

ORDINANCE NO. 22-05

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ACCEPTING DEDICATION OF COMMERCIAL STREETS IN THE COMMERCIAL DEVELOPMENT KNOWN AS THE "MAKENA DEVELOPMENT" LOCATED ON SOUTH HIGHWAY 27:

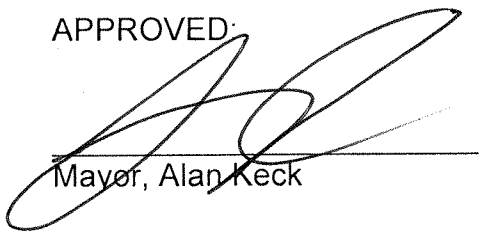
NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

- I. The commercial access street "Makena Drive" shown in red in Exhibit "A" which is a partial plat of the commercial development drawn for the purposes of this dedication and titled "Makena Drive Acceptance Plat", drawn by AGE Engineering Services (certified by surveyor John Henry Wayne Russell on 3/7/22) and executed by the owners on 3-18-22, is hereby accepted into the City Street system.
- II. The Clerk is hereby ordered to amend the City Street map and/or street listing to comply with this Ordinance.
- III. The ordinance shall be in full force and effect upon passage, approval, and publication according to law.

FIRST READING March 28, 2022

SECOND READING April 11, 2022

APPROVED:



Mayor, Alan Keck

ATTEST:

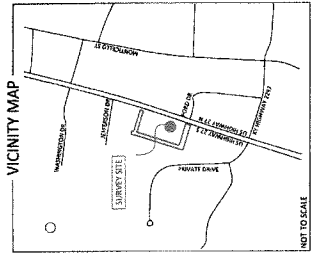


City Clerk, Nick Bradley

DATE: 03/07/2022
 SCALE: 1" = 100'
 DRAWN BY: J.H.W.R.
 APPROVED BY: RUSSELL

MAKENA DRIVE ACCEPTANCE PLAT
 1 TRACT TOTALING 1.021 ACRES BY SURVEY
 SOMERSET, PULASKI COUNTY, KENTUCKY

P.O. BOX 204
 165 FOSTER LANE
 STAMFORD, KY 40464
 PHONE (606) 365-8362
 FAX (606) 365-1097
ENGINEERING SERVICES, INC.



CERTIFICATE OF OWNERSHIP & DEDICATION
 I/WE CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY TO PUBLIC OR PRIVATE USES AS NOTED.

DATE: 3-18-22
 SIGNING AGENT: [Signature]
 MAKENA DEVELOPMENT, LLC

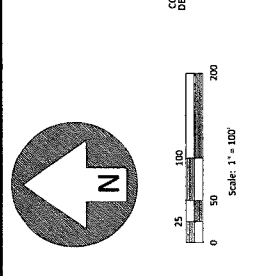
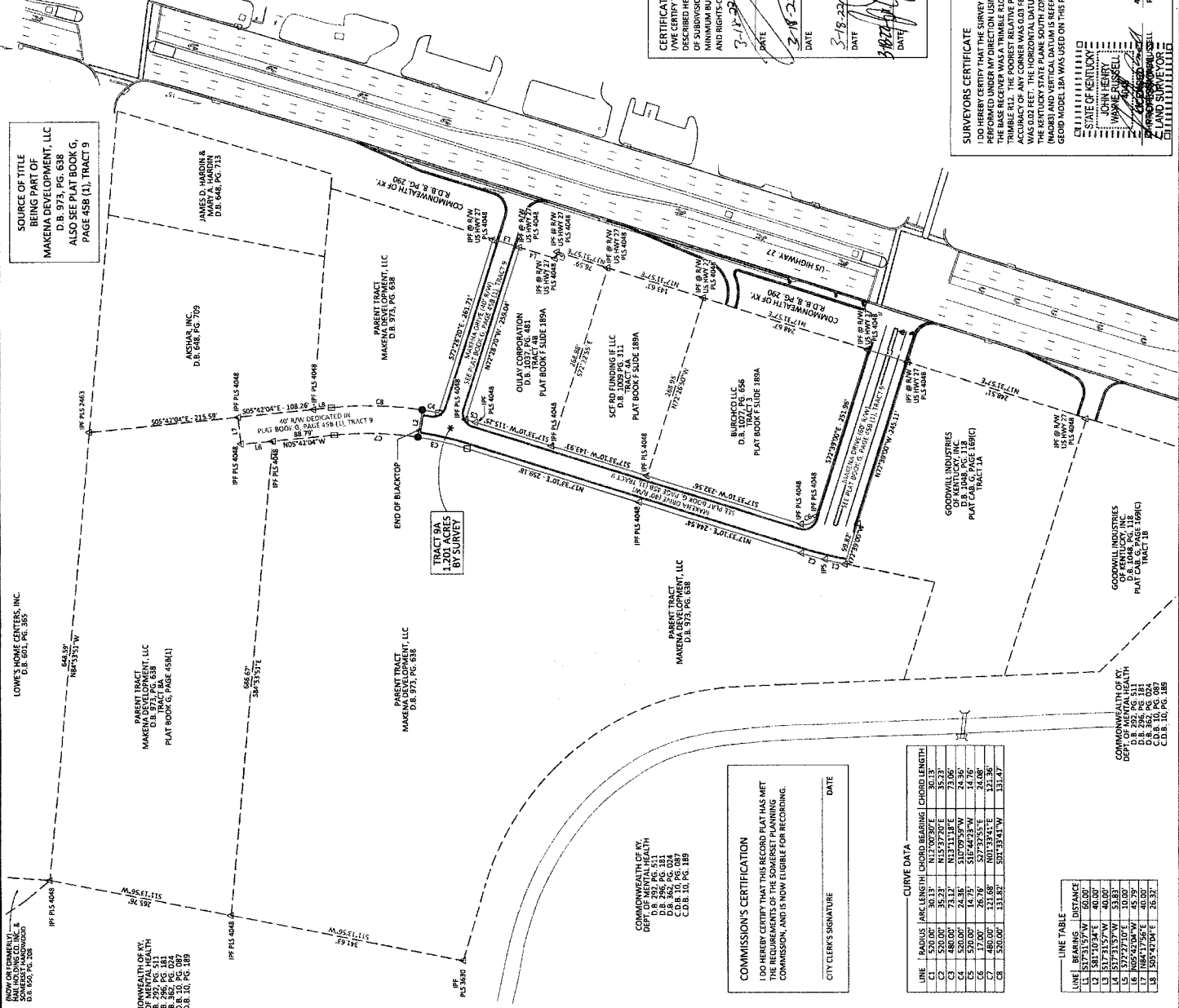
DATE: 3-18-22
 SIGNING AGENT: [Signature]
 MAKENA DEVELOPMENT, LLC

DATE: 3-18-22
 SIGNING AGENT: [Signature]
 MAKENA DEVELOPMENT, LLC

DATE: 3-18-22
 SIGNING AGENT: [Signature]
 MAKENA DEVELOPMENT, LLC

SURVEYORS CERTIFICATE
 DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY. THE BASE RECEIVER WAS A TRIMBLE R12 AND THE ROVER WAS A TRIMBLE R12. THE POORER RELATIVE POSITIONAL ACCURACY OF ANY CORNER WAS 0.03 FEET AND THE BEST ACCURACY WAS 0.01 FEET. THE SURVEY WAS CONTROLLED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD83. GRID MODEL 18A WAS USED ON THIS PROJECT.

STATE OF KENTUCKY
 JOHN HENRY RUSSELL
 SURVEYOR
 DATE: 3/18/22



LAND CLASS: "URBAN"
 OWNER: MAKENA DEVELOPMENT, LLC
 OWNER ADDRESS: 480 UNIVERSITY DRIVE STE 6B
 SOMERSET, KY 42503
 PROPERTY ADDRESS: S HWY 27

CURRENT ZONING: HIGHWAY ORIENTED COMMERCIAL (H-2)

LOT, YARD AND HEIGHT REQUIREMENTS

MINIMUM LOT SIZE: NO LIMITATION
 MINIMUM LOT FRONTAGE: 40 FEET
 MINIMUM FRONT YARD DEPTH: 20 FEET
 MINIMUM SIDE YARD DEPTH: NO LIMITATION
 MINIMUM REAR YARD DEPTH: NO LIMITATION
 MAXIMUM LOT COVERAGE: NO LIMITATION
 MAXIMUM BUILDING HEIGHT: 75 FEET, 35 FEET IF LOT ADDING A RESIDENTIAL DISTRICT WITH NO INTERFERING STREET.
 WHERE SIDE AREA YARD ADDS A RESIDENTIAL ZONE THEN A 3:1 HEIGHT TO YARD RATIO IS REQUIRED.

FOR MORE ZONING INFORMATION REFER TO CITY OF SOMERSET ZONING ORDINANCE.

PURPOSE OF PLAT:

1.) TO CREATE TRACT 9A, TRACT 9A IS A PART OF TRACT 9 THAT WAS PREVIOUSLY CREATED AND DEDICATED TO PUBLIC USE. SEE PLAT CABINET G, PAGE 48R (1).
 MAKENA DRIVE HAS BEEN BUILT ON TRACT 9A. TRACT 9A IS TO BE DEDEDICATED TO BE USED FOR CITY OF SOMERSET AND PARKING DRIVE TO BE USED FOR CITY OF SOMERSET AND INFRASTRUCTURE FOR MAINTENANCE.

SURVEY NOTES:

1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OR NOT SHOWN ON THIS SURVEY. REFER TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY UNMARKED PROPERTY BOUNDARY LINES PER CITY CLERK OF THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
 4.) THE SURVEY SHOWN HEREON COMPLIES WITH 2011 IAR 18.150.
 5.) SURVEY DATUM:
 SURVEY CONTROL WAS BASED ON A GPS REAL TIME NETWORK OBSERVATION.
 SYSTEM (NAD83) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, GRID 18A
 ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN HEREON ARE BASED ON THIS SURVEY METHOD.

6.) FLOOD ZONE DESIGNATION:
 ACCORDING TO FEMA FIRM MAP EFFECTIVE DATE: JUL 22, 2010
 FIRM NUMBER: 18030C02
 FIRM FIRM FLOOD INSURANCE RATE MAP.

LEGEND

- 3" x 1/8" STEEL REBAR IN W/ 2" ALUMINUM SURVEY CAP BEARING (P.L.S. #448) SET
- INTERNAL PROPERTY CORNERS ALONG R/W
- NO MONUMENT SET
- FOUND MONUMENT (AS NOTED)
- BOUNDARY LINES OF AGE SURVEY
- DEEDED DESCRIPTIONS
- UNMARKED PROPERTY CORNERS ALONG R/W
- NO MONUMENT SET

COMMISSIONER'S CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE SOMERSET PLANNING COMMISSION, AND IS NOW ELIGIBLE FOR RECORDING.

CITY CLERK'S SIGNATURE: _____
 DATE: _____

CURVE DATA

LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	30.13'	N17°00'50"E	30.13'
C2	500.00'	23.57'	N13°11'19"E	23.56'
C3	500.00'	24.35'	S10°09'59"W	24.36'
C4	500.00'	14.75'	S15°42'33"W	14.76'
C5	400.00'	17.18'	N01°33'41"E	17.18'
C6	500.00'	131.92'	S01°39'41"W	131.47'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	60.00'
L2	S01°33'41"E	40.00'
L3	S17°31'57"W	40.00'
L4	S71°31'57"W	53.83'
L5	S72°42'33"W	10.00'
L6	N01°33'41"E	40.00'
L7	N08°17'58"E	40.00'
L8	S05°42'39"E	26.32'