

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: B
 SITE AREA: 0.23 AC (9,999 SF)
 EXISTING TREE CANOPY: 2,400 SF (24% COVERAGE)
 EXISTING TREES PRESERVED: 2,400 SF (24%)
 REQUIRED NEW TREE CANOPY: 0 SF (0%)
 REQUIRED TOTAL TREE CANOPY: 1000 S.F. (10%)

PROJECT SUMMARY

EXISTING ZONE	R5
PROPOSED ZONE	R6
EXISTING FORM DISTRICT	TN
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF D.U.	3
SITE ACREAGE	0.23 ACRES (9,999 S.F.)
DENSITY	17.39 D.U./AC.
VUA	459 S.F.
ILA REQUIRED (0%)	0 S.F.
ILA PROVIDED	0 S.F.
F.A.R.	0.20

PARKING SUMMARY

REQUIRED SPACES	
MIN. 4 D.U. (1.5 SPACES)	6 SPACES
MAX. 4 D.U. (2.5 SPACES)	10 SPACES
PROVIDED SPACES	
STANDARD (IN EXISTING GARAGE)	4
STREET PARKING	2
TOTAL	6

BICYCLE PARKING

REQUIRED SPACES	
RESIDENTIAL	2

PRELIMINARY APPROVAL

Condition of Approval: _____

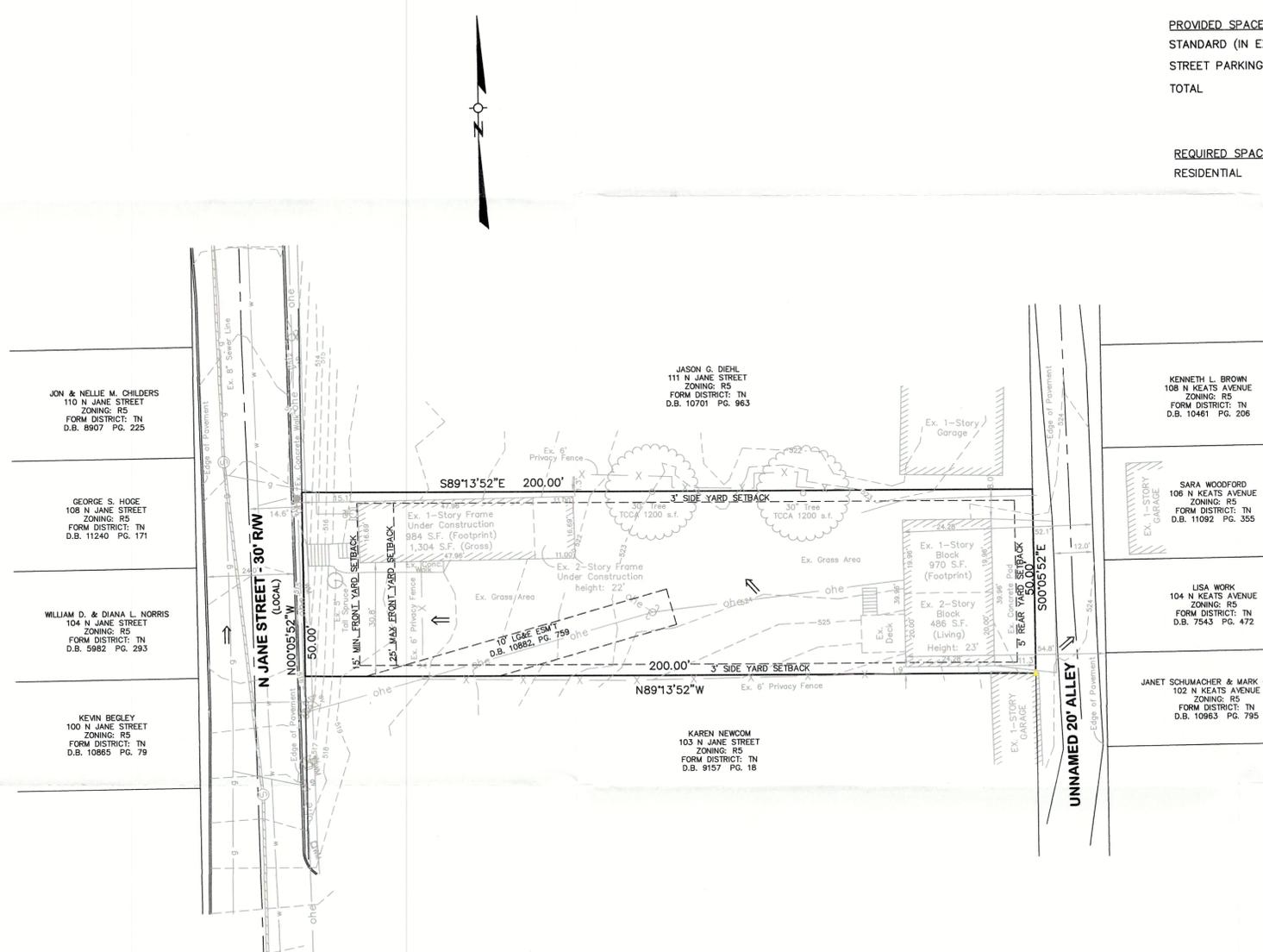
_____ 6-26-19 Date

Development Review DATE

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

- = UTILITY POLE
- ⊙ = SANITARY SEWER MANHOLE
- = DECIDUOUS TREE
- ☆ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- X- = 6' WOOD FENCE



JON & NELLIE M. CHILDERS
 110 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 8907 PG. 225

GEORGE S. HOGE
 108 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 11240 PG. 171

WILLIAM D. & DIANA L. NORRIS
 104 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 5982 PG. 293

KEVIN BEGLEY
 100 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 10865 PG. 79

JASON G. DIEHL
 111 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 10701 PG. 963

KENNETH L. BROWN
 108 N KEATS AVENUE
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 10461 PG. 206

SARA WOODFORD
 106 N KEATS AVENUE
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 11092 PG. 355

LISA WOK
 104 N KEATS AVENUE
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 7543 PG. 472

JANET SCHUMACHER & MARK GERBER
 102 N KEATS AVENUE
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 10963 PG. 795

KAREN NEWCOM
 103 N JANE STREET
 ZONING: R5
 FORM DISTRICT: TN
 D.B. 9157 PG. 18

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

METRO LOUISVILLE APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. _____

APPROVAL DATE _____

EXPIRATION DATE _____

SIGNATURE OF PLANNING COMMISSION _____

PLANNING COMMISSION

FLOOD NOTE
 FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 2111C0027E



Milestone design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

107 N JANE STREET

DATE: 3/21/2019
 DRAWN BY: B.M.M.
 CHECKED BY: R.C.W.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

Δ	06/24/19	Comments
Δ		
Δ		
Δ		
Δ		

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: _____ DATE: 06/26/19

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

CASE #
 RELATED CASE(S): B-93-00, 18VARIANCE1027

PRE-APPLICATION DEVELOPMENT PLAN

107 N JANE STREET
 LOUISVILLE, KY 40206
 D.B. 10839 PG. 386
 T.B. 072B LOT 19

FOR OWNER/DEVELOPER:

DAVID KENNETH COYTE & PEGGY SUE HOWARD
 2223 SYCAMORE AVE
 LOUISVILLE, KY 40206

RECEIVED JUN 24 2019

DESIGN SERVICES

WM# 19021dev.dwg

DEVELOPMENT PLAN

JOB NUMBER 19021

1 OF 1

Binding Element
Case No. 18ZONE1075

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Waiver from LDC Section 10.2.4 to waive the required 10' property perimeter Landscape Buffer Area **AND** 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.