

46 x 94

**WAIVERS APPROVED (PATIO HOMES)**  
 MINIMUM LOT AREA FROM 5,000 TO 3,400 SF.  
 MINIMUM FRONT YARD FROM 60' TO 40'  
 MINIMUM SIDE YARD FROM 6' TO 5' (1:0)  
 MINIMUM REAR YARD FROM 25' TO 10'

**WAIVERS APPROVED (TOWNHOMES)**  
 MINIMUM LOT AREA FROM 6,000 TO 2,340 SF.  
 MINIMUM FRONT YARD FROM 60' TO 20'  
 MINIMUM SIDE YARD FROM 5' TO 0'  
 MINIMUM REAR YARD FROM 25' TO 0'

**OWNER:**  
 COOPER FARMS PARTNERSHIP  
 COOPER FARMS SECTION 4B  
 STATE OF KENTUCKY SS  
 COUNTY OF JEFFERSON  
*Charles A. Bluff*  
*Charles A. Bluff*  
 Notary Public

**APPROVED:**  
 5th day of October 2000  
 LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION  
*Walter P. Stokes*  
 Notary Public

**DEED:**  
 10-2-98  
 ELECTRIC & TELECOMMUNICATIONS EASEMENTS  
 FOUND 1/2" REBAR ON LINE @ 83.5'

**CERTIFICATE OF APPROVAL:**  
 Approved this 5th day of October 2000  
 LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION  
*Walter P. Stokes*  
 Notary Public

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY:**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of electric, gas, and other public utilities as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (SANITARY SEWER AND DRAINAGE EASEMENTS):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of sanitary sewer and drainage easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (WATER LINE EASEMENT):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of water line easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (GAS EASEMENT):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of gas easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (TELEPHONE AND CABLE EASEMENTS):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of telephone and cable easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (PRIVATE ACCESS EASEMENT):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of private access easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (PRIVATE ACCESS EASEMENT):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of private access easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (PRIVATE ACCESS EASEMENT):**  
 The undersigned, Louisville Electric Light & Heat Company, Inc., a corporation organized under the laws of the State of Kentucky, and Louisville Gas & Electric Company, Inc., a corporation organized under the laws of the State of Kentucky, do hereby certify that the above described premises are reserved for the use of private access easements as shown on the accompanying plan and that the same shall remain subject to the easements and rights of the undersigned for the use of such public utilities for ever. The easements and rights of the undersigned shall be subject to the provisions of the following conditions:

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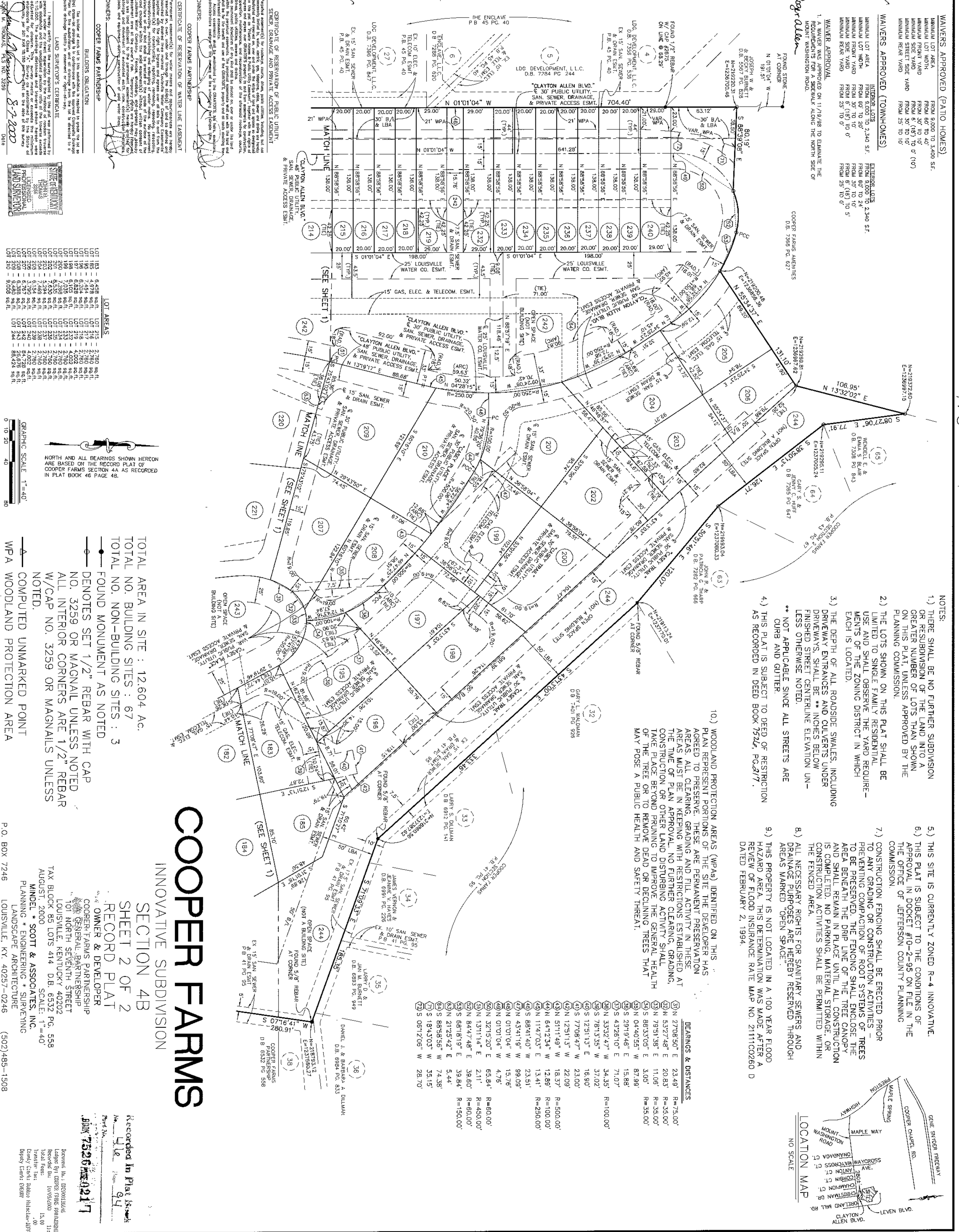
**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (PRIVATE ACCESS EASEMENT):**  
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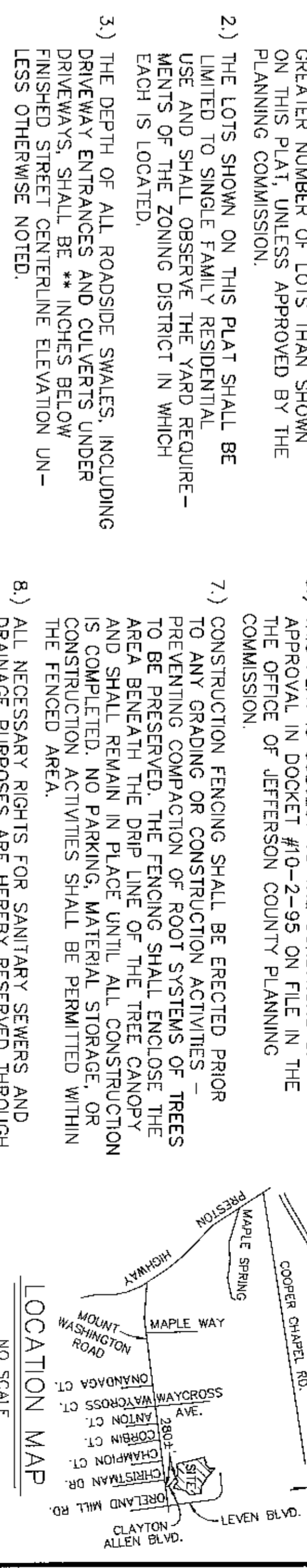
**CERTIFICATE OF RESERVATION OF PUBLIC UTILITY (PRIVATE ACCESS EASEMENT):**  
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- NOTES:**
- 1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAN, UNLESS APPROVED BY THE PLANNING COMMISSION.
  - 2) THE LOTS SHOWN ON THIS PLAN SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
  - 3) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CURBS UNDER FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
  - 4) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 7524, PG. 877.
  - 5) THIS SITE IS CURRENTLY ZONED R-4 INNOVATIVE.
  - 6) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET #10-2-95 ON FILE IN THE OFFICE OF JEFFERSON COUNTY PLANNING COMMISSION.
  - 7) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DIRT 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.
  - 8) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED OPEN SPACE.
  - 9) 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. 21110C0260 D DATED FEBRUARY 2, 1994.
  - 10) WOODLAND PROTECTION AREAS (WPAs) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THESE ARE PERMANENT PRESERVATION AREAS ALL CLEARING, GRADING AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.



- TOTAL AREA IN SITE : 12,604 AC.**  
**TOTAL NO. BUILDING SITES : 67**  
**TOTAL NO. NON-BUILDING SITES : 3**
- FOUND MONUMENT AS NOTED
  - DENOTES SET 1/2" REBAR WITH CAP
  - NO. 3259 OR MAGNAIL UNLESS NOTED
  - ALL INTERIOR CORNERS ARE 1/2" REBAR W/CAP NO. 3259 OR MAGNAILS UNLESS NOTED.
  - △ COMPUTED UNMARKED POINT
  - ▽ WPA WOODLAND PROTECTION AREA

**COOPER FARMS**  
 INNOVATIVE SUBDIVISION  
 SECTION 4B  
 SHEET 2 OF 2  
 RECORD PLAT

**OWNER & DEVELOPER:**  
 COOPER FARMS PARTNERSHIP  
 GENERAL PARTNERSHIP  
 101 NORTH SEVENTH STREET  
 LOUISVILLE, KENTUCKY 40202  
 TAX BLOCK 85 LOTS 414 D.B. 6532 PG. 558  
 AUGUST, 2000  
 SCALE: 1"=40'

**ENGINEER & ARCHITECT:**  
 MANDEL, SCOTT & ASSOCIATES, INC.  
 PLANNING \* ENGINEERING \* SURVEYING  
 LANDSCAPE ARCHITECTURE  
 LOUISVILLE, KY. 40257-0246  
 (502) 485-1508

**RECORDED IN PLAT BOOK**  
 BOOK 7526 PAGE 9217

**DATE:** 10/06/00