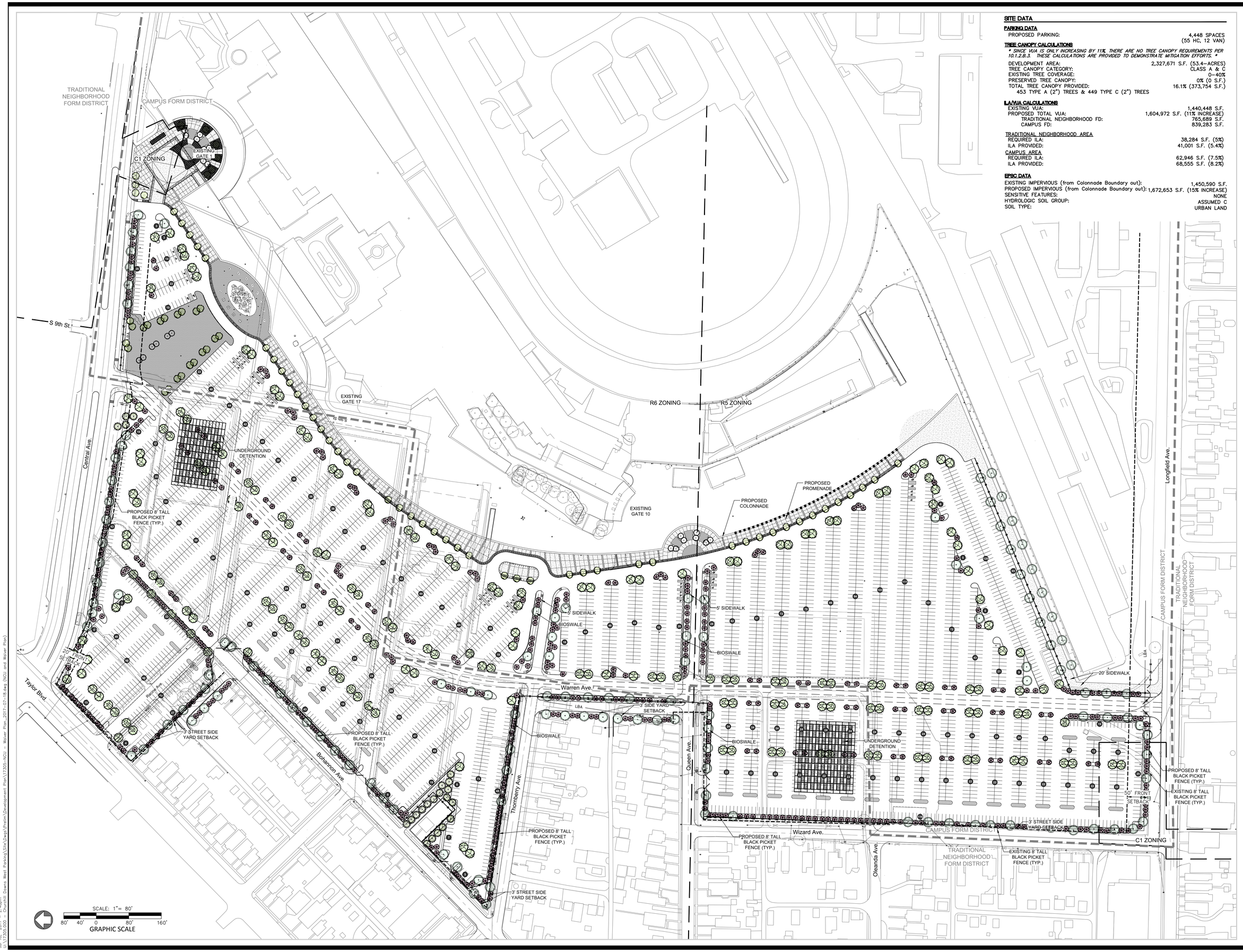

SITE DATA

PARKING DATA

PROPOSED PARKING: 4,448 SPACES (55 HC, 12 VAN)

TREE CANOPY CALCULATIONS

** SINCE VUA IS ONLY INCREASING BY 11%, THERE ARE NO TREE CANOPY REQUIREMENTS PER 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:	16.1% (373,754 S.F.)
453 TYPE A (2") TREES & 449 TYPE C (2") TREES	

ILA/VUA CALCULATIONS

EXISTING VUA:	1,440,448 S.F.
PROPOSED TOTAL VUA:	1,604,972 S.F. (11% INCREASE)
TRADITIONAL NEIGHBORHOOD FD:	765,689 S.F.
CAMPUS FD:	839,283 S.F.

TRADITIONAL NEIGHBORHOOD AREA

REQUIRED ILA:	38,284 S.F. (5%)
ILA PROVIDED:	41,001 S.F. (5.4%)

CAMPUS AREA

REQUIRED ILA:	62,946 S.F. (7.5%)
ILA PROVIDED:	68,555 S.F. (8.2%)

EPSC 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

Seals

Engineering
Planning
1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Facsimile: 502-581-0406 Internet: www.qk4.com
Kentucky • Indiana • Georgia • Tennessee • Florida

Churchill Downs
West Side Parking Improvements
Louisville, Kentucky

Owner/Developer:
Churchill Downs Racetrack, LLC
700 Central Avenue
Louisville, Kentucky 40208 502.638.3842

REV #	DATE	DESCRIPTION
1	07/18/2017	Tree Revisions, CP3 & A clarification

NCU Plan

Job No:	17305.000
Date:	July 28, 2017
Scale:	1" = 80'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
West Parking Lot Improvements
Non-Conforming Use Plan

Drawing No:
1 of 1

Jul 18, 2017 – 2:48pm
U:\17305.000 – Churchill Downs West Parking\Site\Dwgs\Prelim\Development Plan\17305-NCU – Waiver Plan_2017-07-18.dwg (NCU and Waiver Plan)