

CONSTRUCTION PLANS

THE RESERVE AT
TATES CREEK
UNIT 2

JESSAMINE COUNTY, KENTUCKY

AUGUST 2019

OWNER/DEVELOPER

RBC, LLC.

4609 LONGBRIDGE LANE
LEXINGTON, KY 40515

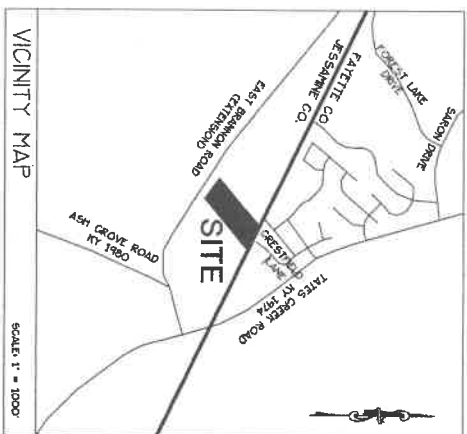
HORNE ENGINEERING, INC.

ENGINEERS - PLANNERS - LAND SURVEYORS

216 SOUTH MAIN STREET - NICHOLASVILLE, KY. 40356

(859) 885-9441 FAX (859) 885-5160

GROUP - B



PLANNING COMMISSION APPROVAL

I hereby certify that these construction plans were approved by the Jessamine County - City of Williams Joint Planning Commission at their regular meeting held on _____, 20__

Signed _____ Date _____
Chairman

INDEX

PRELIMINARY PLAT _____ A

ROADWAY PLAN AND PROFILE _____ 1

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SANITARY SEWER STANDARD DETAILS _____ 6



SITE STATISTICS

TOTAL AREA	11.04 ACRES
NUMBER OF LOTS	11
NET LOT AREA	629 ACRES
NET LOT AREA	1.33 ACRES
AREA OF E/W	1.33 ACRES
ZONE	R-1W

PROPOSED TYPICAL SECTION

25' E/W	14'	25' E/W		
4'	7'	14'	7'	4'
25' E/W	14'	25' E/W		

EXISTING TYPICAL SECTION - CRESTFIELD LANE

25' E/W	14'	25' E/W		
4'	7'	14'	7'	4'
25' E/W	14'	25' E/W		

LOT DISTRIBUTION

LOT 1	1.00 ACRES
LOT 2	0.75 ACRES
LOT 3	0.75 ACRES
LOT 4	0.75 ACRES
LOT 5	1.00 ACRES
LOT 6	1.00 ACRES
LOT 7	0.85 ACRES
LOT 8	0.84 ACRES
LOT 9	0.84 ACRES
LOT 10	0.84 ACRES
LOT 11	1.00 ACRES

RECORD BEARING NOTE

BEARINGS AND DISTANCES SHOWN IN PARAGRAPHS ARE CALLS TO CORNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY GOOD FREE CONSENT.

PARING NOTE

ALL LOTS SHALL BE BOUND BY THE PROPERTY LINE OF THE OPENING SPACES PER SECTION 33.447 OF THE ZONING ORDINANCE OF THE COUNTY OF JESSAMINE, KENTUCKY. THE DISTANCES AND BEARINGS SHOWN IN THIS SURVEY SHALL BE CONSIDERED AS THE TRUE BEARINGS AND DISTANCES.

PLAT REFERENCES

DEED BOOK 767, PAGE 544
PLAT CUMMET 5, SLIDE 124
PLAT CUMMET 5, SLIDE 124
PLAT CUMMET 5, SLIDE 124
PLAT CUMMET 5, SLIDE 124

FLOOD PLAN NOTE

ACCORDING TO FPA FLOOD INSURANCE RATE MAP 58074 AND PORTION OF THE SUBDIVISION PROPERTY IS LOCATED WITHIN A FLOOD PLAIN.

OPEN SPACE

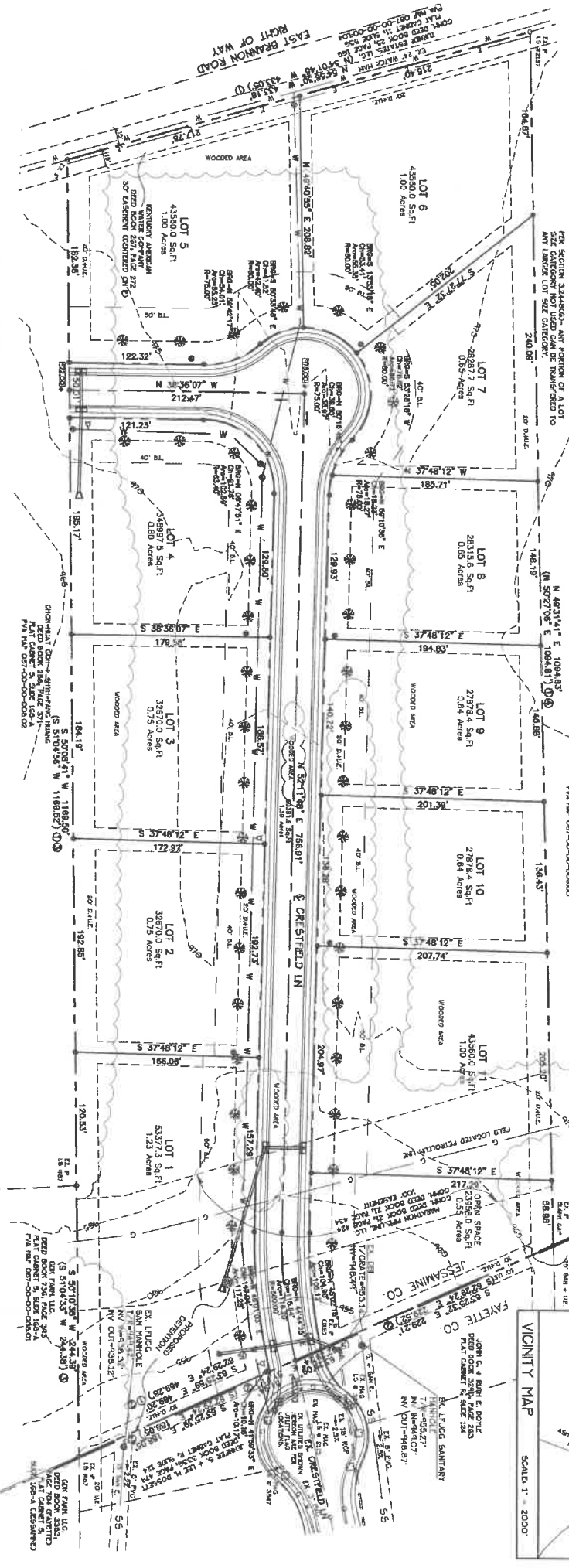
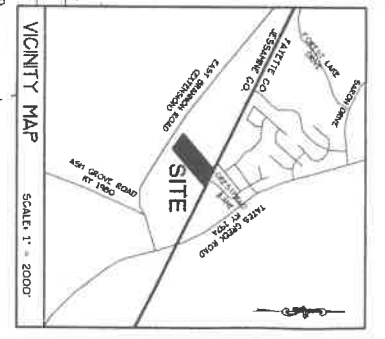
THE OPEN SPACE CONSISTING OF 0.25 AC AT AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

LANDSCAPING

THE ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPING MAINTENANCE WITHIN THE RIGHT-OF-WAY.

PETROLEUM TREATMENT NOTE

PURSUANT TO TERMS OF THE AGREEMENT FOR THE SALE OF THE PROPERTY SHOWN HEREON, THE BUYER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A PETROLEUM TREATMENT SYSTEM WITHIN 50' OF THE PRELINE AS SHOWN ON THE PLAT.



EROSION CONTROL NOTE

NO GRADING, STRENGTHENING, FILLING OR OTHER DISTURBANCE OF THE NATURAL GRADE SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.

EASEMENT NOTE

THERE IS HEREBY GRANTED OTHERWISE NOTE A 20' DRIVE CENTERED ON EACH SIDE LOT LINE AND EACH SIDE LOT LINE EASEMENTS ALONG ROW ARE 20' DRIVEWAY AND UTILITY EASEMENTS.

STREET TEST NOTE

STREET TESTS SHALL CONSIST OF 2' CALIPER HARDWOOD TREES 4" O.C. TO BE PLANTED 20' OFF E/W, VARIETIES TO BE SELECTED FROM THE APPROVED PLANT LIST IN THE JESSAMINE COUNTY SUBDIVISION REGULATIONS.

EROSION NOTE

IN ACCORDANCE WITH REG. 256, ALL OWNERS OF PARCELS ADJOINING AN AGRICULTURAL USER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A BOUNDARY FENCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM ONE OF THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY GOOD FREE CONSENT.

OWNER'S NAME	DATE

CERTIFICATE OF AVAILABILITY OF SEWAGE SERVICES

I HEREBY CERTIFY THAT ASSUMING SOUTH DIVISION WATER DISTRICT SHALL SUPPLY THE RESERVE AT TATES CREEK UNIT 2 WITH SEWAGE DISPOSAL SERVICES AND THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISPOSAL OF SEWAGE.

OWNER'S NAME	DATE

CERTIFICATE OF AVAILABILITY OF WATER SUPPLY

I HEREBY CERTIFY THAT HERRICK AMERICAN WATER COMPANY SHALL SUPPLY THE RESERVE AT TATES CREEK UNIT 2 WITH WATER DISTRIBUTION SYSTEMS AND THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER.

CERTIFICATE OF APPROVAL OF ROADWAY SYSTEM

I HEREBY CERTIFY THAT THE ROADWAY LOCATIONS AND CHARACTERISTICS SHOWN HEREON MEET THE CRITERIA OF THE JESSAMINE COUNTY ROAD DEPARTMENT.

COUNTY ROAD NUMBER	DATE

RECORDED TRANSACTIONS

THIS PLAT CANNOT BE USED FOR THE SALE OF THE PROPERTY DESCRIBED HEREON UNTIL A FULL PLAT OF SAKE HAS BEEN RECORDED.

OWNER'S NAME	DATE

RECORDED TRANSACTIONS

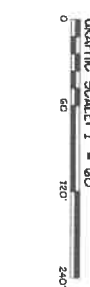
THIS PLAT CANNOT BE USED FOR THE SALE OF THE PROPERTY DESCRIBED HEREON UNTIL A FULL PLAT OF SAKE HAS BEEN RECORDED.

PRELIMINARY PLAT
THE RESERVE AT TATES CREEK
UNIT 2
JESSAMINE COUNTY, KENTUCKY

HORNE ENGINEERING, INC.
OWNER/DEVELOPER
RBC, LLC
4501 LONGSHORE LANE
LENGONT, NY 40151
TITLE SOLE AGENT
DEED BOOK 767, PAGE 544

SCALE: 1" = 400'
DATE: 6-13-2015
THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

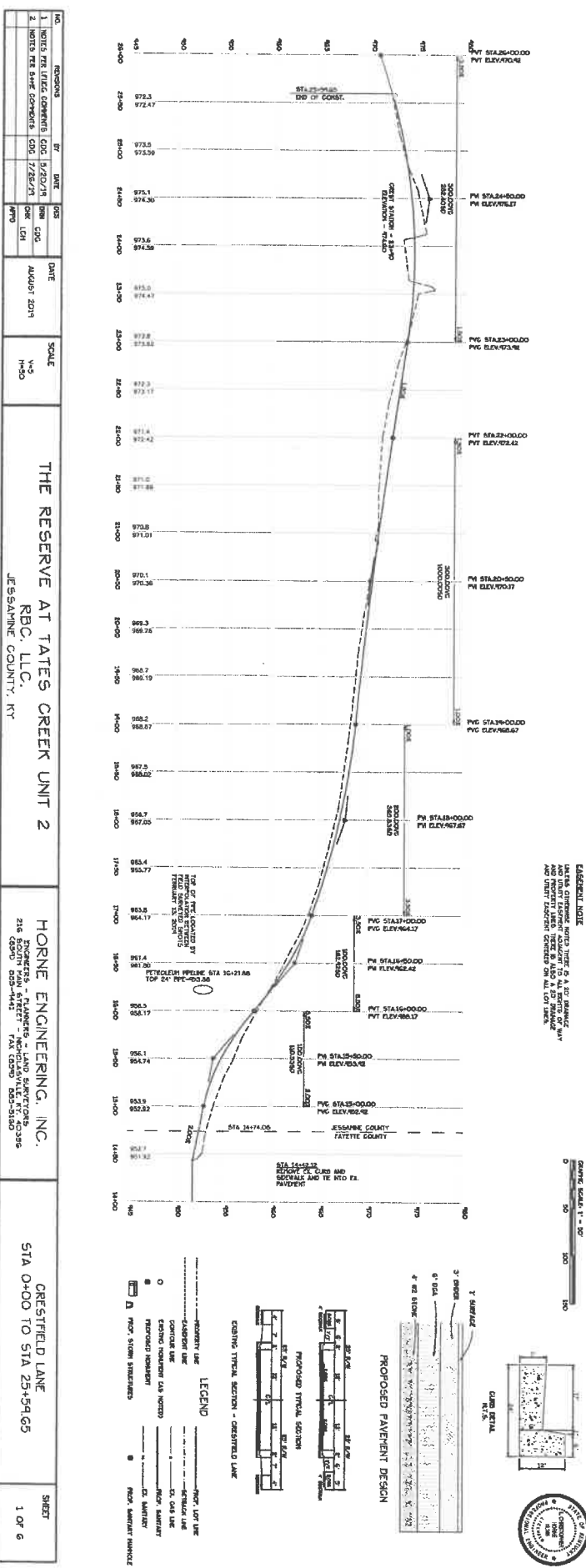
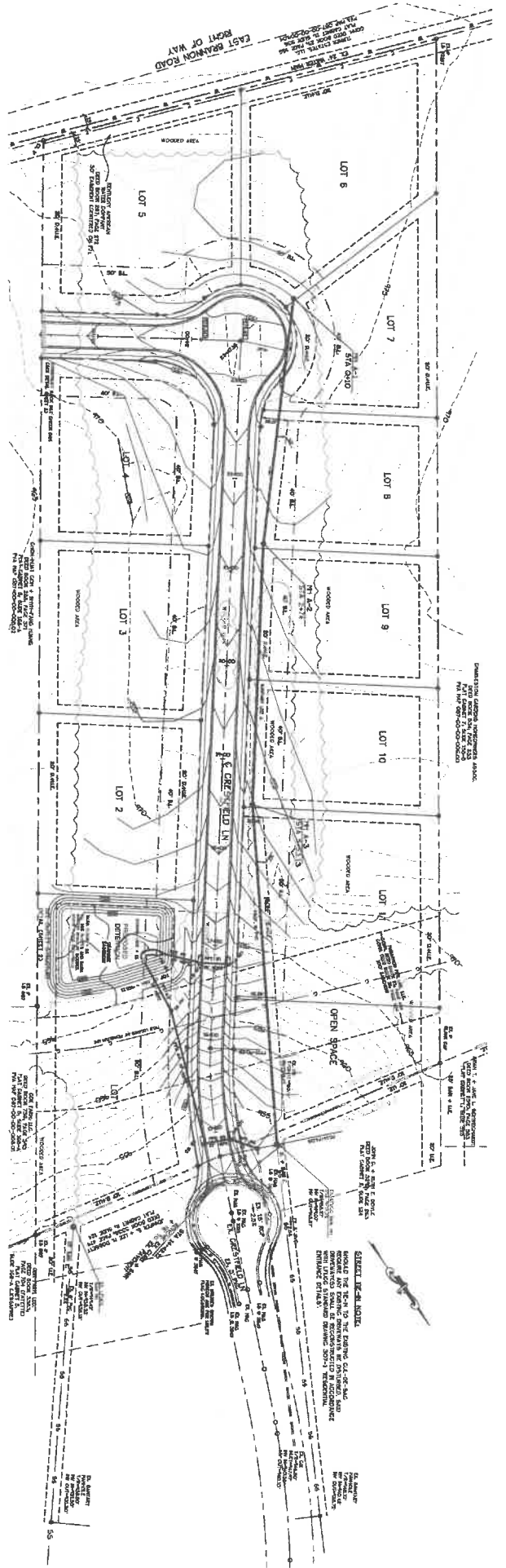
- LEGEND**
- EXISTING EASEMENT LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING EASEMENT (AS NOTED)
 - PROF. NON-CURVE OR SHOTS
 - PROF. GATE VALVE
 - PROF. FIRE TIGHTEN
 - PROF. WATER METERS



QUANTITY OF CHECKS OF FIELD	DATE

QUANTITY OF CHECKS OF FIELD	DATE

DATE: 6-13-2015
SCALE: 1" = 400'
THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.



NO.	REVISIONS	BY	DATE	ISS	DATE	SCALE	SHEET
1	NOTES PER LTRIC COMMENTS. CDC. 1/20/21	PM	08/21/21	08/21/21	AUGUST 2021	H=3 V=5	1 OF 6
2	NOTES PER SH&E COMMENTS. CDC. 7/26/21	PM	07/26/21	07/26/21			

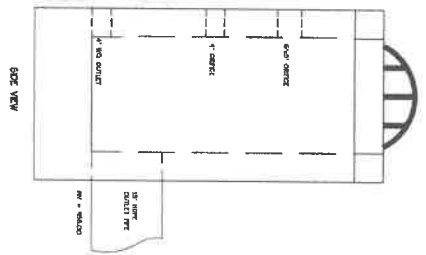
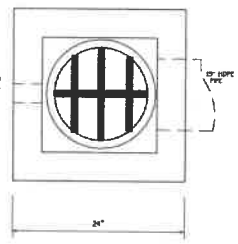
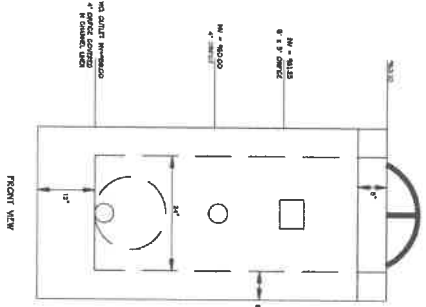
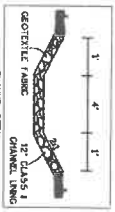
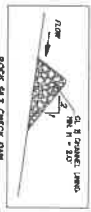
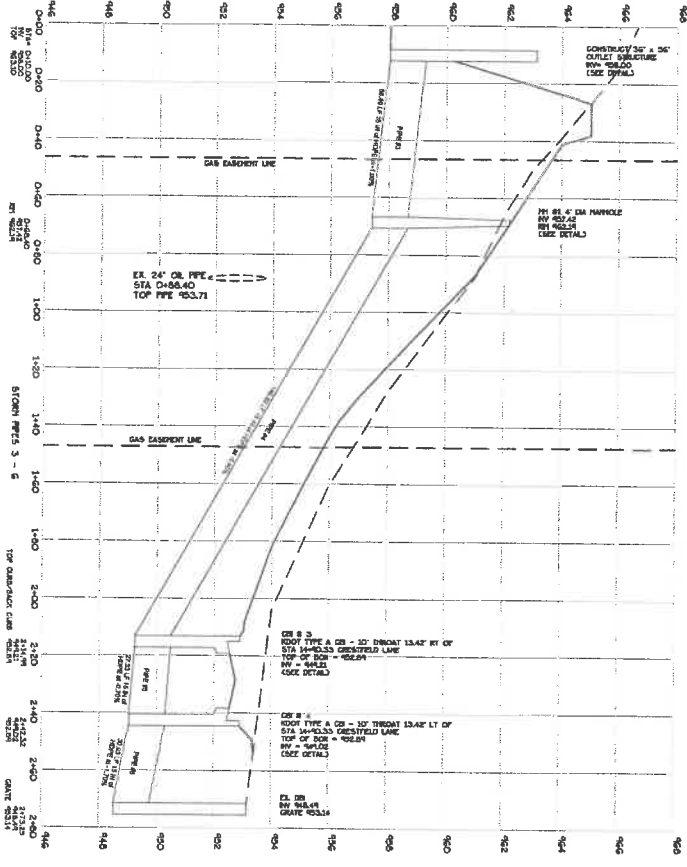
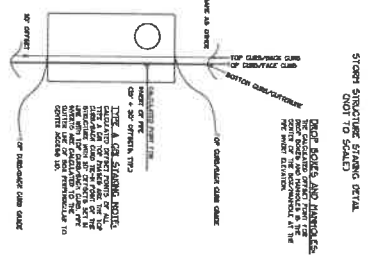
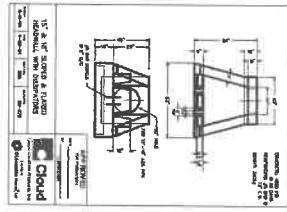
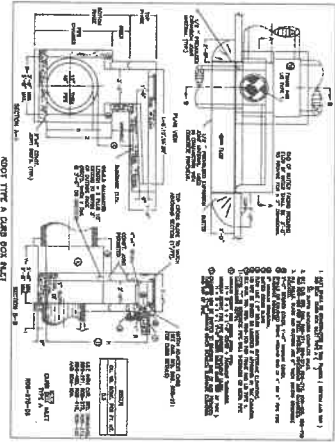
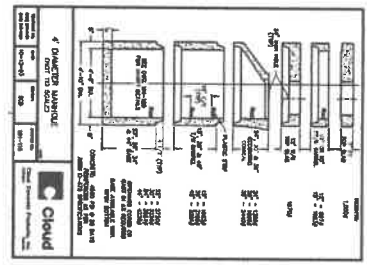
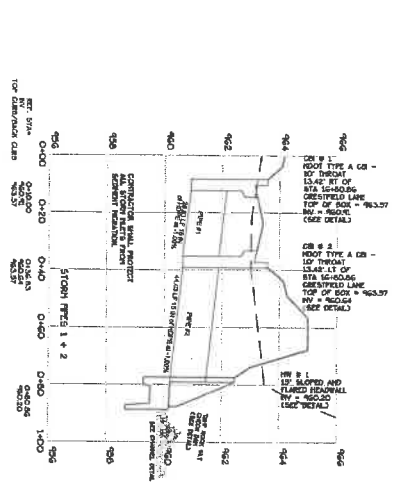
THE RESERVE AT TATES CREEK UNIT 2

RBC, LLC.
 JEFFERSON COUNTY, KY

HORNE ENGINEERING, INC.
 ENGINEERS - PLANNERS - LAND SURVEYORS
 216 SOUTH MAIN STREET - NICHOLSVILLE, KY 40356
 (606) 626-7442 FAX (606) 626-5340

CRESTFIELD LANE
 STA 0+00 TO STA 25+59.65





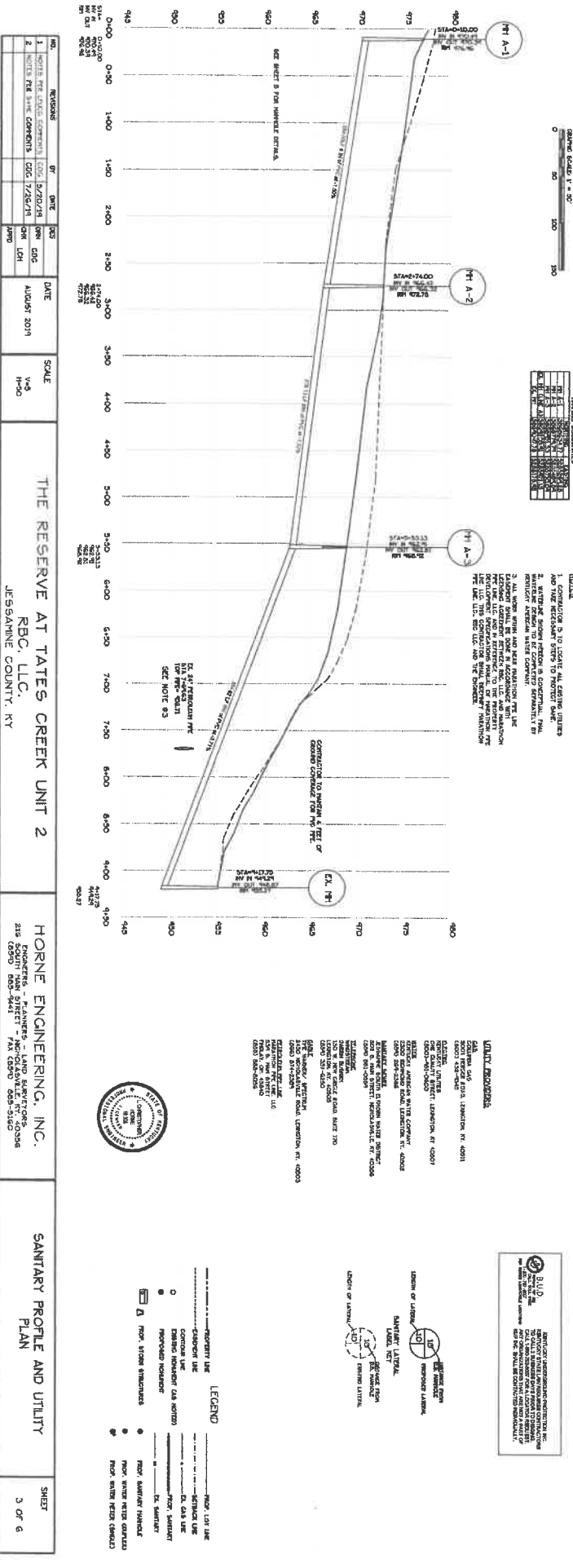
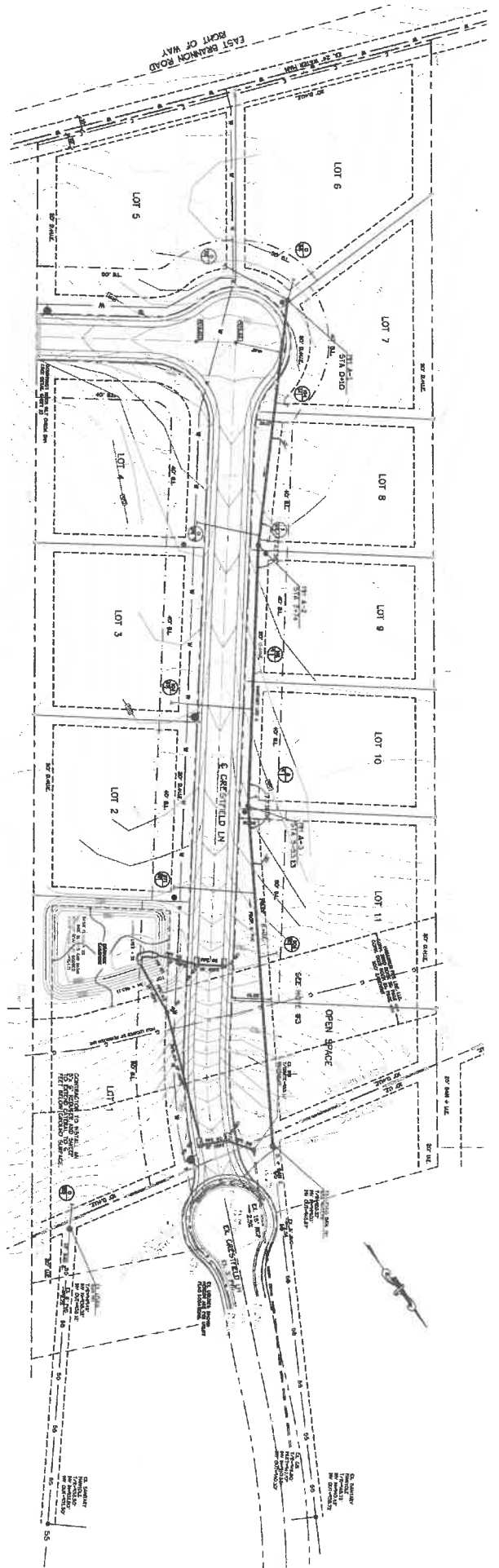
NO.	REVISIONS	BY	DATE	DATE	SCALE	PROJECT	DESIGNER	CHECKER	DATE
1	NOTES AND LINK COMMENTS	LDG	5/22/21	PMH	CGC	ALBURY 2014			
2	NOTES PER STATE COMMENTS	CGC	7/28/21	CGC	LDH				

THE RESERVE AT TATES CREEK UNIT 2
 RBC, LLC.
 JESSAMINE COUNTY, KY

HORNE ENGINEERING, INC.
 218 SOUTH MAIN STREET
 CANTON, KY 40301
 502-944-4441 FAX 502-944-5565

STORY PROFILES +
 DETAILS

SHEET
 2 OF 6



REVISIONS

NO.	DESCRIPTION	BY	DATE
1	NOTES PER LOCAL COMMENTS	CDC/BJD/DJS	AUGUST 2011
2	NOTES PER STATE COMMENTS	CDC/TZG/DJS	AUGUST 2011

THE RESERVE AT TATES CREEK UNIT 2

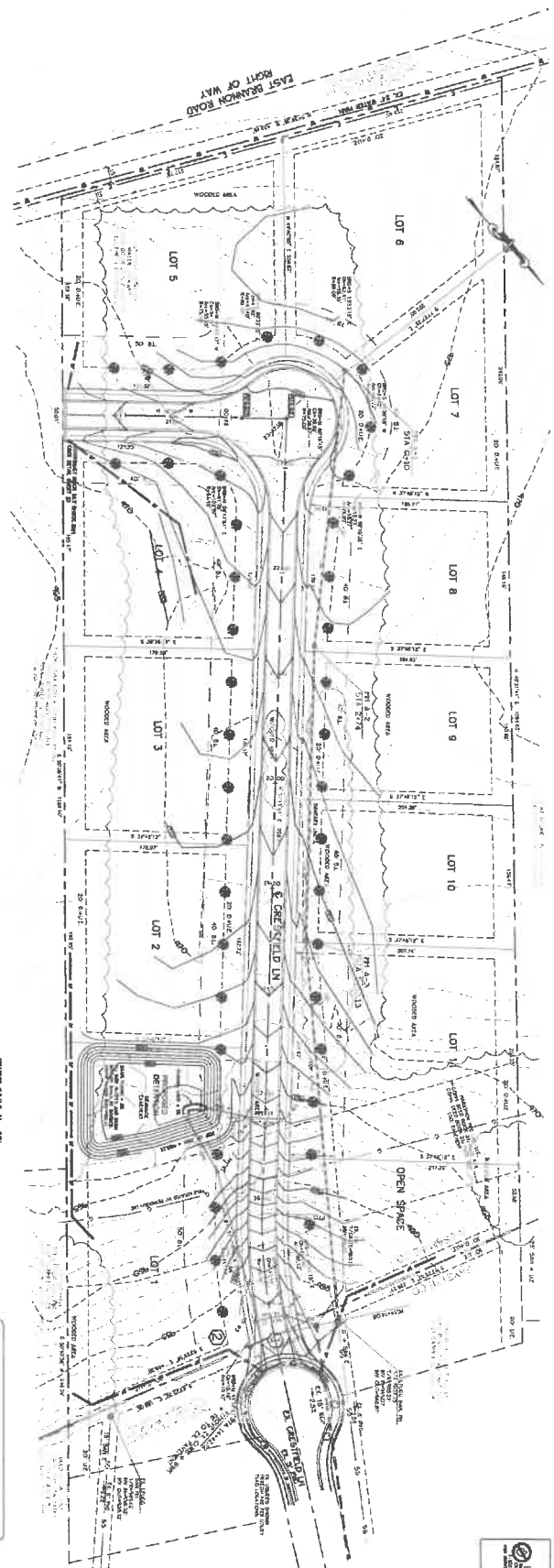
HORNE ENGINEERING, INC.
 218 SOUTH MAIN STREET - SPAINBORO, KY 40386
 (502) 885-9441 FAX (502) 885-5140

SANITARY PROFILE AND UTILITY PLAN

DATE: AUGUST 2011

SHEET 3 OF 6

JESSAMINE COUNTY, KY

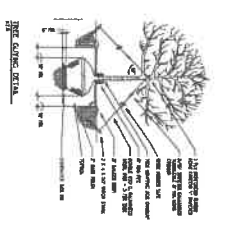


EROSION CONTROL NOTES

1. LOCATIONS OF STORM PIPES SHALL BE MARKED BY THE CONTRACTOR'S REPRESENTATIVE.
2. THE USE OF EXISTING STORM PIPES TO RECEIVE RUNOFF FROM THIS PROJECT SHALL BE DETERMINED BY THE CONTRACTOR'S REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING STORM PIPES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING STORM PIPES.
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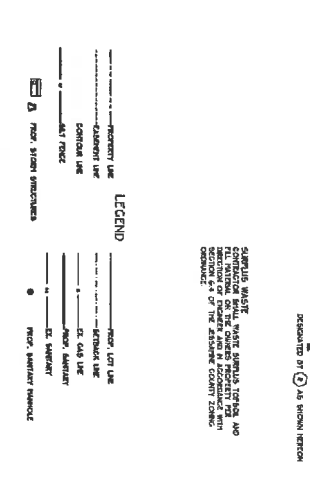
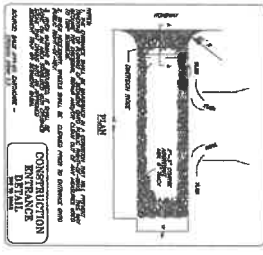
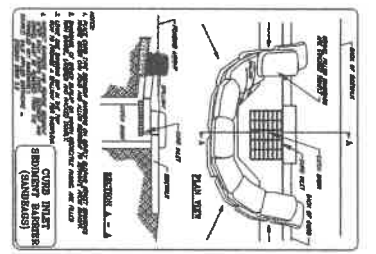
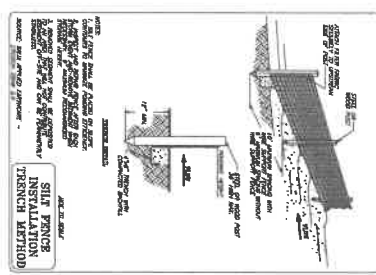
LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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PLANT SCHEDULE

SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE	QUANTITY	NOTES
	DOGWOOD (CORNUS DOUGLASSII)	6"	20	PLANT IN ACCORDANCE WITH THE LANDSCAPE PLAN.
	DOGWOOD (CORNUS DOUGLASSII)	6"	20	PLANT IN ACCORDANCE WITH THE LANDSCAPE PLAN.



NO.	REVISION	BY	DATE	SCALE	SHEET
1	NOTICE OF UTILITIES	JSS	AUGUST 2014	1"=50'	4 OF 6
2	NOTICE OF UTILITIES	JSS	AUGUST 2014	1"=50'	4 OF 6

THE RESERVE AT TATES CREEK UNIT 2
 RBC, LLC
 JESSAMINE COUNTY, KY

HORNE ENGINEERING, INC.
 PROJECT: - BLANCKETS - LAND IMPROVEMENTS
 216 SOUTH MAIN STREET - MOREHEADVILLE, KY 40356
 606-785-8850 - FAX 606-785-5180

LANDSCAPE EROSION + SEDIMENT CONTROL PLAN

