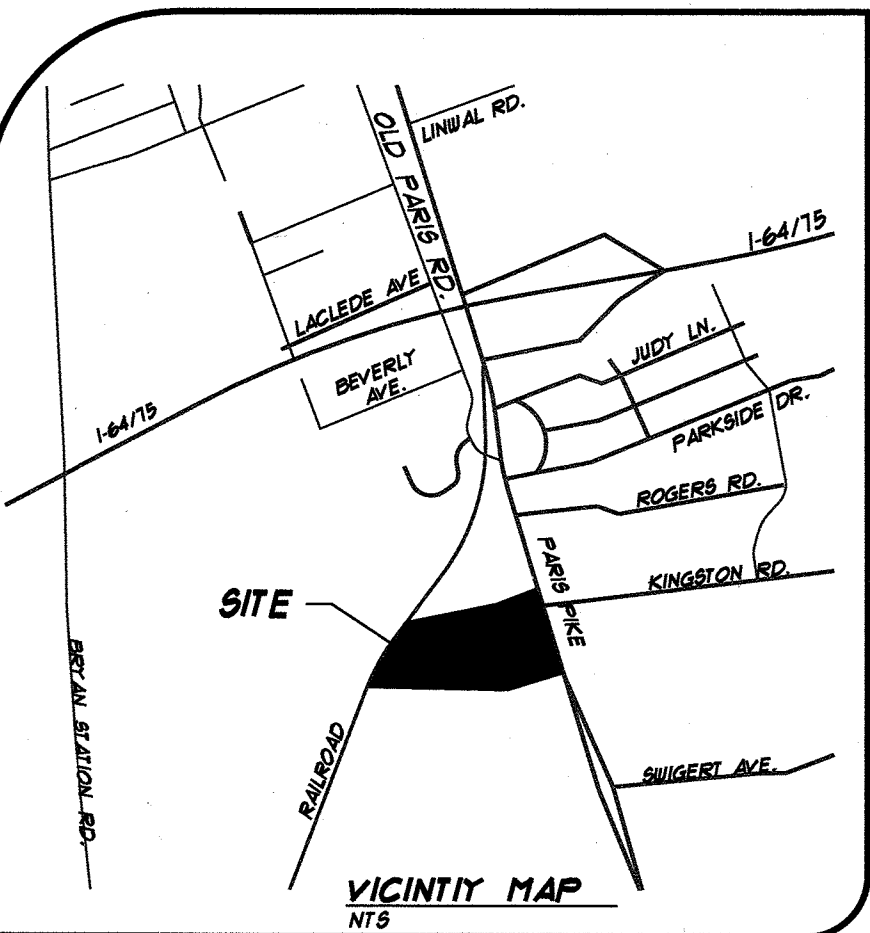




NOTES:

1. ALL DISTANCES IN CURVES ARE ARC DISTANCES.
2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND ARTICLES 18 & 19 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 RUBBAGE 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.
4. THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING LARGE SPECIES (45' O.C.) IN PLANTING STRIPS 1' WIDE OR LARGER.
 1. ACER SACCHARUM (SUGAR MAPLE)
 2. URDODENDRON TULIPIFERA (TULIP POPLAR)
 3. QUERCUS BICOLOR (SWAMP WHITE OAK)
 4. QUERCUS SHUMARDII (SHUMARD OAK)
 5. TILIA CORDATA (LINDEN)
 6. LIQUIDAMBAR STRACIPILIA (SWEET GUM) MALE ONLY
 7. FAGUS GRANDIFOLIA (BEECH)
5. INDICATES NO. OF STREET TREES REQUIRED ON LOT.
6. A TOTAL OF 221 TREES TO BE PLANTED.
7. STREET TREES SHALL BE LOCATED PER THE STREET CROSS SECTIONS. STREET TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE THAT THIS PLAN IS RECORDED. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 75 OR 75%, WHICHEVER IS GREATER.
8. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
9. THERE IS TO BE A 3' DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAIN ON THIS PLAN, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND THAT NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S 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.
10. BUILDINGS MAY ENCRUMBER THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 18 OF THE ZONING ORDINANCE.
11. DETENTION AND WATER QUALITY ARE PROVIDED ON-SITE.
12. 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 RAINFALL LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE SEWER LINE.
13. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR LINE CROSSINGS.
14. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
15. THERE SHALL BE ONLY ONE DWELLING UNIT PER LOT.
16. A TREE PROTECTION AREA DESIGNATION DOES NOT PROHIBIT THE NECESSARY REMOVAL OF EXOTIC INVASIVE, DAMAGED, DISEASED OR DEAD PLANT MATERIAL. CORRECTIVE PRUNING AND CONTINUAL MAINTENANCE WITHIN THE TREE PROTECTION AREA IS REQUIRED TO ENSURE A HEALTHY, ATTRACTIVE AND ACCESSIBLE LANDSCAPE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SIGNAGE IN ACCORDANCE WITH MUTCD STANDARDS UNTIL THE FINAL SURFACE HAS BEEN PLACED ON THE ROADWAY.
18. IN ACCORDANCE WITH PLANS APPROVED BY THE LUPICS 2 LARGE TREES PER LOT (OR EQUIVALENT AREA WITH SMALLER SPECIES TREES) IN ADDITION TO STREET TREES IS REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS ON MJBUB-14-00001.
19. NO LOT SHALL HAVE DIRECT ACCESS TO PARIS PIKE.
20. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE MAINTENANCE OF THE PRIVATE STREET AND COMMON AREAS/FEATURES.
21. THE PLANNING COMMISSION GRANTED A WAIVER OF REGULATION 6-8 (G.N.I.), APPROVING THE LAYOUT SHOWN ADJACENT TO THE LUPIC PARK PROPERTY TO THE EAST.
22. MEANDERING 10' PATH SHALL NOT GET CLOSER THAN 1' TO THE DRIVING LANES OF PARIS PIKE. LOCATION TO BE DETERMINED WITH CONSTRUCTION PLANS.
23. REQUIRED SCREENING ALONG THE RAILROAD TRACKS SHALL BE INSTALLED PRIOR TO A CERTIFICATION OF OCCUPANCY FOR ANY OF THE LOTS 112-16.
24. THE EXISTING POND SHARED WITH THE MCLAUGHLIN PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS (LOTS 3 & 4).
25. THE 10' PEDESTRIAN PATH ALONG PARIS PIKE AND ABBOTT HILL TRAIL SHALL BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY FOR LOTS 1, 39, 39, 44, 50, 51, 52, 53, OR 54.
26. LOTS 55, 56, 57, 58, 59, 60, 61 & 62: UTILITY COMPANIES SHALL HAVE ACCESS TO OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 256-9889
FACSIMILE (859) 256-9887

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	100.00'	79.84'	11.14'	N 54°03'17" W
C2	100.00'	142.39'	130.66'	N 98°30'09" W
C3	108.00'	333.90'	208.36'	N 84°10'00" E
C4	100.00'	142.71'	130.39'	N 17°56'04" E
C5	108.00'	346.23'	328.36'	S 84°10'07" W
C6	100.00'	93.97'	90.39'	N 64°16'39" W
C7	100.00'	24.80'	24.18'	N 47°04'33" W
C8	150.00'	63.70'	62.73'	N 37°33'30" W
C9	150.00'	85.38'	84.81'	N 36°54'39" W
C10	100.00'	12.17'	10.56'	N 57°17'14" W
C11	100.00'	151.08'	141.42'	N 57°17'14" E
C12	102.00'	160.37'	144.79'	N 8°47'40" W
C13	151.00'	41.58'	41.18'	N 27°48'08" W
C14	102.00'	24.88'	24.10'	N 47°39'17" E

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2000 MERIDIAN ROAD
P.O. BOX 1471
LEXINGTON, KY 40512
(859) 256-1715

KENTUCKY AMERICAN WATER COMPANY
1700 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 265-1286

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
(859) 381-4124

WINDSTREAM
120 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY 40505
(859) 381-4124

METRONET
3350 ELAZER PARKWAY
SUITE 100
LEXINGTON, KY 40509
(812) 916-1079

ALL STORM SEWERS AND STORM SEWER EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.

AN OVERFLOW SWALE SHALL BE CONSTRUCTED BY THE HOME BUILDER AND MAINTAINED BY THE HOME OWNER. THE DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS NOTED WITH (A) DURING HOME CONSTRUCTION. A MINIMUM WIDTH AT THE FLOWLINE OF ONE FOOT AND A MINIMUM LONGITUDINAL SLOPE OF 1.0% (DEVIATIONS FROM THESE MINIMUMS CAN OCCUR WITH THE DIVISION OF ENGINEERING'S APPROVAL). THE SWALE SHALL BE PLACED AT AN ELEVATION AT LEAST ONE FOOT BELOW THE FINISHED FLOOR ELEVATION, LOWEST GRAVEL SPACE OR BUILDING OPENING ADJACENT TO THE SWALE. CONFIRMATION OF THIS REQUIREMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER AT OCCUPANCY PERMIT STAGE.

*MINIMUM FLOOD PROTECTION ELEVATIONS

MINIMUM FLOOD PROTECTION ELEVATIONS ARE ESTABLISHED AT THE DIRECTION OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, BASED ON STANDARDS AND AS A PREREQUISITE TO APPROVAL FOR RECORDING. THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATIONS THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS FOR ALL NEW STRUCTURES. THE LOWEST FLOOD ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION. GRAVEL SPACE ENTRANCES, FOUNDATION VENTS, BASEMENT WINDOW SILLS, THE TOP LANDING OR OUTSIDE STAIRWAYS LEADING TO BASEMENTS AND OTHER OPENINGS TO THE STRUCTURE SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

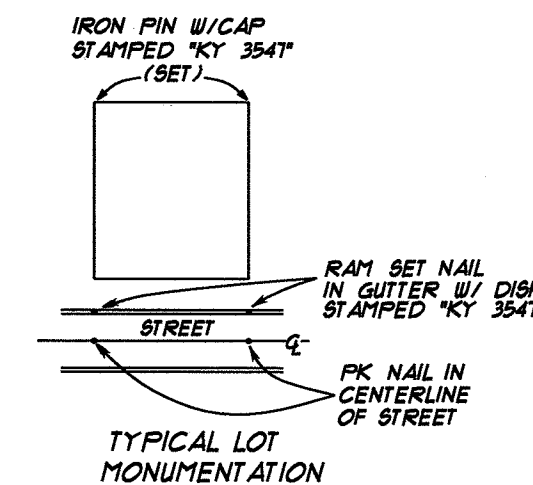
LOT	ELEVATION
3, 4	1000.0'
6, 9	997.0'
16, 17	984.0'
22	988.0'
50	1007.0'
53	1003.0'

PRIVATE STREET AND ACCESS EASEMENT RESPONSIBILITIES OF OWNERS:

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE PRIVATE STREETS (OR ACCESS EASEMENTS) SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE PRIVATE STREET (OR ACCESS EASEMENT), AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) BE CHANGED TO PUBLIC STREETS, THE OWNER DO FULLY AGREE THAT BEFORE ACCEPTANCE OF SUCH STREETS (OR ACCESS EASEMENTS) BY THE URBAN COUNTY GOVERNMENT, THE OWNER SHALL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE STREETS (OR ACCESS EASEMENTS) FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IF AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE STREETS (OR ACCESS EASEMENTS) SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS' EXPENSE IN MAKING SUCH STREETS (OR ACCESS EASEMENTS) CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER: *Jeannie McLaughlin*

DATE: 8/19/2026



SURVEY DATE: OCT. 2023, AUGUST 2026
HORIZONTAL AND VERTICAL CONTROL WERE DETERMINED FROM GLOBAL POSITIONING SYSTEM METHODS USING TRIMBLE R10I ROVER W/ GLOPASS, ACCESSING TRIMBLE NET RS BASE STATION WITH A RELATIVE PRECISION OF 1:0.021:100 PPM.
HORIZONTAL DATUM: NAD83, KENTUCKY STATE PLANE NORTH, US SURVEY FEET. VERTICAL DATUM: NAVD83, GEOID 12A.
THIS SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.
THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.50.

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 4042, PAGE 668, 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 NOT 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 DEDICATE THE SANITARY SEWER SYSTEM TO PUBLIC USE. ALSO (WE) 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 FOR SUCH SALE SO INDICATED AND STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED.

SIGNATURE: *Jeannie McLaughlin* DATE: 8/19/2026

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 LAND SUBDIVISION REGULATIONS, HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER.

SIGNATURE: *Heather Hannon* DATE: 9-9-2026
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: *Heather Hannon* REGISTRATION NO. DATE: 8/20/26
SURVEYOR: *Heather Hannon* REGISTRATION NO. DATE: 8/20/26

COMMISSIONS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON DECEMBER 11, 2025 AND IS NOW ELIGIBLE FOR RECORDING.

SIGNATURE: *Jim Duncan* DATE: 9-21-26
PLANNING COMMISSION SIGNATURE FRP-25-00032

PURPOSE OF PLAT:

- TO RECORD BUILDABLE AND H.O.A. LOTS.
- TO DEDICATE PRIVATE STREETS.
- TO DEDICATE EASEMENTS.

SITE STATISTICS:

ZONE: R-B
SITE AREA: 32.72 ACRES
NUMBER OF LOTS: 53 BUILDABLE AND
LENGTH OF PRIVATE STREET R.O.W.: 6.58 ACRES
LENGTH OF STREETS: 5.829 L.F.
DENSITY: 1.62 LOTS / GROSS AC
COMMON OPEN SPACE SHOWN: 4.81 ACRES

MINIMUM LOT STANDARDS:

MINIMUM LOT SIZE: 15,000 SF
LOT FRONTAGE: 100'
FRONT YARD: 40'
SIDE YARD: 10'
REAR YARD: 10'

OWNER/DEVELOPER:
HAZARD LAND CO., LLC
270 FITZ GILBERT ROAD
HAZARD, KY 4101

USPS DELIVERY TO CBU • CLUBHOUSE

FINAL RECORD PLAT

QUINTANA ESTATES

2400 & 2450 PARIS PIKE

LEXINGTON, FAYETTE COUNTY, KENTUCKY
AUGUST 2026

J:\850\1104d property record\quintana\quintana Plat.dgn

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB
COUNTY CLERK

PRESENTED/LOGGED: 09/22/2026 08:13:45 AM

EMILY GENTRY, DEPUTY CLERK 202609220008

BK: PB S

PG: 733-733

