



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C1 - COMMERCIAL	C1 - COMMERCIAL
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	N/A	VACANT
PROPOSED USE	N/A	COMMERCIAL (HARDWARE STORE)
TOTAL SITE AREA	5,000 S.F. MIN.	1,309 +/- AC (57,001 +/- S.F.)
LOT COVERAGE	MAX. FLOOR AREA RATIO = 1.0	TOTAL FLOOR AREA = 10,000 S.F. FLOOR AREA RATIO = .175 (10,000 / 57,001 = .175) EXISTING TOTAL IMPERVIOUS AREA: 22,812 S.F. PROPOSED TOTAL IMPERVIOUS AREA: 41,686 S.F. NET INCREASE IN IMPERVIOUS AREA: 18,874 S.F.
BUILDING SETBACKS	FRONT ST. (SOUTH BECKLEY STAT. RD.) 80' MAX. 30' MIN.	FRONT ST. (SOUTH BECKLEY STAT. RD.) 97.17'
	SIDE: 0' (EAST)	SIDE: 1.86' (EAST)
	SIDE: 0' (WEST)	SIDE: 39.42' (WEST)
	REAR: 15' (SOUTH)	REAR: 123.71' (SOUTH)
TOTAL PARKING	MINIMUM: 20 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 40 SPACES 1 SPACE PER 250 SF OF BUILDING 4 BICYCLE PARKING SP. REQ. (2 LONG TERM + 2 SHORT TERM)	2 ADA SPACES 37 STANDARD SPACES 39 TOTAL SPACES (21 EXISTING) 4 BICYCLE PARKING SPACES (2 SHORT-TERM, 2 LONG-TERM)
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
BUILDING AREA	N/A	TOTAL: 10,000 S.F.
BUILDING HEIGHT	30'	1 STORY (LESS THAN 30')
INTERIOR LANDSCAPING	VUA: 24,773 SF ILA REQUIREMENT: 7.5% ILA REQUIRED: 1,858 SF	ILA PROVIDED: 2,695 SF (10.8%)

TREE CANOPY REQUIREMENTS (TRACT 2 ONLY)		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
GROSS SITE AREA:	1,309 AC. (57,001 S.F.)	
REQUIRED CANOPY FOR TRACT #2	17,100 S.F. (30.0%)	
EXISTING TREE CANOPY	18,480 S.F. (32.4%)	
PERCENT OF TREE CANOPY PRESERVED	18,480 S.F. (32.4%)	
PERCENT OF TREE CANOPY REDUCTION	0 S.F. (0.0%)	
TREE CANOPY TO BE PLANTED	3 TYPE A AT 720 S.F. PER TREE 2,160 S.F.	
TOTAL TREE CANOPY	20,640 SF (36.2% OF SITE)	
BUFFER SCREENING		
LOCATION	DISTANCE/WIDTH	TREES PROV.
EAST	211 LF 20' X 1.5'	8
TREES PLANTED WITH ORIGINAL DEVELOPMENT PLAN		
TOTAL VUA PROPOSED	24,280 SF	
ILA REQUIRED	1,821 SF (7.5%)	
ILA PROVIDED	2,590 SF (10.6%)	
TREES REQUIRED	6 TREES	
TREES PROVIDED	8 TREES	

LEGEND	
---	EX. WATER LINE
---	EX. STORM PIPE
---	EX. SEWER LINE
---	EX. CONTOUR
---	EX. EASEMENT LINE
---	EX. UG TELEPHONE LINE
---	EX. UG ELECTRIC LINE
---	EX. GAS LINE
---	EX. CURB
---	BOUNDARY LINE
○	EX. LARGE TREE
○	EX. SMALL TREE
○	EX. SHRUB
○	PROP. TREE
○	SANITARY MAN HOLE
↑	DIRECTIONAL ARROW
□	DROP BOX
---	DRAINAGE FLOW ARROW

TRACT 2 SURVEY PROVIDED BY:
OPS ENGINEERING, LLC
4530 BISHOP LANE, SUITE 109
LOUISVILLE, KY 40218

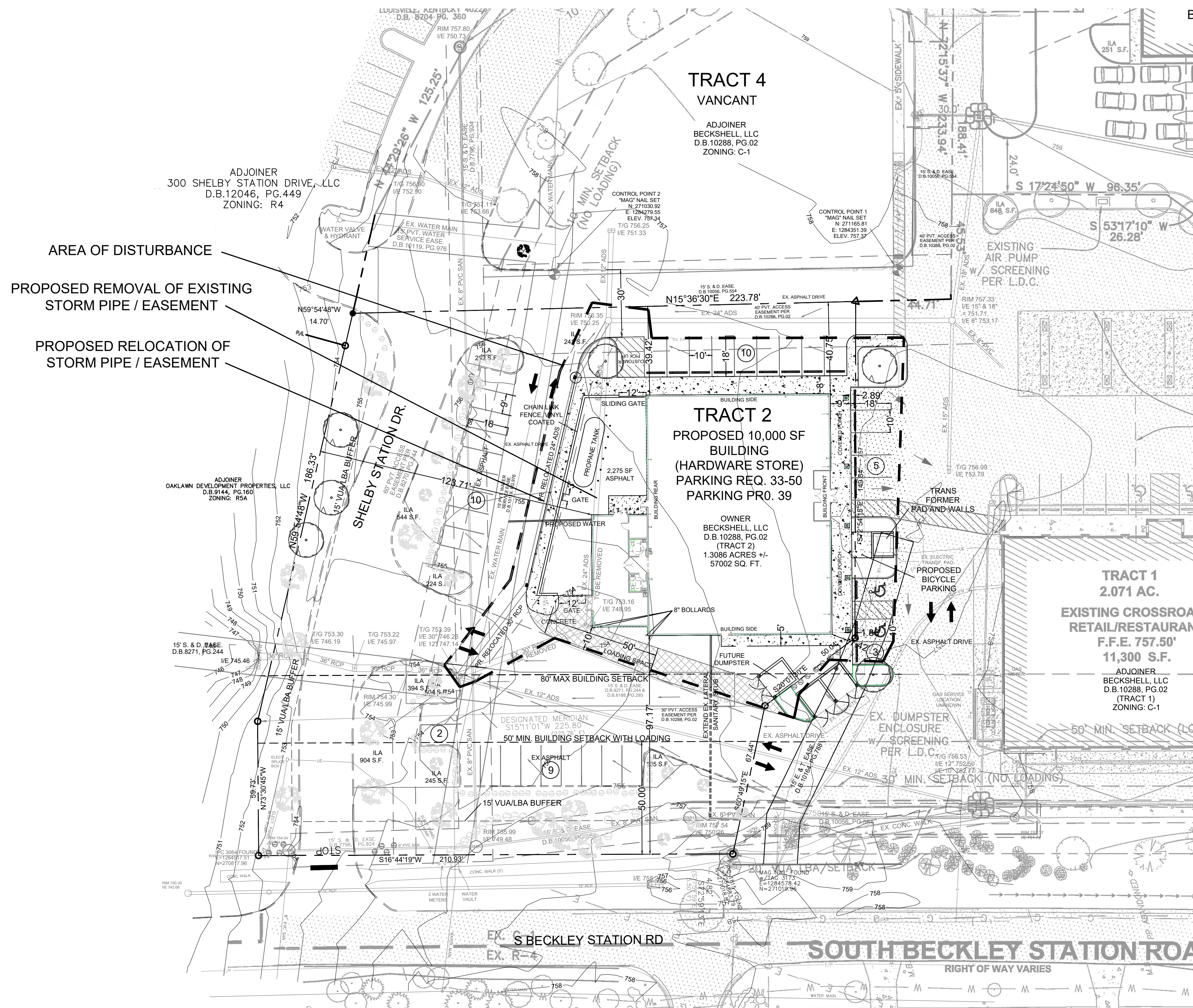
BASE DRAWING IS A SCANNED
COPY OF ORIGINAL APPROVED PLAN
CREATED BY:



PARCEL DEVELOPER, ADDRESS
TRACT #2
SCOTT, MURPHY AND DANIEL, LLC.
2335 BARREN RIVER ROAD
BOWLING GREEN, KY 42101

PARCEL OWNER, ADDRESS, &
SOURCE OF TITLE
TRACT #2
BECKSHELL, LLC.
333 EAST MAIN ST. STE. 530
LOUISVILLE, KY 40202
DEED BOOK 10288 PAGE 0033

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON DOES NOT LIE
IN A FLOOD PRONE AREA ACCORDING TO (FIRM)
FLOOD INSURANCE RATE MAP FOR WARREN
COUNTY, KENTUCKY. SAID AREA IS SHOWN ON
MAP #2111C0050F, WITH AN EFFECTIVE DATE
OF FEBRUARY 26, 2021.



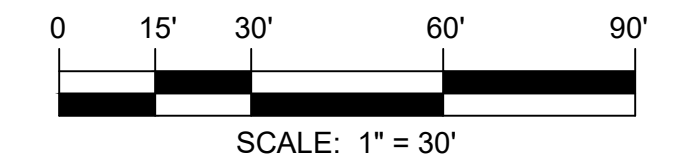
- MSD NOTES:
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED 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 SEEDDED 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 SEEDDED, 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 NO LONGER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - 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.
 - SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - 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.
 - SHOULD PROPOSED DEVELOPMENT BE CONSTRUCTED PRIOR TO THE METRO WORKS TURN LANE PROJECT, DEVELOPER SHALL PRE-GRADE THE RIGHT-OF-WAY TO ACCOMMODATE THE RIGHT TURN LANE.
 - CROSS ACCESS AND SHARED PARKING AGREEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - BUILDING ELEVATIONS SHALL COMPLY WITH LDC CHAPTER 5.5.2 & 5.6.
 - IF SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - THIS PROJECT IS SUBJECT TO MSD WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,126 S.F. (.60 AC.)

- GENERAL NOTES:
- TOPOGRAPHIC INFORMATION PROVIDED BY OPS ENGINEERING.
 - 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 SURVEY.

- PREVIOUS WAIVERS & VARIANCES GRANTED:
- WAIVER OF ARTICLE 10.2.10 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 & R-4 ZONING BOUNDARIES.

- PREVIOUS WAIVERS & VARIANCES REQUESTED:
- WAIVER OF ARTICLE 10.2.12 TO ALLOW PROVIDED ILA TO BE LESS THAN THE REQUIRED 7.5% FOR TRACT 4.
 - VARIANCE REQUEST TO EXCEED THE 80 FOOT MAXIMUM FRONT SETBACK. LDC 5.3.1.C.5

- WAIVERS & VARIANCES REQUESTED:
- VARIANCE REQUEST TO EXCEED THE 80 FOOT MAXIMUM FRONT SETBACK. LDC 5.3.1.C.5 ALONG SOUTH BECKLEY STATION ROAD



REVISIONS
11-1-2021

AMENDED DEVELOPMENT
BECKLEY POINTE
14004 SHELBYVILLE RD
LOUISVILLE, KY

ARNOLD CONSULTING ENGINEERING
SERVICES, INC.
P.O. BOX 1938
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER:
DATE: 10-4-2021
SCALE: 1" = 30'
DRAWN: C. HENDRICK
CHECKED: B. SHIRLEY
FILE PATH:
SITEDEV\2020\HOUC...

C-1
AMENDED DEVELOPMENT
PLAN