



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	1.2± Ac. (56,382 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	RESTAURANT
BUILDING HEIGHT	=	22' (25' MAX. ALLOWED)
BUILDING AREA	=	2,042 SF
F.A.R.	=	0.04 (0.5 MAX. ALLOWED)
PARKING REQUIRED		MIN. MAX.
2,042 SP/500 SF. MIN.	=	4 SP
2,042 SP/100 SF. MAX.	=	20 SP
PARKING PROVIDED	=	20 SPACES (1 ADA SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	=	4 SPACES
TOTAL VEHICULAR USE AREA	=	15,281 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,151 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,660 SF
EXISTING IMPERVIOUS	=	0 SF
PROPOSED IMPERVIOUS	=	19,611 SF (100% 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. 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.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive dust emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. 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-way. Wheel stops on the east side of the property and adjacent neighboring stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
7. Boundary and topographical information shown hereon were derived from LD&D ALTA survey date 8-6-2024.
8. Street trees shall be planted in a manner that does not effect public safety or hinder sight distance. Final location will be determined during construction approval process.
9. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
10. A minor plat or legal instrument shall be recorded shifting the property lines. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
11. Accessory structures must be screened in accordance with LDC 10.2.6 & 4.4.9
12. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to the issuance of any building permits
13. For Tree Preservation for the overall Beulah Church Crossings Development and Master Streetscape Plan along Beulah Church Road refer to approved plan Cases 24-Landscape-0103 and 24-Landscape-0081.
14. Off-site loading and unloading areas shall be located and screened in accordance with LDC Section 5.5.2.B.2.
15. An approved Landscape Plan will be required prior to the issuance of building permits.
16. In accordance with Chapter 4.9.4 of The LDC, A KARST survey was performed by Mike Hill on August 29th, 2024 and no KARST Topography was found. A review of published Geological information from the KY Geological Survey contained no indication of sinkholes on the subject property.

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. Sewer service will be provided by connection and subject to applicable fees.
4. A Downstream Facilities Capacity was submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2008.
6. Driveway pattern indicated by arrows (==>) is for conceptual purposes.
7. If the site has three drainage an easement plat will be required prior to MSD granting construction plan approval.
8. 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.
9. 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 siting of Green Best Management Practices.
10. All retail shops must have individual connections per MSD's fats, oils, and grease policy.

KYTC NOTES:

1. There should be no commercial signs on the right of way.
 2. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 3. There shall be no parking nor any portion of any parking lot on state right of way.
 4. All large structures within state right of way shall be state design.
 5. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
 6. An encroachment permit and bond will be required for all work done in the right of way.
 7. No increase in drainage run off to state roadways.
- RECEIVED**

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SEP 16 2024

OFFICE OF
PLANNING

RELATED CASE: 23-ZONE-0030
WM #1279

DETAILED DISTRICT DEVELOPMENT PLAN

BEULAH CROSSINGS (TRACT #2)

6803 BEULAH CHURCH RD
OWNER/DEVELOPER

BEULAH CHURCH ROAD LLC
P.O. BOX 12128
LEXINGTON, KY 40580

JOB NO.
22131-T2

1 OF 1

SURVEYOR'S SEAL

ENGINEER'S SEAL

REVISIONS					BY
NO.	DATE	DESCRIPTION	REMOVED PER AGENCY COMMENTS	ADDED MSD NOTE	JH
1	8-30-24				ZS
1	09.11.24				

REVISIONS

BY

1

DESCRIPTION

DATE _____

No.

D

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

DATE: 08.12.24

CHECKED BY: BB/MIH

LD&D

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