

McDEANE ROAD, LLC by Winterwood Development

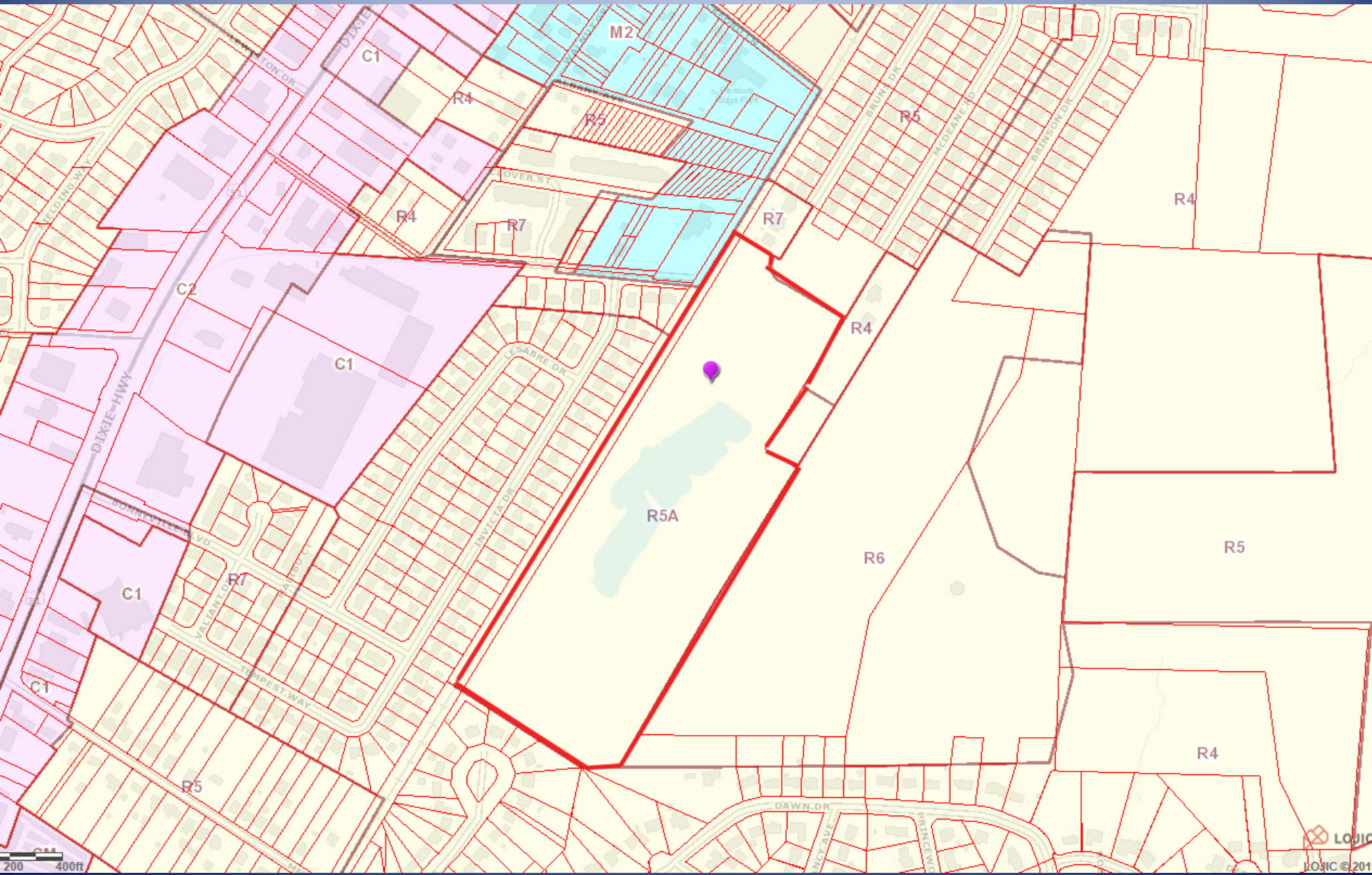
CASE NO: 19 DEVPLAN1059, 19 SUBDIV1005

PROPERTY: 5618 McDeane Road

- Major Preliminary Subdivision
- Revised Detailed District Development Plan
- 10.2.4 and 10.2.7 Waiver to waive the 50% overlap of existing 50' LG&E easement and 25 foot LBA adjacent to railroad tracks/request to plant required trees elsewhere on property

Ann Richard
Land Design & Development

Clifford H. Ashburner,
Dinsmore & Shohl, LLP



200 400ft

Bella Vista Neighborhood

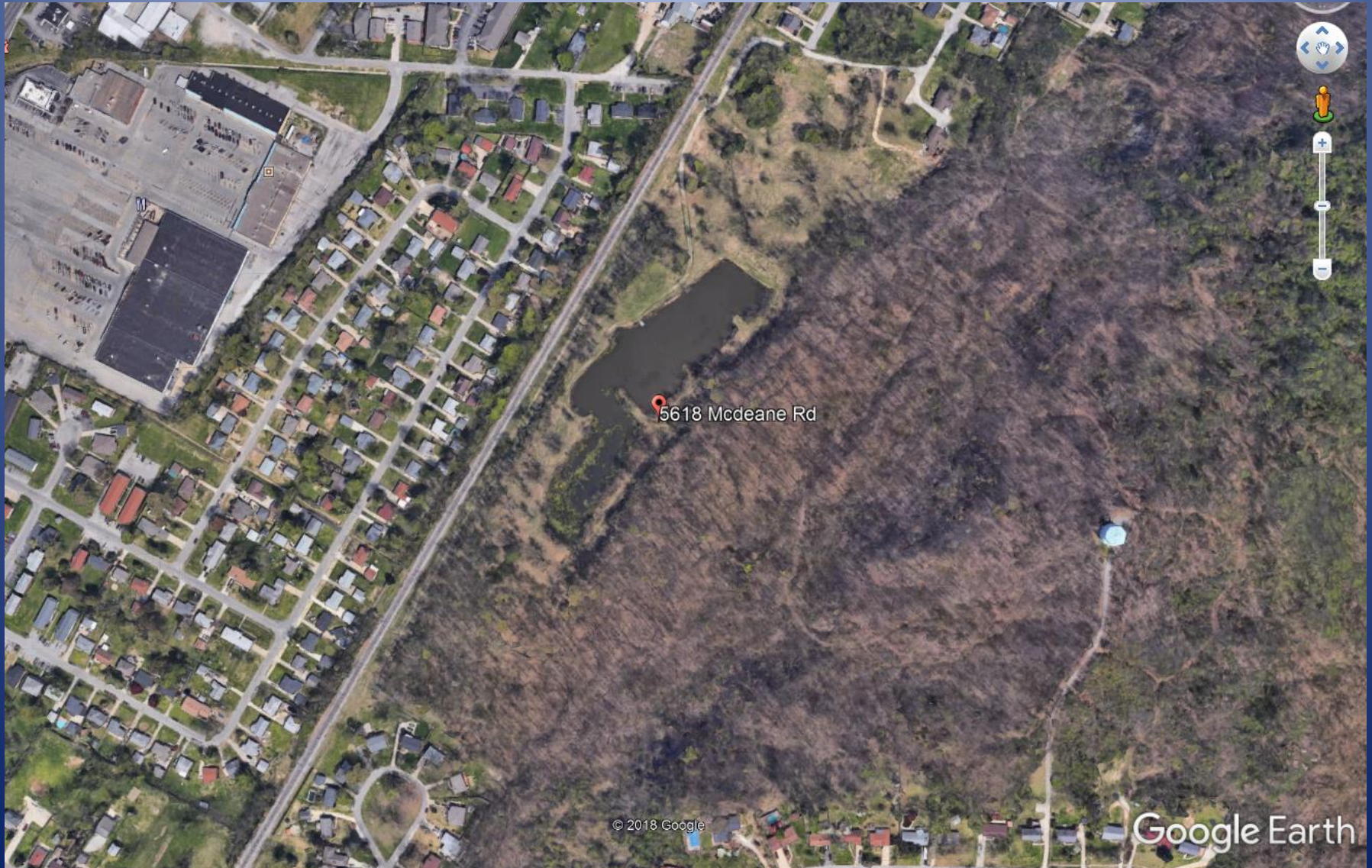


5618 Mcdeane Rd

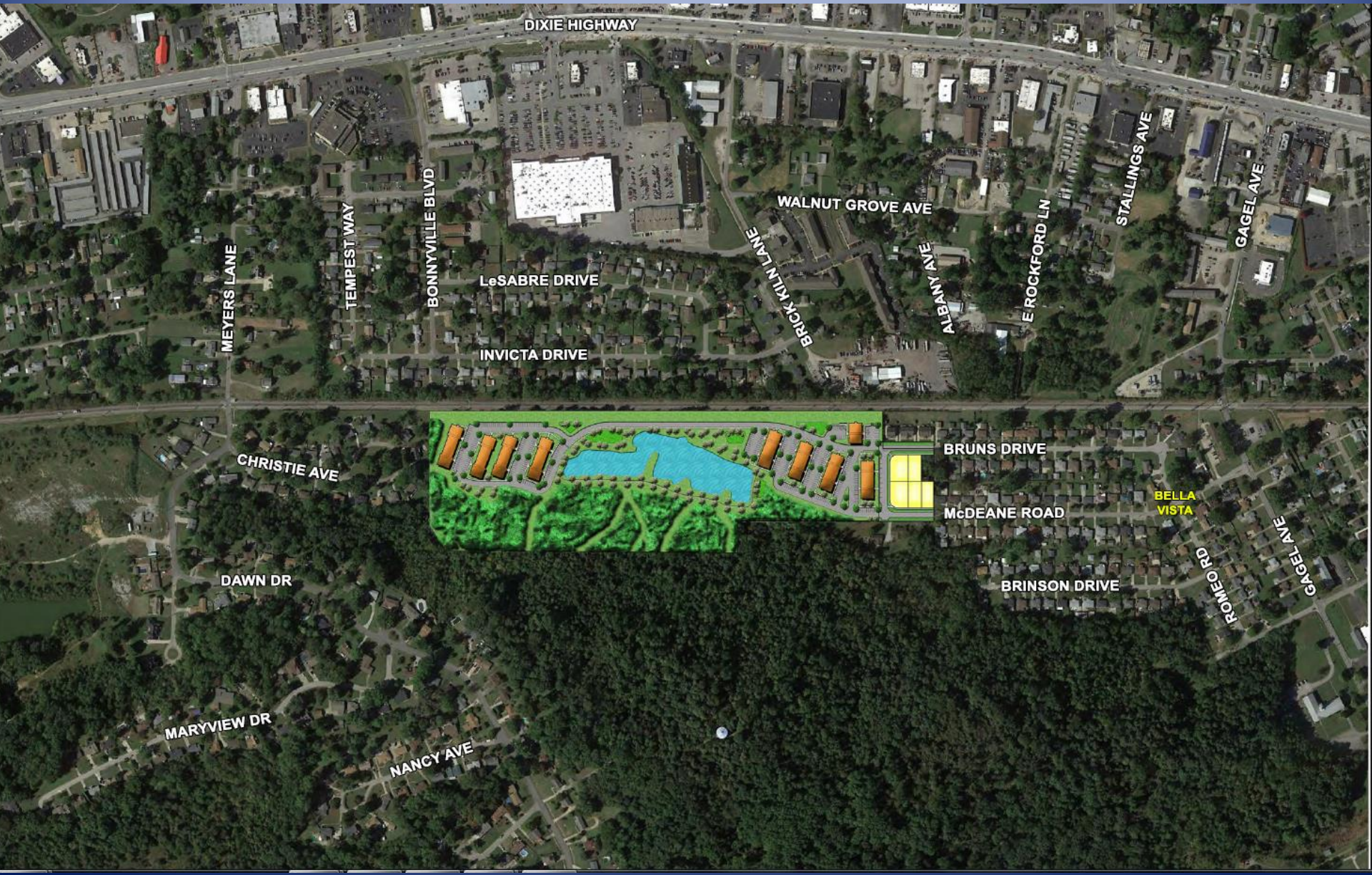
Image Landsat / Copernicus

Google Earth

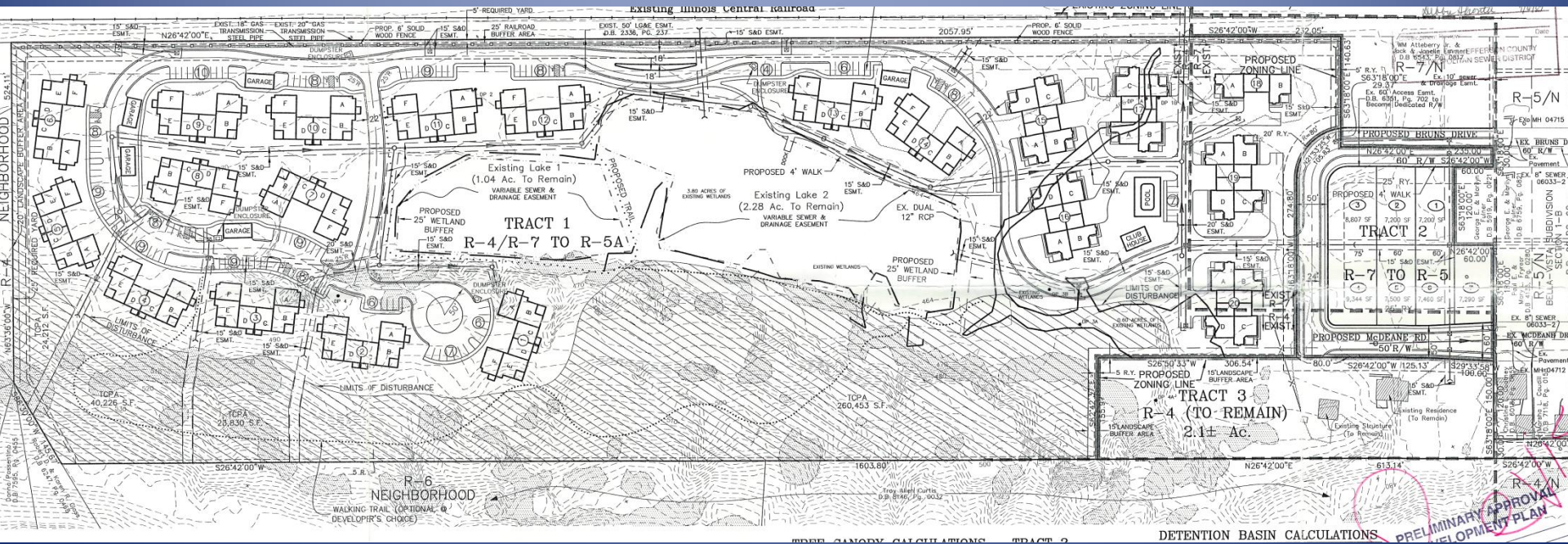
Subject Property



Proposed Plan in context



2004 Approved Plan

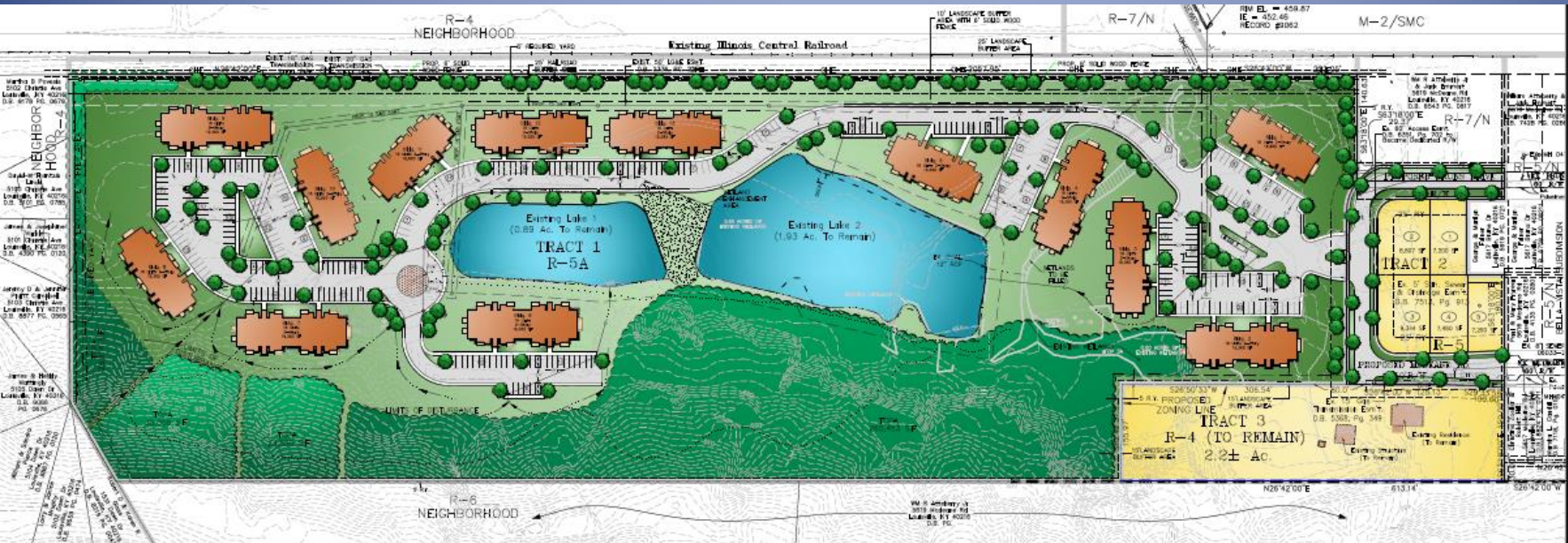


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

DETAILED CALCULATIONS TRACT 2

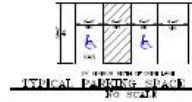
DETENTION BASIN CALCULATIONS

2011 Approved Plan



LEGEND

- PROPOSED DRIVE
- PROPOSED DRIVE AND WALKWAY
- TREE CANOPY (PERCENTAGE AREA)
- TREE CANOPY (PERCENTAGE AREA)
- TREE CANOPY (PERCENTAGE AREA)



TREE CANOPY CALCULATIONS - TRACT 1

GROSS SITE AREA	= 1,251,487 SF
PERCENTAGE TREE CANOPY TO BE PROVIDED	= 15% (188,192 SF)
PERCENTAGE TREE CANOPY TO BE PLANTED	= NONE
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 15% (188,192 SF)

TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA	= 92,693 SF
PERCENTAGE TREE CANOPY TO BE PROVIDED	= NONE
PERCENTAGE TREE CANOPY TO BE PLANTED	= 20% (18,539 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 20% (18,539 SF)
21 TYPE A STREET TREES @ 1 1/4" CAL.	= 18,500 SF

DETENTION BASIN CALCULATIONS

ΔS	= 2.04 FT
ΔR	= 0.50 - 0.21 = 0.27
A	= 331 ACRES
D	= 2.8 INCHES
X	= $(0.27)(2.8)(331)/12 = 2.09$ AC-FT
REQUIRED X	= 91,040 CU-FT
PROVIDED:	
LAKE 1	= 38,753 SQ. FT
LAKE 2	= 83,938 SQ. FT
TOTAL	= 122,749 SQ. FT
122,749 SQ. FT @ APPROXIMATELY 1 FT DEPTH	= 122,749 CU. FT > 91,040 CU. FT

COMPILED RESOLUTION - 12
 NOW ENFORCED UNDER 1 - CHARTER REVIEW PAGE
 SITE ADDRESS: 5615 McLENNAN RD
 EAST BROOK 10957, TOL 097
 D.B. 4899, U# 188



PROJECT NO. 8752
 MSD, SUB # 1117

PROJECT DATA

DATE: 11/11/11

SCALE: AS SHOWN

DATE: 11/11/11

SCALE: AS SHOWN

LD&D

LAND DESIGN & DEVELOPMENT, INC.

1001 S. HUNTERSWOOD BLVD., SUITE 100
 CHENAILLE, KY 40222-5040

PROJECT MANAGER: MICHAEL HANCOCK

ATERBERRY PARK

CHENAILLE, KY

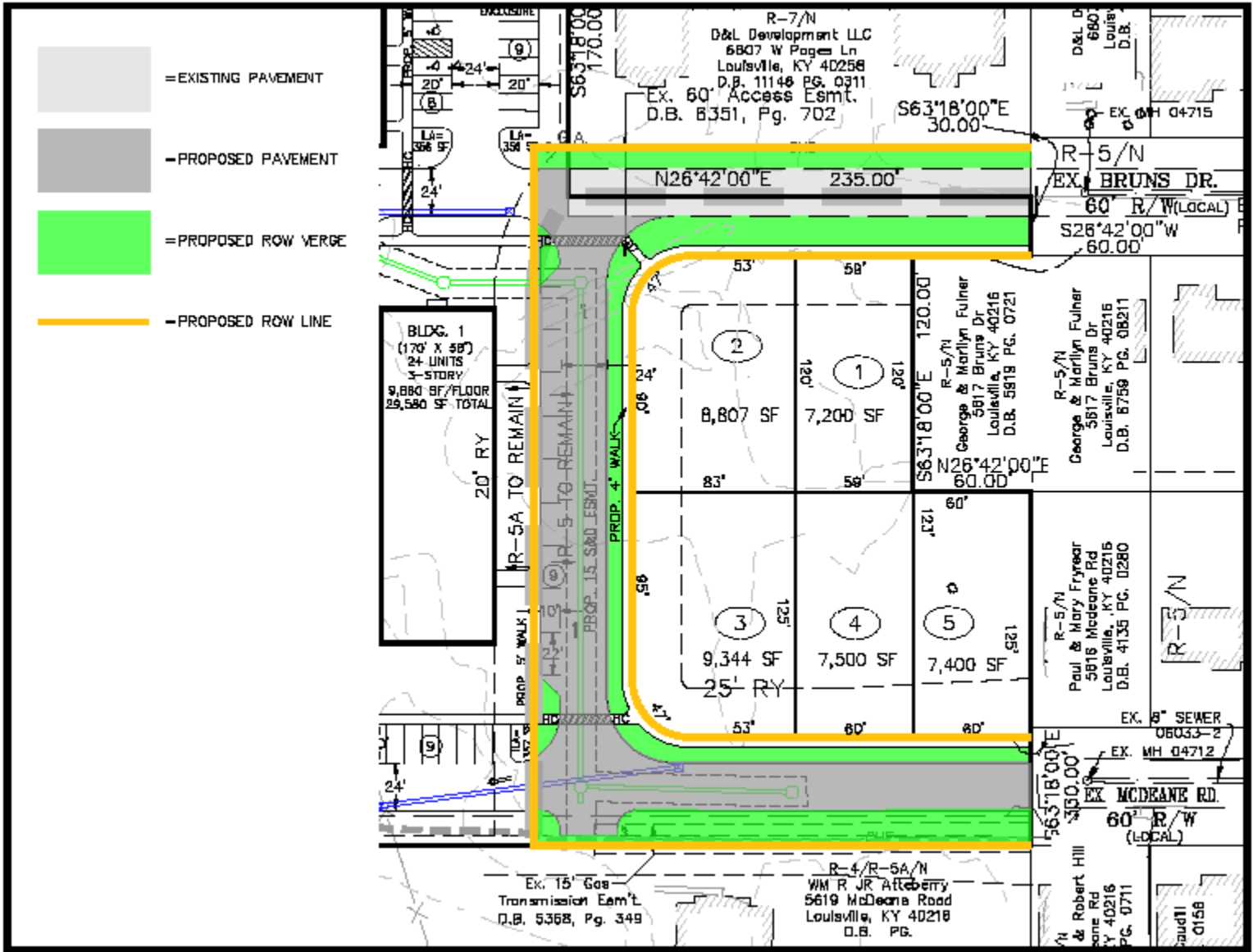
REPUBLIC BANK & TRUST CO.

660 S. HUNTERSWOOD BLVD., SUITE 100
 CHENAILLE, KY 40222-5040

PROJECT NO. 03198

SHEET 1 OF 1

C.F.1



RIGHT OF WAY

Proposed Buildings



McDeane Road Apartments

KERSEY AND KERSEY ARCHITECTS
200 East Gray Street
Columbus, OH 43215
PH 614 313 2004
FAX 614 313 2128
www.kerseyandkersey.com



2011 Plan v. 2019 Plan

- Site-29.1 Acres
 - Units-198
 - Open Space-38%
 - Developed Area-288,024 square feet
- Site-27.8 acres
 - Units-198
 - Open Space-69%
 - Developed Area-256,586 square feet