

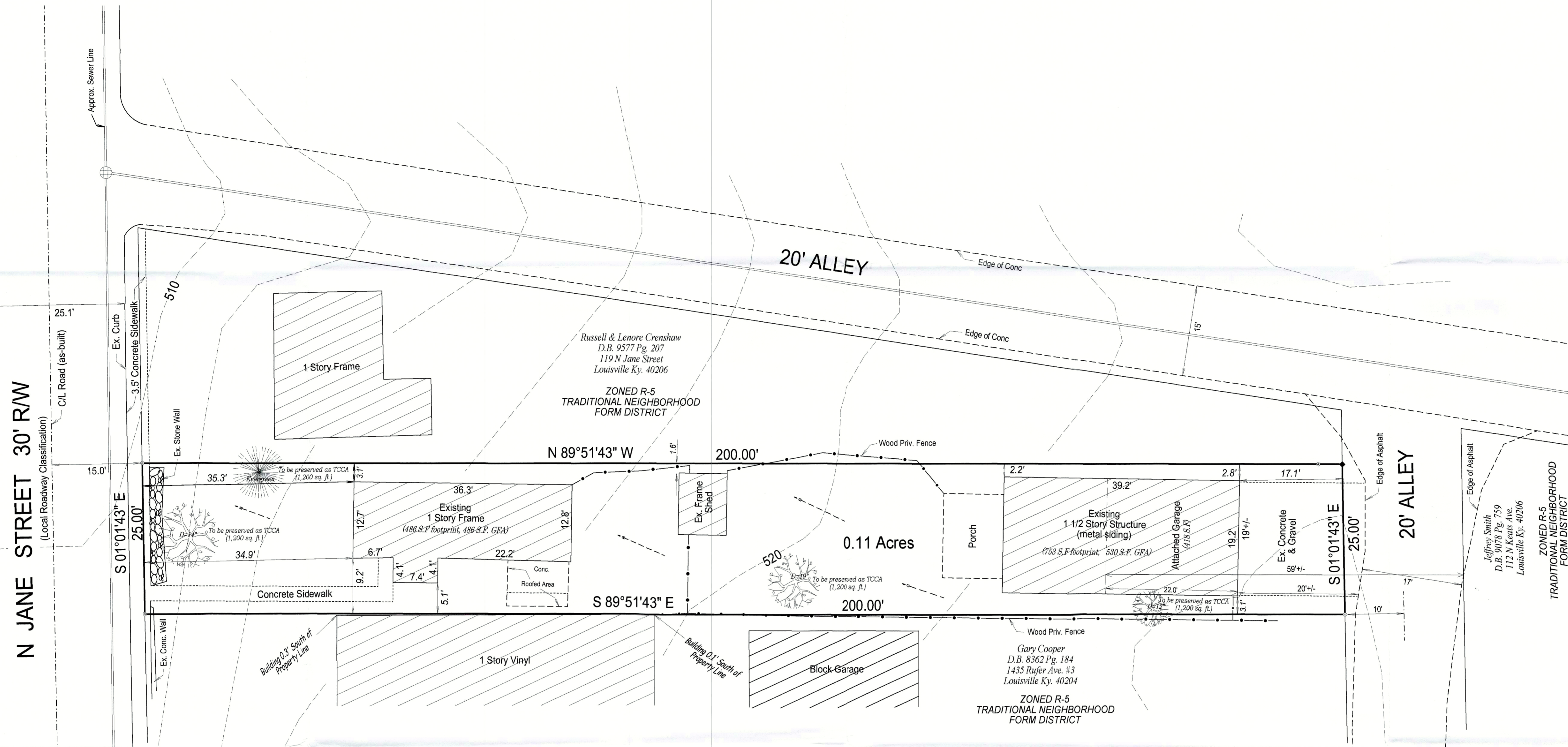
Carrie Christman
D.B. 10716 Pg. 920
118 N. Jane Street
Louisville, Ky. 40206

ZONED R-5
TRADITIONAL NEIGHBORHOOD
FORM DISTRICT

James Williamson
D.B. 12103 Pg. 293
116 N. Jane Street
Louisville, Ky. 40206

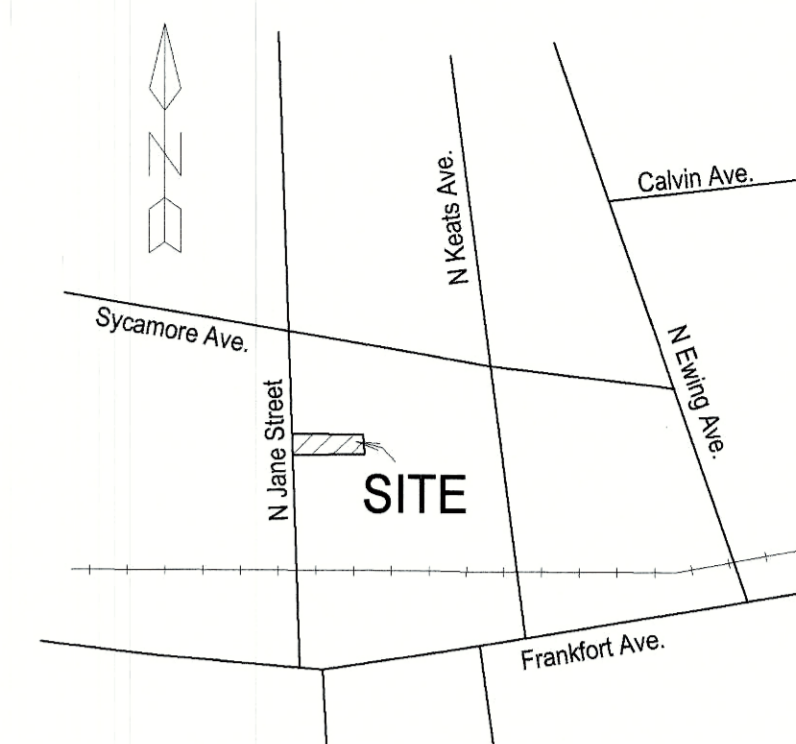
ZONED R-5
TRADITIONAL NEIGHBORHOOD
FORM DISTRICT

N JANE STREET 30' RW
(Local Roadway Classification)



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

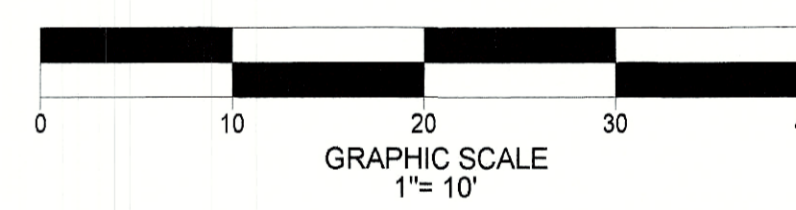
SITE DATA

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 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 Southview Drive
Louisville, KY, 40214
Office: 502-367-7660 Mobile: 502-594-6773

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

- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjacencies 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: NAVD88, 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, 2006.
 - 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 LOIC 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.

- LEGEND**
- 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

PRELIMINARY APPROVAL

Condition of Approval: _____

_____ 6/26/19
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: _____
DATE: 6/26/19
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

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 9.1.15)

TOTAL PARKING PROVIDED: 3 SPOTS (1 on-street & 2 garage)

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

RECEIVED
JUN 24 2019
DESIGN SERVICES