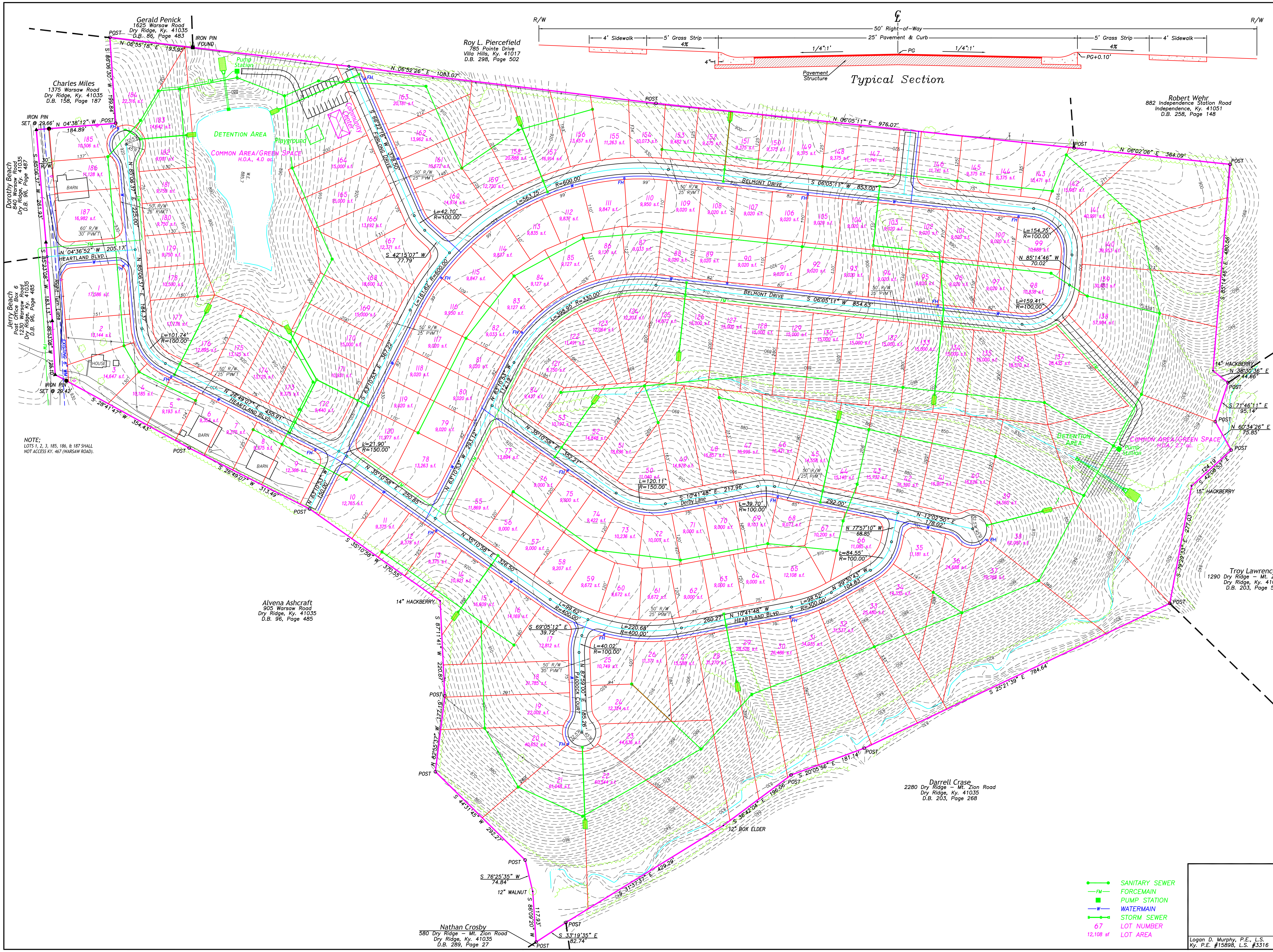
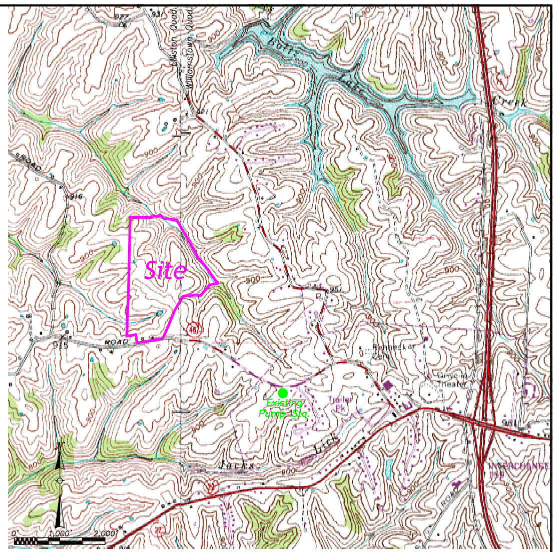

Typical Section
R/W
R/W
℄
50' Right-of-Way
25' Pavement & Curb
4' Sidewalk
5' Grass Strip
4%
1/4":1'
PG
1/4":1'
5' Grass Strip
4%
4' Sidewalk
PG+0.10'
4"
Pavement Structure
Gerald Penick
1625 Warsaw Road
Dry Ridge, Ky. 41035
D.B. 86, Page 483
Roy L. Piercefield
785 Pointe Drive
Villa Hills, Ky. 41017
D.B. 298, Page 502
Robert Wehr
882 Independence Station Road
Independence, Ky. 41051
D.B. 258, Page 148
Troy Lawrence
1290 Dry Ridge – Mt. Zion Road
Dry Ridge, Ky. 41035
D.B. 203, Page 501
Darrell Crase
2280 Dry Ridge – Mt. Zion Road
Dry Ridge, Ky. 41035
D.B. 203, Page 268
Nathan Crosby
580 Dry Ridge – Mt. Zion Road
Dry Ridge, Ky. 41035
D.B. 289, Page 27
Alvena Ashcraft
905 Warsaw Road
Dry Ridge, Ky. 41035
D.B. 96, Page 485
Charles Miles
1375 Warsaw Road
Dry Ridge, Ky. 41035
D.B. 158, Page 187
Dorothy Beach
840 Warsaw Road
Dry Ridge, Ky. 41035
D.B. 96, Page 487
Jerry Beach
Post Office Box 6
1230 Warsaw Road
Dry Ridge, Ky. 41035
D.B. 96, Page 485
NOTE:
LOTS 1, 2, 3, 185, 186, & 187 SHALL NOT ACCESS KY. 467 (WARSAW ROAD).
N 06°55'18" E 193.95'
N 06°52'26" E 1083.07'
N 06°05'11" E 976.07'
N 06°02'06" E 364.09'
S 85°14'46" E 480.56'
N 38°30'36" E 44.86'
S 71°46'11" E 95.14'
N 60°34'26" E 75.85'
S 42°08'53" E 124.19'
S 79°29'33" E 277.03'
S 25°21'39" E 784.64'
S 20°05'56" E 181.14'
S 36°42'04" E 196.06'
S 31°37'31" E 429.29'
S 33°19'35" E 82.74'
S 86°09'20" W 117.93'
S 76°25'35" W 74.84'
S 44°31'45" W 292.27'
N 82°55'37" W 177.19'
S 87°11'41" W 220.87'
S 35°10'58" W 370.55'
N 63°10'53" W 150.00'
S 26°49'07" W 313.49'
S 28°41'47" W 354.43'
SET @ 29.42'
S 85°23'08" W 183.13'
S 86°53'08" W 125.10'
S 85°06'37" W 261.93'
N 04°38'12" W 184.89'
SET @ 29.66'
S 86°06'30" W 199.84'
IRON PIN FOUND
IRON PIN SET
POST
14" HACKBERRY
15" HACKBERRY
12" BOX ELDER
12" WALNUT
BELMONT DRIVE
S 06°05'11" W 853.00'
S 06°05'11" W 854.63'
HEARTLAND BLVD.
N 26°49'07" E 450.91'
N 35°10'58" E 250.85'
N 35°10'58" E 326.50'
N 35°10'58" E 352.21'
N 10°41'48" W 260.27'
N 29°30'43" W 104.83'
N 12°02'50" E 178.02'
N 04°36'52" W 205.17'
N 85°06'37" E 225.00'
N 85°06'37" E 184.37'
S 63°10'53" E 367.22'
N 63°10'53" W 293.12'
N 63°10'53" W 112.19'
FURLONG DRIVE
S 66°22'16" W 378.50'
S 42°15'07" W 77.79'
Derby Lane
S 10°41'48" E 217.96'
292.00'
N 77°57'10" W 68.85'
PADDOCK COURT
N 87°59'00" E 185.26'
S 69°05'12" E 39.72
N 85°14'46" W 70.02'
L=154.75' R=100.00'
L=159.41' R=100.00'
L=563.75' R=600.00'
L=161.62' R=600.00'
L=398.95' R=330.00'
L=42.10' R=100.00'
L=21.90' R=150.00'
L=101.74' R=100.00'
L=120.11' R=150.00'
L=39.70' R=100.00'
L=84.55' R=100.00'
L=98.52' R=300.00'
L=220.68' R=400.00'
L=99.62' R=400.00'
L=40.02' R=100.00'
32.5'R 45'R
50' R/W 25' PVM'T
60' R/W 30' PVM'T
Right Turn Lane
EXISTING 6" WM
DETENTION AREA
COMMON AREA/GREEN SPACE H.O.A., 4.0 ac.
W.E. 885.7
Community Center
Playground
Pump Station
COMMON AREA/GREEN SPACE H.O.A., 2.7 ac.
DETENTION AREA
HOUSE
BARN
FH
1 17,586 s.f.
2 13,144 s.f.
3 14,647 s.f.
4 10,185 s.f.
5 9,193 s.f.
6 9,353 s.f.
7 9,375 s.f.
8 9,375 s.f.
9 12,366 s.f.
10 12,765 s.f.
11 9,375 s.f.
12 9,378 s.f.
13 9,375 s.f.
14 10,921 s.f.
15 16,609 s.f.
16 14,169 s.f.
17 12,812 s.f.
18 21,785 s.f.
19 22,002 s.f.
20 40,652 s.f.
21 61,048 s.f.
22 60,544 s.f.
23 44,636 s.f.
24 12,324 s.f.
25 10,749 s.f.
26 11,371 s.f.
27 15,588 s.f.
28 31,270 s.f.
29 28,526 s.f.
30 26,486 s.f.
31 34,035 s.f.
32 31,537 s.f.
33 25,460 s.f.
34 13,335 s.f.
35 11,181 s.f.
36 24,688 s.f.
37 70,768 s.f.
38 62,087 s.f.
39 34,595 s.f.
40 16,626 s.f.
41 16,907 s.f.
42 16,320 s.f.
43 15,732 s.f.
44 15,145 s.f.
45 14,558 s.f.
46 16,421 s.f.
47 16,995 s.f.
48 16,857 s.f.
49 14,976 s.f.
50 11,040 s.f.
51 18,636 s.f.
52 14,848 s.f.
53 10,197 s.f.
54 9,437 s.f.
55 11,869 s.f.
56 9,000 s.f.
57 9,000 s.f.
58 9,207 s.f.
59 9,672 s.f.
60 9,672 s.f.
61 9,672 s.f.
62 9,000 s.f.
63 9,000 s.f.
64 9,000 s.f.
65 12,108 s.f.
66 11,085 s.f.
67 10,200 s.f.
68 9,073 s.f.
69 9,103 s.f.
70 9,000 s.f.
71 9,000 s.f.
72 10,007 s.f.
73 10,236 s.f.
74 9,422 s.f.
75 9,000 s.f.
76 9,000 s.f.
77 13,894 s.f.
78 13,263 s.f.
79 9,020 s.f.
80 9,020 s.f.
81 9,020 s.f.
82 9,033 s.f.
83 9,127 s.f.
84 9,127 s.f.
85 9,127 s.f.
86 9,121 s.f.
87 9,033 s.f.
88 9,020 s.f.
89 9,020 s.f.
90 9,020 s.f.
91 9,020 s.f.
92 9,020 s.f.
93 9,020 s.f.
94 9,020 s.f.
95 9,020 s.f.
96 9,020 s.f.
97 9,020 s.f.
98 10,838 s.f.
99 10,688 s.f.
100 9,020 s.f.
101 9,020 s.f.
102 9,020 s.f.
103 9,020 s.f.
104 9,020 s.f.
105 9,020 s.f.
106 9,020 s.f.
107 9,020 s.f.
108 9,020 s.f.
109 9,020 s.f.
110 9,950 s.f.
111 9,847 s.f.
112 9,837 s.f.
113 9,835 s.f.
114 9,837 s.f.
115 9,847 s.f.
116 9,950 s.f.
117 9,020 s.f.
118 9,020 s.f.
119 9,020 s.f.
120 11,577 s.f.
121 9,750 s.f.
122 11,491 s.f.
123 12,064 s.f.
124 12,203 s.f.
125 14,872 s.f.
126 15,000 s.f.
127 15,000 s.f.
128 15,000 s.f.
129 15,000 s.f.
130 15,000 s.f.
131 15,000 s.f.
132 15,000 s.f.
133 15,000 s.f.
134 15,000 s.f.
135 15,000 s.f.
136 18,570 s.f.
137 26,435 s.f.
138 57,904 s.f.
139 30,883 s.f.
140 39,953 s.f.
141 40,991 s.f.
142 15,987 s.f.
143 10,471 s.f.
144 9,375 s.f.
145 9,375 s.f.
146 11,741 s.f.
147 11,741 s.f.
148 9,375 s.f.
149 9,375 s.f.
150 9,375 s.f.
151 9,375 s.f.
152 9,375 s.f.
153 9,482 s.f.
154 10,073 s.f.
155 11,263 s.f.
156 13,457 s.f.
157 16,914 s.f.
158 20,888 s.f.
159 12,720 s.f.
160 14,974 s.f.
161 10,672 s.f.
162 13,962 s.f.
163 20,181 s.f.
164 15,000 s.f.
165 15,000 s.f.
166 13,192 s.f.
167 12,371 s.f.
168 18,600 s.f.
169 15,000 s.f.
170 15,000 s.f.
171 10,931 s.f.
172 9,440 s.f.
173 9,375 s.f.
174 13,125 s.f.
175 13,125 s.f.
176 12,895 s.f.
177 13,739 s.f.
178 10,500 s.f.
179 9,750 s.f.
180 9,750 s.f.
181 9,750 s.f.
182 9,001 s.f.
183 14,642 s.f.
184 22,316 s.f.
185 10,506 s.f.
186 11,128 s.f.
187 16,982 s.f.
0' 100' 200'
N


Site
Existing Pump Sta.
Williamstown Quad.
Elliston Quad.

Survey Legend

These standard symbols will be found in the drawing.

- ● IRON PIN SET (1/2"X18" REBAR YELLOW CAP STAMPED 3407 3316)
- ■ IRON PIN FOUND
- ○ POST
- ▲ MAG NAIL SET
- △ MAG NAIL FOUND
- ⊙ TREE

PROJECT NOTES:

1. PROJECT DATA:

TOTAL PROJECT AREA:	80.80 AC.
CURRENT ZONING:	R–1E
SOURCE OF TITLE:	D.B. 255, Pg. 66

2. PROJECT LAND USE:

TOTAL NO. OF LOTS;		187
TOTAL LENGTH OF STREET;		8,915'
EXISTING LANDUSE;		VACANT
PROPOSED LANDUSE;		RESIDENTIAL SINGLE FAMILY
DEVELOPED AREA;		80.80 AC.
RIGHT OF WAY;	(13.4%)	10.8 AC.
RESIDENTIAL LOT AREAS;	(78.3%)	63.3 AC.
COMMON AREAS/GREEN SPACE;	(8.3%)	6.7 AC.
DENSITY TOTAL AREA;		2.31 LOTS/AC.
AVERAGE LOT AREA;	(14,745 S.F.)	0.34 AC.
SMALLEST LOT AREA;	(9,000 S.F.)	0.21 AC.

3. R–1E ZONING REQUIREMENTS:

PERMITTED USE;	SINGLE FAMILY
MIN. LOT AREA;	9,000 S.F.
MIN. LOT WIDTH @ SETBACK;	75'
FRONT SETBACK;	35'
SIDE SETBACK;	7.5'
REAR SETBACK;	7.5'

4. PROPERTY OWNER;

HEARTLAND INVESTMENTS, LLC
POST OFFICE BOX 41
WILLIAMSTOWN, KENTUCKY 41097
(859) 824–7612

5. PROJECT DEVELOPER;

DYNASTY DEVELOPMENT, LLC
8150 LEESBURG PIKE, SUITE 810
VIENNA, VIRGINIA 22182
(703) 893–2700

6. THE ZONE CHANGE FROM A–1 TO R–1E WAS APPROVED BY THE GRANT COUNTY PLANNING COMMISSION ON JUNE 28, 2005. ORDINANCE NO. 14–2005–571 WAS APPROVED BY THE GRANT COUNTY FISCAL COURT ON SEPTEMBER 6, 2005.

7. ALL DRAINAGE AND SANTIARY SEWER EASEMENTS SHALL BE 15' IN WIDTH UNLESS NOTED OTHERWISE.

8. THE DETENTION AREAS SHOWN HEREON SHALL BE OVER DESIGNED TO ACCOMMODATE ADDITIONAL STORAGE TO COMPENSATE FOR THOSE AREAS WHICH DISCHARGE DIRECTLY OFFSITE.

—●—	SANITARY SEWER
—FM—	FORCEMAIN
■	PUMP STATION
—W—	WATERMAIN
—▪—	STORM SEWER
67	LOT NUMBER
12,108 sf	LOT AREA

NO.	DATE	REVISIONS
2	10/24/05	APPROVED BY THE GRANT COUNTY PLANNING COMMISSION.
1	10/18/05	REVISED PER RAYMOND ERPENBECK'S 10/12/05 MEMO.

Dynasty Development, LLC

Heartland Meadows
Preliminary Plat
Warsaw Road, Grant County, Kentucky

Logan D. Murphy, P.E., L.S.
Ky. P.E. #15898, L.S. #3316

Scale: As Noted
Design By: L.D. Murphy
Drawn By: L.D. Murphy
Checked By:

HICKS & MANN, INC.
Consulting Engineers
Land Surveyors
Planners
P.O. Box 9
Williamstown, Ky. 41097
(859) 824–5231

Date: September 2005
Job No. 05–051
Sheet No. 1 of 1
Filename: 05051Preliminary