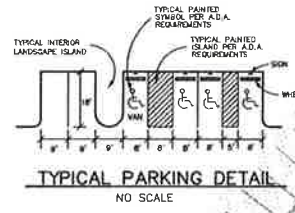


GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY ITM SURVEY.
- DRAINAGE PATTERN INDICATED BY ARROWS (==) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM MINOR PLAT AND DOES NOT CONSTITUTE A SURVEY.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC DEVICES SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- RETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHEN CONSTRUCTION ON LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENDOCHMENT PERMIT.
- AN ENDOCHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- RIGHT-OF-WAY EVIDENCING BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- AN ENDOCHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
- DETENTION TO BE PROVIDED IN EXISTING BASIN SOUTH OF THE OAKLAWN ASSISTED LIVING FACILITY. PER APPROVED REDESIGN AT TIME OF OAKLAWN EXPANSION, BASIN WAS SIZED TO ACCOMMODATE FULL DEVELOPMENT AND SHALL BE CONFIRMED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SEWERS AVAILABLE BY CONNECTION. WASTEWATER TO BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM HEADING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- REVISED ACCESS EASEMENT REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.



SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C

EXISTING TREE CANOPY CALCULATIONS

EXISTING TREE MASS	25,809 S.F. (10%)
15'-2" TYPE 'A' TREES @ 900 S.F. OF CRYST	11,500 S.F. (4.5%)
TOTAL EXISTING TREE AREA	37,309 S.F. (14.5%)

TREE CANOPY PRESERVED

(9) GREATER THAN 10" TYPE 'A' TREE @ 1,200 S.F. =	10,800 S.F.
(8) 7'-10" TYPE 'A' TREE @ 960 S.F. =	7,680 S.F.
(5) 1/2" TYPE 'A' TREE @ 720 S.F. =	3,600 S.F.
(1) 3'-10" TYPE 'D' TREE @ 576 S.F. =	576 S.F.
(1) 3'-10" TYPE 'C' TREE @ 142 S.F. =	142 S.F.
(17) 15" HT TYPE B EMERGENCY TREES @ 720 S.F. =	12,240 S.F.

TOTAL SQUARE FOOTAGE

35,038 S.F. (13.7%)

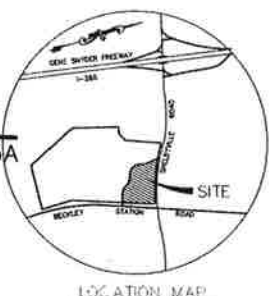
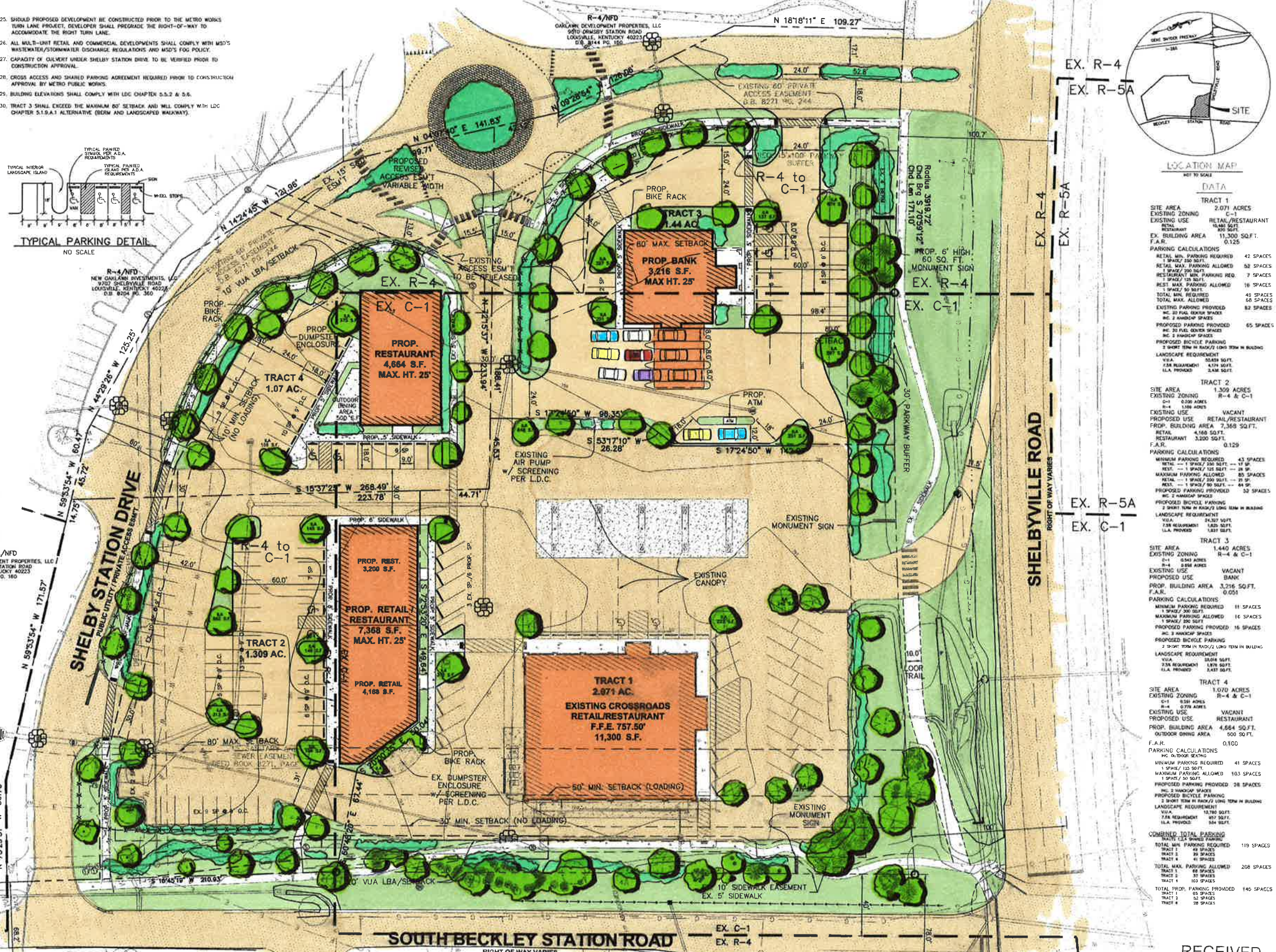
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	256,133 S.F.
EX. TREE CANOPY TO BE PRESERVED	25,809 S.F. (10.1%)
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	40,981 S.F. (16%)
ADDITIONAL TREE CANOPY REQUIRED	10,245 S.F. (4%)
(52) 2" CAL. TYPE 'A' TREES @ 720 S.F. EACH	37,440 S.F.
(6) 2" CAL. TYPE 'A' 6'-9" TALL EVERGREEN TREES @ 720 S.F. EACH	4,320 S.F.
ADDITIONAL TREE CANOPY PROVIDED	41,760 S.F. (16.3%)
TOTAL TREE CANOPY PROVIDED/PRESERVED	76,798 S.F. (30.0%)

*NOT INCLUDING 10'-2" CAL. TYPE 'A' TREES MIN. IN PHASE 2 AREAS

- WAIVERS AND VARIANCES GRANTED:**
- WAIVER OF ARTICLE 10.2.10 TO ALLOW PARKING AND DUMPSTER STRUCTURE TO ENDOCHMENT INTO REQUIRED VIA LBA.
 - WAIVER OF ARTICLE 10.2.4B TO REDUCE REQUIRED 25' LBA TO 20' ON EAST SIDE OF SITE AND ELIMINATE REQUIRED 25' LBA BETWEEN C-1 AND R-4 ZONING BOUNDARIES.

- WAIVERS AND VARIANCES REQUESTED:**
- WAIVER OF ARTICLE 10.2.12 TO ALLOW PROVIDED I.L.A. TO BE LESS THAN THE REQUIRED 7.5% FOR TRACT 4.
 - VARIANCE REQUEST TO EXCEED THE 60 FOOT MAXIMUM FRONT SETBACK. L.D.C. 5.3.1.C.5



TRACT 1

2.071 ACRES

EXISTING ZONING C-1

EXISTING USE RETAIL/RESTAURANT

PROPOSED USE RETAIL

EX. BUILDING AREA 11,300 SQ.FT.

F.A.R. 0.125

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	42 SPACES
MAXIMUM PARKING ALLOWED	62 SPACES
PROPOSED PARKING PROVIDED	65 SPACES

TRACT 2

1.309 ACRES

EXISTING ZONING R-4 & C-1

EXISTING USE VACANT

PROPOSED USE RETAIL/RESTAURANT

EX. BUILDING AREA 7,368 SQ.FT.

F.A.R. 0.129

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	11 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
PROPOSED PARKING PROVIDED	16 SPACES

TRACT 3

1.440 ACRES

EXISTING ZONING R-4 & C-1

EXISTING USE VACANT

PROPOSED USE BANK

EX. BUILDING AREA 3,216 SQ.FT.

F.A.R. 0.051

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	11 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
PROPOSED PARKING PROVIDED	16 SPACES

TRACT 4

1.070 ACRES

EXISTING ZONING R-4 & C-1

EXISTING USE VACANT

PROPOSED USE RESTAURANT

EX. BUILDING AREA 4,664 SQ.FT.

F.A.R. 0.100

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	41 SPACES
MAXIMUM PARKING ALLOWED	103 SPACES
PROPOSED PARKING PROVIDED	28 SPACES

COMBINED TOTAL PARKING

TOTAL MIN. PARKING REQUIRED	119 SPACES
TOTAL MAX. PARKING ALLOWED	208 SPACES
TOTAL PROP. PARKING PROVIDED	146 SPACES

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK.
1	DHS	REV. PER AGENCY COMMENTS	3/28/14	JWA
2	DHS	ADD. REV. PER POS. STAFF	4/28/14	JWA
3	DHS	ADDITIONAL REVISIONS	5/15/14	JWA
4	DHS	ADDITIONAL REVISIONS	7/2/14	JWA

BTM Engineering, Inc.

Consulting Engineers, Landscape Architects, Planners & Surveyors

300 West Main Street, Suite 400
Louisville, KY 40202
(502) 456-8402
www.btmeng.com

REVISED DETAILED DEVELOPMENT PLAN

BECKLEY POINTE

BTM PROJECT NO. 130580

SITE INFORMATION: 14000 SHELBYVILLE ROAD, SUITE 400, LOUISVILLE, KY 40227

TRACT 1, 2, 3 & 4: 333 E. MAIN ST., SUITE 530, BOWLING GREEN, KY 42101

DATE: FEBRUARY 2014

SCALE: 1" = 30'

SHEET: 1 of 1

REVISED DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 15' 30' 60'

TRUE NORTH

SCALE: 1" = 30'

RECEIVED

JUL 02 2014

PLANNING & DESIGN SERVICES

CASE NO. 14ZON1015

L-18314, L-15092 CASE NO. B-16515-11 **MSD WM #10495**