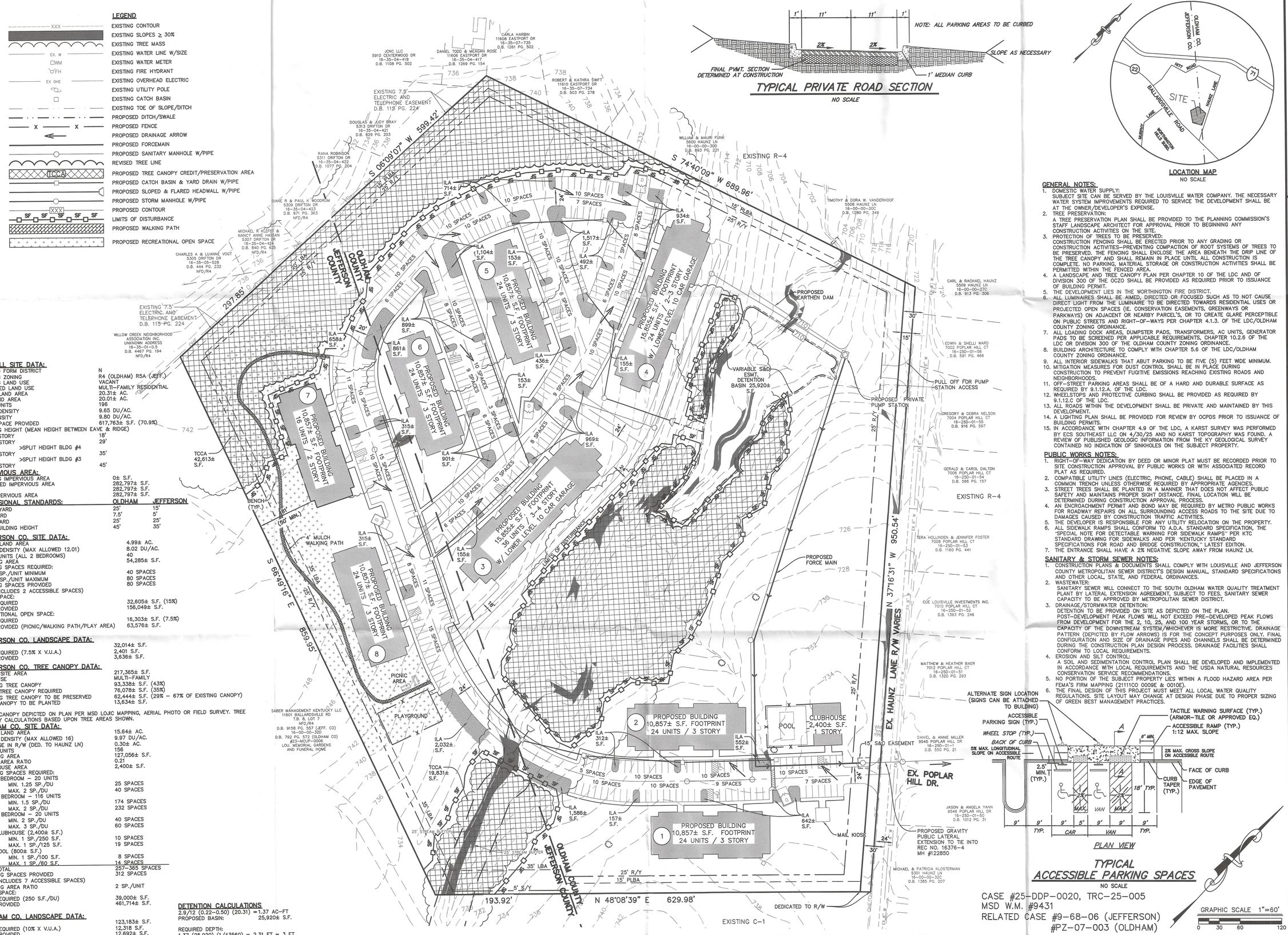

OVERALL SITE DATA:

EXISTING FORM DISTRICT	N
EXISTING ZONING	R4 (OLDHAM) R5A (JEFF.)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	20.31± AC.
NET LAND AREA	20.01± AC.
TOTAL UNITS	196
GROSS DENSITY	9.65 DU/AC.
NET DENSITY	9.80 DU/AC.
OPEN SPACE PROVIDED	617,763± S.F. (70.9%)
BUILDING HEIGHT (MEAN HEIGHT BETWEEN EAVE & RIDGE)	
1 STORY	18'
2 STORY	29'
>SPLIT HEIGHT BLDG #4	
3 STORY	35'
>SPLIT HEIGHT BLDG #3	
4 STORY	45'

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	282,797± S.F.
TOTAL	282,797± S.F.
NET IMPERVIOUS AREA	282,797± S.F.

DIMENSIONAL STANDARDS:

	OLDHAM	JEFFERSON
FRONT YARD	25'	15'
SIDE YARD	7.5'	5'
REAR YARD	25'	25'
MAX. BUILDING HEIGHT	45'	35'

JEFFERSON CO. SITE DATA:

GROSS LAND AREA	4.99± AC.
GROSS DENSITY (MAX ALLOWED 12.01)	8.02 DU/AC.
TOTAL UNITS (ALL 2 BEDROOMS)	40
BUILDING AREA	54,285± S.F.
PARKING SPACES REQUIRED:	
1 SP./UNIT MINIMUM	40 SPACES
2 SP./UNIT MAXIMUM	80 SPACES
PARKING SPACES PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)	80 SPACES
OPEN SPACE:	
REQUIRED	32,605± S.F. (15%)
PROVIDED	156,049± S.F.
RECREATIONAL OPEN SPACE:	
REQUIRED	16,303± S.F. (7.5%)
PROVIDED (PICNIC/WALKING PATH/PLAY AREA)	63,576± S.F.

JEFFERSON CO. LANDSCAPE DATA:

V.U.A.	32,014± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	2,401 S.F.
I.L.A. PROVIDED	3,636± S.F.

JEFFERSON CO. TREE CANOPY DATA:

GROSS SITE AREA	217,365± S.F.
LAND USE	MULTI-FAMILY
EXISTING TREE CANOPY	93,338± S.F. (43%)
TOTAL TREE CANOPY REQUIRED	76,078± S.F. (35%)
EXISTING TREE CANOPY TO BE PRESERVED	62,444± S.F. (29% – 67% OF EXISTING CANOPY)
TREE CANOPY TO BE PLANTED	13,634± S.F.

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OLDHAM CO. SITE DATA:

GROSS LAND AREA	15.64± AC.
GROSS DENSITY (MAX ALLOWED 16)	9.97 DU/AC.
ACREAGE IN R/W (DED. TO HAUNZ LN)	0.30± AC.
TOTAL UNITS	156
BUILDING AREA	127,056± S.F.
FLOOR AREA RATIO	0.21
CLUBHOUSE AREA	2,400± S.F.
PARKING SPACES REQUIRED:	
1 BEDROOM – 20 UNITS	
MIN. 1.25 SP./DU	25 SPACES
MAX. 2 SP./DU	40 SPACES
2 BEDROOM – 116 UNITS	
MIN. 1.5 SP./DU	174 SPACES
MAX. 2 SP./DU	232 SPACES
3 BEDROOM – 20 UNITS	
MIN. 2 SP./DU	40 SPACES
MAX. 3 SP./DU	60 SPACES
CLUBHOUSE (2,400± S.F.)	
MIN. 1 SP./250 S.F.	10 SPACES
MAX. 1 SP./125 S.F.	19 SPACES
POOL (800± S.F.)	
MIN. 1 SP./100 S.F.	8 SPACES
MAX. 1 SP./60 S.F.	14 SPACES
TOTAL	257–365 SPACES
PARKING SPACES PROVIDED (INCLUDES 7 ACCESSIBLE SPACES)	312 SPACES
PARKING AREA RATIO	2 SP./UNIT
OPEN SPACE:	
REQUIRED (250 S.F./DU)	39,000± S.F.
PROVIDED	461,714± S.F.

OLDHAM CO. LANDSCAPE DATA:

V.U.A.	123,183± S.F.
I.L.A. REQUIRED (10% X V.U.A.)	12,318 S.F.
I.L.A. PROVIDED	12,692± S.F.

DETENTION CALCULATIONS
2.9/12 (0.22–0.50) (20.31) = 1.37 AC–FT
PROPOSED BASIN: 25,920± S.F.
REQUIRED DEPTH:
1.37 (25,920) (1/43560) = 2.31 FT = 3 FT

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

DEVELOPER
TEULU HOMES, LLC.
4208 TAYLORSVILLE RD
LOUISVILLE, KY 40220

OWNER
HITE CREEK LLC
9805 FOUR SEASONS LANE
LOUISVILLE, KY 40241

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SUMMIT CREEK

HAUNZ LANE, CRESTWOOD, KY 40014
PARCEL #16-00-00-32A (OLDHAM CO.)
D.B. 927 PG. 453
TAX BLOCK 8 LOT 165 (JEFFERSON CO.)
D.B. 9248 PG. 871

Revisions	
3/31/2025	PER AGENCY COMMENTS
4/8/2025	PER AGENCY COMMENTS
4/29/2025	PER AGENCY COMMENTS
5/8/2025	AGENCY COMMENTS, OWNER ADDRESS

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 2/19/2025
Job Number: 2357

Sheet 1 of 1

L:\land projects-r2\2357\DWG\PLANNING\DDDP\2357-DDDP-5-8-2025.dwg, 9/3/2025 9:54:54 AM, kmarres01, 1:1