



# Minor Subdivision Plat Application

Louisville Metro Planning & Design Services

Case No.: 19MINORPLAT1061 Intake Staff: RM

Date: 4-15-19 Fee: 225

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

The purpose of this minor plat is: To create two tracts from one

Project Name: Primera Minor Plat

Primary Project Address: 206 Wood Road, Louisville, KY 40222

Additional Address(es): N/A

Primary Parcel ID: 002101510000

Additional Parcel ID(s): N/A

Total number of lots created: 2 The subject property contains 0.310 acres.

Existing Zoning District: R5 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers<sup>2</sup>: 11270/879

Number of Adjoining Property Owners (APOs): 5

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

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**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: Paul Parker

Name: \_\_\_\_\_

Company: Primeru Services

Company: \_\_\_\_\_

Address: 710 Grant Ave.

Address: \_\_\_\_\_

City: Louisville State: Ky Zip: 40222

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-639-7816

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: primeru.servicespp@gmail.com

Email: \_\_\_\_\_

Owner Signature (required): 

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Primary Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_, hereby  
*representative/authorized agent/other*

certify that \_\_\_\_\_ is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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**Please submit the completed application along with the following items:**

**Project application and description**

- Land Development Report<sup>1</sup>
- A copy of the current recorded deed(s) for all property included in the subdivision (*must show end of document stamp on last page*)<sup>2</sup>
- A justification statement for all waivers requested with this plat (*staff will determine if waivers are required upon review of the application*)

**Minor plat** (please refer to the minor plat requirements on page 4)

- One copy of the Minor Subdivision Plat (Standard Format) or eight copies (Large Format). Plat must be created by a Professional Land Surveyor registered in Kentucky. (Standard Format Plat is 8.5" x 14". Large Format Plat is 24" x 36". The plat will not be accepted in any other size format.)

*\*Once ready for approval, six copies will be needed.*

**Fee** (Cash, charge or check made payable to Planning & Design Services)

- \$200 (Standard Format Plat), \$270 (Large Format Plat), or \$0 (Dedication of right-of-way only)

**If a DRC Public Hearing is required** (to be determined by case manager upon review of application)

- \$75 DRC Review Fee + \$1 per Adjoining Property Owner
- One set of mailing label sheets for: 1<sup>st</sup> tier Adjoining Property Owners (APOs)<sup>3</sup> and those listed on the application.
- One copy of the APO mailing label sheets

**Resources:**

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2<sup>nd</sup> floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab

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## **Minor Plat Requirements:**

*Plats must be drawn to engineer's scale*

### **Description**

- Purpose statement
- Title of the Plat
- Owner's name and address
- Surveyor's name and address
- Site Address
- Tax block and lot number
- Zoning & Form District of property
- Source of Title
- Plat date
- Revision date

### **Map Elements**

- North Arrow
- Vicinity Map
- Legend
- Plat Scale

### **Site Information & Labels**

- Street names
- Property lines with bearings and distances
- Resulting lots and area, with each lot enumerated
- Location, ownership, deed book & page of all adjacent property owners
- Right of way / sidewalks (with widths shown)
- Acreage of site
- Existing structures' location, dimensions, use, and distance to property lines

### **Certificates**

- Land Surveyor's Certificate
- Certificate of Approval

### **MSD Requirements**

*(All items shall be checked as included or marked N/A)*

N/A Existing MSD Easements

N/A Proposed MSD Easements

- Limits of FEMA and/or Local Regulatory Floodplains, or note stating "The site is not within a 100-year flood elevation"

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## Land Development Report

April 15, 2019 11:12 AM

About LDC

### Location

Parcel ID: 002101510000  
Parcel LRSN: 59082  
Address: 206 WOOD RD

### Zoning

Zoning: R5  
Form District: NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: WINKLER SUBDIVISION  
Plat Book - Page: 08-106  
Related Cases: NONE

### Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: NO  
System Development District: NO  
Historic Site: NO

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0030E

#### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

#### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

#### Geology

Karst Terrain: YES

### Sewer & Drainage

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO

### Services

Municipality: LYNDON  
Council District: 18  
Fire Protection District: ST MATTHEWS  
Urban Service District: NO

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**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2018247118**

**BATCH # 153738**

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$89.00

PRESENTED ON: 10-18-2018 8 08:24:57 AM

LODGED BY: JOHN W WOOLRIDGE

RECORDED: 10-18-2018 08:24:57 AM

BOBBIE HOLSCLAW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 11270**

**PG: 879-881**

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

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2

TO PVA: Pursuant to KRS 382.135 (1) C, the tax bill may be sent IN CARE OF second party at the address listed for said party herein.

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 12th day of October, 2018, by and between THOMAS S. KANDUL and ANNE H. KANDUL, husband and wife, of 2617 ALAN MEDE RD  
LOU, KY 40205, hereinafter referred to as "first parties" and PAUL W. PARKER dba Primera Services, of 710 Grant Avenue, Louisville, KY 40222, hereinafter referred to as "second party".

WITNESSETH: That for a valuable consideration, the receipt of which is hereby acknowledged, the first parties do hereby sell and convey in fee simple unto the second party, his heirs and assigns, with covenant of GENERAL WARRANTY, being of the value of \$89,000.00, situated in Jefferson County, Kentucky; to-wit:

Being Lot 28, Winkler's Subdivision, as shown on plat of same recorded in Plat and Subdivision Book 8, Page 106, Jefferson County Clerk's Office.

Being the same property conveyed first party by deed dated April 18, 2014 of record in Deed Book 10230, Page 744, Jefferson County Clerk's Office.

First parties further covenant that they are lawfully seized of the estate hereby conveyed, that they have full right and power to convey the same, and that said property is free and clear of all liens and encumbrances, excepting ad valorem taxes for the current calendar year, which second party agrees to pay.

The first and second parties state the consideration reflected in this deed is the true, correct, and full consideration for the property herein conveyed. The second party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135. The parties further certify their understanding that falsification of the stated consideration of the subject property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to any existing easements, stipulations, zoning regulations and restrictions of record affecting said property.

The words herein referring to the plural shall include the singular and the singular shall include the plural whenever the context so admits or requires.

IN TESTIMONY WHEREOF, witness the signatures of the Exchangors and second party, the day and year first herein written.

Thomas S. Kandul  
THOMAS S. KANDUL

Paul W. Parker  
PAUL W. PARKER dba Primera Services

Anne H. Kandul  
ANNE H. KANDUL

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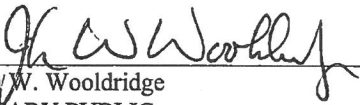
Return To:  
John W Wooldrige  
PO Box 670  
Shepherdsville, KY 40165

STATE OF KENTUCKY  
COUNTY OF BULLITT

I, the undersigned, a Notary Public, within and for the state and county aforesaid, do hereby certify that the foregoing instrument was produced to me in said state and county and was signed, subscribed, sworn, acknowledged, and delivered by THOMAS S. KANDUL and ANNE H. KANDUL, husband and wife, the first parties; and PAUL W. PARKER dba Primera Services, the second party; to be the lawful act and deed of said party for the purposes therein stated.

WITNESS my hand this 12th day of October, 2018.

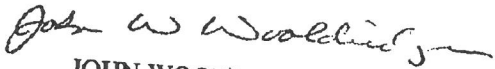
My commission expires: 6/3/2019

  
\_\_\_\_\_  
John W. Wooldridge  
NOTARY PUBLIC

ID #534363

JWW File: S-346

PREPARED BY



JOHN WOOLDRIDGE  
ATTORNEY AT LAW  
P.O. BOX 670  
SHEPHERDSVILLE, KY 40165

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END OF DOCUMENT

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