

STREET CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.00'	112.81'	111.86'	85°54'48"E
C2	100.00'	72.71'	70.71'	82°18'36"E

**PRIVATE UTILITY PROVIDERS:**

COLUMBIA GAS  
200 MERCER ROAD  
P.O. BOX 1421  
LEXINGTON, KY. 40512  
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY  
2300 RICHMOND ROAD  
LEXINGTON, KY. 40502  
(859) 269-2386

KENTUCKY UTILITIES  
500 STONE ROAD  
LEXINGTON, KY. 40503  
1-800-981-0600

WINDSTREAM  
130 WEST NEW CIRCLE ROAD  
SUITE 110  
LEXINGTON, KY. 40505  
(859) 351-6224

**OWNERS CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted herein which is recorded in Deed Book Volume 1234, Page 1234, in the Fayette County Clerk's Office, do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Signature: *[Signature]* Date: 3/8/17  
 HAYMAKER DEVELOPMENT CO. LLC  
 \*D.B. 3428, PG. 418

**URBAN COUNTY ENGINEERS CERTIFICATION**

I hereby certify that the requirements of the subdivision regulations and the Planning Commission do not require public improvements for this subdivision and therefore no improvement plans or performance bonds were required by my office.

Urban County Engineer: *[Signature]* Date: 3/27/17

**ENGINEERS AND SURVEYORS CERTIFICATION**

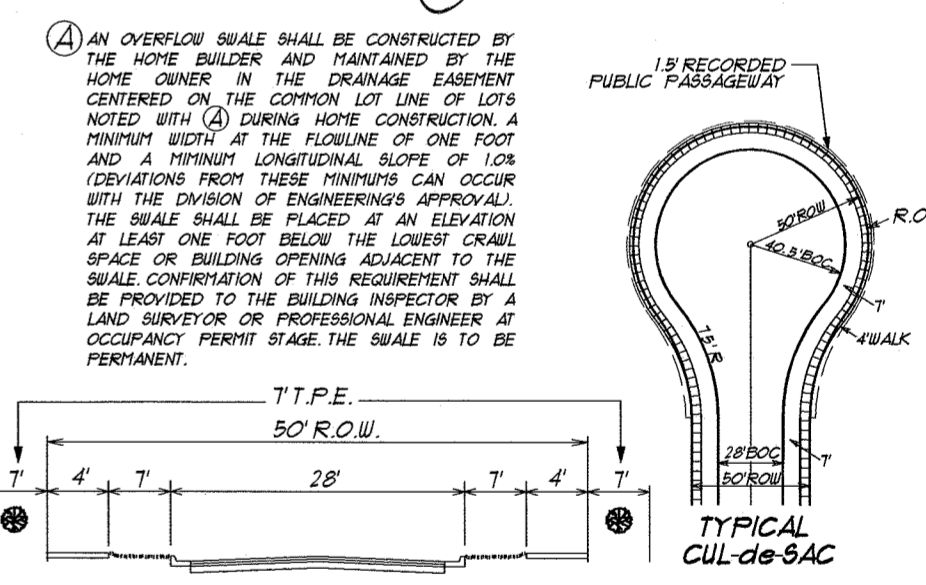
I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer: *[Signature]* Registration No. 10,350 Date: 3.8.17  
 Surveyor: *[Signature]* Registration No. 2,115 Date: 3.8.17

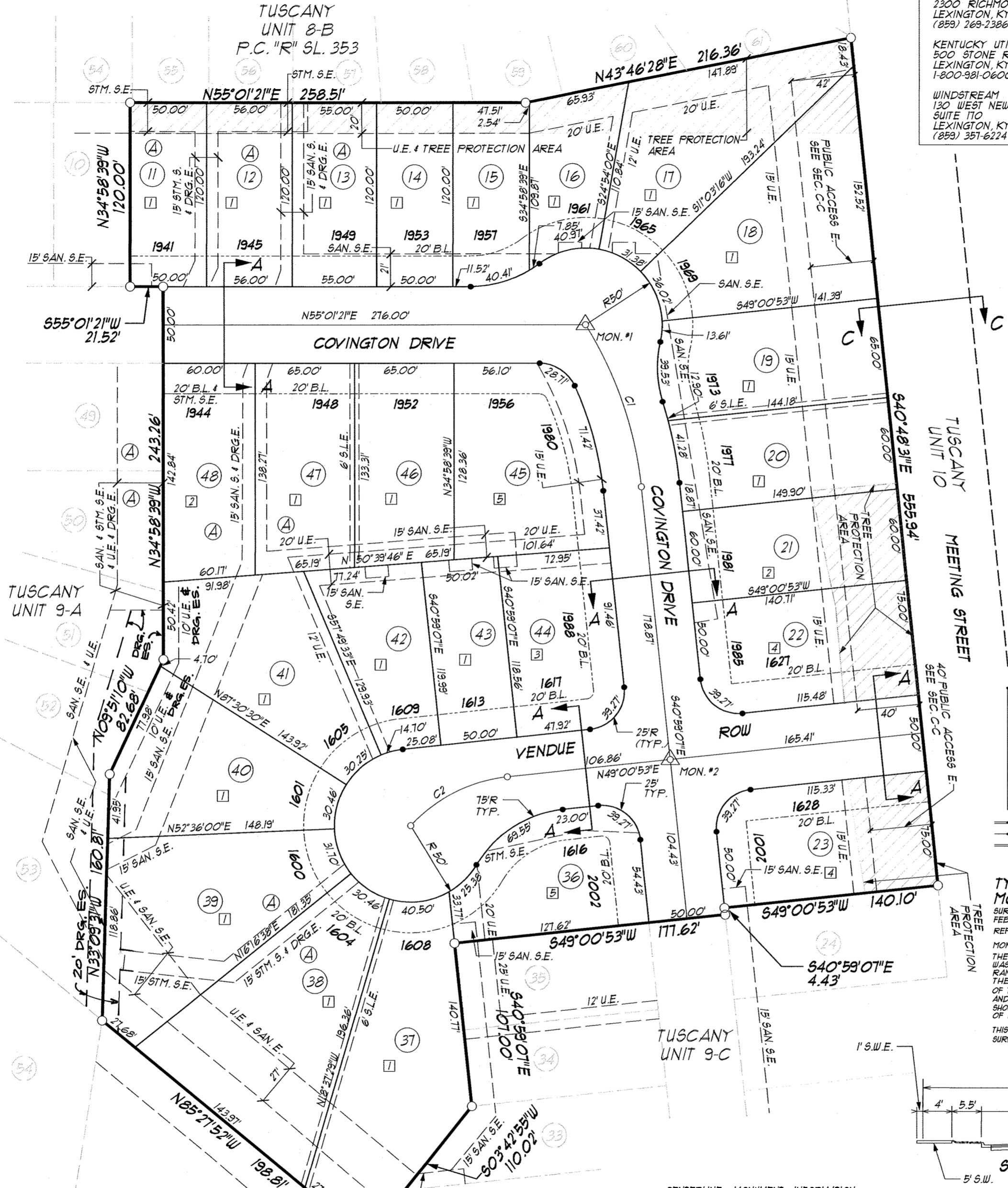
**COMMISSIONS CERTIFICATION**

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on December 8, 2017 and is now eligible for recording.

Planning Commission Signature: *[Signature]* Date: 4/12/17  
 MJSUB-16-00021

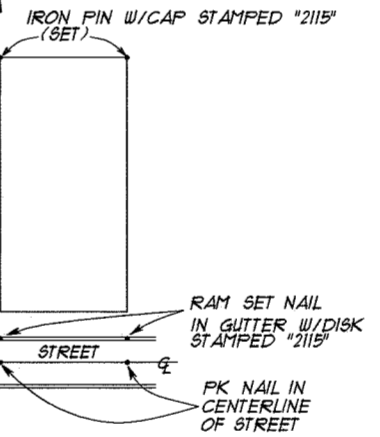


- NOTES:**
- ALL DISTANCES IN CURVES ARE ARC DISTANCES.
  - LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
  - THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER NEAT AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.
  - LARGE SPECIES (45' O.C.) IN PLANTING STRIPS 7' WIDE OR LARGER:
    - ACER SACCHARUM (SUGAR MAPLE)
    - LIRIODENDRON TULIPIFERA (TULIP POPLAR)
    - QUERCUS BICOLOR (SWAMP WHITE OAK)
    - TILIA CORDATA (LINDEN)
 □ INDICATES NO. OF STREET TREES REQUIRED ON LOT.
  - A TOTAL OF 44 TREES TO BE PLANTED. STREET TREES SHALL BE AS INDICATED ON THE CROSS SECTIONS EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS. (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25%, WHICHEVER IS GREATEST.
  - SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
  - THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAN ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
  - DETENTION IS PROVIDED OFFSITE IN REGIONAL BASIN AT 1970 WINCHESTER ROAD.
  - ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURES SEWER LINE.
  - NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
  - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
  - ONE SINGLE FAMILY DETACHED DWELLING UNIT PER LOT.
  - THERE SHALL BE NO ACCESS TO MEETING STREET FROM LOTS 16-23.
  - IN ACCORDANCE WITH PLANS APPROVED BY THE LFUG 2 LARGE TREES PER LOT (OR EQUIVALENT AREA WITH SMALLER SPECIES TREES) IN ADDITION TO STREET TREES IS REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS ON PLAN 2012-113P.



STATE OF KENTUCKY  
 ALBERT WILLIAM GROSS  
 LS-2115  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 4/3/17

STATE OF KENTUCKY  
 ALBERT WILLIAM GROSS  
 10,350  
 LICENSED PROFESSIONAL ENGINEER  
 4/3/17



**TYPICAL LOT MONUMENTATION**  
 SURVEY DATE: JUNE, 2003, OCT., 2013 & FEB. 2011  
 REFERENCE MERIDIAN: LFUG CONTROL MONUMENT SYSTEM (GPS STA. 0034)  
 THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/28,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.  
 THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.050

**CENTERLINE MONUMENT INFORMATION**

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED '2115' SET AT THE Q RADIUS POINT OF COVINGTON DR.	N = 195,865.11 E = 1,585,784.42
#2	P/K NAIL W/DISK STAMPED '2115' SET AT THE STREET Q INTERSECTION OF COVINGTON DR. AND VENDUE ROW	N = 195,864.20 E = 1,585,392.14

**SITE STATISTICS:**  
 ZONE = R-3  
 AREA = 6.92 ACRES  
 NO. OF LOTS = 26  
 DENSITY = 3.76 LOTS/ACRE  
 LENGTH OF STREET = 1,016.65 L.F.  
 AREA OF R.O.W. = 1.32 ACRES  
 TYPICAL LOT SIZES = 50'x120'

FINAL RECORD PLAT  
**TUSCANY**  
 UNIT 9-B  
 1864 BATTERY STREET (PORTION OF)  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 MARCH 2017

**OWNER/DEVELOPER:**  
 HAYMAKER DEVELOPMENT CO., LLC  
 3120 WALL STREET, SUITE 300  
 LEXINGTON, KY. 40513

ORDERED TO RECORD  
 PAID \$20.00 INC. TAX  
 AT 5:19 P.M.  
 12th DAY OF April 2017  
 DONALD W. BLEVINS JR.  
 FAYETTE COUNTY CLERK  
 BY *[Signature]* D.C.  
 201704120258

**EA Partners, PLLC**  
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 3111 WALL STREET  
 LEXINGTON, KENTUCKY 40513  
 PHONE (859) 296-9889  
 FACSIMILE (859) 296-9887

