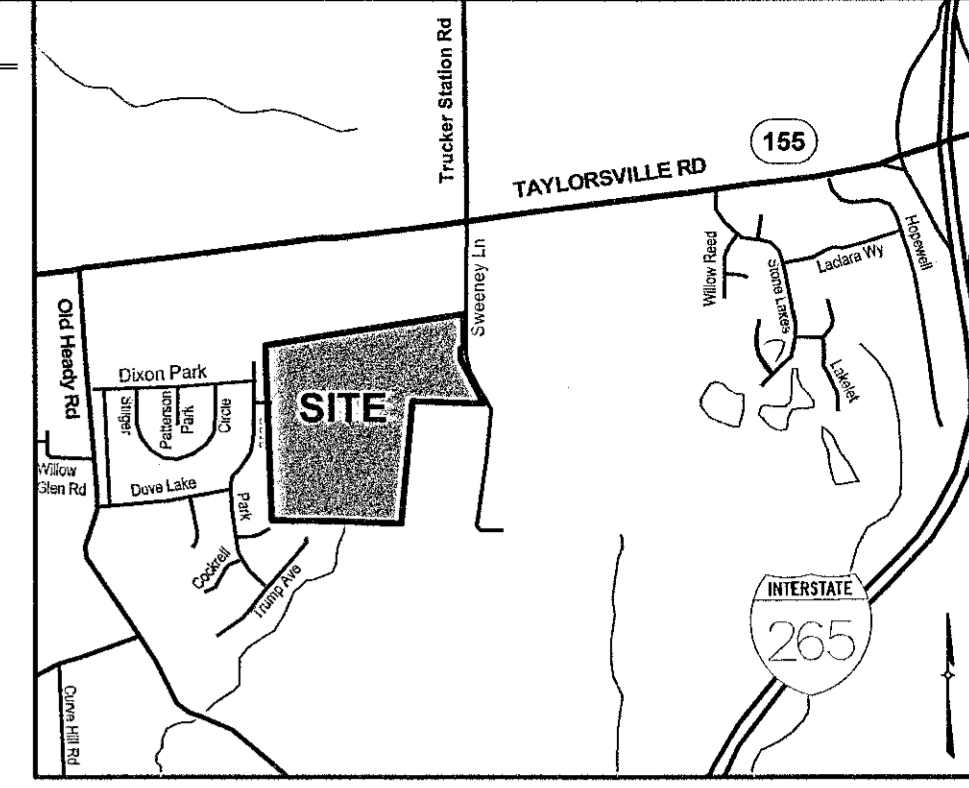


**PROJECT DATA**

TOTAL SITE AREA	= 51.1± ACRES
AREA OF R.O.W. DEDICATION (SWEENEY LANE)	= 0.4± ACRES
NET AREA	= 50.7± ACRES
TOTAL AREA OF R.O.W.	= 8.3± ACRES
NET AREA	= 27.6± ACRES
TOTAL AREA OF LOTS	= 15.3 ACRES
CONSERVATION AREA REQUIRED	= 15.3± ACRES
CONSERVATION AREA PROVIDED	= 15.3± ACRES
PRIMARY	= 8.8± ACRES
SECONDARY	= 6.5± ACRES
AVERAGE LOT SIZE	= 7,375 S.F.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED USE	= SINGLE FAM. RES
TOTAL # RESIDENTIAL LOTS	= 144 LOTS
(1 RESIDUAL TRACT)	
TOTAL # OPEN SPACE LOTS	= 7
GROSS DENSITY	= 2.8 DU/ACRE
NET DENSITY	= 3.4 DU/ACRE



**CONSERVATION SUBDIVISION MAXIMUM LOTS PERMITTED (MLP)**

MLP = (51.1 Ac. - 8.8 Ac.) / 5.11 Ac.	= 9000 SF
MLP = 37.19 (1,619,996 SF) / 9000 SF	= 180 LOTS

**YARD REQUIREMENTS**

MINIMUM SIDE YARD	= 3'
MIN. FRONT YARD & STREET SIDE YARD	= 15'
MAXIMUM FRONT YARD	= 25'
MINIMUM LOT WIDTH	= 25'
MINIMUM CORNER LOT WIDTH	= 40'
MINIMUM REAR YARD	= 25'
F.A.R. (<6,000 S.F.)	= 1.5 (PER TABLE 7.1.1)
F.A.R. (>6,000 S.F.)	= 0.5 (PER TABLE 7.1.1)
MAX. BUILDING HEIGHT	= 35'

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 2,226,787 S.F.
EXISTING TREE COVERAGE	= 23%
TOTAL TREE CANOPY AREA REQUIRED	= 423,090 S.F. (19%)
EXISTING TREE CANOPY TO BE PRESERVED	= 91,200 S.F. (4%)
TOTAL TREE CANOPY PROPOSED	= 356,286 (16%)
TOTAL TREE CANOPY TO BE PROVIDED	= 423,090 S.F. (19%)

**GENERAL NOTES:**

- No lots shown hereon may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- This development is located in the Jefferson 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 area prior to any grading or construction activities. The fencing is to remain in place until 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.
- There shall be no access to any lot within proposed subdivision from Sweeney Lane.
- Boundary and topographical information shown hereon were derived from Logic data. Boundary information was taken from deeds.
- Regarding Benchmark data, topographical information shown hereon was derived from Logic data.
- 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.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Approvals from the Division of Water will be required prior to construction approval.
- A Geotechnical evaluation of the site will be required prior to construction approval.

**SEWER & DRAINAGE NOTES:**

- No portion of the site is located in a floodplain per FIRM map 21111 C 0082 E dated December 5, 2006.
- MSD Sanitary sewers available by lateral extension. Site is subject capacity charges and 1 and I fees only. Sewage from this development to be treated at the Cedar Creek WOTC.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- Developer shall be responsible for utility relocations (if required) final surface overlay, signage, signal modification and striping associated with required road improvements.
- Onsite detention will be provided. Pre-development peak runoff rates will be reduced by 50% for the 2, 10, and 100 year storms. No increase in peak flows or velocities at the property line will be permitted.
- Velocity dissipation at the outlets along the south property line will be required.
- The final design of the 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 Best Management Practices.

**STREETS & SIDEWALK NOTES:**

- All roads within the development shall have curb and gutters, Cur-de-sacs shall have a pavement width of 20 feet with a radius of 35 feet at Cur-de-sac. All other roads shall be 24 feet in width with a 35 foot radius of 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 along Sweeney Lane. 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 Sweeney Lane.
- Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damage caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cur-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 Public 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.
- Sweeney Lane improvements/widening per schematic plans stamped in November 2010 required.
- Developer shall be responsible for utility relocation (if required) final surface overlay, signage, signal modification and striping associated with required road improvements.

**DETENTION BASIN CALCULATIONS**

X	= Δ GRA/12
C <sub>ex</sub>	= 0.23
C <sub>prop</sub>	= 0.50
FOR 50% REDUCTION C <sub>ex</sub> = (0.23/2) = 0.12	
AD	= 0.50 - 0.12 = 0.38
A	= 51.1 ACRES
R	= 2.8 INCHES
A = ACRES * R = INCHES * X = C(A)(R)/12 = AC.-FT. REQ.	
X = (0.38)(51.1)(2.8/12) = 4.53 ACRE FEET	
REQUIRED DETENTION = 4.53 ACRE FEET	

**DETENTION BASIN #1**

16,000 S.F. @ 6" AVERAGE DEPTH = 96,000 C.F. = 2.20 ACRE FT.

**DETENTION BASIN #2**

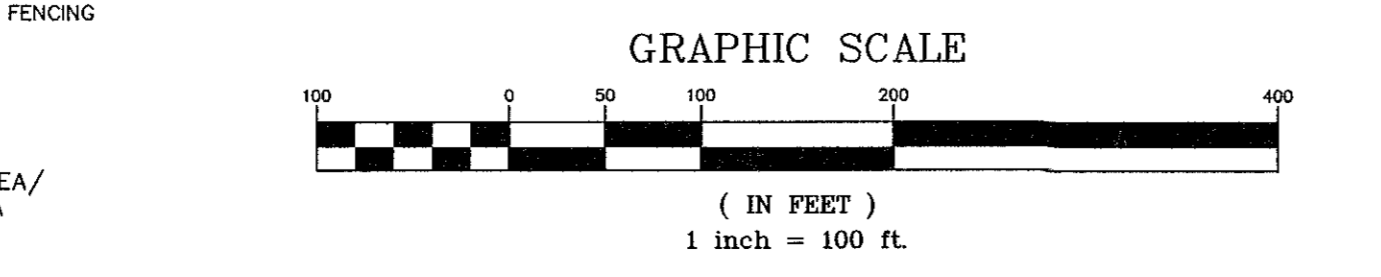
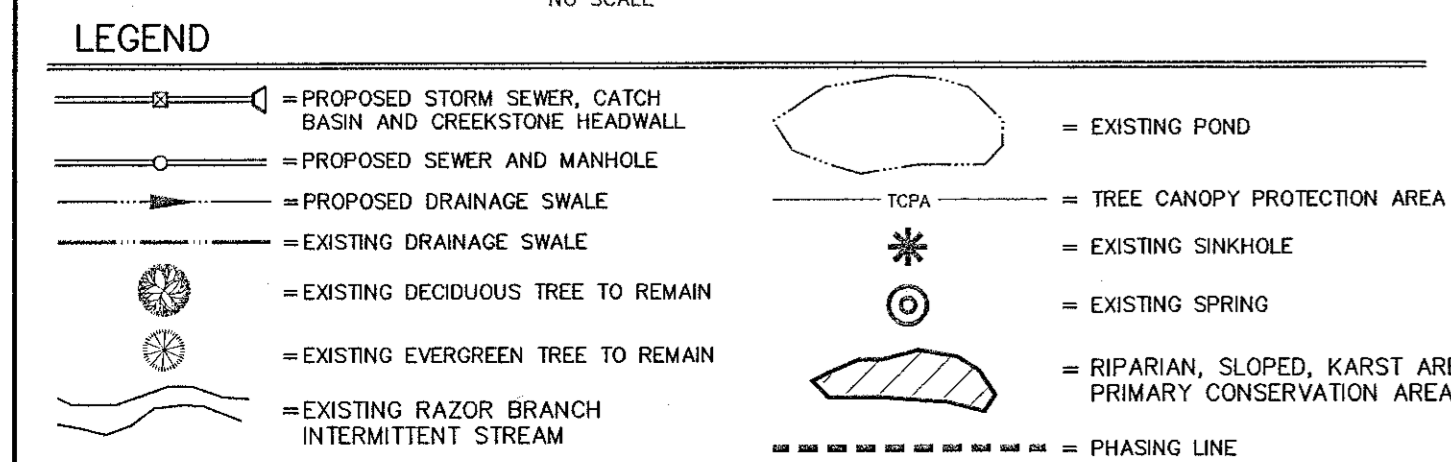
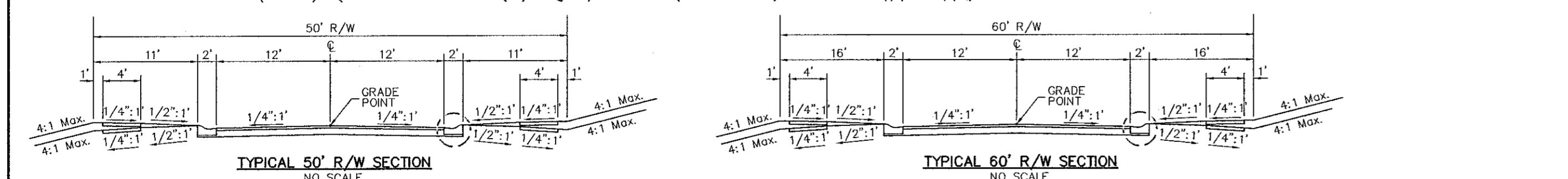
14,772 S.F. @ 3" AVERAGE DEPTH = 44,316 C.F. = 1.02 ACRE FT.

**DETENTION BASIN #3**

26,000 S.F. @ 4" AVERAGE DEPTH = 104,000 C.F. = 2.39 ACRE FT.

**TOTAL ROUNDED**

= BASIN 1 + BASIN 2 + BASIN 3  
= 2.20 + 1.02 + 2.39  
= 5.61 ACRE FEET



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	6/15/15	AGENCY COMMENTS	SBS
2	7/6/15	DETENTION CALCS. REVISED	SS
		AGENCY COMMENTS	SS

PRELIMINARY  
NOT FOR CONSTRUCTION

ENGINEER STAMP

SITE ADDRESS:  
3900 SWEENEY LANE  
TAX BLOCK: 0046, LOT 396  
D.B. 5655, PG. 0310  
3920 SWEENEY LANE  
TAX BLOCK: 0046, LOT 414  
D.B. 9270, PG. 0980  
3950 SWEENEY LANE  
TAX BLOCK: 0046, LOT 413  
D.B. 7370, PG. 0825  
4000 SWEENEY LANE  
TAX BLOCK: 0046, LOT 412  
D.B. 9270, PG. 0980  
LOUISVILLE, KY 40299

**MICHAELS CROSSING**  
REVISED CONSERVATION SUBDIVISION PLAN

OWNER:  
MICHAEL C. THOMAS  
3900 SWEENEY LANE  
LOUISVILLE, KY 40299  
PHONE: (502) 338-2777

DEVELOPER:  
PULTE HOMES  
4900 TUTTLE CROSSING BLVD.  
DUBLIN, OHIO 43010  
PHONE: (602) 428-0274

PREPARED BY:  
LAND DESIGN & DEVELOPMENT, INC.  
563 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: (502) 428-0274  
FAX: (502) 428-9375

ELAINE T. HENSON  
3950 SWEENEY LANE  
LOUISVILLE, KY 40299

CASE NO. 15SUBDIV1006  
COUNCIL DISTRICT - 20

JOB: 15026  
WM# 10235  
DATE: 05/14/15

RECEIVED  
JUL 14 2015  
PLANNING &  
DESIGN SERVICES

15 SUBDIV 0046