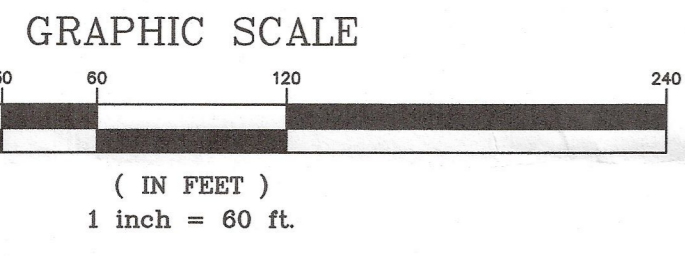


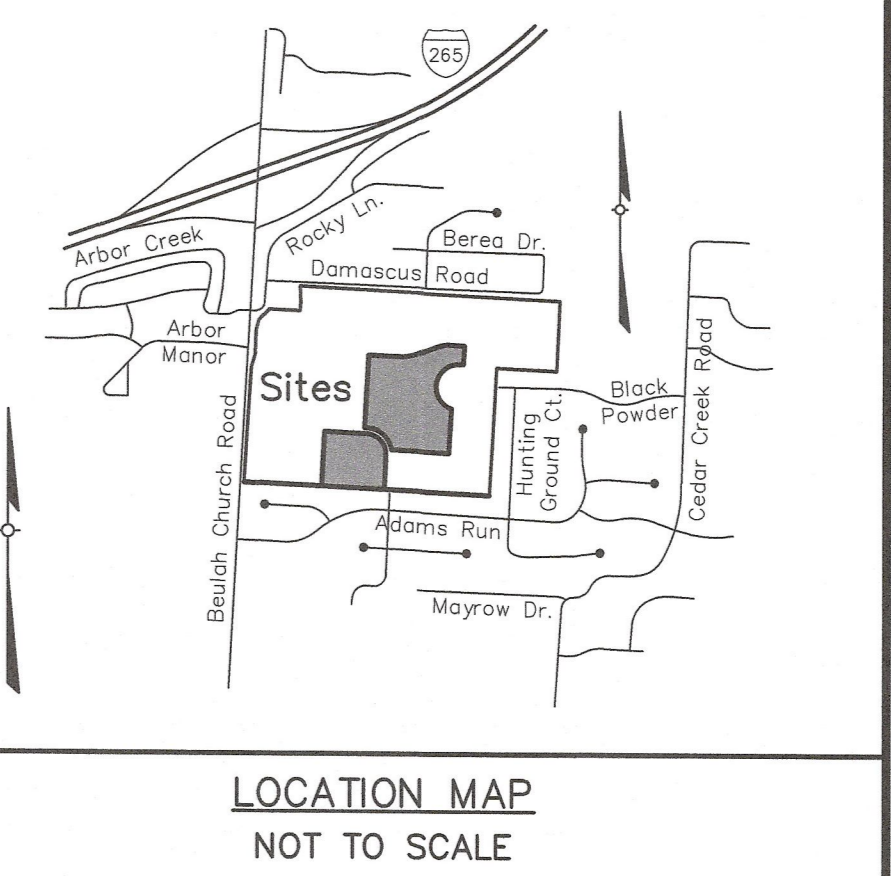
**ADJOINER LIST**

<b>A</b>	R-4/N GAMBLE, DONALD G & PATRICIA A 8915 ADAMS RUN CT LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 6612-0241	<b>B</b>	R-4/N MUDD, JOSEPH L II & THERESE 8917 ADAMS RUN CT LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 6579-0710
<b>C</b>	R-4/N TINNEL, LISA C & CRAIG GERALD 8101 ADAMS RUN RD LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 9133-0921	<b>D</b>	R-4/N FAUL, JAMES S & SUSAN 630 HARBOR IS CLEARWATER BEACH, FL, 33767 DEED BOOK-PAGE: 10717-0657
<b>E</b>	R-4/N HENRY, DENNIS R 8105 ADAMS RUN RD LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 6708-0851	<b>F</b>	R-4/N PARKHURST, RICHARD & VIVIAN 8107 ADAMS RUN RD LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 6721-0717
<b>G</b>	R-4/N CAPO, KELIE & MICHAEL R 8109 ADAMS RUN RD LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 12392-295	<b>H</b>	R-4/N CAMPBELL, BRENT ALLEN 8111 ADAMS RUN RD LOUISVILLE, KY, 40228 DEED BOOK-PAGE: 11075-764



- FIRE NOTES:**
- The subject property is located within the Fern Creek Fire District.
  - Local Fire Authority Having Jurisdiction (AHJ) contact information: Joe Elstone - jelstone@ferncreekfire.com
  - Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81)
  - Gates: No gates shall be installed which limit or restrict access to a residential area, except as approved by the AHJ of the referenced Fire District.
  - Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
  - Requirements for specifications of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
  - Permitted projects shall comply with national Fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

R-5A/N  
BEULAH CHURCH ROAD LLC  
P.O. BOX 12128  
LEXINGTON, KY, 40580  
DEED BOOK-PAGE: 12898-339



**PROJECT DATA**

TOTAL TRACTS AREA	= 18.3± Ac. (796,560 SF)
TRACT 5 SITE AREA	= 5.6± Ac. (243,092 SF)
TRACT 9 SITE AREA	= 12.7± Ac. (553,468 SF)
EXISTING ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 288 UNITS
BUILDING HEIGHT	= 3-STORY (35' MAX. ALLOWED)
BUILDING AREA	= 276,705 SF
APARTMENTS	= 16,517 SF
CLUBHOUSE	= 15,73 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
GROSS DENSITY	
<b>PARKING REQUIRED</b>	MIN. MAX.
1 SP/UNIT MIN.	= 288 SP
2 SP/UNIT MAX.	= 576 SP
<b>TOTAL PARKING PROVIDED</b>	= 496 SPACES (INCLUDES 25 HC SP, 65 GARAGES & 4 EV SP)
<b>OPEN SPACE REQUIRED</b>	= 119,484 SF (15%)
<b>OPEN SPACE PROVIDED</b>	= 298,213 SF
<b>RECREATIONAL OPEN SPACE REQUIRED</b>	= 59,742 SF (50% OF REQUIRED)
<b>RECREATIONAL OPEN SPACE PROVIDED</b>	= 72,843 SF (CLUBHOUSE, PLAYGROUND, DOG PARK, WALKING PATH AROUND DETENTION BASIN)
<b>TOTAL VEHICULAR USE AREA</b>	= 165,525 SF
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>	= 12,438 SF (7.5%)
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	= 16,095 SF
<b>EXISTING IMPERVIOUS</b>	= 0 SF
<b>PROPOSED IMPERVIOUS</b>	= 352,487 SF (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.
- 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 disturbing 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 survey data.
- Street trees shall be planted in a manner that does not affect 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.
- There should be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right-of-way must conform with District 5 list of approved trees.
- All new and existing sidewalks shall be either brought up to or built to ADA current standards and the curb line to be restored.
- Trash compactor will be per Land Development Code requirements. Details to be shown on landscape plan.

**MSD NOTES:**

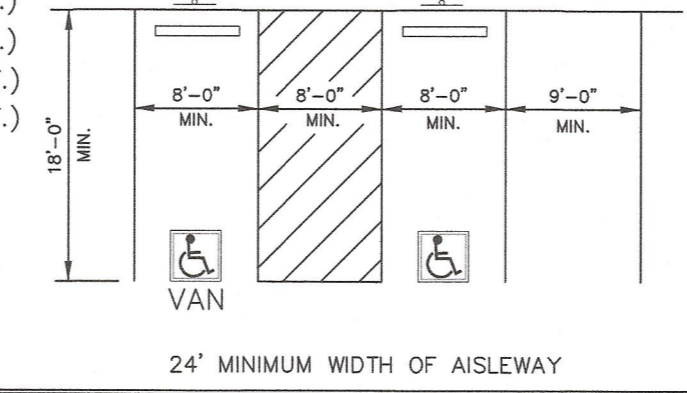
- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity was approved to MSD (June 27, 2025).
- 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 plan will be required prior to MSD granting construction plan approval.
- On-site detention has been 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 Basins calculation and location per the overall Beulah Crossings Development: MSD WM#12548 / CASE#23-ZONE-0030.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 796,650 S.F.
EXISTING TREE CANOPY AREA	= 100% (796,650 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 20% (159,330 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 27% (215,824 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (278,828 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (278,828 S.F.)

**LEGEND**

- - - - - EXISTING TREE LINE
- - - - - PROPOSED TREE PROTECTION FENCE
- - - - - PROPOSED TREE PROTECTION AREA
- - - - - EXISTING STORM SEWER
- - - - - EXISTING SEWER AND MANHOLE
- - - - - PROPOSED SEWER AND MANHOLE
- - - - - FM
- - - - - EXISTING FORCE MAIN
- - - - - PROPOSED FORCE MAIN
- - - - - PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- ⊗ ⊗ ⊗ EXISTING TREE
- ⊗ ⊗ ⊗ PROPOSED TREE



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

**SITE ADDRESS:**  
6803 BEULAH CHURCH RD  
LOUISVILLE, KY 40228  
TAX BLOCK 0655, LOT 0007  
D.B. 12898, PG. 339

COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - FERN CREEK  
MUNICIPALITY - LOUISVILLE

CASE #23-ZONE-0030  
WATER/SUB# 12548

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11.17.25	ADDED AGENCY COMMENTS	ZS

**PROJECT DATA**

FILE NAME: 22131-DEV-PLAN-DF-TR-549  
DATE: 2025-09-22  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: MH

**PROJECT DATA**

FILE NAME: 22131-DEV-PLAN-DF-TR-549  
DATE: 2025-09-22  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: MH

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
502 WASHINGTON AVENUE, SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.464.9797  
FAX: 502.464.9794  
WEB SITE: WWW.LD-DC.COM

**DETAILED DISTRICT DEVELOPMENT PLAN**

**THE ROSEGATE APARTMENTS**  
**BEULAH CROSSING (TRACTS 5-9)**

DEVELOPER  
DENTON FLOYD  
609 E MAIN STREET  
LOUISVILLE, KY 40202

JOB NO. 22131-5&9

SHEET 1 OF 1

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