

GENERAL NOTES

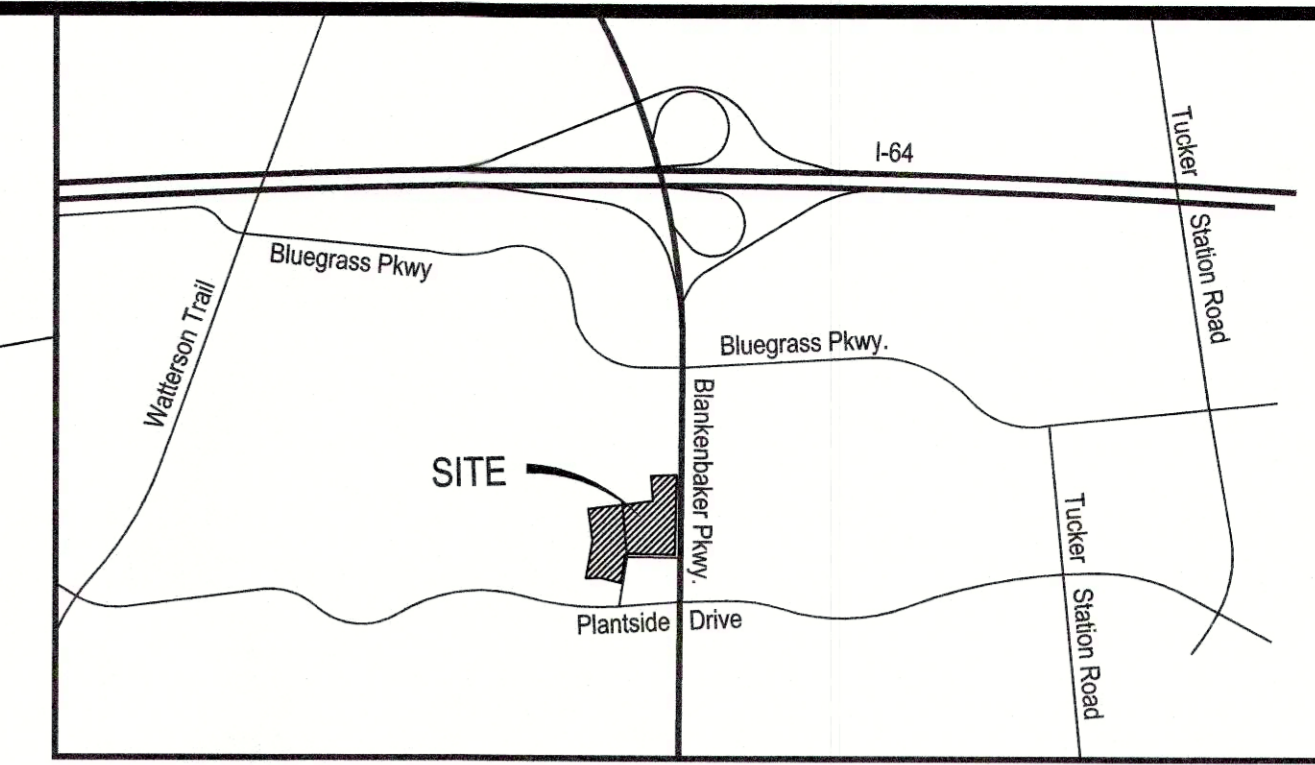
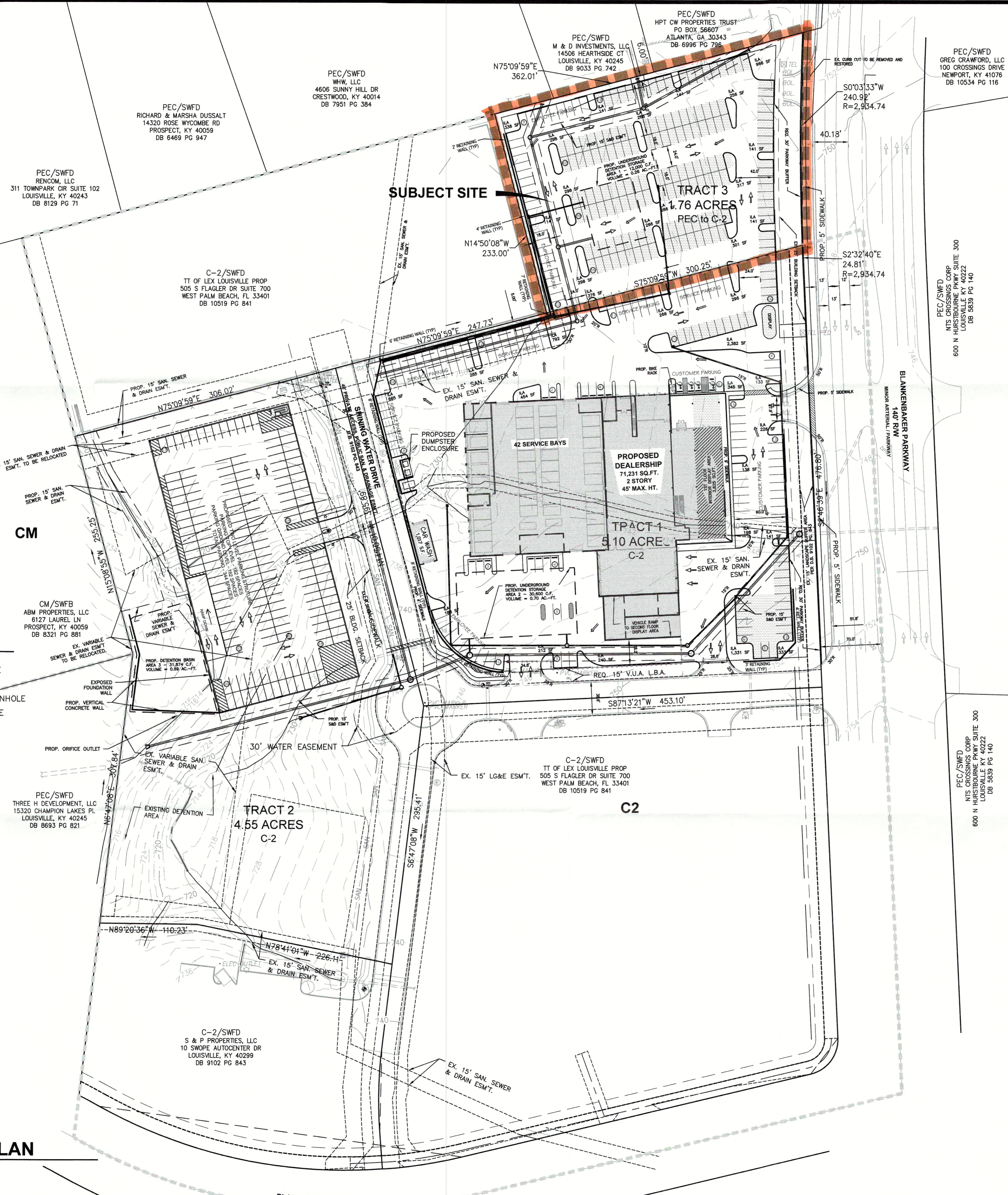
1. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
2. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (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 PRE THE PLAN AND MSD STANDARDS.
3. 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.
4. 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.
5. 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.
6. 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.
7. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
8. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
9. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
12. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
13. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. 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.
15. 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.
16. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
17. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
18. SANITARY SEWERS TO BE PROVIDED BY PSC AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
19. SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
20. 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.
21. ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
22. ALL SIGNAGE SHALL COMPLY WITH JEFFERSONSTOWN LAND DEVELOPMENT CODE, CHAPTER B.
23. CITY OF JEFFERSONSTOWN APPROVAL REQUIRED.
24. A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
25. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
26. UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
27. SUBJECT TO PLAN REVIEW FEES.

LEGEND

- | | | | |
|--|-----------------------------|--|----------------------------|
| | EXISTING FENCE | | EX. UTILITY POLE |
| | EX. OVERHEAD UTILITIES | | EX. TELEPHONE MANHOLE |
| | EX. GAS LINE | | EX. ELECTRIC MANHOLE |
| | EX. TELEPHONE LINE | | EX. SANITARY SEWER MANHOLE |
| | EX. WATER LINE | | POLYVINYL CHLORIDE PIPE |
| | BENCH MARK | | FIRE HYDRANT |
| | LIGHT STANDARD | | WATER VALVE |
| | POWER POLE | | GAS VALVE |
| | EXISTING CATCH BASIN | | DRAINAGE FLOW |
| | GUY WIRE | | |
| | TELEPHONE PEDESTAL | | |
| | PROP. STORM LINE | | |
| | PROP. WHEEL STOP | | |
| | PROPOSED VEHICLE FLOW ARROW | | |
| | PROPOSED FENCE | | |
| | EXISTING SANITARY SEWER | | |
| | EXISTING CONTOUR LINE | | |
| | EX. STORM LINE | | |
| | EX. ZONING LINE | | |
| | SUBJECT AREA | | |
| | EXISTING BUILDING | | |
| | SWALE | | |
| | CENTERLINE | | |
| | PROPOSED DISPLAY AREA | | |

DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 30' 60' 120'
 TRUE NORTH
 SCALE: 1" = 60'



LOCATION MAP
NOT TO SCALE

SITE DATA

SITE AREA	1.76 ACRES
EXISTING ZONING	PEC
PROPOSED ZONING	C-2
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED USE	AUTO DEALERSHIP PARKING
PARKING CALCULATIONS	24,959 SQ.FT.
MINIMUM PARKING REQUIRED	4 SPACES
1 SP/7,000 SF OUTDOOR DISPLAY AREA	
MAXIMUM PARKING ALLOWED	5 SPACES
1SP/5,000 SF OUTDOOR DISPLAY AREA	
TOTAL PARKING PROVIDED	185 SPACES
DISPLAY PARKING	154 SPACES
EMPLOYEE PARKING	31 SPACES

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	59,750 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	4,481 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	4,575 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C

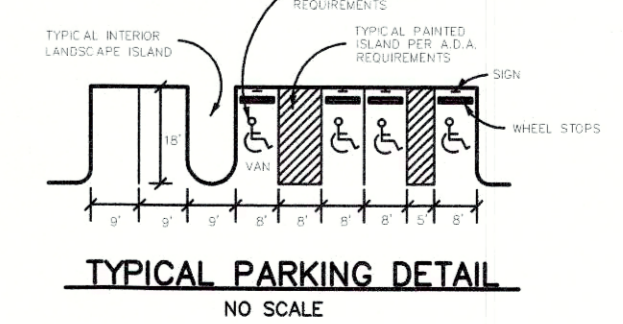
TOTAL TREE CANOPY CALCULATIONS	
SITE AREA	76,666 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F.
TREE CANOPY REQUIRED (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	15,333 S.F. (20%)
TREE CANOPY TO BE PROVIDED	15,840 S.F. (20.7%)
22 "TYPE A" TREES @ 720 SQ.FT.	

WAIVER REQUEST

1. WAIVER OF CHAPTER 10.3.5.A.1 TO OMIT THE REQUIRED 3' BERM IN THE PARKWAY BUFFER.

RECEIVED
 JAN 19 2017
 PLANNING & DESIGN SERVICES

As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is low to medium, and there are no mapped sinkholes shown. As shown on the Geologic Map of the Jefferson County Quadrangle, Jefferson County, Kentucky (Moore, Keplerle and Peterson, 1972), the subject property is underlain by the lower portion of the Louisville Limestone, which is, in turn, underlain by the Waldron Shale. Information included on that map, indicates that springs are common at the top of the Waldron Shale, but are generally small. An on-site field inspection of the subject property was conducted on December 5, 2016, and no karst features were observed.



TYPICAL PARKING DETAIL
NO SCALE

REVISIONS

NO.	BY	DATE	DESCRIPTION	CHK
1	DHS	1-18-17	REV. TO ADD RETAINING WALLS	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 438-4444 www.btmeng.com

DATE	
SIGNATURE	
DATE	
SIGNATURE	

DETAILED DEVELOPMENT PLAN
BMW OF LOUISVILLE
2200 BLANKENBAKER PKWY & 2400 SHINING WATER DR
LOUISVILLE, KY 40299

BTM PROJECT NO.: 160195
 DEVELOPER: BTM OF LOUISVILLE, INC.
 505 S. FLAGLER DR., SUITE 700
 WEST PALM BEACH, FL 33401-5946

OWNERS: LOTS 1643 & 1095
 D.B. 10510 PLS. 841
 TT OF LEX LOUISVILLE PROPERTY, LLC
 505 S. FLAGLER DR., SUITE 700
 WEST PALM BEACH, FL 33401-5946

DRAWN BY: DHS
 CHECKED BY: JMA
 DATE: SEPT. 2016
 DRAWING: 160195-DDP
 SCALE: 1" = 60'
 SHEET: P1.00

CASE # 16ZONE1066
MSD WM # 11501