

ORIGIN OF 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 A TRIMBLE R8 GPS RECEIVER LINKED TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "KYTC", 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=1,570,696.89.

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 "KYTC" 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 5600 ROBOTIC TOTAL STATION, THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME SURVEY (VIA CELLULAR COMMUNICATION) WITH THE "KYTC" CORS STATION LOCATED AT THE KDOT DISTRICT 7 OFFICE IN LEXINGTON, KY.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2100670117D WITH A DATE OF IDENTIFICATION OF SEPTEMBER 17, 2008 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 "X" AREAS OUTSIDE THE ONE PERCENT OR GREATER ANNUAL CHANCE OF FLOODING (FEMA FLOOD HAZARD AREA)

UNDERGROUND UTILITIES DISCLAIMER

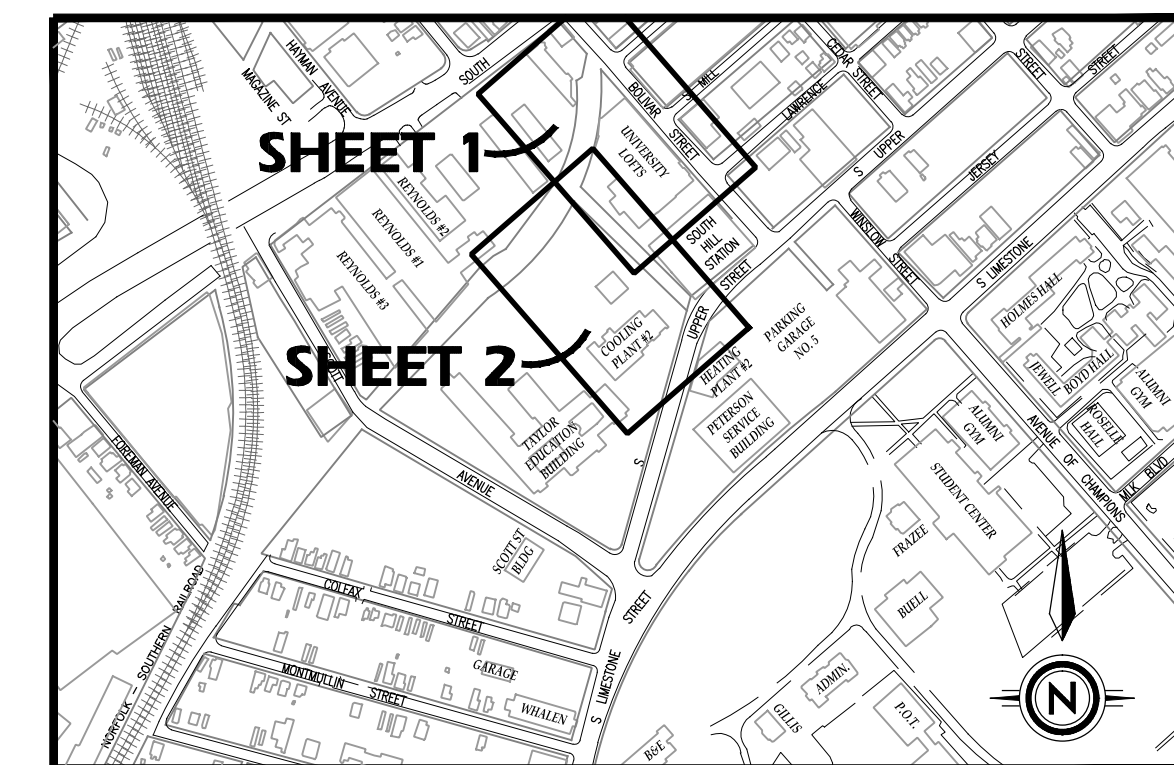
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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, B.U.D. WAS NOT CONTACTED DURING THE COURSE OF THIS SURVEY.

UTILITY OWNERS

- | | |
|--|--|
| ELECTRIC
KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY
BRENT BIRCHELL
(859) 278-9355 | TELEPHONE
WEST COMMUNICATIONS
130 WEST NEW CIRCLE ROAD
LEXINGTON, KY
DOUG BLANFORD
1-859-357-6350 |
| WATER
KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY
GREG TOMCO
(859) 268-6362 | CABLE TELEVISION
WEIGHT COMMUNICATIONS
2544 PALLADIO DRIVE
LEXINGTON, KY
(859) 514-1400 |
| WASTE WATER
LPUCC SANITARY DEPARTMENT
LISLE INDUSTRIAL ROAD
LEXINGTON, KY
(859) 258-3410 | STATE ROADS
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 7
763 NEW CIRCLE ROAD NW
LEXINGTON, KENTUCKY |
| NATURAL GAS
COLUMBIA GAS COMPANY
2001 MERCER ROAD
LEXINGTON, KY
BRYAN SLONE
(859) 288-0253 | |

LEGEND

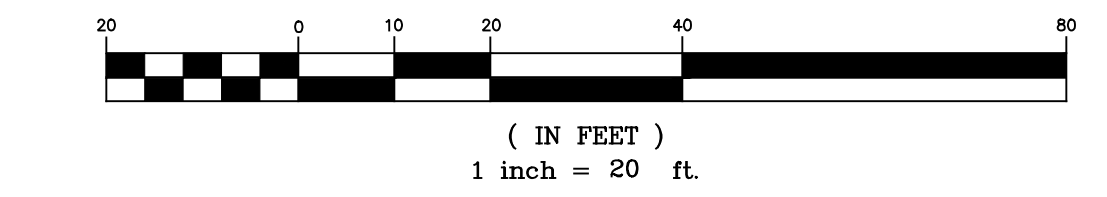
- FOUND MONUMENT
- AS NOTED ON SURVEY
- △ SURVEYOR'S CAP (SET, PLS 3350)
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- CONTROL POINT / BENCHMARK
- BOARD FENCE
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- POST INDICATOR VALVE (PIV)
- CLEAN OUT (C/O)
- STORM MANHOLE
- SANITARY MANHOLE
- SIGNS
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- PLASTIC PIPE
- ADS PLASTIC PIPE
- CPP CORRUGATED PLASTIC PIPE
- VCP VITRIFIED CLAY PIPE
- * PER PREVIOUS SURVEY - NOT VERIFIED THIS SURVEY
- MH MANHOLE
- INV. INVERT ELEVATION
- T.G. FLOW LINE ELEVATION
- T.S. SURFACE ELEVATION (TOP-OF-GRADE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- MW MONITORING WELL
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE
- UM-# UTILITY MARKER
- STORM LINE (PER GIS)
- SANITARY LINE (PER GIS)
- HIGH PRESSURE STEAM (GIS)
- HPS HIGH PRESSURE STEAM
- LPS LOW PRESSURE STEAM
- PDR PUMP DISCHARGE RETURN
- 12 KV ELECTRIC UNDERGROUND (GIS)
- CHILLED WATER LINE (GIS)
- UNDERGROUND TELEPHONE/FIBRE (GIS)
- DECIDUOUS TREE (LEAFY TREE)
- CONIFEROUS TREE (EVERGREEN)
- INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN
- PER U.K. GIS DATA NOT LOCATED BY THIS SURVEY



VICINITY MAP

1" = 500'

GRAPHIC SCALE

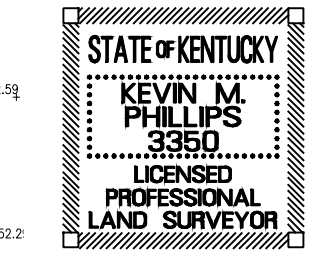


ZONING REQUIREMENTS

	R-5 ZONE (HIGH RISE APARTMENT)	B-4 ZONE (WHOLESALE AND WAREHOUSE BUSINESS)
MINIMUM LOT SIZE	6,000 SQUARE FEET	NO LIMITATION
MINIMUM LOT FRONTAGE	50 FEET	NO LIMITATION
MINIMUM FRONT YARD	20 FEET	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(a)
MINIMUM EACH SIDE YARD	10 FEET	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(a)
MINIMUM REAR YARD	10 FEET	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(a)
MINIMUM USEABLE OPEN SPACE	20%	NO LIMITATION
MINIMUM LOT COVERAGE	35% AND A FLOOR RATIO OF 1.3	NO LIMITATION
MAXIMUM HEIGHT OF BUILDING	4:1 HEIGHT-TO-YARD RATIO	75', EXCEPT WHEN A SIDE OR REAR YARD ABUTS A PROFESSIONAL OFFICE OR A RESIDENTIAL ZONE, THEN A 3:1 HEIGHT-TO-YARD RATIO

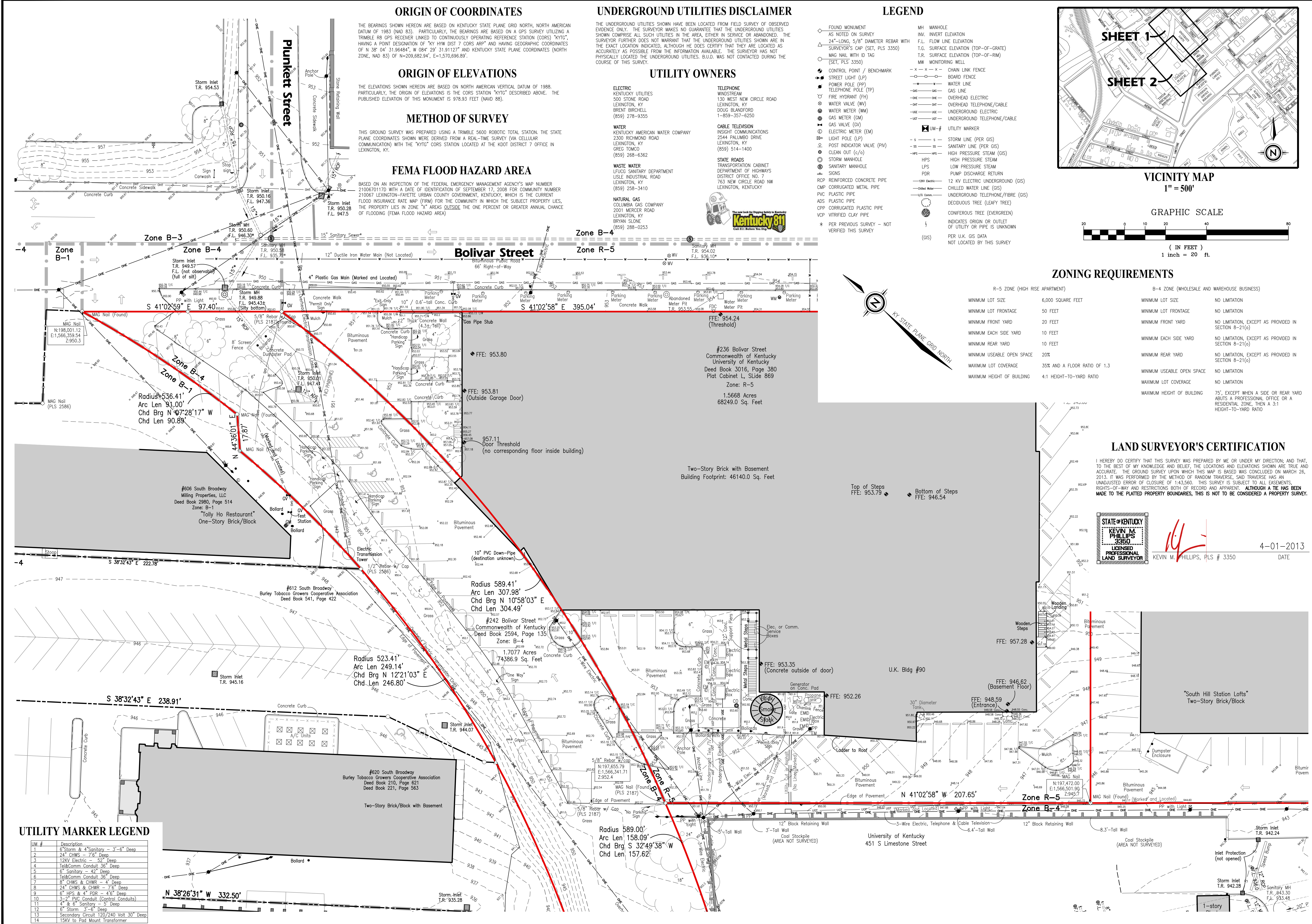
LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON MARCH 26, 2013. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:43,560. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS BOTH OF RECORD AND APPARENT. ALTHOUGH A TIE HAS BEEN MADE TO THE PLATTED PROPERTY BOUNDARIES, THIS IS NOT TO BE CONSIDERED A PROPERTY SURVEY.



KEVIN M. PHILLIPS, PLS # 3350

4-01-2013 DATE



UTILITY MARKER LEGEND

UM #	Description
1	6" Storm & 4" Sanitary - 3'-6" Deep
2	24" CHWS - 7'6" Deep
3	12KV Electric - 5'2" Deep
4	Tel&Comm Conduit 36" Deep
5	6" Sanitary - 4'2" Deep
6	Tel&Comm Conduit 36" Deep
7	8" CHWS & CHWR - 4' Deep
8	24" CHWS & CHWR - 7'6" Deep
9	6" HPS & 4" PDR - 4'6" Deep
10	3"-2" PVC Conduit (Control Conduits)
11	4" & 6" Sanitary - 5' Deep
12	6" Storm 3'-6" Deep
13	Secondary Circuit 120/240 Volt 30" Deep
14	15KV to Pad Mount Transformer

REVISION SUMMARY

NO.	REASON FOR CHANGE	DATE

E.E. ENDRIS
Engineering
Civil Design • Construction Layout • GPS

771 ENTERPRISE DRIVE
LEXINGTON, KY 40510
PH: 859-263-1425
FAX: 859-263-1424
email: endris@eendris.com

University Lofts and U.K. Coal Pile & Cooling Plant #2 Area
236 Bolivar Street, 591 South Upper Street
Lexington, Fayette County, Kentucky

SURVEY OF
3-26-2013

JOB NUMBER 3095A
DRAWING DATE 4-01-2013
DRAWING FILE 3095 University Lofts
SCALE: 1" = 20'