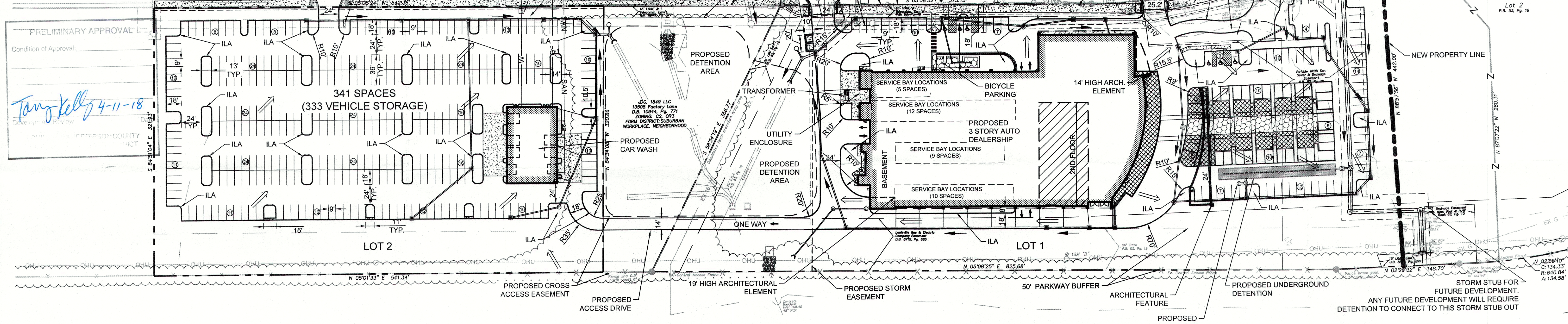


LOCATION MAP NOT TO SCALE

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 4-11-18*



GENERAL PROJECT SUMMARY		
LOT 1	276,170 SF	6.340 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)	68,284 TOTAL SF	
BASEMENT	2,678 TOTAL SF	
FIRST FLOOR	58,171 TOTAL SF	
SECOND FLOOR	7,435 TOTAL SF	
DEALERSHIP HEIGHT	30/42' (TERRA CROSSING / GENE SNYDER)	
WASH BUILDING	5,602 TOTAL SF	
LOT 1		
PROPOSED FLOOR AREA RATIO	0.25 F.A.R.	
LOT 2		
PROPOSED FLOOR AREA RATIO	0.03 F.A.R.	
IMPERVIOUS AREAS		
EXISTING IMPERVIOUS	0.000 AC	
PROPOSED IMPERVIOUS	6.317 AC	
NET IMPERVIOUS	6.317 AC	
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
MINIMUM PARKING REQUIRED	1 SPACE/7,000 SF OUTDOOR DISPLAY 1 SPACE/250 SF INTERIOR DISPLAY	1 SPACE 31 SPACES
	1/EMPLOYEE - MAX SHIFT 2 / SERVICE BAY	52 EMPLOYEES 72 (36 IN ACTUAL BAYS)
TOTAL MINIMUM PARKING REQUIRED		156 SPACES
PARKING PROVIDED		156 SPACES (INCLUDING 6 HANDICAP SPACES)
VEHICLE STORAGE SPACES PROVIDED		
		333 SPACES
BICYCLE PARKING REQUIRED		
		2 SPACES
BICYCLE PARKING PROVIDED		
		2 SPACES
EXISTING TREE CANOPY		
PERCENTAGE OF TREE CANOPY PRESERVED	10 65%	25,326 SF
PERCENTAGE OF TREE CANOPY REQUIRED	0%	
PERCENTAGE OF TREE CANOPY PROVIDED	20%	90,082
		90,082 (MIN.)
AMENITY AREAS		
SALES + 2ND FLOOR OFFICE		26,985 SF
OUTDOOR AMENITY AREA REQUIRED (10% OF SALES AREA)		2,699 SF
OUTDOOR AMENITY AREA PROVIDED		3,853 SF
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA		
TOTAL VUA		185,207 SF
ILA REQUIRED	7.5% SF	13,891 SF
ILA PROVIDED		18,428 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 BUILDING SITE 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.

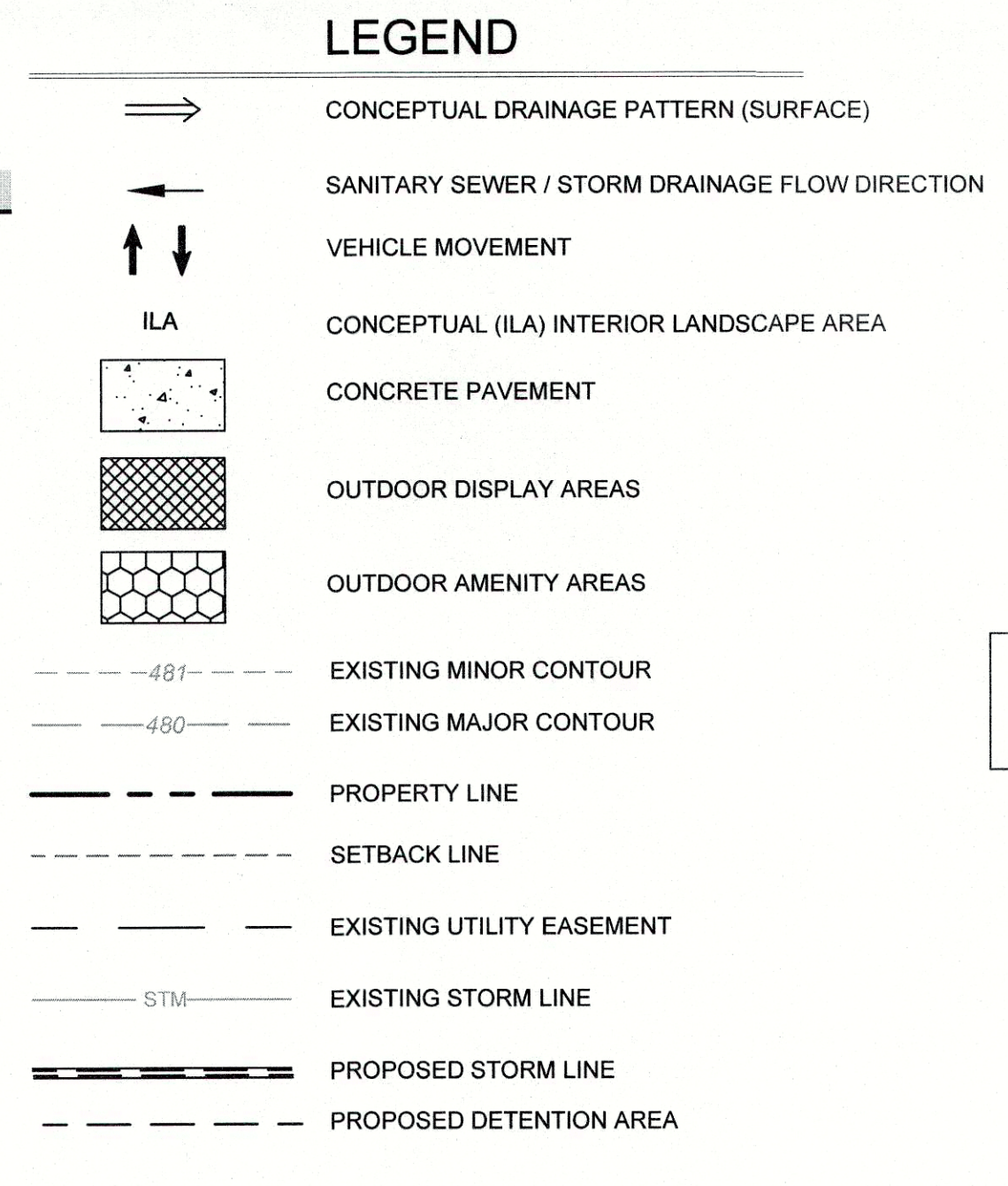
DETENTION:  
DUE TO THE PARKING DECK BEING PLACED OVER THE EXISTING SOUTHERN BASIN, THE EX. BASIN WILL BE REPLACED BY BOTH UNDERGROUND STORAGE AS WELL AS ADDITIONAL IMPROVEMENTS TO THE BASIN ACROSS TERRA CROSSING BLVD TO PROVIDE THE REQUIRED VOLUME TO MAINTAIN THE LEVEL OF DETENTION REQUIRED BY CURRENT 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.
  - ONSITE DETENTION WILL BE PROVIDED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL PER WWH11374. 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.

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF STANDING ELEMENTS DEVELOPED BY THIS DISTRICT.  
DEVELOPMENT PLAN.

APPROVED DISTRICT DEVELOPMENT PLAN  
JCK 18DEVPLAN1092  
APPROVAL DATE: 4/11/18  
EXPIRATION DATE: 4/11/18  
SIGNATURE OF PLANNING COMMISSION: *David L. Nott*  
PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN  
CONDITIONS:  
BY: *[Signature]*  
DATE: 04/11/18  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**WATER QUALITY CALCULATIONS**

**NORTHERN BASIN:**  
WQ (PARKING) = 0.61NHR X 0.89 X 3.23 AC = 1.44 CFS  
WQ (BUILDING) = 0.61NHR X 0.90 X 2.45 AC = 1.10 CFS

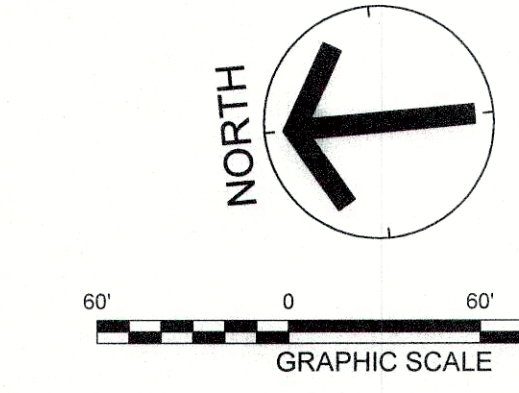
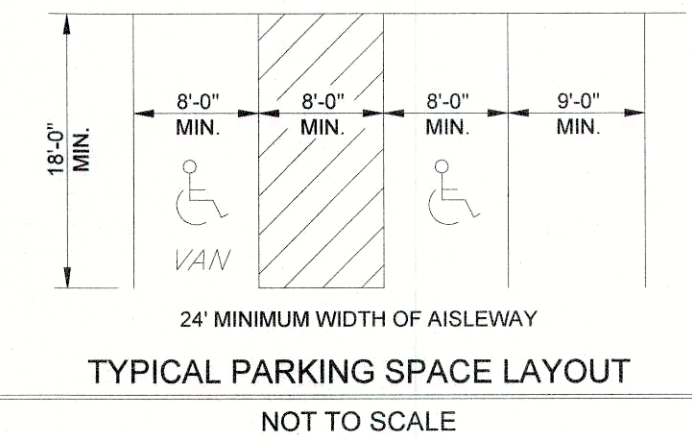
**SOUTHERN BASIN:**  
WQ (PARKING) = 0.61NHR X 0.95 X 1.74 AC = 0.99 CFS

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

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- Tampa

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

**Revision**

No.	Date	Description
1	07.24.17	AGENCY COMMENTS
2	08.07.17	AGENCY COMMENTS
3	03.26.18	SITE REVISIONS

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
17DEVPLAN1092