

DETENTION BASIN CALCULATIONS

$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.67 - 0.30 = 0.37$
 $A = 1.24 \text{ AC.}$
 $R = 2.8 \text{ IN.}$
 $X = (0.37)(1.24)(2.8) / 12 = 0.09 \text{ AC.} \rightarrow \text{FT.}$
REQUIRED X = 3,485 CU.FT.

PROVIDED BASIN = 1,780 SQ.FT.

TOTAL = 1,780 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 4,450 CU.FT. > 3,485 CU.FT.

R-4/R-5A/N
Holly Elizabeth Cline
6912 Beulah Church Road
Louisville, KY 40228
D.B. 12361, PG. 0605

R-5A/N
Arbor Creek Condominiums
5154 Poplar Level Road
Louisville, KY 40219
D.B. 8278, PG. 0268

EX ARBOR CREEK DRIVE

LEGEND

- = PROPOSED CONTOUR
- = EXISTING CONTOUR
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED TREE PRESERVATION AREA
- = PROPOSED DRAINAGE SWALE

EX BEULAH CHURCH ROAD - R/W VARIES
(PRIMARY COLLECTOR ROAD - 80' R/W REQ'D.)

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 8, 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 plat will be required prior to MSD granting construction plan approval.
- Off-site detention basin to be expanded to provide detention.
- 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.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 1.2± Ac. (53,825 SF)
EXISTING TREE CANOPY AREA = 100% (53,825 SF)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED = 20% (10,765 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 20% (10,765 SF)
TOTAL TREE CANOPY AREA REQUIRED = 35% (18,839 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED = 35% (18,839 SF)

PROJECT DATA

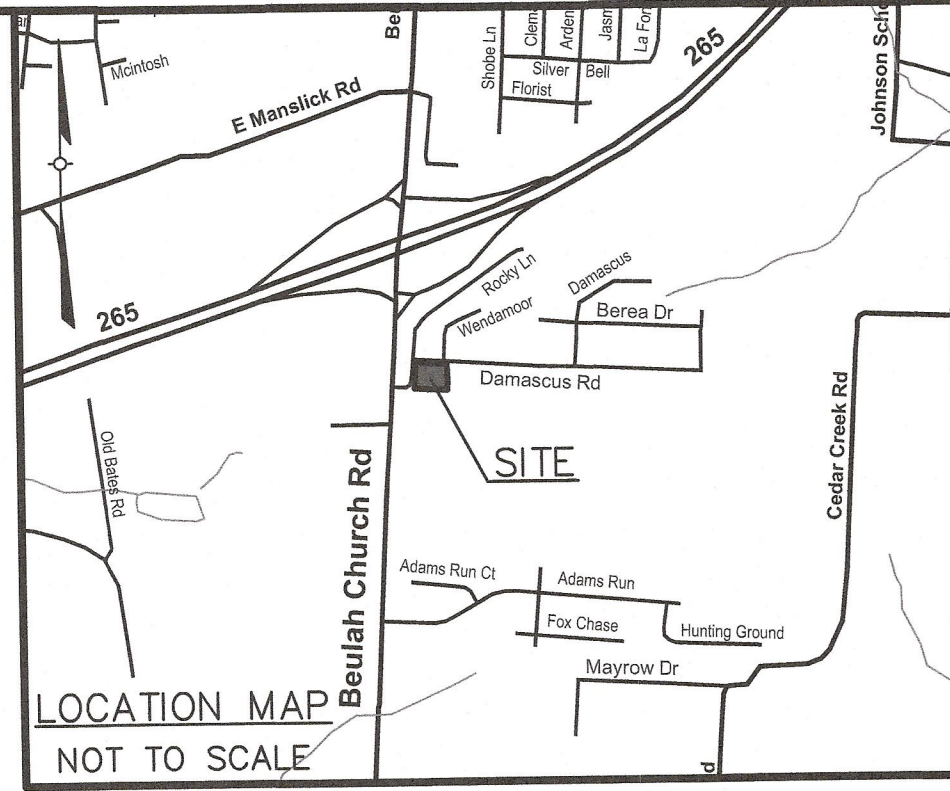
TOTAL SITE AREA = 1.2± Ac. (53,825 SF)
EXISTING ZONING = R-4
PROPOSED ZONING = C-1
FORM DISTRICT = NEIGHBORHOOD
EXISTING USE = UNDEVELOPED
PROPOSED USE = RESTAURANT
BUILDING HEIGHT = 22' (25' MAX. ALLOWED)
BUILDING AREA = 3,700 SF
F.A.R. = 0.1 (0.5 MAX. ALLOWED)

PARKING REQUIRED
3700 SP/500 S.F. MIN. = 7 SP
3700 SP/100 S.F. MAX. = 37 SP
TOTAL PARKING REQUIRED = 7 SP
PARKING PROVIDED = 36 SPACES (2 ADA SP INCLUDED)

BIKE PARKING REQUIRED/PROVIDED
= 4 SPACES

TOTAL VEHICULAR USE AREA
INTERIOR LANDSCAPE AREA REQUIRED = 28,056 SF
INTERIOR LANDSCAPE AREA PROVIDED = 2,104 SF (7.5%)
= 2,124 SF

EXISTING IMPERVIOUS
PROPOSED IMPERVIOUS = 0 SF
= 33,857 SF (100% INCREASE)



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/12/24	PER AGENCY REVIEW COMMENTS
2	9/19/24	PER AGENCY REVIEW COMMENTS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA		
FILE NAME	22131-A - DEV PLAN	SCALE: AS SHOWN
DATE	07.15.24	CHECKED BY: BB
DRAWN BY	25/AH	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
905 WARDEN AVENUE • LOUISVILLE, KENTUCKY 40202
PHONE: 502.464.9974
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
BEULAH CROSSING
6703 + 6705 ROCKY LN / 6707 BEULAH CHURCH RD
DEVELOPER
BEULAH CHURCH ROAD LLC
P.O. BOX 12128
LEXINGTON, KY 40580

JOB NO.
22131-A

SHEET
1
OF 1

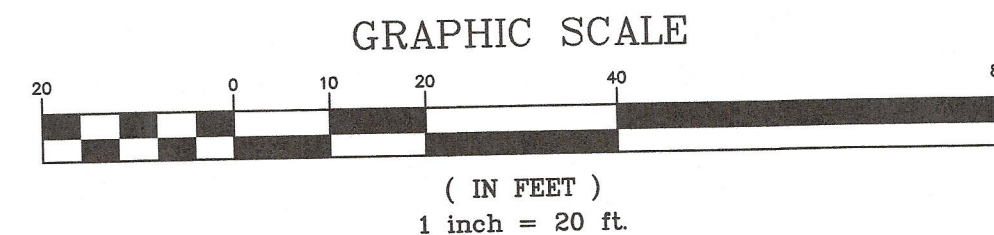
RECEIVED

OCT 14 2024

OFFICE OF PLANNING

CASE #24-ZONE-0081

WM#12548



OWNER:
MARY R. OSBOURNE
IRREVOCABLE TRUST
3614 HOPEWELL RD
LOUISVILLE, KY 40299

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

SITE ADDRESS(S):
6703 & 6705 ROCKY LN &
6707 BEULAH CHURCH RD
LOUISVILLE, KY 40228
TAX BLOCK 0855, LOT 0045
TAX BLOCK 0855, LOT 0053
TAX BLOCK 0855, LOT 0032
D.B. 12198, PG. 409
D.B. 12198, PG. 409
D.B. 12198, PG. 399