

SITE STATISTICS

TOTAL ACRES = 19,998 ACRES
 PROPOSED STREET R/W ACRES = 1,290 ACRES
 AVERAGE LOT SIZE = 60 x 243
 LINEAL FEET OF STREETS = 5,938 LF
 NON-BUILDABLE LOTS (LOT 32) = 1
 FUTURE DEVELOPMENT LOTS = 5

LOT	NO.	ACRES
R-3	19,998	NET ACRES
R-3 LOTS	5	18,708
B-3 LOTS	1	

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE SECTION 2 INTO 6 LOTS AND ESTABLISH PUBLIC RIGHT OF WAY AND EASEMENTS.
 - LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND ARTICLE 18 OF THE ZONING ORDINANCE.
 - LOTS 27-32 SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN, IOP 2013-94
 - THE STREET TREES REQUIRED HEREIN SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 6-10 (d) (1) (5) OF THE LAND SUBDIVISION REGULATIONS. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUING PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A 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 INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE NORMAL CANOPY SHALL NOT BE PERMITTED.

- STREET TREES ARE REQUIRED TO BE PLANTED WITHIN ONE YEAR OF THE DATE OF RECORDING OF THIS PLAT. MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25% OF THE TOTAL NUMBER OF TREES, WHICHEVER IS GREATER.
- ALL STREET TREES ARE TO BE PLANTED IN THE 5' TREE PLANTING EASEMENT (S' T.P.E.) BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY UTILITY STRIP.
- THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING:
 LARGE SPECIES 145' O.C. MAXIMUM
 1. ACER SACCHARUM (SUGAR MAPLE)
 2. LIPODENDRON TULIPIFERA (TULIP POPLAR)
 3. QUERCUS IMBRICARIA (SHINGLE OAK)
 4. QUERCUS SHUMARDII (SHUMARD OAK)

- AS PART OF THE APPROVAL OF THIS PLAN (PLAN 2013-1229), THE PLANNING COMMISSION AT THEIR MEETING ON NOVEMBER 14, 2013 GRANTED WAIVERS TO THE FOLLOWING TWO ARTICLES WITHIN THE LAND SUBDIVISION REGULATIONS:
 1. ARTICLE 4-7 (d) (ii) CERTIFICATION OF SUBSTANTIAL COMPLETION.
 2. ARTICLE 4-7 (d) (i) PERFORMANCE / WARRANTY SURETY.
- THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS REQUIRING COMPLIANCE WITH AN ENVIRONMENTAL SITE MANAGEMENT PLAN PURSUANT TO WRS 224.80 AS RECORDED IN DEED BOOK 3200, PAGE 162, DEED BOOK 3305, PAGE 629, DEED BOOK 3425, PAGE 298, DEED BOOK 3425, PAGE 309 AND DEED BOOK 3838, PAGE 382.
- THE PLANNING COMMISSION AT THEIR MEETING ON MARCH 13, 2014, GRANTED A WAIVER TO ARTICLE 5-4(h) (2) ENGINEERS' AND SURVEYORS' CERTIFICATION OF THE LAND SUBDIVISION REGULATIONS TO ALLOW THE STANDARD NOTE TO BE MODIFIED AS SHOWN ON THIS PLAN.

OWNER'S 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 PLAT CABINET XX, SLIDE XXX, 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 RESERVED FOR THE USE SO INDICATED, AND NO STRUCTURE, TREE, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE ERRECTED 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 (WATER, GAS, ELECTRICITY, 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'S SIGNATURE _____ ADDRESS _____ DATE _____

WITNESS'S SIGNATURE _____ ADDRESS _____ DATE _____

ENGINEER'S AND SURVEYOR'S 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 OF THE INFRASTRUCTURE, WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE ZONING ORDINANCE, THE DIVISION OF ENGINEERING TECHNICAL MANUALS, THE KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION INCLUDING SUPPLEMENTAL SPECIFICATIONS, THE KENTUCKY TRANSPORTATION CABINET (KYTC) DESIGN MANUALS, THE KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS, CURRENT EDITION AND THE 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. (SEE NOTE 15)

ENGINEER'S AND SURVEYOR'S SIGNATURE _____ DATE _____

LARRY D. HARMON, P.E., PLS.
 HALL-HARMON ENGINEERS, INC.
 1953 WILLS RUPARD ROAD
 WINCHESTER, KENTUCKY 40391

URBAN COUNTY ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT RECORD DRAWINGS FOR THE INFRASTRUCTURE SHOWN HEREON HAVE BEEN RECEIVED. (SEE NOTE 13)

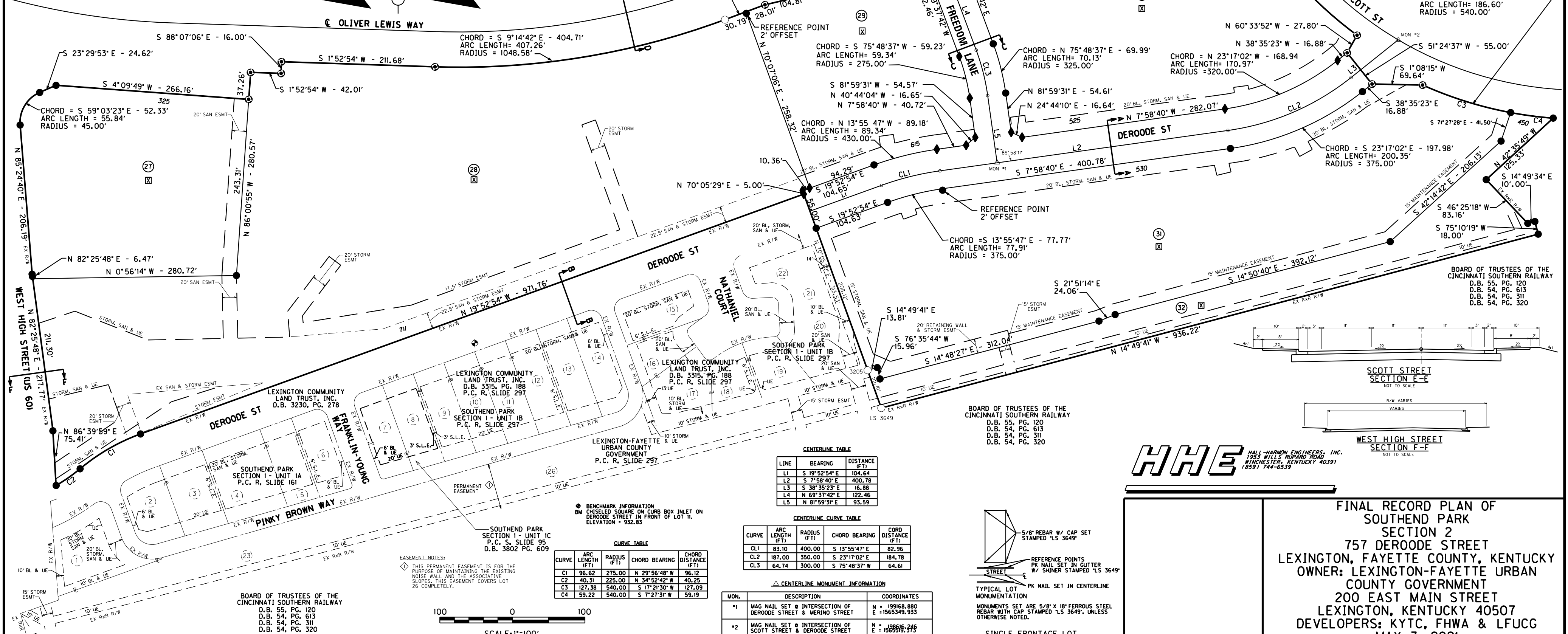
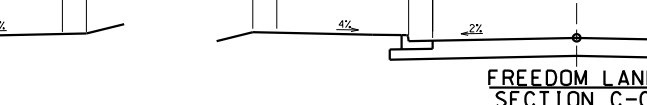
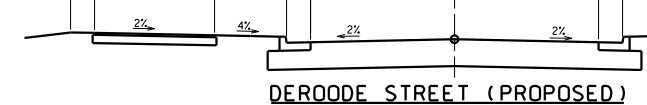
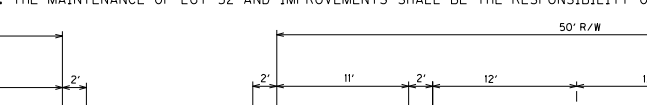
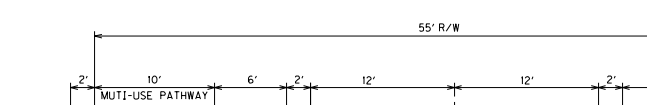
URBAN COUNTY ENGINEER'S SIGNATURE _____ DATE _____

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MAJOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SECRETARY'S SIGNATURE _____ DATE _____

- LEGEND**
- 5/8" x 18" FERROUS STEEL REBAR SET WITH PLASTIC CAP STAMPED 'LS 3649'
 - PK NAIL SET WITH WASHER STAMPED 'LS 3649'
 - IRON PIN FOUND
 - KENTUCKY TRANSPORTATION CABINET R/W MONUMENT FOUND
 - BOUNDARY LINE
 - PROPERTY LINE (SUBJECT)
 - EXISTING PROPERTY LINE (ADJOINING)
 - ZONE BOUNDARY
 - EASEMENT LINE
 - BUILDING LINE
 - LOT NUMBER
 - STREET ADDRESS
 - INDICATES NO. OF STREET TREES REQUIRED ON LOT



CENTERLINE TABLE

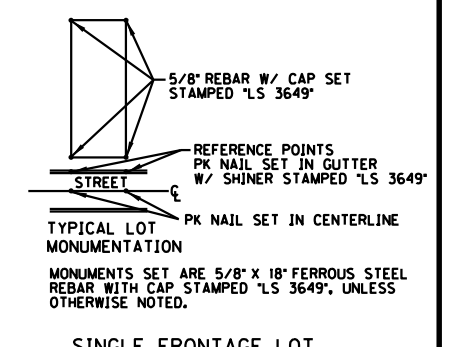
LINE	BEARING	DISTANCE (FT)
L1	S 19°52'54" E	104.64
L2	S 7°58'40" W	400.78
L3	S 38°35'23" E	16.88
L4	N 69°37'42" E	122.46
L5	N 81°59'31" E	93.59

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CORD DISTANCE (FT)
CL1	83.10	400.00	S 13°55'47" E	82.96
CL2	187.00	350.00	S 23°17'02" E	184.78
CL3	64.74	300.00	S 75°48'37" W	64.61

CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
*1	MAG NAIL SET @ INTERSECTION OF DERODE STREET & MERINO STREET	N = 199168.880 E = 1565349.933
*2	MAG NAIL SET @ INTERSECTION OF SCOTT STREET & DERODE STREET	N = 188616.246 E = 1585351.219



TYPICAL LOT MONUMENTATION

- PRIVATE UTILITY PROVIDERS:**
- COLUMBIA GAS
200 MERCEER ROAD
P.O. BOX 1421
LEXINGTON, KY 40512
(859) 288-0215
 - KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 269-2386
 - KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
(800) 981-0600
 - WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY 40505
(859) 357-6250



HALL-HARMON ENGINEERS, INC.
 1953 WILLS RUPARD ROAD
 WINCHESTER, KENTUCKY 40391
 (859) 744-8339

FINAL RECORD PLAN OF SOUTHDEND PARK SECTION 2
 757 DERODE STREET
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 OWNER: LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
 200 EAST MAIN STREET
 LEXINGTON, KENTUCKY 40507
 DEVELOPERS: KYTC, FHWA & LFUCG
 MAY 3, 2021