

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 1,158 SPACES
PARKING PROVIDED (INC. 24 HANDICAP SPACES) 1,176 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
EXISTING BUILDING FOOTPRINT 0 SQ. FT. ±
PROPOSED 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

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

V.U.A. 29,657 SQ. FT.
ILA REQUIRED TABLE 10.2.12 (7.5%) 2,225 SQ. FT.
ILA 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.

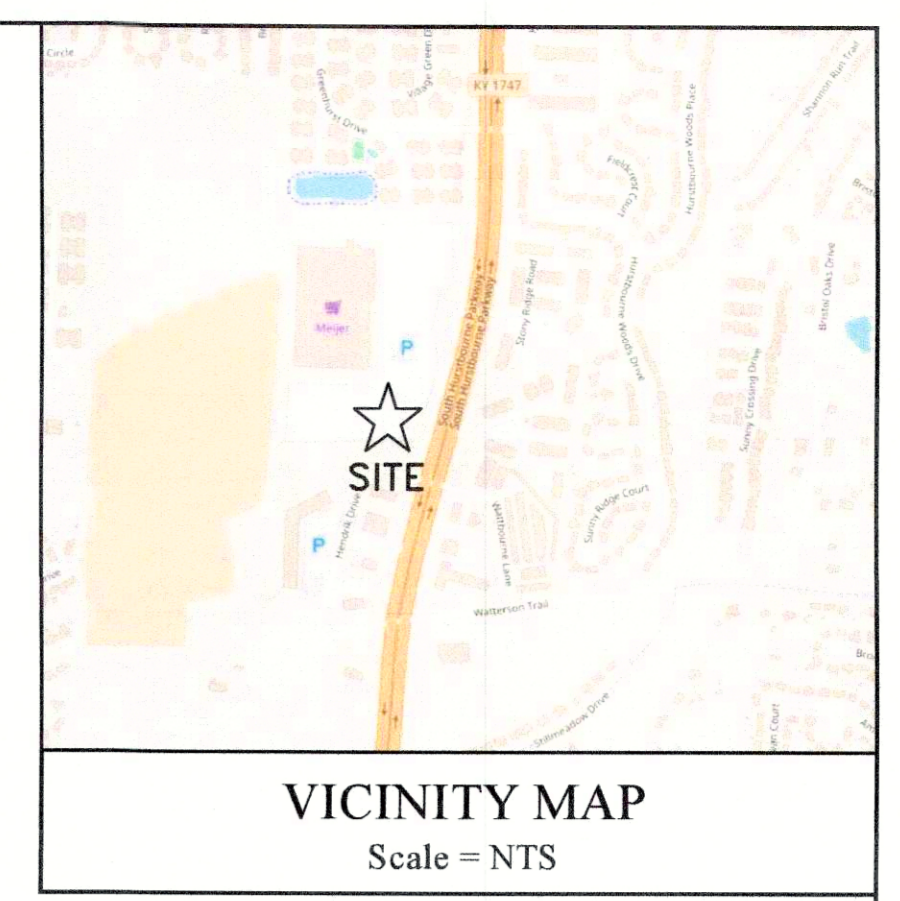
BI-CYCLE PARKING
RETAIL SALES, SERVICE OPERATIONS 2. OR 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA
REQUIRED BICYCLE RACKS 2 SPACES
PROPOSED BICYCLE RACKS 2 SPACES

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%

PRELIMINARY APPROVAL DEVELOPMENT PLAN

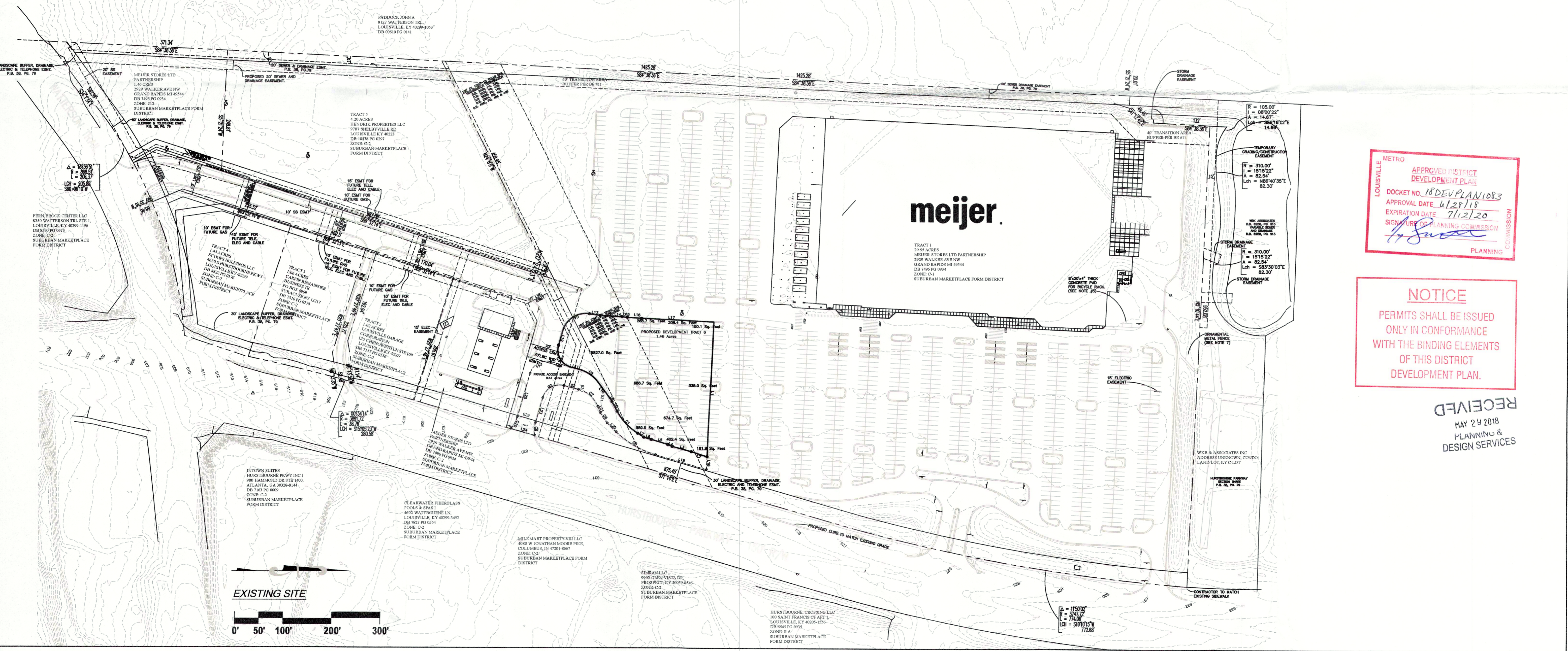
CONDITIONS:
 BY: *Janice LeStat*
 DATED: 6/27/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 SEE 18 DEV PLAN 1083
 TONY KELLY 6-27-18
 Development Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LINE	BEARING	DISTANCE
L1	S 87°16'38" E	278.58
L2	S 17°10'42" W	154.12
L3	S 15°28'15" W	40.49
L4	S 24°01'35" W	10.45
L5	S 16°45'27" W	55.18
L6	S 16°33'02" W	116.39
L7	S 32°27'23" W	14.97
L8	S 61°19'27" W	22.16
L9	S 56°09'41" W	111.73
L10	S 53°09'12" W	36.83
L11	S 14°48'20" W	16.80
L12	N 73°52'04" W	30.72
L13	N 08°11'21" E	22.34
L14	N 03°02'26" E	45.45
L15	N 06°57'12" E	10.94
L16	N 03°49'27" E	29.30
L17	N 02°38'13" E	148.57
L18	S 87°18'23" E	26.80
L19	S 16°00'31" W	109.41
L20	S 44°31'58" W	26.09
L21	S 67°22'01" W	13.91
L22	S 14°18'48" W	30.85
L23	S 74°01'35" E	53.78
L24	S 18°05'18" W	51.34
L25	N 74°01'35" E	93.31
L26	S 14°48'20" W	43.05

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.38	125.00	28°32'04"	S 45°33'29" W	62.39
C2	50.20	75.00	38°20'52"	S 33°58'48" W	49.27
C3	57.38	36.00	91°19'36"	S 60°28'08" W	51.50
C4	71.81	50.00	82°03'25"	N 32°50'21" W	65.84
C5	144.69	190.00	28°31'23"	S 30°16'13" W	93.61
C6	25.91	65.00	22°50'06"	S 55°56'58" W	25.73
C7	55.58	60.00	53°03'13"	S 40°50'24" W	53.59
C8	55.51	36.00	86°20'23"	S 29°51'24" E	50.17
C9	28.42	60.00	25°13'51"	S 86°38'51" E	26.21
C10	27.49	60.00	26°15'06"	N 60°54'03" W	27.25
C11	54.26	35.00	88°49'58"	N 29°36'38" W	48.99



LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 18 DEV PLAN 1083
 APPROVAL DATE 6/27/18
 EXPIRATION DATE 7/12/20
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

RECEIVED
 MAY 29 2018
 PLANNING & DESIGN SERVICES

THOROUGHbred ENGINEERING
 P.O. BOX 481 LEXINGTON, KY 40588
 CIVIL DESIGN, LAND SURVEYING, GEOTECHNICAL ENGINEERING, DRILLING SERVICES, IBC SPECIAL INSPECTIONS, MATERIAL TESTING, CMI-CEI-CONSTRUCTION SERVICES

THOROUGHbred ENGINEERING
 FOUNDATION FOR EXCELLENCE

GENERAL DISTRICT DEVELOPMENT PLAN

MEIJER

4500 SOUTH HURSTBOURNE PARKWAY
 LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

PROJECT NO.	DRAWN BY
DATE	CHECKED BY
05/3/2018	

NOT FOR CONSTRUCTION

REVISION	DATE
RESUBMIT	5/25/18

DRAWING NAME:
 OVERALLDP2.DWG

C-1

18 DEVPLAN 1083

