

- 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 SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
 - 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 LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT 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 LATERAL EXTENSION AND SUBJECT TO APPLICABLE 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 DOWNSIDE 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.

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.I.M.A. MAP NO. 2111TC0049E.

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	18,249 SF
VUA	11,985 SF
ILA REQUIRED (5%)	599 SF
ILA PROVIDED	711 SF
F.A.R.	0.16

PARKING SUMMARY

REQUIRED PARKING (OFFICE)	
MIN TOTAL (1/350 SF)	20 SPACES
MAX TOTAL (1/ 200 SF)	36 SPACES
PARKING PROVIDED	
PROPOSED STANDARD	19 SPACES
PROPOSED HANDICAP	2 SPACES
TOTAL	21 SPACES

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.

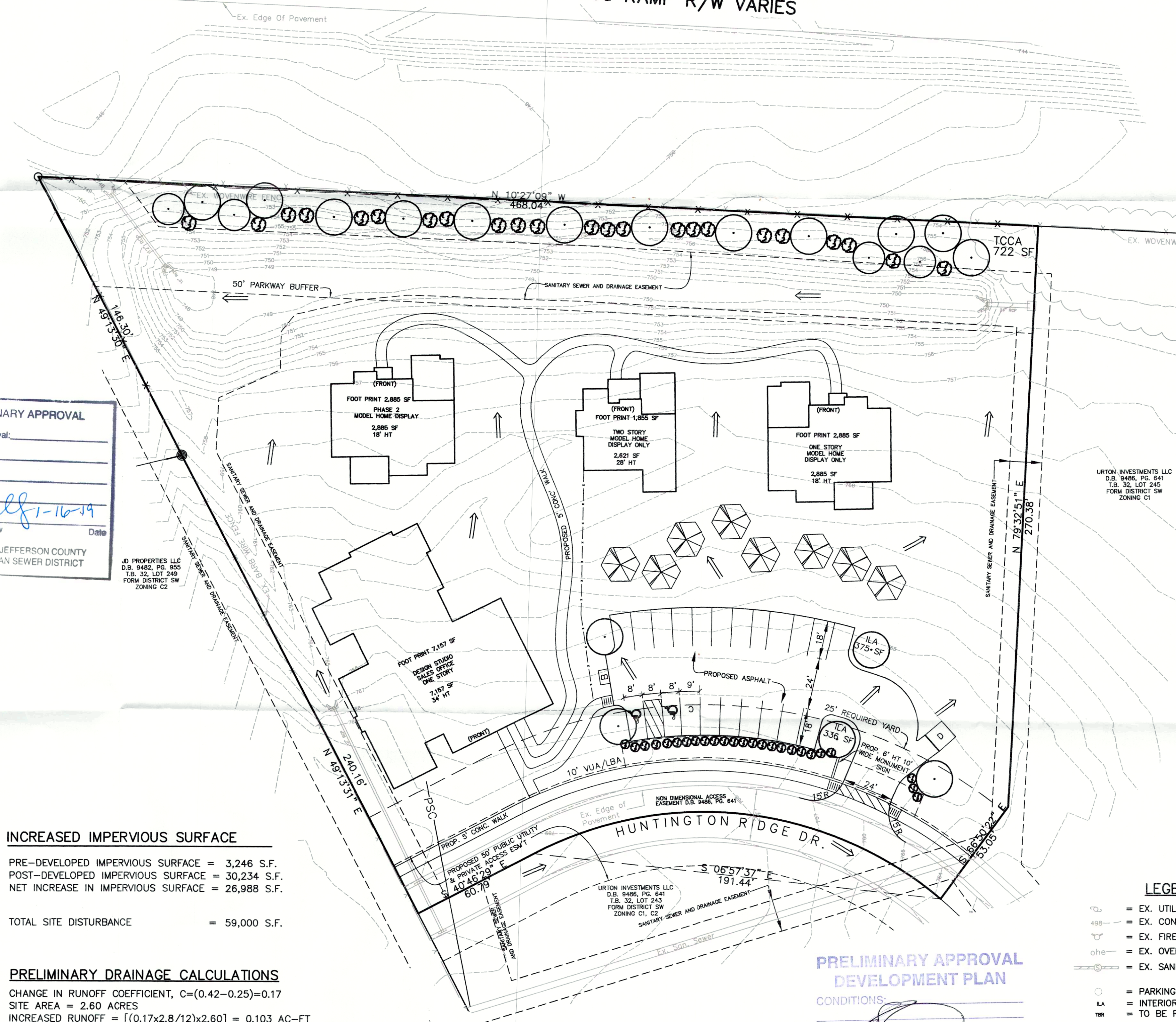
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.



INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 3,246 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 30,234 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 26,988 S.F.

TOTAL SITE DISTURBANCE = 59,000 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.42-0.25)=0.17
SITE AREA = 2.60 ACRES
INCREASED RUNOFF = [(0.17x2.8/12)x2.60] = 0.103 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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 01/16/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- PROPOSED BIKE RACK
- TCCA = TREE CANOPY CONSERVATION AREA
- EXISTING HEADWALL
- EXISTING MANHOLE
- PROPOSED DUMPSTER
- PROPOSED CARPOOL PARKING

CASE# 18DEVPLAN1172
RELATED CASE # 8419
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SCHUMACHER HOMES
121 HUNTINGTON RIDGE DRIVE
LOUISVILLE, KY 40207

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

RECEIVED
JAN 14 2019
PLANNING & DESIGN SERVICES

Milestone
design group

SCHUMACHER HOMES

DATE: 10/8/18
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=30' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
Δ	AGENCY CMNTS 11/12/18
Δ	AGENCY CMNTS 12/14/18
Δ	AGENCY CMNTS 1/8/19
Δ	AGENCY CMNTS 1/14/19

DEVELOPMENT PLAN

JOB NUMBER 18052

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OF
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