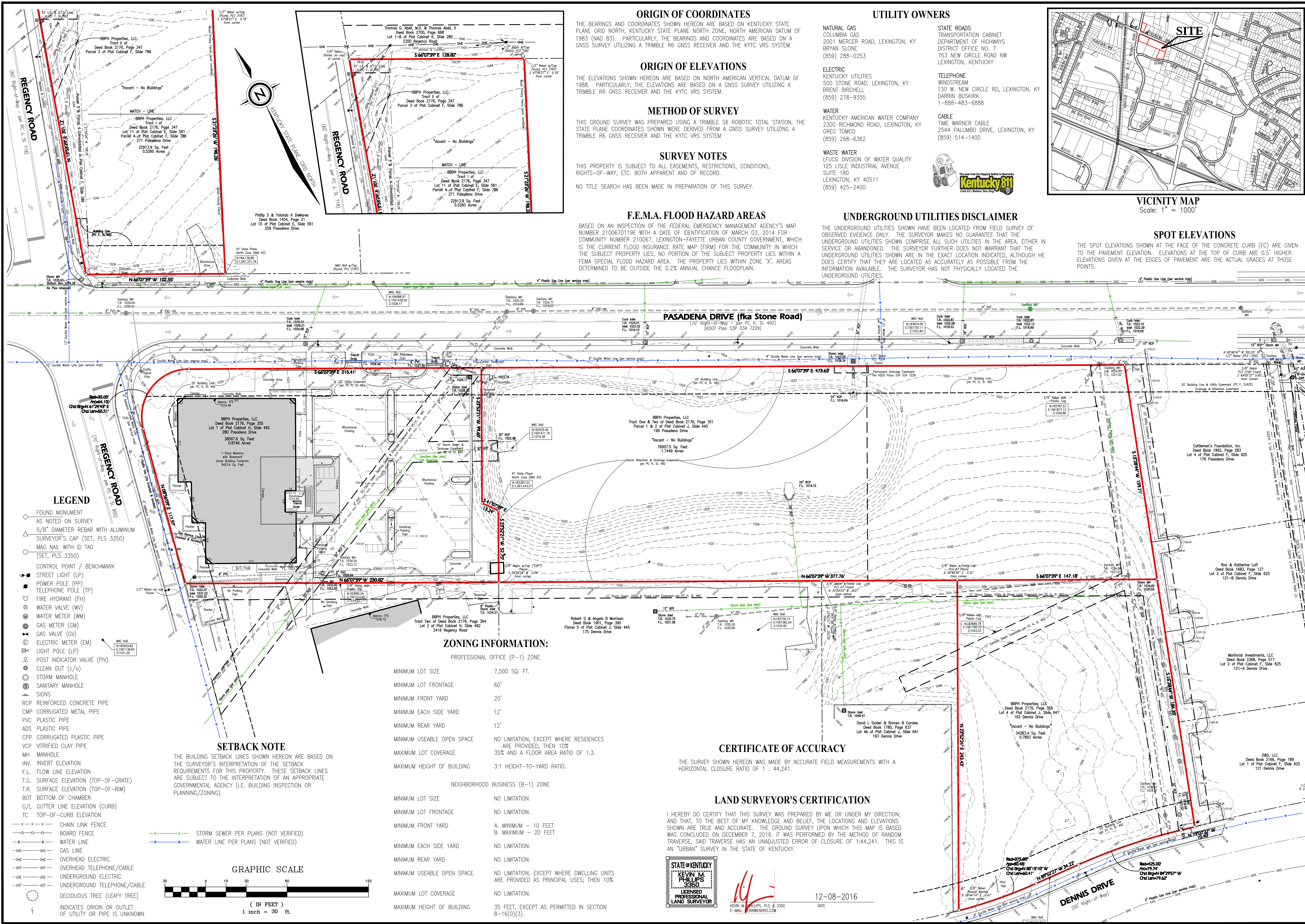




REGENCY ROAD

PASADENA DRIVE (fka Stone Road)

DENNIS DRIVE

LEGEND

FOUND MONUMENT
AS NOTED ON SURVEY
5/8" DIAMETER REBAR WITH ALUMINUM SURVEYOR'S CAP (SET, PLS 3350)
MAG NAIL WITH ID TAG (SET, PLS 3350)

CONTROL POINT / BENCHMARK
STREET LIGHT (LP)
POWER POLE (PP)
TELEPHONE POLE (TP)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
GAS METER (GM)
GAS VALVE (GV)
ELECTRIC METER (EM)
LIGHT POLE (LP)
POST INDICATOR VALVE (PIV)
CLEAN OUT (C/O)
STORM MANHOLE
SANITARY MANHOLE
SIGNS

RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
ADS PLASTIC PIPE
CPP CORRUGATED PLASTIC PIPE
VCP VITRIFIED CLAY PIPE
MH MANHOLE
INV. INVERT ELEVATION
F.L. FLOW LINE ELEVATION
T.G. SURFACE ELEVATION (TOP-OF-GRATE)
T.R. SURFACE ELEVATION (TOP-OF-RIM)
BOT BOTTOM OF CHAMBER
G/L CUTTER LINE ELEVATION (CURB)
TC TOP-OF-CURB ELEVATION

CHAIN LINK FENCE
BOARD FENCE
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE/CABLE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE/CABLE
DECIDUOUS TREE (LEAFY TREE)

INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN

SETBACK NOTE

THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

30 0 15 30 60 90 120

ORIGIN OF COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ELEVATIONS ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

SURVEY NOTES

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

NO TITLE SEARCH HAS BEEN MADE IN PREPARATION OF THIS SURVEY.

F.E.M.A. FLOOD HAZARD AREAS

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21006701196 WITH A DATE OF IDENTIFICATION OF MARCH 03, 2014 FOR COMMUNITY NUMBER 210067, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY OWNERS

NATURAL GAS
COLUMBIA GAS
2001 MERCER ROAD, LEXINGTON, KY
BRYAN SLOANE
(859) 288-0253

ELECTRIC
KENTUCKY UTILITIES
500 STONE ROAD, LEXINGTON, KY
BRENT BIRCHELL
(859) 278-9355

WATER
KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD, LEXINGTON, KY
GREG TOMCO
(859) 268-6362

WASTE WATER
LFUCO DIVISION OF WATER QUALITY
125 LISLE INDUSTRIAL AVENUE
SUITE 180
LEXINGTON, KY 40511
(859) 425-2400

STATE ROADS
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 7
763 NEW CIRCLE ROAD NW
LEXINGTON, KENTUCKY

TELEPHONE
WINDSTREAM
1330 W. NEW CIRCLE RD, LEXINGTON, KY
DARRIN BUSKIRK
1-888-483-6888

CABLE
TIME WARNER CABLE
2544 PALUMBO DRIVE, LEXINGTON, KY
(859) 514-1400

VICINITY MAP

Scale: 1" = 1000'

SPOT ELEVATIONS

THE SPOT ELEVATIONS SHOWN AT THE FACE OF THE CONCRETE CURB (FC) ARE GIVEN TO THE PAVEMENT ELEVATION. ELEVATIONS AT THE TOP OF CURB ARE 0.5' HIGHER. ELEVATIONS GIVEN AT THE EDGES OF PAVEMENT ARE THE ACTUAL GRADES AT THOSE POINTS.

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ZONING INFORMATION:

PROFESSIONAL OFFICE (P-1) ZONE

MINIMUM LOT SIZE 7,500 SQ. FT.
MINIMUM LOT FRONTAGE 60'
MINIMUM FRONT YARD 20'
MINIMUM EACH SIDE YARD 12'
MINIMUM REAR YARD 12'
MINIMUM USEABLE OPEN SPACE NO LIMITATION, EXCEPT WHERE RESIDENCES ARE PROVIDED, THEN 10%
MAXIMUM LOT COVERAGE 35% AND A FLOOR AREA RATIO OF 1.3.
MAXIMUM HEIGHT OF BUILDING 3:1 HEIGHT-TO-YARD RATIO.

NEIGHBORHOOD BUSINESS (B-1) ZONE

MINIMUM LOT SIZE NO LIMITATION.
MINIMUM LOT FRONTAGE NO LIMITATION.
MINIMUM FRONT YARD A. MINIMUM - 10 FEET
B. MAXIMUM - 20 FEET
MINIMUM EACH SIDE YARD NO LIMITATION.
MINIMUM REAR YARD NO LIMITATION.
MINIMUM USEABLE OPEN SPACE NO LIMITATION, EXCEPT WHERE DWELLING UNITS ARE PROVIDED AS PRINCIPAL USES; THEN 10%
MAXIMUM LOT COVERAGE NO LIMITATION.
MAXIMUM HEIGHT OF BUILDING 35 FEET, EXCEPT AS PERMITTED IN SECTION 8-16(0)(3).

CERTIFICATE OF ACCURACY

THE SURVEY SHOWN HEREON WAS MADE BY ACCURATE FIELD MEASUREMENTS WITH A HORIZONTAL CLOSURE RATIO OF 1 : 44,241.

LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION; AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON DECEMBER 7, 2016. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:44,241. THIS IS AN "URBAN" SURVEY IN THE STATE OF KENTUCKY.

STATE OF KENTUCKY
KEVIN M. PHILLIPS
3350
LICENSED PROFESSIONAL LAND SURVEYOR

12-08-2016

DATE