GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY BTM SURVEY.
2. DRAINAGE PATTERN DEPICTED 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.
3. BOUNDARY INFORMATION TAKEN FROM MINOR PLAT AND DOES NO CONSTITUTE A SURVEY.
4. 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 BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
5. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
6. 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.
7. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
8. WHERE CONSTRUCTION OR 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.
9. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
10. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
11. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
12. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
13. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY PRIOR TO COSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
14. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
15. RIGHT-OF-WAY DEDICATION BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
16. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
17. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
18. 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.
19. AN ENCROACHMENT 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.
20. 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.
21. 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 ACCOMODATE FULL DEVELOPMENT AND SHALL BE CONFIRMED PRIOR TO CONSTRUCTION PLAN APPROVAL.
22. SEWERS AVAILABLE BY CONNECTION. WASTEWATER TO BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
23. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
24. REVISED ACCESS EASEMENT REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
25. SHOULD PROPOSED DEVELOPMENT BE CONSTRUCTED PRIOR TO THE METRO WORKS TURN LANE PROJECT, DEVELOPER SHALL PREGRADE THE RIGHT-OF-WAY TO ACCOMMODATE THE RIGHT TURN LANE.
26. ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS AND MSD'S FOG POLICY.
27. CAPACITY OF CULVERT UNDER SHELBY STATION DRIVE TO BE VERIFIED PRIOR TO CONSTRUCTION APPROVAL.
28. CROSS ACCESS AND SHARED PARKING AGREEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
29. BUILDING ELEVATIONS SHALL COMPLY WITH LDC CHAPTER 5.5.2 & 5.6.
30. TRACT 3 SHALL EXCEED THE MAXIMUM 80' SETBACK AND WILL COMPLY WITH LDC CHAPTER 5.1.9.A.1 ALTERNATIVE (BERM AND LANDSCAPED WALKWAY).

R-5A/NFD
OAKLAWN DEVELOPMENT PROPERTIES, LLC
9510 ORMSBY STATION ROAD
LOUISVILLE, KENTUCKY 40223
D.B. 9144 PG. 160

TYPICAL PARKING DETAIL
NO SCALE

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C

EXISTING TREE CANOPY CALCULATIONS	
EXISTING TREE MASS	25,609 S.F. (10%)
12-3" TYPE "A" TREES @ 960 SF CREDIT	**11,520 S.F. (4.5%)**
TOTAL EXISTING TREE AREA	**37,329 S.F. (14.5%)**
TREE CANOPY PRESERVED	
(9) GREATER THAN 10" TYPE "A" TREE @ 1,200 S.F. =	10,800 S.F.
(8) 3"-10" TYPE "A" TREE @ 960 S.F. =	7,680 S.F.
(5) 1 3/4"-3" TYPE "A" TREE @ 720 S.F. =	3,600 S.F.
(1) 3"-10" TYPE "B" TREE @ 576 =	576 S.F.
(1) 3"-10" TYPE "C" TREE @ 142 =	142 S.F.
(17) 15' HT TYPE B EVERGREEN 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	35,038 S.F. (13.7%)
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 SF EACH	37,440 S.F.
(6) 2" CAL. "TYPE A" 6'-9' TALL EVERGREEN TREES @ 720 SF 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%)

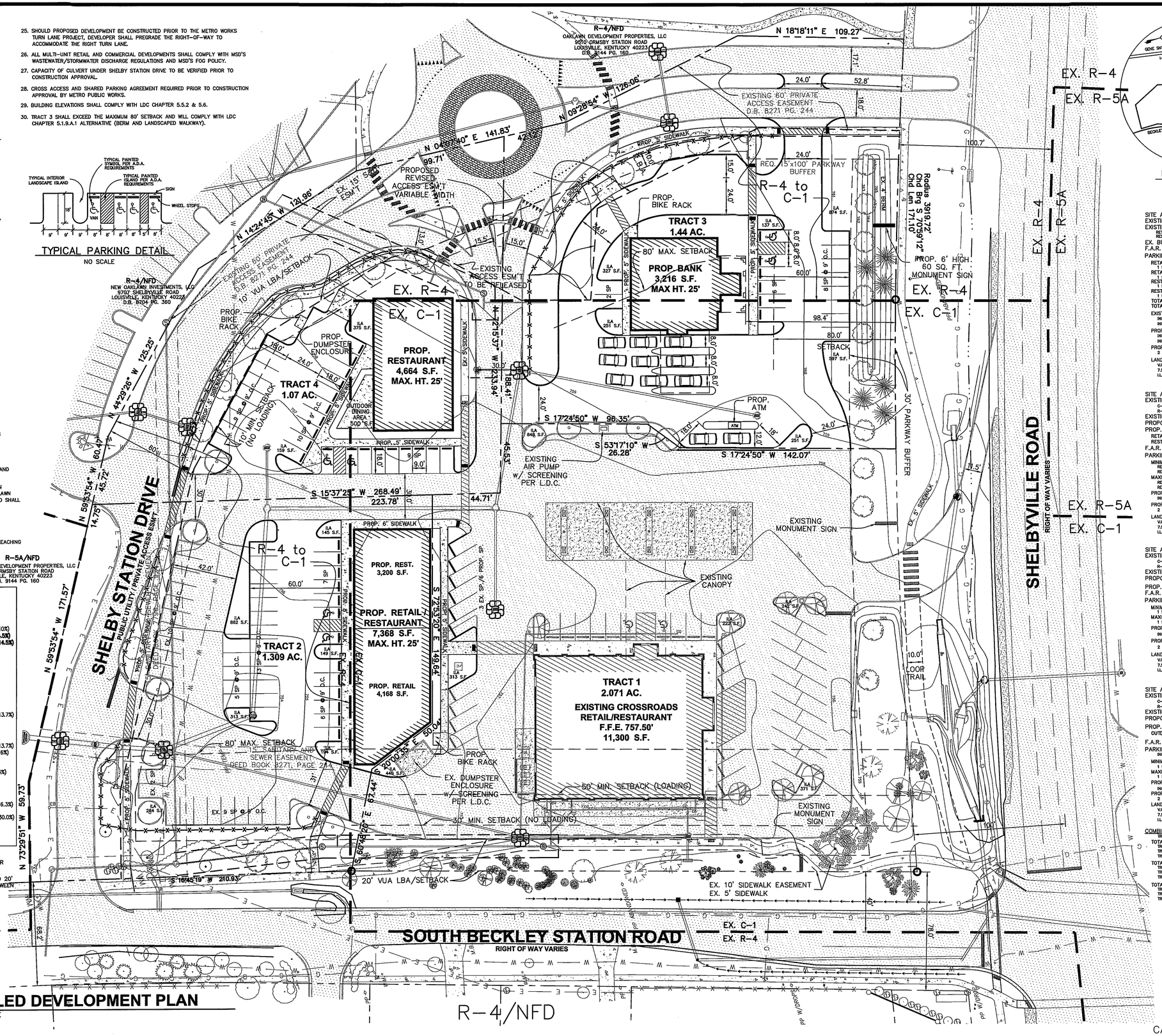
*NOT INCLUDING 10-2" CAL. TYPE "A" TREES MIN. IN PHASE 2 AREAS

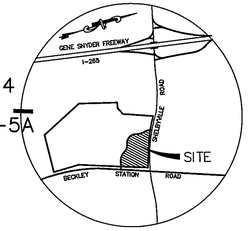
WAIVERS AND VARIANCES GRANTED:

1. WAIVER OF ARTICLE 10.2.10 TO ALLOW PARKING AND DUMPSTER STRUCTURE TO ENCROACH INTO REQUIRED VUA LBA.
2. 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:

1. WAIVER OF ARTICLE 10.2.12 TO ALLOW PROVIDED I.L.A. TO BE LESS THAN THE REQUIRED 7.5% FOR TRACT 4.
2. VARIANCE REQUEST TO EXCEED THE 80 FOOT MAXIMUM FRONT SETBACK. L.D.C. 5.3.1.C.5





LOCATION MAP
NOT TO SCALE

DATA

TRACT 1
SITE AREA 2.071 ACRES
EXISTING ZONING C-1
EXISTING USE RETAIL/RESTAURANT
RETAIL 10,480 SQ.FT.
RESTAURANT 820 SQ.FT.
EX. BUILDING AREA 11,300 SQ.FT.
F.A.R. 0.125
PARKING CALCULATIONS
RETAIL MIN. PARKING REQUIRED 42 SPACES (1 SPACE/ 250 SQ.FT.)
RETAIL MAX. PARKING ALLOWED 52 SPACES (1 SPACE/ 200 SQ.FT.)
RESTAURANT MIN. PARKING REQ. 7 SPACES (1 SPACE/ 125 SQ.FT.)
REST. MAX. PARKING ALLOWED 16 SPACES (1 SPACE/ 50 SQ.FT.)
TOTAL MIN. REQUIRED 49 SPACES
TOTAL MAX. ALLOWED 68 SPACES
EXISTING PARKING PROVIDED 62 SPACES (INC. 20 FUEL CENTER SPACES, INC. 2 HANDICAP SPACES)
PROPOSED PARKING PROVIDED 65 SPACES (INC. 20 FUEL CENTER SPACES, INC. 2 HANDICAP SPACES)
PROPOSED BICYCLE PARKING 2 SHORT TERM IN RACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT
V.U.A. 55,659 SQ.FT.
7.5% REQUIREMENT 4,174 SQ.FT.
I.L.A. PROVIDED 2,436 SQ.FT.

TRACT 2
SITE AREA 1.309 ACRES
EXISTING ZONING R-4 & C-1
C-1 0.200 ACRES
R-4 1.109 ACRES
EXISTING USE VACANT
PROPOSED USE RETAIL/RESTAURANT
PROP. BUILDING AREA 7,368 SQ.FT.
RETAIL 4,168 SQ.FT.
RESTAURANT 3,200 SQ.FT.
F.A.R. 0.129
PARKING CALCULATIONS
MINIMUM PARKING REQUIRED 43 SPACES
RETAIL — 1 SPACE/ 250 SQ.FT. — 17 SP.
REST. — 1 SPACE/ 125 SQ.FT. — 26 SP.
MAXIMUM PARKING ALLOWED 85 SPACES
RETAIL — 1 SPACE/ 200 SQ.FT. — 21 SP.
REST. — 1 SPACE/ 50 SQ.FT. — 64 SP.
PROPOSED PARKING PROVIDED 52 SPACES (INC. 2 HANDICAP SPACES)
PROPOSED BICYCLE PARKING 2 SHORT TERM IN RACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT
V.U.A. 24,327 SQ.FT.
7.5% REQUIREMENT 1,825 SQ.FT.
I.L.A. PROVIDED 1,827 SQ.FT.

TRACT 3
SITE AREA 1.440 ACRES
EXISTING ZONING R-4 & C-1
C-1 0.542 ACRES
R-4 0.898 ACRES
EXISTING USE VACANT
PROPOSED USE BANK
PROP. BUILDING AREA 3,216 SQ.FT.
F.A.R. 0.051
PARKING CALCULATIONS
MINIMUM PARKING REQUIRED 11 SPACES (1 SPACE/ 300 SQ.FT.)
MAXIMUM PARKING ALLOWED 16 SPACES (1 SPACE/ 200 SQ.FT.)
PROPOSED PARKING PROVIDED 16 SPACES (INC. 2 HANDICAP SPACES)
PROPOSED BICYCLE PARKING 2 SHORT TERM IN RACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT
V.U.A. 25,016 SQ.FT.
7.5% REQUIREMENT 1,876 SQ.FT.
I.L.A. PROVIDED 2,437 SQ.FT.

TRACT 4
SITE AREA 1.070 ACRES
EXISTING ZONING R-4 & C-1
C-1 0.291 ACRES
R-4 0.779 ACRES
EXISTING USE VACANT
PROPOSED USE RESTAURANT
PROP. BUILDING AREA 4,664 SQ.FT.
OUTDOOR DINING AREA 500 SQ.FT.
F.A.R. 0.100
PARKING CALCULATIONS (INC. OUTDOOR SEATING)
MINIMUM PARKING REQUIRED 41 SPACES (1 SPACE/ 125 SQ.FT.)
MAXIMUM PARKING ALLOWED 103 SPACES (1 SPACE/ 50 SQ.FT.)
PROPOSED PARKING PROVIDED 28 SPACES (INC. 2 HANDICAP SPACES)
PROPOSED BICYCLE PARKING 2 SHORT TERM IN RACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT
V.U.A. 12,760 SQ.FT.
7.5% REQUIREMENT 957 SQ.FT.
I.L.A. PROVIDED 534 SQ.FT.

COMBINED TOTAL PARKING
(TRACTS 1,2,4 SHARED PARKING)
TOTAL MIN. PARKING REQUIRED 119 SPACES
TRACT 1 49 SPACES
TRACT 2 29 SPACES
TRACT 4 41 SPACES
TOTAL MAX. PARKING ALLOWED 208 SPACES
TRACT 1 68 SPACES
TRACT 2 37 SPACES
TRACT 4 103 SPACES
TOTAL PROP. PARKING PROVIDED 145 SPACES
TRACT 1 63 SPACES
TRACT 2 52 SPACES
TRACT 4 28 SPACES

RECEIVED
JUL 02 2014
PLANNING & DESIGN SERVICES

TRUE NORTH

REVISED DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'

CASE NO. 14ZONE1015
L-18314, L-15092 CASE NO. B-16515-11 **MSD WM #10495**

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER AGENCY COMMENTS	3/31/14	JMA
2	DHS	ADDL REV. PER PDS STAFF	4/28/14	JMA
3	DHS	ADDITIONAL REVISIONS	5/15/14	JMA
4	DHS	ADDITIONAL REVISIONS	7/2/14	JMA

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402, (502) 459-8427 Fax
www.btmeng.com

DATE

SIGNATURE

BTM PROJECT NO.: 130580

SITE INFORMATION: 14000 SHELBYVILLE ROAD LOUISVILLE, KY 40207 TAX BLOCK 078, LOT 0278 DEED BOOK 9981, PAGE 358

TITLE: REVISED DETAILED DEVELOPMENT PLAN BECKLEY POINTE

TRACT 3 RIVER CITY BANK 14000 SHELBYVILLE ROAD SUITE 530 LOUISVILLE, KY 40202

DEVELOPERS: TRACT 2 & 4 BECKSHELL LLC 700 CHURCH ST PO BOX 90009 BOWLING GREEN, KY 42101

OWNER: HOUCHENS PROPERTIES INC. 700 CHURCH ST PO BOX 90009 BOWLING GREEN, KY 42101

DRAWN BY: DHS	CHECKED BY: JA
DATE: FEBRUARY 2014	
DRAWING: 130580-RDDP	
SCALE: 1" = 30'	
SHEET 1 of 1	

14ZONE1015