

SITE PLAN FOR ZONING CHANGE
1239 SOUTH CLAY STREET
LOUISVILLE, KENTUCKY 40203
OWNER: RIVER CITY HOUSING, INC.

ISSUES AND REVISIONS:

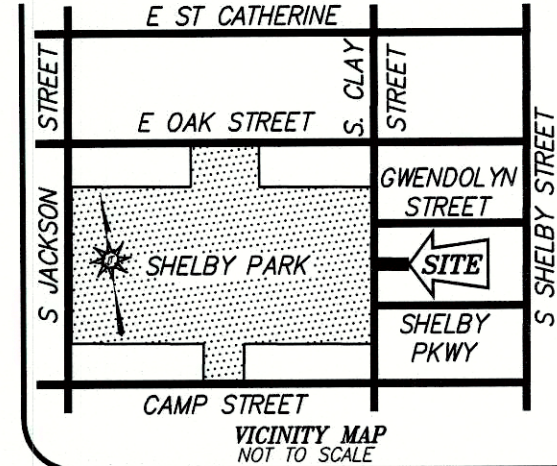
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|----------|--|
| 05/23/22 | PRELIMINARY ZONING PLAN. |
| 08/01/22 | P&Z COMMENTS ADDRESSED. |
| 09/01/22 | FINAL P&Z COMMENTS ADDRESSED. |
| 09/07/22 | ADDITIONAL PARKING ADDED AT REAR. |
| 09/28/22 | DRAFT, FOR AGENCY COMMENT ONLY. |
| 10/06/22 | DRAFT, PYA EDIT PER AGENCY COMMENTS. |
| 10/17/22 | PARKING REVISION TO ADDRESS PUBLIC WORKS COMMENTS. |
| 11/15/22 | PARKING SUMMARY AMENDED. |

CASE #: 22-ZONE-0114
ZONING PLAN

RIVER CITY HOUSING

River City Housing
120 Webster Street
Suite 325
Louisville KY, 40206

Scale: 1" = 20'
Date: 11/15/2022
Cadd: AS
Sheet: 1 OF 1



CASE #: 22-ZONE-0114
RELATED CASE 22-ZONEPA-0055
CORRESPONDS WITH 21-MPLAT-0010

STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH LDC SECTION 10.2.8.

SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEES AND APPLICABLE CHARGES. EACH UNIT MUST CONNECT TO IT'S OWN SANITARY SEWER SERVICE PSC WITH A MINIMUM SIX-INCH SANITARY SEWER AND EXTERNAL CLEAN-OUT.

SOURCE OF TITLE
DEED BOOK 10863, PAGE 472
A TITLE POLICY OR ABSTRACT WAS NOT PROVIDED.

EPSC NOTE
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... 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 SEED 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

MSD NOTES
SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. EACH UNIT SHALL BE SERVED EXTERNALLY WITH A CLEAN OUT PRIOR TO CONNECTING TO THE SINGLE PSC.

MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

FLOODZONE NOTE
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" FLOOD AREA, PURSUANT TO FIRM (FLOOD INSURANCE RATE MAP) No.21111C00042E DATED DECEMBER 05, 2006

MERIDIAN NOTE
THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES IS BASED ON KENTUCKY STATE PLANE COORDINATES, SINGLE ZONE, NAD 83.

GENERAL NOTES:
THIS SITE IS LOCATED WITHIN THE SHELBY PARK NEIGHBORHOOD, WHICH IS A NATIONAL REGISTER DISTRICT-ELIGIBLE NEIGHBORHOOD.

THE DEVELOPMENT LIES IN THE LOUISVILLE FIRE PROTECTION DISTRICT #2.

THE DEVELOPMENT IS WITHIN THE URBAN SERVICE DISTRICT.

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

DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.

RECEIVED
DEC 01 2022
PLANNING & DESIGN SERVICES

GENE & ANN LEE LORICK
708 GWENDOLYN ST
DB 9260, PG 941

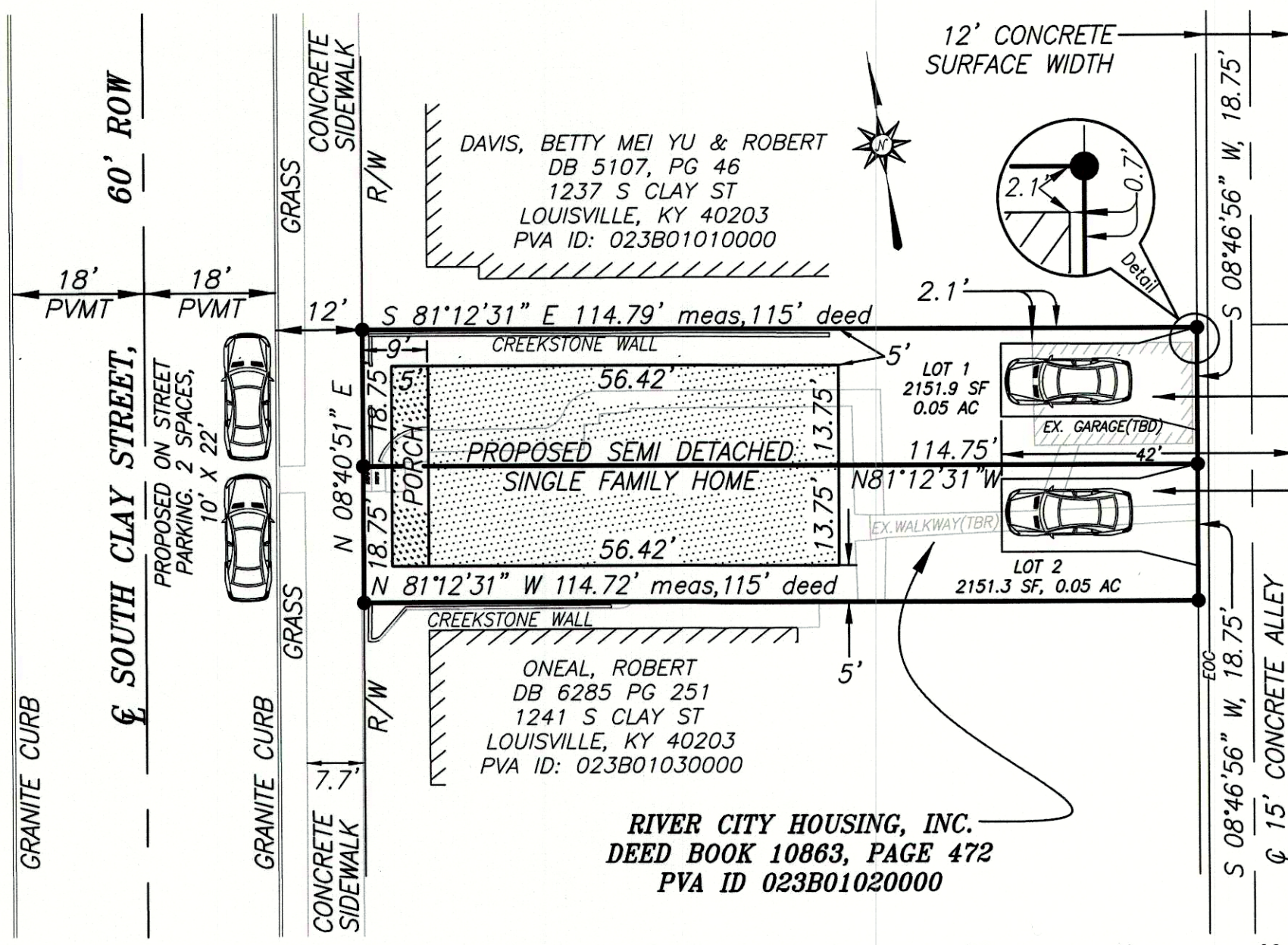
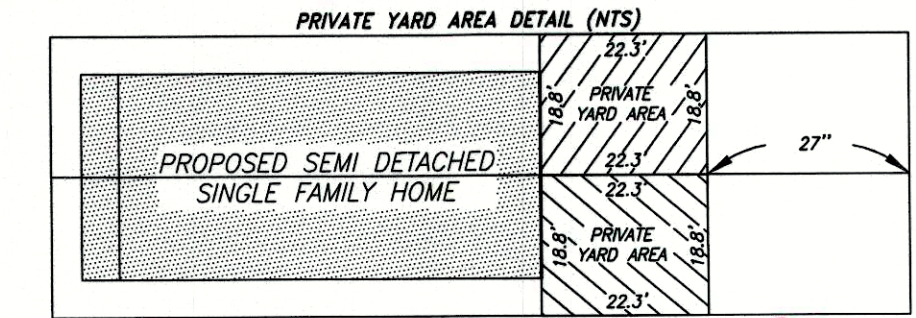
LEATHA & SKAGGS HICKMAN
713 SHELBY PKWY
DB 4475, PG 160

SITE DATA

| | |
|---|---|
| LOCATION: | 1239 SOUTH CLAY STREET LOUISVILLE, KY 40203 |
| PVA PARCEL ID: | 023B01020000 |
| OWNER: | RIVER CITY HOUSING, INC. DEED BOOK 10863, PAGE 472 |
| EXISTING ZONING: | R-6 MULTIFAMILY RESIDENTIAL |
| PROPOSED ZONING: | U-N URBAN NEIGHBORHOOD |
| FORM DISTRICT: | TRADITIONAL NEIGHBORHOOD |
| EXISTING IMPROVEMENTS: | 14' X 22' GARAGE (WALLS ONLY) TO BE DEMOLISHED |
| PROPOSED IMPROVEMENT: | SEMI-DETACHED SINGLE FAMILY DWELLING |
| SITE AREA: | 4,303.23 SQUARE FEET (0.099 ACRE) |
| EXISTING IMPERVIOUS AREA: | 772 SQUARE FEET |
| PROPOSED IMPERVIOUS AREA: | 1689 SQUARE FEET |
| NET INCREASE IMPERVIOUS AREA: | 917 SQUARE FEET (118.8%) |
| GEOLOGY: | PURSUANT TO LOJIC, THE SITE IS NOT LOCATED IN KARST TERRAIN AREA. |
| SUMMARY PARKING | |
| MINIMUM REQUIRED PARKING: | NO MINIMUM |
| MAXIMUM ALLOWED PARKING: | 3 SPACES PER UNIT (6 TOTAL) |
| PARKING PROVIDED: | 2 SPACES PER UNIT, (1 OFF-STREET SPACE AND 1 ON-STREET SPACE FOR EACH UNIT) |
| DIMENSIONAL STANDARDS | |
| MINIMUM LOT AREA: | 2500 SQ. FT. 1500 SQ. FT. IF SF ATTACHED OR AS SPECIFIED WITHIN DESIGN GUIDELINES |
| MIN. LOT WIDTH (FT.): | 18' |
| MIN. FRONT AND STREET SIDE YARD SETBACK: | 15' |
| MAX. FRONT SETBACK: | FY 25' |
| MINIMUM SIDE YARD: | 3' |
| MINIMUM REARYARD: | 5' |
| MAXIMUM BLDG HEIGHT: | 35' |

PRIVATE YARD AREA CALCULATION

| | |
|--|--|
| TOTAL AREA, LOT 1 = 2151.9 SF (100%) | TOTAL AREA, LOT 2 = 2151.3 SF (100%) |
| PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20% | PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20% |



LEGEND
● SET REBAR PIN WITH SURVEYOR CAP #3129

0 20 40 60
SCALE 1" = 20'

RIVER CITY HOUSING, INC.
DEED BOOK 10863, PAGE 472
PVA ID 023B01020000

22-2008-0114