

**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	= 3.58± 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 FIR 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**

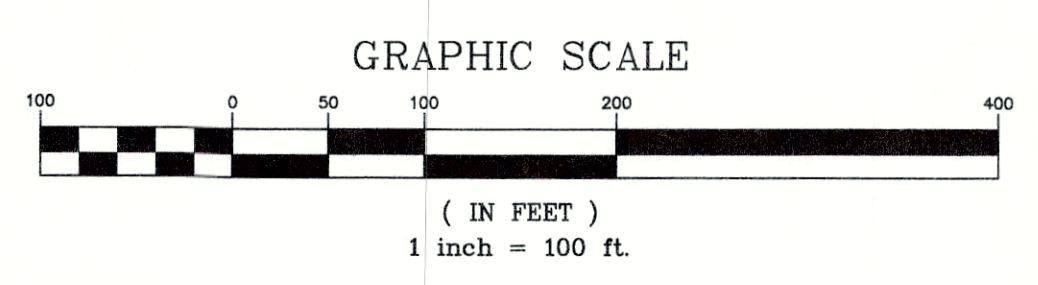
$X = \Delta CRA/12$   
 $\Delta C = \Delta C = 0.50 - 0.23 = 0.27$   
 $A = 24.09$  ACRES  
 $R = 2.8$  INCHES  
 $X = (C)(A)(R)/12 = 1.51$  AC.-FT.  
 REQUIRED  $X = 66,109$  CU.FT.  
 PROVIDED BASIN #1 = 21,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH = 52,500 CU.FT.  
 PROVIDED BASIN #2 = 6,800 SQ.FT. @ APPROX. 3 FT. DEPTH = 19,808 CU.FT.  
 TOTAL = 52,500 CU.FT. + 19,808 CU.FT. = 72,308 CU.FT. > 66,109 CU.FT.

**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

**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)



**REVISIONS**

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

PRELIMINARY  
NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

**RECEIVED**  
AUG 15 2019  
DESIGN SERVICES

## CEDAR BROOK SUBDIVISION SECTION 5

PRELIMINARY SUBDIVISION PLAN

<p>OWNER: SELECT HOMES LLC ACTION REAL ESTATE LLC 143 W. MARKET STREET, STE 2 LOUISVILLE, KY 40202</p>	<p>DEVELOPER: DAVID GREENBERG P.O. BOX 70456 LOUISVILLE, KY 40270 PHONE: (502) 582-1209</p>	<p>PREPARED BY: LAND DESIGN &amp; DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9374 FAX: (502) 426-9375</p>
<p>SITE ADDRESS: 9717 WATERBROOK COURT TAX BLOCK 0664 LOT 0165 D.B. 11053, PG. 923</p>	<p>SITE ADDRESS: 8209 COOPER CHAPEL ROAD TAX BLOCK 0664 LOT 0064 D.B. 11053, PG. 923</p>	<p>SITE ADDRESS: 8203 COOPER CHAPEL RD TAX BLOCK 0664 LOT 0017 D.B. 9279, PG. 0824</p>
<p>SITE ADDRESS: 9610 CEDAR CREEK ROAD TAX BLOCK 0664 LOT 0186 D.B. 11053, PG. 923</p>	<p>SITE ADDRESS: 8101 COOPER CHAPEL ROAD TAX BLOCK 0664 LOT 0024 D.B. 11364, PG. 416</p>	<p>SITE ADDRESS: 8203 COOPER CHAPEL RD TAX BLOCK 0664 LOT 0017 D.B. 9279, PG. 0824</p>

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

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