

VICINITY MAP
SCALE: 1" = 5,000'

SITE STATISTICS

PVA # 188-40-106.001
ZONING: R-1C (PUD) - SINGLE FAMILY RESIDENTIAL
NO. OF LOTS: 18
MIN LOT AREA: LOT 17 - 8377 SQ. FT.
TYPICAL LOT AREA: 9609 SQ. FT.
MINIMUM LOT FRONTAGE: 70'
GROSS AREA: 4.974 ACRES
STREET R/W: 0.782 ACRES
NET ACRES: 4.192 ACRES
NET DENSITY: 4.29 LOTS PER ACRE
TOTAL LENGTH OF STREETS: 711'

**TYPICAL LOT
DETAIL****PURPOSE**

THIS FINAL PLAT CREATES LOTS 1
THROUGH 18 FOR THE PHASE 9
ADDITION TO CHERRY BLOSSOM
VILLAGE SUBDIVISION.

PROPERTY OWNER/ DEVELOPER
SUNNINGDALE DEVELOPMENT CO LLC
PO BOX 55254
LEXINGTON, KY 40555
DB 349, PG 603

- LIGHT POLE
HYDRANT
SET 5/8" IRON BAR
W/ CAP "LS 3870"

BM 1 900.38'
NAIL SET IN TOP OF
CURB BOX INLET

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY:

- 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: CHERRY BLOSSOM PHASE 9, OR
- THAT SECURITY HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF GEORGETOWN, KENTUCKY (A) IN THE AMOUNT OF \$ 80,250.00 TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT, AND (B) FOR WARRANTY AND MAINTENANCE SECURITY IN THE AMOUNT OF \$ 20,384.00 AS A GUARANTEE OF IMPROVEMENTS UNTIL AFTER PUBLIC ACCEPTANCE.

Benjamin K. K. 8-1-2023
COMMISSION ENGINEER DATE

CERTIFICATION OF STREET LIGHT APPROVAL

I HEREBY CERTIFY THAT \$ 4,173.75 HAS BEEN DEPOSITED WITH THE CITY ENGINEER'S OFFICE FOR 3 STREET LIGHTS FOR CHERRY BLOSSOM PHASE 9.

Edward Hoffmann 6-29-2023
CITY ENGINEER DATE
Shane Hoffmann 6-30-2023
CITY CLERK DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE FINAL 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.

Wesley Bradwick 6-27-2023
FIRE DEPT. REPRESENTATIVE DATE
(SIGNATURE AND TITLE)

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN WATER HAS REVIEWED THE PLANS AND SPECS FOR THE WATER DISTRIBUTION SYSTEM FOR CHERRY BLOSSOM PHASE 9, 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.

Eric Stigall 06/20/2023
GENERAL MANAGER DATE
Sr. Designer

CERTIFICATION OF THE PROVISION OF SEWER ONLY

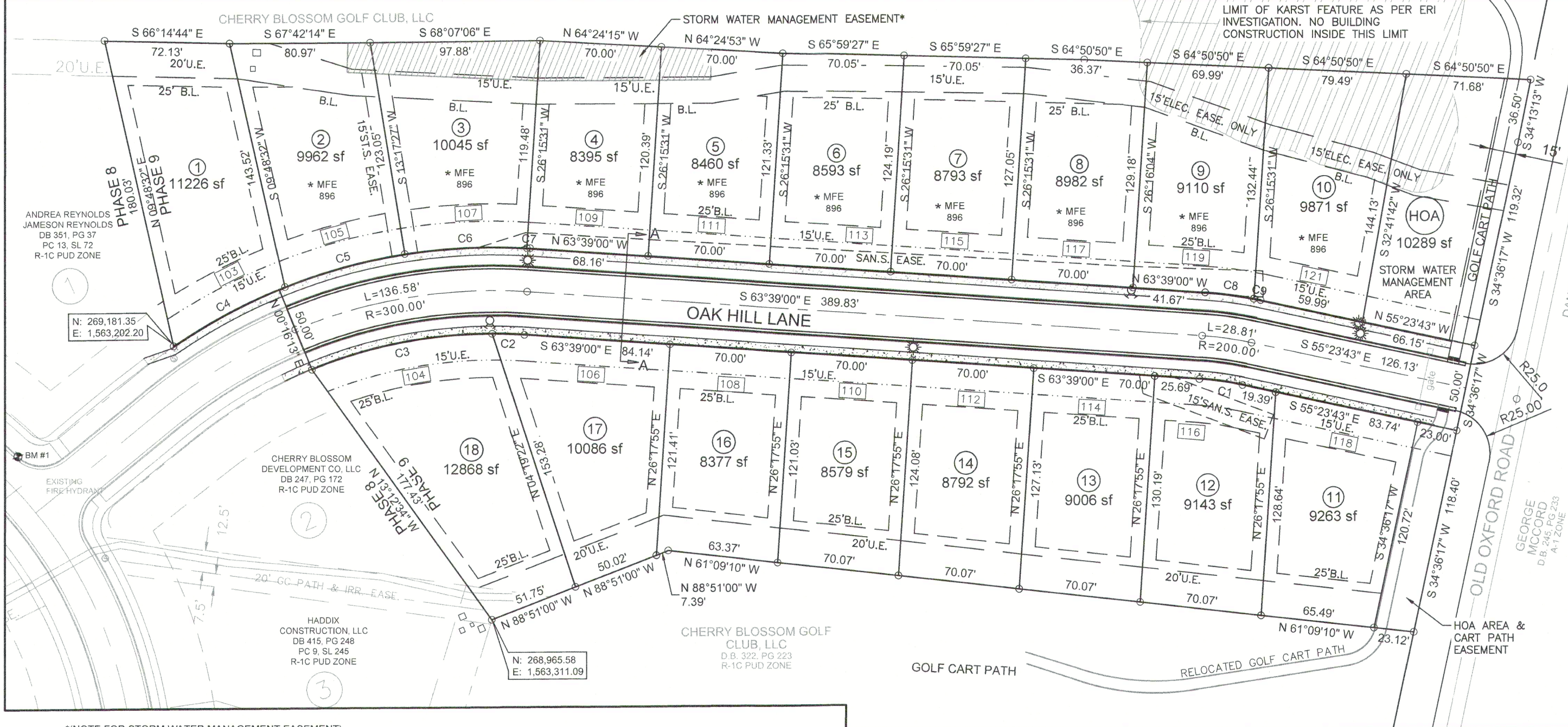
I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE, BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY CHERRY BLOSSOM PHASE 9 WITH SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMSWS BOARD OF COMMISSIONERS, AND GMSWS 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 GMSWS AND CONSTRUCTED ACCORDING TO GMSWS 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 GMSWS.

Sam H. 7-13-23
GENERAL MANAGER DATE

CERTIFICATION OF ENVIRONMENTALLY SENSITIVE AREA NOTICE

I HEREBY CERTIFY THAT THE ENVIRONMENTALLY SENSITIVE AREAS AS DEFINED IN ARTICLE XII, SECTION 1200, G, HAVE BEEN IDENTIFIED AND SHOWN ON THIS PLAT. FOR AREAS INCLUDING SINKHOLES, SPRINGS, AND OTHER RELATED FEATURES, A STUDY WAS PERFORMED INCLUDING AN ANALYSIS OF THESE FEATURES NOTING ANY NON-BUILDABLE AREAS AND, WHERE PERMITTED, ANY REMEDIATION METHODS, TECHNIQUES AND MATERIALS THAT WERE IMPLEMENTED AND INSPECTED IN ACCORDANCE WITH THAT ANALYSIS. A COPY OF THIS ANALYSIS AND RELATED DOCUMENTS HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR THEIR RECORDS.

Sam H. 7-17-2023
REGISTERED ENGINEER/GEOTECHNICAL DATE
ENGINEER/CERTIFIED GEOLOGIST



*(NOTE FOR STORM WATER MANAGEMENT EASEMENT)

THIS EASEMENT ALLOWS FOR THE PROTECTION AND MAINTENANCE OF THE INFILTRATION TRENCH. LOT OWNERS CAN MOW THE AREA, BUT ARE NOT ALLOWED TO ALTER THE GROUND SURFACE IN ANY WAY. LOT OWNERS ARE HEREBY NOTIFIED THAT THE INFILTRATION TRENCH DOES FILL UP WITH STORM WATER AND THEN SPILL OVER ONTO THE GOLF COURSE.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

Whitney Jefferson 8-1-23
GIS ANALYST/ TECHNICIAN DATE
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT THE FOLLOWING SHALL SUPPLY THE CHERRY BLOSSOM PHASE 9 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.

Shane Hoffmann 06/20/2023
COMPANY REPRESENTATIVE (TITLE) DATE
TELEPHONE / AT&T
Donna Reid 6/29/2023
COMPANY REPRESENTATIVE (TITLE) DATE
BLUEGRASS/ENERGY

CERTIFICATE OF OWNERSHIP & DEDICATION

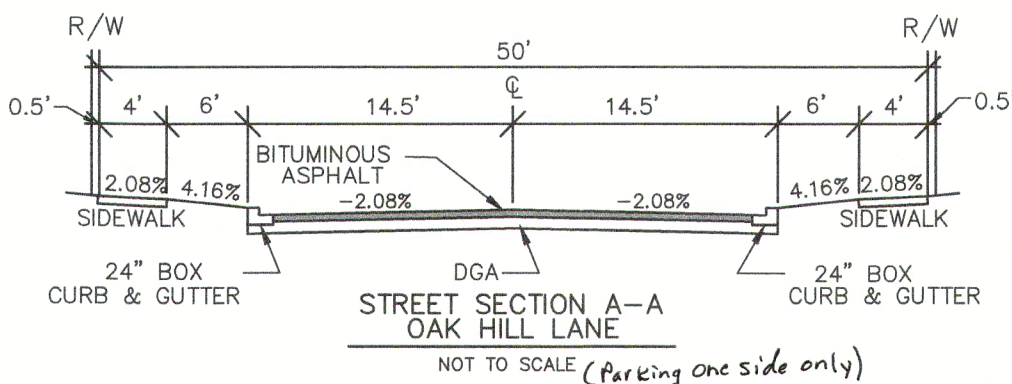
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE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

Shane Hoffmann 7/18/23
SUNNINGDALE DEVELOPMENT CO. DATE

COLUMBIA GAS OF KY CERTIFICATION

Columbia Gas service is not being requested for this phase.

Note: The gate shown at Old Oxford Road is controlled access for emergency vehicles only. The limited access gate will require review and approval by Georgetown City Council prior to acceptance as a public (City maintained) street.

**SURVEYOR NOTES**

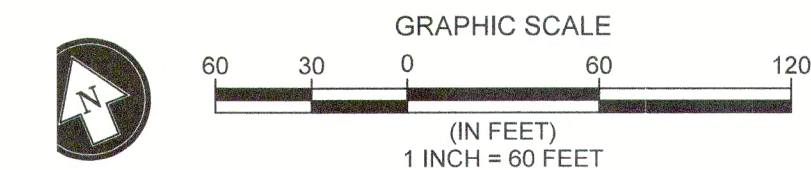
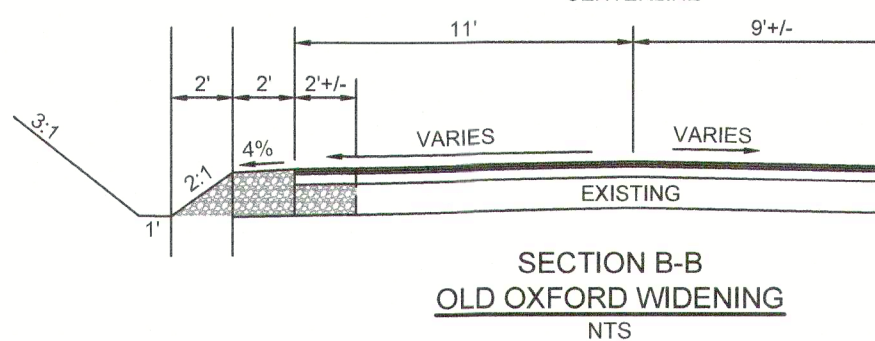
SURVEY PERFORMED BY: THOROUGHbred
SURVEY TYPE: URBAN
FIELD DATE: 8/10/2022
METHOD: RTK GNSS
COORDINATE SYSTEM: NAD83 KY NORTH
VERTICAL: NAVD88
GEOID MODEL: 12B
EQUIPMENT: TRIMBLE R12 GNSS RECEIVER, TRIMBLE TSC7 DATA COLLECTOR

- SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED.
- CURRENCY: DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL & STATE GOVERNMENT AGENCIES AND FIELD OBSERVATION. GEORGETOWN CITY LIMITS TAKEN FROM STATE GIS DATA.
- NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED INSIDE THE SUBJECT TRACTS DURING THE COURSE OF THIS SURVEY.
- FLOOD MAP #21209C0182D EFFECTIVE DATE 12/21/2017 SHOWS THE SUBJECT SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK.
- METHODOLOGY: THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND IS AN URBAN CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) WITH A RELATIVE POSITIONAL ACCURACY OF 0.040' + 100 PPM WITH A 95% CONFIDENCE LEVEL. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH A 5/8" IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED 3870 UNLESS OTHERWISE NOTED HEREON.
- ACCURACY: THE TRIMBLE R12 RECEIVER HAS A STATED HORIZONTAL RTK ACCURACY OF 8MM + 1PPM AND A RTK VERTICAL ACCURACY OF +/- 15 MM + 1 PPM.
- PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.: SCOTT COUNTY PVA (RECORDED DEED BOOK 409, PAGE 055 AND PLAT CABINET 12, SLIDE 388). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).
- DUE TO THE ABOVE, THOROUGHbred ENGINEERING, ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND URBAN CLASS SURVEY WERE MADE UNDER MY DIRECT SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS, AS WITNESSED BY THE MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN +/-0.10' +200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR KEITH G. WINSTEAD, P.L.S. #3870 DATE



CURVE TABLE					
Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	25.21'	175.00'	008°15'17"	25.19'	S 59°31'22" E
C2	18.50'	275.00'	003°51'18"	18.50'	S 65°34'23" E
C3	106.59'	275.00'	022°12'28"	105.92'	S 78°36'16" E
C4	72.72'	325.00'	012°49'12"	72.57'	S 84°31'23" W
C5	71.79'	325.00'	012°39'25"	71.65'	N 82°44'19" W
C6	70.56'	325.00'	012°26'25"	70.43'	N 70°11'24" W
C7	1.84'	325.00'	000°19'28"	1.84'	N 63°48'28" W
C8	28.41'	225.00'	007°14'07"	28.39'	N 60°01'57" W
C9	4.00'	225.00'	001°01'10"	4.00'	N 55°54'18" W

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, AT&T, COLUMBIA GAS OF KENTUCKY, BLUEGRASS ENERGY, AND GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMSWS), 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.

HOA DECLARATION

THESE LOTS SHALL BE INCORPORATED INTO EXISTING HOME OWNER'S ASSOCIATION FOR CHERRY BLOSSOM VILLAGE SUBDIVISION. ALSO, SEE RESTRICTIONS AND COVENANTS RECORDED IN MISC. DEED BOOK 60 PAGE 404

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.

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.

7/12/23 Charlie Perkins
Date
Chairman/Secretary, Georgetown-Scott County Planning Commission

P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383

CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI CONSTRUCTION SERVICES



THOROUGHbred
DESIGN | ENGINEER | CONSTRUCT

FINAL PLAT
CHERRY BLOSSOM VILLAGE, PHASE 9
OLD OXFORD ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.:	DRAWN BY:
DATE:	REVIEWED BY:
10-27-22	KGW
REVISION:	DATE:

STATE OF KENTUCKY
KEITH G. WINSTEAD 3870
LICENSED PROFESSIONAL LAND SURVEYOR