

LOCATION MAP
NOT TO SCALE

R-4/N
LOUISVILLE/JEFFERSON COUNTY METRO
527 W. JEFFERSON STREET
LOUISVILLE, KY 40202
D.B. PG.

R-4/N
WHEEL & SHIRLEY FISHER
1505 FLAT ROCK ROAD
LOUISVILLE, KY 40245
D.B. 6132 PG. 0165

LOT YIELD CALCULATIONS

185 LOTS (R-4 YIELD)
+15% 36% PRESERVED CONSERVATION AREA
+ 8% GREEN INFRASTRUCTURE
+ BIODIVERSITY, GREEN NET,
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 = 5'-0" (GARAGE 24' FRONT ENTRY)
MIN. FRONT & STREET SIDE = 12'
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 = 101.6± AC. (4,427,655± S.F.)
RESIDUAL TRACT = 8.2± AC. (356,621± S.F.)
FLAT ROCK RD R/W DEDICATION AREA = 1.9± AC. (83,304± S.F.)
TOTAL PROPOSED SUBDIVISION ACREAGE = 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 = 539,791 S.F.
502,731 S.F. @ 100% CREDIT = 1,182,534 S.F.
CONSERVATION AREA #2 TOTAL = 521,253 S.F. (12± ACRES)
CONSERVATION AREA #3 = 1,328,069 S.F.
- ANTENNA & ACCESS ESMT. = 476,480 S.F.
880,007 S.F. @ 100% CREDIT = 851,589 S.F.
CONSERVATION AREA #4 TOTAL = 1,278 S.F.
CONSERVATION AREA #5 = 853,068 S.F. (19.6± ACRES)
CONSERVATION AREA #6 = 71,124 S.F. (1.6± ACRES)
CONSERVATION AREA #7 = 16,397 S.F. (0.4± ACRES)
CONSERVATION AREA #8 = 16,559 S.F. (0.4± ACRES)
TOTAL CONSERVATION AREA PROVIDED = 1,478,313 S.F. (34± ACRES; 37% OF SITE)
NOTE: ALL AREAS OVER 30% SLOPE ARE GIVEN 50% CREDIT PER LDC

DETENTION BASIN #1 CALCULATIONS

X = A CRA/12
AC = 0.56-0.30=0.26
A=27.38 ACRES
R=2.8 INCHES
Y=(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.

DETENTION BASIN #2 CALCULATIONS

X = A CRA/12
AC = 0.56-0.30=0.26
A=26.43 ACRES
R=2.8 INCHES
Y=(0.26)(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.

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% (596,160 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 = 2,282 S.F.
TREE CANOPY CREDIT AREA #5 = 14,233 S.F.
TREE CANOPY CREDIT AREA #6 = 12,240 S.F.
TOTAL TREE CANOPY PROPOSED PRESERVED = 666,791 S.F. (17% OF SITE)

ADJOINERS

A R-5/N Leonardo & Tori L. Biello 2215 Carabrier Way Louisville, KY 40245 D.B. 10253 PG. 0329	B R-5/N Ilene D. Currier 2214 Carabrier Way Louisville, KY 40245 D.B. 10934 PG. 020	C R-5/N Anthony Douglas & Wynn 2212 Carabrier Way Louisville, KY 40245 D.B. 9210 PG. 0231	D R-5/N Michael Cannon & Jennifer Sanders 2210 Carabrier Way Louisville, KY 40245 D.B. 11185 PG. 0504
E R-5/N Ethan 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 16914 Ascender Pass Louisville, KY 40245 D.B. 10639 PG. 028	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 Brandon & Cherrise Orlandi 16910 Ascender Pass Louisville, KY 40245 D.B. 11191 PG. 0417	N R-5A/N Megan Elissa Clouston 16908 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. 10837 PG. 0131	R R-5A/N Jason & Rebecca Hayward 16900 Ascender Pass Louisville, KY 40245 D.B. 11011 PG. 801	S R-5A/N Sosa Senay & Gabriel Emilio Yones 16900 Ascender Pass Louisville, KY 40245 D.B. 11001 PG. 402	T R-5A/N Sheryl Alaska 1505 Flat Rock Road Louisville, KY 40245 D.B. 11147 PG. 0918
U R-5A/N Raymond & Brenda Wozalek 1896 Carabrier Way Louisville, KY 40245 D.B. 11237 PG. 495	V R-5A/N Charles & Elizabeth Naber 1894 Carabrier Way Louisville, KY 40245 D.B. 11012 PG. 350	W R-5A/N Christopher & Jessica Brown 1890 Carabrier Way Louisville, KY 40245 D.B. 11022 PG. 627	X R-5A/N Corry & Denise Adams 1888 Carabrier Way Louisville, KY 40245 D.B. 11419 PG. 0322
Y R-5A/N Anthony & Deborah Austerman 1886 Carabrier Way Louisville, KY 40245 D.B. 11439 PG. 180	Z R-5A/N Robert Rutledge 1884 Carabrier Way Louisville, KY 40245 D.B. 11043 PG. 720	AA R-5A/N Jason & Joanna Spencer 1882 Carabrier Way Louisville, KY 40245 D.B. 11457 PG. 938	BB R-5A/N Commonwealth Designs, Incorporated 181 N. Eagle Creek Drive Lexington, KY 40509
CC R-5A/N Shaun & Michelle Bunch 1878 Carabrier Way Louisville, KY 40245 D.B. 11185 PG. 686	DD R-5A/N Kenton Montgomery 1876 Carabrier Way Louisville, KY 40245 D.B. 11065 PG. 663	EE R-5A/N Commonwealth Designs, Incorporated 181 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

LEGEND

- 7-00 = 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 / TCQA
- = EXISTING TREES
- = PROPOSED TREE CANOPY CREDIT AREAS

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 Locus data. Boundary information was taken from deeds.
 - Regarding Benchmark data, topographical information shown herein was derived from Locus data.

SEWER & DRAINAGE

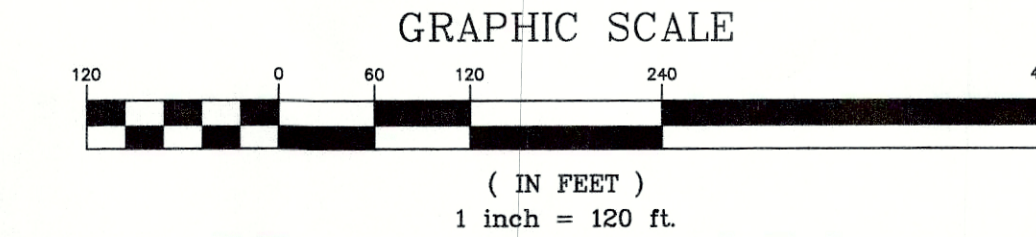
- Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided, if required.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0035 & 36 E dated Dec. 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of 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 curb 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 wide 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 be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.

- 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 least activity was observed on site during a site visit on November 3rd, 2017, by Sarah Beth Sammons, PLA.
- A Conservation Area Management Plan shall be submitted in conjunction with Staff's review of the Record Subdivision Plat. 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)
- Mulch 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 predeveloped peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- 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 Blowways.
- No direct access to Flat Rock Road from residual tract.



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. 0617

OWNER/DEVELOPER:
BROOKSTONE HOMES
7000 WOOSTER PIKE
CINCINNATI, OH 45227
PHONE: (513) 340-7200

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

PREPARED BY:
BROOKSTONE HOMES
503 WASHINGTON 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

RECEIVED
OCT 17 2019
PLANNING & DESIGN SERVICES