

VICINITY MAP Scale: 1" = 1,200'

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2100670136E WITH A DATE OF REVISION OF MARCH 3, 2014 FOR COMMUNITY NUMBER 210067, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE PROPERTY LIES IN ZONE ZONE "X" (UNSHADED). AREAS THAT HAVE BEEN DETERMINED TO BE OUTSIDE THE AREA OF 0.2% CHANCE OF ANNUAL FLOOD.

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY OWNERS

- ELECTRIC**  
KENTUCKY UTILITIES  
500 STONE ROAD, LEXINGTON, KY  
BRENT BIRCHELL  
(859) 278-9355
- WATER**  
KENTUCKY AMERICAN WATER COMPANY  
2300 RICHMOND ROAD, LEXINGTON, KY  
GREG TOMCO  
(859) 268-6362
- WASTE WATER**  
LFUGC DIV. OF WATER QUALITY  
125 LISLE INDUSTRIAL AVENUE, STE 180  
LEXINGTON, KENTUCKY 40511  
(859) 425-2400
- NATURAL GAS**  
COLUMBIA GAS COMPANY  
2001 MERCER ROAD, LEXINGTON, KY  
BRYAN SLONE  
(859) 288-0253
- TELEPHONE**  
WINDSTREAM  
130 WEST NEW CIRCLE ROAD,  
LEXINGTON, KY  
DARRIN BUSKIRK  
1-888-483-6888
- CABLE TELEVISION**  
TIME WARNER CABLE  
2544 PALMWOOD DRIVE,  
LEXINGTON, KY  
(859) 514-1400
- STATE ROADS**  
TRANSPORTATION CABINET  
DEPARTMENT OF HIGHWAYS  
DISTRICT OFFICE NO. 7  
783 NEW CIRCLE ROAD NW  
LEXINGTON, KENTUCKY

X:\Corporate Logos\KENTUCKY011.jpg

LEGEND

- ◇ FOUND MONUMENT
- AS NOTED ON SURVEY
- 24" LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)
- △ SURVEYOR'S CAP (SET, PLS 3350)
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- PROPERTY CORNER (NOT SET OR FOUND)
- CONTROL POINT / BENCHMARK
- STREET LIGHT (LP)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- POST INDICATOR VALVE (PIV)
- CLEAN OUT (C/O)
- STORM MANHOLE
- SANITARY MANHOLE
- SIGNS
- RCP REINFORCED CONCRETE PIPE
- PVC PLASTIC PIPE
- ADS PLASTIC PIPE
- VCP VITRIFIED CLAY PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. SURFACE ELEVATION (TOP-OF-GRADE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE
- DECIDUOUS TREE (LEAFY TREE)
- CONIFEROUS TREE (EVERGREEN)
- INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN

ORIGIN OF BEARINGS AND COORDINATES

THE BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY UTILIZING CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "KYTG", HAVING A POINT DESIGNATION OF "KY HWY DIST 7 CORS ARP" AND HAVING GEOGRAPHIC COORDINATES OF N 38° 04' 31.96484", W 084° 29' 31.91127" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=209,682.94', E=1,570,696.69'.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ORIGIN OF ELEVATIONS IS THE CORS STATION "KYTG" DESCRIBED ABOVE. THE PUBLISHED ELEVATION OF THIS MONUMENT IS 978.93 FEET (NAVD 88).

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME SURVEY (VA CELLULAR COMMUNICATION) WITH THE "KYTG" CORS STATION LOCATED AT THE KDOT DISTRICT 7 OFFICE IN LEXINGTON, KY.

SURVEY CONTROL POINTS

Point No.	Northing(Y)	Easting(X)	Elev(Z)	Description
3001	200631.87	1571087.48	983.20	MAG NAIL
3002	200462.02	1570892.66	981.76	MAG NAIL
3004	200648.69	1571099.05	982.98	LFUGC DISK IN CONCRETE

ZONING REQUIREMENTS

R-4 (HIGH DENSITY APARTMENT)

- MINIMUM LOT SIZE - 6,000 SQUARE FEET.
- MINIMUM LOT FRONTAGE - 50 FEET.
- MINIMUM FRONT YARD - 20 FEET.
- MINIMUM EACH SIDE YARD - 5 FEET.
- MINIMUM REAR YARD - 10 FEET.
- MINIMUM USEABLE OPEN SPACE - 20%.
- MAXIMUM LOT COVERAGE - 30% AND A FLOOR AREA RATIO OF 0.7.
- MAXIMUM HEIGHT OF BUILDING - 2:1 HEIGHT-TO-YARD RATIO, EXCEPT THAT BUILDINGS UNDER 35' MAY HAVE SIDE AND REAR YARDS AS REQUIRED IN THE R-3 ZONE.

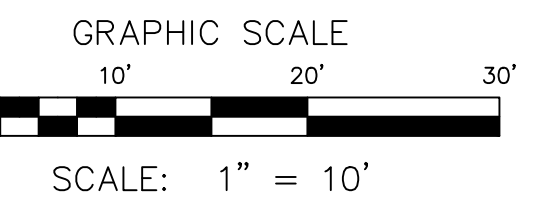
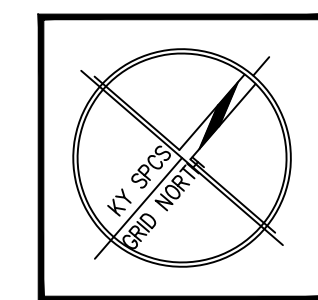
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE LOCATIONS AND ELEVATIONS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE GROUND SURVEY UPON WHICH THIS PLAN IS BASED WAS CONCLUDED ON JUNE 14, 2016. THIS DOES NOT REPRESENT A PROPERTY SURVEY AND DOES NOT COMPLY WITH 201 KAR 18:150 (STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS).

6-17-2016

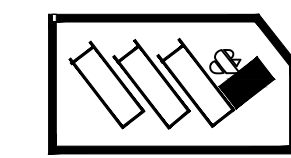
KEVIN M. PHILLIPS, PLS # 3350

DATE



TOPOGRAPHIC SURVEY  
FOR  
FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORP.  
PROPERTY LOCATED AT:  
350 NORTH LIMESTONE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

PREPARED BY:



WHEAT & LADENBURGER  
212 NORTH UPPER STREET, LEXINGTON, KENTUCKY

Tel: (859) 254-6603 Fax: (859) 255-3151

SCALE 1"=10'

JUNE, 2016

