

LEGEND

- RFB - REBAR FOUND
- RBS - REBAR SET
- MNS - MAG NAIL SET
- MNF - MAG NAIL FOUND
- △ MAG SPIKE SET (CENTERLINE)
- NOT SET (WITNESSED PER DETAIL)
- 100 STREET ADDRESS
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- M CLUSTER MAILBOX (CBU) LOCATION
- ① 16-BOX CBU TO SERVE LOTS 167-176, 214-218, 193
- ② 16-BOX CBU TO SERVE LOTS 194-201, 219-226
- 1 INDICATES NUMBER OF SHADE TREES REQUIRED PER LOT

FLOOD NOTE

According to FEMA Flood Insurance Rate Map (FIRM) no. 21151C0144D, revised December 21, 2017, the property plotted hereon lies in Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this Final Plat, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other public land shown hereon for public use.

UTILITY APPROVAL SIGNATURES

STEVEN SMITH  
SPECTRUM CABLE  
4/6/2023  
DATE

SCOTT ALTHAUSER  
RICHMOND UTILITIES  
4/6/2023  
DATE

NICHOLAS DAWSON  
AT&T  
4/6/2023  
DATE

CLARK ENERGY  
4/6/2023  
DATE

JONATHAN LANE  
KENTUCKY UTILITIES  
4/12/2023  
DATE

MARK BLACKBURN  
USPS  
4/10/2023  
DATE

RICHMOND FIRE DEPARTMENT

The project depicted hereon is located in the area of responsibility of the Richmond Fire Department and the fire hydrants, spacing, and accessibility meet the requirements of this department.

BRINT NELSON  
RICHMOND FIRE CHIEF  
4/6/2023  
DATE

RICHMOND CITY PLANNER

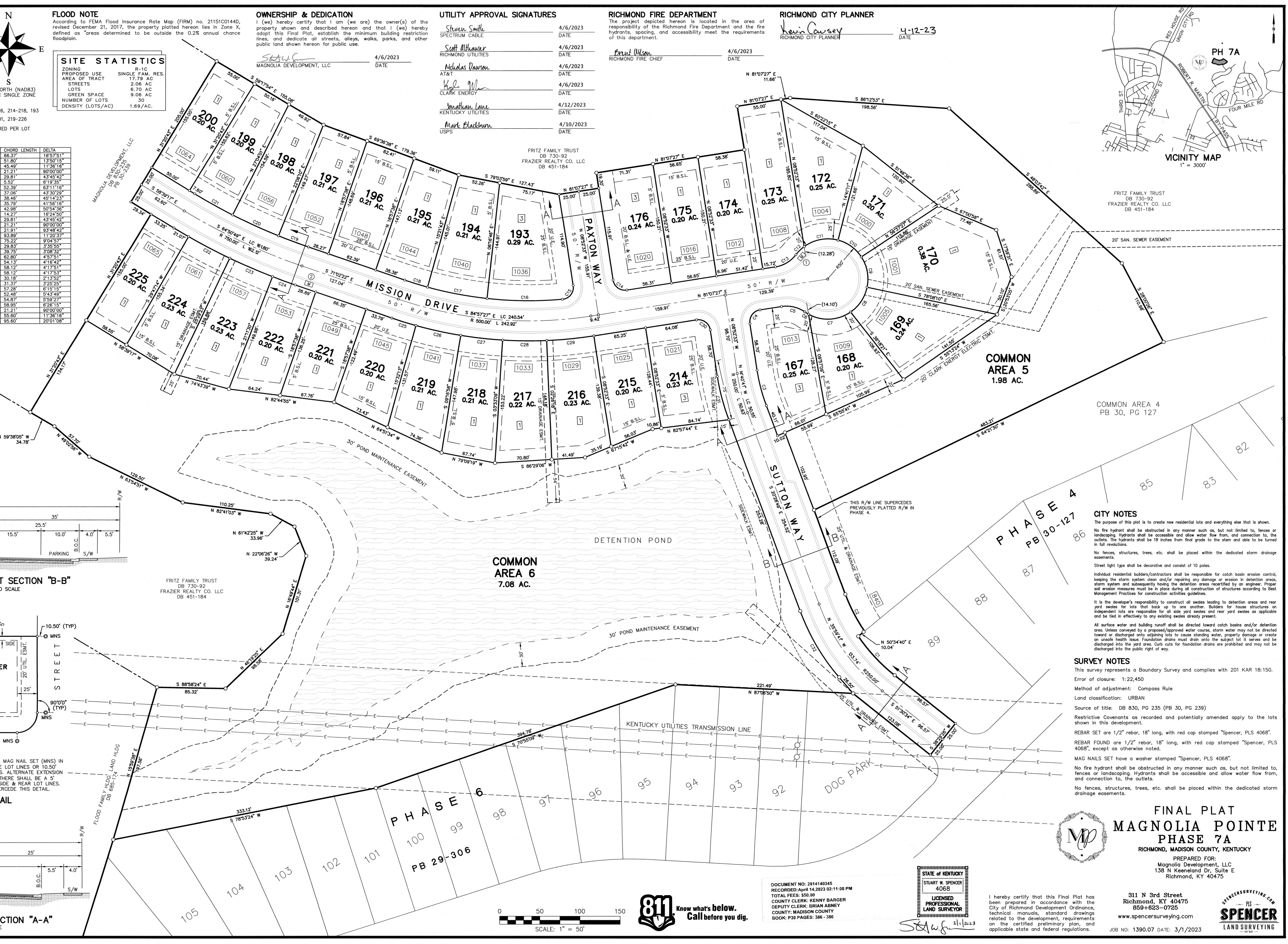
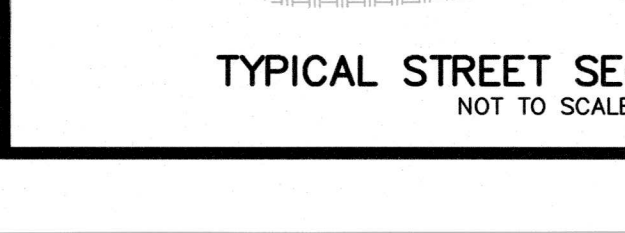
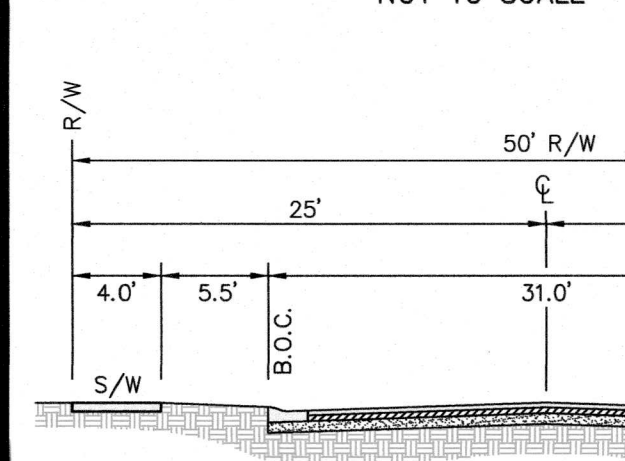
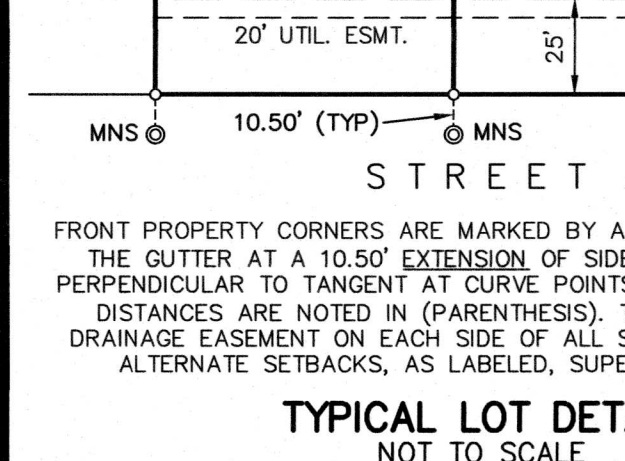
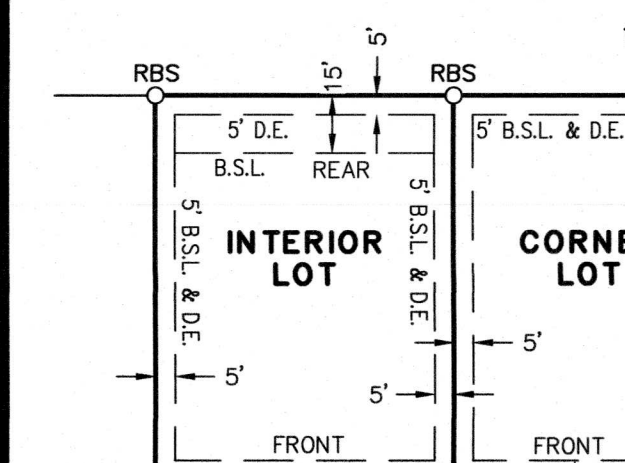
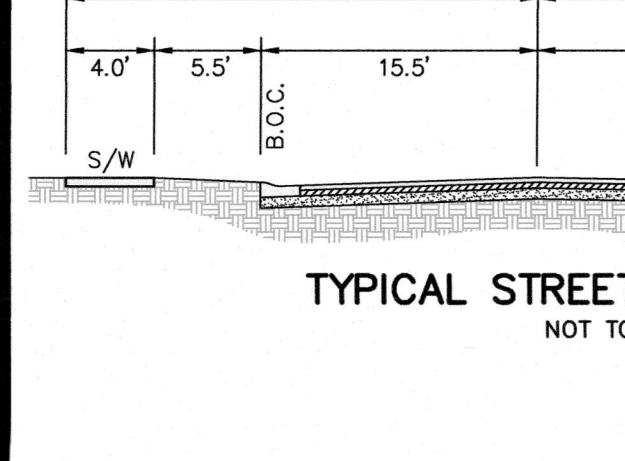
KEVIN CURSEY  
RICHMOND CITY PLANNER  
4-12-23  
DATE

SITE STATISTICS

ZONING	R-1C
PROPOSED USE	SINGLE FAM. RES.
AREA OF TRACT	17.79 AC.
STREETS	2.06 AC.
LOTS	6.70 AC.
GREEN SPACE	9.06 AC.
NUMBER OF LOTS	30
DENSITY (LOTS/AC)	1.69/AC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	225.00'	68.62'	N 43°01'38" W	68.37'	163°51'1"
C2	215.00'	51.92'	N 27°23'57" W	51.80'	135°01'15"
C3	225.00'	45.57'	N 14°40'41" W	45.49'	11°36'16"
C4	15.00'	23.56'	N 36°07'27" E	21.21'	90°00'00"
C5	40.00'	30.55'	S 76°59'42" E	29.81'	43°45'42"
C6	50.00'	5.52'	S 58°16'38" E	5.52'	6°19'35"
C7	50.00'	55.14'	N 86°57'56" E	52.39'	63°11'16"
C8	50.00'	37.97'	N 33°37'04" E	37.08'	43°30'29"
C9	50.00'	39.48'	N 10°45'22" W	38.46'	45°14'23"
C10	50.00'	36.60'	N 54°20'41" W	35.79'	41°56'16"
C11	50.00'	44.43'	S 79°13'53" W	42.88'	50°54'36"
C12	50.00'	14.32'	S 45°34'10" W	14.27'	16°24'50"
C13	40.00'	30.55'	S 59°14'36" W	29.81'	43°45'42"
C14	15.00'	23.56'	N 53°52'33" W	21.21'	90°00'00"
C15	15.00'	24.56'	S 38°01'48" W	21.91'	93°48'42"
C16	475.00'	94.04'	N 88°23'32" W	93.88'	11°20'37"
C17	475.00'	75.30'	N 79°10'45" W	75.22'	9°04'57"
C18	475.00'	29.83'	N 72°50'19" W	29.83'	3°35'35"
C19	725.00'	39.76'	N 69°28'08" W	39.75'	3°08'32"
C20	725.00'	62.81'	N 65°24'55" W	62.80'	4°57'51"
C21	725.00'	54.14'	N 60°47'58" W	54.13'	4°18'42"
C22	775.00'	58.13'	S 62°21'41" E	58.12'	4°17'53"
C23	775.00'	58.14'	S 66°39'33" E	58.12'	4°17'53"
C24	775.00'	30.18'	S 68°55'26" E	30.18'	2°13'52"
C25	525.00'	31.37'	S 72°40'04" E	31.37'	3°25'25"
C26	525.00'	57.31'	S 77°35'24" E	57.28'	6°15'15"
C27	525.00'	52.51'	S 83°34'56" E	52.48'	5°43'49"
C28	525.00'	58.89'	S 89°26'34" E	58.87'	5°59'27"
C29	525.00'	58.99'	N 84°20'35" E	58.98'	6°26'15"
C30	15.00'	23.56'	S 53°52'33" E	21.21'	90°00'00"
C31	275.00'	55.70'	S 14°40'41" E	55.60'	11°36'16"
C32	275.00'	96.08'	S 30°29'23" E	95.60'	20°01'08"



CITY NOTES

The purpose of this plat is to create new residential lots and everything else that is shown.

No fire hydrant shall be obstructed in any manner such as, but not limited to, fences or landscaping. Hydrants shall be accessible and allow water flow from, and connection to, the outlets. The hydrants shall be 18 inches from final grade to the stem and also be turned in full revolutions.

No fences, structures, trees, etc. shall be placed within the dedicated storm drainage easements.

Street light type shall be decorative and consist of 10 poles.

Individual residential builders/contractors shall be responsible for catch basin erosion control, keeping the storm system clean and/or repairing any damage or erosion in detention areas, storm system and subsequently having the detention areas recertified by an engineer. Proper soil erosion measures must be in place during all construction of structures according to Best Management Practices for construction activities guidelines.

It is the developer's responsibility to construct all swales leading to detention areas and rear yard swales for lots that back up to one another. Builders for house structures on independent lots are responsible for all side yard swales and rear yard swales as applicable and be tied in effectively to any existing swales already present.

All surface water and building runoff shall be directed toward catch basins and/or detention areas. Unless conveyed by a proposed/approved water course, storm water may not be directed toward or discharged onto adjoining lots to cause standing water, property damage or create an unsafe health issue. Foundation drains must drain into the subject lot it serves and be discharged into the yard area. Curb cuts for foundation drains are prohibited and may not be discharged into the public right of way.

SURVEY NOTES

This survey represents a Boundary Survey and complies with 201 KAR 18:150.

Error of closure: 1:22,450

Method of adjustment: Compass Rule

Land classification: URBAN

Source of title: DB 830, PG 235 (PB 30, PG 239)

Restrictive Covenants as recorded and potentially amended apply to the lots shown in this development.

REBAR SET are 1/2" rebar, 18" long, with red cap stamped "Spencer, PLS 4068".

REBAR FOUND are 1/2" rebar, 18" long, with red cap stamped "Spencer, PLS 4068", except as otherwise noted.

MAG NAILS SET have a washer stamped "Spencer, PLS 4068".

No fire hydrant shall be obstructed in any manner such as, but not limited to, fences or landscaping. Hydrants shall be accessible and allow water flow from, and connection to, the outlets.

No fences, structures, trees, etc. shall be placed within the dedicated storm drainage easements.

FINAL PLAT  
MAGNOLIA POINTE  
PHASE 7A  
RICHMOND, MADISON COUNTY, 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

JOB NO: 1390.07 DATE: 3/1/2023

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

I hereby certify that this Final Plat has been prepared in accordance with the City of Richmond Development Ordinance, technical manuals, standard drawings related to the development, requirements on the certified preliminary plan, and applicable state and federal regulations.

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

SCALE: 1" = 50'

DOCUMENT NO: 2014140345  
RECORDED: April 14, 2023 02:11:00 PM  
TOTAL FEES: \$50.00  
COUNTY CLERK: KENNY BARGER  
DEPUTY CLERK: BRIAN ABNEY  
COUNTY: MADISON COUNTY  
BOOK: P30 PAGES: 386 - 386