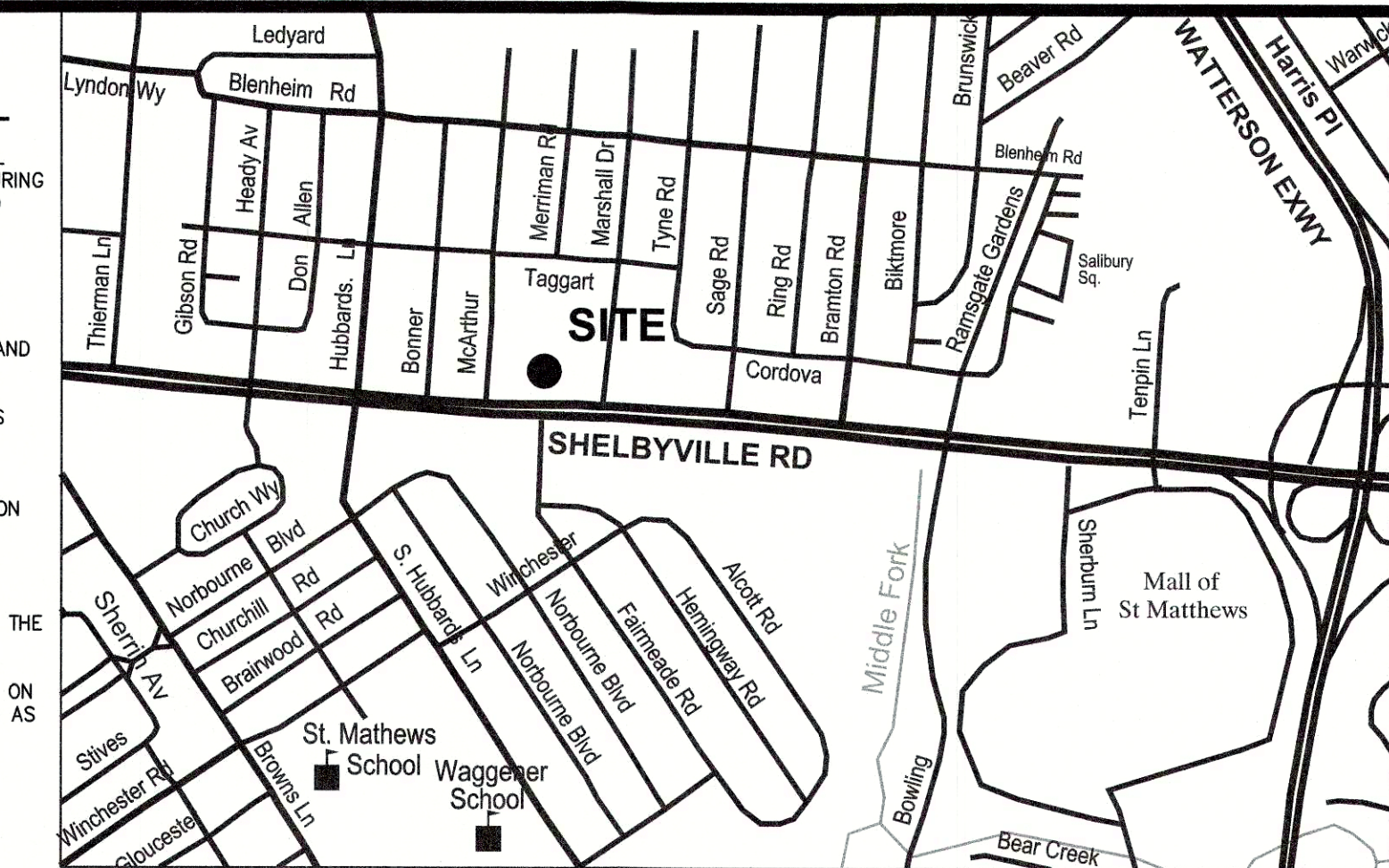


GENERAL NOTES

- 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 PRE 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 SEED 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.
- ONSITE 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	RESIDENTIAL
PROPOSED ZONING	C-2
PROPOSED USE	AUTO SALES DISPLAY PARKING
OUTDOOR DISPLAY AREA	- 11,349 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
1 SP/5,000 SF OUTDOOR DISPLAY AREA	
PARKING PROVIDED	
DISPLAY PARKING	70 SPACES OFF-SITE
CUSTOMER PARKING PROVIDED	

LANDSCAPE REQUIREMENTS

LOT 2	
VEHICLE USE AREA	20,790 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,559 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,569 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	3,600 SQ.FT. (11%)
TREE CANOPY REQUIRED	6,961 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%)

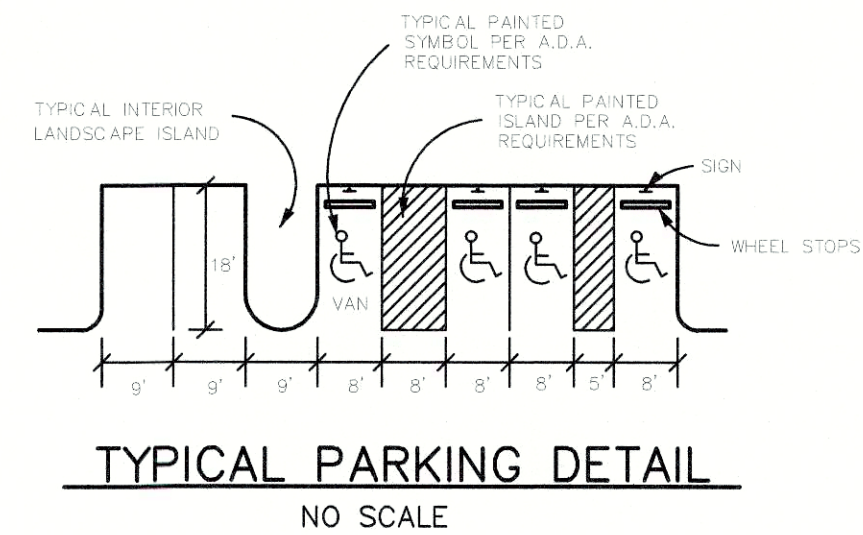
DETENTION CALCULATIONS

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.)

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kopfeler, 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.

LEGEND

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



RECEIVED
FEB 28 2017
DESIGN SERVICES

16ZONE1087
MSD WM #10510

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS:	2-20-17	JMA
2	CWS	REVISIONS P.D.S. # 7151-D	2-28-17	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 Serving the Bluegrass and Beyond
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 439-3667 Fax
 www.btmeng.com

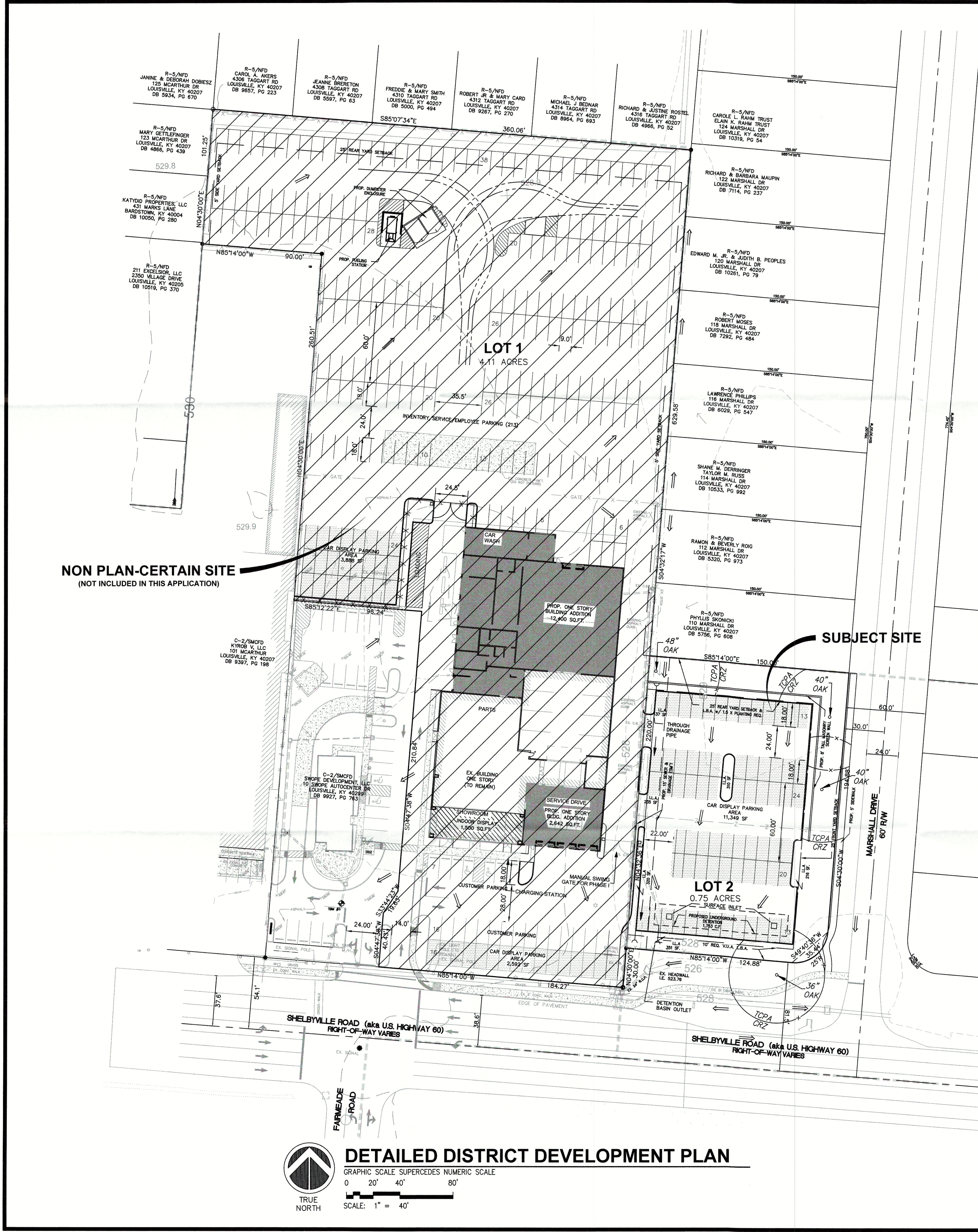
DATE _____
SIGNATURE _____

DEVELOPER:
 TT OF B LOUISVILLE PROPERTY, LLC
 505 S. FLAGLER DR., SUITE 700
 WEST PALM BEACH, FL 33401-5946
 BTM PROJECT NO.: 160194

DETAILED DISTRICT DEVELOPMENT PLAN
BMW CERTIFIED PRE-OWNED OF LOUISVILLE
100 & 102 MARSHALL DRIVE
LOUISVILLE, KY 40207

TITLE	DETAILED DISTRICT DEVELOPMENT PLAN
DRAWN BY:	DHS
CHECKED BY:	JMA
DATE:	12-19-16
DRAWING:	160194-DDDP
SCALE:	1" = 40'
SHEET	1.00

NOT FOR CONSTRUCTION



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