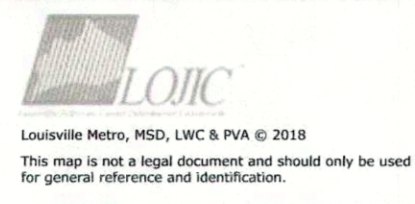


OFF-SITE PARKING EXHIBIT

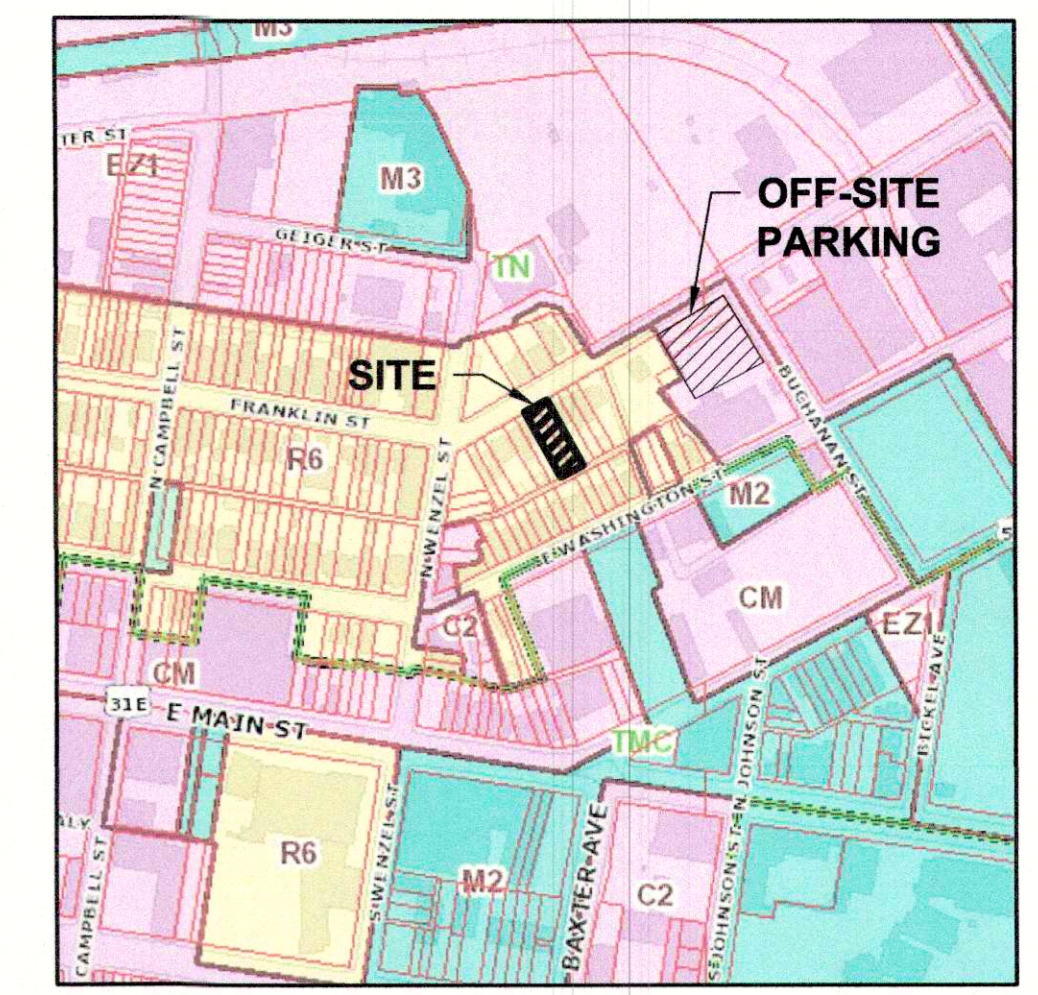
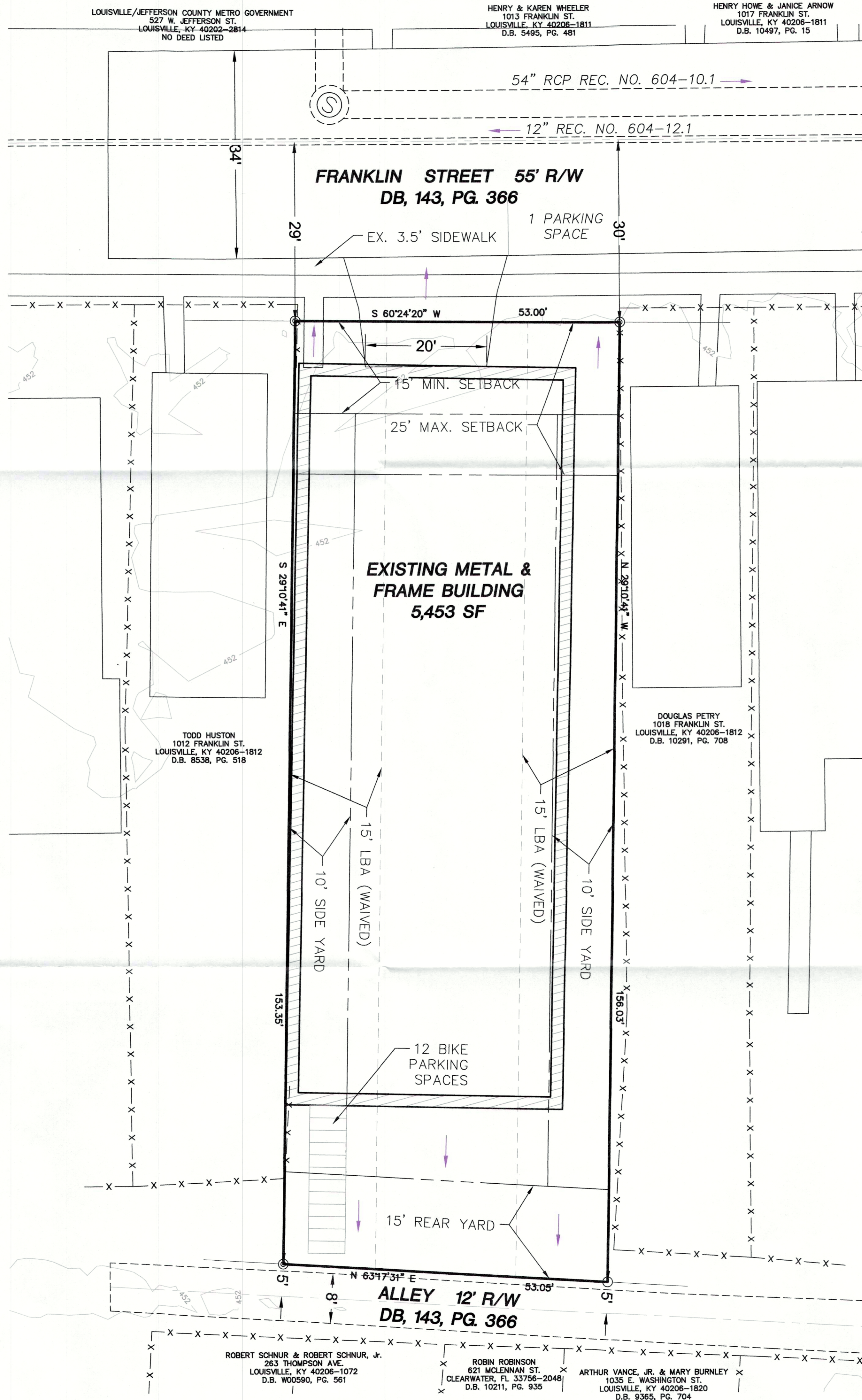
SCALE: 1" = 100'



PARKING CALCULATIONS

MINIMUM PARKING REQUIRED: 1/300 SF	18 SPACES
APPLICABLE REDUCTIONS: 40%	-7 SPACES
	11 SPACES
MAXIMUM PARKING ALLOWED: 1/100 SF	55 SPACES
PROPOSED PARKING	11 SPACES

- NOTES:
- THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:
 - 20% REDUCTION - ELIGIBLE FOR NATIONAL REGISTER
 - 20% REDUCTION - GREEN SITE DESIGN STANDARDS
 - 1. PREVIOUSLY DEVELOPED SITE
 - 2. 3X REQUIRED BICYCLE PARKING
 - SEE OFF-SITE PARKING EXHIBIT, THIS SHEET, FOR LOCATION OF 10 SPACES PROVIDED NEARBY.



LOCATION MAP
NOT TO SCALE

SITE DATA

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

BICYCLE PARKING CALCULATIONS

SHORT TERM PARKING REQUIRED:	4 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	12 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

GENERAL NOTES

- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111C0026E, DECEMBER 5, 2006)
- THERE IS NO NEW CONSTRUCTION ANTICIPATED AT THIS TIME, THEREFORE MANY OF THE TYPICAL GENERAL NOTES DO NOT APPLY.
- LOT CONSOLIDATION REQUIRED.

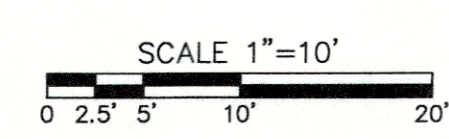
PREVIOUSLY GRANTED WAIVER

- WAIVER TO ELIMINATE ALL REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFERS. (CASE # 17ZONE1037, APPROVED AT PUBLIC HEARING 12/7/17).
- NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCRANCH INTO SIDE YARDS PER LDC 5.1.2.

RECEIVED
FEB 26 2018
PLANNING & DESIGN SERVICES

LEGEND

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



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

REVISOR

NO.	REVISION	DATE
1	PRE-APP COMMENTS	08/29/17
2	FORMAL AGENCY COMMENTS	10/19/17
3	CHANGE IN USE - ATHLETIC FACILITY	02/28/18

SHEET TITLE: REVISED 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

OWNER/DEVELOPER: KABLOEY, LLC.
1201 STORY AVE., STE. 100
LOUISVILLE, KY 40206
D.B. 10176, PG. 679

OWNER/DEVELOPER: ARTHUR VANCE, JR. & MARY BURNLEY
1035 E. WASHINGTON ST.
LOUISVILLE, KY 40206-1820
D.B. 9365, PG. 704

OWNER/DEVELOPER: ROBIN ROBINSON
621 MCLENNAN ST.
CLEARWATER, FL 33756-2048
D.B. 10211, PG. 935

OWNER/DEVELOPER: ROBERT SCHNUR & ROBERT SCHNUR, Jr.
263 THOMPSON AVE.
LOUISVILLE, KY 40206-1072
D.B. W00590, PG. 561

OWNER/DEVELOPER: DOUGLAS PETRY
1016 FRANKLIN ST.
LOUISVILLE, KY 40206-1812
D.B. 10291, PG. 708

OWNER/DEVELOPER: TODD HUSTON
1012 FRANKLIN ST.
LOUISVILLE, KY 40206-1812
D.B. 8538, PG. 518

OWNER/DEVELOPER: LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
527 W. JEFFERSON ST.
LOUISVILLE, KY 40202-2814
NO DEED LISTED

OWNER/DEVELOPER: HENRY & KAREN WHEELER
1013 FRANKLIN ST.
LOUISVILLE, KY 40206-1811
D.B. 5495, PG. 481

OWNER/DEVELOPER: HENRY HOWE & JANICE ARNOW
1017 FRANKLIN ST.
LOUISVILLE, KY 40206-1811
D.B. 10487, PG. 15

OWNER/DEVELOPER: FOUR G, LLC.
PO BOX 331846
NASHVILLE, TN, 37203