

NOTES (CONT.)

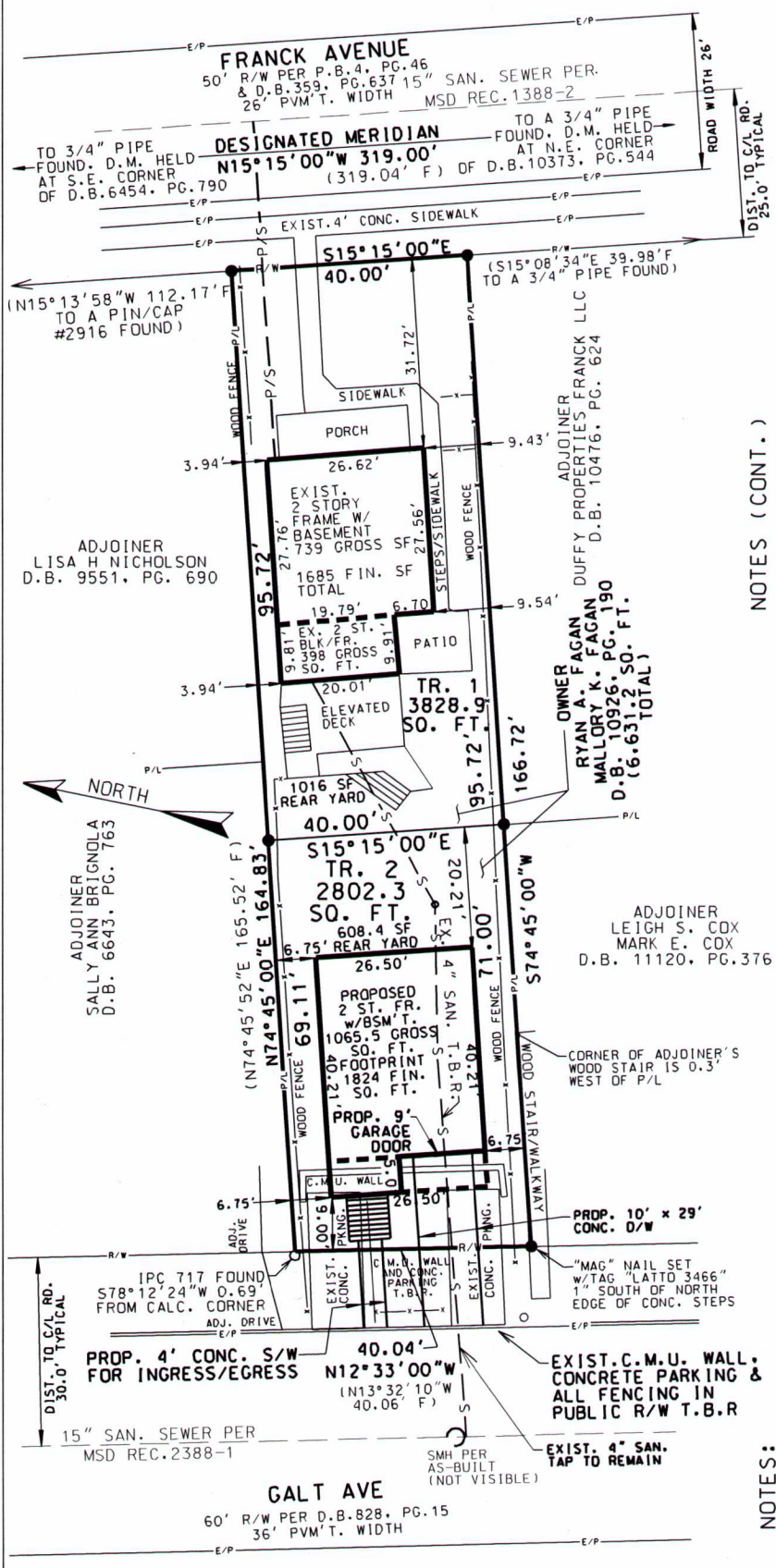
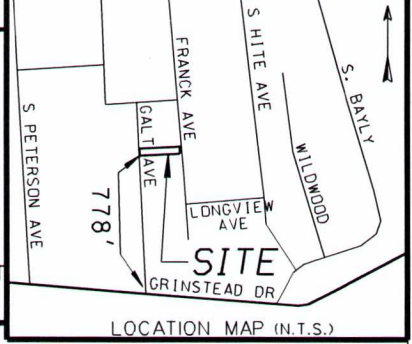
10. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

11. INFILL ESTABLISHED MEAN HEIGHT RANGE IS BETWEEN 15.75' (#369 GALT) AND 32.9' (MAX. AT #361 GALT). PROPOSED MEAN HEIGHT FOR TR.2 BUILDING SHOWN HEREON IS 32.38'.

12. A SIDEWALK FEE OF \$1440 WILL BE PAID TO METRO LOUISVILLE IN LIEU OF BUILDING A NEW PUBLIC SIDEWALK ALONG GALT AVE.

LEGEND

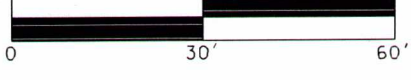
- R/W- RIGHT OF WAY
- P/L- PROPERTY LINE
- E/P EDGE OF PAVEMENT
- x- FENCE AS NOTED
- P/S PROP. 4" PVT. SAN.
- TBR TO BE REMOVED
- F FIELD MEASURED
- FOUND MONUMENT
- 18" x 5/8" REBAR SET w/CAP "LATTO 3466" UNLESS NOTED



NOTES (CONT.)

5. EXIST 6' FENCING TO BE CUT TO 42" MAX. HEIGHT TO A POINT AT THE REAR FACE OF THE PROPOSED HOUSE.
 6. PAINT ON CURB ALONG GALT T.B.R.
 7. SAN. SEWER SVC. PROVIDED BY NEW PSC TO EXIST. HOME AT 803 FRANCK, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 8. MSD SINGLE FAMILY PERMIT AND R/W PERMIT REQUIRED PRIOR TO ISSUANCE OF BLDG. PERMIT.
 9. DEVELOPER/OWNER MUST PROVIDE ONE TYPE A OR TWO TYPE B TREES ON THE SUBJECT PROPERTY
- PROJECT DATA:**
- PROPOSED ZONING FOR TR. 1 & TR.2 IS R6-TN.
 TR.1 EXIST. 2274 SQ. FT.: FAR = 0.594.
 TR.2 PROP. 1824 SQ. FT.: FAR = 0.65.
 EXIST. & PROPOSED USE S.F. RESIDENTIAL.
 SEE NOTE 11 FOR MEAN PROPOSED HOUSE HEIGHT.
 PROP. DENSITY(DU/AC): TR.1=11.36, TR.2=15.56
1. DESIGNATED MERIDIAN IS BASED ON THE PLAT OF LONGVIEW LAND CO. SUBDIVISION, LOCATED SOUTH OF THE SUBJECT PROPERTY, OF RECORD IN P.B. 4, PG. 46 AND THE TWO CORNER PINS FOUND AS SHOWN HEREON.
 2. SUBJECT DEED LACKS ANGULAR DEFINITION AND DOES NOT STATE THE LENGTH OF THE SIDE BOUNDARY LINES. A COMBINATION OF THE ORIGINAL STONESTREET & FORD SURVEY NOTES AND P.B.4, PG.46 WERE USED TO DETERMINE THE AFOREMENTIONED DEFICIENCIES.
 3. A FULL TITLE SEARCH WAS NOT REQUESTED OR PERFORMED FOR THIS PLAT OF SURVEY. PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, EFFECTS, LIENS, ADVERSE CLAIMS, ENCUMBRANCES, COVENANTS AND RESTRICTIONS, WHICH A TITLE SEARCH MAY REVEAL. HETHER SHOWN ON THIS PLAT OR NOT.
 4. EXIST. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- FLOOD NOTE**
 FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD AREA AS LOCATED BY F.E.N.A. MAP No. 21111C0027E DATED 12-05-2006.

DRAWING SCALE: 1" = 30'



LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY DRAWING WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF A TWO POINT CONTROL NETWORK w/SIDESHOTS AND WAS NOT ADJUSTED. THIS SURVEY DRAWING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT OF SURVEY MEETS THE STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN SURVEY PER 201-KAR-18:150.

Joel B. Latto 5-6-2020
 JOEL B. LATTO, KY PLS #3466 DATE

DETAILED DISTRICT DEVELOPMENT PLAN

CLIENT/OWNER RYAN FAGAN
 308 FRANCK AVE., LOUISVILLE, KY 40206

PROPERTY LOCATION 308 S. FRANCK AVE.
 LOUISVILLE, KY 40206
 TAX PARCEL 071D-0047
 ZONED R5 - TRADITIONAL NEIGHBORHOOD

	PREPARED BY	SCALE: 1" = 30'
	Ops Engineering LLC	JBL
	4530 BISHOP LANE, STE. 109 LOUISVILLE, KY 40218 PHONE (502) 451-1855 WWW.OPSPPLUS.NET	DATE: 05/06/2020
		FIELD SURVEY DATE: 08/01/2019
		OPS JOB #19-2813