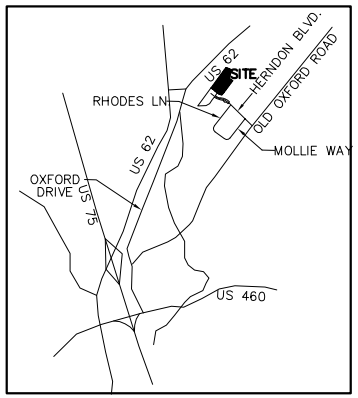


VICINITY MAP
(NOT TO SCALE)

NOTES:

1) ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.

2) THERE IS TO BE A 6' WIDE DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAT, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE PLANNING COMMISSION. THE OWNER SHALL MAINTAIN SUCH EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.

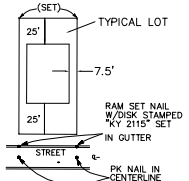
3) A 2' SIDEWALK EASEMENT ALTHOUGH NOT DRAWN EXISTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAY LINES.

4) FOR CORNER LOTS, THE SIDE AND REAR SETBACKS, ARE DETERMINED BY THE LOCATION OF THE MAIN ENTRY DOOR.
(AS WELL AS ADDRESS AND LOCATION OF MAILBOX)

5) MAINTENANCE RESPONSIBILITY OF INFRASTRUCTURE INCLUDING WATER QUALITY UNITS SHALL BE THE DEVELOPER'S UNTIL ACCEPTANCE BY CITY.

6) MAINTENANCE OF THE OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE FORMED BY THE OWNER / DEVELOPER AND ALL LOTS IN THIS UNIT WILL BE REQUIRED TO BE A MEMBER. MEMBERS WILL ALSO BE REQUIRED TO PAY H.O.A. FEES.

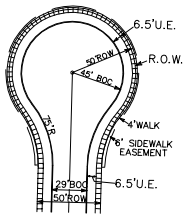
IRON PIN W/CAP
STAMPED : "KY 2115"
(SET)



TYPICAL LOT
MONUMENTATION
SURVEY DATE = SEPTEMBER 2018
REFERENCE MERIDIAN =

THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:29,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.



TYPICAL
CUL-de-SAC

DRAINAGE EASEMENT DESCRIPTION

Drainage easements contain stormwater channels 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.

Property owners are responsible for maintenance of the drainage easements on their property. Individual property owner's are not responsible for maintenance of the detention easement.

CERTIFICATION OF WATER & SEWER SERVICES

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system / sewer collection system to supply water services / sewage disposal services to The Abbey @ Old Oxford, Phase 2, Unit 1-A. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system / sewer collection system to be by/at the cost of the developer without reimbursement, built to GMWSS approved specifications and approval by GMWSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMWSS.

_____, 20_____

_____
GMWSS GENERAL MANAGER

CERTIFICATE 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.

_____, 20 _____
GIS Analyst/Technician, Georgetown-
Scott County Planning Commission

P.C. _____ SLIDE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners 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 Georgetow-Scott County Subdivision and Development Regulations, unless otherwise noted.

_____
SIGNATURE OF OWNER OR OWNER (s) DATE

UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utilities Company (KU), AT&T, Time Warner Cable, Columbia Gas, GMWSS, an 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 the operation and maintenance of said facilities. No building or other structure shall be erected, and no landfill or excavation or other change of grade in excess of 6" shall be performed upon said easement after installation of facilities. Be it also granted that the right of ingress and egress be granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements.

CERTIFICATION OF THE APPROVAL OF UTILITY EASEMENTS

I (we) hereby certify that the utility easements are approved as shown with restrictions listed hereon and that utility service shall be supplied to this development.

_____
OWNER/DEVELOPER DATE

_____
KENTUCKY UTILITIES COMPANY DATE

_____
AT&T DATE

_____
COLUMBIA GAS DATE
Where Economically Feasible

_____
GMWSS DATE

_____
KENTUCKY-AMERICAN WATER COMPANY DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the Subdivision Plat shown hereon has been reviewed and found to comply with the Georgetown Fire Department Regulations, including any conditions of approval or exceptions noted hereon.

_____
Signature and title of Fire
Department Representative

CERTIFICATION OF STREET LIGHT APPROVAL

I HEREBY CERTIFY THAT $ xxxxx HAS BEEN DEPOSITED WITH THE CITY ENGINEER'S OFFICE TO ASSURE COMPLETION OF STREET LIGHTS FOR THIS PLAT.

_____
CITY ENGINEER DATE

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE:

I HEREBY CERTIFY THAT SECURITIES IN THE AMOUNT OF $_____ FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND $_____ FOR WARRANTY AND MAINTENANCE, HAVE BEEN POSTED WITH THE GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION, KENTUCKY.

_____, 20_____

_____
COMMISSION ENGINEER

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by Georgetown-Scott County Planning Commission and that monuments have been placed as shown herein to specifications of the planning commission or other authorized officer.

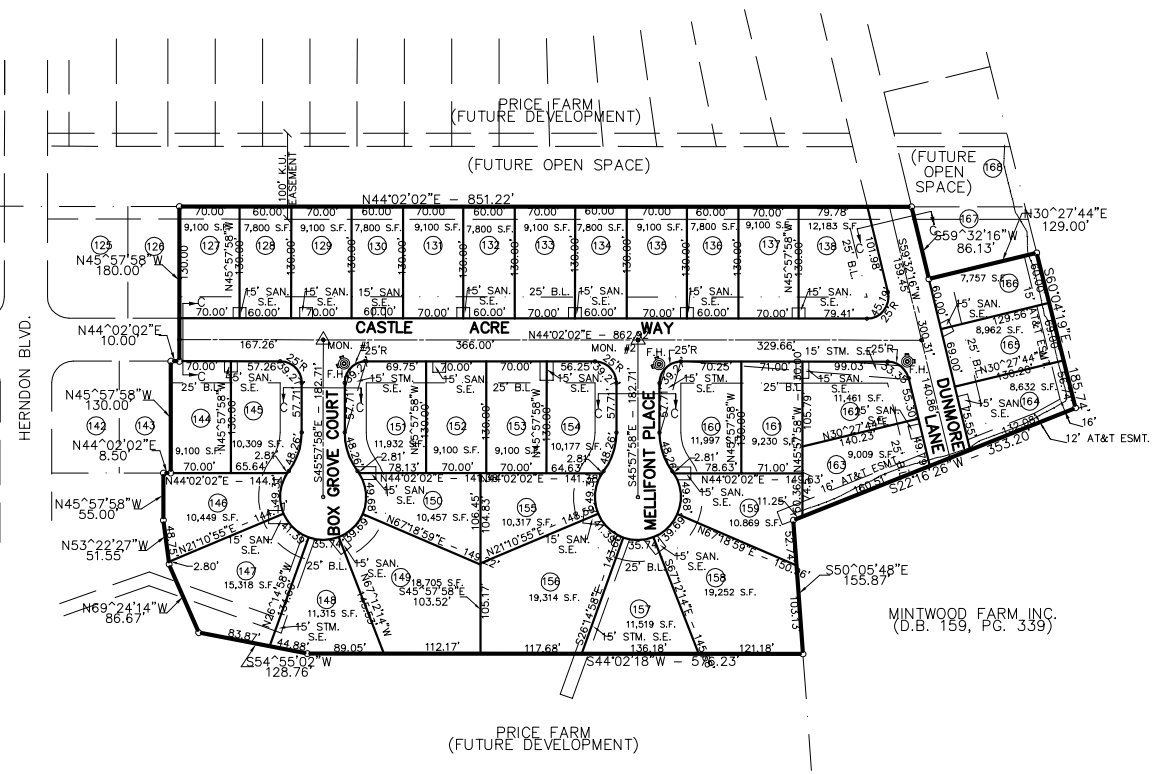
_____, 20

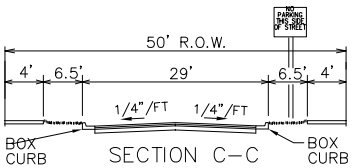
_____

CERTIFICATION OF GMWSS INFRASTRUCTURE

The ownership of water lines, sewer lines, force mains, pump stations and appurtenant facilities thereto existing and/or installed located within easements shown hereon are hereby dedicated to the City of Georgetown, by and through Georgetown Municipal Water and Sewer Service (GMWSS) for operation. For a period of one (1) year following recording of this plat with the Scott County Clerk's Office, any and all maintenance costs incurred by GMWSS as a result of faulty equipment or installation will be invoiced to the Developer for reimbursement to GMWSS.

_____
SIGNATURE OF OWNER OR OWNER (s)





SECTION C-C

CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED "2115" SET AT THE STREET CENTERLINE INTERSECTION.	N = 271,904.68 E = 1,564,477.98
#2	P/K NAIL W/DISK STAMPED "2115" SET AT THE STREET CENTERLINE INTERSECTION.	N = 272,105.40 E = 1,564,683.89

DEVELOPER/OWNER:
BLUEGRASS REAL
ESTATE PARTNERS, LLC
3609 WALDEN DRIVE
LEXINGTON, KY. 40517

SITE STATISTICS
ZONE = R-1C (CPO)
TOTAL AREA = 10.44 ACRES
AREA IN R.O.W. = 1.95
NO. OF LOTS = 35

GRAPHIC SCALE 1" = 100'

EA Partners, PLC
CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9889
FACSIMILE (859) 296-9887

FINAL SUBDIVISION PLAT

THE ABBEY @ OLD OXFORD

PHASE 2, UNIT 1-B

GEORGETOWN, SCOTT COUNTY, KENTUCKY
SEPTEMBER 2018

j:\850\price_farm\phase 1\plats\unit_1-b.dg