

WALKING TRAIL EASEMENT NOTE

A PEDESTRIAN WALKING TRAIL/PATH IS CREATED ALONG THE NORTHWEST BOUNDARY OF THIS SUBDIVISION. THE SPECIFIC LOCATION OF THE WALKING TRAIL/PATH WILL BE DEDICATED THROUGH EASEMENTS OF ADEQUATE WIDTH (TYPICALLY 10 FEET) FOR PEDESTRIAN ACCESS TO SAID TRAIL/PATH. SAID EASEMENT WILL BE CENTERED ON THE CENTERLINE OF THE TRAIL AS CONSTRUCTED SO THAT IN PRACTICE THE EASEMENT WILL BE TYPICALLY 5 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE TRAIL/PATH FOR A TYPICAL TOTAL EASEMENT WIDTH OF 10 FEET. THE EASEMENT AREA IS TO BE KEPT AS PERMANENT OPEN SPACE BUT MAY ALSO INCLUDE LANDSCAPE BUFFERS AND SCENIC ASSOCIATED WITH THE WALKING TRAIL/PATH IN ADDITION TO THE TRAIL/PATH ITSELF. THE TRAIL/PATH SHALL BE AS SHOWN ON THE CROSS SECTION OR AN ALTERNATE APPROVED BY THE CITY OF ELIZABETHTOWN PLANNING & DEVELOPMENT DEPARTMENT AND ENGINEERING DEPARTMENT. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION DEVELOPER TO CONSTRUCT THE ENTIRE WALKING TRAIL/PATH THROUGHOUT THE DEVELOPMENT. THE DEVELOPER AND INDIVIDUAL LOT OWNERS SHALL BE HELD HARMLESS OF ANY LIABILITY RELATING TO ANY ACCIDENT THAT MAY OCCUR ON SAID WALKING TRAIL/PATH. IN ADDITION TO THE PERIMETER TRAIL/PATH, CONNECTIONS (WITH EASEMENTS) FOR PEDESTRIAN ACCESS TO/FROM THE PUBLIC SIDEWALKS ALONG THE STREETS IN THIS SUBDIVISION SHALL BE CREATED. THESE CONNECTIONS WILL BE LOCATED ALONG VARIOUS LOT LINES TO ALLOW FOR A CONTINUOUS PEDESTRIAN SYSTEM IN THE DEVELOPMENT.

FLOOD HAZARD AREA NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE AUGUST 16, 2007, SPECIFICALLY MAP NUMBER 21093C0284D, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT (PORTION OF SECTION 5) IS SHOWN TO BE WITHIN ZONE AE WHICH HAS BEEN DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND A PORTION OF THE PROPERTY IS SHOWN TO BE WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 500 YEAR FLOOD. FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

SOURCE OF CONTOURS

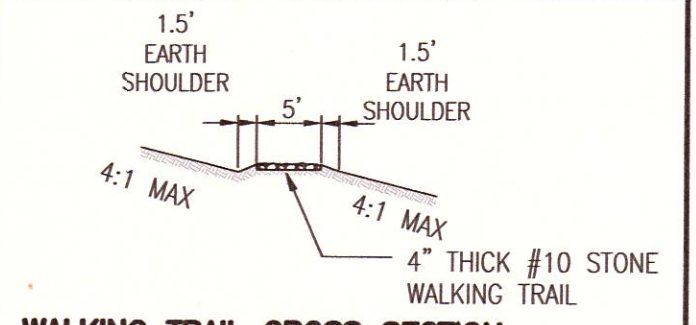
AERIAL PHOTOGRAPHY AND DIGITAL MAPPING PREPARED BY PHOTO SCIENCE, INC. OF LEXINGTON, KY. AERIAL PHOTOGRAPHY FLOWN APRIL 13, 2001. HORIZONTAL CONTROL BASED ON NORTH AMERICAN DATUM OF 1983. VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

OPEN SPACE / NON BUILDABLE LOTS 110 & 124

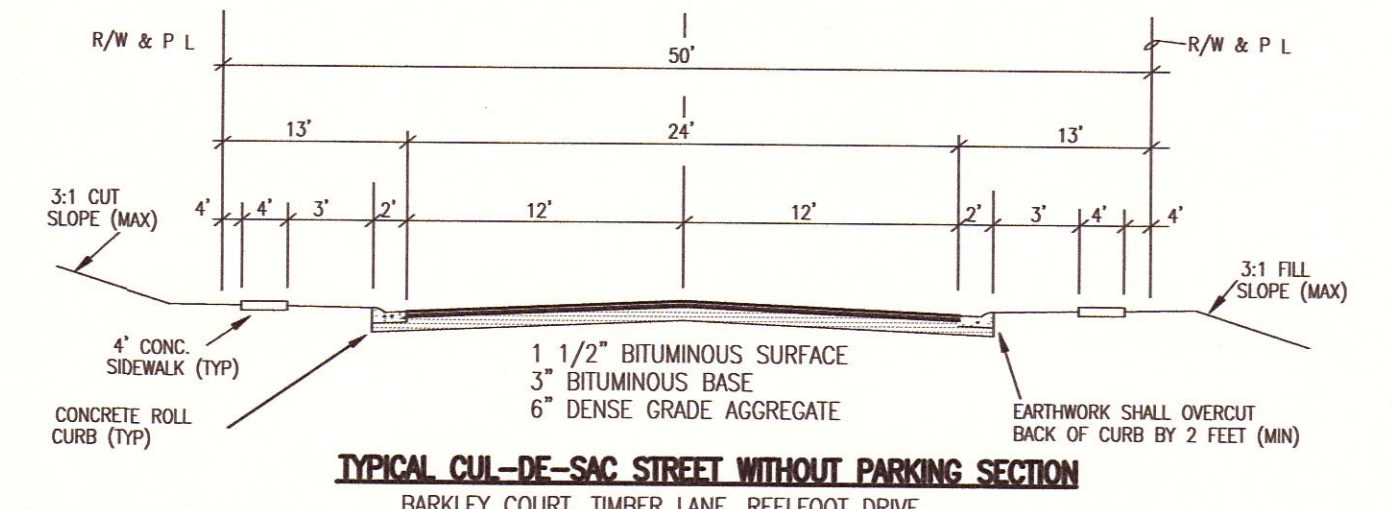
LOTS 110 & 124 ARE NON-BUILDABLE LOTS AND THEIR PRIMARY FUNCTION IS TO PROVIDE STORM WATER MANAGEMENT, (I.E. DETENTION BASIN), FOR THE SUBDIVISION. LOTS 110 & 124 SHALL BE CONVEYED TO THE CITY OF ELIZABETHTOWN UPON THE RECORDING OF THE RECORD PLAT.

GENERAL NOTES

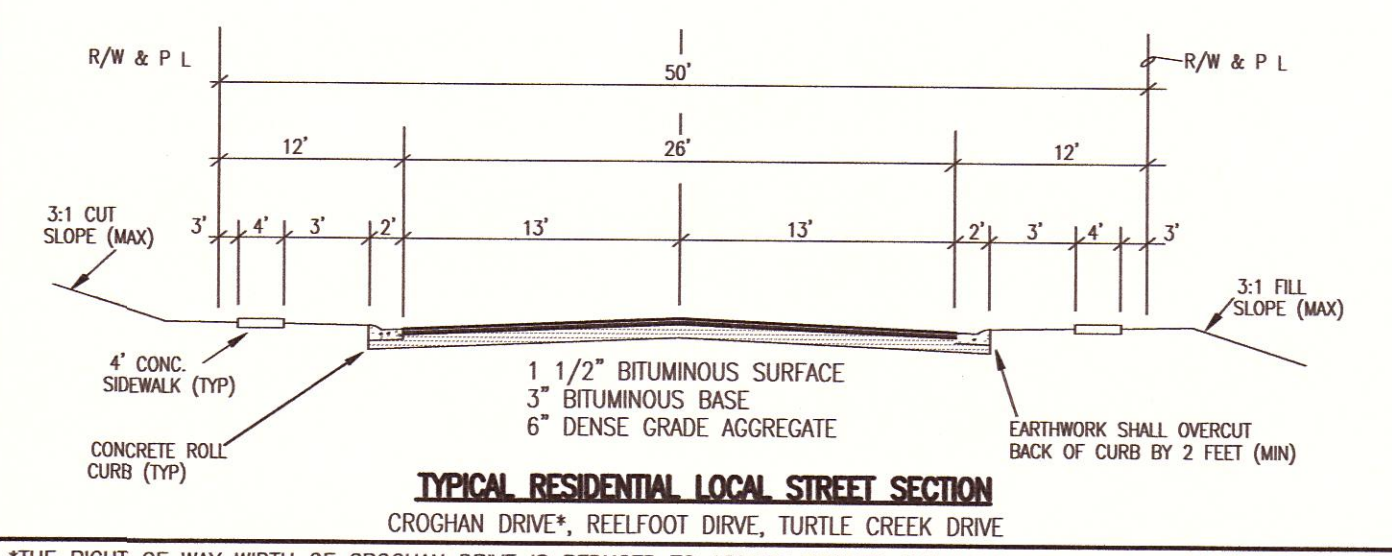
- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS AND/OR EASEMENTS IN EFFECT TO DATE.
- 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDIN COUNTY PROPERTY VALUATION OFFICE.



WALKING TRAIL CROSS SECTION



TYPICAL CUL-DE-SAC STREET WITHOUT PARKING SECTION



TYPICAL RESIDENTIAL LOCAL STREET SECTION

*THE RIGHT OF WAY WIDTH OF CROGHAN DRIVE IS REDUCED TO ASSURE PROPER ALIGNMENT WITH THE EXISTING STREET

- SET IRON PIN, 18-INCH LONG, HALF-INCH DIAMETER WITH YELLOW SURVEYORS IDENTIFICATION CAP STAMPED "BILLINGS L.S. 3472"
- FOUND IRON PIPE
- FOUND IRON PIN
- ▲ FOUND IRON PIN WITH YELLOW SURVEYORS IDENTIFICATION CAP STAMPED "TURNER L.S. 2153"
- SANITARY SEWER MANHOLE
- UTILITY POLE

— PROPOSED WALKING TRAIL

— PROPERTY LINE

— ADJOINING PROPERTY LINE

— MULTIPURPOSE EASEMENT LINE

— BUILDING SETBACK LINE (B/L)

— EXISTING WATER MAIN

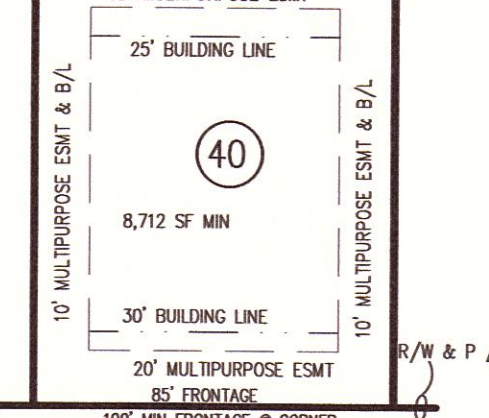
— EXISTING SANITARY SEWER MAIN

— EXISTING OVERHEAD UTILITY LINE

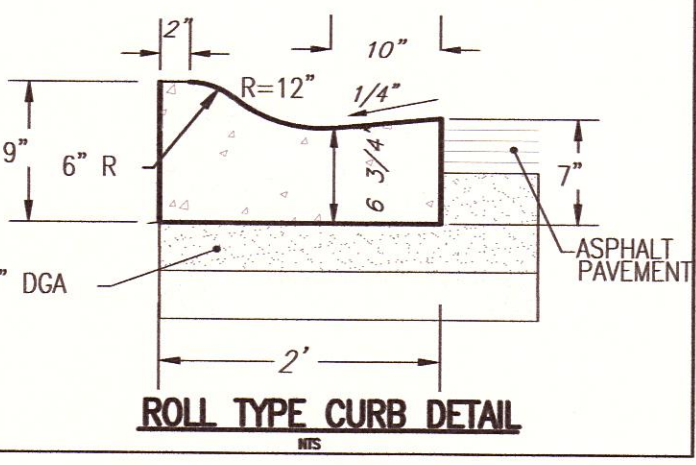
— ST — ST EXISTING STORM LINE

LEGEND

(40) PROPOSED LOT NUMBER



TYPICAL R2 LOT LAYOUT



ROLL TYPE CURB DETAIL

DEED SOURCE

185-00-00-036 WILL HARRIS HOMES LLC 1447 282
185-00-02-039 WOLF INVESTMENTS LLC 1453 1064
185-00-02-036 SUSAN INMAN 702 256

SITE STATISTICS

TOTAL NUMBER OF LOTS = 44
LINEAL FEET OF STREET = 3,073± LF
AREA IN STREET R/W = 178,537 SF=4.1 AC
TOTAL AREA: 25,937 AC (21,837 AC NOT IN R/W)
CONTOUR INTERVAL: 2 FEET
TOTAL AREA IN SINGLE FAMILY LOTS: 19,955 AC
TOTAL AREA OPEN SPACE LOTS: 82,013 SF: 1.882 AC
AVERAGE LOT SIZE: (19,955 AC / 41 LOTS) 0.487 AC
DENSITY: 1.70 UNITS/AC (INCLUDING LOTS 110 & 124)
ZONING: R2
D:\PROJECTS\MISC-SUB\PHILIPS\KNIGHTPROPERTY\BRIARWOOD\SECTION4\BRIARWOOD-S4-5-APP-100

OWNERS/DEVELOPERS:

WILL HARRIS HOMES LLC
PO BOX 1480
ELIZABETHTOWN KY 42702
(270) 268-0552

WOLF INVESTMENTS, LLC.
710 LANDSDOWN CT
ELIZABETHTOWN KY 42701
(270) 765-9908

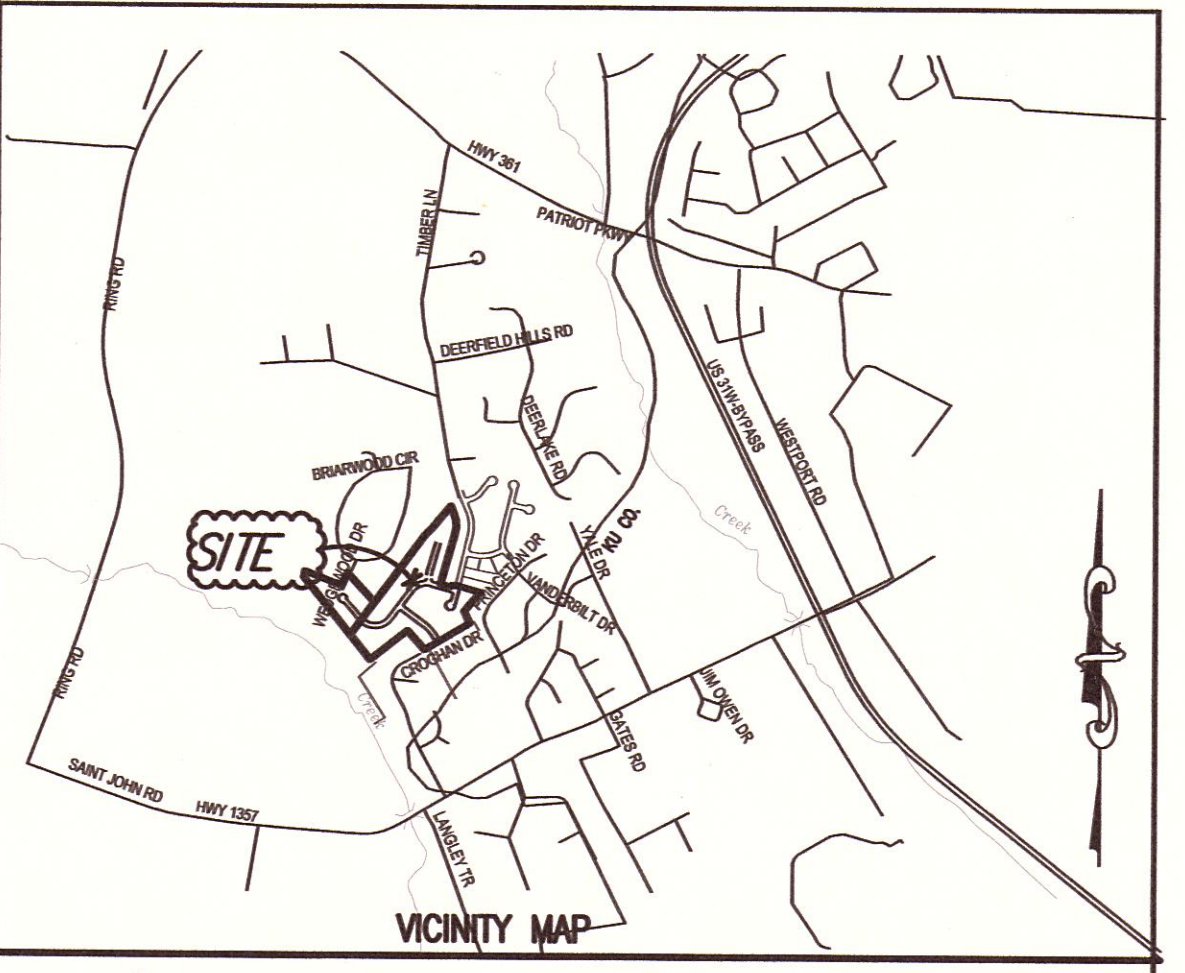
SUSAN & GARY INMAN
338 BRIARWOOD CIR
ELIZABETHTOWN KY 42701
(270) 765-9908

ENGINEER/SURVEYOR:

ENGINEERING DESIGN GROUP, INC.
315 SOUTH MULBERRY STREET
P.O. BOX 2484
ELIZABETHTOWN, KY. 42702-2484
(270) 769-1436 (270)765-9908 FAX
0' 100' 200' 300'

SCALE: 1" = 100'

DATE: JUNE 26, 2019



OWNER'S CERTIFICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY PLATTED HEREON AND ACCEPT THIS AS OUR PRELIMINARY PLAT FOR DEVELOPMENT OF THIS PROPERTY.

DATE: 7/24/19 WILL HARRIS
DATE: 7/24/19 BRUCE WOLF
DATE: 7/24/19 JOAN WOLF
DATE: 7/24/19 SUSAN INMAN

AMENDMENT NOTE

THIS AMENDED PRELIMINARY PLAT DIFFERS FROM THE PRIOR SUBMITTAL IN THAT CROGHAN DRIVE IS NOW A "TEE" INTERSECTION WITH TURTLE CREEK DRIVE AND THE LOTS ARE RECONFIGURED RESULTING IN 8 ADDITIONAL LOTS COMPARED TO THE PRIOR SUBMITTAL.

COMMISSION'S CERTIFICATION

I CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE ELIZABETHTOWN PLANNING COMMISSION.

DATE: 7/24/19
CHAIRMAN OR AUTHORIZED AGENT

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	17.45	16.90	S 08°56'42" E	49°59'41"
C2	50.00	86.19	75.91	N 15°26'29" E	98°46'03"
C3	50.00	48.25	46.40	S 87°31'57" E	55°17'06"
C4	50.00	65.72	61.09	S 22°14'09" E	75°18'29"
C5	50.00	44.18	42.76	N 40°43'58" E	50°37'44"
C6	20.00	17.45	16.90	N 41°02'59" E	49°59'41"
C7	225.00	4.76	4.76	N 15°26'46" E	1°12'45"
C8	225.00	36.65	36.61	N 10°10'23" E	9°20'02"
C9	175.00	32.21	32.17	N 10°46'45" E	10°32'47"
C10	23.00	31.89	29.40	N 34°13'15" W	79°27'13"
C11	23.00	31.65	29.21	S 44°55'34" W	78°50'24"
C12	225.00	91.61	90.98	N 72°40'53" E	23°19'46"
C14	175.00	203.06	191.86	S 69°43'56" W	66°28'55"
C15	175.00	8.41	8.40	S 75°29'13" E	3°04'46"
C16	1649.10	28.28	28.28	N 61°03'09" E	0°58'58"
C17	23.00	36.13	32.53	N 28°56'51" W	90°00'00"
C18	20.00	24.11	22.68	N 50°35'24" E	69°04'31"
C19	50.00	13.92	13.87	S 77°09'10" W	15°56'59"
C20	50.00	113.94	90.84	N 03°53'42" E	130°33'58"
C21	50.00	57.10	54.05	N 85°53'42" E	65°26'00"
C22	50.00	54.95	52.23	N 21°41'40" E	62°58'04"
C23	23.00	36.13	32.53	S 08°30'51" E	90°00'00"
C24	23.00	36.13	32.53	N 81°29'29" E	90°00'00"
C25	775.00	37.84	37.83	S 52°06'36" E	24°75'50"
C26	775.00	113.00	112.90	S 46°32'03" E	8°21'15"
C27	775.00	113.00	112.90	N 38°10'49" W	8°21'15"
C28	725.00	40.66	40.65	S 51°54'07" E	3°12'48"
C29	725.00	125.17	125.01	N 45°20'58" W	9°53'31"
C30	23.00	37.70	33.62	S 06°33'25" W	93°55'15"
C31	150.00	260.74	229.13	S 86°17'18" W	99°35'39"
C32	200.00	20.32	20.31	S 43°25'00" E	54°49'20"
C33	200.00	92.49	81.67	S 59°54'36" E	76°29'52"
C34	200.00	86.96	86.27	N 85°16'52" W	24°54'40"
C35	200.00	86.96	86.27	N 69°48'28" E	24°54'40"
C36	200.00	72.82	72.42	N 46°55'18" E	20°51'38"
C37	25.00	21.03	20.41	N 63°01'00" W	48°11'23"
C38	50.00	72.93	66.64	S 45°19'25" E	83°34'33"
C39	50.00	70.80	65.04	N 37°01'57" E	81°08'11"
C40	50.00	89.84	78.23	N 50°55'29" W	102°56'57"
C41	50.00	7.61	7.60	S 04°54'32" W	84°03'05"
C42	25.00	21.03	20.41	S 14°49'57" E	48°11'23"
C43	200.00	36.81	36.76	S 10°46'45" W	10°32'47"
C44	200.00	206.00	197.01	N 65°59'55" E	59°00'53"
C45	200.00	36.81	36.76	S 79°13'15" E	10°32'47"
C46	175.00	319.44	276.90	N 88°17'05" E	104°35'13"
C49	175.00	25.69	25.67	N 57°43'24" E	8°24'44"
C50	200.00	29.36	29.34	S 57°43'24" W	8°24'44"
C51	750.00	254.02	252.80	S 43°48'21" E	19°24'19"