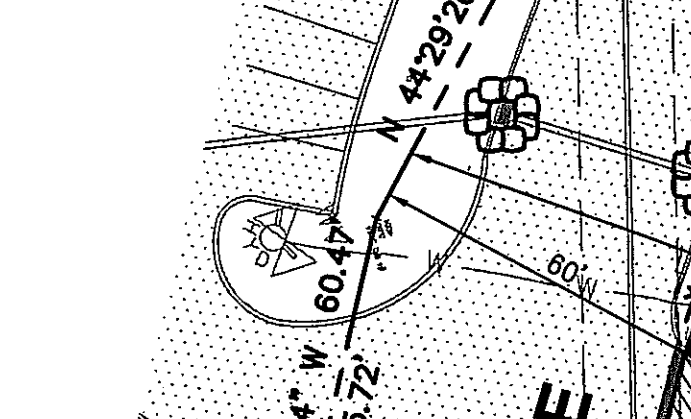
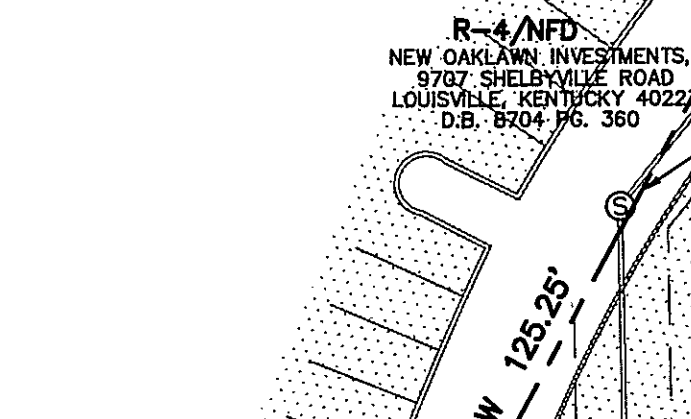
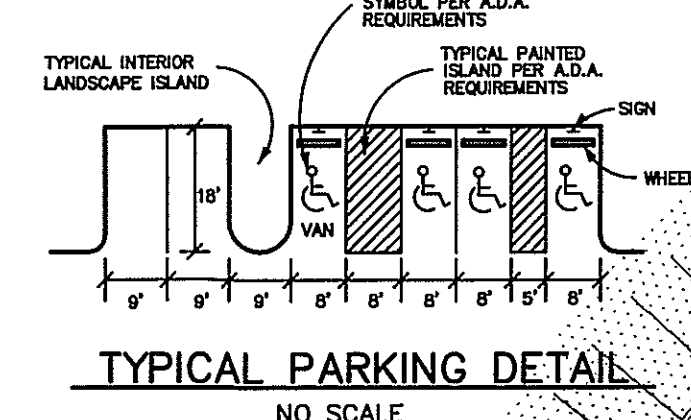


GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY BTM SURVEY.
- 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.
- 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 BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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.
- 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- AN ENCROACHMENT 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 DEDICATION 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 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.
- 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 REACHING 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	25,809 S.F. (10%)
EXISTING TREE MASS	11,520 SF. (4.53)
TOTAL EXISTING TREE AREA	37,329 SF. (14.53)
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 S.F. =	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	40,981 S.F. (16%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
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%)

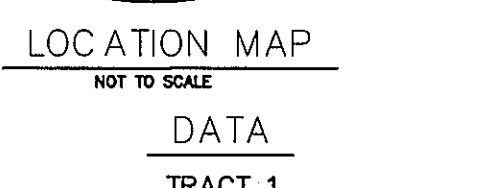
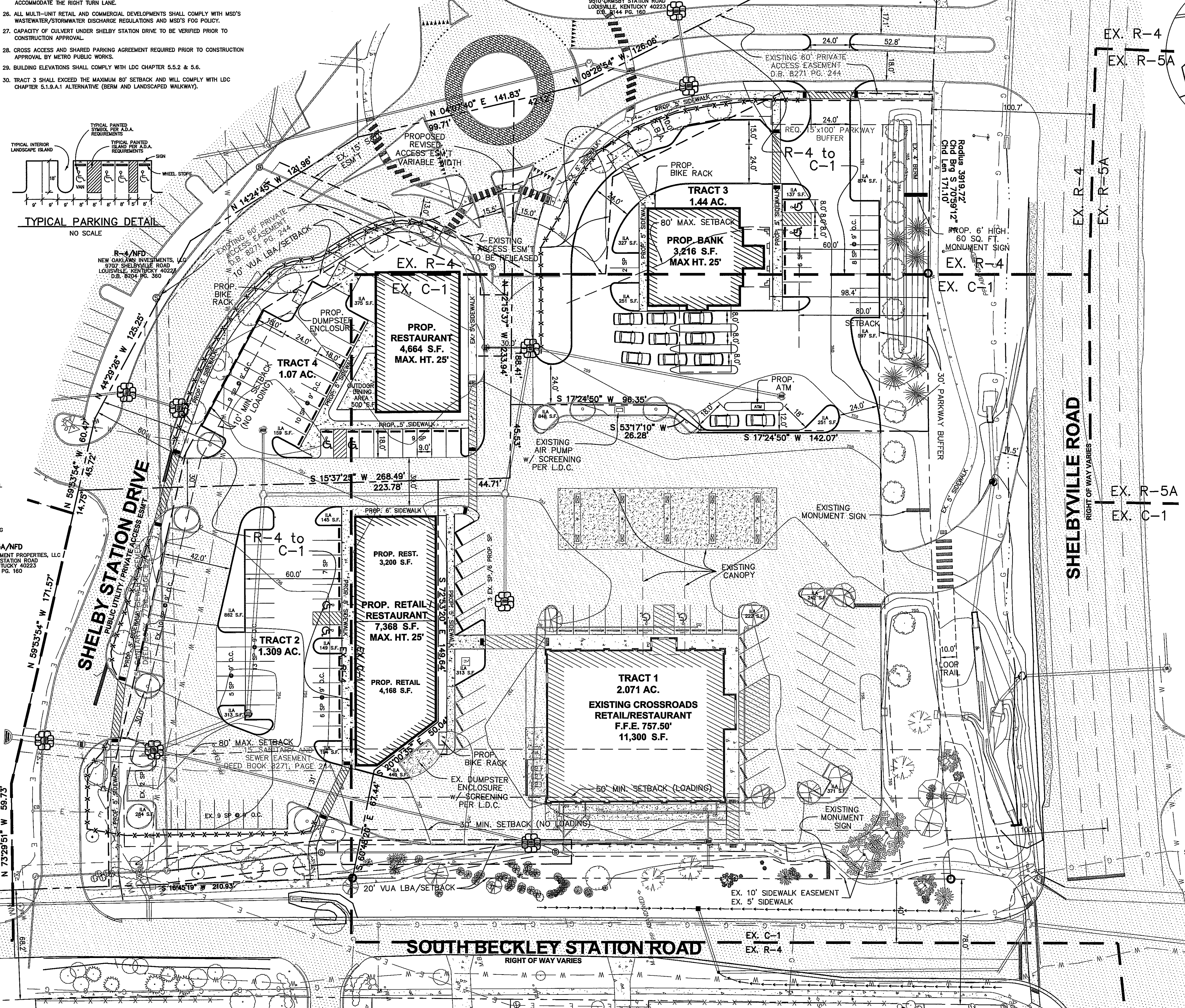
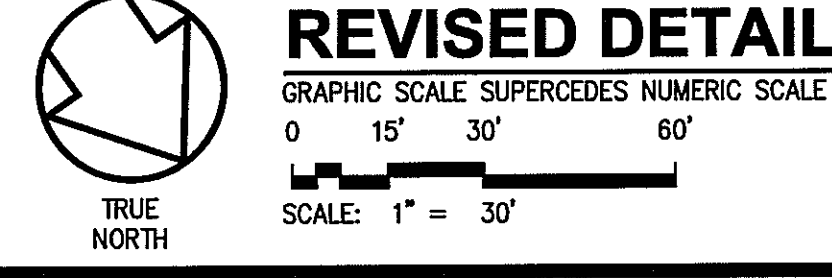
*NOT INCLUDING 10"-2" CAL. TYPE "A" TREES MIN. IN PHASE 2 AREAS

WAIVERS AND VARIANCES GRANTED:

- WAIVER OF ARTICLE 10.2.12 TO ALLOW PARKING AND DUMPSTER STRUCTURE TO ENCRACH INTO REQUIRED VUA 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 80 FOOT MAXIMUM FRONT SETBACK. L.D.C. 5.3.1.C.5



TRACT 1

SITE AREA	2.071 ACRES
EXISTING ZONING	C-1
EXISTING USE	RETAIL/RESTAURANT
PROP. BUILDING AREA	11,300 SQ.F.T.
F.A.R.	0.125
PARKING CALCULATIONS	
RETAIL MIN. PARKING REQUIRED	42 SPACES
RESTAURANT MIN. PARKING REQUIRED	52 SPACES
MAXIMUM PARKING ALLOWED	7 SPACES
REST. MAX. PARKING ALLOWED	16 SPACES
TOTAL MIN. REQUIRED	49 SPACES
TOTAL MAX. ALLOWED	68 SPACES
EXISTING PARKING PROVIDED	62 SPACES
INC. 26 FEEL CENTER SPACES	
INC. 2 HANDICAP SPACES	
PROPOSED PARKING PROVIDED	65 SPACES
INC. 26 FEEL CENTER SPACES	
INC. 2 HANDICAP SPACES	
PROPOSED BICYCLE PARKING	2 SHORT TERM IN BACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT	
V.U.A.	55,859 SQ.F.T.
7.5% REQUIREMENT	1,745 SQ.F.T.
I.L.A. PROVIDED	2,438 SQ.F.T.

TRACT 2

SITE AREA	1.309 ACRES
EXISTING ZONING	R-4 & C-1
EXISTING USE	VACANT
PROPOSED USE	RETAIL/RESTAURANT
PROP. BUILDING AREA	7,368 SQ.F.T.
F.A.R.	0.129
PARKING CALCULATIONS	
RETAIL MIN. PARKING REQUIRED	43 SPACES
RESTAURANT MIN. PARKING REQUIRED	52 SPACES
MAXIMUM PARKING ALLOWED	85 SPACES
REST. MAX. PARKING ALLOWED	21 SPACES
TOTAL MIN. REQUIRED	64 SPACES
TOTAL MAX. ALLOWED	64 SPACES
EXISTING PARKING PROVIDED	52 SPACES
INC. 2 HANDICAP SPACES	
PROPOSED BICYCLE PARKING	2 SHORT TERM IN BACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT	
V.U.A.	24,337 SQ.F.T.
7.5% REQUIREMENT	1,825 SQ.F.T.
I.L.A. PROVIDED	1,927 SQ.F.T.

TRACT 3

SITE AREA	1.440 ACRES
EXISTING ZONING	R-4 & C-1
EXISTING USE	VACANT
PROPOSED USE	BANK
PROP. BUILDING AREA	3,216 SQ.F.T.
F.A.R.	0.051
PARKING CALCULATIONS	
RETAIL MIN. PARKING REQUIRED	11 SPACES
RESTAURANT MIN. PARKING REQUIRED	16 SPACES
MAXIMUM PARKING ALLOWED	16 SPACES
REST. MAX. PARKING ALLOWED	21 SPACES
TOTAL MIN. REQUIRED	27 SPACES
TOTAL MAX. ALLOWED	27 SPACES
EXISTING PARKING PROVIDED	16 SPACES
INC. 2 HANDICAP SPACES	
PROPOSED BICYCLE PARKING	2 SHORT TERM IN BACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT	
V.U.A.	25,018 SQ.F.T.
7.5% REQUIREMENT	1,876 SQ.F.T.
I.L.A. PROVIDED	2,437 SQ.F.T.

TRACT 4

SITE AREA	1.070 ACRES
EXISTING ZONING	R-4 & C-1
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT
PROP. BUILDING AREA	4,664 SQ.F.T.
F.A.R.	0.100
PARKING CALCULATIONS	
RETAIL MIN. PARKING REQUIRED	41 SPACES
RESTAURANT MIN. PARKING REQUIRED	103 SPACES
MAXIMUM PARKING ALLOWED	103 SPACES
REST. MAX. PARKING ALLOWED	28 SPACES
TOTAL MIN. REQUIRED	144 SPACES
TOTAL MAX. ALLOWED	103 SPACES
EXISTING PARKING PROVIDED	146 SPACES
INC. 2 HANDICAP SPACES	
PROPOSED BICYCLE PARKING	2 SHORT TERM IN BACK/2 LONG TERM IN BUILDING
LANDSCAPE REQUIREMENT	
V.U.A.	15,765 SQ.F.T.
7.5% REQUIREMENT	1,182 SQ.F.T.
I.L.A. PROVIDED	534 SQ.F.T.

COMBINED TOTAL PARKING

TRACT 1	43 SPACES
TRACT 2	28 SPACES
TRACT 3	27 SPACES
TRACT 4	103 SPACES
TOTAL MIN. PARKING REQUIRED	119 SPACES
TOTAL MAX. PARKING ALLOWED	208 SPACES
TOTAL PROP. PARKING PROVIDED	146 SPACES

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	3/31/14	JMA
2	DHS	4/28/14	JMA
3	DHS	7/15/14	JMA
4	DHS	7/21/14	JMA

BTM
BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners, & Surveyors
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 452-8888 Fax (502) 452-8887 for www.btmeng.com

DATE

SIGNATURE

BTM PROJECT NO.: 130580
SITE INFORMATION:
14000 SHELBYVILLE ROAD
LOUISVILLE, KY 40027
DEED BOOK 9861, PAGE 308

TRACT 3
RUP CITY BANK
1400 SHELBYVILLE ROAD
LOUISVILLE, KY 40027

TRACT 2 & 4
BECKLEY BROS. REALTY
1400 SHELBYVILLE ROAD
LOUISVILLE, KY 40027

OWNER:
HOUGHENS PROPERTIES, INC. 34009
TRACT 3
BECKLEY BROS. REALTY 42010
BOHANNON GREEN, KY 40201

RECEIVED DETAILED DEVELOPMENT PLAN
BECKLEY POINTE

TITLE:	RECEIVED DETAILED DEVELOPMENT PLAN BECKLEY POINTE
DRAWN BY:	DHS
CHECKED BY:	JA
DATE:	FEBRUARY 2014
DRAWING:	130580-RDDP
SCALE:	1" = 30'
SHEET:	