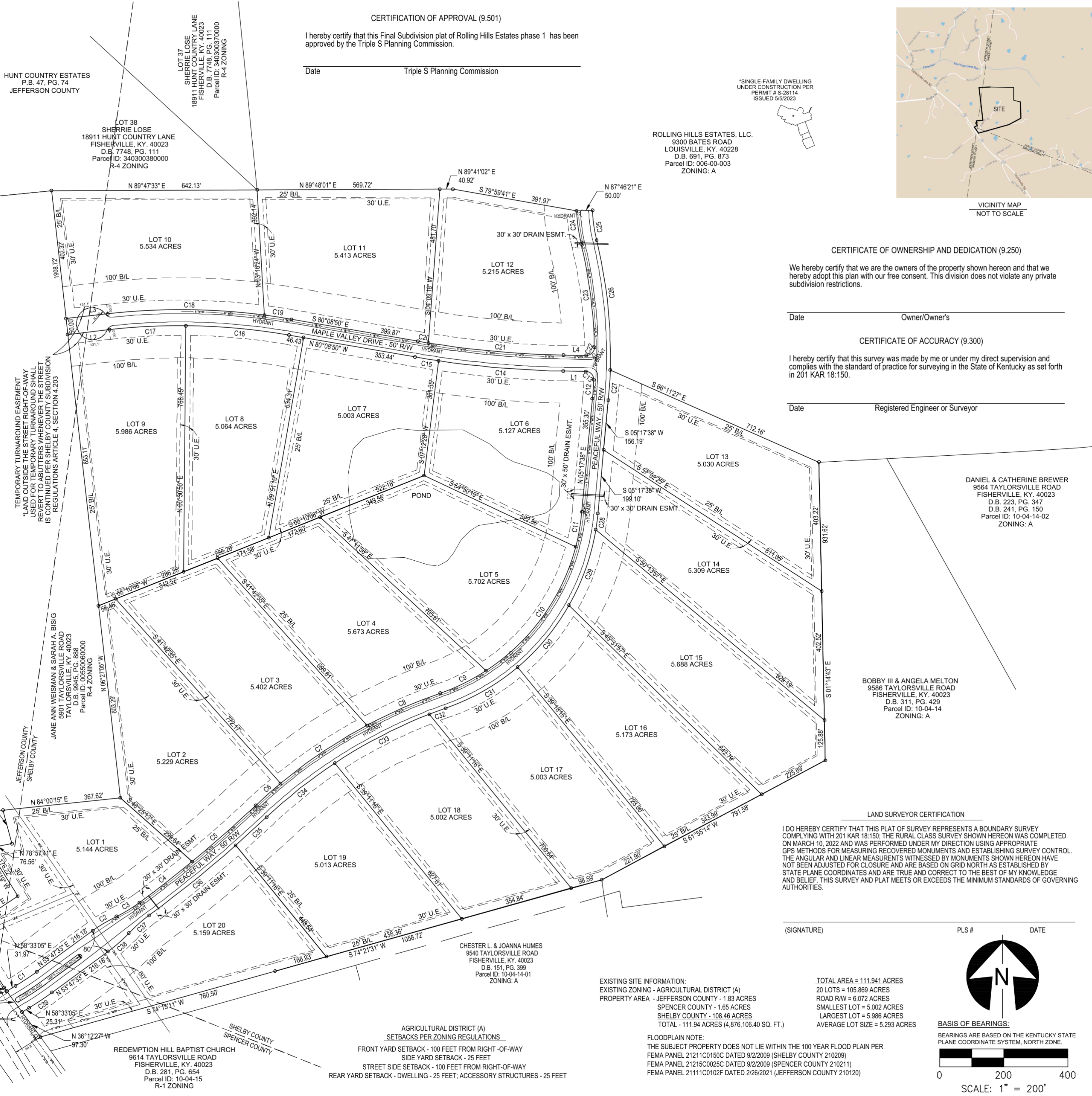


LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	70.68	S88° 57' 10"E	
L2	131.10	N83° 32' 54"E	
L3	131.10	N83° 32' 54"E	
L4	70.68	S88° 57' 10"E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH
C1	79.73'	960.00'	4°45'32"	N56° 10' 19"E	79.71'
C2	86.82'	500.00'	9°56'55"	S58° 44' 24"W	86.71'
C3	84.16'	500.00'	9°38'39"	N58° 53' 31"E	84.06'
C4	207.84'	3975.00'	2°59'45"	N52° 00' 23"E	207.82'
C5	264.72'	3975.00'	3°48'56"	N48° 36' 02"E	264.67'
C6	103.57'	1625.00'	3°39'06"	S48° 31' 07"W	103.55'
C7	325.66'	1625.00'	11°28'56"	S56° 05' 08"W	325.11'
C8	250.46'	1625.00'	8°49'52"	S66° 14' 32"W	250.22'
C9	159.29'	665.00'	13°43'29"	N63° 47' 43"E	158.91'
C10	488.70'	665.00'	42°06'23"	N35° 52' 48"E	477.78'
C11	110.64'	665.00'	9°31'59"	N10° 03' 37"E	110.52'
C12	58.45'	1475.00'	2°16'14"	N4° 09' 31"E	58.45'
C13	40.13'	25.00'	91°58'34"	N42° 57' 53"W	35.96'
C14	390.67'	3025.00'	7°23'58"	S85° 15' 11"E	390.40'
C15	74.23'	3025.00'	1°24'21"	S80° 51' 01"E	74.23'
C16	323.32'	1975.00'	9°22'46"	N84° 50' 14"W	322.95'
C17	238.70'	1975.00'	6°55'29"	S87° 00' 39"W	238.55'
C18	490.25'	2025.00'	13°52'17"	N89° 30' 58"W	489.06'
C19	85.99'	2025.00'	2°25'59"	N81° 21' 50"W	85.98'
C20	33.91'	2975.00'	0°39'11"	S80° 28' 26"E	33.91'
C21	423.30'	2975.00'	8°09'09"	S84° 52' 36"E	422.94'
C22	40.13'	25.00'	91°58'34"	N45° 03' 33"E	35.96'
C23	326.39'	1475.00'	12°40'42"	N7° 16' 05"W	325.72'
C24	104.27'	525.00'	11°22'48"	S7° 55' 03"E	104.10'
C25	94.34'	475.00'	11°22'48"	S7° 55' 03"E	94.19'
C26	409.05'	1525.00'	15°22'06"	N5° 55' 23"W	407.82'
C27	94.03'	1525.00'	3°31'58"	N3° 31' 39"E	94.01'
C28	51.48'	715.00'	4°07'31"	N7° 21' 23"E	51.47'
C29	251.76'	715.00'	20°10'28"	N19° 30' 22"E	250.46'
C30	251.89'	715.00'	20°11'05"	N39° 41' 09"E	250.59'
C31	260.56'	715.00'	20°52'46"	N60° 13' 05"E	259.12'
C32	53.92'	1575.00'	1°57'42"	S69° 40' 37"W	53.92'
C33	332.97'	1575.00'	12°06'46"	S62° 38' 23"W	332.35'
C34	271.88'	1575.00'	9°53'26"	S51° 38' 17"W	271.54'
C35	130.55'	4025.00'	1°51'30"	N47° 37' 19"E	130.55'
C36	347.96'	4025.00'	4°57'12"	N51° 01' 40"E	347.85'
C37	84.36'	500.00'	9°40'02"	S48° 40' 14"W	84.26'
C38	86.88'	500.00'	9°57'19"	N48° 48' 53"E	86.77'
C39	86.38'	1040.00'	4°45'32"	N56° 10' 19"E	86.35'



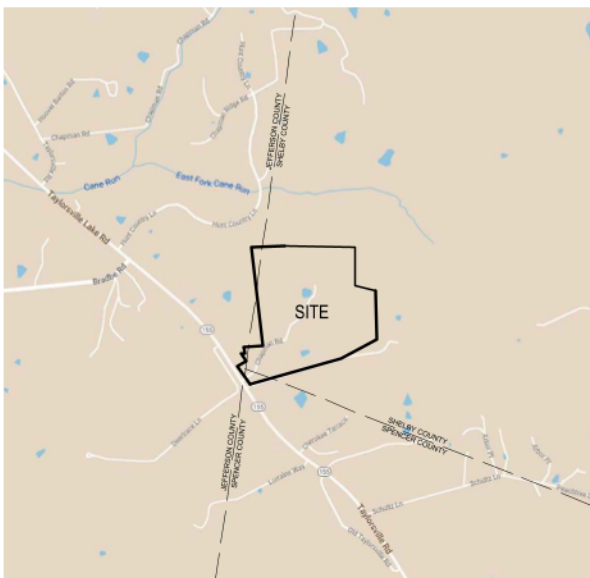
CERTIFICATION OF APPROVAL (9.501)

I hereby certify that this Final Subdivision plat of Rolling Hills Estates phase 1 has been approved by the Triple S Planning Commission.

Date Triple S Planning Commission

*SINGLE-FAMILY DWELLING UNDER CONSTRUCTION PER PERMIT # S-28114 ISSUED 5/5/2023

ROLLING HILLS ESTATES, LLC.
9300 BATES ROAD
LOUISVILLE, KY. 40228
D.B. 691, PG. 873
Parcel ID: 006-00-003
ZONING: A



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION (9.250)

We hereby certify that we are the owners of the property shown hereon and that we hereby adopt this plan with our free consent. This division does not violate any private subdivision restrictions.

Date Owner/Owner's

CERTIFICATE OF ACCURACY (9.300)

I hereby certify that this survey was made by me or under my direct supervision and complies with the standard of practice for surveying in the State of Kentucky as set forth in 201 KAR 18:150.

Date Registered Engineer or Surveyor

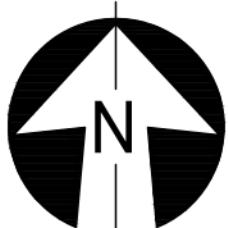
LAND SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150; THE RURAL CLASS SURVEY SHOWN HEREON WAS COMPLETED ON MARCH 10, 2022 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. THE ANGULAR AND LINEAR MEASUREMENTS WITNESSED BY MONUMENTS SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

(SIGNATURE)

PLS #

DATE



BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.



SCALE: 1" = 200'

EXISTING SITE INFORMATION:
EXISTING ZONING - AGRICULTURAL DISTRICT (A)
PROPERTY AREA - JEFFERSON COUNTY - 1.83 ACRES
SPENCER COUNTY - 1.65 ACRES
SHELBY COUNTY - 108.46 ACRES
TOTAL - 111.94 ACRES (4,876,106.40 SQ. FT.)

TOTAL AREA = 111.941 ACRES
20 LOTS = 105.869 ACRES
ROAD R/W = 6.072 ACRES
SMALLEST LOT = 5.002 ACRES
LARGEST LOT = 5.986 ACRES
AVERAGE LOT SIZE = 5.293 ACRES

FLOODPLAIN NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21211C0150C DATED 9/2/2009 (SHELBY COUNTY 210209)
FEMA PANEL 21215C0025C DATED 9/2/2009 (SPENCER COUNTY 210211)
FEMA PANEL 21111C0102F DATED 2/26/2021 (JEFFERSON COUNTY 210120)

AGRICULTURAL DISTRICT (A)
SETBACKS PER ZONING REGULATIONS

FRONT YARD SETBACK - 100 FEET FROM RIGHT-OF-WAY
SIDE YARD SETBACK - 25 FEET
STREET SIDE SETBACK - 100 FEET FROM RIGHT-OF-WAY
REAR YARD SETBACK - DWELLING - 25 FEET; ACCESSORY STRUCTURES - 25 FEET

Engineering
Building Partnerships

LJB Inc. 12800 Townepark Way - Suite 201
Louisville, Ky. 40243
(502)899-9611 tel
LJBinc.com

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FINAL SUBDIVISION PLAT
ROLLING HILLS ESTATES - PHASE 1
SITE ADDRESS: 9600 TAYLORSVILLE ROAD, FISHERVILLE, KENTUCKY 40023
PROPERTY EVALUATION PAECEL NUMBER: 006-00-003 (D.B. 691, PG. 873)
OWNER / DEVELOPER: ROLLING HILLS ESTATES, LLC.
9300 BATES ROAD LOUISVILLE, KY 40228

DESIGNED:	KAL	JOB NUMBER:	0122640A.00
DRAWN:	KAL/DLL	DATE:	
CHECKED:	EWB	01/10/2025	
REVISION:		DATE:	



THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150
SHEET NUMBER

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEMS (9.100)

I hereby certify that the public water supply and the private sewage disposal system installed, or proposed to be installed in the subdivision entitled Rolling Hills Estates fully meets the requirements of the Health Department, and hereby is approved as shown.

Date County Health Officer

CERTIFICATE OF AVAILABILITY OF WATER SERVICES (9.150)

I hereby certify that the proposed subdivision shown hereon lies within the service area of Taylorsville Water Department and that said utility has the capacity to supply water to the proposed subdivision, subject to the water distribution system being installed within said subdivision according to the requirements of this Agency and all other requirements that may apply, then water service shall be supplied by this agency.

Date Authorized Representative

CERTIFICATE OF OWNERSHIP AND DEDICATION (9.250)

We hereby certify that we are the owners of the property shown hereon and that we hereby adopt this plan with our free consent. This division does not violate any private subdivision restrictions.

Date Owner/Owner's

CERTIFICATE OF ACCURACY (9.300)

I hereby certify that this survey was made by me or under my direct supervision and complies with the standard of practice for surveying in the State of Kentucky as set forth in 201 KAR 18:150.

Date Registered Engineer or Surveyor

HEALTH DEPARTMENT CERTIFICATION (9.350)

I hereby certify that this subdivision shown hereon is situated in an area generally suitable for on site sewage disposal with each tract/lot requiring an on site evaluation test to determine the exact location and type of system to be installed.

Date Shelby County Health Officer

ROADWAY ENTRANCE CERTIFICATE (9.450)

I hereby certify that an entrance from the proposed development will be granted onto the city street or county road on the plat described hereon. However, an entrance permit for each lot will be required after structure location is established.

Date County Road Supervisor

FIRE PROTECTION CERTIFICATE (9.500)

I hereby certify that the proposed subdivision show hereon lies within the service area of the Simpsonville Fire Protection District and will be serviced by the Taylorsville - Spencer County Fire Protection District per local agreement. The proposed subdivision hereon meets or exceeds fire protection requirements of the servicing Frie Protection District. The current ISO fire rating of this subdivision shown hereon is

Date Fire Department Fire Chief

CERTIFICATION OF APPROVAL (9.501)

I hereby certify that this Final Subdivision plat of Rolling Hills Estates phase 1 has been approved by the Triple S Planning Commission.

Date Triple S Planning Commission

CERTIFICATION OF APPROVAL FOR ELECTRIC SERVICE (9.502)

I hereby certify that this plat of Rolling Hills Estates lies in the service area of Salt River Electric Company and said utility has the capacity to supply adequate electric service to said subdivision.

Date Authorized Representative

CERTIFICATE OF APPROVAL FOR GAS SERVICE (9.503)

I hereby certify that this plat of Rolling Hills Estates lies in the service area of (gas company name) and said utility has the capacity to supply adequate gas service to said subdivision.

NATURAL GAS - NOT AVAILABLE

Date Authorized Representative

CERTIFICATE OF DRAINAGE APPROVAL FOR SHELBY COUNTY(9.504.1)

I hereby certify that the development hereon meets all the requirements for drainage in Shelby County.

Date Shelby County Fiscal Court Project Manager

CERTIFICATE OF DRAINAGE CONSTRUCTION (9.505)

Upon construction of bonded drainage improvements represented by Planned Unit Developments, Subdivision Plats or Development Plans the Developer or Owner shall be required to provide a letter of certification to the Triple S Planning and Zoning Commission from a Professional Engineer licensed in the Commonwealth of Kentucky that the drainage improvements shown on the plans have been constructed so as to satisfy the intent of the original design. Any significant changes from the original design shall be noted in the certification, and the certifying engineer shall comment as to the effect these changes had on the original design.

Date Design Engineer

STATE ROADWAY ENTRANCE CERTIFICATE (9.507)

I hereby certify that an entrance from the proposed development may be granted onto the State Route, at the location shown hereon, subject to meeting all criteria of, and obtaining a State encroachment permit for the entrance. there shall be no additional direct vehicular access to the State Route unless shown on the plan.

Date Digitally signed by Tara Young, PE Date: 2025.02.04 16:28:38 -05'00' KYTC Official

CERTIFICATION OF EARLY WARNING SYSTEM (9.508)

I hereby certify that this Early Warning System complies with Shelby County Emergency Management Agency requirements.

Date Shelby County Emergency Management Director

CERTIFICATE FOR U.S. POSTAL SERVICE MAIL DELIVERY SERVICE (9.509)

I hereby certify that the method or mode of delivery, the type of mailbox, and the location of the mailbox for each street delivery address for the U.S. Postal Service meets the requirements of the Postal Operations Manual (POM) section 631.2.

Date U.S. Postal Service Local Postal Manager

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS BY UTILITY & TELECOMMUNICATIONS COMPANIES (9.550)

I, being a duly authorized agent of the cited utility/telecommunications company, hereby accept the utility/telecommunications easements shown on this plat on behalf of said company.

Water Company Date Owner Date

Salt River Electric Co. Date AT&T Date

Spectrum Date

The spaces indicated by dashed lines and marked "30' U. E." represent an easement 30' in width or "60' U.E." represent an easement 60' in width and are hereby reserved for the use of the utility/telecommunications companies listed above for utility purposes and water and gas companies for underground pipes, electric utilities, and telecommunications purposes, which include:

1. The right to construct maintain, operate, replace, upgrade, or rebuild pole lines and/or pipes, and/or underground cable systems and all appurtenances thereto,
2. The right of ingress and egress over all lots to and from said easements indicated,
3. The right to trim or remove any trees necessary to maintain proper service,
4. The right to keep said easements free of any structures or obstacles that may create a hazard to the said poles, pipes, cables, or lines, and
5. It is understood that as a part of this reservation the owners, their heirs, or assigns hereby agree that no excavation will be attempted within five (5) feet of any buried pipe and/or cable installed, or change of grade that interferes with overhead pole lines within the easements herein defined.

Property owners are to use and enjoy the said lands included in the easement strips shown hereon but such use shall not interfere with the rights and privileges herein granted.

CERTIFICATE FOR DRAINAGE DESIGN APPROVAL (9.602)

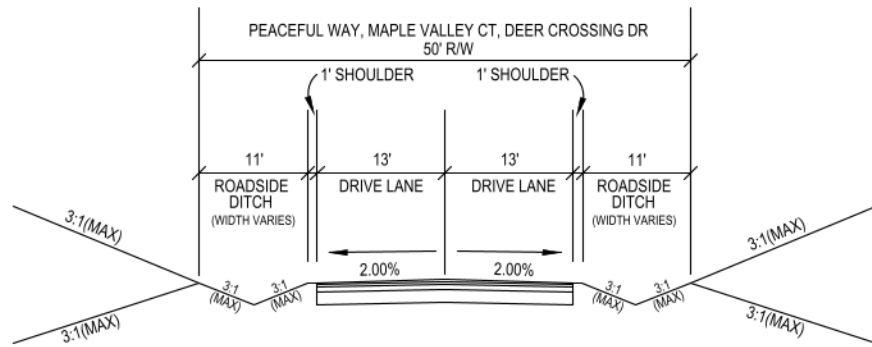
I hereby certify that the proposed drainage design, as shown on this Development Plan, is adequate for proper drainage without causing any adverse affects to the adjoining properties.

Date Design Engineer

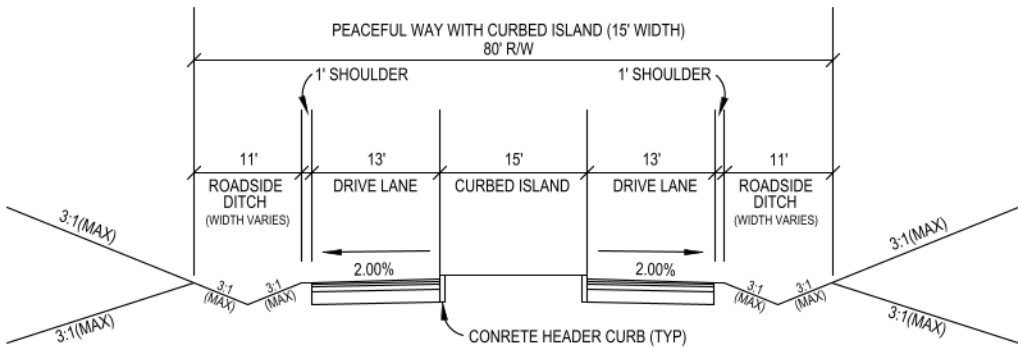
HYDRAULIC STUDY/ANALYSIS CERTIFICATE (9.606)

I hereby certify that appropriate measures have been identified and taken to satisfy the requirement that no off-site or on-site property owner will suffer any water related damage as a result of this development and this design is in accordance with the required study.

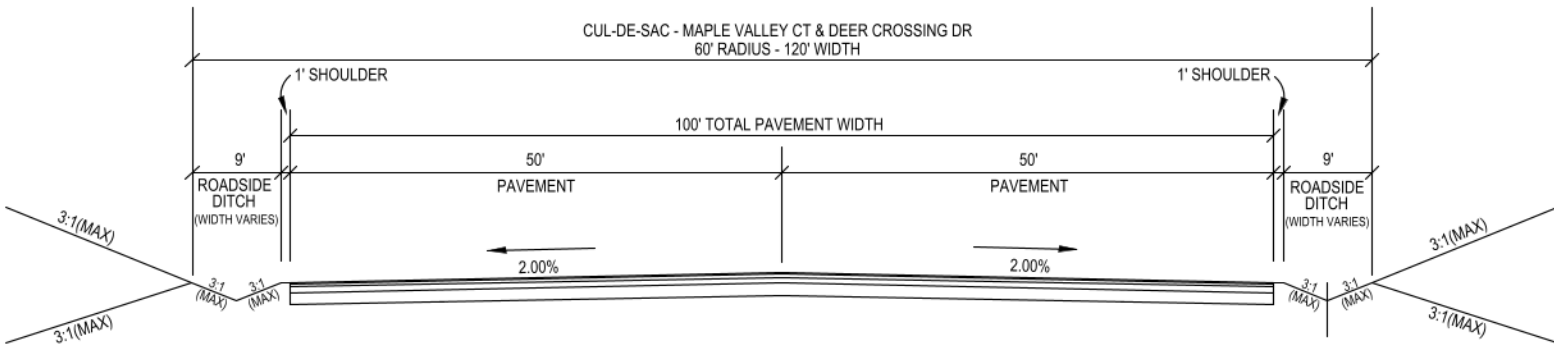
Date Design Engineer



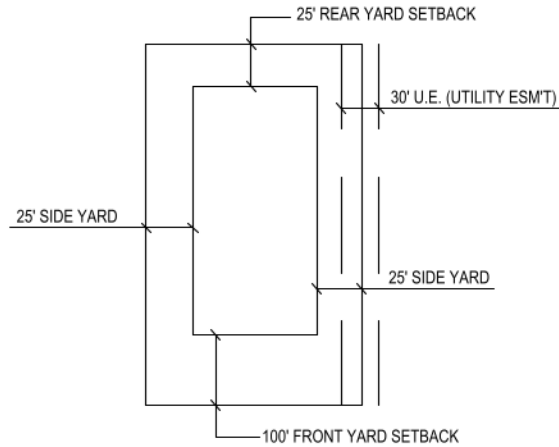
TYPICAL ROAD SECTION - 50' R/W
NOT TO SCALE
COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)
1-8"(2 LIFTS) OF D.G.A.
2" CLASS 1 BITUMINOUS BASE (220 #/S.Y. MIN.)
1 1/2" CLASS 1 BITUMINOUS SURFACE (138 #/S.Y. MIN.)



TYPICAL ROAD SECTION - 80' R/W
NOT TO SCALE
COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)
1-8"(2 LIFTS) OF D.G.A.
2" CLASS 1 BITUMINOUS BASE (220 #/S.Y. MIN.)
1 1/2" CLASS 1 BITUMINOUS SURFACE (138 #/S.Y. MIN.)



TYPICAL CUL-DE-SAC SECTION - 60' RADIUS (120' WIDTH)
NOT TO SCALE
COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)
1-8"(2 LIFTS) OF D.G.A.
2" CLASS 1 BITUMINOUS BASE (220 #/S.Y. MIN.)
1 1/2" CLASS 1 BITUMINOUS SURFACE (138 #/S.Y. MIN.)



TYPICAL LOT DETAIL FOR ZONE A
NOT TO SCALE

LAND SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150; THE RURAL CLASS SURVEY SHOWN HEREON WAS COMPLETED ON MARCH 10, 2022 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. THE ANGULAR AND LINEAR MEASUREMENTS WITNESSED BY MONUMENTS SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

(SIGNATURE) PLS # DATE



Engineering
Building Partnerships

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Louisville, Ky. 40243
(502)899-9611 tel
LJBinc.com

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FINAL SUBDIVISION PLAT
ROLLING HILLS ESTATES - PHASE 1
SITE ADDRESS: 9600 TAYLORSVILLE ROAD, FISHERVILLE, KENTUCKY 40023
PROPERTY EVALUATION PAECEL NUMBER: 006-00-003 (D.B. 691, PG. 873)
OWNER / DEVELOPER: ROLLING HILLS ESTATES, LLC.
9300 BATES ROAD LOUISVILLE, KY 40228

DESIGNED: KAL	JOB NUMBER: 0122640A.00
DRAWN: KAL/DLL	DATE: 01/10/2025
CHECKED: EWH	
REVISION:	DATE:



THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

SHEET NUMBER