

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA

February 12, 2015
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of January invoices
- B. Approval of January 8, 2015 minutes
- C. Approval of February agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2014-34 Everybody's Auto Sales North – Preliminary Development Plan for a 1,680 sq. ft. addition to the existing facility, located on the southeast corner of Scotland Drive and Paris Pike (U.S. 460 E).
- B. ZMA-2014-36 Winding Oaks Cluster Subdivision – Rezoning request for a cluster subdivision with twenty-seven (27) residential cluster lots, three (3) preserved tracts, and two (2) n on-buildable HOA lots on 150.51 acres zoned A-1, located on the south side of Ironworks Road, east of Cane Run Road. PUBLIC HEARING
- C. ZMA-2014-38 Hill-n-Dale Zone Change – Rezoning request for 13.2 acres from B-4 (Community Commercial) to R-3 PUD (High Density Residential) and 5.22 acres from R-2 (Medium Density Residential) to R-3 PUD (High Density Residential), located on the south side of McClelland Circle, across from Kroger Marketplace. WITHDRAWN

III. NEW BUSINESS

- A. PDP-2015-01 Taco Bell – Preliminary Development Plan for a Taco Bell fast food restaurant on .91 acres, located on the east side of Lexington Road (U.S. 25), on the site of the old Kroger service station.

IV. OTHER BUSINESS

- A. Landscape Ordinance Amendment
- B. Subdivision Regulations Amendment – Digital Submittal
- C. Update of previously approved projects and agenda items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 8, 2015

The regular meeting was held in the Scott County Courthouse on January 8, 2015. The meeting was called to order by Vice Chairman Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Byron Moran, John Shirley, and Steve Smith, Director Joe Kane, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent were Commissioner Frank Wiseman and Engineer Brent Combs.

Motion by Shirley, second by Caldwell, to approve the December invoices. Motion carried.

With the correction of the motion being made by Jones, and the second by Smith for the Love's Truck Stop request, motion by Caldwell, second by Holland, to approve the December 11, 2014 minutes. Motion carried.

Motion by Shirley, second by Mizell, to approve the January agenda. Motion carried.

Postponements/Withdrawals

The Everybody's Auto Sales North, Winding Oaks Cluster Subdivision, and Hill-n-Dale Zone Change applications were postponed by the applicants to the February meeting. Motion by Smith, second by Shirley, to accept the postponements. Motion carried.

FY 13-14 Audit

Mr. Kane stated that Greg Miklavcic of Charles T. Mitchell Company attended the workshop to review the audit and answer any questions. The audit showed no irregularities. Commissioner Shirley commended Mr. Miklavcic for his work and presentation.

Motion by Mizell, second by Smith, to accept the FY 14-15 audit. Motion carried.

Discussion on email

Vice Chairman Jones asked Mr. Perkins if it is advisable for Commissioners to receive emails from staff to their personal email accounts. Mr. Perkins stated that

the content of any emails would likely be preliminary in nature, not any kind of final action, and as such would be exempt from an open records request. A legitimate request would have to be very specific, literally geared to that email or series of emails, and he felt that would be extremely unlikely. He will consider the matter further.

H.B. 55 presentation

Mr. Summers discussed the topic of Complete Streets. He stated that complete streets are for everyone, regardless of what mode of transportation is used. He presented illustrations showing bike lanes, marked crosswalks, a bus lane, and adequate space for motor vehicles. He discussed how complete streets can benefit older, younger, and disabled users.

He cited statistics regarding safety, health, and economic benefits that support the need for complete streets. He addressed the trend of workers wishing to commute less and work in pedestrian/bike-friendly environments.

Commissioner Shirley felt that the narrow sidewalks in downtown Georgetown limit the ability to add seating and other features that will improve the downtown environment. Mr. Summers stated that changing the angle parking to parallel parking has been studied, which would make room for a bike lane. Mr. Kane noted that a study of the alleys has begun that will look at "activating" them for beautification, wayfinding to existing public parking, and increased public use. Commissioner Shirley expressed support for that idea.

Commissioner Moran asked how funding can be obtained for streetscape improvements. Mr. Summers stated that it starts with a strategic plan, which is being worked on currently by the Bike/Ped Plan committee. It will recommend policies to the legislative bodies regarding sidewalk location, etc. Also, the Transportation Cabinet must at least consider implementing those recommendations when doing road improvements. On locally-maintained roads, sidewalk repair and the addition of sidewalks can be done as soon as identified.

Discussion continued on various problem areas of Georgetown and how to improve them. Commissioner Smith stated that a fulltime grant writer would be helpful.

Update of previously approved projects and agenda items

It was noted that the next workshop is on the 9th of February at 4:30, and the next Bike/Ped committee meeting is Thursday, January 15.

Commissioner Smith asked about the changes to the Landscape Ordinance. Mr. Kane stated that they will be presented at the next meeting.

The meeting was then adjourned.

Respectfully,

Rob Jones, Vice-Chairman

Attest:

Charlie Perkins, Secretary

EVERYBODY'S AUTO SALES
Staff Report to the Georgetown-Scott County Planning Commission
February 12, 2015

FILE NUMBER: PDP-2014-34

PROPOSAL: Amended Development Plan for the construction of a 1,680 SF addition

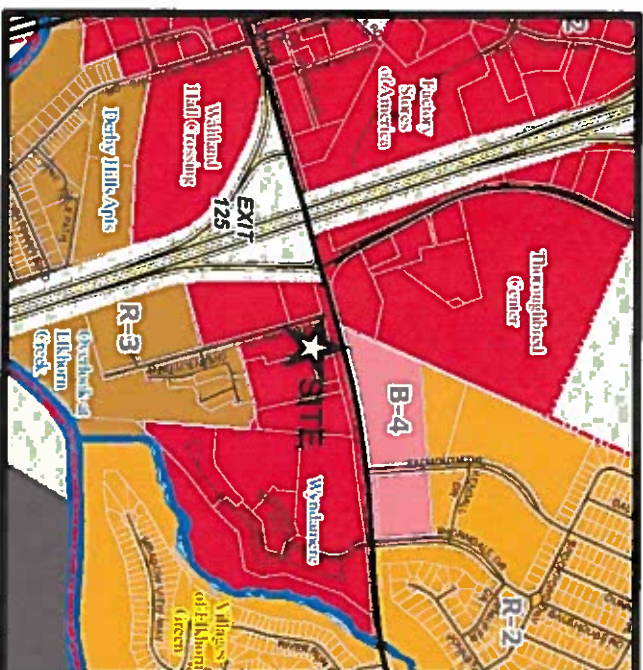
LOCATION: 108 Scotland Drive in Georgetown, KY

APPLICANTS: Tom Wood (Owner) and Robert Taylor (Contact)

ENGINEER: Robert Dever

STATISTICS:

Zone	B-2
Surrounding Zones	B-2, with some B-4 across Paris Pike to the north
Acreage	Approx. 0.79 acres
Existing Buildings	1,715 SF + shed (approx. 350 SF)
Proposed Building	1,680 SF
Water/sewer available	Yes/Yes
Required Parking	10 spaces
Provided Parking	10 spaces (striped customer parking) + display areas
Access	Via Scotland Drive
Variance Requested	An access through the northern portion of the property exists but is currently cabled off except for emergency access
	None



BACKGROUND: The subject property is an approximately 0.79 acre parcel, zoned B-2, Highway Commercial. The subject property is located south of Paris Pike (U.S. 460), east of Interstate 75 Exit 125 in Georgetown. Adjacent properties are all commercial, the majority being B-2, with a small area of B-4 across Paris Pike to the north. The proposed project is a 1,680 SF one-story three-bay expansion to the auto repair establishment currently existing on site. Because this proposal is greater than a 10% expansion of existing building area, it is required to receive Planning Commission review.

Previous Applications/Site Development:

The site was previously approved under application FDP-1999-68 for the development of the existing 1,715 SF used car sales building and detail shop. This application appeared before the Planning Commission on October 14, 1999 as part of the consent agenda. Prior to this application, the site had been used as a service station and auto repair facility.

There are some discrepancies and/or desired changes from the previous requirements and what the applicant is currently seeking:

- 1) Striped parking was called for in the previous plan. Currently, only the customer parking areas are striped. Applicant seeks to continue with only striping the 6 spaces in front of the main building and 4 new striped spaces in the southeast corner of the lot's existing paving.
- 2) The previous plan stated that no more than 26 vehicles would be displayed at any given time. Staff has been told that more than 26 vehicles can be (and have been) displayed on site.
- 3) There is an access easement shown on the development plan submitted with application FDP-1999-68. The applicant would like to remove this easement. They have stated (as in FDP-1999-68) that even though the area is closed off by a cable to discourage cut-through traffic, this would not impact the fire department if they needed to utilize this point of access. Staff prefers that the easement remain, as it provides access if uses and needs change. In order to remove the easement, a plat would need to be recorded, not just discussion or approval by Planning Commission as part of the Development Plan review. Staff recommends that the Fire Department be consulted.
- 4) A condition was placed that "The detail shop shall be limited to detailing activities and topping off of fluids only." The applicant asks that this condition no longer apply as they are currently conducting more intensive auto repairs on site, as allowed within the standard B-2 regulations.

Layout:

The proposed expansion is to the rear of the existing main structure. Robert Dever, the architect/engineer, stated concern with the proposed building location near a utility pole. Mr. Dever stated that no easement exists for this utility pole, and that he has discussed the location of the building addition with Kentucky Utilities. The building is currently shown approximately 12 feet from the utility pole. He stated that they will continue communication with Kentucky Utilities, but would like to move the building closer to the pole if able. These changes would allow more space between the existing and new structures and reduce the amount of grading work required. The slight shifting of the building location would be considered a minor change that can be finalized with staff review as part of the Final Development Plan submittal. To make the final determination, a survey should be completed to determine the rear property line.

Parking and Circulation:

No vehicle use area/lot expansion is planned at this time. However, staff notes that the existing parking lot is larger than what was previously approved by FDP-1999-68. It appears the lot was enlarged at some point, although no more recent project files have been found. This development plan does show four new striped parking stalls on the southeast portion of the existing paving.

With the addition of the new work bays, some parking on site will be lost in order to allow for circulation and access to these bays. It is staff's recommendation that clearer delineation of customer parking areas be provided to assist customers and enforcement of the condition that customer parking spaces should be striped as shown on the Final Development Plan.

Landscaping:

Because the applicant is not adding any new Vehicle Use Area, no new landscaping is required.

Storm Water:

Because the parking lot expansion was not approved or previously reviewed, in addition to the storm water calculations for the new building area, the applicant will also need to include calculations for total impervious area including the parking area not shown in PDP-1999-68. If there is not adequate space on this site to accommodate storm water management, an off-site solution can be coordinated on the adjacent parcel south of the lot under the same ownership. This will be required as part of the Final Development Plan.

RECOMMENDATION:

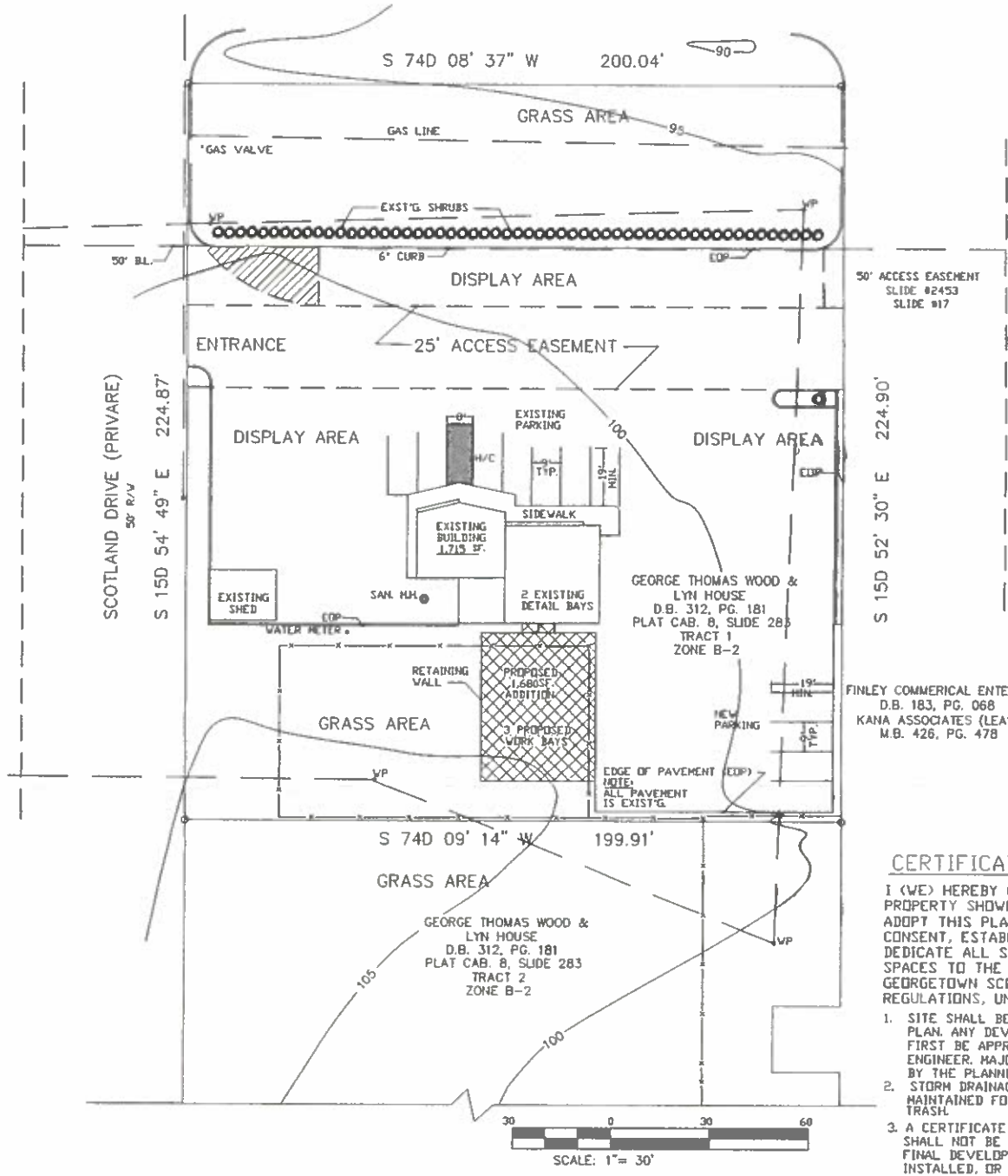
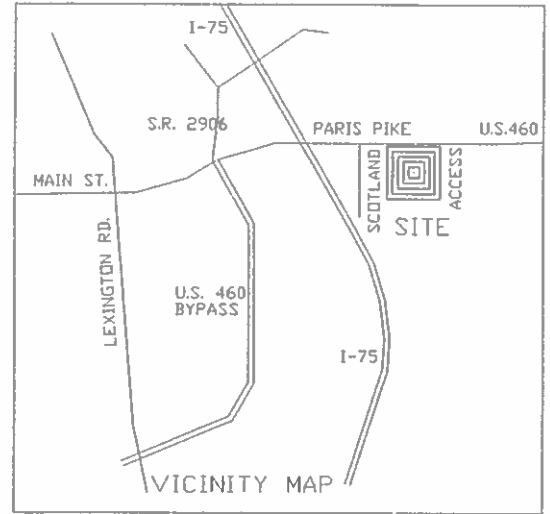
Staff recommends **Approval** of the Amended Development Plan for the 1,680 square foot addition of a 3-bay garage at 108 Scotland Drive with the following conditions of approval:

Conditions of Approval:

1. A survey of the rear lot line shall be conducted prior to Final Development Plan submission.
2. The final location of the building addition will require approval from Kentucky Utilities regarding proximity to the existing utility pole and wires.
3. All customer parking areas shall be striped. The vehicle display areas may be striped at owner's discretion.
4. The auto repair shop is not limited in uses other than the standard requirements of the B-2 zone district.
5. Any revisions or amendments to the approved subdivision must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. All applicable requirements of the *Zoning Ordinance*.
8. If any new lighting is proposed, the Applicant shall provide a lighting and photometric plan along with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
9. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan. Two control points in the Kentucky State Plane system are required.
10. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
11. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the Applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.



PARIS PIKE (U.S. 460)



PURPOSE

THE PURPOSE OF THIS PLAT IS TO SHOW THE ADDITION OF 1,605 S.F. 3 BAY GARAGE TO THE EXISTING BUILDING AT 108 SCOTLAND DRIVE. THE ADDITION WILL BE A PRE-ENGINEERED STEEL BUILDING WITH STEEL AND BLOCK SIDING. ITS PURPOSE IS TO PROVIDE MECHANICAL REPAIR OF VEHICLES. EVERYBODY'S AUTO CURRENTLY EMPLOYES 3 PEOPLE AND PLANS TO ADD 1 ADDITIONAL EMPLOYEE FOR THIS ADDITION. PORTIONS OF THE 6 EXISTING PARKING SPACES ARE STRIPED. THEY WILL BE REPAINTED AND 4 ADDED WHERE SHOWN ON PLAN. ALL LANDSCAPE PLANTS SHOWN ARE EXISTING AND OTHER THAN SOME GRASS WILL NOT BE DISTURBED. PLEASE NOTE THAT THERE WILL BE NO NEW PLUMBING IN THE NEW ADDITION.

GENERAL INFORMATION

INTENDED USE: CARLOT, REPAIR & DETAILING
ZONE: B2
REQUIRED SIDE YARD SET BACK: 0'
REQUIRED BACK YARD SET BACK: 0'
SITE AREA: 0.80 ACRES (38,848 S.F.)
EXIST. BLDG. AREA: 1,715 S.F.
NEW ADDITION AREA: 1,605 S.F.
TOTAL NEW BLDG. AREA: 3,320 S.F.
OFFICE SPACE: 610 S.F.
GARAGE SPACE: 4,925 S.F.
REQUIRED PARKING: 10 SPACES
EXISTG. PARKING: 6 SPACES
V.U.A: 27,133 S.F. (ALL EXISTING)
LANDSCAPING: ALL EXISTING

STATEMENT OF ACCURACY OF THIS PLAN

PLEASE NOTE: THIS PRELIMINARY PLAN WAS DEVELOPED USING A SURVEY PROVIDED BY MICHAEL H. HOFFMAN SURVEYOR NO. 2586 FOR A CONSOLIDATION PLAT WHICH TOOK PROPERTY FROM TRACT 1 AND GAVE IT TO TRACT 2. ALSO WE CONSULTED THE FINAL DEVELOPMENT PLAN FOR THE SITE WHICH WAS COPIED FROM THE PLANNING AND ZONING COMMISSION FILES. WE HAVE ALSO REVIEWED ALL REFERENCED PLATS SHOWN WHICH PERTAIN TO THIS PROPERTY WHICH WERE LOCATED IN VAULT OF THE SCOTT COUNTY CLERK. WE HAVE SHOWN ALL EASEMENTS SHOWN ON ALL PLANS WE HAD IN OUR POSSESSION. THERE IS NO EASEMENT RECORDED FOR THE ELECTRICAL LINE WHICH CROSSES THE BACK OF THE PROPERTY. WE HAVE ALSO DISCOVERED A DISCREPANCY IN THE DISTANCE FROM THE EXIST'G. BUILDING AND THE BACK PROPERTY LINE. A SURVEY TO MARK THE BACK PROPERTY LINE WILL BE REQUIRED FOR THE FINAL DEVELOPMENT PLAN.

CERTIFICATE 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 THE 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 EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF THE WORK REMAINING TO BE DON, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
4. THERE SHALL BE NO GRADING OR CONSTRUCTION, UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS 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.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF 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.

2015
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

1-27 (DATE), 2015
J. T. Wood (OWNER OR OWNERS)

DATE: 1/27/2015
DRAWN: BLK/RIID
REV:
SHEET NO.
DP-1
A-T NO. 0151

PRELIMINARY AMENDED DEVELOPMENT PLAN

EVERYBODY'S USED CARS

108 SCOTLAND DRIVE
GEORGETOWN, KENTUCKY



216 NORTH LIMESTONE ST.
LEXINGTON, KENTUCKY 40507
859-948-6151

RECEIVED
JAN 28 2015
PLANNING COMMISSION

WINDING OAKS CLUSTER

Staff Report to the Georgetown-Scott County Planning Commission

February 12, 2015

postponed from December 11, 2014

FILE NUMBER: ZMA-2014-36

PROPOSAL: Zone Change request for a cluster subdivision with

twenty-seven (27) residential cluster lots, three (3) preserved tracts, and two (2) non-buildable HOA lots on 150.51 acres zoned A-1

LOCATION: South side of Ironworks Road east of Cane Run Road

APPLICANT: Matt and Brittany Welch

ENGINEER: Barrett Partners, Inc.



STATISTICS:

Zone	A-1
Surrounding zones	A-1
Acreage	150.51
Dwelling Units/Acre	1 du/5 acres
Dwelling Units Proposed	Twenty-seven (27) cluster lots, three (3) preserved tracts, and two (2) non-buildable HOA lots
Dwelling Units Permitted	30
Minimum Lot Size Proposed	1.75
Maximum Lot Size Proposed	2.0
New Street Required	Yes
Linear feet of new street	4,300
Water/Sewer available	Yes/No
Access	Via Ironworks Road, a State-maintained, collector road
Variances	To provide preserved area in multiple lots

KEY ISSUES/COMMENTS:

The applicant requests approval of a zone change from A-1 to A-5 for a twenty-seven lot cluster subdivision on 150.51 acres. The property is located on the south side of Ironworks Road, a State-maintained, collector road, and lies to the southwest of the intersection of Ironworks Road and Cane Run Road.

KEY ISSUES/COMMENTS: (cont.)

This applicant was postponed from the December 14th Planning Commission meeting and the Planning Commission requested further information from the applicant including a Traffic Impact Study and an environmental assessment of known karst features on the property. The applicant has submitted these items and also an amended preliminary subdivision plat showing the layout of the cluster lots and preserved tracts. The applicant is asking for preliminary approval of the proposed subdivision plat. The applicant, however, will first be required to obtain a zone change to A-5 (rural residential) prior to approval by the Planning Commission of the Preliminary Plat. The Planning Commission may review and approve the Preliminary Plat contingent upon zoning approval.

The requirement for a zone change to A-5 for all major subdivisions in the county was adopted in 2011 with an amendment to the Zoning Ordinance requiring all major subdivisions to be rezoned to the rural residential (A-5) zoning category. The rezoning process was meant to allow for an opportunity to evaluate whether there was existing infrastructure in place to serve any proposed major development in the county.

Kentucky state law is very specific in the criteria that must be used by the Planning Commission when considering a zone change. *Kentucky Revised Statutes, Chapter 100 states:*

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

The adopted 2006 and 2011 Comprehensive Plans indicate that cluster development is a valid and desired method to be used to balance the protection and preservation of prime agricultural land while allowing for development in rural areas at the underlying 1 unit per 5 acre density permitted in the Agricultural (A-1) districts. The 2006 Comprehensive Plan also recommended the creation of the A-5 zone district for new rural residential development.

The requirement to rezone prior to major residential development was implemented to allow the community to evaluate the impact major development may have on public services and infrastructure in the rural areas prior to approval. The cluster ordinance has been well utilized and promoted as a means to preserve agricultural land. In spite of this, it is appropriate to evaluate the adequacy of public infrastructure that is currently available or planned to serve the proposed development.

Adequacy of Infrastructure

The subject property is 150.51 acres in size on the corner of Ironworks Road and Cane Run Road. The property has been used for agricultural purposes for many decades and includes some historic stone fencing along Ironworks Road, a farm entrance from Ironworks Road and two large barns. The subject property is located in the prime farmland belt which covers most of the southern portion of the county between the north and south Elkhorn Creeks. The subject property contains some known sinkholes. Soils are mainly Maury series, rich and gently sloping. The subject property is accessed by Ironworks Road, a State minor rural collector road.

The subject property has access to public water. There is adequate water pressure in the area to provide for fire protection. The subject property is located in County fire district #5, with a station on US 460 approximately 8 miles away. It is located in Georgetown-Scott County Emergency Medical District #3 and Western Elementary and Scott County Middle School Districts. The proposed development will likely generate approximately twenty (20) school age children at build out.

The lots are proposed to use individual lot septic systems for sewage disposal. The lot sizes proposed are 1.75-2.00 acres, the minimum sizes recommended for septic systems by the Environmental Health Department. Final approval of the lots will be required by the Environmental Health Department prior to final plat approval.

The subject property is located in an area that has been a popular rural residential corridor along Ironworks Road; as a result the area has seen much conversion of prime agricultural land to rural residential subdivision lots in the previous twenty years. There are numerous residential subdivisions along Ironworks Road, including large (smaller lot) residential, zoned R-1A, subdivisions Lancelot, Ironworks Estates and five-acre lot subdivisions, zoned A-1, Clayton Acres, Midway Estates, Quinland Estates and cluster subdivisions including Stone Horse Estates, which is building out now, and cluster subdivisions December Estates and Crestwood-Ironworks that are preliminarily approved, but have not been built. There are also many large farms that are interspersed among the residential lots and subdivisions along the Ironworks corridor.

Traffic counts on Ironworks Road, a State rural collector road, have been rising as development increases. This increases the conflicts between agricultural vehicles and local automobile traffic in the area. Ironworks Road is a rural road with 18'-20' pavement width and narrow shoulders. The posted speed limit is 45 miles per hour in front of the subject property, 55 mile per hour elsewhere. Traffic has increased on Ironworks Road according to Kentucky Transportation Cabinet counts. West of the subject property at sta. 518 west of Midway Road annual average daily trips (AADT) were 970 per day in 2008 up to 1340 AADT in 2011. Traffic counts at sta. 510 at Grayson Way east of the subject property were 2250 AADT in 2013. Ironworks Road is a rural two-lane road with narrow shoulders, stone fences and trees and embankments close to the roadway. The road is also hilly, making passing sight distance poor.

The Planning Commission, after public comment at the December 2014 meeting, determined that a traffic study was needed for the project. The traffic study was completed by Jacobs Engineering Group, Inc. The traffic study looked at the proposed entrance and concluded that based on the volume of traffic generated by the development and the amount of traffic forecasted for the year 2019 (year of estimated build-out), there would be manageable impact to the existing highway network. The delays experienced will increase slightly, but Ironworks will continue to operate at Level of Service A. No improvements were recommended. The entrance location, however, was shifted to the east approximately 400 feet from the previously submitted plan to a location with better sight distance. The proposed location meets State sight distance requirements based on a preliminary

assessment. The Kentucky Transportation Cabinet will have final approval of the entrance location and design. The new entrance location will require the removal of some historic stone fencing and some trees along the road. The stone fencing will need to be rebuilt on site. The existing farm entrance will need to be abandoned. It is recommended that the stone fencing be rebuilt in this area filling in the area in front of the old entrance.

Environmental Assessment

The Geotechnical study was completed by Malcolm Barrett, Geotechnical Engineer, to identify surface features indicative of karst (subsurface rock weathering) conditions that might adversely affect the project. Nine potential karst features were identified. Each karst feature identified in an area of potential development was explored and the process of investigation involved removing soil to identify potential caverns, cavities, high water table, etc. None of the areas identified appear to affect the constructability of the development. The internal subdivision road has been realigned to avoid a group of karst features on the site. All karst features will need to be handled according to current ordinances including labelling on the Final Subdivision Plat as unbuildable, protecting and avoiding these areas during construction and increasing lot sizes to account for environmentally sensitive areas on lots. Stormwater drainage may not be increased into sink hole areas post-development. All other requirements of the Environmentally Sensitive Lands Ordinance must be followed during development.

Stormwater Requirements

The proposed development will utilize open ditches and drainage swales for stormwater drainage. The site drains from the north to the south through two fairly shallow drainage swales. The southern end of the property will remain preserved open space in perpetuity. The proposed internal road network will channel rainwater from the roadway along ditches that will parallel the road. Stormwater will likely be piped in a couple of areas under the road to the rear of lots internal to the subject property. It looks feasible for the vertical alignment of the cul-de-sac to be designed so that runoff from the west of it can be diverted away from the neighboring property to the east. If that doesn't offset the increased flow from the houses and drives on Lots 16 thru 20, a swale could be designed just west of the neighboring property line to intercept the flow and divert it past the neighboring property. Lots 14, 15, 24 and 25 may need some drainage easement and minimum floor elevation, depending on the construction plans. The development must meet all requirements of the stormwater manual and stormwater runoff may not be increased post development on to adjoining property.

Cluster Subdivision Layout

A preliminary cluster ordinance evaluation has been done to evaluate how the proposed subdivision conforms with the existing cluster regulations. The subdivision largely conforms, with one major exception. The proposed subdivision does not retain the preserved area in one contiguous preserved tract. The preserved area is shown in three tracts, 20.34, 26.11 and 36.61 acres in size. Whether these are large enough to support a viable farm operation is unknown. The intent of requiring the preserved area to be in one contiguous tract was to allow the preservation and continued use of prime agricultural land for viable agricultural purposes. All residential lots access an internal road system. No cluster lots will have direct access to Ironworks Road or Cane Run Road.

Cluster Regulations Analysis:

- A. Cluster development density: one dwelling unit per five acres (1du/5acres): **Development complies.**
- B. Lot size: 1.75 acre (minimum), with a maximum of 2.0 acres. All applications for cluster residential development must receive approval from the Health Department prior to Planning Commission approval of final plat: **The applicant will be seeking preliminary approval from the Scott County Health Department for lot sizes ranging from 1.75 to 2.0 acres.**
- C. The remaining acreage (i.e., 3.0 acres per cluster lot/dwelling unit) must be preserved for agriculture or open space. The reserved area must be set aside in one contiguous tract. A note shall be placed on the Final Subdivision Plat restricting future subdivision of the reserved area or lots: **The remaining property has been preserved as multiple tracts each with one residential credit that cannot be further subdivided. 83.06 acres, or 55% of the farm will be preserved as permanent open space/farmland. 7.65 acres or 5.1% of the farm will be in open space/HOA lots. A variance will be required to provide the preserved area in multiple tracts.**
- D. If a property is proposed for both cluster development and 5-acre tract development, each type of application must be reviewed by the Planning Commission as a separate application. **N/A**
- E. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development: **Based on the farm's size, a maximum of thirty (30) cluster residences are allowed. Of the total one hundred fifty (150) acres, only 53 acres are currently proposed for cluster development. The thirty (30) residential credits will be developed as twenty-one (27) cluster lots and three (3) preserved tracts. There will be 6.80 acres of road right-of-way.**
- F. For cluster development containing 100 lots or more, accel/decal lanes, turn lanes, and secondary access points will be required. **N/A**
- G. Individual lot standards are as follows:
 - 1. Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain): **All lots comply.**
 - 2. Lot width: 150' minimum at the building setback line. (The lot cannot exceed a 2:1 depth-to-width ration) **All lots comply.**
 - 3. Front Yard Setback: 50'; or 75' setback along an existing public road (from edge of pavement): **All lots comply.**
 - 4. Rear Yard Setback: 100'; however, for lots that abut adjacent farm property under different ownership than the applicant for the cluster proposal, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as outlined in item H: **All lots comply.**
 - 5. Side Yard Setback: 25' OR 100' if side yard abuts any property other than another cluster lot; in such circumstance, the side yard shall be treated as a rear yard regarding building setbacks and landscape buffers: **All lots comply.**
- H. Environmentally Sensitive Areas may not be included within the cluster lot development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage. **More detailed study of potential sinkholes on cluster lots may require those lots to be amended prior to final plat approval. It appears preliminarily that all lots comply**
- I. All cluster proposals that include more than 30 lots (includes cluster lots and preserved lots) shall submit, for review and approval, a Traffic Impact Study (TIS). The TIS is required prior to Final Subdivision Plat review and approval of the 30th lot. If it is determined that the parent

tract has been prematurely subdivided in order to avoid this requirement, the Planning Commission may require the TIS based on the configuration of the parent tract and any existing lots at the time these regulations were adopted. The required TIS may be waived upon recommendation of the Commission staff, where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highway and Streets, 1990 (or latest) Edition: **Traffic Study was completed**

J. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements: **N/A**

K. Required Landscaping/Buffering: Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:

1. Where cluster lots about an adjacent farmland owned by someone other than the applicant, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' center and fencing. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements have been met as shown on plan.**
2. Where cluster lots about an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements are addressed on plan.**
3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.: **To be addressed in Final Landscape Plan**
4. Right-of-way: Public roads = 50' ROW, 20' pavement (roads designed for acceptance by Scott County and subject to Scott County's Road Acceptance Policy): **Note Scott County Road Acceptance Policy on Final Subdivision Plat.**
5. Ditches & Cross Drains: Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required (to allow storm water to flow to the nearest drainage structure): **All lots comply.**
6. Cul-de-sacs: Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles: **Proposed cul-de-sac designs will be reviewed at construction plan submittal.**
7. Entrance improvements at county/state roads shall include 55' radial at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final review and approval. **Entrance design will be reviewed and approved as part of construction plan review.**

L. Sufficiency of infrastructure:
New road construction required, as follows (*items 1-8 apply to both public and private roads, unless otherwise noted*):

1. **Pavement width: 18' (Requirement Amended to 20')**
Pavement depth: 8" base (rock); 2" binder; 1" asphalt

2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side
Private Roads = 2' gravel shoulders on each side.
3. Ditches & Cross-Drains: Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required *(to allow stormwater to flow to the nearest drainage structure)*.
4. Cul-de-sacs: Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commissioning Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles.
5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.
6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final plat review and approval.
7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development.
8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.
Roads will be reviewed as part of Construction Plan approval. Preliminary Plat is in compliance
- M. Any cluster proposal for mobile homes must be located within 5 minute response time of a fire station and have adequate water pressure for fire protection, including the installation of fire hydrants per item N. **N/A No mobile homes are proposed**
- N. All cluster lots shall have municipal water. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection): **Municipal water is available to this site. Existing water main is adequately sized for fire protection.**
- O. One dwelling credit must remain with the preserved acreage: **All three proposed preserved tracts retain one dwelling credit.**
- P. Fencing: Each cluster pod shall be fenced at its edges prior to final plat approval, with #9 woven wire mesh or equivalent, and post spacing 12' on centers. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 259.10 et. Seq.). The required fence may not be bonded. **Note must be added to Final Subdivision Plat stating the minimum requirements of #9 wire mesh and posts spaced on 12' centers. Fencing must be shown around entire cluster development: Lots 2-28.**
- Q. Notice of the cluster application is required to be sent to all adjacent property owners by First Class Mail and a sign must be placed on the property. The notices and the sign must contain information regarding the nature of the proposal, date and time of the Planning Commission meeting, location of the Planning Commission meeting, and the Planning Commission's

address and phone number where additional information may be obtained. **Applicant has complied with notification requirements.**

R. All applicable standards of the *Subdivision & Development Regulations* will be required, including Erosion Control, Drainage Plans, and Construction Plans: **Construction plans will be submitted prior to Final Subdivision Plat approval**

S. The final plat of the cluster development and preserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use. **The applicant has not provided staff with a preliminary copy of the deed restrictions. These must be reviewed by staff prior to Final Subdivision Plat approval.**

T. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural uses and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act". **Note must be provided on Final Subdivision Plat.**

U. The developer must note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment. **Included as Note 14 on Preliminary Plan. Conventional Framed Homes only. No mobile homes allowed.**

V. A note shall be placed on the final plat that the preserved area cannot be further subdivided. A copy of the use and deed restriction, including preserved areas, must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference. **This must be provided before Final Subdivision Plat approval.**

W. Preserved acreage has no Conditional Uses permitted. Those tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment. **Must be noted on Final Plat**

X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering. **Provided**

Y. All cluster lots shall have access to internal roads only, not direct access (driveways) onto the existing public road: **Development complies with internal road requirements.**

Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle: **A stone fence exists on the site and runs along Ironworks Road. Fence preservation plans must be approved by Planning Commission staff prior to Final Subdivision Plat approval.**

AA. All applicants for cluster residential subdivision approval must provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval: **Soils map has been provided.**

BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public standards, the ownership and maintenance of the roads, right-of-way, and any drainage structures will be the responsibility of the homeowners. **Maintenance agreement must be noted on Final Subdivision Plat.**

RECOMMENDATION:

Recommend **Approval** of a zone change from A-1 to A-5 on 150.51 acres based on the finding that the proposed change is in conformance with the Georgetown-Scott County Comprehensive Plan, subject to the Preliminary Plat being approved with the following variance and conditions of approval.

Approve variance for preserved area to be provided in three lots as shown on the submitted Preliminary Subdivision Plat.

Approve the Preliminary Subdivision Plat for twenty-seven (27) residential cluster lots, one 20.34 acre preserved tract, one 26.11 acre preserved tract, one 36.61 acre preserved tract and two unbuildable homeowner association lots, subject to:

1. Zone Change being approved by Scott County Fiscal Court.
2. All requirements of the Scott County Health Department regarding onsite septic systems.
3. All requirements of the Cluster Regulations and Environmentally Sensitive Lands Ordinance regarding sinkholes and other environmentally sensitive lands.
4. No cluster lots may directly access Ironworks Road.
5. Provide a species specific landscape plan with the Final Subdivision Plat.
6. Note Scott County Road Acceptance Policy on Final Subdivision Plat.
7. Final entrance location shall meet separation and sight distance requirements and shall be approved by the Planning Commission Engineer.
8. Note must be added to Final Subdivision Plat stating the minimum requirements of #9 wire mesh and posts spaced on 12' centers. Fencing must be shown around entire cluster development: Lots 1-21. (Note: fence must be installed prior to Final Subdivision Plat approval and cannot be bonded.)
9. Provide staff with approved road names in accordance with the *Street Name and Numbering Guide*.
10. A copy of the use and deed restrictions, including preservation areas, must be reviewed and approved by the Planning Commission staff and recorded with the Scott County Clerk's Office; a note shall be placed on the Final Subdivision Plat indicating the recording reference.
11. All requirements of KYTC-District 7 regarding entrance onto Ironworks Road.
12. A Homeowner's Agreement is required for cluster proposals and must be provided to Planning Commission staff prior to Final Subdivision Plat.
13. Note maintenance agreement for roads, right-of-way, and any drainage structures on Final Subdivision Plat.
14. Stone fence preservation plans must be approved by Planning Commission staff prior to Final Subdivision Plat approval.
15. Right to Farm note is required on the Final Subdivision Plat:
"Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural uses and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq.
Also see the Kentucky Right to Farm Act".
16. Prior to any construction or grading, all required construction plans shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the

RECOMMENDATION (continued):

Planning Commission Engineering Department to review construction policies and to establish inspection schedules.

17. Any revisions or amendments to the approved Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

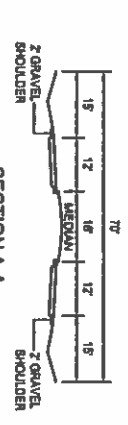
18. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

19. Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.

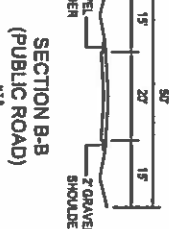


VICINITY MAP
SCALE: 1" = 400'

SITE STATISTICS	
EXISTING ZONE	A-1
PROPOSED ZONE	A-5
AREA	150.51 ACRES
LOTS	
AGRICULTURE (PRESERVED)	3 62.08 ACRES
CLUSTER	27 51.00 ACRES
HOA NO DWELLING CREDITS	3 7.85 ACRES
TOTAL	33 143.31 ACRES
PROPERTY	
MIN. LOT SIZE	1.28 ACRES (CLUSTER)
MIN. LOT SIZE	20.24 ACRES (AGRICULTURE)
ROAD FRONTAGE	150 FT. MIN.
AREA IN ROW	6.80 ACRES
YARDS (SEE TYPICAL LOT DETAIL)	
FRONT YARD	30'
REAR YARD	100'
SIDE YARD	25'

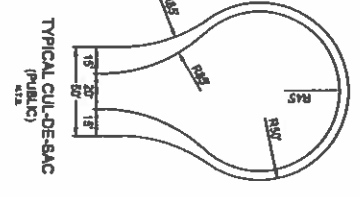


SECTION A-A
(PUBLIC ROAD)



SECTION B-B
(PUBLIC ROAD)

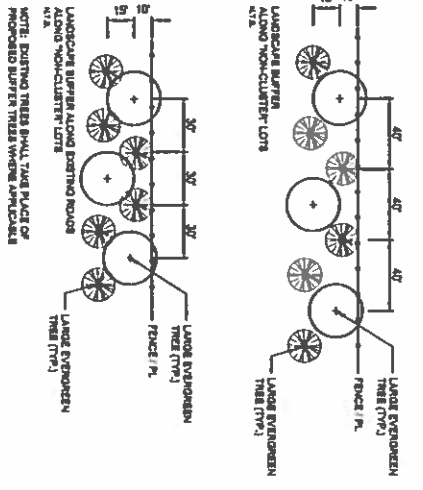
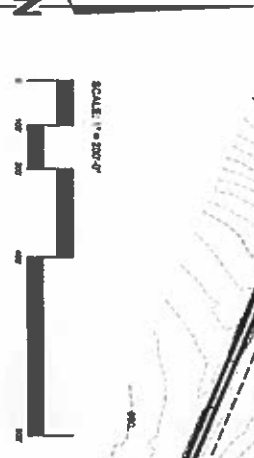
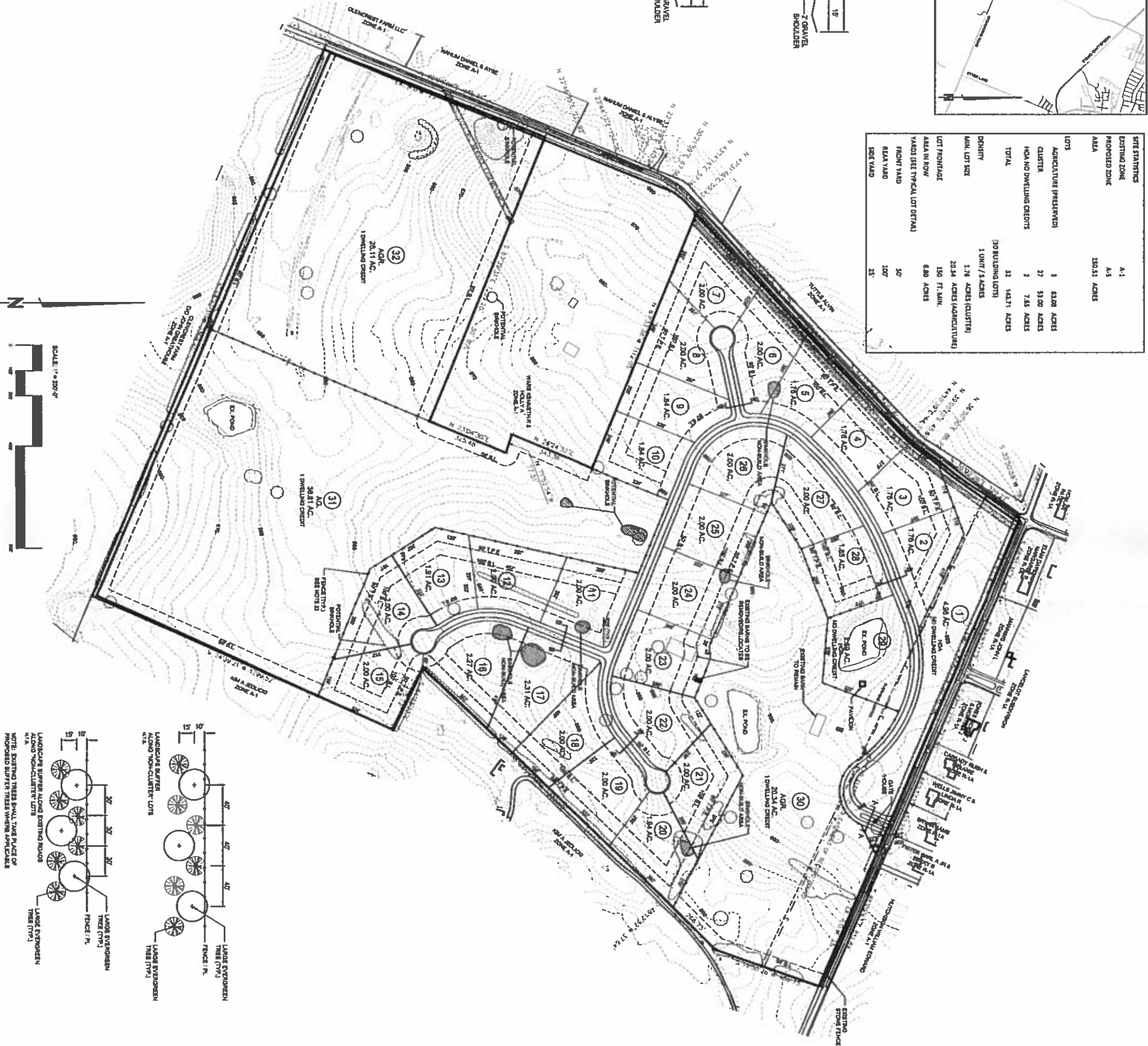
NOTE:
MEDIAN AND GATE HOUSE TO BE MAINTAINED BY THE HOA



TYPICAL CUL-DE-SAC
(PUBLIC)



TYPICAL LOT



CERTIFICATION OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN AND I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT FROM WHICH THIS PLAT WAS DERIVED HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SCOTT, KENTUCKY, AND THAT THE PROPERTY SHOWN IS SUBJECT TO THE RESTRICTIONS, EASEMENTS, AND OTHER INTERESTS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT AND THAT I HAVE AGREED TO THE RESTRICTIONS, EASEMENTS, AND OTHER INTERESTS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT AND TO THE DEDICATION OF THE PUBLIC ROAD AND OTHER PUBLIC UTILITIES AND SERVICES SHOWN ON THE PRELIMINARY SUBDIVISION PLAT AND TO THE DEDICATION OF THE PUBLIC ROAD AND OTHER PUBLIC UTILITIES AND SERVICES SHOWN ON THE PRELIMINARY SUBDIVISION PLAT.

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT FROM WHICH THIS PLAT WAS DERIVED HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SCOTT, KENTUCKY, AND THAT THE PROPERTY SHOWN IS SUBJECT TO THE RESTRICTIONS, EASEMENTS, AND OTHER INTERESTS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT AND THAT I HAVE AGREED TO THE RESTRICTIONS, EASEMENTS, AND OTHER INTERESTS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT AND TO THE DEDICATION OF THE PUBLIC ROAD AND OTHER PUBLIC UTILITIES AND SERVICES SHOWN ON THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTES
1. THIS PLAT SHALL NOT BE USED AS A BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE MADE UNDER A RECORDED SUBDIVISION PLAT.
2. THIS PLAT MAY BE AMENDED WITH THE APPROVAL OF THE DEVELOPER/SCOTT COUNTY PLANNING COMMISSION.
3. ACCESS SHALL BE LIMITED TO THE PORTS INDICATED ON THIS PLAT.
4. CONSTRUCTION OCCURRENCE MUST BE APPROVED PRIOR TO ANY CONSTRUCTION OF THAT PHASE OF THE PROJECT.
5. LOCATION OF EXISTING SANITARY SEWERS, WATER MAINS, FIRE HYDRANTS, STORM DRAINS, UTILITIES AND OTHER UNDERGROUND STRUCTURES WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS FOR EACH PHASE.
6. LOCATION AND TYPE OF DOCUMENTATION WILL BE PROVIDED ON THE FINAL PLAT AT THE TIME OF RECORDING.
7. PROPOSED UTILITIES AND OTHER EASEMENTS SHALL BE PROVIDED ON THE FINAL RECORD PLAT.
8. ALL LOT EASEMENTS AND PROPOSED CHANGES TO EXISTING STREETS SHALL BE SHOWN ON THE CONSTRUCTION DOCUMENTS.
9. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7 OF THE SUBDIVISION PLAT REGULATIONS.
10. LOCATION, SIZE AND TYPE OF WATER MAINS, AND OTHER UTILITIES FACTORS FOR PROPOSED SANITARY SEWERS, WATER MAINS, FIRE HYDRANTS, STORM DRAINS, UTILITIES AND OTHER UNDERGROUND STRUCTURES WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS FOR EACH PHASE OF CONSTRUCTION.
11. STATEMENT OF USED RESTRICTIONS AND PROTECTIVE COVENANTS AND HOA DOCUMENTS ASSOCIATED WITH THIS PLAT SHALL BE PROVIDED PRIOR TO THE RECORDING OF THIS PLAT.
12. PROPOSALS FOR ACCOMMODATING THE UTILITIES OF ADJACENT PROPERTIES SHALL BE PROVIDED PRIOR TO THE RECORDING OF THIS PLAT.
13. THE TREE PRESERVATION EASEMENT (TPE) SHALL BE LARGELY AND LOCATED IN ACCORDANCE WITH SECTION 7 OF THE FINAL CLUSTER REGULATIONS.
14. REGULATIONS SHALL BE CONSIDERED AS BEING CONSTRUCTION, NO HOBBS OR MODULAR HOMES SHALL BE PERMITTED IN THE DEVELOPMENT.
15. PLANNING COMMISSION OF SCOTT COUNTY SHALL BE NOTIFIED PRIOR TO THE RECORDING OF THIS PLAT.
16. ROADWAY TO BE BUILT IN ACCORDANCE WITH SCOTT COUNTY SPECIFICATIONS AND ACCEPTANCE.
17. EXISTING TREES ALONG PROPERTY PERIMETER AND SHALL NOT BE REMOVED UNLESS FOR IMPROVING TREE STAKE. THE EXISTING TREES MAY BE REMOVED FOR THE CONSTRUCTION OF SANITARY SEWERS, WATER MAINS, FIRE HYDRANTS, STORM DRAINS, UTILITIES AND OTHER UNDERGROUND STRUCTURES.
18. UTILITY EASEMENTS SHALL BE OUTSIDE OF THE TREE PRESERVATION EASEMENT.
19. SERVICE RELATED NON-RESIDENCE AREAS, FINISHED FLOOR ELEVATION, AND RELATED NOTES SHALL BE PROVIDED AND CERTIFIED BY A GEOTECHNICAL ENGINEER ON THE FINAL SUBDIVISION PLAT. EACH AREA SHALL BE DETERMINED TO BE ADEQUATE TO SUPPORT THE PROPOSED STRUCTURES. THE AREAS, STRUCTURES, LOCATED ALONG THE CLOSED CONTOUR OF A SERVICE OR EASEMENT TO AN ADJACENT PROPERTY SHALL BE PROVIDED WITH THE AREAS, STRUCTURES, AND RELATED NOTES AT THE TIME OF RECORDING OF THIS PLAT.
20. OTHER COMPASSABLE EASEMENTS TO BE DETERMINED ON A CASE-BY-CASE BASIS AND SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS FOR EACH PHASE OF CONSTRUCTION.
21. EASEMENTS FOR ADJUTANT ARE SUPPLEMENTED AND SHOWN ON THE FINAL SUBDIVISION PLAT.
22. UTILITY EASEMENT REPORT WILL BE REQUIRED FOR ACCESS TO NON-RESIDENTIAL ROAD AND DRIVE IN ROW. THERE SHALL BE NO DIRECT ACCESS FROM LOTS 1 AND 2 TO NON-RESIDENTIAL ROAD.
23. PLANS FOR THE ROAD SHALL BE SUBMITTED TO THE PLANNING COMMISSION, ENGINEER AND CONSTRUCTION COMPLETED PRIOR TO FINAL SUBDIVISION PLAT.
24. APPROVAL FOR SECTION 7 OF THE FINAL CLUSTER REGULATIONS.
25. A HOMEOWNER ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF HOA DESIGNATED AREAS.
26. LOTS 1-3 WILL HAVE TRIBUNAL ACCESS ONLY.

- WHYDRES:
1. TO MODERATE THE CAL-DE-SAC LENGTH BEYOND ROADWAY OVERLAP, ARTICLE X, SECTION K.
 2. TO HAVE LONGER TRAIL ONE PRESERVED LOT AS REGULATIONS, SECTION C.
 3. TO PREPARE THE LARGER LOT SIZE OF LOTS 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 DUE TO IMPROVED RELATED NON-BUILDABLE AREA ON THE LOTS.

OWNER:
MATT AND BRITANNY WELCH
1135 LEXINGTON ROAD, SUITE D
GEORGETOWN, KY 40324

DEVELOPER:
WELCH REAL ESTATE HOLDINGS, LLC
1135 LEXINGTON ROAD, SUITE D
GEORGETOWN, KY 40324

PRELIMINARY CLUSTER SUBDIVISION PLAT

DATE: NOVEMBER 3, 2014



Revised:
11/26/2014
11/20/2015
12/29/2015

TECHNICAL COMM. COMMENTS
PLANNING COMMISSION COMMENTS
PLANNING COMMISSION

WINDING OAKS
1045 CANE RUN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
209 East High Street • Lexington, Kentucky 40507
859.381.9697

Creation Design for Public and Private Spaces
www.barrettpartnersinc.com

Taco Bell

Staff Report to the Georgetown-Scott County Planning Commission February 12, 2015

FILE NUMBER: PDP-2015-01

PROPOSAL:

Preliminary Development
Plan for a Taco Bell Fast
Food Restaurant on .91
acres

LOCATION:

East side of U.S. 25
(Lexington Road)

APPLICANT:

Charter Foods, LLC

ENGINEER:

Harvey Johnson, The
Roberts Group

STATISTICS:

Zone	B-2
Surrounding Zones	B-2, A-1, .91 Acres
Acreage	N/A
Number of Units Proposed	2159
Sq. Ft. of Buildings	5.4%
Building Ground Coverage	No
New street required	Yes/Yes
Water/sewer available	Via Lexington Road
Access	None
Variances	None



BACKGROUND:

The subject property is a lot formerly utilized as a Kroger Service station. The service station building, canopy and underground tanks have been removed. The site is currently vacant, partially paved, with stormwater infrastructure, utilities and landscaping mostly remaining. Surrounding land uses include a small commercial center to the south with a number of active businesses and a large lot residential use to the north zoned A-1 (Agricultural). The property is zoned B-2 (Highway Commercial). Surrounding zoning is B-2, P-1 and A-1.

As a part of this application, the Applicant is requesting approval of a Preliminary Development Plan for a 2159 square foot Taco Bell restaurant with a drive-thru on a .91 acre lot.

BACKGROUND (CONT.):

There is an existing entrance serving this commercial area from US 25 (Lexington Road) The entrance serves multiple lots and an access easement is in place for public access to the multiple lots. The circulation on site is a concern, particularly truck delivery traffic and emergency access utilizing the Taco Bell entrance and having to navigate the sharp turn proposed in the Taco Bell plan. The proposed radius and relocated driveway would make it difficult for emergency vehicle and large trucks to enter from Lexington Road and navigate the access road. The existing easement cuts through an area that is proposed for parking on the new plan. One way to address this issue is for Taco Bell to require all of their truck delivery traffic to enter from the rear of the site. Large fire trucks could still enter the site from the front but would have to enter straight and block the parking lot drive aisle.

KEY ISSUES/COMMENTS:

Landscape and Land Buffers

The Landscape Ordinance requires interior landscape islands equal to 10% of the vehicle use area (VUA). These islands should be planted with two (2) trees per 250 square foot of area. In addition perimeter VUA landscape should be provided at one (1) tree per 40 linear feet plus a 3 foot high hedge. The proposed Preliminary Development Plan shows adequate interior landscape islands, interior trees and perimeter VUA trees. There is also a landscape buffer required between this land use and the A-1 property to the north. This buffer is being met with existing landscaping. The site adjoins B-2 Commercial areas to the south and east, so no perimeter landscape buffers are required in these areas.

Parking, Access and Circulation

The required off-street parking for restaurants are based on the standard of one space per 150 square feet of building area. Based on this standard, fifteen (15) spaces are required. The applicant is proposing twenty-one (21) spaces on site with two of those being handicap spaces.

Primary access to the site is from Lexington Road. Traffic circulation on site is somewhat problematic based on the layout of the current shared access drive, which is proposed to be relocated and the traffic patterns created by the existing adjoining uses. The designer has done a good job providing for clear drive aisles and maximizing parking, but the shared access easement has been relocated to make truck and emergency turning on the access easement difficult. The access easement serves as a secondary access for the adjoining strip commercial center to the south and the vacant lot to the rear.

No shared parking arrangement is required. However, it is recommended that pedestrian access from the sidewalk along Lexington Road to the front door of the proposed Taco Bell be provided. It is recommended that all truck deliveries use the rear entrance. A shared access and maintenance agreement for the private access easement shall be provided prior to Final Development Plan approval. It is also recommended that a bike rack be provided, as the site is between a large residential area and a public park and recreational area and the adjoining roadway contains a bike lane. Bike traffic can be reasonably expected.

Signage and Lighting

A master sign plan should be submitted along with the Final Development Plan to coordinate signage and to assure that sign design meets the requirements of the Sign Ordinance and can be permitted without delays. It is recommended that a monument sign be used due to the overhead utilities and the elevation of the site above the adjoining roadway.

A photometric lighting plan shall be submitted along with the Final Development Plan.

Stormwater

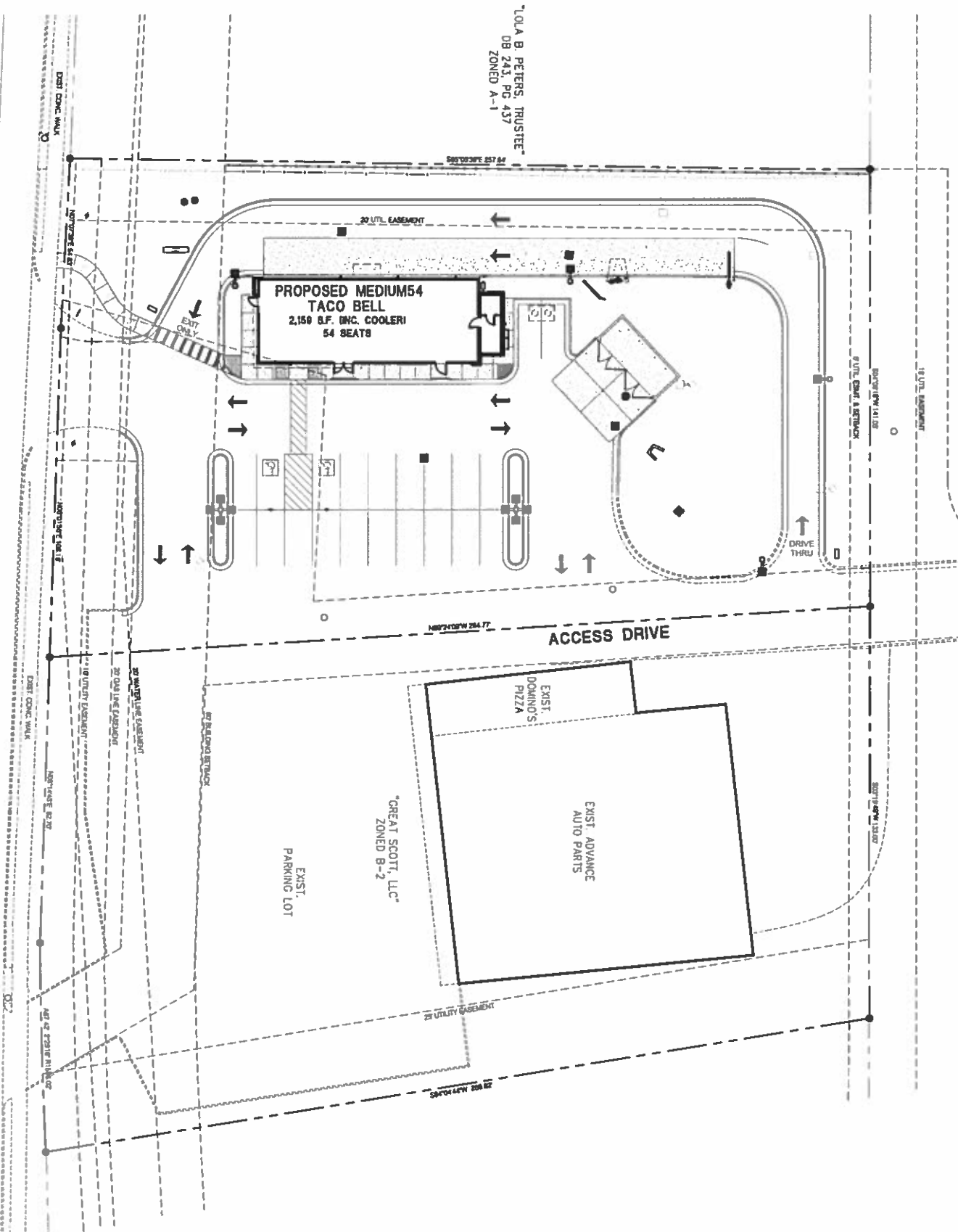
The applicant must meet all requirements of the Stormwater Ordinance as part of Final Development Plan Approval.

RECOMMENDATION:

Staff recommends Approval of the Preliminary Development Plan for Taco Bell, subject to:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. The Final Development Plan shall meet all the requirements of the Landscape and Land Use Buffer Ordinance.
3. A species-specific Landscape Plan shall be submitted along with the Final Development Plan.
4. A sidewalk connection shall be provided from South Broadway to the building entrance.
5. A lighting plan shall be submitted with the Final Development Plan.
6. The access easement shall be amended to reflect the realigned shared access drive prior to Final Development Plan approval.
7. The Final Development Plan shall meet all requirements of the Health Department.
8. The Final Development Plan shall meet all requirements of the City of Georgetown Fire Department.
9. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by Planning Commission staff.
10. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
11. All applicable requirements of the *Zoning Ordinance* and *Subdivision Regulations*.
12. Prior to (as part of) the Final Development approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved Development Plan.

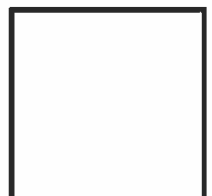
"EOT PROPERTIES, INC."
ZONED B--2
VACANT LOT



OVERALL SITE PLAN



LS DESIGN GROUP PLLC
LONNIE SMITH ARCHITECT
phone 859.624.3755
Fax 859.624.3745
519 Hampton Way, Suite 8
Richmond, KY 40475



01-23-15 PERMIT REVISION	
PLAN DATE:	12-18-14
BUILDING TYPE:	LIVE MANS MEDIAN54
PLAN VERSION:	OCTOBER 2014
JOB NUMBER:	1400
TACO BELL	
1704 LEXINGTON ROAD	
GEORGETOWN, KY 40324	

LIVE MAS
MEDIUM54
PRELIMINARY OVERALL SITE PLAN
C1.1

TREE INVENTORY:

SITE AREA:	0.94 ACRES
REQUIRED CANOPY COVERAGE (25%):	0.24 ACRES
LESS TREE CANOPY TO BE MAINTAINED/PROTECTED:	0.14 ACRES
TREE CANOPY TO BE PROVIDED:	0.10 ACRES
TOTAL TREE CANOPY TO BE PROVIDED:	0.18 ACRES

- Existing Tree Count:
Group A (1) existing Bur Oak 30" Cal. = 4 trees
Group B (2) existing Hophornbeam 6" Cal. = 2 x 2 trees = 4 trees

* Refer the requirements of the Georgetown Zoning Ordinance Appendix A.1.

SCHEDULE OF INTERIOR LANDSCAPE AREAS PROVIDED:

- A 10' x 5'
- B 10' x 5'
- C 10' x 5'
- D 10' x 5'
- E 10' x 5'
- F 10' x 5'
- G 10' x 5'
- H 10' x 5'
- I 10' x 5'
- J 10' x 5'
- K 10' x 5'
- L 10' x 5'
- M 10' x 5'
- N 10' x 5'
- O 10' x 5'
- P 10' x 5'
- Q 10' x 5'
- R 10' x 5'
- S 10' x 5'
- T 10' x 5'
- U 10' x 5'
- V 10' x 5'
- W 10' x 5'
- X 10' x 5'
- Y 10' x 5'
- Z 10' x 5'

LANDSCAPE NOTES:

1. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINAL GRADE. THE LANDSCAPE CONTRACTOR SHALL REMOVE GRASS AT A MINIMUM TO EXPOSE BROOM TRAILERS BETWEEN PLANTING BEDS AND LAWN AREAS.
2. PLANT MATERIAL: SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIES. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL DEFECTS AND DISEASES.
3. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS DIE DURING OR IN THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWNERS RISK. THE REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEE" REPLACEMENT.
4. TOPSOIL: REQUIREMENTS FOR PLANTING OPERATIONS AND GRADATION/AMENDMENTS SHALL BE NATURAL, FERTILE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL COMPACTED TO 95% ASTM D698 STANDARD.
5. MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH RECYCLED BARK MULCH ON SPACED BEDS. * KEEP WITH FERTILIZER.
6. PLANTING PERIOD: EXECUTE ALL LANDSCAPE AND PLANTING BETWEEN MARCH 1ST AND MAY 31ST BETWEEN 8:00 AM AND 5:00 PM. PLANTING SHALL BE COMPLETED BY THE OWNER'S SPECIFIED DATE.
7. RETICULATION OF PLANT MATERIAL: SHALL BE IN ACCORDANCE WITH THE LANDSCAPE CONTRACT. THE CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE TO THE OWNER'S SATISFACTION. THE CONTRACTOR SHALL MAINTAIN THE CONSERVING WATERING.
8. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND APPROVE ANY PLANT MATERIAL SUBSTITUTION.
9. O.C. WILL BE FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS. O.C. TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL OF NECESSARY TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.

PLANT LIST:

KEY	QTY	PLANT	REMARKS
A	5	MURDERER HOLE/LOCUST Cedrela theobroma hemis. 'typical'	1-3/4" CULPERS 8'8"
B	13	HOLLY CHINA Morus Formosa	1-3/4" CULPERS 8'8"
C	16	RED CHOLE SIBERIAN DOGWOOD Cornus dba. 'Rozanum Red Dogwood'	2 1/2" HT 8'8" 4" O.C.
D	12	ALTERNATIVE VIRGINIAN Viburnum x rhytidophyllum 'Karyophyllum'	5-6" HT 8'8" 5" O.C.
E	12	GREEN VELVET DOGWOOD Bassia x 'Green Velvet'	2 1/2" HT 8'8" 3" O.C.
F	52	PURPLE WINDROBBER Euphorbia 'Imani' 'Cobardo'	HO. 1 CONT. 18" HT 8'8" 5" O.C.
G	8	KAL FORSTER'S FEATHER Ceanothus x 'contida 'Karl Forster'	18" HT 8'8" 5" O.C.
H	19	BLUE JUST DAZER FORSYTHIA Forsythia garden 'Blue Just'	CONT. NO. 3 3" O.C.
I	7	NIRKO BLUE HYDRANGEA Hydrangea macrophylla 'Yale Blue'	18" HT 8'8" 4" O.C.

LANDSCAPE REQUIREMENTS

VAL: 21,894 SF X 100% = 2,189,4 SF
PROVIDED: 2,271.0 SF
INTERIOR LANDSCAPE REQUIRED: 2,271.0 SF X 2 TREES/750 SF = 6 TREES
INTERIOR LANDSCAPE PROVIDED: 18 TREES
PROVIDER LANDSCAPE REQUIRED: AS SHOWN

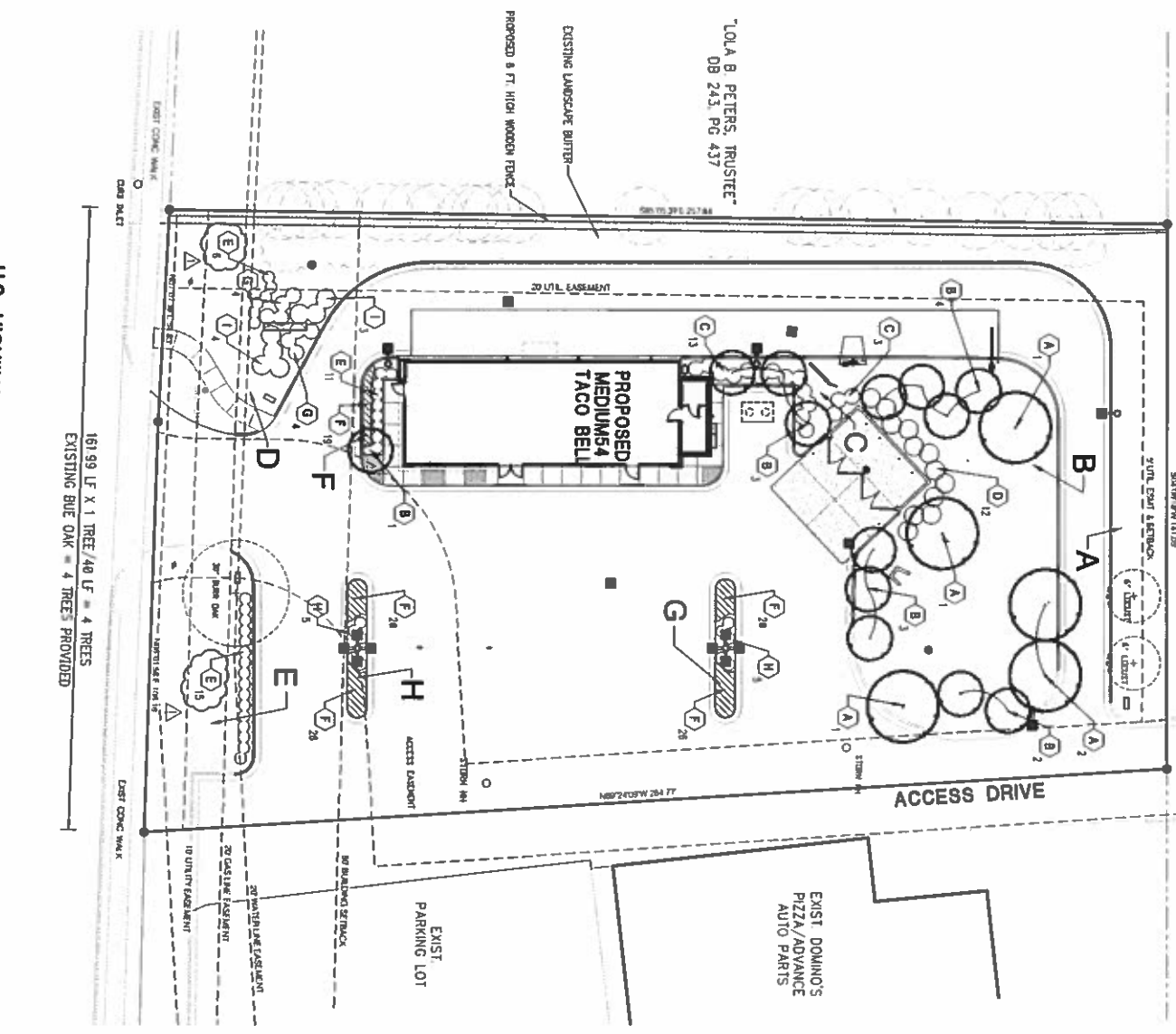
TACO BELL
1104 LEXINGTON ROAD
OCEANOGRAPHY, KY 40224

LS DESIGN GROUP PLLC
LORRAINE WHITE ARCHITECT
515 Harrison Way, Suite 8 phone 858.824.5755
Richmond, KY 40475 fax 859.624.5745

The Roberts Group PC
239 Southland Drive - Lexington, KY 40503
859-276-2006 - 859-276-2901 Faxmail

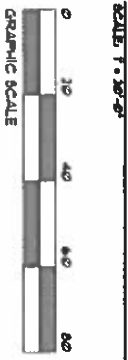
LANDSCAPE PLAN

DATE	12-19-14
PLAN DATE	12-19-14
BUILDING TYPE	USE: M&S MED/M&S
PLAN VERSION	OCTOBER 2014
JOB NUMBER	14603



U.S. HIGHWAY 26
(LEXINGTON RD.)

PRELIMINARY LANDSCAPE PLAN



PRELIMINARY LANDSCAPE PLAN

LIVE MAS

L1.0

CITY OF GEORGETOWN
ORDINANCE NO. 2015-_____

AN ORDINANCE RELATED TO THE AMENDMENT
OF THE GEORGETOWN/SCOTT COUNTY SUBDIVISION & DEVELOPMENT
REGULATIONS REGARDING ARTICLE V & VII – SPECIFICATIONS FOR DIGITAL
SUBMITTALS FOR SUBDIVISION PLATS AND DEVELOPMENT PLANS &
REQUIREMENTS FOR CONTENT AND FORMAT

WHEREAS: The existing Subdivision & Development Regulations requirements are not satisfying the community's needs. The regulation requirements must be updated to reflect the current professional thinking, computerized mapping and best management practices to address continuous updates of the Geographic Information System. The purpose of these specifications is to form a standardized approach to the way a digital drawing submittal is collected, retrieved, stored and analyzed, affording the Georgetown-Scott County Planning Commission office the ability to share data among multiple agencies and to reduce redundancy. This new requirement will allow the Geographic Information System (GIS) to be as current as possible, making the information more valuable to all the agencies involved.

WHEREAS: The Georgetown-Scott County Planning Commission (GSCPC) will require subdivision plats and development plans to be submitted in digital format upon adoption and publication. This requirement will call for delivery of the digital submittal at the final recording of the plat and certification of the plan. This requirement is in addition to the existing requirements outlined in the *Subdivision and Development Regulations for Georgetown, Sadleville, Stamping Ground, and Scott County, Kentucky*.

The intent of a digital submittal requirement is to enable the required hard copy and the digital submission to be produced from the same digital data without any modification by the firms submitting the data or the GSCPC staff. The digital submittal is not required to have engineering notes or engineering stamp/certification per 201 KAR 18:102 as it relates to KRS 322.340.

A basis of structure is required, such as layer elements and the use of the same geographic/geodetic base by the firms and GSCPC. However, there are no database linkage requirements. The digital submittal structure requirements are subject to change.

The hard copy will continue to be the official document.

The intent of this proposed ordinance is to provide an appropriate means to maintain the integrity and accuracy of the existing computerized database and base mapping within the Geographic Information System.

WHEREAS: This proposed amendment to the Georgetown-Scott County Subdivision & Development Regulations has been submitted to the citizens through a properly advertised public hearing before the Georgetown-Scott County Planning and Zoning Commission conducted at their

[DATE]. public meeting. The Commission voted unanimously to recommend the adoption of this amendment to the City Council of Georgetown;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF GEORGETOWN, KENTUCKY, as follows:

SECTION ONE: NEW PROVISIONS. [New language is bold. Language which is unchanged is not marked. Superseded language is shown as ~~stricken.~~]

**720 CONTENT & FORMAT REQUIREMENTS FOR SUBDIVISION PLATS
AND DEVELOPMENT PLANS IN DIGITAL FORM**

1. PURPOSE

The purpose is to describe the minimum content and format of digital files of **minor and major** subdivision plats and development plans before they are officially filed. ~~This requirement does not include minor plats and/or boundary line adjustments.~~

Submittals of preliminary and construction plans for the subdivision plat or development plan are an optional delivery (requested), but not required.

This document applies to **major and minor** subdivision plats and development plans that are being officially filed with the **Planning Commission.**

2. SUPPORTED CAD DRAWING FILE FORMATS

MicroStation® stores its drawing in a design file format with the .DGN extension. The GSCPC will accept files generated by MicroStation® ~~up to Release-M4.~~

AutoCAD® stores its drawing in a proprietary drawing file format with the .DWG extension. The GSCPC will accept files generated by AutoCAD® Release 14 and higher.

In addition to .DWG files, AutoCAD® supports DXF (Drawing Interchange file) format, an industry standard interchange file format used to transfer data between CAD and GIS applications. However, when using this format the information put into the drawing may not completely transfer as it was drawn. The GSCPC will accept files generated by AutoCAD® DXF.

The preferred format for digital submissions to the GIS office will be .DWG. The GSCPC may waive or adjust this requirement as specified herein.

File names will **logically correspond to the project name** ~~be eight or more characters, alpha numeric,~~ followed by the drawing software's extension.

The GIS software, ESRI® ArcInfo and ArcView ArcGIS for Desktop, can read the .DGN, .DWG, and .DXF file formats. Any ESRI® file formats will be accepted as well.

3. DATA LAYERING & SUBMISSION REQUIREMENTS

- a) Data Feature/Layer Requirement:
 - (1) Parcel Line – required to be snapped at common/shared feature.
 - (2) Buildings – required to be “closed” with closed command as performed by AutoCAD or similar software.
- b) Annotation Requirement: Annotation submitted digitally will be identical to annotation submitted on the hard copy maps. ~~The section on Data Layering Requirements defines requirements for submission of annotation.~~
- c) Coordinates Displayed as Text Requirement: When displaying x and y (and z) coordinates, the whole number for the coordinate will be shown to two (2) decimal positions, i.e., no constants will be applied.
- d) The layer names must be identifiable by another person. **Valid layer names are listed in the table below.** ~~For example, layer names created like the following are acceptable: men_pnt, lot_num, drng_area, ex_row, san_lin, swr_txt, wtr_lin.~~
- e) Each layer must have only its element on it. For example, a water line must be on a water line layer versus the stormwater line or right-of-way line layers. In addition, with Microstation®, each layer number needs to have a layer name associated with it. ~~Or with other CAD software, the layer names must be identifiable like: men_pnt, lot_num, drng_area, ex_row, san_lin, swr_txt, wtr_lin.~~
- f) All External reference files (xref) must be “bound” into the .DWG CAD file prior to submittal or included with the submittal.
- g) Public domain and custom AutoCAD® (.shx) fonts are permitted in the drawing files only if the latest copies of each of these fonts are provided to the Georgetown-Scott County Planning Commission with the submittal of the .DWG file.
- h) Text for any layer will be on its own layer. The layer name is requested to end in “txt.”

i) The following table displays the data features, elements and requirements *REQUIRED* in a digital submittal. Additional layers are encouraged, but must be on separate layers.

j) If appropriately named layers cannot be provided, GSCPC will accept an ASCII text file that specifically designates each layer within the file to a specific name.

k) Text layers will be used to provide attribute data on each structure where text is requested. These layers are designated by a superscript numeral (example¹). The specifications are listed below the following table.

Category	Layer Name	Data Feature/Layer	Element	Preliminary Plan or Plat Requirements	Final Plan or Plat Requirements
Basic	ADDNUM_TXT	Address Numbers	Text		X
Basic	BEARING	Bearings	Text	X	X
Basic	STREET_TXT	Street Names	Text	X	X
Basic	BLDG	Structure (Buildings)	Polygon	X	X
Boundary	CITY_LIMIT	City Limits (Annexations)	Line or Polygon	X	X
Monument	MONUMENT	Monument (Control and others)	Point symbol	X	X
Monument	MON_TXT	Monument Description (x,y,z)	Text	X	X
Parcel	BNDY	Boundary/Lot Lines	Line	X	X
Parcel	SETBACK	Building Set Back	Line	X	X
Parcel	LOTNUM_TXT	Lot Numbers	Text	X	X
Parcel	STARTPOINT	Starting Point of Legal Description	Text	X	X
Street	CL	Centerline	Line	X	X
Street	CBL	Curb Line	Line	X	X
Street	EDGE_PAVE	Edge of Pavement	Line	X	X
Street	ROW	Right of Way	Line	X	X
Street	STREET_NAME_TXT	Street Name (proposed to, accepted by GSCPC)	Text	X	X
	STREET_SIGN	Street Signs	Point Symbol	X	X
	STREET_SIGN_TXT	Street Sign Text ⁴	Text	X	X
	SDWLKCL	Sidewalks	Polygon	X	X
	SDWLK_TXT	Sidewalk Text ¹	Text	X	X
	HANDI_RMP	Handicap Ramps	Point	X	X
Utilities	DRNG_AREA	Drainage Area	Polygon	X	X
Utilities	DRNG_ESMT	Drainage Easements	Line or Polygon	X	X

Category	Layer Name	Data Feature/Layer	Element	Preliminary Plan or Plat Requirements	Final Plan or Plat Requirements
Utilities	DRNG_BASIN	Drainage Basins (retention/detention)	Polygon	X	X
	OUTLET_CTRL	Outlet Control Structures	Point Symbol	X	X
Utilities	EXIST_ESMT	Existing Easements	Line		X
Utilities	SANITARY_ESMT	Sanitary Easements	Line or Polygon	X	X
Utilities	SANITARY_MAIN	Sanitary Sewer Main	Line	X	X
Utilities	SANITARY_MNHL	Sanitary Sewer Manhole	Point	X	X
Utilities	STORM_INLET	Stormwater Catch Basins & Inlets	Point symbol	X	X
Utilities	STORM_PIPE	Stormwater Mains Pipe	Line	X	X
	STORM_PIPE_TXT	Stormwater Pipe Text ²	Text	X	X
	STORM_HDWLL	Stormwater Headwalls	Point Symbol	X	X
	STORM_BMP	Stormwater BMPs	Point Symbol	X	X
	STORM_BMP_TXT	Stormwater BMP Text ³	Text	X	X
	STORM_SWALE	Stormwater Swale/Ditch	Line	X	X
Utilities	UTILITY_POLE	Utility/Street Poles	Point symbol	X	X
Utilities	UTILITY_ESMT	Utility Easements	Line or Polygon	X	X
Utilities	WATER_HYDRANT	Water Hydrants	Point symbol	X	X
Utilities	WATER_LINE	Water Mains-Lines	Line	X	X
Utilities	WATER_METER	Water Meter	Point symbol	X	X
Vegetation	TREE	Trees	Point symbol	X	X

¹ Sidewalk descriptions should label the width of the sidewalk.

² Stormwater Pipe Descriptions should label pipe diameter.

³ Stormwater BMP descriptions should label the BMP type. If the BMP is mechanical include the brand and model number. If the BMP is not mechanical designate its type, examples are sand filter, vegetated swale, detention basin, retention basin, wetlands, etc.

⁴ Street Sign Text should label the type of street sign.

KEY:

Category	Broad groups of data to help organize this table
Layer Name	Name of layer in submitted file
Data Feature/Layer	Layers that are required for delivery in digital submittal
Element	The symbol that the element typically should be drawn with.
Preliminary Plan or Plat Requirement (Requested, not required)	This column indicates the preferred layers requested for preliminary plan or plat approval by GSCPC.
Final Plan or Plat Requirement	This column indicates if the final plan or plat shall have this layer for GSCPC approval.

4. MEDIA REQUIREMENTS

- a) The following media are considered acceptable for digital submission of subdivision plats and development plans.

DOS 3.5" DSDD diskettes (1.44mb)
 CD-R Data disk (650 – 700 MB)
 DVD Digital Versatile Disk (4.7 GB)

Files requiring less than one diskette for transmission will be written to diskette using the Copy Command in Windows or Windows NT.

Files requiring more than one diskette for transmission will be written to diskette using WinZip to a tape using the Tape Backup utility or onto a CD-R.

The software name and version used to create the copied data will appear on the diskette or CD label (see item (b) below).

Files may be electronically submitted via email to the appropriate GIS personnel or to the main email address for the GSCPC office.

No other files will exist on the media.

No additional information will exist in the file aside from data being specifically transmitted to the GSCPC office.

- b) All media will be submitted with labels indicating the following data (see example) and will be signed by the firm's authorized agent submitting the map. The purpose of the signature is to verify the transmittal of the data, not professional responsibility for the data. It is understood by GSCPC that the digital data is not a certified, legal document (201 KAR 18:102 as it

relates to KRS 322.340). It is the responsibility of the GSCPC staff to refer to the recorded map for the corrected information.

EXAMPLE:

~~Project or Subdivision Name: Big Tree Acres~~
~~File Name: bigtreeaere.dwg~~
~~Date: July 1, 1998~~
~~Company Name: Jones & Associates, Inc.~~
~~LS/PE: John Doe~~
~~Reg. No.: L.S. 7804~~
~~Format: DWG/DXF/DOS/4 Backup~~
~~Signature: John Doe~~

c) The media delivered to GSCPC can be returned upon request.

d) **MEDIA SUBMISSION TIMELINE**

The digital file must be submitted at the time the GSCPC certifies the plat/plan for recording in the County Clerk's Office.

5. **CONVENTIONAL HARD COPY SUBMISSION REQUIREMENTS**

The following requirements pertain to hard copy maps that are submitted in conjunction with a digital submittal. In order to facilitate the map checking process and to enable direct correlation between the hard copy map and the digital submission, the following points should be noted.

- ◆ Any distance, on or internal to, the boundary of the map must meet National Map Accuracy Standards.
- ◆ The following convention for symbolization of monumentation is the preferred and recommended convention. Three monument symbols will be used.
 - Control points - represented by a solid triangle
 - Found monuments - represented by a solid circle
 - Set Monuments - represented by a solid square

A control or set monument description (x, y, and z) will be called out separately as required by the Kentucky State Plane Coordinate System North Zone NAD 1983 in U.S. survey feet (see also Section 7.b).

6. **DATA INTEGRITY REQUIREMENTS**

The following requirements pertain to the mathematical integrity of the geometric

data.

REQUIRED STANDARD:

The requirement is to follow the 201 KAR 18.150 "The Standards of Practice for Professional Land Surveyors," Section 7, Measurement Specifications, (5) Table of Specifications by Class: Classification of Surveys, or current edition (latest).

RECOMMENDED STANDARDS:

- a) The maximum error allowable between theoretically coincident points will be 9 mm (.03 feet).
- b) The maximum error allowable between points on line and the line will be 6 mm (.02 feet).
- c) The difference between distances calculated by inverting between the coordinates of points in the digital submission and the annotated distances shall not exceed 3 mm (.01 feet).
- d) The difference in seconds between bearings calculated by inverting between the coordinates of points in the digital submission and the annotated bearings shall not exceed the maximum of (1031/dist (ft), 1").

Examples:

Distance	Allowable Error in Bearing (seconds)
50	21
100	11
200	6
1200	1

7. TIES TO HORIZONTAL CONTROL

GSCPC will provide a DWG file of the control monument locations and point identification text. A control monument book of the monuments located in Scott County is available for viewing in the GSCPC office. These monuments use the horizontal datum NAD83 and vertical datum 1929 unless otherwise noted.

- a) The surveyor or engineer will be required to reference horizontal control monuments in accordance with the *Subdivision and Development Regulations*. Coordinates for these control monuments shall be shown on the digital file as required by the Data Layering and Submission Requirements section of this document.

- (1) In areas where the minimum control monuments are not available, the use of two (2) boundary monuments located in opposite sides

of the plan/plat can be referenced for horizontal control and x/y position.

(2) Upon review with the surveyor/engineer, GSCPC may waive this requirement.

b) The boundary of the submitted plan shall be tied into the Kentucky State Plane Coordinate System North Zone NAD 1983 in U.S. survey feet in at least two (2) locations or on opposite sides of the subdivision boundary as agreed upon by GSCPC staff.

c) The basis of bearings of the plat shall be the Kentucky State Plane Coordinate System North Zone NAD 1983 in U.S. survey feet, or latest revision of adjustment in at least two locations, preferably on opposite sides of the subdivision boundary as mutually agreed upon by the GSCPC staff.

d) If the boundary of the development is a parcel or lot of a plat already tied to the Kentucky State Plane Coordinate System North Zone NAD 1983, the requirements of paragraph (c) shall be waived with the stipulation that the surveyor or engineer be required to show existing monumentation and coordinates on the plan/plat.

8. CHECKING OF DIGITAL DATA

a) The digital data will be checked for the following criteria:

- i. Identifiable layer names
- ii. Closure or the geometry of the features in the submittal
- iii. Verification that digital and hard copy maps are consistent
- iv. Correct geographic/geodetic position, i.e. correct coordinate system

b) The developer will be given ten (10) working days from the day of notification of errors to correct and resubmit the corrected digital file.

Once the digital data is corrected, resubmitted, and verified to be in accordance with the "Specifications for Digital Submittals and Requirements for Content and Format" document through the GSCPC's GIS Office, GSCPC staff will be issued a copy of the plat generated by the digital submittal. GSCPC staff will check it against the hard copy received to verify they coincide, and then proceed with the process of ensuring the information complies with the *Subdivision and Development Regulations for Georgetown, Sadieville, Stamping Ground, and Scott County, Kentucky* and make a recommendation to the Planning Commission.

9. ADJUSTMENTS TO THESE REQUIREMENTS

a) The Georgetown-Scott County Planning Commission may waive or adjust requirements specified herein, upon a finding that the strict adherence of the requirements does not apply or is contrary to the long-term maintenance of the GIS of Georgetown and Scott County.

b) The GSCPC staff may upon review of the subdivision or development require submittal of the 'as-built' in accordance with these regulations based on minor or major amendments.

(Section 720 adopted by Ordinance 2003-24 by the City of Georgetown, 8/21/2003; Scott County Ordinance 2003-07, 9/25/2003)