

Case No. 21-ZONE-0001 Binding Elements (with changes from Metro Council):

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development/Major Preliminary Subdivision Plan (21-MSUB-0001), **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged

in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

7. The inactive cemeteries on Lot 880 and 881 shall be preserved and maintained as described in Chapter 4.4.6 of the Land Development Code. Ownership and maintenance of the cemetery shall be transferred to the homeowners' association. A deed restriction in a form approved by the Planning Commission legal counsel shall be recorded acknowledging the location, site, ownership and maintenance of the cemetery.

8. The applicant shall submit a Tree Preservation Plan for approval by Planning and Design staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.

9. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected 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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

10. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.

11. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

12. All street signs shall be installed by the Developer and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

13. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

14. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

15. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.

1. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.

2. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.

3. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.

16. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.

17. At the time the developer turns control of the homeowners' association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners' association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.

18. The roadway connection from the development site to the existing Flat Rock Road right of way/pavement as shown on the approved development plan shall be constructed at the applicants, developers, or property owners' expense. Said Construction shall be completed at or before the dedication and recording of any roadways or lots west of the intersection of Flat Rock Road and Court "B".

19. The developer shall construct its north-eastern proposed entrance to Aiken Road prior to recording any lot.

20. The developer shall construct its second south-western entrance (near Johnson Road) prior to release of the subdivision bond and no later than the 330th lot going to record, (with Flat Rock Road being available as a second entrance), provided a commercially reasonable damage bond is put in place for Flat Rock Road. The damage bond will be released upon completion of the second southwestern entrance (near Johnson Road) and following post-inspection to determine if any claim on the damage bond is necessary for Flat Rock Road. Additionally, if permitted, developer shall place a temporary sign in the right of way at Aiken Road and Flat Rock Road prohibiting construction traffic.

21. The developer shall construct two left turn lanes at the Aiken Road/Arnold Palmer intersection prior to recording any lot, with the developer being given a credit for the System Development Charge on the first 114 lots.

22. A 15' voluntary buffer shall be provided as shown on the approved district development plan abutting lots located in the hermitage Ridge Farms Subdivision (PB 37, PG 8-9). Trees at least 4 inches in caliber or greater shall be preserved, unless listed in the prohibited plant list of the Land Development Code. This does not preclude the installation of fences or necessary utilities within the buffer, and the voluntary buffer is not subject to landscape/utility overlap provisions of the Land Development Code. Brush and invasive plant species are specifically authorized for removal. These requirements must be included in the restrictions of the subdivision as approved by the Planning Commission's legal counsel.

23. In addition to the minimum requirements of the Land Development Code, the developer shall install evergreen trees along the property line abutting the properties known as 2708, 2713, 2716, 2717, 2720, 2721, 2724, and 2725 Flat Rock Road in the Hermitage Ridge Subdivision. The total number of evergreen trees planted shall equal 3 evergreen trees per 50 linear feet. The developer shall locate these additional trees to provide the greatest possible buffer for the aforementioned Flat Rock landowners to fill gaps in the tree line. Tree provided per this binding element shall be shown and approved with the landscape and/or tree preservation plant

24. The developer shall not use Flat Rock Road for construction ingress or egress, except in the case of emergency.

ORDINANCE NO. 142, SERIES 2021

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 16907, 16907R, 16909 AND 17401 AIKEN ROAD CONTAINING APPROXIMATELY 254.31 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 21ZONE0001) (AS AMENDED).

SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 21ZONE0001; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 21ZONE0001 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with amended and additional binding elements.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the properties located at 16907, 16907R, 16909 & 17401 Aiken Road containing approximately 254.31 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 21ZONE0001, is hereby changed from R-4 Residential Single Family to PRD Planned Residential Development; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 21ZONE0001 with the following amended and additional binding elements:-

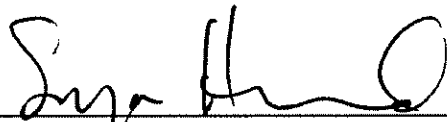
17. At the time the developer turns control of the homeowners' association over to the homeowners, the developer shall provide sufficient funds to ensure there is no

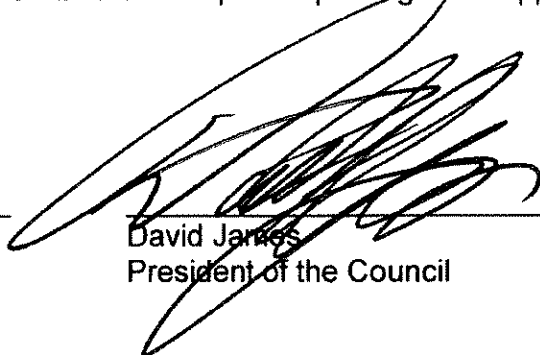
less than \$3,000 cash in the homeowners' association account. No homeowners' association funds shall be used by the developer to fulfill either the developer's obligations under Plan 2040 or any improvement submitted as part of the approved development plan, including but not limited to plantings and paving. Notwithstanding the foregoing, the homeowners' association funds may be used for the post-construction maintenance obligations of common elements, including maintenance of the open space. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.

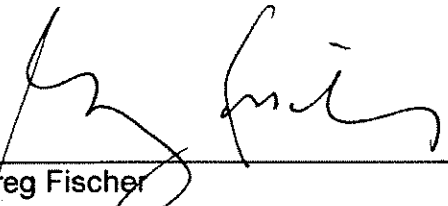
25. Any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

26. After full construction of the Aiken Road access points, developer shall not oppose efforts by neighbors to close Flat Rock Road and install an emergency gate restricting access to the property.

SECTION II: This Ordinance shall take effect upon its passage and approval.


Sonya Hayward
Metro Council Clerk

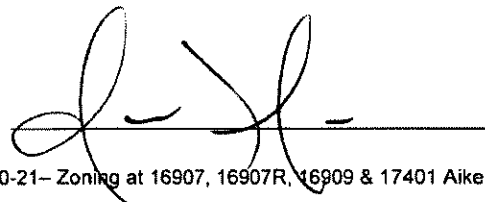

David James
President of the Council

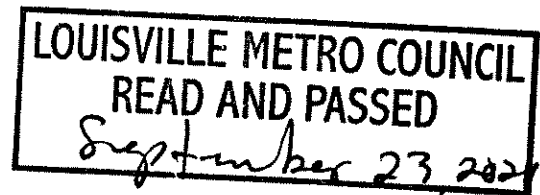

Greg Fischer
Mayor

9/28/21
Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 



O-420-21- Zoning at 16907, 16907R, 16909 & 17401 Aiken Road (AS AMENDED) (if)

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK BASO-02 NAVD 1988 ELEV. 625.41

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTERLY ON U.S. 60 FOR 2.5 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 478' 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, 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

PRELIMINARY APPROVAL

Condition of Approval:

Mikel A. TK. 2-2-22
Development Review Date

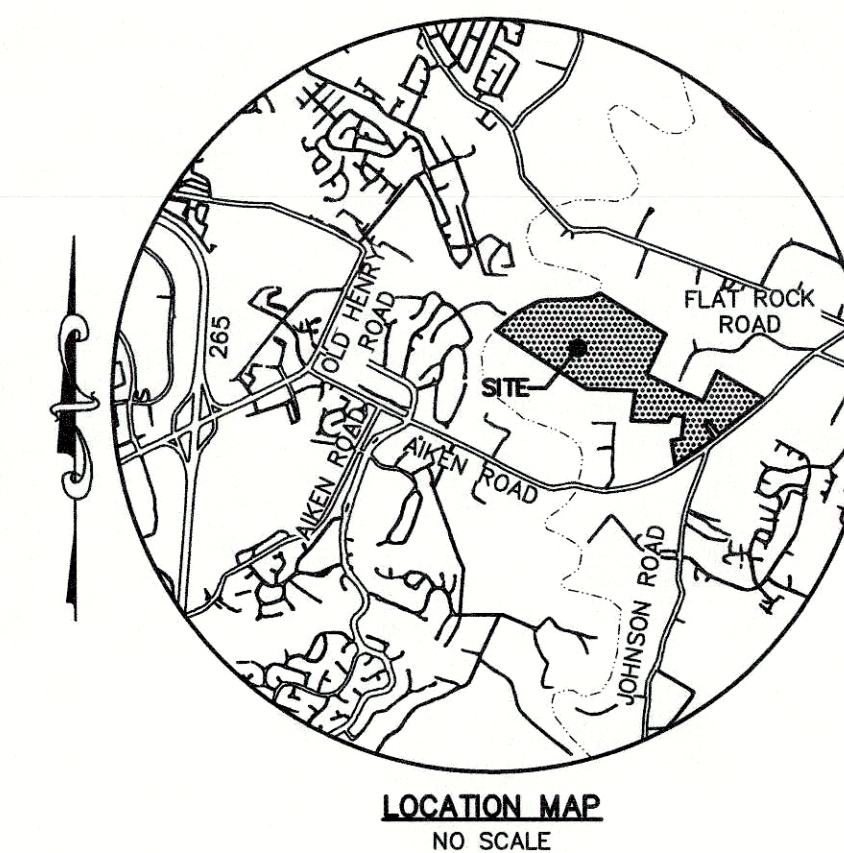
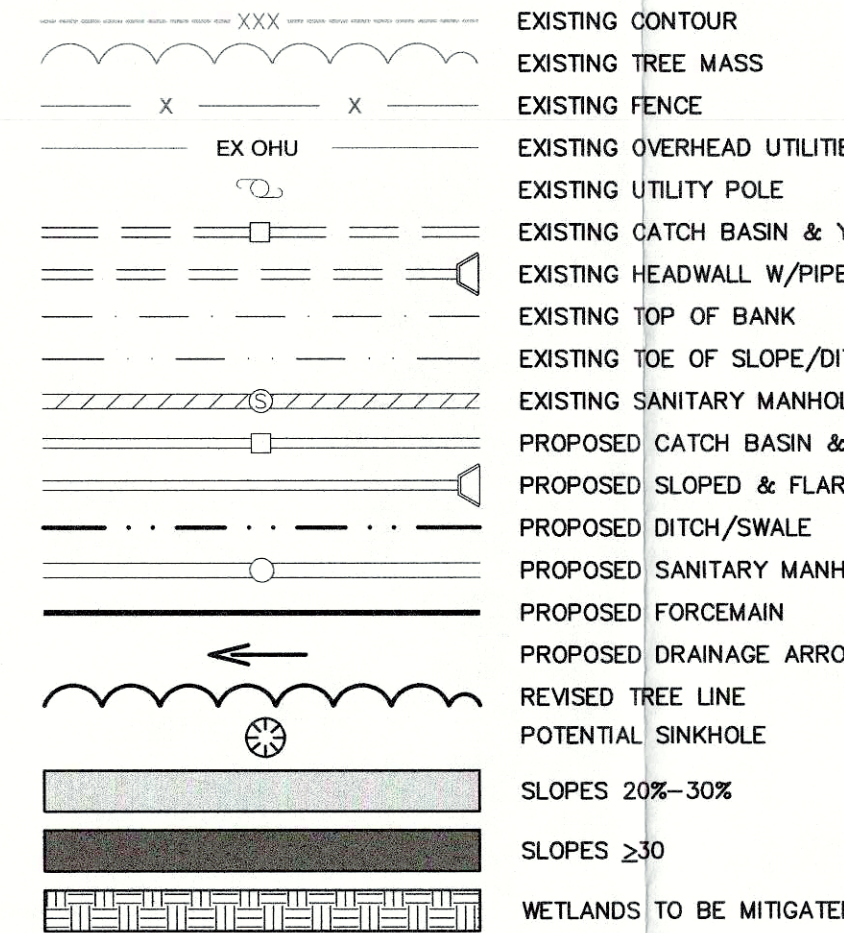
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Chris A. Latt*
DATE: *02/09/22*
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND



LOCATION MAP
NO SCALE

SITE DATA:

FORM DISTRICT: RD
EXISTING ZONING: R4
PROPOSED ZONING: R4
EXISTING LAND USE: SINGLE-FAMILY/AGRICULTURAL
PROPOSED LAND USE: SINGLE-FAMILY
GROSS LAND AREA: 254.31± AC.
BUILDABLE LOTS: 215.55± AC.
RESIDUAL TRACTS: 866±
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.
TOTAL OPEN SPACE PROVIDED: 2,853,571± S.F. (26%)
NATURAL RESOURCE OPEN SPACE: 1,256,466± S.F.

DIMENSIONAL STANDARDS (S.3.1.D.1)

MINIMUM LOT SIZE: 3,000± S.F.
MINIMUM LOT WIDTH: 30'
FRONT STREET SIDE YARDS: 15'
SIDE YARD: 0'
MIN. BETWEEN ADJACENT STRUCTURES: 6'
REAR YARD MIN.: 25' (5' ADJACENT TO ALLEY)

OPEN SPACE FORMULA

SIZE (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 2.7.3.0.5.b OF THE LDC

TREE CANOPY DATA:

GROSS SITE AREA: 11,077,627± S.F.
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE CANOPY: 4,531,000± S.F. (51%)
CANOPY REQUIRED TO BE PRESERVED: 1,126,380± S.F.
EXISTING TREE CANOPY TO BE PRESERVED: 1,155,632± S.F. (11%)
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.A.2 OF THE LDC.

GENERAL NOTES:
1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED FOR THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
5. THE DEVELOPMENT LIES IN THE ANCHORAGE/MIDTOWN 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.
6. ALL LUMINAIRIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED 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 OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THIS PROJECT ADDITIONAL SEWER AND DRAINAGE EASEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. 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 INDICATION 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 GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. CARE SHOULD BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROOFROLL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
10. A VOLUNTARY 15' BUFFER YARD IS PROPOSED AROUND EXISTING LOTS 6-B AND 10-16 OF HERMITAGE 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. UNDERSTORY 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.
11. THE BOUNDARIES OF 2 CEMETERIES ON THE SITE HAVE BEEN DETERMINED BY CORN ISLAND ARCHEOLOGY IN THEIR REPORT DATED 3/23/21. THE BOUNDARIES OF BOTH CEMETERIES AND THE ADDITIONAL REQUIRED 30' BUFFERS ARE IDENTIFIED ON THIS PLAN. THE CEMETERIES SHALL BE PROTECTED BY A FENCE AS RECOMMENDED IN THE REPORT.
12. 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.
13. 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 IN ACCORDANCE WITH CHAPTER 96 OF THE JEFFERSON COUNTY CODE OF ORDINANCES.
14. USPRS CENTRALIZED DELIVERY REQUIRED.
15. 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, SITE, 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:

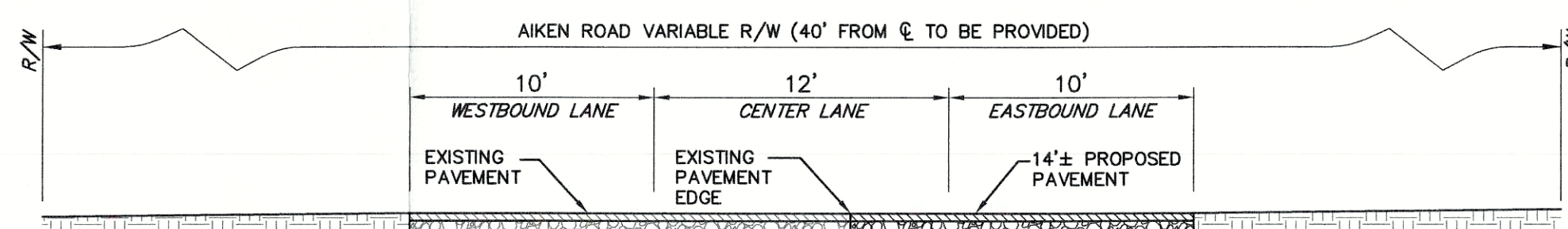
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT SUBJECT TO FES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: ON SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
4. 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.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100304 & 211100305).
6. 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.
7. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
8. DETENTION BASIN OUTLETS SHALL BE LOCATED A MINIMUM OF 15' FROM THE PROPOSED PROPERTY LINE.
9. DUE TO THE SCALE OF THIS PROJECT ADDITIONAL SEWER AND DRAINAGE EASEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

DETENTION CALCULATIONS

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) (25.99) = 1.70 AC-FT
BASIN #6
2.9/12 (0.50-0.23) (66.47) = 5.64 AC-FT
BASIN #7
2.9/12 (0.50-0.23) (50.76) = 3.31 AC-FT

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. AN ENDOACHMENT 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.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO ADA 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.
9. 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.
10. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENDOACHMENT PERMIT.
11. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENDOACHMENT PERMIT.
12. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
13. METRO WORKS BOND AND ENDOACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
14. CENTERLINE RADIUS 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 & DOWNSIDE) 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. RADIIUS FOR NEW COMMERCIAL ENTERPRISES SHALL BE 50FT. MINIMUM WITHIN THE STATE RIGHT OF WAY. "STREET T" WILL BE REQUIRED TO ALIGN WITH JOHNSON ROAD AS TO NOT CREATE A NEGATIVE OFFSET FOR SAFETY OF TURNING MOVEMENTS.
15. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE STATE DESIGN.
16. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA CURRENT STANDARDS.
17. REFER TO THE TRAFFIC IMPACT STUDY FINAL REPORT PREPARED BY DIANE ZIMMERMAN ON FEB. 23, 2021 FOR DEVELOPMENT REQUIRED ROADWAY IMPROVEMENTS.

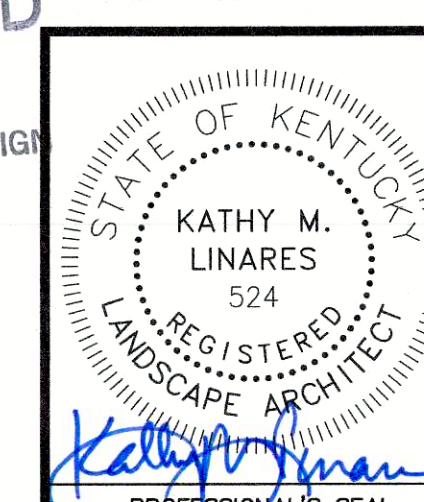


TURN LANE SECTION
NO SCALE

GRAPHIC SCALE 1"=200'

100 200 400

RECEIVED
JAN 31 2022
PLANNING & DESIGN SERVICES



CASE #21-ZONE-0001
MSD WM #12220

REZONING & SUBDIVISION PLAN
AIKEN NORTH SUBDIVISION
16907, 16907R, 16909 & 17401 AIKEN ROAD
LOUISVILLE, KENTUCKY 40245
T.B. 16 LOTS: 8, 19, 61, 103, 120 & 121
D.B. W0424 PG. 986 & PG. 896,
D.B. 9067 PG. 819 & D.B. 10590 PG. 234

Revised	Revised	Revised	Revised
2/22/21	2/22/21	2/22/21	2/22/21
REVISED PER AGENT COMMENTS	REVISED PER AGENT COMMENTS	REVISED PER AGENT COMMENTS	REVISED PER AGENT COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=200'
Date: 1/4/21
Job Number: 3603
Sheet
1
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