

LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA:	0.19 ACS (8,198 SF)
EXISTING ZONING:	R-6
PROPOSED ZONING:	CM
ADJACENT ZONING:	R-6
EXISTING FORM DISTRICT:	TN
EXISTING USE:	WAREHOUSE
PROPOSED USE:	WAREHOUSE
EXISTING FOOTPRINT:	5,453 SF
EXISTING GROSS FLOOR AREA:	5,453 SF
EXISTING FAR:	.67
MAXIMUM BUILDING HEIGHT:	45'+

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	1 SPACES
WAREHOUSE: 1/1.5 EMPLOYEES (1ST & 2ND SHIFT COMBINED)	
MAXIMUM PARKING ALLOWED	2 SPACES
WAREHOUSE: 1 EMPLOYEE (1ST & 2ND SHIFT COMBINED)	
PROPOSED PARKING	1 SPACES

BICYCLE PARKING CALCULATIONS

SHORT TERM PARKING REQUIRED:	0 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	0 SHORT TERM SPACES 2 LONG TERM SPACES (INSIDE THE BUILDING)

TREE CANOPY CALCULATIONS

SINCE THERE WILL BE NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 PER LDC 10.1.2.

ILA / VUA CALCULATIONS

SINCE THERE WILL BE NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.2 PER LDC 10.2.2.

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA:	5,622 SF
PROPOSED IMPERVIOUS AREA:	5,622 SF
AMOUNT OF INCREASE:	0 SF

ADDITIONAL REQUESTS

1. WAIVER TO ELIMINATE ALL REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFERS.
- NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCR OACH INTO SIDE YARDS PER LDC 5.1.2.

GENERAL NOTES

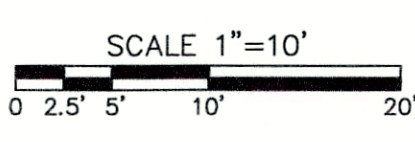
1. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
2. THERE IS NO NEW CONSTRUCTION ANTICIPATED AT THIS TIME, THEREFORE MANY OF THE TYPICAL GENERAL NOTES DO NOT APPLY.
3. LOT CONSOLIDATION REQUIRED.

LEGEND

- 450- EX. MAJOR CONTOUR
- 452- EX. MINOR CONTOUR
- X-X- EX. FENCE
- S- EX. SANITARY SEWER
- DIRECTION OF FLOW

CASE # 17ZONE1037
TAX BLOCK 196,
LOTS 141 & 211
OWNER/DEVELOPER
KABLOEY, LLC
1201 STORY AVE., STE. 100
LOUISVILLE, KY 40206
D.B. 10176, PG. 679

RECEIVED
OCT 18 2017
PLANNING & ZONING
DESIGN SERVICES



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
LOUISVILLE, KENTUCKY 40202
(502) 584-6271

RECEIVED
OCT 18 2017
PLANNING & ZONING
DESIGN SERVICES

SHEET TITLE: **DETAILED DEVELOPMENT PLAN**
PROJECT TITLE: **FRANKLIN STREET WAREHOUSE**
1014 & 1016 FRANKLIN STREET, LOUISVILLE, KY 40206

JOB NO.	3036
SCALE:	1"=10'
DATE:	07/10/17
DRAWING NO:	1

SHEET 1 OF 1