

R-4/N  
DOMINION HOMES OF KY LTD  
10035 FOREST GREEN BLVD  
LOUISVILLE, KY 40223  
D.B. PG. 0671

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. 0671

R-4/N  
MICHAEL L & KAREN L COYLE  
8408 CEDAR CREEK ROAD  
LOUISVILLE, KY 40228  
D.B. 7034 PG. 0877

R-4/N  
LARRY C & FRANCES M TOLER  
8412 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  
JANEL 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. 0804

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  
SHEPHERDSVILLE, KY  
40363-1087  
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. 0802

R-4/N  
HAGER, RAYMOND J  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10484 PG. 0007

R-4/N  
M & P L KOWALSKI  
10820 BROADWAY CT  
LOUISVILLE, KY 40228  
D.B. 10274 PG. 387

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

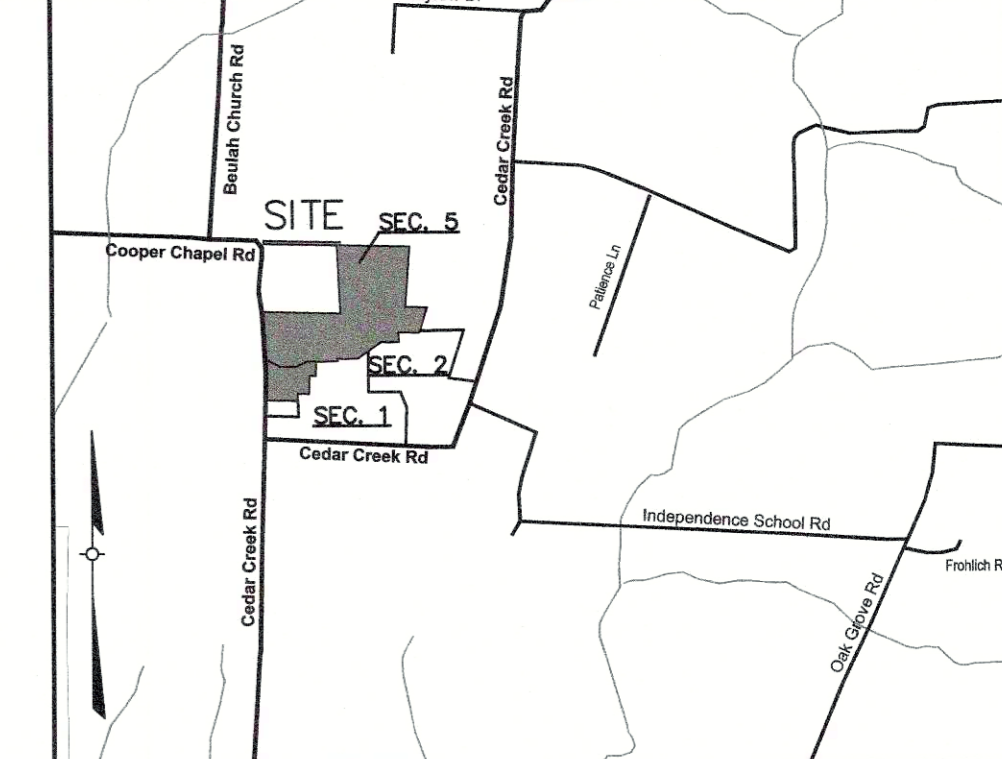
R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843

R-4/N  
METHENY, JENNIFER  
9716 WATERBROOK CT  
LOUISVILLE, KY 40228  
D.B. 10919 PG. 0843



LOCATION MAP  
NOT TO SCALE

R-5 DIMENSIONAL STANDARDS\*

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

TOTAL SITE AREA	= 24.09± Ac. (1,049,414 SF)
ROW DEDICATION AREA	= 0.67± Ac. (29,363 SF)
PROPOSED ROW AREA	= 3.59± Ac. (156,568 SF)
NET SITE AREA	= 20.05± Ac. (873,483 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # OF RESIDENTIAL UNITS	= 84 LOTS
DENSITY	= 3.49 DU/Ac. (7.26 DU/Ac. MAX. ALLOWED)
TOTAL AREA OF LOTS	= 16.5± Ac. (720,283 SF)
OPEN SPACE PROVIDED	= 3.43± Ac.

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.
  - 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.
  - A site visit was conducted by Mike Hill, AICP on 4/24/2019 and no evidence of Karst topography was found.

SEWER & DRAINAGE

- Construction Plans and documents shall comply with Louisville and Jefferson County MSD Design Manual and Standard Specifications and other Local, State and Federal ordinances.
- Runoff from this development must be conveyed to an adequate public outlet.
- This site is not located in a floodplain per FIRM map 21111C0113E dated December 5, 2006.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Wastewater: Sanitary sewer flow will be treated by the Cedar Creek Wastewater Treatment Plant, subject to fees.
- 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 Best Management Practices.
- Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- Proper access to the detention basin outlets shall be provided at the construction phase.

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.
- 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

Condition of Approval:

RECEIVED

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

AUG 15 2019

DESIGN SERVICES

**CEDAR BROOK SUBDIVISION SECTION 5**  
PRELIMINARY SUBDIVISION PLAN

OWNER: SELECT HOMES LLC  
ACTION REAL ESTATE LLC  
143 W MARKET STREET, STE 2  
LOUISVILLE, KY 40202

DEVELOPER: DAVID GREENBERG  
P.O. BOX 70458  
LOUISVILLE, KY 40270  
PHONE (502) 562-1209

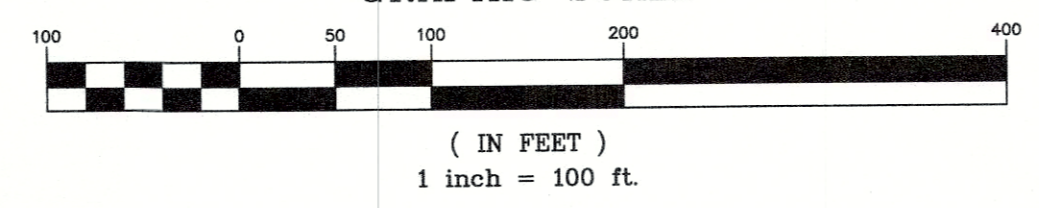
PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.  
503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE (502) 426-9374  
FAX (502) 426-9375

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

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 24.09± Ac. (1,049,414 SF)
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

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
------------------	----------------	-----------------------------	-----------------------------	-----------	--	----------------------------	--	----------------------------	---------------	-------------------------	------------	-------------	----------------------	----------------------------------

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-18-19	AGENCY COMMENTS	ARH
1	8-12-19	PROP. PRIVACY FENCE & BUFFER YARD	ARH

**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

