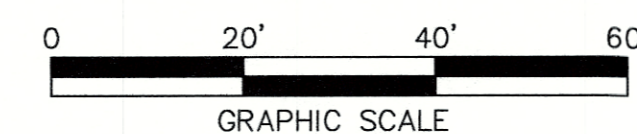


**GENERAL NOTES:**

- ( ← ) 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.

**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. 21111C0027E



**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**

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

**BICYCLE PARKING**

<b>REQUIRED SPACES</b>	
RESIDENTIAL	2

**PRELIMINARY APPROVAL**

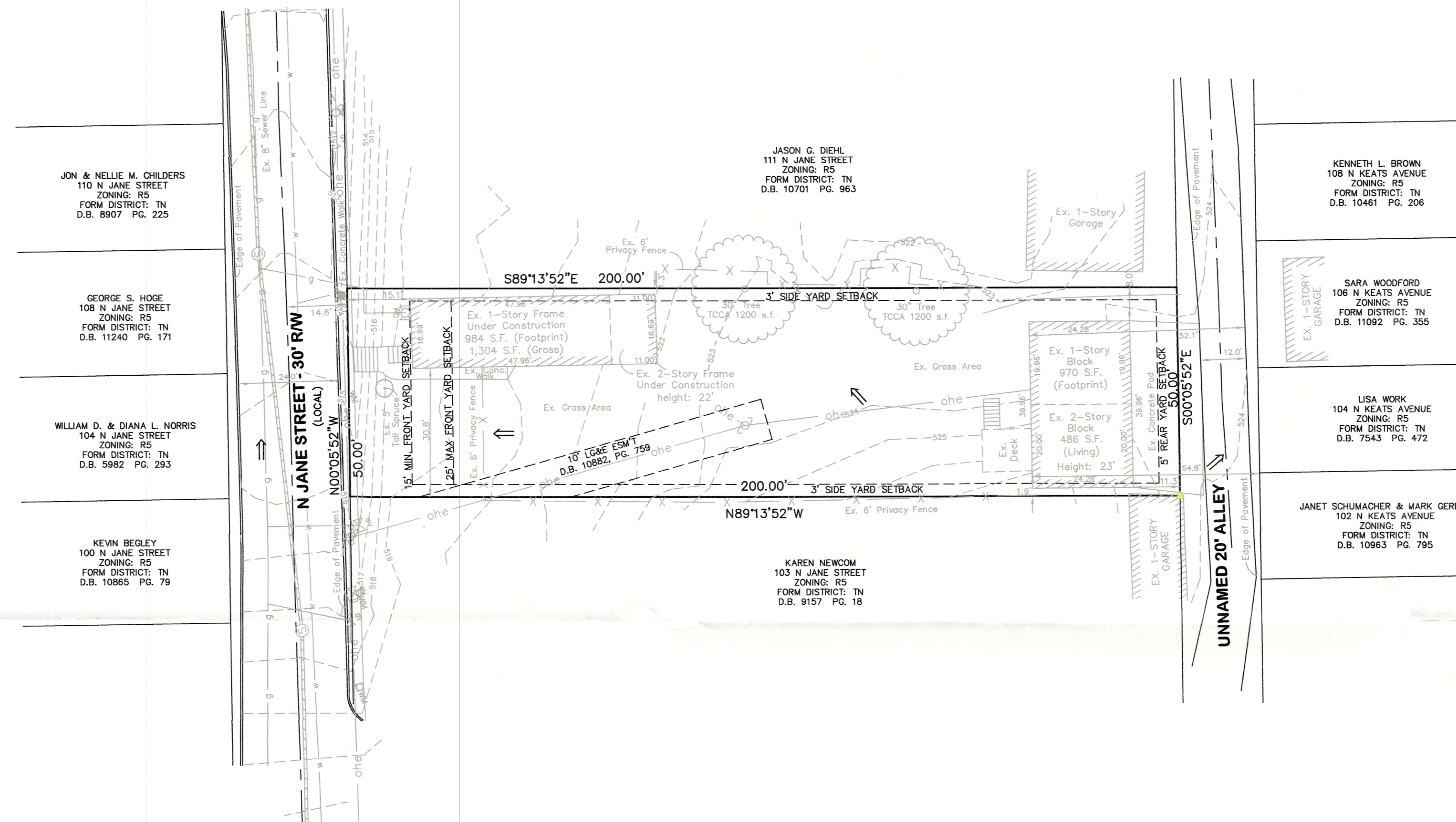
Condition of Approval: \_\_\_\_\_

\_\_\_\_\_  
 Development Review Date: 6-26-19

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**LEGEND**

- = UTILITY POLE
- ⊙ = SANITARY SEWER MANHOLE
- = DECIDUOUS TREE
- ☀ = LIGHT POLE
- ⚡ = FIRE HYDRANT
- X — = 6' WOOD FENCE



**Milestone design group**

108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.527.7073 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**

▲	06/24/19	Comments
▲		
▲		
▲		
▲		
▲		

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_

BY: \_\_\_\_\_  
 DATE: 6/26/19

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