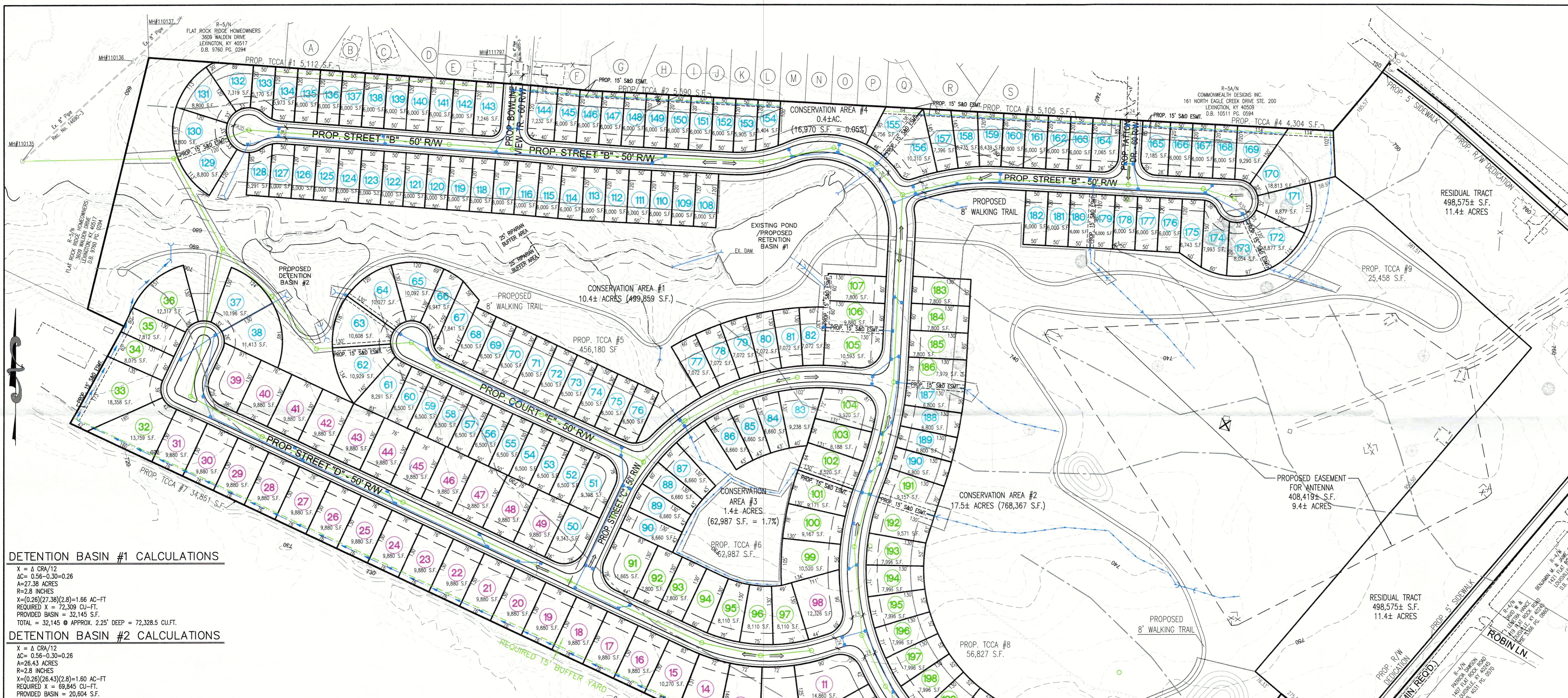


**LOCATION MAP**  
NOT TO SCALE

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



**DETENTION 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.

**DETENTION 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.

ADJOINERS			
A	B	C	D
R-5/N Leonardo & Tori L. Bliello 2215 Carabrier Way Louisville, KY 40245 D.B. 10253 PG. 0325	R-5/N Irene D. Currier 2214 Carabrier Way Louisville, KY 40245 D.B. 10934 PG. 820	R-5/N Anthony Douglas & Wann Scheidt 2212 Carabrier Way Louisville, KY 40245 D.B. 9210 PG. 0231	R-5/N Bradley L. & Kimberley A Corder 2210 Carabrier 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. 0882	R-5/N Laura Andrea Underwood 16909 Bowline View Trail Louisville, KY 40245 D.B. 10913 PG. 0019	R-5/N Christine 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 Boll Homes LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-5/N Boll 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 Deardorff 16904 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 Megan Elissa Clouson 16908 Ascender Pass Louisville, KY 40245 D.B. 10507 PG. 0402	R-5/N Daniel D. Walcott & Brittney L. Brooks 16906 Ascender Pass Louisville, KY 40245 D.B. 10363 PG. 0105	R-5/N Gregory Alexander Marshall & Katherine Elaine 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. 10837 PG. 0131	R-5/N Boll Homes LLC 3609 Walden Drive Lexington, KY 40517 D.B. PG.	R-5/N Boll 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 Jeffersonville, IN 47130 D.B. 6150 PG. 0371	R-4/N Thos R. & Clara A Downs 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 / TCCA
- EXISTING TREES

**NOTES**

- GENERAL**
- 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.
  - 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 hereon were derived from Loric data. Boundary information was taken from deeds.
  - Regarding Benchmark data, topographical information shown hereon 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 0035 & 36 E dated Dec. 5, 2008.
- 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.
- 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.

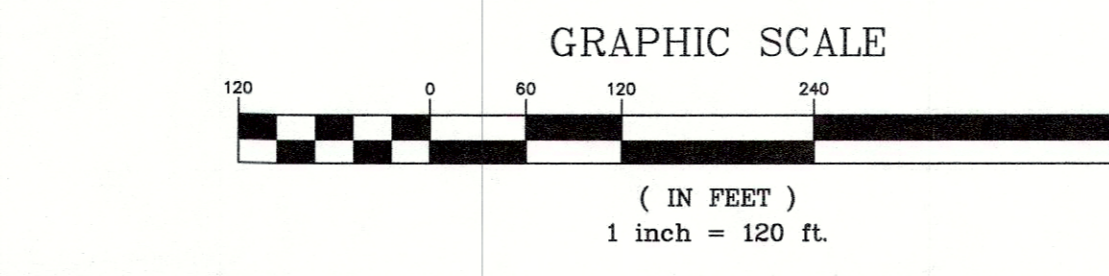
**STREETS & SIDEWALKS**

- 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 feet 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 and 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.

**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

- 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 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)
- 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.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the final recording of the official subdivision plat 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 shall meet the requirements for landing areas as set by Metro Public Works.



- LOT TYPES**
- 76' WIDE LOTS = 43 LOTS
  - 60' WIDE LOTS = 35 LOTS
  - 50' WIDE LOTS = 125 LOTS

**PRELIMINARY NOT FOR CONSTRUCTION**

ENGINEER STAMP

**LOT YIELD CALCULATIONS**

185 LOTS (R-4 YIELD)  
+ 15% 36% PRESERVED CONSERVATION AREA  
+ 8% GREEN INFRASTRUCTURE  
= 227 TOTAL LOTS  
23% X 185 LOTS (CONVENTIONAL) = 42 ADDITIONAL LOTS  
185 + 42  
FINAL POSSIBLE YIELD = 227 TOTAL 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	= 100.8± 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	= 3.4± AC. (148,413± S.F.)
TOTAL PROPOSED SUBDIVISION ACRES	= 79.82± AC. (3,476,959± S.F.)
TOTAL AREA OF ROW	= 10.2± AC. (443,744± S.F.)
TOTAL AREA OF LOTS	= 69.6± AC. (3,033,685± S.F.)
FORMA DISTRICT	= R-4
EXISTING ZONING	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= NEIGHBORHOOD
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 204 LOTS
NET DENSITY	= 2.6 DU/AC. (4.84 MAX. ALLOWED)
BUILDING HEIGHT	= (35' MAX. ALLOWED)
TOTAL CONSERVATION AREA*	= 30% (REQUIRED)
CONSERVATION AREA #1	462,790 S.F. @ 100% CREDIT = 462,790 S.F. - 10.6± AC.
CONSERVATION AREA #2	*37,089 S.F. @ 50% CREDIT = 18,534 S.F. - 0.4± AC.
CONSERVATION AREA #3	768,367 S.F. @ 100% CREDIT = 768,367 S.F. - 17.6± AC.
CONSERVATION AREA #4	*2,958 S.F. @ 50% CREDIT = 1,479 S.F. - 0.03± AC.
CONSERVATION AREA #5	= 62,987 S.F. - 1.4± AC.
TOTAL CONSERVATION AREA PROVIDED	= 1,872,591 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	
TCCA #1	= 5,112 S.F.
TCCA #2	= 5,599 S.F.
TCCA #3	= 5,105 S.F.
TCCA #4	= 4,304 S.F.
TCCA #5	= 456,180 S.F.
TCCA #6	= 62,987 S.F.
TCCA #7	= 34,851 S.F.
TCCA #8	= 56,827 S.F.
TCCA #9	= 25,458 S.F.
TCCA #10	= 6,494 S.F.
TOTAL TCCA PRESERVED	= 662,908 S.F. (19% OF SITE)
REQUIRED PROPOSED TREES	= 102,240 S.F. (3% OF SITE)
TREE/50' ALONG COLLECTOR ROAD	
TOTAL TREE CANOPY PROVIDED	= 765,148 S.F. (22% OF SITE)

**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 BRIDGE LANDCO LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

DEVELOPER:  
BROOKSTONE HOMES  
503 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PHONE: (502) 426-9374  
FAX: (502) 426-9375

PREPARED BY:  
LAND DESIGN & DEVELOPMENT, INC.  
503 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PHONE: (502) 426-9374  
FAX: (502) 426-9375

JOB# 1712  
CASE# 17SUBDIV1021  
MSD SUB# WM11696  
DATE: 11/06/2017

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

