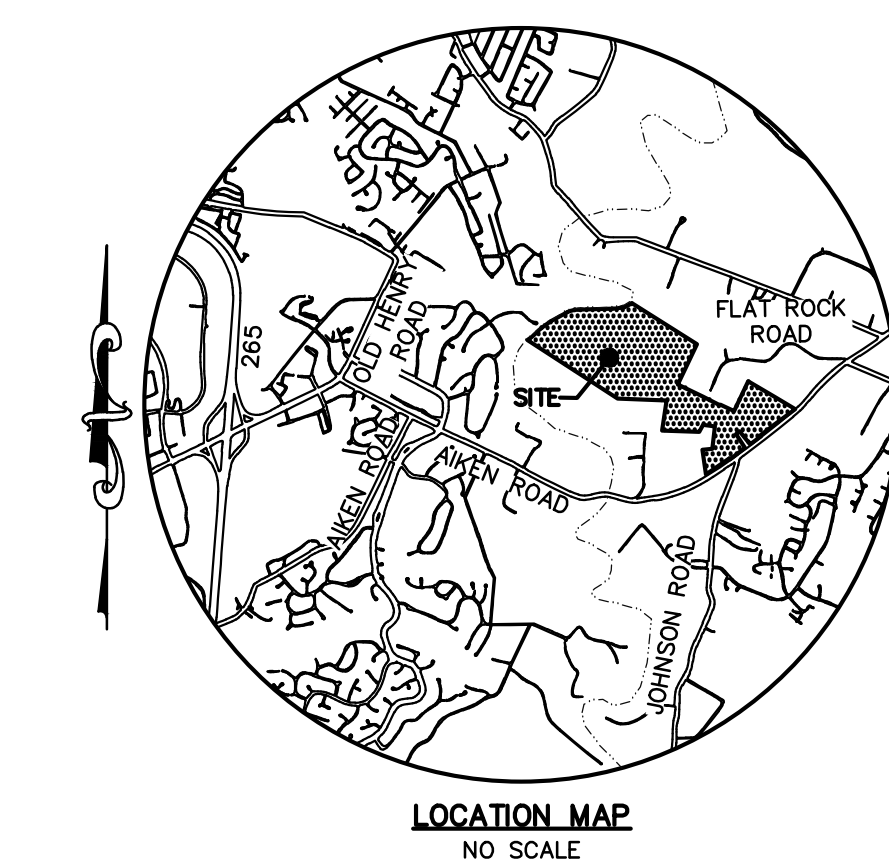


**BENCHMARKS**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
 SOURCE BENCHMARK BA50-02 NAVD 1988 ELEV. 625.41  
 FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT. TURN LEFT AND GO EASTERLY ON LONG RUN ROAD FOR 0.2 MILES TO THE STATION ON THE LEFT. STATION IS 47.8' NORTHEAST OF THE EAST END OF A METAL GUARDRAIL, 33.6' SOUTH OF THE 54' WOOD FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT, 15' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

**LEGEND**

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- POTENTIAL SINKHOLE
- SLOPES 20%-30%
- SLOPES ≥30
- WETLANDS TO BE MITIGATED



**SITE DATA:**  
 FORM DISTRICT: R4  
 EXISTING ZONING: R4  
 PROPOSED ZONING: R4  
 EXISTING LAND USE: SINGLE-FAMILY/AGRICULTURAL  
 PROPOSED LAND USE: SINGLE-FAMILY  
 GROSS LAND AREA: 254,311 AC.  
 NET LAND AREA: 213,558 AC.  
 BUILDABLE LOTS: 866  
 RESIDUAL TRACTS: 2  
 NON-BUILDABLE LOTS: 2  
 GROSS DENSITY: 3.41 D.U./AC.  
 NET DENSITY: 4.06 D.U./AC.  
 \*OPEN SPACE REQUIRED: 1,200,185 S.F. (26%)  
 TOTAL OPEN SPACE PROVIDED: 2,893,571± S.F. (26%)  
 NATURAL RESOURCE OPEN SPACE: 1,256,468± S.F.

**DIMENSIONAL STANDARDS (5.3.1.1)**  
 DIMENSIONAL STANDARDS (DETACHED UNITS)  
 MINIMUM LOT SIZE: 3,000± S.F.  
 MINIMUM LOT WIDTH: 30'  
 FRONT/STREET SIDE YARDS: 0'  
 SIDE YARD: 0'  
 MIN. BETWEEN ADJACENT STRUCTURES: 0'  
 REAR YARD MIN.: 25' (5' ADJACENT TO ALLEY)

**\*OPEN SPACE FORMULA**  
 50% (DIFFERENCE OF LOTS AND 9,000 S.F.)  
 SEE OPEN SPACE CHART PROVIDED SEPARATELY  
 2,400,364 S.F./2 = 1,200,185 S.F. \*REQUIRED OPEN SPACE  
 \*TO BE PROVIDED AS NATURAL RESOURCE OPEN SPACE PER 2.7.3.G.5.b OF THE LDC

**TREE CANOPY DATA:**  
 GROSS SITE AREA: 11,077,627± S.F.  
 TREE CANOPY CATEGORY: CLASS 1  
 EXISTING TREE CANOPY: 5,631,908± S.F. (51%)  
 \*CANOPY REQUIRED TO BE PRESERVED: 1,126,380± S.F.  
 \*EXISTING TREE CANOPY TO BE PRESERVED: 1,155,522± S.F. (11%)  
 TOTAL TREE CANOPY REQUIRED: 4,431,051± S.F. (40%)  
 TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.  
 \*IF DRUPLINE IS PLOTTED/FIELD LOCATED THE AREA OF CANOPY TO BE PLANTED MAY BE REDUCED BY THE EXISTING CANOPY TO BE PRESERVED PER 10.1.5.A.2 OF THE LDC.



**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED 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 AND THE 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 ANCHORAGE/MIDTOWN FIRE DISTRICT.
- IF PROPOSED SIGNAGE EXCHANGE WALLS SHALL BE COMMITTED 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.
- ALL LUMINAIRES SHALL BE ANKLED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3.1 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, P.E. ON 2/10/21 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATIONS OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO REMEDIATE SINKHOLES DURING CONSTRUCTION OF THIS SITE AND IT IS RECOMMENDED TO HAVE A GEOTECHNICAL CONSULTANT FAMILIAR WITH THE SITE ON-HAND TO CALL WHEN SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN TO PROPERLY REMEDIATE SINKHOLES. PER THE GEOLOGICAL ENGINEER'S RECOMMENDATIONS, CARE SHOULD ALSO BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROTECT THROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
- A VOLUNTARY 15' BUFFER YARD IS PROPOSED ALONG EXISTING LOTS 6-B AND 10-B OF HERITAGE RIDGE FARMS (P.B. 37, PG. 8-9). THE VOLUNTARY BUFFER WILL PRESERVE TREES OF AT LEAST FOUR (4) INCHES IN CALIPER THAT ARE NOT ON THE PROHIBITED PLANT LIST PER THE LDC. UNDERTREE SHALL BE ALLOWED TO BE MAINTAINED, FENCES MAY BE INSTALLED WITHIN SAID BUFFER AS LONG AS THEY DO NOT INTERFERE WITH TREES TO BE PRESERVED AS STATED ABOVE. RIGHTS FOR UTILITIES PROPOSED WITHIN THIS DEVELOPMENT SHALL BE PERMITTED WITHIN THIS BUFFER, ALLOWING OVER 50% OVERLAP BETWEEN VOLUNTARY BUFFER AND FUTURE UTILITY EASEMENTS AND FOR GRADING AND/OR CLEARING FOR UTILITIES.
- THE BOUNDARIES OF 2 CEMETERIES ON THE SITE HAVE BEEN DETERMINED BY CORN ISLAND ARCHAEOLOGY IN THEIR REPORT DATED 3/23/21. THE BOUNDARIES OF BOTH CEMETERIES AND THE ADDITIONAL REQUIRED 30' BUFFERS ARE IDENTIFIED ON THIS PLAN. CEMETERIES SHALL BE PROTECTED BY A FENCE AS RECOMMENDED IN THE REPORT.
- IF HUMAN REMAINS ARE DISCOVERED DURING THE EXCAVATION OF DEVELOPMENT OF A SITE, THE APPLICANT SHALL IMMEDIATELY CEASE EXCAVATION ACTIVITIES AND NOTIFY THE LOUISVILLE METRO CORNER AND THE JEFFERSON COUNTY HISTORIC LANDMARKS COMMISSION.
- EXISTING CEMETERY PLANTING OR FOLIAGE SHALL BE PRUNED AND GENERALLY LEFT IN ITS NATURAL STATE. CEMETERIES SHALL BE MAINTAINED BOTH DURING DEVELOPMENT AND AFTER CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH CHAPTER 96 OF THE JEFFERSON COUNTY CODE OF ORDINANCES.
- USPS CENTRALIZED DELIVERY REQUIRED.
- PERMANENT ACCESS SHALL BE PROVIDED TO THE IDENTIFIED CEMETERIES. A DEED RESTRICTION IN A FORM APPROVED BY THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED ACKNOWLEDGING THE LOCATION, TITLE, OWNERSHIP, AND MAINTENANCE OF THE CEMETERIES. OWNERSHIP AND MAINTENANCE OF THE CEMETERIES SHALL BE TRANSFERRED BY WRITTEN AGREEMENT TO EITHER THE SUBDIVISION HOMEOWNERS ASSOCIATION, A LOCAL LEGISLATIVE UNIT OR AN HISTORICAL ORGANIZATION.

**MSD NOTES:**

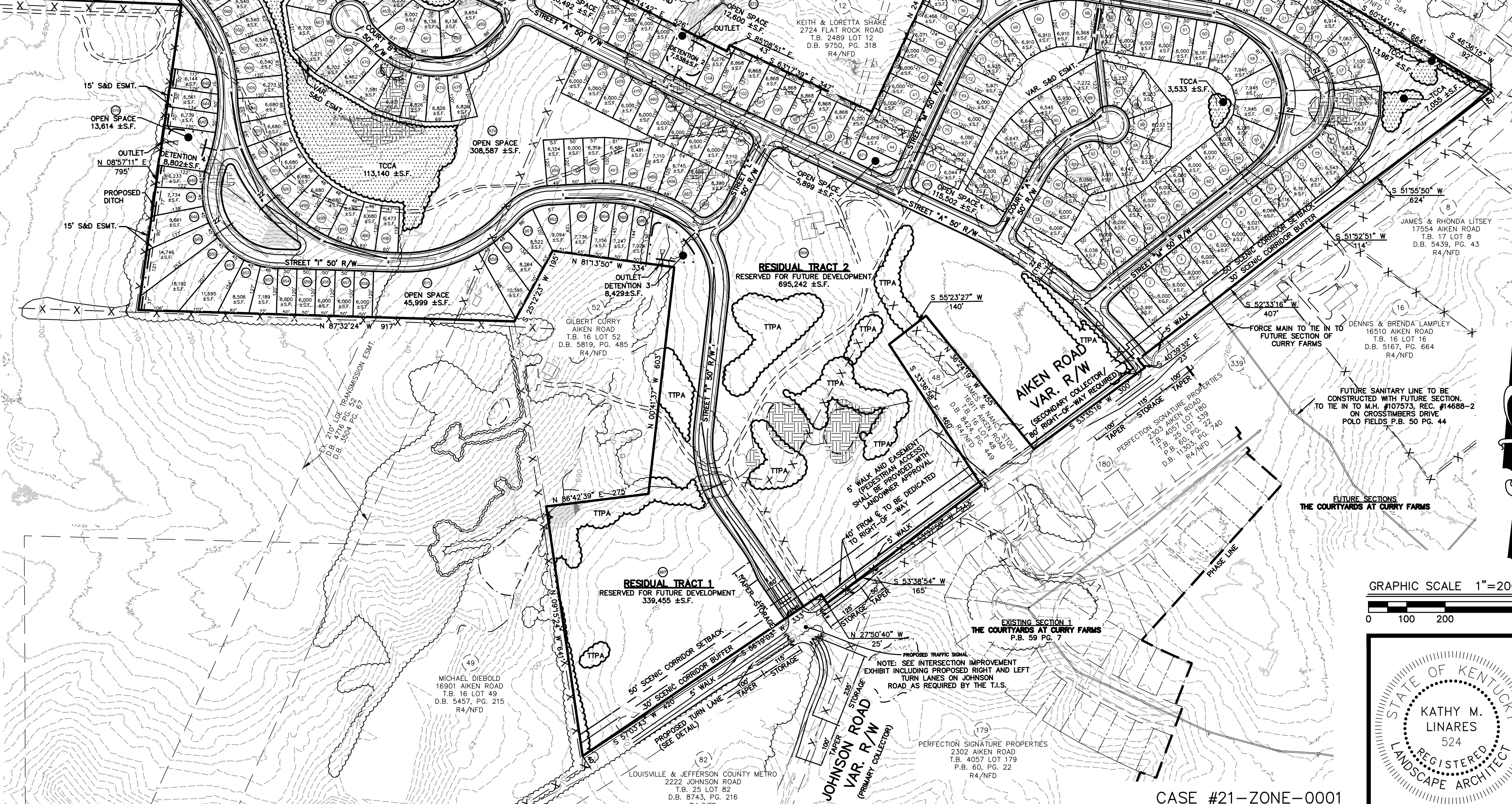
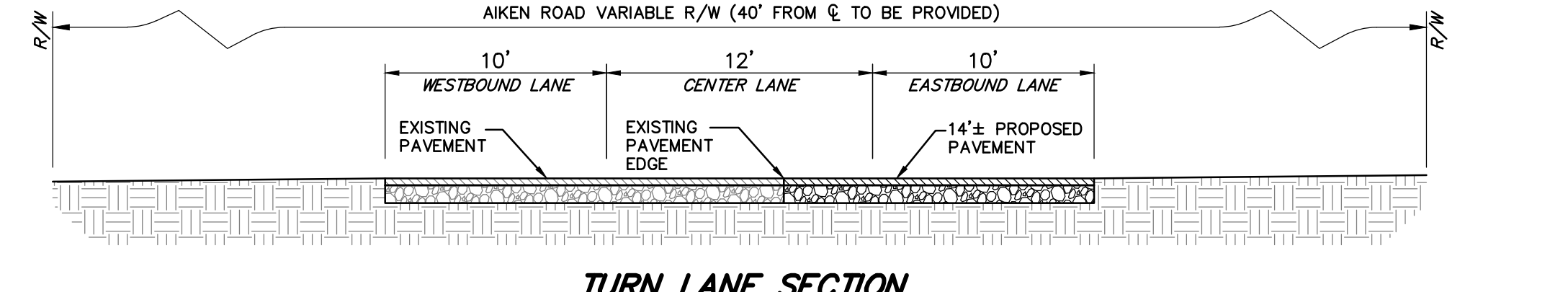
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: ON SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100036E & 211100035E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- DETECTION BASIN OUTLETS SHALL BE LOCATED A MINIMUM OF 15' FROM THE PROPOSED PROPERTY LINE.
- DUE TO THE SCALE OF THIS PROJECT ADDITIONAL SEWER AND DRAINAGE EASEMENTS MAYBE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**DETENTION CALCULATIONS**

Basin #1	2.9/12 (0.50-0.23) (30.93) = 2.02 AC-FT
Basin #2	2.9/12 (0.50-0.23) (3.15) = 0.21 AC-FT
Basin #3	2.9/12 (0.50-0.23) (7.49) = 0.49 AC-FT
Basin #4	2.9/12 (0.50-0.23) (8.23) = 0.54 AC-FT
Basin #5	2.9/12 (0.50-0.23) (28.99) = 1.70 AC-FT
Basin #6	2.9/12 (0.50-0.23) (86.47) = 5.64 AC-FT
Basin #7	2.9/12 (0.50-0.23) (50.76) = 3.31 AC-FT

**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.
- 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 ROUTE ACCESS TO ALL SUBSURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- 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.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- CENTERLINE RADI OF PROPOSED ROADWAYS ARE TO BE AT A MINIMUM OF 125'.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE ARE OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM & DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS, REQUESTS TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- RADIUSSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN THE STATE RIGHT OF WAY. STREET "Y" WILL BE REQUIRED TO ALIGN WITH JOHNSON ROAD AS TO NOT CREATE A NEGATIVE OFFSET FOR SAFETY OF TURNING MOVEMENTS.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA CURRENT STANDARDS.
- REFER TO THE TRAFFIC IMPACT STUDY FINAL REPORT PREPARED BY DIANE ZWERNERMAN ON FEB. 23, 2021 FOR DEVELOPMENT REQUIRED ROADWAY IMPROVEMENTS.



**REZONING & SUBDIVISION PLAN**  
**AIKEN NORTH SUBDIVISION**  
 16907, 16907B, 16909, & 17401 AIKEN ROAD  
 LOUISVILLE, KENTUCKY 40245  
 T.B. 16 LOTS: B, 19, 61, 103, 120 & 121  
 D.B. W0424 PG. 986 & PG. 896;  
 D.B. 9067 PG. 819 & D.B. 10590 PG. 234

**DEVELOPER**  
 PERFECTION BUILDERS  
 PO BOX 63694  
 LOUISVILLE, KY 40253

**OWNER**  
 ROBERT KRZINGER  
 16907 AIKEN ROAD  
 LOUISVILLE, KY 40245

**OWNER**  
 RICHARD & ANNE GILLESPIE  
 16907 AIKEN ROAD  
 LOUISVILLE, KY 40245

**OWNER**  
 KATHERINE KRZINGER  
 & JOHN CURRY  
 17401 AIKEN ROAD  
 LOUISVILLE, KY 40245

**ARCHITECT**  
 MINDEL SCOTT  
 515 Jefferson Blvd., Louisville, KY 40219  
 502-485-1508 • MindelScott.com  
 ENGINEERING & ARCHITECTURE

**DATE:** 1/4/21  
**JOB NUMBER:** 3603  
**SHEET:** 1  
**OF:** 1

**PROFESSIONAL SEAL:**  
 KATHY M. LINARES  
 REGISTERED LANDSCAPE ARCHITECT

**CASE #21-ZONE-0001**  
**MSD WM #12220**