

- LEGEND**
- EX. UTILITY POLE
 - OHU EX. OVERHEAD UTILITY
 - SAN EX. SANITARY SEWER
 - EX. CONTOUR
 - EX. WATER METER/ VALVE
 - EX. GAS METER/ VALVE
 - EX. STORM SEWER
 - CONCRETE WALK/ PLAZA
 - TREES/ PLANT BED
 - WAIVER AREA
 - ← OVERLAND FLOW ARROW

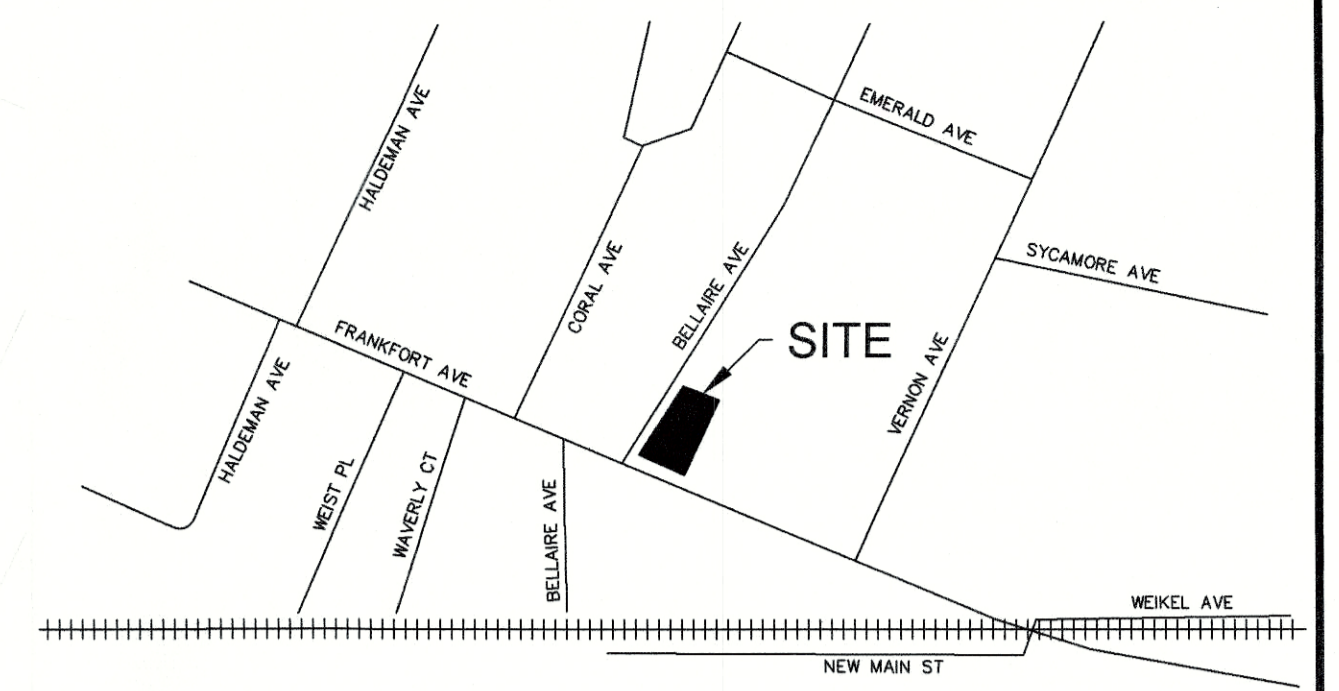
R5A/TN
THOMAS H FAMBUSH
6803 LAKE BUCKINGHAM CT
LOUISVILLE, KY 40291
D.B. 9507, P. 272
TBLK 069E, LOT 0047

R5A/TN
CLIFTON BAPTIST CHURCH TRUST
1947 FRANKFORT AVE
LOUISVILLE, KY 40206
D.B. NONE
TBLK 069E, LOT 0042

R6/TN
JANE & RODGER ROSE
4404 WATERGREST CT
LOUISVILLE, KY 40241
D.B. 9633, P. 655
TBLK 069E, LOT 0026

C2/TMC
CLIFTON LOFTS LLC
1115 S 4TH ST, STE 1
LOUISVILLE, KY 40203
D.B. 8806, P. 447
TBLK 069E, LOT 0006

C1/TMC
PAMELA & DOUGLAS NASIF
2009 FRANKFORT AVE
LOUISVILLE, KY 40206
D.B. 5447, P. 261
TBLK 069E, LOT 0009



LOCATION MAP
NO SCALE

SITE DATA

ZONING:	C1
FORM DISTRICT:	TMCD
EXISTING USE:	MIXED
PROPOSED USE:	MIXED
GROSS SITE AREA:	0.37 ACS (16,060SF)
BUILDING FOOTPRINT:	7,950 SF
GROSS BUILDING AREA:	15,844 SF
FAR:	0.98
EX. BUILDING HEIGHT:	26'

PARKING SUMMARY

MIN. PARKING REQUIRED:	36-11**
-APARTMENT (5) 1.5 SP/UNIT	8
-GEN. OFFICE (3,328SF) 1 SP:500SF	7
-RETAIL (3,220SF) 1 SP:500SF	7
-RESTAURANT (3,500SF) 1 SP:250SF	14
**70% PARKING REDUCTION PER LDC 9.1.3F. - #1,2,8,9	

MAX. PARKING ALLOWED:	11
-APARTMENT (5) 3.0 SP/UNIT	15
-GEN. OFFICE (3,328SF) 1 SP:200SF	17
-RETAIL (3,220SF) 1 SP:150SF	21
-RESTAURANT (3,500SF) 1 SP:50SF	70

PARKING PROVIDED:	20
-ON-STREET	7
-OFF-STREET	13

BICYCLE PARKING CALCULATION

LONG TERM PARKING REQUIRED:	2 SPACES
(2 OR 1 PER 50,000SF)	
SHORT TERM PARKING REQUIRED:	4 SPACES
(4 OR 1 PER 50 SEATS)	
LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL.	
SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.	

LDC CHAPTER 10 REQUIREMENTS

THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1 BECAUSE THERE IS NO INCREASE IN BUILDING FOOTPRINT, VUA AND IMPERVIOUS AREA IS LESS THAN 20%. THE APPLICANT IS PROVIDING THE 5' VUA LBA.

WAIVERS

1. A WAIVER OF LDC 10.2.4.A TO ONLY PROVIDE THE REQUIRED 8' SCREEN WITHIN THE REQUIRED BUFFER.

GENERAL NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0027E, DECEMBER 5, 2006)
3. SANITARY SEWER SERVICE: THE PROJECT INTENDS TO UTILIZE EXISTING PROPERTY SERVICE CONNECTIONS ALONG FRANKFORT AVE. & BELLAIRE AVE.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
8. PRIOR TO CONSTRUCTION APPROVAL A LICENSE AGREEMENT FOR THE STAIRS THAT ARE TO REMAIN MUST BE PROCESSED.

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE:	0.37 ACS (16,060 SF)
EXISTING IMPERVIOUS AREA:	0.37 ACS (16,060 SF)
PROPOSED IMPERVIOUS AREA:	0.36 ACS (15,844 SF)
PERCENT DECREASE:	-1.3%
DISTURBED AREA:	0.107 ACS (4,682 SF)

RECEIVED
JUL 29 2019
DESIGN SERVICES

CASE #19CAT20006
RELATED CASE #18COA1257
WM # 12003
TAX BLOCK 69E, LOT 10, 82
D.B. 7342 PG. 367-371

SABAKI, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET
(502) 584 - 6271

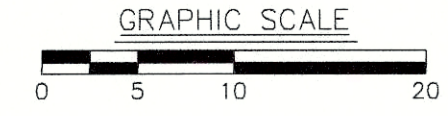
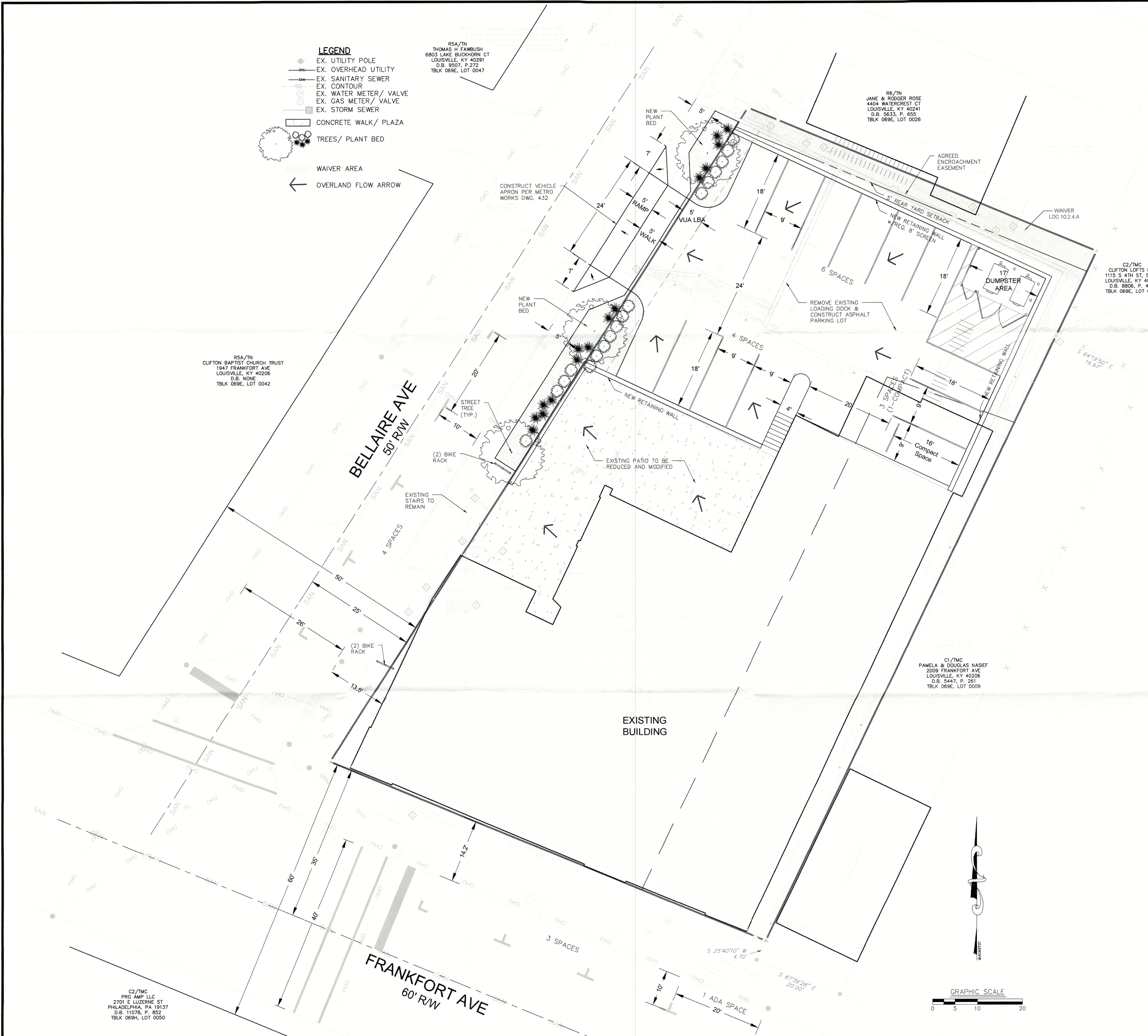
NO.	REVISION	DATE
1 <td>ASPECT COMMENTS</td> <td>7/29/19</td>	ASPECT COMMENTS	7/29/19

DEVELOPER: INVESTMENT PROPERTY ADVISORS
1800 STEVENS AVE
LOUISVILLE, KY 40205

SHEET TITLE: CATEGORY 2B PLAN
PROJECT TITLE: 2001, 2003-2007 FRANKFORT AVE
LOUISVILLE, KY 40206
OWNER: UNLIMITED PARTNERSHIP
285 N HUBBARD ST, STE 102
LOUISVILLE, KY 40207

JOB NO.	3136
SCALE:	1"=10'
DATE:	6/17/19

DRAWING NO:
CAT2B
SHEET 1 OF 1



C2/TMC
PRG AMP LLC
2701 E LUZERNE ST
PHILADELPHIA, PA 19137
D.B. 11078, P. 852
TBLK 069H, LOT 0050