

VICINITY MAP  
(NOT TO SCALE)

NOTES:

1. ALL DISTANCES IN CURVES ARE ARC DISTANCES.
2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
3. THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED 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 THE NORMAL CANOPY SHALL NOT BE PERMITTED.

- LARGE SPECIES (4" O.C.) IN PLANTING STRIPS 1' WIDE OR LARGER:
1. ACER SACCHARUM (SUGAR MAPLE)
  2. LIRODENDRON TULIPIFERA (TULIP POPLAR)
  3. QUERCUS BICOLOR (SWAMP WHITE OAK)
  4. TILIA CORDATA (LINDEN)

□ INDICATES NO. OF STREET TREES REQUIRED ON LOT.

- A TOTAL OF 40 TREES TO BE PLANTED.
- STREET TREES SHALL BE AS INDICATED ON THE CROSS SECTIONS EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25%, WHICHEVER IS GREATER.

4. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.

5. THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS ALTHOUGH NOT DRAWN ON THIS PLAN ARE INTENDED TO PROVIDE STORM DRAINAGE BY SWALES DOWNSTREAM MANHOLE LIDS AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEERS DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.

6. DETENTION IS PROVIDED OFFSITE IN REGIONAL BASIN AT 1970 WINCHESTER ROAD.
1. 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 LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURES SEWER LINE.

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

9. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.

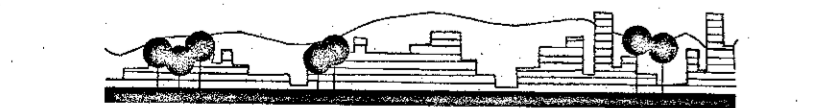
10. ONE SINGLE FAMILY DETACHED DWELLING UNIT PER LOT.
11. CORNER LOTS WILL ACCESS THE LOCAL STREET.

NOTE: IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT 3 LARGE TREES ARE REQUIRED TO BE PLANTED ON EACH LOT PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS IN ADDITION TO THE REQUIRED STREET TREES.

CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED "1119", SET AT THE STREET & INTERSECTION OF COSIMO WAY AND VILLA MEDICI PASS	N = 194,231.24 E = 1,588,620.02
#2	P/K NAIL W/DISK STAMPED "1119", SET AT THE PC OF CURVE 1(C1)	N = 193,958.82 E = 1,588,734.48

EA Partners, PLLC



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

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 \_\_\_\_\_ page \_\_\_\_\_. 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 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.

Signature: *[Signature]* Date: 10/10/17

HAYMAKER DEVELOPMENT CO. LLC

\* D.B. 3494, Pg. 460  
P.C. "R". 5L. 679

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the subdivision regulations, has been posted in my office by the developer.

Signature: *[Signature]* Date: 10/20/17  
Urban County Engineer

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.

Engineer: *[Signature]* 10350 Date: 10/12/17  
Registration No. 2.115  
Surveyor: *[Signature]* Date: 10/12/17  
Registration No.

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on April 13, 2011 and is now eligible for recording.

Signature: *[Signature]* Date: 10-27-17  
Planning Commission Signature

TUSCANY - UNIT II  
(FUTURE DEVELOPMENT)  
1970 OLD ROSEBUD ROAD

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS  
200 MERCER ROAD  
P.O. BOX 1431  
LEXINGTON, KY. 40512  
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY  
2300 RICHMOND ROAD  
LEXINGTON, KY. 40502  
(859) 263-2386

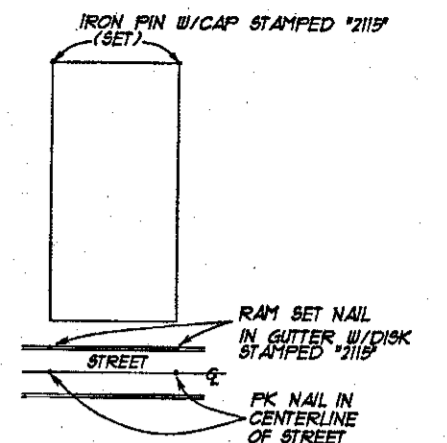
KENTUCKY UTILITIES  
500 STONE ROAD  
LEXINGTON, KY. 40503  
1-800-981-0600

WINDSTREAM  
130 WEST NEW CIRCLE ROAD  
SUITE 110  
LEXINGTON, KY. 40505  
(859) 351-6224

STREET CENTERLINE CURVE DATA

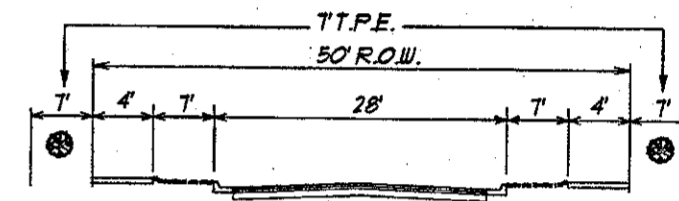
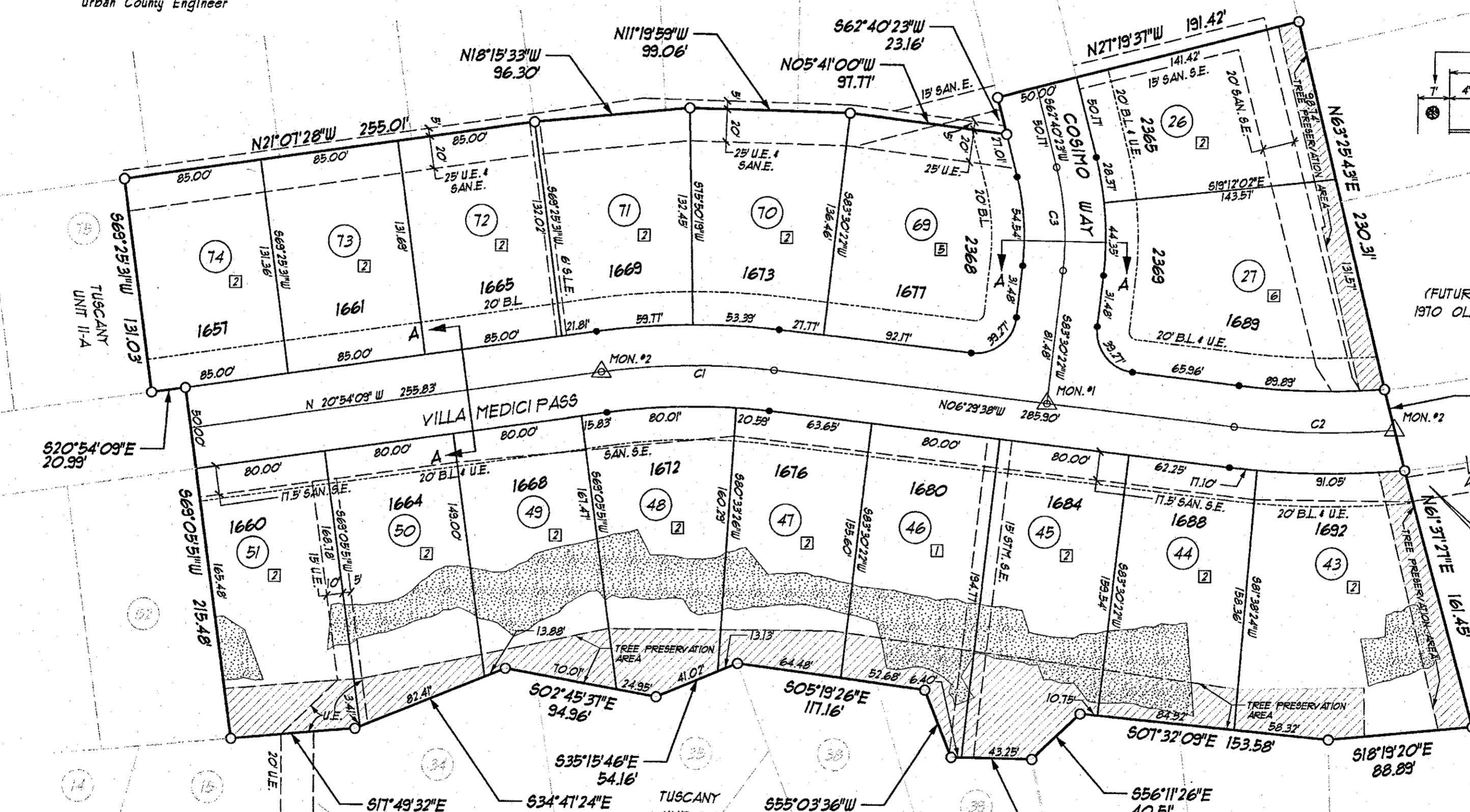
CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	425.00'	106.88'	106.60'	N13°41'54"W
C2	500.00'	99.02'	98.88'	N17°10'04"W
C3	115.00'	63.63'	63.28'	S13°05'22"W

P.C. B SLIDE 710



TYPICAL LOT MONUMENTATION  
SURVEY DATE: JUNE, 2003, OCT., 2013,  
FEB 2014 SET. 2017  
REFERENCE MERIDIAN: LVUGS CONTROL  
MONUMENT SYSTEM: (GPS ST.0034)  
THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/25,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18190



SECTION A-A  
STREET TREE LOCATION  
PARKING RESTRICTED TO ONE SIDE

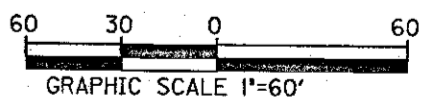
TUSCANY  
(FUTURE DEVELOPMENT)  
1970 OLD ROSEBUD ROAD

STATE OF KENTUCKY  
ALBERT WILLIAM GROSS  
LS-2115  
LICENSED PROFESSIONAL  
LAND SURVEYOR  
10/17

SEE OFFSITE EASEMENT DETAIL BELOW

STATE OF KENTUCKY  
ALBERT WILLIAM GROSS  
10350  
LICENSED PROFESSIONAL ENGINEER  
10/17

DEVELOPER/OWNER:  
HAYMAKER DEVELOPMENT  
CO., LLC  
3120 WALL STREET, SUITE 300  
LEXINGTON, KY. 40513



MJSUB-TT-00018

INDICATES A STEEP SLOPE AREA AS DEFINED BY SUBDIVISION REGULATIONS 6-11(a). NO SLOPES OF 30% OR GREATER ARE PRESENT.

SITE STATISTICS:  
ZONE = R-3  
AREA = 6.29 ACRES  
NO. OF LOTS = 17  
DENSITY = 2.10 LOTS/ACRE  
LENGTH OF STREET = 942.91 LF.  
AREA OF R.O.W. = 1.06 ACRES  
TYPICAL LOT SIZES = 80'X150'

FINAL RECORD PLAT

TUSCANY  
UNIT II-B  
1624 VILLA MEDICI PASS

LEXINGTON, FAYETTE COUNTY, KENTUCKY  
OCTOBER 2017

ORDERED TO RECORD  
PAID \$20.00 INC. TAX  
AT 11:59 AM  
27th DAY OF OCT 20 17  
DONALD W. BLEVINS JR.  
FAYETTE COUNTY CLERK  
BY: *[Signature]* D.C.  
201710270205

J:\030\UNITS\B1\PLATS\UNIT 9B FRP.DGN