

NOTES:

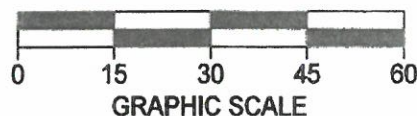
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
3. The certification of this survey 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 FIRM 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"



STATE of KENTUCKY
WILLIAM D.
SCHROLL, III
3570
LICENSED
PROFESSIONAL
LAND SURVEYOR

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'

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

WS

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 Date
 Professional Land Surveyor, Kentucky Registration No. 3570

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS: _____

BY: Quint, W. Stul

DATE: 4/2/25

LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:_____

W. H. H. for T.K. 4/7/25
Development Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

25-70NF-0001

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
CONFORMANCE WITH THE DISTRICT
REQUIREMENTS SHALL BE ISSUED ONLY IN

NOTICE

 **COMMISSION**
LOUISVILLE METRO POLICE

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

APPROVED