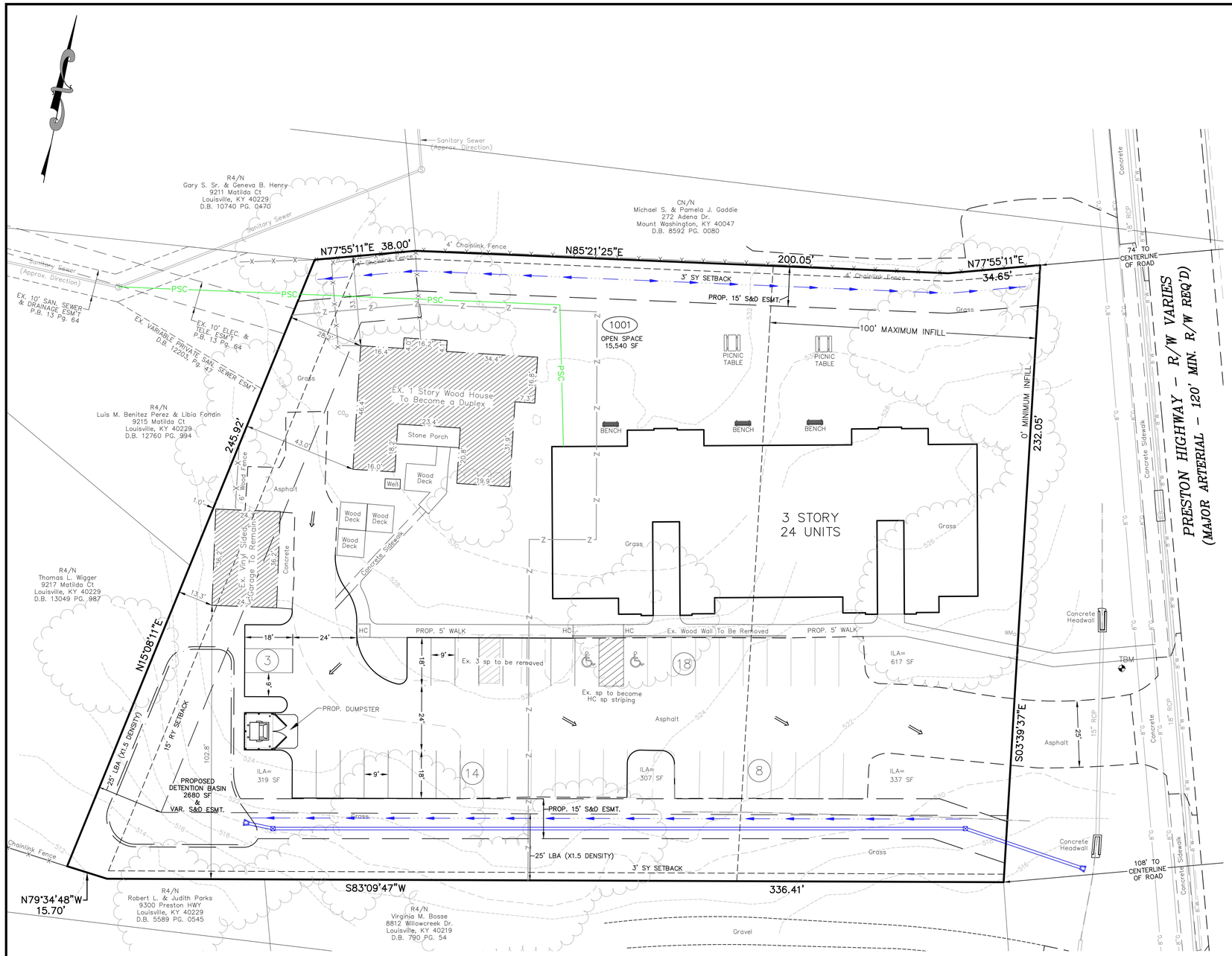
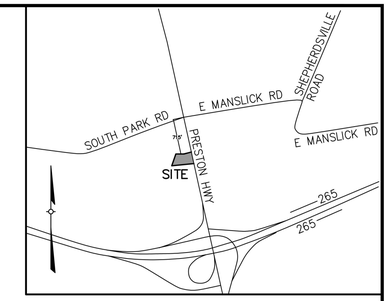




LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.67± Ac. (72,658 SF)
EXISTING ZONING	= CN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= OFFICE
PROPOSED USE	= MULTI–FAMILY RESIDENTIAL
BUILDING HEIGHT	= 3–STORY (45' MAX. ALLOWED)
BUILDING FOOTPRINT	
DUPLEX (EX. HOUSE)	= 2,570 SF
ACCESSORY BUILDING (EX. GARAGE)	= 877 SF
APARTMENT BUILDING	= 9,206 SF
BUILDING AREA	
DUPLEX (EX. HOUSE)	= 2,570 SF
ACCESSORY BUILDING (EX. GARAGE)	= 877 SF
APARTMENT BUILDING	= 27,618 SF
TOTAL BUILDING AREA	= 31,065 SF
F.A.R.	= 0.43 (0.5 MAX. ALLOWED)
DENSITY	= 15.57 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
DUPLEX		
2 SP / UNIT MIN.	= 4 SP	
5 SP / UNIT MAX.	=	10 SP
APARTMENT		
1 SP / UNIT MIN.	= 24 SP	
2 SP / UNIT MAX.	=	48 SP
TOTAL PARKING REQUIRED	= 28 SP	58 SP
PARKING PROVIDED	= 43 SPACES (INCLUDES 2 HC SP)	

OPEN SPACE REQUIRED	= 10,899 SF (15% OF SITE)
OPEN SPACE PROVIDED	= 16,740 SF (INCLUDES 24 5'X10' BALCONIES)
RECREATIONAL OPEN SPACE REQUIRED	= 5,450 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 5,450 SF
TOTAL VEHICULAR USE AREA	= 16,351 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,226 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,580 SF
EXISTING IMPERVIOUS	= 17,524 SF
PROPOSED IMPERVIOUS	= 31,829 SF (82% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right–of–way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right–of–way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re–aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. 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.
12. Karst features were not observed on site during a site visit on xxx, 2022, by xxx, RLA/AICP
13. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. 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.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0111 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. 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.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 30,250 S.F.
8. Run off volume impact fee required, calculation based on RFF x 1.5
9. On–site detention will be provided. Post–developed peak flows will be limits to pre–developed peak flows for the 2, 10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Detention basin will outlet to Preston Hwy right–of–way and KYTC approval will be required prior to MSD construction plan approval."

DETENTION BASIN CALCULATIONS

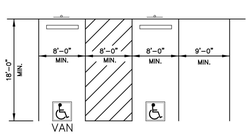
X = Δ CRA/12
ΔC = 0.65–0.50=0.10
A = 1.67 ACRES
R = 2.8 INCHES
X = (0.10)(1.67)(2.8)/12 = 0.038 AC.–FT
REQUIRED X = 1,655 CU.FT.

PROVIDED BASIN = 2,680 SQ.FT.

TOTAL = 2,680 SQ.FT. @ APPROX. 1 FT. DEPTH
= 2,680 CU.FT. > 1,655 CU.FT.

LEGEND

- 722 = EXISTING CONTOUR
- X" W = EXISTING WATER
- X" G = EXISTING GAS
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 72,658 S.F.
EXISTING TREE CANOPY AREA	= 22% (16,063 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (25,430 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 36% (26.400 S.F.)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER:
CAMILLEO LLC
7617 HORNBECK FARM RD
LOUISVILLE, KY 40291

SITE ADDRESS:
9220 PRESTON HWY
LOUISVILLE, KY 40229
TAX BLOCK 0660, LOT 0005
D.B. 11790, PG. 973

COUNCIL DISTRICT – 24
FIRE PROTECTION DISTRICT – OKOLONA
MUNICIPALITY – LOUISVILLE

CASE #26–DDP–0017
WM #8358

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04.27.26	REVISED PER AGENCY COMMENTS	JH
2	5/18/26	agency comments	DT

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 03102–3 – RDDDP
DATE: 9/11/25
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: NK

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
5201 WINTERGREEN WAY, LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9794
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

BOHN PRESTON HWY

OWNER/DEVELOPER
CAMILEO LLC
7617 HORNBECK FARM RD
LOUISVILLE, KY 40291

JOB NO. 03102–3

SHEET 1 OF 1