

THE NICHOLASVILLE CITY ORDANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENTS FROM GRANTING ANY VARIANCES FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A ZONING RESTRICTION OR A SUBDIVISION RESTRICTION.

SITE CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SILTATION DURING CONSTRUCTION.

SILT CONTROL MEASURES MAY CONSIST OF TEMPORARY SILT FENCE OR STRAW BALES STAKED IN PLACE. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.

ALL DISTANCES IN CURVES ARE CHORD DISTANCES.

THERE IS NOT SHOWN A SIX (6) FOOT EASEMENT AND UTILITY EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES.

NO BUILDINGS WITH IDENTICAL ROOF ELEVATIONS AND IDENTICAL ROOF LINES SHALL BE CONSTRUCTED ON ADJACENT LOTS.

DEED OF RESTRICTIONS ARE RECORDED IN D.B. _____ PG. _____ IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

ADDITIONAL FIRE HYDRANTS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AND TO CITY SPECIFICATIONS IF ANY BUILDINGS ARE LOCATED MORE THAN 250 FEET FROM AN EXISTING FIRE HYDRANT. IF A BUILDING IS REQUIRED TO HAVE A FIRE HYDRANT, A FIRE HYDRANT SHALL BE LOCATED WITHIN THE NICHOLASVILLE FIRE FIGHTAL ZONE SHALL BE LOCATED WITHIN 50 FEET OF THE FIRE DEPARTMENT CONNECTION AND SHALL BE LOCATED WITHIN 10 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF SUPPORTING A FIRE APPARATUS.

THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION - AND ABOVE THE FIRST FLOOR OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE SHALL NOT BE LESS THAN 2 FEET ABOVE THE MANHOLE TOP AT THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DISCHARGE POINT MEETING THE ELEVATION OF THE PUMP STATION WET WELL SERVING THE AREA, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLD HARMLESS WITH THE CITY OF NICHOLASVILLE.

A BUILDING PERMIT SHALL NOT BE ISSUED FOR LOTS UNTIL THE DETENTION BASIN OR RETENTION BASIN LOCATED ON THOSE LOTS HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.

NO PART OF A PRINCIPAL BUILDING, INCLUDING CRAWLSPACES OR BASEMENTS, PROPOSED TO BE CONSTRUCTED UPON A LOT SHALL BE LOCATED NEAR OR OVER ANY HIGHWAY 30 BY ANY OTHER CITY SHALL NOT BE REQUIRED TO REPLACE SAME, BUT MAY AT THEIR OWN OPTION DO SO. PLANT MATERIAL SHALL BE AS APPROVED IN WRITING BY THE CITY BEFORE BEING INSTALLED.

RESIDENTIAL DWELLING UNITS SHALL BE A MINIMUM OF 1,400 SQUARE FEET OF TOTAL LIVING SPACE FOR THE DWELLING, WITH A MINIMUM OF 1,100 SQUARE FEET REQUIRED ON THE GROUND FLOOR OF ALL 1 1/2 STORY AND 2-STORY DWELLINGS. THIS SIZE RESTRICTION IS TO BE CALCULATED EXCLUSIVE OF CARPORTS, PORCHES, TERRACES, PATIOS, GARAGES, OTHER OUTBUILDINGS AND BASEMENTS, EVEN IF THEY ARE ATTACHED TO THE MAIN RESIDENCE. THERE SHALL BE NO TOWNHOUSES, DUPLEXES, OR APARTMENTS CONSTRUCTION ON THE SUBJECT PROPERTY.

ZONE R-1D REQUIREMENTS

PUBLIC UTILITIES

MINIMUM FLOOD PROTECTION ELEVATIONS

NO PART OF A PRINCIPAL BUILDING INCLUDING CRAWLSPACES OR BASEMENTS, PROPOSED TO BE CONSTRUCTED ON THE DENOTED LOTS SHALL BE LOCATED BELOW THE ELEVATION PROVIDED. THE ELEVATION PROVIDED IS CALCULATED TO BE A MINIMUM ONE FOOT (1') ABOVE THE CALCULATED 100 YEAR FLOOD ELEVATION. THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATION THAT FLOOD WATER WILL NOT EXCEED THESE ELEVATIONS. REFER TO THE MINIMUM FLOOD PROTECTION ELEVATIONS TABLE.

| | |
|------------------------------|--------|
| LOTS 2-6..... | 893.50 |
| LOTS 353-363, & 375-378..... | 877.50 |

| | | | | |
|-----|----------|---------|---------|---------------|
| C16 | 1175.00' | 93.30' | 93.27' | S 07°02'13" E |
| C17 | 20.00' | 32.19' | 28.83' | S 41°21'05" W |
| C18 | 475.00' | 102.40' | 102.20' | N 86°21'33" W |
| C19 | 1175.00' | 112.10' | 112.05' | S 02°26'12" E |
| C20 | 525.00' | 66.51' | 66.46' | S 88°54'17" E |
| C21 | 20.00' | 32.20' | 28.83' | S 42°54'55" E |
| C22 | 525.00' | 40.56' | 40.56' | S 56°12'42" E |
| C23 | 240.00' | 56.44' | 56.31' | S 73°26'47" E |
| C24 | 470.00' | 87.09' | 86.97' | N 67°45'18" W |
| C25 | 470.00' | 58.40' | 58.37' | N 76°37'25" W |
| C26 | 1175.00' | 95.10' | 95.08' | S 07°29'18" W |
| C27 | 20.00' | 31.42' | 28.29' | S 54°48'42" W |
| C28 | 20.00' | 31.42' | 28.28' | N 33°36'25" E |
| C29 | 50.00' | 31.42' | 28.28' | S 56°12'42" E |
| C30 | 50.00' | 15.43' | 15.36' | S 20°13'53" E |
| C31 | 50.00' | 45.28' | 43.75' | S 55°00'52" E |
| C32 | 50.00' | 45.28' | 43.75' | N 73°05'48" E |
| C33 | 50.00' | 45.28' | 43.75' | N 21°12'28" E |
| C34 | 50.00' | 52.17' | 49.84' | N 34°37'48" W |
| C35 | 75.00' | 39.68' | 39.63' | N 38°26'35" W |
| C36 | 75.00' | 30.07' | 30.00' | N 22°16'23" E |
| C37 | 175.00' | 64.78' | 64.41' | N 00°47'18" W |
| C38 | 75.00' | 69.55' | 67.08' | N 36°22'54" E |
| C39 | 50.00' | 18.16' | 18.06' | N 52°32'23" E |
| C40 | 50.00' | 56.45' | 53.50' | N 09°47'23" E |
| C41 | 870.72' | 100.90' | 100.85' | N 01°23'07" W |
| C42 | 455.00' | 45.28' | 43.75' | N 36°22'54" E |
| C43 | 50.00' | 45.28' | 43.75' | S 79°56'48" W |
| C44 | 50.00' | 38.27' | 37.34' | S 31°44'34" W |
| C45 | 225.00' | 41.73' | 41.67' | S 04°30'13" W |
| C46 | 20.00' | 27.72' | 25.56' | S 38°53'56" W |
| C47 | 20.00' | 33.49' | 26.91' | N 53°25'27" W |
| C48 | 455.00' | 106.83' | 109.59' | N 01°16'16" E |
| C49 | 455.00' | 14.85' | 14.45' | N 38°22'54" E |
| C50 | 30.00' | 25.01' | 23.42' | N 45°38'38" E |
| C51 | 330.00' | 60.28' | 60.20' | N 76°14'34" E |
| C52 | 330.00' | 64.27' | 64.17' | N 65°25'49" E |
| C53 | 330.00' | 64.27' | 64.17' | N 54°16'18" E |
| C54 | 330.00' | 64.27' | 64.17' | N 43°06'48" E |
| C55 | 330.00' | 13.99' | 13.99' | N 36°19'09" E |
| C56 | 330.00' | 71.37' | 70.55' | N 43°06'48" E |
| C57 | 270.00' | 106.44' | 105.75' | N 62°55'18" E |
| C58 | 270.00' | 218.37' | 212.47' | S 82°36'53" E |
| C59 | 30.00' | 45.12' | 44.12' | S 16°21'16" E |
| C60 | 870.72' | 334.80' | 332.74' | S 15°43'14" W |
| C61 | 20.00' | 31.42' | 28.28' | S 54°49'00" W |
| C62 | 20.00' | 31.42' | 28.28' | S 35°11'00" E |
| C63 | 530.00' | 66.29' | 66.25' | S 62°51'59" E |
| C64 | 530.00' | 66.29' | 66.25' | S 70°01'59" E |
| C65 | 530.00' | 66.29' | 66.25' | S 62°51'59" E |
| C66 | 20.00' | 31.42' | 28.28' | S 35°11'00" E |
| C67 | 505.00' | 58.27' | 58.23' | S 06°30'41" W |
| C68 | 505.00' | 85.34' | 85.23' | N 01°36'06" E |
| C69 | 20.00' | 28.70' | 27.04' | S 36°03'56" W |
| C70 | 75.00' | 27.63' | 27.61' | S 32°43'42" W |
| C71 | 125.00' | 46.27' | 46.01' | N 89°12'42" E |
| C72 | 20.00' | 31.42' | 28.28' | S 56°23'35" E |

424

CENTERLINE
CURVE #5
D=21'12"35"
Do=11'56"12"
T=89.87'
A=177.69'
R=480.00'
Ch=S=00°47'18"E
L=176.67'
E=8.34'

CENTERLINE
CURVE #8
D=21'12"35"
Do=37'17"45"
T=18.72'
A=37.02'
R=100.00'
Ch=S=89°12'42"W
L=36.81'
E=1.74'

CENTERLINE
CURVE #9
D=21'12"35"
Do=28°35'52"
T=37.45'
A=74.04'
R=200.00'
Ch=N=00°47'18"W
L=73.61'
E=3.48'

341

340

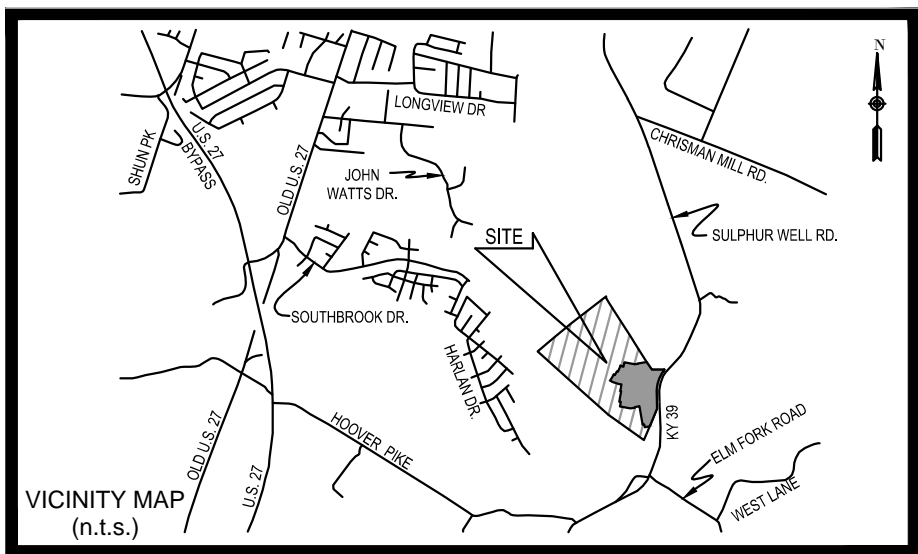
N 41°23'35"W 45'
339


338

BURLEY RIDGE S
FURNACE

CENTERLINE
CURVE #9
 $\Delta = 21^{\circ}12'35''$
 $Dc = 28^{\circ}38'52''$
 $T = 37.45'$
 $A = 74.04'$
 $R = 200.00'$
 $Ch = N 00^{\circ}47'18'' W$
 $73.61'$
 $E = 3.48'$

THE ABOVE MENTIONED LOTS ADJOIN KY 39 (SULPHUR WELL). OWNERS OF THESE LOTS SHALL NOT CONSTRUCT ANY TYPE OF STRUCTURE WHICH WILL IMPEDE ANY SURFACE DRAINAGE FLOW WITHIN THE 50' B.L. & D.U.E. ALONG KY 39.



 **BENCHMARK #1:** CHISELED SQUARE ON NE CORNER OF CATCH BASIN. ELEVATION = 907.99
BENCHMARK #2: CHISELED SQUARE ON SW CORNER OF CATCH BASIN. ELEVATION = 895.05
BENCHMARK #3: CHISELED SQUARE ON NW CORNER OF CATCH BASIN. ELEVATION = 899.14

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE NICHOLASVILLE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

| CHAIRMAN OR HIS DESIGNEE | DATE |
|----------------------------------|----------------------------------|
| RECORD SOURCE OF PROPERTY | OWNER ADDRESS: |
| SOURCE OF DEEDS: | |
| LOTS 413, 414, 327, 358 & 389 | BUEGRASS FINE HOMES, INC. |
| BUEGRASS FINE HOMES, INC. | 280 WALDEN WAY |
| DEED BOOK 745; PAGE 346 | NICHOLASVILLE, KY 40356 |
| PLAT CABINET 11; SLIDE 493 | CANUP INC. |
| LOTS 156, 157 & 158 | 401 WEST MAPLE STREET |
| CANUP, INC. | NICHOLASVILLE, KY 40356 |
| DEED BOOK 748; PAGE 633 | MOSEAC BUILDERS, LLC |
| PLAT CABINET 11; SLIDE 493 | 843 LANE ALLEN ROAD |
| LOTS 2, 3, 4 & 378 | LEXINGTON, KY 40504 |
| MOSEAC BUILDERS, LLC | THREE KROWN PLLC |
| DEED BOOK 748; PAGE 652 | 3836 HIDDEN SPRINGS DRIVE |
| DEED BOOK 748; PAGE 658 | LEXINGTON, KY 40514 |
| DEED BOOK 748; PAGE 664 | JAMIE LYNN RANDSELL |
| PLAT CABINET 11; SLIDE 493 | 113 PAGE DRIVE |
| | NICHOLASVILLE, KY 40356 |
| | VANZANT PROPERTIES, LLC |
| | 2623 CAYMAN HEIGHTS |
| | LEXINGTON, KY 40509 |
| | HARE FARM, INC. |
| | PO BOX 863 |
| | NICHOLASVILLE, KY 40340 |

WE HEREBY CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED
HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT,
ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS,
PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, IN ACCORDANCE WITH THE CITY
OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

| | |
|--|------|
| OWNER: SETH JOHNS, PRESIDENT, HARE FARM INC. | DATE |
| OWNER: MARION C. JONES, PRESIDENT, BLUEGRASS FINE HOMES, INC. | DATE |
| OWNER: MITCH CANUP, PRESIDENT, CANUP, INC. | DATE |
| OWNER: DANIEL R. HARPE, PRESIDENT, MOSAIC BUILDERS, LLC | DATE |
| OWNER: CHRISTINA STEVENSON, REGISTERED AGENT, THREE CROWN, PLLC | DATE |
| OWNER: JAMIE LYNN RANSELL | DATE |
| OWNER: KRISTOFER VANZANT, REGISTERED AGENT, VANZANT PROPERTIES, LLC | DATE |
| CERTIFICATE OF ACCURACY | |
| I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAT, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER. | |
| JASON D. BANKS LS #3848 | DATE |

THEY CERTIFY THAT THE YEAR SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAT, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

THE PURPOSE OF AMENDMENT IS TO ADD A NOTE REFLECTING THE MINIMUM SQUARE FOOTAGE REQUIREMENTS OF ALL HOMES WITHIN THIS SUBDIVISION PER THE MEMORANDUM OF AGREEMENT WHICH IS ON FILE WITH THE CITY OF NICHOLASVILLE AND TO REVISE THE STREET ADDRESSES FOR LOTS ALONG ROGERS REST COURT AS REQUESTED BY THE CITY OF NICHOLASVILLE.

THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO FOR THE TRAVERSE WAS 1 IN 52,135 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY SINGLE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.

LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON. FRONT LOT CORNERS HAVE NOT BEEN SET FOR THIS PLAT. WITHIN CONCRETE ANCHORS WITH I.D. WASHER STAMPED "PLS 3848" HAVE BEEN SET AT THE INTERSECTION OF THE S LOT LINE EXTENDED AND THE CENTERLINE OF THE PLAT CURB AND GUTTER. SEE THE "LOT MONUMENT DETAILS" SHEET FOR FURTHER INFORMATION.

FASHION TO ENSURE THE VEGETATIVE GROWTH SHALL NOT EXCEED TWELVE INCHES (12") IN HEIGHT; THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE SITE; AND THAT NO POTENTIAL FOR ACTUAL OR PERCEIVED POLLUTION OF THE SURFACE WATER OF THE SITE OR THE ADJACENT LANDSCAPE, OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE HOA SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE PROPER FUNCTIONING OF THE DRAINAGE SYSTEMS AND THE PROPER MAINTENANCE OF THE SITE. THE NICHOLASVILLE OR THEIR REPRESENTATIVE FOR INSPECTION OF THE DETENTION SITE. FAILURE TO MAINTAIN THE DETENTION SITE TO THE STANDARDS OF THE HOA SHALL BE CONSIDERED A VIOLATION OF THE HOA'S STEPS TO CORRECT THE NON-COMPLIANCE, AND THE COST THEREOF SHALL BE BORNE BY THE HOA. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT FOR MAINTENANCE OF THE DETENTION SITE (S) PERFORMED ON THE SITE. PROJECT: 12095-shp001

DRAWN BY: CBS
DATE: July, 2016
DRAWING: 12095 PHASE1 (p01.dwg)

RECORDER'S CERTIFICATION

Owner of Record:

ARM LLC

px 863

e, Kentucky

UKS

ring, Inc.

Banks, PLS

ine Station
entucky 40356

81-0020

ents a boundary survey

October 2016
