

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 (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.

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
4. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION. EXCEPT AS SHOWN ON THE CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

DATE

(OWNER OR OWNERS)

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 STAMPAING GROUND/CITY OF SADDLEVILLE/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 FINAL DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN 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 CONSTRUCTION AND OBTAINING BUILDING PERMITS.

DATE

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

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

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

SITE STATISTICS			
SITE ADDRESS: 200 TIGER WAY, GEORGETOWN			
	REQUIRED	EXISTING	PROPOSED
ZONING CLASSIFICATION		B-2	
LOT SIZE (AC)		2.45	2.45
BUILDING FOOTPRINT			
BUILDING HEIGHT		3 floors	3 floors
LOT COVERAGE %			
HOTEL GUEST ROOMS		88	92
TOTAL PARKING SPACES		86	86
HANDICAP PARKING SPACES		3	3
ELECTRIC CHARGING STATIONS		0	6
PARKING SPACE SIZE		9'x18'	9'x18'
LANDSCAPING INFORMATION	TO REMAIN AS-IS		
PROPERTY PERIMETER LANDSCAPING	UNDISTURBED	10 TREES	
VEHICLE USE AREA	UNDISTURBED	46,450 SF	
VUA PERIMETER SCREENING	UNDISTURBED		
INTERIOR VUA LANDSCAPING	UNDISTURBED		
TOTAL LANDSCAPE AREA	UNDISTURBED	22,950	
TREE CANOPY	UNDISTURBED	33 TREES	

FLOOD HAZARD NOTE

TRACT NUMBER 2 IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 210208001B. EFFECTIVE DATE SEPT. 30, 1981, AS PREPARED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT _____ (NAME OF AGENCY OR COMPANY) SHALL SUPPLY THE _____ (NAME OF DEVELOPMENT) WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

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 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 ERRECTED, 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.

DATE

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.

DATE

(SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE)

CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL

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

DATE

DEVELOPMENT AUTHORITY CHAIRPERSON

LOT NO. 1
GREER DEVELOPMENT VENTURE 88-3
D.B. 176, PG. 003
SLIDE 718
ZONE B-2

LOT NO. 3
RUSSEL & JUDI DUNN
D.B. 197, PG. 217
SLIDE 718
ZONE B-2

LOT 2
KANHA HOTELS LLC
ZONE B-2
2.469 ACRES
D.B. 432, PG. 271
P.C. 2 SLIDE 718
3 STORY BRICK MOTEL

SUPER 8
SCOTT COUNTY LODGING
D.B. 195, PG. 455
ZONE B-2

SITE LEGEND:

- HYDRANT
- LIGHT
- CATCH BASIN
- HEADWALL OUTLET
- SAN SEWER MAN HOLE
- TELE BOX
- GAS REGULATOR
- UTILITY POLE
- MAIL BOX

0 30' 60'
SCALE: 1"=30'

KY SPC NORTH GRID

Fairfield Inn Georgetown

LOCATED AT: 200 Tiger Way, Georgetown, KY 40324
Scott County

CLIENT: Kanha Hotels, LLC

OWNER: Dipak Patel, 250 Outlet Center Drive, Georgetown, KY 40324

REVISIONS

REV #	DESCRIPTION	DATE

Abbie Jones
CONSULTING
ABBIE JONES CONSULTING
1000 FARMINGTON ROAD
LEXINGTON, KY 40502
WWW.ABBIE-JONES.COM
859.559.3443

DRAWN BY: CWH
CHECKED BY: JAF
APPROVED BY: AMJ
PROJECT: 2023-112
SCALE: 1"=30'
DATE: 10/31/2023

FINAL
DEVELOPMENT
PLAN