

R-4/N
DOMINION HOMES OF KY LTD
10035 FOREST GREEN BLVD
LOUISVILLE, KY 40223
D.B. PG. 0071

COOPER CHAPEL ROAD 50'R/W

R-4/N
JAMES H & PATRICIA C TERRY
8000 COOPER CHAPEL RD
LOUISVILLE, KY 40229
D.B. 1039 PG. 0671

R-4/N
CHARLES & REEDY MCCAULEY
8100 COOPER CHAPEL RD
LOUISVILLE, KY 40229
D.B. 6107 PG. 0124

R-4/N
JOSH & KATE KUSH
8100 COOPER CHAPEL RD
LOUISVILLE, KY 40229
D.B. 9803 PG. 0473

R-4/N
DOMINION HOMES OF KY LTD
10035 FOREST GREEN BLVD
LOUISVILLE, KY 40223
D.B. PG. 0071

R-4/N
MICHAEL L & KAREN L COYLE
9408 CEDAR CREEK ROAD
LOUISVILLE, KY 40228
D.B. 7034 PG. 0877

R-4/N
LARRY C & FRANCES M TOLER
9412 CEDAR CREEK ROAD
LOUISVILLE, KY 40228
D.B. 6843 PG. 0431

R-4/N
DAVID M & PAMELA DURBIN
8414 CEDAR CREEK ROAD
LOUISVILLE, KY 40228
D.B. 5869 PG. 0432

R-4/N
RAYMOND J SR & JEANNE
RECKENWALD
8100 COOPER CHAPEL RD
LOUISVILLE, KY 40229
D.B. 6471 PG. 0619

R-4/N
JANELL STANSBURY
9506 CEDAR CREEK ROAD
LOUISVILLE, KY 40229
D.B. 3660 PG. 0165

R-4/N
JOSEPH S & DEBORAH K LUDWICK
9506 CEDAR CREEK ROAD
LOUISVILLE, KY 40229
D.B. 5781 PG. 0847

R-4/N
PARROTT, WILLIAM F SR
8200 COOPER CHAPEL RD
LOUISVILLE, KY 40229-1756
D.B. 10446 PG. 0283

R-4/N
RESSE, ROY L & MARTHA A
8200 COOPER CHAPEL RD
LOUISVILLE, KY 40229-1756
D.B. 3497 PG. 0283

R-4/N
GREENE, KEVIN P
8200 COOPER CHAPEL RD
LOUISVILLE, KY 40229-1756
D.B. 10366 PG. 0701

R-4/N
CARY JAMES W
8210 COOPER CHAPEL RD
LOUISVILLE, KY 40229-1756
D.B. 9563 PG. 0099

R-4/N
BERNARD TOEBBE SR
REVOCABLE TR
PO BOX 1087
SHEPHERSVILLE, KY
40163-1087
D.B. 9011 PG. 0502

R-4/N
SELECT HOMES LLC
ACTION REAL ESTATE LLC
143 W MARKET ST STE 2
LOUISVILLE, KY 40202-1987
D.B. 11053 PG. 923

R-4/N
BRYAN WATERBROOK CT
9716 WATERBROOK CT
LOUISVILLE, KY 40228
D.B. 10986 PG. 0692

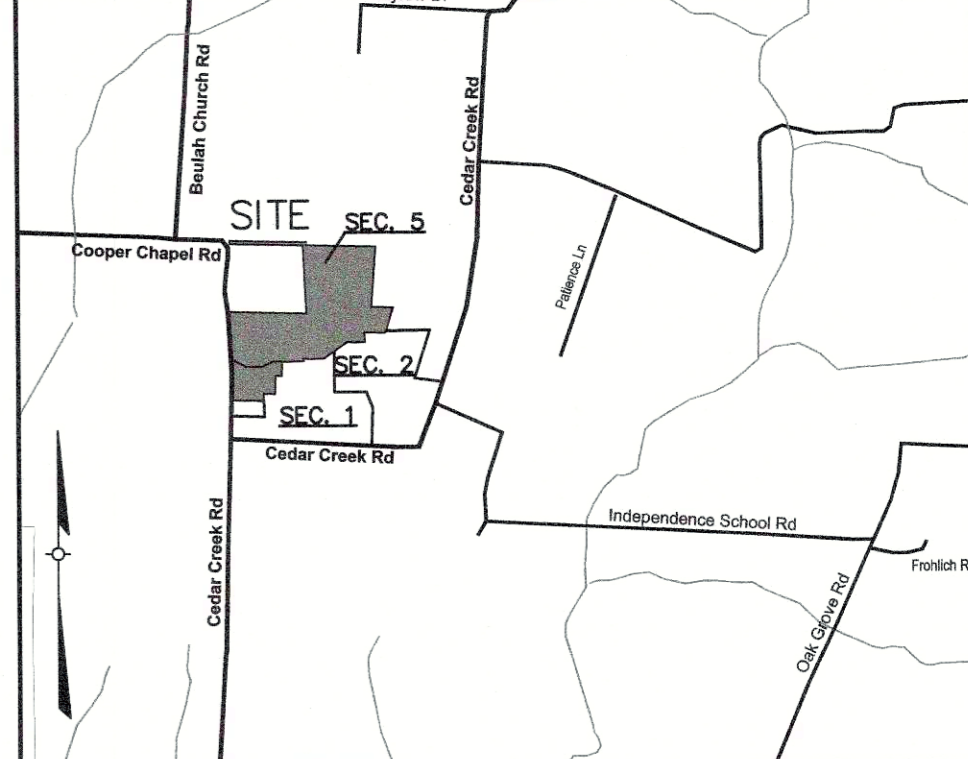
R-4/N
HAGER, RAYMOND W
9716 WATERBROOK CT
LOUISVILLE, KY 40228
D.B. 10986 PG. 0692

R-4/N
M & P L KOWALAS
10820 BROADWAY CT
LOUISVILLE, KY 40228
D.B. 10974 PG. 0643

R-4/N
M & P L KOWALAS
9716 WATERBROOK CT
LOUISVILLE, KY 40228
D.B. 10986 PG. 0692

R-4/N
M & P L KOWALAS
9716 WATERBROOK CT
LOUISVILLE, KY 40228
D.B. 10986 PG. 0692

R-4/N
M & P L KOWALAS
9716 WATERBROOK CT
LOUISVILLE, KY 40228
D.B. 10986 PG. 0692



LOCATION MAP
NOT TO SCALE

R-5 DIMENSIONAL STANDARDS*

Table with 2 columns: Standard Name and Value. Includes Minimum Lot Area (6,000 SF), Minimum Lot Width (50 FT), Minimum Front and Streetside Setback (25 FT), Minimum Side Yards (Each) (5 FT), Minimum Rear Yard Setback (25 FT), Maximum Building Height (35 FT).

PROJECT DATA

Table with 2 columns: Project Data Item and Value. Includes Total Site Area (24.09± Ac.), ROW Dedication Area (0.67± Ac.), Proposed ROW Area (3.59± Ac.), Net Site Area (20.05± Ac.), Existing Zoning (R-4), Proposed Zoning (R-5), Form District (NEIGHBORHOOD), Existing Use (UNDEVELOPED), Proposed Use (SINGLE FAMILY RESIDENTIAL), Density (84 LOTS), Total # of Residential Units (3.49 DU/Ac.), Density (7.26 DU/Ac. MAX. ALLOWED), Total Area of Lots (16.5± Ac.), Open Space Provided (3.43± Ac.).

NOTES

- GENERAL
1. No lots shown hereon may be subdivided or resubdivided...
2. This development is located in the Highview Fire Protection District...
3. Construction fencing shall be erected at the edge of the limits of disturbance...
4. A soil erosion and sedimentation control plan shall be developed...
5. Compatible on-site utilities (electric, phone, cable) shall be placed...
6. Mitigation measures for dust control shall be in place during construction...
7. A site visit was conducted by Mike Hill, AICP on 4/24/2019...

SEWER & DRAINAGE

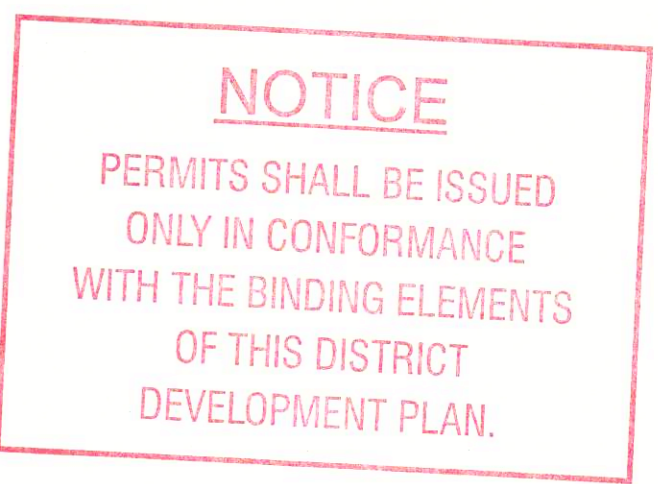
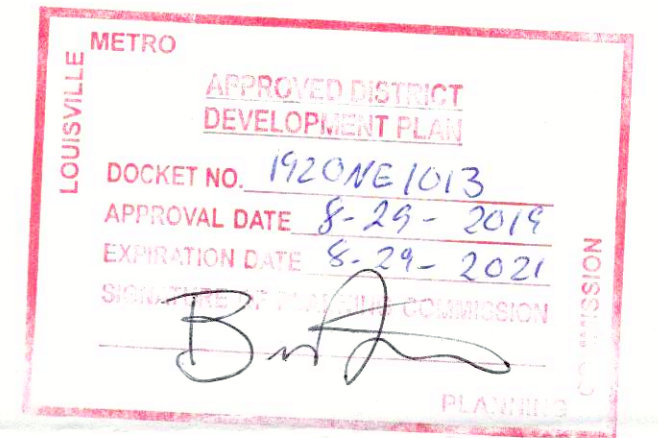
- 1. Construction Plans and documents shall comply with Louisville and Jefferson County MSD Design Manual...
2. Runoff from this development must be conveyed to an adequate public outlet...
3. This site is not located in a floodplain per FIRM map 21111C0113E dated December 5, 2006...
4. A "Request for Sanitary Sewer Capacity" has been filed with MSD...
5. All proposed sewer and drain easements shall be 15' unless otherwise indicated...
6. Wastewater: Sanitary sewer flow will be treated by the Cedar Creek Wastewater Treatment Plant...
7. The final design of this project must meet all MS4 water quality regulations established by MSD...
8. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows...
9. Proper access to the detention basin outlets shall be provided at the construction phase.

STREETS & SIDEWALKS

- 1. All roads within the development shall have curb and gutters...
2. Street grades shall not be less than 1% (Min.) or 10% (max.)...
3. 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...
4. All street name signs shall conform with the MUTCD requirements...
5. The location and type of plantings within the street right-of-way will be evaluated for roadway safety...
6. Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated...
7. A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site...
8. Verges shall be provided as required by Metro Public Works...
9. Sidewalk & Pavement widths will be provided in accordance with Chapter 6 of the Land Development Code...
10. The sidewalk fee-in-lieu option is being applied to this site at the Cooper Chapel Road frontage per Metro Public Works approval.

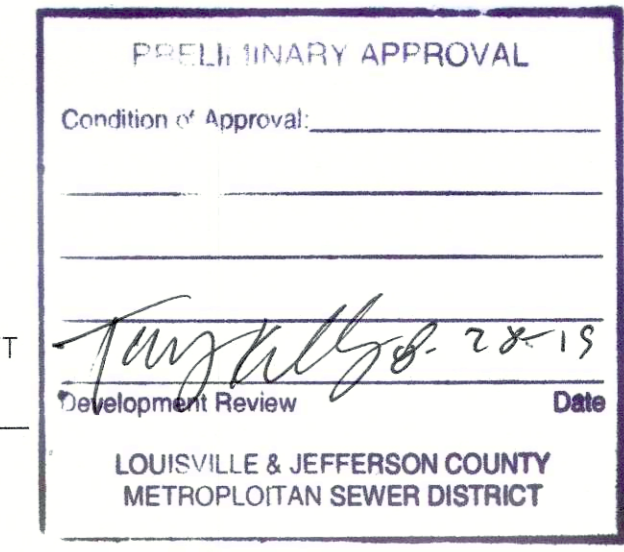
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = ΔC = 0.50-0.23=0.27
A = 24.09 ACRES
R = 2.8 INCHES
X = (C)(A)(R)/12 = 1.51 AC.-FT.
REQUIRED X = 66,109 CU.FT.
PROVIDED BASIN #1 = 21,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH = 52,500 CU.FT.
PROVIDED BASIN #2 = 6,600 SQ.FT. @ APPROX. 3 FT. DEPTH = 19,808 CU.FT.
TOTAL = 52,500 CU.FT. + 19,808 CU.FT. = 72,308 CU.FT. > 66,109 CU.FT.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: [Signature]
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



RECEIVED
AUG 15 2019
DESIGN SERVICES

CEDAR BROOK SUBDIVISION SECTION 5 PRELIMINARY SUBDIVISION PLAN

OWNER: SELECT HOMES LLC ACTION REAL ESTATE LLC
DEVELOPER: DAVID GREENBERG
PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.

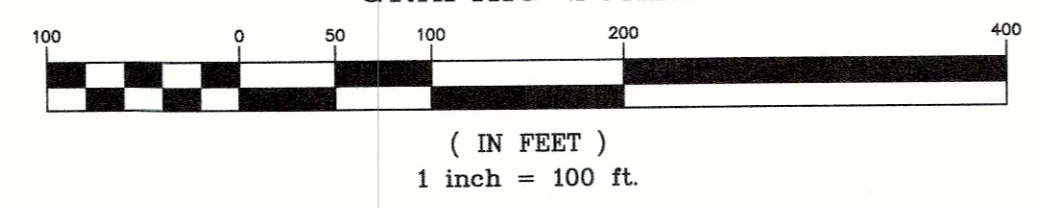
SITE ADDRESS: 9717 WATERBROOK COURT, 8209 COOPER CHAPEL ROAD, 8203 COOPER CHAPEL RD
TAX BLOCK 0664 LOT 0185, TAX BLOCK 0664 LOT 0064, TAX BLOCK 0664 LOT 0017

JOB: 16232
MSD SUB#:
DATE: 6/5/19
SUB#: 1090
RELATED DOCKET: 10-006-03

TREE CANOPY CALCULATIONS

Table with 2 columns: Calculation Item and Value. Includes Total Site Area (24.09± Ac.), Existing Tree Canopy Area (17% (181,698 SF)), Total Tree Canopy Area Required (19% (199,389 SF)), Existing Tree Canopy to be Preserved (5% (50,609 SF)), Proposed Tree Canopy to be Planted (14% (148,780 SF)).

GRAPHIC SCALE



PROFESSIONAL STAMP

NOT FOR CONSTRUCTION
PROFESSIONAL STAMP

LEGEND

- EX. UTILITY POLE
EX. GUY ANCHOR
EX. UNDERGROUND WATER LINES
EX. OVERHEAD ELECTRIC LINES
EX. FENCE
EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
EXISTING SEWER AND MANHOLE
PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
PROPOSED SEWER AND MANHOLE
EX. TREE LINE
DRAINAGE FLOW DIRECTION
EX. STREAM
EX. CONTOUR
PROPOSED DITCH/SWALE
PROPOSED TREE CANOPY CREDIT AREA

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Includes revisions for Agency Comments and Prop. Privacy Fence & Buffer Yard.

**BINDING ELEMENTS
CASE NO. 19ZONE1013**

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the District Development/Revised Preliminary Subdivision Plan subject to the abandonment of existing conditions of approval in case 17SUBDIV1016 and adoption of the proposed binding elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/developer must obtain approval of a detailed plan for screening(buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor subdivision plat or legal instrument shall be recorded dedicating additional right-of-way as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - e. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
5. 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."
6. Open space 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.
7. 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.
8. 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 larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
9. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 1. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
 2. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
 3. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.
10. 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

