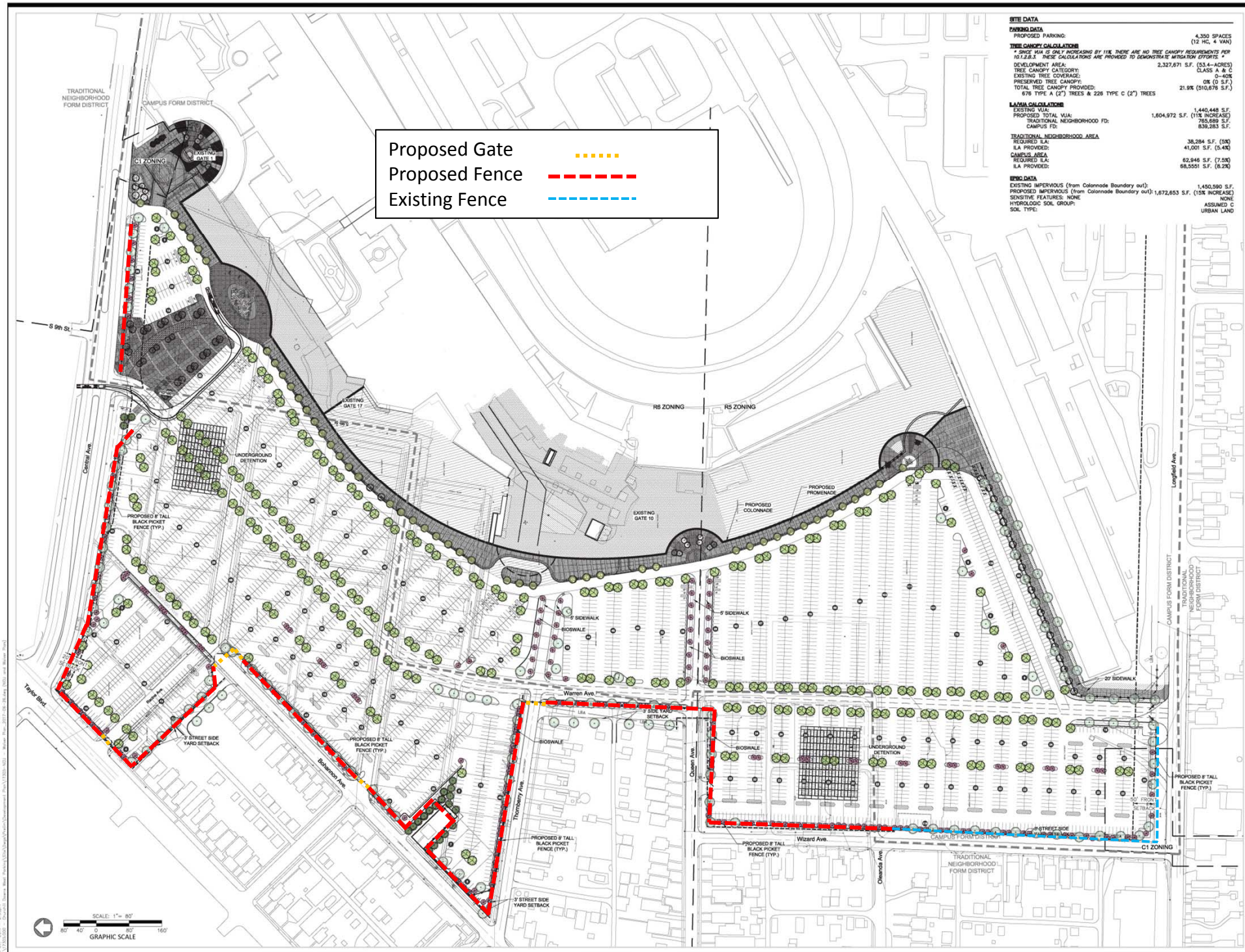


Fence Variance



Proposed Gate
 Proposed Fence
 Existing Fence

SITE DATA

PARKING DATA
 PROPOSED PARKING: 4,350 SPACES (12' HC, 4' VAN)

TREE CANOPY CALCULATION
 * SINCE IMA IS ONLY INCREASING BY 11%, THERE ARE NO TREE CANOPY REQUIREMENTS FOR 10.1.2.B.3. THESE CALCULATIONS ARE PROVIDED TO DEMONSTRATE MITIGATION EFFORTS

DEVELOPMENT AREA: 2,327,671 S.F. (53.4-ACRES)
TREE CANOPY CATEGORY: CLASS A & C
EXISTING TREE COVERAGE: 0-40%
PRESERVED TREE CANOPY: 0 (0 S.F.)
TOTAL TREE CANOPY PROVIDED: 21.9% (510,678 S.F.)
 676 TYPE A (2') TREES & 226 TYPE C (2') TREES

LAND CALCULATIONS
EXISTING VUA: 1,440,448 S.F.
PROPOSED TOTAL VUA: 1,604,972 S.F. (11% INCREASE)
TRADITIONAL NEIGHBORHOOD FD: 765,589 S.F.
CAMPUS FD: 839,283 S.F.

TRADITIONAL NEIGHBORHOOD AREA
REQUIRED I.A.: 38,284 S.F. (3%)
I.A. PROVIDED: 41,001 S.F. (5.4%)
CAMPUS AREA
REQUIRED I.A.: 62,948 S.F. (7.5%)
I.A. PROVIDED: 68,551 S.F. (8.2%)

PERC DATA
EXISTING IMPERVIOUS (from Colonnade Boundary out): 1,450,590 S.F.
PROPOSED IMPERVIOUS (from Colonnade Boundary out): 1,672,653 S.F. (15% INCREASE)
SENSITIVE FEATURES: NONE
HYDROLOGIC SOIL GROUP: ASSUMED C
SOIL TYPE: URBAN LAND

Engineering
 Planning

Churchill Downs
 West Side Parking Improvements
 Louisville, Kentucky
 Churchill Downs Racetrack, LLC
 700 Central Avenue
 Louisville, Kentucky 40202 | 502.582.3842

REV#	DATE	DESCRIPTION

NCU Plan
 Job No: 17356.000
 Date: June 26, 2017
 Scale: 1" = 50'
 Drawn By: AWW
 Checked By: AWW
 Drawing Title: West Side Parking Lot Improvements Non-Conforming Use Plan
 Drawing No: 1 of 1