

Spring Villa Section 1 Plat RECORDED_Cropped	2
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THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD RISK RATE MAP NO. 2111100096 E DATED DECEMBER 05, 2006. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY DRAINING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL BE MAINTAINED IN PLACE UNTIL THE TREE CANOPY IS COMPLETED. THE AREA BENEATH THE DRAIN LINE OF THE TREE CANOPY SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE PERPETUITY.

THIS DEVELOPMENT WILL HAVE A PROPERTY OWNER'S ASSOCIATION A MAINTENANCE AGREEMENT ESTABLISHED FOR MAINTAINING THE SPACE AND COMMON FACILITIES, WHICH WILL BE APPROVED BY PLANNING COMMISSION AND RECORDED IN THE DEED OF RECORD.

BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

THIS PLAT IS SUBJECT TO BINDING ELEMENTS IN CASE 1330NE1015 IN THE OFFICES OF THE PLANNING COMMISSION. THIS PROPERTY IS SUBJECT TO TREE CANOPY PROTECTION AS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS UNDER DOCKET NO. 1330NE1015.

THIS PROPERTY IS ZONED PD AND LIES WITHIN THE FORM DISTRICT OF NEIGHBORHOOD.

"AS-BUILT" DRAWING(S) SHALL BE REQUIRED BY THE DEVELOPMENT ENGINEER ON ALL BASINS SHOWN ON THE APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED A PART OF THE PLAT. PRIOR TO SUBDIVISION BOND RELEASE, MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

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

ABOVE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.

MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

WOODLAND PROTECTION AREAS (WPAs) IDENTIFIED ON PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVE (ALL EXISTING VEGETATION) ALL CLEARING, GRADING AND FILL ACTIVITY THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS PUBLISHED AT THE TIME OF DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPAs BEYOND THE GENERAL HEALTH OF THE TREES OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY HAZARD.

MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IF FOR ANY REASON A HOUSE IS REBUILT, MINIMUM OPENING ELEVATION SHALL BE 660.00'.

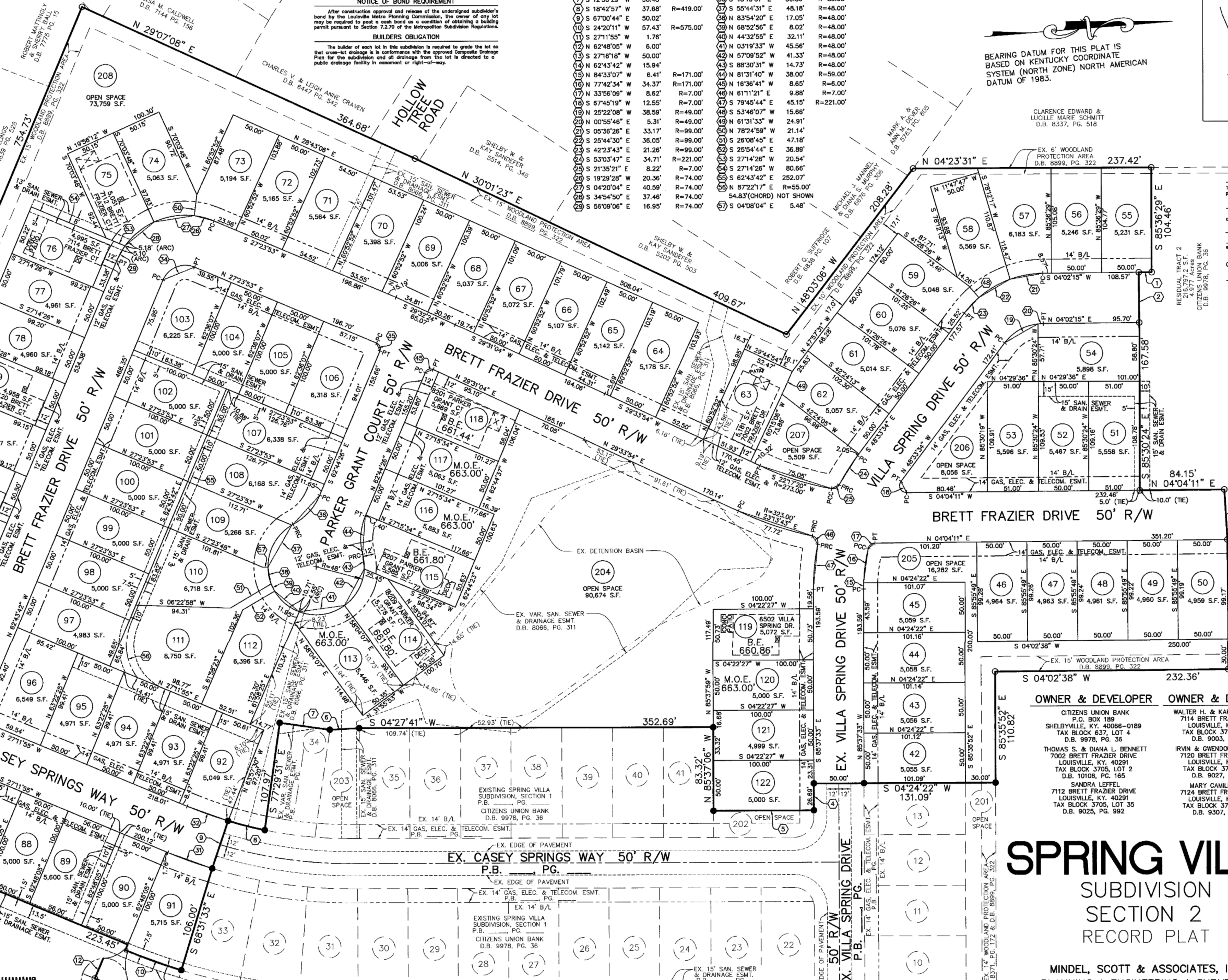
SEMENT ELEVATION	* SEE	
IT NO.	ELEVATIONS	NOTE 18
LOT 114	= 661.80'	
LOT 115	= 661.80'	
LOT 116	= 661.80'	
LOT 117	= 661.44'	
LOT 119	= 660.86'	

CERTIFICATE OF APPROVAL

Approved this 30th day of December 2014

LOUISVILLE METRO PLANNING COMMISSION

Docket No.



LOCAT NO

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned owner of the above described plot and hereby acknowledges the plat and does hereby dedicate to public use the easements shown thereon.

OWNERS:

CITIZENS UNION BANK

CERTIFICATE OF NOTARIAL PUBLIC

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Notary Public in and for the State of Kentucky

Witness my hand and seal this 30th day of December 2014

My Commission expires: 9/1/2018

LEGEND

TOTAL AREA: 120.00 ACRES

TOTAL LOT AREA: 120.00 ACRES

TOTAL LOT AREA: 120.00 ACRES

OWNER & DEVELOPER

CITIZENS UNION BANK

WALTER H. & KAREN S. ENLOW

7114 BRETT FRAZIER DRIVE

LOUISVILLE, KY. 40291

TAX BLOCK 637, LOT 34

D.B. 9978, PG. 36

THOMAS S. & DIANA L. BENNETT

7120 BRETT FRAZIER DRIVE

LOUISVILLE, KY. 40291

TAX BLOCK 3705, LOT 2

D.B. 10106, PG. 165

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

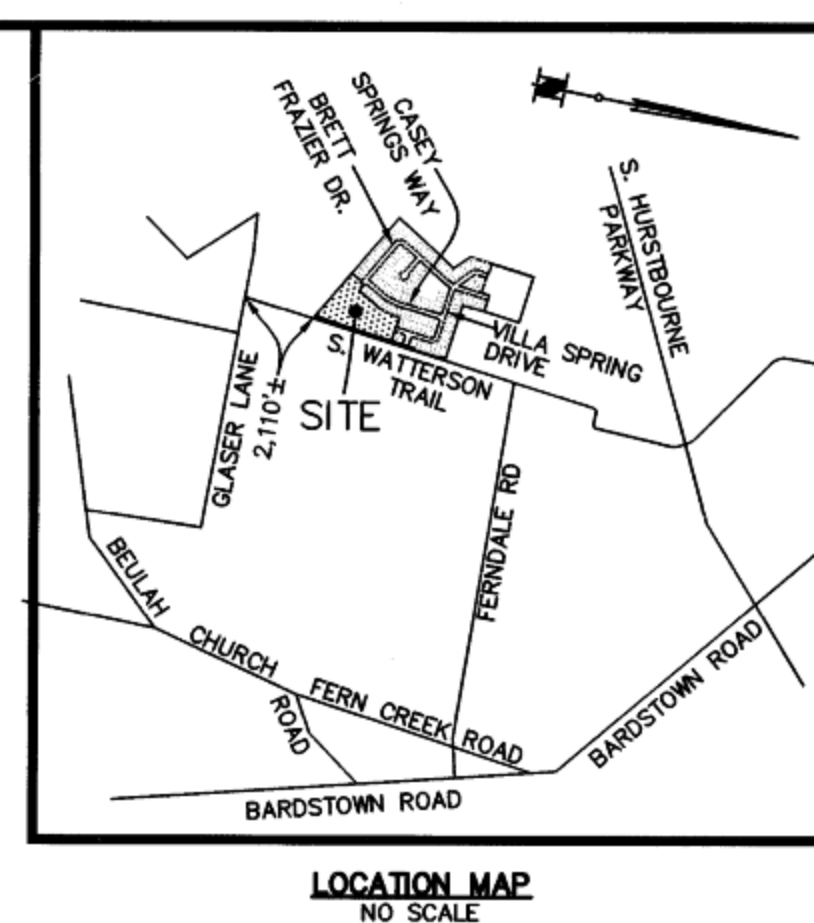
SPRING VILLA SUBDIVISION SECTION 2 RECORD PLAT

MINDEL, SCOTT & ASSOCIATES, INC.

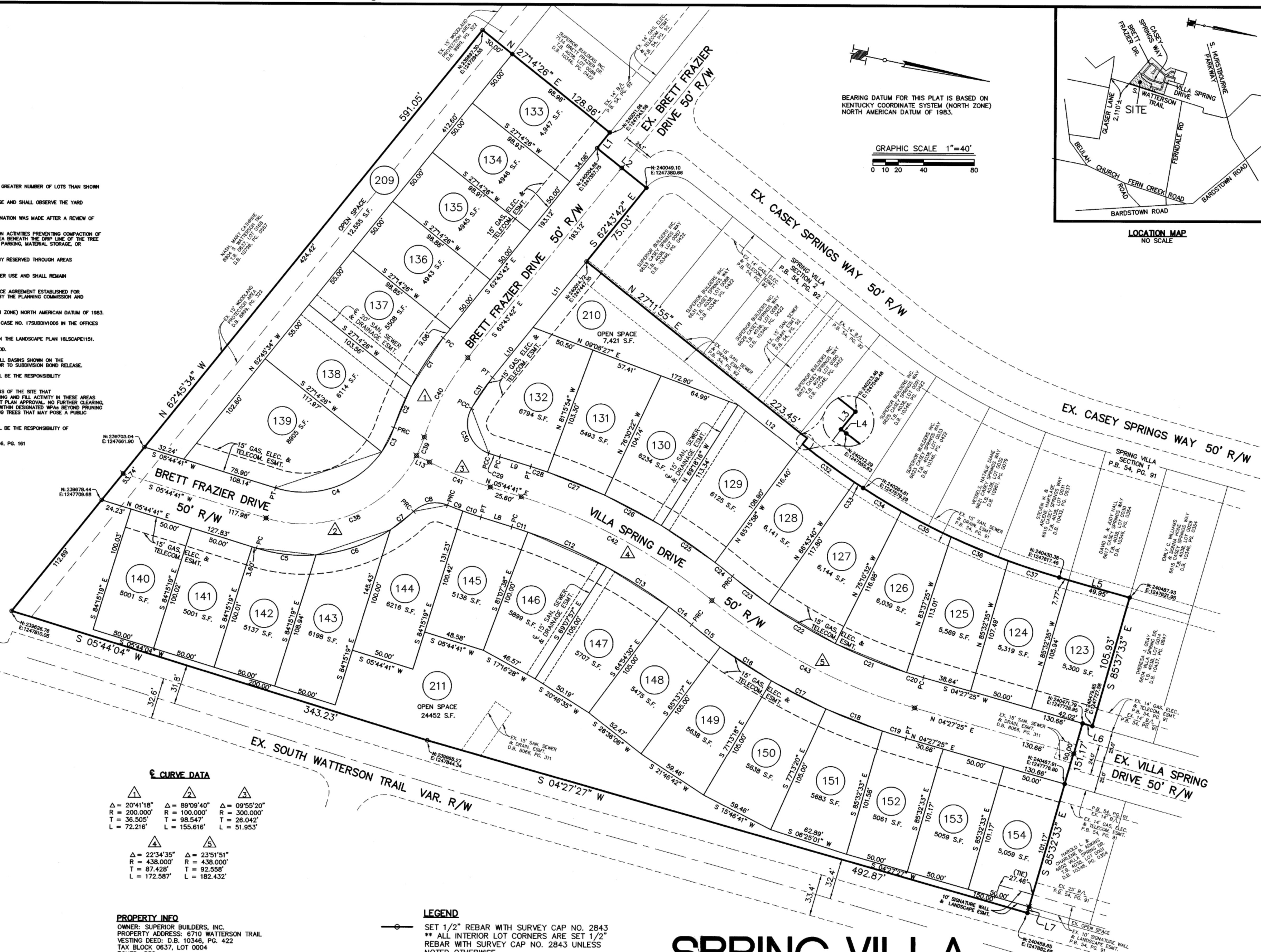
GREATER NUMBER OF LOTS THAN SHOWN
AND SHALL OBSERVE THE YARD
NATION WAS MADE AFTER A REVIEW OF
IN ACTIVITIES PREVENTING COMPACTION OF
PARKING, MATERIAL STORAGE, OR
RESERVED THROUGH AREAS
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CE AGREEMENT ESTABLISHED FOR
BY THE PLANNING COMMISSION AND
N (ZONE) NORTH AMERICAN DATUM OF 1983.
CASE NO. 17SUBDIV1006 IN THE OFFICES
N THE LANDSCAPE PLAN 16LSAPE1151.
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BE THE RESPONSIBILITY OF
6, PG. 161

BEARING DATUM FOR THIS PLAT IS BASED ON
KENTUCKY COORDINATE SYSTEM (NORTH ZONE)
NORTH AMERICAN DATUM OF 1983.

GRAPHIC SCALE 1"=40'
0 10 20 40 80



LOCATION MAP
NO SCALE



CURVE DATA

$\Delta = 20^{\circ}41'18''$ $R = 200.000'$ $T = 36.505'$ $L = 72.216'$	$\Delta = 89^{\circ}09'40''$ $R = 100.000'$ $T = 98.547'$ $L = 155.616'$	$\Delta = 09^{\circ}55'20''$ $R = 300.000'$ $T = 26.042'$ $L = 51.953'$
$\Delta = 22^{\circ}34'35''$ $R = 438.000'$ $T = 87.428'$ $L = 172.587'$	$\Delta = 23^{\circ}51'51''$ $R = 438.000'$ $T = 92.558'$ $L = 182.432'$	

PROPERTY INFO

OWNER: SUPERIOR BUILDERS, INC.
PROPERTY ADDRESS: 6710 WATTERSON TRAIL
VESTING DEED: D.B. 10346, PG. 422
TAX BLOCK 0637, LOT 0004
ZONED: PRD
FORM DISTRICT: NEIGHBORHOOD
TOTAL AREA IN SITE: 6.439 ACRES
NUMBER OF BUILDING SITES: 32
NUMBER OF NON-BUILDABLE SITES: 3

LDC WAIVER (17SUBDIV1006):

A WAIVER WAS GRANTED TO OMIT THE SIDEWALK REQUIRED ALONG
WATTERSON TRAIL ACROSS THE SITES FRONTAGE.

LEGEND

- SET 1/2" REBAR WITH SURVEY CAP NO. 2843
- ** ALL INTERIOR LOT CORNERS ARE SET 1/2" REBAR WITH SURVEY CAP NO. 2843 UNLESS NOTED OTHERWISE.
- SET MAG NAIL
- FOUND 1/2 INCH REBAR WITH SURVEY CAP NO. 3697 UNLESS OTHERWISE NOTED.
- FOUND X-CUT ON WALL
- R/W RIGHT OF WAY
- B/L BUILDING LIMIT

SPRING VILLA

SUBDIVISION
SECTION 3
RECORD PLAT
OWNER & DEVELOPER
SUPERIOR BUILDERS, INC.