

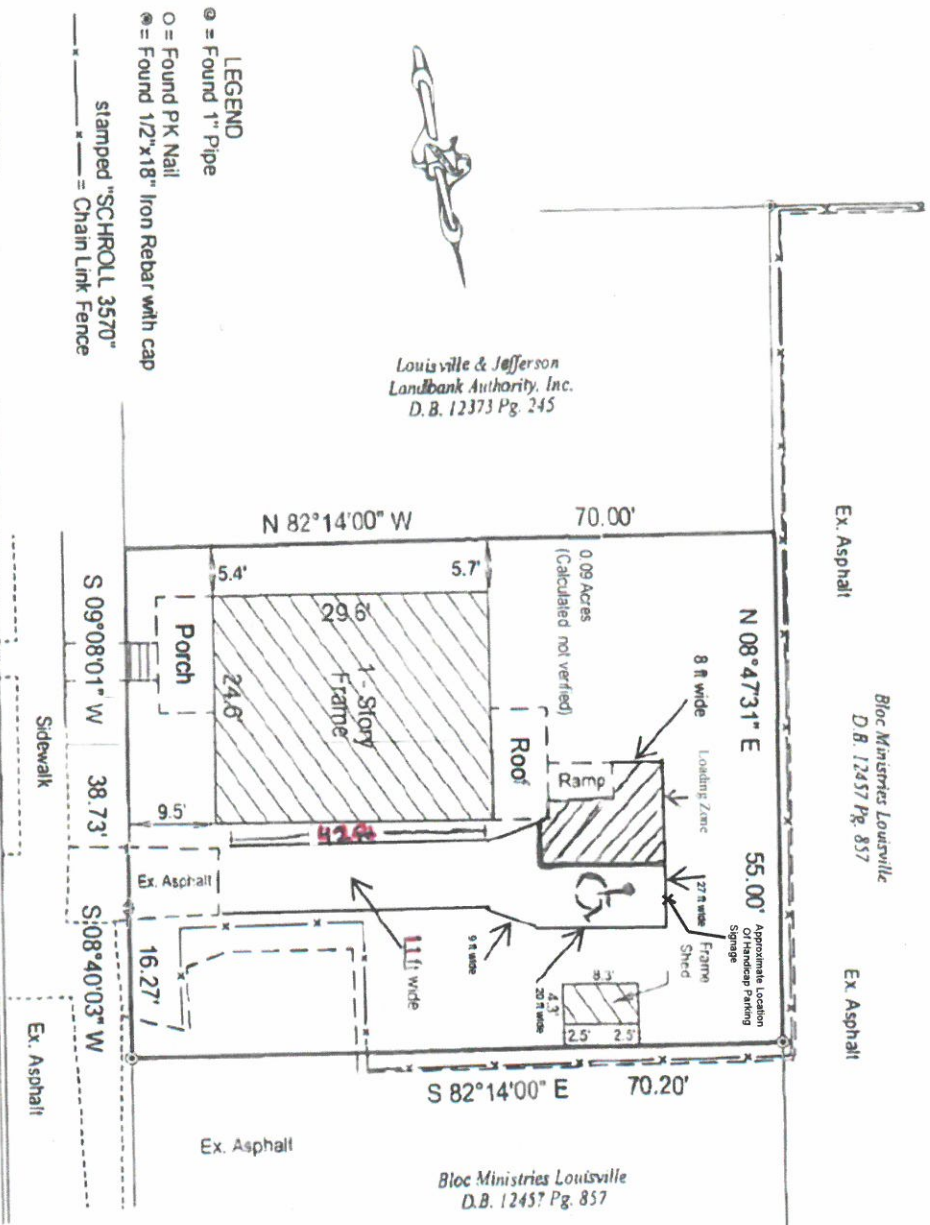
- NOTES:
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
 2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
 3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
 4. Surrounding owner information is shown per PVA records.
 5. The basis of bearing was based on G.P.S. observation taken along a random traverse line on 7-29-2022, Kentucky North Zone Horizontal Datum: NAD83, Vertical Datum: NAVD83, Geoid Model: 12B, G.P.S. unit: SP60 (dual frequency), Method: VRS Network RTK.
 6. Unless otherwise shown, structures shown are the footprint only.
 7. This site is located in Zone X per Firm Maps 21111C0041 F dated February 26, 2021 and is not located within a 100 year flood plain (0.1% chance). Flood Plain Certification is restricted to a review of the FIRMI and shall not be construed as a confirmation or denial of flooding potential.

8. Existing Sidewalk reconstruction and repairs shall be required, as necessary, to meet current ADA standards and shall be inspected prior to final bond release.
9. All work within Metro right-of-way will require an encroachment permit and bond.
10. Wheel Stops and protective Curbing. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway, or structure. (9.1.12.C)
11. MSD Single Family, demolition, or small commercial Permit required prior to issue of building permits.



LOCATION MAP

No Scale



SITE DATA

LOCATION = 1308 S 16TH STREET
LOUISVILLE, KY, 40210
DEED BOOK 11286, PAGE 97

PARCEL ID: 039000920000
EXISTING ZONING = R7
Proposed Zoning = OR-1 Office-Residential

FORM DISTRICT = TN
COUNCIL DISTRICT = 6

EXISTING LAND USE = RESIDENTIAL, PROPOSED
LAND USE = Medical Office
EX. BUILDING = 728 sq ft

- Parking Requirements:
- Minimum spaces = N/A Building is older than 50 years
 - Maximum Spaces = 1 space per 150 square feet of gross floor area = 4 spaces
 - Parking spaces to be provided = 2 spaces (one on street one off street ADA space)
 - Total proposed impervious area = 1,084 square feet (including resurfacing existing area)
 - Existing impervious area = 165 square feet
 - Approximately 17% increase in impervious area (919 SF increase)

NOT FOR RECORDING OR LAND TRANSFER



THIS SITE PLAN DOES NOT REPRESENT A SURVEY. THIS SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND ON THE DATE SHOWN. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM PUBLIC RECORDS, PLANS, DEEDS AND/OR RECORD PLAT. THIS PLANS SUBJECT TO ANY INACCURACIES THAT A SEQUENT BOUNDARY SURVEY MAY DISCLOSE.

Professional Land Surveyor, Kentucky Registration No. 3570

WILLIAM D. SCHROLL III

Date

3-16-24

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

SITE PLAN

THIS SITE PLAN DOES NOT REPRESENT A SURVEY

Survey of: 1308 16th Street
Louisville, Ky. 40210
Owner: Monica D. Morris
3198 Mildred Drive, Louisville, Ky. 40216
Source of Title: D.B. 11286 Pg. 97
For: Monica D. Morris
3198 Mildred Drive, Louisville, Ky. 40216
Ordered By: Monica D. Morris
Scale: 1" = 30'
Drawn Date: 03/15/24 Drawn By: Todd Stayton

24-ZONE-0040