**BEARINGS & DISTANCES** PROPERTY OWNER'S OBLIGATION 1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF ALL CERTIFICATES OF DEDICATION FOR Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine. (1) S 04°02'15" W 12.87' (30) S 17\*45'53" E 35.33' R=25.00' THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS RIGHT-OF-WAY AND EASEMENTS HAVE BEEN SIGNED (31) N 24°20'11" E 46.84' R=469.00' PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION. 2 N 85\*57'45" W 50.00' BY ALL OWNERS LISTED ON THIS RECORD PLAT AND RECORDED IN DEED BOOK 10346 PAGE 354. 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE 3 N 88°58'30" W 50.07' (32) S 24"14'46" W 43.17° R=419.00° FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD 4 S 85'37'33" E 26.69' (33) S 7244'07" W R=7.00' REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED. 9.91 3.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 10344 PAGE 14. 5 S 04\*22'22" W 100.00' (34) N 17°39'54" W 33.98' R=24.00' 6 N 01°33'09" E 29.28' (35) N 72"19'44" E 8.48' R≖6.00' 4.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD S 4345'31" E R=59.00' 7) S 12'30'29" W 50.45' AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0096 E DATED DECEMBER 05, 2006. NOTICE OF BOND REQUIREMENT (8) S 18'42'57" W 37.68' R=419.00' 7) S 55°44'31" E After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations. 5.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF (9) S 67°00'44" E 50.02' 17.05 N 83°54'20" E 8.02' R=48.00'(10) S 24\*20'11" W 57.43' R=575.00' (39) N 68'52'56" ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY BUILDERS OBLIGATION 11) S 27"11'55" W N 44"32"55" R=48.00'AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE The builder of each lot in this subdivision is required to grade the lot so that cross—lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right—of—way. 12) N 62°48'05" W 6.00' (41) N 03°19'33" W 42) N 57°09'52" W 13) S 27'16'18" W 50.00' E PERMITTED WITHIN THE FENCED AREA. SYSTEM (NORTH ZONE) NORTH AMERICAN 6.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE I) N 62'43'42" W 15.94' <u>CHURCH</u> PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN R=59.00' 208 (15) N 84'33'07" W 6.41' R=171.00' 4) N 81°31'40" W DATUM OF 1983. FERN CREEK (16) N 77'42'34" W 34.37' R=171.00' (45) N 16°36'41" W 7.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DÉVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE (46) N 61"11'21" E 8.62 9.88 OPEN SPACE IN PERPETUITY. ⟨47⟩ S 79\*45'44" E R=221.00' 73,759 S.F. 8.) THIS DEVELOPMENT WILL HAVE A PROPERTY OWNER'S ASSOCIATION 48) S 53'46'07" W CLARENCE EDWARD & R=49.00' AND A MAINTENANCE AGREEMENT ESTABLISHED FOR MAINTAINING THE LUCILLE MARIE SCHMITT OPEN SPACE AND COMMON FACILITIES, WHICH WILL BE APPROVED BY 49>N 61°31'33" W 20) N 00°55'46" E D.B. 8337, PG. 518 THE PLANNING COMMISSION AND RECORDED IN THE DEED OF LOCATION MAP 33.17 R=99.00' (50) N 78"24'59" W 21.14' RESTRICTIONS 9.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY 36.05 5 26°08'45" E 47.18' S 25'44'30" E NO SCALE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF EX. 6' WOODLAND 25'54'44" E 36.89' 23) S 42°23'43" E 21.26 PROTECTION AREA D.B. 8899, PG. 322 237.42' (24) S 53°03'47" E 34.71' R=221.00' S 27"14'26" W 20.54' N 04°23'31" 10.) THIS PLAT IS SUBJECT TO BINDING ELEMENTS IN CASE (54) S 27"14'26" W 80.66' 8.22' NO. 13ZONE1015 IN THE OFFICES OF THE PLANNING COMMISSION. 5) S 21'35'21" E R=7.00' 11.) THIS PROPERTY IS SUBJECT TO TREE CANOPY PROTECTION CERTIFICATE OF OWNERSHIP AND DEDICATION 5,063 S.F. 5,194 S.F R=74.00' 55) S 62°43'42" E 252.07' S 19°29'28" W 20.36 AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS (56) N 87"22"17" E R=55.00" (27) S 04"20'04" E 40.59 R=74.00' This is to certify that the undersigned is the owner of the land shown on this SITE UNDER DOCKET NO. 13ZONE1015. at and hereby acknowledges the same to be the plat of 54.83'(CHORD) NOT SHOWN (28) S 34\*54'50" E 37.46' R=74.00' 12.) THIS PROPERTY IS ZONED PRD AND LIES WITHIN THE FORM SPRING VILLA, SECTION 2 DISTRICT OF NEIGHBORHOOD. ⟨57⟩ S 04'08'04" E 5.48' ` (29) S 56'09'06" E 16.95 R=74.00' 13.) "AS-BUILT" DRAWING(S) SHALL BE REQUIRED BY THE 5,564 S.F. DEVELOPMENT ENGINEER ON ALL BASINS SHOWN ON THE and does hereby dedicate to public use the.... APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED CASEY SPRINGS WAY, VILLA SPRING DRIVE, A PUNCH LIST ITEM, PRIOR TO SUBDIVISION BOND RELEASE 5,246 S.F. 5,231 S.F 6,183 S.F. BRETT FRAZIER DRIVE & PARKER GRANT COURT 4.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS: 5,569 S.F. LOT NO. <u>ELEVATIONS</u> 113, 116, 117 & 120 5.006 S.F HE ABOVE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS. CITIZENS UNION BANK 15.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. CERTIFICATE OF ACKNOWLEDGMENT 5,072 S.F 4,961 S.F. 16.) WOODLAND PROTECTION AREAS (WPAs) IDENTIFIED ON STATE OF KENTUCKY 20 L N 04'02'15" E 95.70' COUNTY OF JEFFERSON SS THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVE (ALL EXISTING CARUL HODGE 5,107 S.F. VEGETATION) ALL CLEARING, GRADING AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN 6,225 S.F. 78 BRETT FRAZIER DRIVE a Notary Public in and for the County aforesaid do hereby certify that the 22774'26" v 5,000 S.F. (%) APPROVAL. NO FURTHER CLEARING, GRADING, foregoing plat of Spring Villa Section 105 CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY 4,960 S.F. SHALL TAKE PLACE WITHIN DESIGNATED WPAS BEYOND was this day presented to me by Jailes D. Lang 12/24/14 PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREES OR TO REMOVE DEAD OR DECLINING TREES 5,898 S.F. 5,000 S.F. 79 106 04"29'36" E N 04"29'36" E known to me, who executed the Certificate in my presence and acknowledg THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT. 50.00 51.00' 6,318 S.F. 17.) MOSQUITO ABATEMENT ON RETENTION/ 15' SAN. SEWER & DRAIN ESMT. DETENTION BASINS IN OPEN SPACE LOTS SHALL Witness my hand and seal this 291 h day of December 20 14 BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 50. My Commission expires: 9414 day of MARCH 18.) IF FOR ANY REASON A HOUSE IS REBUILT THE MINIMUM OPENING ELEVATION SHALL BE 52 27.74.56. 4,957 S.F. **BASEMENT ELEVATION \* SEE** OPEN SPACE 5,467 S.F. 👸 5,596 S.F. 5,558 S.F. LOT NO. ELEVATIONS NOTE 18 5,509 S.F. OPEN SPACE LOT 114 = 661.80'8,056 S.F. LOT 115 = 661.80RESIDUAL TRACT 2 100) LOT 118 = 661.44IN 04°04'11" 216,797.2 S.F. LOT 119 = 660.86'4.977 Acres CITIZENS UNION BANK 10.0' (TIE) D.B. 9978, PG. 36 BRETT FRAZIER DRIVE 50' R/W TOTAL AREA IN SITE: 17.71 Ac. EX. DETENTION BASIN ----14' GAS, ELEC. & TELECOM. ESMT TOTAL NUMBER BUILDING SITES: 82 0PEN SPACE 16.282 S.F. TOTAL NUMBER NON-BUILDABLE SITES: 4 (204)16,282 S.F. CAP NO. 3697 OR MAG NAIL/"X" CUT AS NEEDED 4,953 S.F UNLESS OTHERWISE NOTED. ALL INTERIOR LOT 5,000 S.F. 6,718 S.F. OPEN SPACE CORNERS ARE SET 1/2 INCH REBAR WITH SURVEY 90,674 S.F. 100.00 CAP NO. 3697 OR MAG NAIL/"X" CUT AS NEEDEL ່ 4,959 S.F. ຊື່ (45) UNLESS OTHERWISE NOTED. S 04'22'27" W FOUND 1/2 INCH REBAR WITH SURVEY CAP DRIVE 97 5,059 S.F. NO. 3697 UNLESS OTHERWISE NOTED. & DRAINAGE ESMT. D.B. 8066, PG. 311 N 04°24'22" E RIGHT OF WAY 4,983 S.F. BUILDING LIMIT 250.00 BASEMENT ELEVATION S 04'02'38" W MINIMUM OPENING ELEVATION (44 -M.O.E. 8,750 S.F. EX. 15' WOODLAND PROTECTION AREA 5,058 S.F. 232.36 g M.O.E. (120) g 663.00 4,950 S.F. S 04°02'38" W 96 5,000 S.F. OWNER & DEVELOPER OWNER & DEVELOPER OWNER & DEVELOPER 6,549 S.F S 04\*22'27" 86 WOODIE M. & JANICE H. MCELVANEY 8201 PARKER GRANT COURT WALTER H. & KAREN S. ENLOW CITIZENS UNION BANK 7114 BRETT FRAZIER DRIVE P.O. BOX 189 5,056 S.F. S 04°27'41"∖W 4,998 S.F LOUISVILLE, KY. 40291 LOUISVILLE, KY. 40291 SHELBYVILLE, KY. 40066-0189 (121) TAX BLOCK 3705, LOT 168 TAX BLOCK 3705, LOT 34 TAX BLOCK 637, LOT 4 D.B. 9518, PG. 826 D.B. 9003, PG. 652 D.B. 9978, PG. 36 CASEY SPRINGS WAY 4,999 S.F. EDWIN & BRENDA DILLER IRVIN & GWENDOLYN LAMBER THOMAS S. & DIANA L. BENNET 42 8207 PARKER GRANT COURT S 04'22'27" W 7002 BRETT FRAZIER DRIVE 7120 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 LOUISVILLE, KY. 40291 LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 165 TAX BLOCK 3705, LOT 2 5,055 S.F. TAX BLOCK 3705, LOT 31 D.B. 9149, PG. 464 , 39 ` D.B. 9027, PG. 524 RESIDUAL TRACT 1 D.B. 10106, PG. 165 50.00 (122) 280,487.3 S.F. THOMAS V. BARKER JR. SANDRA LEFFEL MARY CAMILLE ERWIN 04°24′22 6.439 Acres 8209 PARKER GRANT COURT 7112 BRETT FRAZIER DRIVE 7124 BRETT FRAZIER DRIVE CITIZENS UNION BANK D.B. 9978, PG. 36 SUBDIVISION, SECTION 1 131.09 LOUISVILLE, KY. 40291 LOUISVILLE, KY. 40291 5,000 S.F. LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 35 D.B. 9025, PG. 992 TAX BLOCK 3705, LOT 164 D.B. 9303, PG. 802 TAX BLOCK 3705, LOT 29 OPEN SPACE CITIZENS UNION BANK D.B. 9307, PG. 149 ر 13 <sup>۱</sup> OPEN SPACE D.B. 9978, PG. 36 (87 RICHARD & ROBERTA D. ISGRIGG 6502 VILLA SPRING DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 169 6,605 S.F. SPRING VILLA -EX. EDGE OF PAVEMENT D.B. 9087, PG. 73 12 LEX. EDGE OF PAVEMENT SUBDIVISION -EX. 14' GAS, ELEC. & TELECOM. ESMT. BB 10346PG0161 CERTIFICATE OF APPROVAL SECTION 2 (11) this 30th day of December EXISTING SPRING VILLA 5,715 S.F. SUBDIVISION, SECTION 1 LOUISVILLE METRO PLANNING COMMISSION RECORD PLAT Document No.: DN2014165352 Lodged By: CITIZEMS UNION BANK Recorded On: 12/31/2014 CITIZENS UNION BANK ( 22 <sup>)</sup> D.B. 9978, PG. 36 10 ι 27 County Clerk: BOBBIE HOLSCLAW-JEFF CO KY Deputy Clerk: EVEMAY MINDEL, SCOTT & ASSOCIATES, INC. LAND SURVEYOR'S CERTIFICATE PLANNING \* ENGINEERING \* SURVEYING STATE of KENTUCKY **BENCHMARK** persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse exceeds 1:47,841. The bearings distances and traverse shown hereon were adjusted for closure. This survey meets or exceeds the minimum standards for a Class "A" Survey as established by the State of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey. LANDSCAPE ARCHITECTURE TRAVIS K. Recorded in Plat Book ELEV. 678.45' BENTLEY 3697 3 1/4" MSD DISK WITH A MAGNETIC LOCATOR SET IN AN 12" 5151 JEFFERSON BOULEVARD, GRAPHIC SCALE 1"=50' BY 36" CONCRETE POST ON THE WEST SIDE OF WATTERSON TRAIL LICENSED PROFESSIONAL LOUISVILLE, KENTUCKY 40219 FRONT YARD SETBACK EXISTING ADDRESSES BM #35-03 ELEV. 669.87'
BEING AN EXISTING LOGIC MONUMENT ON THE WEST SIDE OF SOUTH WATTERSON TRAIL, (502)485-1508 STREET YARD SETBACK = LAND SURVEYOR = 7002, 7112, 7114, 7120 & 7124 BRETT FRAZIER COURT SIDE YARD SETBACK 12-29-14 250.0' NORTH OF THE CENTERLINE OF THE ENTRANCE OF SPRING VILLA SUBDIVISION, BEING DECEMBER 22, 2014 SCALE: 1"=50 BUILDING HEIGHT MAXIMUM 35 & 8201, 8207 & 8209 PARKER GRANT COURT 7.1' WEST OF THE EDGE OF PAVEMENT. Date TRAVIS K. BENTLEY, PLS NO. 3697