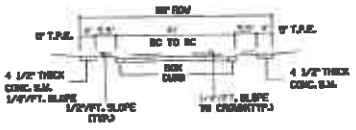
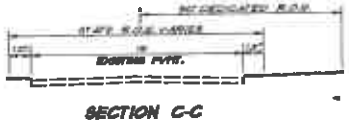
PLAT CABINET "L" SLIDE 956

VICINITY MAP
(Not to Scale)



SECTION A-A

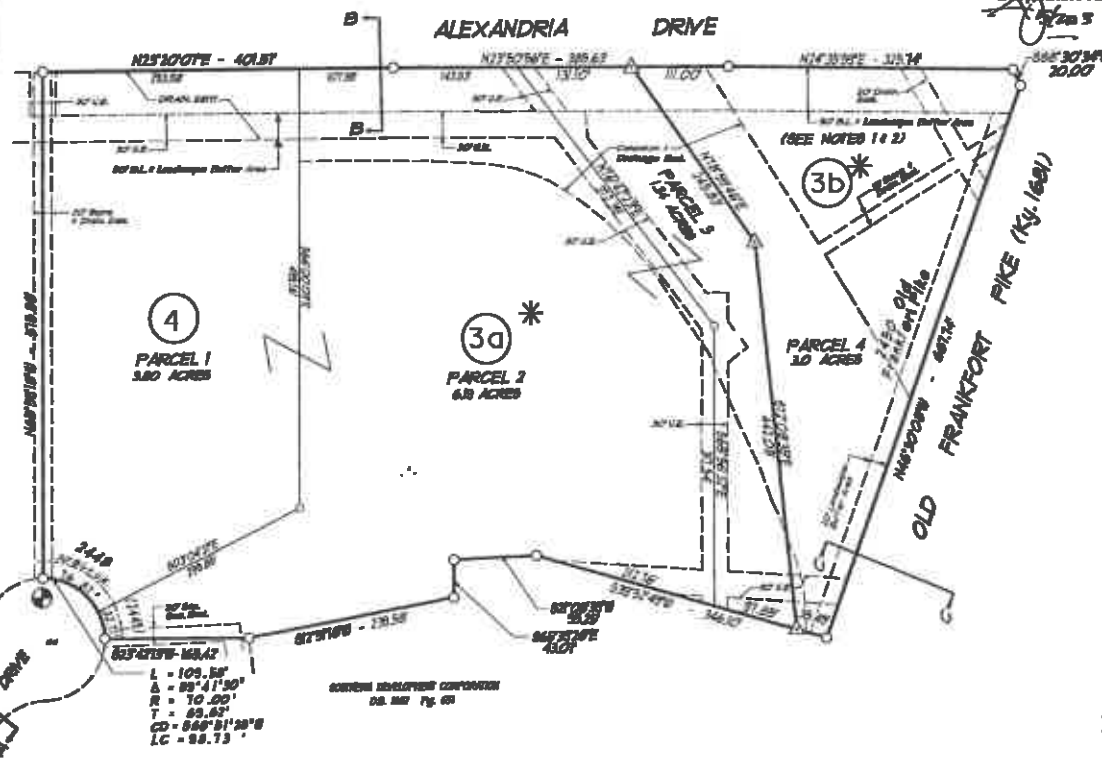


SECTION C-C

* P.C. "L", SL. 646
P.C. "L", SL. 701

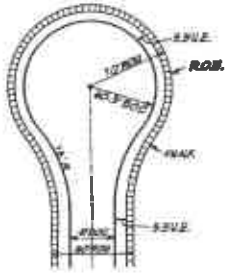
SECTION B-B

NOTES
1. LOT 3b IS A NON-BUILDABLE, CONSERVATION AND LANDSCAPING LOT.
2. THE CONSERVATION AND LANDSCAPING LOT (3b) SHALL HAVE ACCESS THROUGH LOT 3a, THE DETAILS OF WHICH TO BE FINALIZED AT THE TIME OF THE FINAL DEVELOPMENT PLAN FOR LOT 3a.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 4 UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN CERTIFIED.



CONDITIONAL ZONING RESTRICTIONS:
Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be prohibited through conditional zoning for the subject property.
1. Manufacturing, compounding, assembling, processing, packaging, or storage materials of article of manufacture from the above.
2. Manufacturing, compounding, assembling, processing, packaging, or storage materials of food products and meat products.
3. Business related to battery manufacturing, electric foundry, fertilizer manufacturing, laboratories (experimental, film or testing), lumber yards, oil and fuel manufacturing, wire drawing, and skilled operation.
4. Recycling, sorting, baling and processing of glass and containers made including copper, brass, aluminum, lead and steel.
5. "Advertising signs" as defined in Article 11 of the Zoning Ordinance.
6. Establishments and lots for the display, rental or sale of automobiles.
7. Truck terminals or freight yards.
8. Automobile service stations.
9. Outdoor public address system and speakers accessory to permitted uses.

Note: Under the provisions of Article 6-7 of the Zoning Ordinance, the following Landscape Buffer shall be be provided via conditional zoning for the subject property:
Man O War Blvd. - 30' adjacent to the proposed street right-of-way, consisting landscaping described in article 18 of the zoning ordinance, and within the 30' Building Line shown on the Preliminary Development Plan. The Landscape Buffer shall be a required for industrial development adjoining Old Frankfort Pike (Ordinance 164-2003).
This Landscape Buffer is not meant to prohibit the installation of additional landscaping over and above that required through this restriction, nor any additional landscaping which may be required by Article 18 of the Zoning Ordinance. Excepted from this requirement are driveway cuts and the visual interruptions with Man O War Blvd., which shall be clear of such landscaping that would otherwise impair traffic safety.



TYPICAL
CUL-de-SAC

* CURRENT FLOOD PROTECTION ELEVATIONS Are established with elevation of the Lexington-Fayette Urban County Government based on elevations and on a proper grade to appropriate flow according to the area and engineer of natural lakes or representative bodies of water with set minimum flood elevations. For all new structures, the lowest floor elevation shall above ground level shall be at or above the flood protection elevation. Crawl space elevations, foundation vents, instrumentation with the top bearing of outside storage bearing to basements and other openings to the structure shall be at or above the Flood Protection Elevation.

Lot	Elevation
3a	902.0
3b	918.0

SITE STATISTICS:
ZONE: I-1
AREA: 14.31 Ac.

BENCHMARK: Chiseled Square on Northeast Corner of Catch Basin, Elev. 933.04

Scale 1" = 100'

Owner's Certification

"I (we) do hereby certify that I am (we are) the only owner(s) of record of the property platted hereon, said property being recorded in Deed Book ____ Page ____, Plat Cabinet ____ Slide ____, in the Fayette County Clerk's Office and do hereby adopt this as my (our) record plat for this property."

Signature 5-23-03

Surveyor's Certification

"I do hereby certify that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being transferred are true and accurate."

Land Surveyor's Signature 5/27/2003

Commissioner's Certification

"I do hereby certify that this record plat has met the requirements established by the subdivision regulations for a minor plan and is now eligible for recording."

Planning Commission Signature 5/29/2003

△ - IRON PIN (⅝ REBAR, 18" LONG) W/ CAP STAMPED "KY 2115" SET (TYP.)

TYPICAL LOT MONUMENTATION
SURVEY DATA: NORTH, NAD83 (1983) REFERENCE MERIDIAN: P.C.701, SL. 646
THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF BALANCED TRAVERSE WITH ANGLE POINTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

NOTE:
DETENTION EASEMENT ON LOT 3a TO BE MAINTAINED FREE AND CLEAR OF ALL BUILDINGS AND ANY OF THE FOLLOWING SHALL NOT BE ALLOWED THEREIN: STRUCTURES OR OBSTRUCTIONS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, FENCES, WALLS, BERMS, TREES, SHRUBS, OR OTHER LANDSCAPING, EXCEPT AS APPROVED BY THE URBAN COUNTY ENGINEER. ALL TREES TO BE PLANTED IN OR TO CROSS A DETENTION OR DRAINAGE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER.

PURPOSE OF PLAT:
PARCELS 2 AND 3 SHALL BE SOLD OR TRANSFERRED TO PARCEL 1 FOR CONSOLIDATION PURPOSES ONLY AND AFFECTS NO OTHER PORTION OF THE PARENT PLATS (P.C. "L", SL. 646 & P.C. "L", SL. 701). ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLATS SHALL APPLY TO THIS PLAT WHERE APPLICABLE.

CONSOLIDATION MINOR SUBDIVISION PLAT

LITTLE PROPERTY

UNIT I-B, LOTS 3 AND 4

LEXINGTON, FAYETTE COUNTY, KENTUCKY

MAY 2003

ORDERED TO RECORD
PAID $25.50 INC. TAX
AT 11:45 A.M.
27th DAY OF May 2003
DONALD W. BROWN
FAYETTE COUNTY CLERK
BY [signature] D.C.
2003050010276

E.A. Partners
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