

APPROVED
 Louisville Metro Planning Commission

1. Louisville Metro Public Works	9/27/17	date
2. Tony Kelly	4-27-17	date
3. Metropolitan Sewer District	9-27-17	date
4. Louisville Metro Planning Commission		date

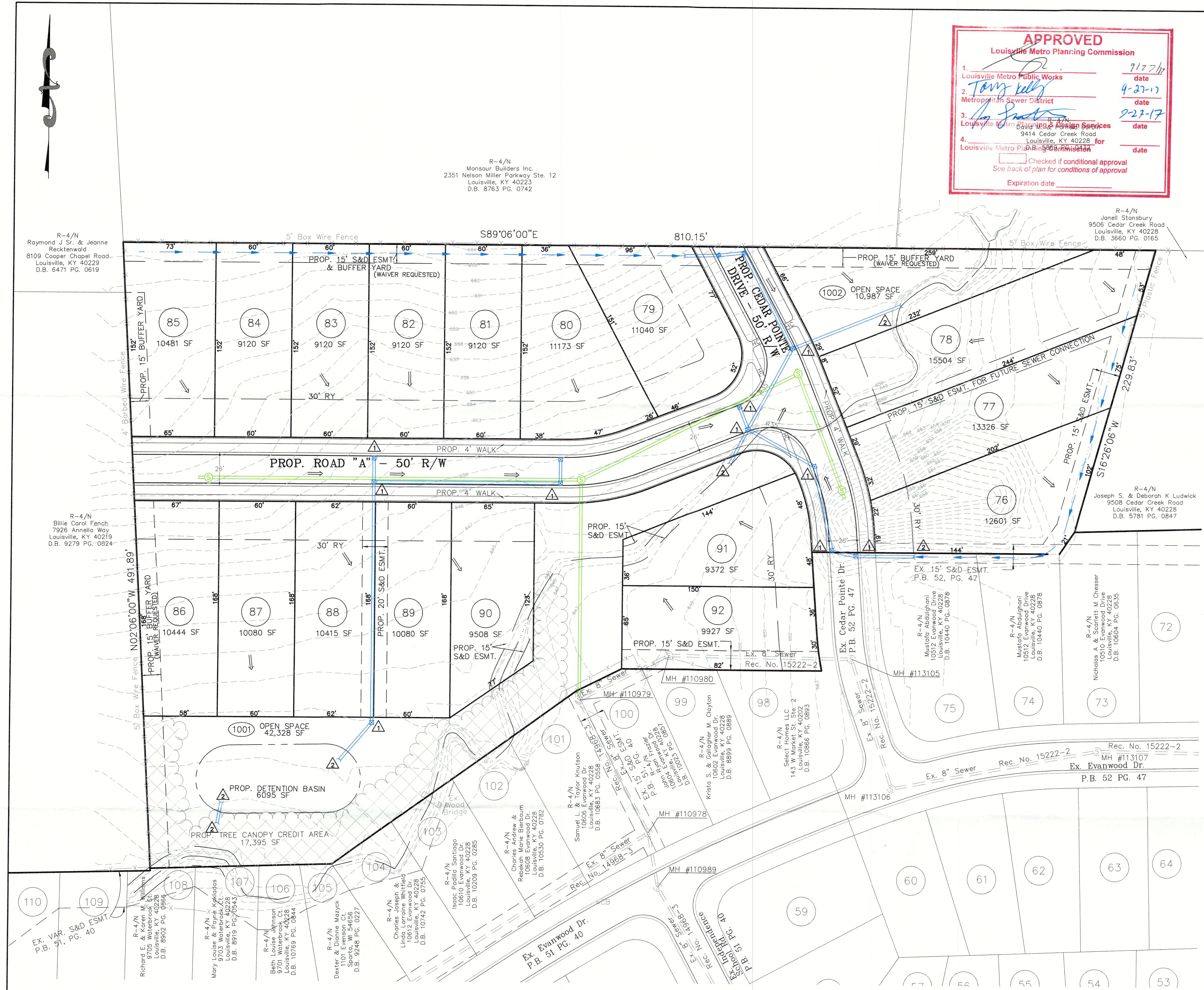
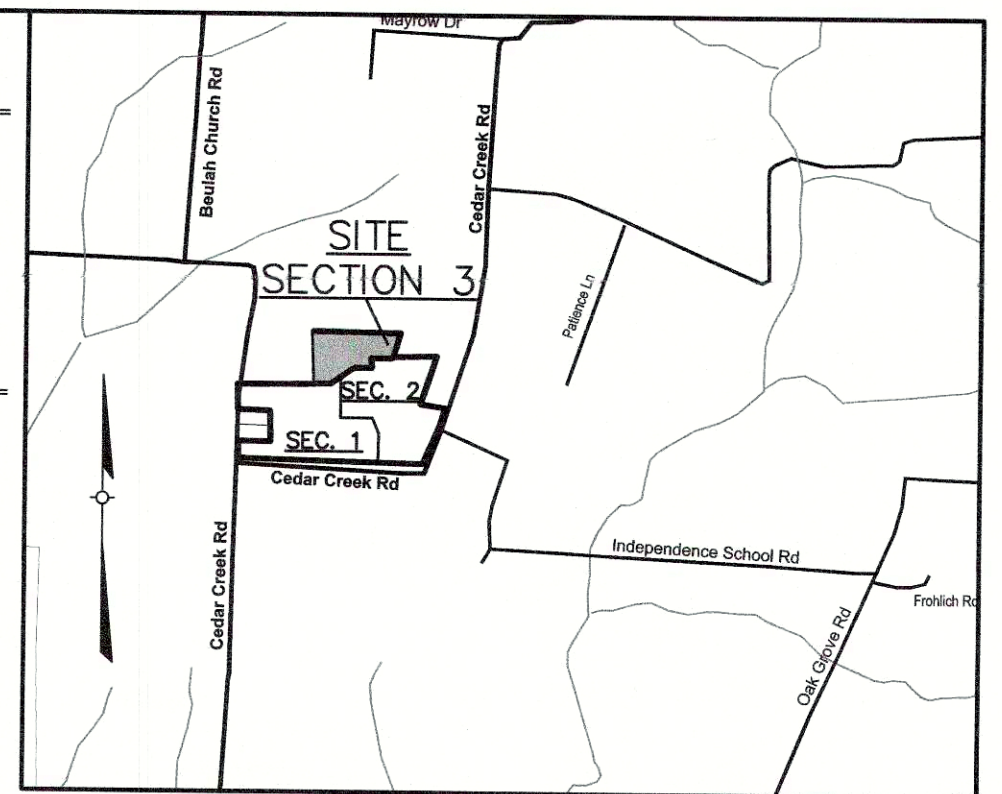
Checked if conditional approval
 See back of plan for conditions of approval
 Expiration date

R-4 DIMENSIONAL STANDARDS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60 FT.
MINIMUM FRONT AND STREETSIDE SETBACK	= 30 FT.
MINIMUM SIDE YARDS (EACH)	= 5 FT.
MINIMUM REAR YARD SETBACK	= 25 FT.
MAXIMUM BUILDING HEIGHT	= 35 FT.

WAIVER REQUESTED:

1. A Waiver is requested from Section 7.3.30 of The Louisville Metro Land Development Code to waive the 15' Buffer Yard adjacent to the west and north property lines.



PROJECT DATA

TOTAL SITE AREA	= 6.3± Ac. (272,361 SF)
R/W AREA	= 0.9± Ac. (38,945 SF)
NET SITE AREA	= 5.4± Ac. (233,416 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # OF RESIDENTIAL UNITS	= 17 LOTS
TOTAL AREA OF LOTS	= 4.1± Ac. (180,096 SF)
TOTAL # OF OPEN SPACE LOTS	= 2
TOTAL OPEN SPACE PROVIDED	= 1.2± Ac. (53,315 SF)
GROSS DENSITY	= 2.7 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)
NET DENSITY	= 3.1 DU/Ac. (4.84 DU/Ac. MAX. ALLOWED)

- NOTES**
- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - This development is located in the Highview 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.
 - 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.
 - The Louisville Water Company will determine the width of their easement prior to construction plan approval.
 - A Karst survey was conducted by Ann Richard RLA on August 8th, 2017 and no Karst features were found.
- SEWER & DRAINAGE**
- Runoff from this development must be conveyed to an adequate public outlet.
 - No portion of the site is located in a floodplain per FIRM map 21111C0113E dated December 5, 2006.
 - Sewers by L. E. and subject to all applicable fees.
 - A "Request for Sanitary Sewer Capacity" has been filed with MSD on August 3, 2017.
 - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
 - Wastewater: Sanitary sewer will connect to the Cedar Creek Wastewater Treatment Plant by lateral extension agreement, subject to fees.
 - During construction plan phase the developer will grade lots 76-78 for swales in between lots.
 - The final design of this 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 Belt Management Practices.
 - ACOE and KYTC approval required prior to MSD construction plan approval.
 - On-site detention will be provided. Post-developed flows will be limited to pre-developed peak flows for the 2,10,25 & 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- STREETS & SIDEWALKS**
- All roads within the development shall have curb and gutters.
 - Street grades shall not be less than 1% (Min.) or 10% (max.).
 - 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.
 - All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable 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.
 - Verges shall be provided as required by Metro Public Works.
 - Sidewalk & Pavement widths will be provided in accordance with Chapter 6 of the Land Development Code.

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

BENCHMARK DESCRIPTIONS

TBM #16=SQUARE CUT ON CURB.
 ELEVATION=653.88 (NAVD 88 DATUM)
 SOURCE OF BENCH MARK=LOJIC MONUMENT AZI011-2001 (NAV 88 DATUM)

LEGEND

= TREE CANOPY CREDIT AREA

= PROPOSED STORM SEWER, CATCH BASIN AND HEADWALL

= PROPOSED SEWER AND MANHOLE

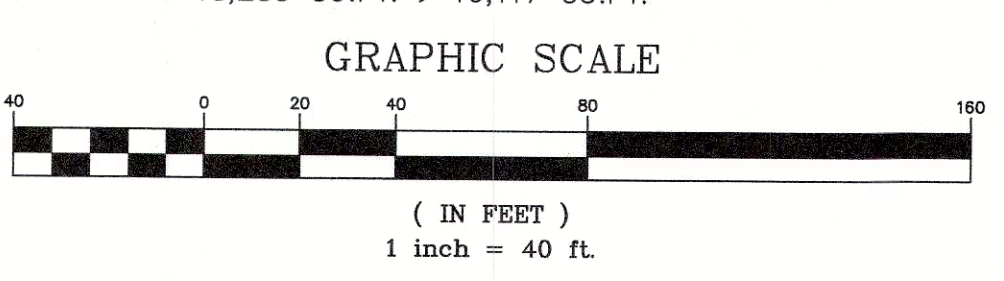
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 272,361 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (54,472 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 6% (17,395 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 13% (37,440 SF)
TOTAL TREE CANOPY TO BE PRESERVED/PLANTED	= 20% (54,835 SF)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.49 - 0.22 = 0.27$
 $A = 6.3$ ACRES
 $R = 2.6$ INCHES
 $X = (.27)(2.6)(6.3)/12 = 0.37$ AC.-FT.
 REQUIRED $X = 16,117$ CU.FT.
 PROVIDED BASIN = 6,095 SQ.FT.

TOTAL = 6,095 SQ.FT. @ APPROX. 3.0 FT. DEPTH
 = 18,285 CU.FT. > 16,117 CU.FT.



REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY
 NOT FOR CONSTRUCTION

STATE OF KENTUCKY
 KEVIN M. YOUNG
 43
 PROFESSIONAL STAMP

CEDAR BROOK SUBDIVISION SECTION 3

REVISED PRELIMINARY SUBDIVISION PLAN

OWNERS: GP ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202	DEVELOPER: DAVID GREENBERG P.O. BOX 70458 LOUISVILLE, KY 40270 PHONE: (502) 562-1209	PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9574 FAX: (502) 426-9375 JOB: 16232 MSD SUB# 1090 DATE: 9/26/17 CASE: 17SUBDIV1016 RELATED DOCKET: 10-06-03
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SITE ADDRESS:
 9610 CEDAR CREEK ROAD
 TAX BLOCK 0664, LOT 0186
 D.B. 10767, PG. 0017