

ZONING DESCRIPTION

10001 VISTA HILLS BOULEVARD

RR to R-5

Beginning at the point of intersection of the west right-of-way line of Bardstown Road and the east right-of-way line of Vista Hills Boulevard, said point being the true point of beginning, thence continuing with the west right-of-way line of Bardstown Road, South 39°02'51" East, 60.43 feet to a point, thence with a curve to the left having a radius of 1,557.39 feet and a chord bearing South 26°52'43" East, 332.65 feet to a point, thence continuing with same curve and radius and a chord bearing South 36°28'08" East, 188.53 feet to a point, thence leaving said right-of-way South 77°40'28" West, 182.35 feet to a point in the east right-of-way line of Vista Hills Boulevard, thence with said right-of-way line North 12°48'40" West, 69.89 feet to a point, thence North 12°48'36" West, 467.33 feet to a point, thence North 17°31'23" West, 10.83 feet to the point of beginning and containing 1.022 Acres more or less.

The aforesaid description is for zoning purposes only and is not intended to be used for the transfer or conveyance of real property.

RECEIVED

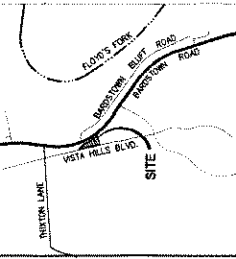
OCT 31 2022

PLANNING &
DESIGN SERVICES

21-ZONE-0121



DATE	10/22/07
BY	DLB
CHECKED BY	DLB
SCALE	AS SHOWN
PROJECT NO.	10001
SHEET NO.	1 OF 1



LOCATION MAP
NOT TO SCALE

SITE DATA

GROSS SITE AREA	1.52 ACRES
NET SITE AREA	1.40 ACRES (4,836.27 S.F.)
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	R-5A/NFD
PROPOSED LOT SIZE	1.40 ACRES (4,836.27 S.F.)
PROPOSED LOT AREA	1.40 ACRES (4,836.27 S.F.)
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TREE CANOPY CALCULATIONS

SITE AND ADJACENT LOT DATA	4,200 SQ. FT.
EXISTING TREE CANOPY	1,110 SQ. FT. (26%)
PROPOSED TREE CANOPY	1,110 SQ. FT. (26%)
ADDITIONAL TREE CANOPY REQUIRED	14,500 SQ. FT. (34%)
TOTAL TREE CANOPY TO BE PROVIDED	15,610 SQ. FT. (36%)

WAIVERS AND VARIANCES

WAIVER OF CHAPTER 12.5.5.1 TO ALLOW EXISTING AND PROPOSED RESIDENTIAL LOT SIZES TO BE LESS THAN 1.40 ACRES.

LEGEND

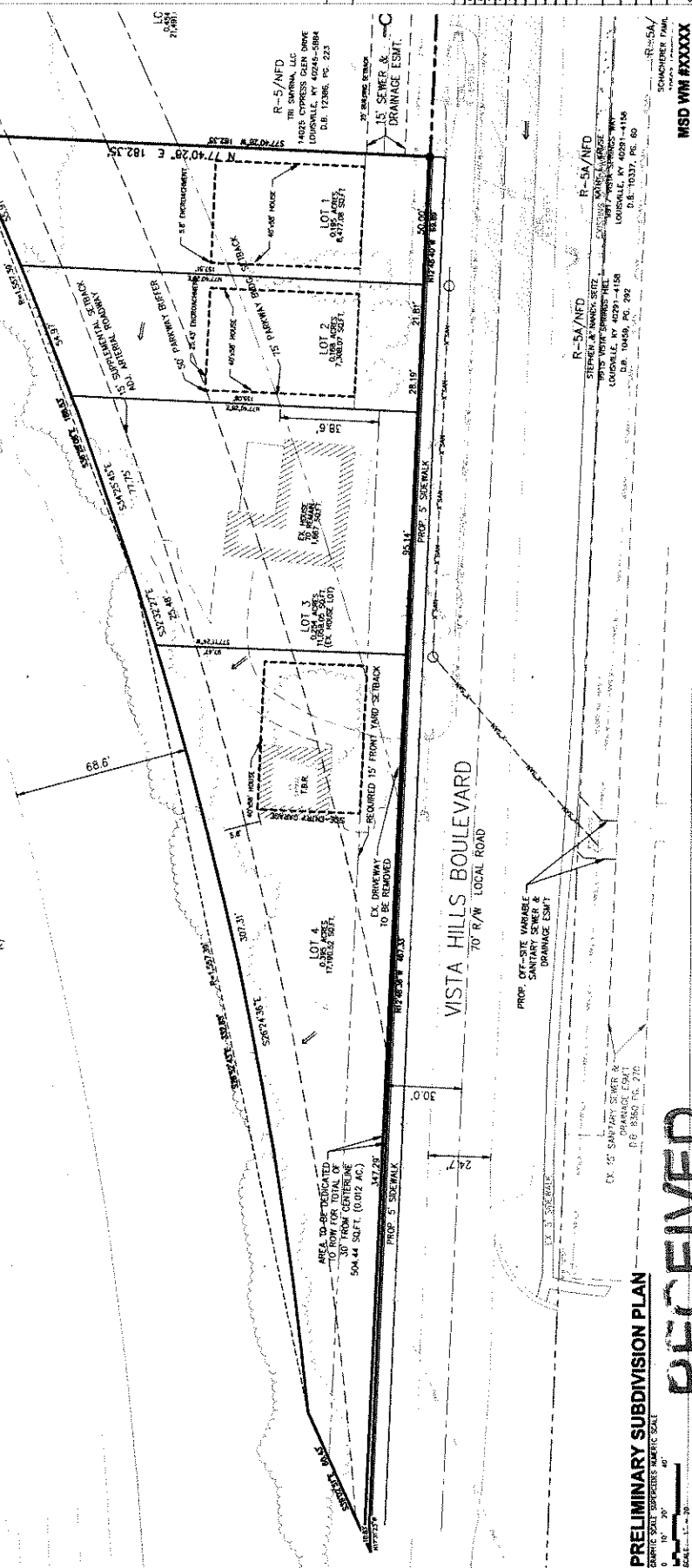
EXISTING LOT	SOLID LINE
EXISTING LOT	DASHED LINE
EXISTING LOT	DOTTED LINE
EXISTING LOT	THICK SOLID LINE
EXISTING LOT	THICK DASHED LINE
EXISTING LOT	THICK DOTTED LINE
EXISTING LOT	THICK SOLID LINE
EXISTING LOT	THICK DASHED LINE
EXISTING LOT	THICK DOTTED LINE

MSD NOTES

1. THE SUBDIVISION SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE BOWMAN COUNTY.
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10001 VISTA HILLS BOULEVARD
SUBDIVISION AND REZONING PLAN
DECEMBER 12, 2007
LOUISVILLE, KY 40245-5884
OWNER: BOWMAN GROUP, INC.
DESIGNER: BOWMAN GROUP, INC.
PROJECT: 10001 VISTA HILLS BOULEVARD
SHEET: 1 OF 1



PRELIMINARY SUBDIVISION PLAN
SHEET 1 OF 1

RECEIVED

OCT 31 2007

PLANNING & DESIGN SERVICES

21-ZONE-0121