

**DETENTION BASIN #1 CALCULATIONS**

X = A GRV/2  
 A = 27.38 ACRES  
 R = 2.8 INCHES  
 X = (0.28)(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.

**DETENTION BASIN #2 CALCULATIONS**

X = A GRV/2  
 A = 26.43 ACRES  
 R = 2.8 INCHES  
 X = (0.28)(26.43)(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.

**LOT YIELD CALCULATIONS**

185 LOTS (R-4 YIELD)  
 + 15% PRESERVED CONSERVATION AREA  
 + GREEN INFRASTRUCTURE  
 + GREEN DRY BASIN, BIOSWALES,  
 AND VEGETATED BUFFERS  
 23% X 185 LOTS (CONVENTIONAL) = 42 ADDITIONAL LOTS  
 185 + 42  
 FINAL POSSIBLE YIELD = 227 TOTAL LOTS  
 TOTAL PROPOSED LOTS = 204 LOTS

**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**

TOTAL SITE AREA = 100.84 AC (4,389,422± S.F.)  
 RESIDUAL TRACT = 11.4± AC (498,575± S.F.)  
 FLAT ROCK RD R/W DEDICATION AREA = 0.18± AC (8,046± S.F.)  
 ANTENNA & ACCESS EASEMENT = 9.4± AC (408,419± S.F.)  
 TOTAL PROPOSED SUBDIVISION ACREAGE = 79.82± AC (3,476,959± S.F.)  
 TOTAL AREA OF ROW = 10.2± AC (443,274± S.F.)  
 TOTAL AREA OF LOTS = 69.6± AC (3,033,685± S.F.)  
 EXISTING ZONING = R-4  
 FORM DISTRICT = NEIGHBORHOOD  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL  
 TOTAL # RESIDENTIAL LOTS = 204 LOTS  
 NET DENSITY = 2.6 DU/AC (4.84 MAX. ALLOWED) (30% REQUIRED)  
 BUILDING HEIGHT = (35' MAX. ALLOWED)  
 TOTAL CONSERVATION AREA\* = (30% REQUIRED)  
 CONSERVATION AREA #1 = 498,575 S.F. @ 100% CREDIT = 11.4± AC (498,575± S.F.)  
 \*37,069 S.F. @ 50% CREDIT = 18.53± AC (818,555± S.F.)  
 CONSERVATION AREA #2 = 768,367 S.F. @ 100% CREDIT = 17.6± AC (768,367± S.F.)  
 \*15,255 S.F. @ 50% CREDIT = 7.63± AC (331,275± S.F.)  
 CONSERVATION AREA #3 = 62,987 S.F. @ 100% CREDIT = 1.4± AC (62,987± S.F.)  
 CONSERVATION AREA #4 = 16,970 S.F. @ 100% CREDIT = 0.4± AC (16,970± S.F.)  
 TOTAL CONSERVATION AREA PROVIDED = 1,331,127 S.F. = 30.4± AC (38% OF SUBDIVISION)  
 \*NOTE: ALL AREAS OVER 30% SLOPE ARE GIVEN 50% CREDIT PER

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 79.82± AC (3,476,959± S.F.)  
 EX. TREE CANOPY AREA = 2,803,414 S.F. (72% OF SITE)  
 TOTAL TREE CANOPY AREA REQUIRED = CLASS C - 15% (521,542 S.F.)  
 EX. TREE CANOPY TO BE PRESERVED = 456,190 S.F.  
 TREE CANOPY CREDIT AREA #1 = 62,987 S.F.  
 TREE CANOPY CREDIT AREA #2 = 25,458 S.F.  
 TREE CANOPY CREDIT AREA #3 = 56,827 S.F.  
 TREE CANOPY CREDIT AREA #4 = 6,494 S.F.  
 TOTAL TREE CANOPY PRESERVED = 607,946 S.F. (17% OF SITE)  
 REQUIRED PROPOSED TREES = 102,240 S.F. (3% OF SITE)  
 TOTAL TREE CANOPY PROVIDED = 710,186 S.F. (20% OF SITE)

ADJOINERS			
A	B	C	D
R-5/N Leonardo & Tori L. Billelo 2215 Carabineer Way Louisville, KY 40245 D.B. 10253 PG. 0325	R-5/N Ilene D. Currier 2214 Carabineer Way Louisville, KY 40245 D.B. 10934 PG. 820	R-5/N Anthony Douglas & Wann Shirriff 2212 Carabineer Way Louisville, KY 40245 D.B. 9210 PG. 0231	R-5/N Brodley L. & Kimberley A Conder 2210 Carabineer Way Louisville, KY 40245 D.B. 9340 PG. 0380
R-5/N Sarah A. & Brandon L. Clark 16910 Bowline View Trail Louisville, KY 40245 D.B. 9677 PG. 0892	R-5/N Laura Andrea Underwood 16909 Bowline View Trail Louisville, KY 40245 D.B. 10913 PG. 0019	R-5/N Christie Louise & Benjamin Joseph Adams 2004 Ascender Court Louisville, KY 40245 D.B. 10631 PG. 0380	R-5/N Cathy M. Palmer 2002 Ascender Court Louisville, KY 40245 D.B. 10787 PG. 0685
R-5/N Ball Homes LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-5/N Ball Homes, LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-5/N William R. & Patricia A Marshall 16912 Ascender Pass Louisville, KY 40245 D.B. 10543 PG. 0602	R-5/N David Earles & Veronica Deckard 16912 Ascender Pass Louisville, KY 40245 D.B. 10720 PG. 0667
R-5/N Michael Louis Jr. & Jessica Nissen Bauer 16910 Ascender Pass Louisville, KY 40245 D.B. 10731 PG. 0447	R-5/N Daniel D. Clason 16908 Ascender Pass Louisville, KY 40245 D.B. 10507 PG. 0402	R-5/N Daniel D. Waldcott & Brittney L. Brooks 16906 Ascender Pass Louisville, KY 40245 D.B. 10363 PG. 0105	R-5/N Gregory Alexander Marshall & Katherine Elain McKinney 16904 Ascender Pass Louisville, KY 40245 D.B. 10649 PG. 0479
R-5/N Adam M. & Valerie L. Lawrence 16902 Ascender Pass Louisville, KY 40245 D.B. 10833 PG. 0131	R-5/N Ball Homes LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-5/N Ball Homes LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-4/N Daniel Fischer 1505 Flat Rock Road Louisville, KY 40245 D.B. 4827 PG. 0527
R-4/N Mark J. Strobel Trust 6516 Longview Beach Rd Jeffersville, TN 47130 D.B. 6150 PG. 0371	R-4/N Thos R. & Carol A Doms 1309 Flat Rock Road Louisville, KY 40245 D.B. 4125 PG. 0068		

**LEGEND**

- 700 = EXISTING MAJOR CONTOURS (EACH 10')
- EXISTING MINOR CONTOURS (EACH 2')
- EXISTING SEWER LINE AND MANHOLES
- EXISTING NATURAL DRAINAGE SWALES
- DRAINAGE FLOW DIRECTION
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- RIDGE LINES
- PRELIMINARY LIMITS OF DISTURBANCE
- EX. TREELINE / TC CA
- EXISTING TREES
- CURB RAMP

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	12/4/17	AGENCY REVIEW COMMENTS	BB
2	1/4/18	AGENCY REVIEW COMMENTS	SBS
3	2/7/18	ADDED MSD EASEMENT ALONG LOTS 33-35	SBS
4	2/28/18	ADDED SCENIC CORRIDOR LBA & SETBACK	SBS
5	3/6/18	REPLACED TC CA W/ TIPA ALONG NORTH & SOUTH R	SBS
6	3/19/18	ADDED CURB RAMPS / UPDATE TREE CANOPY CALCS.	BB

**NOTES**

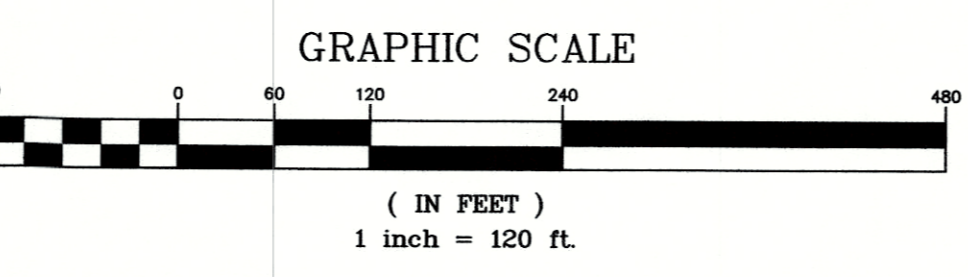
- GENERAL**
- No lots shown herein may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
  - This development is located in the Eastwood Fire Protection District and approval shall be obtained prior to construction approval.
  - 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.
  - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
  - All open space lots are non-buildable and will be recorded as open space and utility easements.
  - Benchmark and topographical information shown herein were derived from Loric data. Boundary information was taken from deeds.
  - Regarding Benchmark data, topographical information shown herein was derived from Loric data.
- SEWER & DRAINAGE**
- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
  - No portion of the site is located in a floodplain per FIRM map 21111 C 0335 & 36 E dated Dec. 5, 2006.
  - Extensions by L.E. and subject to all applicable fees.
  - Sewer of MSD storm water boundaries may be required.
  - A Request for Sanitary Sewer Capacity was approved by MSD on September 28, 2017.
  - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
  - The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- STREETS & SIDEWALKS**
- All roads within the development shall have curb and gutters. CUL-de-sacs shall have a pavement width of 30 feet with a radius of 35 feet at CUL-de-sacs. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
  - Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
  - Street grades shall not be less than 1% (Min.) or 10% (Max).
  - In the event that street trees are not allowed to be placed adjacent streets and Right-of-Ways the trees shall be placed elsewhere on the property.
  - A Bond & Encroachment Permit is required by Metro Public Works for all work within the proposed roads "A", "B", "C", "D", & "E" Right-of-Ways, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
  - Verges shall be provided as required by Metro Public Works.
  - 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.
- LOT TYPES**
- 76' WIDE LOTS = 43 LOTS
  - 60' WIDE LOTS = 35 LOTS
  - 50' WIDE LOTS = 125 LOTS

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PRELIMINARY NOT FOR CONSTRUCTION

ERIC S. SENN  
 PE 23759  
 LICENSED PROFESSIONAL ENGINEER

ENGINEER STAMP



# BROOKSTONE HOMES MANOR CREEK SUBDIVISION

PRELIMINARY PLAN - CONSERVATION SUBDIVISION

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

OWNERS: VERTICAL EDGE LANDCO LLC, 750 PARK OF COMMERCE DRIVE STE 200, BOCA RATON, FL 33487

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: 17SUBDIV1021  
 MSD SUB# WM11696  
 DATE: 11/06/2017

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

APPROVED Louisville Metro Planning Commission RECEIVED

1. Louisville Metro Public Works date MAR 19 2018

2. Louisville Metro Planning & Design Services date 3/21/18

3. Louisville Metro Planning & Design Services date 3/22/18

4. Louisville Metro Planning Commission date 3/22/18

Checked if conditional approval See back of plan for conditions of approval Expiration date 3/1/20