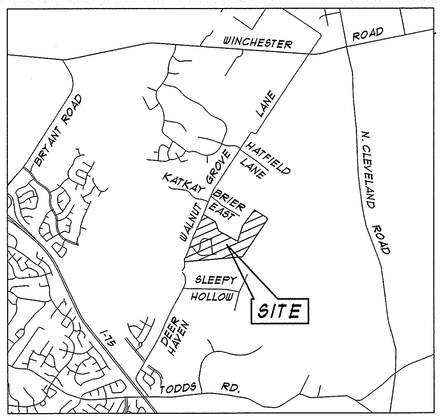
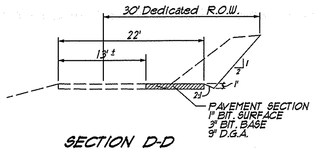


VICINITY MAP
N.T.S.



SECTION D-D

EROSION CONTROL NOTES

1.) ALL EROSION AND SEDIMENT CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE "KENTUCKY BEST MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL.

2.) SIDE SLOPES IN STEEP SLOPE AREAS SHALL BE STABILIZED USING EMBANKMENT CONSTRUCTION METHODS SUPERVISED BY THE ON-SITE GEOTECHNICAL ENGINEER.

3.) EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL 90% OF THE CONSTRUCTION IN THE CONTRIBUTING WATERSHED IS COMPLETE (INDIVIDUAL LOT CONSTRUCTION INCLUDED).

4.) SILT FENCE TO BE CLEANED WHEN SILT BUILDUP REACHES 1/3 THE SILT FENCE HEIGHT.

5.) TOPSOIL STOCK PILES SHALL BE SURROUNDED BY SILT FENCE, RE-SEEDED AND PLACED WHERE THE SOIL EROSION WILL GO THE SILT TRAPS/BASINS.

6.) AFTER EVERY RAIN IN EXCESS OF 1/2 INCH, SILT CONTROL DEVICES TO BE INSPECTED, CLEANED AND REPAIRED IF NECESSARY.

7.) WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF PERMANENT OR TEMPORARY SEEDING, SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED UNTIL SUCH TIME AS CONDITIONS PERMIT NORMAL SEEDING OPERATIONS.

8.) ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

9.) ALL SEEDING AND/OR REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUAL "KENTUCKY BEST MANAGEMENT FOR CONSTRUCTION ACTIVITIES."

GENERAL NOTES

1.) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.

2.) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.

3.) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.

4.) ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER.

5.) STORM AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE URBAN COUNTY ENGINEER.

6.) PAVEMENT DESIGN SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER AT THE TIME OF IMPROVEMENT PLAN CONSIDERATION.

7.) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE REGULATION.

8.) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.

9.) LANDSCAPING SHALL CONFORM TO ARTICLES 18 AND 23 OF THE ZONING ORDINANCE RESOLUTION AND ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS.

10.) FENCING TO BE CONSTRUCTED ALONG ADJOINING AGRICULTURAL PROPERTY IN ACCORDANCE WITH ARTICLE 6-3(b) OF THE LAND SUBDIVISION REGULATIONS AND ARTICLE 23 OF THE ZONING ORDINANCE.

11.) EXISTING VEGETATION CONSISTS OF INDIGENOUS SPECIES - BLACK LOCUST, BLACK CHERRY, WALNUT, ELM, ASH AND HACKBERRY.

12.) CONSTRUCTION ACCESS SHALL BE FROM WALNUT GROVE LANE AT THE PROPOSED STREET INTERSECTIONS.

13.) BUILDINGS MAY ENCROACH THE REQUIRED FRONT, REAR AND SIDE YARDS PER ARTICLE 18-3 OF THE ZONING ORDINANCE.

14.) NO BUILDING PERMITS UNTIL A FINAL RECORD OR DISPLAY HOUSE MINOR PLAT IS RECORDED.

15.) ALL AREAS DESIGNATED AS OPEN SPACE, THE PEDESTRIAN PATH AND THE MEDIANS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

** NOTE:
ROADWAY SECTION AA ACROSS THE EXISTING POND DAM TO BE EVALUATED AT IMPROVEMENT PLAN STAGE. EVALUATION TO INCLUDE, AS APPLICABLE, BORINGS, SOIL ANALYSIS AND GEOTECHNICAL INVESTIGATIONS. ULTIMATE LOCATIONS TO THE APPROVAL OF THE DIVISION OF ENGINEERING AND THE ENVIRONMENTAL PLANNER.

NOTE:
SHOULD THE DIVISION OF ENGINEERING CHANGE IT'S MIND AND APPROVE A CONNECTION TO THE GREENBRIER SUBDIVISION SEWER SYSTEM, THIS PLAN SHALL BE BROUGHT BACK BEFORE THE PLANNING COMMISSION, AND THE GREENBRIER NEIGHBORHOOD SHALL BE GIVEN 30 DAYS WRITTEN NOTICE PRIOR TO PLANNING COMMISSION CONSIDERATION OF THE PROPOSAL

PLANTING PLAN:
(PER TREE PROTECTION ORDINANCE)

144.44 Net Ac. @ 20% Developable =28.9 Ac.
28.9 Ac. @ 30% Canopy Coverage = 8.7 Ac. (379,000 s.f.) Coverage

294 Street Trees (large species) to be planted
294 @ 750 s.f. = 220,500 s.f. (5.1 Ac.)
Existing Trees to be Preserved
93,850 s.f. of Canopy along Walnut Grove Lane (2.2 Ac.)
61,000 s.f. of Canopy Internal to site (1.5 ac.)
8.8 Ac. (383,000 s.f.) of Canopy Coverage Provided
Madhia or Beall trees can be used in the canopy coverage credits provided in Article 24-6(a)(3).
There is a 10% reduction of required canopy for the trees planted in open spaces.

EXISTING SOIL TYPES
Loradale Silt Loam
Lowell Silt Loam
Maury Silt Loam
Mercer Silt Loam

NOTES:

1. TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION FROM THE U.F. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE T.P.A. SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.

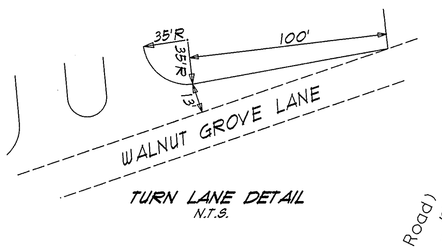
2. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE L.F.U.C.G. PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND "CALL-BEFORE-YOU-DIG", 1-800-752-6007.

3. ALL REQUIRED NEW TREES SHALL BE PLANTED WITHIN 6 MONTHS OF THE LAST CERTIFICATE OF OCCUPANCY ISSUED FOR THE LAST HOME BUILT FOR THIS UNIT OF DEVELOPMENT.

(1) TREES IN OPEN SPACE SHALL NOT REQUIRE PROTECTIVE FENCING BASED ON THE APPROVED CONSTRUCTION PLANS PRIOR TO ENACTMENT OF THE TREE PROTECTION ORDINANCE.

◦ EXISTING TREES TO REMAIN UNDISTURBED.

* PEDESTRIAN PATH TO BE DEDICATED OPEN SPACE AT THE FINAL RECORD PLAT STAGE.



TURN LANE DETAIL
N.T.S.

Caron Larsen Tucker
Lot #6
Brier East Estates
P.C. "D", Slide 357

Sheikh Hamid Hussain
Lot #4
Brier East Estates
P.C. "D", Slide 357

Dunnington Co. LLC #2
Brier East Estates
P.C. "D", Slide 357

James Groves Blackford
D.B. 1959, Pg. 585

Allene Weathers Hartley

Edith Dahlberg
D.B. 1730, Pg. 340

OPEN SPACE

Existing Pond

PEAR TREES
SYCAMORE
5-24" MAPLES
2-16" WALNUTS
10" OAK
10" MAPLE
16" WALNUT
36" HACKBERRY
2-16" HACKBERRYS
30" ASH
30" WALNUT
24" WALNUT
24" HACKBERRY
17" ASH
18" HACKBERRY
24" ASH
16" OAK
PINES & OAKS
36" SYCAMORES
10" PINES
6" OAKS & MAPLES (TYP.)
16" OAK (TYP.)
8" PINES & OAKS
25± 8" PINES & OAKS
PINES
36" SYCAMORE
39-10" PINES, OAKS & MAPLES
8" MAPLE
8" OAK
8" SWEETGUM
16" HACKBERRY
2-16" HACKBERRYS
WALNUT
2-8" OAKS
24" ASH
12" OAK
6" MAPLE
10" PINE
2-10" OAKS
8" PINE
2-8" PINES
Exist. Bldg. to Remain
HACKBERRY, BLACK LOCUST, CHERRY, MAPLE, ASH & WALNUT (TYP.)

WALNUT GROVE LANE
(Walnut Hill - Chilesburg Road)

WINNING COLORS LANE
SILVER CHARM LANE
REAL QUIET LANE

Pedestrian Path

100' B.L.

100' Rural Service Area Setback

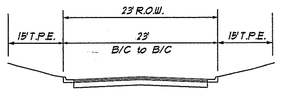
SEE TURN LANE DETAIL

NOTE: THIS CONNECTION TO BE BUILT AT SUCH TIME AS THE PROPOSED RAIL TRAIL IS CONSTRUCTED TO THIS PROPERTY

C&O Railroad

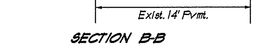
Clark & King

N44°12'16"E - 705.00'
S44°32'16"E - 434.99'
S43°01'44"W - 80.18'
S43°16'16"E - 145.22'
N50°01'44"E - 1058.50'
S46°39'45"W - 428.11'
S41°09'44"W - 865.18'
N28°27'44"E - 821.10'
S44°28'16"E - 803.92'
S05°45'16"E - 542.35'
N38°49'44"E - 353.81'
N38°34'43"E - 57.63'
N38°46'47"E - 86.60'
N32°23'44"E - 191.46'
N32°23'44"E - 187.31'
N38°07'43"E - 39.93'
N37°11'45"E - 39.90'
N34°51'43"E - 39.81'
N33°46'45"E - 39.41'
N33°15'44"E - 238.67'
N33°12'45"E - 292.89'
N34°52'42"E - 39.83'
N31°08'46"E - 39.71'
N40°46'46"E - 39.70'
N42°40'44"E - 102.50'
N40°08'44"E - 39.96'
N21°23'41"E - 29.93'
N13°54'41"E - 30.08'
N10°41'45"E - 130.11'
N81°56'16"W - 2405.73'
S46°19'44"W - 261.89'
S41°45'44"W - 863.62'



PEDESTRIAN PATH- SECTION

SECTION A-A



SECTION B-B

SECTION C-C

DESIGN FEATURES AND CRITERIA

- MINIMUM LOT FRONTAGE 60'.
- 30' FRONT YARD.
- MINIMUM LOT SIZE 10,400 SQ. FT.
- DRIVEWAYS MAY NOT EXCEED 50% OF THE WIDTH OF THE LOT AT THE FRONT YARD.
- DRIVEWAYS, ON UNITS WITHOUT GARAGES, MUST EXTEND 20' BEYOND THE FRONT WALL OF THE HOUSE.
- YARD REQUIREMENTS
  - 6' SIDE YARD
  - 0' REAR YARD
- LOTS TO BE DEVELOPED FOR SINGLE FAMILY DETACHED UNITS.
- SETBACKS FOR GARAGES TO BE 25' FROM RIGHT OF WAY.

PURPOSE OF AMENDMENT:

- PROVIDE PAVEMENT WIDENING TO WALNUT GROVE LANE.
- ADD SECTION D-D (Widening)
- REDUCE THE REAR YARD SETBACK FROM 20' TO 0'.
- REMOVE TURN LANE FROM NORTHERN ENTRANCE.

SITE STATISTICS:

ZONE: EAR-1
GROSS AREA = 106.14 ACRES
NET AREA = 104.44 ACRES
NO. OF LOTS/UNITS = 64 Acres
(3 UNITS PER 5 GROSS ACRES, SCENIC RESOURCE AREA)
OPEN SPACE/AGRICULTURAL USES = 84.9 ACRES MIN. (80%)
LENGTH OF PROPOSED STREET = 6,600 L.F.

PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE URBAN-COUNTY PLANNING COMMISSION AT IT'S MEETING HELD DECEMBER 8, 2005.

SECRETARY _____ DATE _____

OWNER'S CERTIFICATION

I DO (WE DO) HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE OWNER(S) OF RECORD OF THE PROPERTY SHOWN HEREON. DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO HEREBY ADOPT THIS AS MY (OUR) PLAN FOR THIS PROPERTY.

NAME _____ COMPANY _____

SIGNATURE _____ ADDRESS _____

GRAPHIC SCALE: 1" = 100'
100 50 0 100

Ey Partners, PSC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET, SUITE 202
LEXINGTON, KENTUCKY 40513
PHONE (859) 255-6889
FACSIMILE (859) 259-3807
1800 BINKLEY AVENUE, SUITE 202
LEXINGTON, KENTUCKY 40505
PHONE (859) 254-1410
FACSIMILE (859) 254-1023

4th AMENDED FINAL DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN

THOMAS COMMUNICATIONS

2236 WALNUT GROVE

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN RD
DATE 09/21/05
CHECKED
REVISED JAN. 2006

SHEET 1

DP 2005-150

J:\9806\EP\Thomas_4thAmFDP_PSP.dgn