

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREETS "D" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
- NUMBER OF CLUBHOUSE PARKING SPACES TO BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.

VARIANCE REQUEST:

- A VARIANCE IS REQUESTED OF 7.11.10.C OF THE LDC DIMENSIONAL STANDARDS TO INCREASE THE MAXIMUM FRONT YARD FROM 25' TO 40'.
- A VARIANCE IS REQUESTED OF 7.11.10.C OF THE LDC DIMENSIONAL STANDARDS TO DECREASE THE MINIMUM SIDE YARD FROM 3' TO 0' ALONG ONE SIDE OF EACH RESIDENTIAL LOT.

DETENTION PROVIDED:

2.9/12 (0.5-0.2) (36.9 AC.) = 2.7 AC-FT
 +2.9/12 (0.5) (12.4 AC.) = 1.5 AC-FT

TOTAL = 4.2 AC-FT

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE
- PROPOSED DRAINAGE ARROW
- EXISTING WETLAND
- REVISED TREE LINE
- PROPOSED LIMITS OF DISTURBANCE



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT: NEIGHBORHOOD
 EXISTING ZONING: SINGLE-FAMILY/VACANT
 EXISTING LAND USE: SINGLE-FAMILY
 PROPOSED LAND USE: SINGLE-FAMILY
 GROSS LAND AREA: 55.07± AC.
 GROSS AREA AFTER R/W DEDICATION: 54.32± AC.
 NET LAND AREA: 45.6± AC.
 BUILDABLE LOTS: 178
 NON-BUILDABLE LOTS: 5
 GROSS DENSITY: 3.23 D.U./AC.
 NET DENSITY: 3.87 D.U./AC.
 *CONSERVATION AREA REQUIRED: 709,815± AC. (30%)
 CONSERVATION AREA PROVIDED: 710,146± S.F. (30%)
 TOTAL AREA: 749,383± AC. (32%)

*NOT INCLUDING GROSS AREA TO BE DEDICATED TO RIGHT-OF-WAY ALONG AIKEN AND JOHNSON ROAD

DIMENSIONAL STANDARDS:
 MINIMUM LOT SIZE: 2,500± S.F.
 FLOOR AREA RATIO MAXIMUM: 0.5
 LOTS > 6,000 S.F.: 1.5
 LOTS < 6,000 S.F.: 0.5
 *FRONT/STREET SIDE YARDS: 12'-25'
 *SIDE YARD MIN. (5' IF ADJACENT TO ALLEY) 3'
 REAR YARD MIN. (5' IF ADJACENT TO ALLEY) 15'
 MINIMUM LOT WIDTH: 25' (40' IF CORNER LOT)
 MAXIMUM BUILDING HEIGHT: 35'

MAXIMUM LOTS PERMITTED:
 STANDARD R-4 LAYOUT: 178
 OPEN SPACE CREDIT (5%) + 9

TOTAL LOTS PERMITTED: 185

TREE CANOPY DATA:
 GROSS SITE AREA: 2,398,676± S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY: 414,923± S.F. (17%)
 TREE CANOPY TO BE PRESERVED: 110,505± S.F. (4%)
 TREE CANOPY TO BE PLANTED: 345,443± S.F. (15%)
 TREE CANOPY REQUIRED: 455,748± S.F. (19%)
 TOTAL TREE CANOPY PROVIDED: 455,748± S.F. (19%)

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

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SERVICE IMPROVEMENTS TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE EASTWOOD FIRE DISTRICT.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 1/28/18 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLIC RECORDS FROM THE KY GEOLOGICAL SURVEY INDICATED TWO AREAS OF POTENTIAL SINKHOLES ON THE SUBJECT PROPERTY.
- A CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBMITTED IN CONJUNCTION WITH STAFF'S REVIEW OF SUBMISSION RECORD PLAT. THE MANAGEMENT PLAN SHALL BE IN COMPLIANCE WITH THE APPROVED CONSERVATION SUBDIVISION PLAN AND LAND DEVELOPMENT CODE, SECTION 7.11.8. LEGAL DESCRIPTIONS, OWNERSHIP AND THE CONSERVATION AREA MANAGEMENT PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION LEGAL COUNSEL.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FOR DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DEVELOPER AGREES TO DETAIN STORMWATER TO THE DOWNSTREAM CONTROL, OR MAKE DOWNSTREAM IMPROVEMENTS OR A COMBINATION OF BOTH.
- EROSION AND SOIL CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110355).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL NECESSARY RIGHTS FOR UTILITY PURPOSES SHALL BE RESERVED ON OPEN SPACE LOTS.
- PORTIONS OF THE WATERSHED THAT DRAINS TO AREAS 1, 2 & 3 WILL BE DIVERTED AS SHOWN CONCEPTUALLY TO THE PROPOSED OPEN SPACE AT THE INTERSECTION OF AIKEN & FLAT ROCK ROADS (AREA 4). A DETAILED STORM RUNOFF ANALYSIS WILL BE SUBMITTED TO MSD TO VERIFY THAT THE POST DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORM EVENTS SHALL NOT EXCEED THE PRE-DEVELOPED PEAK FLOW FOR THOSE STORM EVENTS.
- DEVELOPER HAS MET WITH DOWNSTREAM PROPERTY OWNER (LOT 115) AND HAS AGREED TO REPLACE THE EXISTING 18" CMP WITH A 36" RCP PIPE.

APPROVED
 Louisville Metro Planning Commission

1. Louisville Metro Public Works date _____

2. Metropolitan Sewer District date 2-13-18

3. Louisville Metro Planning & Design Services date _____

4. Louisville Metro Planning Commission date _____

Checked if conditional approval
 See back of plan for conditions of approval

Expiration date _____

ADJACENT PROPERTY OWNERS:

- KATHERINE KRIZINGER & JOHN CURRY
 17401 AIKEN ROAD
 T.B. 16, LOTS 8, 103, 104 & 120
 D.B. W0424, PG. 886
- DENNIS & BRENDA LAMPLEY
 16510 AIKEN ROAD
 T.B. 16, LOT 16
 D.B. 5167, PG. 684
- RICHARD & ANNE OLLESPIE
 16939 AIKEN ROAD
 T.B. 16, LOT 19
 D.B. 10590, PG. 234
- JAMES & NANCY STOUT
 16911 AIKEN ROAD
 T.B. 16, LOT 48
 D.B. 9454, PG. 448
- JAMES & RHONDA LITSEY
 17254 AIKEN ROAD
 T.B. 17, LOT 8
 D.B. 5439, PG. 43
- LOUISVILLE & JEFF. COUNTY METRO GOV.
 2222 BRINNON ROAD
 T.B. 25, LOT 82
 D.B. 6743, PG. 216
- MURKIN JOHNS
 17429 CURRY BRANCH ROAD
 T.B. 25, LOT 111
 D.B. 8997, PG. 289
- DAVID & NANCY ONEIL
 2111 JOHNSON ROAD
 T.B. 25, LOT 273
 D.B. 6450, PG. 447
- ROB RIDGWAY & LOUISE SMITH
 17429 CURRY BRANCH ROAD
 T.B. 3462, LOT 677
 D.B. 5941, PG. 592
- OSWEN HARRINGTON
 17423 CURRY BRANCH ROAD
 T.B. 3462, LOT 678
 D.B. 5941, PG. 594
- EXODUS MINISTRIES INC.
 1709 KEATING DRIVE
 T.B. 3052, LOT 625
 D.B. 8812, PG. 414
- DAVID & HELENE WILLIAMS
 1709 KEATING DRIVE
 T.B. 3052, LOT 624
 D.B. 8812, PG. 414
- OSWEN HARRINGTON
 17423 CURRY BRANCH ROAD
 T.B. 3462, LOT 677
 D.B. 5941, PG. 592
- THOMAS & ANGELA COOPER
 17443 CURRY BRANCH ROAD
 T.B. 3052, LOT 668
 D.B. 10908, PG. 480
- ALEXANDER & NATALIYA PUSHNIN
 17441 CURRY BRANCH ROAD
 T.B. 3052, LOT 669
 D.B. 8036, PG. 431
- TIMOTHY RODGERS
 17439 CURRY BRANCH ROAD
 T.B. 3052, LOT 670
 D.B. 9179, PG. 602
- ALAN & ERIN STONE
 17431 CURRY BRANCH ROAD
 T.B. 3052, LOT 671
 D.B. 9079, PG. 528
- THOMAS TARTON
 17435 CURRY BRANCH ROAD
 T.B. 3052, LOT 672
 D.B. 9400, PG. 212
- EPH 2 ASSETS LLC
 17433 CURRY BRANCH ROAD
 T.B. 3052, LOT 673
 D.B. 10951, PG. 232
- JAY BENJAMIN III & ANN TRACY
 17431 CURRY BRANCH ROAD
 T.B. 3052, LOT 674
 D.B. 8501, PG. 238
- BRENT LEHENEBAUGH
 17429 CURRY BRANCH ROAD
 T.B. 3052, LOT 675
 D.B. 8997, PG. 289
- MATTHEW & MIRANDA SMALLWOOD
 17427 CURRY BRANCH ROAD
 T.B. 3052, LOT 676
 D.B. 10030, PG. 771
- POLO FIELDS COMMUNITY ASSOCIATION
 17429 CURRY BRANCH ROAD
 T.B. 3052, LOT 729
 D.B. 9376, PG. 50
- CHARRIE & JOSEPH REHNER
 1801 CROSTIMBERS DRIVE
 T.B. 3692, LOT 624
 D.B. 10956, PG. 897
- THOMAS & JENNIFER GONDOLY
 1704 HILLROCK PLACE
 T.B. 3692, LOT 625
 D.B. 10384, PG. 464
- HAROLD & MICHELLE CARSON
 1724 HILLROCK PLACE
 T.B. 3692, LOT 626
 D.B. 10427, PG. 636
- STEVEN & CARRIE FLOYD
 17104 HILLROCK PLACE
 T.B. 3692, LOT 627
 D.B. 10865, PG. 32
- ARTHUR WHITE
 17102 HILLROCK PLACE
 T.B. 3692, LOT 628
 D.B. 9162, PG. 22
- POLO FIELDS COMMUNITY ASSOCIATION
 17231 CURRY BRANCH ROAD
 T.B. 3692, LOT 644
 D.B. 11034, PG. 144



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 Louisville Metro Planning Commission
 DESIGN SERVICES

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

DEVELOPER
 PERFECTION BUILDERS
 PO BOX 436494
 LOUISVILLE, KY 40253

PRELIMINARY PLAN
AIKEN II-CONSERVATION SUBDIVISION
 AIKEN ROAD (NO STREET ADDRESS)
 LOUISVILLE, KY 40245
 T.B. 25, LOT 250
 D.B. 5379, PG. 832

Revisions	1/29/18 PER ASSESS COMMENTS	2/7/18 PER ASSESS COMMENTS
Vertical Scale:	N/A	
Horizontal Scale:	1"=100'	
Date:	12/29/17	
Job Number:	3469	
Sheet	1	

CASE #17SUBDIV1025
 MSD WM #11717
 GRAPHIC SCALE 1"=100'
 0 50 100 200