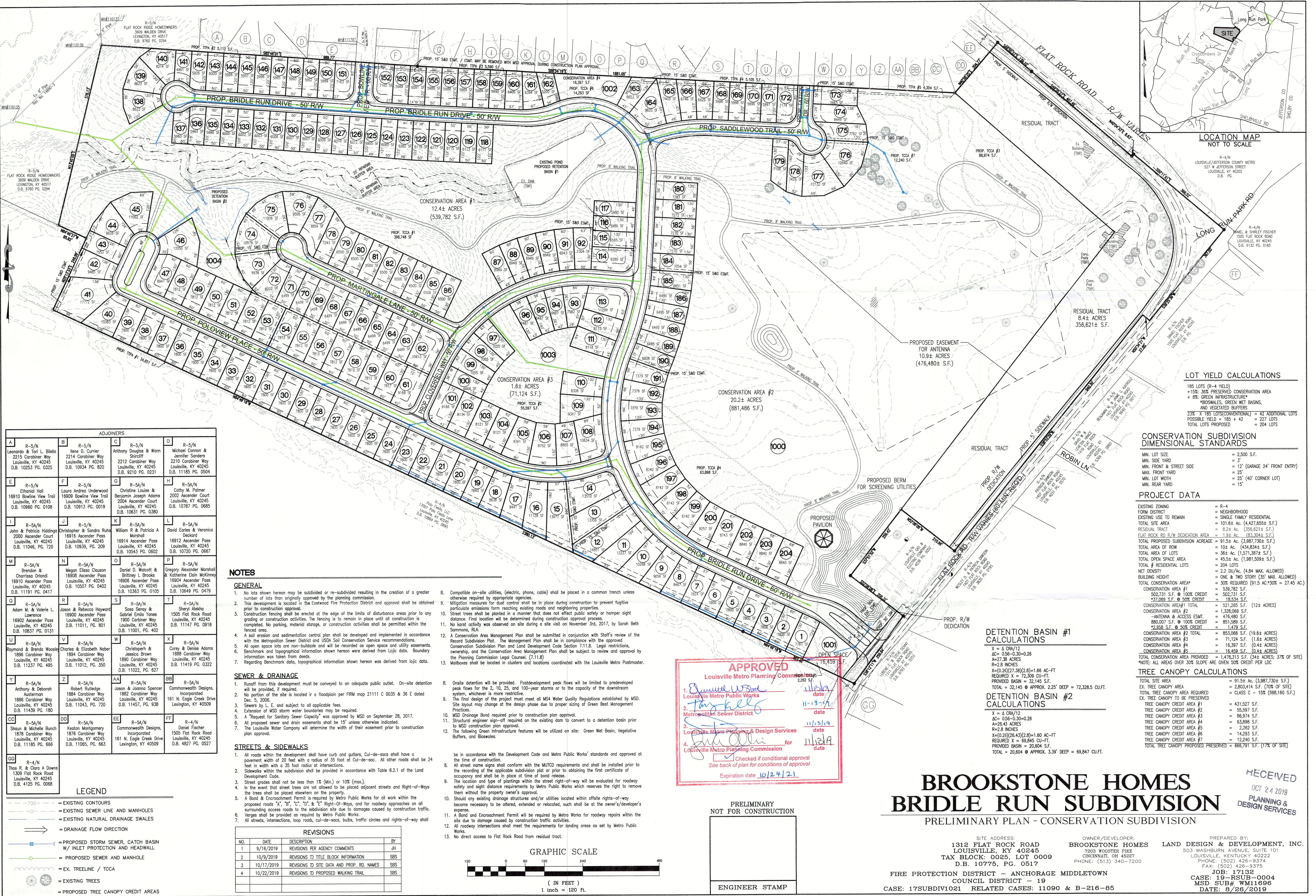




ADJOINERS			
A R-5/N Leonardo & Tori L. Biello 2215 Corbiner Way Louisville, KY 40245 D.B. 10253 PG. 0325	B R-5/N Ilene D. Currier 2214 Corbiner Way Louisville, KY 40245 D.B. 10934 PG. 820	C R-5/N Anthony Douglas & Wynn 2212 Corbiner Way Louisville, KY 40245 D.B. 9210 PG. 0231	D R-5/N Michael Cannon & Jennifer Sanders 2210 Corbiner Way Louisville, KY 40245 D.B. 11185 PG. 0504
E R-5/N Ethand 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-5A/N Christine Louise & Benjamin Joseph Adams 2004 Ascender Court Louisville, KY 40245 D.B. 10631 PG. 0380	H R-5A/N Cathy M. Palmer 2002 Ascender Court Louisville, KY 40245 D.B. 10787 PG. 0685
I R-5A/N John & Patricia Hiddinga 2000 Ascender Court Louisville, KY 40245 D.B. 11046 PG. 720	J R-5/N Christopher & Sandra Ruhn 16915 Ascender Pass Louisville, KY 40245 D.B. 10939 PG. 209	K R-5A/N William R. & Patricia A Marshall 16914 Ascender Pass Louisville, KY 40245 D.B. 10543 PG. 0602	L R-5A/N David Earles & Veronica Deckard 16912 Ascender Pass Louisville, KY 40245 D.B. 10720 PG. 0667
M R-5A/N Brendon & Charrissa Orlandi 16910 Ascender Pass Louisville, KY 40245 D.B. 11191 PG. 0417	N R-5A/N Meghan Elissa Clouson 16906 Ascender Pass Louisville, KY 40245 D.B. 10507 PG. 0402	O R-5A/N Daniel D. Walcott & Brittney L. Brooks 16906 Ascender Pass Louisville, KY 40245 D.B. 10363 PG. 0105	P R-5A/N Gregory Alexander Marshall & Katherine Elaine McKinney 16904 Ascender Pass Louisville, KY 40245 D.B. 10649 PG. 0479
Q R-5A/N Adam M. & Valerie L. Lawrence 16902 Ascender Pass Louisville, KY 40245 D.B. 10637 PG. 0131	R R-5A/N Jason & Rebecca Howard 16900 Ascender Pass Louisville, KY 40245 D.B. 11011 PG. 801	S R-5A/N Sosa Senay & Gabriel Emilio Torres 1900 Corbiner Way Louisville, KY 40245 D.B. 11001 PG. 402	T R-5A/N Sheryl Alekha 1505 Flat Rock Road Louisville, KY 40245 D.B. 11147 PG. 0918
U R-5A/N Raymond & Brenda Waele 1896 Corbiner Way Louisville, KY 40245 D.B. 11237 PG. 495	V R-5A/N Charles & Elizabeth Naber 1894 Corbiner Way Louisville, KY 40245 D.B. 11012 PG. 350	W R-5A/N Christopher & Jessica Brown 1890 Corbiner Way Louisville, KY 40245 D.B. 11022 PG. 627	X R-5A/N Corey & Denise Adams 1888 Corbiner Way Louisville, KY 40245 D.B. 11419 PG. 0322
Y R-5A/N Anthony & Deborah Austerman 1886 Corbiner Way Louisville, KY 40245 D.B. 11439 PG. 180	Z R-5A/N Robert Rutledge 1884 Corbiner Way Louisville, KY 40245 D.B. 11043 PG. 720	AA R-5A/N Jason & Joanna Spencer 1882 Corbiner Way Louisville, KY 40245 D.B. 11457 PG. 938	BB R-5A/N Commonwealth Designs, Incorporated 161 N. Eagle Creek Drive Lexington, KY 40509
CC R-5A/N Shoun & Michelle Bunch 1878 Corbiner Way Louisville, KY 40245 D.B. 11185 PG. 666	DD R-5A/N Keston Montgomery 1876 Corbiner Way Louisville, KY 40245 D.B. 11065 PG. 663	EE R-5A/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. 4627 PG. 0527
GG R-4/N Thos R. & Clara A Downs 1309 Flat Rock Road Louisville, KY 40245 D.B. 4125 PG. 0068			

LEGEND	
	= EXISTING CONTOURS
	= 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
	= EX. TREELINE / TCCA
	= EXISTING TREES
	= PROPOSED TREE CANOPY CREDIT AREAS

NOTES

- GENERAL**
- No lot 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 reserved as open space and utility easements. Benchmark and topographical information shown herein were derived from Loic data. Boundary information was taken from deeds.
 - Regarding Benchmark data, topographical information shown herein was derived from loic 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 0035 & 36 E dated Dec. 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension 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

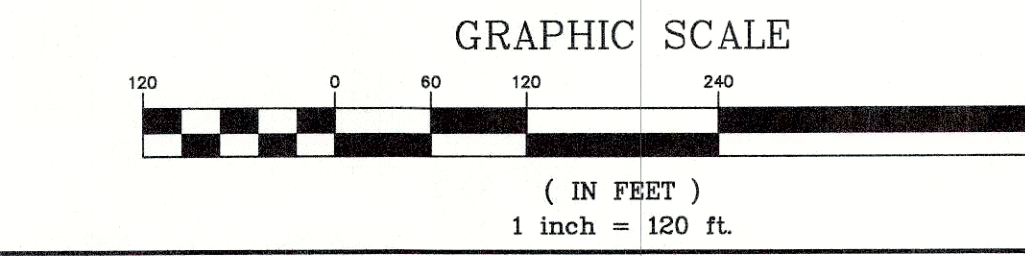
- All roads within the development shall have curbs and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance 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", 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.
- 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

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

- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No karst activity was observed on site during a site visit on November 3rd, 2017, by Sarah Beth Sommons, RLA.
- A Conservation Area Management Plan shall be submitted in conjunction with Staff's review of the Record Subdivision Plot. The Management Plan shall be in compliance with the approved Conservation Subdivision Plan and Land Development Code Section 7.11.8. Legal restrictions, ownership, and the Conservation Area Management Plan shall be subject to review and approval by the Planning Commission Legal Counsel. (7.11.8)
- Mailboxes shall be located in clusters and locations coordinated with the Louisville Metro Postmaster.

- Onsite detention will be provided. Postdevelopment peak flows will be limited to predevelopment peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plot or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The final design of the project must meet all MS4 Water Quality Regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- MSD Drainage Bond required prior to construction plan approval.
- Structural engineer sign-off required on the existing dam to convert to a detention basin prior to MSD construction plan approval.
- The following Green Infrastructure features will be utilized on site: Green Wet Basin, Vegetative Buffers, and Bioswales.

- be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plot or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- 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.
- 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.
- 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.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- No direct access to Flat Rock Road from residual tract.



APPROVED
Louisville Metro Planning Commission

1. *[Signature]* 11/13/19 date
Louisville Metro Public Works

2. *[Signature]* 11-13-19 date
Metropolitan Sewer District

3. *[Signature]* 11/13/19 date
Louisville Metro Planning & Design Services

4. *[Signature]* 11/13/19 date
for Louisville Metro Planning Commission

☒ Checked if conditional approval
See back of plan for conditions of approval
Expiration date 10/24/21

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER 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

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

JOB: 17132
CASE: 19-RSUB-0004
MSD SUB# WM11696
DATE: 8/28/2019

LOT YIELD CALCULATIONS

185 LOTS (R-4 YIELD)
+ 13% 36% PRESERVED CONSERVATION AREA
+ 8% GREEN INFRASTRUCTURE
+ BIOSWALES, GREEN WET BASINS,
AND VEGETATED BUFFERS
23% X 185 LOTS (CONVENTIONAL) = 42 ADDITIONAL LOTS
POSSIBLE YIELD = 185 + 42 = 227 LOTS
TOTAL LOTS PROPOSED = 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

EXISTING ZONING	= R-4
TOWN DISTRICT	= NEIGHBORHOOD
EXISTING USE TO REMAIN	= SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA	= 101.6± Ac. (4,427,655± S.F.)
RESIDUAL TRACT	= 8.2± Ac. (358,621± S.F.)
FLAT ROCK RD. R/W DEDICATION AREA	= 1.9± Ac. (83,304± S.F.)
TOTAL PROPOSED SUBDIVISION ACRES	= 91.5± Ac. (3,987,730± S.F.)
TOTAL AREA OF ROW	= 10± Ac. (434,834± S.F.)
TOTAL AREA OF LOTS	= 36± Ac. (1,571,387± S.F.)
TOTAL OPEN SPACE AREA	= 45.5± Ac. (1,981,509± S.F.)
TOTAL # RESIDENTIAL LOTS	= 204 LOTS
NET DENSITY	= 2.2 DU/AC. (4.84 MAX. ALLOWED)
BUILDING HEIGHT	= ONE & TWO STORY (35' MAX. ALLOWED)
TOTAL CONSERVATION AREA*	= 30% REQUIRED (91.5 AC.*30% = 27.45 AC.)
CONSERVATION AREA #1	= 502,731 S.F. @ 100% CREDIT = 502,731 S.F.
CONSERVATION AREA #1 TOTAL	= 521,285 S.F. (12± ACRES)
CONSERVATION AREA #2	= 1,328,069 S.F.
-ANTENNA & ACCESS ESMIT.	= 476,480 S.F.
860,007 S.F. @ 100% CREDIT	= 853,088 S.F. (19.6± ACRES)
+2,858 S.F. @ 50% CREDIT	= 1,429 S.F.
CONSERVATION AREA #2 TOTAL	= 853,088 S.F. (19.6± ACRES)
CONSERVATION AREA #3	= 71,124 S.F. (1.6± ACRES)
CONSERVATION AREA #4	= 16,397 S.F. (0.4± ACRES)
CONSERVATION AREA #5	= 5,459 S.F. (0.1± ACRES)
TOTAL CONSERVATION AREA PROVIDED	= 1,478,113 S.F. (34± ACRES; 37% OF SITE)
*NOTE: ALL AREAS OVER 30% SLOPE ARE GIVEN 50% CREDIT PER LDC	

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 91.5± Ac. (3,987,730± S.F.)
EX. TREE CANOPY AREA	= 2,803,414 S.F. (70% OF SITE)
TOTAL TREE CANOPY AREA REQUIRED	= CLASS C - 15% (598,160 S.F.)
EX. TREE CANOPY TO BE PRESERVED	= 431,527 S.F.
TREE CANOPY CREDIT AREA #1	= 55,597 S.F.
TREE CANOPY CREDIT AREA #2	= 86,974 S.F.
TREE CANOPY CREDIT AREA #3	= 63,898 S.F.
TREE CANOPY CREDIT AREA #4	= 2,262 S.F.
TREE CANOPY CREDIT AREA #5	= 14,293 S.F.
TREE CANOPY CREDIT AREA #6	= 12,240 S.F.
TREE CANOPY CREDIT AREA #7	= 66,791 S.F. (17% OF SITE)
TOTAL TREE CANOPY PROPOSED PRESERVED	= 226,804 S.F.

RECEIVED
OCT 24 2019
PLANNING &
DESIGN SERVICES

Conditions of Approval
19-RSUB-0004

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the Revised Conservation Subdivision **SUBJECT** to the following Conditions of Approval:

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
 - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 - d. Location of construction fencing for each tree/tree mass designated to be preserved.
3. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
4. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected 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. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
6. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public right of way for A and B Streets, as shown on the preliminary subdivision plan. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.
7. Open space/conservation lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
8. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
9. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

10. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.
11. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
12. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPA's, TPA's and other issues required by these binding elements / conditions of approval.
 - c. A deed restriction in a form approved by Counsel to the Planning Commission shall permanently prohibit further subdivision or development of conservations areas.
 - d. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
 - e. The applicant shall submit a Conservation Area Management Plan detailing the entities responsible for maintaining various elements of the property, and describing management objectives and techniques for each part of the property.
13. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
14. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
15. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
16. In the event the party responsible for maintenance of the Conservation Areas fails to maintain all or any portion in reasonable order and condition according to the Management Plan, Louisville Metro Government may assume responsibility for its maintenance and may enter the premises and take corrective action, including provision of extended maintenance. The cost of maintenance may be charged to the Management Entity, or the individual property owners according to the pro-rata share based on the Management Plan. Costs may include administrative costs in taking such actions as well as penalties as provided under these regulations. Such costs shall become a lien on all subdivision properties