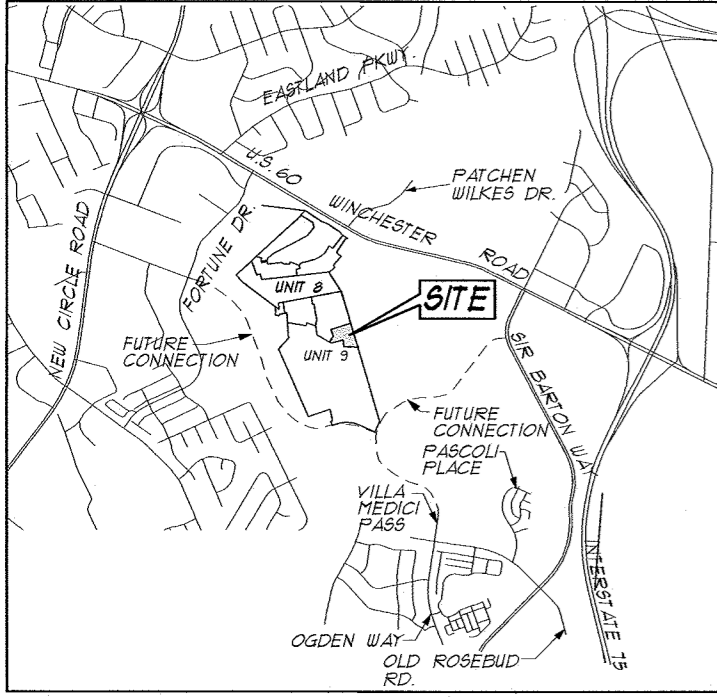


CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
CI	250.00'	84.04'	83.64'	S31°21'19"E



VICINITY MAP  
(NOT TO SCALE)

**PRIVATE UTILITY PROVIDERS:**

- COLUMBIA GAS**  
2001 MERCER ROAD  
P.O. BOX 1421  
LEXINGTON, KY. 40512  
(859) 268-0215
- KENTUCKY AMERICAN WATER COMPANY**  
2300 RICHMOND ROAD  
LEXINGTON, KY. 40502  
(859) 269-2386
- KENTUCKY UTILITIES**  
500 STONE ROAD  
LEXINGTON, KY. 40503  
1-800-381-0600
- WINDSTREAM**  
130 WEST NEW CIRCLE ROAD  
SUITE 110  
LEXINGTON, KY. 40505  
(859) 351-6224

50' COLUMBIA GAS TRANSMISSION ESMT (25' EACH SIDE OF CENTERLINE OF PIPE) BASED ON FIELD SURVEYED MARKERS PLACED BY COLUMBIA GAS PERSONNEL IN AUGUST 2013. EASEMENT RECORDED IN D.B. 1940, PG. 633

**NOTE:**

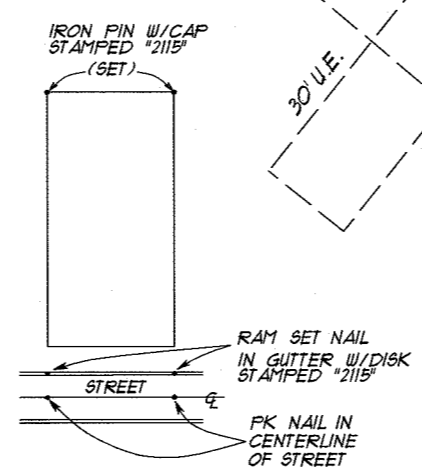
- ALL DISTANCES IN CURVES ARE ARC DISTANCES.
- LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
- THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN 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 TULIFIFERA (TULIP POPLAR)
    - QUERCUS BICOLOR (SWAMP WHITE OAK)
    - TILIA CORDATA (LINDEN)
  - INDICATES NO. OF STREET TREES REQUIRED ON LOT.
- A TOTAL OF 11 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 MAINTAINED 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 24-29.
- 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 2012-113F.

**SITE STATISTICS:**

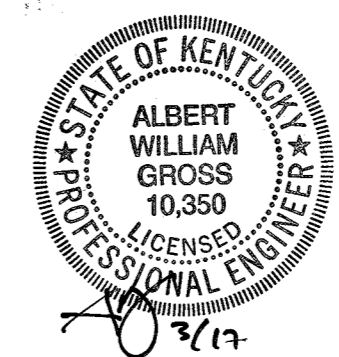
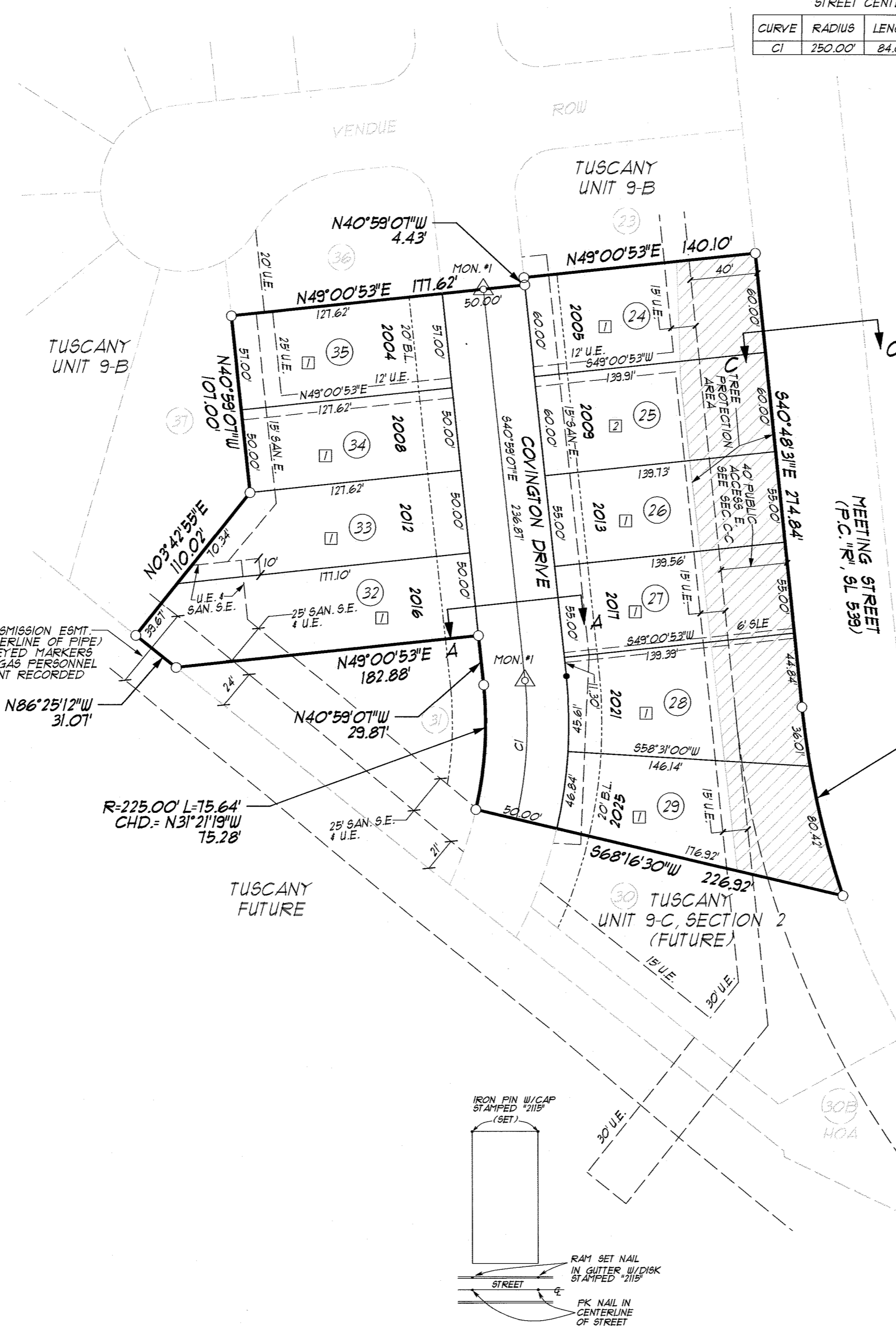
ZONE = R-3  
 AREA = 2.26 ACRES  
 NO. OF LOTS = 10 BUILDABLE LOTS  
 DENSITY = 4.42 LOTS/ACRE  
 LENGTH OF STREET = 320.91 L.F.  
 AREA OF R.O.W. = 0.31 ACRES  
 TYPICAL LOT SIZES = 50'x120'

**CENTERLINE MONUMENT INFORMATION**

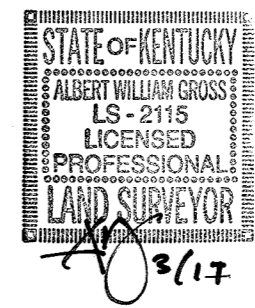
MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED "2115", SET AT THE INTERSECTION OF COVINGTON ST. AND NORTHERN UNIT BOUNDARY	N = 135,585.37 E = 1,586,060.63
#2	P/K NAIL W/DISK STAMPED "2115", SET AT COVINGTON ST. PC OF CURVE 1	N = 135,406.56 E = 1,586,215.98



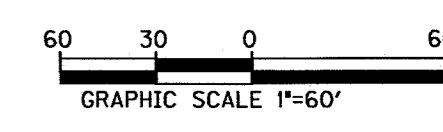
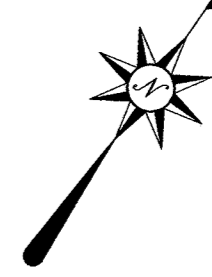
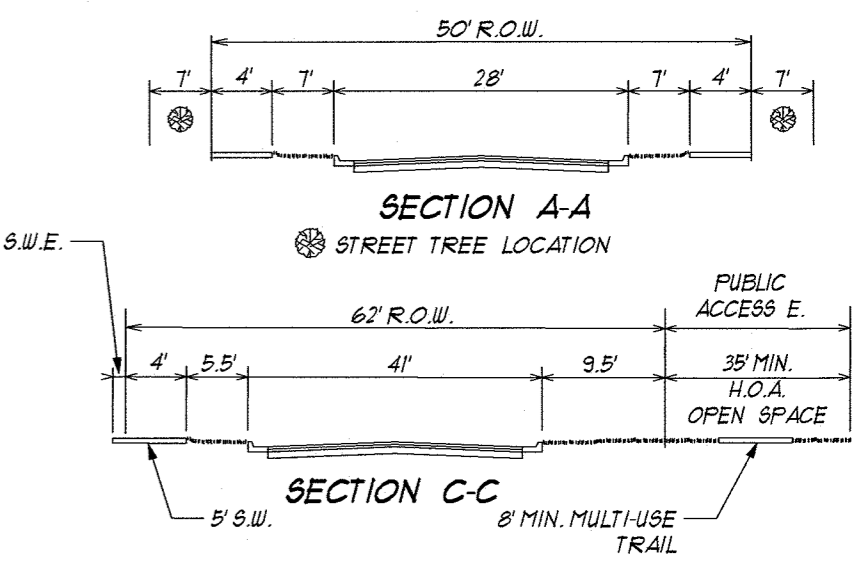
**TYPICAL LOT MONUMENTATION**  
 SURVEY DATE: JUNE, 2003, OCT., 2013  
 1 FEB 2017  
 REFERENCE MERIDIAN: LFUCG CONTROL  
 MONUMENT SYSTEM (GPS STA. 0034)  
 THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/23,000 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 18150



Engineer: *AWG* 10,350 Date: 3.8.17  
 Surveyor: *AWG* 2,115 Date: 3.8.17



Planning Commission Signature: *Wm. J. Dallee* Date: 4/12/17  
 MJSUB-16-00019



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

FINAL RECORD PLAT  
**TUSCANY**  
 UNIT 9-C, SECTION 1  
 1864 BATTERY STREET (PORTION OF)  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 MARCH 2017

ORDERED TO RECORD  
 PAID \$20.00 INC. TAX  
 AT 3:27 P.M.  
 DAY OF APRIL 20 17  
 DONALD W. BLEVINS JR.  
 FAYETTE COUNTY CLERK  
 BY *201704120240* D.C.  
 201704120240

**EA Partners, PLLC**

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET  
 LEXINGTON, KENTUCKY 40513  
 PHONE (859) 296-9889  
 FACSIMILE (859) 296-9887