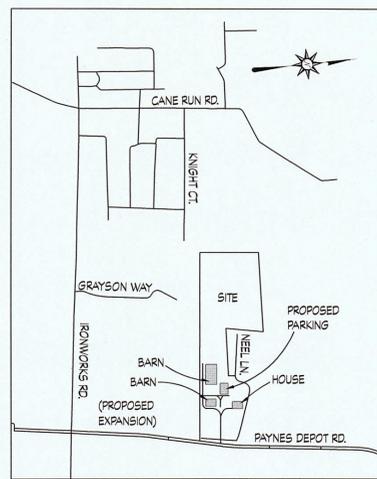


VICINITY MAP  
(NOT TO SCALE)



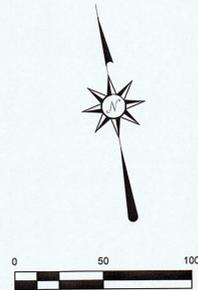
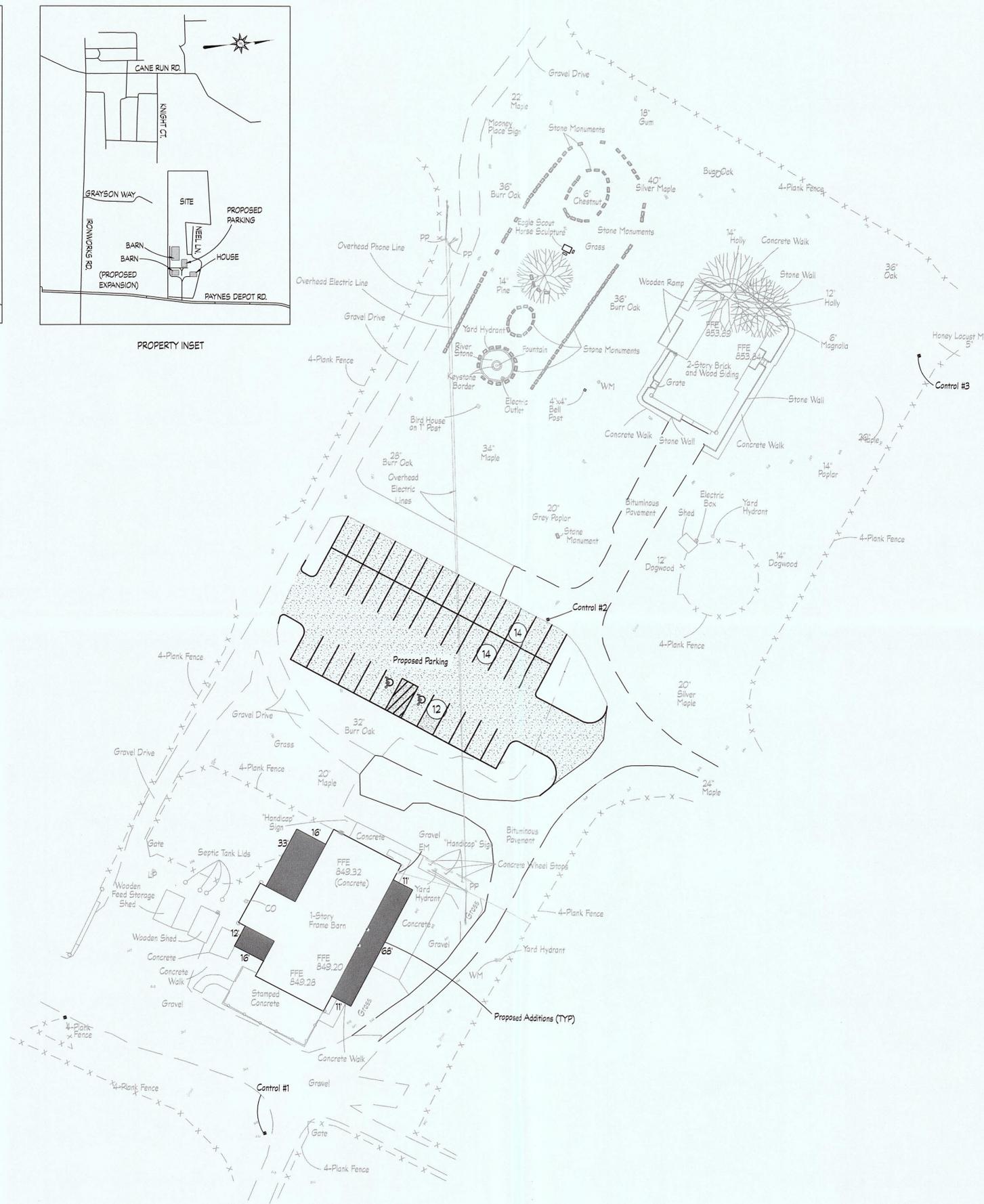
PROPERTY INSET

**DEVELOPMENT NOTES:**

1. ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SHALL BE MET.
2. ALL REQUIREMENTS OF GEORGETOWN MUNICIPAL WATER AND SANITARY SEWER SHALL BE MET FOR SERVICE.
3. LANDSCAPING SHALL CONFORM TO THE GEORGETOWN-SCOTT COUNTY ZONING ORDINANCE PERTAINING TO THE REQUIREMENTS FOR R-2 (PUD) ZONING.
4. CONSTRUCTION DOCUMENTS MUST BE APPROVED PRIOR TO ANY CONSTRUCTION.
5. UTILITY LOCATIONS SHOWN ARE SUBJECT TO FURTHER REVIEW BY UTILITY COMPANIES AND SHALL BE REVISED AT THEIR DIRECTION ON FINAL SUBDIVISION PLAN.
6. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE GEORGETOWN FIRE DEPARTMENT PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAN.
7. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
8. STORM SEWERS AND STORM SEWER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
9. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS, SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
10. CLOSED CONTOURS EXIST IN THE AREA IF A SINKHOLE IS ENCOUNTERED DURING CONSTRUCTION, A REPORT OF FINDING WILL BE SUBMITTED TO THE PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL. IF WARRANTED, A SINKHOLE RELATED NON-BUILDING AREA(S) (SRNBA) WILL BE SHOWN. NO SWIMMING POOLS, HABITABLE STRUCTURES OR PROJECTIONS FROM THESE STRUCTURES SHALL ENCRoACH INTO THESE AREAS. DRIVEWAY, SIDEWALKS, PATIOS, DETACHED DECKS OR GAZEBOS WILL BE PERMITTED IN THESE AREAS, AS LONG AS THEY MEET G.S.C.P.C. CRITERIA AND DO NOT ALTER THE INTEGRITY OF THE DEPRESSION. APPROVAL OF THIS PLAN SHALL NOT BE INTERPRETED AS A GUARANTEE BY THE OWNER, ENGINEER OF RECORD, NOR G.S.C.P.C. THAT FURTHER GEOLOGIC ACTIVITY WILL OR WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITY.

**SITE STATISTICS:**

ZONE = A-1  
 AREA = 67.50 ACRES  
 PARKING PROPOSED = 36 SPACES, 2 HANDICAP SPACES  
 ADDITIONAL BUILDING AREA = 1,436 S.F.



**CERTIFICATION OF UTILITY EASEMENT DESCRIPTION**

EASEMENTS GRANT AND CONVEY THE KENTUCKY UTILITY COMPANY COLUMBIA GAS OF KENTUCKY, INC. SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER, AND SEWER SERVICES, 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 OPERATIONS AND MAINTENANCE OF SAID FACILITY, NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR 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, AND MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENTS ON THEM.

DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_

**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 STORM WATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORM WATER CHANNELS.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY. INDIVIDUAL PROPERTY OWNERS ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION EASEMENT.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS 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.

DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

DATE \_\_\_\_\_  
 CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

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

DATE \_\_\_\_\_  
 SIGNATURE AND TITLE OF FIRE DEPARTMENT REPRESENTATIVE \_\_\_\_\_

**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.

DATE \_\_\_\_\_  
 SIGNATURE OF ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED ON THESE PROPERTIES FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN

DATE \_\_\_\_\_  
 COUNTY HEALTH DEPARTMENT OFFICIAL \_\_\_\_\_

<b>CONTROL #1</b>	5/8" REBAR WITH ALUMINUM CAP N:247,922.49 E:1,540,131.22 Z:844.53
<b>CONTROL #2</b>	MAG NAIL N:248,182.65 E:1,540,274.64 Z:851.31
<b>CONTROL #3</b>	3/8" REBAR WITH ALUMINUM CAP N:248,316.93 E:1,540,460.85 Z:844.84

OWNER/DEVELOPER  
 OLD FRIENDS FARM  
 1841 PAYNES DEPOT ROAD  
 GEORGETOWN, KY 40324

DATE \_\_\_\_\_

**SA Partners, PLLC**  
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 3111 WALL STREET  
 LEWISBURG, KY 40361  
 PHONE: (606) 296-9888  
 FACSIMILE: (606) 296-9887

PRELIMINARY DEVELOPMENT PLAN  
**OLD FRIENDS FARM**  
 1841 PAYNES DEPOT ROAD  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN \_\_\_\_\_ TAH  
 DATE 1/2/26  
 CHECKED \_\_\_\_\_  
 REVISED \_\_\_\_\_

SHEET  
**1**