

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to be the plan of ALSTON TRACE SUBDIVISION and does hereby dedicate to public use the MALDON DRIVE & MALDON COURT shown hereon.

OWNER: Kenneth J. Smith VP
Double A Realty, Inc.

CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

I, Katherine A. Ford,
Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of ALSTON TRACE SUBDIVISION

was this day presented to me by Kenneth J. Smith
As per front of Certificate of Ownership

known to me, who executed the Certificate in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 7 day of Feb. 2022

My Commission Expires June 2023

Notary Public Signature
Katherine A. Ford

Notary Public Printed Name
My Notary Registration Number is 622473

CERTIFICATE OF APPROVAL

Approved this 11th day of February 2022

LOUISVILLE METRO PLANNING COMMISSION
Case No. 20-RP-0010

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement," "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved as easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress to and from the easements across all lots, access areas, ways and other easements; (2) the right to trim or cut down any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement of a public utility; (4) the right to cut down or trim any trees on private property that may be so defective as to present a hazard to the utility lines or reasonable notice to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within said easement. No permanent structures shall be erected within the easement. Fences, shrubbery, and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from LG & E's termination point throughout length of service lines to customer's building); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located. Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over and under lots or properties to install, operate and maintain electric service to LG & E's termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent of the Louisville Gas and Electric Company and Bell South Telecommunications, Inc.

(C) Easements for overhead electric transmission and distribution lines, poles and equipment appropriate to the connection therewith are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dashed lines and designated for underground and overhead facilities. Above ground electric transformers and pedestals may be installed at appropriate points in any electric easement.

In consideration of LG & E's bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE
Also the right to overhead lots with service wires to serve adjoining lots.

OWNER: Kenneth J. Smith VP
Double A Realty, Inc.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary and drainage purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement". MSD or others authorized by MSD have the right of ingress and egress over within these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as "sanitary sewer and drainage easement" which will obstruct or interfere with the purposes of said easement.

The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law. MSD covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by MSD during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and related equipment, structures or materials.

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Compulsory Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in the easement or right-of-way. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

LAND SURVEYOR'S CERTIFICATE
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Lots) Survey. The undisturbed traverse closure ratio exceeds an accuracy of 1:1000 and an angular closure of 15 seconds per angle.

Signature David J. Winkler Date 2-7-22
PLS # _____

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers' bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

GENERAL NOTES

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK _____ PAGE _____

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVED IN CASE NO. 10-12-02 & 10-28-04 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) 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 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.

5) A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.

6) NO PORTION OF THIS TRACT LIES IN A FLOOD HAZARD AREA FROM A REVIEW OF FEMA MAP NUMBER 21111C0071E, DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) — DENOTES SET 1/2"x18" IRON PIN W/CAP STAMPED "MINK 3492"

9) ALL OPEN SPACES SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

10) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.

11) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGHOUT AREAS MARKED "OPEN SPACE".

12) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 10-12-02 & 10-28-04.

PROJECT DATA

TOTAL SITE AREA = 9.59 ACRES
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 33
TOTAL # OPEN SPACE LOTS = 1
TOTAL AREA OF R/W = 1.98 ACRES
NET AREA = 7.61 ACRES
GROSS DENSITY = 3.44 DU/AC
NET DENSITY = 4.34 DU/AC
TOTAL AREA OF BUILDABLE LOTS = 2.54 ACRES
TOTAL AREA PROVIDED = 0.04 ACRES
MINIMUM YARD REQUIREMENTS:
FRONT & STREET SIDE YARD = 30 FEET
SIDE YARD = 5 FEET
REAR YARD = 25 FEET

PROPERTY LINE TABLE

L1	N43°00'22"W 51.36'	R=275'
L2	S41°00'59"W 20.00'	
L3	S53°16'27"E 6.78'	R=290'
L4	S54°44'18"W 15.20'	R=20'
L5	S89°19'53"E 15.02'	R=20'
L6	N55°42'17"E 15.82'	R=20'
L7	N74°04'17"E 8.59'	R=50'
L8	N70°33'07"W 14.10'	R=50'
L9	N56°39'57"W 14.98'	R=20'
L10	N58°19'56"W 11.23'	R=100'
L11	N52°55'54"W 21.38'	R=325'
L12	N54°49'00"W 53.78'	

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy these improvements and not to allow any condition or activity on his property that will impair the proper functioning of these improvements. For violation of this provision, the property shall be subject to the imposition of a fine for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

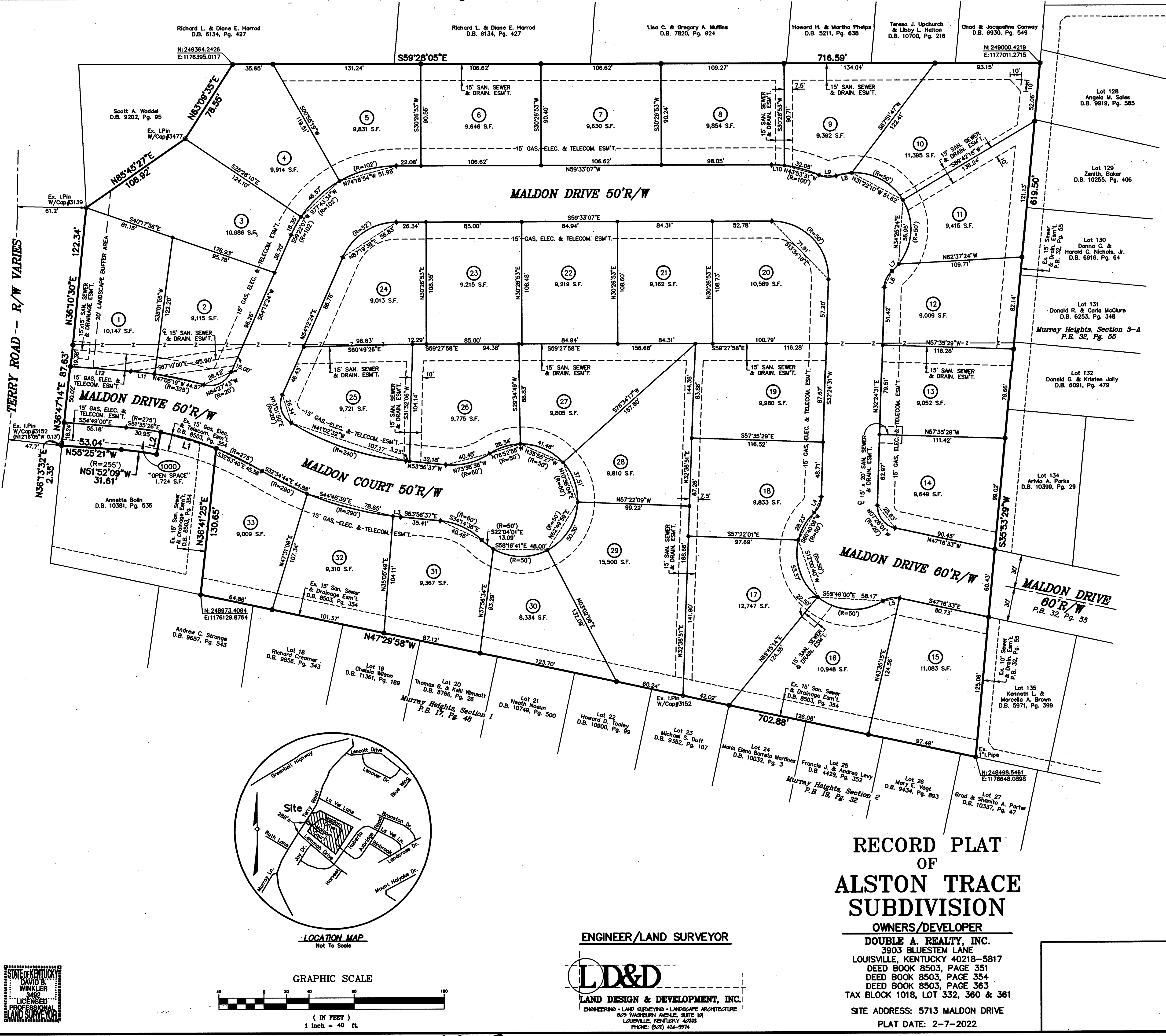
BUILDERS OBLIGATION

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Signature David J. Winkler Date 2-7-22
PLS # _____



RECORD PLAT OF ALSTON TRACE SUBDIVISION

OWNERS/DEVELOPER
DOUBLE A REALTY, INC.
3903 BLUESTEM LANE
LOUISVILLE, KENTUCKY 40218-5817
DEED BOOK 8503, PAGE 351
DEED BOOK 8503, PAGE 354
DEED BOOK 8503, PAGE 363
TAX BLOCK 1018, LOT 332, 360 & 361

SITE ADDRESS: 5713 MALDON DRIVE
PLAT DATE: 2-7-2022

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
522 WILKINSON AVENUE, SUITE 104
LOUISVILLE, KENTUCKY 40202
PHONE: (602) 444-9974