

PREVIOUSLY APPROVED PLAN
21-ZONE-0001

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



OPEN SPACE CALCULATIONS	
ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	R4
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.
OPEN SPACE FORMULA	
50% x (DIFFERENCE OF LOTS AND 9,000 S.F.)	
SEE OPEN SPACE CHART PROVIDED SEPARATELY	
2,600,364 S.F. / 2 = 1,300,182 S.F. REQUIRED OPEN SPACE	
TO BE PROVIDED AS NATURAL RESOURCE OPEN SPACE PER 2.7.3.6.5.b OF THE LDC	
AIKEN TOWNHOMES DATA - 24-DDP-0039 APPROVED 10-10-24	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	PRD
EXISTING ZONING	AGRICULTURE/SINGLE FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.324 AC.
NET LAND AREA	24.964 AC. (1,087,215 S.F.)
BUILDABLE LOTS	88 UNITS
RESIDUAL TRACTS	0
NON-BUILDABLE LOTS	0
GROSS DENSITY	12.79 AC. (556,977 S.F.)
NET DENSITY	6.80 D.U./AC.
OPEN SPACE FORMULA	
50% x (DIFFERENCE OF EACH LOT S.F. & 9,000 S.F. PER LOT)	
TRACT A:	
OPEN SPACE REQUIRED	85,309 S.F.
S.F. x (DIFFERENCE OF LOTS AND 9,000 S.F.)	155,464 S.F.
OPEN SPACE PROVIDED	155,464 S.F.
TRACT B:	
OPEN SPACE REQUIRED	97,709 S.F.
S.F. x (DIFFERENCE OF LOTS AND 9,000 S.F.)	211,152 S.F.
OPEN SPACE PROVIDED	182,904 S.F.
OPEN SPACE REQUIRED	182,904 S.F.
TOTAL OPEN SPACE TO BE PROVIDED	372,296 S.F.
REVISED AIKEN SINGLE FAMILY DATA	
24-DDP-0078 & 24-FFO-0005	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	PRD
EXISTING ZONING	AGRICULTURE/SINGLE FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 S.F.)
NET LAND AREA	38.172 AC.
BUILDABLE LOTS	215
RESIDUAL TRACTS	6
NON-BUILDABLE LOTS	0
GROSS DENSITY	12.79 AC. (556,977 S.F.)
NET DENSITY	6.80 D.U./AC.
OPEN SPACE FORMULA	
50% x (DIFFERENCE OF EACH LOT S.F. & 9,000 S.F. PER LOT)	
TRACT A:	
OPEN SPACE REQUIRED	97,709 S.F.
S.F. x (DIFFERENCE OF LOTS AND 9,000 S.F.)	211,152 S.F.
OPEN SPACE PROVIDED	182,904 S.F.
OPEN SPACE REQUIRED	182,904 S.F.
TOTAL OPEN SPACE TO BE PROVIDED	372,296 S.F.
OVERALL O.S. REQUIRED PER 21-ZONE-0001 1,300,182 S.F.	
OVERALL O.S. TO BE PROVIDED 1,411,759 S.F.	
*TO BE PROVIDED AS NATURAL RESOURCE OPEN SPACE PER 2.7.3.6.5.b OF THE LDC	

LOT CALCULATIONS	
ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	R4
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	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	PRD
EXISTING ZONING	AGRICULTURE/SINGLE FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.324 AC.
NET LAND AREA	24.964 AC. (1,087,215 S.F.)
BUILDABLE LOTS	88 UNITS
RESIDUAL TRACTS	0
NON-BUILDABLE LOTS	0
GROSS DENSITY	12.79 AC. (556,977 S.F.)
NET DENSITY	6.80 D.U./AC.
LOT DATA 24-DDP-0039	
UNITS	175 UNITS
BUILDABLE LOTS	2 LOTS
REVISED AIKEN SINGLE FAMILY DATA	
24-DDP-0078 & 24-FFO-0005	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	PRD
EXISTING ZONING	AGRICULTURE/SINGLE FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	55.874 AC. (2,433,906 S.F.)
NET LAND AREA	38.172 AC.
BUILDABLE LOTS	215
RESIDUAL TRACTS	6
NON-BUILDABLE LOTS	0
GROSS DENSITY	12.79 AC. (556,977 S.F.)
NET DENSITY	6.80 D.U./AC.
OVERALL LOT DATA	
TOTAL # OVERALL LOTS =	
710 LOTS	
TREE CANOPY CALCULATIONS	
ORIGINAL OVERALL DATA - 21-ZONE-0001 APPROVED 2-2-22	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	R4
EXISTING ZONING	PRD
PROPOSED ZONING	SINGLE-FAMILY/AGRICULTURAL
EXISTING LAND USE	SINGLE-FAMILY
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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.
TREE CANOPY DATA:	
GROSS SITE AREA	
11,077,627 S.F.	
EXISTING TREE CANOPY	
5,431,051 S.F. (51%)	
CANOPY REQUIRED TO BE PRESERVED	
1,126,380 S.F. (20%)	
*EXISTING TREE CANOPY TO BE PRESERVED	
4,431,051 S.F. (40%)	
TOTAL TREE CANOPY REQUIRED	
4,431,051 S.F. (40%)	
TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	
*IF DRIPLINE IS PLOTTED/FIELD LOCATED THE AREA OF CANOPY TO BE PLANTED MAY BE REDUCED BY THE EXISTING CANOPY TO BE PRESERVED PER 10.1.5.2 OF THE LDC.	
AIKEN NORTH PH 1A DATA - 24-LSAPE-0046 APPROVED 5-17-24	
PHASE 1 TREE CANOPY CALCULATIONS:	
GROSS SITE AREAS:	
AIKEN NORTH PHASE 1A AREA:	
1,378,887 S.F. (31.65 AC.)	
AIKEN NORTH PHASE 1B AREA:	
782,524 S.F. (17.82 AC.)	
AIKEN NORTH PHASE 1B AREA:	
611,166 S.F. (14.03 AC.)	
TOTAL TREE CANOPY REQUIRED PH 1	
581,475 S.F. (PH 1 x 40%)	
EXISTING TREE CANOPYS:	
PHASE 1 TOTAL:	
384,844 S.F. (8.78 AC.)	
PHASE 1A:	
254,449 S.F. (5.85 AC.)	
PHASE 1B:	
130,395 S.F. (3.00 AC.)	
EXISTING TREE CANOPY TO BE PRESERVED:	
PHASE 1 TOTAL:	
158,508 S.F. (3.59 AC.)	
PHASE 1A:	
79,254 S.F. x 2 (PER LDC 10.1.5)	
158,508 S.F. (3.59 AC.)	
PHASE 1B:	
79,254 S.F. x 2 (PER LDC 10.1.5)	
158,508 S.F. (3.59 AC.)	
PHASE 1B TOTAL:	
158,508 S.F. (3.59 AC.)	
TOTAL TREE CANOPY TO BE PROVIDED:	
PHASE 1 TOTAL TO BE PROVIDED	
581,475 S.F. (13.29 AC.)	
PHASE 1A:	
254,449 S.F. (5.85 AC.)	
PHASE 1B:	
130,395 S.F. (3.00 AC.)	
*NOTE: OVERALL TREE CANOPY CALCULATIONS DO NOT TAKE INTO CONSIDERATION STREET TREE BONUSES OR LOSS OF TOPA 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	
SITE DATA:	NEIGHBORHOOD
FORM DISTRICT	PRD
EXISTING ZONING	AGRICULTURE/SINGLE FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	28.324 AC.
NET LAND AREA	24.964 AC. (1,087,215 S.F.)
BUILDABLE LOTS	88 UNITS
RESIDUAL TRACTS	0
NON-BUILDABLE LOTS	0
GROSS DENSITY	12.79 AC. (556,977 S.F.)
NET DENSITY	6.80 D.U./AC.
TREE CANOPY DATA - SITE:	
GROSS SITE AREA	
11,077,627 S.F.	
EXISTING TREE CANOPY	
5,431,051 S.F. (51%)	
CANOPY REQUIRED TO BE PRESERVED	
1,126,380 S.F. (20%)	
*EXISTING TREE CANOPY TO BE PRESERVED	
4,431,051 S.F. (40%)	
TOTAL TREE CANOPY REQUIRED	
4,431,051 S.F. (40%)	
TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	
REVISED AIKEN SINGLE FAMILY DATA	
24-DDP-0078 & 24-FFO-0005	
SITE DATA:	NEIGHBORHOOD
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GROSS DENSITY	12.79 AC. (556,977 S.F.)
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TREE CANOPY DATA:	
GROSS SITE AREA	
11,077,627 S.F.	
EXISTING TREE CANOPY	
5,431,051 S.F. (51%)	
CANOPY REQUIRED TO BE PRESERVED	
1,126,380 S.F. (20%)	
*EXISTING TREE CANOPY TO BE PRESERVED	
4,431,051 S.F. (40%)	
TOTAL TREE CANOPY REQUIRED	
4,431,051 S.F. (40%)	
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 TOCA TO BE PRESERVED	
1,126,380 S.F.	
OVERALL TOCA REQUIRED	
4,431,051 S.F. (40%)	
OVERALL TOCA TO BE PROVIDED	
4,431,051 S.F. (40%)	
EX. TOCA PRESERVED 21-ZONE-0001	
978,457 S.F.	
EX. TOCA PRESERVED 24-LSAPE-0046	
158,508 S.F. (3.59 AC.)	
EX. TOCA PRESERVED 24-DDP-0039	
0 S.F. (0 AC.)	
EX. TOCA PRESERVED 24-FFO-0005	
167,874 S.F. (3.83 AC.)	
OVERALL TOCA PRESERVED:	
1,264,839 S.F. (28.94 AC.)	
OVERALL TOCA TO BE PROVIDED:	
581,475 S.F.	
TOCA TO BE PROVIDED 24-LSAPE-0046	
158,508 S.F.	
TOCA TO BE PROVIDED 24-DDP-0039	
0 S.F.	
TOCA TO BE PROVIDED 24-FFO-0005	
167,874 S.F.	
TOTAL OVERALL TOCA TO BE PROVIDED	
4,431,051 S.F. (=4,431,051 S.F. REQUIRED)	

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

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

Revision	02/03/25	AGENCY COMMENTS	
02/17/25	AGENCY COMMENTS		

Vertical Scale: N/A

Horizontal Scale: 1"=200'

Date: 01/15/2025

Job Number: 3603-200

Sheet

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