

PROJECT DATA	
OVERALL SITE AREA	= 86.33 AC
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED DEDICATION	
CEAR CREEK EXTENSION	= 4.92 AC
SARDIS WAY EXTENSION	= 0.16 AC
FOX CHASE EXTENSION	= 1.86 AC
ROAD "A" & BLACK POWDER LN EXT	= 2.60 AC
BEULAH CHURCH TURN LANE SOUTH	= 0.02 AC
BEULAH CHURCH TURN LANE NORTH	= 0.05 AC
TOTAL PROP. DEDICATION AREA	= 9.61 AC
NET SITE AREA	= 76.72 AC

TRACT DATA	
TRACT #1	AREA = 12.80 AC
TRACT #2	AREA = 1.29 AC
TRACT #3	AREA = 1.27 AC
TRACT #4	AREA = 5.80 AC
TRACT #5	AREA = 5.55 AC
TRACT #6	AREA = 16.41 AC
TRACT #7	AREA = 18.78 AC
TRACT #8	AREA = 2.10 AC
TRACT #9	AREA = 12.72 AC

DETENTION BASIN CALCULATIONS

**BASIN #1**  
FOR TRACT 8  
 $X = \Delta C(A)/12$   
 $AC = 1.00 - 0.25 = 0.75$   
 $A = 3.18$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.57$  AC-FT  
REQUIRED  $X = 24,829$  CU-FT  
PROVIDED BASIN #1  
TOTAL = 6,400 SQ.FT. @ ±4 FT. DEPTH= 25,600 CU FT  
25,600 CU FT > 24,829 CU-FT.

**BASIN #2**  
FOR TRACT 7 (PARTIAL EAST) AND TRACT 1 (PARTIAL NORTHEAST)  
 $X = \Delta C(A)/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 16.29$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 2.36$  AC-FT  
REQUIRED  $X = 102,811$  CU-FT  
PROVIDED BASIN #2  
TOTAL = 27,600 SQ.FT. @ ±4 FT. DEPTH= 110,400 CU FT  
110,400 CU FT > 102,811 CU-FT

**BASIN #3**  
FOR TRACT 7 (PARTIAL WEST)  
 $X = \Delta C(A)/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 6.2$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.9$  AC-FT  
REQUIRED  $X = 39,160$  CU-FT  
PROVIDED BASIN #3  
TOTAL = 14,300 SQ.FT. @ ±3 FT. DEPTH= 42,900 CU FT  
42,900 CU FT > 39,160 CU-FT

**BASIN #4**  
FOR TRACTS 1, 2, 3 AND 4  
 $X = \Delta C(A)/12$   
 $AC = 1.00 - 0.25 = 0.75$   
 $A = 16.4$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 2.97$  AC-FT  
REQUIRED  $X = 129,373$  CU-FT  
PROVIDED BASIN #4  
TOTAL = 18,000 SQ.FT. @ ±8 FT. DEPTH= 144,000 CU FT  
144,000 CU FT > 129,373 CU-FT

**BASIN #5**  
FOR TRACT 5  
 $X = \Delta C(A)/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 5.54$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.86$  AC-FT  
REQUIRED  $X = 37,460$  CU-FT  
PROVIDED BASIN #5  
TOTAL = 17,000 SQ.FT. @ ±2.5 FT. DEPTH= 42,500 CU FT  
42,500 CU FT > 37,460 CU-FT

**BASIN #6 AND #7**  
FOR TRACTS 6 AND 9  
 $X = \Delta C(A)/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 23.37$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 3.39$  AC-FT  
REQUIRED  $X = 147,668$  CU-FT  
PROVIDED BASIN #6  
TOTAL = 15,300 SQ.FT. @ ±4.5 FT. DEPTH= 68,850 CU FT  
68,850 CU FT > 147,668 CU-FT  
PROVIDED BASIN #7  
TOTAL = 26,500 SQ.FT. @ ±4.5 FT. DEPTH= 119,250 CU FT  
119,250 CU FT > 147,668 CU-FT  
PROVIDED BASIN #6 & #7 = 188,100 CU FT > 147,668 CU-FT

- 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.
  - 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 hereon were derived from Loic data.
  - Boundary information was taken from deeds.
  - 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.
  - Kerst features were not observed on site during a site visit on December 12, 2022, by Kevin Young, RLA.
  - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- KYTC NOTES:**
- There should be no commercial signs on the right of way.
  - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
  - There shall be no parking nor any portion of any parking lot on state right of way.
  - All drainage structures within state right of way shall be state design.
  - All new and existing sidewalks shall be either brought up to or built to ADA current standards.
  - An encroachment permit and bond will be required for all work done in the right of way.
  - No increase in drainage run off to state roadways.

- MSD NOTES:**
- 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 0113 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes.
  - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10, 2.25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
  - All drainage, EPSC and Water-Quantity 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 MSD 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.
  - ACOE approval may be required prior to MSD construction plan approval, if hydric soils are present.
  - Velocity dissipation may be required for outfall of basin #4.
  - Due to the size of this proposed development plan, additional requirements or easements may be required at the construction plan review phase.

TREE CANOPY DATA		
OVERALL SITE AREA	= 86.33 AC	
EXISTING TREE CANOPY	= 84.59 AC (98% SITE)	
TREE CANOPY REQ. TO BE PRESERVED	= 16.92 AC (20% EXISTING)	
TREE CANOPY PROP. TO BE PRESERVED	= 16.92 AC	
TRACT# / AREA	EX. TREE CANOPY / (% TRACT)	EX. TREE CANOPY TO BE PRESERVED / (% TRACT)
1 / 12.80 AC	12.14 AC / (95% TRACT 1)	0
2 / 1.29 AC	1.29 AC / (100% TRACT 2)	0
3 / 1.27 AC	1.27 AC / (100% TRACT 3)	0
4 / 5.80 AC	5.64 AC / (97% TRACT 4)	1.75 AC (30% TRACT 4)
5 / 5.55 AC	5.36 AC / (96% TRACT 5)	1.35 AC (24% TRACT 5)
6 / 16.41 AC	16.09 AC / (98% TRACT 6)	6.56 AC (40% TRACT 6)
7 / 18.78 AC	18.78 AC / (100% TRACT 7)	4.08 AC (22% TRACT 7)
8 / 2.10 AC	2.10 AC / (100% TRACT 8)	0
9 / 12.72 AC	12.30 AC / (96% TRACT 9)	3.18 AC (25% TRACT 8)
TOTAL / 76.72 AC	74.97 AC / (98% NET SITE)	16.92 AC (20% OVERALL EXISTING)

OWNER:  
KENNETH S. & JUDITH A. BOHANNON /  
CAROLYN J. & JAMES P. BALL  
5310 RANDOM WAY  
LOUISVILLE, KENTUCKY 40291

SITE ADDRESS:  
6803 & 6805 BEULAH CHURCH ROAD  
TAX BLOCK 655, LOTS 6 & 7  
DEED BOOK 10830, PAGE 907 &  
DEED BOOK 12001, PAGE 891

COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW

CASE# 23-ZONEPA-0005  
WM# 12548

BY: BB

DESCRIPTION: PER AGENCY PRE APP COMMENTS

DATE: 7/27/23

NO. 1

BY: BB

DESCRIPTION: GENERAL REVISION

DATE: 8/15/23

NO. 2

BY: BB

DESCRIPTION: PER AGENCY PRE APP COMMENTS

DATE: 9/01/23

NO. 3

BY: BB

DESCRIPTION: PER AGENCY PRE APP COMMENTS

DATE: 9/01/23

NO. 4

REVISIONS

DATE: 7/27/23

NO. 1

DATE: 8/15/23

NO. 2

DATE: 9/01/23

NO. 3

DATE: 9/01/23

NO. 4

PROJECT DATA

FILE NAME: 23131-DWP.dwg

DATE: 1/13/23

SCALE: 1/80

CHECKED BY: KYAR

DESIGNED BY: BB

GENERAL DISTRICT PLAN & PRELIMINARY SUBDIVISION PLAN

6803 & 6805 BEULAH CHURCH ROAD

DEVELOPER: BEULAH CHURCH ROAD LLC

PO BOX 12128

Lexington, KY 40580

23131

1

OF 3

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE

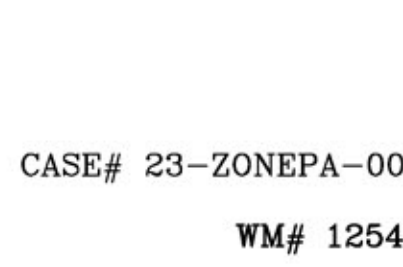
507 WESTERN AVE. SUITE 200

LOUISVILLE, KENTUCKY 40202

TEL: 502-261-1620

WWW.LD&D-KY.COM





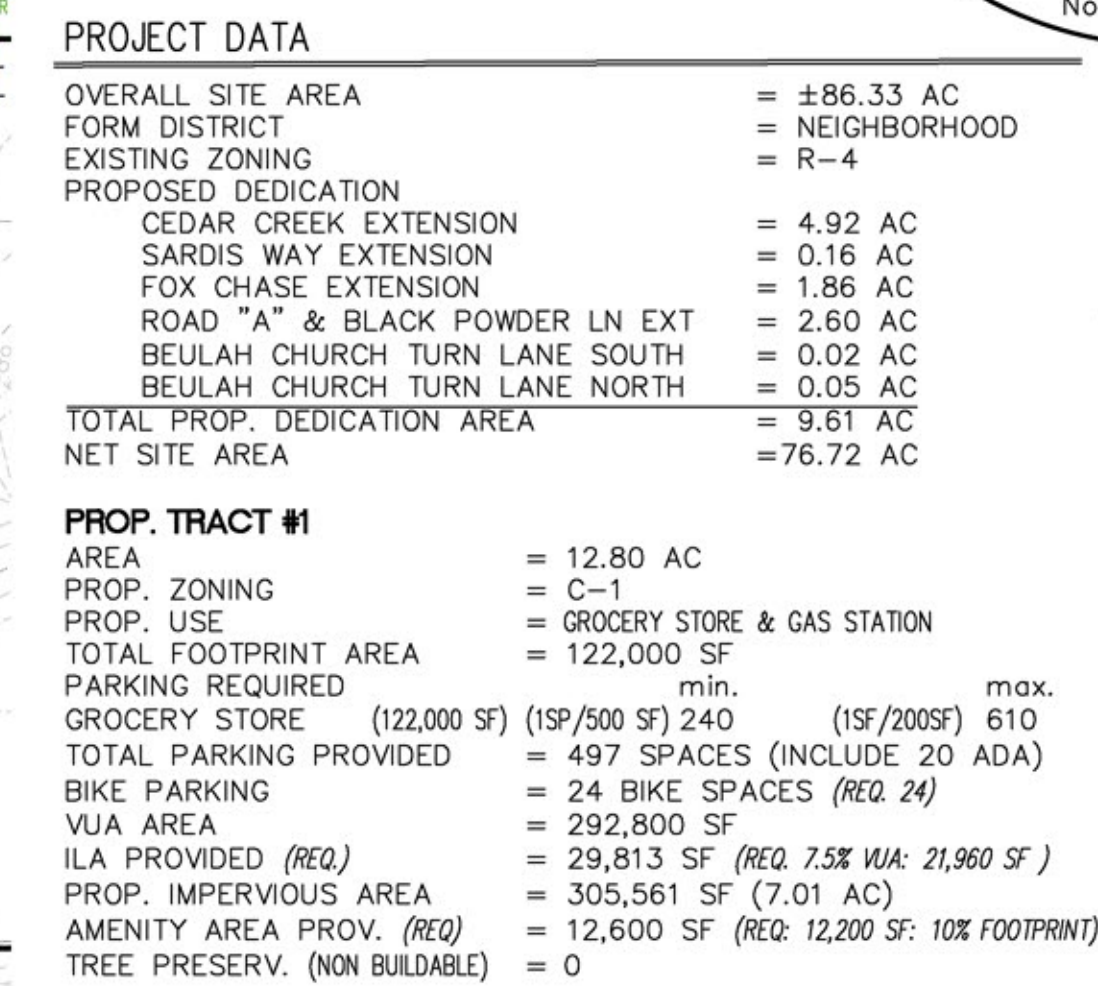
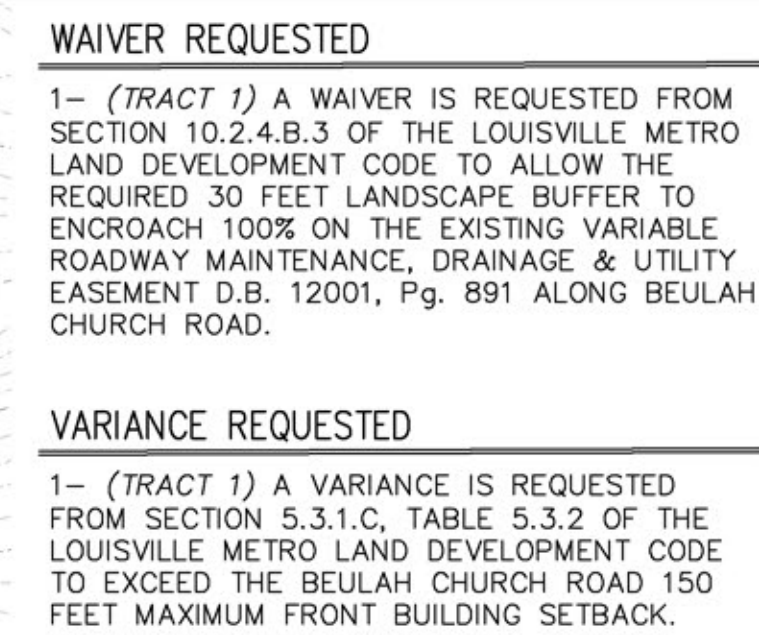
JOB NO.  
22131

SHEET  
2  
OF 3

6803 & 6804  
BEUL

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REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	2/22/23	PER AGENCY PRE APP COMMENTS	BB	
2	7/24/23	GENERAL REVISION	BB	
3	8/15/23	PER AGENCY PRE APP COMMENTS	BB	
4	9/01/23	PER AGENCY PRE APP COMMENTS	BB	

ENGINEER'S SEAL	SURVEYOR'S SEAL
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PROJECT DATA

FILE NAME: 22131--DDDP.dwg

DATE: 1/13/23

CHECKED BY: KY/AR

SCALE: 1/100

DRAWN BY: BB

**LD&D**

**LAND DESIGN & DEVELOPMENT, INC.**

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
505 WESTERN AVENUE, SUITE 100 LOBBYVILLE, KENTUCKY 40222  
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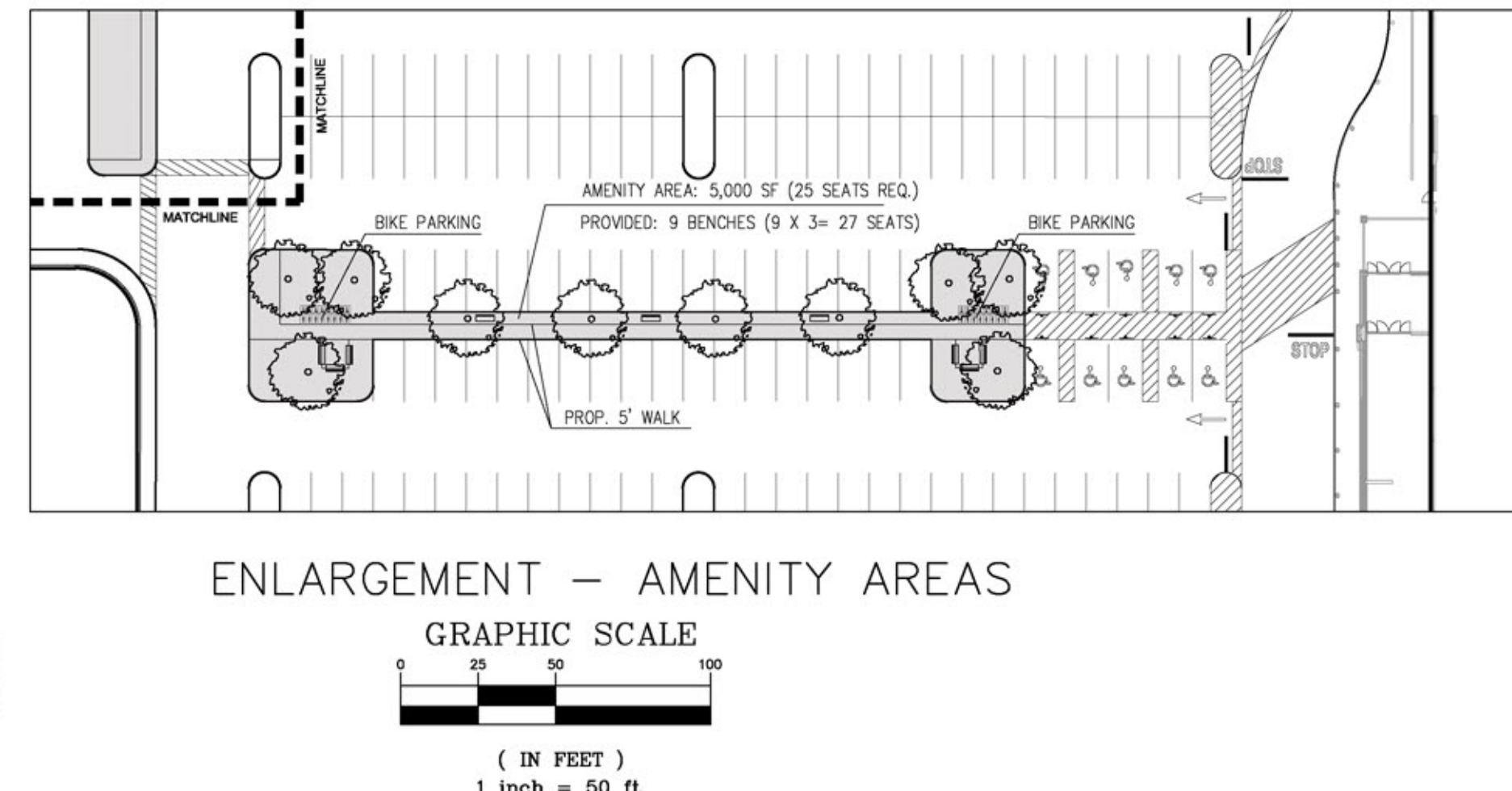
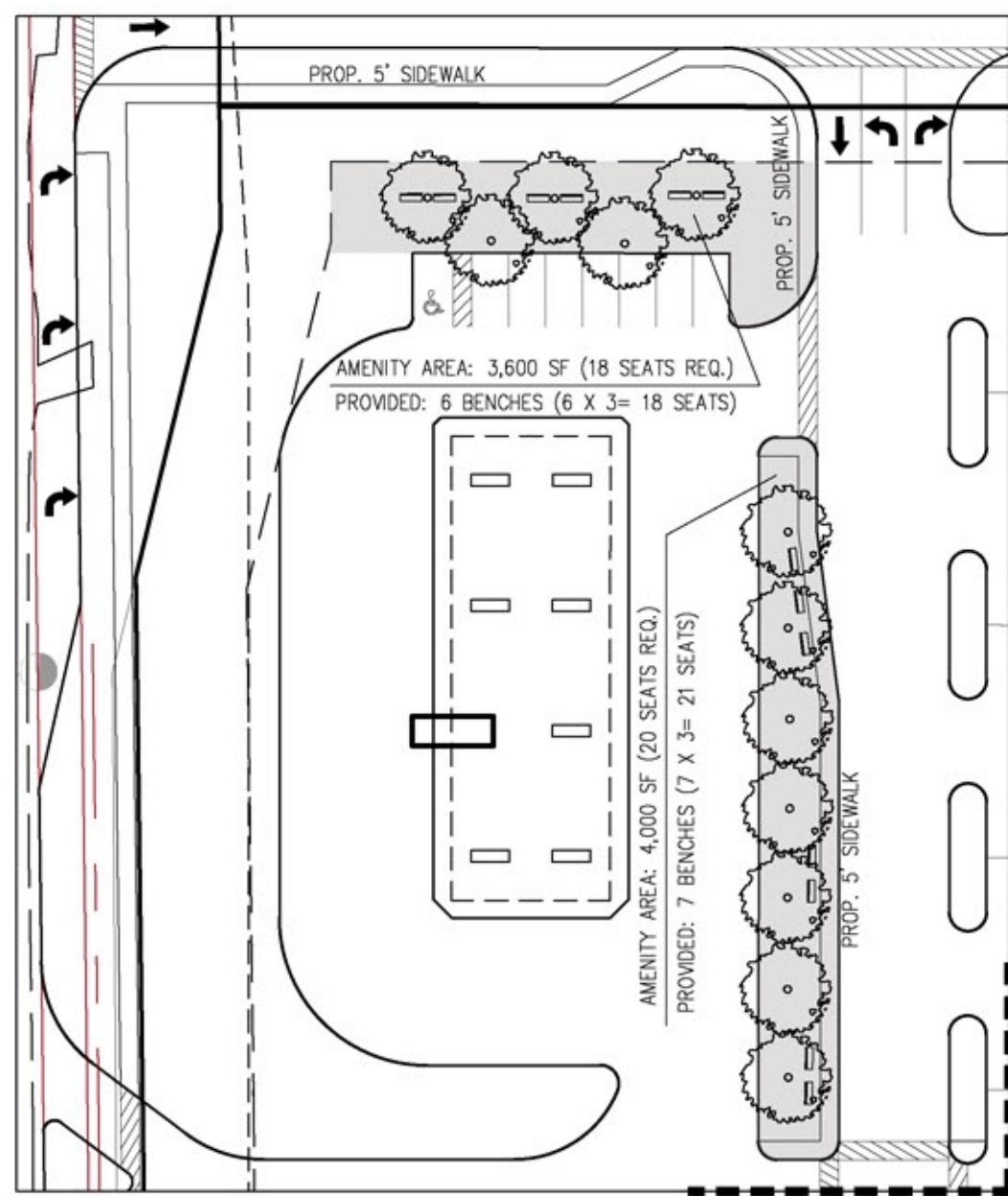
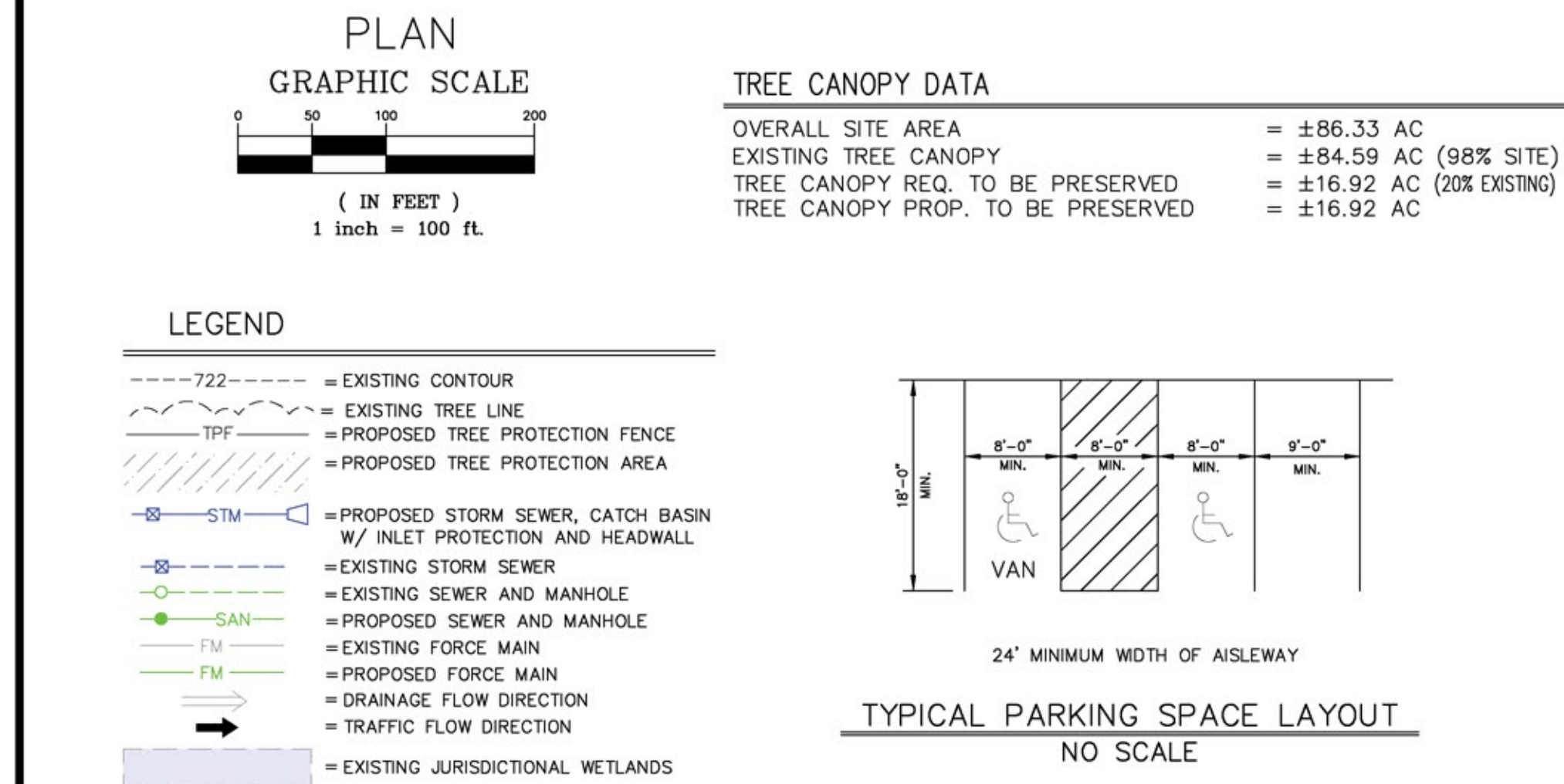
DETAIL DISTRICT DEVELOPMENT PLAN (TRACTS 1 & 6)  
 PRELIMINARY SUBDIVISION PLAN (TRACT 6)

DEVELOPER:  
**BEULAH CHURCH ROAD LLC**  
 PO Box 12128  
 Lexington, KY 40580

**6803 & 6805 BEULAH CHURCH ROAD**

JOB NO.  
22131

SHEET  
3  
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FIRE PROTECTION DISTRICT - HIGHVIEW