

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that the requirements of the Subdivision Regulations and the Planning Commission do not require public improvements for the subdivision, and therefore no improvement plans or surety were required by its office.

A. B. ...
URBAN COUNTY ENGINEER

9/22/15
DATE

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on May 14, 2015 and is now eligible for recording.

Jim Duncan
PLANNING COMMISSION SIGNATURE

10-8-15
DATE PLAN 2015-31F

ENGINEERS AND SURVEYORS 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, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals 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.

Agno 10,350 9/22/15
ENGINEER REGISTRATION No. DATE

Agpu 2,115 9/22/15
SURVEYOR REGISTRATION No. DATE

SITE STATISTICS:
ZONE - ED
AREA - 80.48 ACRES
NO. OF LOTS - 2
LENGTH OF STREET - 0

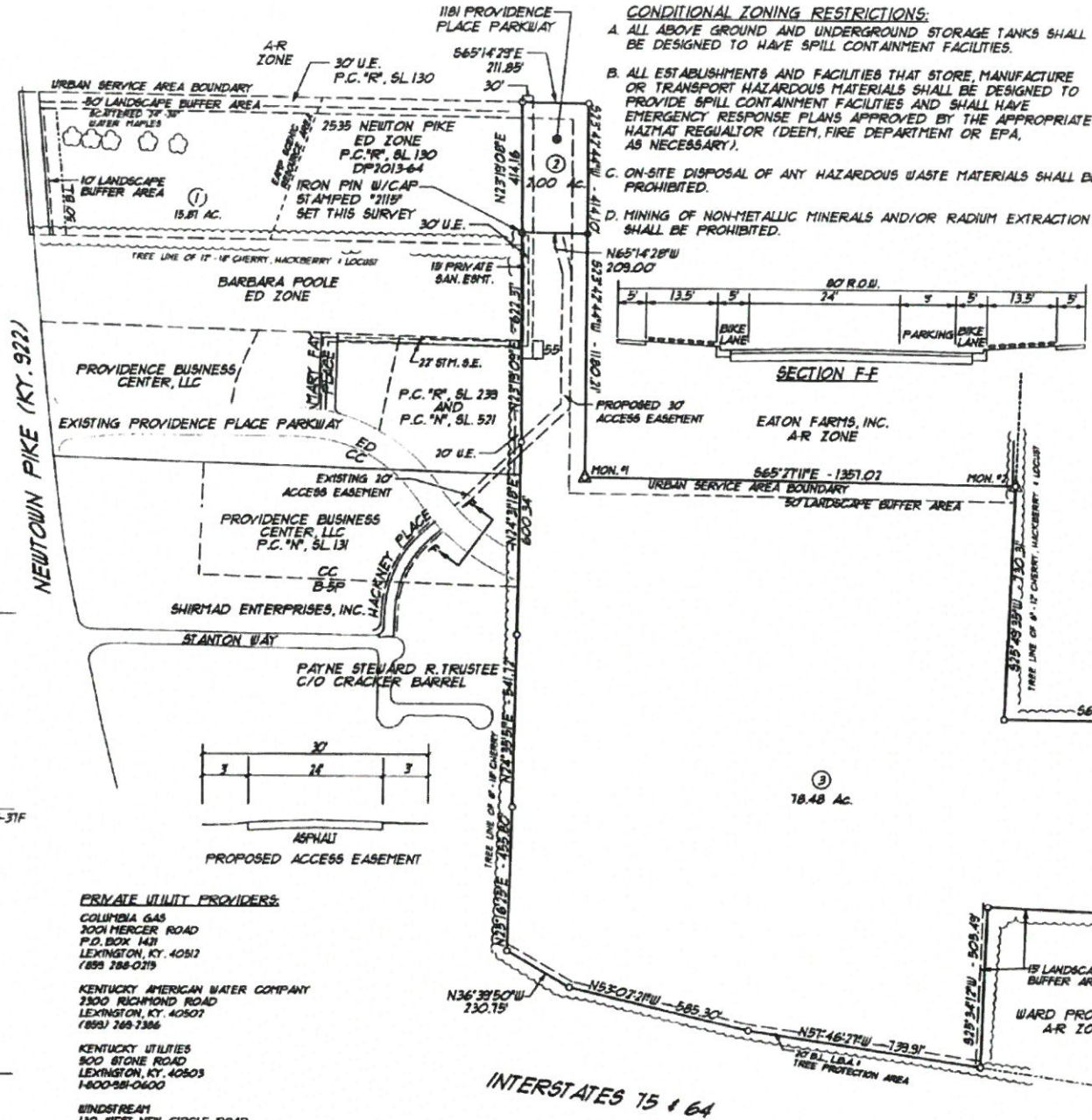


EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40515
PHONE: (502) 295-9880
FACSIMILE: (502) 295-9887



NEWTOWN PIKE (KY. 522)



PRIVATE UTILITY PROVIDERS:

- COLUMBIA GAS
200 MERCER ROAD
P.O. BOX 1401
LEXINGTON, KY 40512
(859) 288-0219
- KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40507
(859) 269-2386
- KENTUCKY UTILITIES
800 STONE ROAD
LEXINGTON, KY 40503
1-800-981-0600
- WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY 40505
(859) 391-6774

NOTES:

- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
- LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
- LOT 3 IS NON-BUILDABLE UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE I.D. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
- NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
- THIS PROPERTY IS LOCATED IN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
- LOT 2 IS THE LOCATION FOR THE FUTURE EXPANSION AREA CLASS A PUMP STATION.

PURPOSE OF PLAT:

- TO CREATE LOT 2.
- TO CREATE THE ACCESS EASEMENT TO LOT 2.

CONDITIONAL ZONING RESTRICTIONS:

- ALL ABOVE GROUND AND UNDERGROUND STORAGE TANKS SHALL BE DESIGNED TO HAVE SPILL CONTAINMENT FACILITIES.
- ALL ESTABLISHMENTS AND FACILITIES THAT STORE, MANUFACTURE OR TRANSPORT HAZARDOUS MATERIALS SHALL BE DESIGNED TO PROVIDE SPILL CONTAINMENT FACILITIES AND SHALL HAVE EMERGENCY RESPONSE PLANS APPROVED BY THE APPROPRIATE HAZMAT REGULATORY (DEEM, FIRE DEPARTMENT OR EPA, AS NECESSARY).
- ON-SITE DISPOSAL OF ANY HAZARDOUS WASTE MATERIALS SHALL BE PROHIBITED.
- MINING OF NON-METALLIC MINERALS AND/OR RADIUM EXTRACTION SHALL BE PROHIBITED.

FLAT CABINET R SLIDE 361

OWNERS 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 Deed Book Volume 7121, page 448, 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 erected 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, telephones, and where applicable, sanitary sewers) not installed, and the deed of contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Albert Ramsey, LLC
SIGNATURE

9-21-15
DATE

MONUMENT INFORMATION		
MON.	DESCRIPTION	COORDINATES
#1	IRON PIN W/CAP STAMPED "1115" SET IN THE PROPERTY CORNER	N = 218,871.46 E = 1,574,813.62
#2	IRON PIN W/CAP STAMPED "1115" SET IN THE PROPERTY CORNER	N = 218,813.10 E = 1,575,747.99

SURVEY DATE - APRIL 2015
REFERENCE MERIDIAN - P.C. "R", SLIDE 643
THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:11,105 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150.

OWNER/DEVELOPER:
ANDERSON-RAMSEY, LLC
1120 SHARKEY WAY
LEXINGTON, KY 40511

PARENT DOCUMENTS:
P.C. "R", SL 704
P.C. "R", SL 131

FINAL RECORD PLAT
KINGSTON HALL, UNIT 2
(EAST BRIDGEFORD LAND & DEVELOPMENT CO.)
1150 PROVIDENCE PLACE PARKWAY
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SEPTEMBER, 2015

ORDERED TO RECORD
PAID \$20.00 INC. TAX
AT 9:32 A.M.
DAY OF OCT 20 15
DONALD W. BLEVINS JR.
FAYETTE COUNTY CLERK
BY *...* D.C.
201510090049