…SHALL CONSIST OF ANNUAL
…GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE THE
…ECTION OF MULCHING OR SODDING TO PREVENT EROSION.

…EMENT ONE FOOT IN WIDTH, ALTHOUGH NOT DRAWN ON THE
…ESTABLISHED ON ALL LOTS ADJACENT TO THE PUBLIC
…, EXCEPT WHERE OTHERWISE NOTED.

…EMENTS SHALL BE AVAILABLE TO PROVIDE CABLE TELEVISION
… DEVELOPMENT.

…CENTERED ON LOT LINES, UNLESS OTHERWISE NOTED.

…ON CURVED RIGHTS-OF-WAYS ARE ARC DISTANCES UNLESS
…D.

… ONLY ONE DWELLING UNIT PER LOT.

…ENCROACH THE REQUIRED FRONT, BACK & SIDE YARDS PER
… THE ZONING ORDINANCE.

… A MINIMUM OF 6' SEPARATION BETWEEN UTILITY LINES AND

…SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY
…HAT IS AT LEAST (1) FOOT ABOVE THE ELEVATION OF THE NEAREST
…ITARY SEWER MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS
…OR SHALL BE PUMPED AND DISCHARGED INTO THE STRUCTURE'S SEWER

…WITH THE FINAL DEVELOPMENT PLAN APPROVED BY THE LFUCG
…LARGE TREES ARE REQUIRED TO BE PLANTED ON THIS PROPERTY
…WITH THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

…ALL BE PLANTED IN A 5' STREET PLANTING EASEMENT (T.P.E.)
…EET RIGHT-OF-WAY AS SHOWN ON STREET CROSS SECTIONS.

…IES WITHIN THE ROYAL SPRINGS AQUIFER PROTECTION AREA.

…SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL
…N.

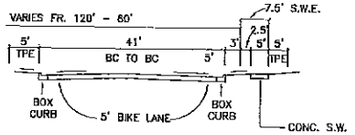
…SSOCIATION (H.O.A.) SHALL BE ESTABLISHED FOR THIS SITE TO
…ND IMPROVEMENTS WITHIN DESIGNATED H.O.A.

…RM SYSTEM WITHIN THE DESIGNATED PRIVATE STORM SEWER
…ATE STM. E.) SHOWN ON THIS PLAN SHALL BE OWNED AND
…E HOMEOWNERS ASSOCIATION.

…FLOW SWALE:
…ERFLOW SWALE SHALL BE CONSTRUCTED AND MAINTAINED DURING
…ION BY THE HOME BUILDER IN THE DRAINAGE EASEMENT SHOWN
…USSELL SPRINGS DR. THIS SWALE SHALL REMAIN AFTER
…D BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER. THIS
…NTAIN A MINIMUM DEPTH OF ONE FOOT, A MINIMUM WIDTH AT
… FOOT AND A MINIMUM LONGITUDINAL SLOPE OF 0.5% (DEVIATIONS
…MUMS CAN OCCUR WITH DMSION OF ENGINEERING APPROVAL). THE
…PLACED AT AN ELEVATION AT LEAST ONE FOOT BELOW THE LOWEST
… BUILDING OPENING ADJACENT TO THE SWALE. CONFIRMATION OF
…F SHALL BE PROVIDED TO THE BUILDING INSPECTOR BY A LAND
…OFESSIONAL ENGINEER.

…E OF AMENDMENT:

…IDE ONE LOT INTO 48 LOTS.

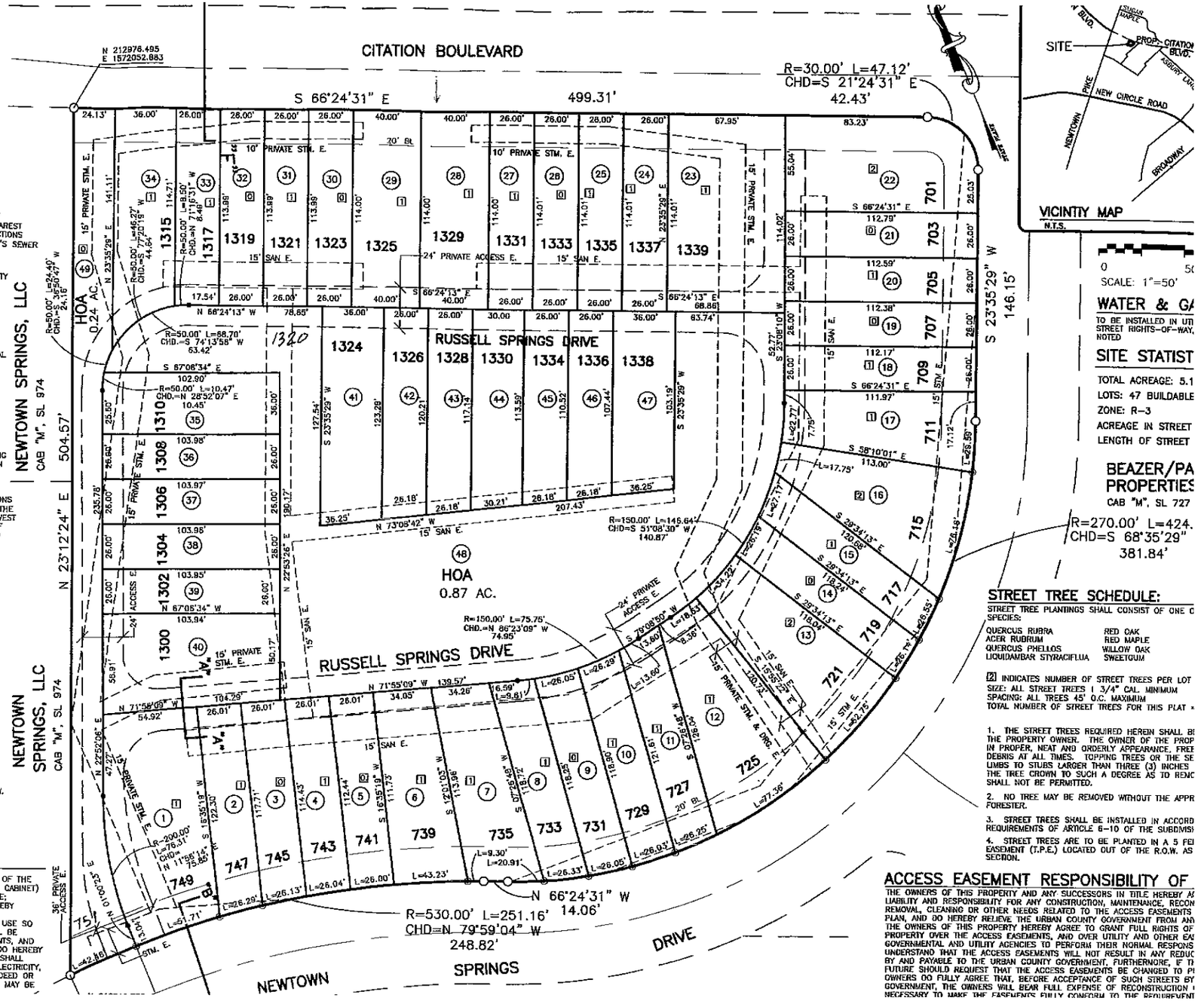


SECTION "F-F"

N.T.S.

…ERTIFICATION:

…REBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE
…EREON WHICH IS RECORDED IN DEED BOOK VOLUME (OR PLAT CABINET)
… SLIDE) ___*___ IN THE FAYETTE COUNTY CLERK'S OFFICE;
…HIS AS MY (OUR) PLAT OF LOTS FOR THIS PROPERTY; DO HEREBY
…TS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE;
…HAT THE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE USE SO
…TRUCTURE, TREE OR OTHER CONSTRUCTION OF ANY KIND SHALL BE
…ED TO REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS, AND
… THE SANITARY SEWER SYSTEM TO PUBLIC USE. ALSO I (WE) DO HEREBY
…ANY LOT HEREIN IS SOLD OR TRANSFERRED, THE PURCHASER SHALL
…CONTRACT OR DEED OF ANY PRIVATE UTILITIES (WATER, GAS, ELECTRICITY,
…ERE APPLICABLE, SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR
…VTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE
…SUCH UTILITY IS INSTALLED



WATER & GA

…TO BE INSTALLED IN UT…
STREET RIGHTS-OF-WAY,
NOTED

SITE STATIST

TOTAL ACREAGE: 5.1
LOTS: 47 BUILDABLE
ZONE: R-3
ACREAGE IN STREET
LENGTH OF STREET

BEAZER/PA PROPERTIES

CAB "M", SL 727

R=270.00' L=424.
CHD=S 68°35'29"
381.84'

STREET TREE SCHEDULE:

STREET TREE PLANTINGS SHALL CONSIST OF ONE O…
SPECIES:

QUERCUS RUBRA	RED OAK
ACER RUBRUM	RED MAPLE
QUERCUS PHELLOS	WILLOW OAK
LIQUIDAMBAR STYRACIFLUA	SWEETGUM

[2] INDICATES NUMBER OF STREET TREES PER LOT
SIZE: ALL STREET TREES 1 3/4" CAL. MINIMUM
SPACING: ALL TREES 45' O.C. MAXIMUM
TOTAL NUMBER OF STREET TREES FOR THIS PLAT …

1. THE STREET TREES REQUIRED HEREIN SHALL BE THE PROPERTY OWNER. THE OWNER OF THE PROP… IN PROPER, NEAT AND ORDERLY APPEARANCE, FREE… DEBRIS AT ALL TIMES. TOPPING TREES OR THE SE… LIMBS TO STUBS LARGER THAN THREE (3) INCHES… THE TREE CROWN TO SUCH A DEGREE AS TO REMO… SHALL NOT BE PERMITTED.

2. NO TREE MAY BE REMOVED WITHOUT THE APPR… FORESTER.

3. STREET TREES SHALL BE INSTALLED IN ACCORD… REQUIREMENTS OF ARTICLE 6-10 OF THE SUBDIVISI…

4. STREET TREES ARE TO BE PLANTED IN A 5 FE… EASEMENT (T.P.E.) LOCATED OUT OF THE R.O.W. AS… SECTION.

ACCESS EASEMENT RESPONSIBILITY OF

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY A… LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECON… REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENTS … PLAN, AND DO HEREBY RELIEVE THE URBAN COUNTY GOVERNMENT FROM AN… THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF… PROPERTY OVER THE ACCESS EASEMENTS, AND OVER UTILITY AND OTHER EA… GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONS… UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUC… BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT, FURTHERMORE, IF TH… FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO PI… OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS BY… GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION … NECESSARY TO MAKE THE EASEMENTS FULLY CONFORM TO THE REQUIREMENT…