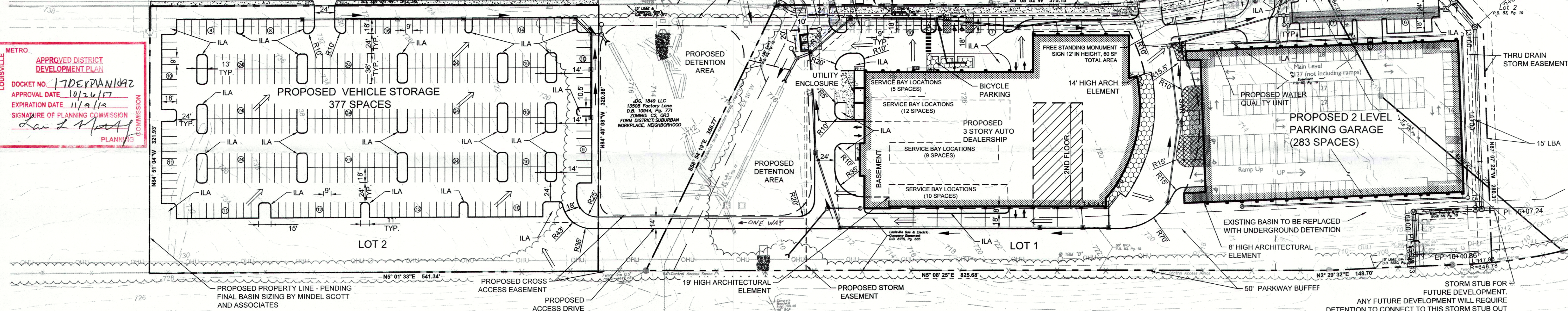


LOCATION MAP NOT TO SCALE

**LOUISVILLE METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 17DEVPAN1092  
 APPROVAL DATE 10/26/17  
 EXPIRATION DATE 11/1/18  
 SIGNATURE OF PLANNING COMMISSION  
*Lawrence M. ...*  
 PLANNING COMMISSION



**GENERAL PROJECT SUMMARY**

LOT 1	319,730 SF	7.340 ACRES
LOT 2	174,240 SF	4.000 ACRES
EXISTING ZONING	C-2	
PROPOSED ZONING	SAME	
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE	
PROPOSED FORM DISTRICT	SAME	
EXISTING USE	VACANT	
PROPOSED USE	AUTO DEALERSHIP	
<b>PROPOSED BUILDING AREA</b>		
DEALERSHIP BUILDING (3-STORY)	68,164 TOTAL SF	
BASEMENT	3,174 TOTAL SF	
FIRST FLOOR	57,928 TOTAL SF	
SECOND FLOOR	7,435 TOTAL SF	
DEALERSHIP HEIGHT	30'/42" (TERRA CROSSING / GENE SNYDER)	
<b>PARKING / VEHICLE STORAGE GARAGE</b>		
FIRST LEVEL	58,808 TOTAL SF	
SECOND LEVEL	58,808 TOTAL SF	
GARAGE HEIGHT	24'/36" (TERRA CROSSING / GENE SNYDER)	
PROPOSED FLOOR AREA RATIO	0.21 F.A.R.	
<b>IMPERVIOUS AREAS</b>		
EXISTING IMPERVIOUS	0.000 AC	
PROPOSED IMPERVIOUS	6.904 AC	
NET IMPERVIOUS	6.904 AC	
<b>CHAPTER 9, BICYCLE AND PARKING SUMMARY</b>		
MINIMUM PARKING REQUIRED	1 SPACE/7,000 SF OUTDOOR DISPLAY	4,815 SF
	1 SPACE/250 SF INTERIOR DISPLAY	7,650 SF
	1 EMPLOYEE - MAX SHIFT	52 EMPLOYEES
	2 / SERVICE BAY	36 BAYS
TOTAL MINIMUM PARKING REQUIRED		156 SPACES
PARKING PROVIDED		156 SPACES
		(INCLUDING 6 HANDICAP SPACES)
<b>VEHICLE STORAGE SPACES PROVIDED</b>		
		584 SPACES
<b>BICYCLE PARKING REQUIRED</b>		
		2 SPACES
<b>BICYCLE PARKING PROVIDED</b>		
		2 SPACES
<b>EXISTING TREE CANOPY</b>		
PERCENTAGE OF TREE CANOPY PRESERVED	10.65%	33,981 SF
PERCENTAGE OF TREE CANOPY REQUIRED	0%	57,348
PERCENTAGE OF TREE CANOPY PROVIDED	20%	57,348
<b>AMENITY AREAS</b>		
SALES + 2ND FLOOR OFFICE		26,985 SF
OUTDOOR AMENITY AREA REQUIRED (10% OF SALES AREA)		2,699 SF
OUTDOOR AMENITY AREA PROVIDED		7,535 SF
<b>CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA</b>		
TOTAL VUA		175,250 SF
ILA REQUIRED	7.5% SF	13,144 SF
ILA PROVIDED		14,418 SF

A KARST SURVEY WAS CONDUCTED BY WILLIAM "GRANT" HESS OF GEM ENGINEERING, INC. ON JULY 17, 2017 PER SECTION 4.9.3 OF THE LAND DESIGN DEVELOPMENT CODE. THE GEOLOGIC MAP AND AVAILABLE AERIAL PHOTOS WERE REVIEWED FOR EVIDENCE OF KARST ACTIVITY ON THE SITE. SINKHOLES WERE NOT OBSERVED ON-SITE DURING OUR SITE STUDY, OR IN THE DOCUMENTS REVIEWED. IF KARST FEATURES ARE DISCOVERED DURING ON-SITE EARTHWORK ACTIVITIES, A GEOTECHNICAL ENGINEER WILL BE RETAINED TO PROVIDE TREATMENT AND CONSTRUCTION RECOMMENDATIONS.

**PRELIMINARY DRAINAGE APPROACH AND CALCULATIONS**  
 THE BUILDING SITE DRAINS TO BOTH AN EXISTING DETENTION BASIN ON THE SOUTH SIDE BUILT PRIOR TO THE GREEN INFRASTRUCTURE AS WELL AS NORTH TO A PROPOSED DRY BASIN DESIGN AND CONSTRUCTED AS PART OF THE OVERALL ST. JOSEPH DEVELOPMENT DESIGNED BY MINDEL SCOTT AND ASSOCIATES (MSA). THE PARKING LOT AREA DRAINS EXCLUSIVELY TO THE BASIN DESIGNED BY MINDEL SCOTT. BOTH OF THESE BASINS SERVE AS REGIONAL FACILITIES FOR THE LARGER OVERALL DEVELOPMENT AREA.

**WATER QUALITY:**  
 THE BUILDING SITE INCLUDING THE PARKING DECK, WILL BE ROUTED THROUGH A WATER QUALITY UNIT BEFORE DISCHARGING INTO THE PROPOSED UNDERGROUND BASIN OR THE DRY BASIN DESIGNED BY MSA. THE PARKING AREA WILL ALSO BE ROUTED THROUGH A WATER QUALITY UNIT BEFORE DISCHARGING INTO THE MSA BASIN.

**DETENTION:**  
 DUE TO THE PARKING DECK BEING PLACED OVER THE EXISTING SOUTHERN BASIN, THE EX. BASIN WILL BE REPLACED BY BOTH UNDERGROUND STORAGE AS WELL AS ADDITIONAL IMPROVEMENTS TO THE BASIN ACROSS TERRA CROSSING BLVD TO PROVIDE THE REQUIRED VOLUME TO MAINTAIN THE LEVEL OF DETENTION REQUIRED BY CURRENT DESIGN STANDARDS. THE PARKING AREA AND PORTION OF THE BUILDING SITE, WILL BE ROUTED TO MSA BASIN AND INCLUDED IN THE REGIONAL DESIGN OF IT.

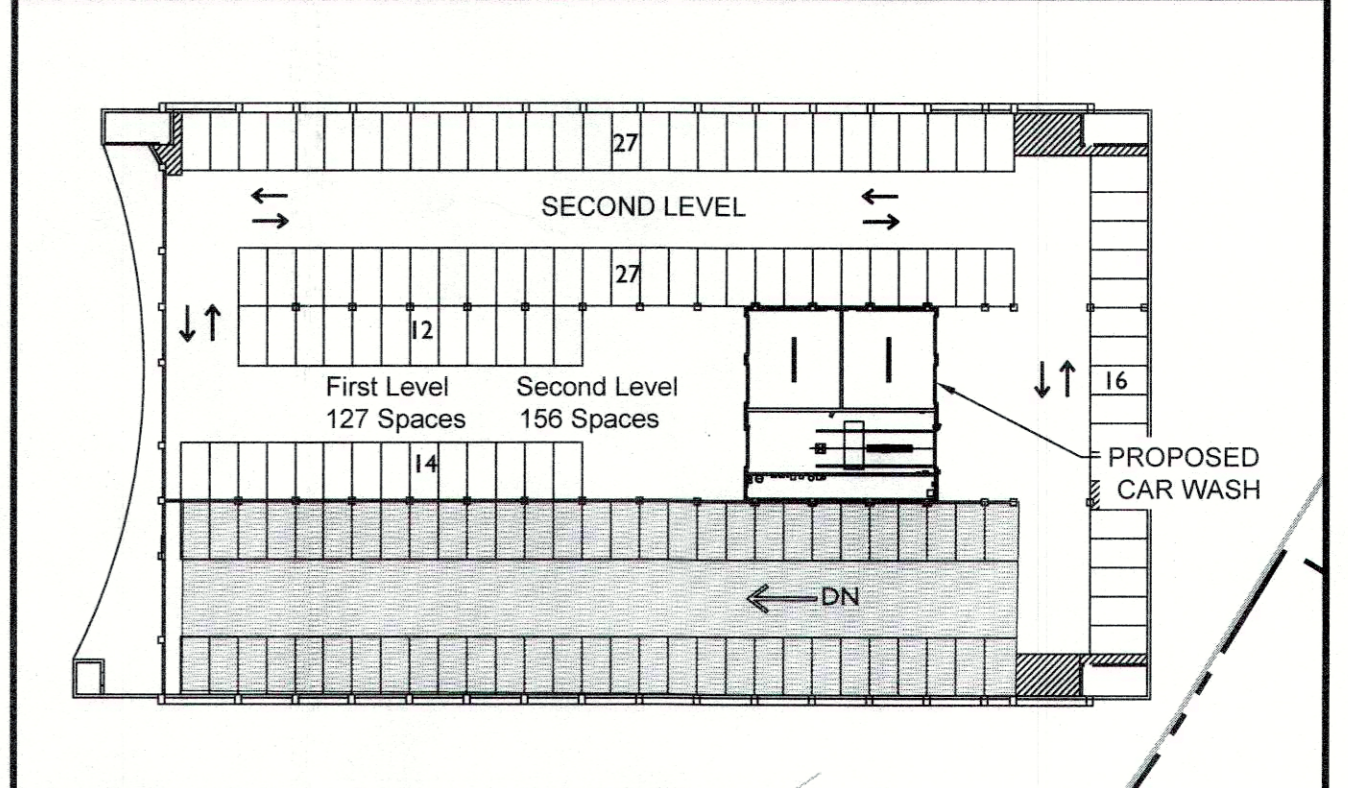
**GENERAL NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0034 E DATED DECEMBER 5, 2006.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA 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 PRIOR TO MSD CONSTRUCTION PLAN APPROVAL PER WMM11374. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- LOCATION OF UNDERGROUND DETENTION ACCESS TO BE DETERMINED DURING DESIGN DEVELOPMENT AND CD'S. UNDERGROUND ACCESS LOCATION AND DESIGN TO BE COORDINATED WITH MSD.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: *Tommy Kelly*  
 DATE: 10-25-17  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
*Tommy Kelly*  
 Date: 10-25-17  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PROPOSED PARKING GARAGE - 2ND LEVEL

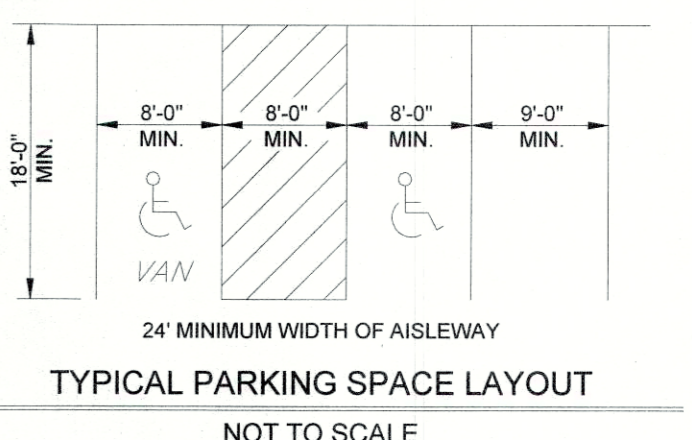
**LEGEND**

- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- SANITARY SEWER / STORM DRAINAGE FLOW DIRECTION
- VEHICLE MOVEMENT
- ILA CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- CONCRETE PAVEMENT
- OUTDOOR DISPLAY AREAS
- OUTDOOR AMENITY AREAS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY EASEMENT
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED DETENTION AREA

**WATER QUALITY CALCULATIONS**

**NORTHERN BASIN:**  
 WQ (PARKING) = 0.6IN/HR X 0.89 X 3.23 AC = 1.44 CFS  
 WQ (BUILDING) = 0.6IN/HR X 0.90 X 2.45 AC = 1.10 CFS

**SOUTHERN BASIN:**  
 WQ (DECK AND BUILDING) = 0.6IN/HR X 0.95 X 2.74 AC = 1.30 CFS



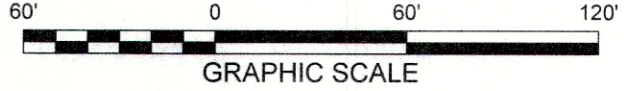
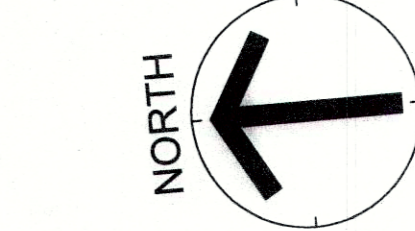
TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

PREVIOUS CASE NUMBERS:  
 16ZONE1019

DEVELOPER:  
 DLP REAL ESTATE  
 4156 SHELBYVILLE ROAD  
 LOUISVILLE, KY 40207  
 TAX BLOCK 3985, LOT 0003

OWNERS:  
 DLP REAL ESTATE LLC  
 4156 SHELBYVILLE ROAD  
 LOUISVILLE, KY 40207-3234

JDG, 1849 LLC  
 320 WHITTINGTON PKWY, SUITE 304  
 LOUISVILLE, KY 40222-4919



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**GRESHAM SMITH AND PARTNERS**  
 101 South Fifth Street  
 Suite 1400  
 Louisville, KY 40202  
 502.627.8900  
 WWW.GSPNET.COM

Revised Detailed District Development Plan  
**MERCEDES BENZ - LOUISVILLE DEALERSHIP**  
 2520 TERRA CROSSING BLVD  
 Tax Block: 3985 Lot: 0003  
 Louisville, Kentucky 40245

**PRELIMINARY NOT FOR CONSTRUCTION**

No.	Date	Description
1	07.24.17	AGENCY COMMENTS
2	08.07.17	AGENCY COMMENTS

REVISED DETAILED DISTRICT DEVELOPMENT PLAN 17DEVPAN1092

## **Binding Elements – 17DEVPLAN1092**

All binding elements from the approved General Development Plan (16ZONE1019) are applicable to this site, in addition to the following:

1. Development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements unless amended pursuant to the LDC. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District.
  - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - c. The property owner/developer must obtain approval of a detailed plan for screening, buffering and/or landscaping as described in LDC Chapter 10, which shall be implemented prior to occupancy of the site and maintained thereafter.
  - d. An approved Tree Preservation Plan in accordance with LDC Chapter 10 is required prior to obtaining approval for site disturbance activities.
  - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land, and the owner of the property and occupant of the property shall at all times be responsible for compliance with them. At all times during development of the site, the applicant and developer, their heirs and successors as well as assignees, contractors, subcontractors, and other parties engaged in development of the site shall be responsible for compliance with these binding elements.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the October 26, 2017 meeting.
8. There shall be no truck loading, unloading, or staging within Terra Crossing Blvd. right-of-way.