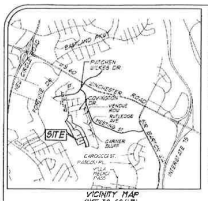
P.C. R SLIDE 993



NOTE:

1) ALL DRIVEWAYS W CURBS ARE RAC SURFACES.

2) LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 8.10, OF THE LAND SUBDIVISION REGULATIONS. ARTICLE 18 OF THE ZONING ORDINANCE.

3) THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER (S). TREE THAT 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, HEALTHY, ORDERLY CONDITION AT ALL TIMES. THE OWNER SHALL HAVE THE RIGHT TO PRUNE TREES ON THE RESERVE CERTAIN OF LIMBS TO HAVE LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO MUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.

LARGE SPECIES (40'O.C.) IN PLANTING STRIPS 7 WIDE OR LARGER.
1.ACER SACCHARUM (SUGAR MAPLE)
2.LIRIODENDRON TULIPIFERA (TULIP POPLAR)
3.QUERCUS ALBA (WHITE OAK)
4.TILIA CORDATA (LINDEN)

(*) INDICATES NO. OF STREET TREES REQUIRED ON LOT.

A TOTAL OF 32 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. STREET TREES WITHIN 15 FT. OF CURBS SHALL BE LOCATED BEHIND THE SIDEWALK. STREET TREES SHALL NOT BE LOCATED WITHIN 5 FT. OF EITHER SIDE THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25%, WHICHEVER IS GREATER.

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

5) THERE IS TO BE A 7' DRAINAGE EASEMENT CENTERED ON EACH SIDE AND REAR LOT LINES OF ALL LOTS WERE STORM SEWERS ARE LOCATED. THIS EASEMENT IS HEREBY ATTACHED TO PROVIDE STORM WATER DRAINAGE BY PLACED FOR OTHER LOTS THERE AND ALL OTHER DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON. NO STRUCTURES, TREES AND STEMS BY OR PROPERTY INSIDE ANY LOT OR TRACT OF SUCH ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEERS DIVISION OF ENGINEERING. SHALL MAINTAINED DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A MANNER AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY VALUES.

6) DETENTION IS PROVIDED OFFSITE IN REGIONAL BASIN AT 1155 WINCHESTER ROAD.

7) 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. BECAUSE FINISH FLOORING CONSTRUCTION BELOW THAT FLOOR SHALL BE LIMITED BY AN ENGINEER THAT HAS BEEN ENGINEERED INTO THE STRUCTURES SEWER LINE.

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

9) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.

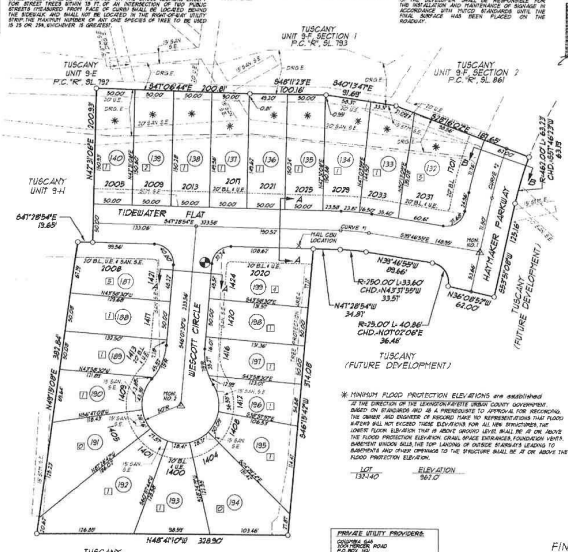
10) ONE SINGLE FAMILY DETACHED DWELLING UNIT PER LOT.

11) IN ACCORDANCE WITH PLANS APPROVED BY THE USDA 2 LARGE TREES PER LOT (OR EQUIVALENT SIZES WITH SMALLER SPECIES THEREOF) IN ADDITION TO THE STREET TREES REQUIRED BY THE URBAN FORESTER SHALL BE PLANTED. THE TREES SHALL BE PROTECTED FROM CONSTRUCTION PLAN SPECIFICATIONS ON PLAN SHEET 5.

12) LOT 130 SHALL HAVE ITS DRIVEWAY ACCESS TOWARDS THE LOTS 128 & 129 SHALL HAVE THEIR DRIVEWAYS ACCESS WENDOTT CIRCLE.

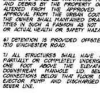
13) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SIGNAGE IN ACCORDANCE WITH MUTCD STANDARDS UNTIL THE FINAL SURFACE HAS BEEN PLACED ON THE ROADWAY.

TYPICAL LOT MONUMENTATION



* MINIMUM FLOOD PROTECTION ELEVATIONS are established "at the direction of the Lexington-Fayette Urban County Government. Based on standards and as a prerequisite to approval for recording. The owner and engineer of record take no representations that flood waters will not exceed these elevations for all new structures, the lowest floor elevation of which is above ground level, shall be at or above the flood protection elevation. Grade, space entrances, foundation vents. Basement window wells, the top landing of outside stairways leading to basements and other openings to the structure shall be at or above the flood protection elevation."

LOT	ELEVATION
130	960.0



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 3288 PAGE 1019 IN THE LAFAYETTE COUNTY COURT CLERK'S OFFICE. I (WE) HEREBY ADOPT THIS PLAT AS SHOWN 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 PLACED IN SUCH EASEMENTS THAT WOULD INTERFERE WITH ANY PORTION OF SAID EASEMENTS AND DO HEREBY OFFER FOR CITY 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 (GATEX, GAS, ELECTRICITY, TELEPHONE, AND WATER, APPLICABLE SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN THE STATEMENT THAT A CERTIFICATE OF OCCUPANCY CERTIFICATE SHALL BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED.

OWNER(S) DATE 10/22/19

HATHAKER DEVELOPMENT CO. LLC

*P.C. "R", SL. 93

URBAN COUNTY ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT RECORD DRAWINGS FOR THE INFRASTRUCTURE CONSTRUCTION PLANS HAVE BEEN RECEIVED AND THAT A COMPILATION THEREOF IS ACCEPTABLE TO ME. I, OR MY AGENT, REQUIRED BY THE LAND SUBDIVISION REGULATIONS, HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER.

URBAN COUNTY ENGINEER DATE 11/18/19

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 IN THE SURVEYING REQUIRED FOR THE 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, AND THAT 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 10.350 DATE 10.22.19
REGISTRATION NO.

SURVEYOR 2.119 DATE 10.22.19
REGISTRATION NO.

COMMISSIONS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS MET THE REQUIREMENT ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MAJOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SIGNATURE DATE 11-27-19

STREET CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
CURVE #1	275.00'	36.59'	36.57'	S47°31'45"E
CURVE #2	475.00'	61.90'	61.85'	S87°46'18"E

CORNERS MONUMENT INFORMATION

NUM.	DESCRIPTION	COORDINATES
1	PIN, CAP & DISK STAMPED "EAS" SET AT THE ENDING POINT OF WESCOTT CIRCLE (CUL-DE-SAC)	N = 194,300.43 E = 1,686,387.21
2	PIN, CAP & DISK STAMPED "EAS" SET AT THE S. STREET INTERSECTION TOWARDS THE MID-WESCOTT CIRCLE	N = 194,308.10 E = 1,686,787.31

● - BENCHMARK: CURVED SQUARE ON NORTHEAST CORNER OF CATCH BASIN ELEVATION 921.33

GRAPHIC SCALE 1"=60'

PLAN PREPARED BY:

EA Partners, PLLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 HALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 269-8888
FACSIMILE (859) 269-3888

OWNER/DEVELOPER:
HATHAKER DEVELOPMENT CO., LLC
300 BULL STREET, SUITE 200
LEXINGTON, KY. 40583

SITE STATISTICS:
ZONE - R-3
AREA - 9.24 ACRES
NO. OF LOTS - 33 BUILDABLE LOTS
DENSITY - 4.20 LOTS / ACRES
LENGTH OF STREET - 936 L.F.
AREA OF R.O.W. - 1.7 ACRES
TYPICAL LOT SIZES - 80'X120'

PRIVATE UTILITY PROVIDERS:
COMCAST, INC.
2000 VERSAILLES ROAD
P.O. BOX 1601
LEXINGTON, KY. 40592
(859) 288-2000

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 268-6388

KENTUCKY UTILITIES
220 W. MAIN STREET
LEXINGTON, KY. 40507
1-800-981-0600

KINDERCARE
KC REIT
1401 NEW CIRCLE ROAD
P.O. BOX 11286
LEXINGTON, KY. 40578
(859) 367-8373

FINAL RECORD PLAT
TUSCANY
UNIT 9-J
1970 WINCHESTER ROAD (a portion of)
LEXINGTON, FAYETTE COUNTY, KENTUCKY
OCTOBER 2019

FILM FEE-TO-DOCCS

ORDERED TO RECORD
PAID $10.00 REC. TAX
21st DAY OF NOV. 2019
DONALD W. BLEVINS, JR.
FAYETTE COUNTY CLERK
BY: [illegible] D.C.

2019112100222