

LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:
A WAIVER IS REQUESTED FROM SECTION 7.3.30.F OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A REAR YARD AND DRAINAGE EASEMENT TO OVERLAP BY GREATER THAN 15%.

LOT YIELD CALCULATIONS
185 LOTS (R-4 YIELD)
+ 15% 26% PRESERVED CONSERVATION AREA + 9% GREEN INFRASTRUCTURE + *BIOWALES, GREEN WET BASINS, AND VEGETATED BUFFERS
23% *185 LOTS (CONVENTIONAL) = 42 ADDITIONAL LOTS
POSSIBLE YIELD = 185 + 42 = 227 LOTS
TOTAL LOTS PROPOSED

CONSERVATION SUBDIVISION DIMENSIONAL STANDARDS
MIN. LOT SIZE = 2,500 S.F.
MIN. SIDE YARD = 3'
MIN. FRONT & STREET SIDE = 12' (GARAGE 24' FRONT ENTRY)
MAX. FRONT YARD = 25'
MIN. LOT WIDTH = 25' (40' CORNER LOT)
MIN. REAR YARD = 15'

PROJECT DATA
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE TO REMAIN = SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA = 101,644 AC. (4,427,613± S.F.)
RESIDUAL TRACT = 0.81± AC. (35,125± S.F.)
FLAT ROCK RD. R/W DEDICATION AREA = 1.9± AC. (83,304± S.F.)
TOTAL PROPOSED SUBDIVISION ACREAGE = 98.93± AC. (4,309,184± S.F.)
TOTAL AREA OF ROW = 10.81± AC. (471,185± S.F.)
NET PROPOSED SUBDIVISION ACREAGE = 88.12± AC. (3,837,999± S.F.)

DETECTION BASIN #1 CALCULATIONS
X = Δ CRA/12
ΔC = 0.56 - 0.30 = 0.26
A = 27.38 ACRES
R = 2.8 INCHES
X = (0.26)(27.38)(2.8) = 1.66 AC-FT
REQUIRED X = 72,309 CU-FT
PROVIDED BASIN = 32,145 S.F.
TOTAL = 32,145 @ APPROX. 2.25' DEEP = 72,328.5 CU.FT.

DETECTION BASIN #2 CALCULATIONS
X = Δ CRA/12
ΔC = 0.56 - 0.30 = 0.26
A = 28.43 ACRES
R = 2.8 INCHES
X = (0.26)(28.43)(2.8) = 1.60 AC-FT
REQUIRED X = 69,845 CU-FT
PROVIDED BASIN = 20,604 S.F.
TOTAL = 20,604 @ APPROX. 3.39' DEEP = 69,847 CU.FT.

TREE CANOPY CALCULATIONS
TOTAL SITE AREA = 101,644 AC. (4,427,613± S.F.)
EX. TREE CANOPY AREA = 2,803,414 S.F. (63% OF SITE)
EX. TREE CANOPY TO BE PRESERVED = CLASS C - 15% (420,512 S.F.)
TREE CANOPY CREDIT AREA #1 = 388,557 S.F.
TREE CANOPY CREDIT AREA #2 = 55,597 S.F.
TREE CANOPY CREDIT AREA #3 = 63,898 S.F.
TREE CANOPY CREDIT AREA #4 = 2,262 S.F.
TOTAL TREE CANOPY PROPOSED PRESERVED = 510,314 S.F. (18% OF SITE)

ADJOINERS			
A	R-5/N Leonardo & Tori L. Biello 2215 Carabineer Way Louisville, KY 40245 D.B. 10253 PG. 0325	B	R-5/N Ilene D. Currier 2214 Carabineer Way Louisville, KY 40245 D.B. 10934 PG. 820
C	R-5/N Anthony Douglas & Wann Shirriff 2212 Carabineer Way Louisville, KY 40245 D.B. 9210 PG. 0231	D	R-5/N Michael Cannon & Jennifer Sanders 2210 Carabineer Way Louisville, KY 40245 D.B. 11185 PG. 0504
E	R-5/N Ethanial Hall 16910 Bowline View Trail Louisville, KY 40245 D.B. 10960 PG. 0108	F	R-5/N Laura Andrea Underwood 16909 Bowline View Trail Louisville, KY 40245 D.B. 10913 PG. 0019
G	R-5/N Christine Louise & Benjamin Joseph Adams 2004 Ascender Court Louisville, KY 40245 D.B. 10631 PG. 0380	H	R-5/N Cathy M. Palmer 2002 Ascender Court Louisville, KY 40245 D.B. 10787 PG. 0685
I	R-5/N John & Patricia Hiddinga 2000 Ascender Court Louisville, KY 40245 D.B. 11046, PG. 720	J	R-5/N Christopher & Sandra Rahn 16916 Ascender Pass Louisville, KY 40245 D.B. 10939, PG. 209
K	R-5/N William R & Patricia A Marshall 16914 Ascender Pass Louisville, KY 40245 D.B. 10543 PG. 0602	L	R-5/N David Earles & Veronica Deckard 16912 Ascender Pass Louisville, KY 40245 D.B. 10720 PG. 0667
M	R-5/N Brandon & Charisse Orlandi 16910 Ascender Pass Louisville, KY 40245 D.B. 11191 PG. 0417	N	R-5/N Megan Elissa Clouson 16908 Ascender Pass Louisville, KY 40245 D.B. 10507 PG. 0402
O	R-5/N Daniel L. Walcott & Brittny L. Brooks 16906 Ascender Pass Louisville, KY 40245 D.B. 10363 PG. 0105	P	R-5/N Gregory Alexander Marshall & Katherine Elain Mackinney 16904 Ascender Pass Louisville, KY 40245 D.B. 10649 PG. 0479
Q	R-5/N Adam M. & Valerie L. Lawrence 16902 Ascender Pass Louisville, KY 40245 D.B. 10837 PG. 0131	R	R-5/N Jason & Rebecca Hayward 16900 Ascender Pass Louisville, KY 40245 D.B. 11011, PG. 801
S	R-5/N Sosa Senay & Gabriel Emilio Yanes 1900 Carabineer Way Louisville, KY 40245 D.B. 11001, PG. 402	T	R-5/N Sheryl Ateka 1505 Flat Rock Road Louisville, KY 40245 D.B. 11147 PG. 0918
U	R-5/N Raymond & Brenda Woods 1896 Carabineer Way Louisville, KY 40245 D.B. 11237 PG. 495	V	R-5/N Charles & Elizabeth Naber 1894 Carabineer Way Louisville, KY 40245 D.B. 11012, PG. 350
W	R-5/N Christopher & Jessica Brown 1890 Carabineer Way Louisville, KY 40245 D.B. 11022, PG. 627	X	R-5/N Corey & Denise Adams 1888 Carabineer Way Louisville, KY 40245 D.B. 11419 PG. 0322
Y	R-5/N Anthony & Deborah Austerman 1886 Carabineer Way Louisville, KY 40245 D.B. 11439 PG. 180	Z	R-5/N Robert Rutledge 1884 Carabineer Way Louisville, KY 40245 D.B. 11043, PG. 720
AA	R-5/N Jason & Joanna Spencer 1882 Carabineer Way Louisville, KY 40245 D.B. 11457, PG. 338	BB	R-5/N Commonwealth Designs, Incorporated 161 N. Eagle Creek Drive Lexington, KY 40509
CC	R-5/N Shawn & Michelle Burch 1878 Carabineer Way Louisville, KY 40245 D.B. 11185 PG. 666	DD	R-5/N Keston Montgomery 1876 Carabineer Way Louisville, KY 40245 D.B. 11065, PG. 663
EE	R-5/N Commonwealth Designs, Incorporated 161 N. Eagle Creek Drive Lexington, KY 40509	FF	R-4/N Daniel Fischer 1505 Flat Rock Road Louisville, KY 40245 D.B. 4827 PG. 0527
GG	R-4/N Thos R. & Clara A Downs 1309 Flat Rock Road Louisville, KY 40245 D.B. 4125 PG. 0088		

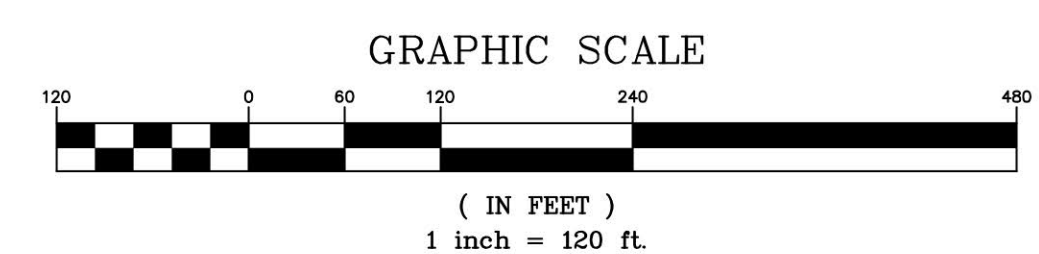
NOTES
GENERAL
1. No lots shown hereon may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
2. This development is located in the Eastwood Fire Protection District and approval shall be obtained prior to construction approval.
3. Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USGA Soil Conservation Service recommendations.
5. All open space lots are non-habitable and will be recorded as open space and utility easements.
6. Benchmark and topographical information shown hereon were derived from Lajoic data. Boundary information was taken from deeds.
7. Regarding Benchmark data, topographical information shown hereon was derived from lojic data.

SEWER & DRAINAGE
1. Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
2. No portion of the site is located in a floodplain per FIRM map 21111 C 0035 & 36 E dated Dec. 5, 2005.
3. Seams by L. E. and subject to all applicable fees.
4. Extension of MSD storm water capacity may be required.
5. A Request for Sanitary Sewer Capacity will be approved by MSD on September 28, 2017.
6. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
7. The Louisville Water Company will determine the width of their easement prior to construction plan approval.

STREETS & SIDEWALKS
1. All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
2. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
3. Street grades shall not be less than 1% (Min.) or 10% (max.).
4. In the event that street trees are not placed adjacent streets and Right-of-Ways the trees shall be placed elsewhere on the property.
5. A Bond & Encroachment Permit is required by Metro Public Works for all work within the proposed roads "A", "B", "C", "D", and "E" Right-Of-Ways, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
6. Verges shall be provided as required by Metro Public Works.
7. All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	9/16/2019	REVISIONS PER AGENCY COMMENTS	JH
2	10/9/2019	REVISIONS TO TITLE BLOCK INFORMATION	SBS
3	10/17/2019	REVISIONS TO SITE DATA AND PROP. RD. NAMES	SBS
4	10/22/2019	REVISIONS TO PROPOSED WALKING TRAIL	SBS
5	9/12/22	REVISIONS LAYOUT	JH

be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
8. All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
9. The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
10. Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
11. A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
12. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.



PRELIMINARY
NOT FOR CONSTRUCTION
PROFESSIONAL'S STAMP

BROOKSTONE HOMES BRIDLE RUN SUBDIVISION

PRELIMINARY PLAN - CONSERVATION SUBDIVISION

SITE ADDRESS:
1312 FLAT ROCK ROAD
LOUISVILLE, KY 40245
TAX BLOCK: 0025, LOT 0009
D.B. 10775, PG. 0517

OWNER/DEVELOPER:
BROOKSTONE HOMES
7203 WOOSTER PIKE
CINCINNATI, OH 45227
PHONE: (513) 340-7200

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

JOB: 17132
CASE: 19-RSUB-0004
MSD SUB# WM11696
DATE: 8/26/2019

FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
COUNCIL DISTRICT - 19
CASE: 17SUBDIV1021 RELATED CASES: 11090 & B-216-85