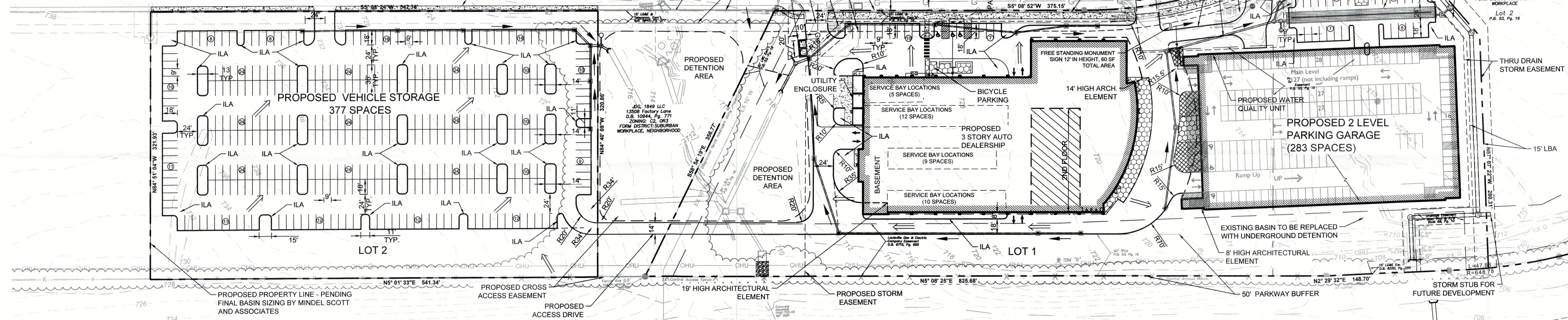


LOCATION MAP NOT TO SCALE



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	
PROPOSED BUILDING AREA		
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)	
PARKING / VEHICLE STORAGE GARAGE	117,616 TOTAL SF	
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.	

IMPERVIOUS AREAS		
EXISTING IMPERVIOUS	0.000 AC	
PROPOSED IMPERVIOUS	6.904 AC	
NET IMPERVIOUS	6.904 AC	

CHAPTER 9, BICYCLE AND PARKING SUMMARY			
MINIMUM PARKING REQUIRED	1 SPACE/7,000 SF OUTDOOR DISPLAY	4,815 SF	1 SPACE
	1 SPACE/250 SF INTERIOR DISPLAY	7,650 SF	31 SPACES
	1/EMPLOYEE - MAX SHIFT	52 EMPLOYEES	52 SPACES
	2/SERVICE BAY	36 BAYS	72 (36 IN ACTUAL BAYS)
TOTAL MINIMUM PARKING REQUIRED			156 SPACES
PARKING PROVIDED			156 SPACES (INCLUDING 6 HANDICAP SPACES)

VEHICLE STORAGE SPACES PROVIDED			586 SPACES
BICYCLE PARKING REQUIRED			2 SPACES
BICYCLE PARKING PROVIDED			2 SPACES
EXISTING TREE CANOPY			
PERCENTAGE OF TREE CANOPY PRESERVED	0%	33,981 SF	
PERCENTAGE OF TREE CANOPY REQUIRED	20%	57,348	
PERCENTAGE OF TREE CANOPY PROVIDED	20%	57,348	

AMENITY AREAS		
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	

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA		
TOTAL VUA	175,250 SF	
ILA REQUIRED	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 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.

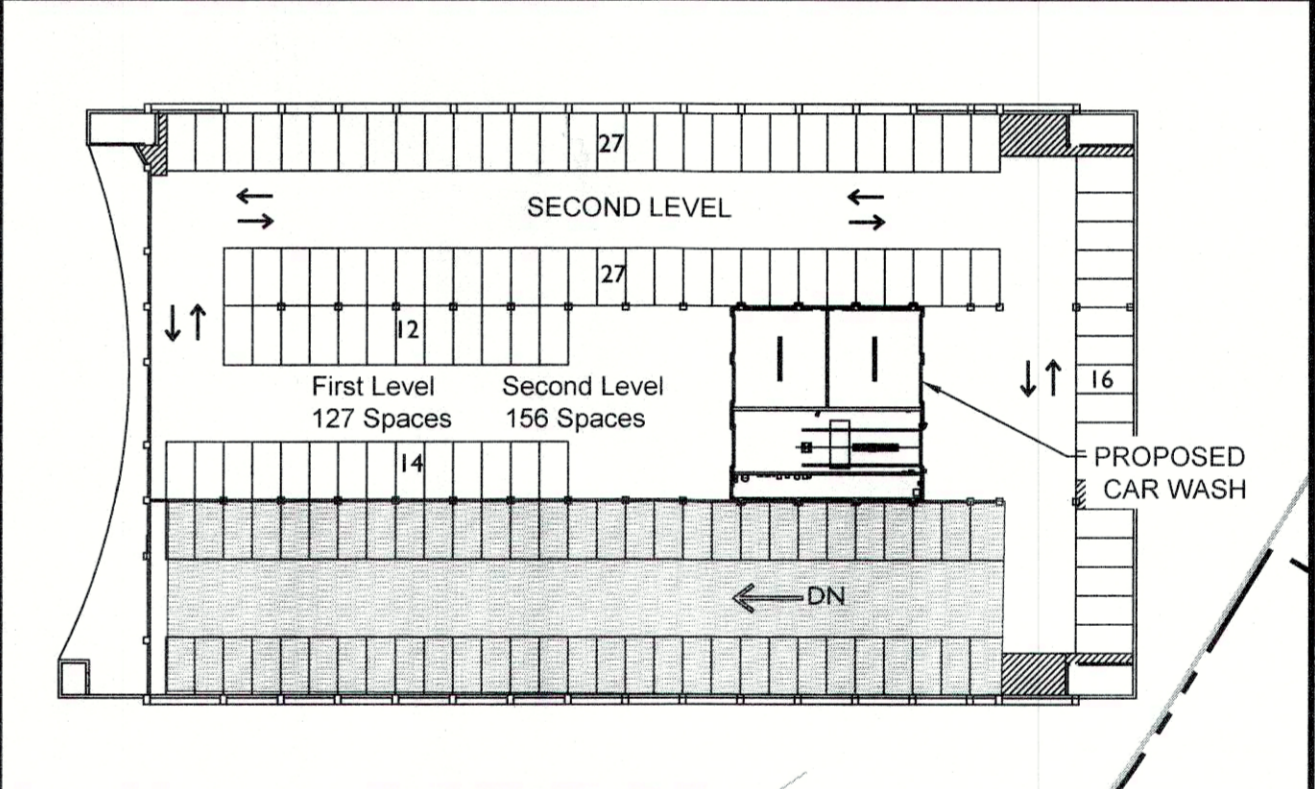
GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0034 E DATED DECEMBER 5, 2008.
- 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 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 PRIOR TO MSD CONSTRUCTION PLAN APPROVAL PER WMM#11374. 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.

I-265 / GENE SNYDER FREEWAY VARIABLE R/W DEDICATION UNKNOWN

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

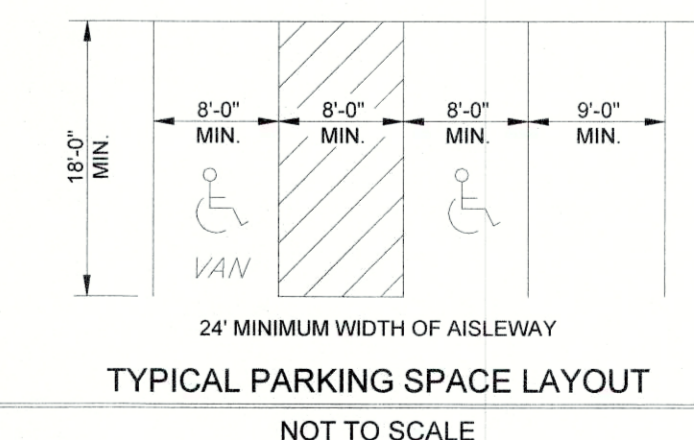


PROPOSED PARKING GARAGE - 2ND LEVEL

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



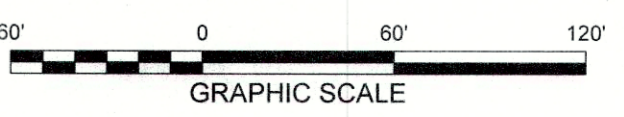
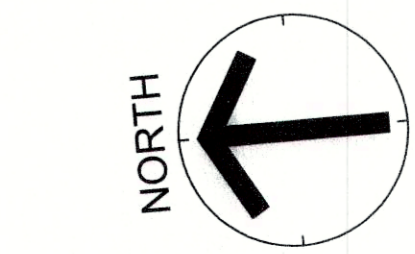
TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

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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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

Revision		
No.	Date	Description
△	07.24.17	AGENCY COMMENTS
△	08.07.17	AGENCY COMMENTS

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
17DEVPLAN1092

RECEIVED

SEP 25 2017
PLANNING & DESIGN SERVICES

PROJECT: 42564.00
DATE: JUNE 30, 2017