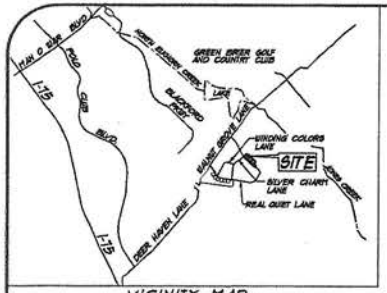
P.C. S SLIDE 520



VICINITY MAP
(NOT TO SCALE)

BENCHMARK INFORMATION

BM. NO.	DESCRIPTION	ELEVATION
#2	CHISELED SQUARE ON NORTHEAST CORNER OF CATCH BASIN	1043.54

MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	PK NAIL WITH DISC AT THE INTERSECTION OF TWO STREET CENTERLINES	N = 186,073.58 E = 1,801,840.40
#2	PUNCHED HOLE IN RUR SPIKE SET AT THE POINT OF TANGENT	N = 186,213.53 E = 1,801,781.99

*** MINIMUM FLOOD PROTECTION ELEVATIONS**

MINIMUM FLOOD PROTECTION ELEVATIONS ARE ESTABLISHED AT THE DIRECTION OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT. BASED ON STANDARDS AND AS A PREREQUISITE TO APPROVAL FOR RECORDING, THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATIONS THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS. FOR ALL NEW STRUCTURES, THE LOWEST FLOOR ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION. CRAWL SPACE ENTRANCES, FOUNDATION VENTS, BASEMENT WINDOW SILLS, THE TOP OF LANDING OF OUTSIDE STAIRWAYS LEADING TO BASEMENTS AND OTHER OPENINGS TO THE STRUCTURE SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

LOT	ELEVATION
64	1037.0

TYPICAL LOT MONUMENTATION

HORIZONTAL AND VERTICAL CONTROL WERE DETERMINED FROM GLOBAL POSITIONING SYSTEM METHODS USING TRIMBLE R10 ROVER W/GLONASS, ACCESSING TRIMBLE NET R9 BASE STATION WITH A RELATIVE PRECISION OF +/-0.01 FOOT PRM.

HORIZONTAL DATUM: NAD83, KENTUCKY STATE PLANE NORTH, US SURVEY FEET. VERTICAL DATUM: NAVD88, GEOID 12A.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

THIS SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

- IP W/CAP SET STAMPED 3547 (TYP.)

DESIGN FEATURES AND CRITERIA

- MINIMUM LOT FRONTAGE 80'.
- 30' FRONT YARD.
- MINIMUM LOT SIZE 10,400 SQ. FT.
- DRIVEWAYS MAY NOT EXCEED 50% OF THE WIDTH OF THE LOT AT THE FRONT YARD.
- DRIVEWAYS ON UNITS WITHOUT GARAGES, MUST EXTEND 20' BEYOND THE FRONT WALL OF THE HOUSE.
- YARD REQUIREMENTS
  - 8' SIDE YARD
  - 0' REAR YARD
- LOTS TO BE DEVELOPED FOR SINGLE FAMILY DETACHED UNITS.
- SETBACKS FOR GARAGES TO BE 25' FROM RIGHT OF WAY.

OPEN SPACE TABULATIONS:

PER P.C. "S", SL. 233 THERE IS 585 S.F. OF DEVELOPABLE LAND CURRENTLY LOCATED IN THE OVERALL OPEN SPACE OF THIS DEVELOPMENT.
THIS PLAT DOES NOT CHANGE THAT NUMBER.

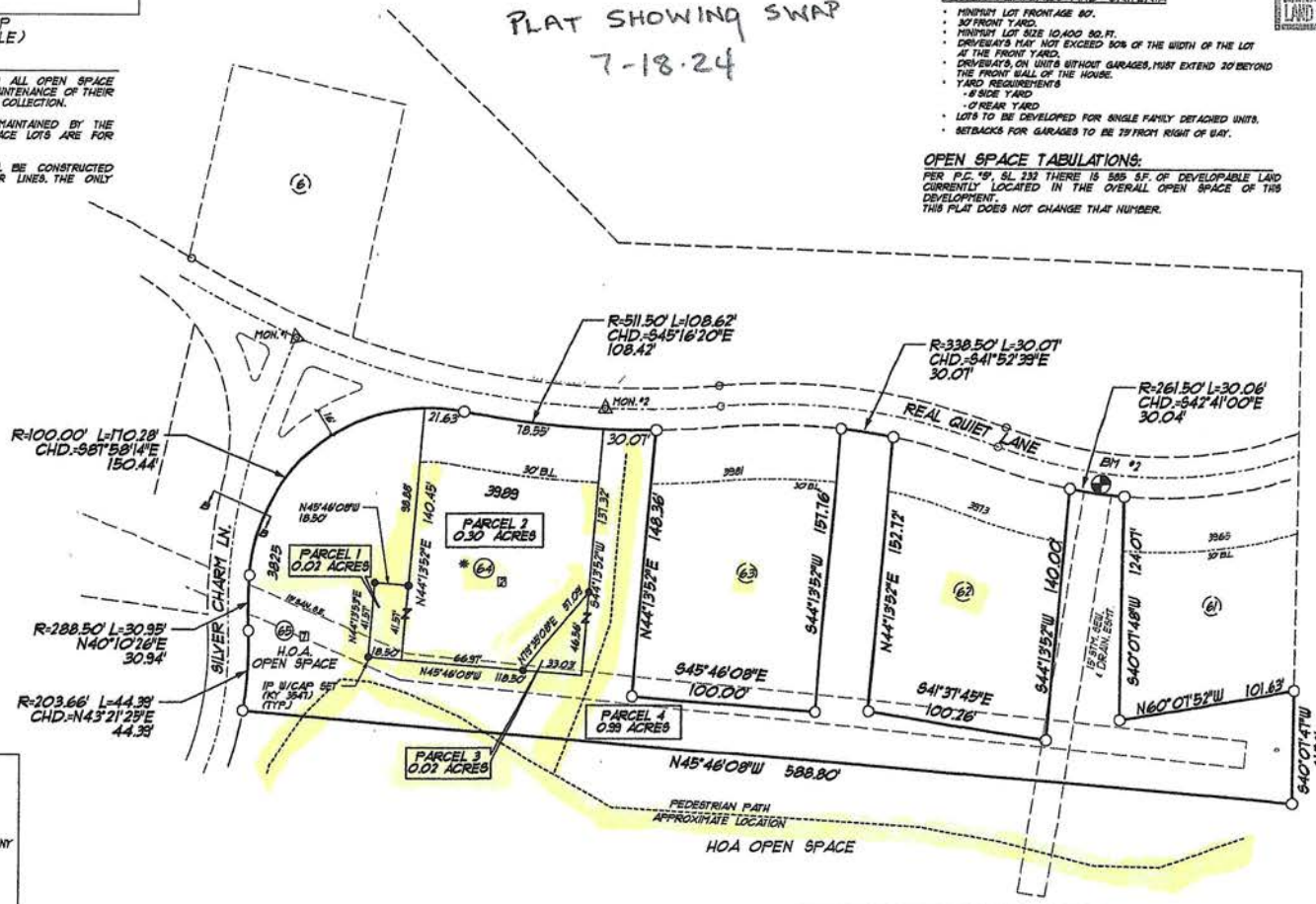
NOTES:

1) UTILITIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE INSTALLATION AND MAINTENANCE OF THEIR FACILITIES INCLUDING SANITARY SEWER COLLECTION.

2) OPEN SPACE LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. OPEN SPACE LOTS ARE FOR RECREATIONAL USE ONLY.

3) NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR LINE CROSSING.

PLAT SHOWING SWAP
7-18-24



PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0315

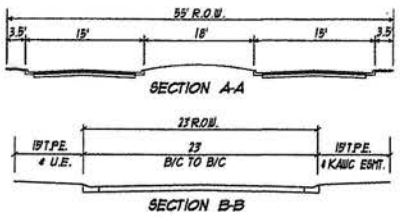
KENTUCKY AMERICAN WATER COMPANY
1300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1(800) 981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 110
LEXINGTON, KY. 40505
(859) 351-8214

METRONET
601 BIZZEL DRIVE
LEXINGTON, KY 40510
317-438-6100

EA Partners, PLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9889
FACSIMILE (859) 296-9887



OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 3825 PAGE 35, PLAT CABINET S, SLIDE 520, IN THE FAYETTE COUNTY CLERK'S OFFICE: AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

SIGNATURE, LOT 64 (3989 REAL QUIET LANE)

SIGNATURE, LOT 65 (3825 SILVER CHARM LANE)

* D.B. 3911, PG. 31, D.B. 1765, PG. 651, P.C. "T", SL. 910 & P.C. S, SL. 174

SURVEYOR'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

6/20/24
LAND SURVEYOR'S SIGNATURE

COMMISSION CERTIFICATION

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

Jim L. Ward 7/18/2024
PLANNING COMMISSION SIGNATURE

PURPOSE OF CONSOLIDATION

TO CONSOLIDATE PARCEL 1 CONTAINING 0.02 ACRES (768 S.F.) TO PARCEL 2 CONTAINING 0.90 ACRES (13,073 S.F.) FOR A TOTAL OF 0.33 ACRES. PARCEL 1 SHALL BE SOLD OR TRANSFERRED TO PARCEL 2 FOR CONSOLIDATION PURPOSES ONLY.

TO CONSOLIDATE PARCEL 3 CONTAINING 0.02 ACRES (768 S.F.) TO PARCEL 4 CONTAINING 0.99 ACRES FOR A TOTAL OF 1.01 ACRES. PARCEL 3 SHALL BE SOLD OR TRANFERRED TO PARCEL 4 FOR CONSOLIDATION PURPOSES ONLY.

ALL OTHER INFORMATION PREVIOUSLY RECORDED IN CAB. "S" SLIDE 174 AND CAB. "T" SLIDE 910 IS APPLICABLE AND IS NOT SUPERCEDED.

EXACTION FEES:

EXACTIONS FOR LOT 64 HAVE BEEN PAID.

SITE STATISTICS:

ZONE: EAR-1 (Scenic Resource Area)
NO. OF LOTS: 2 (1 BUILDABLE)
TOTAL AREA: 1.33 Acres
STREET FRONTAGE: NONE
AREA OF R.O.W.: N/A

OWNERS:

OWNER (3825 SILVER CHARM LANE)
WALNUT GROVE ESTATES HOMEOWNERS ASSOCIATION
ATTN: TREASURER
3148 PALOMAR TRACE DRIVE
LEXINGTON, KY 40513

OWNER (3989 REAL QUIET LANE)
DANNY T. ERWIN
3989 REAL QUIET LANE
LEXINGTON, KY 40509

FAYETTE CO, KY FEE $50.00 SUSAN LAMB COUNTY CLERK
PRESENTED/LODGED: 07/19/2024 02:41:39 PM
HALLIE WOODSLEY, DEPUTY CLERK 202407180174
BK: PB S
PG: 520-520

50 25 0 50
SCALE= 1"=50'

CONSOLIDATION MINOR PLAT

THOMAS COMMUNICATIONS, INC.

(WALNUT GROVE ESTATES)
UNIT 1A, LOTS 64 & 65
3989 REAL QUIET LANE & 3825 SILVER CHARM LANE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JUNE 2024

MNSUB-24-00030

J:\8806\v8\ pool plats\pool plats 2024\3889 Real quiet Ln.dgn