

**SITE DATA**  
 1073 MARY STREET  
 LOUISVILLE, KY 40204  
 DB 10763 PG 738  
 TAX BLOCK 25, LOT 106

TOTAL SITE AREA 0.170 AC/7,411 SF  
 FORM DISTRICT TRADITIONAL NEIGHBORHOOD  
 EXISTING ZONING R-6  
 EXISTING USE RESIDENTIAL DUPLEX  
 PROPOSED ZONING R-7  
 PROPOSED USE MULTI-FAMILY RESIDENTIAL  
 MAXIMUM DENSITY 29.4 DWELLING UNITS/ACRE  
 MAXIMUM UNITS PERMITTED 5.92 UNITS  
 PROPOSED UNITS 5 UNITS  
 FAR 1.00  
 FOOTPRINT AREA 3,847.5 SF

BUILDING FINISHED FLOOR AREA  
 LOWER LEVEL 120 SF  
 FIRST FLOOR 3,442.5 SF  
 SECOND FLOOR 3,847.5 SF  
 TOTAL AREA 7410 SF

EXISTING BUILDING HEIGHT 29 FT  
 MAX BUILDING HEIGHT 45 FT/3 STORIES  
 MAX INFILL BUILDING HEIGHT 25% OVER PREVAILING RANGE/7.25 FT OVER EXISTING  
 PROPOSED BUILDING HEIGHT 34 FT

TOTAL YARD AREA PROVIDED FOR UNITS 2,547 SF/34%

**SETBACK DATA**  
 MIN/MAX FRONT YARD INFILL 5 FT-10FT  
 STREET SIDE YARD 3 FT  
 SIDE YARD 5 FT  
 REAR YARD 5 FT

**PARKING SUMMARY**  
 MIN PARKING REQUIRED(1.5 SP/UNIT) 8 SPACES  
 MAX PARKING PERMITTED(2.5 SP/UNIT) 13 SPACES  
 10% REDUCTION FOR TRANSIT PER LDC9.1.3.F.1 -1 SPACE  
 20% REDUCTION PER 9.1.3.F.9 -2 SPACES  
 MIN PARKING REQUIRED WITH REDUCTIONS 5 SPACES  
 PARKING PROVIDED 10 SPACES(GARAGE)  
 VUA 0 SF

BICYCLE PARKING REQUIRED 0

TOTAL SITE DISTURBANCE 7,411 SF  
 EXISTING IMPERVIOUS AREA 1,055 SF  
 PROPOSED IMPERVIOUS AREA 4,272 SF  
 NET IMPERVIOUS AREA 3,217 SF

**TREE CANOPY CALCULATIONS**  
 SITE AREA 7,411 SF  
 SITE CANOPY CLASS CLASS B  
 EXISTING TREE CANOPY COVERAGE 0%  
 TREE CANOPY REQUIRED 15%/1,112 SF  
 TREE CANOPY TO BE PROVIDED 0%, 100% REDUCTION PER 10.1.4.B.2.b

**VARIANCE REQUESTED:**  
 A VARIANCE IS REQUESTED OF SECTION 5.4.1.D OF THE LAND DEVELOPMENT CODE(LDC) TO VARY THE PRIVATE YARD AREA REQUIREMENT.

**GENERAL NOTES:**  
 SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

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

SITE TO BE SERVED BY THE MORRIS FORMAN SEWAGE TREATMENT PLANT.

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN PER MAP 21111C0042E.

PROPERTY BOUNDARY AND CONTOUR INFORMATION PER SURVEY BY BENJAMIN SHINABERY DATED MARCH 20, 2017.

LIMESTONE CURB ALONG ALLEY TO BE EITHER PRESERVED OR REMOVED AND DELIVERED TO THE EAST DISTRICT PUBLIC WORKS LOCATION AT 595 HUBBARDS LANE FOR FUTURE REUSE IN REPLACEMENT PROJECTS.

NO INCREASE IN RUNOFF WILL BE PERMITTED ONTO THE ADJACENT PROPERTY AS A RESULT OF THIS PROJECT.

NO DEMOLITION OF EXISTING STRUCTURES SHALL OCCUR EXCEPT IN ACCORDANCE WITH WRECKING ORDINANCE FOR CONTRIBUTING STRUCTURES.

DOWNSTREAM SYSTEM CAPACITY TO BE VERIFIED FOR INCREASED RUN OFF PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

SITE IS SUBJECT TO REGIONAL FACILITY FEES.

PROPOSED BUILDING WILL BE SPRINKLED.

**MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

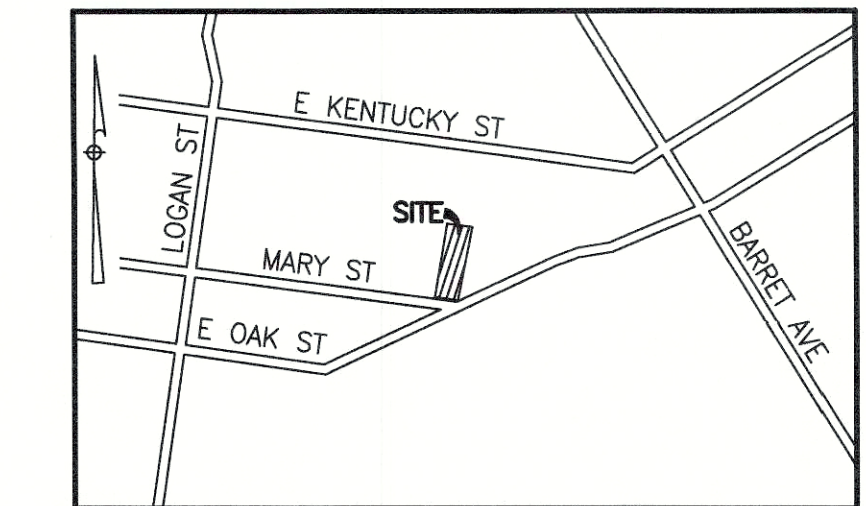
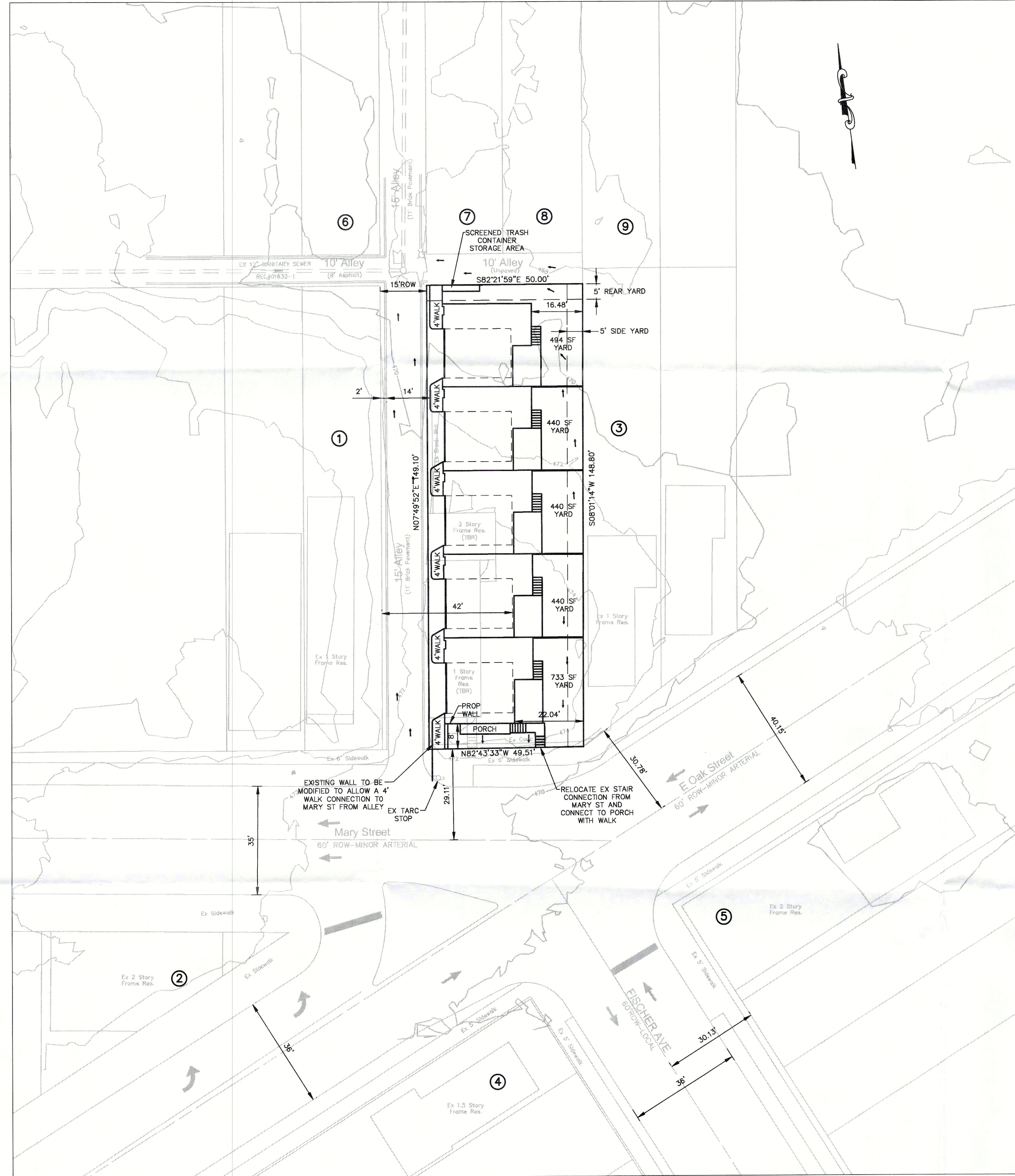
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW - WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT - LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.



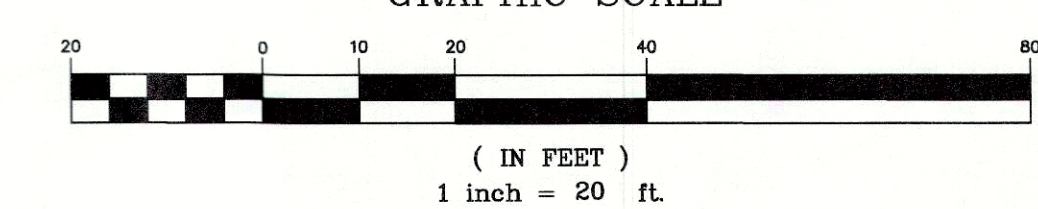
**ADJACENT PROPERTY INFORMATION**

- ① 1071 MARY ST  
TRAN & P PROPERTIES LLC  
DB10552 PG454  
R-6/TN
- ② 1069 E OAK ST  
SUE SIDEBOTTOM GARDNER  
DB7168 PG863  
R-6/TN
- ③ 1101 E OAK ST  
PAUL JACOB BARKER  
DB9328 PG2  
R-6/TN
- ④ 1100 FISCHER AVE  
DAVID DOWNEY  
DB10684 PG796  
R-6/TN
- ⑤ 1100 E OAK ST  
MINERVA PROPERTIES LLC  
DB8796 PG473  
R-6/TN
- ⑥ 1072 E ST CATHERINE ST  
JESSICA SCOTT  
DB9976 PG557  
R-6/TN
- ⑦ 1100 E ST CATHERINE ST  
WHITNEY ST JOHN  
DB8487 PG566  
R-6/TN
- ⑧ 1102 E ST CATHERINE ST  
RAYMOND G BERGER  
DB7412 PG63  
R-6/TN
- ⑨ 1104 E ST CATHERINE ST  
NATASHA KRIDER  
DB9805 PG232  
R-6/TN

**LEGEND**

- EXISTING STORM SEWER LINE
- EXISTING DITCH LINE
- x-x-x- EXISTING FENCE
- 100- EXISTING MAJOR CONTOUR
- 99- EXISTING MINOR CONTOUR
- PL PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- W- EXISTING WATER LINE
- FLOW ARROW
- SF- SILT FENCE
- ..... DISTURB LIMITS

RECEIVED  
 MAY 22 2017  
 PLANNING &  
 DESIGN SERVICES



WM #11570

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Prepared By:	Date:		
Signature:	Date:		
Scale: JCK	JCK		
Designed By: 12/19/2016	Drawn By: 10		
Design Date: Print Date & Time:			
CAD Drawing Name:			
Surveyed By: Survey Date:			
NO	DATE	BY	REVISION DESCRIPTION

Project: 1073 MARY STREET  
 LOUISVILLE, KY 40204  
 PARCEL NO. 028B01060000 0.16730 AC  
 Owner/Developer: SIMIC  
 9915 CONSTANTINE CIRCLE  
 PROSPECT, KY 40059

Sheet Title: ZONING & DETAILED DEVELOPMENT PLAN

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