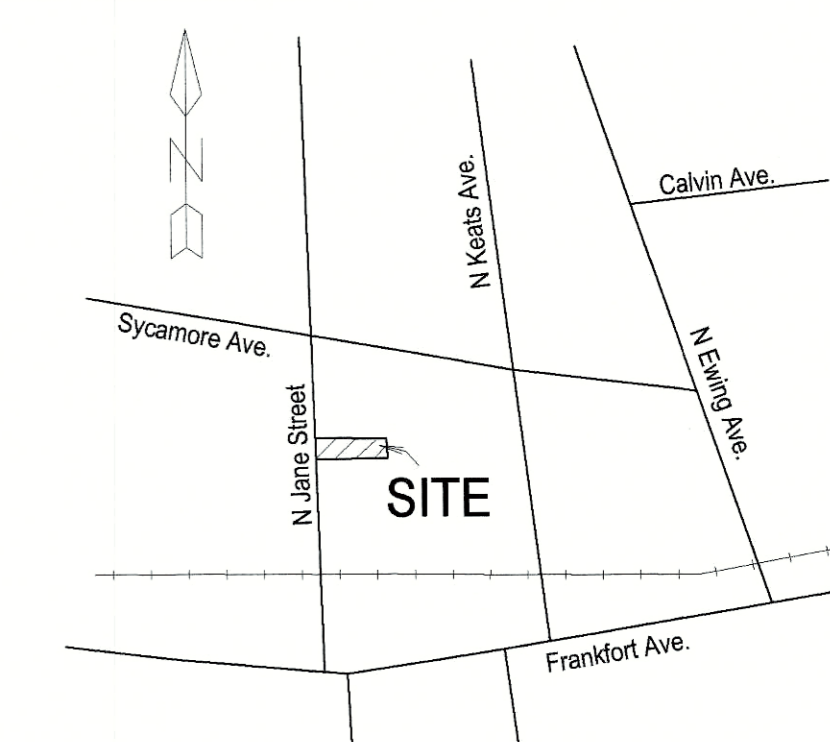


TREE CANOPY CALCULATIONS

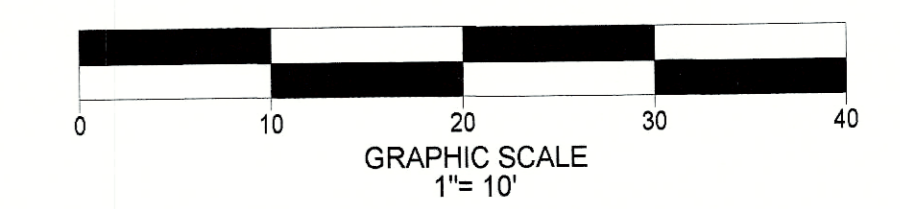
GROSS SITE AREA:	4,998 S.F.
TREE CANOPY REQUIRED AT 10%:	500 S.F.
EXISTING TREE CANOPY PRESERVED:	3,600 S.F.
EXISTING TREES:	
3 Type A Trees (AS SHOWN):	3,600 S.F.
1 EVERGREEN (PINE):	S.F. (TBD)
PROPOSED TREES: NONE	
TOTAL PROPOSED TREE CANOPY	3,600 S.F. (72%)



LOCATION MAP
No Scale

SITE DATA
 LOCATION = 117 N Jane Street
 Louisville, KY 40206
 DEED BOOK 9497 PAGE 820
 TAX BLOCK, 072B LOT, 22
 EXISTING ZONING = R5
 FORM DISTRICT = TN
 COUNCIL DISTRICT = 9
 EXISTING LAND USE = SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE = 2 DWELLING UNITS
 PROPOSED DWELLING UNITS: 2
 UNIT DENSITY = 18.2 PER ACRE
 EX. BUILDING HEIGHTS = 1 STORY FRAME: 11.5'
 1/2 STORY GARAGE: 16.5'
 GROSS FLOOR AREA = 1,016 S.F.
 FLOOR AREA RATIO = 1,016/4,998 = 0.20
 LAND AREA = 0.11 AC. (4,998 S.F.)

SETBACK REQUIREMENTS
 TRADITIONAL NEIGHBORHOOD
 Front = 15'
 Street Side Yard = 3'
 Side Yard = 3'
 Rear Yard = 5'
 Max. Building Height = 45'



**117 N JANE STREET
ZONING CHANGE
R-5 TO R-5B**

117 N JANE STREET
 LOUISVILLE, KY 40206
 PROPERTY OWNER: PEGGY HOWARD & DAVID COYTE
 ADDRESS: 2223 SYCAMORE AVE.
 LOUISVILLE, KY 40206
 DEED BOOK & PAGE: DB 9497, PG 820

SCHROLL LAND SURVEYING LLC.
 Office Location: 7329 St. Andrews Church Rd.
 Louisville, KY 40214
 Mailing Address: 5450 Southmead Drive
 Louisville, KY 40214
 Office: 502-367-7660 Mobile: 502-394-6773

DATE: June 18, 2019 SCALE 1" = 10'
 JOB NO: 2605-19 SHEET 1 OF 1

PLAN DATE 6-18-19

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
 CONDITIONS:
 BY: [Signature]
 DATE: 6/26/19
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 6/26/19 Date
 Development Review [Signature]
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

PARKING SUMMARY
 RESIDENTIAL-
 MINIMUM REQUIRED: 1 space for each dwelling unit in Traditional Form Districts (driveways, carports and garages may be used to fulfill this requirement)
 MAXIMUM ALLOWED: No more than 3 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least three sides enclosed. (see Section 5.1.1.5)
 TOTAL PARKING PROVIDED: 3 SPOTS (1 on-street & 2 garage)
RECEIVED
 JUN 24 2019
 DESIGN SERVICES

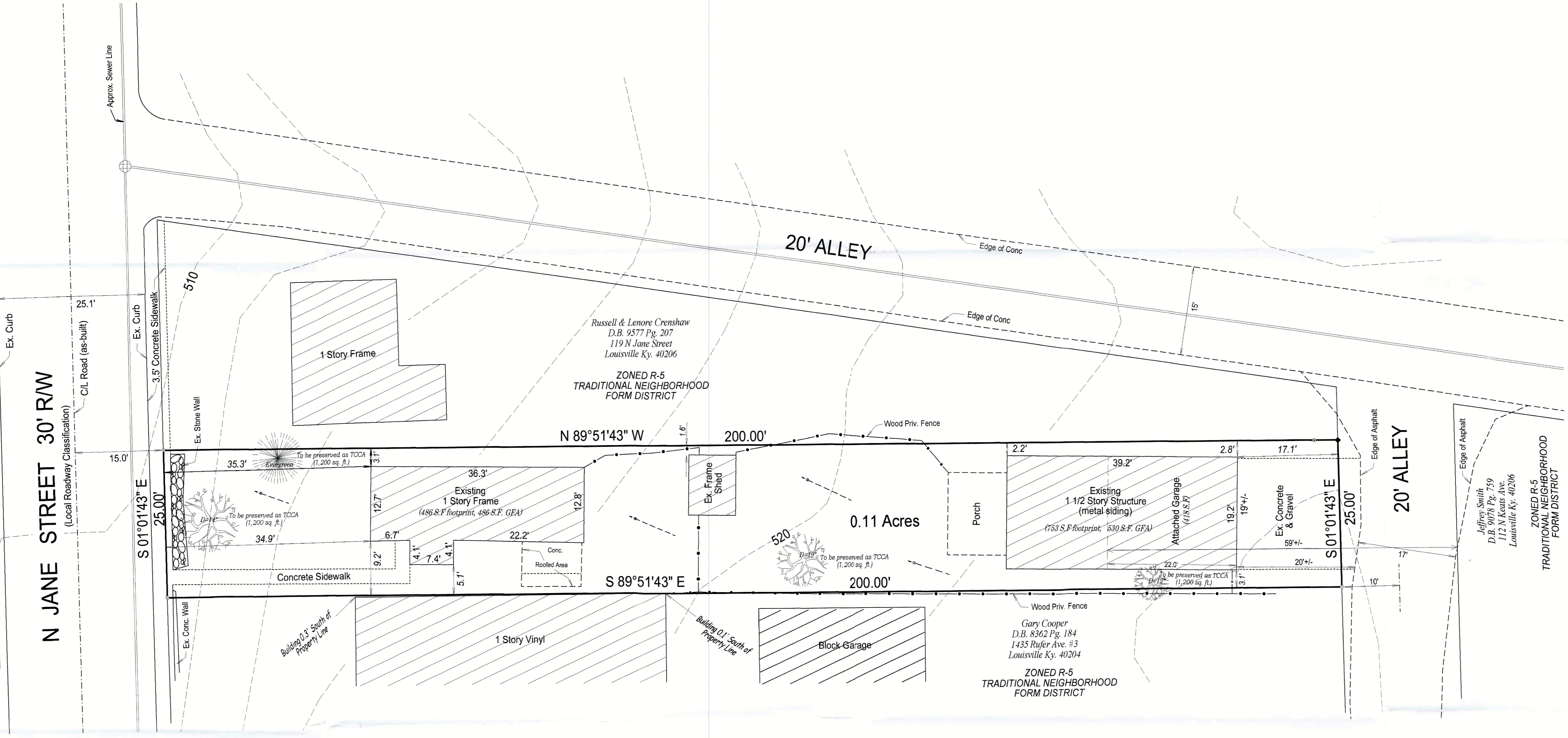
BUD (BEFORE YOU DIG)
 NOTE: CAUTION EXISTING UTILITIES
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. B.U.D. MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL CALL 266-5123 OR 1-800-752-6007

LEGEND
 --- Drainage Flow Arrow
 --- 510 --- Ex. Contour
 ⊕ = Existing Manhole
 * = Set MAG nail with washer stamped "SCHROLL 3570"
 ** = Set 1/2" x 18" Rebar with cap stamped "WITNESS 3570" set on-line at 4.00' as shown

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION [Signature]
 PLANNING COMMISSION

- GENERAL NOTES:**
- Title Examination may reveal roads and easements no shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office.
 - The basis of bearing was based on G.P.S. observation taken along a random traverse line on 2-19-2019; Kentucky North Zone Horizontal Datum: NAD83; Vertical Datum: NAVD83; Geoid Model: 12B; G.P.S. unit: SPS0 (dual frequency), Method: VRS Network RTK
 - Total Acreage is 0.11 acres.
 - Property and adjoining areas are not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0027E Dated DEC. 5, 2005.
 - No increase in drainage run off to state roads.
 - There shall be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - An encroachment permit and bond will be required for any work done in the right of way.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Contours shown per LOJIC map and Drainage arrows based on said contours.
 - No site construction proposed as a result of this zoning change.
 - Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
 - This site lies within karst terrain area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development Code.



Currie, Christopher
 D.B. 17678 Pg. 970
 178 N Jane Street
 Louisville, Ky. 40206
 ZONED R-5
 TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT

Jensen, Williamson
 D.B. 17203 Pg. 293
 116 N Jane Street
 Louisville, Ky. 40206
 ZONED R-5
 TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT

Jeffrey Smith
 D.B. 90778 Pg. 759
 112 N Keats Ave.
 Louisville, Ky. 40206
 ZONED R-5
 TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT

Russell & Lenore Crenshaw
 D.B. 9577 Pg. 207
 119 N Jane Street
 Louisville, Ky. 40206
 ZONED R-5
 TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT

Gary Cooper
 D.B. 8362 Pg. 184
 1435 Rufier Ave. #3
 Louisville, Ky. 40204
 ZONED R-5
 TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT

Binding Element
Case No. 18ZONE1074

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The residential character of the structure shall be maintained. Changes to the following items shall not be made without prior approval of the Planning Commission or its designee:
 - a. roof line
 - b. building material
 - c. porch
 - d. windows
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.