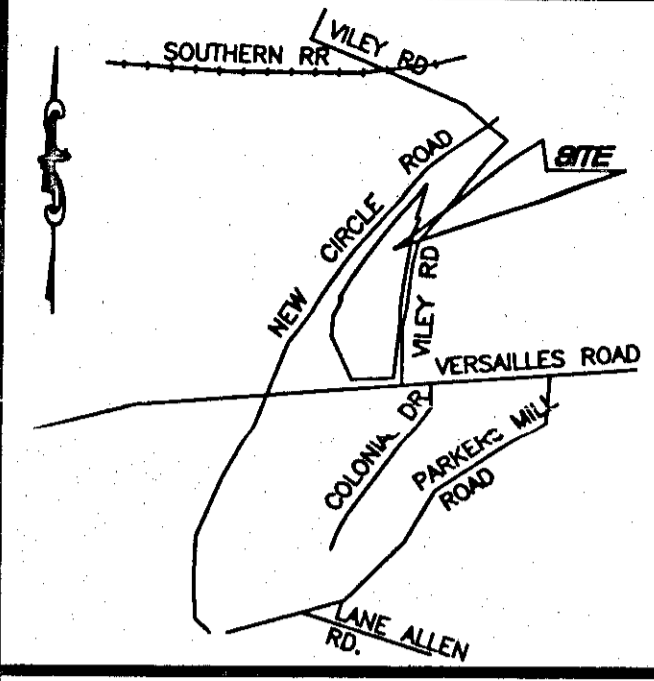


99-78

PLAT CAB "K" SLIDE 794



GENERAL NOTES:

- 1. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED...
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. THERE IS BUT NOT 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...
6. LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESTRICTION...
7. THE DEVELOPMENT SHOWN HEREON SHALL COMPLY WITH THE ARTICLE 6-9 OF THE LAND SUBDIVISION REGULATIONS REGARDING STREET TREES...
8. THERE SHALL BE NO DIRECT ACCESS TO NEW CIRCLE ROAD OR VILEY ROAD FOR LOTS EXCEPT AT APPROVED STREETS...
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...
11. THE 20' WIDE UTILITY EASEMENT ALONG NEW CIRCLE ROAD SHALL CONSIST OF ONE LARGE STREET TREE PER 30 LF. AND A CONTINUOUS HEDGE...
12. DRIVEWAYS IN CUL-DE-SACS TO BE LOCATED TO DISCOURAGE ON STREET PARKING AND EACH LOT SHALL HAVE A MINIMUM OF 2 PARKING SPACES BEHIND BUILDING LINE...
13. THE EMBANKMENT ON LOT 44 HAS RECEIVED A "C" CLASSIFICATION FROM THE DIVISION OF WATER AND WILL BE PLACED ON THEIR BI-ANNUAL INSPECTION LIST...
14. ALL EASEMENTS ARE TO REMAIN OPEN FOR THEIR INTENDED USE.

UTILITY EASEMENT NOTES:

- 1. UTILITY EASEMENTS ALONG SIDE & REAR LOT LINES HAVE BEEN ESTABLISHED FOR INSTALLATION, REPAIR & MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE T.V. SERVICE...
2. UNDERGROUND ELECTRIC UTILITY LINES SHALL BE INSTALLED NO CLOSER THAN 6' FROM SANITARY SEWER LINES WITHIN THE SUBDIVISION, EXCLUDING CROSSINGS REQUIRED BY UTILITY COMPANY TO PROVIDE ELECTRICAL SERVICE.

NOTE:

THE H.O.A. SHALL MAINTAIN SUFFICIENT, APPROPRIATE, FISH & PLANT LIFE SPECIES IN THE PERMANENT POOL TO MINIMIZE EUTROPHICATION.

STREET TREE NOTES:

- A. [ ] DENOTES NUMBER OF STREET TREES PER LOT.
B. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE L.F.U.C.G. URBAN FORESTER.
C. STREET TREES WILL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT IN A NEAT, ORDERLY MANNER.
D. THE REQUIRED STREET TREES SHALL BE FROM THE FOLLOWING LIST:
ACER SACCHARUM (SUGAR MAPLE) NYSSA SYLVATICA (BLACKGUM)
CELTIS LAEVIGATA (SUGAR HACKBERRY) OSTRYA VIRGINIANA (HOPHORNEBEAN)
FRAXINUS QUADRANGULATA (BLUE ASH) QUERCUS ALBA (WHITE OAK)
GLEDITSIA TRICANTHOS (THORNLESS HONEY LOCUST) QUERCUS IMBRICARIA (SHINGLE OAK)
KOELREUTERIA PANICULATA (GOLDENRAINTREE) QUERCUS MUEHLBERGII (CHINKAPIN OAK)
LIQUIDAMBER STYRACIFLUA (SWEETGUM) QUERCUS SHUMARDII (SHUMARD OAK)
E. ALL TREES SHALL HAVE A MINIMUM 1-3/4" DIAMETER.
F. STREET TREES SHALL BE PLANTED IN A 5' TREE PLANTING EASEMENT ADJACENT TO SIDEWALK.
G. TOTAL NUMBER OF STREET TREES THIS PLAT IS 36.

SURVEYORS NOTES:

THIS PLAT IS BASED ON A SURVEY PERFORMED IN THE FIELD BY EAGLE ENGINEERING IN SEPT. 1994 BY METHOD OF RANDOM TRAVELING WITH AN UNADJUSTED FORMER OF 1" IN 10,000" THE INVERSE 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 AZI. LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN AND CAP STAMPED 2053 UNLESS OTHERWISE NOTED HEREON.

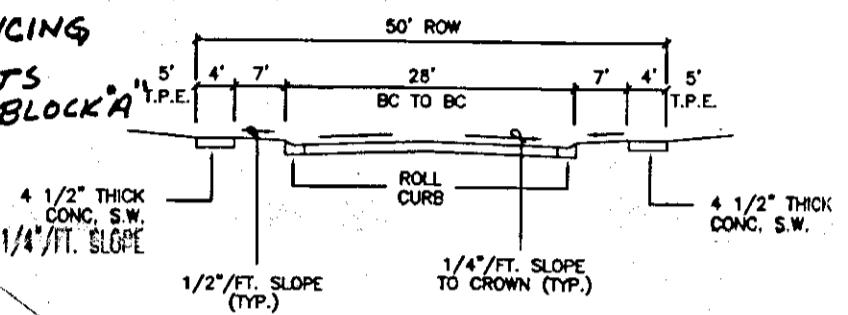
MINIMUM FLOOR NOTES:

THE MINIMUM FLOOR ELEVATION INCLUDING BASEMENTS AND CRAWL SPACES FOR LOTS 44 THRU 48 = 941.80'

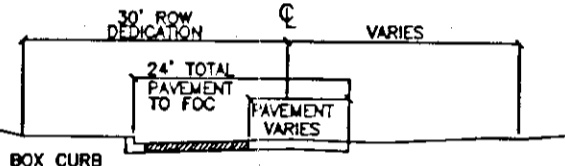
NOTE: BENCHMARK-IRM OF CATCH BASIN BETWEEN LOTS 45 & 46 WITH ELEV.=948.7'

LOTS 49 & 50 SHALL HAVE NO FRONT OPENINGS BELOW ELEV. 952.50 OR REAR OPENINGS BELOW ELEV. 949.50.

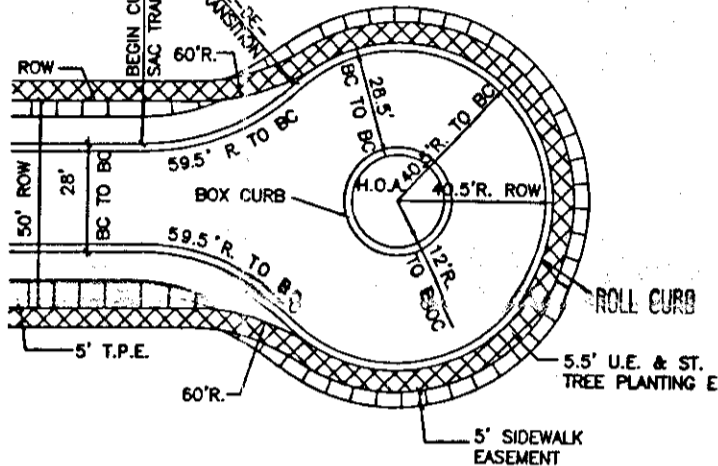
NOTE: NO SIDERYARD FENCING ALLOWED BETWEEN LOTS 50 & 51 ALSO 57 & 58 BLOCK A



SECTION 'B-B' N.T.S.



SECTION 'D-D' N.T.S.

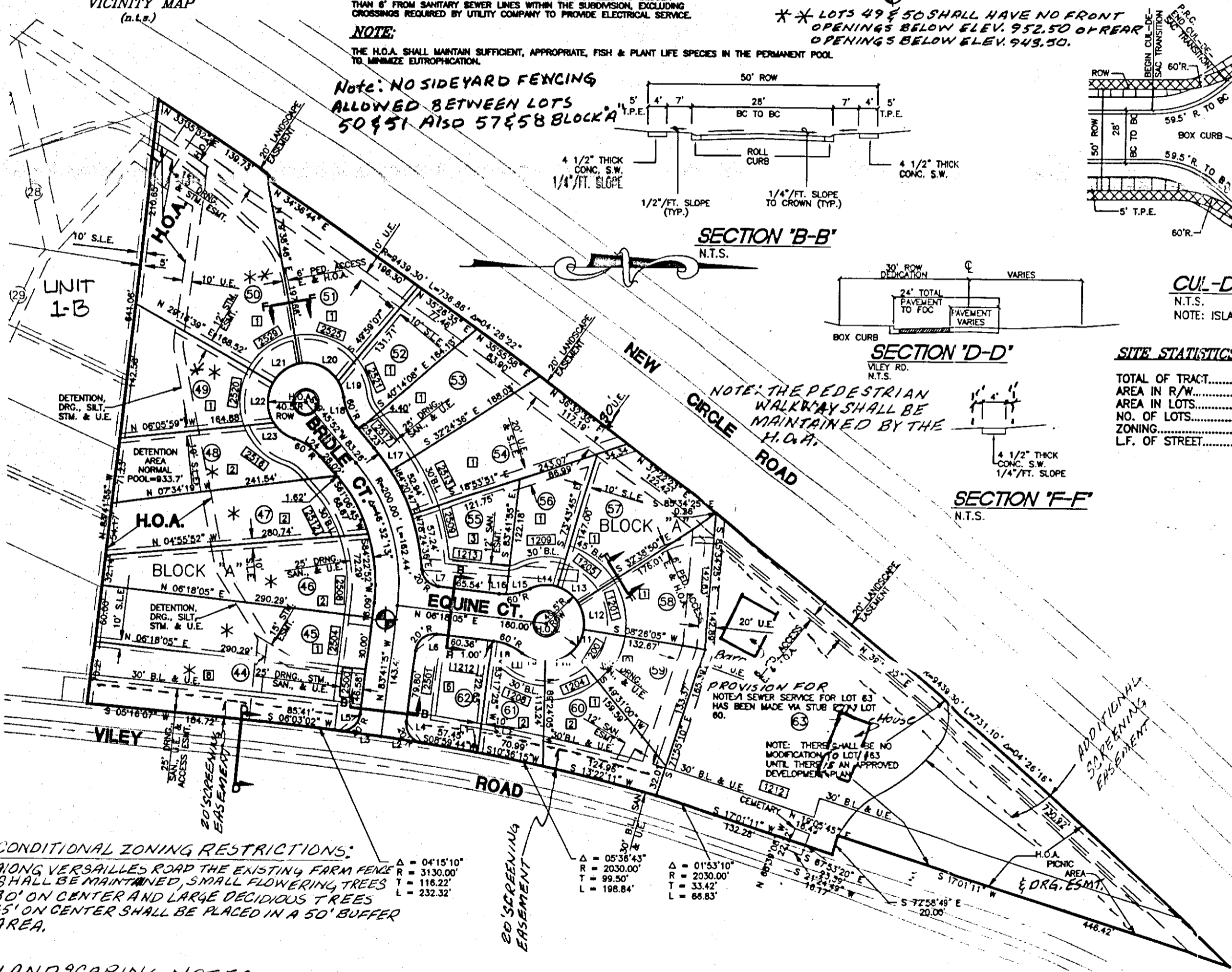


CUL-DE-SAC N.T.S.

NOTE: ISLAND TO BE MAINTAINED BY H.O.A.

SITE STATISTICS:

Table with 2 columns: Description and Value. TOTAL OF TRACT: 6.90 ACRES, AREA IN R/W: 0.76 ACRES, AREA IN LOTS: 6.14 ACRES, NO. OF LOTS: 19, ZONING: R-1-C, L.F. OF STREET: 549 L.F.



NOTE: THE PEDESTRIAN WALKWAY SHALL BE MAINTAINED BY THE H.O.A.

SECTION 'F-F' N.T.S.

Table with 3 columns: LINE, DIRECTION, DISTANCE. Lists boundary measurements for lots L1 through L24.

OWNERS CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEED BOOK... PAGE... IN THE FAYETTE COUNTY CLERK'S OFFICE...

Signature: J. Williams Inc. Date: 2-10-99. Witness: J. Williams Inc. Date: 2-10-99.

ENGINEERS AND SURVEYORS CERTIFICATION:

I DO HEREBY 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, WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS...

Signature: W. McAlpin, Jr. Date: 2-10-99.

COMMISSIONS CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS RECORD PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON APRIL 16, 1999, AND IS NOW ELIGIBLE FOR RECORDING.

Signature: Franck D. Thomas Date: 2/24/99.

URBAN COUNTY ENGINEER'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY MY OFFICE, ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS, AND THE ESTIMATED COSTS FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE...

Signature: E. House Date: 2/12/99.

DETENTION BASIN MAINTAINANCE REQUIREMENTS:

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...

SILT CONTROL REQUIREMENTS

OWNER WHOSE SIGNATURE APPEARS HEREON SHALL CLEAN AND MAINTAIN IN PROPER ORDER THESE AREAS UNTIL SUCH TIME AS RELEASED BY DIVISION OF ENGINEERING. THEY SHALL REMAIN AS DESIGNED OR UNTIL ALTERATIONS APPROVED BY LFUCG...

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.

CONDITIONAL ZONING RESTRICTIONS: ALONG VERSAILLES ROAD THE EXISTING FARM FENCE SHALL BE MAINTAINED, SMALL FLOWERING TREES 30' ON CENTER AND LARGE DECIDUOUS TREES 45' ON CENTER SHALL BE PLACED IN A 50' BUFFER AREA.

LANDSCAPING NOTE: LANDSCAPE AND SCREENING ALONG VILEY ROAD SHALL BE CONSTRUCTED AS PER NEIGHBORHOOD ASSOC. AGREEMENT AS SHOWN ON LANDSCAPE PLAN AND ARTICLE 18 OF THE LANDSCAPE REGULATIONS.

ORDERED TO RECORD PAID \$ 25.50 INC. TAX AT 3:04 PM 24th DAY OF FEB 1999 DONALD W. ELEVING FAYETTE COUNTY CLERK BY [Signature]

Final Record Plat Chestnut Run Unit 1C (Saddle Club) Lexington, Kentucky. For J. Williams Inc. 2351 Versailles Rd., St. 301 Lexington, Kentucky. By Eagle Engineering 2351 Versailles Road Lexington, Kentucky. State of Kentucky Registered Land Surveyor William E. McAlpin, Jr. LS 2053. Professional Engineer William E. McAlpin 9389.