PLAT CAB. 10 SLIDE 735

CERTIFICATE OF AVAILABILITY OF WATER SERVICE

I HEREBY CERTIFY THAT THE JESSAMINE WATER DISTRICT NO. 1 WILL SUPPLY BRITTANY HEIGHTS UNIT 1-B SECT. 2F WITH WATER SERVICES.

AUTHORIZED RESPRESENTATIVE — DATE 11-26-2007

CERTIFICATE OF AVAILABILITY OF SEWER SERVICE

I HEREBY CERTIFY THAT THE CITY OF NICHOLASVILLE SHALL SUPPLY BRITTANY HEIGHTS UNIT 1-B SECT. 2F WITH SEWER SERVICES.

CITY ENGINEER OR AUTHORIZED REP. — DATE 12/6/07

OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER — DATE 9-23-07

CERTIFICATE OF APPROVAL FOR RECORDING

I DO HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE JESSAMINE COUNTY, KY. WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE JESSAMINE COUNTY CLERK'S OFFICE.

CHAIRMAN OR SECRETARY — DATE 11.29.07

B.M. #1 CHISELED ☐ ON CATCH BASIN ELEVATION= 979.20

CERTIFICATE OF ACCURACY

(a) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

L.S. NO. 2053 — DATE 1-19-07

PUBLIC UTILITIES

WATER:	JESSAMINE WATER DIST NO. 1
SEWER	CITY OF NICHOLASVILLE
ELECTRIC	BLUEGRASS ENERGY
TELEPHONE	WINDSTREAM
GAS:	DELTA GAS

LEGEND

- ● PLAT BOUNDARY
- P.K. P.K. NAIL
- P.M. PERMANENT MONUMENT
- LOT CORNER 18" I.P. WITH 1/2" CAP OR CHISELED "X"
- (R) RAILROAD SPIKE

SITE STATISTICS

TOTAL AREA..... 4.59 ACRES
TOTAL AREA OF LOTS:.....3.73 ACRES
TOTAL AREA IN R/W:.....0.88 ACRES
TOTAL NO. OF LOTS:..... 13
TOTAL LEN. OF STREET:.. 622.37 FT.
ZONE- R-1E & R-1F
SMALLEST LOT IS LOT 15, BLOCK "K" WITH 5,001 S.F.

R-1E ZONE REQUIREMENTS

MINIMUM LOT SIZE..... 6,500 s.f.
MINIMUM LOT WIDTH..... 60'
MINIMUM FROH YARD..... 25' (see a. below)
MINIMUM SIDE YARD..... 6'
MINIMUM REAR YARD..... 25'
MAXIMUM LOT COVERAGE..... 35%
MAXIMUM HEIGHT OF BUILDING.....35'

a. SETBACK ALONG A STATE OR FEDERAL HIGHWAY SHALL BE FIFTY FEET (50')

VICINITY MAP

(n.t.s.)

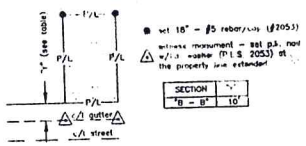
METHOD OF SURVEY

THIS PLAT IS BASED ON A RETRACEMENT SURVEY PERFORMED BY EAGLE ENGINEERING IN MARCH, 1999 BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:11,778 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE ORIGIN OF BEARINGS FOR THIS PLAT ARE BASED ON THE BOUNDARY LINE OF N 33°28'44" E WHICH IS SHOWN ON P.C. B, SLIDE 282 IN THE JESSAMINE COUNTY CLERK'S OFFICE.

THE LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN AND CAP STAMPED #2053 UNLESS OTHERWISE NOTED HEREIN.

MONUMENT DETAIL



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DIST
C1	47.67	400.00	6°49'40"	23.86	N 53°57'31" W	47.64
C2	44.09	370.00	6°49'40"	22.07	S 53°07'31" E	44.07

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°44'41" E	9.40
L2	N 31°22'18" E	19.45
L3	S 53°23'09" E	40.53
L4	S 50°32'41" E	2.30
L5	N 50°32'41" W	5.89
L6	N 37°22'21" W	9.40

LOT #	STREET ADDRESS	AREA (S.F.)	LOT #	STREET ADDRESS	AREA (S.F.)
	BLOCK "H"			BLOCK "K"	
29	1208	6,752	17	1237	53,345
30	1212	6,780	16	1241	5,349
31	1216	6,769	15	1245	5,051
32	1220	6,777	14	1249	5,052
33	1224	6,760			
34	1228	6,256			
35	1232	7,930			
36	1236	6,813			
37	1240	9,021			

NOTES:

1. THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENTS FROM GRANTING ANY VARIANCES FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED RESTRICTIONS EFFECTING THESE LOTS
2. SILT CONTROL FACILITES SHALL BE USED TO PREVENT OFF-SITE SILTATION DURING CONSTRUCTION.
3. SILT CONTROL MEASURES MAY CONSIST OF TEMPORARY SILT FENCE, OR STRAW BALES STAKED IN PLACE. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
4. ALL DISTANCES IN CURVES ARE CHORD DISTANCES.
5. NO BUILDINGS WITH IDENTICAL FRONT ELEVATIONS AND IDENTICAL ROOF LINES SHALL BE CONSTRUCTED ON ADJACENT LOTS.
6. DEED OF RESTRICTIONS ARE RECORDED IN D.B. 442, PG. 440 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.
7. THERE IS, BUT NOT SHOWN, A SIX FOOT (6') DRAINAGE & UTILITY EASEMENT ON EITHER SIDE OF ALL LOT LINES, UNLESS OTHERWISE NOTED.
8. A SITE DEVELOPMENT PLAN FOR THIS PROPERTY IS ON FILE IN THE STAFF OFFICE OF THE NICHOLASVILLE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THIS PLAN.
9. "NO PART OF A PRINCIPAL BUILDING, INCLUDING CRAWLSPACES OR BASEMENTS, SHALL BE PROPOSED TO BE CONSTRUCTED UPON LOT 16, BLOCK "K", SHALL BE LOCATED BELOW ELEVATION 982.2 WHICH IS 1 FOOT ABOVE THE TOP OF CAP ELEVATION.
10. ACCESS TO CORNER LOTS SHALL BE IN COMPLIANCE WITH SECTION 211.12 OF THE SUBDIVISION REGULATIONS. DISTANCES ARE MEASURED FROM THE INTERSECTION OF THE RIGHT-OF-WAYS.
11. THE LOWEST FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS THAN 2 FEET ABOVE THE CROWN OF THE FIRST DOWNSTREAM SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP AT THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DISCHARGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WET WELLS, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLD HARMLESS AGREEMENT WITH THE CITY OF NICHOLASVILLE.
12. A BUILDING PERMIT SHALL NOT BE ISSUED FOR LOT 17, BLOCK "K" UNTIL THE DETENTION BASIN OR RETENTION BASIN LOCATED ON THE LOT HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.
13. HOUSES SHALL CONSIST OF A MINIMUM OF 1,200 SQUARE FEET LIVING AREA, EXCLUSIVE OF GARAGES AND PORCHES.
14. HOMEOWNERS ASSOCIATION IN R-1F ZONE RESTRICTIONS ARE RECORDED IN D.B. 442, PAGE 440 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

R-1E ZONE REQUIREMENTS

LOT SIZE..... 7,000 s.f MINIMUM AND 7,500 s.f. MAXIMUM
MINIMUM LOT WIDTH..... 60' EXCEPT FOR CORNER LOTS WHICH IS 50'
MINIMUM FROH YARD..... 20' (see a. AND b. below)
MINIMUM SIDE YARD..... 5' (see c. below)
MINIMUM REAR YARD..... 20'
MAXIMUM LOT COVERAGE..... 40%
MAXIMUM HEIGHT OF BUILDING..... 35' OR TWO STORIES

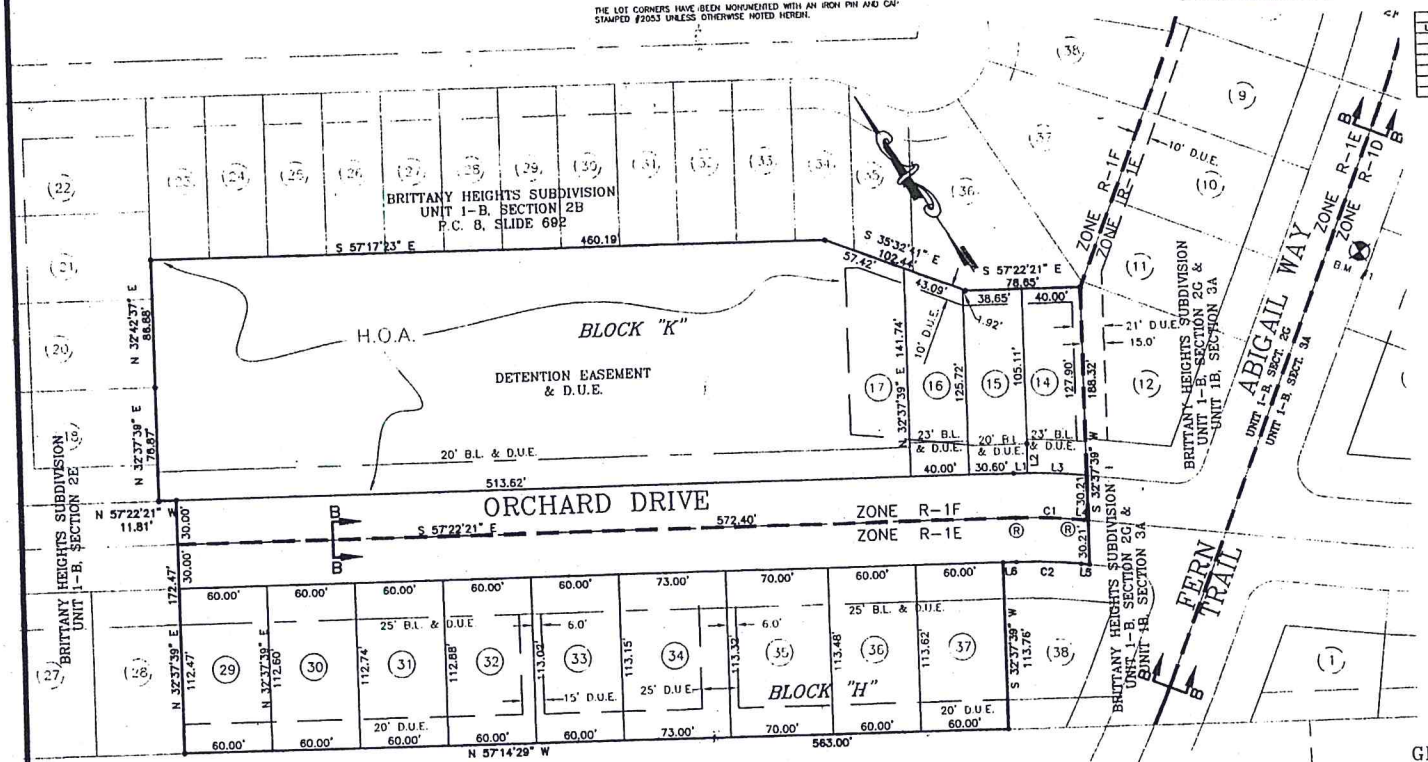
a. SETBACK ALONG A STATE OR FEDERAL HIGHWAY SHALL BE FIFTY FEET (50').

b. NO CONTIGUOUS DWELLING SHALL HAVE THE SAME SETBACK. A VARIATION OF AT LEAST THREE (3') FEET SHALL BE REQUIRED.

c. ALL STRUCTURES SHALL HAVE A MINIMUM SIDE YARD OF THREE (3') FEET ON EACH SIDE. STRUCTURES SHALL BE CONSTRUCTED AS NECESSARY TO COMPLY WITH THE KENTUCKY BUILDING CODE.

DETENTION NOTE

"DETENTION EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN SUCH A FASHION TO ENSURE THAT VEGETATIVE GROWTH SHALL NOT EXCEED TWELVE INCHES (12") IN HEIGHT; THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE SITE; AND THAT NO POTENTIAL OBJECTIONABLE HEALTH OR SAFETY HAZARDS ARE CREATED. THE EASEMENTS FENCED, LANDSCAPED, OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE PROPERTY OWNER(S) SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION OF THE PROJECT(S). THE OWNER IS TO PERMIT NECESSARY ACCESS TO THE CITY OF NICHOLASVILLE OR THEIR REPRESENTATIVE FOR INSPECTION OF THE DETENTION SITE. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY OF NICHOLASVILLE TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE, AND THE COST THEREOF SHALL BE BORNE BY THE PROPERTY OWNER. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT FOR MAINTENANCE (i.e.-LABOR AND MATERIALS) PERFORMED ON THE SITE IN ORDER TO BRING SAME WITH THE AFORESAID REQUIREMENTS."



GRAPHIC SCALE

60 0 30 60 120 240

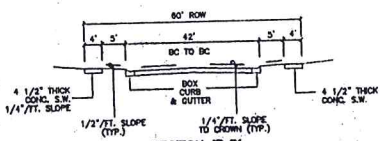
(IN FEET)
1 inch = 60 ft.

NORA DEAN
503 LAKE STREET
NICHOLASVILLE, KY 40356
ZONE A-1 COUNTY

CERTIFICATE OF APPROVAL FOR STREETS + UTILITIES

I DO HEREBY CERTIFY (1) THAT THE STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION, ENTITLED BRITTANY HEIGHTS UNIT 1-B SECTION 2F OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $ 1,162,000 HAS BEEN POSTED WITH THE CITY LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR AUTHORIZED REPRESENTATIVE — DATE 12/10/07



SECTION "B-B"

FINAL PLAT OF BRITTANY HEIGHTS UNIT 1-B SECTION 2F (LOTS 14-17, BLOCK "K" + 29-37, BLOCK "H")	
FOR J.J.K. - SCHNEIDER DEVELOPMENT CO., L.L.C. 1965 DAVENPORT DRIVE LEXINGTON, KENTUCKY	
PROJECT: 98496	BY EAGLE ENGINEERING 2351 VERSAILLES ROAD
DRAWN BY: BDW	
DATE:	

CERTIFIED BY: — STATE OF KENTUCKY WILLIAM E. McALPIN, JR. 2053 LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFIED BY: — STATE OF KENTUCKY WILLIAM E. McALPIN 9389 LICENSED PROFESSIONAL ENGINEER

RECORDER'S CERTIFICATION

DOCUMENT NO: 215649
RECORDED ON: DECEMBER 19,2007 11:54:17PM
TOTAL FEES: 124.00
COUNTY CLERK: EVA L. MCDANIEL, C.J.C.
COUNTY: JESSAMINE COUNTY
DEPUTY CLERK: TONNIE S COLLINS
BOOK CAB10 PAGES 335 - 335