

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.

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.)

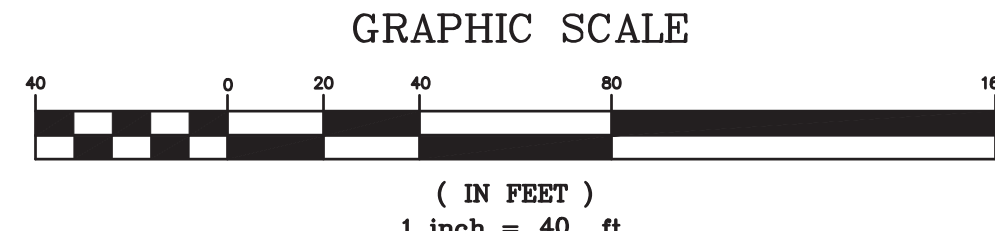
TREE CANOPY REQUIREMENTS
SITE AREA
LAND USE
EXISTING TREE CANOPY
EXISTING TREE CANOPY TO BE PRESERVED
TREE CANOPY TO BE PLANTED
TOTAL TREE CANOPY AFTER PLANTINGS AND PRESERVATION
TOTAL TREE CANOPY REQUIRED

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
EXISTING FORM DISTRICT
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
GROSS DENSITY
PROPOSED BUILDABLE LOTS
PROPOSED OPEN SPACE LOTS

R-4 NEIGHBORHOOD
SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL
5,737 ACRES
2.96 DU/AC
17

DIMENSIONAL STANDARDS R-4
MINIMUM LOT SIZE
FRONT/STREET SIDE YARD
SIDE YARD
STREET SIDE YARD
REAR YARD
MAXIMUM BUILDING HEIGHT
MINIMUM LOT WIDTH



- 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 CUL-DE-SAC AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - 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 (DROWTP) 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 DOWNSIDE 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 CONSTRUCTION DETAIL AND SIZE OF DRAINAGE FACILITIES 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 (2111C0128E).
 - 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.

- GENERAL NOTES:**
- SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - 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.
 - 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - IF PROPOSED, SIGNAGE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THE SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES 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.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY ERIC HATER, P.E. ON 7/6/2021 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 - THE EXISTING STRUCTURE ON SITE SHALL REMAIN AS SHOWN ON PLAN. THE STRUCTURE WILL BE REMODELED TO REFLECT A SIMILAR DESIGN OF THE PROPOSED BUILDING RENDERINGS SUBMITTED FOR APPROVAL.
 - STREET TREES TO BE PROVIDED IN ALL RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

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

REVISIONS:
7/8/2021
8/3/2021

DRWN BY: DLL/KAL
CHKD BY: _____
DRAWING NAME:
ASHBROOKE-PP.DWG
FIELD BOOK:



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

ASHBROOKE GARDENS SUBDIVISION
SECTION 3
PRELIMINARY SUBDIVISION PLAN

DATE: 5/24/21
PROJECT NO.:
2004-14
Sheet 1 of 1