

**TREE CANOPY CALCULATIONS**

SITE AREA: 2.60 AC (113,046 S.F.) (CLASS C)  
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 722 S.F. (1%)  
 EXISTING TREES PRESERVED: 722 SF (1%)  
 REQUIRED TREE CANOPY: 21,609 S.F. (20%)  
 NEW TREE CANOPY TO BE PROVIDED: 21,887 S.F. (19%)  
 TOTAL TREE CANOPY: 21,609 S.F. (20%)

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0049E.

**BICYCLE PARKING**

**REQUIRED SPACES**  
 LONG TERM (2, OR 1 PER 50,000 S.F.) 2 SPACES  
 SHORT TERM (2, OR 1 PER 25,000 S.F.) 2 SPACES  
**PROVIDED SPACES**  
 LONG TERM 2 SPACES  
 SHORT TERM 2 SPACES

**PROJECT SUMMARY**

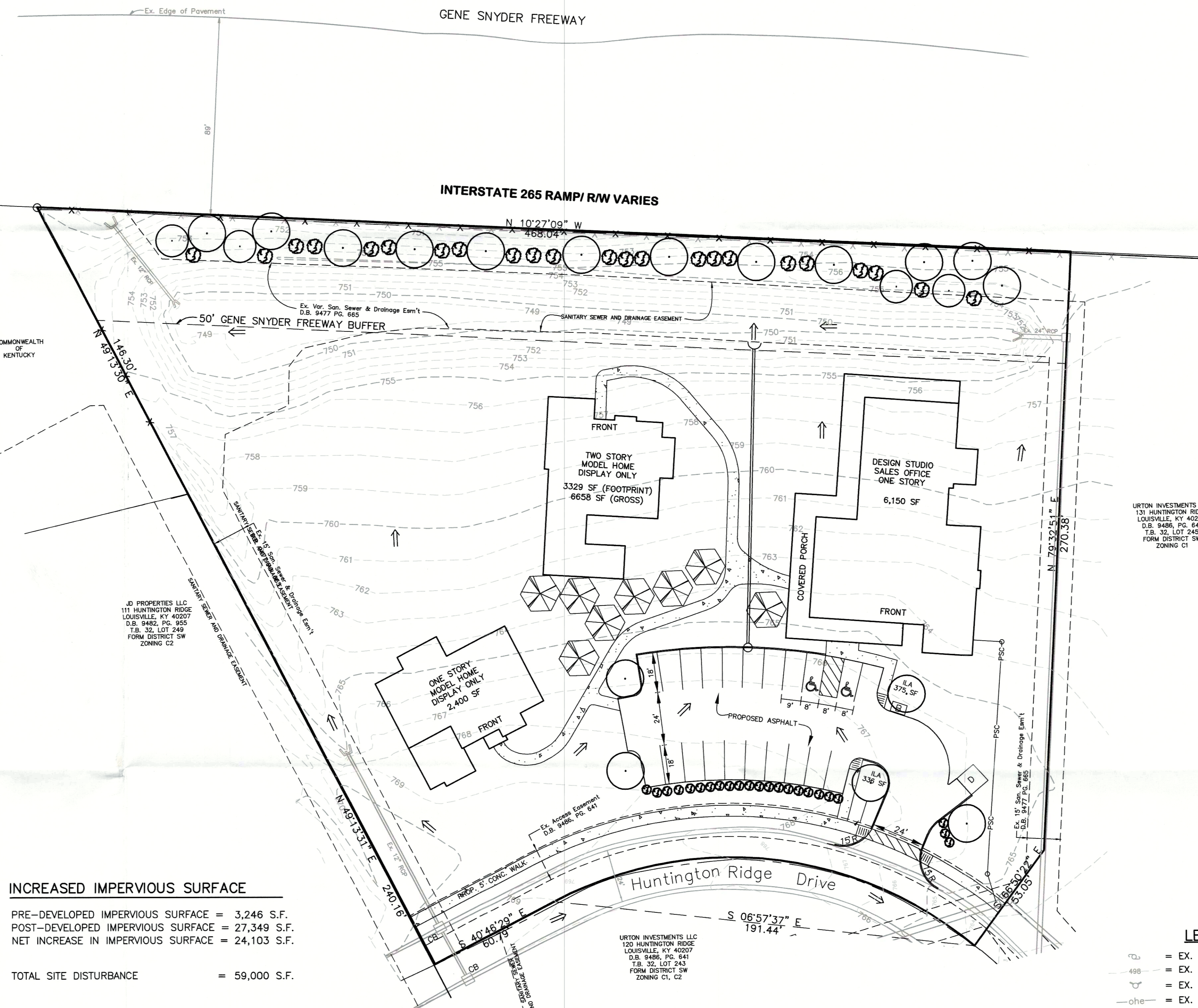
EXISTING ZONING C1  
 EXISTING FORM DISTRICT SW  
 EXISTING USE VACANT  
 PROPOSED USE RESIDENTIAL HOME SALES  
 SITE ACREAGE 2.60 AC (113,046 SF)  
 PROPOSED BUILDING SF 15,208 SF  
 VJA 11,985 SF  
 ILA REQUIRED (5%) 599 SF  
 ILA PROVIDED 711 SF  
 F.A.R. 0.13  
 MAX. BUILDING HT. PERMITTED 50'

**PARKING SUMMARY**

**REQUIRED PARKING (OFFICE)**  
 MIN TOTAL (1/350 SF) 17 SPACES  
 MAX TOTAL (1/ 200 SF) 29 SPACES  
**PARKING PROVIDED**  
 PROPOSED STANDARD 19 SPACES  
 PROPOSED HANDICAP 2 SPACES  
**TOTAL 21 SPACES**

**GENERAL NOTES**

- ( ← ) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- ALL SIGNAGE WILL COMPLY WITH THE MIDDLETOWN SIGN REGULATIONS AND LDC.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS AVAILABLE BY NEW PROPERTY SERVICE CONNECTION SUBJECT TO APPLICABLE CHARGES AND FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
- DETENTION TO BE PROVIDED IN THE EXISTING ONSITE DETENTION BASIN. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. BASIN TO BE REANALYZED TO CURRENT SPECIFICATIONS. MODIFICATIONS AND ADDITIONAL EASEMENTS MAY BE REQUIRED.
- SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- CITY OF MIDDLETOWN APPROVAL REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE CONSTRUCTION PLAN APPROVAL.
- 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 GREEN BEST MANAGEMENT PRACTICES.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- MODEL HOMES WILL NOT REQUIRE SANITARY SEWER SERVICE. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO ISSUING OF BUILDING PERMITS.
- TREE PLANTINGS WITHIN THE GENE SNYDER LANDSCAPE BUFFER AREA SHALL BE PROVIDED. ONE TYPE A OR TYPE B TREE IS REQUIRED PER 30 FEET OF ROAD FRONTAGE PLUS 1 LARGE SHRUB FOR EACH 20 FEET OF FRONTAGE IS REQUIRED. THE TREES CAN BE USED TO SATISFY THE SITE TREE CANOPY REQUIREMENTS.



**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 3,246 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 27,349 S.F.  
 NET INCREASE IN IMPERVIOUS SURFACE = 24,103 S.F.

TOTAL SITE DISTURBANCE = 59,000 S.F.

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C=(0.40-0.25)=0.15  
 SITE AREA = 2.60 ACRES  
 INCREASED RUNOFF = [(0.15x2.8/12)x2.60] = 0.091 AC-FT

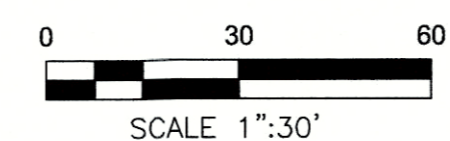
NOTE: THE EXISTING DETENTION BASIN ON SITE WAS DESIGNED BY OTHERS AND WAS BASED ON THE PARCEL IN QUESTION BEING DEVELOPED AS A HOTEL SITE. AN EXAMPLE "C" FACTOR FOR A HOTEL SITE IS 0.85 WHILE THE PROPOSED DEVELOPMENT SHOWN HEREON RESULTS IN A "C" FACTOR OF 0.39. AS SUCH, SUFFICIENT STORMWATER DETENTION FOR THE PROPOSED DEVELOPMENT SHOULD BE PROVIDED BY THE EXISTING BASIN WITHOUT NEED FOR MODIFICATION.

**WAIVERS GRANTED**

A WAIVER WAS GRANTED FROM CHAPTER 5.5.2.A.1 OF THE LDC TO REDUCE THE REQUIREMENTS FOR ALL BUILDINGS TO FOCUS ON HUNTINGTON RIDGE DRIVE.

**LEGEND**

- ⊕ = EX. UTILITY POLE
- = EX. CONTOUR
- ⊕ = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- ILA = INTERIOR LANDSCAPE AREA
- TR = TO BE REMOVED
- [B] = PROPOSED BIKE RACK
- TCCA = TREE CANOPY CONSERVATION AREA
- = EXISTING HEADWALL
- = EXISTING MANHOLE
- D = PROPOSED DUMPSTER
- C = PROPOSED CARPOOL PARKING



**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

RECEIVED  
 AUG 30 2019  
 PLANNING & DESIGN SERVICES

CASE# 19-DDP-0036  
 RELATED CASE# 18DEVPLAN1172  
 # 8419  
**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**  
**SCHUMACHER HOMES**  
 121 HUNTINGTON RIDGE DRIVE  
 LOUISVILLE, KY 40207  
 T.B. 0032 LOT(S) 0244  
 D.B. 11301 PG. 25

OWNER:  
 SCHUMACHER HOMES OF KENTUCKY, INC.  
 AN OHIO CORPORATION  
 2715 WISE AVENUE NW  
 CANTON, OHIO 44708

DEVELOPER:  
 SCHUMACHER HOMES  
 811 CHAMBER DRIVE  
 MILFORD, OHIO 45150

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

**SCHUMACHER HOMES**

DATE: 7/29/19  
 DRAWN BY: G.C.Z.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=30' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

8/29/19	AGENCY COMM.

**DEVELOPMENT PLAN**

**JOB NUMBER 18052**

1 OF 1

19-DDP-0036