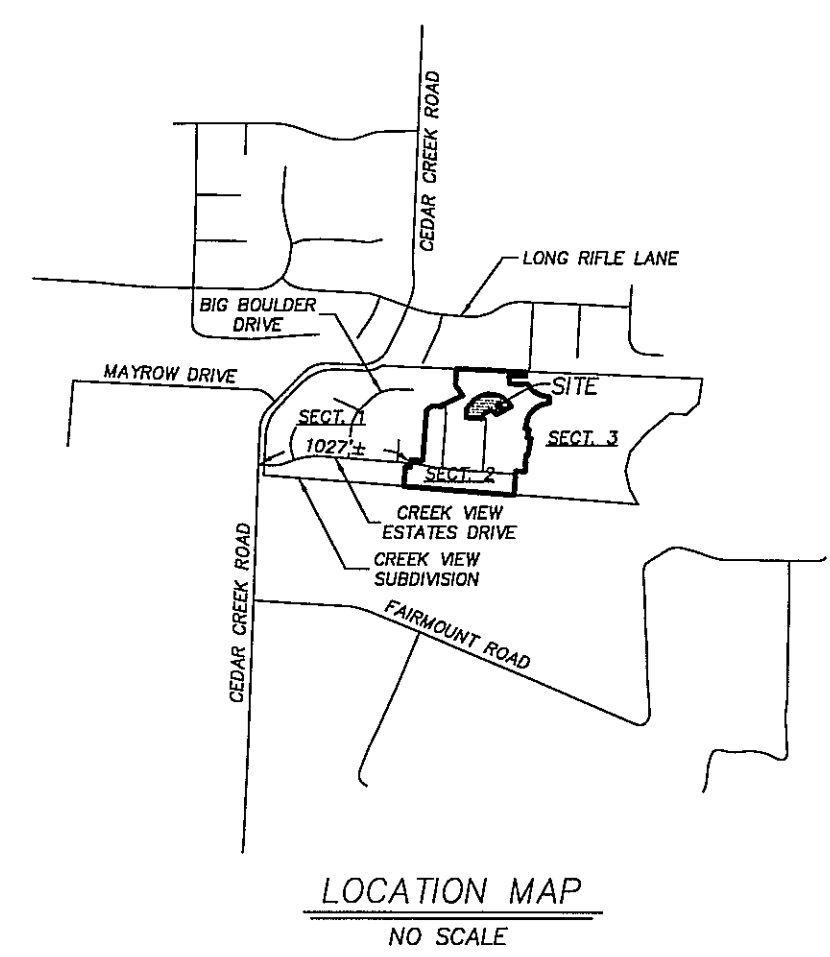




NORTH AND ALL BEARINGS SHOWN
HEREIN REFER TO ADAMS RUN SEC. 8
RECORDED IN P.B. 49, PG. 29.
REFERENCE BEARING S 87°47'16" E
PLAT NORTH
GRID NORTH
LAMBERT PROJECTION
KENTUCKY NAD 1983



LOT NO.		SQ. FT.		LOT NO.		SQ. FT.	
11	6,556	47	6,460	53	6,050		
12	7,117	48	6,583	54	6,050		
13	6,833	49	6,481	55	6,050		
14	5,859	50	6,658	56	6,050		
15	5,625	51	7,573	57	5,706		
16	6,065	52	7,740	58	6,419		
17	5,500	53	7,739	59	6,218		
18	6,050	54	7,198	74	5,836		
19	5,501	55	6,111	75	5,500		
20	6,050	56	6,050	76	5,500		
21	5,500	57	6,050	77	5,500		
22	6,050	58	6,079	78	5,500		
23	6,050	59	6,267	79	5,500		
24	6,050	60	7,020	80	7,445		
45	5,502	61	5,502				
46	6,994	62	7,020				

LOT LINE BEARINGS & DISTANCES	
1 N 40°42'59" W	35.42'
2 N 01°09'36" W	3.16'
3 N 01°42'22" E	44.34'
4 N 04°22'53" E	27.13'
5 N 19°51'36" E	40.03'
6 N 46°25'31" E	28.84'
7 N 34°38'05" E	36.87'
8 N 08°43'32" W	34.99'
9 N 48°10'51" W	32.51'
10 N 86°07'25" W	32.51'
11 S 57°12'52" W	30.39'
12 S 21°57'10" W	30.19'
13 S 01°55'46" W	44.92'
14 S 00°56'11" W	7.59'
15 S 01°30'55" W	44.50'
16 S 49°18'08" W	35.31'
17 N 85°39'42" W	40.07'
18 N 85°32'21" W	2.61'
19 N 85°16'11" W	8.92'
20 N 40°18'47" W	35.17'
21 N 02°44'33" W	43.41'
22 N 16°59'38" W	43.41'
23 S 08°05'27" E	53.99'
24 S 52°42'36" W	37.35'
25 N 77°47'26" W	39.85'
26 N 78°19'03" W	42.97'
27 N 04°22'53" E	3.46'
28 S 85°37'07" E	5.84'
29 S 85°13'45" E	9.16'
30 S 82°30'04" E	55.09'
31 S 78°23'27" E	41.73'
32 S 77°00'16" E	13.43'
33 S 81°36'27" E	50.14'
34 S 84°16'13" E	45.13'
35 S 85°38'57" E	41.15'
36 S 85°47'26" E	8.29'

VARIANCE REQUEST:
A VARIANCE IS REQUESTED FOR THE FRONT
YARD SETBACK TO BE INCREASED 5' ON LOTS
52, 53, 54 AND 55 FROM A MAXIMUM OF 25'
TO 30'.

LOT 52: 9101 BLUE BOULDER COURT
LOT 53: 9100 BLUE BOULDER COURT
LOT 54: 9102 BLUE BOULDER COURT
LOT 55: 9104 BLUE BOULDER COURT

R-4 ZONE
NEIGHBORHOOD FORM DISTRICT

BOUNDARY BEARINGS & DISTANCES

- (A) S 85°37'07" E 35.00'
- (B) N 04°22'53" E 50.00'
- (C) N 88°04'21" W 41.06'
- (D) S 02°25'29" W 9.44'

CURVE DATA

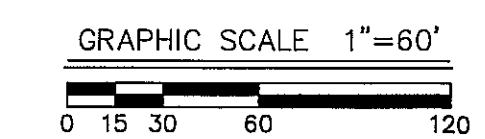
1 R = 700.00' T = 58.00' L = 115.74'	2 R = 1000.00' T = 78.06' L = 155.80'	3 R = 10000.00' T = 24.66' L = 49.32'
4 R = 500.00' T = 25.03' L = 50.02'	5 R = 500.00' T = 25.03' L = 50.02'	6 R = 92°27'14" T = 150.00' L = 242.07'

TOTAL AREA IN SITE: 12.003 Ac.
TOTAL NUMBER BUILDING SITES: 46
TOTAL NUMBER NON-BUILDABLE SITES: 1
DENOTES SET 1/2 INCH REBAR WITH SURVEY
CAP NO. 3697 OR MAG NAIL AS NEEDED UNLESS
OTHERWISE NOTED. ALL INTERIOR LOT CORNERS
ARE SET 1/2 INCH REBAR WITH SURVEY CAP
NO. 3697 OR MAG NAIL AS NEEDED UNLESS
OTHERWISE NOTED.
FOUND 1/2 INCH REBAR WITH SURVEY CAP
NO. 3697 UNLESS OTHERWISE NOTED.

R/W RIGHT OF WAY
R/Y REQUIRED YARD

**CONSERVATION SUBDIVISION
DIMENSIONAL STANDARDS**

FRONT YARD SETBACK 15' MINIMUM, 25' MAXIMUM
STREET YARD SETBACK 15' MINIMUM
SIDE YARD SETBACK 3' (6' COMBINED)
REAR YARD SETBACK 25'



CREEK VIEW ESTATES

SUBDIVISION SECTION 2 VARIANCE PLAN

OWNER & DEVELOPER
DOMINION HOMES OF KENTUCKY, LTD.
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KENTUCKY 40223
TAX BLOCK 665, LOT 2 - DEED BOOK 10078, PAGE 535
JULY 21, 2014
SCALE: 1"=60'

MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD LOUISVILLE, KY. 40219 (502)485-1508

RECEIVED
JUL 21 2014
PLANNING &
DESIGN SERVICES

14VARIANCE1070