

VICINITY MAP
(n.t.s.)

OWNER'S / DEVELOPER'S INFORMATION
1540 EASTLAND PARKWAY, LLC
C/O JERRY WOODALL
P.O. BOX 55628
LEXINGTON, KY 40555
PHONE: 859-239-2909

TREE PLANTING PLAN:
REQUIRED TREE CANOPY = 10%
EXISTING TREE CANOPY = 0.29 ACRES OR 3.83%
PROTECTED TREE CANOPY = 0.00 ACRES OR 0%
ADDITIONAL TREE CANOPY NEEDED = 0.76 ACRES OR 10%
44 LARGE TREES TO BE PLANTED (750 SQ.FT PER LARGE TREE)

TREE PROTECTION PLAN NOTES:
"IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 44 LARGE TREES ARE TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS."

SITE STATISTICS:

GROSS AREA..... 7.60 AC.
NET AREA..... 6.75 AC.
AREA IN PROPOSED RD 0.85 AC.
LENGTH OF STREET..... 528.55 FT
TOTAL NO. OF LOTS..... 6
DENSITY..... 0.92 LOTS/ACRE GROSS
DENSITY..... 1.03 LOTS/ACRE NET
ZONING..... B-3

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY PLATED HEREON WHICH IS RECORDED IN DEED BOOK 3335, PAGE 321, 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 OPEN 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 ERRECTED OR PERMITTED TO REMAIN 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, TELEPHONE, AND WHERE APPLICABLE, SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATION MAY BE SECURED UNTIL SUCH UTILITY IS INSTALLED.

OWNER	DATE
ADDRESS	
WITNESS	DATE
ADDRESS	

ENGINEER'S & SURVEYOR'S CERTIFICATION

I HEREBY 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 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 & SURVEYOR	DATE
ADDRESS	

URBAN COUNTY ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT RECORD DRAWINGS FOR THE INFRASTRUCTURE SHOWN HEREON HAVE BEEN RECEIVED AND THAT A COMBINATION PERFORMANCE AND WARRANTY SURETY, IN THE AMOUNT REQUIRED BY THE SUBDIVISION REGULATIONS HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER.

URBAN COUNTY ENGINEER	DATE
ADDRESS	

URBAN COUNTY COMMISSION'S CERTIFICATION

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

PLANNING COMMISSION SECRETARY	DATE
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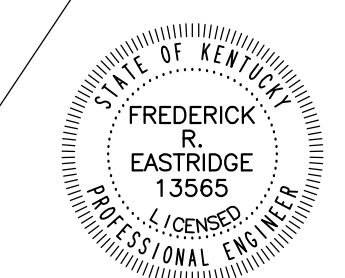
METHOD OF SURVEY

1. SURVEY DEPICTED BY THIS PLAT WAS COMPLETED IN AUGUST 2019. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION (FOCUS 35) FROM SAID CONTROL POINTS. SPECTRA PRECISION SP 80 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A URBAN SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN +/- 0.05"/100PM. THE HORIZONTAL DATUM IS THE NORTH ZONE NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND GRID MODEL USED IS GEOID 012B.

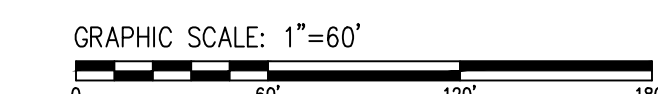
2. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION, 1:57,279, OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

MONUMENTATION NOTE

ALL REAR AND FRONT LOT CORNERS ARE MARKED WITH A 5/8" x 24" REBAR WITH PLASTIC RED IDENTIFICATION CAP "PLS 2695, EASTRIDGE" ALL FRONT CORNERS ARE WITNESSED BY A "MAG NAIL AND SHINER STAMPED "PLS 2695" ON PROPERTY LINES EXTENDED IN THE CURB LIME. (SEE TYP. LOT MONUMENTATION DIAGRAM ABOVE)

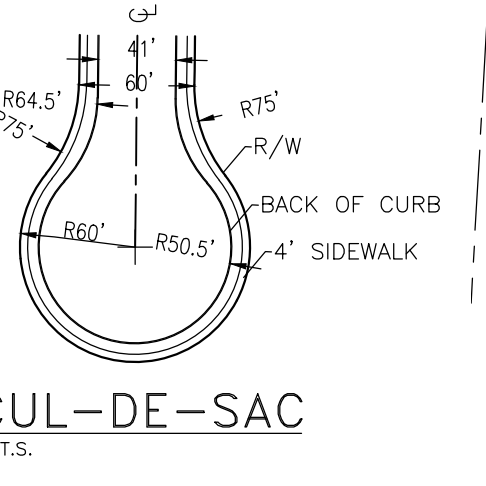
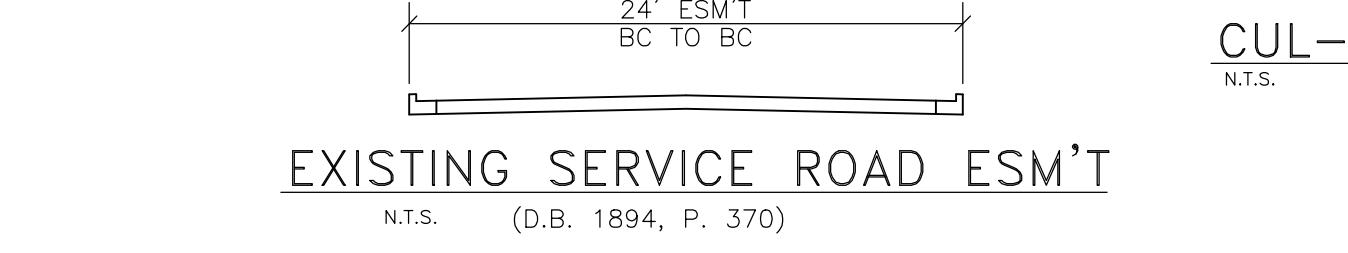
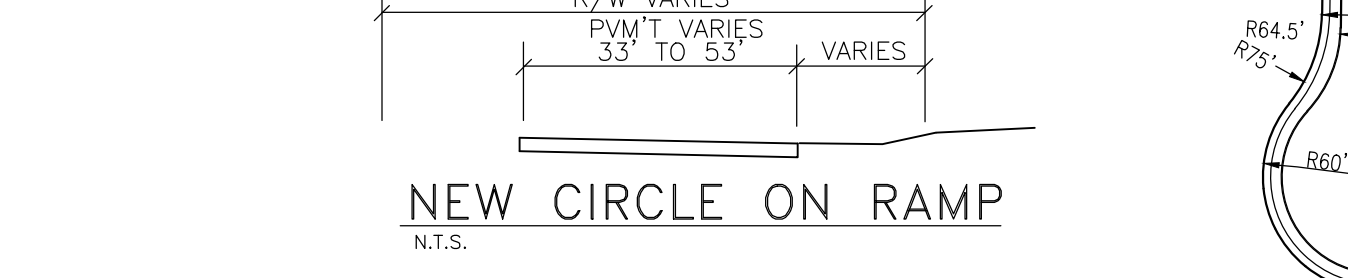
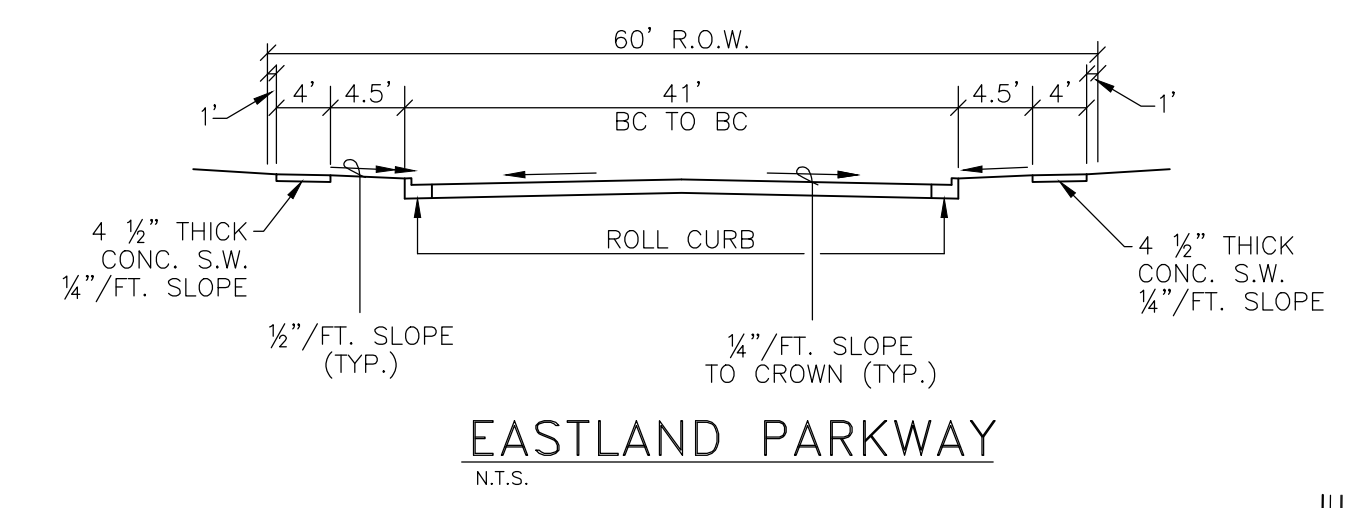
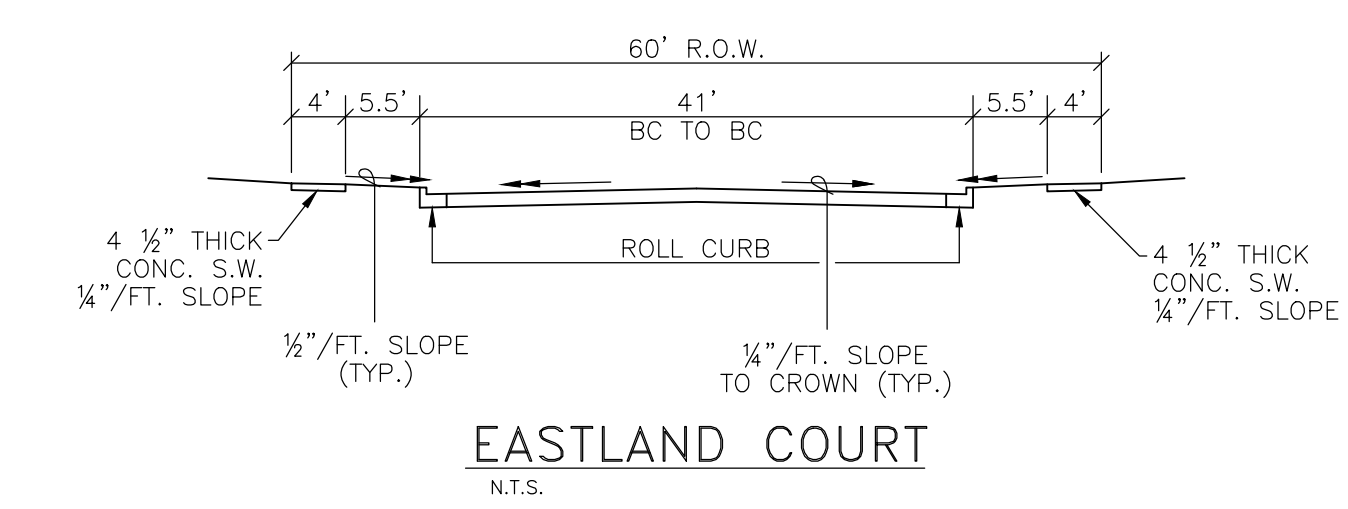


GRID NORTH

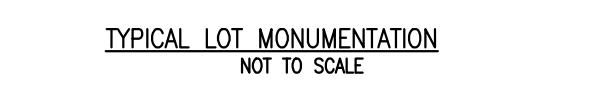
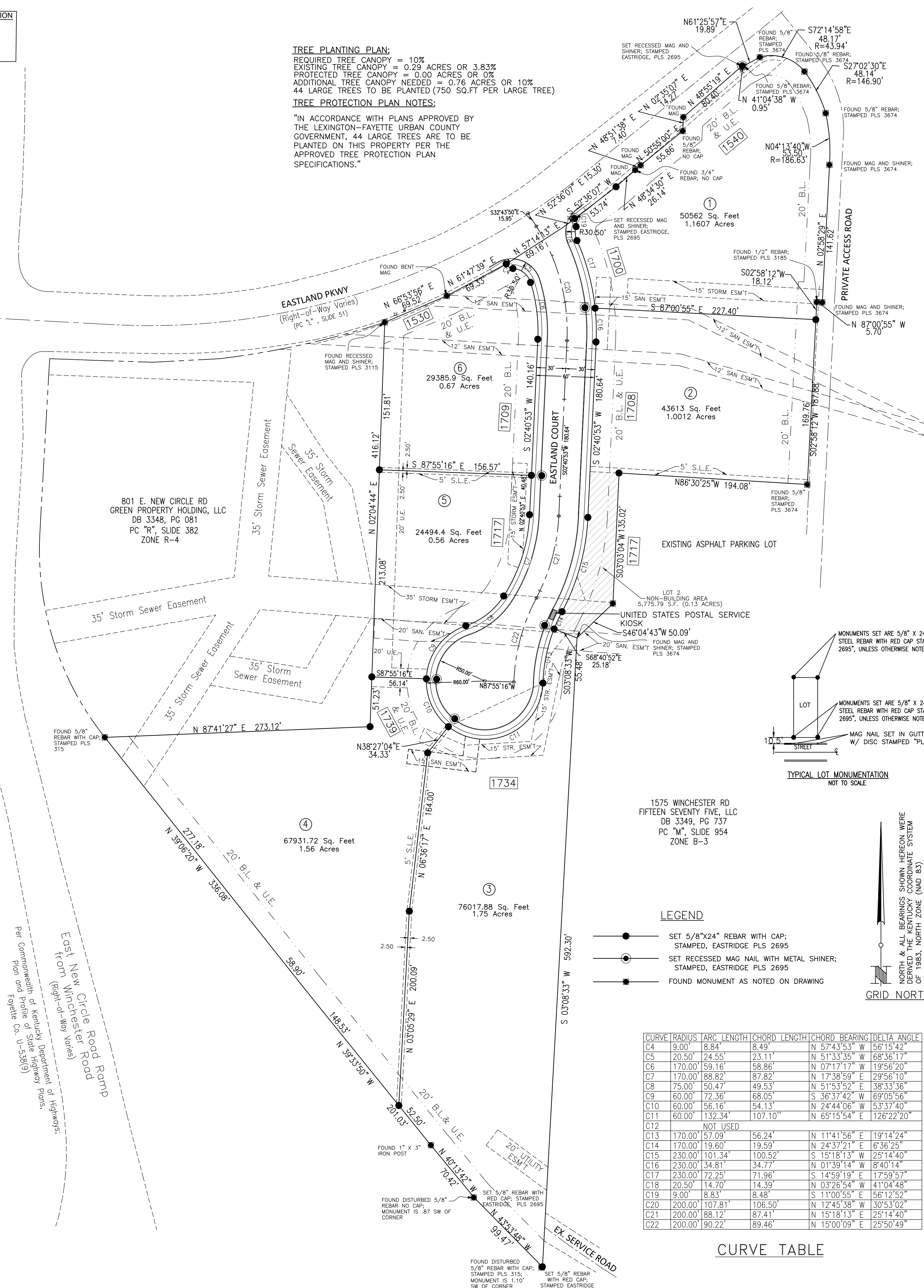


- GENERAL NOTES:**
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEERS.
 - STORMWATER MANAGEMENT, SANITARY SEWERS AND PUBLIC STREET IMPROVEMENTS SHALL COMPLY WITH THE LFUGC ENGINEERING MANUALS. LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE AND ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 16 OF THE CODE OF ORDINANCE.
 - ONLY LOT 3 WILL BE ABLE TO ACCESS THE SERVICE ROAD.
 - VARIES MAY BE AVERAGED IN ACCORDANCE WITH ARTICLE 16 OF THE ZONING ORDINANCE.
 - THERE SHALL BE NO ACCESS FROM THE LOTS THAT FRONT ON EASTLAND PKWY TO EASTLAND PKWY.
 - THERE SHALL BE NO ACCESS TO NEW CIRCLE ROAD (KY4) FROM THE LOTS.
 - THERE SHALL BE NO ACCESS TO THE ACCESS EASEMENT TO EASTLAND PKWY FROM LOTS 1 AND 2, UNLESS THE OWNER OF THE ACCESS EASEMENTS GRANTS PERMISSION FOR THE LOTS TO ACCESS THE ACCESS EASEMENT.
 - A DEVELOPMENT PLAN IS NOT REQUIRED TO BE SUBMITTED TO THE LFUGC DIVISION OF PLANNING FOR THE DEVELOPMENT OF THE INDIVIDUAL LOTS UNLESS MORE THAN ONE PRINCIPLE STRUCTURE IS PROPOSED ON THE LOT.
 - THE EXISTING 12" UTILITY AND SANITARY SEWER EASEMENT RECORDED IN PC "C", SLIDE 728, LOCATED ON LOTS 2 AND 6, MAY BE RELEASED AT THE TIME THE BUILDING PERMIT IS ISSUED IF THE EXISTING EASEMENT WILL BE A CONFLICT WITH THE NEW CONSTRUCTION ON THE LOTS.
 - SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION.
 - ALL UTILITY EASEMENTS SHALL BE AVAILABLE TO PROVIDE CABLE TELEVISION SERVICE TO THIS DEVELOPMENT.
 - THERE SHALL BE MINIMUM OF SIX (6') FEET SEPARATION BETWEEN UNDERGROUND ELECTRIC LINES AND SEWER LINES.
 - ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGE INTO THE STRUCTURE'S SEWER LINE.
 - THE LOTS ARE SERVED BY THE OFFSITE DETENTION.
 - THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE EASEMENTS AND OTHER EASEMENT AREAS LOCATED ON THEIR LOT.

- UTILITY CONTACTS**
- KENTUCKY AMERICAN WATER CO.
2300 RICHMOND ROAD
LEXINGTON, KY 40502
CONTACT: TOBEY ADAMS
859-335-3408
- KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
859-367-4304
CONTACT: JOE OAKLEY
- TIME WARNER CABLE
2348 PALUMBO DRIVE
LEXINGTON, KY 40509
859-514-1400
- COLUMBIA GAS OF KENTUCKY
2001 MERCER ROAD
LEXINGTON, KY 40511
859-537-2202
CONTACT: ANDY ELLIOTT
- WINDSTREAM COMM., INC.
130 WEST NEW CIRCLE RD.
SUITE 170
LEXINGTON, KY 40505
859-357-6224



East New Circle Road Rampa
(Right-of-Way Varies)
Per Plan and Profile of State Highway
Fayette Co. U-358(9)



- LEGEND**
- SET 5/8"x24" REBAR WITH CAP; STAMPED, EASTRIDGE PLS 2695
 - SET RECESSED MAG NAIL WITH METAL SHINER; STAMPED, EASTRIDGE PLS 2695
 - FOUND MONUMENT AS NOTED ON DRAWING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	9.00	8.84	8.49	N 57°43'53" W	56°15'42"
C5	20.50	24.55	23.11	N 51°33'35" W	68°36'17"
C6	170.00	59.16	58.86	N 07°17'17" W	19°56'20"
C7	170.00	88.82	87.82	N 17°38'59" E	29°56'10"
C8	75.00	50.47	49.53	N 51°53'52" E	38°33'36"
C9	60.00	72.36	68.05	S 36°37'42" W	69°05'56"
C10	60.00	56.16	54.13	N 24°44'06" W	63°37'40"
C11	60.00	132.34	107.10	N 65°15'54" E	126°22'20"
C12	NOT USED				
C13	170.00	57.09	56.24	N 11°41'56" E	19°14'24"
C14	170.00	19.60	19.59	N 24°37'21" E	6°36'25"
C15	230.00	101.34	100.52	S 15°18'13" W	25°14'40"
C16	230.00	34.81	34.77	N 01°39'14" W	8°40'14"
C17	230.00	72.25	71.96	S 14°59'19" E	17°59'57"
C18	20.50	14.70	14.39	N 03°26'54" W	41°04'48"
C19	9.00	8.83	8.48	S 11°00'55" E	56°12'52"
C20	200.00	107.81	106.50	N 12°45'38" W	30°53'02"
C21	200.00	88.12	87.41	N 15°18'13" E	25°14'40"
C22	200.00	90.22	89.46	N 15°00'09" E	25°50'49"

CURVE TABLE

340 S Broadway, Suite 200
Lexington, KY 40508
859.525.2103
www.synterra.com

AMENDED FINAL RECORD PLAT
EASTLAND PARKWAY SUBDIVISION
LOT 2, BLOCK "B", TRACT-1
1540 EASTLAND PARKWAY
LEXINGTON, FAYETTE COUNTY, KENTUCKY
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

DATE: 04/20/2020
PROJECT: 9647.001
DESIGNED:
DRAWN:
REVISION DATE:
NOTE:
SHEET
FRP