

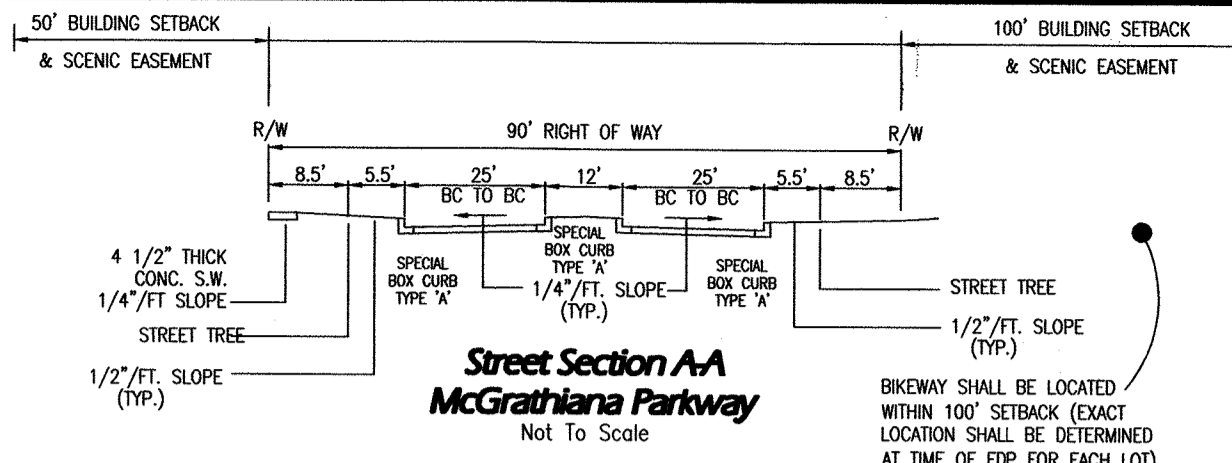
VICINITY MAP (1" = 1,500')

ORIGIN OF BEARINGS/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.

CERTIFICATE OF ACCURACY

THE SURVEY SHOWN HEREON WAS MADE BY ACCURATE FIELD MEASUREMENTS WITH A HORIZONTAL CLOSURE RATIO OF 1 : 86,533. THIS IS AN URBAN CLASS SURVEY. THE SURVEY UPON WHICH THIS PLAT IS BASED WAS CONCLUDED ON OCTOBER 11, 2019.



JOB NUMBER	5010a
DRAWING DATE	03-11-2024
DWG. FILE	5010a Lot 25c Esmt Plat
SCALE:	1" = 100'

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE S-6 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

ROYAL SPRING BASIN

THIS PROPERTY LIES WITHIN THE ROYAL SPRING BASIN (CONVEYANCE ZONE). DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO REVIEW BY THE ROYAL SPRING WATER SUPPLY PROTECTION COMMITTEE.

UTILITY PROVIDERS

- ELECTRIC UTILITIES: 859-255-2100
 - WATER: KENTUCKY AMERICAN WATER COMPANY 859-269-2686
 - NATURAL GAS: COLUMBIA GAS 800-432-9345
 - TELEPHONE: WINDSTREAM 800-347-1991
 - CABLE TELEVISION: SPECTRUM CABLE 859-514-1400
 - FIBER INTERNET: METRONET (859) 785-1100
- THE INSTALLATION OF UTILITIES SHALL BE SUPERVISED OR APPROVED BY THE UTILITY PROVIDER.

LEGEND

- MAG NAIL WITH STAINLESS STEEL ID TAG (SET, PLS 3350)
- FOUND MONUMENT AS NOTED
- 24"-LONG, 5/8" DIAMETER REBAR WITH 2.5" ALUMINUM SURVEYOR'S CAP (FOUND, PLS 3350)

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAPS NUMBERED 2100670126E AND 2100670128E WITH A DATE OF IDENTIFICATION OF MARCH 3, 2014 FOR LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE SUBJECT PROPERTY LIES IN ZONE "X" UNSHADED, DESIGNATED AS AREAS OF MINIMAL FLOOD HAZARD AND IS DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

PLANNING COMMISSION'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.

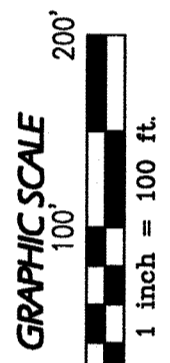
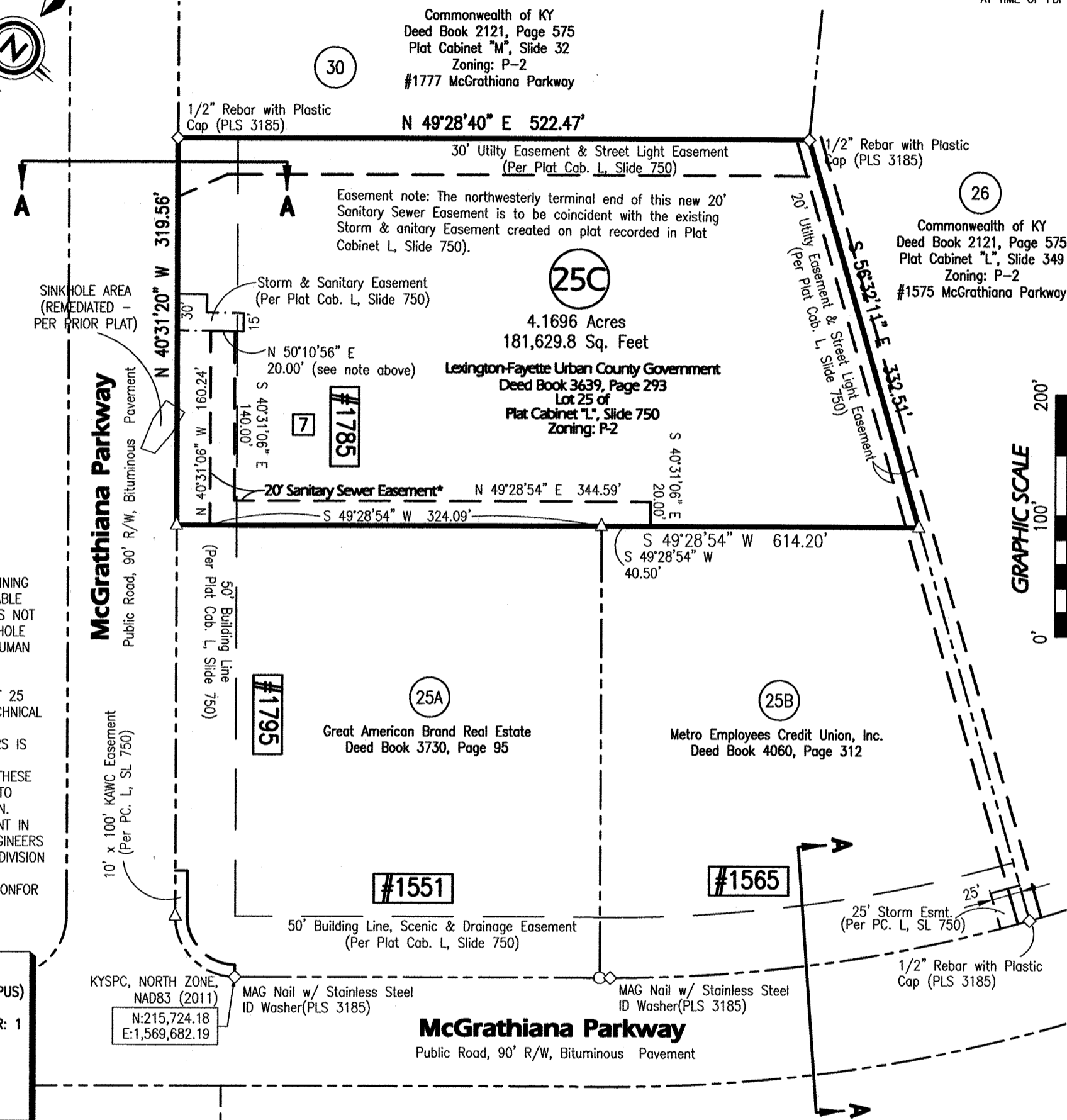
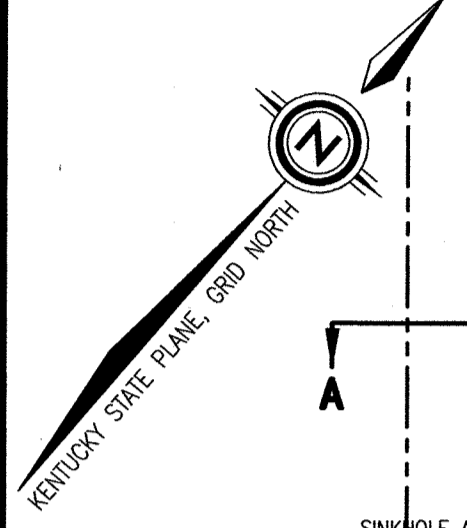
Juni L. Womf 5-16-24
PLANNING COMMISSION SECRETARY DATE

LAND 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.



Kevin M. Phillips 03-11-2024
KEVIN M. PHILLIPS, PLS 3350 DATE
LICENSED PROFESSIONAL LAND SURVEYOR



SINKHOLE NOTES (PER PLAT CAB. L, SLIDE 750)

BASED UPON THE EVIDENCE PRESENTED TO THEM, THE PLANNING COMMISSION HAS IDENTIFIED SINKHOLE RELATED NON-BUILDABLE AREAS ON THIS PLAN. HOWEVER, APPROVAL OF THIS PLAN IS NOT TO BE INTERPRETED AS ANY GUARANTEE THAT FUTURE SINKHOLE PROBLEMS WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITIES.

GEOLOGICAL REMEDIATION TOOK PLACE ON PORTIONS OF LOT 25 AS PART OF THE INFRASTRUCTURE INSTALLATION. A GEO-TECHNICAL REPORT CONCERNING THE INVESTIGATION AND REMEDIATION, PREPARED BY FULLER MOSSBARGER SCOTT & MAY ENGINEERS IS ON FILE WITH THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DIVISION OF ENGINEERING. CONSTRUCTION ON THESE LOTS SHOULD EXERCISE REASONABLE CAUTION IN RELATION TO PARTICULAR PROJECT NEEDS AND THE PREVIOUS REMEDIATION. SINCE THE EXACT NATURE OF THE BUILDING OR DEVELOPMENT IN THE REMEDIATION AREA IS UNKNOWN AT THIS TIME, PEH ENGINEERS AND THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DIVISION OF ENGINEERING CAN MAKE NO REPRESENTATION AS TO THE EXTENT, ADEQUACY, OR APPROPRIATENESS OF THE REMEDIATION FOR FUTURE USES.

SITE STATISTICS

ZONE:	P-2 (UNIVERSITY RESEARCH CAMPUS)
NUMBER OF LOTS BEFORE:	1 AFTER: 1
TOTAL AREA:	4.1696 Acres (181,629.8 Sq. Feet)
STREET FRONTAGE:	319.56'

STREET TREE SCHEDULE (PER PLAT CAB. L, SLIDE 750)

ARTERIAL SCREENING REQUIREMENTS FOR NEWTOWN PIKE AND STREET TREE REQUIREMENTS FOR ARISTIDES BLVD. ARE MET BY EXISTING TREES. A PLANTING PLAN BY SCRUGGS & HAMMOND IS ON FILE WITH LFUCG DIVISION OF BUILDING INSPECTION

STREET TREE PLANTINGS CONSISTS OF: SCARLET OAK & SHUMARD OAK & RED OAK (or other LFUCG-approved street tree species)
SIZE: ALL STREET TREES 1 3/4" - CAL. MINIMUM SPACING: ALL TREES 45' O.C. MAXIMUM

2 INDICATES NUMBER OF STREET TREES PER LOT
TOTAL NUMBER OF STREET TREES FOR THIS PLAT: 31 (prior plat cited 26)

STREET TREE NOTES:

- THE STREET TREES REQUIRED HEREIN SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE OWNER OF THE PROPERTY SHALL KEEP THEM IN PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE (3) INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.
- NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER.
- STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6-10 OF THE SUBDIVISION REGULATIONS.
- NO STREET TREE SHALL BE PLANTED ANY CLOSER THAN 50' OF AN STREET INTERSECTION. ANY STREET TREE PLANTED CLOSER THAN 50' TO A STREET INTERSECTION SHALL BE PLANTED 5' BEHIND THE SIDEWALK.

NOTE:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS AND RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.
- THE GROUND SURVEY UPON WHICH THIS PLAT IS BASED WAS CONCLUDED ON OCTOBER 11, 2019. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1: 86,533. THE ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY MEETS THE MINIMUM STANDARDS FOR AN URBAN SURVEY IN THE STATE OF KENTUCKY.
- THE DIVISIONS CREATED BY THIS SUBDIVISION SHALL BE USED FOR NON-BUILDING PURPOSES. EXCEPT FOR ALTERATION TO EXISTING BUILDINGS, NO NEW CONSTRUCTION SHALL BE PERMITTED FOR ANY RESIDENTIAL OR NON-RESIDENTIAL ACTIVITY (EXCEPT FOR THAT ALLOWED FOR A PORTION OF THIS PROPERTY BY THE RECORDING OF A DISPLAY HOUSE MINOR SUBDIVISION PLAN) UNLESS AND UNTIL A MAJOR SUBDIVISION OR DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION AND CERTIFIED BY THE COMMISSION'S SECRETARY.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC SANITARY SEWER EASEMENT ACROSS LOT 25C AS SHOWN HEREON. EASEMENTS CREATED BY THIS PLAT ARE DENOTED WITH "S".

OWNER'S CERTIFICATION

I DO HEREBY CERTIFY THAT I AM THE ONLY OWNER OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTIES BEING RECORDED IN DEED BOOK 3639, PAGE 293 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY RECORD PLAT FOR THIS PROPERTY.

Lexington-Fayette Urban County Government

OWNER
Linda Gordon DATE 4-8-2024

ITS: Mayor

NOTES (PER PLAT CAB. L, SLIDE 750)

- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION OPERATION.
- 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 SHALL HAVE THE ADDITIONAL PROTECTION OF MULCHING OR SODDING TO PREVENT EROSION.
- A SIDEWALK EASEMENT ONE FOOT IN WIDTH, ALTHOUGH NOT DRAWN ON THE PLAT IS HEREBY ESTABLISHED ON ALL LOTS ADJACENT TO THE PUBLIC RIGHTS OF WAYS, EXCEPT WHERE OTHERWISE NOTED.
- ALL UTILITY EASEMENTS SHALL BE AVAILABLE TO PROVIDE CABLE TELEVISION SERVICE TO THIS DEVELOPMENT.
- EASEMENTS ARE CENTERED ON LOT LINES, UNLESS OTHERWISE NOTED.
- LOT DIMENSIONS ON CURVED RIGHTS-OF-WAYS ARE ARC DISTANCES UNLESS OTHERWISE NOTED. THERE SHALL BE A MINIMUM OF 6' SEPARATION BETWEEN BURIED UTILITY LINES AND SEWER LINES.
- THE 8' ASPHALT BIKEWAY/PEDESTRIAN PATH MEANDERS WITHIN THE BUILDING SETBACKS, WHICH ARE TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER. ALTHOUGH NOT SPECIFICALLY LOCATED HEREON THERE IS A GENERAL RIGHT OF PUBLIC ACCESS TO THE BIKEWAY SYSTEM.
- NO DEVELOPMENT OF THIS PROPERTY SHALL OCCUR UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- REFER TO COLDSTREAM RESEARCH CAMPUS - UNIT 2A, FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN FOR ADDITIONAL NOTES AND RESTRICTIONS.
- THE SCENIC EASEMENTS SHOWN HEREON SHALL BE FOR LANDSCAPING AND LIMITED PASSIVE RECREATION, INCLUDING BIKING AND WALKING TRAILS, AS MORE SPECIFICALLY PROVIDED FOR IN THE DESIGN GUIDELINES. THE SCENIC EASEMENTS SHOWN HEREON ARE NOT INTENDED TO BE "SCENIC EASEMENTS" WITHIN THE MEANING KRS 65.410, ET SEC.
- THERE IS TO BE A 6' WIDE DRAINAGE EASEMENT CENTERED ON BOTH SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS ALTHOUGH NOT DRAWN ON THIS PLAT ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. THESE EASEMENTS SHALL BE FREE AND CLEAR OF ALL DEBRIS, TRASH, SILT AND ANY OTHER OBSTRUCTIONS. IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
- ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND. THAT IS AT LEAST (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM SANITARY SEWER MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.

Ph: 859-253-1425
Fax: 859-233-1436

ENDRIS
engineering
771 Enterprise Drive, Lexington, KY 40510

EASEMENT MINOR SUBDIVISION PLAT
COLDSTREAM RESEARCH CAMPUS - LOT 25C
Unit 2B, Section 2
1785 McGrathiana Parkway
Lexington, Fayette County - Kentucky

This Plat represents a boundary survey and complies with 201 KAR 18:150

FAYETTE CO, KY FEE \$50.00
PRESENTED/LOGGED: 05/16/2024 03:03:40 PM
MELISSA STELTER, DEPUTY CLERK
BK: PB S
PG: 505-505
SUSAN LAMB COUNTY CLERK



202405160189