CEMETERY NOTE

THE EXISTING CEMETERY SHOWN ON LOT 14 SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3.9 OF THE JESSAMINE COUNTY ZONING ORDINANCE. CEMETERY SHALL BE FENCED WITH 4 BOARD PLANK FENCE. ACCESS TO THE CEMETERY SHALL BE VIA THE 5' CEMETERY ACCESS EASEMENT SHOWN. MAINTENANCE OF THE CEMETERY WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 14.

DEVELOPMENT PLAN NOTES

1) NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.

2) INVESTIGATION DID NOT REVEAL ANY HISTORIC SITE OR STRUCTURE LOCATED ON THIS PROPERTY. AN EXISTING CEMETERY IS LOCATED ON THE PROPERTY AND IS SHOWN HEREON.

3) A DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL TO BUILD OR DO ANY DEVELOPMENT CONSTRUCTION.

EASEMENT NOTE

THERE IS A 20' DRAINAGE + UTILITY EASEMENT CENTERED ON THE SIDE AND REAR PROPERTY LINE OF EACH LOT AS SHOWN HEREON. EASEMENTS ALONG RIGHTS OF WAY AND EXTERIOR BOUNDARY LINES OF THE OVER ALL PROPERTY ARE 20' DRAINAGE AND UTILITY EASEMENTS.

LOTS FRONTING ON CLAYS MILL ROAD

DIRECT ACCESS TO CLAYS MILL IS PROHIBITED BY ANY LOT. LOTS 1-6 FRONT ON CLAYS MILL ROAD, HOWEVER THOSE LOTS SHALL BE ACCESSED VIA THE ACCESS EASEMENT CROSSING LOTS 2-5. THIS EASEMENT IS PRIVATE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALL 79 LOTS WILL SHARE IN THIS RESPONSIBILITY AS SPECIFIED IN THE DEED OF RESTRICTIONS.

FFE NOTE

ALL LOTS ADJOINING DETENTION BASINS OR THE SOUTH ELKHORN CREEK FLOODPLAIN SHALL HAVE FINISHED FLOOR ELEVATIONS ESTABLISHED ON THE FINAL PLAT BASED ON DRAINAGE CALCULATIONS SUBMITTED AND APPROVED WITH CONSTRUCTION PLANS.

STREET TREE NOTE

STREET TREES SHALL CONSIST OF 2" CALIPER HARDWOOD TREES + 50' O/C TO BE PLANTED 11' OFF R/W. ALL VARIETIES SHALL BE IN ACCORDANCE WITH SECTION 3.15 OF THE JESSAMINE COUNTY SUBDIVISION REGULATIONS.

MERGANSER COURT RIGHT OF WAY NOTE

THE RIGHT OF WAY FOR MERGANSER COURT IS EXPANDED TO 70' TO ALLOW FOR A 20' TREE PRESERVATION EASEMENT ON THE EASTERN SIDE OF THE RIGHT OF WAY. THE TOTAL DISTANCE FROM THE CURB TO THE PROPERTY LINE IS 31 FEET. ALL EXISTING TREES WILL BE PRESERVED AND ANY TREELESS GAPS OF 30' OR MORE WILL BE SCREENED BY 6 FOOT TALL EASTERN WHITE PINES PLANTED 20' FROM THE CURB AT 20' O/C. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREE PRESERVATION EASEMENT.

RIGHT OF WAY ISLANDS NOTE

THE DRAKES' LANDING HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RIGHT OF WAY ISLANDS AND THE ENTRANCE TO THE SUBDIVISION. THE DEVELOPER SHALL ASSUME MAINTENANCE OF RIGHT OF WAY ISLANDS UNTIL THE HOA IS CREATED.

OPEN SPACE NOTE

THE OPEN SPACE CONSISTING OF 5.92 ACRES COMPRISES 7.25% OF THE PARENT TRACT, WHICH EXCEEDS THE 5% REQUIREMENT REQUIRED BY THE R-1V ZONE. THE OPEN SPACE WILL INCLUDE A PEDESTRIAN TRAIL THAT WILL BE CONTIGUOUS WITH THE EXISTING CLAYS CROSSING TRAIL IN COMPLIANCE WITH EXHIBIT 6.0, "CONCEPTUAL GREENWAY/TRAIL PLAN" OF THE 2017 JOINT COMPREHENSIVE PLAN. THE DRAKES' LANDING HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND TRAIL.

RIPARIAN BUFFER NOTE

ALL HEALTHY TREES OVER 8" IN DIAMETER WITHIN THE OPEN SPACE WILL BE PRESERVED AND MAINTAINED TO PROVIDE RIPARIAN BUFFER FUNCTION. SAID PROTECTION DOES NOT EXTEND TO NOXIOUS OR INVASIVE SPECIES.

THERE IS A PROPOSED RIPARIAN BUFFER EASEMENT ON THE NORTH SIDE OF SOUTH ELKHORN CREEK, EXTENDING 20 FEET FROM THE SHORELINE. THE DEVELOPER WILL PLANT TREES WITH A 20 FOOT SPACING CENTERED IN THE EASEMENT EXCEPTING AREAS INCLUDING EXISTING TREES.

BRANWOOD BUFFER NOTE

ALL HEALTHY TREES OVER 8" IN DIAMETER WITHIN 12 FEET OF THE PROPERTY LINE ADJOINING BRANWOOD SUBDIVISION WILL BE PRESERVED BY THE DEVELOPER. SAID PROTECTION DOES NOT EXTEND TO NOXIOUS OR INVASIVE SPECIES.

SITE STATISTICS

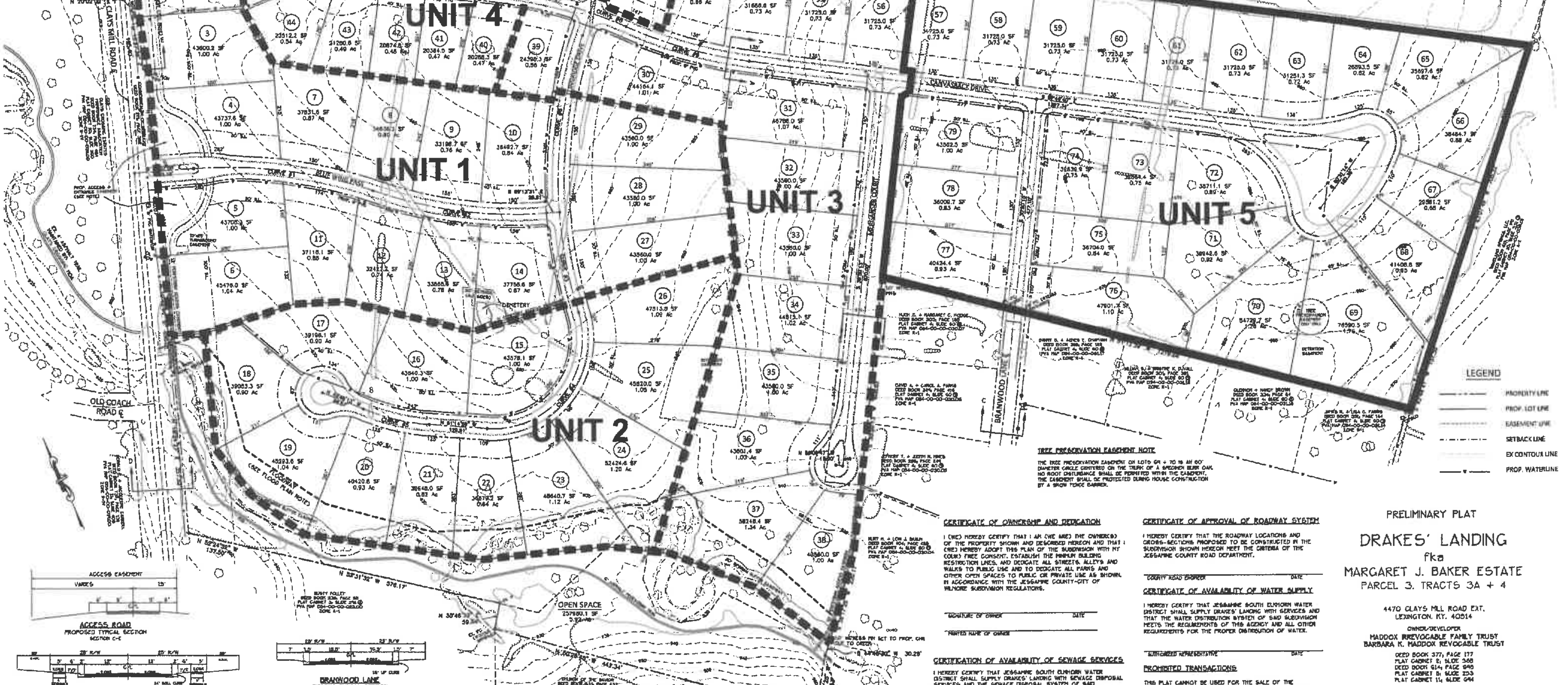
TOTAL AREA:	81.70 ACRES
NUMBER OF LOTS:	79
MIN. LOT SIZE:	0.35 ACRES (LOT 47)
MAX. LOT SIZE:	1.76 ACRES (LOT 69)
AREA OF LOTS:	66.40 ACRES
AVG. LOT SIZE:	0.84 ACRES
AREA OF OPEN SPACE:	5.92 ACRES
AREA OF R/W:	9.38 ACRES
EXISTING ZONE:	A-1
PROPOSED ZONE:	R-1V

R-1V SETBACKS + LOT SIZE DISTRIBUTION

15,000-29,999 SF LOTS	
FRONT YARD	40 FT
REAR YARD	25 FT
SIDE YARD	10 FT
#OF LOTS	16 (20%)

30,000-43,559 SF LOTS	
FRONT YARD	40 FT
REAR YARD	25 FT
SIDE YARD	10 FT
#OF LOTS	36 (46%)

1 ACRE LOTS	
FRONT YARD	30 FT
REAR YARD	50 FT
SIDE YARD	12 FT
#OF LOTS	27 (34%)



TREE PRESERVATION EASEMENT NOTE

THE TREE PRESERVATION EASEMENT ON LOTS 69 + 70 IS AN 60' DIAMETER CIRCLE CENTERED ON THE TRUNK OF A SPECIMEN BURR OAK. NO ROOT DISTURBANCE SHALL BE PERMITTED WITHIN THE EASEMENT. THE EASEMENT SHALL BE PROTECTED DURING HOUSE CONSTRUCTION BY A SNOW FENCE BARRIER.

FLOOD PLAIN NOTE

THE FLOODPLAIN FOR SOUTH ELKHORN TRIBUTARY #8 IS LISTED IN ZONE A ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 21113C0035D, DATED DECEMBER 21, 2017. A ZONE A DESIGNATION MEANS THE FLOOD PLAIN HAS BEEN APPROXIMATED AND HAS NOT BEEN ESTABLISHED BY A STREAM STUDY.

STREAM CONSTRUCTION PERMIT #2086#P ISSUED MAY 1, 2019 BY THE KENTUCKY DIVISION OF WATER ESTABLISHES THE FLOODWAY AS SHOWN HEREON. THE ENGINEERED STREAM STUDY BASED ON SURVEYED MAPPING DETERMINED THE FLOODWAY LOCATION, THUS THE LIMIT OF FILL AND THE LOCATION OF THE NEW REVISED FLOOD PLAIN. THE FEMA FLOOD PLAIN WILL BE REVISED VIA LETTER OF MAP REVISION (LOMR).

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS AND WALKS TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS.

SIGNATURE OF OWNER ____ DATE

PRINTED NAME OF OWNER ____

CERTIFICATION OF AVAILABILITY OF SEWAGE SERVICES

I HEREBY CERTIFY THAT JESSAMINE SOUTH ELKHORN WATER DISTRICT SHALL SUPPLY DRAKES' LANDING WITH SEWAGE DISPOSAL SERVICES AND THE SEWAGE DISPOSAL SYSTEM OF SAID SUBDIVISION MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISPOSAL OF SEWAGE.

SIGNATURE OF ENGINEER OF AGENCY ____ DATE

CERTIFICATE OF APPROVAL OF ROADWAY SYSTEM

I HEREBY CERTIFY THAT THE ROADWAY LOCATIONS AND CROSS-SECTIONS PROPOSED TO BE CONSTRUCTED IN THE SUBDIVISION SHOWN HEREON MEET THE CRITERIA OF THE JESSAMINE COUNTY ROAD DEPARTMENT.

COUNTY ROAD ENGINEER ____ DATE

CERTIFICATE OF AVAILABILITY OF WATER SUPPLY

I HEREBY CERTIFY THAT JESSAMINE SOUTH ELKHORN WATER DISTRICT SHALL SUPPLY DRAKES' LANDING WITH SERVICES AND THAT THE WATER DISTRIBUTION SYSTEM OF SAID SUBDIVISION MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER.

AUTHORIZED REPRESENTATIVE ____ DATE

PROHIBITED TRANSACTIONS

THIS PLAT CANNOT BE USED FOR THE SALE OF THE PROPERTY DEPICTED HEREON UNTIL A FINAL PLAT OF SAME HAS BEEN RECORDED.

SIGNATURE OF APPLICANT ____ DATE

PRINTED NAME OF APPLICANT ____

GRAPHIC SCALE: 1" = 100'

PRELIMINARY PLAT

DRAKES' LANDING

fka

MARGARET J. BAKER ESTATE

PARCEL 3, TRACTS 3A + 4

4470 CLAYS MILL ROAD EXT.
LEXINGTON, KY. 40514

OWNER/DEVELOPER

MADDOX IRREVOCABLE FAMILY TRUST
BARBARA K. MADDOX REVOCABLE TRUST

DEED BOOK 377, PAGE 177
PLAT CABINET 2, SLIDE 368
DEED BOOK 614, PAGE 646
PLAT CABINET 8, SLIDE 253
PLAT CABINET 11, SLIDE 644

HORNE ENGINEERING, INC.
ENGINEERS - PLANNERS - LAND SURVEYORS
216 SOUTH MAIN STREET - NICHOLASVILLE, KY. 40356
PHONE: (859) 885-4441 FAX: (859) 885-9150

SCALE: 1" = 100' DWG. BY: LCH DWG. NO: 19-07-04216
CHD. BY: JCH FILE:Q:\SCCESWORK\W04216\DEVELOPMENT PLAN W04216.DWG
DOCUMENT DATE: 7-16-2019 DATE OF SURVEY: 10-25-2018

THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.