

PRELIMINARY APPROPRIATE DEVELOPMENT PLAN  
CONDITIONS:  
BY: *James W. Ball*  
DATE: *11/2/23*  
LOUISVILLE JEFFERSON COUNTY METROPOLITAN

PROJECT DATA

OVERALL SITE AREA	12.72 AC
FORM DISTRICT	RESIDENTIAL
EXISTING ZONING	R-4/N
PROPOSED DEDICATION	CEAR CREEK EXTENSION
FOX CHASE EXTENSION	
ROAD "A" & BLACK POWDER LN	
BEULAH CHURCH TURN LANE	
BEULAH CHURCH TURN LANE	
TOTAL PROP. DEDICATION AREA	12.72 AC
NET SITE AREA	12.72 AC
PROP. TRACT #1	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
PROP. TRACT #2	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #3	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
PROP. TRACT #4	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #5	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #6	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #7	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #8	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0
TRACT #9	12.72 AC
AREA	12.72 AC
PROP. ZONING	R-4/N
TREE PRESERV. (NON BUILDABLE)	0

DETENTION BASIN CALCULATIONS

**BASIN #1**  
FOR TRACT 8  
 $X = \Delta CRA/12$   
 $AC = 1.00 - 0.25 = 0.75$   
 $A = 3.18$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.57$  AC-FT  
REQUIRED  $X = 24,829$  CU.FT.

PROVIDED BASIN #1  
TOTAL = 6,400 SQ.FT. @ ±4 FT. DEPTH= 25,600 CU FT  
25,600 CU FT > 24,829 CU.FT.

**BASIN #2**  
FOR TRACT 7 (PARTIAL EAST) AND TRACT 1 (PARTIAL NORTHEAST)  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 18.29$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 2.36$  AC-FT  
REQUIRED  $X = 102,811$  CU.FT.

PROVIDED BASIN #2  
TOTAL = 27,600 SQ.FT. @ ±4 FT. DEPTH= 110,400 CU FT  
110,400 CU FT > 102,811 CU.FT

**BASIN #3**  
FOR TRACT 7 (PARTIAL WEST)  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 18.29$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.9$  AC-FT  
REQUIRED  $X = 39,160$  CU.FT.

PROVIDED BASIN #3  
TOTAL = 14,300 SQ.FT. @ ±3 FT. DEPTH= 42,900 CU FT  
42,900 CU FT > 39,160 CU FT

**BASIN #4**  
FOR TRACTS 1, 2, 3 AND 4  
 $X = \Delta CRA/12$   
 $AC = 1.00 - 0.25 = 0.75$   
 $A = 18.4$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 2.97$  AC-FT  
REQUIRED  $X = 129,373$  CU.FT.

PROVIDED BASIN #4  
TOTAL = 18,000 SQ.FT. @ ±4 FT. DEPTH= 72,000 CU FT  
72,000 CU FT > 129,373 CU.FT

**BASIN #5**  
FOR TRACTS 6 AND 8  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 5.94$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 0.88$  AC-FT  
REQUIRED  $X = 37,460$  CU.FT.

PROVIDED BASIN #5  
TOTAL = 17,000 SQ.FT. @ ±2.5 FT. DEPTH= 42,500 CU FT  
42,500 CU FT > 37,460 CU.FT

**BASIN #6**  
FOR TRACTS 5 AND 7  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 23.37$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 3.39$  AC-FT  
REQUIRED  $X = 147,668$  CU.FT.

PROVIDED BASIN #6  
TOTAL = 15,300 SQ.FT. @ ±4.5 FT. DEPTH= 68,850 CU FT  
68,850 CU FT > 147,668 CU.FT

**BASIN #7**  
FOR TRACTS 6 AND 7  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 23.37$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 3.39$  AC-FT  
REQUIRED  $X = 147,668$  CU.FT.

PROVIDED BASIN #7  
TOTAL = 26,500 SQ.FT. @ ±4.5 FT. DEPTH= 119,250 CU FT  
119,250 CU FT > 147,668 CU.FT

**BASIN #8**  
FOR TRACTS 6 AND 7  
 $X = \Delta CRA/12$   
 $AC = 0.85 - 0.25 = 0.6$   
 $A = 23.37$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R)/12 = 3.39$  AC-FT  
REQUIRED  $X = 147,668$  CU.FT.

PROVIDED BASIN #8  
TOTAL = 26,500 SQ.FT. @ ±4.5 FT. DEPTH= 119,250 CU FT  
119,250 CU FT > 147,668 CU.FT

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 particulate 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-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.
7. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
8. 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.
9. Karst features were not observed on site during a site visit on December 12, 2022, by Kevin Young, R.L.A.
10. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

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 drainage 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.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
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 request will be submitted to MSD.
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. 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.
7. 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.
8. 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.
9. ACOE approval may be required prior to MSD construction plan approval, hydroic soils are present.
10. Velocity dissipation may be required for outfall of basin #4.
11. Due to the size of this proposed development plan, additional requirements or easements may be required at the construction plan review phase.
12. Final MSD pump station site size, location, and layout to be determined during construction design.

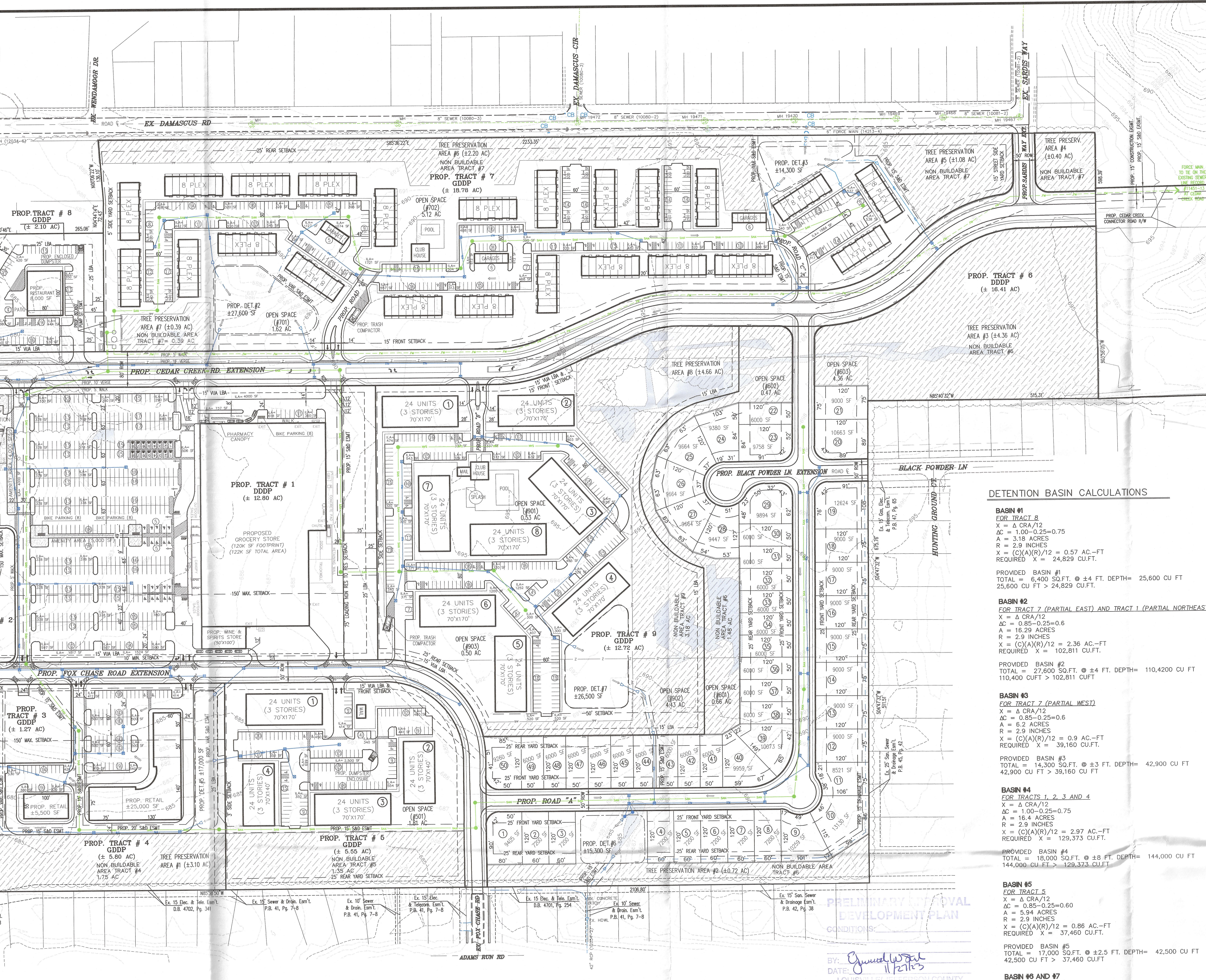
TREE CANOPY DATA

OVERALL SITE AREA	= 86.33 AC
EXISTING TREE CANOPY	= 84.94 AC (98% SITE)
TREE CANOPY REQ. TO BE PRESERVED	= 16.92 AC (20% EXISTING)
TREE CANOPY PROP. TO BE PRESERVED	= 16.92 AC

TRACT# / AREA	EX. TREE CANOPY / (% TRACT)	EX. TREE CANOPY TO BE PRESERVED / (% TRACT)
1 / 12.80 AC	12.14 AC / ( 95% TRACT 1)	0
2 / 1.29 AC	1.29 AC / (100% TRACT 2)	0
3 / 1.27 AC	1.27 AC / (100% TRACT 3)	0
4 / 5.80 AC	5.64 AC / ( 97% TRACT 4)	1.75 AC (30% TRACT 4)
5 / 5.55 AC	5.36 AC / ( 96% TRACT 5)	1.35 AC (24% TRACT 5)
6 / 16.41 AC	16.09 AC / ( 98% TRACT 6)	6.56 AC (40% TRACT 6)
7 / 18.78 AC	18.78 AC / (100% TRACT 7)	4.08 AC (22% TRACT 7)
8 / 2.10 AC	2.10 AC / (100% TRACT 8)	0
9 / 12.72 AC	12.50 AC / ( 98% TRACT 9)	3.18 AC (25% TRACT 8)
TOTAL / 76.72 AC	74.97 AC / (98% NET SITE)	16.92 AC (20% OVERALL EXISTING)

OWNER:  
KENNETH S. & JUDITH A. BOHANNON /  
CAROLYN J. & JAMES F. BALL  
5310 RANDOM WAY  
LOUISVILLE, KENTUCKY 40291  
SITE ADDRESS:  
6803 & 6805 BEULAH CHURCH ROAD  
TAX BLOCK 655, LOTS 6 & 7  
DEED BOOK 10830, PAGE 907 &  
DEED BOOK 12001, PAGE 891  
COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW





PROJECT DATA

OVERALL SITE AREA	= 12.80 AC
FORM DISTRICT	= C-1
EXISTING ZONING	= C-1
PROPOSED DEDICATION	= CEDAR CREEK EXTENSION
ROAD "A" & BLACK POWDER LN	= BEULAH CHURCH TURN LANE SOUTH
BEULAH CHURCH TURN LANE NORTH	= BEULAH CHURCH TURN LANE NORTH
TOTAL PROPOSED DEDICATION AREA	= 12.80 AC
NET SITE AREA	= 0

PROP. TRACT #1 (DETAIL DISTRICT DEVELOPMENT)

AREA	= 12.80 AC
PROP. ZONING	= C-1
PROP. USE	= GROCERY
TOTAL FOOTPRINT AREA	= 127,000 SF
PARKING REQUIRED	= 127,000
GROCERY STORE (127,000 SF)	= 127,000
TOTAL PARKING PROVIDED	= 497
BIKE PARKING	= 24 BIKE
VIA AREA	= 292,811
ILA PROVIDED (REQ.)	= 29,811
PROP. IMPERVIOUS AREA	= 305,5
AMENITY AREA PROV. (REQ.)	= 12,600
TREE PRESERV. (NON BUILABLE)	= 0

PROP. TRACT #2 (GENERAL DISTRICT DEVELOPMENT)

AREA	= 1.29 AC
PROP. ZONING	= C-1
PROP. USE	= REMA
TREE PRESERV. (NON BUILABLE)	= 0

TRACT #3 (GDDP)

AREA	= 1.27 AC
PROP. ZONING	= REMA
PROP. USE	= REMA
TREE PRESERV. (NON BUILABLE)	= 0

DETENTION BASIN CALCULATIONS

**BASIN #1**  
FOR TRACT 8  
X = A CRA/12  
AC = 1.00-0.25=0.75  
A = 16.29 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 0.57 AC.-FT  
REQUIRED X = 24,829 CU.FT.

PROVIDED BASIN #1  
TOTAL = 6,400 SQ.FT. @ ±4 FT. DEPTH= 25,600 CU FT  
25,600 CU FT > 24,829 CU.FT.

**BASIN #2**  
FOR TRACT 7 (PARTIAL EAST) AND TRACT 1 (PARTIAL NORTHEAST)  
X = A CRA/12  
AC = 0.85-0.25=0.6  
A = 16.29 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 2.36 AC.-FT  
REQUIRED X = 102,811 CU.FT.

PROVIDED BASIN #2  
TOTAL = 27,600 SQ.FT. @ ±4 FT. DEPTH= 110,400 CU FT  
110,400 CU FT > 102,811 CU.FT

**BASIN #3**  
FOR TRACT 7 (PARTIAL WEST)  
X = A CRA/12  
AC = 0.85-0.25=0.6  
A = 6.2 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 0.9 AC.-FT  
REQUIRED X = 39,160 CU.FT.

PROVIDED BASIN #3  
TOTAL = 4,300 SQ.FT. @ ±3 FT. DEPTH= 42,900 CU FT  
42,900 CU FT > 39,160 CU.FT

**BASIN #4**  
FOR TRACTS 1, 2, 3 AND 4  
X = A CRA/12  
AC = 1.00-0.25=0.75  
A = 16.4 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 2.97 AC.-FT  
REQUIRED X = 37,460 CU.FT.

PROVIDED BASIN #4  
TOTAL = 18,000 SQ.FT. @ ±8 FT. DEPTH= 144,000 CU FT  
144,000 CU FT > 37,460 CU.FT

**BASIN #5**  
FOR TRACT 5  
X = A CRA/12  
AC = 0.85-0.25=0.6  
A = 5.94 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 0.86 AC.-FT  
REQUIRED X = 37,460 CU.FT.

PROVIDED BASIN #5  
TOTAL = 17,000 SQ.FT. @ ±2.5 FT. DEPTH= 42,500 CU FT  
42,500 CU FT > 37,460 CU.FT

**BASIN #6 AND #7**  
FOR TRACTS 6 AND 9  
X = A CRA/12  
AC = 0.85-0.25=0.6  
A = 23.37 ACRES  
R = 2.9 INCHES  
X = (C(A)(R)/12 = 3.39 AC.-FT  
REQUIRED X = 147,668 CU.FT.

PROVIDED BASIN #6  
TOTAL = 15,300 SQ.FT. @ ±4.5 FT. DEPTH= 68,850 CU FT

PROVIDED BASIN #7  
TOTAL = 26,500 SQ.FT @ ±4.5 FT. DEPTH= 119,250 CU FT

PROVIDED BASIN #6 & #7 = 188,100 CU FT > 147,668 CU FT

PRELIMINARY APPROVAL

Condition of Approval:

*Mudell Fork 11-22-23*

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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 particulate 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-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.
7. Benchmark and topographical information shown hereon were derived from Lojc data. Boundary information was taken from deeds.
8. 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.
9. Korst features were not observed on site during a site visit on December 12, 2022, by Kevin Young, RLA.
10. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

KYTC NOTES:

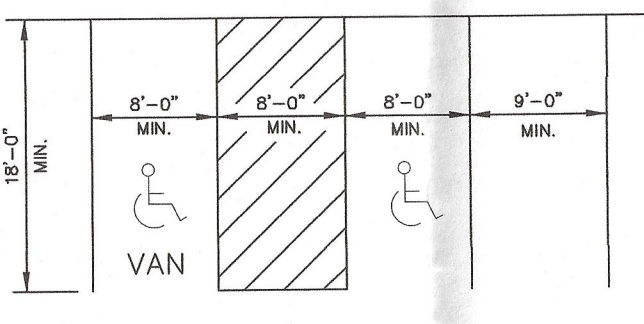
1. There should be no commercial signs on the right of way.
2. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
3. There shall be no parking nor any portion of any parking lot on state right of way.
4. All drainage structures within state 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.

MSD NOTES:

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
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 request will be submitted to MSD.
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. 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.
7. 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.
8. 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.
9. ACQE approval may be required prior to MSD construction plan approval, hydric soils are present.
10. Velocity dissipation may be required for outfall of basin #4.
11. Due to the size of this proposed development plan, additional requirements or easements may be required at the construction plan review phase.

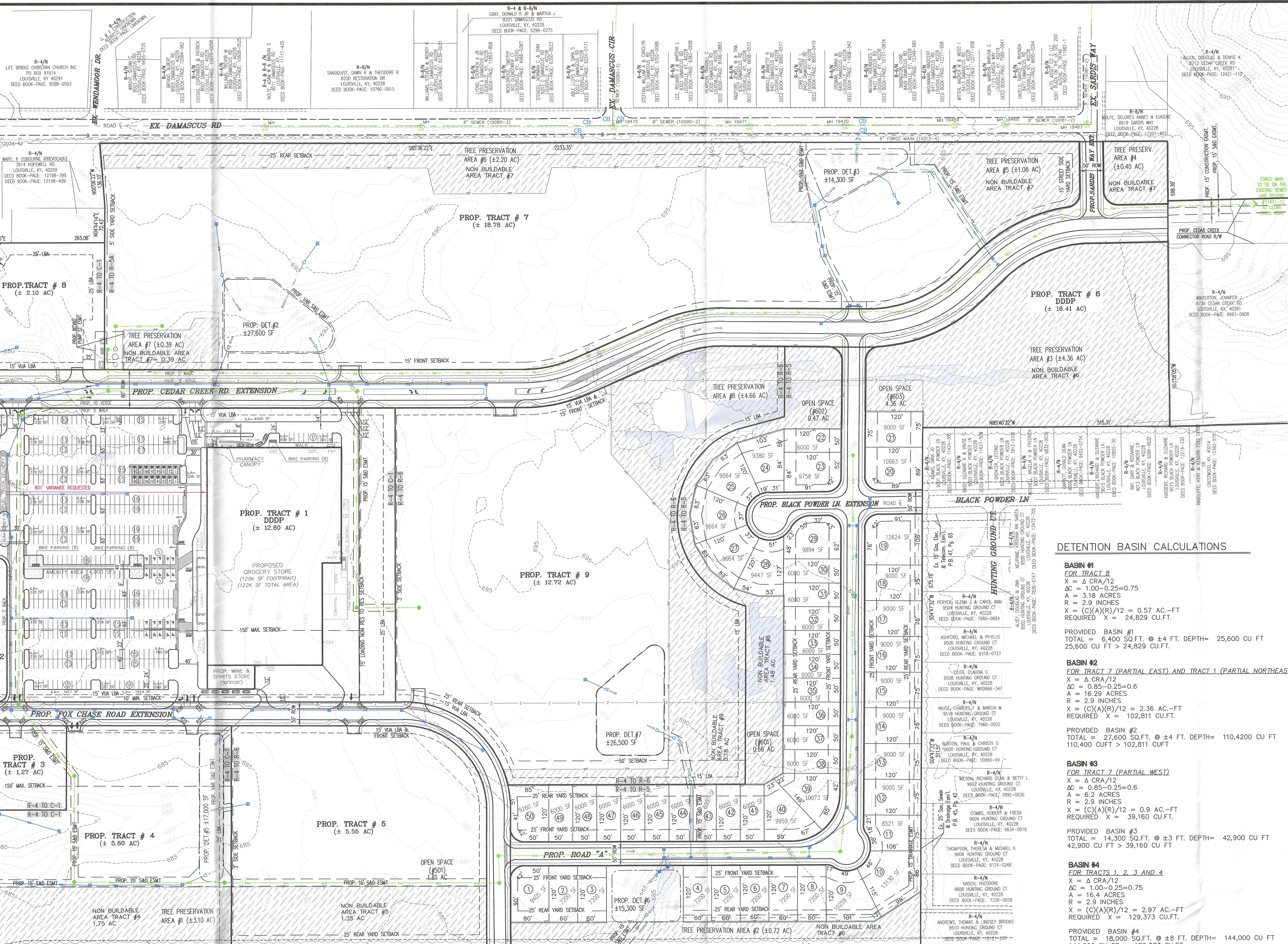
TREE CANOPY DATA

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



TYPICAL PARKING SPACE LAYOUT  
NO SCALE





**WAIVER REQUESTED**  
1- (TRACT 1) A WAIVER IS REQUESTED FOR THE EXISTING 30' EASEMENT TO EXCEED THE BEULAH CHURCH ROAD EASEMENT D.B. 12001, Pg. 891 ALONG THE EXISTING ROAD.

**VARIANCE REQUESTED**  
1- (TRACT 1) A VARIANCE IS REQUESTED FROM SECTION 5.3.1.C, TABLE 5.3.2, LOUISVILLE METRO LAND DEVELOPMENT CODE TO EXCEED THE BEULAH CHURCH ROAD EASEMENT D.B. 12001, Pg. 891 ALONG THE EXISTING ROAD.

**PROJECT DATA**  
OVERALL SITE AREA = 12.80 AC  
FORM DISTRICT = C-1  
EXISTING ZONING = C-1  
PROPOSED DEDICATION = CEDAR CREEK EXTENSION, FOX CHASE EXTENSION, ROAD "A" & BLACK POWDER IN.  
BEULAH CHURCH TURN LANE  
BEULAH CHURCH TURN LANE  
TOTAL PROP. DEDICATION AREA = 12.80 AC  
NET SITE AREA = 12.80 AC  
**PROP. TRACT #1**  
AREA = 12.80 AC  
PROP. ZONING = C-1  
PROP. USE = C-1  
TOTAL FOOTPRINT AREA = 12.80 AC  
TOTAL AREA = 12.80 AC  
PARKING REQUIRED = 127,000 SF (159/2000)  
BIKE PARKING = 24  
VIA AREA = 24  
ILA PROVIDED (REQ.) = 24  
PROP. IMPERVIOUS AREA = 24  
AMENITY AREA PROV. (REQ.) = 12  
TREE PRESERV. (NON BUILDABLE) = 0  
**PROP. TRACT #2 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**TRACT #3 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**PROP. TRACT #4 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**TRACT #5 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**TRACT #6**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
PROP. USE = C-1  
TOTAL # LOTS = 9  
DENSITY = 3  
OPEN SPACE PROV. (REQ.) = 2  
TREE PRESERV. (NON BUILDABLE) = 0  
**TRACT #7 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**TRACT #8 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1  
**TRACT #9 (NOT A PART OF THIS PLAN)**  
AREA = 1.12 AC  
PROP. ZONING = C-1

**DETENTION BASIN CALCULATIONS**

**BASIN #1**  
FOR TRACT 8  
X = Δ CRA/12  
AC = 1.00-0.25=0.75  
A = 3.18 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 0.57 AC-FT  
REQUIRED X = 24,829 CU.FT.  
PROVIDED BASIN #1  
TOTAL = 6,400 SQ.FT. @ ± 4 FT. DEPTH= 25,600 CU FT  
25,600 CU FT > 24,829 CU.FT  
**BASIN #2**  
FOR TRACT 7 (PARTIAL EAST) AND TRACT 1 (PARTIAL NORTHEAST)  
X = Δ CRA/12  
AC = 0.85-0.25=0.6  
A = 16.9 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 2.36 AC-FT  
REQUIRED X = 102,811 CU.FT.  
PROVIDED BASIN #2  
TOTAL = 27,600 SQ.FT. @ ± 4 FT. DEPTH= 110,400 CU FT  
110,400 CU FT > 102,811 CU.FT  
**BASIN #3**  
FOR TRACT 7 (PARTIAL WEST)  
X = Δ CRA/12  
AC = 0.85-0.25=0.6  
A = 16.9 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 0.9 AC-FT  
REQUIRED X = 37,460 CU.FT.  
PROVIDED BASIN #3  
TOTAL = 14,300 SQ.FT. @ ± 4 FT. DEPTH= 42,900 CU FT  
42,900 CU FT > 37,460 CU.FT  
**BASIN #4**  
FOR TRACTS 1, 2, 3 AND 4  
X = Δ CRA/12  
AC = 1.00-0.25=0.75  
A = 16.4 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 2.97 AC-FT  
REQUIRED X = 129,373 CU.FT.  
PROVIDED BASIN #4  
TOTAL = 18,000 SQ.FT. @ ± 4 FT. DEPTH= 144,000 CU FT  
144,000 CU FT > 129,373 CU.FT  
**BASIN #5**  
FOR TRACT 5  
X = Δ CRA/12  
AC = 0.85-0.25=0.6  
A = 16.9 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 0.86 AC-FT  
REQUIRED X = 37,460 CU.FT.  
PROVIDED BASIN #5  
TOTAL = 17,000 SQ.FT. @ ± 2.5 FT. DEPTH= 42,500 CU FT  
42,500 CU FT > 37,460 CU.FT  
**BASIN #6 AND #7**  
FOR TRACTS 6 AND 9  
X = Δ CRA/12  
AC = 0.85-0.25=0.6  
A = 16.9 ACRES  
R = 2.9 INCHES  
X = (C)(A)(R)/12 = 3.39 AC-FT  
REQUIRED X = 147,668 CU.FT.  
PROVIDED BASIN #6  
TOTAL = 15,300 SQ.FT. @ ± 4.5 FT. DEPTH= 68,850 CU FT  
PROVIDED BASIN #7  
TOTAL = 26,500 SQ.FT. @ ± 4.5 FT. DEPTH= 119,250 CU FT  
PROVIDED BASIN #6 & #7 = 188,100 CU FT > 147,668 CU.FT

**PRELIMINARY DEVELOPMENT CONDITIONS:**

BY: *James S. Ball*  
DATE: 10/15/2024  
LOUISVILLE/JEFFERSON METRO

**PRELIMINARY Condition of Approval**

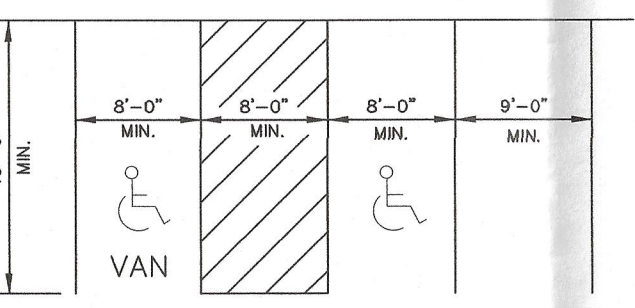
*med*  
Development Review  
LOUISVILLE & METROPLIX

**OWNER:**  
KENNETH S. & JUDITH A. BOHANNON / CAROLYN J. & JAMES F. BALL  
5310 RANDOM WAY  
LOUISVILLE, KENTUCKY 40291

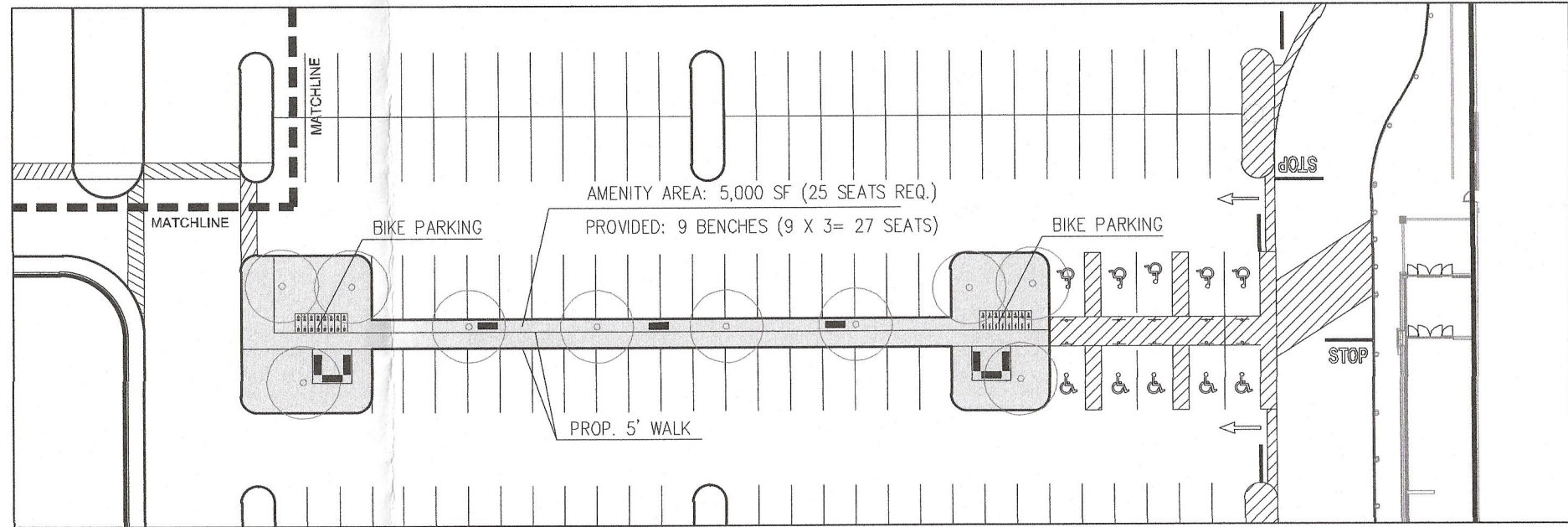
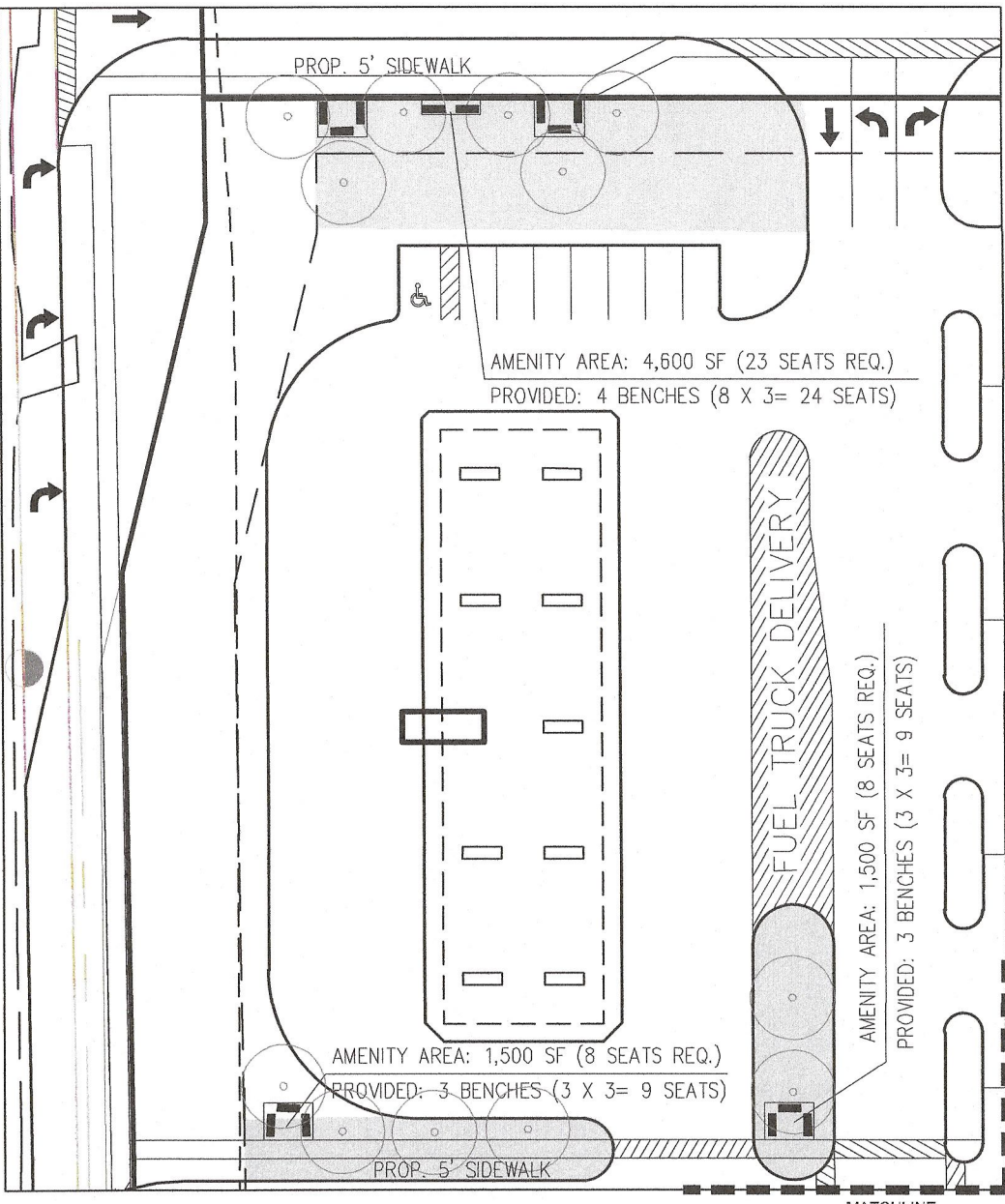
**SITE ADDRESS:**  
6803 & 6805 BEULAH CHURCH ROAD  
TAX BLOCK 655, LOTS 6 & 7  
DEED BOOK 10830, PAGE 907 & DEED BOOK 12001, PAGE 891

**COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW**

**TREE CANOPY DATA**  
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



**TYPICAL PARKING SPACE LAYOUT  
NO SCALE**



**ENLARGEMENT - AMENITY AREAS**

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.