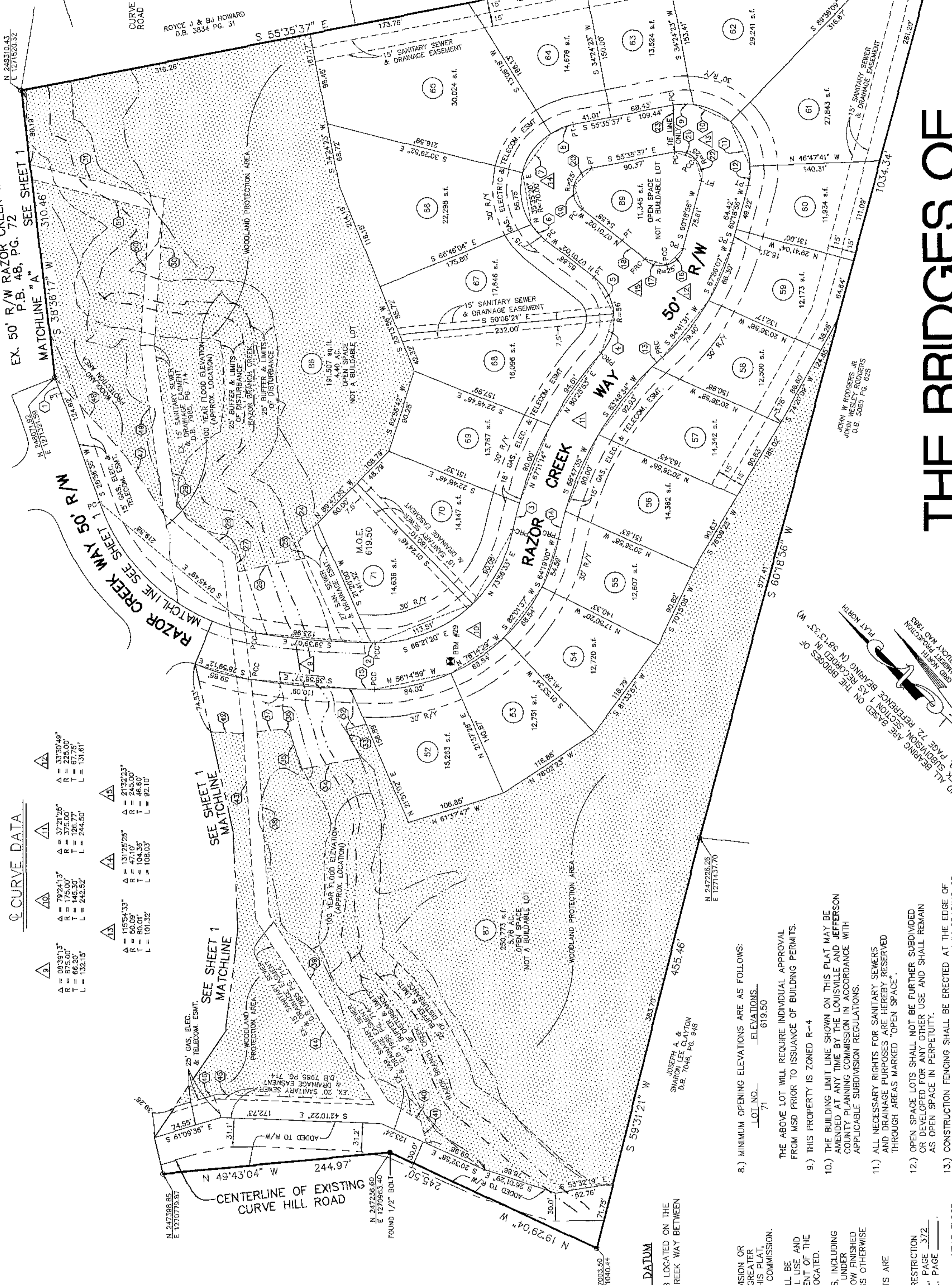
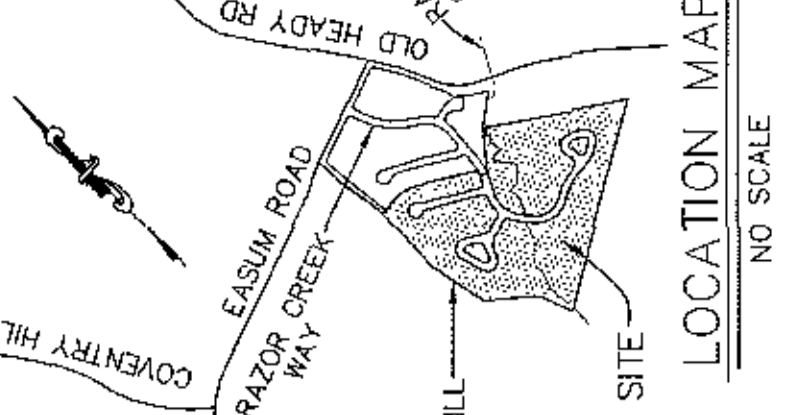


51x39



BEARINGS & DISTANCES table listing bearings and distances for various points and lines on the plat.

BENCH MARKS NEVD 29 DATUM. X-CUT IN TOP BACK OF CURB LOCATED ON THE SOUTHWEST SIDE OF RAZOR CREEK WAY BETWEEN LOTS 52 AND 53. ELEV. 627.42

NOTES: 1) THERE SHALL BE NO FURTHER SUBDIVISION OR REVISION OF THIS PLAT 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) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CURBS UNDER DRIVEWAYS, SHALL BE 24 INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

4) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8055, PAGE 372 AND AMENDED IN DEED BOOK 8055, PAGE 372.

5) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21110C 185 D DATED FEBRUARY 2, 1994.

6) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE 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.

7) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DEED BOOK 8055, 01-01 IN THE OFFICES OF THE PLANNING COMMISSION.

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 to public use the RAZOR CREEK, SECTION 2 AND CURVE HILL ROAD.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATIONS EASEMENTS. The spaces defined by colored lines are reserved for gas, electric and telecommunication easements.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT. This plat is subject to water mains and stormwater easements as shown on the plat.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS. An easement for sanitary sewer and drainage easements is hereby reserved by the owner.

LAND SURVEYOR'S CERTIFICATE. I, JAMES K. BENTLEY, PLS. NO. 3697, do hereby certify that the foregoing plat was prepared by me or under my direct supervision.

THE BRIDGES OF RAZOR CREEK

SUBDIVISION SECTION 2 RECORD PLAT SHEET 2 OF 2 OWNER & DEVELOPER: TIMBER CREEK LLC. 16218 SHELBYVILLE ROAD, LOUISVILLE, KENTUCKY 40245. TAX BLOCK 46 LOT 36 D.B. 7382 PG. 804. NOVEMBER, 2005. SCALE: 1"=60'

TOTAL AREA IN SITE: 31.54 AC. TOTAL NUMBER NON-BUILDABLE SITES: 49. TOTAL NUMBER BUILDABLE SITES: 4. 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.

R-4 SETBACK REQUIREMENTS: FRONT YARD SETBACK 30', SIDE YARD SETBACK 5', REAR YARD SETBACK 25'. GRAPHIC SCALE: 1"=60'. 0 15 30 60 120

15) NO DIRECT ACCESS TO CURVE HILL ROAD FROM ANY LOT IN THE SUBDIVISION.

8) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS: LOT NO. 71 ELEVATIONS: 619.50. THE ABOVE LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS. 9) THIS PROPERTY IS ZONED R-4. 10) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND Jefferson COUNTY ZONING AND SUBDIVISION REGULATIONS. 11) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE". 12) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY. 13) CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND ALL CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. 14) WOODLAND PROTECTION AREA (WPAs) IDENTIFIED IN THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL PERMANENTLY REMAIN UNDEVELOPED. ALL CLEARING, GRADING, AND CONSTRUCTION ACTIVITIES IN THESE AREAS OF DEVELOPMENT BY AN APPROVAL NO ESTER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPAs OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT, OR FOR THE INSTALLATION OF SEWER OR DRAINAGE FACILITIES.

MINDEL, SCOTT & ASSOCIATES, INC. PLANNING * ENGINEERING * SURVEYING LANDSCAPE ARCHITECTURE 4545 BISHOP LANE, SUITE 200 LOUISVILLE, KY. 40218 (502)485-1508

WOODLAND PROTECTION AREA

R/W REQUIRED YARD

R/Y MINIMUM OPENING ELEVATIONS

M.O.E. WOODLAND PROTECTION AREA

51x39