

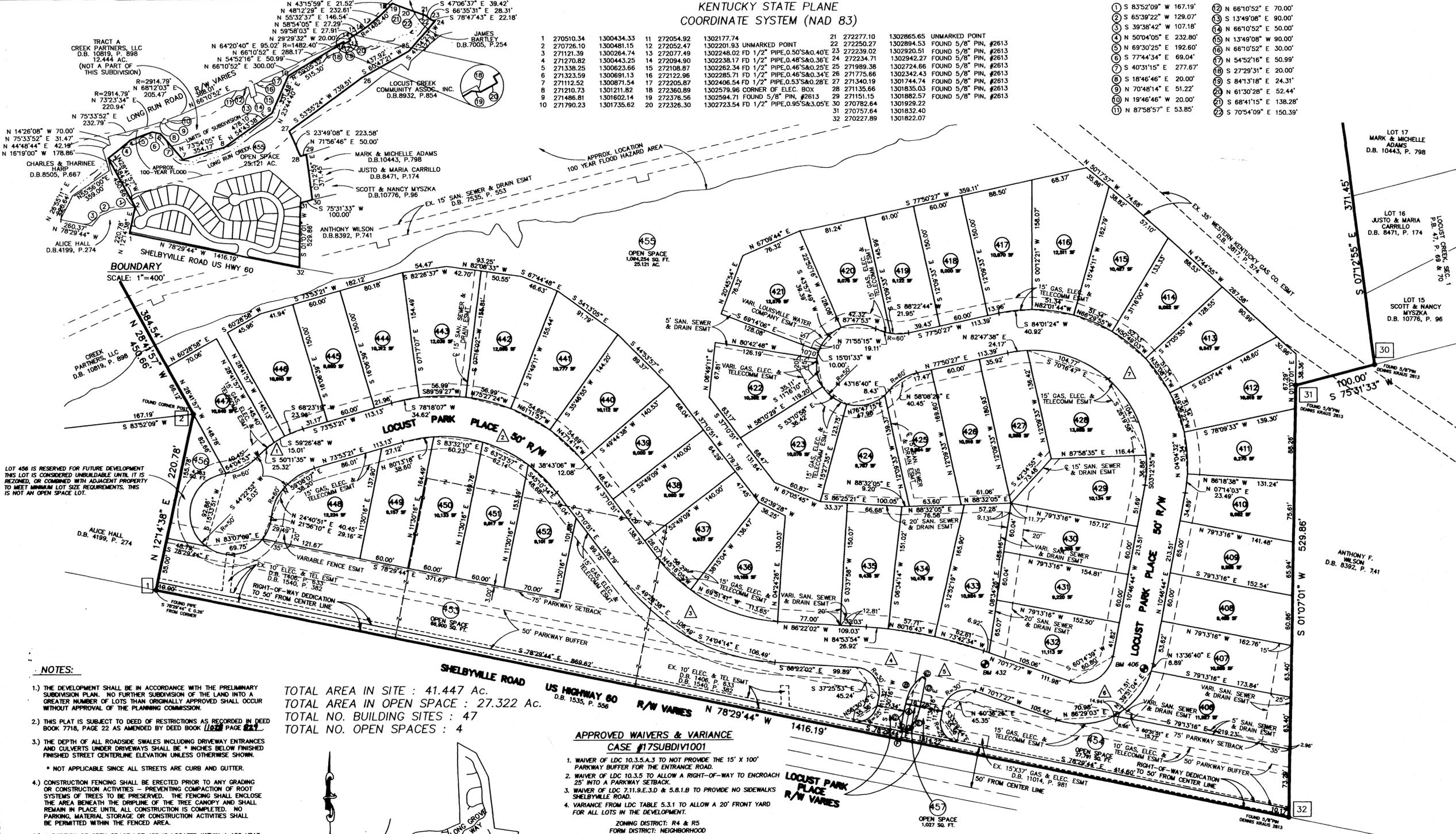
57 X 11

KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83)

Table with 4 columns of coordinates and bearings for various points on the site plan.

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CERTIFICATE OF OWNERSHIP AND DEDICATION, CERTIFICATE OF ACKNOWLEDGMENT, CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT, CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS, CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS, CERTIFICATE OF RESERVATION OF FENCE EASEMENT, PROPERTY OWNER'S OBLIGATION, NOTICE OF BOND REQUIREMENT, BUILDERS OBLIGATION.



- NOTES: 1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PRELIMINARY SUBDIVISION PLAN... 2) THIS PLAN IS SUBJECT TO DEED OF RESTRICTIONS... 3) THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES... 4) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING... 5) A PORTION OF OPEN SPACE LOT 455 IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA... 6) THIS PLAN IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 10-35-08 & 17SUBDIV1001... 7) BEARING DATUM FOR THIS PLAN IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983... 8) THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DERIVED UNDER 201 KAR 18.150... 9) THIS PLAN IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 17LSCAPE1085... 10) ON LOTS WITH CROSS-LOT DRAINAGE, HOMEOWNER/DEVELOPER SHALL INSTALL SIDEYARD SWALES FOLLOWING COMPLETION OF HOME CONSTRUCTION TO DIRECT CROSS-LOT DRAINAGE TO PROPOSED SWALES... 11) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY... 12) ALL NECESSARY RIGHTS FOR FENCES AND SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE"... 13) ALL ISLANDS (AS SHOWN ON APPROVED CONSTRUCTION PLANS), LANDSCAPED AREAS AND ENTRANCE WALL TO BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND/OR ASSIGNS... 14) THE LOTS SHOWN ON THIS PLAN SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED... 15) MINIMUM OPENING: DWELLINGS CONSTRUCTED ON LOTS BELOW SHALL HAVE NO OPENINGS BELOW ELEVATION LISTED PER 1929 NAD DATUM. LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. FOR ISSUANCE OF BUILDING PERMIT.



APPROVED WAIVERS & VARIANCE CASE #17SUBDIV1001. 1. WAIVER OF LDC 10.3.5.A.3 TO NOT PROVIDE THE 15' X 100' PARKWAY BUFFER FOR THE ENTRANCE ROAD. 2. WAIVER OF LDC 10.3.5 TO ALLOW A RIGHT-OF-WAY TO ENROACH 25' INTO A PARKWAY SETBACK. 3. WAIVER OF LDC 7.11.9.E.3.D & 5.8.1.B TO PROVIDE NO SIDEWALKS SHELBYVILLE ROAD. 4. VARIANCE FROM LDC TABLE 5.3.1 TO ALLOW A 20' FRONT YARD FOR ALL LOTS IN THE DEVELOPMENT.

MINIMUM YARD REQUIREMENTS table with columns for FRONT, TOTAL, MINIMUM, STREET, REAR and rows for 20', 10', 5', 20', 25'.

Q CURVE DATA table with columns for R, Δ, T, L and rows for various curve data points.

MINIMUM OPENING ELEVATION table with columns for LOT and ELEVATION (RIGHT SIDE & REAR, RIGHT SIDE & FRONT).

VERTICAL BENCHMARKS table with columns for BENCHMARK, ELEVATION, and DATUM.

LAND SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAN AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature of Steven L. Burch, L.S. 3022, dated 11/28/17.

THE PARK AT LOCUST + CREEK. NATURAL BEAUTY, NATURALLY AT HOME. OWNER & DEVELOPER: CREEK PARTNERS, LLC. 500 WEST JEFFERSON STREET, SUITE 1510 LOUISVILLE, KENTUCKY 40202. DEED BOOK 8160, PAGE 274 & DEED BOOK 10819, PAGE 898. TAX BLOCK 26, LOTS 75 & 144. NOVEMBER, 2017. SCALE 1" = 60'. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS: SABAK, WILSON & LINGO INC. 608 SOUTH THIRD STREET, LOUISVILLE, KENTUCKY.

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