

SURVEY DATE = MARCH, 2016
REFERENCE MERIDIAN = P.C.'M, SLIDE 338

THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SINE BARS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/110,700 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 189.0.

PURPOSE OF PLAN:

- TO CREATE LOT NO. 22 IN UNIT 1.
- TO DEDICATE PUBLIC RIGHT OF WAY.

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 location, size, and material are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

[Signature] 10,350 6/27/16
 ENGINEER REGISTRATION NO. DATE

[Signature] 2,115 6/27/16
 SURVEYOR REGISTRATION NO. DATE

*P.C.'M, SL 361
 D.B. 2668, PG. 711

PLAT CABINET **R** SLIDE **470**

OWNERS CERTIFICATION

I (we) do hereby certify that as (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume 3496, Page 36, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lot 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, trees 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, telephones, and where applicable, sanitary sewers) not installed, and the deed of contract shall contain a statement that no existing occupancy certificate shall be secured until any such utility is installed.

[Signature] 6-27-16
 SIGNATURE BY *[Signature]* DATE

MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
11	IRON PIN W/CAP STAMPED "22" FOUND IN THE PROPERTY CORNER	N = 217,381.31 E = 1,515,107.13
12	IRON PIN W/CAP STAMPED "21" SET IN THE PROPERTY CORNER	N = 216,635.34 E = 1,511,004.03

[Signature] 6-27-16
 SIGNATURE BY *[Signature]* DATE

URBAN COUNTY ENGINEERS CERTIFICATION

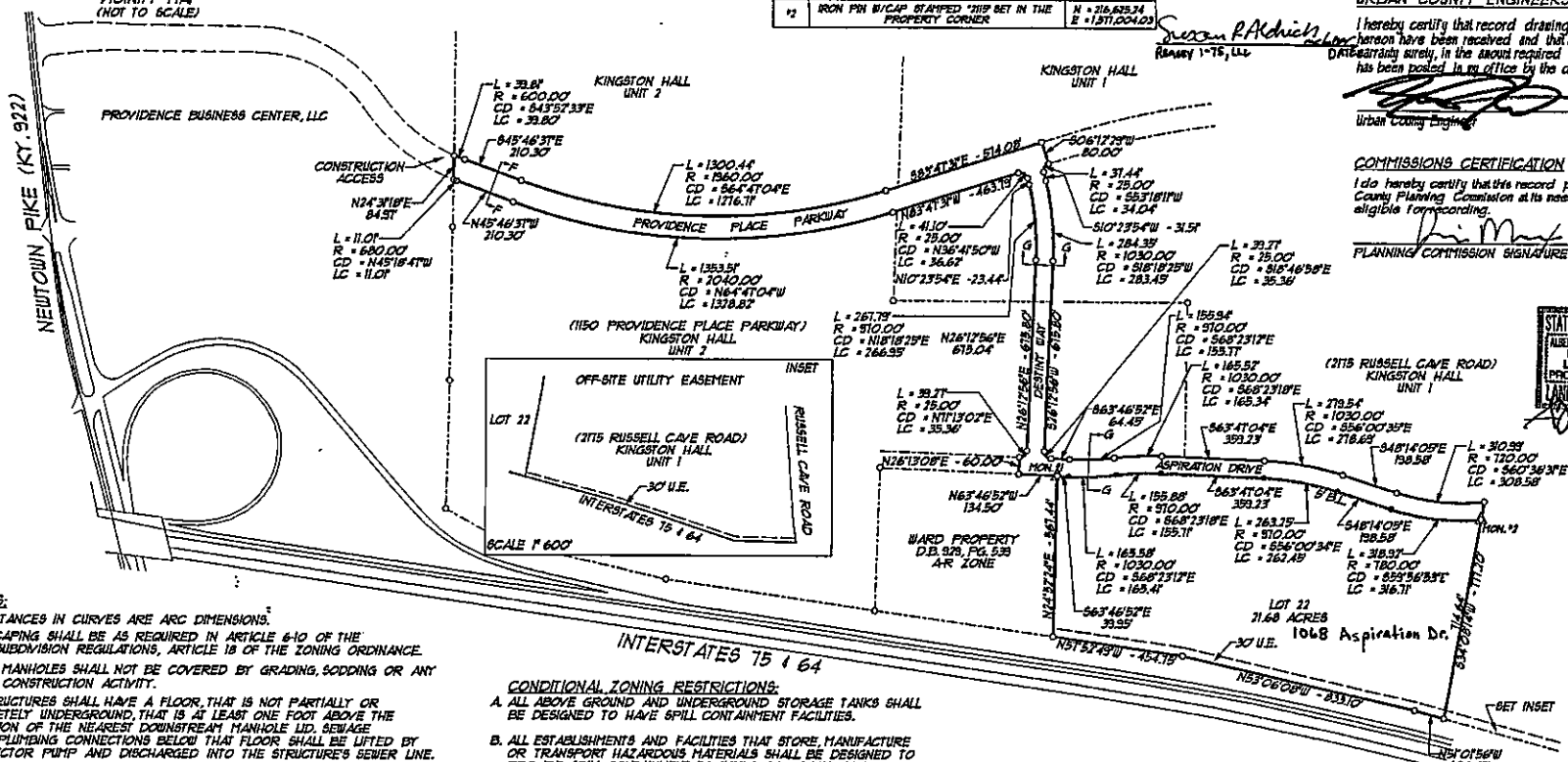
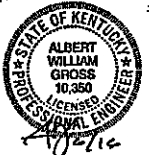
I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and drainage survey, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

[Signature] Date 6/20/16
 Urban County Engineer

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on April 14, 2016 and is now eligible for recording.

[Signature] 7/18/16
 PLANNING COMMISSION SIGNATURE DATE
 PLAN 2016-217



- NOTES:**
1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
 2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
 3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
 4. 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 STRUCTURE'S SEWER LINE.
 5. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SEWER LINE CROSSINGS.
 6. THIS PROPERTY IS LOCATED IN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 7. THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.
 8. EXACTIONS SHALL BE ESTABLISHED WITH THE FINAL DEVELOPMENT PLAN.
 9. THE FINAL DEVELOPMENT PLAN FOR LOT 22 SHALL ESTABLISH TREE PROTECTION AREAS AND FILE FOR THE CAPACITY ASSURANCE PROGRAM.
 10. THE PLANNING COMMISSION GRANTED A WAIVER TO ARTICLE 4-7(K)(1), 6-2(X) AND 6-6(W) OF THE LAND SUBDIVISION REGULATIONS AT THEIR APRIL 14, 2016 PUBLIC HEARING.

- CONDITIONAL ZONING RESTRICTIONS:**
- A. ALL ABOVE GROUND AND UNDERGROUND STORAGE TANKS SHALL BE DESIGNED TO HAVE SPILL CONTAINMENT FACILITIES.
 - B. ALL ESTABLISHMENTS AND FACILITIES THAT STORE, MANUFACTURE OR TRANSPORT HAZARDOUS MATERIALS SHALL BE DESIGNED TO PROVIDE SPILL CONTAINMENT FACILITIES AND SHALL HAVE EMERGENCY RESPONSE PLANS APPROVED BY THE APPROPRIATE HAZMAT REGULATOR (DEPT. FIRE DEPARTMENT OR EPA, AS NECESSARY).
 - C. ON-SITE DISPOSAL OF ANY HAZARDOUS WASTE MATERIALS SHALL BE PROHIBITED.
 - D. MINING OF NON-METALLIC MINERALS AND/OR RADIUM EXTRACTION SHALL BE PROHIBITED.

SITE STATISTICS:

TOTAL AREA = 79.29 ACRES
 ZONE = ED
 NO. OF LOTS = 1
 AREA OF R.O.W. = 7.61 ACRES

ORDERED TO RECORD
 FMD \$20.00 INC. TAX
 \$ 473.01 F.M.
 BY *[Signature]* CLERK
 JUNE 27, 2016 10:53 AM P.M.C.
 2016-0121-0357-6

- PRIVATE UTILITY PROVIDERS:**
- COLUMBIA GAS
3001 MERCER ROAD
P.O. BOX 141
LEXINGTON, KY 40512
(606) 255-3266
 - KENTUCKY AMERICAN WATER COMPANY
1300 RICHMOND ROAD
LEXINGTON, KY 40507
(606) 255-3266
 - KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
1-800-388-6600
 - BINDSTREAM
180 EAST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY 40509
(606) 351-6324
- OWNER/DEVELOPER:**
 ANDERSON RAINBOW, LLC
 1702 SHARPEY WAY
 LEXINGTON, KY 40511
- PARENT DOCUMENTS:**
 P.C.'M, SL 361
 D.B. 2668, PG. 712

FINAL RECORD PLAT
 KINGSTON HALL, UNIT 2 (a portion of)
 KINGSTON HALL, UNIT 1, LOT 22
 1150 PROVIDENCE PLACE PARKWAY &
 2175 RUSSELL CAVE ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE, 2016

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

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