

NOTE:
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

TRACT 1 STATISTICS

SITE AREA 29.95 +/- ACRES
EXISTING ZONING C-1
EXISTING FORM DISTRICT SMCDF
EXISTING USE RETAIL
EXISTING BUILDING AREA 235,028 SQ. FT.
PARKING CALCULATION: 235,028 SF
PARKING PROVIDED (INC. 24 HANDICAP SPACES) 1,156 SPACES
MINIMUM SPACES REQUIRED
 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA IN SUBURBAN FORM DISTRICTS 784 PARKING SPOTS
MAXIMUM SPACES REQUIRED
 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA 1,176 PARKING SPOTS

REMOVED FROM TRACT 1

AREA REMOVED 1.46 ACRES
PARKING REMOVED 136 SPOTS
ILA REMOVED 3,615 SQ. FT.

PROPOSED TRACT 6 STATISTICS

EXISTING FORM DISTRICT SUBURBAN MARKETPLACE
EXISTING ZONE C1
EXISTING USE PARKING LOT
PROPOSED USE SELF-SERVE CAR WASH
PROPOSED BUILDING FOOTPRINT 0 SQ. FT. ±
EXISTING BUILDING FOOTPRINT 3,996 SQ. FT. ±
GROSS FLOOR AREA 3,996 SQ. FT. ±
SITE ACREAGE 1.46 AC. ±
SITE AREA 63,555 SQ. FT. ±
FAR 0.07
AREA OF DISTURBANCE 1.16 ACRES

TOTAL SITE AREA: 63,555 SQ. FT.
EXISTING TREE CANOPY: (6 @ 432 SQ. FT.) 2,592 SQ. FT.
EXISTING TREE CANOPY TO REMAIN: (4 @ 432 SQ. FT.) 1,728 SQ. FT. (3%)
PERCENT CANOPY TOTAL: 19%
REQ. NEW TREE CANOPY: (FROM LDC TBL 10.1.1) 0%

PARKING - CAR WASH CONVEYOR TYPE OPERATED BY CUSTOMER
 (1 SPACE FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT)
PAVEMENT TYPE: CONCRETE

CAR WASH (1 CONVEYOR UNIT AND 34 VACUUM UNITS) 36 SPACES

V.U.A. 29,657 SQ. FT.
ILLA REQUIRED TABLE 10.2.12 (7.5%) 2,225 SQ. FT.
ILLA PROVIDED 7,261 SQ. FT.
INTERIOR TREES REQUIRED 8 TREES
TYP. HANDICAP PARKING SPACE 9 FT. X 18 FT.
TYP. VACUUM PARKING SPACE 12 FT. X 18 FT.

BICYCLE PARKING
RETAIL SALES, SERVICE OPERATIONS 2, OR 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA
REQUIRED BICYCLE RACKS 2 SPACES
PROPOSED BICYCLE RACKS 2 SPACES

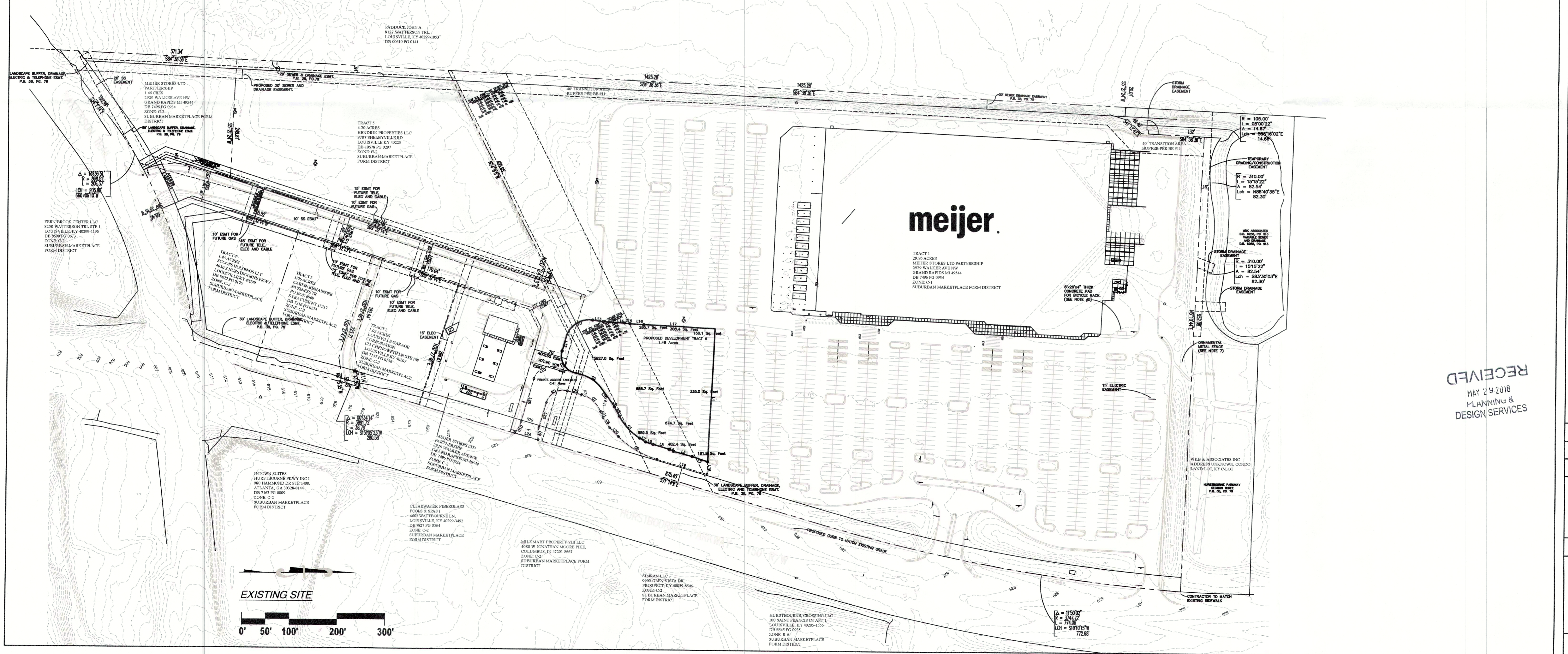
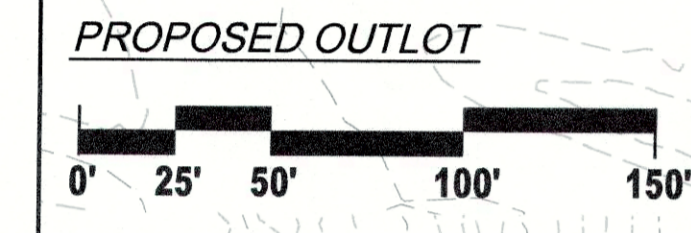
DECREASE IN IMPERVIOUS AREA
EXISTING SITE AREA: 63,555 SQ. FT.
EXISTING IMPERVIOUS AREA: 44,167 SQ. FT.
EXISTING IMPERVIOUS PERCENT: 69.5%
PROPOSED IMPERVIOUS AREA: 34,873 SQ. FT.
PROPOSED IMPERVIOUS PERCENT: 54.9%
NET IMPERVIOUS AREA CHANGE: -9,294 SQ. FT.
NET IMPERVIOUS PERCENT CHANGE: -14.6%



VICINITY MAP
Scale = NTS

LINE	BEARING	DISTANCE
L1	S 87°16'38" E	276.58
L2	S 17°19'42" W	34.12
L3	S 15°28'13" W	40.49
L4	S 24°01'35" W	10.45
L5	S 16°45'24" W	35.16
L6	S 16°33'02" W	116.39
L7	S 32°27'23" W	114.57
L8	S 61°19'27" W	22.16
L9	S 56°02'41" W	111.73
L10	S 53°09'12" W	136.83
L11	S 14°48'20" W	118.82
L12	N 73°52'04" W	30.72
L13	N 06°11'21" E	122.34
L14	N 03°02'28" E	45.43
L15	N 06°57'12" E	110.94
L16	N 03°49'27" E	29.30
L17	N 02°36'13" E	1149.50
L18	N 87°19'24" E	228.60
L19	S 16°00'31" W	1109.41
L20	S 44°31'55" W	126.09
L21	S 87°22'01" W	113.91
L22	S 14°18'48" W	30.85
L23	S 74°01'35" E	153.78
L24	S 16°05'16" W	151.34
L25	N 74°01'35" W	93.31
L26	S 14°48'20" W	43.05

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.98	125.00	28°52'04"	S 46°53'25" W	62.35
C2	50.20	75.00	38°20'53"	S 33°59'44" W	49.27
C3	57.38	36.00	91°19'38"	S 60°28'08" W	51.50
C4	71.61	50.00	82°03'25"	N 32°50'21" W	65.64
C5	94.59	190.00	28°31'23"	S 30°16'13" W	93.61
C6	25.91	65.00	22°40'08"	S 45°46'58" W	25.71
C7	55.56	60.00	53°03'13"	S 40°50'24" W	53.59
C8	55.51	36.00	88°20'23"	S 29°51'24" E	50.17
C9	25.43	60.00	25°13'51"	S 68°38'11" E	25.21
C10	27.49	60.00	28°13'06"	N 60°54'03" W	27.25
C11	54.26	35.00	88°49'56"	N 29°36'38" W	48.95



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GENERAL DISTRICT DEVELOPMENT PLAN
MEIJER
 4500 SOUTH HURSTBOURNE PARKWAY
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

PROJECT NO.: _____ DRAWN BY: **JRD**
 DATE: **05/3/2018** CHECKED BY: _____
 NOT FOR CONSTRUCTION
 REVISION: _____ DATE: _____
 SUBMIT 5/25/18
 DRAWING NAME: **OVERALLDP2.DWG**
C-1