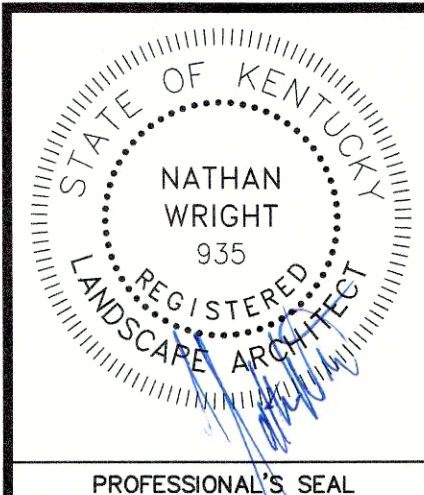
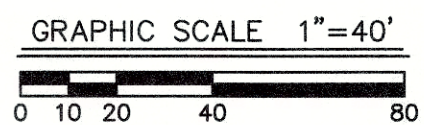
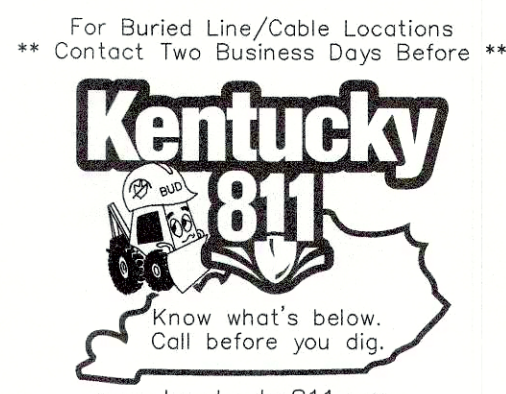
*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
DECIDUOUS TREES					
AP	7	AESCULUS PAVIA	RED BUCKEYE	1 3/4" CAL. / AS SHOWN	B&B / C
AR	8	ACER RUBRUM	RED MAPLE	1 3/4" CAL. / AS SHOWN	B&B / B
AS	6	ACER SACHCHARUM	SUGAR MAPLE	1 3/4" CAL. / AS SHOWN	B&B / A
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	1 3/4" CAL. / AS SHOWN	B&B / C
FG	15	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 3/4" CAL. / AS SHOWN	B&B / A
QB	9	QUERULUS BICOLOR	SWAMP WHITE OAK	1 3/4" CAL. / AS SHOWN	B&B / A
QR	7	QUERCUS RUBRA	RED OAK	1 3/4" CAL. / AS SHOWN	B&B / A
EVERGREEN TREES					
JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" HT. MIN. / AS SHOWN	B&B / C
PS	5	PINUS STROBUS	EASTERN WHITE PINE	6" HT. MIN. / AS SHOWN	B&B / A
TC	2	TSUGA CANADENSIS	CANADIAN HEMLOCK	6" HT. MIN. / AS SHOWN	B&B / A
SHRUBS					
AP	72	AESCULUS DARVIFLORA	BOTTLE BRUSH BUCKEYE	36" HT. MIN./AS SHOWN	B&B
HQ	70	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANDEA	36" HT. MIN./AS SHOWN	B&B
PL	63	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL	36" HT. MIN./AS SHOWN	B&B
VD	71	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN./AS SHOWN	B&B

NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.

COMMON NAME	AVERAGE SPREAD (DIAMETER (RADIUS))	CREDIT EACH (60%)	QTY.	TOTAL CREDIT
RED BUCKEYE	13.5' (6.75')	86	7	602
RED MAPLE	40' (20')	754	8	6,032
SUGAR MAPLE	45' (22.5')	954	6	5,724
EASTERN REDBUD	30' (15')	424	7	2,968
AMERICAN BEECH	60' (30')	1,696	15	25,440
SWAMP WHITE OAK	55' (27.5')	1,425	9	12,825
RED OAK	62.5' (31.25')	1,841	7	12,887
EASTERN RED CEDAR	16.5' (8.25')	128	6	768
EASTERN WHITE PINE	30' (15')	424	5	2,120
CANADIAN HEMLOCK	30' (15')	424	2	848
TOTAL:				70,214

*AVERAGE SPREAD WAS TAKEN FROM MISSOURI BOTANICAL GARDEN WEBSITE.



CASE#19-LANDSCAPE-0023
RELATED CASE #S 18SUBDIV1015,
17SUBDIV1013, 16SUBDIV1011, 15SUBDIV1015,
14SUBDIV1009, 19LSCAPE1019, 18LSCAPE1178,
18LSCAPE1111, 17LSCAPE1215, 17LSCAPE1048,
17LSCAPE1054, & 17LSCAPE1057
MSD WM #S 11268 & 10946

MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindelScott.com

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LOUISVILLE KY 40245
(502) 245-6159

OWNER
SUTHERLAND POINTE ONE, LLC
7510 EAST PLEASANT VALLEY RD
INDEPENDENCE OH 44131-5536

LANDSCAPE & TREE PRESERVATION PLAN
THE VILLAGE AT FLOYD'S FORK
FLOODPLAIN COMPENSATION BASIN
15905 AIKEN ROAD
LOUISVILLE KY 40245
TAX BLOCK 16, LOT 101
DEED BOOK 10733, PAGE 938

Revisions
7/29/19 PER AGENCY COMMENTS
8/14/19 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 07/11/2019
Job Number: 3188
Sheet
1
1 of 2