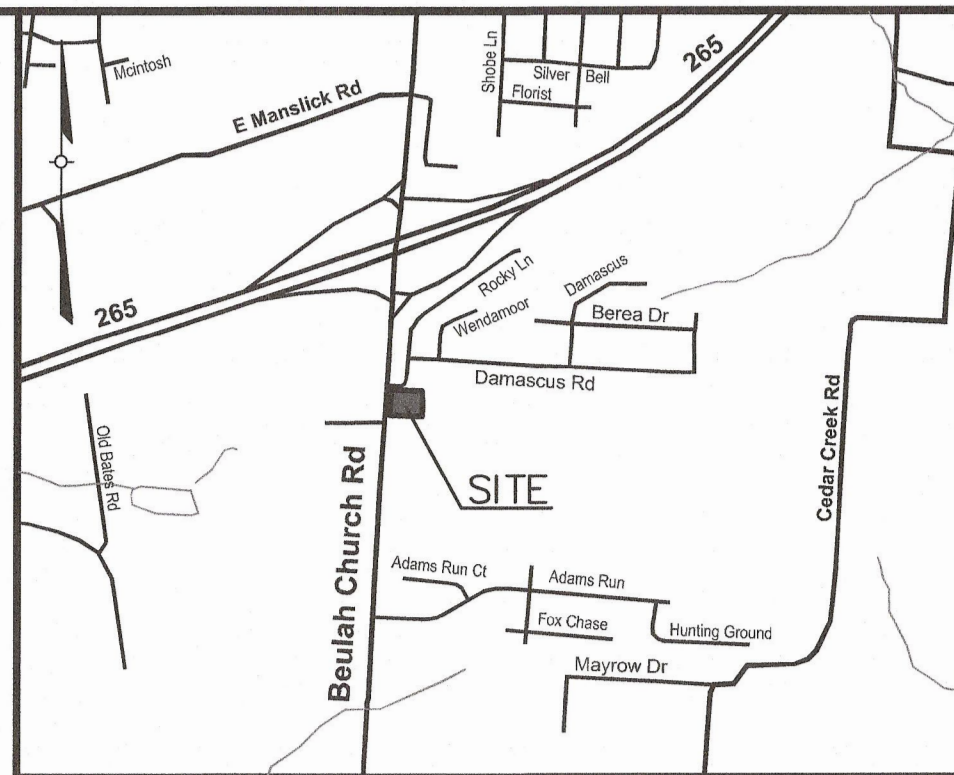


VARIANCE REQUESTED:

1. A Variance is requested from Table 5.3.2 of The Louisville Metro Land Development Code to exceed the maximum front building setback.



LOCATION MAP

NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 2.1± Ac. (91,707 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 22' (25' MAX. ALLOWED)
BUILDING AREA	= 6,500 SF
RESTAURANT	= 2,200 SF
OUTDOOR DINING	= 2,200 SF
TOTAL BUILDING AREA	= 8,700 SF
F.A.R.	= 0.7 (0.5 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
8,700 SF/500 S.F. MIN.	= 17 SP 87 SP
8,700 SF/100 S.F. MAX.	
PARKING PROVIDED	= 87 SPACES (5 ADA SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 9 SPACES
TOTAL VEHICULAR USE AREA	= 31,982 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,398 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,087 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 45,832 SF (100% INCREASE)

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.
- Boundary and topographical information shown hereon were derived from LD&D ALTA survey date 8-6-2024.
- 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.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- A minor plot 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.
- Accessory structures must be screened in accordance with LDC 10.2.6 & 4.4.9.
- A reciprocal access and 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.
- For Tree Preservation for the overall Beulah Crossings Development and Master Streetscape Plan along Beulah Church Road refer to approved plan Cases 24-Landscape-0103 and 24-Landscape-0081.
- This site lies within the KARST Terrain area. Any subsequent development on site is subject to the requirements of Chapter 4 Section 9 of The Land Development Code.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- 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 connection and subject to applicable fees. A Downstream Facilities Capacity was submitted to MSD and the capacity is assured on the letter dated June 6, 2024.
- 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.
- If the site has thru drainage an easement plot 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.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.

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.

OCT 22 2024

OFFICE OF PLANNING

SITE ADDRESS:  
6805 BEULAH CHURCH RD  
LOUISVILLE, KY 40228  
D.B. 12898, PG. 0393  
WM #12548

CASE #24-DDP-0059  
RELATED CASE #23-ZONE-0030  
COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - FERN CREEK  
MUNICIPALITY - LOUISVILLE

DETAILED DISTRICT DEVELOPMENT PLAN

BEULAH CROSSINGS TRACT #8

6805 BEULAH CHURCH RD

OWNER/DEVELOPER

BEULAH CHURCH ROAD LLC

P.O. BOX 12128

LEXINGTON, KY 40580

JOB NO.

22131-18

SHEET

1

OF 1

REVISIONS

DESCRIPTION

BY

DATE

NO.

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 22131-18 - DEV PLAN

SCALE: AS SHOWN

DATE: 08/22/24

CHECKED BY: BB/AM

DRAWN BY: ZS/AH

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING - LANDSCAPE ARCHITECTURE

605 WESTERN AVENUE, SUITE 200, KENTUCKY

STATE: KY 40204

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

EX ARBOR CREEK DRIVE

EX BEULAH CHURCH ROAD - R/W VARIES  
(PRIMARY COLLECTOR ROAD - 60' R/W REQ'D.)

R-5A/N  
Arbor Creek Condominiums  
9154 Poplar Level Road  
Louisville, KY 40219  
D.B. 9278, PG. 0285

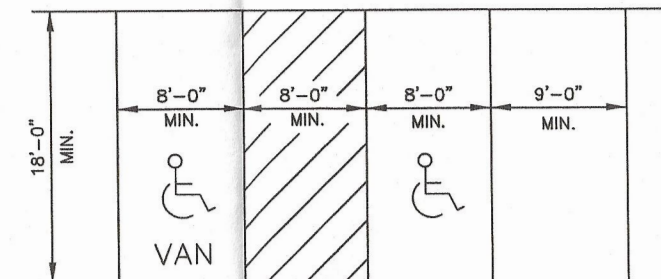
R-4/N  
Mary R Osbourne  
3614 Hopewell Road  
Louisville, KY 40299  
D.B. 12198, PG. 0409

R-5A/N  
Carolyn J. Bull  
5310 Random Way  
Louisville, KY 40291  
D.B. 12001, PG. 891

C-1/N  
Carolyn J. Bull  
5310 Random Way  
Louisville, KY 40291  
D.B. 10830, PG. 907

LEGEND

- 722--- = EXISTING CONTOUR
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

TREE CANOPY CALCULATIONS (SEE GENERAL NOTE #13)

TOTAL SITE AREA	= 91,707 S.F.
EXISTING TREE CANOPY AREA	= 100% (91,707 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 20% (18,341 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (32,097 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (32,097 S.F.)

GRAPHIC SCALE

