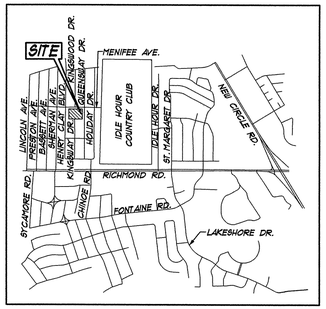


VICINITY MAP
(NOT TO SCALE)

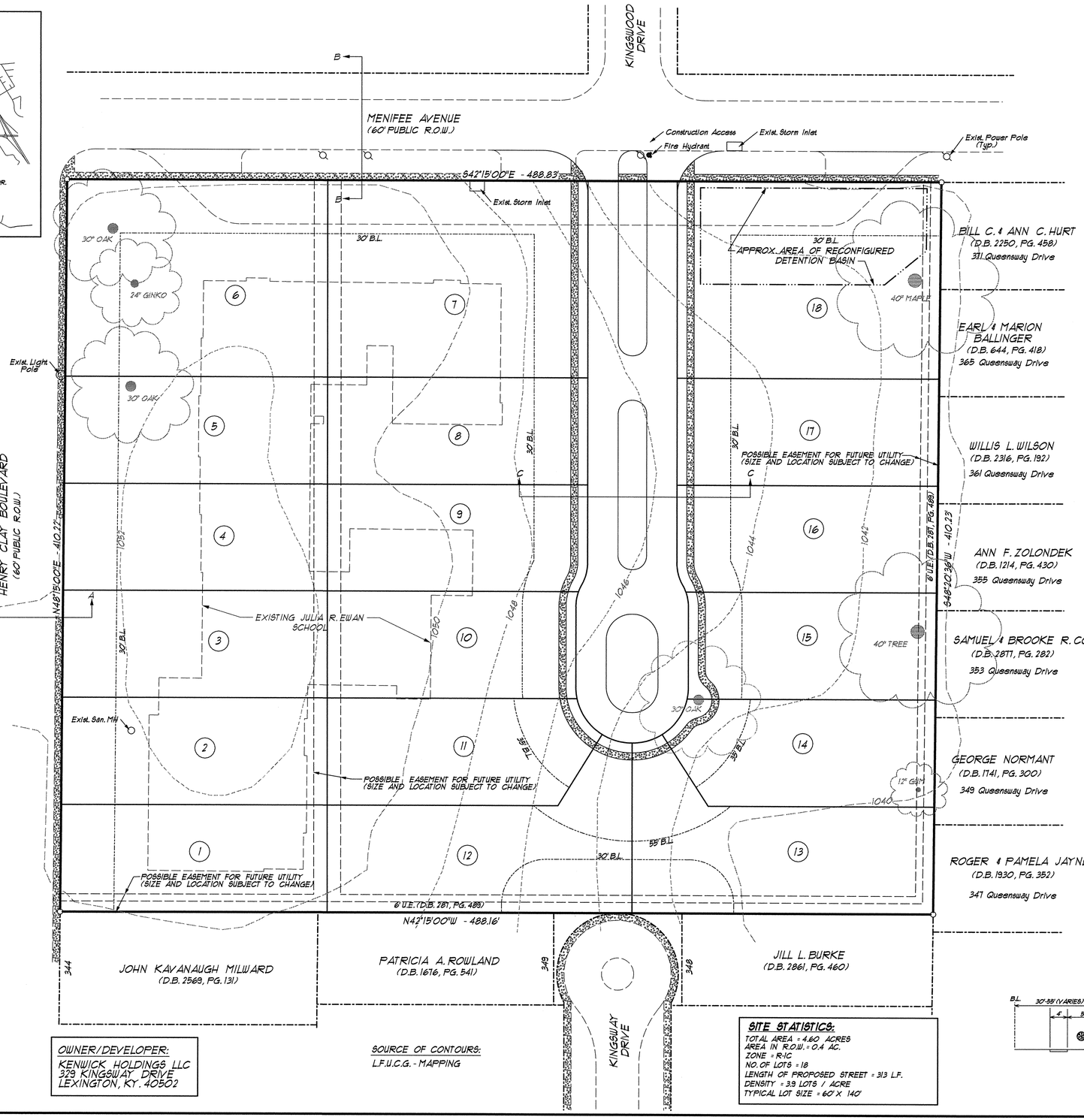
PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1473
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY. 40505
(859) 357-6290



OWNER/DEVELOPER:
KENWICK HOLDINGS LLC
329 KINGSWAY DRIVE
LEXINGTON, KY. 40502

SOURCE OF CONTOURS:
L.F.U.C.G. - MAPPING

SITE STATISTICS:
TOTAL AREA = 4.60 ACRES
AREA IN R.O.W. = 0.4 AC.
ZONE = R-1C
NO. OF LOTS = 18
LENGTH OF PROPOSED STREET = 313 L.F.
DENSITY = 3.9 LOTS / ACRE
TYPICAL LOT SIZE = 60' X 140'

GRAPHIC SCALE 1" = 30'

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) 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 ORDINACE
5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED 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.
6) BUILDINGS MAY ENCROACH THE REQUIRED FRONT, REAR AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE.
7) NO BUILDING PERMITS UNTIL A FINAL RECORD PLAT OR DISPLAY HOUSE MINOR PLAT IS RECORDED.
8) THERE SHALL BE ONLY 1 DWELLING UNIT PER LOT.
9) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE. STREET TREES TO BE SELECTED FROM THE LFUCG PLANTING MANUAL'S APPROVAL LIST.
10) DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL MEET THE SPECIFICATIONS OF THE DIVISION OF ENGINEERING PROCEDURES AND TECHNICAL MANUALS.
11) THERE SHALL BE NO VEHICULAR ACCESS TO KINGSWAY DRIVE FROM LOTS 12 AND 13.

PLANTING PLAN

(PER TREE PROTECTION ORDINANCE)
4.6 Acres
1.4 Ac. Required Canopy Coverage (30%)
0.35 Ac. of Proposed Street Trees (38 medium trees)
0.5 Ac. of Protected Tree Canopy

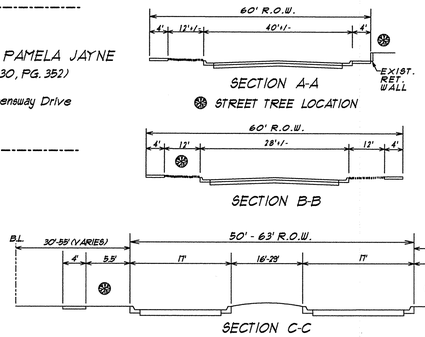
0.55 Ac. of Canopy Needed
32 Large Trees Pulfills the Requirements (750 s.f. per Large Tree)
*Medium or Small trees can be used at the canopy coverage credits provided in Article 26-5(e)(2). There is a 10% reduction of required canopy when groups of trees are planted in open spaces.
TREE PROTECTION AREAS (TPA) 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 GRADING PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION OF THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE T.P.A. SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.

ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE LFUCG 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 AT 1-800-752-6007.

EXISTING SOIL TYPES

ARMOUR - MAURY COMPLEX



E. Pauline PLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
311 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE: (859) 252-8485
FACSIMILE (859) 254-3881

PRELIMINARY SUBDIVISION PLAN

FAIRWAY LANDS - Unit 10

350 HENRY CLAY BOULEVARD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN	
DATE	02/01/10
CHECKED	
REVISED	

SHEET
1

ORIGINAL