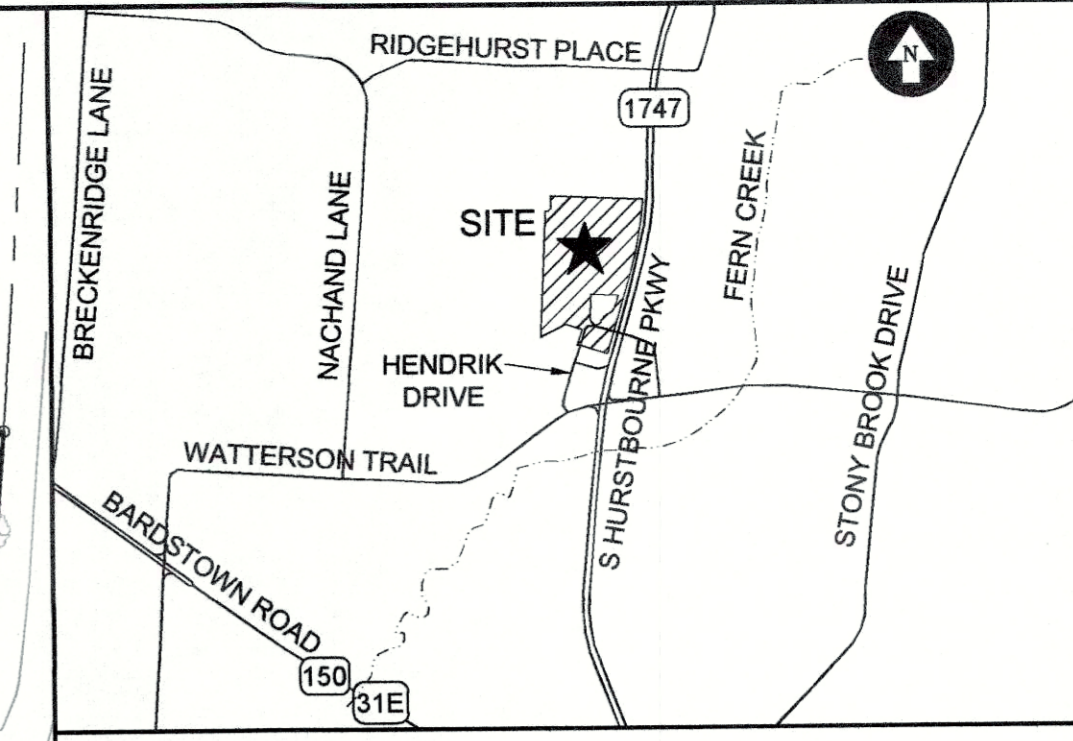


8004 MEADOWGREEN PLACE
WKB & ASSOCIATES
PVA #2683-00K2-0000
7/21/2013 RR

S 87°29'58" E 952.08'



VICINITY MAP
SCALE: 1"=2000'

SITE INFORMATION

PVA #004404770000
ZONING: C-1
ACRES: 0.92
EXISTING USE: MEIJER PARKING LOT
PROPOSED USE: AUTOMOBILE REPAIR FACILITY

SETBACKS: C-2 (SUBURBAN MARKETPLACE CORRIDOR DISTRICT)
FRONT: N/A
SIDE: N/A
REAR: N/A

SIZING:
MAXIMUM BLDG. HEIGHT: 60 FEET
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A

BUILDING:
BUILDING FLOOR AREA: 5,815 S.F.
BUILDING HEIGHT: 24 FEET

ILAVUA:
ILA: 5,513 S.F.
VUA: 26,273 S.F.

PARKING REQUIRED:
RETAIL OFFICE:
1 SPACE / 500 S.F. FLOOR AREA: 1,070 S.F. / 500 = 3 SPACES
VEHICLE REPAIR GARAGE:
1 SPACE / BAY: 9 BAYS X 1 = 9 SPACES

TOTAL MINIMUM REQUIRED SPACES: 12
TOTAL MAXIMUM REQUIRED SPACES: 51

PROPOSED: 66 SPACES
TOTAL MINIMUM REQUIRED BICYCLE SPACES:
12 SPACES X 0.10 = 1.2 SPACES = 3 SPACES

LEGEND

- - SET 1/2" IRON BAR W/ CAP "LS 3870"
- - PROPERTY CORNER FOUND AS NOTED
- ▲ - FOUND MAG NAIL
- - PROPERTY BOUNDARY
- - - - - CONTOURS
- - - - - PROP. ADJOINER
- - - - - ROAD
- - - - - BUILDING LINE
- - - - - EASEMENTS
- X - X - FENCE
- - - - - TELEPHONE LINES
- - - - - ELECTRIC LINES
- - - - - STORM
- - - - - GAS
- - - - - SANITARY
- W - W - WATER
- - SANITARY MANHOLE
- - FIRE HYDRANT
- - WATER VALVE
- - POWER POLE
- - LIGHT POLE

KEY NOTES

- INSTALL MEDIAN CURB.
- PROPOSED BUILDING.
- PAVEMENT MARKING. INSTALL PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- SAWCUT AND REMOVE EXISTING CURB.
- CONSTRUCT ASPHALT PAVEMENT.
- RELOCATE EXISTING LIGHT POLE.
- CONSTRUCT CONCRETE PAD.
- INSTALL SOD.
- CONSTRUCT 5' WIDTH SIDEWALK.
- INSTALL 4 SPACE BICYCLE RACK.

NOTES:

- SANITARY LATERAL CONNECTION SHOWN IS CONCEPTUAL AND EXACT LOCATION WILL BE COORDINATED WITH MEIJER.
- A MINOR PLAT SHALL NEED TO BE EXECUTED PRIOR TO CONSTRUCTION APPROVAL.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SANITARY SERVICE, BOND AND KTC PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- SHARED ACCESS AND PARKING WILL BE AVAILABLE WITH MEIJER SITE.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. OFFSITE PRIVATE EASEMENTS ARE REQUIRED.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- STORM WATER DRAINAGE PATTERNS SHALL REMAIN THE SAME AS ORIGINALLY DESIGNED.

SITE DISTURBANCE:
AREA: 37,224 S.F. = 0.85 ACRES

IMPERVIOUS AREA:
EXISTING: 37,900 S.F.
PROPOSED: 33,786 S.F.
NET DECREASE: 4,134 S.F.

TOTAL SITE AREA: 40,122 S.F.
EXISTING TREE CANOPY: (6 @ 1,200 S.F.) 7,200 S.F.
EXISTING TREE CANOPY TO REMAIN: 6,000 S.F.
PERCENT CANOPY TOTAL: 15%
REQ. NEW TREE CANOPY: (FROM LDC TBL 10.1.1) 14,042 S.F. (35%)

TRACT 1 STATISTICS (MEIJER)
SITE AREA: 28.49+/- ACRES
EXISTING ZONE: C-1
EXISTING FORM DISTRICT: SMCFD
EXISTING USE: RETAIL
EXISTING BUILDING AREA: 235,028 S.F.
EXISTING PARKING PROVIDED 1,022 SPACES

MINIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA 784 PARKING SPACES

MAXIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA 1,176 PARKING SPACES

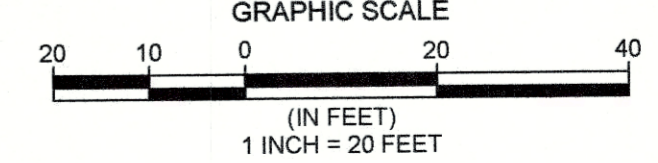
REMOVED FROM TRACT 1 (MEIJER)
AREA REMOVED: 0.92 ACRES
PARKING REMOVED: 85 SPACES

TOTAL PARKING (MEIJER + PROPOSED SITE)
1,022 - 85 = 937 TOTAL SPACES

OWNER
MEIJER STORES LTD PARTNERS
2929 WALKER AVE. NW
GRAND RAPIDS, MI 49544
TAX BLOCK 44, LOT 477
DB 11266, PG 318

DEVELOPER
CHRISTIAN BROTHERS
AUTOMOTIVE CORPORATION
CONTACT: CYNTHIA MURPHY
17725 KATY FREEWAY, SUITE 200,
HUSTON, TX 77094
281-675-6178

DESIGN ENGINEER
THOROUGHbred
DANIEL REHNER, P.E.
239 NORTH BROADWAY
LEXINGTON, KY 40507
PHONE (859) 785 - 0383
WM#7341



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CI-CONSTRUCTION SERVICES



SITE LAYOUT PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
PLAN CERTAIN DISTRICT DEVELOPMENT PLAN DOCKET #9-39-94
OUTLOT 3
4500 SOUTH HURSTBOURNE PARKWAY, LOUISVILLE, KENTUCKY 40299

PROJECT NO: 210194
DATE: 10/24/2022

ISSUED FOR REVIEW

REVISION	DATE
1	10/24/2022
2	11/15/2022
3	12/5/2022

OWNER: MEIJER STORES LTD PARTNERS
DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
DESIGN ENGINEER: DANIEL REHNER, P.E.

C-1.0