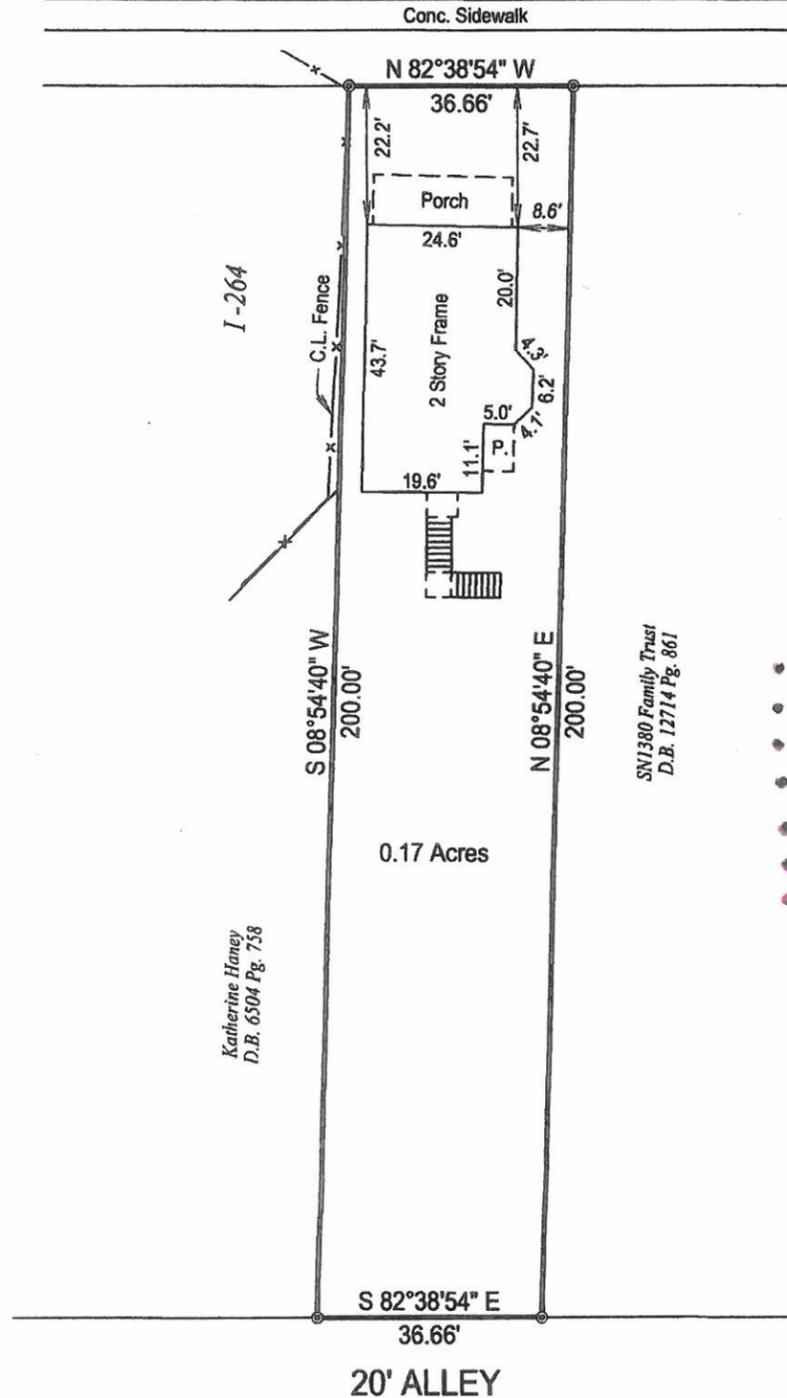


GARLAND AVE. 80' RW



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 11-21-2024. Kentucky North Zone Horizontal Datum: NAD83, Vertical Datum: NAVD88, 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. Title to roads not found and are shown per tax maps drawn 8-29-1941.
8. This site is located in Zone X per Firm Map 21111C0040 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 FIRN and shall not be construed as a confirmation or denial of flooding potential.

Site Data:

- Existing Zoning - R5 single family residential
- Proposed Zoning - R5B two family residential
- Existing Form District - Traditional
- Site area - .17 acres Neighborhood
- No exterior construction proposed
- Existing use - single family home
- Proposed use - duplex

LEGEND

⊙ = Set 1/2"x18" Iron Rebar with cap stamped "SCHROLL 3570"



APPROVED

DISTRICT DEVELOPMENT PLAN

CASE NUMBER: _____

APPROVAL DATE: _____

EXPIRATION DATE: _____

BY: _____



NOTICE

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



RECEIVED

JAN 06 2025

OFFICE OF PLANNING

BOUNDARY SURVEY

This Survey complies with KAR 18:150

Survey of: 3504 Garland Ave.
Louisville, Ky. 40211
Owner: GNCS, LLC.
815 Ulrich Ave., Louisville, Ky. 40219
Source of Title: D.B. 12867 Pg. 792
For: GNCS, LLC.
815 Ulrich Ave., Louisville, Ky. 40219
Ordered By: Glen Nash
Scale: 1" = 30'
Drawn Date: 11/23/24
Job No: 3877/24
Drawn By: Bill Schroll

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

LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision on November 21, 2024 by the method of random traverse. The unadjusted precision ratio of the survey is 1:34,475 and was not adjusted. The survey as shown hereon is an "Urban" Survey and the accuracy and precision of said survey meets all the specifications of this class.

William D. Schroll III 11-25-24
Date
Professional Land Surveyor, Kentucky Registration No. 3570

75-70NF-0001

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Guest, W. Schroll*

DATE: *4/2/25*

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval: _____

W. Schroll for T.K. 4/7/25
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METROPOLITAN GOVERNMENT DISTRICT
LOUISVILLE & JEFFERSON COUNTY

Development Review _____ DATE _____

Condition of Approval: _____

PRELIMINARY APPROVAL

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: _____
DATE: _____
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

DEVELOPMENT PLAN
ELEMENTS OF THIS DISTRICT
COMPLIANCE WITH THE DISTRICT
REQUIREMENTS SHALL BE TYPED OUT IN

NOTICE

 **COMMISSION**
LOUISVILLE METRO GOVERNMENT

RA: _____
EXPIRATION DATE: _____
APPROVAL DATE: _____
CASE NUMBER: _____
DISTRICT DEVELOPMENT PLAN

APPROVED