

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ 20____.

INVALID IF NOT RECORDED BEFORE THIS DATE:

BY: _____

PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

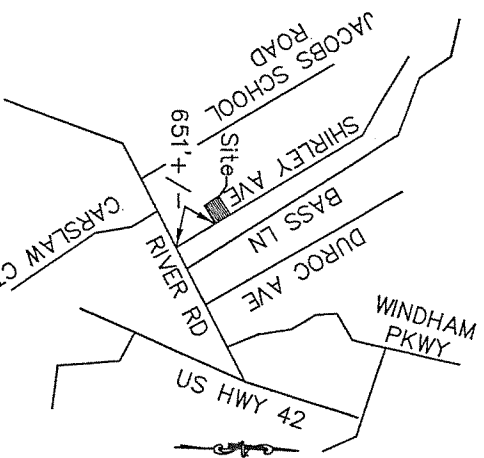
SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: _____

LEGEND:

- FOUND IPC
- R/W #3808 LOGSDON
- EOP RIGHT-OF-WAY
- CL EDGE OF PAVEMENT
- EX. CENTERLINE OF R/W
- FNC EXISTING FENCE
- FND FOUND CHAIN LINK FENCE
- CLF TO BE REMOVED
- TBR

LOCATION MAP



N.T.S.

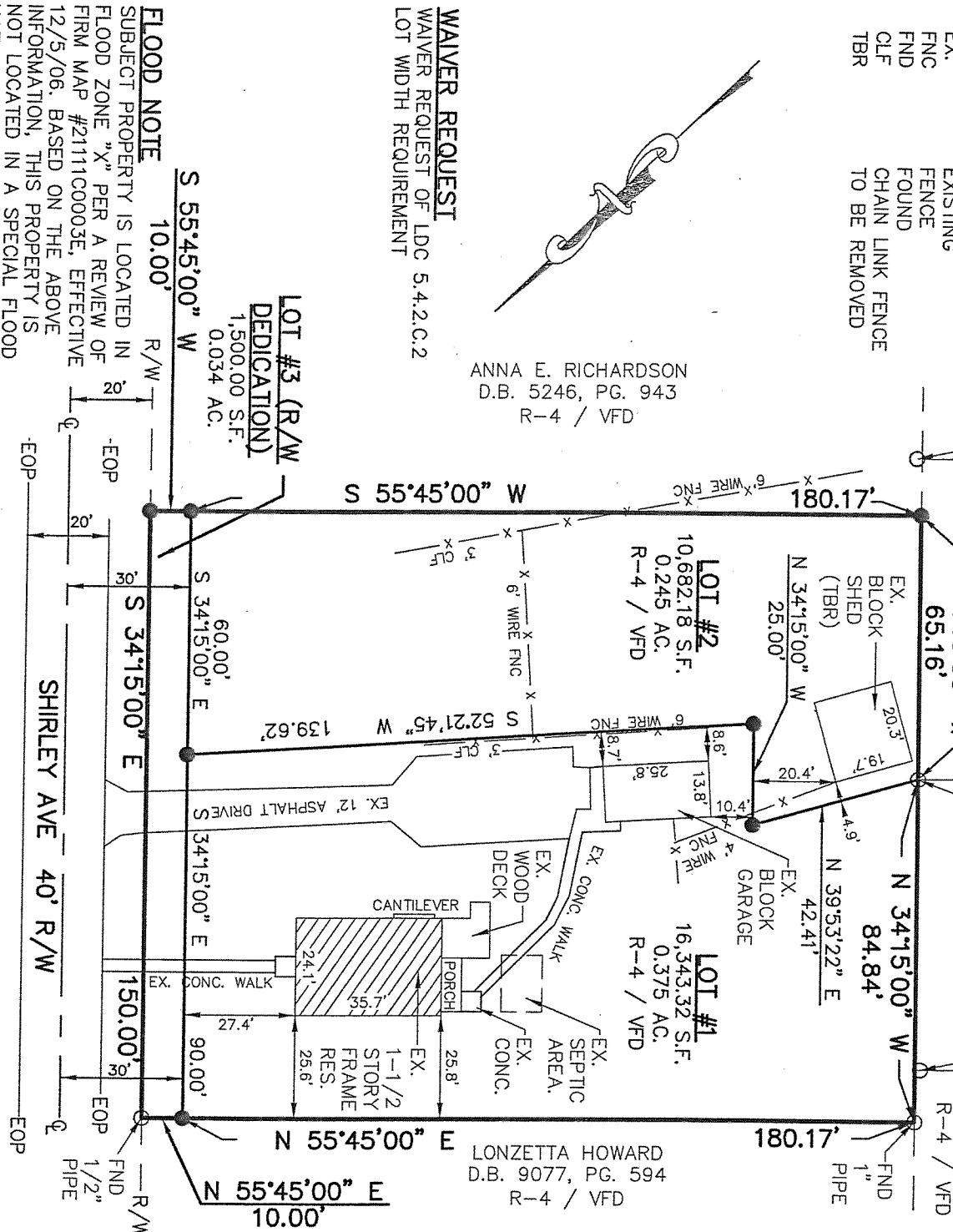
TRAVIS O'NAN
D.B. 10500, PG. 240
R-4 / VFD

RSD HOLDINGS LLC
D.B. 9829, PG. 694
R-4 / VFD

AVN INVESTMENT LLC
D.B. 10205, PG. 952
R-4 / VFD

ANNA F. RICHARDSON
D.B. 5246, PG. 943
R-4 / VFD

LONZETTA HOWARD
D.B. 9077, PG. 594
R-4 / VFD



WAIVER REQUEST
WAIVER REQUEST OF LDC 5.4.2.C.2
LOT WIDTH REQUIREMENT

LOT #3 (R/W DEDICATION)
1,500.00 S.F.
0.034 AC.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0003E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

REFERENCE MERIDIAN

THE REFERENCE MERIDIAN FOR THIS SURVEY IS THE SOUTHWEST PROPERTY LINE, HAVING A BEARING OF N 34°15' W PER PLAT BOOK 4, PAGE 64 AS RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1:28,600. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN CLASS SURVEY, PER 201 KAR 18:150.

MINOR SUBDIVISION PLAT

OWNER: JACOBUS W. & THERESA M. VAN DER PALEN

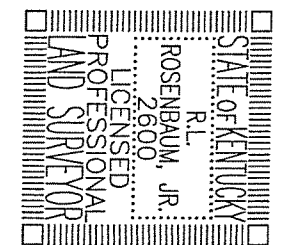
6704 SHIRLEY AVE., PROSPECT, KY 40059
T.B. 201, LOT 11, SUBLOT 14

LOT 14, P.B. 4, PG. 94

D.B. 10495, PG. 309

ZONED R-4, VILLAGE FORM DISTRICT (VFD)

JEFFERSON COUNTY, KY
JANUARY 13, 2016 Scale: 1" = 40'



C. R. P. & ASSOCIATES, INC.

7321 New LaGrange Road, Suite 111
Louisville, KY. 40222

R.L. ROSENBAUM, KY. PLS #2600 Date 1-13-16

CASE #15MINORPLAT1189

15mgusar09171889

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____
20____

INVALID IF NOT RECORDED BEFORE THIS DATE:

BY: _____

PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: _____

NOTES

1. The purpose of this plat is to divide one lot into two lots.
2. This plat amends Plat Book 4, Page 64, which is the James T. Taylor Subdivision, No.1.
3. Construction of a new single family or duplex principal structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.
4. Prior to issuance of building permit for Lot 2 sanitary assessment fees will be due.
5. Lot 1 is part of MSD's Bass/Shirley assessment project, and fees will be due at completion of project.
6. This survey was conducted by method of random traverse and was not adjusted. The unadjusted ratio of precision was 1:24,056.
7. Septic area location has not been verified.

ADDITIONAL NOTES

1. This plat amends Plat Book 4, Page 64, which is the James T. Taylor Subdivision, No. 1.
2. Construction of a new single family or duplex principal structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.
3. Prior to issuance of building permit for Lot 2 sanitary assessment fees will be due.
4. Lot 1 is part of MSD's Bass/Shirley assessment project, and fees will be due at completion of project.
5. Contours are approximate and taken from LOJIC data.
6. Septic area location has not been verified.
7. This site is subject to the infill requirements set forth by 5.4.2.C. Any subsequent structures shall have a required front yard within the range of the front setbacks of the two nearest principal residential structures and a required side yard within the range of the side setback of the two nearest principal residential structures. Any new structure would require a Variance to be approved by the Board of Zoning Adjustment as the proposed lots could not maintain these setback requirements.
8. Lot 2 is not a buildable lot unless connected to sanitary sewer.
9. A waiver if requested of LDC 5.4.2.C.2.

C. R. P. & ASSOCIATES, INC.
7321 New Lagrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

CASE #15MINORPLAT1189

2 OF 3

15 MINOR PLAT 1189