

**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-7  
 EXISTING USE MULTI-FAMILY RESIDENTIAL  
 PROPOSED USE 5 SINGLE FAMILY LOTS

**R-7/TRADITIONAL NEIGHBORHOOD/SINGLE FAMILY MIN/MAX REQUIREMENTS**

FAR 1.0 MAX  
 DENSITY 34.8 DWELLING UNITS/AC MAX  
 LOT AREA 4,500 SF MIN  
 LOT WIDTH 25 FT MIN  
 FRONT YARD SETBACK INFILL 5-10'  
 STREET SIDE YARD SETBACK 3 FT  
 SIDE YARD SETBACK 5 FT  
 REAR YARD SETBACK 5 FT MIN  
 HEIGHT 45 FT OR 3 STORIES

**LOT 1**  
 AREA 1719 SF/0.039 AC  
 EX UNIT 1398 SF  
 FAR 0.81  
 DENSITY 25.64 DWELLING UNITS/AC  
 FRONT YARD SETBACK 8'  
 SIDE YARD SETBACK 5'/16.12  
 REAR YARD SETBACK 0'  
 PARKING REQUIRED 1 SPACE MIN/3 OUTDOOR SPACES MAX  
 PARKING PROVIDED 2 GARAGE SPACES

**LOT 2**  
 AREA 1371 SF/0.031 AC  
 EX UNIT 1370 SF  
 FAR 1.0  
 DENSITY 32.26 DWELLING UNITS/AC  
 FRONT YARD SETBACK 5'  
 SIDE YARD SETBACK 0'  
 REAR YARD SETBACK 16.20'  
 PARKING REQUIRED 1 SPACE MIN/3 OUTDOOR SPACES MAX  
 PARKING PROVIDED 2 GARAGE SPACES

**LOT 3**  
 AREA 1370 SF/0.031 AC  
 EX UNIT 1370 SF  
 FAR 1.0  
 DENSITY 32.26 DWELLING UNITS/AC  
 FRONT YARD SETBACK 5'  
 SIDE YARD SETBACK 0'  
 REAR YARD SETBACK 16.29'  
 PARKING REQUIRED 1 SPACE MIN/3 OUTDOOR SPACES MAX  
 PARKING PROVIDED 2 GARAGE SPACES

**LOT 4**  
 AREA 1371 SF/0.031 AC  
 EX UNIT 1370 SF  
 FAR 1.0  
 DENSITY 32.26 DWELLING UNITS/AC  
 FRONT YARD SETBACK 5'  
 SIDE YARD SETBACK 0'  
 REAR YARD SETBACK 16.38'  
 PARKING REQUIRED 1 SPACE MIN/3 OUTDOOR SPACES MAX  
 PARKING PROVIDED 2 GARAGE SPACES

**LOT 5**  
 AREA 1580 SF/0.036 AC  
 EX UNIT 1392 SF  
 FAR 0.88  
 DENSITY 27.78 DWELLING UNITS/AC  
 FRONT YARD SETBACK 5'  
 SIDE YARD SETBACK 0'/6.14'  
 REAR YARD SETBACK 16.48'  
 PARKING REQUIRED 1 SPACE MIN/3 OUTDOOR SPACES MAX  
 PARKING PROVIDED 2 GARAGE SPACES

**GENERAL NOTES:**  
 SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC.

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.

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

**MSD SANITARY SEWER AND STORMWATER NOTE**

LOT OWNERS, NOT MSD, ARE RESPONSIBLE FOR ALL MAINTENANCE, SERVICE, REPAIRS, AND REPLACEMENT OF SANITARY SEWER LINES LOCATED ON THE FIVE LOTS AND ARE RESPONSIBLE FOR ALL STORMWATER/DRAINAGE FACILITIES, FEATURES, AND CONDITIONS ON ANY OR ALL OF THE FIVE LOTS. LOT OWNERS, INDIVIDUALLY AND COLLECTIVELY, SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS MSD WITH RESPECT TO THE FOREGOING RESPONSIBILITIES AND ARE JOINTLY AND SEVERALLY LIABLE TO MSD WITH RESPECT TO SUCH OBLIGATIONS. THESE OBLIGATIONS MAY BE FURTHER DETAILED, BUT NOT REDUCED, BY A SEPARATE WRITTEN AGREEMENT IN THE LAND RECORDS.

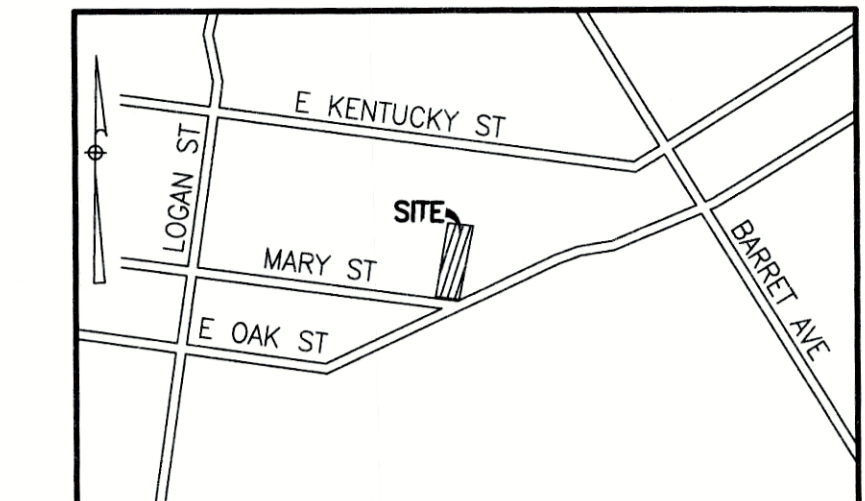
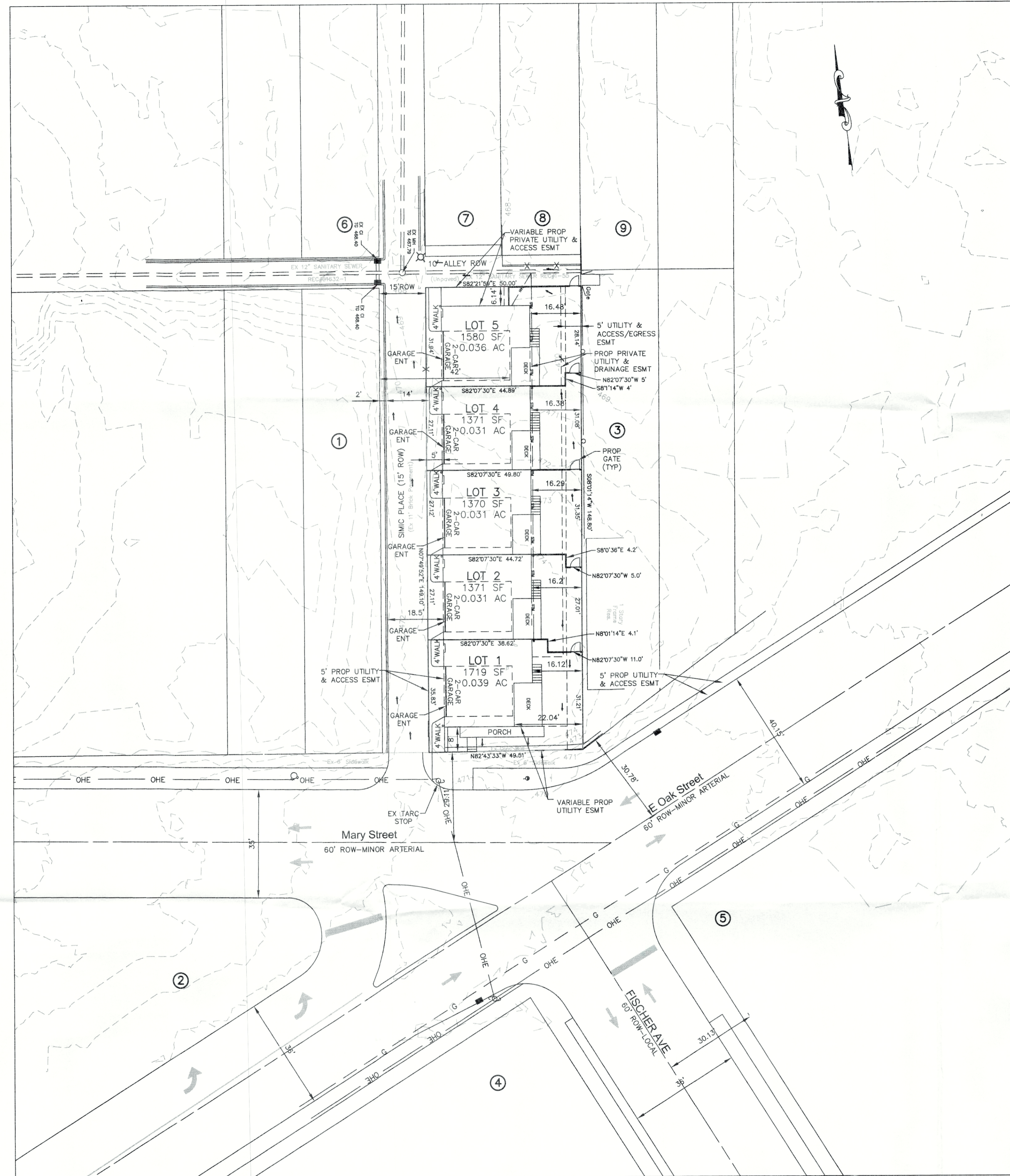
**WAIVERS AND VARIANCES REQUESTED:**  
 A VARIANCE IS REQUESTED OF LDC TABLE 5.2.2 TO ALLOW STRUCTURES TO ENCR OACH UPON THE 5' REQUIRED SIDE YARD.

A WAIVER IS REQUESTED OF LDC 7.8.60.B.1 TO CREATE LOTS FRONTING ON AN ALLEY.

APPROVAL IS REQUESTED FOR THE CREATION OF SUBSTANDARD LOTS IN ACCORDANCE WITH LDC 7.1.85

APPROVAL IS REQUESTED IN ACCORDANCE WITH LDC 5.4.1.H TO ALLOW FOR ALTERNATIVE SITE DESIGN IN THE TRADITIONAL FORM DISTRICT NOT CONFORMING TO THE FOUR AREAS OF RESIDENTIAL SITE DESIGN.

**RELATED CASE**  
 MINOR SUBDIVISION PLAT CASE #20-MPLAT-0053



**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  
NATASHA KRIDER  
DB11019 PG145  
R-6/TN
- ④ 1100 FISCHER AVE  
LAURA CHRISTINE SHROEDER  
DB11297 PG430  
R-6/TN
- ⑤ 1100 E OAK ST  
JOSEPH D BRYAN  
DB11524 PG933  
R-6/TN
- ⑥ 1072 E ST CATHERINE ST  
BONNIE L & MICHAEL T SMITH  
DB11081 PG980  
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- EXISTING FENCE
- 100- EXISTING MAJOR CONTOUR
- 99- EXISTING MINOR CONTOUR
- PL PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- w- EXISTING WATER LINE
- ↑ FLOW ARROW
- DOWN SPOUT

**RECEIVED**

MAY 19 2020  
 PLANNING & DESIGN SERVICES

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

WM #11570

Prepared By: **ACCURUS ENGINEERING**  
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 SITE PLANS • SURVEYING DESIGN • TRAFFIC ENGINEERING • ROADWAY AND DRAINAGE DESIGN

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

Project: 1073 MARY STREET  
 LOUISVILLE, KY 40204  
 PARCEL NO. 025B01060000 0 16730 AC  
 Owner/Recorder: SIMIC  
 9915 CONSTANTINE CIRCLE  
 PROSPECT, KY 40069

Sheet Title: **REVISED DEVELOPMENT PLAN**

Sheet: **1 of 1**

20-M-0020