NOTE: THE PROPERTY SHOWN HEREON IS LOCATED ATOP A POTENTIAL KARST AREA. BEARINGS AND DISTANCES ON LOT LINES AS PER MINOR PLAT RECORDED IN DEED BOOK 10615, PAGE 228 PROPOSED HOUSE NOTE: HEIGHT OF THE PROPOSED 28, STRUCTURE IS 26', NOT TO EXCEED 35' MAXIMUM. 1570 SQ. FT NOTE 29' This plot plan subject to all easements and rights-of-way of record, if any, HOUSE DETAIL whether shown hereon or not. 1" = 50 CERTIFICATE OF APPROVAL Jefferson County Planning & Zoning Commission. ALYCE M. SMITH DEED BOOK 7201, PAGE 167 8506 THIXTON LANE By Date LOUISVILLE, KY 40229 ZONING: RR This parcel is currently zoned " FORM DISTRICT: NEIGHBORHOOD ALYCE M. SMITH DEED BOOK 7201, PAGE 167 8506 THIXTON LANE MATTHEW JOSEPH SMITH **ELIZABETH BROWN SMITH DEED BOOK 10615, PAGE 234** LOUISVILLE, KY 40229 ZONING: RR TRACT 2, MINOR PLAT IN FORM DISTRICT: NEIGHBORHOOD **DEED BOOK 10615, PAGE 221** 10.176 ACRES (PLAT) RESIDENCE TO STATE (VACANT) JEFFERSONCOUNTY, KY JEREMIAH GRAHAM LANT DEED BOOK 10615, PAGE 238 TRACT 1, MINOR PLAT IN PROPOSED SINGLE FAMILY RESIDENTIAL HOME DEED BOOK 10615, PAGE 221 8510 THIXTON LANE (OBSERVE DETAIL) LOUISVILLE, KY 40229 100 ZONING: RR DISTRICT: NEIGHBORHOOD ALYCE M. SMITH .42 DEED BOOK 7201, PAGE 167 122 8506 THIXTON LANE LOUISVILLE, KY 40229 ZONING: RR FORM DISTRICT: NEIGHBORHOOD PROPOSED **FXISTING** AGRICULTURAL AREA LATERAL 288.38 DISTURBANCE 30' X 30' ACCESS ESMT. AREA= 23,117 SQ. FT. **DEED BOOK 10615, PAGE 221** 60' NATURAL TREE PROPOSED 520.00' R/W BUFFER ZONE RW N 47°09'11" E C/L -30' X 30' CONCRETE **THIXTON LANE - HWY 2053** VARIABLE R/W MINOR PLAT IN DEED BOOK 10615, PAGE 228 NOTE: THE DISTANCE FROM THE NEAREST FIRE HYDRANT TO THE PROPOSED HOUSE IS 330' AS DRIVEN ALONG THIXTON LANE AND DRIVEWAY THE CONTRACTOR (AND/OR) OWNER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS PRIOR TO CONSTRUCTION. 100 200 200 400 0 I HEREBY CERTIFY THAT THE PROPOSED HOUSE SHOWN ON THIS PLOT PLAN WAS STAKED IN THE FIELD ON 07-26-2017. THE PROPOSED HOUSE AS SHOWN WAS STAKED FOR CONSTRUCTION ONLY. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT

BROWN LAND SURVEYING CO.

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TO BE USED FOR TRANSFER OF OWNERSHIP.

JAMIE D. BROWN (PLS #3699)

Professional Land Surveyors

Boundary Retracement Surveys - Fence Line Staking
Farm Boundaries - Mortgage Inspections
Topographic Surveys - Construction & Subdivision Layouts
House Staking - Flood Certifications
581 Whitetail Drive Taylorsville, KY 40071

Phone (502) 477-1440 Mobile (502) 376-0847

STATE of KENTUCKY

JAMIE D.

BROWN

3699

LICENSED

PROFESSIONAL

LAND SURVEYOR

LICENSED

1

inch

PLOT PLAN

200 feet

FOR: SANCTUARY HOMES, LLC
OWNER: MATTHEW JOSEPH SMITH
OWNER: ELIZABETH BROWN SMITH
8508 THIXTON LANE

LOUISVILLE, KY. 40229 ZONING: RR FORM DISTRICT: NEIGHBORHOOD

Source of Title: DEED BOOK 10615, PAGE 234

DATE: 09-07-2017 | SCALE: 1" = 200' | JOB NO:17-062A