

54x92

NOTES:

- 1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.
- 2) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
- 3) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 10314 PAGE 354.
- 4) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A FLOOD INSURANCE RATE MAP NO. 2111100096 E DATED DECEMBER 05, 2006.
- 5) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 6) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
- 7) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
- 8) THIS DEVELOPMENT WILL HAVE A PROPERTY OWNER'S ASSOCIATION AND A MAINTENANCE AGREEMENT ESTABLISHED FOR MAINTAINING THE OPEN SPACE AND COMMON FACILITIES WHICH WILL BE APPROVED BY THE PLANNING COMMISSION AND RECORDED IN THE DEED OF RESTRICTIONS.
- 9) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
- 10) THIS PLAT IS SUBJECT TO BINDING ELEMENTS IN CASE NO. 13ZON1015 IN THE OFFICES OF THE PLANNING COMMISSION.
- 11) THIS PROPERTY IS SUBJECT TO A TREE PRESERVATION PLAN AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 13ZON1015.
- 12) THIS PROPERTY IS ZONED PRD AND LIES WITHIN THE FORM DISTRICT OF NEIGHBORHOOD.
- 13) "AS-BUILT" DRAWINGS(S) SHALL BE REQUIRED BY THE DEVELOPMENT ENGINEER ON ALL BASINS SHOWN ON THE APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED A PUNCH LIST ITEM PRIOR TO SUBDIVISION BOND RELEASE.
- 14) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

LOT NO.	ELEVATIONS
113, 116, 117 & 120	663.00'

 THE ABOVE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 15) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 16) WOODLAND PROTECTION AREAS (WPA) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVE (ALL EXISTING VEGETATION) ALL CLEARING, GRADING AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LATER DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPA'S BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREES OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.
- 17) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 18) IF FOR ANY REASON A HOUSE IS REBUILT THE MINIMUM OPENING ELEVATION SHALL BE 663.00'.

BASEMENT ELEVATION * SEE NOTE 18

LOT NO.	ELEVATIONS
LOT 114	= 661.80'
LOT 115	= 661.80'
LOT 116	= 661.44'
LOT 119	= 660.86'

CERTIFICATE OF APPROVAL

Approved this 30th day of December 2014

LOUISVILLE METRO PLANNING COMMISSION

Docket No. JP 12-29-14

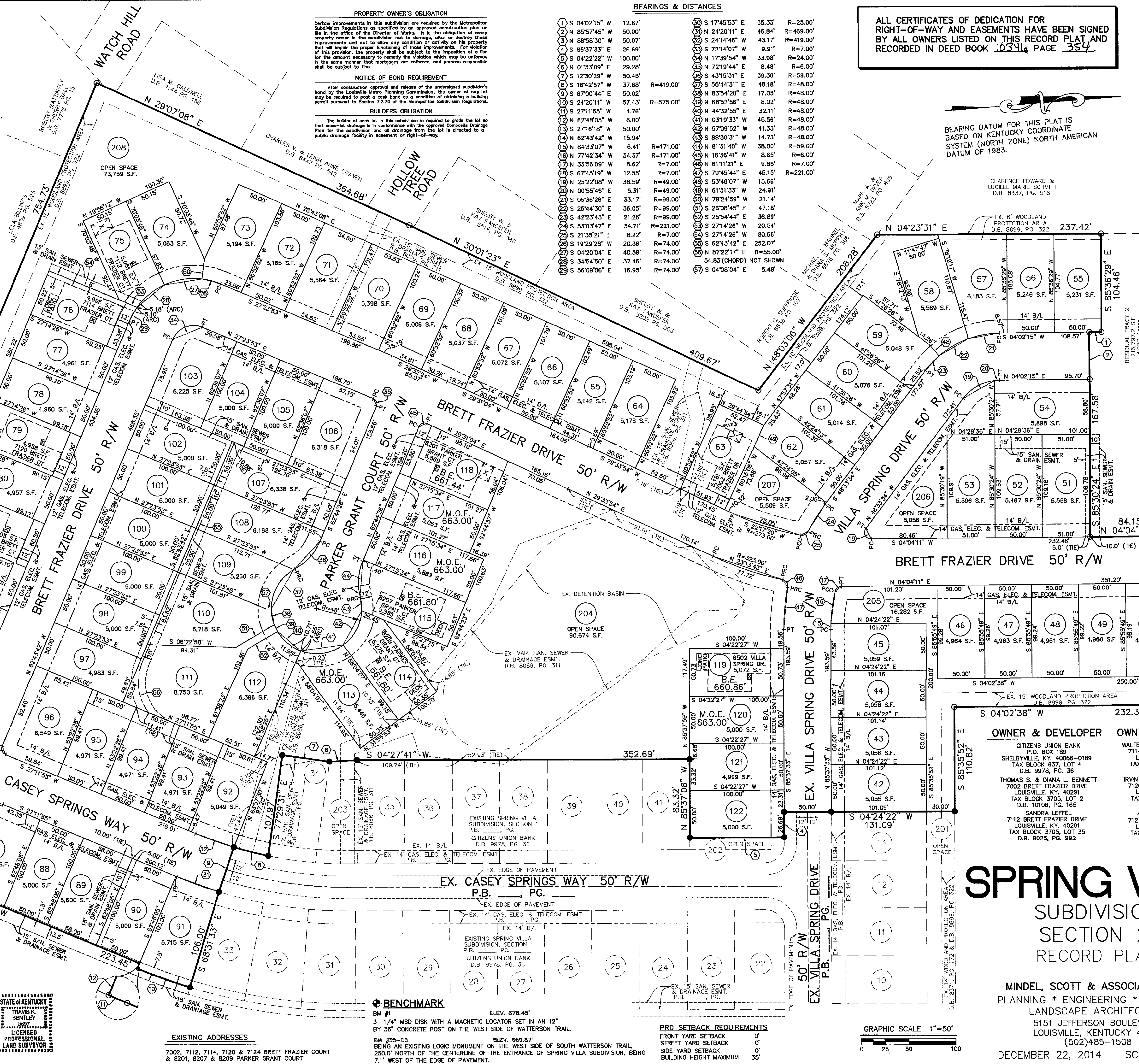
LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with adequate and the undisturbed precision ratio of the traverse exceeds 1:47,841. The bearings distances and corners 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 18-100 and in effect on the date of this survey.

DRAVIS K. BENTLEY, PLS NO. 3697

12-29-14

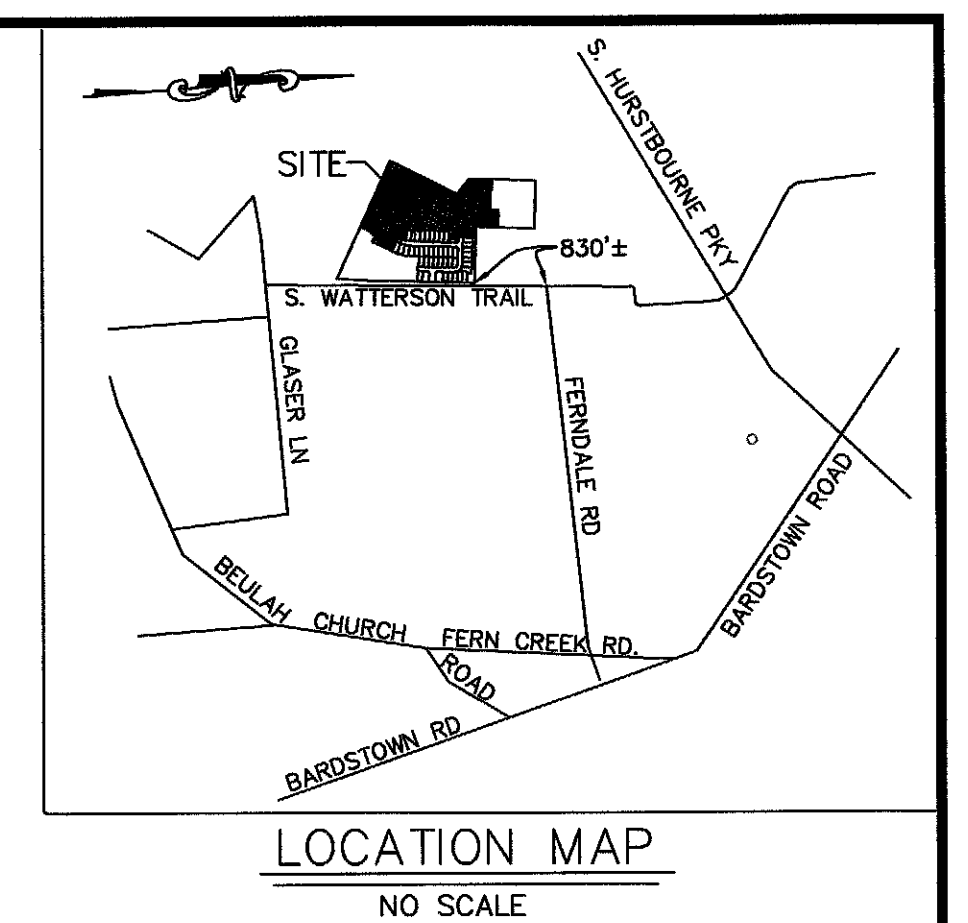
STATE OF KENTUCKY
TRAVIS K. BENTLEY
3697
LICENSED PROFESSIONAL LAND SURVEYOR



BEARINGS & DISTANCES

① S 04°02'15" W	12.87'	② S 17°45'53" E	35.33'	R=25.00'
② S 04°02'15" W	50.00'	③ S 24°14'46" E	46.84'	R=49.00'
③ S 08°56'30" W	50.07'	④ S 72°14'07" W	9.91'	R=7.00'
④ S 85°37'35" E	26.69'	⑤ N 17°39'54" W	33.98'	R=24.00'
⑤ S 04°22'22" W	100.00'	⑥ N 72°19'44" E	8.48'	R=6.00'
⑥ S 01°33'09" E	29.28'	⑦ S 43°15'31" E	39.36'	R=59.00'
⑦ S 12°30'29" W	50.45'	⑧ S 55°44'31" E	48.18'	R=48.00'
⑧ S 18°42'57" W	37.88'	⑨ N 83°54'20" E	17.05'	R=48.00'
⑨ S 85°37'35" E	26.69'	⑩ S 68°52'56" E	8.02'	R=48.00'
⑩ S 04°22'22" W	100.00'	⑪ N 03°19'33" W	45.56'	R=48.00'
⑪ S 01°33'09" E	29.28'	⑫ S 57°09'52" W	41.33'	R=48.00'
⑫ S 12°30'29" W	50.45'	⑬ S 88°30'31" E	14.73'	R=48.00'
⑬ S 18°42'57" W	37.88'	⑭ N 81°31'40" W	38.00'	R=59.00'
⑭ S 85°37'35" E	26.69'	⑮ S 16°36'41" E	8.85'	R=7.00'
⑮ S 04°22'22" W	100.00'	⑯ N 61°11'21" E	45.15'	R=21.00'
⑯ S 01°33'09" E	29.28'	⑰ S 79°45'44" E	15.66'	R=49.00'
⑰ S 12°30'29" W	50.45'	⑱ S 53°46'07" W	24.91'	R=99.00'
⑱ S 18°42'57" W	37.88'	⑲ N 81°31'35" W	24.91'	R=99.00'
⑲ S 85°37'35" E	26.69'	⑳ S 78°24'59" W	21.14'	R=99.00'
⑳ S 04°22'22" W	100.00'	㉑ S 26°08'45" E	47.18'	R=55.00'
㉑ S 01°33'09" E	29.28'	㉒ S 25°54'44" E	36.89'	R=55.00'
㉒ S 12°30'29" W	50.45'	㉓ S 27°14'26" W	20.54'	R=74.00'
㉓ S 18°42'57" W	37.88'	㉔ S 27°14'26" E	80.66'	R=74.00'
㉔ S 85°37'35" E	26.69'	㉕ S 62°43'42" E	252.07'	R=74.00'
㉕ S 04°22'22" W	100.00'	㉖ S 87°22'17" E	R=55.00'	R=55.00'
㉖ S 01°33'09" E	29.28'	㉗ S 48°33'(CHORD) NOT SHOWN	5.48'	R=74.00'
㉗ S 12°30'29" W	50.45'	㉘ S 04°08'04" E	5.48'	R=74.00'

ALL CERTIFICATES OF DEDICATION FOR RIGHT-OF-WAY AND EASEMENTS HAVE BEEN SIGNED BY ALL OWNERS LISTED ON THIS RECORD PLAT AND RECORDED IN DEED BOOK 10314 PAGE 354.



CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to the public use of the

SPRING VILLA, SECTION 2

and does hereby dedicate to public use the

CASEY SPRINGS WAY, VILLA SPRING DRIVE, BRETT FRAZIER DRIVE & PARKER GRANT COURT shown thereon.

OWNERS: *sup*

CITIZENS UNION BANK

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS
COUNTY OF JEFFERSON

Carol Hodges

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of *Spring Villa Section 2* was this day presented to me by *Janice DeLong 12/20/14* known to me, who executed the Certificate in my presence and acknowledge it to be mine *His* free act and deed.

To witness my hand and seal this 24th day of December 2014

My Commission expires: 9th day of MARCH 2015

Carol Hodges
Notary Public

LEGEND

TOTAL AREA IN SITE: 17.71 Ac.
TOTAL NUMBER BUILDING SITES: 82
TOTAL NUMBER NON-BUILDABLE SITES: 4

○ DENOTES SET 1/2" INCH REBAR WITH SURVEY CAP NO. 3697 OR MAG NAIL "X" CUT AS NEEDED UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE SET 1/2" INCH REBAR WITH SURVEY CAP NO. 3697 OR MAG NAIL "X" CUT AS NEEDED UNLESS OTHERWISE NOTED.

● FOUND 1/2" INCH REBAR WITH SURVEY CAP NO. 3697 UNLESS OTHERWISE NOTED.

R/W RIGHT OF WAY
B/L BUILDING LIMIT
B.E. BASEMENT ELEVATION
M.O.E. MINIMUM OPENING ELEVATION

OWNER & DEVELOPER	OWNER & DEVELOPER	OWNER & DEVELOPER
CITIZENS UNION BANK P.O. BOX 189 SHELBYVILLE, KY. 40068-0189 TAX BLOCK 637, LOT 4 D.B. 9978, PG. 36	WALTER H. & KAREN S. ENLOW 7114 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 34 D.B. 9003, PG. 692	WOODIE M. & JANICE H. MCVEANRY 8201 PARKER GRANT COURT LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 168 D.B. 9518, PG. 826
THOMAS S. & DIANA L. BENNETT 7002 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 2 D.B. 10108, PG. 524	IRVIN & GWENDOLYN LAMBERT 7120 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 31 D.B. 9149, PG. 464	EDWIN & BRENDA DILLER 8207 PARKER GRANT COURT LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 165 D.B. 9149, PG. 464
SANDRA LEFFEL 7112 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 35 D.B. 9025, PG. 992	MARY CAMILLE ERWIN 7124 BRETT FRAZIER DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 29 D.B. 9307, PG. 149	THOMAS V. BARKER JR. 8209 PARKER GRANT COURT LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 164 D.B. 9303, PG. 802
		RICHARD & ROBERTA D. ISORIGGO 6502 VILLA SPRING DRIVE LOUISVILLE, KY. 40291 TAX BLOCK 3705, LOT 169 D.B. 9087, PG. 73

SPRING VILLA

SUBDIVISION SECTION 2 RECORD PLAT

BB 10346PG0161

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

DECEMBER 22, 2014 SCALE: 1"=50'

Document No.: DNB2146352
Logged By: CITIZENS UNION BANK
Recorded On: 12/31/2014 08:08
Total Fees: \$11,338.00
Transfer Tax: \$0.00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: EMMY

Recorded in Plat Book No. 54 Page 92 Part No.

DRAVIS K. BENTLEY, PLS NO. 3697

EXISTING ADDRESSES

7002, 7112, 7114, 7120 & 7124 BRETT FRAZIER COURT & 8201, 8207 & 8209 PARKER GRANT COURT

BENCHMARK

BM #1 ELEV. 678.45'

3 1/4" MSD DISK WITH A MAGNETIC LOCATOR SET IN AN 12" BY 36" CONCRETE POST ON THE WEST SIDE OF WATTSERVANT TRAIL

BM #25-03 ELEV. 669.87'

BEING AN EXISTING LOGIC MONUMENT ON THE WEST SIDE OF SOUTH WATTSERVANT TRAIL, 250.0' NORTH OF THE CENTERLINE OF THE ENTRANCE OF SPRING VILLA SUBDIVISION, BEING 7.1' WEST OF THE EDGE OF PAVEMENT.

PRD SETBACK REQUIREMENTS

FRONT YARD SETBACK	0'
STREET YARD SETBACK	0'
SIDE YARD SETBACK	0'
BUILDING HEIGHT MAXIMUM	35'

GRAPHIC SCALE 1"=50'

0 25 50 100

54x92

8-24-12/31/14 JP 12/30/14