



Legal Counsel.

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Clifford H. Ashburner
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November 21, 2022

RE: Property: 2221 Bradford Drive
Case No: 22-ZONEPA-0089

To Whom It May Concern:

Our client, CamiLeo, LLC, has filed a change in zoning pre-application to change from R-5 to R-6 in order to allow it to develop an apartment community. A copy of the proposed revised plan is attached for your review. You may recall receiving a Notice of the Neighborhood Meeting from my office advising all adjoining residents and property owners of the proposed project and a scheduled meeting for July 21, 2022. After we conducted the meeting, our client and its land planning firm made modifications to the plan that we would like to share with you.

Area stakeholders are an important part of the permit review process. Accordingly, we are inviting nearby property owners, residents and neighborhood group representatives to a neighborhood meeting to discuss the proposal as indicated below.

Date: Monday, December 5, 2022

Time: 6:30 p.m.

**Location: Midlane Park Presbyterian Church
6209 Six Mile Ln.
Louisville, KY 40218**

If you would like us to send you a copy of the materials presented at the meeting, please contact Shannon Johnson at Shannon.Johnson@dinsmore.com or 502-540-2341 or Vicki Miller at Vicki.Miller@dinsmore.com or 502-540-2320.

Contact information for the case manager at Planning and Design Services, the attorney for the applicant and the land planner are listed below:

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Planning and Design Services

Julia Williams
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-6230
Email: Julia.Williams@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plan prepared by:

Derek Triplett
Land Design & Development
503 Washburn Avenue, Ste. 101
Louisville, KY 40222
Phone: 502-426-9374

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

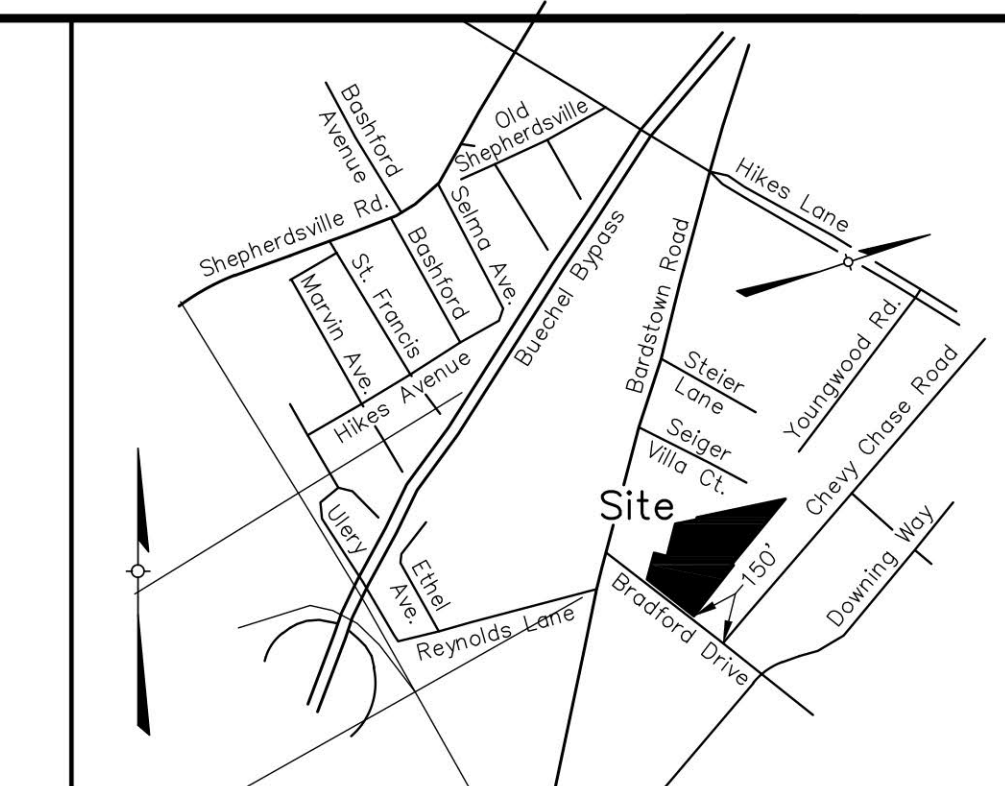
Should you have any questions you'd like us prepare to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner

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	= 1,200 SF
OFFICE BUILDING	= 1,200 SF
APARTMENT BUILDING	= 1,200 SF
BUILDING AREA	= 1,200 SF
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	
OFFICE	MIN. MAX.
1200/400 S.F. MIN.	= 3 SP 8 SP
1200/150 S.F. MAX.	= 3 SP 8 SP
APARTMENTS	
1 SP/UNIT MIN.	= 94 SP
2 SP/UNIT MAX.	= 188 SP
TOTAL PARKING REQUIRED	= 97 SP 196 SP
PARKING PROVIDED	
	= 186 SPACES (INCLUDES 16 HC SPACES)
OPEN SPACE PROVIDED	= 23,732 SF (10%)
RECREATIONAL 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	
	= 64,323 SF
INTERIOR LANDSCAPE AREA REQUIRED	
	= 4,824 SF
INTERIOR LANDSCAPE AREA PROVIDED	
	= 5,527 SF
EXISTING IMPERVIOUS	
	= 33,988 SF
PROPOSED IMPERVIOUS	
	= 137,330 SF (404% 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. Boundary information was taken from survey.
- 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.
- No Karst features were observed on site during a site visit on April 20, 2022, by Ted Bernstein, R.L.A.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

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

$$X = \Delta CRA / 12$$

$$\Delta C = 0.68 - 0.39 = 0.29$$

$$A = 5.46 \text{ ACRES}$$

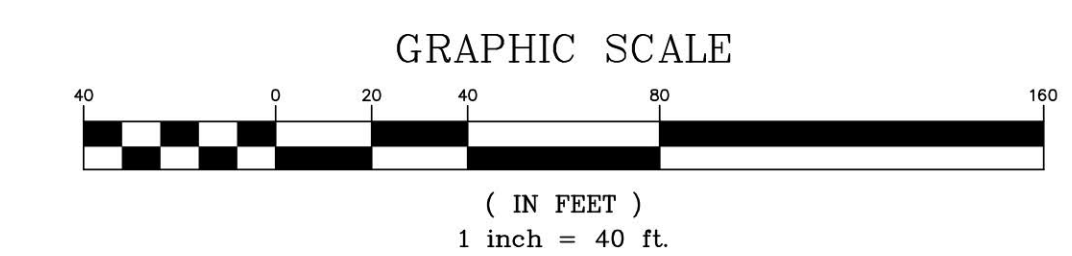
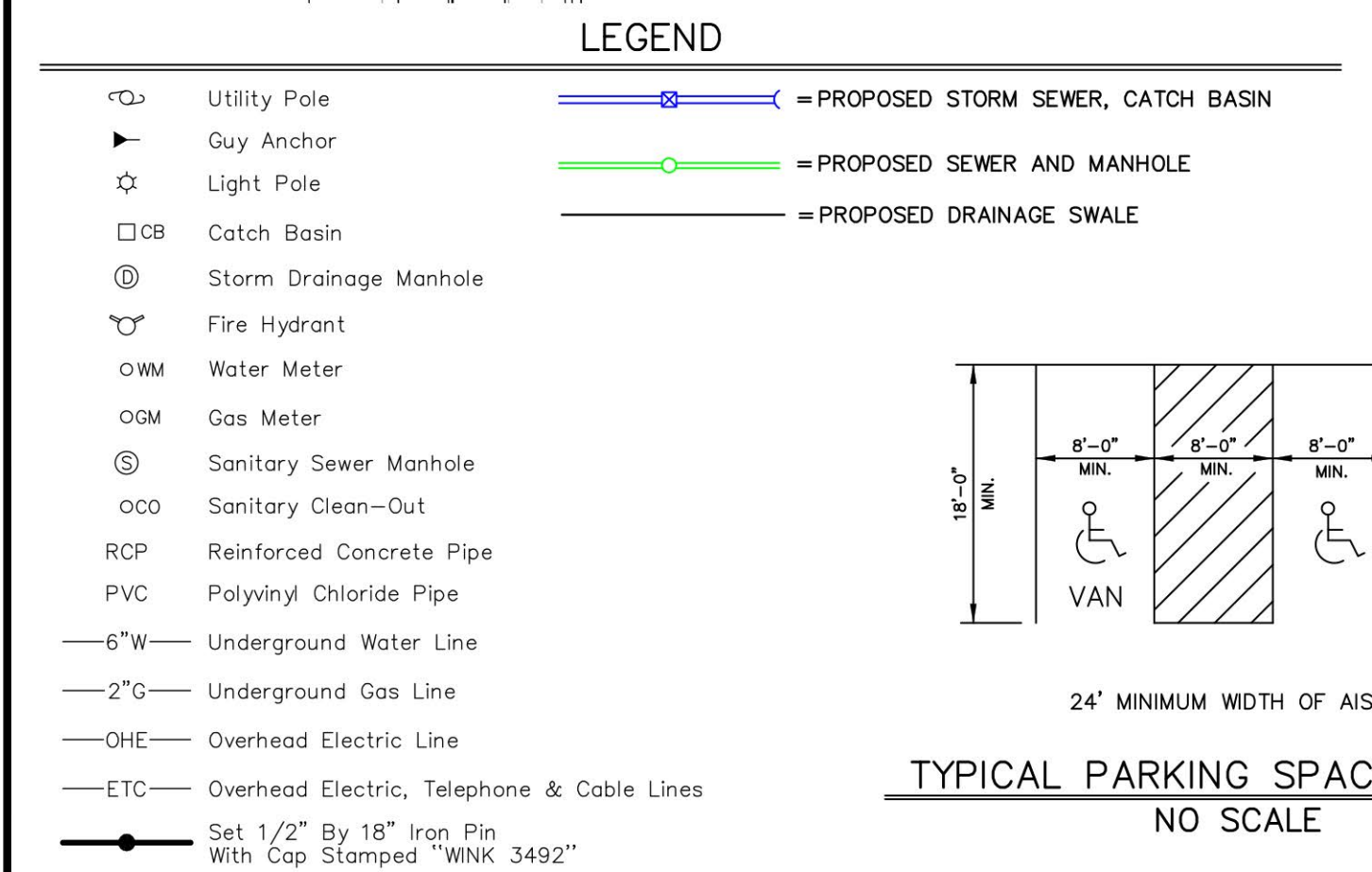
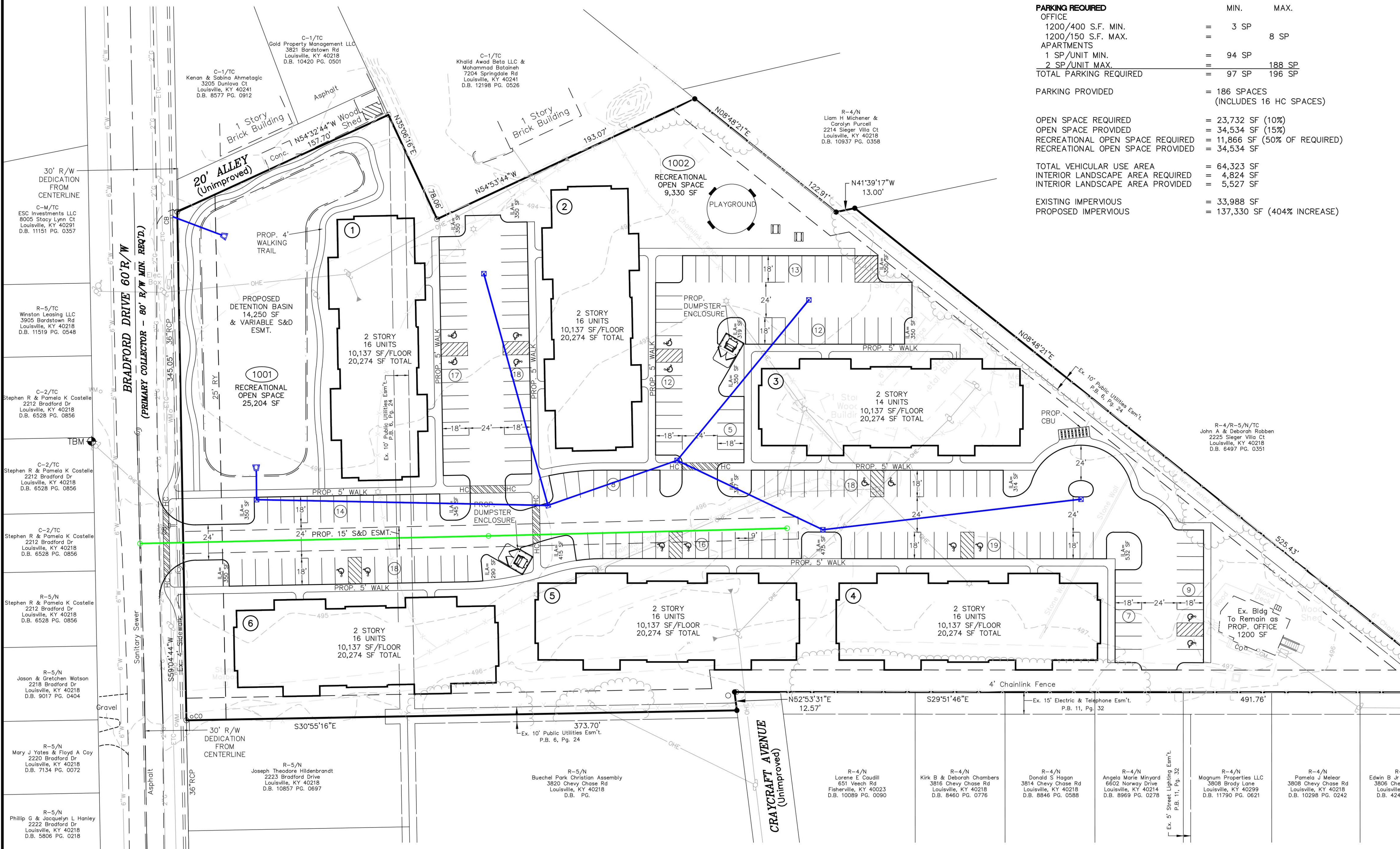
$$R = 2.8 \text{ INCHES}$$

$$X = (0.29)(5.46)(2.8) / 12 = 0.37 \text{ AC.-FT}$$

$$\text{REQUIRED } X = 16,117 \text{ CU.FT.}$$

PROVIDED BASIN = 14,250 SQ.FT.

$$\text{TOTAL} = 14,250 \text{ SQ.FT. @ APPROX. 1.5 FT. DEPTH} = 21,375 \text{ CU.FT.} > 16,117 \text{ CU.FT.}$$



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

BM#500=RAILROAD SPIKE IN UTILITY POLE NO. 45619LGE86023. UTILITY POLE IS LOCATED ON THE SOUTHEAST SIDE OF BRADFORD DRIVE 360'+/- NORTHWEST OF THE EDGE OF PAVEMENT OF BARDSTOWN ROAD. ELEVATION=465.925' (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 #
WATER/SUB#

REVISIONS	
NO.	DESCRIPTION
1	ADD REC OPEN SPACE
DATE	10/25/22
BY	TB

PROJECT DATA

FILE NAME: 22076-DDP

DATE: 6/17/22

CHECKED BY: DT

SCALE: AS SHOWN

GRAB BY: JH

PROJECT DATA

FILE NAME: 22076-DDP

DATE: 6/17/22

CHECKED BY: DT

SCALE: AS SHOWN

GRAB BY: JH

PROJECT DATA

FILE NAME: 22076-DDP

DATE: 6/17/22

CHECKED BY: DT

SCALE: AS SHOWN

GRAB BY: JH

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERS • LAND SURVEYORS • ARCHITECTS

505 WESTBURN AVENUE, SUITE 101, LOUISVILLE, KY 40212

PHONE: 502.446.9714

FAX: 502.446.9714

WEB SITE: WWW.LD&D-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN

BOHN

2221 BRADFORD DRIVE

OWNER/DEVELOPER

CAMILLEO, LLC

7617 HORNBECK FARM RD

LOUISVILLE, KY 40291

JOB NO. 22076

SHEET 1 OF 1

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