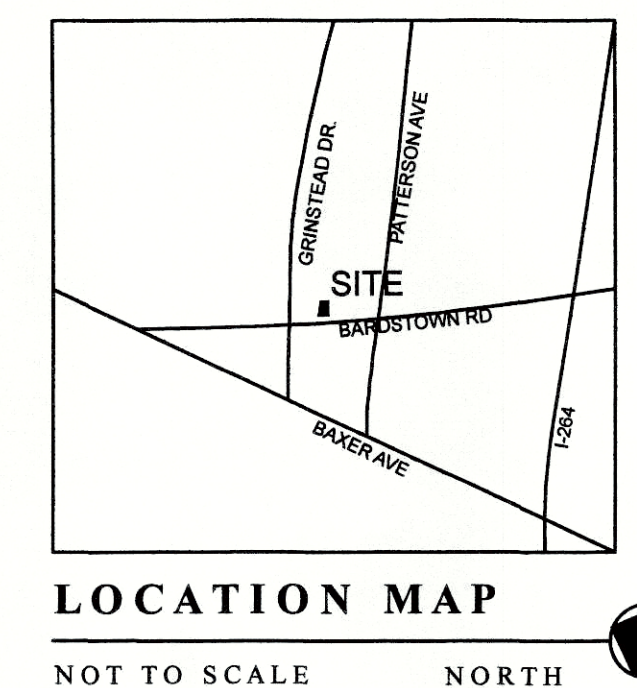




PROPERTY INFO

PARCEL ID	075D 0008 0009
ZONING	C2
FORM DISTRICT	TMC
OVERLAY DISTRICT	BARDSTOWN ROAD
HISTORIC SITE	NO
CONSTRUCTION TYPE	5A
USE GROUP	A-2, R-2
EXISTING USE	RETAIL
PROPOSED USE	HOTEL / BAR
GROSS SITE AREA	18,050 SQ FT
ACRES	.3975 ACRES
HOTEL FOOTPRINT	649 SQ FT
CLUB FOOTPRINT	3,246 SQ FT
FRONT YARD SETBACK	15 FT
SIDE YARD SETBACK	NONE
REAR YARD SET BACK	5 FT
PROPOSED BUILDING HEIGHT	49'-6"
ELEVATOR PENTHOUSE	54'-0"
EXISTING IMPERVIOUS AREA	18,050 SQ FT
PROPOSED IMPERVIOUS AREA	17,500 SQ FT
NET DECREASE OF IMPERVIOUS AREA	550 SQ FT

OWNER

DUSTIN HENSLEY
1125 BARDSTOWN ROAD
LOUISVILLE KY 40204
DUSTIN HENSLEY 502 442 5151
dustinhensley@me.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

SCOPE OF WORK

-PHASE I: CONSTRUCT NIGHT BAR & PARKING AS SHOWN
-PHASE II: CONSTRUCT HOTEL AS SHOWN

SQUARE FOOTAGES

PROPOSED HOTEL: (1ST FLOOR)	649 SQ FT
PROPOSED HOTEL: (2ND-5TH FLOORS)	18,644 SQ FT
TOTAL PROPOSED HOTEL	19,293 SQ FT
PROPOSED BAR 1ST FLOOR	3,246 SQ FT
PROPOSED BAR 2ND FLOOR	243 SQ FT
TOTAL PROPOSED BAR	3,489 SQ FT
TOTAL PROPOSED BAR EXTERIOR PATIO	1,871 SQ FT

OCCUPANCY CALCULATIONS

BAR / LOUNGE SEATING (2,067 SQ FT) @ 1:7	198 PEOPLE
BUSINESS SPACE (1,235 SQ FT) @ 1:100	12 PEOPLE
OUTDOOR PATIO SPACE (1,871 SQ FT) @ 1:7	267 PEOPLE
TOTAL OCCUPANCY	477 PEOPLE
HOTEL SPACE (18,808 SQ FT) PEOPLE @ 1:200	94 PEOPLE
TOTAL OCCUPANCY	94 PEOPLE

PARKING SUMMARY

CLUB (3,489 SQ FT) SPACES	MIN @ (1,250) 13.9 SPACES	MAX @ (1,100) 34.8 SPACES
OUTDOOR (1,871 SQ FT) SPACES	MIN @ (1,250) 7.4 SPACES	MAX @ (1,100) 18.7 SPACES
HOTEL (40 UNITS) SPACES	MIN @ 1 PER UNIT 40 SPACES	MAX @ 1.5 PER UNIT 60 SPACES
TOTAL PARKING PER USE		62 SPACES
REDUCTIONS	TARC @ 10% MIXED USE HOUSING @ 20% GREEN DEVELOPMENT DESIGN @ 20%	-31 SPACES
TOTAL PARKING REQUIRED		31 SPACES
ON-SITE PARKING PROVIDED		30 SPACES
ON-STREET PROVIDED (RESTRICTED)		3 SPACES
TOTAL PARKING WAIVER REQUIRED		1 SPACE

VUA/ILA DATA

VEHICLE USE AREA:	9,506 SQ FT
INTERIOR LANDSCAPE AREA REQUIRED	0%
ADDED LANDSCAPE AREAS	550 SQ FT

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION, DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

THE HENSLEY Hotel & Bar
O E V E L O P M E N T P L A N

RECEIVED
JAN 10 2011
PLANNING &
DESIGN SERVICE



REVISIONS

DATE _____

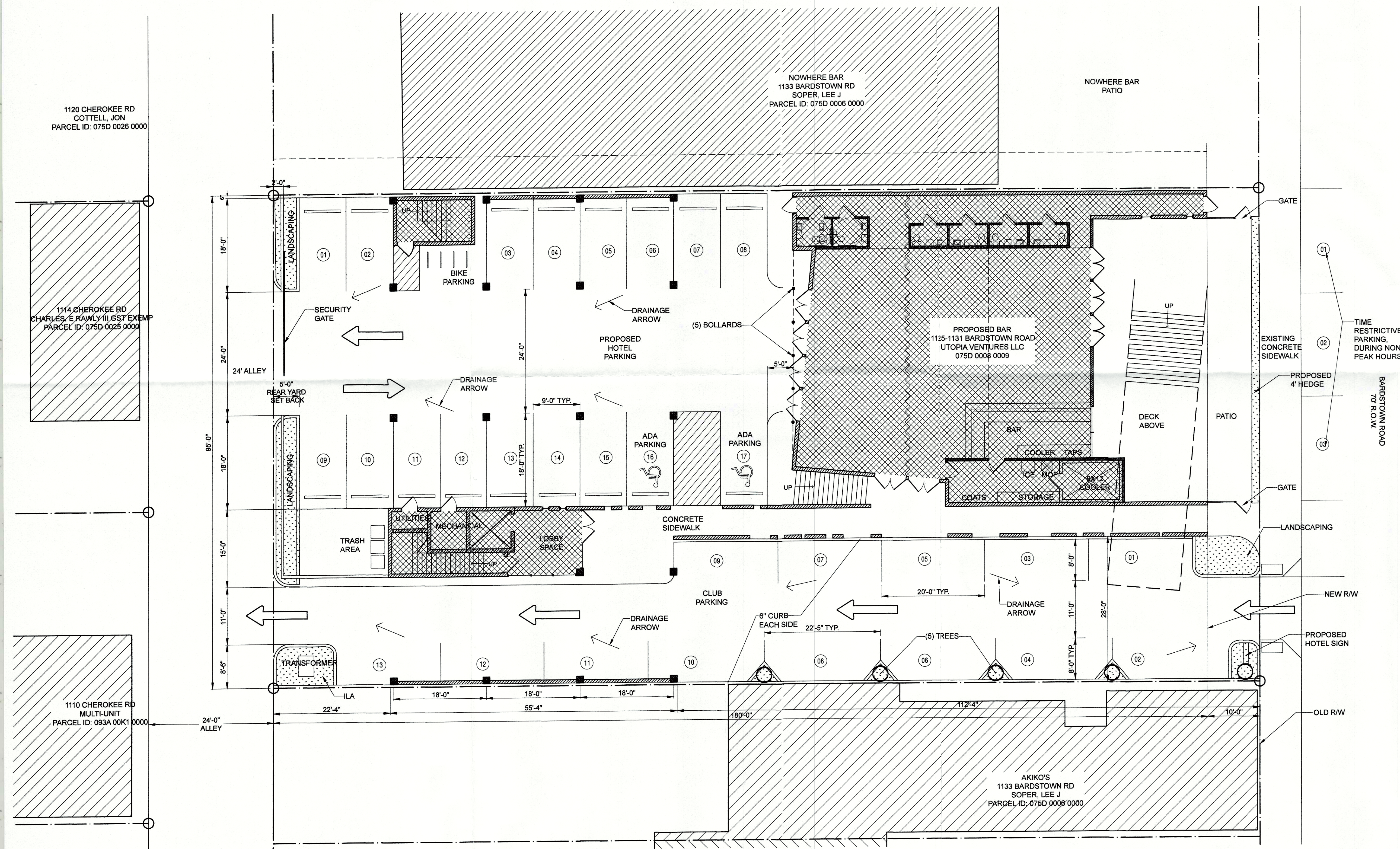
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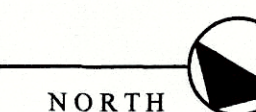
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SITE PLAN

SCALE: 1" = 10' - 0"



REVISIONS

DATE _____

10 JANUARY 2020

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