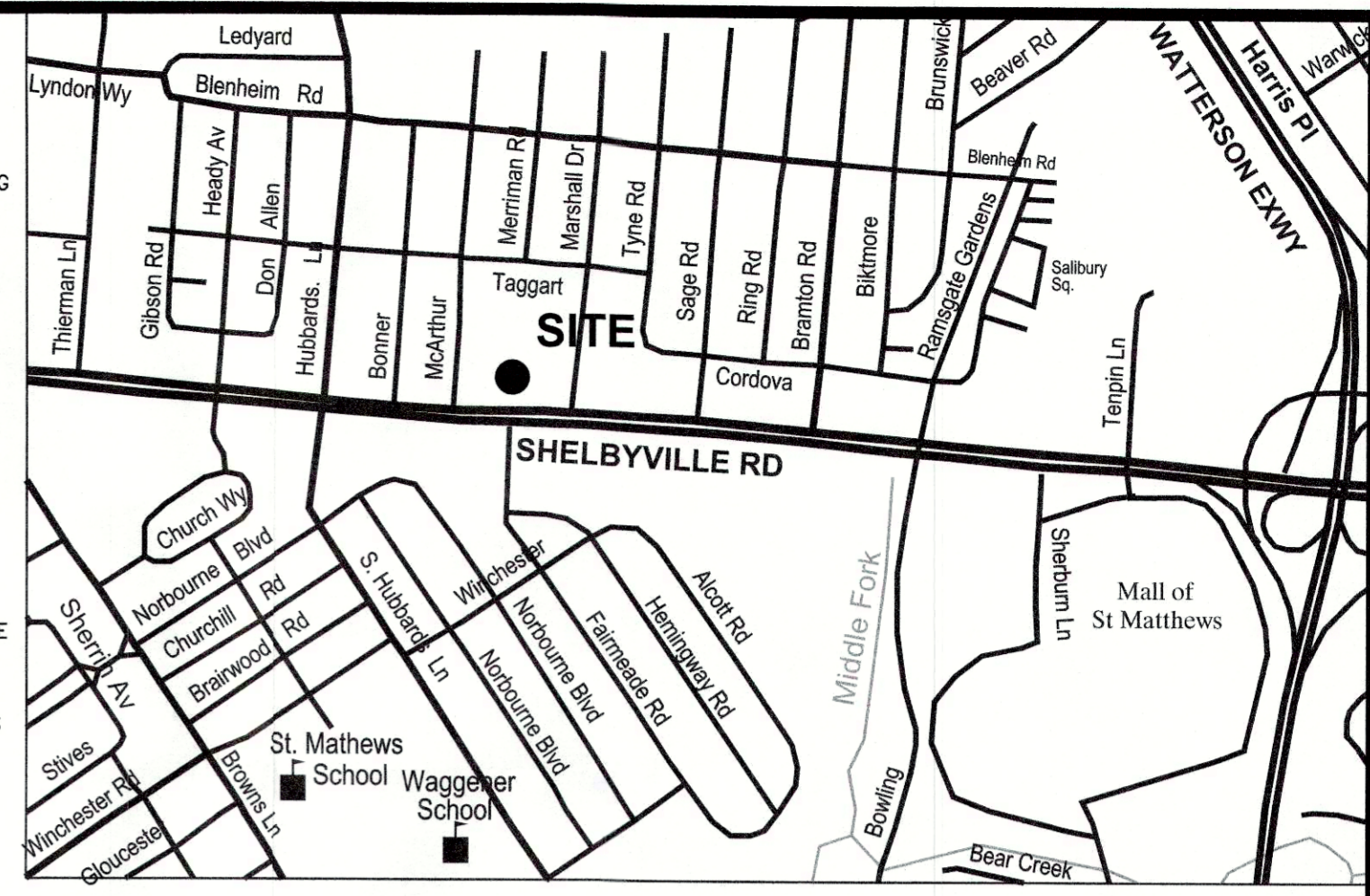


GENERAL NOTES

- 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.
- 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 PRIOR TO 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 SEED, 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 LATER 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.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.3
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 MANAGEMENT PRACTICES.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- A GENERAL CROSS-OVER AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.



LOCATION MAP
NOT TO SCALE

SITE DATA

| | |
|------------------------------------|----------------------------|
| SITE AREA | 0.75 ACRES |
| EXISTING ZONING | R-7 |
| EXISTING FORM DISTRICT | NFD |
| EXISTING USE | RESIDENTIAL |
| PROPOSED ZONING | C-2 |
| PROPOSED USE | AUTO SALES DISPLAY PARKING |
| OUTDOOR DISPLAY AREA | - 10,710 SQ.FT. |
| PARKING CALCULATIONS | |
| AUTO SALES DISPLAY | |
| MINIMUM PARKING REQUIRED | 2 SPACES |
| 1 SP/7,000 SF OUTDOOR DISPLAY AREA | |
| MAXIMUM PARKING ALLOWED | 2 SPACES |
| 1SP/5,000 SF OUTDOOR DISPLAY AREA | |
| PARKING PROVIDED | |
| DISPLAY PARKING | 67 SPACES |
| CUSTOMER PARKING PROVIDED | OFF-SITE |

LANDSCAPE REQUIREMENTS

| | |
|----------------------------------|---------------|
| LOT 2 | |
| VEHICLE USE AREA | 19,853 SQ.FT. |
| 7.5% LANDSCAPE REQUIREMENT | 1,489 SQ.FT. |
| INTERIOR LANDSCAPE AREA PROVIDED | 1,553 SQ.FT. |

SITE TREE CANOPY REQUIREMENTS

| | |
|--|---------------------|
| TREE CANOPY CATEGORY CLASS C | |
| TOTAL SITE AREA | 32,670 SQ.FT. |
| TOTAL EXISTING TREE CANOPY | 29,040 SQ.FT. (89%) |
| EX. TREE CANOPY TO BE PRESERVED | 3,800 SQ.FT. (11%) |
| TREE CANOPY REQUIRED | 6,861 SQ.FT. (21%) |
| ADDITIONAL TREE CANOPY REQUIRED | 3,261 SQ.FT. |
| ADDITIONAL TREE CANOPY PROVIDED | 17,280 SQ.FT. |
| 15 - 2" CAL. TYPE A TREES @ 720 SQ.FT. | |
| 9 - 8-9" EVERGREEN TYPE A @ 720 SQ.FT. | |
| TOTAL TREE CANOPY TO BE PROVIDED | 20,880 SQ.FT. (64%) |

DETENTION CALCULATIONS

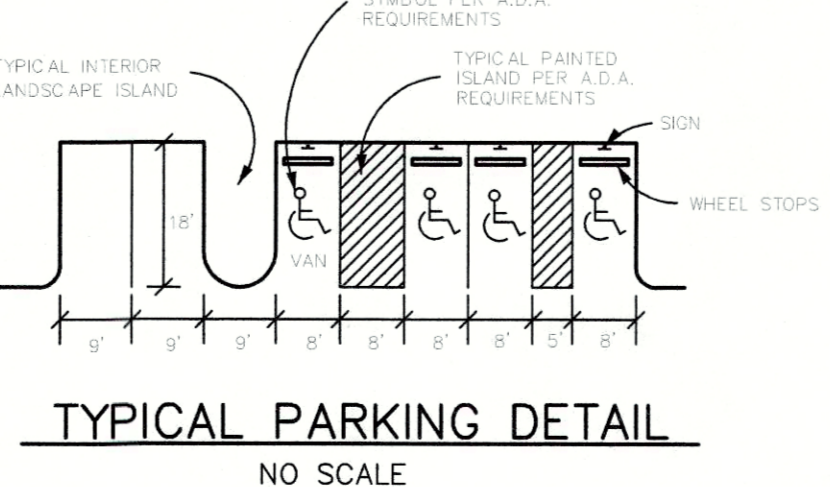
EXISTING C: $(0.25/0.75) \times 0.95 + (0.50/0.75) \times 0.23 = 0.47$

PROPOSED C: $(0.49/0.75) \times 0.95 + (0.26/0.75) \times 0.23 = 0.70$

DETENTION VOLUME
 $(0.70 - 0.47) \times (2.8/12) \times 0.75 \text{ ACRES} = 0.04 \text{ AC-FIT}$
 (1,753 C.F.)

LEGEND

- PROPOSED DISPLAY AREA
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED MASONRY WALL
- EXISTING ZONING LINE
- EXISTING TREE WITH CRITICAL ROOT ZONE - TCPA



NON PLAN-CERTAIN SITE
(NOT INCLUDED IN THIS APPLICATION)

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date: 6-21-17

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 16Zone1087

APPROVAL DATE: 6-21-17

EXPIRATION DATE:

SIGNATURE OF PLANNING COMMISSION:

PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: Tommy Mackert

DATE: 6-21-17

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



DETAILED DISTRICT DEVELOPMENT PLAN

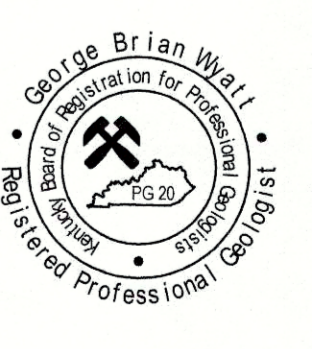
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 20' 40' 80'

SCALE: 1" = 40'

RECEIVED
JUN 19 2017
PLANNING & DESIGN SERVICES

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kepferle, 1974), the subject property is underlain by the Sellersburg and Jeffersonville Limestones. Information included on that map describes the Sellersburg and Jeffersonville formation as coarse-grained, Devonian-age limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is high, and there are mapped sinkholes shown approximately one-half mile north of the site. An on-site field inspection of the subject property was conducted on February 17, 2017. There were no surface and/or sinking streams, springs, or outcrops observed; however there was one collapsed depression feature noted along the westerly property line. Further investigation will be required to determine if this feature is indicative of a dissolution sinkhole, or if it is related to a nearby storm sewer.



16ZONE1087
MSD WM #10510

REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|-----|-----|---------|---|
| 1 | DHS | 2-20-17 | JMA REVISIONS PER AGENCY COMMENTS. |
| 2 | CWS | 2-27-17 | JMA REVISIONS PER P.D.S. COMMENTS. |
| 3 | CWS | 2-28-17 | JMA REVISIONS PER MSD COMMENTS. |
| 4 | DHS | 6-16-17 | JMA REVISIONS PER CITY OF ST. MATTHEWS. |

BTM Engineering, Inc.

Consulting Engineers, Landscape Architects, Planners & Surveyors

3001 (502) 458-8402

www.btmeng.com

DATE:

SIGNATURE:

DEVELOPER:

TT OF B LOUISVILLE PROPERTY, LLC

505 S. DAVENPORT DR., SUITE 700

LOUISVILLE, KY 40202

T.B. 20 LOT 253 D.B. 10519 PG. 879

DETAILED DISTRICT DEVELOPMENT PLAN

BMW CERTIFIED PRE-OWNED OF LOUISVILLE

100 & 102 MARSHALL DRIVE

LOUISVILLE, KY 40207

BTM PROJECT NO.: 160194

DATE: 12-19-16

DRAWING: 160194-DDDP

SCALE: 1" = 40'

SHEET: 1.00

NOT FOR CONSTRUCTION