



LOCATION MAP  
NO SCALE

#### GENERAL NOTES:

1. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
5. ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LDC.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
7. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
  - b. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
12. THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
13. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES, FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
14. STREET TREES REQUIRED PER LDC 10.2.8.A AND SHALL BE INCLUDED ON THE LANDSCAPE PLAN FOR REVIEW AND APPROVAL.
15. THE SITE IS LOCATED IN THE BUTCHERTOWN HISTORIC PRESERVATION AREA AND INCLUDED IN THE BUTCHERTOWN NEIGHBORHOOD PLAN STUDY AREA.
16. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
17. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
18. THE REFUSE AREA SHALL BE SCREENED ACCORDING TO METRO LOUISVILLE LDC CHAPTER 10.
19. THE EXISTING GATE SHALL REMAIN PERMANENTLY OPEN.

#### MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
4. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

#### WAIVER(S) REQUESTED

- (W1) A WAIVER IS REQUESTED FOR 10.2.4.A FROM THE LDC TO ELIMINATE THE REQUIRED 35' LBA ALONG THE EAST AND WEST PROPERTY LINES.
- (W2) A WAIVER IS REQUESTED FOR 5.5.3.a FROM THE LDC TO NOT PROVIDE THE 3' MASONRY WALL ALONG THE FRONT OF THE PARKING LOT.
- (W3) A WAIVER IS REQUESTED TO ALLOW THE EXISTING GATE TO REMAIN LOCATED 15 FEET FROM THE EDGE OF PAVEMENT AND 3.6 FEET FROM THE RIGHT OF WAY.

#### PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C =(0.98- 0.97)=0.01  
SITE AREA = 0.38 ACRES  
INCREASED RUNOFF = (0.01X2.8/12)X 0.38 AC = 0.00 AC--FT

#### INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 16,289 SF  
POST-DEVELOPED IMPERVIOUS SURFACE = 16,443 SF  
INCREASE IN IMPERVIOUS SURFACE = 154 SF

#### PARKING SUMMARY

REQUIRED NUMBER OF UNITS	16
MIN. (NONE)	NONE
MAX. (2 SPACES/UNIT)	32 SPACES
PARKING PROVIDED	
STANDARD SPACES	3 SPACES
HANDICAP SPACES	1 SPACE
TOTAL PROVIDED	4 SPACES

#### PROJECT SUMMARY

EXISTING ZONING	R6
PROPOSED ZONING	C2
FORM DISTRICT	TN
EXISTING USE	MULTI-FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL W/ (3) SHORT TERM RENTAL UNITS
SITE ACREAGE	0.38 AC. (16,504 SF)
BUILDING FOOTPRINT SF	11,000 SF
TOTAL GROSS FLOOR AREA	16,321 SF
TOTAL NO. OF D.U.	16 UNITS
VUA	4,591 SF
ILA REQUIRED (0%)	0 SF
ILA PROVIDED	0 SF
F.A.R.	1.2
DENSITY	42.10 D.U./AC.

#### PRELIMINARY APPROVAL

Condition of Approval:

*Mark D. K. 3-10-23*  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

#### LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SIGN
- EXISTING CONCRETE
- EXISTING LIGHT
- TO BE REMOVED
- PARKING COUNT
- PROPOSED DUMPSTER
- EXISTING SANITARY SEWER
- PROPOSED BOLLARD

RECEIVED  
MAR 08 2023  
PLANNING &  
DESIGN SERVICES

CASE#21-ZONE-0155  
RELATED CASE#21-ZONEPA-0149,  
B-80-97, B-60-88, B-151-94,  
18NONCONFORM1028

#### DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)

#### FRANKLIN LOFTS

943 FRANKLIN STREET  
LOUISVILLE, KY 40206  
OWNER/DEVELOPER:  
FRANKLIN LOFTS, LLC  
4169 WESTPORT ROAD  
LOUISVILLE, KY 40207  
DB 11944 PG 804  
TAX BLOCK:019E LOT:55

**Milestone**  
design group  
108 Davenport Lane, Suite 300 Louisville, KY 40223  
502.327.7073 www.milestonedesign.org

#### FRANKLIN LOFTS

DATE: 7/7/2022  
DRAWN BY: S.R.M.  
CHECKED BY: J.M.M.  
SCALE: 1"=10' (HORZ)  
SCALE: N/A (VERT)

#### REVISIONS

△	AGENCY CMNTS 9/14/22
△	AGENCY CMNTS 2/6/22
△	
△	
△	
△	

#### DEVELOPMENT PLAN

JOB NUMBER  
02454

1  
OF  
1

#### NOTE

NO NEW CONSTRUCTION PROPOSED.  
NO ALTERATIONS TO EXISTING DRAINAGE PATTERNS.  
EXISTING CONTOURS DERIVED FROM LOJIC.

#### APCD NOTE

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

#### FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.). LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0026F

0' 10' 20'  
GRAPHIC SCALE  
1"=10'