

G:\Current Projects\22131-TH-DWG\Planning\22131-TH - TOWNHOMES - DDDP - 20250225 - FILED-BINDED.dwg, 3/14/2025 11:49:27 AM, 1:1

## GENERAL NOTES:

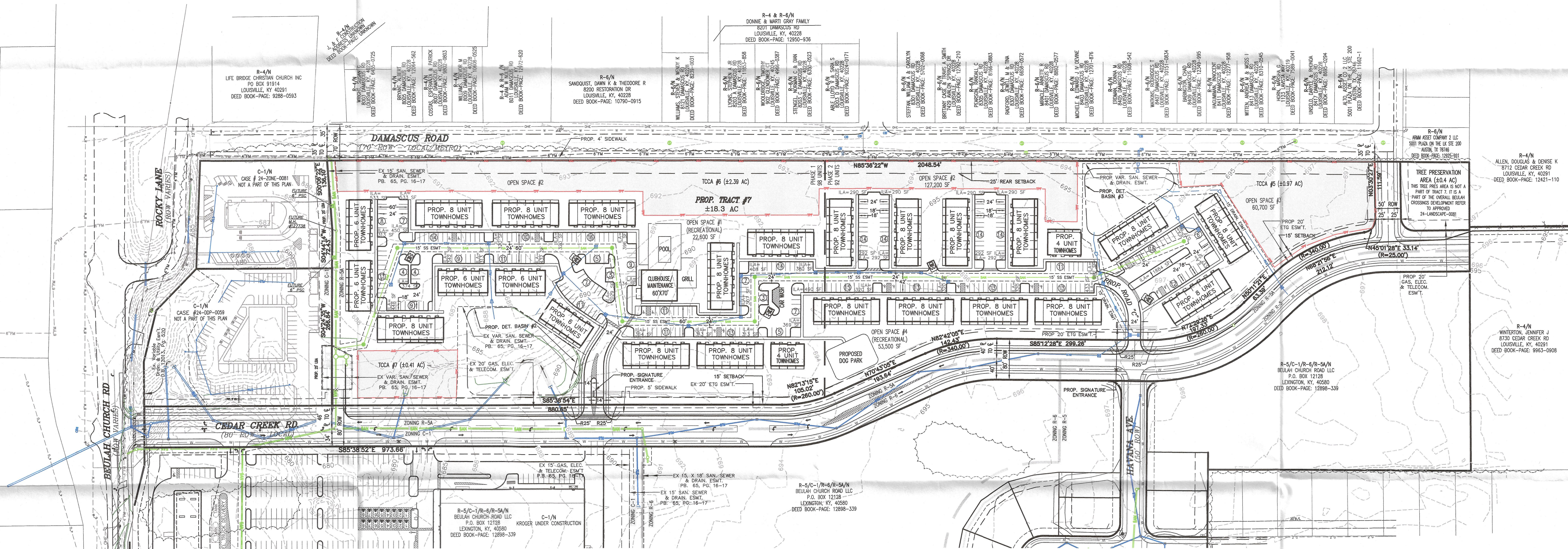
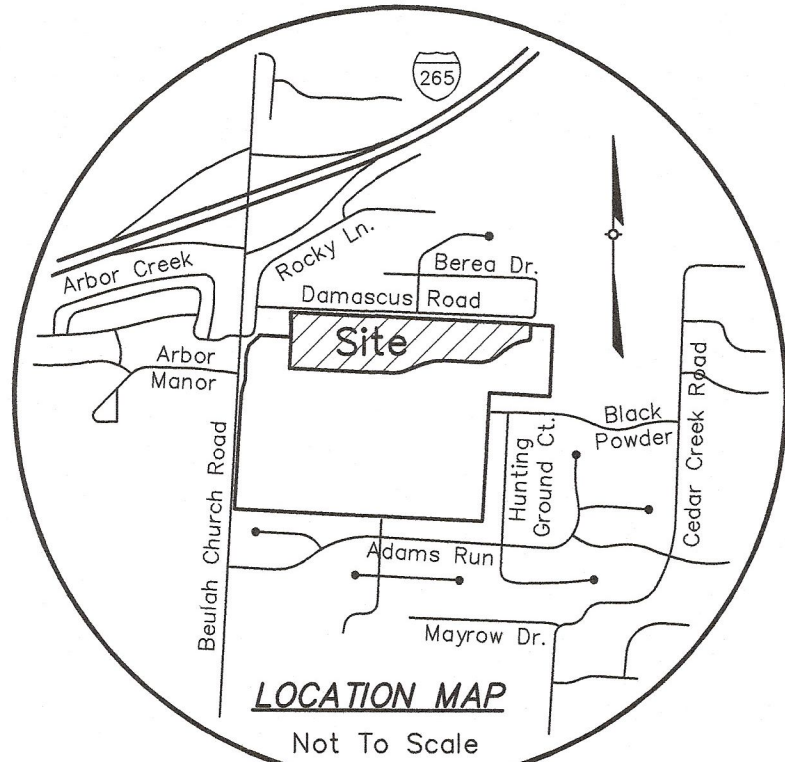
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Boundary and topographical information shown hereon were derived from survey data.
10. 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.
11. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
12. 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.
13. There shall be no parking nor any portion of any parking lot on state right of way.
14. All new and existing sidewalks shall be either brought up to or built to ADA current standards and the curb line to be restored.

## 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. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity was approved to MSD (February 6th, 2025).
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2006.
5. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. 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.
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 sizing of Green Best Mgmt. Practices.
10. Detention Basins calculation and location per the overall Beulah Crossings Development: MSD WM#12548 / CASE#23-ZONE-0030.
11. All drainage structures within state right-of-way shall be state design.

## PROJECT DATA

TOTAL SITE AREA	= 18.3± Ac. (799,206 SF)	
EXISTING ZONING	= R-5A	
FORM DISTRICT	= NEIGHBORHOOD	
EXISTING USE	= UNDEVELOPED	
PROPOSED USE	= TOWNHOMES	
BUILDING HEIGHT	= 2 STORIES (35' MAX. ALLOWED)	
TOTAL # OF UNITS	= 190 UNITS	
BUILDING AREA	= 262,470 SF	
CLUBHOUSE	= 4,200 SF	
TOTAL BUILDING AREA	= 266,670 SF	
DENSITY	= 10.38 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED)	
PARKING REQUIRED	MIN.	MAX.
1 SP/UNIT MIN.	= 190 SP	
2 SP/UNIT MAX.		= 380 SP
PARKING PROVIDED	= 363 SPACES (18 HC SPACES PROVIDED)	
TOTAL VEHICULAR USE AREA	= 138,698 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 10,402 SF (7.5% OF V.U.A.)	
INTERIOR LANDSCAPE AREA PROVIDED	= 16,942 SF	
OPEN SPACE REQUIRED	= 119,881 SF (15% SITE)	
RECREATIONAL OPEN SPACE REQUIRED	= 59,940 SF (50% REQ. O.S.)	
OPEN SPACE PROVIDED	= 264,400 SF	
RECREATIONAL OPEN SPACE PROVIDED	= 76,100 SF	
EXISTING IMPERVIOUS	= 0 SF	
PROPOSED IMPERVIOUS	= 304,485 SF (INCREASE)	



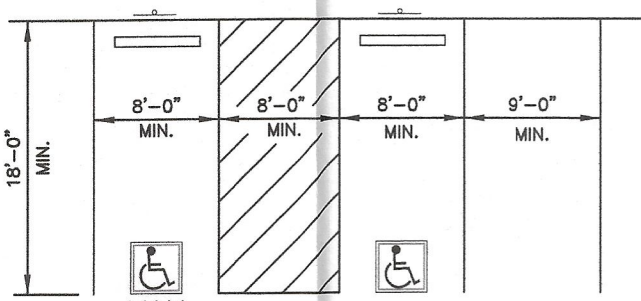
## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Quinn L. White*  
DATE: *3/25/25*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## LEGEND

- - - - -722- - - - - EXISTING CONTOUR
- - - - - EXISTING TREE LINE
- - - - - PROPOSED TREE PROTECTION FENCE
- - - - - PROPOSED TREE PROTECTION AREA
- - - - - PROPOSED STORM SEWER, CATCH BASIN
- - - - - EXISTING STORM SEWER
- - - - - EXISTING SINKER AND MANHOLE
- - - - - PROPOSED SINKER AND MANHOLE
- - - - - EXISTING FORCE MAIN
- - - - - PROPOSED FORCE MAIN
- - - - - DRAINAGE FLOW DIRECTION
- - - - - TRAFFIC FLOW DIRECTION



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

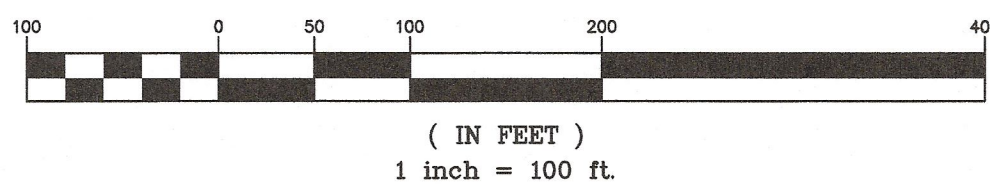
## TREE CANOPY DATA - OVERALL SITE

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

## TREE CANOPY DATA - TRACT 7

SITE AREA	= ±18.3 AC (799,206 SF)
EXISTING TREE CANOPY	= ±18.3 AC (100% SITE)
TREE CANOPY TO BE PRESERVED	= ±3.78 AC
(PER APPROVED TREE PRESERVATION PLAN 24-LANDSCAPE-0081)	
TOTAL TREE CANOPY TO BE PROVIDED	= 279,722 SF (35% SITE)

## GRAPHIC SCALE



OWNER:  
BEULAH CHURCH ROAD LLC  
PO BOX 12128  
LEXINGTON, KY 40580-2128

SITE ADDRESS  
CEDAR CREEK ROAD  
LOUISVILLE, KY 4XXXX  
PARCEL ID: 065500070000  
TAX BLOCK 655, LOT 7  
D.B. 12898, PG. 339

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

RELATED CASES # 24-LANDSCAPE-0081  
23-ZONE-0030  
23-MSUB-004  
WM # 12548

CASE # 25-DDDP-0007

RECEIVED  
MAR 17 2025  
OFFICE OF  
PLANNING

DETAILED DISTRICT DEVELOPMENT PLAN

BEULAH CROSSINGS  
TOWNHOMES (TRACT 7)

DEVELOPER  
BLACKETER COMPANY  
225 SOUTH HURSTBOURNE PKWY STE. 103  
LOUISVILLE, KY 40222

JOB NO.  
22131-TH

SHEET  
1  
OF 1

PROJECT DATA

FILE NAME: 22131-TH - DDDP.DWG  
DATE: 01-27-2025  
CHECKED BY: MH  
SCALE: AS SHOWN  
DRAWN BY: BB

REVISIONS

BY	DESCRIPTION	DATE
BB	PER AGENCY REVIEW COMMENTS	2/17/25
BB	SAD ESMT BETWEEN BLDG AND TCC#5	2/25/25

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
500 WESTERN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
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