

GENERAL NOTES

1. ALL CONDITIONS ARE EXISTING. NO SITE WORK IS PROPOSED AS A RESULT OF THIS APPLICATION.
2. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
3. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #21111C0026E, EFFECTIVE DECEMBER 5, 2006.
4. NO NEW OUTDOOR LIGHTING IS PROPOSED.
5. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CANS AT THIS TIME.
6. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION IN THE RIGHT OF WAY.

LANDSCAPE REQUIREMENTS

R6 TO R7 IN TRADITIONAL NEIGHBORHOOD. - NO LBA REQUIRED

TREE CANOPY CHART - CLASS A

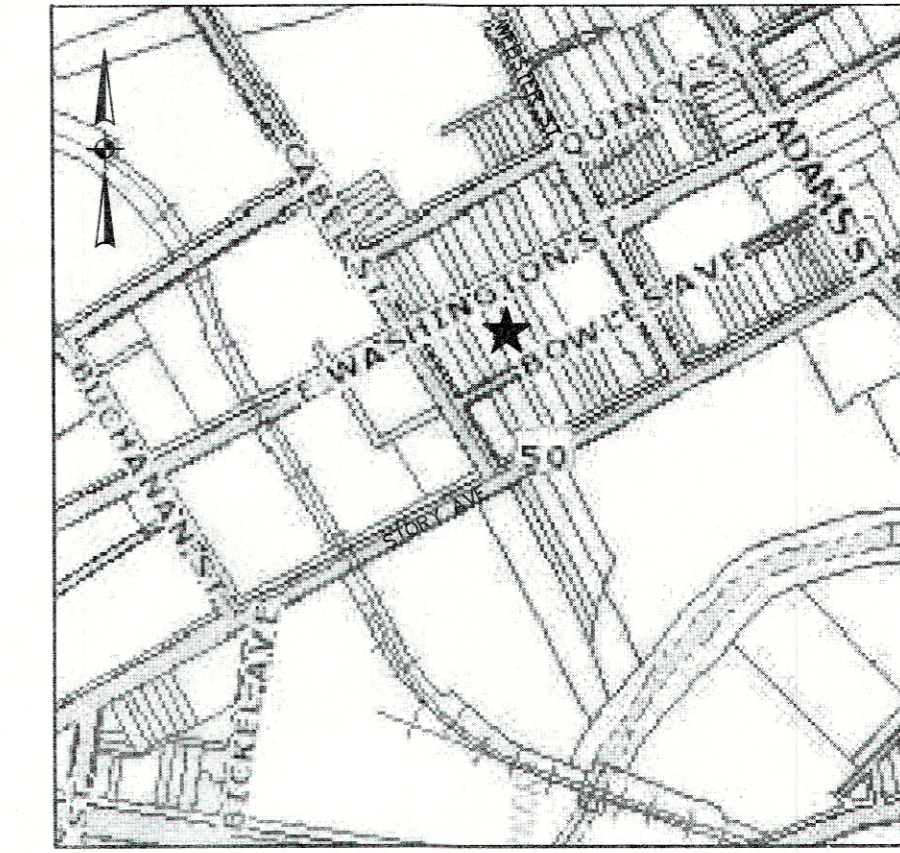
GROSS SITE AREA	8,150 S.F.±
PRESERVED TREE CANOPY	0 S.F.± - 0%
REQUIRED TREE CANOPY	927.5 S.F.± - 15%
PROPOSED TREE CANOPY	1,152 S.F.
2 TYPE "B" 3"-10" CALIPER (576x2=1,152 S.F.±)	1,152 S.F. (18.7%)
TOTAL ON SITE TREE CANOPY	
STREET TREES	212 S.F.±
1 PROPOSED STREET TREE TYPE "C" 1 3/4"-3" (106x2=212 S.F.±)	

PROJECT SUMMARY

EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	R6
PROPOSED ZONING	R7
EXISTING USE	TRIPLEX (2 STRUCTURES)
PROPOSED USE	TRIPLEX (2 STRUCTURES)
EXISTING 2 STORY HOUSE W/BASEMENT	2,774 SQ. FT.±
EXISTING CARRIAGE HOUSE/GARAGE	2,057 SQ. FT.±
F.A.R.	0.785
MAXIMUM DENSITY	34.8 DWELLINGS PER ACRE
PROPOSED DENSITY	21.2 DWELLINGS PER ACRE
SITE AREA	6,150 SQ. FT.±

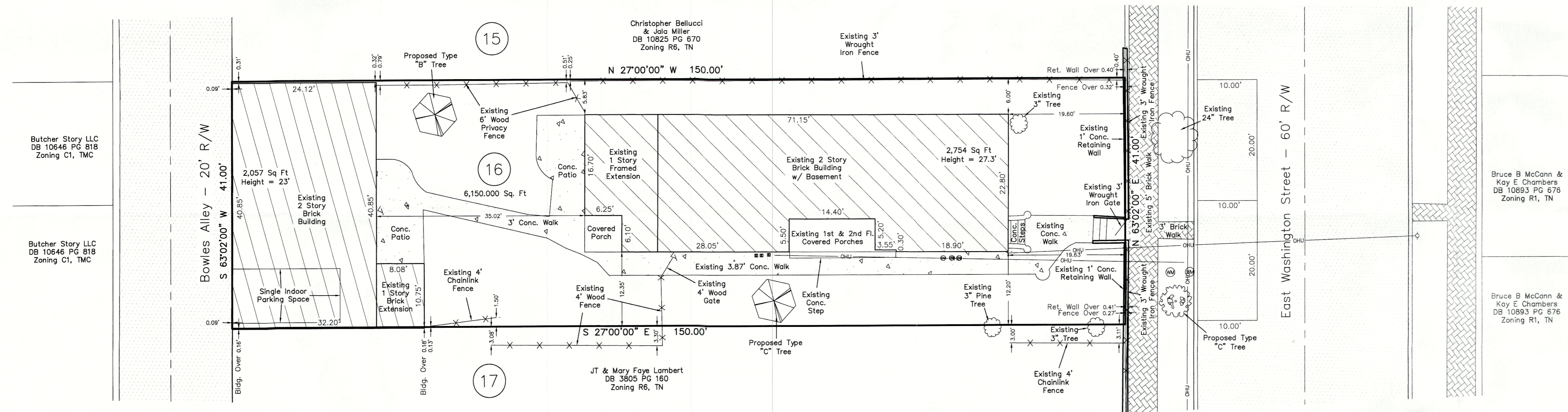
PARKING - DUPLEX PLUS CARRIAGE HOUSE

MINIMUM PARKING (1 SPACE PER UNIT)	3 SPACES
MAXIMUM PARKING (2 SPACES PER UNIT)	6 SPACES
PROVIDED PARKING ONSITE - 1 GARAGE	1 SPACES (ON SITE)
STREET PARKING	2 SPACES (ON STREET)
TOTAL PARKING	3 SPACES
V.I.L.A.	N/A
I.L.A. REQUIRED (< 6000 SF)	NONE
TYP. PARKING SPACE (STREET)	10' X 20'



REVISIONS	
NO.	DESCRIPTION
1.	
2.	

CARDINAL PLANNING & DESIGN, INC.
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 info@cardinalplanning.com

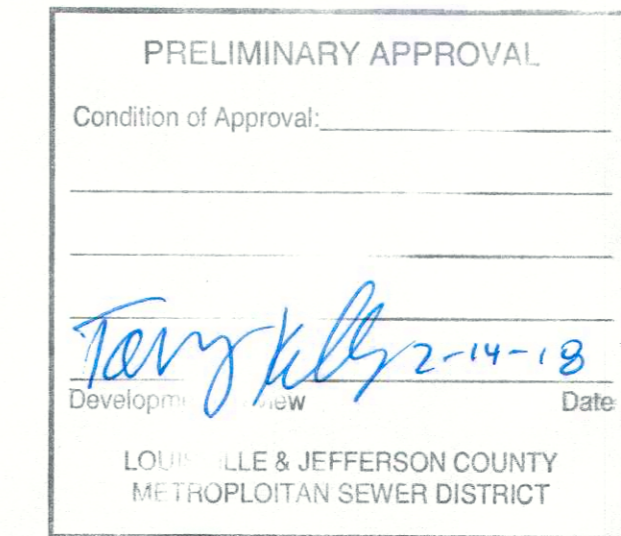
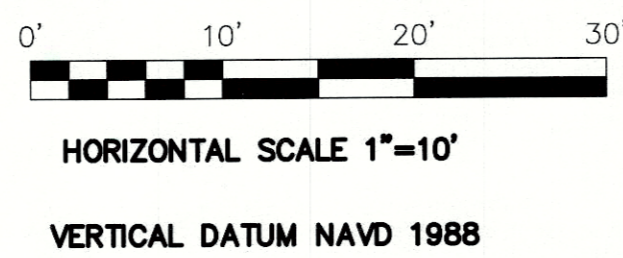


Butcher Store LLC
 DB 10646 PG 818
 Zoning C1, TMC

Bruce B McCann &
 Kay E Chambers
 DB 10893 PG 676
 Zoning R1, TN

LEGEND

- Existing Utility Pole
- Existing Sign
- Existing Water Meter
- Existing Gas Meter
- Existing Fire Hydrant
- Drainage Flow Direction
- Existing Fence (As Noted)
- Existing Overhead Utility Line
- Existing Type "A" Tree
- Proposed Type "B" Tree
- Proposed Type "C" Tree



CURRENT PROPERTY OWNERS
 THE ESTATE OF ALLEN EUGENE ROSENSTEIN
 P.O. Box 4313
 LOUISVILLE, KY 40204
 DEED BOOK W00629, PAGE 843
 PARCEL ID 019J00160000

DOCKET # 17ZONE1001
 APPLICATION FOR ZONING CHANGE
 DETAIL DISTRICT DEVELOPMENT PLAN
 REVISED PLAN DATE: 01/05/2018
 WM # _____

DETAIL DISTRICT DEVELOPMENT PLAN
 APPLICATION FOR ZONING CHANGE
 1312 EAST WASHINGTON STREET,
 LOUISVILLE, KY 40206
 FOR:
 THE ESTATE OF ALLEN EUGENE ROSENSTEIN
 P.O. Box 4313
 LOUISVILLE, KY 40204

17 Zone 1001