

(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) 357-6224

NOTE:

- I ALL DISTANCES IN CURVES ARE ARC DISTANCES.
- 2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.

3. 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 THEN 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 T' WIDE OR LARGER.

1. ACER SACCHARUM (SUGAR MAPLE)
2. LIRIODENDRON TULIPIFERA (TULIP POPLAR)
3. QUERCUS BICOLOR (SWAMP WHITE OAK)
4. TILLA CORDATA (LINDEN)

INDICATES NO. OF STREET TREES REQUIRED ON LOT

A TOTAL OF II 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.

4. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.

5. 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 PLAT, 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 COUTNY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAINED DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HATARD

6. DETENTION IS PROVIDED OFFSITE IN REGIONAL BASIN AT 1910 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.

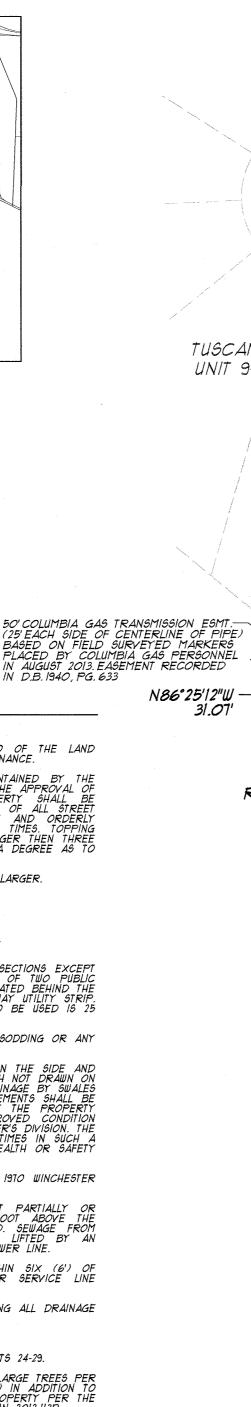
8. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE

- 9. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
- 10. ONE SINGLE FAMILY DETACHED DWELLING UNIT PER LOT.
- II. THERE SHALL BE NO ACCESS TO MEETING STREET FROM LOTS 24-29.
- 12. IN ACCORDANCE WITH PLANS APPROVED BY THE LFUCG 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.



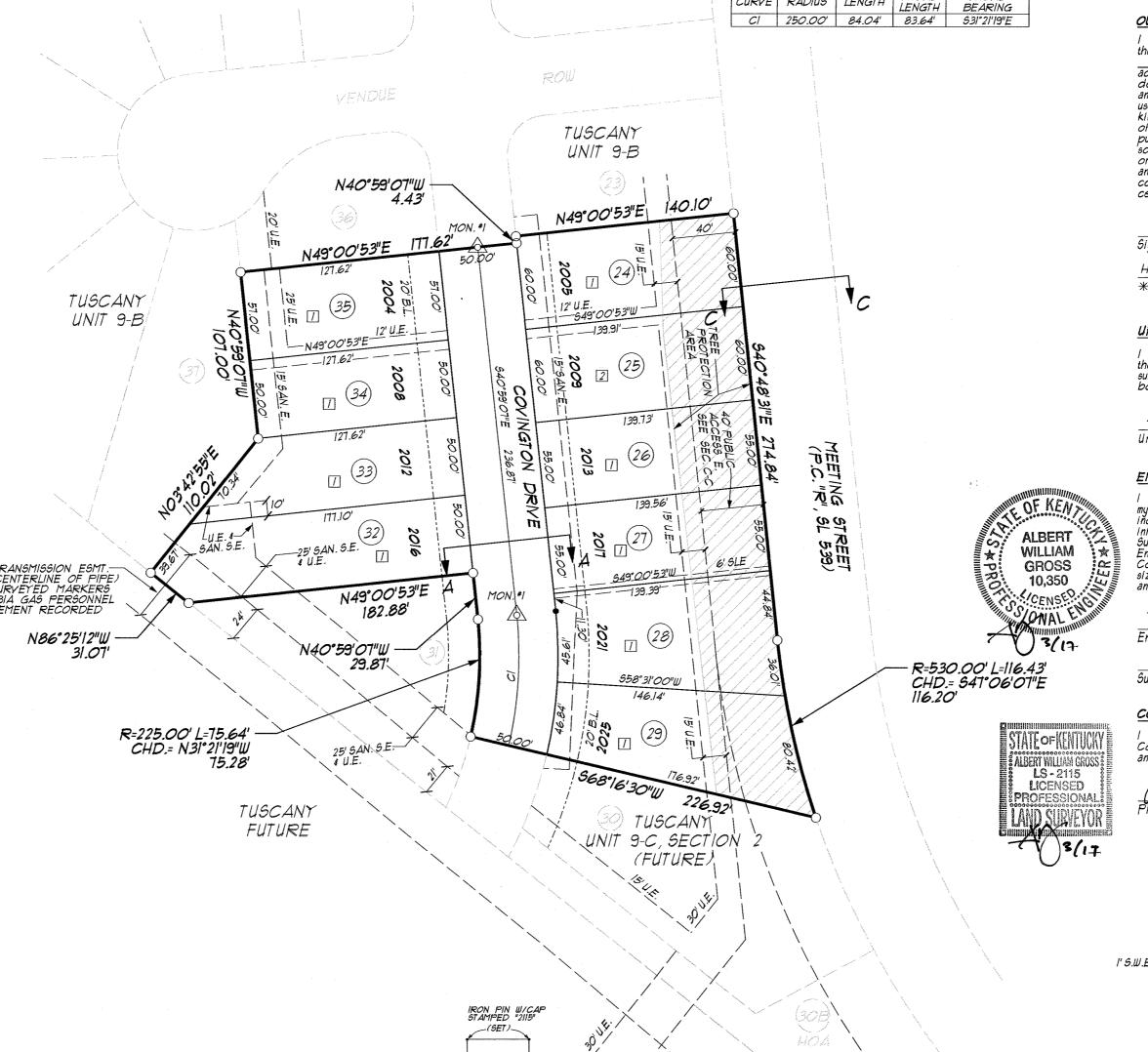
CIVIL ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS

3111 WALL STREET PHONE (859) 296-9889 FACSIMILE (859) 296-9887



SITE STATISTICS:

ZONE = R-3 AREA = 2.26 ACRES NO. OF LOTS = 10 BUILDABLE LOTS DENSITY = 4.42 LOTS/ACRE LENGTH OF STREET = 320.91 L.F. AREA OF R.O.W. = 0.37 ACRES TYPICAL LOT SIZES = 50'X120'



OF STREET

COORDINATES

= 1,586,060.63

N = 195.585.37

E = 1,586,215.98

TYPICAL LOT **MONUMENTATION**

SURVEY DATE= JUNE, 2003, OCT., 2013 \$ FEB. 2011

REFERENCE MERIDIAN- LFUCG CONTROL MONUMENT SYSTEM (GPS STA. 0034)

THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO

OF THE TRAVERSE WAS 1:29,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

SURVEY AND COMPLIES WITH 201 KAR 18:150

THIS PLAT REPRESENTS A BOUNDARY

CENTERLINE MONUMENT INFORMATION

P/K NAIL W/DISK STAMPED "2115", SET AT THE Q INTERSECTION OF COVINGTON ST. AND NORTHERN

P/K NAIL W/DISK STAMPED "2115", SET AT COVINGTON

MON.

UNIT BOUNDAY

ST.PC OF CURVE I

1' S.W.E. RAM SET NAIL IN GUTTER W/DISK STAMPED "2115" STREET PK NAIL IN

STREET CENTERLINE CURVE DATA

LENGTH

CURVE RADIUS

FINAL RECORD PLAT

TUSCANY UNIT 9-C, SECTION 1 1864 BATTERY STREET (PORTION OF)

LEXINGTON, FAYETTE COUNTY, KENTUCKY MARCH 2017

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume # page # 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 sever system to 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.

P.C. R SLIDE 595

Signature #

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

ENGINEERS AND SURVEYORS CERTIFICATION

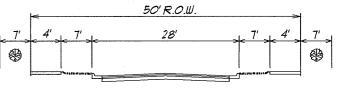
I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the 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.

Date 3. 8. LT 10,350 Engineer Registration No. Agree Date 3.8.17 2.115 Registration No. Surveyor

COMMISSIONS CERTIFICATION

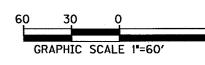
I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on December 8, 2016 and 19 now eligible for recording.

Date 4/12/17 MM. MJSUB-16-00019 | Planning Commission Signature

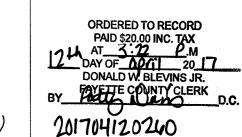


SECTION A-A STREET TREE LOCATION PUBLIC ACCESS E. 62' R.O.W H.O.A. OPEN SPACE SECTION C-C 8' MIN. MULTI-USE

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



TRAIL



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