

LEGEND

- RBF - REBAR FOUND
- RBS - REBAR SET
- ⊙ MNS - MAG NAIL SET
- ⊙ MNF - MAG NAIL FOUND
- ⚠ MAG SPIKE SET (CENTERLINE)
- NOT SET (WITNESSED PER DETAIL)
- 1120 STREET ADDRESS
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- U.E. GENERAL UTILITY EASEMENT
- M CLUSTER MAILBOX (CBU) LOCATION



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".

SITE STATISTICS

ZONING	R-1C
PROPOSED USE	SINGLE FAM. RES.
AREA OF TRACT	11.80 AC
STREETS	2.02 AC
LOTS	7.64 AC
GREEN SPACE	2.14 AC
NUMBER OF LOTS	37
DENSITY (LOTS/AC)	3.14/AC

CITY OF RICHMOND

Administrative Official Signature
ADMINISTRATIVE OFFICIAL
DATE

UTILITY APPROVAL SIGNATURES

Scott Althaus 5/12/2023
RICHMOND UTILITIES
DATE

Jonathan Lane 5/11/2023
KENTUCKY UTILITIES
DATE

Kyle Mann 5/11/2023
CLARK ENERGY
DATE

Steven Smith 5/11/2023
SPECTRUM CABLE
DATE

Nicholas Dawson 5/11/2023
AT&T
DATE

Mark Blackburn 5/17/2023
USPS
DATE

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, easements, and other public land shown hereon for public use.

Stacy G. 5/11/2023
MAGNOLIA DEVELOPMENT, LLC
DATE

Dawn Pharis 5/11/2023
FRAZIER REALTY CO., LLC
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.

Ernst Wilson 5/12/2023
RICHMOND FIRE CHIEF
DATE

RICHMOND CITY PLANNER

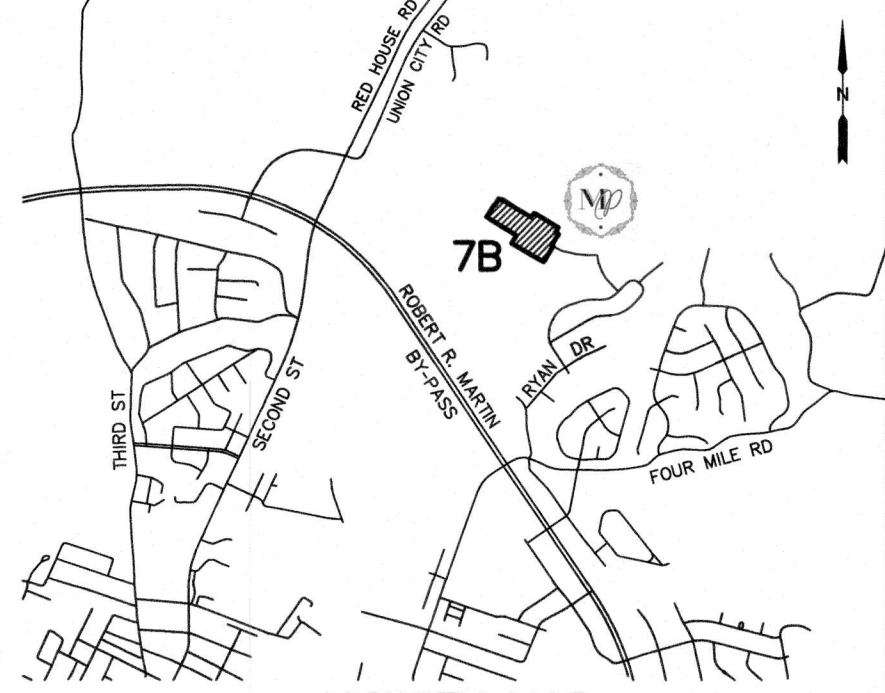
Kevin Consey 5/11/2023
RICHMOND CITY PLANNER
DATE

SURVEY NOTES

This plat is based on 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 fences, structures, trees, etc. shall be placed within the dedicated storm drainage easements which contain underground stormwater infrastructure.

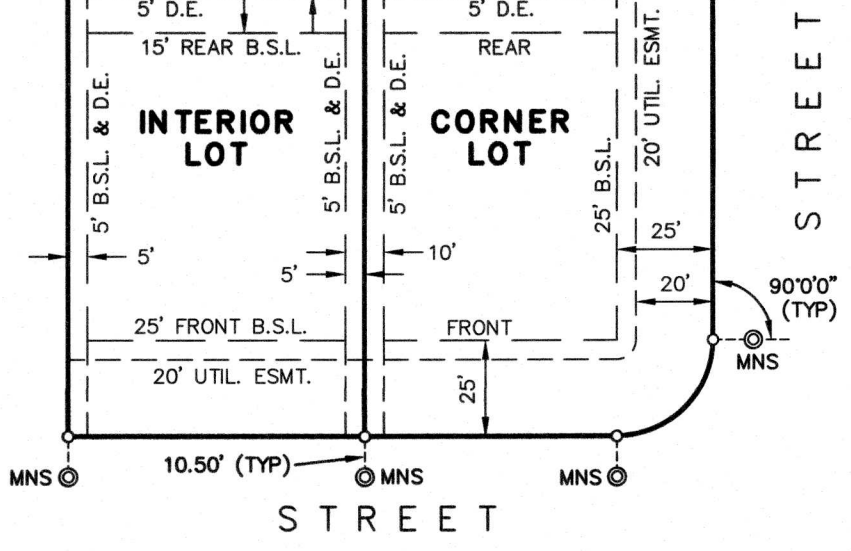
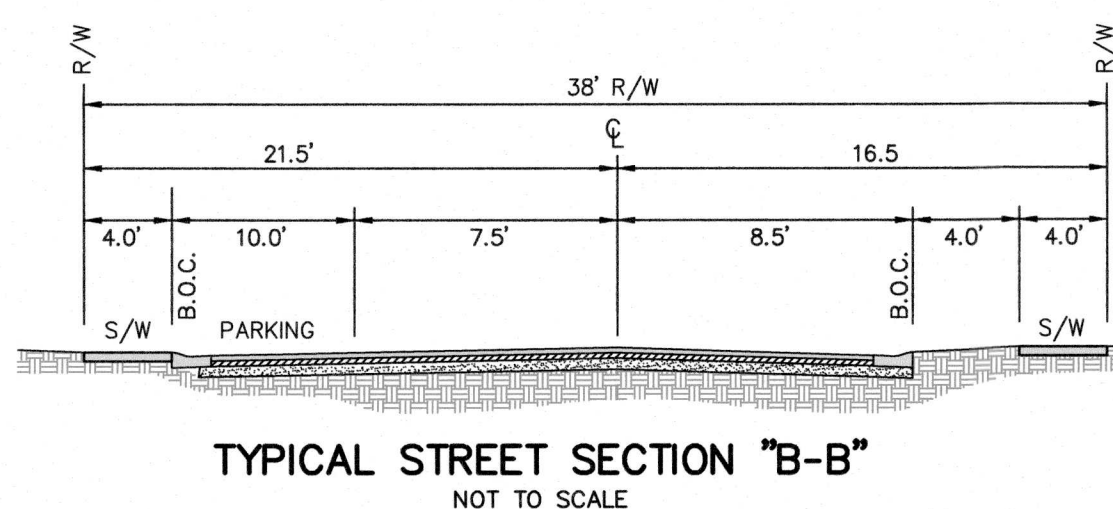
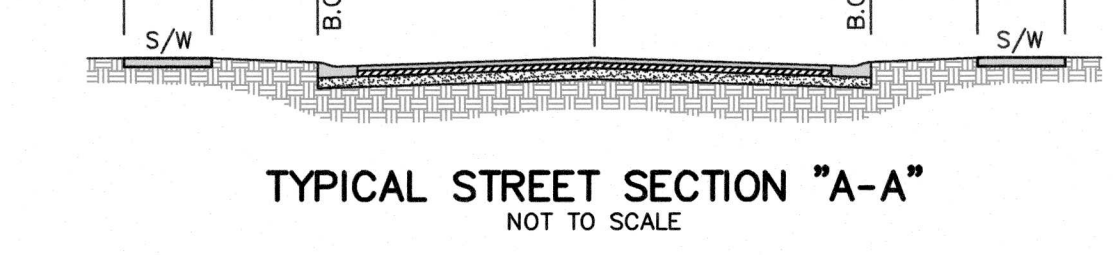
CITY NOTES

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 able to 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 area. 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 onto 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.

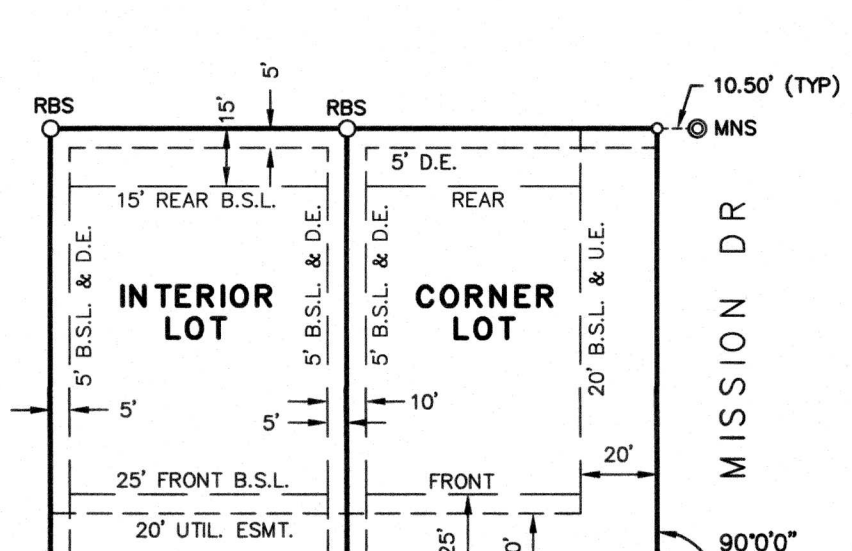


CURVE TABLE

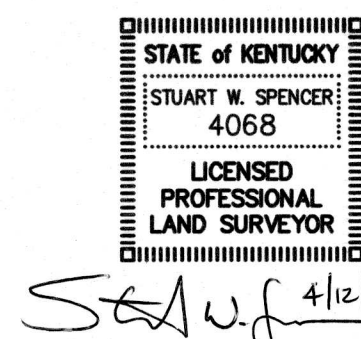
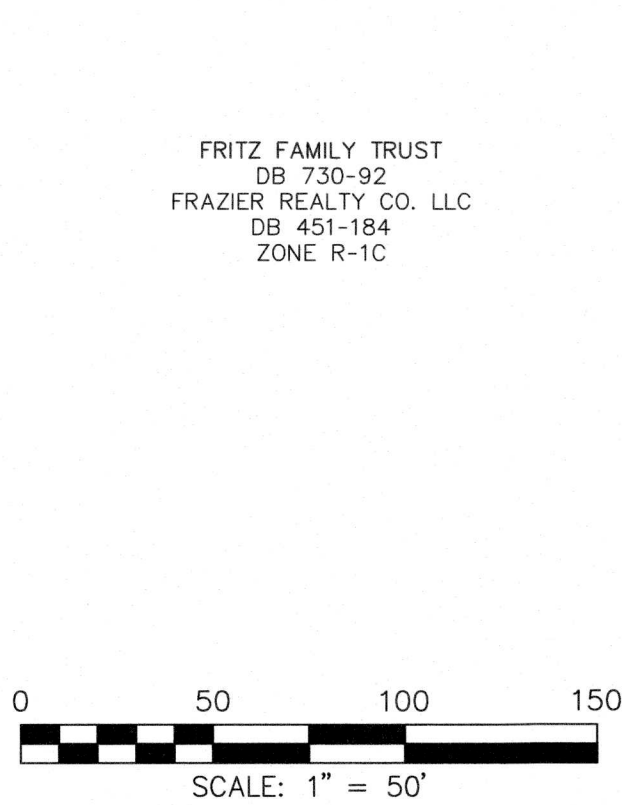
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	15.00'	23.56'	N 76°20'43" E	21.21'	90°00'00"
C2	15.00'	23.56'	S 13°39'17" E	21.21'	90°00'00"
C3	15.00'	23.56'	S 13°39'17" E	21.21'	90°00'00"
C4	15.00'	23.56'	N 76°20'43" E	21.21'	90°00'00"



FRONT PROPERTY CORNERS ARE MARKED BY A MAG NAIL SET (MNS) IN THE GUTTER AS AN EXTENSION OF SIDE LOT LINES OR PERPENDICULAR TO TANGENT AT CURVE POINTS. ALTERNATE EXTENSION DISTANCES ARE NOTED IN (PARENTHESIS). THERE SHALL BE A 5' DRAINAGE EASEMENT ON EACH SIDE OF ALL SIDE & REAR LOT LINES.
ANY ALTERNATE SETBACKS, AS LABELED, SUPERCEDE THIS DETAIL.



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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.



FINAL PLAT
MAGNOLIA POINTE
PHASE 7B
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: 4/12/2023
SPENCER
LAND SURVEYING