

Docket No. 17SUBDIV1021

Proposed Conservation Subdivision to allow 204 lots on 100 +/- acres to be known as "Manor Creek" on property located at 1312 Flat Rock Road



INDEX:

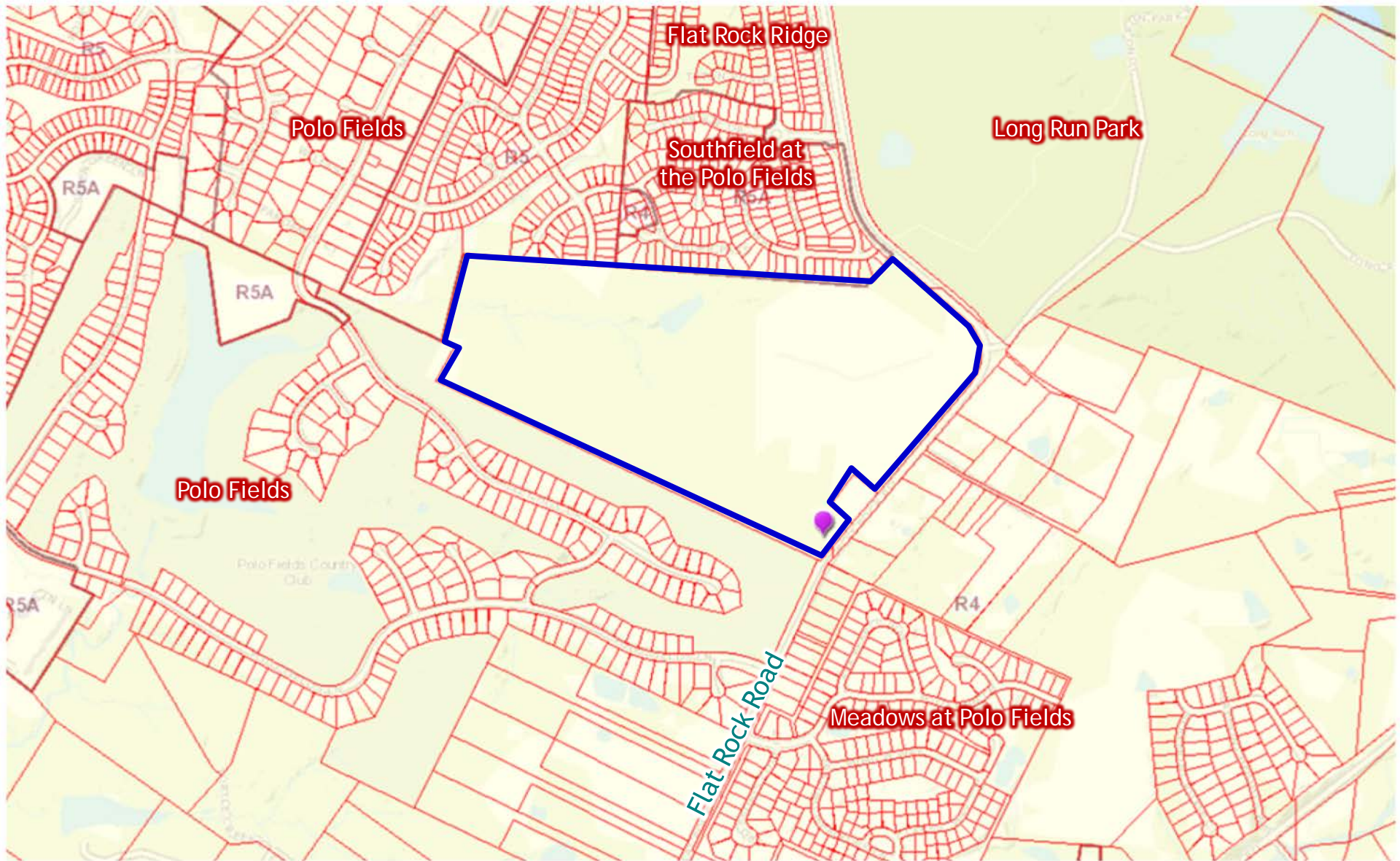
1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Development Plan
4. Who We Are & Building elevations
5. Traffic Study

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

TAB 1
LOJIC ZONING MAP



Flat Rock Ridge

Polo Fields

Southfield at
the Polo Fields

Long Run Park

R5A

R5A

Polo Fields

Polo Fields Country
Club

R4

Flat Rock Road

Meadows at Polo Fields

TAB 2

AERIAL PHOTOGRAPH OF THE SITE AND
SURROUNDING AREA



Old Henry Road

Bush Farm Road

Flat Rock Road

Elite/Sutherland

Flat Rock Estates

Aiken Road

Elite/Indian Fields Subd

Perfection sub.

Flat Rock Ridge

Polo Fields

Inverness Homes Subd.

Polo Fields Golf & Country Club

Flat Rock Road

INTERSTATE 265

Johnson Road

Lake Forest Parkway

Walmart Supercenter

Valhalla Golf Club

Long Run Road

Shelbyville Road

Glen Lakes

Brookfield

Ball/Bryant Farm Subd.

Boston





Polo Fields

Flat Rock Ridge

Long Run Park

Southfield at the Polo Fields

Polo Fields

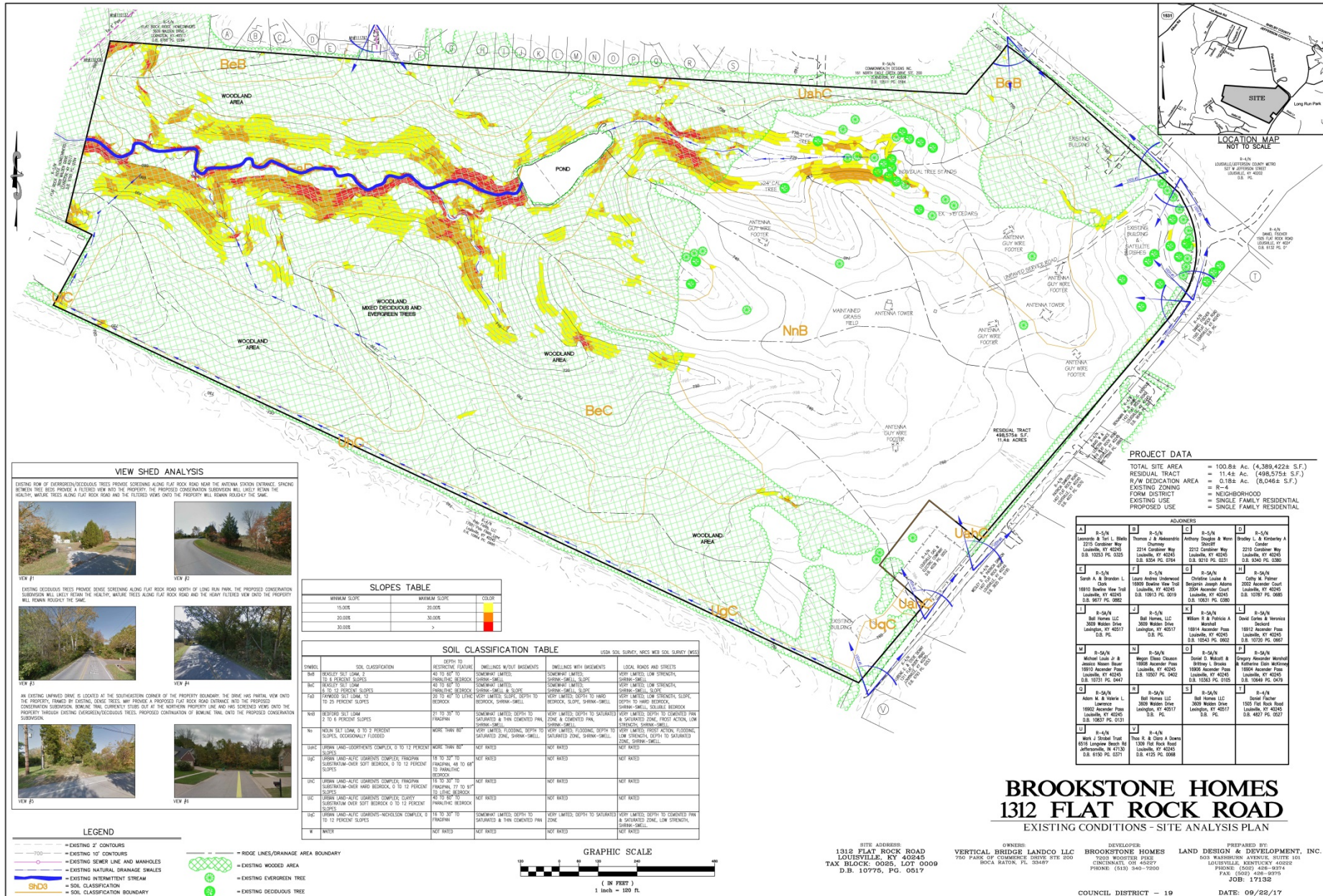
Meadows at Polo Fields

Flat Rock Road



TAB 3
DEVELOPMENT PLAN

Environmental Resources Map



VIEW SHED ANALYSIS

EXISTING ROW OF EVERGREEN/DECIDUOUS TREES PROVIDE SCREENING ALONG FLAT ROCK ROAD NEAR THE ANTENNA STATION ENTRANCE. SPACING BETWEEN TREE ROW PROVIDES A FILTERED VIEW INTO THE PROPERTY. THE PROPOSED CONSERVATION SUBDIVISION SPACING BETWEEN TREE ROW PROVIDES A FILTERED VIEW INTO THE PROPERTY. THE PROPOSED CONSERVATION SUBDIVISION SPACING BETWEEN TREE ROW PROVIDES A FILTERED VIEW INTO THE PROPERTY. THE PROPOSED CONSERVATION SUBDIVISION SPACING BETWEEN TREE ROW PROVIDES A FILTERED VIEW INTO THE PROPERTY.



EXISTING DECIDUOUS TREES PROVIDE SCREENING ALONG FLAT ROCK ROAD NORTH OF LONG RUN PARK. THE PROPOSED CONSERVATION SUBDIVISION WILL MAINTAIN THE HEALTHY, MATURE TREES ALONG FLAT ROCK ROAD AND THE HEAVY FILTERED VIEW ONTO THE PROPERTY WILL REMAIN ROUGHLY THE SAME.



AN EXISTING UNPAVED DRIVE (E) LOCATED AT THE SOUTHEASTERN CORNER OF THE PROPERTY BOUNDARY. THE DRIVE HAS PARTIAL VIEW ONTO THE PROPERTY, FRAMED BY EXISTING SCENE TREES. WHY PROVIDE A PROPOSED FLAT ROCK ROAD ENTRANCE INTO THE PROPOSED CONSERVATION SUBDIVISION. IMPROVE TRAIL, CURRENTLY STAYS OUT AT THE NORTHERN PROPERTY LINE AND HAS SCREENING VIEW ONTO THE PROPERTY THROUGH EXISTING EVERGREEN/DECIDUOUS TREES. PROPOSED CONTINUATION OF BOWLING TRAIL ONTO THE PROPOSED CONSERVATION SUBDIVISION.



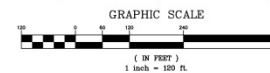
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
15.0%	20.0%	[Color gradient from yellow to red]
20.0%	30.0%	
30.0%	>	

SYMBOL	SOIL CLASSIFICATION	DEPTH TO RESTRICTIVE FEATURE	VEGETATION			
			DWELLINGS W/O UT BAGMENTS	DWELLINGS WITH BROWNS	LOCAL ROADS AND STREETS	
UB1	BRACKLE SOIL LOAM 2 TO 11 PERCENT SLOPES	42 TO 60" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB2	BRACKLE SOIL LOAM 12 TO 23 PERCENT SLOPES	42 TO 60" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB3	BRACKLE SOIL LOAM 23 TO 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB4	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB5	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB6	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB7	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB8	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB9	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB10	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB11	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB12	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB13	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB14	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB15	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB16	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB17	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB18	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB19	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL
UB20	BRACKLE SOIL LOAM 30 PERCENT SLOPES	21 TO 30" TO PEROLITE BEDROCK	CONSERVATIVE LAWNS, SHRUBS-SMALL	CONSERVATIVE LAWNS, SHRUBS-SMALL	DEEP LIMITED LOW STRONG SLOPE	CONSERVATIVE LAWNS, SHRUBS-SMALL

LEGEND

- EXISTING 10' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SEWER LINE AND MANHOLES
- EXISTING NATURAL DRAINAGE SWALES
- EXISTING INTERMITTENT STREAM
- SOIL CLASSIFICATION
- SOIL CLASSIFICATION BOUNDARY

- RIDGE LINES/DRAINAGE AREA BOUNDARY
- EXISTING WOODEN AREA
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE



PROJECT DATA

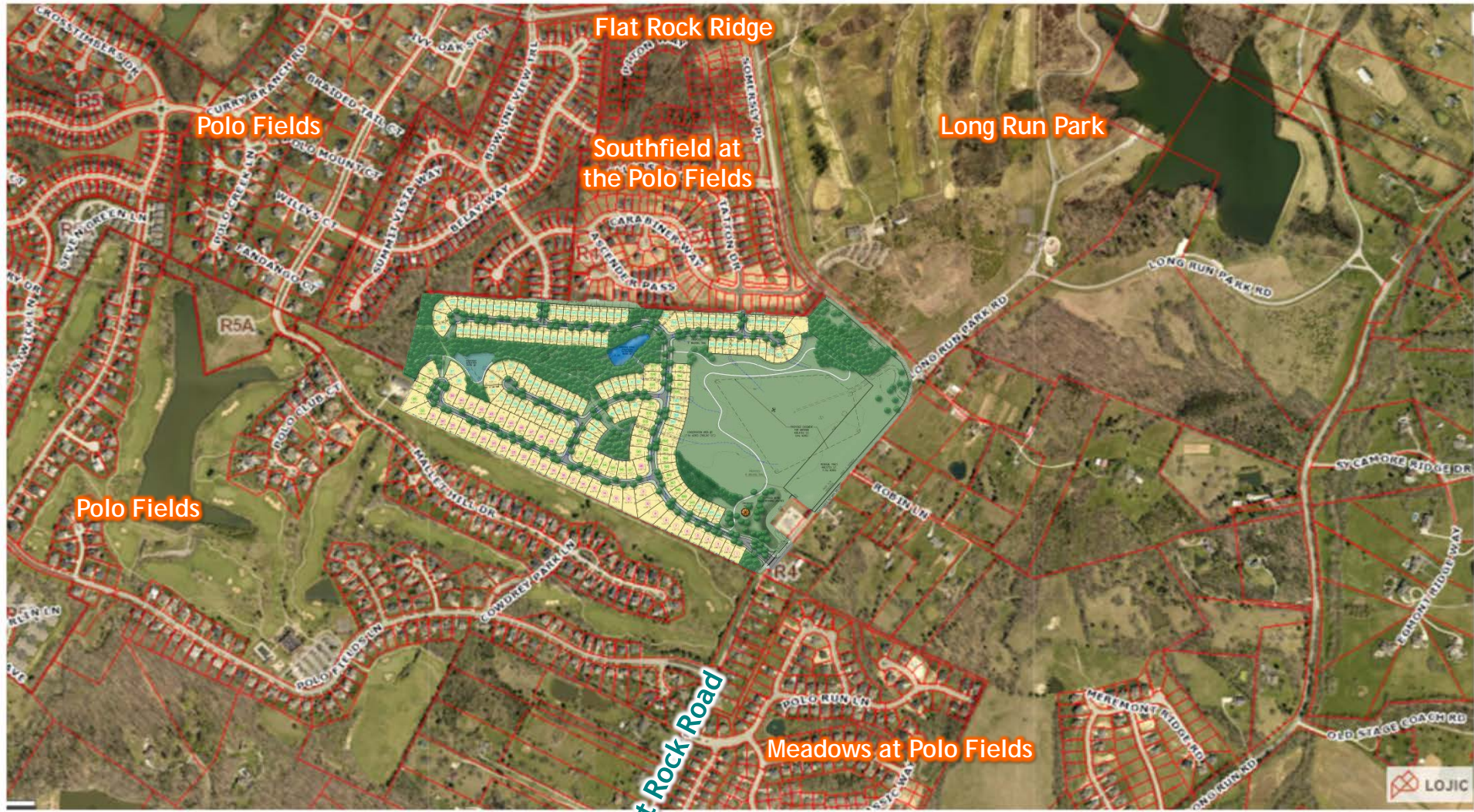
TOTAL SITE AREA	= 100.84 AC. (4,389,422 S.F.)
RESIDUAL TRACT	= 11.42 AC. (498,575 S.F.)
R/W DEDICATION AREA	= 0.12 AC. (8,046 S.F.)
EXISTING ZONING	= NEIGHBORHOOD
FORM DISTRICT	= SINGLE FAMILY RESIDENTIAL
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL

ADJACERS			
A	R-5/N Lorraine & Sol L. Bland 2212 Gardner Way Louisville, KY 40245 D.B. 10223 PG. 0325	B	R-5/N Thomson J & Associates 2212 Gardner Way Louisville, KY 40245 D.B. 10223 PG. 0325
C	R-5/N Anthony Sogun & Wren 2212 Gardner Way Louisville, KY 40245 D.B. 10223 PG. 0325	D	R-5/N Stalley L. & Kimberly A. Cook 2212 Gardner Way Louisville, KY 40245 D.B. 10223 PG. 0325
E	R-5/N Seth A. & Brenda L. Clark 18915 Bowline Way Trl Louisville, KY 40245 D.B. 10223 PG. 0325	F	R-5/N Lois Anne Underwood 18915 Bowline Way Trl Louisville, KY 40245 D.B. 10223 PG. 0325
G	R-5/N Christine Linn & Bergrus Joseph Adams 3004 Acceptor Court Louisville, KY 40245 D.B. 10031 PG. 0380	H	R-5/N Cody A. Palmer 3002 Acceptor Court Louisville, KY 40245 D.B. 10079 PG. 0385
I	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	J	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.
K	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	L	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467
M	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	N	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467
O	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	P	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467
Q	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	R	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467
S	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	T	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467
U	R-5/N Michael Linn & Megan Elise Chazan 3009 Walden Drive Louisville, KY 40245 D.B. PG.	V	R-5/N David Linn & Jennifer Linn 18812 Acceptor Farm Louisville, KY 40245 D.B. 10272 PG. 0467

BROOKSTONE HOMES 1312 FLAT ROCK ROAD EXISTING CONDITIONS - SITE ANALYSIS PLAN

<p>DEVELOPER: BROOKSTONE HOMES 7000 WOODBRIDGE AVENUE - SUITE 101 LOUISVILLE, KENTUCKY 40258 PHONE: (502) 540-7000</p>	<p>OWNERS: VERTICAL BRIDGE LANDCO LLC 700 PINE OAK COMMONS DRIVE STE 200 BOCA RATON, FL 33487</p>	<p>PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 400 WESTERN AVENUE - SUITE 101 LOUISVILLE, KENTUCKY 40202 PHONE: (502) 428-9575 FAX: (502) 428-9574 E-MAIL: LDD@LDDEVELOPMENT.COM</p>
<p>SITE ADDRESS: 1312 FLAT ROCK ROAD LOUISVILLE, KY 40245 TAX BLOCK: 0085, LOT 0009 D.B. 10775, PG. 0517</p>		<p>COUNCIL DISTRICT - 19 DATE: 09/22/17</p>

P:\1712\DWG\Drawings\1712-Existing Conditions_Site Analysis Plan_R-22-17.dwg, 2/22/17, 3:49:33 PM, 16,992,828



Flat Rock Ridge

Polo Fields

Long Run Park

Southfield at the Polo Fields

Polo Fields

Meadows at Polo Fields

Flat Rock Road





RETENTION BASIN #1 CALCULATIONS

172
 130-0.26
 RES
 38(2.8)=1.86 AC-FT
 = 72.28 CU-YD
 KSN = 32.145 S.F.
 145 @ APPROX. 2.25' DEEP = 72,285 CU.FT.

RETENTION BASIN #2 CALCULATIONS

172
 130-0.26
 RES
 45(2.8)=1.80 AC-FT
 = 69.84 CU-YD
 KSN = 20.604 S.F.
 104 @ APPROX. 3.39' DEEP = 69,847 CU.FT.

ADJACERS

A	R-5/N Toni L. Blais 1800 S. Blais Lexington, KY 40245 P.C. 0320	B	R-5/N Irene D. Currier 2214 Corbiner Way Louisville, KY 40245 D.B. 10034 P.C. 820	C	R-5/N Anthony Douglas & Wanda 2212 Corbiner Way Louisville, KY 40245 D.B. 9210 P.C. 0231	D	R-5/N Bradley L. & Kimberly A 2210 Corbiner Way Louisville, KY 40245 D.B. 9340 P.C. 0380
E	R-5/N Laura Andrea Underwood 19900 S. Blais Lexington, KY 40245 P.C. 0882	F	R-5/N Christine Louise & Benjamin Joseph Adams 2004 Ascender Court Louisville, KY 40245 D.B. 10631 P.C. 0380	G	R-5/N Cathy M. Palmer 2002 Ascender Court Louisville, KY 40245 D.B. 10787 P.C. 0685	H	R-5/N Cathy M. Palmer 2002 Ascender Court Louisville, KY 40245 D.B. 10775 P.C. 0687
I	R-5/N Bill Hermes, LLC 3009 Warden Drive Lexington, KY 40517 D.B. P.C.	J	R-5/N William R. & Patricia A 18914 Ascender Pass Louisville, KY 40245 D.B. 10643 P.C. 0602	K	R-5/N David Carter & Veronica 18912 Ascender Pass Louisville, KY 40245 D.B. 10725 P.C. 0667	L	R-5/N Gregory Alexander Marshall & Katherine Dawn Marshall 18904 Ascender Pass Louisville, KY 40245 D.B. 10648 P.C. 0479
M	R-5/N Megan Elise Clouston 18908 Ascender Pass Louisville, KY 40245 P.C. 0447	N	R-5/N Daniel D. Walcott & Bethany S. Brown 18906 Ascender Pass Louisville, KY 40245 D.B. 10363 P.C. 0105	O	R-5/N Gregory Alexander Marshall & Katherine Dawn Marshall 18904 Ascender Pass Louisville, KY 40245 D.B. 10648 P.C. 0479	P	R-5/N Donal Factor 1505 Flat Rock Road Louisville, KY 40243
Q	R-5/N Bill Hermes LLC 3009 Warden Drive Lexington, KY 40517	R	R-5/N Bill Hermes LLC 3009 Warden Drive Lexington, KY 40517	S	R-5/N Donal Factor 1505 Flat Rock Road Louisville, KY 40243	T	R-5/N Donal Factor 1505 Flat Rock Road Louisville, KY 40243

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 Protection District and approval shall be obtained prior to construction approval.
- Construction fencing shall be erected at the edge of the limits of disturbance cross 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 USGS Soil Conservation Service recommendations.
- All open space lots are non-suitable and will be recorded as open space and utility easements. Benchmarks and topographical information shown herein were derived from LIDAR data. Boundary information was taken from deeds.
- Regarding benchmark data, topographical information shown herein was derived from lidar 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 FIRN map 21111 C 0035 & 36 E dated Dec. 5, 2006.
- Swains by L. E. and subject to all applicable fees.

- 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 obstruct public safety or hinder sight distance. Final location will be determined during construction approval process.
- No hard activity was observed on site during a site visit on November 3rd, 2017, by Sarah Beth Semmons, R.A.
- A Conservation Area Management Plan shall be submitted in conjunction with Staff's review of the Revised Subdivision Plat. The Management Plan shall be in compliance with the approved Conservation Subdivision Plat and Land Development Code Section 7.11.B. Legal restrictions, easements, and the Conservation Area Management Plan shall be subject to review and approval by the Planning Commission Legal Counsel. (7.11.B)
- On-site detention will be provided. Postdevelopment peak flows will be limited to predevelopment peak flows for the 1-, 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 MCA Water Quality Regulations established by MCD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.

CONSERVATION SITE DIMENSIONAL STANDARDS

- MIN. LOT SIZE
- MIN. SIDE YARD
- MIN. FRONT & STREET SIDE
- BACK FRONT YARD
- MIN. LOT WIDTH
- MIN. REAR YARD

PROJECT DATA

- TOTAL SITE AREA = 100
- RESIDUAL TRACT 488,575± S.F. 11.4± ACRES
- PLAT ROOM RD R/W DESIGNATION AREA = 2.8
- ANTENNA & ACCESS EASEMENT = 2.8
- TOTAL PROPOSED SUBDIVISION ACRES = 79.2
- TOTAL AREA OF ROW = 69.0
- TOTAL AREA OF LOTS = 10.0
- EXISTING ZONING = R-5
- FORM DISTRICT = SR
- EXISTING USE = SR
- PROPOSED USE = SR
- TOTAL # RESIDENTIAL LOTS = 294
- NET DENSITY = 2.8
- BUILDING HEIGHT = 35
- STORM CONSERVATION AREA* = 150
- CONSERVATION AREA #1 = 452,790 S.F. @ 50% CREDIT = 18
- CONSERVATION AREA #2 = 762,967 S.F. @ 100% CREDIT = 76
- CONSERVATION AREA #3 = 137,088 S.F. @ 50% CREDIT = 18
- CONSERVATION AREA #4 = 762,967 S.F. @ 50% CREDIT = 76
- TOTAL CONSERVATION AREA PROVIDED = 133
- NOTE: ALL AREAS OVER 20% SLOPE ARE OVER

TREE CANOPY CALCULATION

- TOTAL SITE AREA
- EX. TREE CANOPY AREA
- TOTAL TREE CANOPY AREA REQUIRED
- EX. TREE CANOPY TO BE PRESERVED
- TCCA #1
- TCCA #2
- TCCA #3
- TCCA #4

	<u>R-4 Standard Sub.</u>	<u>R-4 Conservation Sub.</u>
Density	4.84 du/a max	2.6 du/a actual
Lot Count	263 @ about 3.3 du/a practical	204 @ 2.6 du/a actual
Lot SF	9,000 sf min	variable < 9,000 sf
Lot Width	60 ft min	50-80 ft actual
Open space	0% required	38% actual

TAB 4

WHO WE ARE & BUILDING ELEVATIONS

WHO WE ARE

Brookstone Homes is a fifth generation Cincinnati home builder whose quality and expertise is unsurpassed. With over 75 years of experience, Brookstone understands what it takes to construct a quality home, combining the craftsmanship of the past with the energy efficiencies of today. Brookstone believes that quality starts from the foundation and works to ensure that it builds, not just a house, but a home that will be lived in for generations to come. Brookstone Homes builds in Cincinnati, Northern Kentucky and soon also in Louisville and Pittsburgh.





























TAB 5
TRAFFIC STUDY

final report

January 19, 2018
Revised February 21, 2018

Traffic Impact Study

*Manor Creek Subdivision
1312 Flat Rock Road
Louisville, KY*

Prepared for

Louisville Metro Planning Commission
Kentucky Transportation Cabinet



Table 1. Peak Hour Trips Generated by Adjacent Subdivisions

	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Flat Rock Ridge by Ball Homes 116 lots	87	22	65	117	74	43
Inverness Homes 40 lots	33	8	25	42	27	15
Hills - Lake View 40 lots	33	8	25	42	27	15
Hills - Glen Lakes 41 lots	34	9	25	43	27	16
Bryant Farms by Ball Homes 102 lots	77	19	58	104	65	39
Total 339 lots	264	66	198	348	220	128

Table 2. Peak Hour Trips Generated by Site

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Single Family Detached (204 lots)	150	38	112	201	127	74

Table 3. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2017 Existing	2023 No Build	2023 Build	2017 Existing	2023 No Build	2023 Build
Shelbyville Road at Flat Rock Road	C 21.1	C 26.2	C 28.7	B 13.6	B 16.5	B 19.1
Shelbyville Road Eastbound	A 8.7	B 11.5	B 12.4	A 8.2	B 11.1	B 14.3
Shelbyville Road Westbound	C 21.0	C 28.8	C 31.0	B 14.1	B 18.6	C 21.7
Flat Rock Road Southbound	D 37.6	D 39.0	D 42.8	D 36.2	C 33.8	C 32.2
Flat Rock Road at Polo Fields Lane						
Polo Fields Lane Westbound	A 9.2	A 9.5	A 9.8	A 9.4	A 9.6	A 9.9
Flat Rock Road Northbound (left)	A 7.6	A 7.6	A 7.8	A 7.6	A 7.7	A 7.8
Flat Rock Road at Manor Creek Entrance						
Manor Creek Westbound			A 9.3			A 9.3
Flat Rock Road Northbound (left)			A 7.5			A 7.7
Flat Rock Road at Bowline View Trail	A 7.9	A 8.4	A 8.9	A 8.5	A 9.5	B 10.9
Currys Branck Road Eastbound	A 8.2	A 8.6	A 8.9	A 8.2	A 8.7	A 9.1
Flat Rock Road Westbound	A 7.6	A 8.0	A 8.4	A 7.9	A 8.4	A 8.9
Bowline View Trail Northbound	A 7.9	A 8.6	A 9.4	A 7.6	A 8.1	A 8.8

Approach	A.M.			P.M.		
	2017 Existing	2023 No Build	2023 Build	2017 Existing	2023 No Build	2023 Build
Flat Rock Road Southbound	A 7.9	A 8.3	A 8.7	A 8.9	B 10.3	B 12.3
Aiken Road at Flat Rock Road						
Aiken Road Eastbound (left)	A 7.8	A 7.8	A 7.8	A 7.5	A 7.5	A 7.5
Aiken Road Westbound (left)	A 7.4	A 7.4	A 7.5	A 8.4	A 8.8	A 9.1
Flat Rock Road Northbound	B 13.8	C 17.9	C 23.7	C 16.3	C 23.1	D 32.4
Flat Rock Road Southbound	B 10.2	B 10.4	B 10.4	B 13.6	C 15.1	C 16.4

Key: Level of Service, Delay in seconds per vehicle

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2023, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The delays experienced in the area will increase within acceptable limits. No roadway improvements are required.

A separate traffic study was prepared examining the impacts of intersections in the vicinity. See the study [Aiken Road and Johnson Road Vicinity](#) for full details. On Shelbyville Road at Johnson Road, this development will add three percent to the projected through volume on Shelbyville Road in 2025. Left turn lanes have been proposed on all approaches, which will significantly improve the operation of the intersection. At the intersection of Old Henry Road and Bush Farm Road, this development will add four percent to the projected volumes at the intersection. The recommended improvement at this intersection is an additional westbound left turn lane (creating dual left turn lanes) on Bush Farm Road.