PRELIMINARY APPROVAL Condition of Approval:___ LOUISVILLE & JEFFERSON COUNTY METROPLOF AN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

METRO PUBLIC WORKS

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, 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

IN ACCORDANCE WITH LDC CHAPTER 10.

SERVICES STRUCTURES SHALL BE SCREENED

PARKING SUMMARY

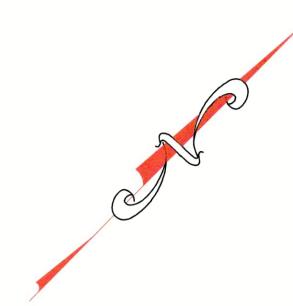
PARKING (1.5 SPACE EACH DWELLING UNIT-TWO DWELLING UNITS)

3 SPACES

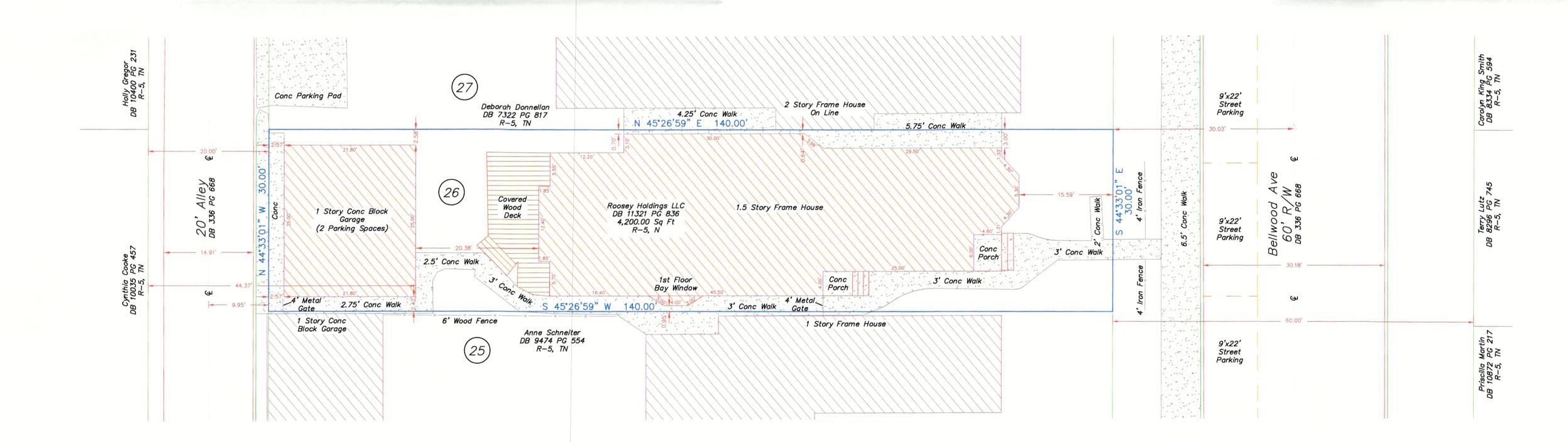
PROVIDED PARKING (GARAGE) TYP, PARKING SPACE STREET PARKING Typical Parking Space

2 SPACES 9' X 18' 1 Space

 9×22







PROJECT SUMMARY

EXISTING FORM DISTRICT EXISTING ZONE PROPOSED ZONE EXISTING USE F.A.R. PROPOSED USE GROSS FLOOR AREA LOT AREA DENSITY

TRAD. NEIGHBORHOOD R-5 R-5B

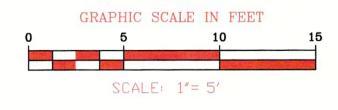
DUPLEX DUPLEX 2520 SQ. FT.± (PVA) 4200 S.F.± .96 ACRE 2 UNITS PER LOT

LANDSCAPING NOTES

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

TREE CANDRY

TREE CANDPY 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 , SUBLOT # 0000

> DOCKET # 19Zone1024 WM #

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

This plat 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 plat 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.

METRO APPROVED DISTRICT DEVELOPMENT PLAN APPROVAL DATE 6/18/20 EXPIRATION DATE

DOCKET NO. 19-ZONE-0032 SIGNATURE OF PLANNING COMMISSION

Seattle, Washington 98119

SITE ADDRESS:

Roosey Duplex

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

BEARING DATUM KY GRID NORTH

The basis of bearings for this plat, is based on G.P.S. observations taken along a

random traverse line on 05/02/2019.

Kentucky North Zone.

GPS INFORMATION

Kentucky State Plane Coordinates NAD83,

Geoid 12BUS

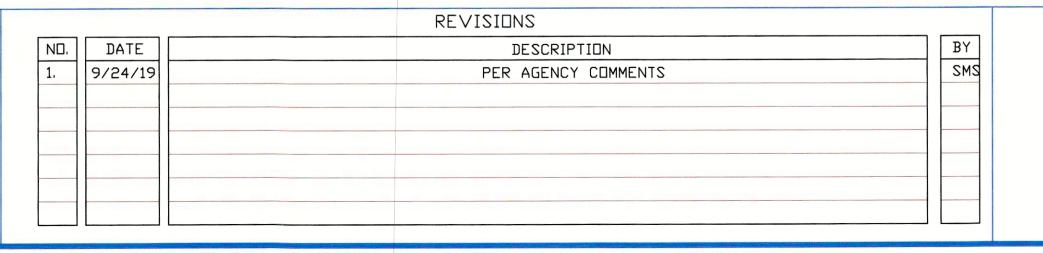
DETAIL DISTRICT DEVELOPMENT PLAN APPLICANT: RECEIVED Roosey Holdings LLC, — 2103 Źnd Avenue West

JAN 24 2020 PLANNING & DESIGN SERVICES

19-302 SHEET

LOUISVILLE, KY 40219 9009 PRESTON HWY,

(502) 969-2788 FAX: (502) 968-7077 info@cardinalplanning.com Website: www.cardinalplanning.com





1316 Bellwood Avenue, Louisville, KY 40204 D.B. 11321, PG. 836

JOB NO.

Binding Elements Case No. 19-ZONE-0032

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan with the dissolution of binding element 2.a and the addition of binding element **SUBJECT** to the following Binding Elements:

- 1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
- 2. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- 3. A Certificate of Occupancy or equivalent approval document shall be received from the code enforcement authority having jurisdiction within 90 days of final approval."