

**GENERAL NOTES:**

- SIDEWALK AND CURB REPAIRS ARE REQUIRED TO REPLACE DAMAGED WALKS AND REPAIR EXISTING CURB CUTS
- ENCROACHMENT PERMITS AND BONDS ARE REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY

**VARIANCE REQUESTED:**

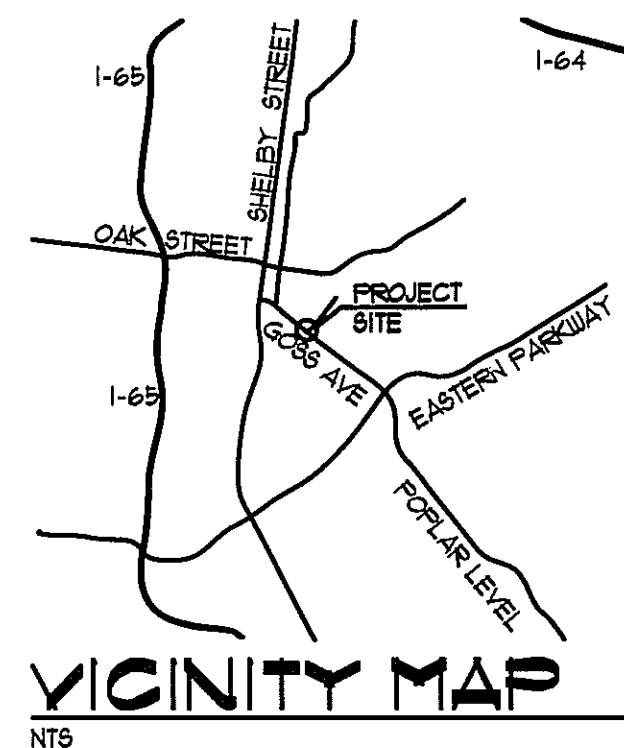
REFER ALSO TO VARIANCE APPLICATION WITH A WRITTEN DESCRIPTION OR THE VARIANCE REQUESTED.

- A VARIANCE FROM TABLE B22 TO PERMIT ENCROACHMENTS INTO THE 5' SIDE YARD SETBACK.

**WAIVERS REQUESTED:**

REFER ALSO TO WAIVER APPLICATIONS WITH WRITTEN DESCRIPTIONS OF WAIVERS REQUESTED.

- WAIVER FROM 102.4 TO REDUCE THE LBA ALONG THE NORTHEAST PROPERTY LINE FROM 5' TO 3' AND TO ELIMINATE THE 5' LBA ALONG THE NORTHWEST PROPERTY LINE WHERE THE SITE IS ADJACENT TO R-6.
- WAIVER FROM 102.5 TO PERMIT ENCROACHMENTS INTO THE REQUIRED 5' LBA ALONG THE NORTHWEST PROPERTY LINE WHERE THE SITE IS ADJACENT TO A NON-RESIDENTIAL ZONED LOT WITH 1ST FLOOR RESIDENTIAL USE.
- WAIVER FROM 102.5 TO ELIMINATE THE REQUIRED 5' VIA LBA ALONG KRIEGER STREET.



**LEGEND:**

- LIMITS OF EXISTING BUILDING
- PROPERTY LINE OR CENTERLINE OF STREETS
- EXISTING CONTOUR
- CONTOUR PROPOSED
- EXISTING DOOR
- EXISTING TREE OR SHRUB
- DRAINAGE FLOW ARROW
- 10'x20' STREET PARKING SPACE ADJACENT TO PROPERTY (NUMBERED 1 THROUGH 9)

**SITE DATA:**

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 ZONING: C2 PROPOSED (CURRENTLY R6)  
 USE: RESTAURANT OFFICE BUSINESS RESIDENTIAL (3 UNITS)  
 3 RESIDENTIAL GROSS 3,372 SF  
 UNITS: NET 2,894 SF  
 ACREAGE: SITE 294 ACRES  
 FLOOR AREA RATIO: TOTAL BLDG. AREA/LOT AREA = F.A.R. (PROPOSED AFTER DEMOLITION OF EXISTING WAREHOUSE)  
 9,694 SF / 12,600 SF = .769

**EXISTING BUILDING AREA CALCULATIONS:**

1ST FLOOR	RESTAURANT	4,353 SF
	RESIDENTIAL ACCESS (STAIR)	65 SF
	RESIDENTIAL (UNIT 1)	1,001 GROSS SF
	WAREHOUSE (TO BE DEMOLISHED)	2,486.5 SF
2ND FLOOR	RESIDENTIAL (UNIT 2)	1,001 GROSS SF
	ART STUDIOS/RESIDENTIAL ACCESS	1,504 SF
3RD FLOOR	RESIDENTIAL (UNIT 3)	1,350 GROSS SF
		12,800 TOTAL GROSS SF
	VEHICLE USE AREA:	4,260 SF

**PARKING CALCULATIONS:**

USE:	AREA	MIN. (75%)	MAX. (125%)
RESTAURANT	4,353 SF	18 SPACES	35 SPACES
OUTDOOR DINING	283 SF	2 SPACES	3 SPACES
RESIDENTIAL	3 UNITS	5 SPACES	8 SPACES
ART STUDIOS/RESIDENTIAL ACCESS	1,504 SF	3 SPACES	3 SPACES
TOTAL		28	49

**PARKING REDUCTIONS:**  
 10% RESIDENTIAL PROPERTY 25% OR GREATER  
 20% HISTORIC PROPERTY  
 30% TOTAL REDUCTION 28(66) = 19 SPACES  
 LESS 1 SPACE FOR BICYCLE RIGHTS, PLUS 9 BICYCLES  
 TOTAL 19 SPACES REQUIRED

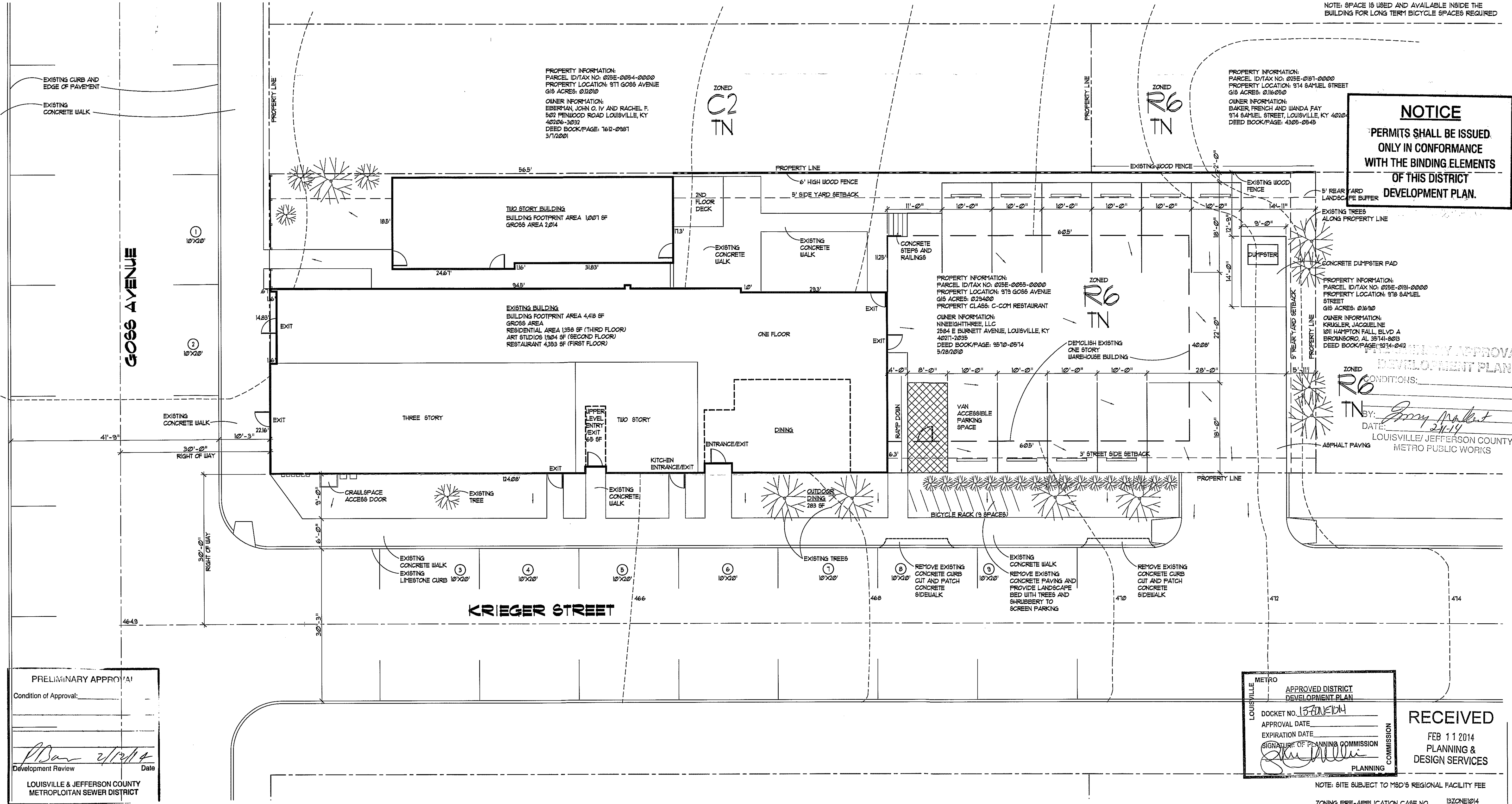
**PARKING PROVIDED:**

LOCATION:	PROVIDED
ONSITE	10 SPACES
STREETSIDE	9 SPACES
TOTAL PARKING SPACES PROVIDED	19 SPACES

**BICYCLE SPACE CALCULATIONS (LDC TABLE 921):**

USE:	LONG TERM SPACES REQUIRED	SHORT TERM SPACES REQUIRED
RESTAURANT	2	4
TOTALS:	2 INTERIOR	3 EXTERIOR BICYCLE SPACES

NOTE: 6 SPACE IS USED AND AVAILABLE INSIDE THE BUILDING FOR LONG TERM BICYCLE SPACES REQUIRED



**SITE DEVELOPMENT PLAN**  
**979-983 GOSS AVENUE**  
**LOUISVILLE, KENTUCKY 40217**

**OWNER:**  
**NINEIGHTHTRREE, LLC**  
**2584 E BURNETT AVENUE**  
**LOUISVILLE, KENTUCKY 40217**

**ARCHITECT:**  
**ARCHstyle, Inc.**  
**ARCHITECTURE AND INTERIOR DESIGN**  
**927 ROSEMARY DRIVE**  
**LOUISVILLE, KENTUCKY 40215**  
**PH: 502.261.8888**  
**EMAIL: archstyle@archstyle.com**

PROJECT # 2397

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

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 SHEET #:

**SD-1**

PRELIMINARY APPROVAL  
 Condition of Approval:  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO LOUISVILLE  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 137-1014  
 APPROVAL DATE  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION

RECEIVED  
 FEB 11 2014  
 PLANNING & DESIGN SERVICES

NOTE: SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE  
 ZONING PRE-APPLICATION CASE NO. 13ZONE1014  
 UM 9341

**SITE DEVELOPMENT PLAN**  
 1"=10'

1320N81014