

VICINITY MAP
NTS

NOTES

- FUTURE UTILITY EASEMENTS ALONG PROPOSED LOT LINES AND ROAD RIGHT-OF-WAY SHALL BE PROVIDED FOR INSTALLATION AND CONNECTION OF LOCAL UTILITIES ON FINAL DEVELOPMENT PLAT(S).
- PROPOSED ENTRANCE APRONS LOCATED ON THE RIGHT-OF-WAY SHALL BE CONCRETE.
- ENTRANCES AND ROADS TO BE APPROVED BY CITY OF WINCHESTER.
- PROPOSED STORM WATER AND DETENTION CALCULATIONS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- ALL SIDEWALKS TO BE ADA COMPLIANT.
- PROPOSED CURBS AND GUTTERS TO BE ROLL CURB PER WINCHESTER SUBDIVISION REGULATIONS.
- FEMA FLOOD HAZARD AREAS ARE SCALED FROM FLOOD INSURANCE RATE MAP 210056-0043-C, EFFECTIVE DATE JUNE 5, 2012.
- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF ARTICLE 13 OF THE WINCHESTER / CLARK COUNTY ZONING ORDINANCE.
- JOINT-TRENCH UNDERGROUND UTILITIES (ELECTRIC/TELEPHONE/CABLE) SHALL HAVE A 10-FOOT WIDE EASEMENT.
- PHASES MAY BE CONSTRUCTED OUT OF ORDER AND COMBINED/SEPARATED AS NEEDED.
- DEVELOPER TO PROVIDE ALL REQUIRED SIGNAGE AND MARKINGS FOR PROPOSED TRAFFIC CIRCLES.
- CONTRACTOR TO KEEP EXISTING STREETS CLEAN DURING CONSTRUCTION.
- THE EXTENSION OF SILVERTON WAY TO CONNECT WITH ASHTON OAK WAY SHALL COMMENCE NO LATER THAN THE EARLIER OF THE FOLLOWING:
 - CONSTRUCTION BEGINS IN PHASES 1B & 1C; OR
 - ANY CONSTRUCTION BEGINS ON ANY PORTION OF PHASES 2 OR 3; OR
 - ANY ADDITIONAL ROADS ARE CONSTRUCTED IN PHASES 2 OR 3.
- THE EXTENSION OF SILVERTON WAY SHALL BE COMPLETED TO THE INTERSECTION OF ASHTON OAK WAY AND SUCH ROADWAY SHALL BE BUILT TO THE SPECIFICATIONS NECESSARY FOR SAME TO BE ACCEPTED BY THE CITY OF WINCHESTER NO LATER THAN CONSTRUCTION HAS COMMENCED ON NO MORE THAN 25 SINGLE FAMILY LOTS IN PHASE 1, 2, OR 3.
- A TEMPORARY TURNAROUND, CONSISTING OF COMPACTED DGA, SHALL BE REQUIRED ON ANY STUBBED OUT STREETS BETWEEN CONSTRUCTION PHASES WHERE THERE IS NOT AN INTERSECTION WITHIN 250 FEET.
- DURING CONSTRUCTION, EROSION CONTROL WILL BE REQUIRED ON ALL EXISTING STORM STRUCTURES RECEIVING SURFACE WATER FROM THE SITE.
- DEVELOPER RESPONSIBLE FOR ALL STREET SIGNAGE AND MARKINGS. PURCHASE ORDER MUST BE APPROVED BY PUBLIC WORKS PRIOR TO INSTALLATION.
- CONSTRUCTION ENTRANCES WILL BE REQUIRED AND SHALL BE DESIGNATED ON CONSTRUCTION PLANS.
- UTILITY INFRASTRUCTURE MAY BE PLACED IN EASEMENT ALONG THE PERIMETER OF PARCEL 9.
- PARCEL 9 SHALL REMAIN AS GREEN SPACE AND/OR BE A CLUB HOUSE AND/OR NEIGHBORHOOD AMENITIES.

PROPERTY OWNER / DEVELOPER
DEER LAWN DEVELOPMENT, LLC
PO BOX 947
WINCHESTER, KY 40392

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAT CONFORMS WITH REGULATIONS OF THE WINCHESTER / CLARK PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLARK COUNTY CLERK.

PLANNING COMMISSION SIGNATURE _____ DATE _____

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING THE SAME (OR A PORTION OF) PROPERTY CONVEYED TO ME (US) BY _____ DATED _____ BY _____ BOOK _____ PAGE _____ CLARK COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

OWNER(S) SIGNATURE & ADDRESS _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PRELIMINARY SURVEY SHOWN HEREON WAS PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION.

GARRETT O'BRIAN WARD, PE, PLS _____ DATE _____

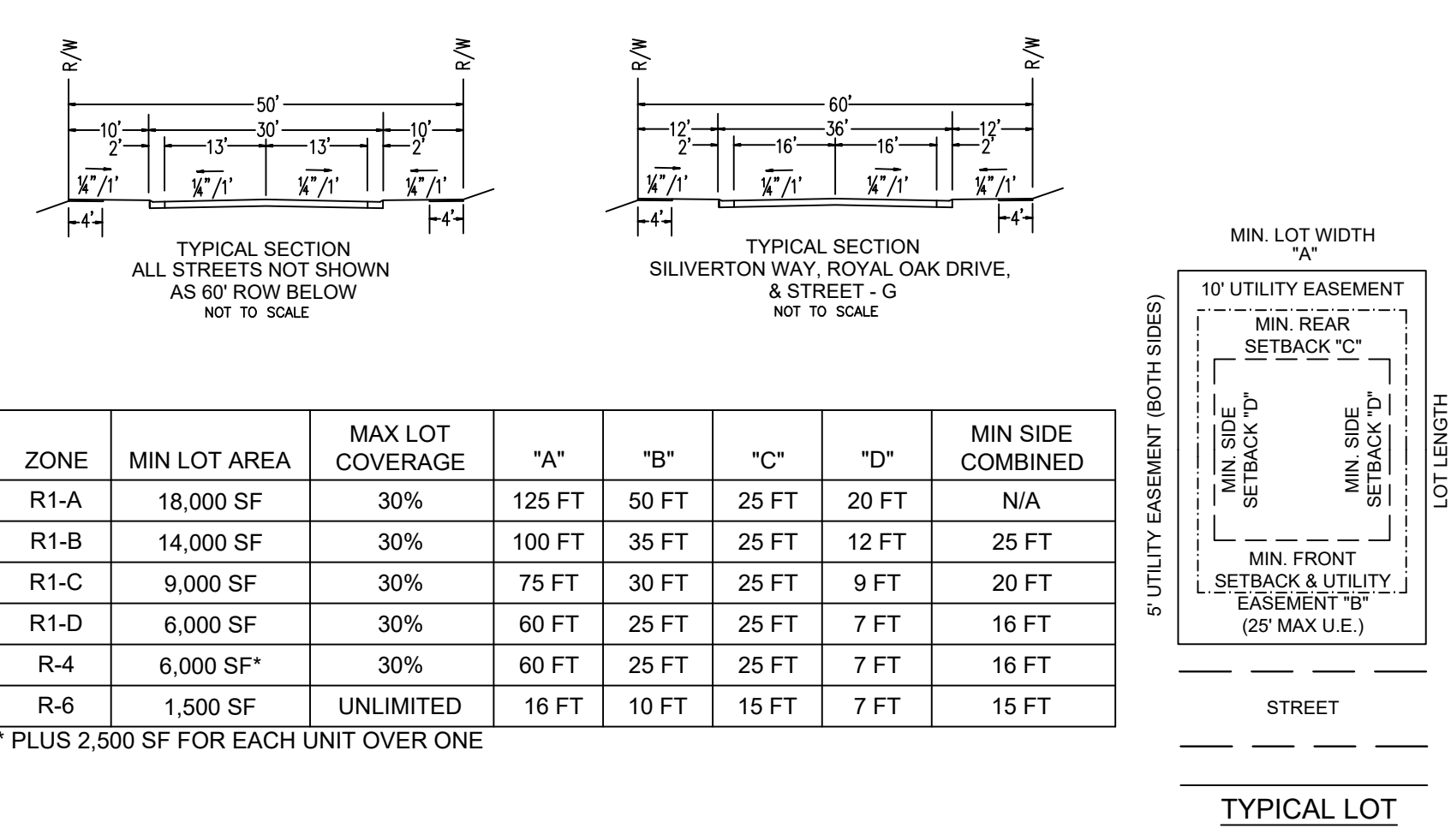
ENGINEER'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT FOR RESIDENTIAL PLANNED DEVELOPMENT WAS PREPARED BY ME OR UNDER MY DIRECTION.

GARRETT O'BRIAN WARD, PE, PLS _____ DATE _____

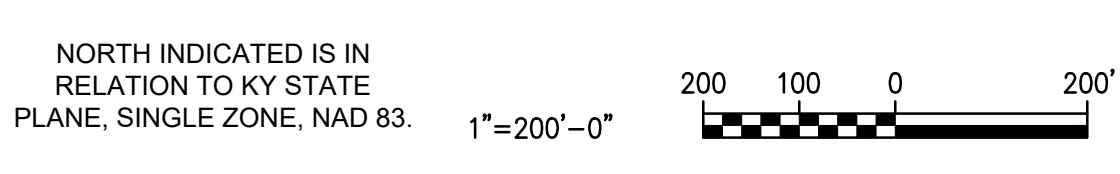
SITE STATISTICS

PHASE 1A ZONE R-1C: 12 LOTS COMBINED LOT ACREAGE = 3.93± ACRES	PHASE 2E ZONE R-1C: 27 LOTS COMBINED LOT ACREAGE = 6.34± ACRES	PHASE 3H ZONE R-1C: 10 LOTS COMBINED LOT ACREAGE = 2.40± ACRES	PROPOSED TOTALS (WITHIN PHASES SHOWN ONLY) SINGLE FAMILY HOMES = 438 DUPLICATE LOTS = 8 (8 UNITS) TOWNHOME LOTS = 48 (48 UNITS) LOT ACREAGE = 175.91± ACRES ROW ACREAGE = 37.91± ACRES GREENSPACE ACREAGE = 52.49± ACRES
PHASE 1B ZONE R-1C: 14 LOTS COMBINED LOT ACREAGE = 3.98± ACRES	PHASE 3A ZONE R-1C: 23 LOTS COMBINED LOT ACREAGE = 5.46± ACRES	PHASE 4A ZONE R-1B: 9 LOTS COMBINED LOT ACREAGE = 2.93± ACRES	EXISTING TOTALS SINGLE FAMILY HOMES = 142 DUPLICATE LOTS = 8 (8 UNITS) TOWNHOME LOTS = 24 (24 UNITS) LOT ACREAGE = 78.64± ACRES ROW ACREAGE = 19.56± ACRES GREENSPACE ACREAGE = 32.44± ACRES
PHASE 1C ZONE R-1C: 5 LOTS COMBINED LOT ACREAGE = 1.39± ACRES	PHASE 3B ZONE R-1C: 25 LOTS COMBINED LOT ACREAGE = 6.00± ACRES	PHASE 4B ZONE R-1B: 25 LOTS LOT ACREAGE = 12.29± ACRES	COMBINED TOTALS SINGLE FAMILY HOMES = 580 DUPLICATE LOTS = 8 (8 UNITS) TOWNHOME LOTS = 72 (72 UNITS) LOT ACREAGE = 254.55± ACRES ROW ACREAGE = 35.54± ACRES GREENSPACE ACREAGE = 84.93± ACRES
PHASE 1D ZONE R-1C: 16 LOTS COMBINED LOT ACREAGE = 3.93± ACRES	PHASE 3C ZONE R-1C: 23 LOTS COMBINED LOT ACREAGE = 13.42± ACRES	PHASE 4C ZONE R-1B: 6 LOTS LOT ACREAGE = 3.78± ACRES	
PHASE 2A ZONE R-1C: 28 LOTS COMBINED LOT ACREAGE = 7.37± ACRES	PHASE 3D ZONE R-1C: 23 LOTS COMBINED LOT ACREAGE = 7.56± ACRES	PHASE 4D ZONE R-1B: 14 LOTS LOT ACREAGE = 11.83± ACRES	
PHASE 2B ZONE R-1C: 22 LOTS COMBINED LOT ACREAGE = 9.06± ACRES	PHASE 3E ZONE R-1C: 33 LOTS COMBINED LOT ACREAGE = 7.33± ACRES	PHASE 4E ZONE R-1A: 20 LOTS LOT ACREAGE = 35.54± ACRES	
PHASE 2C ZONE R-1C: 20 LOTS COMBINED LOT ACREAGE = 5.37± ACRES	PHASE 3F ZONE R-1C: 30 LOTS COMBINED LOT ACREAGE = 6.88± ACRES	PHASE 5A ZONE R6 (DUPLICATE): 8 LOTS (8 UNITS) ZONE R6 (TOWNHOMES): 48 LOTS (48 UNITS) COMBINED LOT ACREAGE = 6.98± ACRES	
PHASE 2D ZONE R-1C: 24 LOTS COMBINED LOT ACREAGE = 5.83± ACRES	PHASE 3G ZONE R-1C: 29 LOTS COMBINED LOT ACREAGE = 6.51± ACRES		



ZONE	MIN LOT AREA	MAX LOT COVERAGE	"A"	"B"	"C"	"D"	MIN SIDE COMBINED
R1-A	18,000 SF	30%	125 FT	50 FT	25 FT	20 FT	N/A
R1-B	14,000 SF	30%	100 FT	35 FT	25 FT	12 FT	25 FT
R1-C	9,000 SF	30%	75 FT	30 FT	25 FT	9 FT	20 FT
R1-D	6,000 SF	30%	60 FT	25 FT	25 FT	7 FT	16 FT
R-4	6,000 SF*	30%	60 FT	25 FT	25 FT	7 FT	16 FT
R-6	1,500 SF	UNLIMITED	16 FT	10 FT	15 FT	7 FT	15 FT

*PLUS 2,500 SF FOR EACH UNIT OVER ONE



COUNTY CLERK RECORDING

REVISION DESCRIPTION	DATE

PRELIMINARY PLAT FOR RESIDENTIAL PLANNED DEVELOPMENT

DEER LAWN DEVELOPMENT AT ROYAL OAKS
DEER LAWN DEVELOPMENT LLC
2395 PARIS ROAD
WINCHESTER, KENTUCKY

Palmer ENGINEERING
400 SHOPPERS DRIVE
WINCHESTER, KY 40391
(859) 744-1218

JOB NUMBER: 11934 / 11962 DATE: 03/07/2023 DRAWN: WCE/RMT CHECKED: GOW
SCALE: 1" = 200'
SHEET: 1 OF 1