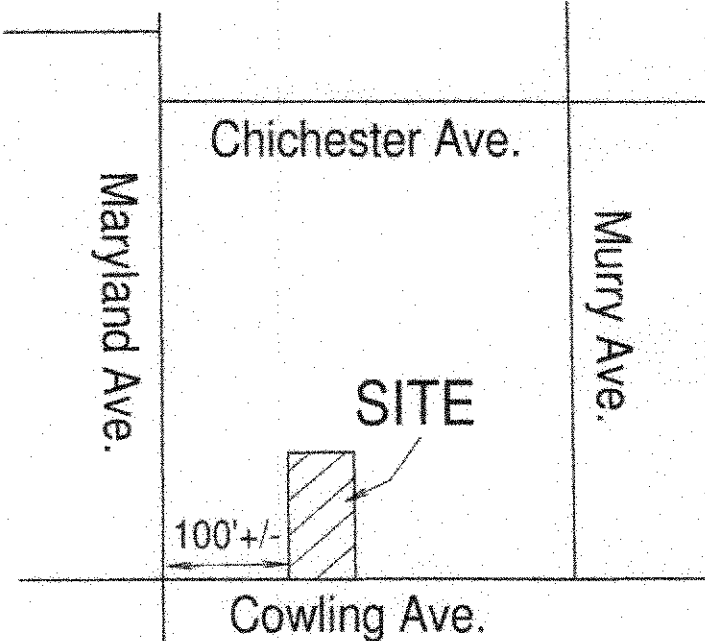
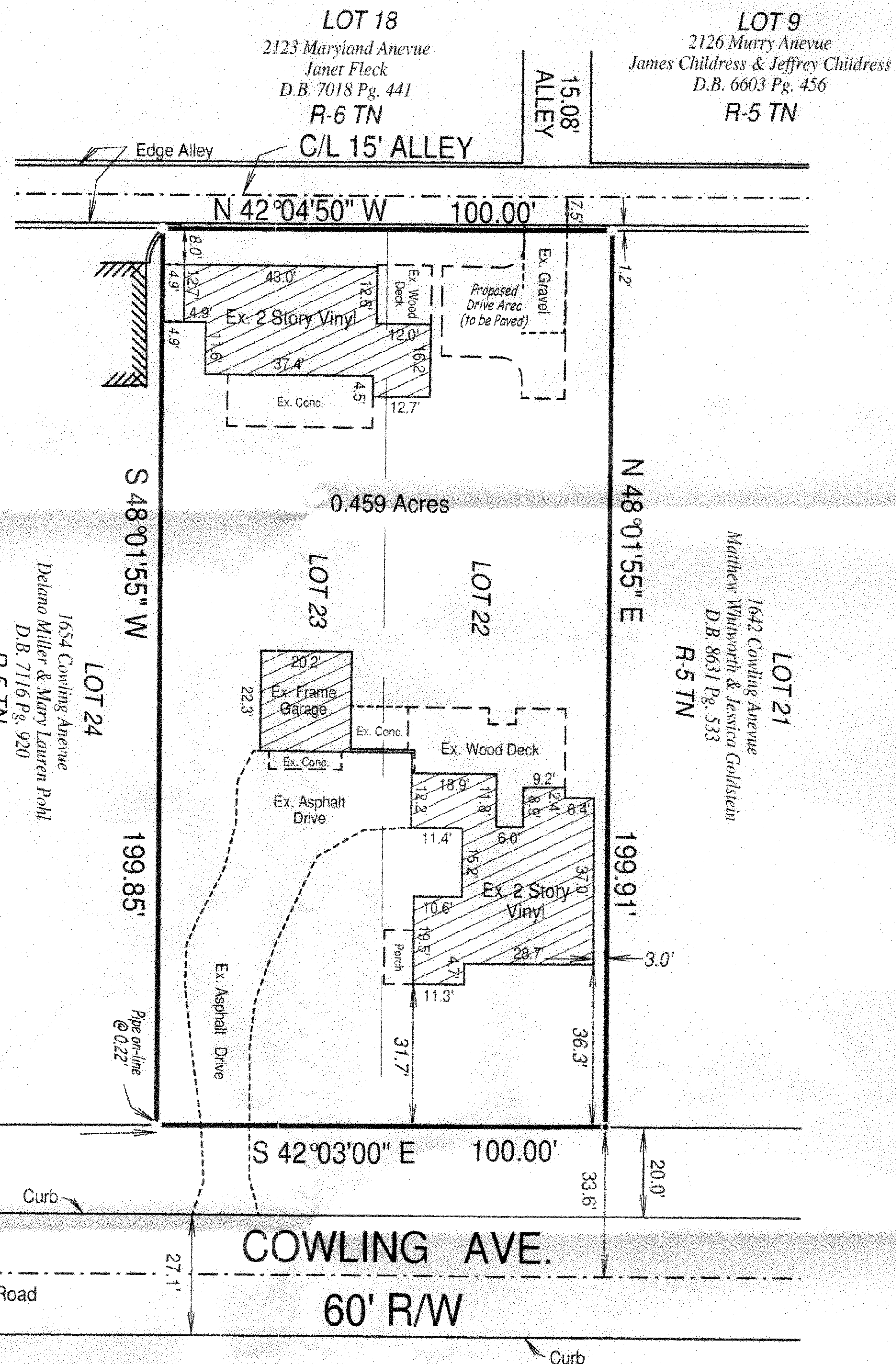


GENERAL NOTES:
 1. Title Examination may reveal roads and easements not shown hereon.
 2. Property is subject to any restrictions or easements either implied or of record.
 3. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
 4. 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.
 5. Adjoiners information was taken from the Jefferson Co. Tax Office.
 6. This site is located in Zone X per Firm Map 21111C0043 E dated December 5 2006 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.
 7. The basis of bearing was taken from the Bonnycastle Homestead Tract recorded in P.B. 3 Pg. 27 and is shown as S 42 deg. 03 min. 00 sec. E along the West line of Cowling Ave.

**BEING LOT 22 & 23
 BONNYCASTLE PLACE
 P.B. 1 Pg. 39**



LOCATION MAP
 No Scale

SITE DATA

LOCATION = 1646 Cowling Avenue
 DEED BOOK 9054, PAGE 64
 TAX BLOCK 077G LOT 110
 EXISTING ZONING = R5
 FORM DISTRICT = TN
 COUNCIL DISTRICT = 8
 EXISTING LAND USE = SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE = SINGLE FAMILY RESIDENTIAL
 WITH ACCESSORY APARTMENT
 PRIMARY STRUCTURE = 2,926 sq ft
 PRIMARY STRUCTURE HEIGHT = 29.2'
 ACCESSORY STRUCTURE = 2,148 sq ft
 ACCESSORY BUILDING HEIGHT = 21.5'
 LAND AREA = 0.459 AC. (19,988 S.F.)
 REQUIRED PRIVATE YARD AREA = 30% OF LAND AREA
 30% OF 19,988 S.F. = 5,996 S.F.
 EXISTING PRIVATE YARD AREA = 8,404 S.F.

SETBACK REQUIREMENTS

Traditional Neighborhood Form District:
 Front Yard = 15' (Min) 25' (Max)
 Street - Side = 3'
 Side Yard = 3'
 Rear Yard = 5'

PRELIMINARY APPROVAL
 Condition of Approval:

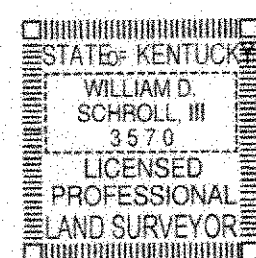
P. Bang 5/19/15
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

MARYLAND AVE. 60' R/W

**PRELIMINARY APPROVAL
 DEVELOPMENT PLAN**

CONDITIONS:

 BY: *Danny Narket*
 DATE: *5-20-15*
 LOUISVILLE, JEFFERSON COUNTY
 METRO PUBLIC WORKS



LAND SURVEYORS CERTIFICATE
 I hereby certify that the survey depicted by this plat was done by persons under my direct supervision on March 17, 2014 by the method of random traverse. The unadjusted closure was 1 in 85,860 and was not adjusted. The survey as shown hereon is an "Urban" Class Survey and the accuracy and precision of said survey meets all the specifications of this class.
William D. Schroll III 5-19-15
 Professional Land Surveyor, Kentucky Registration No. 3570 Date

1649 Cowling Anevue
 Louisville Mennonite Fellowship Inc.
 D.B. 6396 Pg. 929
R-5 TN

1649 Cowling Anevue
 Louisville Mennonite
 Fellowship Inc.
 D.B. 6396 Pg. 929
R-5 TN

1635 Cowling Anevue
 John Jeziorski
 D.B. 7341 Pg. 770
R-5 TN

Relief from listed requirements in LDC Section 4.2.3.:

LDC Section 4.2.3.A. to allow the owner of the subject property to reside in either the principal dwelling or the accessory unit, and to rent the structure in which owner does not reside.

LDC Section 4.2.3.B. to allow the accessory apartment to exceed 650 square feet or 30% of the floor area of the principal residence.

RECEIVED
 MAY 19 2015
 ENGINEERING &
 DESIGN SERVICES

LEGEND
 ■ = Existing Stone
 □ = Existing 1" Pipe
 - = Set MAG nail with washer stamped "3570"
 * = Set 1/2" Rebar with yellow cap stamped "SCHROLL 3570"

**1646 COWLING AVENUE
 CONDITIONAL USE
 SITE PLAN**

1646 COWLING AVENUE
 LOUISVILLE, KY. 40205
 PROPERTY OWNER: LINDA BLOK-COALTER
 ADDRESS: 1646 COWLING AVENUE,
 LOUISVILLE, KY. 40205
 DEED BOOK & PAGE : DB 9054, PG 64

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773

DATE: JANUARY 5, 2015 SCALE 1" = 20'
 JOB NO: 1191cup SHEET 1 OF 1

PLAN DATE 1-2-15

REVISIONS

NO.	DATE	DESCRIPTION	BY

15cup1000