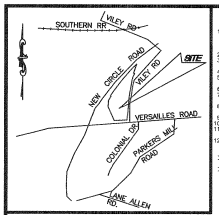
PLAT CAB "M" SLIDE 157



GENERAL NOTES:

1. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS. ALL SLOPES GREATER THAN 3:1 SHALL HAVE THE ADDITIONAL PROTECTION OF MULCHING OR SODDING TO PREVENT EROSION.
2. ALL LOT FRONT DIMENSIONS IN CURVED PORTIONS OF STREET ARE CHORD DISTANCES.
3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, FILLING OR OTHER CONSTRUCTION ACTIVITY.
4. ALL LOTS ARE SUBJECT TO AND SHOWN A 3' DRAINAGE & UTILITY EASEMENT PARALLEL TO ALL SIDE AND REAR LOT LINES.
5. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING DRAINAGE AND OTHER EASEMENTS NOT IN H.O.A. AREAS.
6. LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESTRICTION.
7. THE DEVELOPMENT SHOWN HEREON SHALL COMPLY WITH THE ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS REGARDING STREET TREES.
8. THERE SHALL BE NO DIRECT ACCESS TO VERSAILLES ROAD OR VILEY ROAD FOR LOTS EXCEPT AS APPROVED BY THE PLANNING COMMISSION.
9. YARDS MAY BE AVERAGED IN ACCORDANCE WITH ARTICLE 15 OF THE ZONING ORDINANCE.
10. COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION, I.E., H.O.A. AREAS.
11. THE 25' ARTERIAL SCREENING EASEMENT ALONG NEW CIRCLE ROAD SHALL CONSIST OF ONE LARGE STREET TREE PER 30 L.F. AND A CONTINUOUS HEDGE.
12. ALL EASEMENTS ARE TO REMAIN OPEN FOR THEIR INTENDED USE.

✳MINIMUM FLOOR NOTES:

✳ THE MINIMUM FLOOR ELEVATION INCLUDING BASEMENTS AND CRAWL SPACES FOR LOTS 1 THRU 5 BLOCK "A" = 941.2 '
ALL FOOTINGS TO BE DESIGNED AND APPROVED BY A GEOTECHNICAL ENGINEER.

NOTE: ✪ BENCH-MARK=RIM OF CATCH BASIN BETWEEN LOTS 4 & 5 BLOCK "A" WITH ELEV.=945.4'

SURVEYORS NOTES:

THIS PLAT IS BASED ON A SURVEY PERFORMED IN THE FIELD BY EAGLE ENGINEERING IN JUNE 1997, BY METHOD OF RANDOM TRAVERSE WITH AN UNADJUSTED ERROR OF CLOSURE OF 1' IN 185,000'. THE TRAVERSE WAS ADJUSTED FOR CLOSURE USING THE COMPASS RULE METHOD.

THE ORIGIN OF BEARINGS FOR THIS PLAT IS BASED ON THE STATE PLANE COORDINATES OF LFUCG GPS STA. #0024 AND AZIMUTH MARK #0024 AZ1.

LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN AND CAP STAMPED 2053 UNLESS OTHERWISE NOTED HEREON.

UTILITY EASEMENT NOTES:

1. UTILITY EASEMENTS (MARKED U.E.) ALONG SIDE AND REAR LOT LINES HAVE NOT BEEN USED UNLESS SHOWN ON GAS MAINS. UNLESS SPECIFICALLY NOTED TO THE CONTRARY, THE DESIGNATION S.L.E. INDICATES STREET LIGHT EASEMENTS FOR THE PURPOSE OF PROVIDING UNDERGROUND ELECTRIC SERVICE TO STREET LIGHTS.
2. UNDERGROUND ELECTRIC UTILITY LINES SHALL BE INSTALLED NO CLOSER THAN 5' FROM SANITARY SEWER LINES WITHIN THE SUBDIVISION, EXCLUDING CROSSINGS REQUIRED BY UTILITY COMPANY TO PROVIDE ELECTRICAL SERVICE.

STREET TREE NOTES:

A. (.) DENOTES NUMBER OF STREET TREES PER LOT.
B. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE URBAN FORESTER OR HIS DESIGNEE.
C. STREET TREES WILL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT IN A NEAT, ORDERLY MANNER.
D. STREET TREES TO BE SELECTED FROM THE FOLLOWING WITH A MIN. DIA. OF 1-1/4":
   ACER SACCHARUM (SUGAR MAPLE)
   GINKGO BILOBA (MALE ONLY)
   CELTIS LAEVIGATA (SUGAR HACKBERRY)
   NYSSA SYLVATICA (BLACKGUM)
E. STREET TREES SHALL BE PLANTED IN THE 5.5' STRIP OF LAND BETWEEN THE FACE OF SIDEWALK AND BACK OF CURB.
F. STREET TREES TO BE SPACED 45' O.C.
G. TOTAL NUMBER OF STREET TREES THIS PLAT IS 12.
H. ALL STREET TREES WITHIN 50 FEET OF AN INTERSECTION SHALL BE IN A 5' TREE PLANTING EASEMENT BEHIND SIDEWALK.

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 1891, PAGE 457 AND DEED BOOK VOLUME 1897, PAGE 722 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 SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH THAT THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES SHOWN. NO BUILDING OR STRUCTURE OR 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 OWNED, GAS, ELECTRIC, TELEPHONE, AND WHERE APPLICABLE, SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED."

OWNER: OWNER'S NAME — DATE: 2-17-04

WITNESS — DATE: 2-17-04

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, AND DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS; THE SURVEY SHOWN HEREON WAS PERFORMED IN ACCORDANCE WITH THE SURVEY REQUIREMENTS OF THE PLANNING COMMISSION; THAT ALL 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."

SIGNED: W.E. McALPIN JR. # 2053 — 2053 — DATE: 2-17-04

COMMISSIONS CERTIFICATION:

"I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON SEPTEMBER 11, 2003; AND IS NOW ELIGIBLE FOR RECORDING."

SIGNED: PLANNING COMMISSION SECRETARY — DATE: 2/27/2004

URBAN COUNTY ENGINEER'S CERTIFICATION:

"I HEREBY CERTIFY THAT RECORD DRAWINGS FOR THE INFRASTRUCTURE SHOWN HEREON ARE ON FILE IN THIS OFFICE AND THAT A COMBINATION PERFORMANCE AND WARRANTY SURETY IN THE AMOUNT REQUIRED BY THE SUBDIVISION REGULATIONS HAS BEEN POSTED IN THIS OFFICE BY THE DEVELOPER."

SIGNED: URBAN COUNTY ENGINEER — DATE: 2/20/04

DETENTION BASIN MAINTAINANCE REQUIREMENTS:

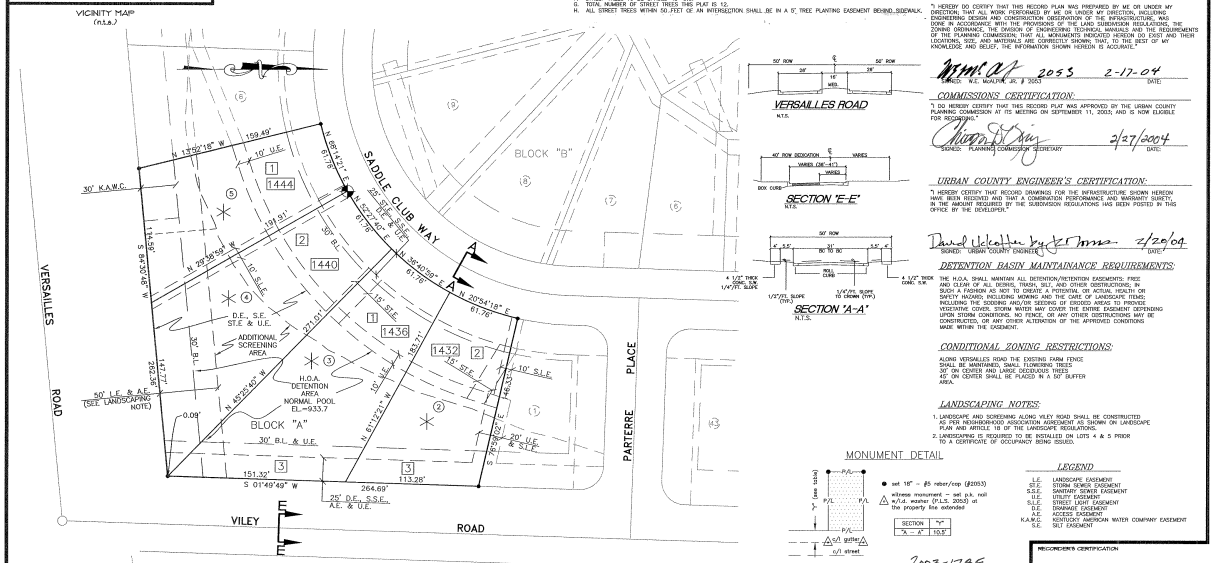
THE H.O.A. SHALL MAINTAIN ALL DETENTION/RETENTION EASEMENTS: FREE AND CLEAR OF ALL DEBRIS, TRASH, SILT, AND OTHER OBSTRUCTIONS; IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD. MAINTENANCE SHALL INCLUDE MOWING THE GRASS AND/OR PLANTINGS INCLUDING THE SEEDING AND/OR SODDING OF ERODED AREAS SO THAT THE VEGETATIVE COVER, STORM WATER MAY COVER THE ENTIRE EASEMENT DEPENDING UPON STORM CONDITIONS. NO FENCE, OR ANY OTHER OBSTRUCTIONS MAY BE CONSTRUCTED, OR ANY OTHER ALTERATION OF THE APPROVED CONDITIONS MADE WITHIN THE EASEMENT.

CONDITIONAL ZONING RESTRICTIONS:

ALONG VERSAILLES ROAD THE EXISTING FARM FENCE SHALL BE MAINTAINED. SMALL ENGINEERING TREES 30' ON CENTER AND LARGE DECIDUOUS TREES 45' ON CENTER SHALL BE PLACED IN A 50' BUFFER AREA.

LANDSCAPING NOTES:

1. LANDSCAPE AND SCREENING ALONG VILEY ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LANDSCAPE PLAN SHOWN HEREON ON LANDSCAPE PLAN AND ARTICLE 18 OF THE LANDSCAPE REGULATIONS.
2. LANDSCAPING IS REQUIRED TO BE INSTALLED ON LOTS 4 & 5 PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.



MONUMENT DETAIL

● set 18" - #5 rebar/cap (#2053)
△ witness monument - set p.k. nail w/d. washer (P.L.S. 2053) at the property line extended

SECTION "Y"
"A - A"	10.5'

LEGEND

L.E.	LANDSCAPE EASEMENT
D.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
S.L.E.	STREET LIGHT EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
K.A.W.C.	KENTUCKY AMERICAN WATER COMPANY EASEMENT
S.E.	SILT EASEMENT

2003-178F

RECORDER'S CERTIFICATION

ORDERED TO RECORD
PAID $25 SALES TAX
AT 2:15 P.M.
22nd DAY OF FEB 2004
DONALD W. BLEVINS
FAYETTE COUNTY CLERK
BY Doug Bradley D.C.
2004027027

SITE STATISTICS:

TOTAL AREA:	1.61 ACRES
AREA IN R/W:	NA
AREA IN LOTS:	1.61 ACRES
NO. OF LOTS:	4
L.F. OF STREET:	NA
ZONING:	R-1-C

DRAWING NO. 6B7PP4Z5G9

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FINAL PLAT OF
CHESTNUT RUN, UNIT 1D
(SADDLE CLUB)
LEXINGTON, KENTUCKY

FOR
J. WILLIAMS INC.
2351 VERSAILLES ROAD, SUITE 301
LEXINGTON, KENTUCKY 40504

BY
EAGLE ENGINEERING
2351 VERSAILLES ROAD
LEXINGTON, KY

PROJECT: 98157
DRAWN BY: JDH
DATE: JULY, 2003

CERTIFIED BY: — CERTIFIED BY:

COMMONWEALTH OF KENTUCKY — WILLIAM E. McALPIN — 9369 — LICENSED PROFESSIONAL ENGINEER

STATE OF KENTUCKY — WILLIAM E. McALPIN, JR. — 2053 — LICENSED PROFESSIONAL LAND SURVEYOR

P:\LAND PROJECTS\98157\dwg\98157FP04.dwg Tue Feb 17 10:40:59 2004 PLOTTED BY: JOSH BANKS