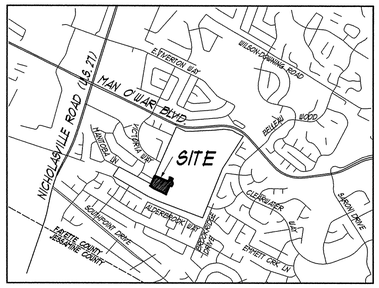


VICINITY MAP
(NOT TO SCALE)

SECTION C-C




SECTION E-E

100 50 0 100
SCALE IN FEET

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2201 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
1300 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) 357-6250

SOURCE OF CONTOURS:
AERIAL MAPPING PROVIDED BY PHOTO SCIENCE

**PLANTING PLAN**
(PER TREE PROTECTION ORDINANCE)

16.73 Ac. (This Amendment)
Approx. 1.0 Acres of Existing Canopy
5.1 Ac. Required Canopy Cover (*30%)
1.0 Acre of Street Trees

3.1 Ac. Additional Canopy Needed

*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 for the trees planted in open spaces.

Existing tree species consist of : LOCUST, CHERRY, HACKBERRY, MAPLE, OAK, SYCAMORE, WALNUT AND WILLOW
WALNUT AND WILLOW

Existing Soil Types: MAURY SILT LOAM, HUNTINGTON SILT LOAM AND McAFEE SILTY CLAY LOAM.

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.

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 ORDINANCE RESOLUTION.

5) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND TREE PROTECTION ORDINANCE. STREET TREES TO BE SELECTED FROM THE LFUCG PLANTING MANUAL'S APPROVAL LIST.

6) TREE PROTECTTION AREAS (TPA'S) SHALL BE FENCED WITH A MINIMUM 3 FOOT HIGH FENCE LOCATED ALONG THE DRIP LINE OF THE TREE CANOPY. SIGNS SHALL BE POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (UF) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG PERMITS OF 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 UF. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE UF. SILT FENCE MAY SERVE AS THE TREE PROTECTION FENCE AS PER THE URBAN FORESTER.

7) THERE SHALL BE NO ACCESS TO MAN O'WAR BOULEVARD OTHER THAN THOSE SHOWN ON THIS PLAN.

8) ALL GREENWAY AREAS WILL BE DEEDED TO THE LFUCG AT SUCH TIME AS REQUESTED.

9) DETENTION BASINS IN SINGLE FAMILY AND TWO FAMILY AREAS WILL BE DEEDED TO LFUCG FOR OWNERSHIP AND MAINTENANCE WHEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER MANUAL AND AT A TIME MUTUALLY AGREEABLE TO THE DEVELOPER AND LFUCG. UNTIL THAT TIME, THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE.
THE PROPERTY OWNER/DEVELOPER SHALL OWN AND MAINTAIN BASINS IN AREAS NOT DEVELOPED AS SINGLE FAMILY OR TWO FAMILY RESIDENTIAL.

10) DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL MEET THE SPECIFICATIONS OF THE DIVISION OF ENGINEERING PROCEDURES AND TECHNICAL MANUALS.

11) THE PLANNING COMMISSION GRANTED THE FOLLOWING WAIVERS, AT IT'S MARCH 8, 2001 PUBLIC HEARING. ARTICLES 6-8 EXHIBITS 6-1 ALLOWING INTERSECTION SPACING FOR LOCAL STREETS ALONG A COLLECTOR.

12) OPEN SPACE LOTS, ENTRY FEATURES AND MEDIANS SHALL BE MAINTAINED BY THE DEVELOPER OR H.O.A.

13) NO BUILDING PERMITS SHALL BE ISSUED FROM THIS PLAN.

14) COMMUNICATION CONDUIT ALONG MAN O'WAR BOULEVARD RIGHT-OF-WAY FRONTAGE AND TRAFFIC SIGNAL AT MAN O'WAR BOULEVARD AND OSBOURN WAY SHALL BE INSTALLED TO MEET CURRENT TRAFFIC ENGINEERING STANDARDS. THE COST IS THE RESPONSIBILITY OF THE DEVELOPER. THE SIGNAL SHALL BE INSTALLED WITHIN TWO YEARS OF THE RECORDATION OF THE INITIAL DEVELOPMENT UNIT.

FLOODPLAIN NOTES:

THE FLOODPLAIN BOUNDARY REFERENCED HEREON WAS EXTRAPOLATED FROM THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT URBAN SERVICE AREA TOPOGRAPHIC MAPPING AND A REVIEW OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE STUDY PREPARED FOR THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT SEPTEMBER, 1982. FUTURE ANALYSIS TO FURTHER DETERMINE THE EXISTING FLOODPLAIN ENCROACHMENT WILL BE PERFORMED USING FIELD SURVEY DATA AND APPROPRIATE HYDRAULIC AND HYDROLOGICAL METHODOLOGY.

CONDITIONAL ZONING RESTRICTIONS:

WITHIN 200 FEET OF THE RIGHT-OF-WAY OF MAN O'WAR BOULEVARD, THERE SHALL BE NO RESIDENTIAL DWELLING UNITS DEVELOPED IN SUCH A WAY THAT THE REAR OF THE STRUCTURE ABUTS OR FACES MAN O'WAR BOULEVARD.

SITE STATISTICS OF AMENDEDMENT:

TOTAL AREA = 16.73 ACRES
EXISTING ZONE = R-3
LENGTH OF PROPOSED STREETS = 3,090 L.F.
NO. OF LOTS: 96
DENSITY = 5.73 SINGLE FAMILY LOTS / ACRE
TYPICAL LOT SIZE = 45' X 110'

DEVELOPER:
BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
859-268-1191


E.A. Partners, PLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
2365 HARRODSBURG ROAD, SUITE A-200
LEXINGTON, KENTUCKY 40504
PHONE (859) 255-8889
FACSIMILE (859) 255-8897


AMENDED PRELIMINARY SUBDIVISION PLAN

**MAHAN PROPERTY**

**4127 VICTORIA WAY (A PORTION OF)**
LEXINGTON, FAYETTE COUNTY, KENTUCKY

| | |
|---|---|
| DRAWN | JSC |
| DATE | 09/11/09 |
| CHECKED | |
| REVISED | |

SHEET
1

11 SEP 2009 J:\0610\pdp\amd_pre-dev-plan1.dgn