

24-DDP-0078

BENCHMARKS
 ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK: BARD-02 NAVD 1988 ELEV. 425.41
 FROM THE INTERSECTION OF INTERSTATE 265 AND U.S. HWY 60, GO EASTWARD ON U.S. 60 FOR 5.2 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT, TURN LEFT AND GO EASTWARD ON LONG RUN ROAD FOR 0.3 MILES TO THE STATION ON THE LEFT. STATION IS 42.0' NORTHWEST OF THE EAST END OF A METAL QUADRANT, 2.0' SOUTH OF THE 54' HIGH POINT OF A LIGHT BENCHMARK, 2.0' SOUTH OF THE METAL, 16' NORTH OF THE CENTERLINE OF LONG RUN ROAD.

PRELIMINARY APPROVAL
 Condition of Approval:
 WLD/MS/Tk 2-2-22
 02/01/22
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Chris Scott*
 DATE: 02/01/22
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING OVERHEAD UTILITIES
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING SATCH MANHOLE & YARD DRAIN W/P/PE
[Symbol]	EXISTING HEADLAND W/P/PE
[Symbol]	EXISTING TOP OF BANK
[Symbol]	EXISTING DITCH/SWITCH
[Symbol]	EXISTING SANITARY MANHOLE W/P/PE
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN W/P/PE
[Symbol]	PROPOSED SLOPED & FLARED HEADLAND W/P/PE
[Symbol]	PROPOSED DITCH/VALE
[Symbol]	PROPOSED SANITARY MANHOLE W/P/PE
[Symbol]	PROPOSED FOREMAN
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	REVISED TREE LINE
[Symbol]	POTENTIAL SHROUSE
[Symbol]	SLOPES 20%-30%
[Symbol]	SLOPES 30%
[Symbol]	WETLANDS TO BE MITIGATED



SITE DATA:
 FORECLOSURE: NA
 EXISTING ZONING: R-1
 PROPOSED ZONING: SINGLE-FAMILY/AGRICULTURAL
 PROPOSED LOTS: SINGLE-FAMILY
 PROPOSED LOTS: SINGLE-FAMILY
 NET LAND AREA: 213,553 AC.
 BOUNDARY LOTS: 506
 NON-BUILDABLE LOTS: 18
 OPEN SPACE: 144,011 AC.
 NET DENSITY: 2.06 UNITS/AC.
 GROSS DENSITY: 2,063,574 S.F. (20K)
 NATURAL RESOURCE OPEN SPACE: 120,968 S.F.

DIMENSIONAL STANDARDS (A.3.1.0.1)
 MINIMUM LOT SIZE: 3,000 S.F.
 MINIMUM LOT WIDTH: 30'
 FRONT/REAR SIDE YARDS: 5'
 SIDE YARDS: ADJACENT STRUCTURES
 REAR YARD MIN.: 20' (IF ADJACENT TO ALLEY)

OPEN SPACE FORMULA
 SEE OPEN SPACE CHART PROVIDED SEPARATELY
 2,063,574 S.F. / 1,326 S.F. REQUIRED OPEN SPACE
 = 1,556 OPEN SPACE PER 1,000 S.F. OF THE LDC
 TO BE PROVIDED AS NATURAL RESOURCE OPEN SPACE PER 2.3.2.5.5 OF

THE CANOPY DATA:
 GROSS SITE AREA: 11,077,874 S.F.
 TREE CANOPY CATEGORY: 0.24
 EXISTING TREE CANOPY: 2,631,306 S.F. (24%)
 TREE CANOPY TO BE PRESERVED: 1,028,838 S.F. (11%)
 MISSING TREE CANOPY TO BE PRESERVED: 1,602,468 S.F. (14%)
 TOTAL TREE CANOPY REQUIRED: 2,631,306 S.F. (24%)
 TREE CANOPY DEFICIT ON PLAN PER WLD LOAD MAPPING: ADEQUATE
 PHOTO OF TREE CANOPY CALCULATIONS BASED UPON THESE AREAS SHOWN.

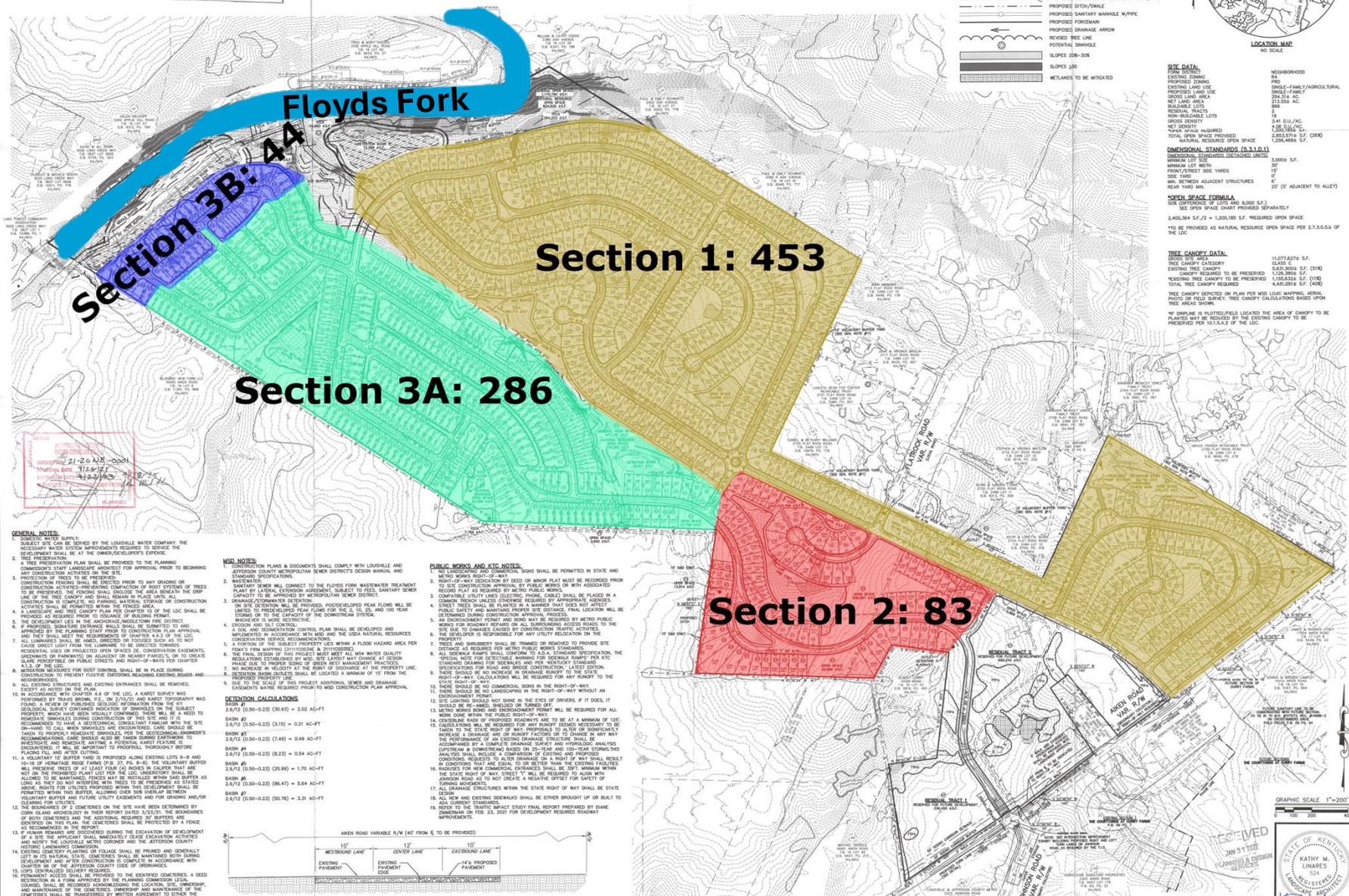
IF OPEN SPACE IS INTERFIELD LOCATED THE AREA OF CANOPY TO BE PLANTED MAY BE REDUCED BY THE EXISTING CANOPY TO BE PRESERVED PER 10.4.4.2 OF THE LDC.



21-ZONE-0001

Lots:

Section 1:	453
Section 2:	83
Section 3A:	286
Section 3B:	44
Plan Certain:	866



GENERAL NOTES:
 1. DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE DESIGN. THE USER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE DESIGN AND CONSTRUCTION.
 4. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND APPROVALS.
 5. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE UTILITIES AND SERVICES.
 6. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE EROSION CONTROL MEASURES.
 7. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE TREE REMOVAL AND REPLANTING.
 8. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE WETLAND MITIGATION.
 9. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE TRAFFIC IMPACT STUDY.
 10. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE HISTORIC LANDMARKS COMMISSION REVIEW.
 11. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE ARCHITECTURAL REVIEW.
 12. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE ENVIRONMENTAL REVIEW.
 13. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE PUBLIC WORKS REVIEW.
 14. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE METRO PUBLIC WORKS REVIEW.
 15. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE METRO PUBLIC WORKS REVIEW.

MSD NOTES:
 1. CONSTRUCTION SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. WASTEWATER TREATMENT PLANT SHALL BE PROVIDED TO TREAT ALL WASTEWATER FROM THE DEVELOPMENT.
 3. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE WASTEWATER TREATMENT PLANT.
 4. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE WASTEWATER TREATMENT PLANT.
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 10. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE WASTEWATER TREATMENT PLANT.

PUBLIC WORKS AND ETC. NOTES:
 1. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE PUBLIC WORKS REVIEW.
 2. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE METRO PUBLIC WORKS REVIEW.
 3. THE USER SHALL BE RESPONSIBLE FOR THE COST OF THE METRO PUBLIC WORKS REVIEW.
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SETBACK CALCULATIONS:
 2.5' (0.00-0.23) (0.80) = 1.02 AC-FT
 5.0' (0.00-0.23) (0.80) = 2.04 AC-FT
 7.5' (0.00-0.23) (0.80) = 3.06 AC-FT
 10.0' (0.00-0.23) (0.80) = 4.08 AC-FT
 12.5' (0.00-0.23) (0.80) = 5.10 AC-FT
 15.0' (0.00-0.23) (0.80) = 6.12 AC-FT
 17.5' (0.00-0.23) (0.80) = 7.14 AC-FT
 20.0' (0.00-0.23) (0.80) = 8.16 AC-FT
 22.5' (0.00-0.23) (0.80) = 9.18 AC-FT
 25.0' (0.00-0.23) (0.80) = 10.20 AC-FT
 27.5' (0.00-0.23) (0.80) = 11.22 AC-FT
 30.0' (0.00-0.23) (0.80) = 12.24 AC-FT
 32.5' (0.00-0.23) (0.80) = 13.26 AC-FT
 35.0' (0.00-0.23) (0.80) = 14.28 AC-FT
 37.5' (0.00-0.23) (0.80) = 15.30 AC-FT
 40.0' (0.00-0.23) (0.80) = 16.32 AC-FT
 42.5' (0.00-0.23) (0.80) = 17.34 AC-FT
 45.0' (0.00-0.23) (0.80) = 18.36 AC-FT
 47.5' (0.00-0.23) (0.80) = 19.38 AC-FT
 50.0' (0.00-0.23) (0.80) = 20.40 AC-FT

TURN LANE SECTION
 10' WETLAND LANE
 12' DRIVE LANE
 10' EXISTING LANE
 10' PROPOSED DRIVE LANE
 10' PROPOSED DRIVE LANE

REZONING & SUBDIVISION
AKEN NORTH SUBDIVISION
 16907, 16907R, 16909 & 17140
 T.B. 16 LOTS: 8, 19, 61, 103
 D.B. W0424, P.C. 986 & 1000
 D.B. 9057 P.C. 818 & D.B. 1000

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

RECEIVED
 JAN 9 2022
 KATHY M. LINARES
 PLANNING & DESIGN SERVICES

CASE #21-ZONE-0001
 MSD WM #12220

24-DDP-0039

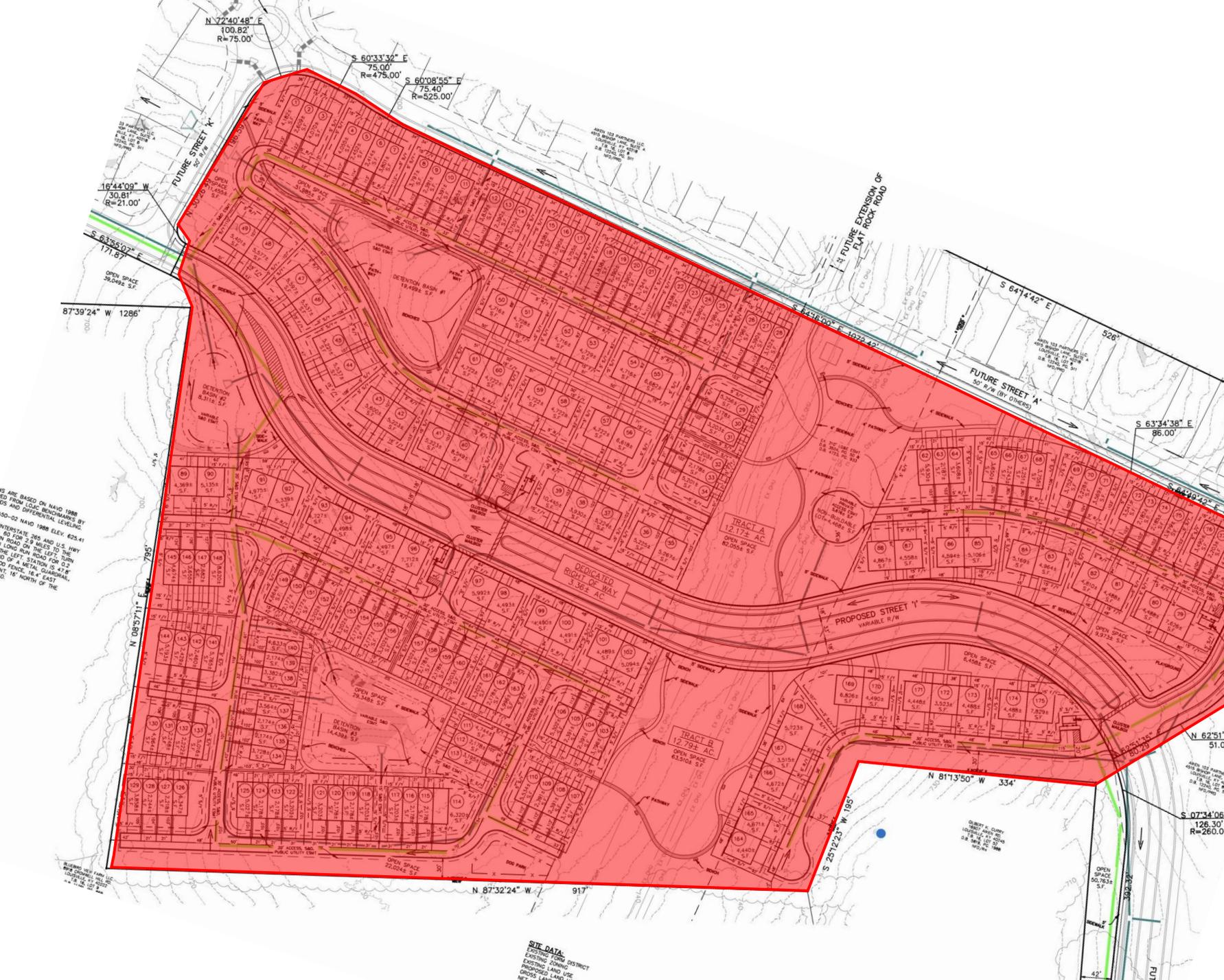
Lots

Originally Approved: 83

10/3/24 Updated: 175

DDP is **92 lots over** the 866
Plan Certain

Condition: Return in 6
months with plan to remove
the 92 from "Section 3"
nearest Floyds Fork



24-DDP-0078

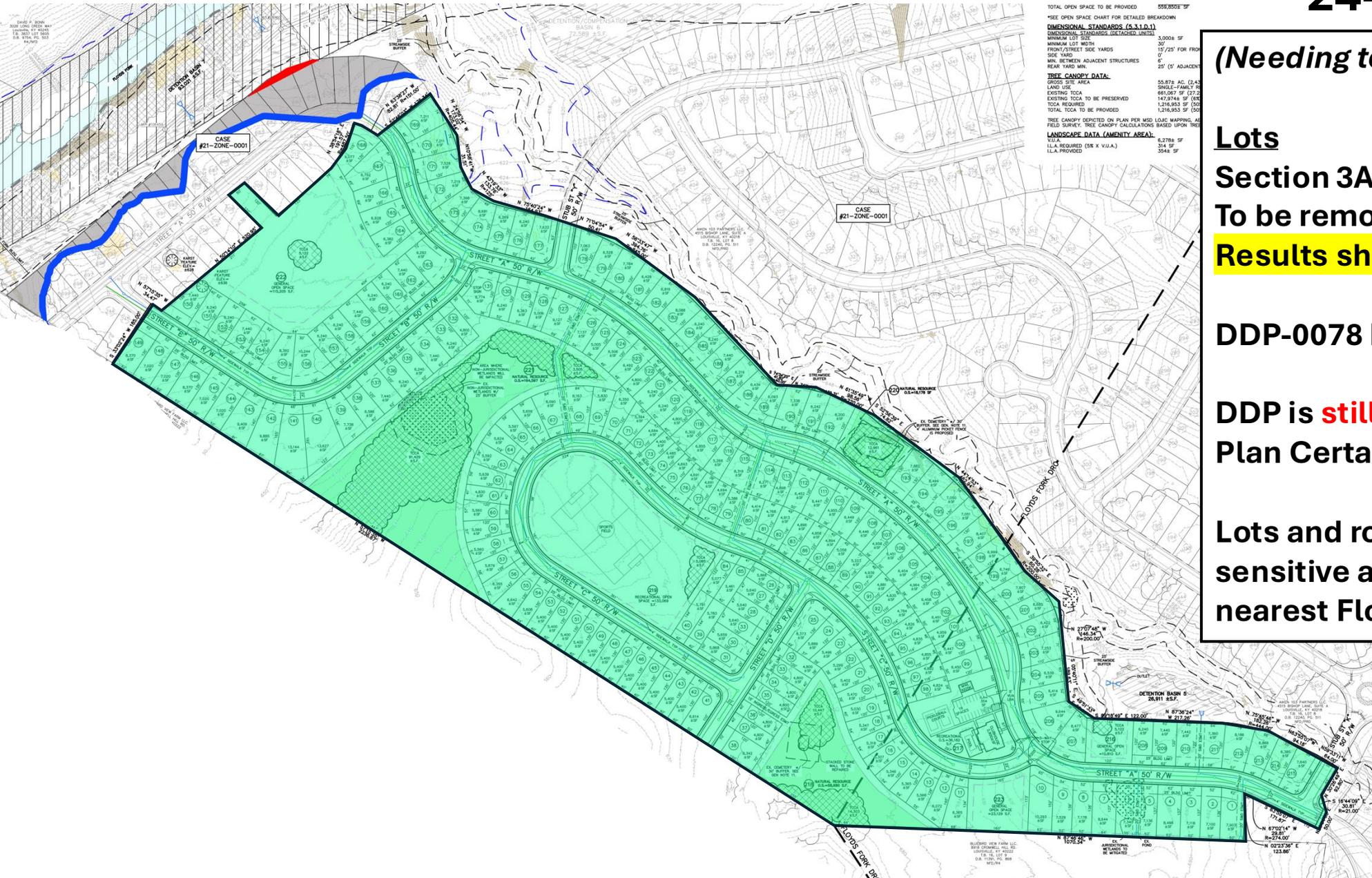
(Needing to remove 92 lots)

Lots	
Section 3A originally	286
To be removed	- 92
Results should be	194

DDP-0078 Request: 215

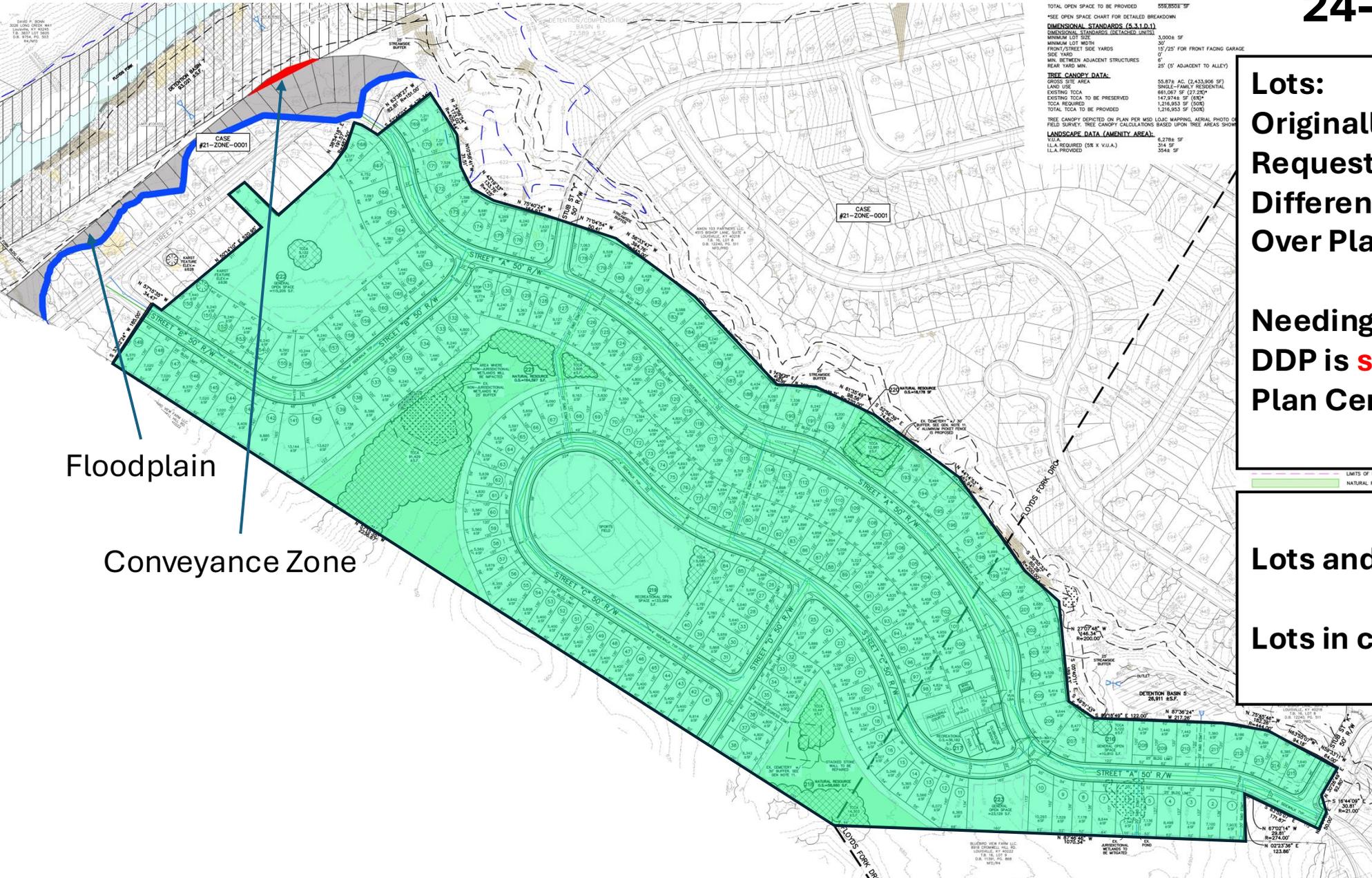
DDP is **still 21 lots over** the 866 Plan Certain

Lots and roadway still in most sensitive areas of "Section 3" nearest Floyd's Fork



TOTAL OPEN SPACE TO BE PROVIDED 559,855E SF
*SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN
DIMENSIONAL STANDARDS (S.3.1.D.1)
MINIMUM LOT SIZE 3,000E SF
MINIMUM LOT WIDTH 30'
FRONT/STREET SIDE YARDS 10'/25' FOR FRONT
SIDE YARD 0'
MIN. BETWEEN ADJACENT STRUCTURES 6'
REAR YARD MIN. 25' (0' ADJACENT)
TREE CANOPY DATA:
TOTAL CANOPY TO BE PROVIDED 1,216,953 SF (50)
LAND USE TOCA 147,046 SF (68)
EXISTING TOCA TO BE PRESERVED 1,216,953 SF (50)
TOTAL TOCA TO BE PROVIDED 1,216,953 SF (50)
LANDSCAPE DATA (AMENITY AREA):
LLA REQUIRED (68 X V.I.A.) 314 SF
LLA PROVIDED 3548 SF

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TOTAL OPEN SPACE TO BE PROVIDED 559,855E SF
 *SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN
DIMENSIONAL STANDARDS (S.I.D.1)
 MINIMUM LOT SIZE 3,000 SF
 MINIMUM LOT WIDTH 30'
 FRONT/STREET SIDE YARDS 10' / 25' FOR FRONT FACING GARAGE
 SIDE YARD 0'
 MIN. BETWEEN ADJACENT STRUCTURES 6'
 REAR YARD MIN. 25' (0' ADJACENT TO ALLEY)
TREE CANOPY DATA:
 EXISTING TREE AREA 55,876 AC. (2,433,906 SF)
 LAND USE TOCA SINGLE-FAMILY RESIDENTIAL 861,067 SF (27,254)
 EXISTING TOCA 147,046 SF (684)
 TOCA REQUIRED 1,216,953 SF (500)
 TOTAL TOCA TO BE PROVIDED 1,216,953 SF (500)
 TREE CANOPY OBTAINED ON PLAN PER MED. LOAD MAPPING. AERIAL PHOTO OF FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON THESE AREAS SHOWN.
LANDSCAPE DATA (AMENITY AREA):
 TLA REQUIRED (6X X V.I.A.) 6,378 SF
 LLA REQUIRED (6X X V.I.A.) 314 SF
 LLA PROVIDED 3548 SF

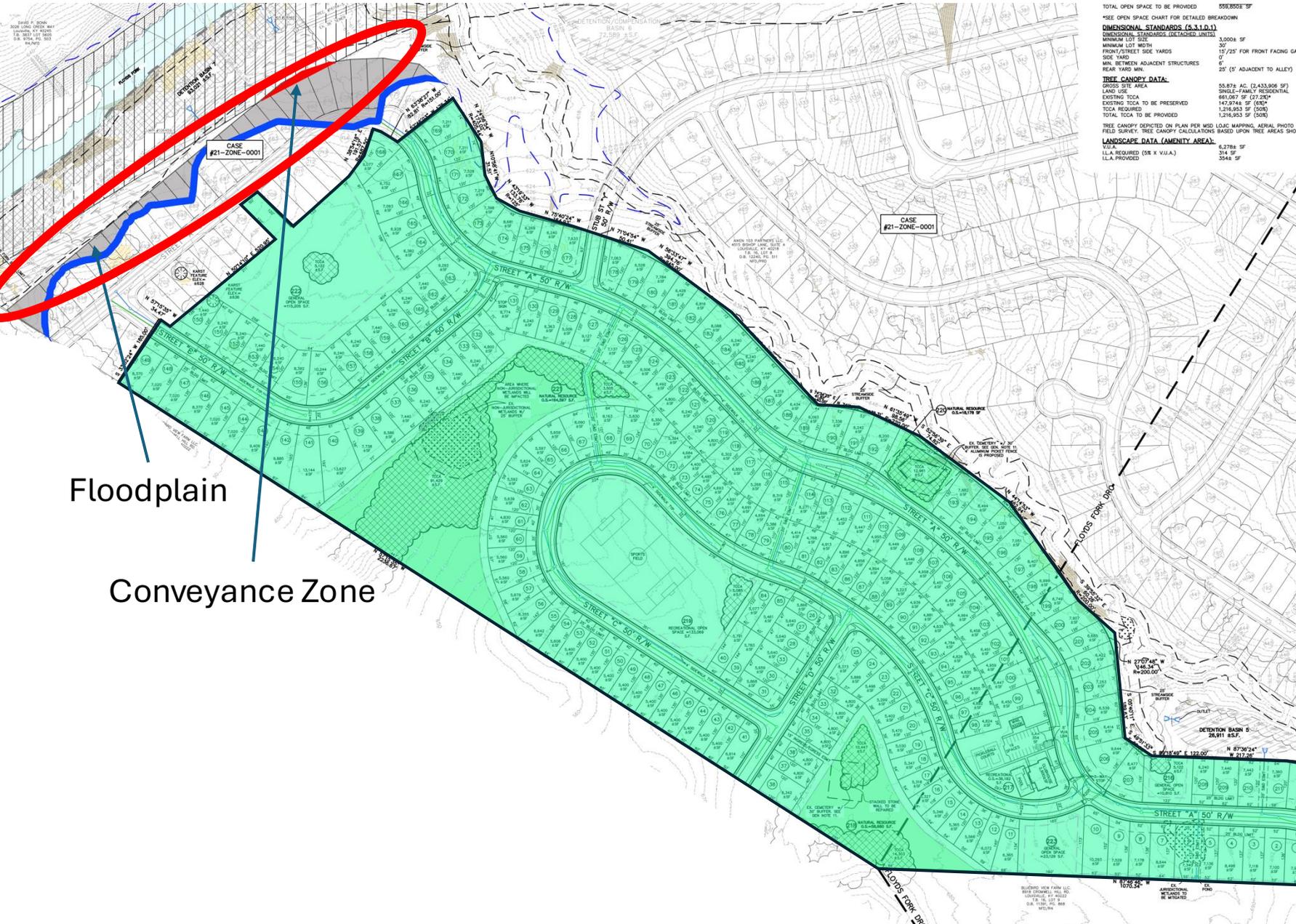
Lots:	
Originally Approved:	286
Requesting:	215
Difference:	71
Over Plan Certain:	21

**Needing to remove 92 lots.
 DDP is **still 21 lots over** the 866
 Plan Certain**

Floodplain
 Conveyance Zone

Lots and roadway in floodplains
 Lots in conveyance zone

24-DDP-0078



TOTAL OPEN SPACE TO BE PROVIDED 558,855E SF
*SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN
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MINIMUM LOT SIZE 3,000E SF
MINIMUM LOT WIDTH 30'
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TREE CANOPY DATA:
EXISTING TREE AREA 55,87E AC. (2,433,90E SF)
LAND USE TOCA SINGLE-FAMILY RESIDENTIAL 861,06E SF (27,25E'
EXISTING TOCA 147,074E SF (68E'
TOCA REQUIRED 1,216,953 SF (50E'
TOTAL TOCA TO BE PROVIDED 1,216,953 SF (50E'
TREE CANOPY CALCULATED ON PLAN PER MED. LOAD MAPPING. AERIAL PHOTO OF FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON THESE AREAS SHOWN.
LANDSCAPE DATA (AMENITY AREA):
TOTAL 6,278E SF
LLA REQUIRED (6E X V.I.A.) 314 SF
LLA PROVIDED 3544 SF

Lots:	
Originally Approved:	286
Requesting:	215
Difference:	71
Over Plan Certain:	21
Needing to remove 92 lots.	
DDP is still 21 lots over the 866 Plan Certain	

Request: Deny this DDP application due to the fact they are still over the 866 Plan Certain and require the applicant to remove the 21 lots and roadway from the floodplain.

Floodplain

Conveyance Zone

24-DDP-0078

(Needing to remove 92 lots)

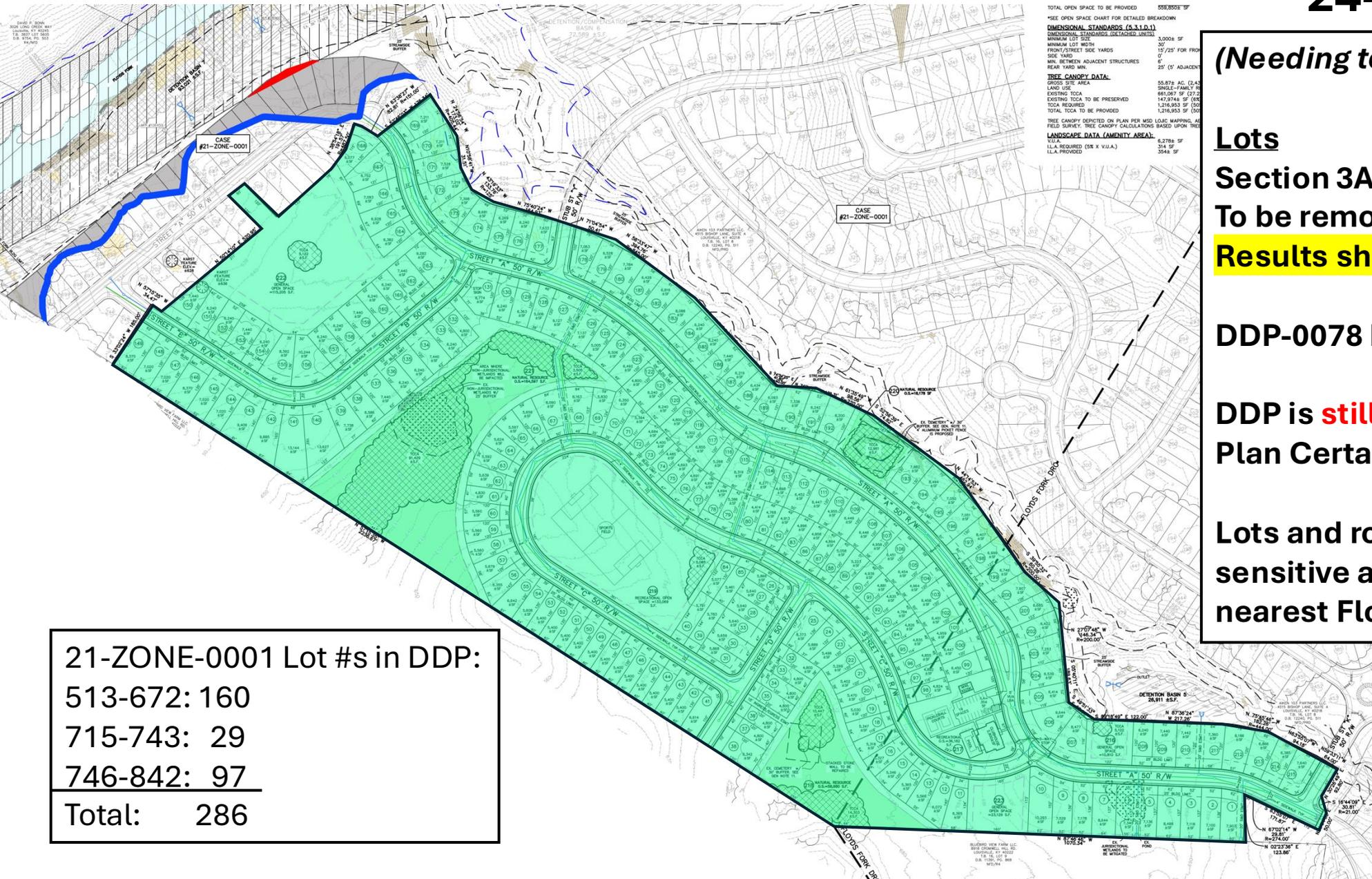
Lots	
Section 3A originally	286
To be removed	- 92
Results should be	194

DDP-0078 Request: 215

DDP is **still 21 lots over** the 866 Plan Certain

Lots and roadway still in most sensitive areas of "Section 3" nearest Floyds Fork

21-ZONE-0001 Lot #s in DDP:
513-672: 160
715-743: 29
746-842: 97
Total: 286



TOTAL OPEN SPACE TO BE PROVIDED 559,855E SF
*SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN
DIMENSIONAL STANDARDS (S.3.1.D.1)
MINIMUM LOT SIZE 3,000E SF
MINIMUM LOT WIDTH 30'
FRONT/STREET SIDE YARDS 10' 25' FOR FRONT
SIDE YARD 0'
MIN. BETWEEN ADJACENT STRUCTURES 6'
REAR YARD MIN. 25' (0' ADJACENT)
TREE CANOPY DATA:
TOTAL CANOPY TO BE PROVIDED 1,216,953 SF (50)
LANDSCAPE DATA (AMENITY AREA):
LLA PROVIDED 354E SF