

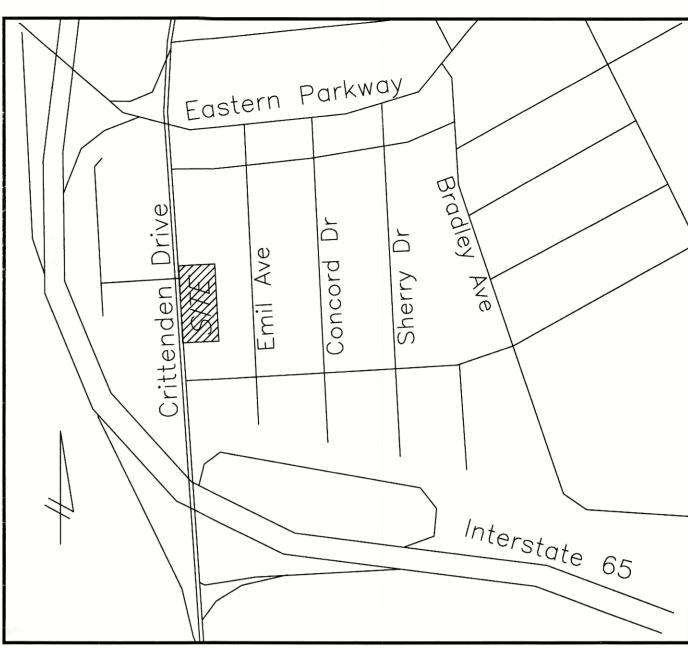
I. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO

PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS

AND NEIGHBORING PROPERTIES.

TARC NOTES

1. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.



VICINITY MAP (NOT TO SCALE)

## SITE DATA:

TOTAL SITE AREA: 32,798 SF 0.75 ACRES

EXISTING LAND USE: UNION HALL & VOCATIONAL TRAINING PROPOSED LAND USE: UNION HALL & VOCATIONAL TRAINING

EXISTING ZONING DISTRICT: OTF

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

EXISTING BUILDING AREA: 7,416 SF

EXISTING FLOOR AREA RATIO: 0.23

PROPOSED BUILDING AREA: 4,560 SF (45' Max. Ht.)

PROPOSED FLOOR AREA RATIO: 0.41 **EXISTING PARKING SPACES: 52** 

PROPOSED PARKING SPACES: 35 (INCLUDES 2 ADA SPACES)

REQUIRED PARKING SPACES: 29\* MIN. - 121 MAX.

UNION HALL MINIMUM REQUIRED PARKING:. 7,416 SF/350 = 21 SPACES UNION HALL MAXIMUM REQUIRED PARKING:. 7,416 SF/75 = 98 SPACES TRAINING FACILITY MINIMUM REQUIRED PARKING:. 40 STUDENTS/4 = 10 SPACES TRAINING FACILITY MAXIMUM REQUIRED PARKING:. 40 STUDENTS/2 = 20 SPACES

TRAINING STAFF MINIMUM REQUIRED PARKING:. 3 STAFF/3 = 1 SPACE TRAINING STAFF MAXIMUM REQUIRED PARKING:. 3 STAFF/1 = 3 SPACES (\* INCLUDES 10% REDUCTION FOR PROXIMITY TO TRANSIT STOP)

REQUIRED/PROVIDED BICYCLE PARKING SPACES: 2

**VUA/ILA CALCULATIONS** 

PROPOSED VUA: 13,776 SF REQUIRED ILA @ 5%: 688 SF PROPOSED ILA: 827 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA 32,798 SF COMMERCIAL AREA CLASS "A" EXISTING TREE CANOPY TO REMAIN 0% REQUIRED NEW TREE CANOPY 10% REQUIRED NEW TREE CANOPY COVERAGE = 3,279 SF - %33 FAR REDUCTION = 2,940SF

PROPOSED NEW TREE CANOPY COVERAGE = 3,600 SF (5 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

A VARIANCE IS REQUESTED FROM SECTION 5.5.1A.1.a TO ALLOW THE BUILDING TO BE LOCATED BEYOND THE MAXIMUM 25' SETBACK, AS SHOWN.

A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2 TO NOT PROVIDE VEHICULAR CONNECTIONS TO ABUTTING NON-RESIDENTIAL USES.

A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2.b TO ALLOW PARKING TO BE LOCATED

BETWEEN THE BUILDING AND THE STREET IN THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW STRUCTURE AND PARKING

TO ENCROACH INTO THE REQUIRED 15' LBA ALONG THE EASTERN PROPERTY LINE.

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED 5' LBA ALONG THE WESTERN PROPERTY LINE.

## PDS CASE# 16DEVPLAN1030

PLAIVINING &

BLOCK 083A LOTS 0265, 0261, & 0266 DESIGN SERVICES D.B. 4906, P. 729 & D.B. 4805, P. 385 PARCEL ID # 083A02650000, 083A02610021, 083A02660000

DEVELOPMENT PLAN FOR

Education & Training Facility 2441 & 2439 CRITTENDEN DRIVE, LOUISVILLE, KY 40217-1813

DR. DJG

CK. JM/CM

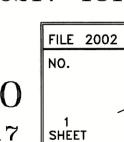
4/9/2016

DATE

Landscape Architects • Engineers • Surveyors • Planners

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OWNER/DEVELOPER IRONWORKERS LOCAL #70



2441 CRITTENDEN DRIVE, LOUISVILLE, KY 40217