



LOCATION MAP
NOT TO SCALE

SITE DATA

	TRACT 1	TRACT 2
TOTAL SITE AREA:	0.24 AC (10,300 SF)	0.21 AC (9,150 SF)
EXISTING ZONING:	UN	UN
PROPOSED ZONING:	OR2	UN
ADJACENT ZONING:	UN	UN
EXISTING FORM DISTRICT:	TN	TN
EXISTING USE:	VACANT	VACANT
PROPOSED USE:	ART STUDIO	PARKING
EXISTING FOOTPRINT:	9,000 SF	NA
EXISTING GROSS FLOOR AREA:	27,000 SF	NA
EXISTING FAR:	2.62	NA

PARKING CALCULATIONS

STUDENTS:	10
ARTISTS:	28
MINIMUM PARKING REQUIRED	38 SPACES (15 SPACES)
ART STUDIO: 1/ARTIST & 1/STUDENT	-40% (15 SPACES)
	-1 SPACE
	22 SPACES
MAXIMUM PARKING ALLOWED	94 SPACES
ART STUDIO: 3/PER ARTIST & 1/STUDENT	
PROPOSED PARKING	22 SPACES (INCLUDING 1 H.C. SPACE)

- 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
 - WE ARE ALSO PROVIDING 5 ADDITIONAL BIKE SPACES IN LIEU OF 1 CAR SPACE.
 - THIS PROJECT WILL BE BUILT IN PHASES WITH THE RENOVATION OF FLOORS 1 & 2 IN PHASE I AND THE RENOVATION OF FLOOR 3 IN PHASE II. WITH 9 ARTISTS AND 10 STUDENTS IN PHASE I, PARKING REQUIREMENTS ARE AS FOLLOWS:
 19 SPACES - 8 (40%) - 1 = 10 SPACES
 10 ON-STREET PARKING SPACES ARE PROVIDED
 CONSTRUCTION OF ALL NEW PARKING SPACES WILL BE COMPLETED WITH PHASE II.

BICYCLE PARKING CALCULATIONS

SHORT TERM PARKING REQUIRED:	2 SPACES
	X3 = 6 SPACES
	+5 = 11 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
	X3 = 6 SPACES
BICYCLE PARKING PROVIDED:	11 SHORT TERM SPACES
	6 LONG TERM SPACES (INSIDE THE BUILDING)

TREE CANOPY CALCULATIONS

SINCE THERE IS NO CHANGE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS PROJECT DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH CHAPTER 10.1.

ILA / VUA CALCULATIONS

PROPOSED VUA (TRACT 2) 3,312 SF
 THE VUA IS UNDER 6,000 SF SO NO ILA IS REQUIRED.

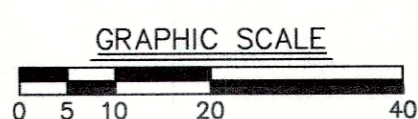
IMPERVIOUS AREA CALCULATIONS

THERE IS NO ANTICIPATED CHANGE IN IMPERVIOUS AREA



RECEIVED
 APR 18 2018
 PLANNING & DESIGN SERVICES

CASE # 17ZONE1078
 WM# 11219
 TAX BLOCK 22B,
 LOTS 18, 19, 20 & 47
 OWNER/DEVELOPER
 SARAH FERGUSON HOLDINGS, LLC.
 953 S. CLAY STREET
 LOUISVILLE, KY 40203
 D.B. 10884, PG. 819



GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2006)
- ALL NEW PARKING AREAS WILL BE CONSTRUCTED WITH GRASS PAVERS SO NO STORM SEWER OR GMPs ARE REQUIRED.
- COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. ANY NEW STRUCTURES SHALL HAVE A LOWEST FINISHED FLOOR OF 452.9 AND THE MACHINERY SHALL BE AT OR ABOVE 453.9.
- METRO PUBLIC WORKS APPROVAL REQUIRED FOR THE BIKE RACKS ON THE SIDEWALK.
- LOTS SHALL BE CONSOLIDATED PRIOR TO PARKING LOT CONSTRUCTION APPROVAL.
- MSD ENCROACHMENT AGREEMENT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- LICENSE AGREEMENT FOR THE GRASS PAVERS IN THE ALLEY SHALL BE APPROVED PRIOR TO CONSTRUCTION APPROVAL.

ADDITIONAL REQUESTS

- WAIVER OF LDC CHAPTER 10.2.4 TO ELIMINATE ALL PROPERTY PERIMETER LANDSCAPE BUFFERS AND ASSOCIATED PLANTING ON TRACT 1.
- WAIVER OF LDC 5.5.1.A.3.0 TO ELIMINATE THE 3' MASONRY WALL REQUIREMENT WITHIN THE VUA BUFFER ON TRACT 2.

PROPERTY LINE NOTE:
 DISTANCES ARE IN ACCORDANCE WITH THE CURRENT DEED. BEARINGS ARE ASSUMED AND NOT BASED ON A SURVEY.

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. FENCE
- AREA OF REZONING
- AREA OF CUP
- LIMITS OF DISTURBANCE (0.12 ACS)
- PROPOSED DRAINAGE ARROW
- AREA OF WAIVER

SHEET TITLE:
DETAILED DEVELOPMENT PLAN & CONDITIONAL USE PERMIT
 PROJECT TITLE:
ACME ARTWORKS
 953 S. CLAY STREET, LOUISVILLE, KY 40203

JOB NO.	3066
SCALE:	1"=20'
DATE:	12/18/17
DRAWING NO.:	DDP

SHEET 1 OF 1

17 Zone 1078