

**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 SEEDING 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 SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OF 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 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, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL SIGNAGE WILL COMPLY WITH JEFFERSONTOWN LAND DEVELOPMENT CODE, CHAPTER 8.
- CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
- A GENERAL CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- UNDERGROUND DETENTION BASINS MUST MEET ALL THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- SUBJECT TO PLAN REVIEW FEES.

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, Jefferson County, Kentucky (Moore, Keperle 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.

**DETENTION CALCULATIONS**

**AREA 1**  
 AREA = 1.76 ACRES  
 Pre-Developed C = 0.26  
 Post-Developed C = 0.90  
 Delta C = 0.64

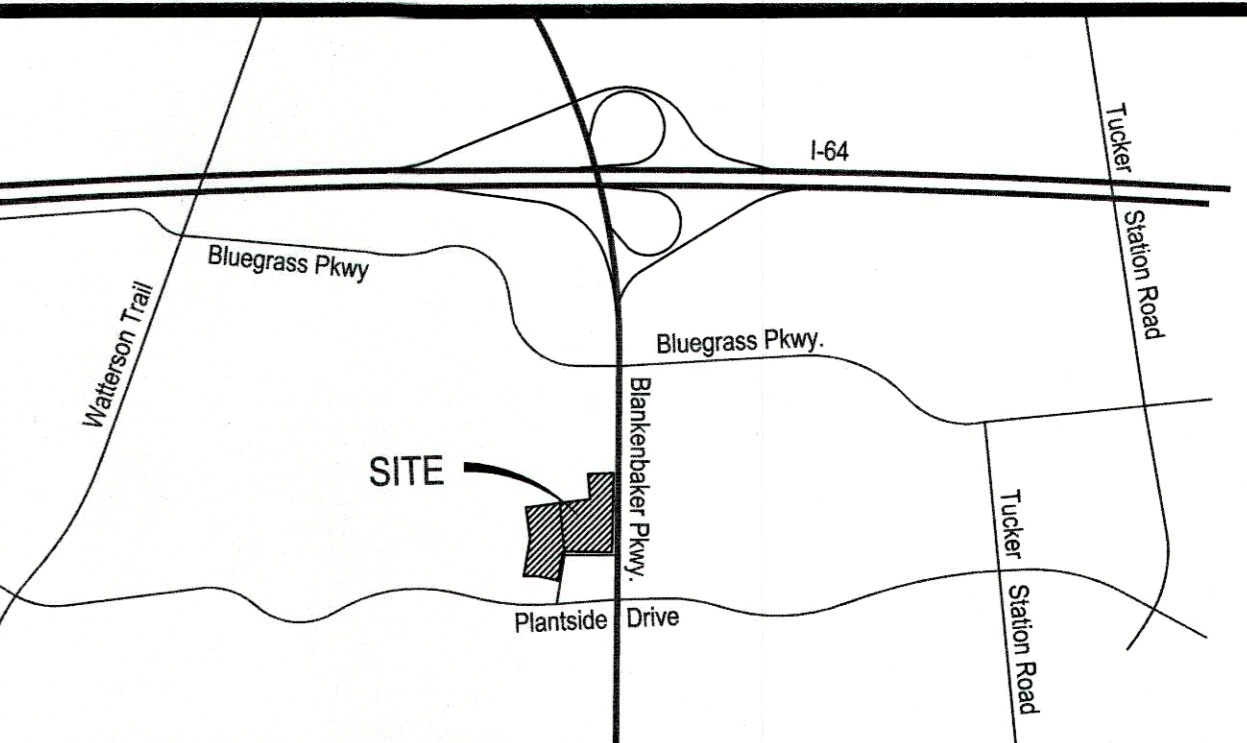
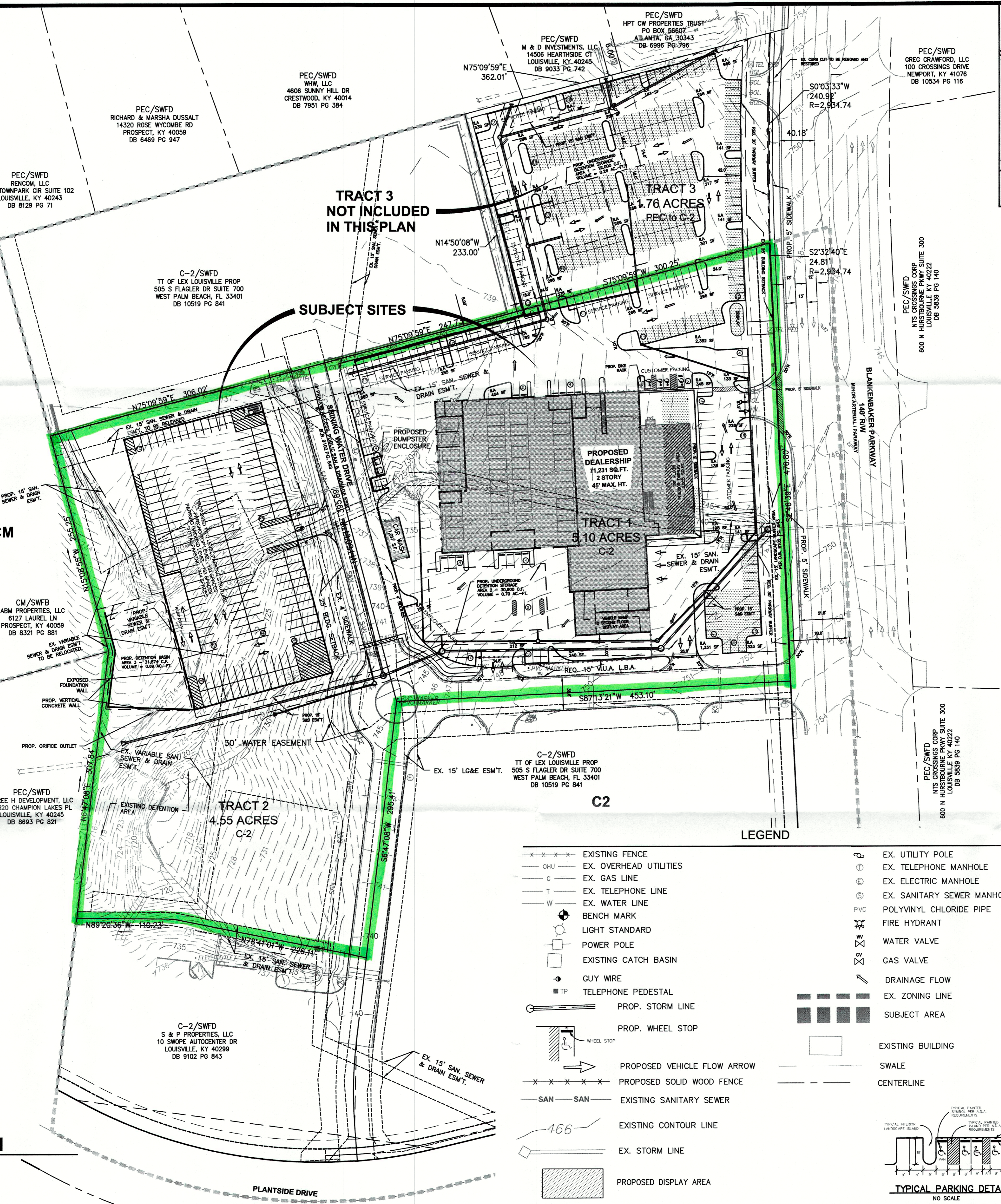
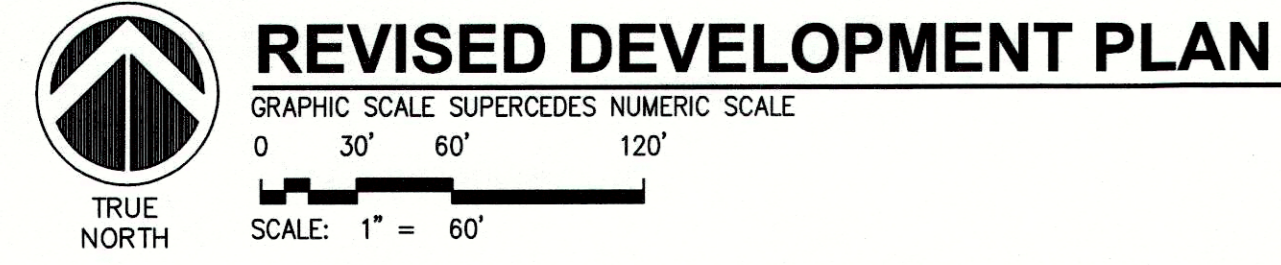
DETENTION CALCS  
 $(0.64) \times (2.8/12) \times (1.769 \text{ Ac.}) = 0.26 \text{ AcFt} \sim 11,447 \text{ CuFt.}$

**AREA 2**  
 AREA = 4.69 ACRES  
 Pre-Developed C = 0.26  
 Post-Developed C = 0.90  
 Delta C = 0.64

DETENTION CALCS  
 $(0.64) \times (2.8/12) \times (4.69 \text{ Ac.}) = 0.70 \text{ AcFt} \sim 30,504 \text{ CuFt.}$

**AREA 3**  
 AREA = 4.77 ACRES  
 Pre-Developed C = 0.26  
 Post-Developed C = 0.88  
 Delta C = 0.62

DETENTION CALCS  
 $(0.62) \times (2.8/12) \times (4.77 \text{ Ac.}) = 0.69 \text{ AcFt} \sim 30,056 \text{ CuFt.}$



**SITE DATA**

TOTAL SITE AREA	9.65 ACRES
TRACT 1	5.10 AC.
TRACT 2	4.55 AC.
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED USE	AUTO DEALERSHIP
PROPOSED BUILDING AREA	72,248 SQ.FT.
MAIN BUILDING	71,231 SQ.FT.
1st FLOOR	52,798 SQ.FT.
2nd FLOOR	18,433 SQ.FT.
2 STORY - 42 BAYS - 49 EMPLOYEES MAX. SHIFT	
CAR WASH BUILDING	1,017 SQ.FT.
INDOOR DISPLAY	5,285 SQ.FT.
1st FLOOR - 3,825 SQ.FT.	
2nd FLOOR - 1,460 SQ.FT.	
OUTDOOR DISPLAY	9,570 SQ.FT.
F.A.R.	
TRACT 1	0.32
TRACT 2	0.53
<b>PARKING CALCULATIONS</b>	
<b>TRACT 1</b>	
AUTO SALES	
MINIMUM PARKING REQUIRED	22 SPACES
1 SP/7,000 SF OUTDOOR DISPLAY AREA	1 SPACE
1 SP/250 SF INDOOR DISPLAY AREA	21 SPACES
MAXIMUM PARKING ALLOWED	37 SPACES
1SP/5,000 SF OUTDOOR DISPLAY AREA	2 SPACES
1SP/150 SF INDOOR DISPLAY AREA	35 SPACES
AUTO REPAIR FACILITY	
MINIMUM PARKING REQUIRED	133 SPACES
2 SP/BAY (42 BAYS)	84 SPACES
1 SP/EMPLOYEE (49 EMP.) MAX. SHIFT	49 SPACES
MAXIMUM PARKING ALLOWED	259 SPACES
5 SP/BAY (42 BAYS)	210 SPACES
1 SP/EMPLOYEE (49 EMP.) MAX. SHIFT	49 SPACES
TOTAL PARKING REQUIRED TRACT 1	155 SPACES
MINIMUM PARKING	155 SPACES
MAXIMUM PARKING	296 SPACES
TOTAL PARKING PROVIDED	185 SPACES
CUSTOMER PARKING PROVIDED	34 SPACES
(INC. 4 ACCESSIBLE SPACES)	
AUTO REPAIR FACILITY	151 SPACES
(INC. 42 SERVICE BAYS, EMPLOYEE, LOANER CAR SPACES)	
DISPLAY PARKING	56 SPACES
BICYCLE PARKING	
SHORT-TERM PARKING	3 SPACES
LONG-TERM PARKING	2 SPACES
(LOCATED WITHIN BUILDING)	
TRACT 2	
INVENTORY STORAGE PARKING	344 SPACES
(2 LEVEL PARKING STRUCTURE)	

**LANDSCAPE REQUIREMENTS**

<b>TRACT 1</b>	
VEHICLE USE AREA	103,346 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	7,751 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	9,001 SQ.FT.
<b>TRACT 2</b>	
STRUCTURED PARKING	
VEHICLE USE AREA	1,214 SQ.FT.
NO LANDSCAPE REQUIREMENT	

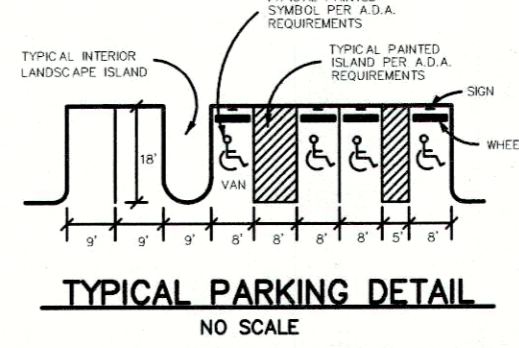
**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C  
 TRACTS 1 & 2

TOTAL TREE CANOPY CALCULATIONS	420,354 S.F.
TOTAL SITE AREA	96,500 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F.
TREE CANOPY REQUIRED	84,071 S.F. (20%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
TREE CANOPY TO BE PROVIDED	84,240 S.F. (20%)
117 "TYPE A" TREES @ 720 SQ.FT.	

**WAIVER REQUESTS**

- WAIVER OF CHAPTER 10.3.5.A.1 TO OMIT THE REQUIRED 3' BERM IN THE PARKWAY BUFFER.
- WAIVER OF CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENROACH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFER AREAS.



RECEIVED  
 DEC 05 2016

**CASE # 16DEVPLAN1203**  
**Related CASE # 16ZONE1066**  
**MSD WM # 11501**

NO.	BY	REVISIONS	DESCRIPTION	CHK	DATE

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
 "Serving the Bluegrass and Beyond"  
 300 Taylor Springs Drive, Louisville, Kentucky 40220  
 (502) 456-9402 (502) 456-9427 Fax  
 www.btmeng.com

DATE	
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**REVISED DETAILED DEVELOPMENT PLAN**  
**BMW of LOUISVILLE**  
**2200 BLANKENBAKER PKWY & 2400 SHINING WATER DR.**  
**LOUISVILLE, KY 40299**

BTM PROJECT NO. 160195  
 DEVELOPER: BMW of Louisville, Inc.  
 1100 S. FLAUGER DR., SUITE 700  
 WEST PALM BEACH, FL 33411-5846

OWNERS: LOTS 1083 & 1085  
 TT OF L. LOUISVILLE, LLC  
 1700 S. FLAUGER DR., SUITE 700  
 WEST PALM BEACH, FL 33411-5846

DRAWN BY: DHS  
 CHECKED BY: JMA

DATE: SEPT. 2016

SCALE: 160195-DDP  
 DRAWING: 1" = 60'

SHEET: **P1.00**