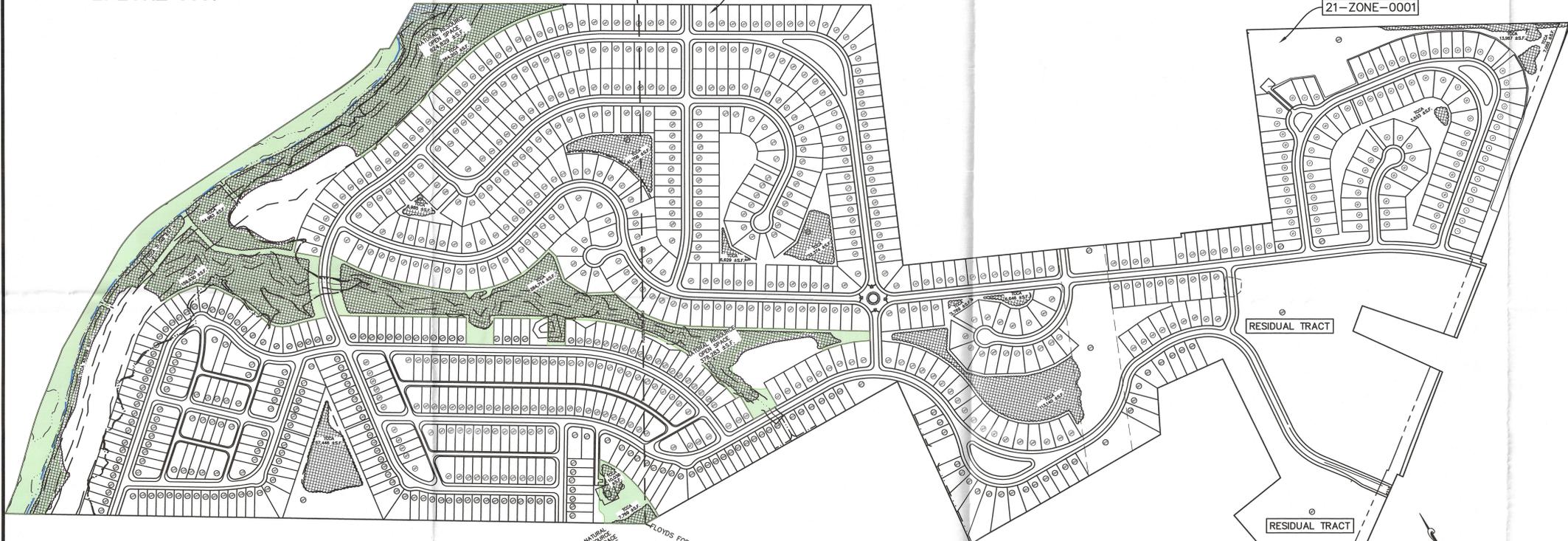


PREVIOUSLY APPROVED PLAN  
21-ZONE-0001



**LOT CALCULATIONS**

ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	254.314 AC.
NET LAND AREA	213.554 AC.
BUILDABLE LOTS	866
RESIDUAL TRACTS	2
NON-BUILDABLE LOTS	16
GROSS DENSITY	3.41 D.U./AC.
NET DENSITY	4.06 D.U./AC.

AIKEN TOWNHOMES DATA - 24-DDP-0039 APPROVED 10-10-24

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	AGRICULTURE/SINGLE FAMILY
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.323 AC.
NET LAND AREA	24.964 AC. (1,087,2154 S.F.)
TRACT A	
LAND AREA	12.174 AC. (530,2384 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	7.23 DU/AC.
NO. OF DWELLING UNITS	88 UNITS
TRACT B	
LAND AREA	12.794 AC. (556,9774 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	6.80 DU/AC.
NO. OF DWELLING UNITS	87 UNITS

LOT DATA 24-DDP-0039

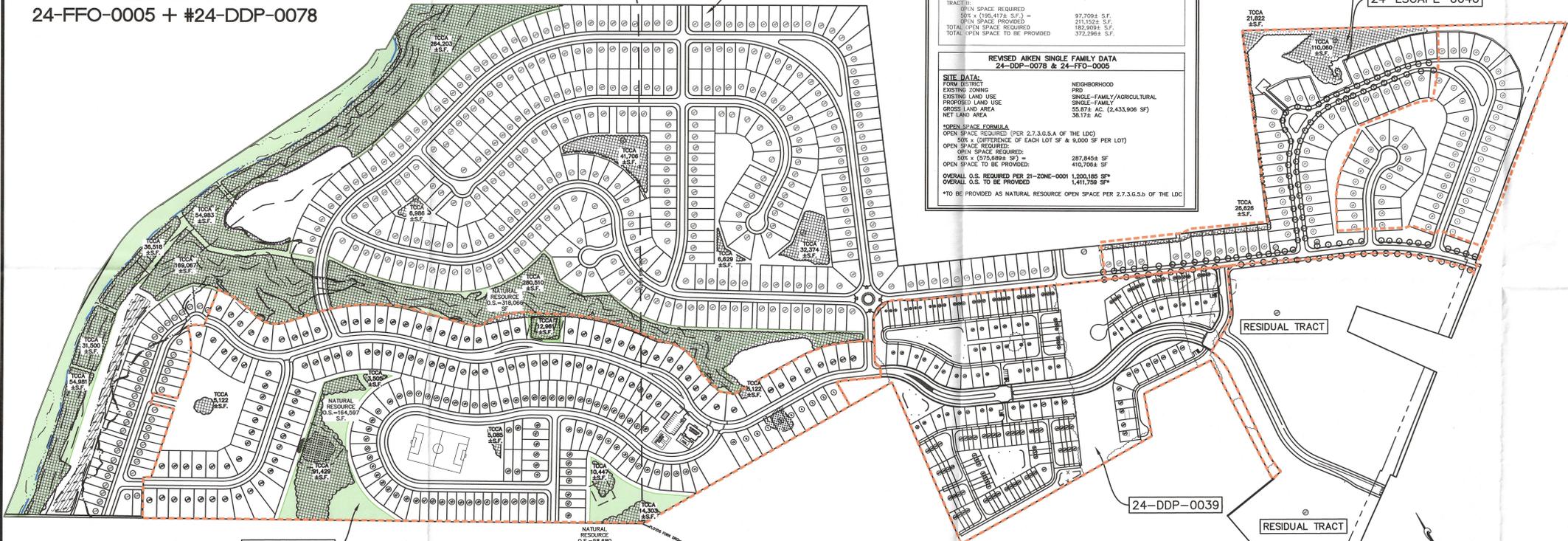
UNITS	175 UNITS
BUILDABLE LOTS	2 LOTS

REVISED AIKEN SINGLE FAMILY DATA  
24-DDP-0078 & 24-FFO-0005

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 SF)
NET LAND AREA	38.174 AC.
BUILDABLE LOTS	215
NON-BUILDABLE LOTS	6
GROSS DENSITY (MAX=7.26 D.U./AC.)	3.85 D.U./AC.
NET DENSITY	5.63 D.U./AC.

OVERALL LOT DATA  
TOTAL # OVERALL LOTS = 710 LOTS

PROPOSED REVISED PLAN  
24-FFO-0005 + #24-DDP-0078



**OPEN SPACE CALCULATIONS**

ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	254.314 AC.
NET LAND AREA	213.554 AC.
BUILDABLE LOTS	866
RESIDUAL TRACTS	2
NON-BUILDABLE LOTS	16
GROSS DENSITY	3.41 D.U./AC.
NET DENSITY	4.06 D.U./AC.

AIKEN TOWNHOMES DATA - 24-DDP-0039 APPROVED 10-10-24

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	AGRICULTURE/SINGLE FAMILY
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.323 AC.
NET LAND AREA	24.964 AC. (1,087,2154 S.F.)
TRACT A	
LAND AREA	12.174 AC. (530,2384 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	7.23 DU/AC.
NO. OF DWELLING UNITS	88 UNITS
TRACT B	
LAND AREA	12.794 AC. (556,9774 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	6.80 DU/AC.
NO. OF DWELLING UNITS	87 UNITS

REVISED AIKEN SINGLE FAMILY DATA  
24-DDP-0078 & 24-FFO-0005

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 SF)
NET LAND AREA	38.174 AC.
BUILDABLE LOTS	215
NON-BUILDABLE LOTS	6
GROSS DENSITY (MAX=7.26 D.U./AC.)	3.85 D.U./AC.
NET DENSITY	5.63 D.U./AC.

OPEN SPACE FORMULA  
OPEN SPACE REQUIRED PER 2.7.3.6.5.A OF THE LDC  
50% x (DIFFERENCE OF EACH LOT S.F. & 6,000 S.F. PER LOT)  
TRACT A: 85,3094 S.F.  
TRACT B: 155,4684 S.F.  
TOTAL OPEN SPACE REQUIRED: 240,7778 S.F.  
OPEN SPACE PROVIDED: 372,2944 S.F.  
TOTAL OPEN SPACE TO BE PROVIDED: 372,2944 S.F.

AIKEN NORTH PH 1A DATA - 24-LSCAPE-0046 APPROVED 5-17-24

PHASE 1 TREE CANOPY CALCULATIONS:

<b>GROSS SITE AREAS:</b>	
AIKEN NORTH PHASE 1A AREA:	1,378,6874 SF (31.65 AC.)
AIKEN NORTH PHASE 1A AREA:	782,5214 SF (17.82 AC.)
AIKEN NORTH PHASE 1B AREA:	611,1624 SF (14.03 AC.)
TOTAL TREE CANOPY REQUIRED PH 1	587,4754 SF (PH 1 x 40%)

EXISTING TREE CANOPY:

PHASE 1 TOTAL:	384,8444 SF (8.80 AC.)
PHASE 1A:	254,4494 SF (5.83 AC.)
PHASE 1B:	130,3954 SF (3.00 AC.)

EXISTING TREE CANOPY TO BE PRESERVED: 158,508 SF (4%)

PHASE 1A: 74,254 SF x 2 (PER LDC 10.1.0) = 148,508 SF (3.30 AC.)

PHASE 1B: 107,050 SF (2.39 AC.)

PHASE 1B TTPA: 107,050 SF (2.39 AC.)

TREE CANOPY TO BE PROVIDED: 587,4754 SF (13.40 AC.)

PHASE 1A: 587,4754 SF (13.40 AC.)

STREET TREES: 147,600 SF (3.33 AC.)

RESERVED TREES: 9,204 SF (0.21 AC.)

RESERVED TCQA: 158,508 SF (3.56 AC.)

PHASE 1B TOTAL: 244,466 SF (5.57 AC.)

TOTAL TREE CANOPY TO BE PROVIDED: 831,941 SF (18.97 AC.)

NOTE: OVERALL TREE CANOPY CALCULATIONS DO NOT TAKE INTO CONSIDERATION STREET TREE BONUSES OR LOSS OF TCQA BETWEEN PRELIMINARY AND CONSTRUCTION PLANS. CALCULATIONS WILL BE ADJUSTED ACCORDINGLY AS EACH SECTION IS BUILT. ADDITIONAL TREES MAY BE ADDED TO MEET THE OVERALL TREE CANOPY REQUIREMENT OF 40% FOR THE OVERALL SITE AS FUTURE PHASES ARE COMPLETED.

**TREE CANOPY CALCULATIONS**

ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	254.314 AC.
NET LAND AREA	213.554 AC.
BUILDABLE LOTS	866
RESIDUAL TRACTS	2
NON-BUILDABLE LOTS	16
GROSS DENSITY	3.41 D.U./AC.
NET DENSITY	4.06 D.U./AC.

AIKEN TOWNHOMES DATA - 24-DDP-0039 APPROVED 10-10-24

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	AGRICULTURE/SINGLE FAMILY
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.323 AC.
NET LAND AREA	24.964 AC. (1,087,2154 S.F.)
TRACT A	
LAND AREA	12.174 AC. (530,2384 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	7.23 DU/AC.
NO. OF DWELLING UNITS	88 UNITS
TRACT B	
LAND AREA	12.794 AC. (556,9774 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	6.80 DU/AC.
NO. OF DWELLING UNITS	87 UNITS

REVISED AIKEN SINGLE FAMILY DATA  
24-DDP-0078 & 24-FFO-0005

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 SF)
NET LAND AREA	38.174 AC.
BUILDABLE LOTS	215
NON-BUILDABLE LOTS	6
GROSS DENSITY (MAX=7.26 D.U./AC.)	3.85 D.U./AC.
NET DENSITY	5.63 D.U./AC.

OPEN SPACE FORMULA  
OPEN SPACE REQUIRED PER 2.7.3.6.5.A OF THE LDC  
50% x (DIFFERENCE OF EACH LOT S.F. & 6,000 S.F. PER LOT)  
TRACT A: 85,3094 S.F.  
TRACT B: 155,4684 S.F.  
TOTAL OPEN SPACE REQUIRED: 240,7778 S.F.  
OPEN SPACE PROVIDED: 372,2944 S.F.  
TOTAL OPEN SPACE TO BE PROVIDED: 372,2944 S.F.

AIKEN NORTH PH 1A DATA - 24-LSCAPE-0046 APPROVED 5-17-24

PHASE 1 TREE CANOPY CALCULATIONS:

<b>GROSS SITE AREAS:</b>	
AIKEN NORTH PHASE 1A AREA:	1,378,6874 SF (31.65 AC.)
AIKEN NORTH PHASE 1A AREA:	782,5214 SF (17.82 AC.)
AIKEN NORTH PHASE 1B AREA:	611,1624 SF (14.03 AC.)
TOTAL TREE CANOPY REQUIRED PH 1	587,4754 SF (PH 1 x 40%)

EXISTING TREE CANOPY:

PHASE 1 TOTAL:	384,8444 SF (8.80 AC.)
PHASE 1A:	254,4494 SF (5.83 AC.)
PHASE 1B:	130,3954 SF (3.00 AC.)

EXISTING TREE CANOPY TO BE PRESERVED: 158,508 SF (4%)

PHASE 1A: 74,254 SF x 2 (PER LDC 10.1.0) = 148,508 SF (3.30 AC.)

PHASE 1B: 107,050 SF (2.39 AC.)

PHASE 1B TTPA: 107,050 SF (2.39 AC.)

TREE CANOPY TO BE PROVIDED: 587,4754 SF (13.40 AC.)

PHASE 1A: 587,4754 SF (13.40 AC.)

STREET TREES: 147,600 SF (3.33 AC.)

RESERVED TREES: 9,204 SF (0.21 AC.)

RESERVED TCQA: 158,508 SF (3.56 AC.)

PHASE 1B TOTAL: 244,466 SF (5.57 AC.)

TOTAL TREE CANOPY TO BE PROVIDED: 831,941 SF (18.97 AC.)

NOTE: OVERALL TREE CANOPY CALCULATIONS DO NOT TAKE INTO CONSIDERATION STREET TREE BONUSES OR LOSS OF TCQA BETWEEN PRELIMINARY AND CONSTRUCTION PLANS. CALCULATIONS WILL BE ADJUSTED ACCORDINGLY AS EACH SECTION IS BUILT. ADDITIONAL TREES MAY BE ADDED TO MEET THE OVERALL TREE CANOPY REQUIREMENT OF 40% FOR THE OVERALL SITE AS FUTURE PHASES ARE COMPLETED.

AIKEN TOWNHOMES DATA - 24-DDP-0039 APPROVED 10-10-24

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	AGRICULTURE/SINGLE FAMILY
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.323 AC.
NET LAND AREA	24.964 AC. (1,087,2154 S.F.)
TRACT A	
LAND AREA	12.174 AC. (530,2384 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	7.23 DU/AC.
NO. OF DWELLING UNITS	88 UNITS
TRACT B	
LAND AREA	12.794 AC. (556,9774 S.F.)
DENSITY (MAX. 7.26 DU/AC.)	6.80 DU/AC.
NO. OF DWELLING UNITS	87 UNITS

REVISED AIKEN SINGLE FAMILY DATA  
24-DDP-0078 & 24-FFO-0005

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 SF)
NET LAND AREA	38.174 AC.
BUILDABLE LOTS	215
NON-BUILDABLE LOTS	6
GROSS DENSITY (MAX=7.26 D.U./AC.)	3.85 D.U./AC.
NET DENSITY	5.63 D.U./AC.

TREE CANOPY DATA - 24-DDP-0078/24-FFO-0005

EXISTING TCQA:	881,897 SF (20.00 AC.)
EXISTING TCQA TO BE PRESERVED:	147,674 SF (3.30 AC.)
TCQA REQUIRED:	1,216,853 SF (27.70 AC.)
TOTAL TCQA TO BE PROVIDED:	1,216,853 SF (27.70 AC.)

TREE CANOPY DEPicted ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OVERALL SITE TREE CANOPY DATA:

OVERALL TCQA TO BE PRESERVED:	1,126,360 SF
OVERALL TCQA REQUIRED:	4,431,001 SF (100%)
OVERALL TCQA TO BE PROVIDED:	4,431,001 SF (100%)

OVERALL TCQA TO BE PROVIDED:

EX. TCQA PRESERVED 21-ZONE-0001:	87,457 SF
EX. TCQA PRESERVED 24-LSCAPE-0046:	158,508 SF (PHASE 1A)
EX. TCQA PRESERVED 24-DDP-0039:	0 SF (PHASE 1B)
EX. TCQA PRESERVED 24-DDP-0078:	0 SF
EX. TCQA PRESERVED 24-FFO-0005:	147,674 SF
OVERALL TCQA PRESERVED:	1,283,639 SF (29.12 AC.)

OVERALL TCQA TO BE PROVIDED:

TCQA TO BE PROVIDED 24-LSCAPE-0046:	801,478 SF
TCQA TO BE PROVIDED 24-DDP-0039:	483,448 SF
TCQA TO BE PROVIDED 24-DDP-0078:	1,216,853 SF
TCQA TO BE PROVIDED FUTURE PHASES:	2,189,172 SF
TOTAL OVERALL TCQA TO BE PROVIDED:	4,431,001 SF (100% REQUIRED)

**MINDEL SCOTT**  
 ARCHITECTURE  
 ENGINEERING  
 5151 Jefferson Blvd., Louisville, KY 40225  
 502-485-1588 • mindelscott.com

OWNER/DEVELOPER  
**AIKEN 103 PARTNERS LLC**  
 4515 BISHOP LANE, SUITE A  
 LOUISVILLE, KY 40218-4554

PROPOSED RESIDENTIAL EXHIBIT  
**AIKEN RESIDENTIAL**  
 16907 R AIKEN ROAD  
 LOUISVILLE, KY 40245  
 TAX BLOCK 16, LOT 186  
 DEED BOOK 12240, PAGE 511

Vertical Scale: N/A  
 Horizontal Scale: 1"=200'  
 Date: 01/15/2025  
 Job Number: 3603-200  
 Sheet  
 1 of 1

RECEIVED  
FEB 17 2025  
OFFICE OF PLANNING

