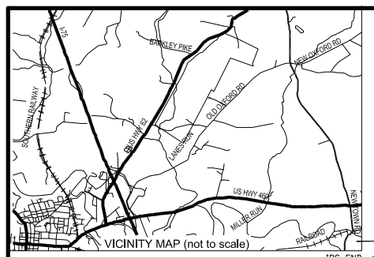

LOT TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
53	7214	0.166	81	10144	0.233
54	6175	0.142	82	9209	0.188
55	6830	0.159	83	9141	0.210
56	6781	0.156	84	5780	0.133
57	8548	0.196	85	7130	0.164
58	8014	0.184	86	7580	0.174
59	6481	0.149	87	7215	0.166
60	7129	0.164	88	9397	0.216
61	14901	0.342	89	8483	0.148
62	9534	0.219	90	6629	0.152
63	6448	0.148	91	10884	0.250
64	6551	0.150	92	7214	0.166
65	16093	0.369	93	7372	0.169
66	24700	0.567	94	7232	0.166
67	9634	0.221	95	6811	0.156
68	6444	0.148	96	7205	0.153
69	6444	0.148	97	7117	0.163
70	6444	0.148	98	7592	0.174
71	6444	0.148	99	7689	0.177
72	6751	0.155	100	7211	0.166
73	6751	0.155	101	8281	0.190
74	6444	0.148	102	7360	0.169
75	6444	0.148	103		
76	6450	0.148	104		
77	6727	0.154			
78	6606	0.151			
79	9301	0.214			
80	9506	0.220			

CONTROL SUMMARY

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	261911.8640	1560428.0370	870.1440	MAG SET IN CURB
2	262334.1320	1560485.0790	856.7160	MAG SET IN CURB
3	262572.5270	1560752.0660	857.2280	MAG SET IN CURB

BASIS OF CONTROL:

SCOTT COUNTY, KENTUCKY CONTROL MONUMENT RECORD SC0210
HORIZONTAL DATUM: KY NORTH 1601 / NAD83
VERTICAL DATUM: NAVD88

BENCHMARK INFORMATION

BM#1 CHISELED SQUARE ON NW CORNER OF CATCH BASIN ELEVATION = 876.62'
BM#2 CHISELED SQUARE ON SE CORNER OF CATCH BASIN ELEVATION = 896.41'

MONUMENTS SET ARE 5/8" X 18" FERROUS STEEL REBAR WITH CAP STAMPED "LS 3649", UNLESS OTHERWISE NOTED

MONUMENTS NOT SET

MAG NAIL SET IN GUTTER W/ DISC STAMPED "LS 3649"

MAG NAIL SET IN CENTERLINE

TYPICAL LOT MONUMENTATION

SITE STATISTICS

TOTAL GROSS AREA	14.549 ACRES
AREA IN EX. R/W	0.000 ACRES
NET AREA	14.549 ACRES
PROPOSED R/W	1.650 ACRES
NET AREA IN LOTS	12.899 ACRES
NO. OF LOTS	52 (2 HOA)
AVG LOT SIZE	50' X 125'
OPEN SPACE PROVIDED	3.576 ACRES
SMALLEST LOT IS LOT 84	5780 SQ.FT.
DENSITY	1 UNITS/GROSS ACRE
LENGTH OF NEW COLLECTOR STREET	0 L.F.
LENGTH OF NEW LOCAL STREET	1330 L.F.
ZONING	R-2 (PUD)
BUILDING LINE SETBACK	25'
SIDE YARD SETBACK	7.5'
REAR YARD SETBACK	10'

PLAT CABINET _____SLIDE _____

N/F J.A.H., LLC
DB 382 PG 437
PC 1 SL 245
PC 1 SL 326
PLAT SLIDE 1967 & 940

N/F FINLEY ENTERPRISES
DB 359 PG 509
PC 10 SL 157

N/F ROGERS PROPERTY
DB 378 PG 781

IPC FND MERIDIAN 2536

IPC FND 3140

IPC FND 3661

IPC FND 3180

IPC FND 3140 FENCE CORNER

IPC FND FENCE CORNER

IPC FND EASTRIDGE FENCE CORNER

IPC FND 3140

IPC FND

ABBOTT WAY

SINCLAIR COURT

KENDALL DRIVE

FALMOUTH DRIVE

BROOKFORD WAY

20' DRG & UE

25' BL., SAN, STM & UE

STM & DRG ESMT

20' SAN ESMT

15' SAN ESMT

15' STM ESMT

15' DRG ESMT

100 BROOKFORD WAY
DAVID W FINCH
DB 374 PG 733
PC 10 SL 14

102 BROOKFORD WAY
WILL P JR & TAFFY J SELIN
DB 330 PG 441

104 BROOKFORD WAY
JASON B GRAY
DB 354 PG 660

106 BROOKFORD WAY
JOHN J & ANITA L QUINN
DB 392 PG 387
PC 10 SL 14

108 BROOKFORD WAY
CHAD & AMANDA BURROWS
DB 325 PG 079
PC 10 SL 14

110 BROOKFORD WAY
TERRY & SANDRA FIELDS
DB 364 PG 414
PC 10 SL 14

112 BROOKFORD WAY
ROBERT M WHITESELL
DB 351 PG 496
PC 10 SL 14

114 BROOKFORD WAY
JOORDAN D & RAEZAN YOUMANS
DB 362 PG 841
PC 10 SL 14

116 BROOKFORD WAY
MELISSA R FERRELL
DB 328 PB 746
PC 10 SL 14

118 BROOKFORD WAY
ZACHERY D CORRELL
DB 369 PG 036
PC 9 SL 360

120 BROOKFORD WAY
STACY D SHORT
DB 322 PG 106
PC 9 SL 360

CP#1

CP#2
ARC LENGTH=599.43'
RADIUS=535.00'
CHORD=S 27° 48' 57" W - 568.56'

CP#3

ROCKY CREEK FARM
UNIT 1A SECTION 2
PC 11 SL 256

ROCKY CREEK FARM
UNIT 1A SECTION 1B
PC 11 SL 257

LOT LINE CURVE DATA

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	500.00	222.96	N 78° 42' 32" W	221.12
C2	35.00	48.87	S 52° 35' 29" W	44.99
C3	35.00	68.10	N 31° 40' 22" W	57.85
C4	500.00	104.87	N 30° 04' 27" E	104.67
C5	21.50	32.72	S 47° 52' 58" E	29.65
C6	21.50	31.61	S 46° 23' 58" W	28.84
C7	11.50	19.24	N 60° 30' 46" E	17.07
C8	11.50	15.76	S 26° 40' 12" E	14.56
C9	60.00	83.77	S 52° 35' 29" W	77.13
C10	60.00	15.47	N 19° 59' 50" E	15.43
C11	60.00	28.08	N 40° 46' 23" E	27.82
C12	60.00	36.95	N 71° 49' 17" E	36.37
C13	60.00	3.27	S 89° 58' 25" E	3.27
C14	86.50	28.73	S 21° 26' 49" W	28.62
C15	21.50	16.73	S 52° 35' 29" W	16.31
C16	86.50	28.73	S 83° 44' 10" W	28.62
C17	86.50	34.52	N 78° 58' 39" W	34.29
C18	11.50	13.20	N 31° 40' 22" W	12.48
C19	86.50	34.52	N 12° 37' 56" E	34.29
C20	60.00	116.74	N 31° 40' 22" W	99.18
C21	60.00	13.90	S 80° 46' 32" E	13.87
C22	60.00	31.96	S 58° 50' 46" E	31.58
C23	60.00	36.93	S 25° 59' 12" E	36.35
C24	60.00	32.11	S 6° 58' 45" W	31.73
C25	60.00	1.84	S 23° 11' 20" W	1.84
C26	11.50	18.06	N 69° 03' 57" E	16.26
C27	11.50	18.06	N 20° 56' 03" W	16.26
C28	525.00	88.66	N 28° 54' 12" E	88.55
C29	525.00	49.28	S 26° 45' 17" W	49.26
C30	525.00	39.38	S 31° 35' 33" W	39.37
C31	70.00	12.53	S 28° 36' 52" W	12.51
C32	70.00	34.56	S 9° 20' 34" W	34.21
C33	70.00	47.09	N 14° 28' 10" E	46.21
C34	55.00	19.54	S 5° 22' 28" W	19.44
C35	55.00	38.64	S 35° 40' 47" W	37.85
C36	55.00	36.06	S 74° 35' 27" W	35.42
C37	55.00	35.05	N 67° 51' 06" W	35.40
C38	55.00	36.06	N 30° 17' 40" W	35.42
C39	55.00	32.69	N 5° 31' 00" E	32.21
C40	55.00	51.46	N 49° 21' 04" E	49.61
C41	70.00	9.95	N 72° 05' 17" E	9.94
C42	70.00	42.99	N 50° 25' 27" E	42.31
C43	475.00	13.72	N 32° 00' 18" E	13.72
C44	475.00	51.65	N 28° 03' 45" E	51.63
C45	475.00	7.31	N 24° 30' 03" E	7.31
C46	70.00	52.83	S 54° 29' 40" W	51.58
C47	475.00	72.68	S 28° 26' 56" W	72.61
C48	535.00	79.97	S 0° 00' 01" W	79.89
C49	535.00	53.21	S 7° 07' 54" W	53.19
C50	535.00	51.09	S 12° 43' 01" W	51.07
C51	535.00	51.09	S 18° 11' 18" W	51.07
C52	535.00	51.09	S 23° 39' 39" W	51.07
C53	535.00	51.20	S 29° 08' 17" W	51.18
C54	535.00	53.52	S 34° 44' 43" W	53.50
C55	535.00	51.09	S 40° 20' 50" W	51.07
C56	535.00	49.35	S 45° 43' 33" W	49.33
C57	535.00	48.03	S 50° 56' 25" W	48.01
C58	535.00	49.55	S 56° 09' 55" W	49.53
C59	535.00	10.23	S 59° 21' 58" W	10.23
C60	475.00	25.14	S 46° 53' 12" W	25.14
C61	475.00	82.23	S 40° 24' 40" W	82.12
C62	475.00	15.47	S 34° 31' 09" W	15.46
C63	525.00	182.48	N 81° 31' 33" W	181.56
C64	475.00	211.81	S 78° 42' 32" E	210.06
C65	475.00	102.72	N 85° 17' 18" W	102.52
C66	475.00	55.49	N 75° 44' 48" W	55.46
C67	475.00	53.60	N 69° 10' 02" W	53.58
C68	525.00	81.16	S 87° 03' 17" E	81.08
C69	525.00	101.32	S 77° 05' 50" E	101.16
C70	55.00	250.50	S 54° 19' 22" E	83.67

LINE TABLE

LINE	BEARING	DISTANCE (FT)
L1	N 88° 31' 00" E	34.44
L2	N 6° 54' 04" E	9.12
L3	N 32° 32' 31" E	4.24
L4	S 4° 16' 55" E	9.94
L5	N 36° 04' 57" E	57.51
L6	N 88° 31' 00" E	15.63
L7	N 88° 31' 00" E	14.01

NOTES:

1. THESE LOTS HAVE BEEN DEVELOPED IN ACCORDANCE WITH AN APPROVED SUBDIVISION PLAT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
3. A CERTIFICATE OF LAND USE RESTRICTIONS HAS BEEN FILED IN THE COUNTY CLERK'S OFFICE.
4. THE DEVELOPER SHALL INSTALL STREET AND NO PARKING SIGNS PER THE CITY OF GEORGETOWN REQUIREMENTS.
5. ALL OWNERS OF LOTS WITHIN THE PROPERTY SHALL AUTOMATICALLY BECOME MEMBERS OF THE ROCKY CREEK HOMEOWNERS ASSOCIATION, INC. UPON THE ACCEPTANCE OF THE DEED TO THEIR LOT. THE ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACES INCLUDING PARKS, BUFFERS AND ANY OTHER COMMON AREAS. DEED OF RESTRICTIONS AND HOMEOWNERS ASSOCIATION ARE RECORDED IN SCOTT COUNTY CLERK'S OFFICE.
6. THERE IS BUT NOT SHOWN, 6' DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
7. ADA COMPLIANT HANDICAP RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS.
8. THERE IS BUT NOT SHOWN A ONE (1') FOOT SIDEWALK EASEMENT LOCATED ADJACENT TO THE BACK OF SIDEWALK UNLESS OTHERWISE NOTED HEREON.
9. ONLY ONE SINGLE FAMILY DWELLING UNIT TO BE CONSTRUCTED ON EACH LOT.
10. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
11. ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
12. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX (6') FEET OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.

Ⓐ AN OVERFLOW SWALE SHALL BE CONSTRUCTED AND MAINTAINED BY THE HOME BUILDER IN THE DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINES OF DURING HOME CONSTRUCTION. THE SWALE SHALL MAINTAIN A MINIMUM DEPTH OF ONE-HALF FOOT, A MINIMUM WIDTH AT THE FLOWLINE OF TWO FEET AND MINIMUM LONGITUDINAL SLOPE OF 0.5% (DEVIATIONS FROM THESE MINIMUMS CAN OCCUR WITH THE APPROVAL OF THE GSCPC). THE SWALE SHALL BE PLACED AT AN ELEVATION AT LEAST ONE FOOT BELOW THE LOWEST CRAWL SPACE OR BUILDING OPENING ADJACENT TO THE SWALE. CONFIRMATION OF THIS REQUIREMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR BY A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER. THIS SWALE IS TO BE PERMANENT.

✳ FOR ALL NEW STRUCTURES THE LOWEST FLOOR ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOR PROTECTION ELEVATION. THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATION THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS.

MINIMUM FIRST FLOOR PROTECTION ELEVATION

RD276 83	ELEVATION
96 – 100	100.00

SURVEY NOTES:

1. THE BEARING SYSTEM ON THIS PLAT WAS BASED UPON STATE PLANE COORDINATE, NORTH ZONE; NAD-83 AND NAVD 1988.
2. SURVEY DEPICTED BY THIS PLAT WAS MADE XXXXXXXXXX AND PROVIDED BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:XXXXXX. THE BEARINGS AND DISTANCES INDICATED ON THIS PLAT HAVE NOT BEEN ADJUSTED.
3. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
4. ALL PROPERTY CORNERS WERE SET WITH AN 18" X ⅝" FERROUS STEEL REBAR WITH PLASTIC CAP STAMPED "LS 3649" UNLESS OTHERWISE NOTED.
5. SOURCE OF TITLE FOR THE PROPERTY IS D.B. , PG. AND P.C. 8, SLIDE 233 IN THE GEORGETOWN–SCOTT COUNTY CLERK'S OFFICE.

LEGEND

- BL BUILDING SETBACK LINE
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- GWWSS GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
- IPC IRON PIN WITH CAP
- BENCHMARK – AS NOTED IN BENCHMARK INFORMATION TABLE
- CONTROL POINT
- MONUMENT FOUND AS NOTED
- 18" X 5/8" REBAR WITH CAP STAMPED "LS 3649" SET
- NO PARKING SIGN
- SPEED LIMIT SIGN
- STOP SIGN
- PROPOSED STREET LIGHT
- FIRE HYDRANT

50' 0 50' 100'

80' RADIUS TO FC
TRANSITION IN RETURN
70' RADIUS TO R/W
5.5' UTILITY STRIP
7.5' UTILITY STRIP
2' SIDEWALK EASEMENT
75' R
70' R
50' R/W
13'
13'
80' RADIUS TO FC
TRANSITION IN RETURN
70' RADIUS TO R/W
7.5' UTILITY STRIP
4' SIDEWALK

CUL-DE-SAC
NOT TO SCALE

50' ROW
4' 7.5' 2' 11.5' 11.5' 2' 7.5' 4'
1/4"/FT
1/4"/FT
1/2"/FT
1/2"/FT
BOX CURB & GUTTER
4" THICK CONCRETE SIDEWALK
2% MAX. CROSS SLOPE

SECTION A-A
NOT TO SCALE

50' MIN AND VARIES ROW
4' 7.5' 2' 23' MIN AND VARIES FOR CURVE WIDENING 2' 11.5'
1/4"/FT
1/2"/FT
BOX CURB & GUTTER
4" THICK CONCRETE SIDEWALK
2% MAX. CROSS SLOPE

SECTION B-B
NOT TO SCALE

50' ROW
4' 7.5' 2' 11.5' 11.5' 2' 7.5' 4'
1/2"/FT
1/2"/FT
EXISTING CURB & GUTTER
4" THICK CONCRETE SIDEWALK
2% MAX. CROSS SLOPE
EXISTING CONCRETE SIDEWALK

SECTION D-D
NOT TO SCALE

70' ROW
EXISTING FALMOUTH DRIVE
4' 5' 2' 14' 2' 16' 2' 14' 2' 5' 4'
1/2"/FT
EXISTING CURB & GUTTER
EXISTING GRASS MEDIAN
EXISTING CURB & GUTTER
EXISTING CONCRETE SIDEWALK
4" THICK CONCRETE SIDEWALK
2% MAX. CROSS SLOPE

SECTION C-C
NOT TO SCALE

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

CERTIFICATION 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.

OWNER: D. RAY BALL, JR. DATE

CERTIFICATION OF GWWSS INFRASTRUCTURE

THE OWNERSHIP OF WATER LINES, SEWER LINES, FORCE MAINS, PUMP STATIONS, AND APPURTENANT STRUCTURES THERETO, EXISTING OR INSTALLED, AND LOCATED WITHIN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, BY AND THROUGH THE GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWWSS) FOR OPERATION. FOR A PERIOD OF ONE (1) YEAR FOLLOWING RECORDING OF THIS PLAT WITH SCOTT COUNTY CLERKS OFFICE, ANY AND ALL MAINTENANCE COSTS INCURRED BY GWWSS AS A RESULT OF FAULTY EQUIPMENT OR INSTALLATION WILL BE INVOICED TO THE DEVELOPER FOR REIMBURSEMENT TO GWWSS.

OWNER: D. RAY BALL, JR. DATE

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 PF 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.

CHAIRMAN, GEORGETOWN–SCOTT COUNTY PLANNING COMM. DATE

CERTIFICATION OF THE PROVISION OF SEWER ONLY

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY MEADOWS AT ROCKY CREEK SECTION 1C WITH SEWAGE DISPOSAL SERVICES. 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 SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUILT TO GWWSS APPROVED SPECIFICATIONS AND APPROVAL BY GWWSS OF THE AS–BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND HEREBY DEDICATED TO GWWSS.

GENERAL MANAGER DATE

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.

REGISTERED ENGINEER / SURVEYOR DATE

LARRY D. HARMON, PE, PLS
HALL–HARMON ENGINEERS, INC.
1953 WILLS RUPARD ROAD
WINCHESTER, KENTUCKY 40391

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 MEADOWS AT ROCKY CREEK SECTION 1C, 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.

GENERAL MANAGER DATE

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY MEADOWS AT ROCKY CREEK SECTION 1C WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

KENTUCKY UTILITIES REPRESENTATIVE/TITLE DATE

I HEREBY CERTIFY THAT AT&T SOUTHEAST SHALL SUPPLY MEADOWS AT ROCKY CREEK SECTION 1C WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

AT&T SOUTHEAST REPRESENTATIVE/TITLE DATE

I HEREBY CERTIFY THAT TIME WARNER CABLE SHALL SUPPLY MEADOWS AT ROCKY CREEK SECTION 1C WITH CABLE TV SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

TIME WARNER CABLE REPRESENTATIVE/TITLE DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

FIRE DEPARTMENT REPRESENTATIVE/TITLE DATE

CERTIFICATION OF STREET LIGHT APPROVAL

I HEREBY CERTIFY THAT $_____ HAS BEEN POSTED WITH THE CITY ENGINEER'S OFFICE TO ASSURE COMPLETION OF STREET LIGHTS FOR MEADOWS AT ROCKY CREEK SECTION 1C IN THE CASE OF DEFAULT.

CITY ENGINEER DATE

CITY CLERK DATE

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.

GIS ANALYST/TECHNICIAN DATE
GEORGETOWN–SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/COUNTY SPECIFICATIONS IN THE DEVELOPMENT ENTITLED: MEADOWS AT ROCKY CREEK SECTION 1C OR, (2) THAT SECURITY HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF GEORGETOWN–SCOTT COUNTY, KENTUCKY (a) IN THE AMOUNT OF $_____ TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT, AND (b) FOR WARRANTY AND MAINTENANCE SECURITY IN THE AMOUNT OF $_____ AS A GUARANTEE OF IMPROVEMENTS UNTIL AFTER PUBLIC ACCEPTANCE.

COMMISSION ENGINEER DATE

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. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, AT&T SOUTHEAST, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWWSS), 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 EASEMENTS 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.

GENERAL MANAGER DATE

FINAL SUBDIVISION PLAT OF MEADOWS AT ROCKY CREEK SECTION 1C PHASE 1
FALMOUTH DRIVE
GEORGETOWN, SCOTT COUNTY, KENTUCKY
OWNER/DEVELOPER
BALL HOMES LLC
150 WALDER DRIVE
LEXINGTON, KENTUCKY 40517
SEPTEMBER 2018