

PROJECT DATA

TOTAL SITE AREA	= 5.46± Ac. (237,791 SF)
R/W DEDICATION AREA	= 0.01± Ac. (476 SF)
NET SITE AREA	= 5.45± Ac. (237,315 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= BALL FIELD/SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 94
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
BUILDING FOOTPRINT	
OFFICE BUILDING	= 1,200 SF
APARTMENT BUILDING	= 10,137 SF
BUILDING AREA	
OFFICE	= 1,200 SF
APARTMENTS	= 121,644 SF
TOTAL BUILDING AREA	= 122,844 SF
NET DENSITY	= 17.25 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	= 17.22 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

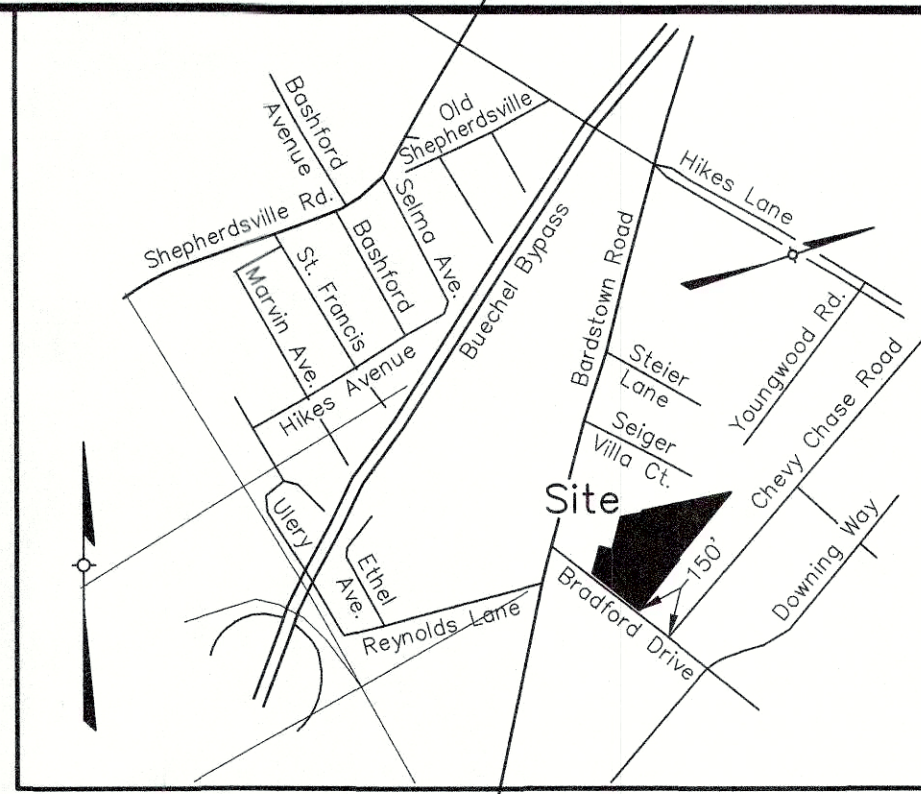
PARKING REQUIRED	MIN.	MAX.
OFFICE		
1200/400 S.F. MIN.	= 3 SP	8 SP
1200/150 S.F. MAX.		
APARTMENTS		
1 SP/UNIT MIN.	= 94 SP	188 SP
2 SP/UNIT MAX.	= 188 SP	196 SP
TOTAL PARKING REQUIRED	= 97 SP	196 SP

PARKING PROVIDED = 176 SPACES
(INCLUDES 16 HC SPACES)

OPEN SPACE REQUIRED	= 23,732 SF (10%)
OPEN SPACE PROVIDED	= 34,534 SF (15%)
RECREATIONAL OPEN SPACE REQUIRED	= 11,866 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 34,534 SF

TOTAL VEHICULAR USE AREA	= 63,325 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,749 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 5,455 SF

EXISTING IMPERVIOUS	= 33,988 SF
PROPOSED IMPERVIOUS	= 136,332 SF (301% INCREASE)



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown herein were derived from survey data. Boundary information was taken from survey.
- Street trees shall be provided in all adjacent rights-of-ways and planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Karst features were observed on site during a site visit on April 20, 2022, by Ted Bernstein, RLA.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- Bike Parking will be provided inside the office building.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0061 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.

DETENTION BASIN CALCULATIONS

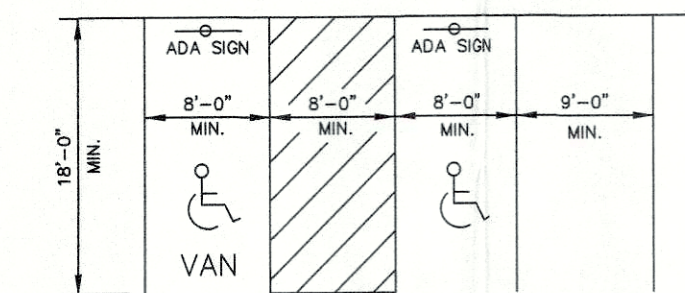
$$X = \Delta C R A / 12$$
$$\Delta C = 0.68 - 0.39 = 0.29$$
$$A = 5.46 \text{ ACRES}$$
$$R = 2.8 \text{ INCHES}$$
$$X = (0.29)(5.46)(2.8) / 12 = 0.37 \text{ AC.-FT}$$
$$\text{REQUIRED } X = 16,117 \text{ CU.FT.}$$

PROVIDED BASIN = 14,250 SQ.FT.

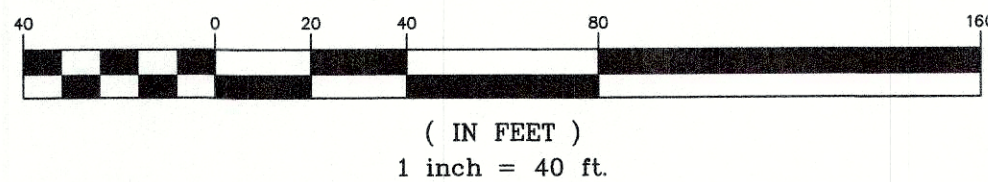
TOTAL = 14,250 SQ.FT. @ APPROX. 1.5 FT. DEPTH
= 21,375 CU.FT. > 16,117 CU.FT.

LEGEND

Utility Pole	PROPOSED STORM SEWER, CATCH BASIN
Guy Anchor	PROPOSED SEWER AND MANHOLE
Light Pole	PROPOSED DRAINAGE SWALE
Catch Basin	
Storm Drainage Manhole	
Fire Hydrant	
Water Meter	
Gas Meter	
Sanitary Sewer Manhole	
Sanitary Clean-Out	
Reinforced Concrete Pipe	
PVC Polyvinyl Chloride Pipe	
Underground Water Line	
Underground Gas Line	
Overhead Electric Line	
Overhead Electric, Telephone & Cable Lines	
Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"	



GRAPHIC SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 237,791 S.F.
EXISTING TREE CANOPY AREA	= 6% (14,357 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (83,227 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (83,227 S.F.)

BENCHMARK DESCRIPTIONS

TBM#500=RAILROAD SPIKE IN UTILITY POLE NO. 45615LGE86023. UTILITY POLE IS LOCATED ON THE SOUTHEAST SIDE OF BRADFORD DRIVE 360' +/- NORTHEAST OF THE EDGE OF PAVEMENT OF BARDSTOWN ROAD. ELEVATION=495.825' (NAVD 88)

SOURCE - ELEVATIONS ARE BASED ON LOJC MONUMENT BH30-01. ELEVATION=515.68' (NAVD 88)

SITE ADDRESS:
2221 BRADFORD DRIVE
LOUISVILLE, KY 40218
TAX BLOCK 0498, LOT 0065
D.B. 765, PG. 262

COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - BUECHEL
MUNICIPALITY - LOUISVILLE

CASE # 22-ZONE-0169
WM#12475

REVISIONS	DESCRIPTION	DATE	BY
1	ADD REC OPEN SPACE	10/25/22	TB
2	PER AGENCY COMMENTS	1/23/23	DT
3	PER AGENCY COMMENTS	3/13/23	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 22076-DDOP
DATE: 6/17/22
CHECKED BY: DT
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WESTERN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502.444.9975 FAX: 502.444.9974 WEB: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

BOHN
2221 BRADFORD DRIVE
OWNER/DEVELOPER
CAMILLEO, LLC
7617 HORNEBECK FARM RD
LOUISVILLE, KY 40291

JOB NO. 22076

SHEET 1 OF 1

RECEIVED
MAY 01 2023
PLANNING & DESIGN SERVICES