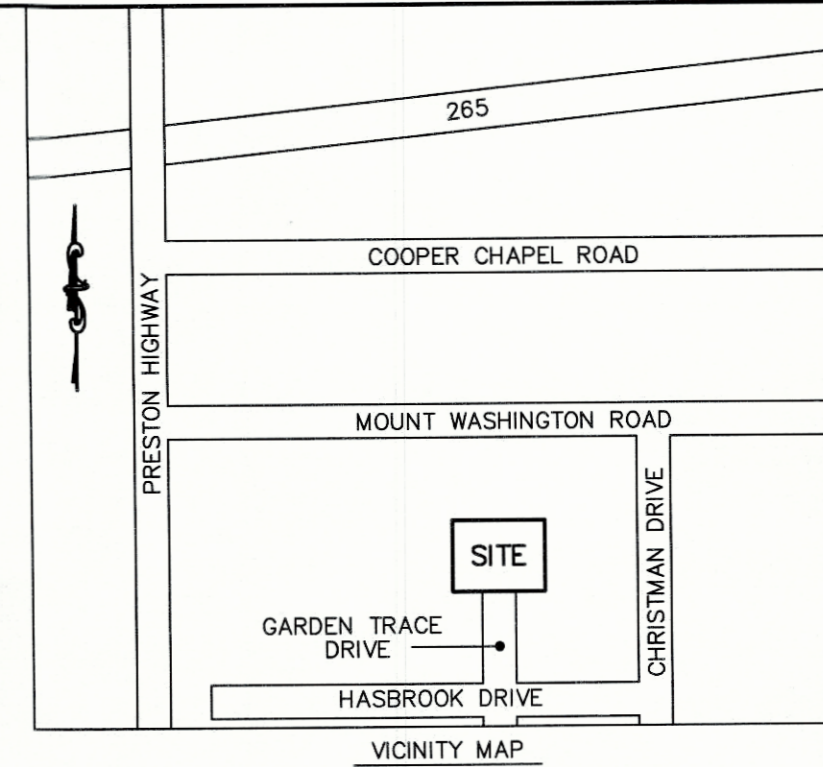
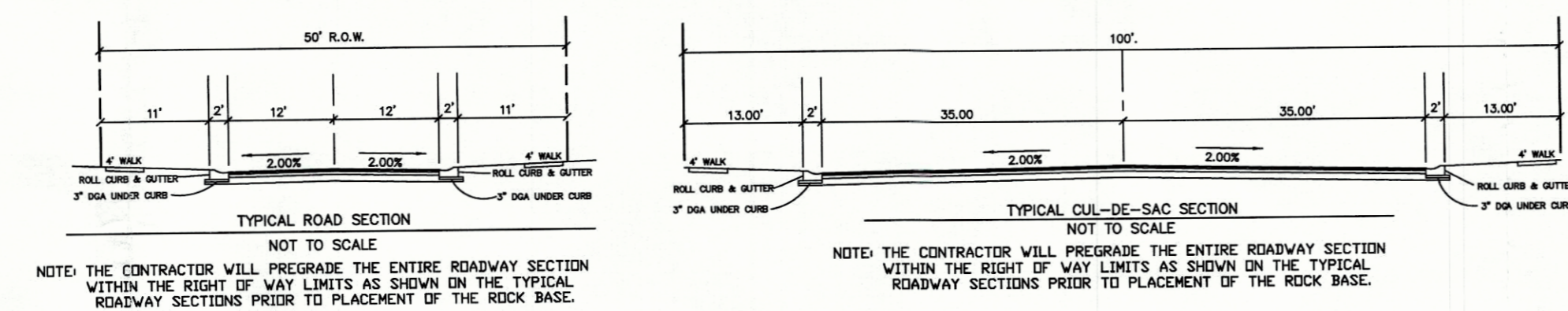


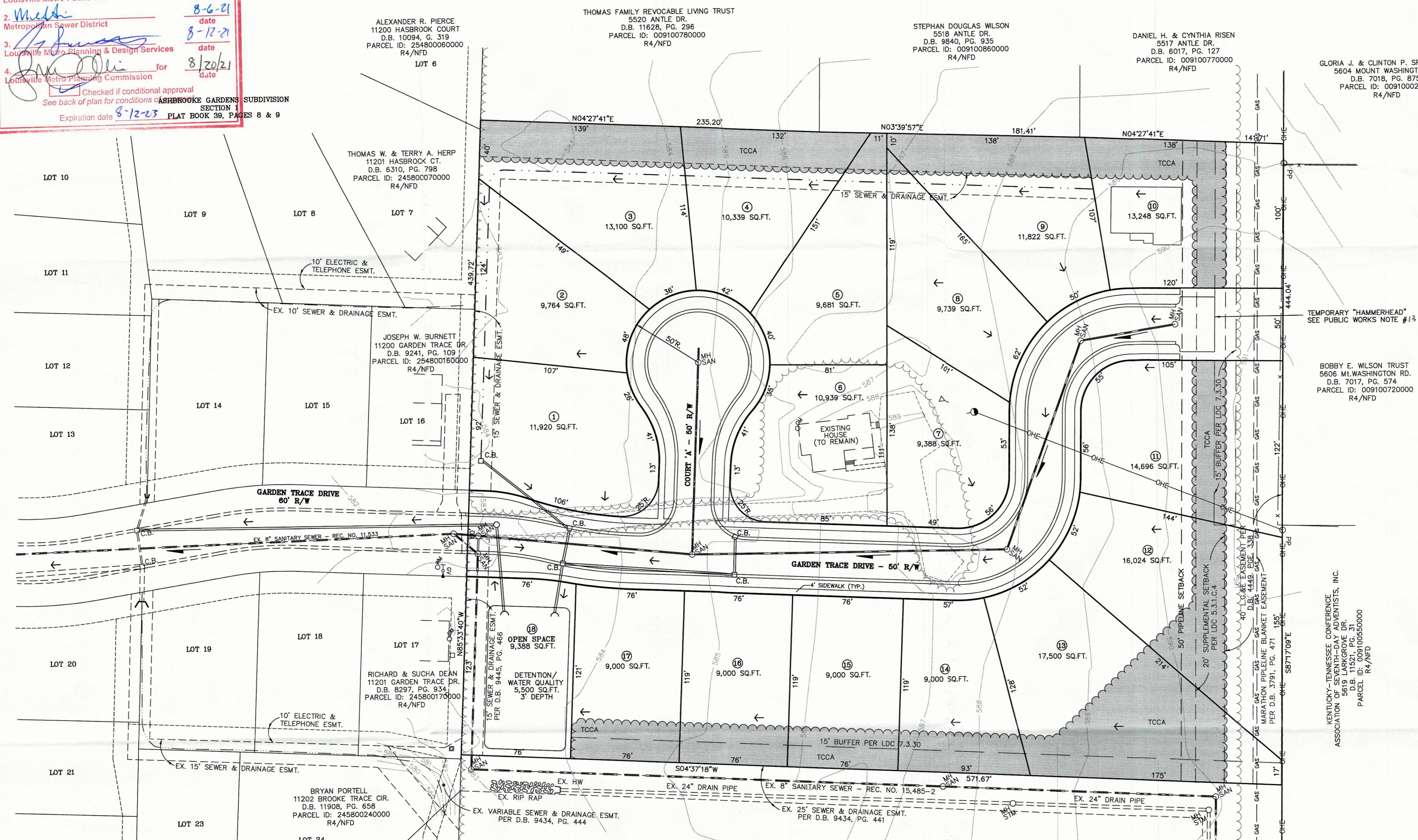
APPROVED
Louisville Metro Planning Commission
1. Jessie M. Ladd date 03/16/21
Louisville Metro Public Works
2. M. Miller date 8-6-21
Metropolitan Sewer District
3. Jessie M. Ladd date 8-12-21
Louisville Metro Planning & Design Services
4. Jessie M. Ladd for Jessie M. Ladd date 8/20/21
Louisville Metro Planning Commission
Checked if conditional approval
See back of plan for conditions ASHBROOKE GARDENS SUBDIVISION SECTION 3
Expiration date 8-12-23 PLAT BOOK 39, PAGES 8 & 9



REVISIONS:

7/8/2021	
8/3/2021	

DRWN BY: DL/KAL



PUBLIC WORKS NOTES:

- 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.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER 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 ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS DUE TO DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT, WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR GARDEN TRACE DRIVE. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD NOTES:

- CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WATER QUALITY TREATMENT PLANT (DRGWTP) BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED DOWN TO THE 36" PIPE LOCATED NORTH OF 11302 GARDEN TRACE DRIVE.
- DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL DRAINAGE PATTERN AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO METROPOLITAN SEWER DISTRICT REQUIREMENTS.
- A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110128E).
- 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 VOLUME OR PEAK RUNOFF VOLUME INCREASE PERMITTED TO THE EXISTING DITCH BETWEEN OFFSITE LOTS 16 AND 7.
- USACE/KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.

CHKD BY: _____

DRAWING NAME: ASHBROOKE--PP.DWG

FIELD BOOK: _____

LJB INC.
4010 Dupont Circle
Suite 478
Louisville, Ky 40207
(502) 899-9611
LJBinc.com



- LEGEND**
- WV EXISTING WATER VALVE
 - GW EXISTING GUY WIRE
 - GP EXISTING GUY POLE
 - C.C.B. EXISTING CATCH BASIN
 - FH FIRE HYDRANT
 - TL EXISTING TREELINE
 - WM WATER METER
 - PP EXISTING POWER POLE
 - 100 EXISTING CONTOUR LINE
 - 8"G EXISTING GAS LINE WITH PIPE SIZE
 - 8"W EXISTING WATER LINE WITH PIPE SIZE
 - OHE EXISTING OVERHEAD ELEC. WIRE
 - MH SAN EXISTING SANITARY MANHOLE AND LINE
 - C.B. EXISTING CATCH BASIN AND DRAINAGE LINE
 - MH SAN PROPOSED SANITARY MANHOLE AND LINE
 - C.B. PROPOSED CATCH BASIN AND DRAINAGE LINE
 - SW PROPOSED DRAINAGE SWALE
 - DF PROPOSED DRAINAGE FLOW ARROW
 - SF PROPOSED SANITARY FLOW ARROW
 - TC EXISTING TREE CANOPY CREDIT AREA (TCCA)

PRELIMINARY DETENTION CALCULATIONS
CHANGE IN RUNOFF COEFFICIENT, C = (0.46 - 0.18) = 0.28
SITE AREA = 5.737 ACRES
DETENTION REQUIRED = (0.28 x 2.8/12 x 5.737) = 0.374 AC-FT (16,291 CU.FT.)
DETENTION PROVIDED = 0.378 AC-FT (16,500 CU.FT.)

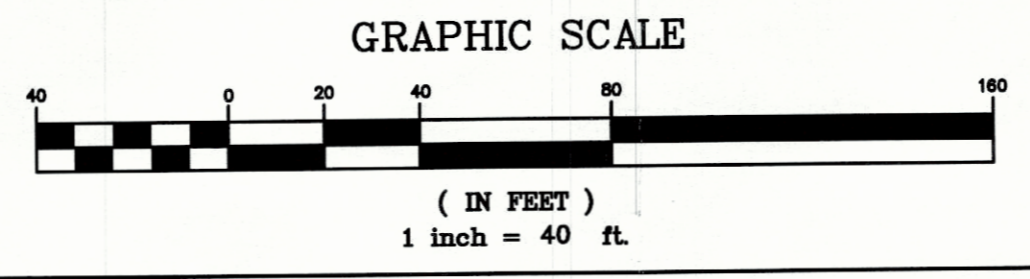
TREE CANOPY REQUIREMENTS
SITE AREA
LAND USE
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TREE CANOPY TO BE PLANTED
TOTAL TREE CANOPY AFTER PLANTINGS AND PRESERVATION
TOTAL TREE CANOPY REQUIRED

5.737 ACRES (249,904 SQ. FT.)
SINGLE-FAMILY RESIDENTIAL - 40% REQUIRED
218,332 SQ. FT. (87%)
43,830 SQ. FT. (20.1%)
56,400 SQ. FT. (47 TYPE 'A' TREES)
100,230 SQ. FT. (40.1%)
99,962 SQ. FT. (40%)

SITE DATA
EXISTING ZONING R-4 NEIGHBORHOOD
EXISTING FORM DISTRICT SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA 5.737 ACRES
GROSS DENSITY 2.96 DU/AC
PROPOSED BUILDABLE LOTS 17
PROPOSED OPEN SPACE LOTS 1

DIMENSIONAL STANDARDS R-4
MINIMUM LOT SIZE 9,000 SF
FRONT/STREET SIDE YARD 30'
SIDE YARD 5'
STREET SIDE YARD 30'
REAR YARD 25'
MAXIMUM BUILDING HEIGHT 35'
MINIMUM LOT WIDTH 60'

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 STA012-2001 NAVD 1988 ELEV. 596.25
AT THE INTERSECTION OF CHRISTMAN RD., AND MT. WASHINGTON RD., THE STATION IS SET ON THE SOUTHEAST CORNER OF THE INTERSECTION, 12.75 FEET WEST OF THE EXISTING SIDEWALK AND 5.6 FEET NORTHWEST OF A TELEPHONE SUB-STATION.



OWNER/DEVELOPER
DAVID A. GUELDA BUILDER, INC.
11016 JEFFERSON TRACE BLVD.
LOUISVILLE, KY. 40291
D.B. 8384, PG. 705
PARCEL ID: 009100760000

PROPERTY ADDRESS: 11100 GARDEN TRACE DRIVE
LOUISVILLE, KY. 40229

COUNCIL DISTRICT: 13
FIRE PROTECTION DISTRICT: OKOLONA

DATE: 5/24/21
PROJECT NO.: 2004-14
CASE# 21-MSUB-0012 WM# sub671
Sheet 1 of 1

ASHBROOKE GARDENS SUBDIVISION SECTION 3 PRELIMINARY SUBDIVISION PLAN

PLANNING & DESIGN SERVICES

21-MSUB-0012