

VICINITY MAP (NOT TO SCALE)

LEGEND

- IRON PIN (FOUND-NOTED)
- CONCRETE MONUMENT (FOUND-NOTED)
- IRON PIN (SET)
5/8" IRON REBAR, 18" IN LENGTH WITH YELLOW CAP LABELED "OHM ADVISORS"
- PIPE
- POST
- MAILBOX
- WATER VALVE
- POWER/ UTILITY POLE
- WATER METER
- LIGHT POLE/YARD LIGHT
- CLEAN OUT
- STORM DRAIN INLET
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- GUY WIRE ANCHOR
- YARD DRAIN
- IRRIGATION CONTROL VALVE
- SIGN
- ELECTRICAL BOX
- GAS METER
- GAS VALVE
- ELECTRIC METER
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT
- FENCE
- SA SANITARY SEWER LINE
- OHE OVERHEAD ELECTRIC LINE
- G UNDERGROUND GAS LINE
- ST STORM SEWER LINE
- W WATER LINE
- M.B.S.L. (MINIMUM BUILDING SETBACK LINE)
- ASPHALT

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that AT&T shall supply the WOODLAND AIRSTREAM PROPERTY with telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

9/18/24 Date
Company representative (title)

DRAINAGE EASEMENT DESCRIPTION

Drainage easements contain stormwater channels, stormwater storage areas/facilities, and access rights for maintenance of such facilities. No channel alteration or construction that would obstruct the flow of stormwater is allowed. There shall be no storage or disposal of grass clippings, trash, debris, or other potential obstructions that may wash into stormwater channels or storage areas.

(The drainage easement description shall also specify maintenance responsibilities.)

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

DATE 8/12/24
ERIC SHELTON PLS #4537
STATE OF KENTUCKY
ERIC SHELTON
4537
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

8-22-24 Date
OWNER

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

The owner/owners of this property and any successors in title agree to assume full liability and responsibility for construction, maintenance, reconstruction, snow removal, cleaning or any other needs related to the private street/access easement shown on this development plan/plat. This agreement relieves the City of Georgetown/City of Stamping Ground/City of Sadieville/Scott County government from any such responsibilities. If the owner/owners request that the private street/access easement be dedicated as public streets, the owner/owners bear the full expense of any reconstruction required to comply with City/County standards prior to dedication and acceptance and all conditions outlined in SECTION 4, D. have been met.

Owner

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the (insert either Georgetown or Scott County) Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

17 Sept 2024 Date
Owner

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for WOODLAND AIRSTREAM PROPERTY, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

09/18/2024 Date
General Manager

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

10-8-24 Date
GIS Analyst/Technician, Georgetown-Scott County Planning Commission

CERTIFICATION OF THE PROVISION OF SEWER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the sanitary sewer distribution collection system to supply Tracts 1 and 2 at WAHLAND HALL PATH with sanitary sewer service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to gravity and force main sanitary sewer lines, pump stations, and related appurtenances for the proposed system. Construction of the proposed sanitary sewer collection and conveyance system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed sanitary sewer collection and conveyance system shall be acquired by the developer and dedicated to GMWSS.

8/15/24 Date
General Manager

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots lines not having an easement indicated will have 5' easements on them.

8-22-24 Date
Owner

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations of Georgetown and Scott County, KY with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

10/8/24 Date
Chairman/Secretary, Georgetown-Scott County Planning Commission

SITE INFORMATION

AREA:
ORIGINAL 6.26 ACRES± OR 272,789 FT²
TRACT 1 3.51 ACRES± OR 153,095 FT²
TRACT 2 2.75 ACRES± OR 119,694 FT²

ZONING:
TRACT 1 AND TRACT 2 B-2 (BUSINESS COMMERCIAL)

SETBACKS:
FRONT 50'
SIDE 0'
REAR 0'

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

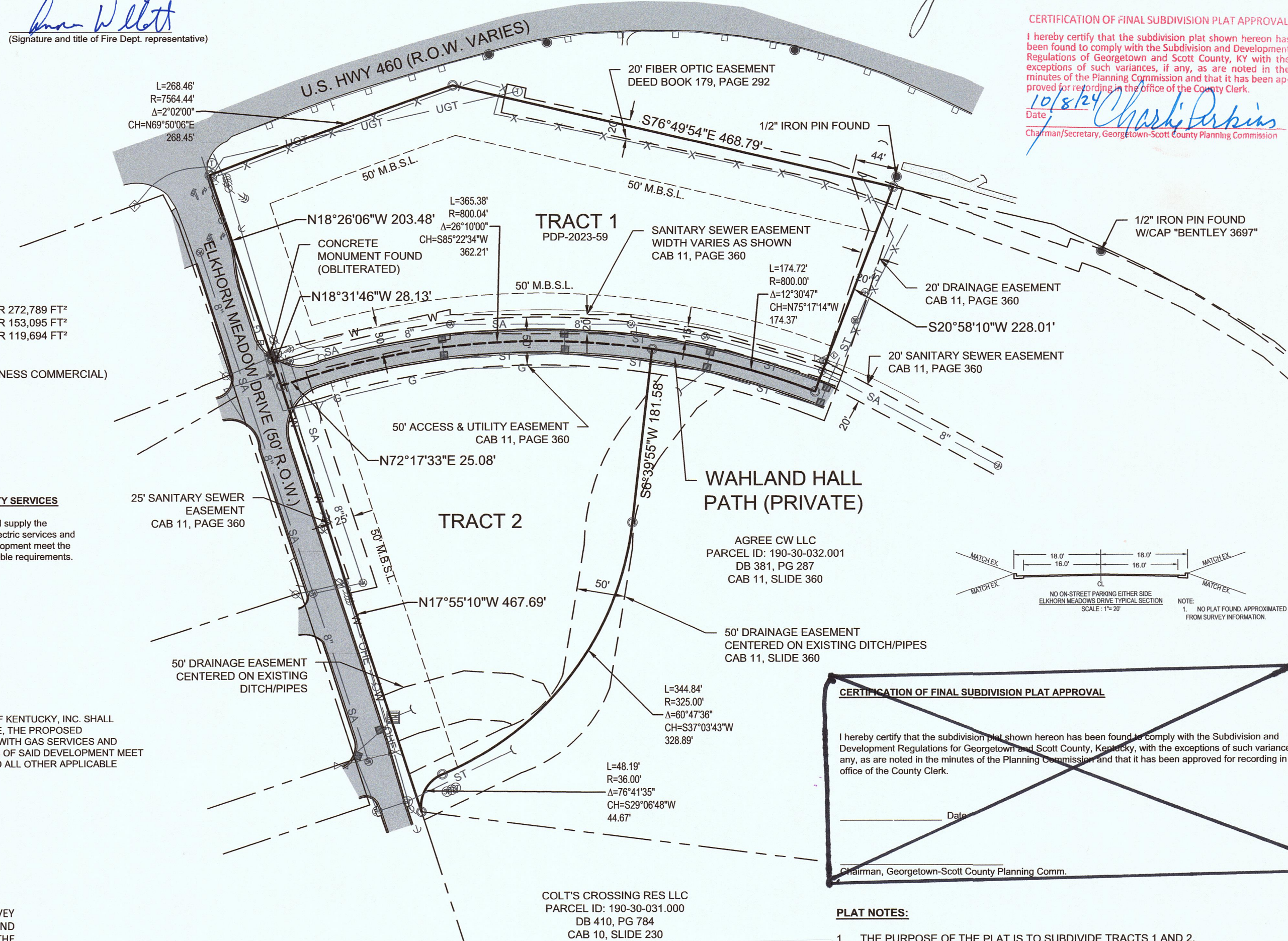
I hereby certify that KENTUCKY UTILITIES shall supply the WOODLAND AIRSTREAM PROPERTY with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

9/18/2024 Date
Company representative (title)

COLUMBIA GAS OF KY CERTIFICATION

I HEREBY CERTIFY THAT COLUMBIA GAS OF KENTUCKY, INC. SHALL SUPPLY, WHERE ECONOMICALLY FEASIBLE, THE PROPOSED DEVELOPMENT AT WAHLAND HALL PATH WITH GAS SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

9/24/24 Date
Company representative (title)



CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Date
Chairman, Georgetown-Scott County Planning Comm.

PLAT NOTES:

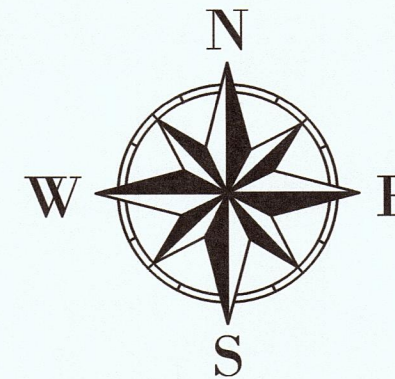
- THE PURPOSE OF THE PLAT IS TO SUBDIVIDE TRACTS 1 AND 2.
- STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAT.

DOCUMENT NO: 512974
RECORDED: October 08, 2024 02:32:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: REBECCA JOHNSON
DEPUTY CLERK: TESSA
COUNTY: SCOTT COUNTY
BOOK: CAB13 PAGES: 392 - 392



OHM ADVISORS

229 W MAIN ST
SUITE 305
FRANKFORT, KY 40601
502-537-7620



KENTUCKY GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM = NAVD88

GRAPHIC SCALE 1"= 100'
100' 0 100'

GENERAL NOTES:

- PER FEMA WEBSITE ON MARCH 14, 2024 THIS PROPERTY LIES IN ZONE 'X' PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP 21209C0183D, PANEL NOT PRINTED, EFFECTIVE DECEMBER 21, 2017.
- NO TITLE REPORT FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
- HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE SCOTT COUNTY PLANNING COMMISSION.
- RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES 09/01/2023 AND 09/06/2023 UTILIZING A CARLSON BRX7 MULTI FREQUENCY RECEIVER. THE GRID COORDINATES SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V 0.06'.

Final Subdivision Plat Of The Woodland Airstream Property Georgetown, Scott County, Kentucky

REVISION TABLE

NO.	DATE	REVISION
1.	5/23/2024	PLANNING COMMENTS
1.	8/7/2024	WATER AND SEWER COMMENTS

SURVEY ORDERED BY: Woodland Airstream (John Gustafon)

PROPERTY ADDRESS: Wahland Hall Path, Elkhorn Meadows Dr., and Paris Pike
Georgetown, KY 40324

PROPERTY OWNER: Lexington Airstream Properties LLC
8221 Graphic Drive NE
Belmont, Michigan 49306

DEED REFERENCE: DEED BOOK 340, PAGE 669
PLAT REFERENCE: PLAT SLIDE 1541
PARCEL ID: 190-30-032.00
Georgetown, Scott County, Kentucky

OHM PROJECT#: 4546-23-0010

DRAWN BY: ES DATE: 4/2/2024

FIELD WORK: TB DATE: 9/6/2023

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SHEET 1 OF 1