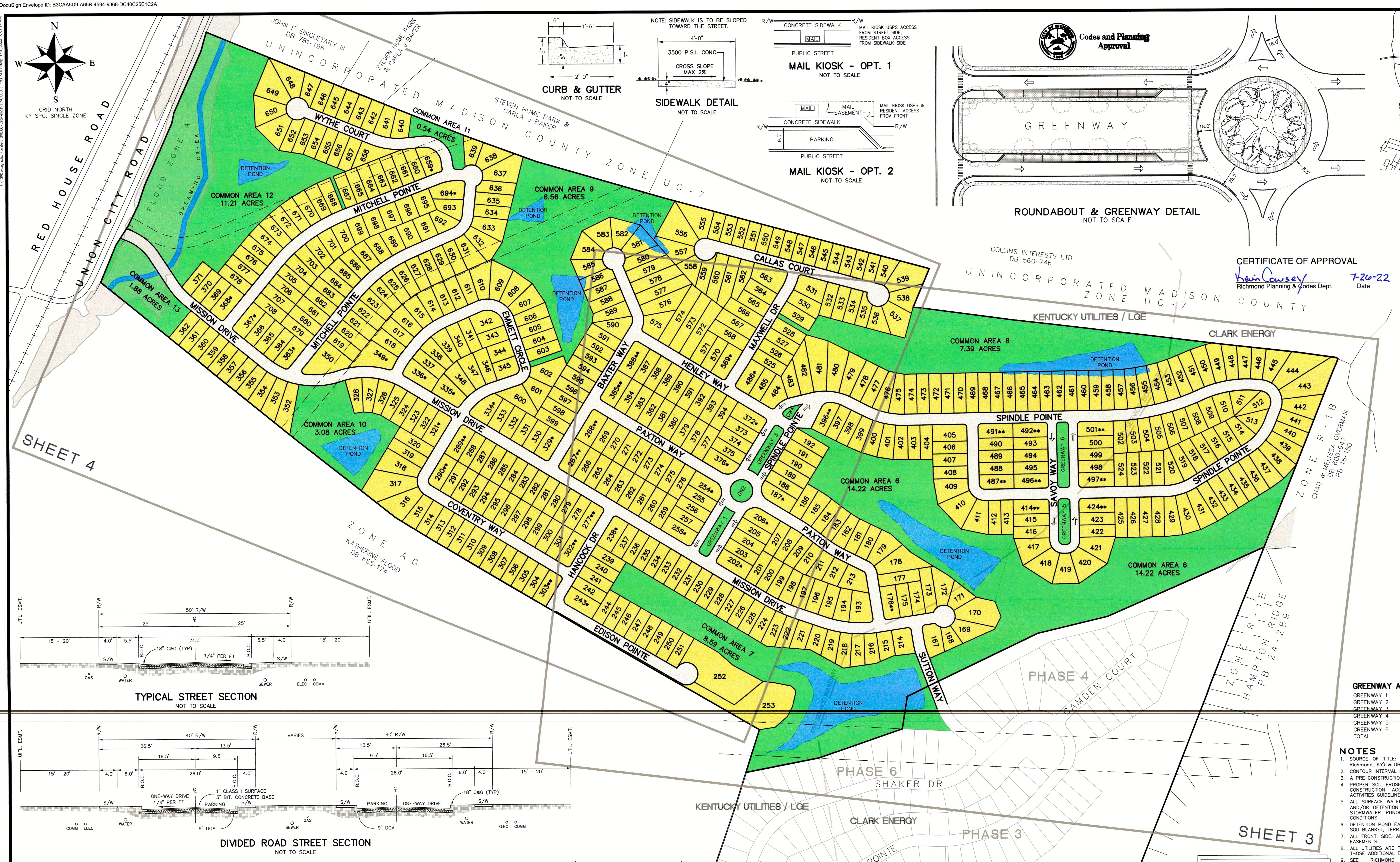
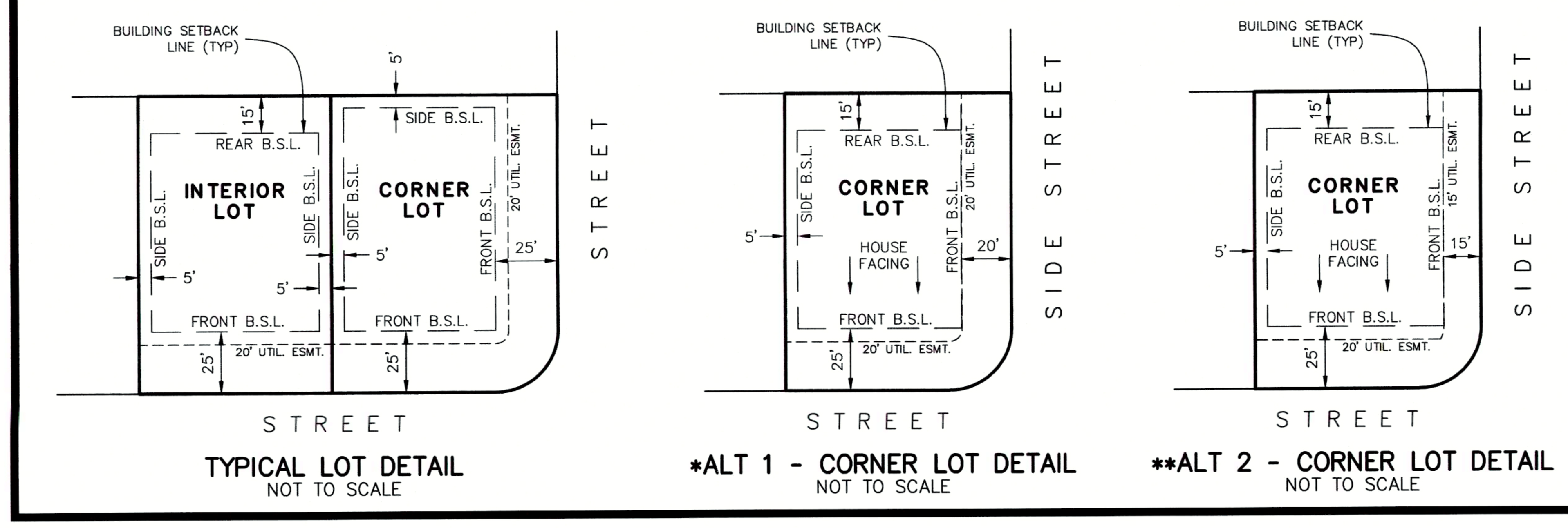
DocuSign Envelope ID: B3CAA5D9-A65B-4594-9368-DC40C25E1C2A

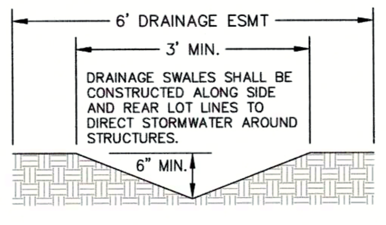


CERTIFICATE OF APPROVAL

Kevin Causey — 7-26-22

Richmond Planning & Codes Dept. — Date





DRAINAGE SWALE

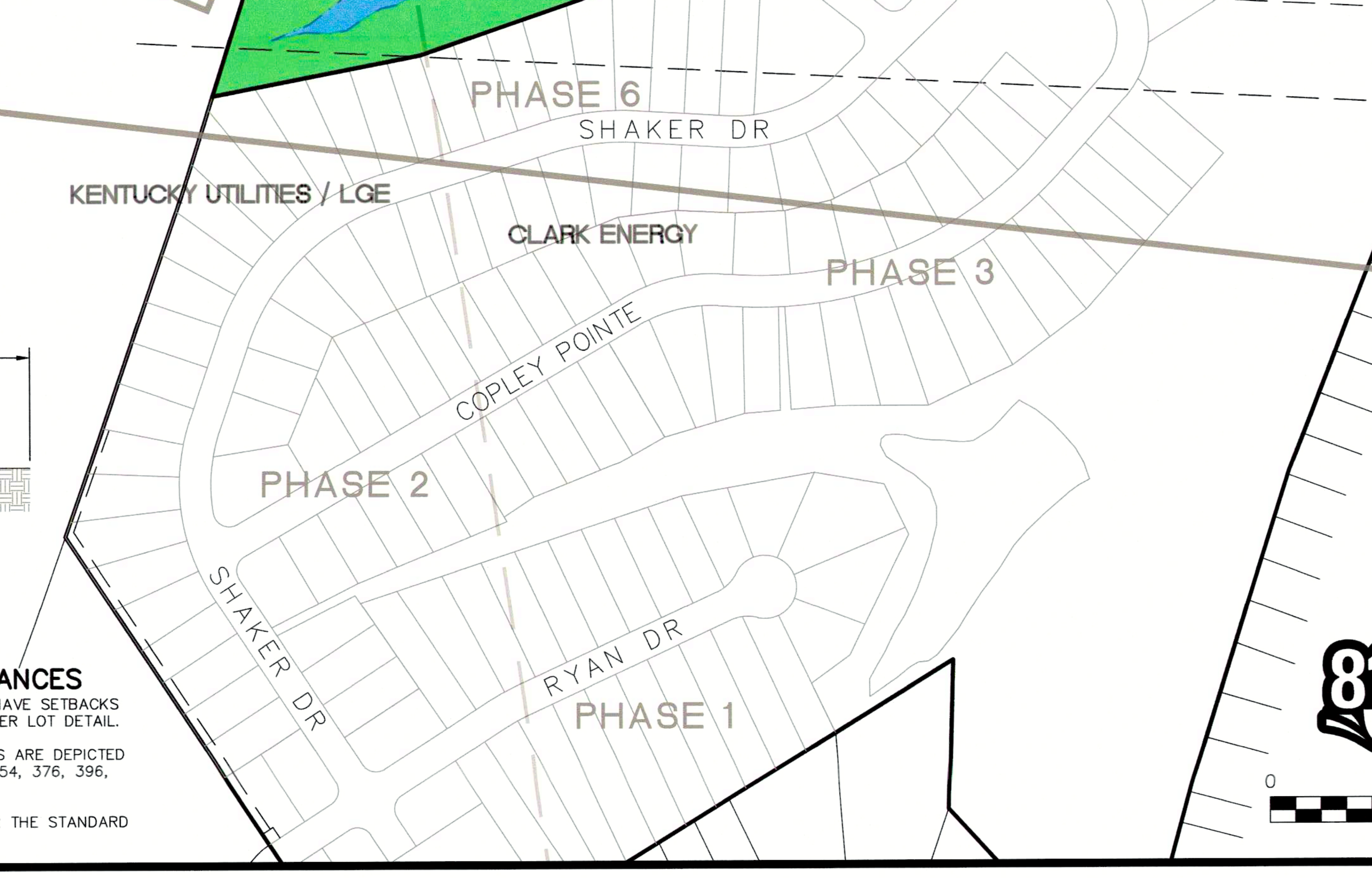
NOT TO SCALE

DIMENSIONAL VARIANCES

LOTS WITH (*) OR (**) SHALL HAVE SETBACKS PER THE CORRESPONDING CORNER LOT DETAIL.

ADDITIONAL SETBACK VARIANCES ARE DEPICTED ON LOTS 167, 173, 187, 206, 254, 376, 396, 535, 580, 586, & 636.

ALL OTHER LOTS SHALL BE PER THE STANDARD LOT DETAIL.



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PRELIMINARY PLAT WITH MY FREE CONSENT, AGREE TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND PROPOSE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER PUBLIC LAND SHOWN HEREON FOR PUBLIC USE.

[signature]	4/25/2022
OWNER	DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ORDINANCE REGULATIONS FOR RICHMOND, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES & WAIVERS, AS ARE ATTACHED TO THIS PLAN, AND AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED.

[signature]	4/26/2022
CHAIRPERSON, RICHMOND PLANNING & ZONING	DATE

RICHMOND FIRE DEPARTMENT

THIS IS TO CERTIFY THAT THE PROJECT DEPICTED HEREON IS LOCATED IN THE AREA OF RESPONSIBILITY OF THE RICHMOND FIRE DEPARTMENT AND THAT THE PROPOSED FIRE HYDRANTS, SPACING, AND ACCESSIBILITY MEET THE REQUIREMENTS OF THIS DEPARTMENT.

Brent Wilson	4/25/2022
RICHMOND FIRE CHIEF	DATE

UTILITY APPROVAL SIGNATURES

Signature	Organization	Date
Casey Short	SPECTRUM CABLE	4/25/2022
Scott Althauser	RICHMOND UTILITIES	4/25/2022
Nicholas Dawson	AT&T	4/25/2022
Jonathan Lane	KENTUCKY UTILITIES	5/2/2022
Kyle Mo	CLARK ENERGY	4/25/2022
Mark Blackburn	U.S. POSTAL SERVICE	5/11/2022

UTILITY NOTE

PRIOR TO COMMENCING CONSTRUCTION, ALL UTILITIES SHOULD BE FIELD VERIFIED BY THE OWNER AND/OR CONTRACTOR. UTILITIES MAY EXIST THAT ARE NOT SHOWN. THIS PLAT DEPICTS ALL VISIBLE AND APPARENT UTILITIES AS DISCOVERED DURING THE INITIAL SITE INVESTIGATION BUT DOES NOT MAKE ANY WARRANTY, GUARANTEE, OR CLAIM REGARDING THE EXISTENCE OF ADDITIONAL UTILITIES OR EASEMENTS.

GREENWAY AREA TABLE

GREENWAY 1	0.27 ACRES
GREENWAY 2	0.18 ACRES
GREENWAY 3	0.27 ACRES
GREENWAY 4	0.06 ACRES
GREENWAY 5	0.24 ACRES
GREENWAY 6	0.35 ACRES
TOTAL	1.37 ACRES

SITE STATISTICS

ZONING	R-1C
PROPOSED USE	SINGLE FAM. RES.
AREA OF TRACT	203 AC
NUMBER OF LOTS	539
DENSITY (LOTS/AC)	2.7
SMALLEST LOT (MULTIPLE)	8,500 SF
PARKS & GREEN SPACE	47.49 AC
PONDS	7.35 AC
TOTAL NATURAL AREA	54.84 AC
NEW STREETS	4.63 MILES
NEW SIDEWALK	8.84 MILES

NOTES

1. SOURCE OF TITLE: DB 451-184 (Frazier Realty Company, LLC, 1406 Barnes Mill Rd, Richmond, KY) & DB 730-92 (Fritz Family Trust, 356 Highland Lakes Dr, Richmond, KY)
2. CONTOUR INTERVAL IS 10 FEET.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
4. PROPER SOIL EROSION CONTROL MEASURES MUST BE IN PLACE DURING ALL PHASES OF CONSTRUCTION ACCORDING TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES GUIDELINES.
5. ALL SURFACE WATER AND BUILDING RUNOFF SHALL BE DIRECTED TOWARD CATCH BASINS AND/OR DETENTION AREAS. DETENTION BASINS HAVE BEEN DESIGNED TO ACCOMMODATE STORMWATER RUNOFF FROM ALL LOTS ON THIS PLAN UNDER NORMAL DEVELOPMENT CONDITIONS.
6. DETENTION POND EARTH SURFACES AND SIDE SLOPES SHALL BE COVERED WITH A STAKED SOD BLANKET, TERRA MULCH BLANKET, OR EQUAL AND WATERED UNTIL GRASS IS GROWN.
7. ALL FRONT, SIDE, AND REAR SETBACK AREAS SHALL ALSO SERVE AS UTILITY & DRAINAGE EASEMENTS.
8. ALL UTILITIES ARE TO BE LOCATED WITHIN DESIGNATED SETBACKS WITH THE EXCEPTION OF THOSE ADDITIONAL EASEMENTS SHOWN.
9. SEE RICHMOND UTILITIES INFRASTRUCTURE AND DEVELOPMENT MANUAL (WWW.RICHMONDUTILITIES.COM) FOR UTILITY REQUIREMENTS.
10. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING NEAR ANY AND ALL UTILITIES. RICHMOND UTILITIES PERSONNEL ARE TO BE PRESENT WHILE EXCAVATING. (859-623-2323)
11. BUFFER REQUIREMENTS APPLY TO PROPERTIES ADJOINING DIFFERENT ZONES.
12. GREENSPACE, WALKING TRAILS, AND RECREATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PURPOSE

TO OBTAIN PRELIMINARY APPROVAL FOR THE LAYOUT OF AN EXPANSION TO MAGNOLIA POINTE SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

FLOOD NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 21151C0144D, REVISED 12/21/2017, A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE A, DEFINED AS "AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE LOCAL FLOODPLAIN COORDINATOR SHOULD BE CONTACTED PRIOR TO ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN THE FLOODPLAIN.

811 Know what's below. Call before you dig.

0 200 400 600

SCALE: 1" = 200'

STATE of KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

Digitally signed by Stuart W. Spencer, PLS
Date: 2022.05.11 11:39:55-04'00'

PRELIMINARY PLAT
MAGNOLIA POINTE

CITY OF RICHMOND, MADISON CO, KENTUCKY

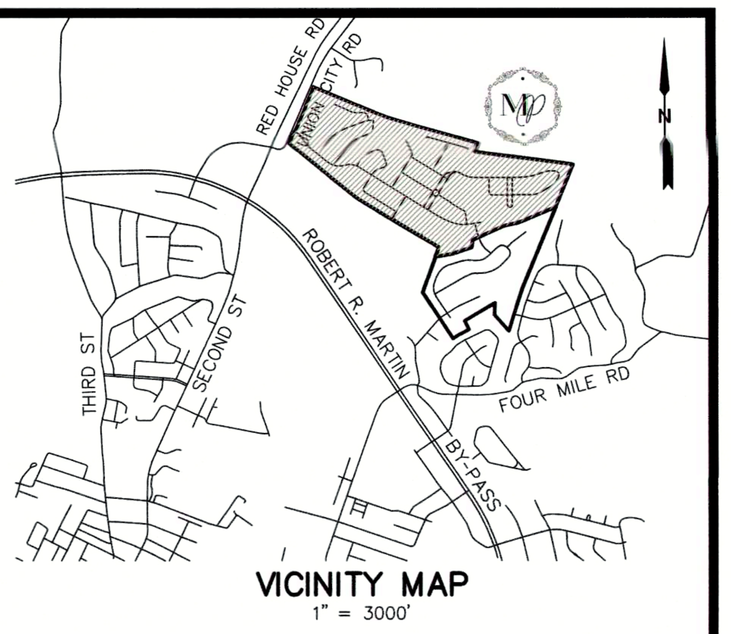
PREPARED FOR:
Magnolia Development, LLC
138 N Keeneland Dr, Suite E
Richmond, KY 40475

311 N 3rd Street
Richmond, KY 40475
859+623-0725
www.spencersurveying.com

SPENCERSURVEYING.COM — PLS — SPENCER LAND SURVEYING

JOB NO: 1390.00 REV: 1/10/2022 DATE: 8/12/2021

DocuSign Envelope ID: B3CAA5D9-A65B-4594-9368-DC40C25E1C2A



LEGEND

- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- SANITARY SEWER
- WATER LINE
- STREAM OR DRAIN
- PSC SERVICE BOUNDARY
- SANITARY SEWER MANHOLE
- UTILITY POLE
- POND OR DEPRESSION
- WOODED AREA OR HEAVY VEGETATION

SOILS TABLE

MAP ID	NAME/DESC.	ACRES	PERCENT
CaB	Caleast silt loam, 2-6% slopes	19.3	6.9%
CaC	Caleast silt loam, 6-12% slopes	104.5	37.3%
CyE	Cynthiana-Rock outcrop complex, 12-30% slopes	128.8	45.9%
FaF	Fairmaount-Rock outcrop complex, 12-30% slopes	5.9	2.1%
FdE	Faywood silt loam, 12-30% slopes	7.0	2.5%
Hu	Huntington silt loam, 0-4% slopes	3.1	1.1%
Ld	Lindside silt loam, 0-2% slopes, occasional flood	10.4	3.7%
uLfC	Lowell-Faywood silt loams, 6-12% slopes	1.3	0.5%
W	Water	0.3	0.1%

PHYSIOGRAPHIC DESCRIPTION

THE SUBJECT PROPERTY CONSISTS OF ROLLING LAND WITH WIDE RIDGES AND WELL DEFINED VALLEYS. THE PROPERTY IS DIVIDED ROUGHLY DOWN THE MIDDLE BY A HIGH RIDGE, CAUSING THE WESTERN PORTION OF THE PROPERTY TO DRAIN WEST INTO DREAMING CREEK AND THE EASTERN PORTION OF THE PROPERTY TO DRAIN EAST INTO OTTER CREEK. ELEVATIONS RANGE FROM 930' AT THE HIGH POINT TO 795' AT THE LOWEST POINT OF DISCHARGE. THE MAJORITY OF AREAS PROPOSED FOR DEVELOPMENT CONTAIN LAND THAT IS GENTLY ROLLING WITH SLOPES TYPICALLY NOT EXCEEDING 15%. FRINGE AREAS THAT WILL BE UNDEVELOPED OR UTILIZED FOR DETENTION CONTAIN SLOPES UP TO 30% OR MORE. BEDROCK IS PREVALANT ON THE ENTIRE PROPERTY, GENERALLY AT DEPTHS BETWEEN 5 AND 15 FEET. BASED ON SOIL TYPES THE GENERAL PERMEABILITY OF SOILS IS "MODERATELY SLOW" WHICH GENERATES MEDIUM RUNOFF ON SLOPES LESS THAT 5% AND HIGH RUNOFF ON GREATER SLOPES. PORTIONS OF THE PROPERTY, WHICH WILL BE MINIMALLY IMPACTED BY DEVELOPMENT, LIE WITHIN A "FLOOD HAZARD AREA", AS DEPICTED, AND ARE SUBJECT TO INUNDATION BY FLOOD WATERS.

0 200 400 600
SCALE: 1" = 200'

811 Know what's below. Call before you dig.

STATE of KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

Digitally signed by Stuart W. Spencer, PLS
Date: 2022.05.11 11:39:44-04'00'

PRELIMINARY PLAT
MAGNOLIA POINTE

CITY OF RICHMOND, MADISON CO, KENTUCKY

PREPARED FOR:
Magnolia Development, LLC
138 N Keeneland Dr, Suite E
Richmond, KY 40475

311 N 3rd Street
Richmond, KY 40475
859+623-0725
www.spencersurveying.com

REV: 1/10/2022
JOB NO: 1390.00 DATE: 8/12/2021

SPENCER LAND SURVEYING PLS SPENCERSURVEYING.COM

DocuSign Envelope ID: B3CAA5D9-A65B-4594-9368-DC40C25E1C2A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°07'27" W	9.42'
L2	N 63°02'52" W	21.15'
L3	S 89°00'56" W	13.00'
L4	N 15°13'05" E	39.58'
L5	S 15°13'05" W	25.00'
L6	S 15°13'05" W	25.00'
L7	N 31°20'43" E	20.54'
L8	S 22°39'44" W	39.64'
L9	S 31°20'43" W	80.59'
L10	N 30°21'55" E	25.00'
L11	N 84°27'04" W	40.31'
L12	N 08°26'51" W	69.35'
L13	S 84°19'54" W	76.81'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	250.00'	50.63'	N 14°40'41" W	50.55'	11°36'16"
C2	500.00'	242.92'	N 84°57'27" W	240.54'	27°50'11"
C3	750.00'	162.12'	N 64°50'49" W	161.80'	12°23'05"
C4	50.00'	47.48'	N 36°04'49" W	45.72'	54°24'32"
C5	500.00'	91.70'	N 58°01'51" W	91.57'	10°30'27"
C6	500.00'	51.29'	N 55°42'57" W	51.27'	5°52'39"
C7	162.00'	242.05'	N 74°08'56" E	220.15'	85°36'25"
C8	350.00'	170.65'	S 77°00'58" E	168.97'	27°56'12"
C9	1,000.00'	413.92'	N 77°09'28" E	410.97'	23°42'57"
C10	500.00'	282.02'	N 81°27'31" E	278.30'	32°19'03"
C11	75.00'	135.72'	S 30°32'35" E	117.94'	103°40'44"
C12	250.00'	160.33'	S 39°40'06" W	157.59'	36°44'39"
C13	250.00'	135.15'	S 73°31'41" W	133.51'	30°58'30"
C14	40.00'	62.83'	S 44°00'56" W	56.57'	90°00'00"
C15	40.00'	62.83'	N 45°59'04" W	56.57'	90°00'00"
C16	50.00'	78.54'	N 45°59'04" W	70.71'	90°00'00"
C17	198.50'	140.63'	N 83°20'36" W	137.70'	40°35'28"
C18	100.00'	78.57'	S 53°51'12" W	76.56'	45°00'57"
C19	250.00'	70.37'	N 23°16'54" E	70.14'	16°07'39"
C20	75.00'	70.44'	N 04°26'15" E	67.88'	53°48'57"
C21	250.00'	174.40'	N 51°19'50" E	170.89'	39°58'14"
C22	50.00'	78.54'	N 26°18'57" E	70.71'	90°00'00"
C23	100.00'	165.81'	N 66°11'03" W	147.46'	95°00'00"
C24	355.00'	168.75'	S 52°41'54" W	167.16'	27°14'07"
C25	250.00'	71.64'	S 30°52'17" W	71.39'	16°25'06"
C26	350.00'	53.04'	N 62°59'46" W	52.99'	8°40'59"
C27	350.00'	252.41'	N 87°59'53" W	246.98'	41°19'14"
C28	350.00'	228.51'	N 89°57'18" W	224.47'	37°24'25"
C29	350.00'	125.51'	N 60°58'41" W	124.84'	20°32'49"
C30	680.00'	323.23'	N 52°41'54" E	320.20'	27°14'07"
C31	100.00'	106.06'	N 35°55'57" E	101.16'	60°46'02"
C32	250.00'	61.07'	S 88°33'02" W	60.92'	13°59'47"
C33	250.00'	55.35'	S 75°12'34" W	55.24'	12°41'11"
C34	100.00'	152.23'	N 52°03'29" W	137.95'	87°13'15"
C35	300.00'	146.25'	N 81°42'10" W	144.81'	27°55'53"
C36	750.00'	389.89'	S 53°58'24" W	385.52'	29°47'08"
C37	350.00'	108.07'	N 41°51'30" W	107.65'	17°41'32"
C38	250.00'	150.74'	N 50°17'08" W	148.46'	34°32'46"
C39	50.00'	79.40'	S 14°08'41" E	71.31'	90°58'48"
C40	50.00'	78.54'	N 13°39'17" W	70.71'	90°00'00"

STATE of KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

Digitally signed by Stuart W. Spencer, PLS
Date: 2022.05.11 11:39:31-04'00'

PRELIMINARY PLAT
MAGNOLIA POINTE
CITY OF RICHMOND, MADISON CO, KENTUCKY

PREPARED FOR:
Magnolia Development, LLC
138 N Keeneland Dr, Suite E
Richmond, KY 40475

311 N 3rd Street
Richmond, KY 40475
859+623-0725
www.spencersurveying.com

SPENCERSURVEYING.COM
PLS
SPENCER
LAND SURVEYING

JOB NO: 1390.00 REV: 1/10/2022 DATE: 8/12/2021

DocuSign Envelope ID: B3CAA5D9-A65B-4594-9368-DC40C25E1C2A

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	250.00'	50.63'	N 14°40'41" W	50.55'	11°36'16"
C2	500.00'	242.92'	N 84°57'27" W	240.54'	27°50'11"
C3	750.00'	162.12'	N 64°50'49" W	161.80'	12°23'05"
C4	50.00'	47.48'	N 36°04'49" W	45.72'	54°24'32"
C5	500.00'	91.70'	N 58°01'51" W	91.57'	10°30'27"
C6	500.00'	51.29'	N 55°42'57" W	51.27'	5°52'39"
C7	162.00'	242.05'	N 74°08'56" E	220.15'	85°36'25"
C8	350.00'	170.65'	S 77°00'58" E	168.97'	27°56'12"
C9	1,000.00'	413.92'	N 77°09'28" E	410.97'	23°42'57"
C10	500.00'	282.02'	N 81°27'31" E	278.30'	32°19'03"
C11	75.00'	135.72'	S 30°32'35" E	117.94'	103°40'44"
C12	250.00'	160.33'	S 39°40'06" W	157.59'	36°44'39"
C13	250.00'	135.15'	S 73°31'41" W	133.51'	30°58'30"
C14	40.00'	62.83'	S 44°00'56" W	56.57'	90°00'00"
C15	40.00'	62.83'	N 45°59'04" W	56.57'	90°00'00"
C16	50.00'	78.54'	N 45°59'04" W	70.71'	90°00'00"
C17	198.50'	140.63'	N 83°20'36" W	137.70'	40°35'28"
C18	100.00'	78.57'	S 53°51'12" W	76.56'	45°00'57"
C19	250.00'	70.37'	N 23°16'54" E	70.14'	16°07'39"
C20	75.00'	70.44'	N 04°26'15" E	67.88'	53°48'57"
C21	250.00'	174.40'	N 51°19'50" E	170.89'	39°58'14"
C22	50.00'	78.54'	N 26°18'57" E	70.71'	90°00'00"
C23	100.00'	165.81'	N 66°11'03" W	147.46'	95°00'00"
C24	355.00'	168.75'	S 52°41'54" W	167.16'	27°14'07"
C25	250.00'	71.64'	S 30°52'17" W	71.39'	16°25'06"
C26	350.00'	53.04'	N 62°59'46" W	52.99'	8°40'59"
C27	350.00'	252.41'	N 87°59'53" W	246.98'	41°19'14"
C28	350.00'	228.51'	N 89°57'18" W	224.47'	37°24'25"
C29	350.00'	125.51'	N 60°58'41" W	124.84'	20°32'49"
C30	680.00'	323.23'	N 52°41'54" E	320.20'	27°14'07"
C31	100.00'	106.06'	N 35°55'57" E	101.16'	60°46'02"
C32	250.00'	61.07'	S 88°33'02" W	60.92'	13°59'47"
C33	250.00'	55.35'	S 75°12'34" W	55.24'	12°41'11"
C34	100.00'	152.23'	N 52°03'29" W	137.95'	87°13'15"
C35	300.00'	146.25'	N 81°42'10" W	144.81'	27°55'53"
C36	750.00'	389.89'	S 53°58'24" W	385.52'	29°47'08"
C37	350.00'	108.07'	N 41°51'30" W	107.65'	17°41'32"
C38	250.00'	150.74'	N 50°17'08" W	148.46'	34°32'46"
C39	50.00'	79.40'	S 14°08'41" E	71.31'	90°58'48"
C40	50.00'	78.54'	N 13°39'17" W	70.71'	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°07'27" W	9.42'
L2	N 63°02'52" W	21.15'
L3	S 89°00'56" W	13.00'
L4	N 15°13'05" E	39.58'
L5	S 15°13'05" W	25.00'
L6	S 15°13'05" W	25.00'
L7	N 31°20'43" E	20.54'
L8	S 22°39'44" W	39.64'
L9	S 31°20'43" W	80.59'
L10	N 30°21'55" E	25.00'
L11	N 84°27'04" W	40.31'
L12	N 08°26'51" W	69.35'
L13	S 84°19'54" W	76.81'

STATE of KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

Digitally signed by Stuart W. Spencer, PLS
Date: 2022.05.11 11:39:20-04'00'

PRELIMINARY PLAT
MAGNOLIA POINTE

CITY OF RICHMOND, MADISON CO, KENTUCKY

PREPARED FOR:
Magnolia Development, LLC
138 N Keeneland Dr, Suite E
Richmond, KY 40475

311 N 3rd Street
Richmond, KY 40475
859+623-0725
www.spencersurveying.com

REV: 1/10/2022
JOB NO: 1390.00 DATE: 8/12/2021

SPENCERSURVEYING.COM PLS SPENCER LAND SURVEYING