

GENERAL NOTES:

1. SIDEWALK AND CURB REPAIRS ARE REQUIRED TO REFACE DAMAGED WALKS AND REPAIR EXISTING CURB CUTS
2. ENCROACHMENT PERMITS AND EXCISES ARE REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY

VARIANCE REQUESTED:

- SEEK ALSO TO VARIANCE APPLICATION WITH A WRITTEN DESCRIPTION OR THE VARIANCE REQUESTED:
1. A VARIANCE FROM TABLE 5.3.3 TO PERMIT ENCROACHMENTS INTO THE 5' SIDE YARD SETBACK
 2. WAIVER FROM 02.3 TO PERMIT ENCROACHMENTS INTO THE REAR YARD SETBACK
 3. WAIVER FROM 02.3 TO ELIMINATE THE REQUIRED 5' VIA LBA ALONG KRIEGER STREET

WAIVERS REQUESTED:

- SEEK ALSO TO WAIVER APPLICATIONS WITH WRITTEN DESCRIPTIONS OF WAIVERS REQUESTED:
1. WAIVER FROM 02.4 TO REDUCE THE LBA ALONG THE PROPERTY LINE FROM 10' TO 5' ALONG TO ELIMINATE THE 5' LBA ALONG THE NORTHEAST PROPERTY LINE WHERE THE SITE IS ADJACENT TO R-6.
 2. WAIVER FROM 02.3 TO PERMIT ENCROACHMENTS INTO THE REAR YARD SETBACK
 3. WAIVER FROM 02.3 TO ELIMINATE THE REQUIRED 5' VIA LBA ALONG KRIEGER STREET



LEGEND:

- LIMITS OF EXISTING BUILDING
- PROPERTY LINE OR CENTERLINE OF STREET'S
- EXISTING CONTOUR
- CONTROL PROPOSED
- EXISTING DOOR
- EXISTING TREE OR SHRUB
- DRAINAGE FLOW ARROW
- 10'x20' STREET PARKING SPACES (NUMBERED 1 THROUGH 5)

SITE DATA:

FOUR DISTRICT: TRADITIONAL NEIGHBORHOOD	EXISTING BUILDING AREA CALCULATIONS:
ZONING: C2 PROPOSED (CURRENTLY R6)	5th FLOOR RESTAURANT 4333 SF
USE: RESTAURANT	RESTAURANT ACCESS (STAIR) 65 SF
RESIDENTIAL BUSINESS (3 UNITS)	RESIDENTIAL (UNIT 1) 1007 GROSS SF
3 RESIDENTIAL GROSS 3,374 SF UNITS	WAREHOUSE (TO BE DEMOLISHED) 7,488 SF
NET 2,894 SF	2ND FLOOR RESIDENTIAL (UNIT 2) 1007 GROSS SF
ACREAGE: .294 ACRES	ART STUDIOS/RESIDENTIAL ACCESS 1904 SF
FLOOR AREA RATIO: TOTAL BLDG AREA/LOT AREA * FAR (PROPOSED) AFTER DEMOLITION OF EXISTING WAREHOUSE)	3RD FLOOR RESIDENTIAL (UNIT 3) 1398 GROSS SF
9634 SF / 12600 SF * .163	VEHICLE USE AREA: 4260 SF
	12005' TOTAL GROSS SF

EXISTING BUILDING AREA CALCULATIONS:	PARKING CALCULATIONS:
5th FLOOR RESTAURANT 4333 SF	AREA 4333 SF
RESTAURANT ACCESS (STAIR) 65 SF	MIN. (1/200) 18 SPACES
RESIDENTIAL (UNIT 1) 1007 GROSS SF	MAX. (1/125) 35 SPACES
WAREHOUSE (TO BE DEMOLISHED) 7,488 SF	2 SPACES
2ND FLOOR RESIDENTIAL (UNIT 2) 1007 GROSS SF	3 UNITS 9 SPACES
ART STUDIOS/RESIDENTIAL ACCESS 1904 SF	3 UNITS 9 SPACES
3RD FLOOR RESIDENTIAL (UNIT 3) 1398 GROSS SF	3 SPACES
VEHICLE USE AREA: 4260 SF	ART STUDIOS/RESIDENTIAL ACCESS 3 SPACES
12005' TOTAL GROSS SF	TOTAL 49
	TOTAL 28
	10% RESIDENTIAL PROPERTY: 2% OR GREATER
	20% HISTORIC PROTECTION
	30% TOTAL REDUCTION 28,660 * 19 SPACES
	LEAS 1 SPACE FOR BICYCLE RACKS PLUS 5 BICYCLES
	TOTAL 18 SPACES REQUIRED

PARKING PROVIDED:	PARKING CALCULATIONS:
ON-SITE 10 SPACES	AREA 4333 SF
STREETSIDE 9 SPACES	MIN. (1/200) 18 SPACES
TOTAL PARKING SPACES PROVIDED 19 SPACES	MAX. (1/125) 35 SPACES
BICYCLE SPACE CALCULATIONS (LDC 1241 E. 311)	2 SPACES
LONG TERM SPACES REQUIRED 2	3 UNITS 9 SPACES
SHORT TERM SPACES REQUIRED 2	3 UNITS 9 SPACES
RESTAURANT 2	3 SPACES
ADDITIONAL SPACES PROVIDED FOR PARKING SPACE CREDIT 4	ART STUDIOS/RESIDENTIAL ACCESS 3 SPACES
TOTALS 2 INTERIOR BICYCLE SPACES	TOTAL 49
9 EXTERIOR BICYCLE SPACES	TOTAL 28

NOTE: SPACE IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 979-983 GOOSS AVENUE
 G.S. ACRES: 0.2920
 OWNER INFORMATION:
 NINEIGHTTHREE LLC
 2584 E. BURNETT AVENUE
 LOUISVILLE, KY 40217
 DEED BOOK/PAGE: 160-0931
 3/17/2001

ZONED
C2 TN

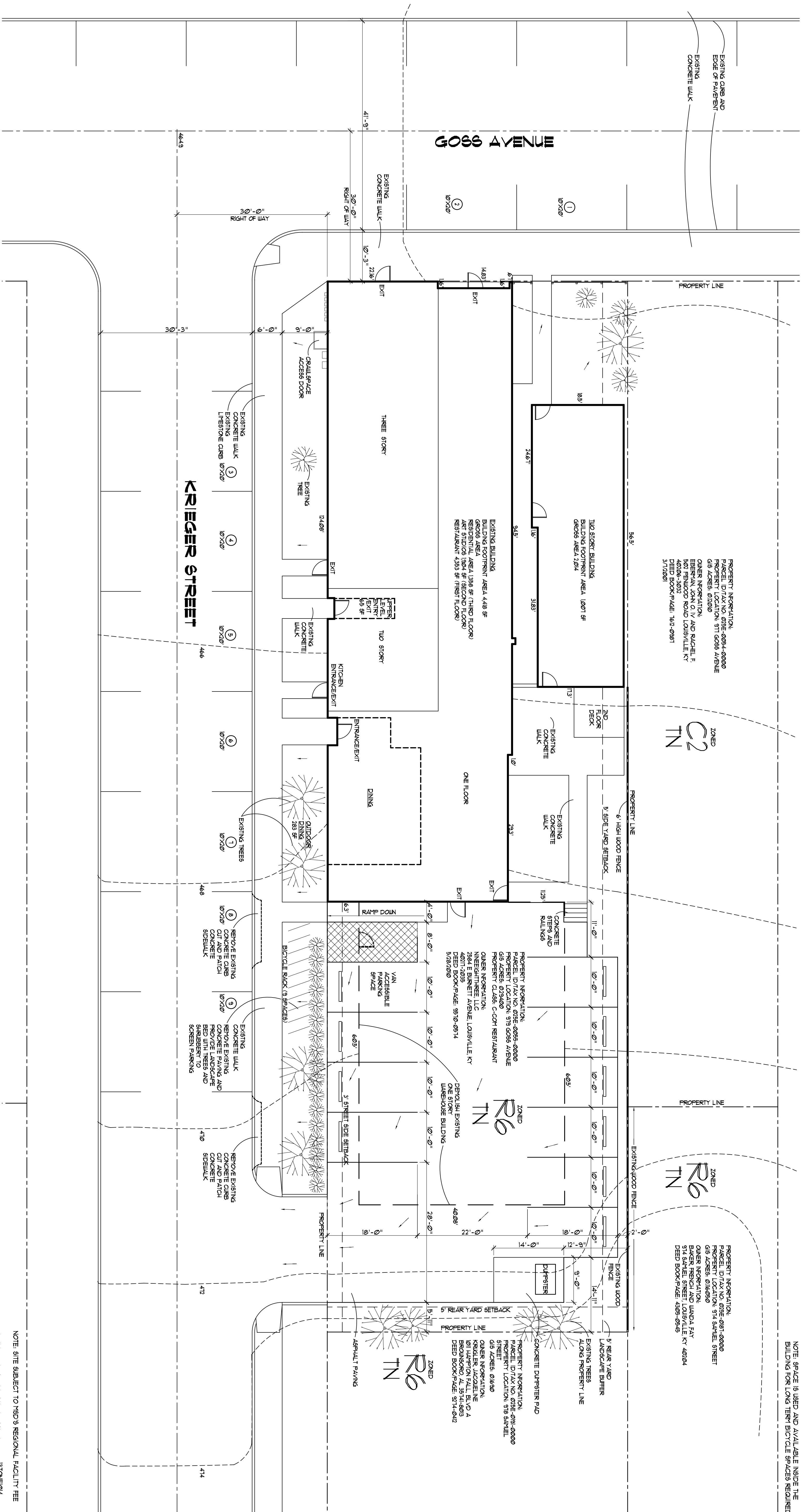
ZONED
R6 TN

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 514 94th STREET
 G.S. ACRES: 0.1660
 OWNER INFORMATION:
 BAKER HENCH AND WANDA FAY
 514 94th STREET LOUISVILLE KY 40204
 DEED BOOK/PAGE: 459-0293

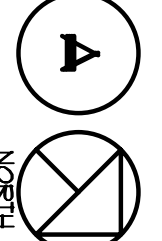
ZONED
R6 TN

PROJECT INFORMATION:
 PROJECT NO. 0255-091-0000
 PROJECT LOCATION: 519 94th STREET
 G.S. ACRES: 0.1630
 OWNER INFORMATION:
 KRUEGER JACQUELINE
 501 HAMPDEN FALLS BLVD
 DEED BOOK/PAGE: 911-1040

ZONED
R6 TN



SITE DEVELOPMENT PLAN



NOTE: SITE SUBJECT TO HSD'S REGIONAL FACILITY FEE
 ZONING PRE-APPLICATION CASE NO. 13Z09E004
 UM 1941

ARCHITECT:
Archstyle, Inc.
 ARCHITECTURE AND INTERIOR DESIGN
 821 ROSEMARY DRIVE
 LOUISVILLE, KENTUCKY 40213
 PHONE: 502.637.1965
 EMAIL: archstyle@atwo.com

OWNER:
NINEIGHTTHREE, LLC
 2584 E. BURNETT AVENUE
 LOUISVILLE, KENTUCKY 40217

SITE DEVELOPMENT PLAN
979-983 GOOSS AVENUE
LOUISVILLE, KENTUCKY 40217

PROJECT # 2397
 DATE: 6-19-13
 REVISIONS: -
 9-21-13
 11-26-13
 12-18-13

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