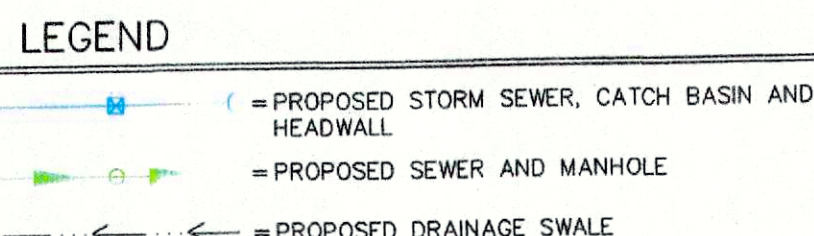


G:\Current Projects\01097-2\DWG\Planning\01097-2-REV PRELIM PLAN-FILED-2022-12-12.dwg, 12/27/2022 2:46:45 PM, Richard, \LDDSRV01\HP PageWide XL 5000PS MFP, 1:1



NOTES

GENERAL

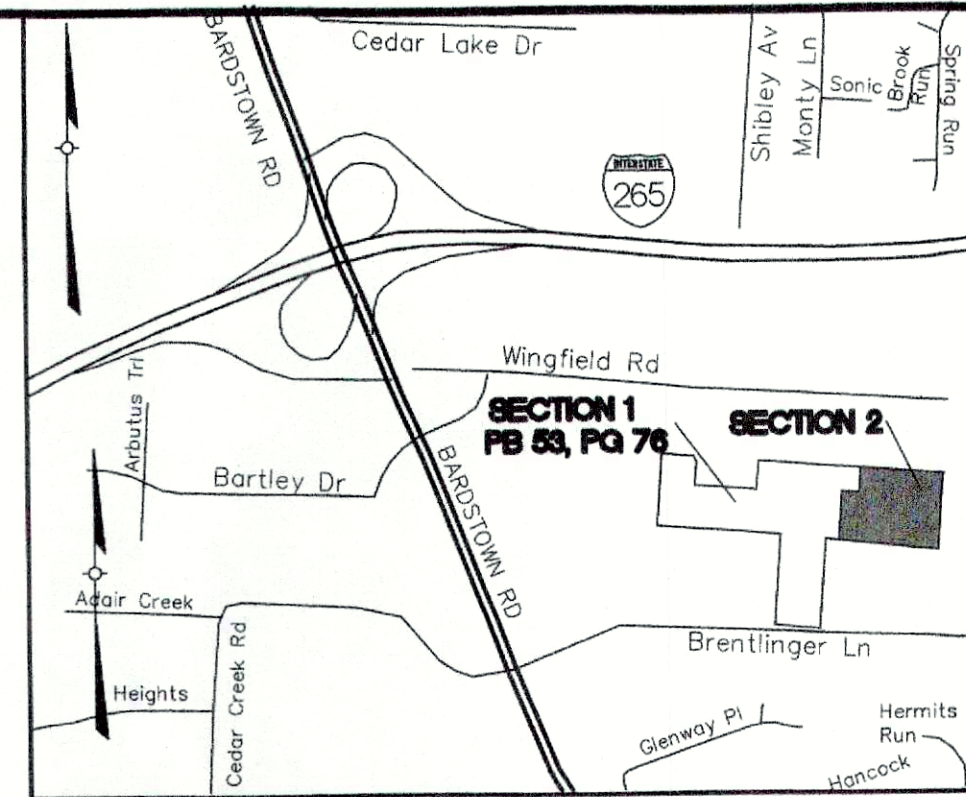
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- This development is located in the Fern Creek Fire Protection District and approval shall be obtained prior to construction approval.
- 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.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Benchmark and topographical information shown hereon were derived from Lajo data. Boundary information was taken from Alta Survey.
- 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 emissions reaching existing roads and neighborhoods.

SEWER & DRAINAGE

- Runoff from this development must be conveyed to an adequate public outlet.
- On-site detention will be provided.
- No portion of the site is located in a floodplain per FIRM map 21111C0097 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries has been done.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD and has been approved.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Sewers have been extended to Bates Elementary School.
- Sewers have been designed to serve existing Wingfield Road.
- Capacity of existing culvert under Brentlinger Lane has been determined and improvements to the culvert were made.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- 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.
- 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 siting of Green Best Management Practices.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters. Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 22 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Street trees are required and provided along Brentlinger Road. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Brentlinger Road Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- 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.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Brentlinger Lane road improvements have been completed.
- No lot in this subdivision shall have access to Wingfield Road.
- No lot in this subdivision will extend the pavement of existing Reeseman Drive on the Glenmary East, LLC property to connect with proposed Reeseman Drive pavement on Chism Trail property and Glenmary East, LLC shall dedicate the necessary right-of-way on their property to accommodate the pavement extension.
- Approval of this subdivision is subject to the requirements of the "Systems Development Charges for Roadway Ordinance" because Brentlinger Lane is a Designated Road per the Ordinance.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 24.67± AC. (1,074,804 SF)
SECTION 1 SITE AREA (DEVELOPED)	= 17,00± AC. (740,455 SF)
SECTION 2 SITE AREA (UNDEVELOPED)	= 7.67± AC. (334,349 SF)
AREA OF R/W	
SECTION 1	= 2.91± AC. (126,789 SF)
SECTION 2	= 1.35± AC. (58,951 SF)
TOTAL AREA OF R/W	= 4.26± AC. (185,740 SF)
NET AREA	= 20.41± AC. (889,064 SF)
EXISTING ZONING	= R-4
EXISTING FORM DISTRICT	= NEIGHBORHOOD
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
NO. OF SINGLE FAMILY RESIDENTIAL LOTS	
SECTION 1	= 46 LOTS
SECTION 2	= 21 LOTS
TOTAL NO. OF SINGLE FAMILY RESIDENTIAL LOTS	= 67 LOTS
TOTAL NO. OPEN SPACE LOTS	= 4
OPEN SPACE PROVIDED	= 2.7± AC. (4.84 MAX. ALLOWED)
GROSS DENSITY	= 2.71 DU/AC. (4.84 MAX. ALLOWED)
NET DENSITY	= 3.28 DU/AC. (4.84 MAX. ALLOWED)

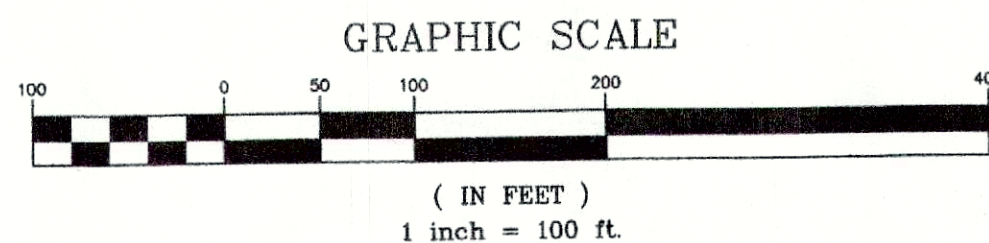
R-4 REQUIREMENTS

MINIMUM LOT AREA	= 9,000 SF
MINIMUM LOT WIDTH	= 60'
MIN. FRONT YARD & STREET SIDE YARD	= 15' (*)
MINIMUM SIDE YARD	= 5'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'

(*) GARAGES WITH DOORS FACING THE STREET SHALL HAVE A MINIMUM SETBACK OF 25 FEET.

TREE CANOPY CALCULATIONS (SECTION 2)

SECTION 2 SITE AREA	= 334,349 S.F.
EXISTING TREE CANOPY (SECTION 2)	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 40% (133,740 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PROVIDED	= 40% (133,740 S.F.)



DETENTION BASIN CALCULATIONS

$$\begin{aligned} X &= \Delta CRA/12 \\ \Delta C &= 0.50 - 0.23 = 0.27 \\ A &= 7.4 ACRES \\ R &= 2.9 INCHES \\ X &= (0.27)(7.4)(2.9)/12 = 0.48 AC.-FT \\ \text{REQUIRED } X &= 20,909 \text{ CU.FT.} \end{aligned}$$

$$\text{PROVIDED BASIN} = 6,534 \text{ SQ.FT.}$$

$$\begin{aligned} \text{TOTAL} &= 6,534 \text{ SQ.FT. @ APPROX. 4.5 FT. DEPTH} \\ &= 29,403 \text{ CU.FT.} > 20,909 \text{ CU.FT.} \end{aligned}$$

RECEIVED

DEC 28 2022

PLANNING & DESIGN SERVICES

CHISM TRAIL SUBDIVISION SECTION 1 ADDRESSES:
7900-7918 CHISM TRAIL WAY
10100-10137 REESEMAN DRIVE
10200-10206 REESEMAN DRIVE
P.B. 53 PG. 76

CHISM TRAIL SUBDIVISION SECTION 2 ADDRESS:
10111 BRENTLINGER LANE
D.B. 12121 PG. 676

Case # 22-RSUB-0009
Related Cases #10-33-06
#10788

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK

SUB# 1221

REVISIONS	DESCRIPTION	REVISED	DATE
BY	JH	JH	1-14-11
DATE	1-14-11		
NO.	1		
NO.	2		

PROJECT DATA	FILE NAME	DATE	CHECKED BY
01097-2-REV PRELIM PLAN.dwg	01097-2-REV PRELIM PLAN.dwg	1-14-11	AR
SCALE	AS SHOWN		
GRANN BY	JH		

PROJECT DATA	FILE NAME: 01097 2011 REV SUB PLAN.dwg	SCALE: AS SHOWN	DRAWN BY: JH
	DATE: 1-14-11	CHECKED BY: AR	

LDD&D
LAND DESIGN & DEVELOPMENT, INC.
LANDSCAPE ARCHITECTURE
507 WESTERN AVENUE, SUITE 101
LOUISVILLE, KY 40202
PHONE: 502.444.3914
FAX: 502.444.3914
WEB SITE: WWW.LDD&D.COM

CHISM TRAIL
OWNER/DEVELOPER
SUPERIOR BUILDERS INC.
P.O. BOX 91483
LOUISVILLE, KY 40291

JOB NO. 01097-2
SHEET 1 OF 1

22-RSUB-0009