

**LEGEND**

---	EXISTING CONTOUR
~ ~ ~	EXISTING TREE MASS
X X X	EXISTING FENCE
---(S)---	EXISTING SANITARY MANHOLE W/PIPE

**MINDEL SCOTT**  
 ENGINEERING & ARCHITECTURE  
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**OWNER/DEVELOPER**  
**JAMES DANIEL & MARY CATHERINE BOWLING**  
 3608 GRAHAM ROAD  
 LOUISVILLE, KY 40207

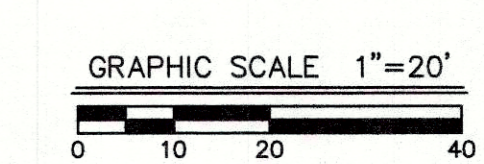
**DETAILED DISTRICT DEVELOPMENT PLAN**  
**1008 E WASHINGTON ST**  
**MULTI-USE DEVELOPMENT**  
 1008 E WASHINGTON ST. LOUISVILLE, KY 40206  
 TAX BLOCK 19G, LOT 61  
 DEED BOOK 12233, PAGE 469

- GENERAL NOTES:**
- NO NEW CONSTRUCTION IS PROPOSED (WITH THE EXCEPTION OF INTERIOR RENOVATIONS).
  - DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - STREET TREES SHALL BE PROVIDED AS REQUIRED BY 10.2.8 OF THE LDC.
- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND WASTEWATER SPECIFICATIONS.
  - WASTEWATER: EXISTING SANITARY SEWER CONNECTS TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 028F).
- PUBLIC WORKS AND KTC NOTES:**
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - CONSTRUCTION PLANS, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

OVERALL SITE DATA:		TRADITIONAL NEIGHBORHOOD		DIMENSIONAL STANDARDS:	
FORM DISTRICT	R6	MIN. LOT AREA	N/A	MIN. LOT WIDTH	N/A
EXISTING ZONING	C1	MIN. FRONT YARD	15'	MIN. STREET SIDE YARD	0'
PROPOSED ZONING	MULTI FAMILY	MAX. FRONT YARD	25'	MIN. REAR YARD	5'
EXISTING LAND USE	MULTI FAMILY/RETAIL STORE	MAX. BUILDING HEIGHT	45'/3 STORIES		
PROPOSED LAND USE	0.12± AC.				
GROSS LAND AREA					
NO. OF DWELLING UNITS	4				
EXISTING (2 IN EACH BUILDING)	3				
PROPOSED (1 IN FRONT BUILDING, 2 IN REAR)	25±				
BUILDING HEIGHT (MAX ALLOWED 45')	25 D.U./AC.				
DENSITY (MAX ALLOWED 34.84)					
BUILDING AREA					
RESIDENTIAL	2,156± S.F.				
RETAIL	1,238± S.F.				
TOTAL	3,414± S.F.				
FLOOR AREA RATIO (MAX 1.0)	0.65				
PARKING REQUIRED					
RESIDENTIAL	0 SPACES				
MINIMUM (N/A)	6 SPACES				
MAXIMUM (2 SPACES/UNIT)					
RETAIL STORE					
MINIMUM (N/A - BUILDING OVER 50 YRS)	0 SPACE				
MAXIMUM (1 SPACE/200 S.F.)	6 SPACES				
TOTAL	0-12 SPACES				
PARKING PROVIDED					
PARKING (ON STREET)	1 SPACE				
BICYCLE PARKING REQUIRED/PROPOSED	3 SPACES				

**WAIVER REQUEST:**  
 A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 15' LANDSCAPE BUFFER AREA REQUIRED ADJACENT TO R6 ZONED PROPERTY.

**RECEIVED**  
 NOV 15 2022  
 PLANNING & DESIGN SERVICES



CASE #22-ZONE-0120

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 10/24/22
Job Number: 3979
Sheet
1
of 1

22-ZONE-0150