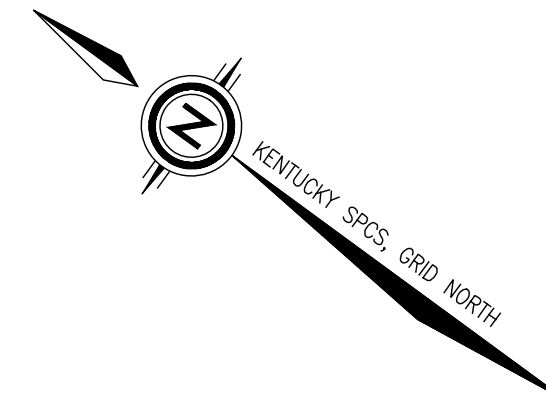


VICINITY MAP
1" = 1,500'

ZONING REQUIREMENTS

I-1 (Light Industrial)

MINIMUM LOT SIZE	NO LIMITATION
MINIMUM ROW FRONTAGE	50 FEET
MINIMUM WIDTH AT BUILDING LINE	NO LIMITATION
MINIMUM FRONT YARD	25 FEET (CITY) 40 FEET (COUNTY)
MINIMUM EACH SIDE YARD	NO LIMITATION
MINIMUM REAR YARD	1 STORY, 20 FEET 2 STORIES, 30 + 5 FEET FOR EACH STORY OVER 3
MAXIMUM HEIGHT OF BUILDING	50 FEET EXCEPT IN CASES WHERE A VARIANCE HAS BEEN APPROVED BY THE BOARD OF ADJUSTMENTS
MINIMUM USEABLE OPEN SPACE	NO LIMITATION
MAXIMUM LOT COVERAGE	NO LIMITATION



ORIGIN OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83(2011)). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ELEVATIONS ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE S6 ROBOTIC TOTAL STATION, THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

F.E.M.A. FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21239C0090D WITH A DATE OF IDENTIFICATION OF DECEMBER 21, 2017 FOR COMMUNITY NUMBER 210231 CITY OF VERSAILLES, IN WOODFORD COUNTY, 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", AN AREA WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD.

UTILITY OWNERS

NATURAL GAS
COLUMBIA GAS COMPANY
2001 MERCER ROAD
LEXINGTON, KENTUCKY
TOM WALKER
(859) 288-0236

WATER
CITY OF VERSAILLES PUBLIC WORKS
196 S. MAIN STREET
VERSAILLES, KENTUCKY
(859) 873-5436

WASTE WATER
CITY OF VERSAILLES PUBLIC WORKS
196 S. MAIN STREET
VERSAILLES, KENTUCKY
(859) 873-2245

CABLE TELEVISION
SPECTRUM (CHARTER COMMUNICATIONS)
1575 WINCHESTER ROAD
SUITE 140
LEXINGTON, KY
BRAD DEAN
(859) 317-6391

ELECTRIC
KENTUCKY UTILITIES
500 STONE ROAD,
LEXINGTON, KY
RICHARD COMPTON
(859) 367-4309

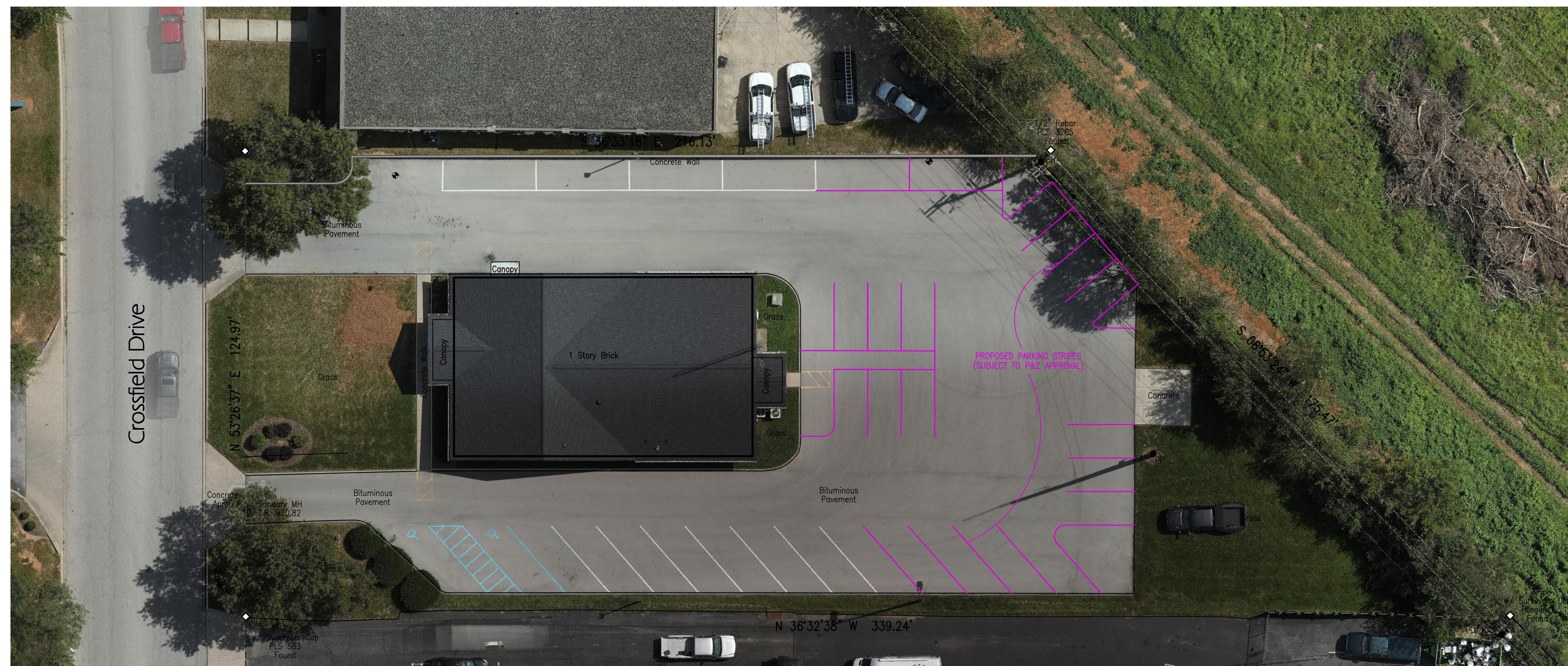
TELEPHONE
WINDSTREAM
932 CITATION DRIVE
LEXINGTON, KY
LEZLIE ALISON
(859) 357-6205

STATE ROADS
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 7
763 NEW CIRCLE ROAD NW
LEXINGTON, KENTUCKY
(859) 246-2355



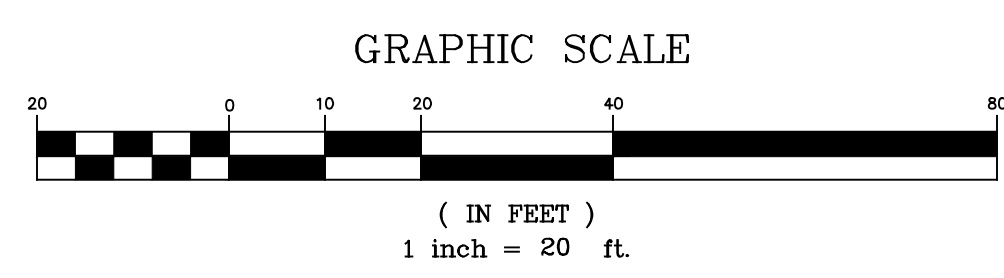
UNDERGROUND UTILITIES DISCLAIMER

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.



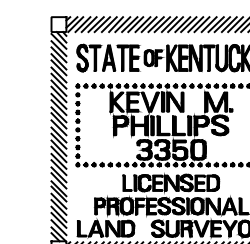
LEGEND

○ FOUND MONUMENT	○ RCP REINFORCED CONCRETE PIPE
△ AS NOTED ON SURVEY	○ CMP CORRUGATED METAL PIPE
△ 24"-LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)	○ PVC PLASTIC PIPE
○ MAG NAIL WITH ID TAG (SET, PLS 3350)	○ ADS PLASTIC PIPE
○ CONTROL POINT / BENCHMARK	○ CPP CORRUGATED PLASTIC PIPE
○ STREET LIGHT (LP)	○ VCP VITRIFIED CLAY PIPE
○ POWER POLE (PP)	MH MANHOLE
○ TELEPHONE POLE (TP)	INV. INVERT ELEVATION
○ FIRE HYDRANT (FH)	F.L. FLOW LINE ELEVATION
○ WATER VALVE (WV)	T.G. SURFACE ELEVATION (TOP-OF-GRATE)
○ WATER METER (WM)	T.R. SURFACE ELEVATION (TOP-OF-RIM)
○ GAS METER (GM)	- x - x - x - CHAIN LINK FENCE
○ GAS VALVE (GV)	○ BOARD FENCE
○ ELECTRIC METER (EM)	- x - WATER LINE
○ LIGHT POLE (LP)	- G - GAS LINE
○ POST INDICATOR VALVE (PIV)	- O - OVERHEAD ELECTRIC
○ CLEAN OUT (C/O)	- OH - OVERHEAD TELEPHONE/CABLE
○ STORM MANHOLE	- UE - UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	- UC - UNDERGROUND TELEPHONE/CABLE
○ SIGNS	○ DECIDUOUS TREE (LEAFY TREE)
○ SPRINKLER HEAD	○ CONIFEROUS TREE (EVERGREEN)
○ IRRIGATION CONTROL VALVE	○ INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN
○ DOWN SPOUT	○ BRACKETED DIMENSIONS ARE PER RECORD SOURCE



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 AUGUST 20, 2024.



KEVIN M. PHILLIPS
PLS # 3350

08-22-2024

DATE

REVISION NUMBER	REVISION DATE	REVISION SUMMARY

771 ENTERPRISE DRIVE
LEXINGTON, KY 40510
PH: 804.713.7425
FAX: 859.753.1436
email: madden@ee.com

EE ENDRIS
engineering
Land Surveys • Construction Layout • GPS

TOPOGRAPHIC SURVEY OF
250 Crossfield Drive
Versailles, Woodford County, Kentucky

SURVEY COMPLETED
August 20, 2024

JOB NUMBER 5173
DRAWING DATE August 22, 2024
DRAWING FILE 5173_Crossfield_Drive
SCALE: 1" = 20'

