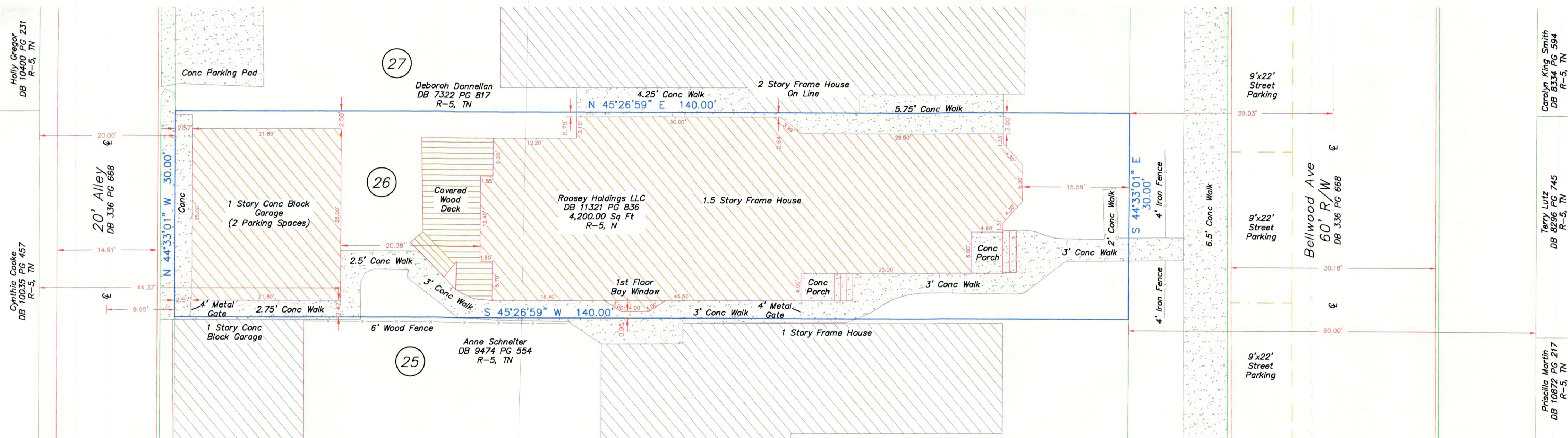
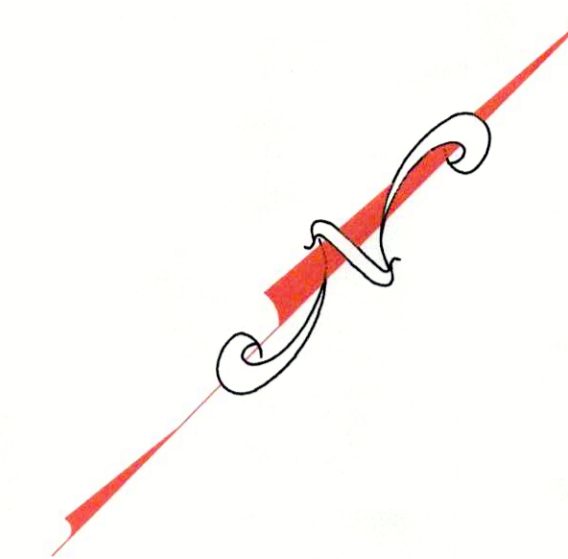


**GENERAL NOTES**

- 1) NO NEW CONSTRUCTION IS PROPOSED. ALL CONDITIONS ARE EXISTING.
- 2) THIS PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA PER REVIEW OF FIRM MAP PANEL 21111C0043E, EFFECTIVE DECEMBER 05, 2006.
- 3) SITE IS SERVED BY EXISTING MSD CONNECTIONS.
- 4) ALL LIGHTING ON THE PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH LDC CHAPTER 4, PART 1.3.
- 5) NO DUMPSTERS PROPOSED. GARBAGE NEEDS TO BE HANDLED BY 90 GALLON CANS. ALL SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.

**PARKING SUMMARY**

PARKING (1.5 SPACE EACH DWELLING UNIT-TWO DWELLING UNITS )	3 SPACES
PROVIDED PARKING (GARAGE)	2 SPACES
TYP. PARKING SPACE	9' X 18'
STREET PARKING	1 Space
Typical Parking Space	9' X 22'



**PROJECT SUMMARY**

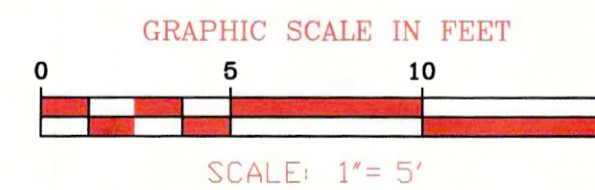
EXISTING FORM DISTRICT	TRAD. NEIGHBORHOOD
EXISTING ZONE	R-5
PROPOSED ZONE	R-5B
EXISTING USE	DUPLEX
F.A.R.	.60
PROPOSED USE	DUPLEX
GROSS FLOOR AREA	2520 SQ. FT.± (PVA)
LOT AREA	4200 S.F.± .96 ACRE
DENSITY	2 UNITS PER LOT

**LANDSCAPING NOTES**

NO LBA REQUIRED BETWEEN R-5 and R-5B.  
EXISTING VEGETATION PRESENT

**TREE CANOPY**

TREE CANOPY NOT APPLICABLE  
NO NEW IMPERVIOUS SURFACE



**CURRENT PROPERTY OWNER**

Roosey Holdings LLC  
2103 2nd Avenue West  
Seattle, Washington 98119

**SITE ADDRESS:**

1316 BELLWOOD AVENUE  
LOUISVILLE, KY 40204  
D.B. 11321, PG. 836  
T.B. #075B , LOT # 0031 , SUBLT # 0000

DOCKET # 19Zone1024  
WM #

DETAIL DISTRICT DEVELOPMENT PLAN  
ORIGINAL PLAN DATE: July 19, 2019

**NOTES**

This plot is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plot or not.

**FLOOD NOTE**

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0043E dated December 5, 2006.

**BEARING DATUM - KY GRID NORTH**

The basis of bearings for this plot, is based on G.P.S. observations taken along a random traverse line on 05/02/2019. Kentucky State Plane Coordinates NAD83, Kentucky North Zone.

**GPS INFORMATION**

Portions of this survey was performed using GPS equipment. (Equipment used and type of GPS survey) Trimble R10 GNSS Mode 2 Dual Frequency Realtime Kinematic using VRS network base station. Kentucky North 1601 State Plane Horizontal Datum: NAD 1983 (CONUS) Grid Vertical Datum: NAVD 1988 Lambert Conformal Conic 2 Parallel Geoid 128US

**CARDINAL PLANNING & DESIGN, INC**

9009 PRESTON HWY, LOUISVILLE, KY 40219  
(502) 969-2788  
FAX: (502) 968-7077  
info@cardinalplanning.com  
Website: www.cardinalplanning.com

REVISIONS		DESCRIPTION	BY
NO.	DATE	PER AGENCY COMMENTS	SMS
1.	9/24/19		



**DETAIL DISTRICT DEVELOPMENT PLAN**

APPLICANT:  
Roosey Holdings LLC,  
2103 2nd Avenue West  
Seattle, Washington 98119  
SITE ADDRESS:  
Roosey Duplex  
1316 Bellwood Avenue, Louisville, KY 40204  
D.B. 11321, PG. 836

**RECEIVED**  
JAN 24 2020  
PLANNING & DESIGN SERVICES

JOB NO.  
19-302

SHEET  
1  
OF 1

19-2016-0032