

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

October 11, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of September invoices
- B. Approval of September 13, 2018 minutes
- C. Approval of October agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2018-42 & PDP-2018-43 Amerson North Townhomes - POSTPONED
- B. PSP-2018-46 Harbor Village Phase 3 - Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan located west side of US 25 (Cincinnati Pike) at Rogers Gap.
- C. PDP-2018-47 & FSP-2018-53 105-107 Marketplace Circle - Preliminary Development Plan to construct a 1,625-square foot bank and a Preliminary Subdivision Plat to create a buildable lot located at 105 Marketplace Circle.

III. NEW BUSINESS

- A. FSP-2018-49 Humphries Property - Final Subdivision Plat to divide one tract into three tracts, creating one 5.11-acre tract, one 5.01-acre tract, and a 37-acre remainder tract located at 4476 Frankfort Road.
- B. FSP-2018-50 Partymiller Property - Final Subdivision Plat to divide one tract into four tracts, creating two (2) 5.00-acre tracts, one 6.23-acre tracts, and a 34-acre remainder tract located at 3159 Newtown Pike.
- C. PDP-2018-51 Amerson Property Amended Concept Plan - POSTPONED
- D. PDP-2018-52 121 Southgate Drive - Preliminary Development Plan to construct a 5,100-square foot commercial building with two units located at 121 Southgate Drive.

IV. OTHER BUSINESS

- A. Open Space Standards - Public Hearing continued
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 13, 2018**

The regular meeting was held in the Scott County Courthouse on September 13, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, Charlie Mifflin, Frank Wiseman, James Stone, Mark Sulski, Jeff Caldwell and Steve Smith, Director Joe Kane, Planner Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Planner Matt Summers.

Motion by Sulski, second by Smith, to approve the August invoices. Motion carried.

Motion by Mifflin, second by Caldwell, to approve the August 9, 2018 minutes. Motion carried.

Motion by Mizell, second by Sulski, to approve the September agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

Postponements/Withdrawals

Chairman Jones stated that the applications for Universal Piping (PDP-2018-28), Amerson North Townhomes (PSP-2018-42 and PDP-2018-43), 105-107 Marketplace Circle (PDP-2018-47), and Harbor Village Phase 3 (PSP-2018-46) have been postponed to the regular October meeting.

Chairman Jones stated that the Murphy Property (FSP-2018-33) application has been withdrawn.

Consent Agenda

A representative of the Willoughby Property application (FSP-2018-44) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Final Subdivision Plat. Motion carried.

A representative of the Johnston Property application (FSP-2018-48) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Mizell, to approve the Final Subdivision Plat. Motion carried.

PDP-2018-41 Commonwealth Tool and Machine – Preliminary Development Plan to construct a 102,000 square foot manufacturing building located at the corner of Endeavor Drive and Enterprise Drive.

Ms. Gerry reviewed the staff report and stated the site is 16.07 acres zoned I-1 (Light Industrial). She stated the site is located within the Lanes Run Business Park.

She stated there are two new entrances proposed on Endeavor Drive. She stated the application meets the setback requirements and required number of parking spaces.

She stated they are requesting a variance to allow the utility transformer to be located in the front yard and a variance to allow for early grading.

She stated the proposed landscaping meets the minimum requirements.

She stated the applicant has requested a variance to exceed the maximum contiguous area allowed in the Vehicular Use Area from 350 square feet to 827 square feet.

Commissioner Mifflin questioned if the proposed number of trees in the islands would be too many.

John Traylor, applicant, stated they will put out as many trees as needed and the hedge row would be planted. He stated the transformer would have screening installed.

Motion by Jones, second by Sulski, to approve the Preliminary Development Plan (PDP-2018-41) subject to seven (7) conditions of approval and three (3) variances. Motion carried.

ZMA-2018-45 South Crossing Zone Change – Zone change for 59.83 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) and 6.62 acres from A-1 (Agricultural) to C-1 (Conservation) located on the south side of McClelland Circle.

Chairman Jones opened the public hearing and recused himself.

Mr. Kane reviewed the staff report. He stated the property is 66.45 acres and located south of Kroger Marketplace and Bradford Place Subdivision. He stated the Urban Service Boundary runs along the creek of the property.

He stated the future land use map designates the property urban residential.

He stated the property has access to the intersection at Kroger and a second proposed entrance aligned with Hemingway Place on McClelland Circle.

He stated the property complies with the comprehensive plan.

He stated the applicant proposes five apartment buildings in the front along McClelland Circle and single-family lots behind the apartments. He stated they are requesting the PUD zone to have single-family and apartment housing.

He stated the applicant is requesting two variances for the apartment buildings. He stated the applicant has requested the building height to be 3 stories and 38 feet. He stated applicant has requested the number of apartment units per building to be 28 instead of 6.

He stated applicant has proposed 11% open space instead of the required 10%, plus the open space of the Conservation Area. He stated it would be approximately 12.5 acres (20%) designated open space.

He stated applicant has done a traffic study on the proposed entrance at Hemingway Place. He stated the traffic study recommended three lanes on both side of McClelland Circle consisting of two lanes out and one lane in.

He stated the applicant proposes 140 apartments and 162 single-family homes.

He stated the property will be subject to the Greenbelt Ordinance.

Commissioner Moran questioned if the density is included in the Greenbelt area. Mr. Kane stated he believes he calculated the density including the Greenbelt area.

Commissioner Stone questioned if two entrances would suffice. Mr. Kane stated they are reserving an area for a possible third entrance in the future.

Commissioner Mifflin stated he feels the possibility of another entrance should be considered. He questioned who could request a traffic light at Hemingway Place. It was stated the Commission could request a traffic light but could not require a traffic light.

Nick Nicholson, representing applicant, stated applicant feels the primary entrance will be the traffic light at Marketplace Circle. He stated applicant is willing to make the improvements at the Hemingway Place entrance.

Dudley Jennings, neighbor, stated he has no opposition to the development. He stated he has concerns with the Hemingway Place entrance. He stated for the applicant to be able to get another entrance to the west of the property would be costly due to that area being in a flood plain.

Commissioner Mifflin questioned why the city needs to annex the property.

Commissioner Sulski closed the public hearing.

Commissioner Smith stated he has concerns with the Hemingway Place entrance.

Commissioner Sulski stated he feels that a traffic light should be requested at the Hemingway Place entrance. Mr. Perkins suggested the Commission make the request.

Commissioner Smith requested the average lot size. It was stated 7900 square feet.

Motion by Mizell, second by Caldwell, to recommend approval of the rezoning request (ZMA-2018-45) on the basis that it complies with the Comprehensive Plan, and subject to ten (10) conditions of approval and two (2) variances. By roll call vote, motion carried 6-2.

Motion by Sulski, second by Wiseman, to request a traffic light from the state at the Hemingway Place intersection.

The meeting was then adjourned.

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

**Harbor Village
Preliminary Subdivision Plat Approval
Staff Report to the Georgetown-Scott County Planning Commission
October 11, 2018**

FILE NUMBER: PDP-2018-46

PROPOSAL: Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan

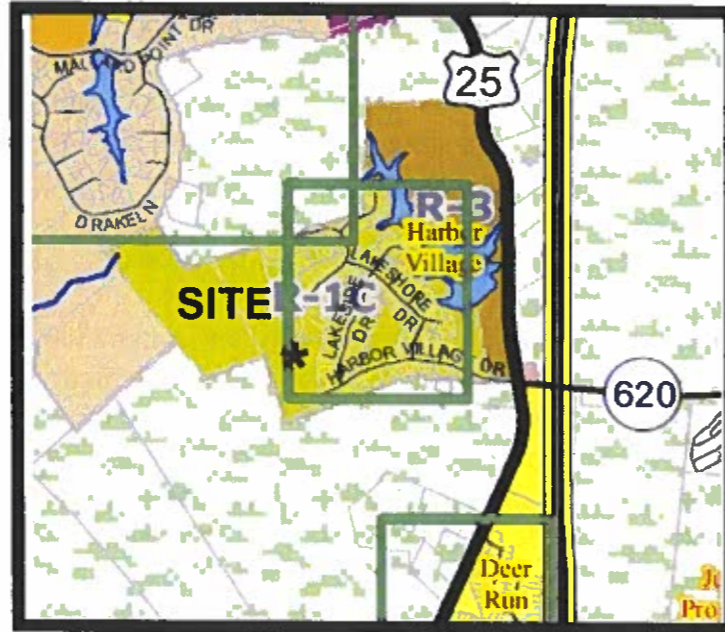
LOCATION: West side of US 25 (Cincinnati Pike) at Rogers Gap.

APPLICANT: Jihad Hillany

**ENGINEER/
SURVEYOR:** Jihad Hillany
Vision Engineering, LLC

STATISTICS:

Zone	R-1C (PUD)
Surrounding zones	A-1,
Acreage	32.17 acres
Number of units	45
New street required	Yes
Water/sewer available	Yes/Yes
Access	Access is via Harbor Village Drive, a local road with approximately 24' of pavement.



BACKGROUND/COMMENTS:

The Harbor Village Master Plan and Zone change was approved in June 1988 by the Planning Commission. That original Concept Plan showed an R-1C density subdivision designed around three lakes. One lake (Harbor Village Lake) was constructed as part of the original phase.

In 2002, there was considerable discussion with the applicant and the Planning Commission regarding the future construction of the remaining two lakes originally proposed. The applicant filed a preliminary subdivision plat for phase 2 that included 35 lots and the elimination of lake number two (Cove Lake). The Homeowners Association agreed to the elimination of the lake based on its size and the fact that the proposed Cove Lake area would be used as open space. An additional condition of approval of Phase 2 was that a revised master plan be submitted to the Planning Commission prior to further development.

KEY ISSUES/COMMENTS (cont.):

In August 2004, an amended master plan was submitted showing the Cove Lake area as open space but the third lake shown in the area of future Phase 3, still remained.

The Preliminary Plat for Phase 3 of Harbor Village was submitted and approved by the Planning Commission in August 2005. It included eighty (80) lots on 57.67 acres with 9.55 acre of open space and a 3.2-acre lake. The Preliminary Plat was titled Phase 2, Unit 3 and Phase 3, Unit 1 and included lots along Lakeshore Circle and a lake (#3) and lots along an extension of Harbor Village Drive. Lakeshore Drive was constructed and the thirty-eight (38) lots along Lakeshore Circle, some of which were to have lake frontage on the proposed lake (#3) were platted and some were purchased and some homes built. Harbor Village Drive was not extended into Phase 3, Unit 1 and these lots did not receive Final Plat approval. The 30.55 acres of Phase 3, Unit 1 remains vacant and the lake #3 has not been constructed.

In 2012, an application was submitted to amend the Master Plan and the Preliminary Plat for the 30.55-acre parcel known as Phase 3, Unit 1, reducing the number of lots proposed in this Unit of Harbor Village from forty (42) to one (1), eliminating the proposed lake and the common area. The alignment of the sixty-foot (60') access easement to a future phase was also amended to follow the existing western property line. The common area and proposed 12' pedestrian easement that is shown running behind the lots that front on Lakeshore Circle on the previous plat was proposed for removal as part of the amended plat. This amendment was approved by the Planning Commission.

The decision of the Planning Commission was subsequently appealed to Circuit Court by a number of homeowners in the subdivision. The case was decided in the favor of the Planning Commission in 2017.

The current application is essentially a request to withdraw the previous approved Preliminary Plat from 2012 and to submit for reapproval the prior Preliminary Plat for Unit 1, Phase 3 from 2005 (PSP 2005-43) with minor modifications.

The proposed Amended Preliminary Plat follows the general plan from 2005, but removes the proposed Lake #3 and replaces it with a large buildable lot and two smaller HOA stormwater management lots and extends a proposed trail loop to connect to a proposed trail system in earlier phases.

Staff is not necessarily opposed to the removal of the proposed lake #3, since the size of the lake as previously shown would have not provided much recreational benefit and may have been impractical to permit and build. It is staffs understanding that the current HOA was not opposed to the removal of the lake from the plans for this phase.

The amount of common area proposed has been reduced with the elimination of the lake from approximately 9.5 acres to 2 acres. The number of lots proposed is increasing from 42 in the 2005 plan to 45 in the current plan. The previous land in common area and lake is being added to adjoining lots to increase the average lot size and depth on most of the lots. A large former common area lot is proposed to be a large 2.53 acre flag lot. The HOA areas being created are largely those areas needed for stormwater management. It is recommended that the large flag lot remain common area or be combined with the area of the adjoining lots 81-84 and not be a stand-alone buildable lot.

It is also recommended that a tree preservation buffer be maintained a minimum of 50' in depth along the back of lots 66-84 to maintain a natural buffer between the earlier phases of lots and this current phase. The minimum lot widths and sizes are compatible with previous approvals and earlier phases. Two extra lots have been added on the west side of Harbor Village Drive in the area which previously was downstream of the dam. These lots are of a similar size to the surrounding lots.

All the lots in this phase, as is the case with the existing lots in Harbor Village, require a low-pressure force main system to transmit sewage into the Mallard Point Sewer System. Prior to approval of construction plans the applicant will be required to show there is capacity in the Mallard Point system to serve these lots.

The applicants are proposing to continue Harbor Village Drive and terminate it with a temporary turnaround at the property boundary. There is an additional phase of lots planned (phase 4) beyond this area that was shown on the original Concept Plan approved with the zoning in 1988. The next phase showed a planned roadway connection to Mallard Point. Future development of phase 4 will require a roadway connection to Mallard Point or require approval of an amended Master Plan allowing for a second access from some other public street.

The 24' width proposed for the new road in phase 3 is not consistent with current "urban" road standards. A variance was granted as part of Preliminary plat approval in 2005. It is recommended that a variance be granted again with this proposal to allow construction of the new roadway consistent with the existing Harbor Village Drive width and profile.

Since there is common area proposed, an HOA will be required to own and maintain proposed common areas. This phase is an extension of an existing subdivision with an active HOA. In order to maintain the continuity of the development, these lots should be annexed into the existing Harbor Village HOA at the time of Final Plat recording.

RECOMMENDATION:

Approve the Preliminary Subdivision Plat, subject to the following variance and conditions:

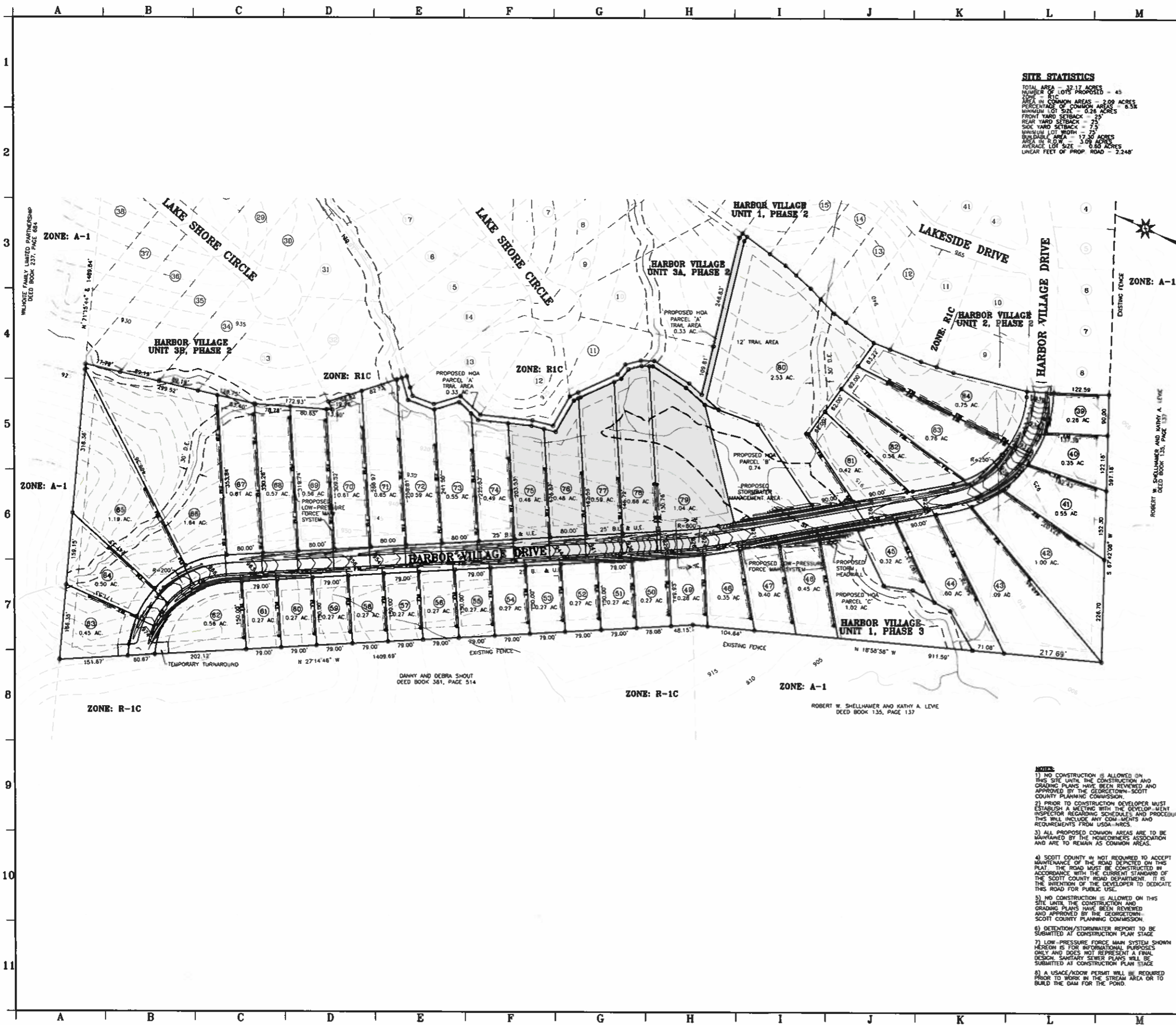
Variance:

Allow roadway width of 24' pavement in 60' Right-of-way to match existing Harbor Village Drive road profile

Conditions:

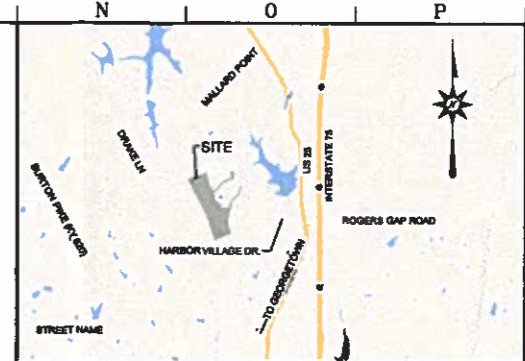
1. Any proposed changes to the Approved Preliminary Plat shall be reviewed and approved by the Georgetown-Scott County Planning staff (minor) or by the Planning Commission (major).
2. The number of lots on the Preliminary Plat shall be reduced to a maximum of buildable 44 lots.
3. Lot 80 shall be a common area lot or shall be combined with lots 81-84 to increase their depth.
4. All requirements of the previously approved rezoning request and concept plan.
5. Submit a revised Master Plan for the Planning Commission to review and approve prior to or as part of any additional development beyond phase 3.
6. All requirements of Mallard Point Disposal and GMWSS regarding sanitary sewer connection.
7. A minimum 50' tree preservation buffer shall be placed on the backs of lots 66-84.
8. Preservation of existing trees wherever possible during development. There shall be protective fencing around existing trees prior to construction.

9. Prior to final subdivision plat approval, homeowners association documents are required for the ownership and maintenance of any common areas. Existing lots shall be made part of the existing Harbor Village HOA.
10. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer to review construction policies and establish inspection schedules.
11. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans have been reviewed and approved by the Planning Commission Engineer.
12. All requirements of the Stormwater Ordinance
13. All applicable requirements of the Zoning Ordinance and Subdivision regulations.
14. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
15. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the Subdivision and Development Regulations.



SITE STATISTICS

TOTAL AREA	32.17 ACRES
NUMBER OF LOTS PROPOSED	45
AREA OF COMMON AREAS	1.09 ACRES
PERCENTAGE OF COMMON AREAS	3.3%
MINIMUM LOT SIZE	0.26 ACRES
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	25'
MINIMUM LOT WIDTH	17.25'
MINIMUM LOT AREA	0.45 ACRES
AVERAGE LOT SIZE	0.88 ACRES
LINEAR FEET OF PROP. ROAD	3,248'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, 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.

OWNER OR OWNERS _____ DATE _____

OWNER OR OWNERS _____ DATE _____

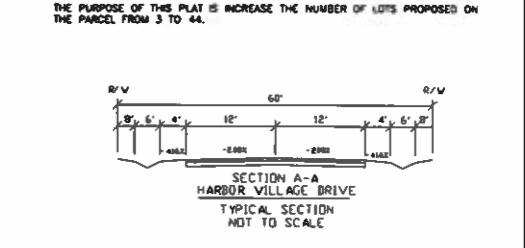
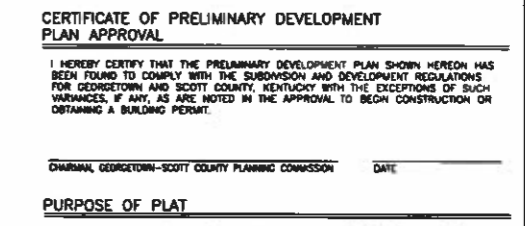
CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

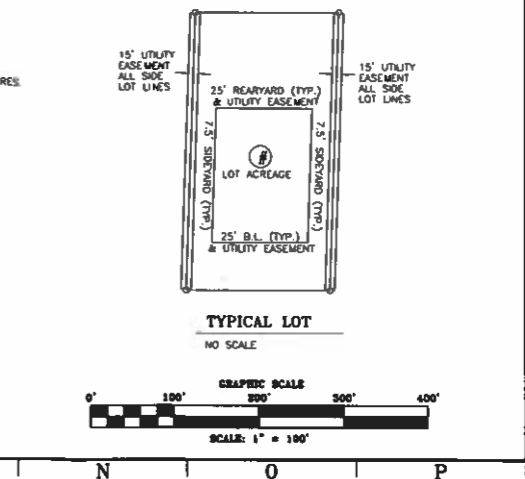
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCREASE THE NUMBER OF LOTS PROPOSED ON THE PARCEL FROM 3 TO 44.



- NOTES**
- NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 - PRIOR TO CONSTRUCTION DEVELOPER MUST ESTABLISH A MEETING WITH THE DEVELOPMENT INSPECTOR REGARDING SCHEDULES AND PROCEDURES. THIS WILL INCLUDE ANY CONCERNS AND REQUIREMENTS FROM USDA-NRCS.
 - ALL PROPOSED COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE TO REMAIN AS COMMON AREAS.
 - SCOTT COUNTY IS NOT REQUIRED TO ACCEPT MAINTENANCE OF THE ROAD DEPICTED ON THIS PLAT. THE ROAD MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD OF THE SCOTT COUNTY ROAD DEPARTMENT. IT IS THE INTENTION OF THE DEVELOPER TO DEDICATE THIS ROAD FOR PUBLIC USE.
 - NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 - RETENTION/STORMWATER REPORT TO BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - LOW-PRESSURE FORCE MAIN SYSTEM SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL DESIGN. SANITARY SEWER PLANS WILL BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - A USAGE/KDOW PERMIT WILL BE REQUIRED PRIOR TO WORK IN THE STREAM AREA OR TO BUILD THE DAM FOR THE POND.



VISION ENGINEERS

Vision Engineers, Civil Engineering, Construction, Land Surveying, Planning, and Consulting Engineers, Inc.
 1211 E. PL 107, 311-8015 Fax: (607) 521-0007
 www.visioneng.com

PROPERTY OFFICE/OWNER:
 PLATTING BY: JAMES H. BILBOE, REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER: KY 40881-0005

**RESIDENTIAL DEVELOPMENT PHASE 3
 HARBOR VILLAGE DRIVE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
 PRELIMINARY PLAN**

DATE: APR. 28, 2018

**PRELIMINARY PLAN
 PP1.0**

**105-107 MARKETPLACE CIRCLE
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
October 11, 2018**

FILE NUMBER: PDP-2018-47
& FSP-2018-53

PROPOSAL: Preliminary Development Plan to construct a 1,625-square foot bank and a Preliminary Subdivision Plat to create a buildable lot.

LOCATION: 105 Marketplace Circle

APPLICANT: Landmark Shoppes, LLC.

ENGINEER: Jihad Hallany



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2 (Highway Commercial), B-5 (General Commercial Park)
Proposed Use	Bank
Site Acreage	0.434 acres
Building Area	2,000 square feet
Max. Building coverage	50%
Building Coverage	10.6%
Parking Required	1 space per 300 SF of commercial floor area (7 spaces)
Parking Provided	29 spaces (2 handicap accessible); 65 spaces (105-107 Marketplace)
Access	Marketplace Circle
Variances/Waivers	1) Waiver to perimeter VUA screening on Easterly boundary due to the shared parking area with the adjoining property.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 1,625-square foot bank and a Preliminary Subdivision Plat to create a buildable lot.

The Project Site is a 0.82-acre parcel that is zoned B-2 (Highway Commercial) and is located at 105 Marketplace Circle. The land to the north, east and south is also zoned B-2 (Highway Commercial). The land to the west is zoned B-5 (General Commercial Park).

The project site was previously subdivided in 2013, which created Lot 4A (105 Marketplace Circle) and Lot 4B (107 Marketplace Circle). 105 Marketplace Circle was created as a non-buildable lot due to the underground detention system on site. The project site was also not provided water and sewer service by GMWSS at the time because it was planned only for detention. In 2017 a plat was recorded to create an easement around the underwater detention and establish an inspection and maintenance protocol on 105 Marketplace Circle.

Preliminary Subdivision Plat Review:

The lot lines on Lot 4B (107 Marketplace Circle) will be adjusted if this plat is approved to extend Lot 4B along Marketplace Circle. This is due to the sign that was placed on the project site that is for the three tenants of 107 Marketplace Circle. The Applicant is looking to place a sign on the project site and would have been unable to do so without a variance request to allow for a second freestanding sign.

A large portion of Lot 4A is an underground detention easement. No temporary or permanent structures are to be constructed on the easement. The proposed location for the bank will not encroach upon the easement.

As previously mentioned, the project site was not approved for water and sewer service by GMWSS. GMWSS will have to sign off on the plat, and the plat will need to be recorded, prior to Final Development Plan approval.

Preliminary Development Plan Review:**Setbacks and Building Standards:**

The B-2 Zoning District has the following setback requirements:

Front: 50-foot

Side: 0-foot

Rear: 0-foot

The proposed building location on the Preliminary Development Plan meets the required building setbacks. The footprint of the proposed structure will cover 2,000 square feet, or 10.6% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is an existing entrance off Marketplace Circle. No new entrances are proposed at this time.

Parking Spaces: The proposed number of parking spaces meets the minimum Parking requirements. However, 105 and 107 Marketplace Circle appear to have a shared parking area. 105 Marketplace Circle is showing sufficient parking on site, but 107 Marketplace Circle is not. The Final Development Plan that was approved for 107 Marketplace Circle showed 92 parking spaces that were located on both 105 and 107 Marketplace Circle. The number of parking spaces will be reduced to 65 spaces if this application is approved due to the location of the bank. The Final Development Plan for 107 Marketplace Circle did not show a proposed commercial building on 105 Marketplace. The shared parking agreement shall be provided prior to Final Development Plan approval, or shall be shown on the Final Subdivision Plat.

Sidewalks: The plan shows sidewalks along Marketplace Circle.

Land Use Buffers and Landscaping:***Property Perimeter Requirements; Section 6.12:***

- 1 tree per 40 feet of linear boundary plus a continuous 6-foot high planting, hedge, fence, wall, or earth mound.

The Preliminary Development Plan shows the appropriate VUA perimeter screening along the southern boundary, but does not meet the property perimeter screening requirements for double frontage lots. This will need to be shown as a 6-foot high planting with a tree every 30-feet on the Final Development Plan unless a waiver is requested and approved.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary development plan shows the appropriate VUA perimeter screening along the northern and western boundary. A waiver to the screening requirements will be required along the eastern boundary due to the shared parking area with the adjoining property. Staff is recommending approval of the waiver due to the shared parking area.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed 15,077-square feet of Vehicular Use Area on the Project Site, which requires 1,508-square feet of landscaped area. The Applicant has proposed 1,792-square feet of landscaped area, which meets the minimum requirements. The Applicant is required to have 6 interior trees and is showing 6.

Section 6.2215: Minimum Canopy Requirements

For the 0.434-acre site, a total canopy coverage of 6,758 square feet is required (0% preserved canopy, 24% new canopy). The Applicant will not preserve any canopy (0%) and has proposed 6,250-square feet (22% coverage) of new canopy. The Applicant does not meet the minimum canopy requirements and will need to show an additional 508 square feet of canopy on the Final Development Plan.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 1,625-square foot bank and a Preliminary Subdivision Plat to create a buildable lot, with the following variance and conditions of approval:

Variance

1. Waiver to perimeter VUA screening on Easterly boundary due to the shared parking area with the adjoining property.

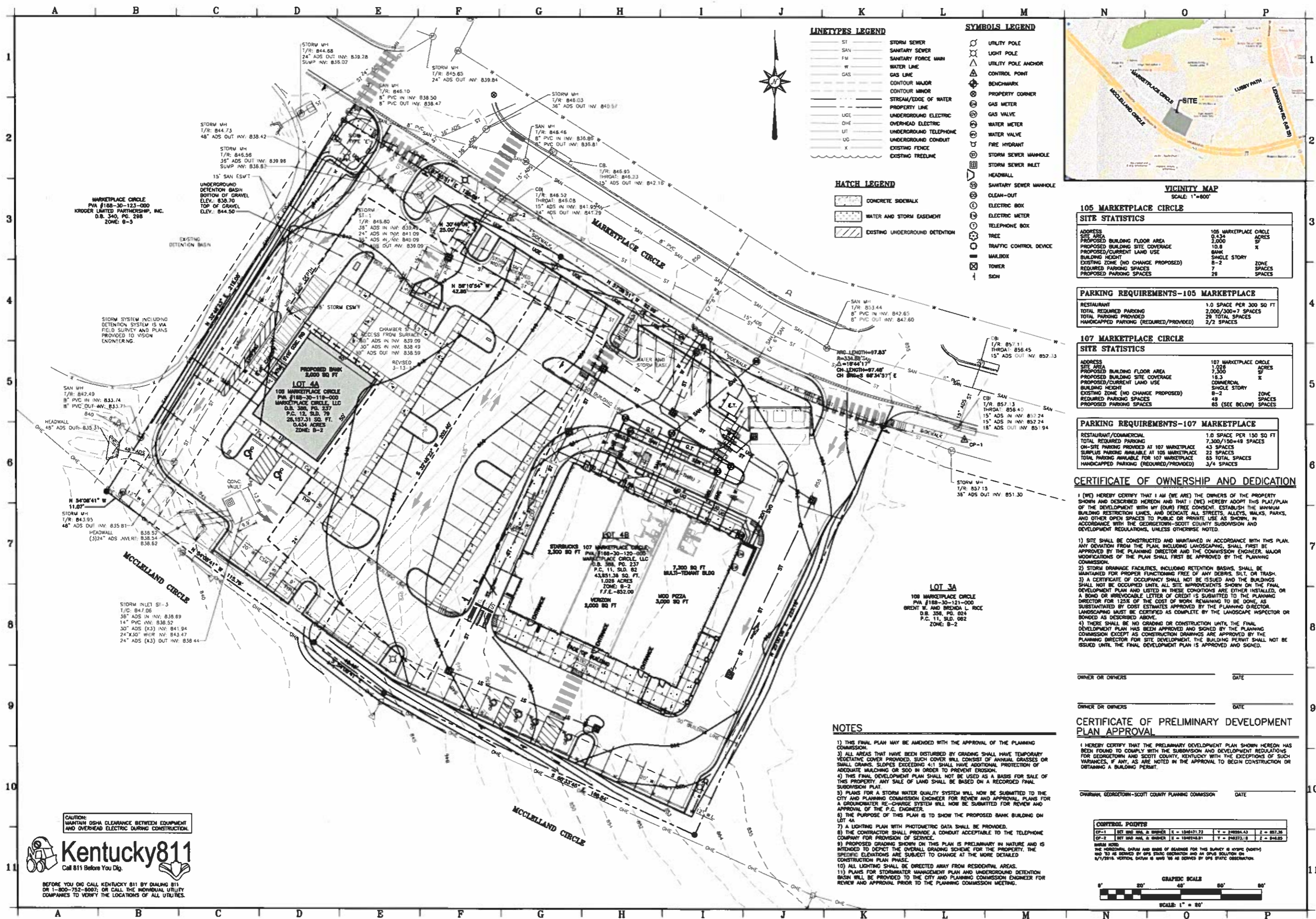
Conditions of Approval:

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

2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. 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.
4. 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.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Final Development Plan shall show a 6-foot hedge line along the southern boundary of the project site.
7. The Final Development Plan shall show an additional 508 square feet of canopy on the Final Development Plan
8. Prior to (as part of) the Final Development Plan approval, the final subdivision plat (FSP-2018-53) of the project site shall be recorded.
9. Prior to (as part of) the Final Development Plan approval, the Applicant shall submit engineering drawings of the foundation to the Planning Commission Engineer.

Preliminary Subdivision Plat:

1. Utility signoffs, including GMWSS, will be required on the Final Subdivision Plat prior to approval of the Final Development Plan.
2. Applicant shall supply Staff with a copy of the shared maintenance agreement of the parking area and shall provide a note on the Final Subdivision Plat that references where the agreement is recorded.



LINKTYPES LEGEND

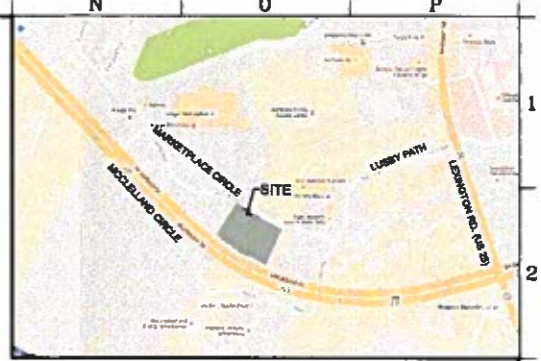
ST	STORM SEWER
SAN	SANITARY SEWER
FM	SANITARY FORCE MAIN
W	WATER LINE
GAS	GAS LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	STREAM/EDGE OF WATER
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CONDUIT
X	EXISTING FENCE
---	EXISTING FREELINE

SYMBOLS LEGEND

○	UTILITY POLE
○	LIGHT POLE
△	UTILITY POLE ANCHOR
△	CONTROL POINT
●	BENCHMARK
⊙	PROPERTY CORNER
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	STORM SEWER MANHOLE
⊙	STORM SEWER INLET
⊙	HEADWALL
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
⊙	ELECTRIC BOX
⊙	ELECTRIC METER
⊙	TELEPHONE BOX
⊙	TREE
⊙	TRAFFIC CONTROL DEVICE
⊙	WALKBOX
⊙	TOWER
⊙	SIGN

HATCH LEGEND

[Hatch]	CONCRETE SIDEWALK
[Hatch]	WATER AND STORM EASEMENT
[Hatch]	EXISTING UNDERGROUND DETENTION



105 MARKETPLACE CIRCLE
SCALE: 1"=800'

SITE STATISTICS

ADDRESS	105 MARKETPLACE CIRCLE
SITE AREA	0.434 ACRES
PROPOSED BUILDING FLOOR AREA	2,000 SF
PROPOSED BUILDING SITE COVERAGE	10.8 %
PROPOSED/CURRENT LAND USE	COMMERCIAL
BUILDING HEIGHT	SINGLE STORY
EXISTING ZONE (NO CHANGE PROPOSED)	B-2
REQUIRED PARKING SPACES	7
PROPOSED PARKING SPACES	28

PARKING REQUIREMENTS-105 MARKETPLACE

RESTAURANT	1.0 SPACE PER 300 SQ FT
TOTAL REQUIRED PARKING	2,000/300=7 SPACES
TOTAL PARKING PROVIDED	29 TOTAL SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	2/2 SPACES

107 MARKETPLACE CIRCLE

SITE STATISTICS

ADDRESS	107 MARKETPLACE CIRCLE
SITE AREA	1.028 ACRES
PROPOSED BUILDING FLOOR AREA	7,300 SF
PROPOSED BUILDING SITE COVERAGE	18.3 %
PROPOSED/CURRENT LAND USE	COMMERCIAL
BUILDING HEIGHT	SINGLE STORY
EXISTING ZONE (NO CHANGE PROPOSED)	B-2
REQUIRED PARKING SPACES	48
PROPOSED PARKING SPACES	63 (SEE BELOW) SPACES

PARKING REQUIREMENTS-107 MARKETPLACE

RESTAURANT/COMMERCIAL	1.0 SPACE PER 300 SQ FT
TOTAL REQUIRED PARKING	7,300/300=24 SPACES
ON-SITE PARKING PROVIDED AT 107 MARKETPLACE	43 SPACES
SURPLUS PARKING AVAILABLE AT 105 MARKETPLACE	22 SPACES
TOTAL PARKING AVAILABLE FOR 107 MARKETPLACE	65 TOTAL SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	3/4 SPACES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

- 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.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- 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 WORK REMAINING TO BE DONE, 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.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION. EXCEPT WHERE SHOWN OTHERWISE, 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.

OWNER OR OWNERS _____ DATE _____

CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

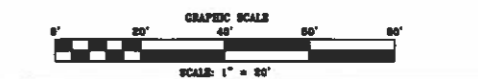
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

CONTROL POINTS

CP-1	SET MID NAIL, 2 BENCHMARK	E = 1284471.73	Y = 248284.43	Z = 857.38
CP-2	SET MID NAIL, 2 BENCHMARK	E = 1284471.81	Y = 248272.18	Z = 846.89

NOTE: THE HORIZONTAL DATUM AND BASE OF BENCHMARK FOR THIS SURVEY IS NAVD83 (NORTH) AND TO BE SURVEYED BY GPS STATIC OBSERVATION AND AN GPS SOLUTION ON 8/11/2014. VERTICAL DATUM IS NAV83 AS DERIVED BY GPS STATIC OBSERVATION.



NOTES

- THIS FINAL PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOO IN ORDER TO PREVENT EROSION.
- THIS FINAL DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
- PLANS FOR A STORM WATER QUALITY SYSTEM WILL NOW BE SUBMITTED TO THE CITY AND PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL. PLANS FOR A GROUNDWATER RE-CHARGE SYSTEM WILL NOW BE SUBMITTED FOR REVIEW AND APPROVAL OF THE P.E. ENGINEER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BANK BUILDING ON LOT 4A.
- A LIGHTING PLAN WITH PHOTOMETRIC DATA SHALL BE PROVIDED.
- THE CONTRACTOR SHALL PROVIDE A CONDUIT ACCEPTABLE TO THE TELEPHONE COMPANY FOR PROVISION OF SERVICE.
- PROPOSED GRADING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE AND IS INTENDED TO DEPICT THE OVERALL GRADING SCHEME FOR THE PROPERTY. THE SPECIFIC ELEVATIONS ARE SUBJECT TO CHANGE AT THE MORE DETAILED CONSTRUCTION PLAN PHASE.
- ALL LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
- PLANS FOR STORMWATER MANAGEMENT PLAN AND UNDERGROUND DETENTION BASIN WILL BE PROVIDED TO THE CITY AND PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PLANNING COMMISSION MEETING.

MARKETPLACE CIRCLE
P.A. #188-30-123-000
KROGER LIMITED PARTNERSHIP, INC.
D.B. 340, PG. 298
ZONE: B-3

LOT 4A
105 MARKETPLACE CIRCLE
P.A. #188-30-118-000
MARKETPLACE CIRCLE, LLC
D.B. 308, PG. 237
P.C. 12, SLD. 79
26,197.31 SQ. FT.
0.434 ACRES
ZONE: B-2

LOT 4B
STURBUCKS 107 MARKETPLACE CIRCLE
P.A. #188-30-120-000
MARKETPLACE CIRCLE, LLC
D.B. 308, PG. 237
P.C. 11, SLD. 82
43,851.38 SQ. FT.
1.028 ACRES
ZONE: B-2
F.F.E.-852.00

LOT 3A
109 MARKETPLACE CIRCLE
P.A. #188-30-121-000
BRENT W. AND BRENDA L. ROSE
D.B. 356, PG. 024
P.C. 11, SLD. 024
ZONE: B-2

CAUTION:
MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT
AND OVERHEAD ELECTRIC DURING CONSTRUCTION.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811
OR 1-800-752-8007; OR CALL THE INDIVIDUAL UTILITY
COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



VISION ENGINEERS
1400 Lexington Ave., Suite 100
Lexington, KY 40503
Tel: (606) 253-0800
Fax: (606) 253-0805
www.visioneng.com

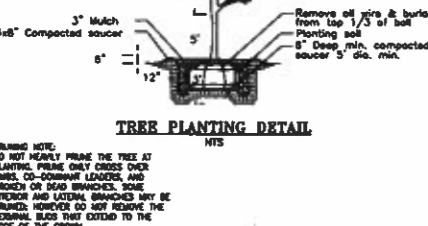
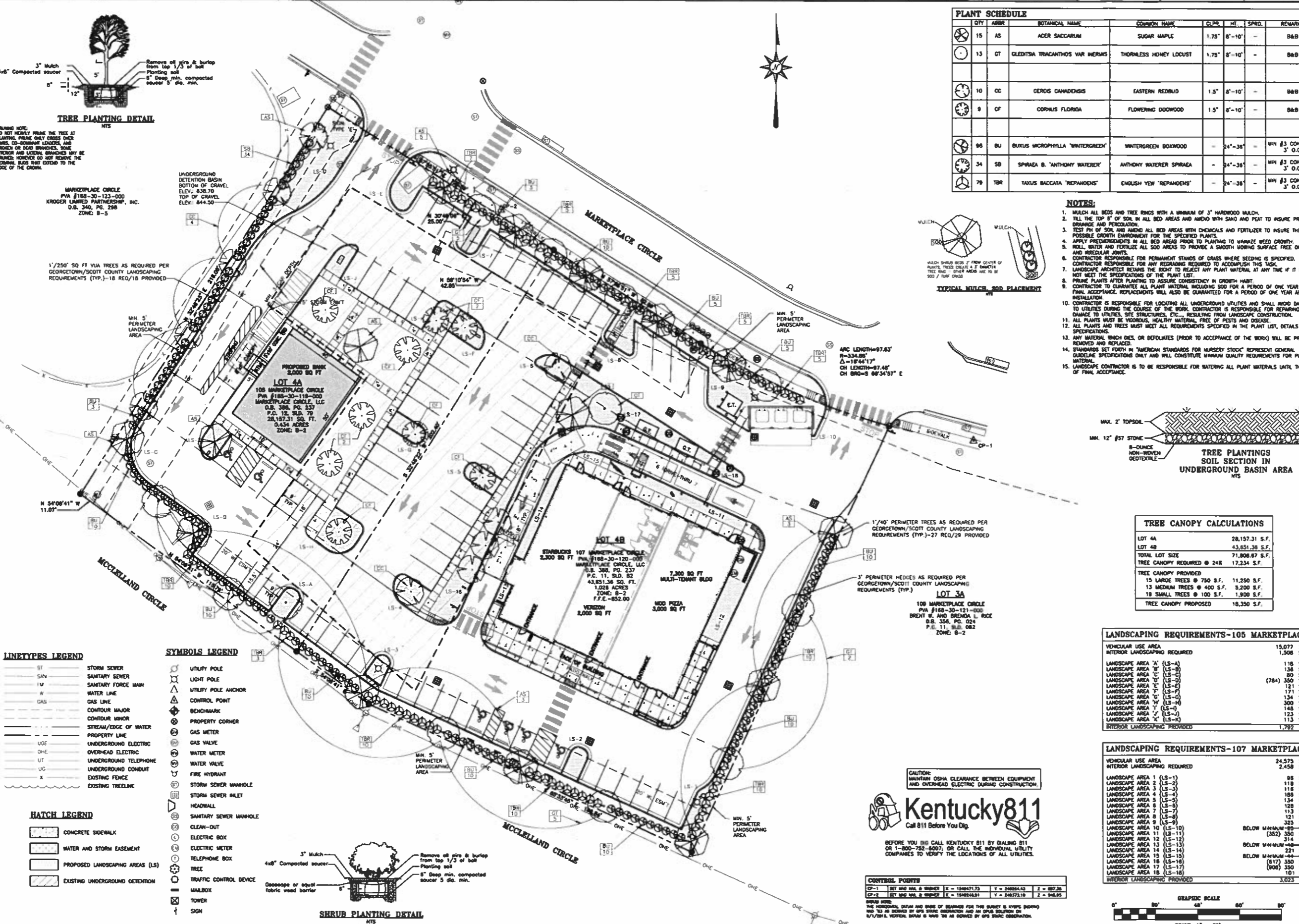
VISION ENGINEERS, LLC
1400 Lexington Ave., Suite 100
Lexington, KY 40503
(606) 253-0800

**COMMERCIAL DEVELOPMENT
MARKETPLACE CIRCLE, LLC
105-107 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324
PRELIMINARY DEVELOPMENT PLAN**

DATE: SEPT 28 2014

PRELIMINARY DEVELOPMENT PLAN
PDP-1.0

A B C D E F G H I J K L M N O P



MARKETPLACE CIRCLE
 PVA #168-30-123-000
 KROGER LIMITED PARTNERSHIP, INC.
 D.B. 340, PG. 298
 ZONE: B-5

1' / 250' SQ FT VIA TREES AS REQUIRED PER
 GEORGETOWN/SCOTT COUNTY LANDSCAPING
 REQUIREMENTS (TYP.) - 18 REQ/18 PROVIDED

LINE TYPES LEGEND

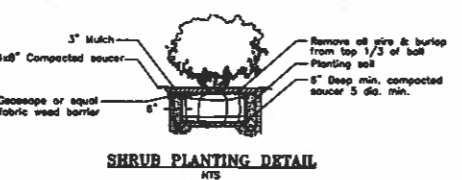
ST	STORM SEWER
SN	SANITARY SEWER
SM	SANITARY FORCE MAIN
W	WATER LINE
GA	GAS LINE
CM	CONTOUR MAJOR
CM	CONTOUR MINOR
SW	STREAM/EDGE OF WATER
PL	PROPERTY LINE
UE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CONDUIT
X	EXISTING FENCE
---	EXISTING TREELINE

SYMBOLS LEGEND

○	UTILITY POLE
○	LIGHT POLE
○	UTILITY POLE ANCHOR
○	CONTROL POINT
○	BENCHMARK
○	PROPERTY CORNER
○	GAS METER
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	STORM SEWER MANHOLE
○	STORM SEWER INLET
○	HEADWALL
○	SANITARY SEWER MANHOLE
○	CLEAN-OUT
○	ELECTRIC BOX
○	ELECTRIC METER
○	TELEPHONE BOX
○	TREE
○	TRAFFIC CONTROL DEVICE
○	MAILBOX
○	TOWER
○	SIGN

HATCH LEGEND

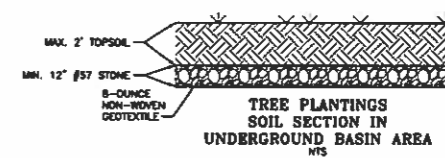
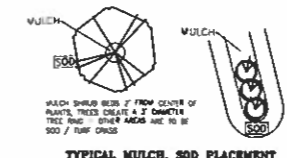
[Pattern]	CONCRETE SIDEWALK
[Pattern]	WATER AND STORM EASEMENT
[Pattern]	PROPOSED LANDSCAPING AREAS (LS)
[Pattern]	EXISTING UNDERGROUND DETENTION



PLANT SCHEDULE

QTY	ABBV	BOTANICAL NAME	COMMON NAME	CLRE.	HT.	SPRD.	REMARKS
15	AS	ACER SACCHARUM	SUGAR MAPLE	1.75"	8'-10'	-	B&B
13	GT	ELEDITHA TRICANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	1.75"	8'-10'	-	B&B
10	OC	CERCIS CANADENSIS	EASTERN REDBUD	1.5"	8'-10'	-	B&B
9	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5"	8'-10'	-	B&B
06	BU	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.
34	SB	SPIRAEA B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.
78	TBR	TAXUS BACCATA 'REPANDENS'	ENGLISH YEW 'REPANDENS'	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.

- NOTES:**
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
 - TILL THE TOP 8" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO ASSURE PROPER DRAINAGE AND PERCOLATION.
 - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO ASSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
 - APPLY FERTILIZERS IN ALL BED AREAS PRIOR TO PLANTING TO UNRAVE BEDD GROWTH.
 - ROLL, MIX AND FERTILIZE ALL SOIL AREAS TO PROVIDE A SMOOTH WORKING SURFACE FREE OF CAPS AND IRREGULAR JOINTS.
 - CONTRACTOR RESPONSIBLE FOR PERMANENT STANDS OF GRASS WHERE SEEDING IS SPECIFIED. CONTRACTOR RESPONSIBLE FOR ANY REPAIRS REQUIRED TO ACCOMPLISH THIS TASK.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
 - PRIME PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
 - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOIL FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.
 - ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
 - ANY MATERIAL WHICH DIES OR DEFOOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
 - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.



TREE CANOPY CALCULATIONS

LOT 4A	28,157.31 S.F.
LOT 4B	43,851.38 S.F.
TOTAL LOT SIZE	71,808.67 S.F.
TREE CANOPY REQUIRED @ 24%	17,234 S.F.
TREE CANOPY PROVIDED	
15 LARGE TREES @ 750 S.F.	11,250 S.F.
13 MEDIUM TREES @ 400 S.F.	5,200 S.F.
18 SMALL TREES @ 100 S.F.	1,900 S.F.
TREE CANOPY PROPOSED	18,350 S.F.

LANDSCAPING REQUIREMENTS-105 MARKETPLACE

VEHICULAR USE AREA	15,077 S.F.
INTERIOR LANDSCAPING REQUIRED	1,308 S.F.
LANDSCAPE AREA 'A' (LS-A)	118 S.F.
LANDSCAPE AREA 'B' (LS-B)	136 S.F.
LANDSCAPE AREA 'C' (LS-C)	80 S.F.
LANDSCAPE AREA 'D' (LS-D)	121 S.F.
LANDSCAPE AREA 'E' (LS-E)	171 S.F.
LANDSCAPE AREA 'F' (LS-F)	134 S.F.
LANDSCAPE AREA 'G' (LS-G)	300 S.F.
LANDSCAPE AREA 'H' (LS-H)	148 S.F.
LANDSCAPE AREA 'I' (LS-I)	123 S.F.
LANDSCAPE AREA 'J' (LS-J)	113 S.F.
INTERIOR LANDSCAPING PROVIDED	1,792 S.F.

LANDSCAPING REQUIREMENTS-107 MARKETPLACE

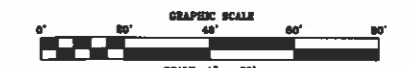
VEHICULAR USE AREA	24,575 S.F.
INTERIOR LANDSCAPING REQUIRED	2,458 S.F.
LANDSCAPE AREA 1 (LS-1)	88 S.F.
LANDSCAPE AREA 2 (LS-2)	118 S.F.
LANDSCAPE AREA 3 (LS-3)	118 S.F.
LANDSCAPE AREA 4 (LS-4)	186 S.F.
LANDSCAPE AREA 5 (LS-5)	134 S.F.
LANDSCAPE AREA 6 (LS-6)	128 S.F.
LANDSCAPE AREA 7 (LS-7)	113 S.F.
LANDSCAPE AREA 8 (LS-8)	121 S.F.
LANDSCAPE AREA 9 (LS-9)	323 S.F.
LANDSCAPE AREA 10 (LS-10)	BELOW MINIMUM
LANDSCAPE AREA 11 (LS-11)	(352) 350 S.F.
LANDSCAPE AREA 12 (LS-12)	314 S.F.
LANDSCAPE AREA 13 (LS-13)	BELOW MINIMUM
LANDSCAPE AREA 14 (LS-14)	221 S.F.
LANDSCAPE AREA 15 (LS-15)	BELOW MINIMUM
LANDSCAPE AREA 16 (LS-16)	(617) 350 S.F.
LANDSCAPE AREA 17 (LS-17)	(908) 350 S.F.
LANDSCAPE AREA 18 (LS-18)	101 S.F.
INTERIOR LANDSCAPING PROVIDED	3,023 S.F.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

CONTRIBUTOR POINTS

CP-1	SET AND MARK & NUMBER	X = 184641.73	Y = 20884.43	Z = 897.30
CP-2	SET AND MARK & NUMBER	X = 184824.91	Y = 248572.10	Z = 946.00



VISION
 GEN-RE-DESIGN
 Environmental, Civil, Geotechnical, Land Surveying,
 Mechanical, Electrical, and Construction Management
 1221 East Main Street, Suite 200
 Louisville, KY 40202
 (502) 583-8888

COMMERCIAL DEVELOPMENT CIRCLE, LLC
 MARKETPLACE CIRCLE
 105-107 MARKETPLACE CIRCLE
 GEORGETOWN, KY 40324

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN

PDP-2.0



VISION ENGINEERS
 Environmental, Civil, Geotechnical, Land Draining,
 Mechanical, Electrical, and Construction Inspection Consulting
 128 E. KY 4007
 Phone: (606) 333-8013 Fax: (606) 333-0997
 www.visioneng.com

OWNER/DEVELOPER: LLC
MARKETPLACE CIRCLE, LLC
 105-107 MARKETPLACE CIRCLE
 GEORGETOWN, KY 40307
 (606) 458-4394

COMMERCIAL DEVELOPMENT
MARKETPLACE CIRCLE, LLC
 105-107 MARKETPLACE CIRCLE
 GEORGETOWN, KY 40324
DRAINAGE EXHIBIT

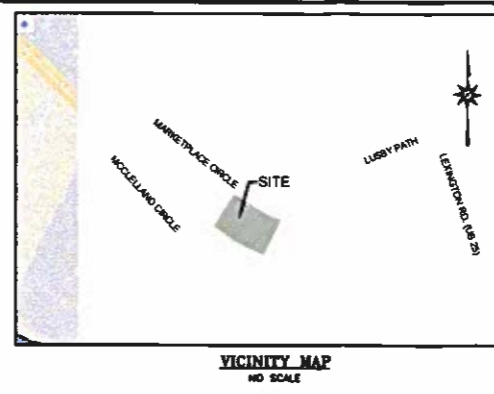
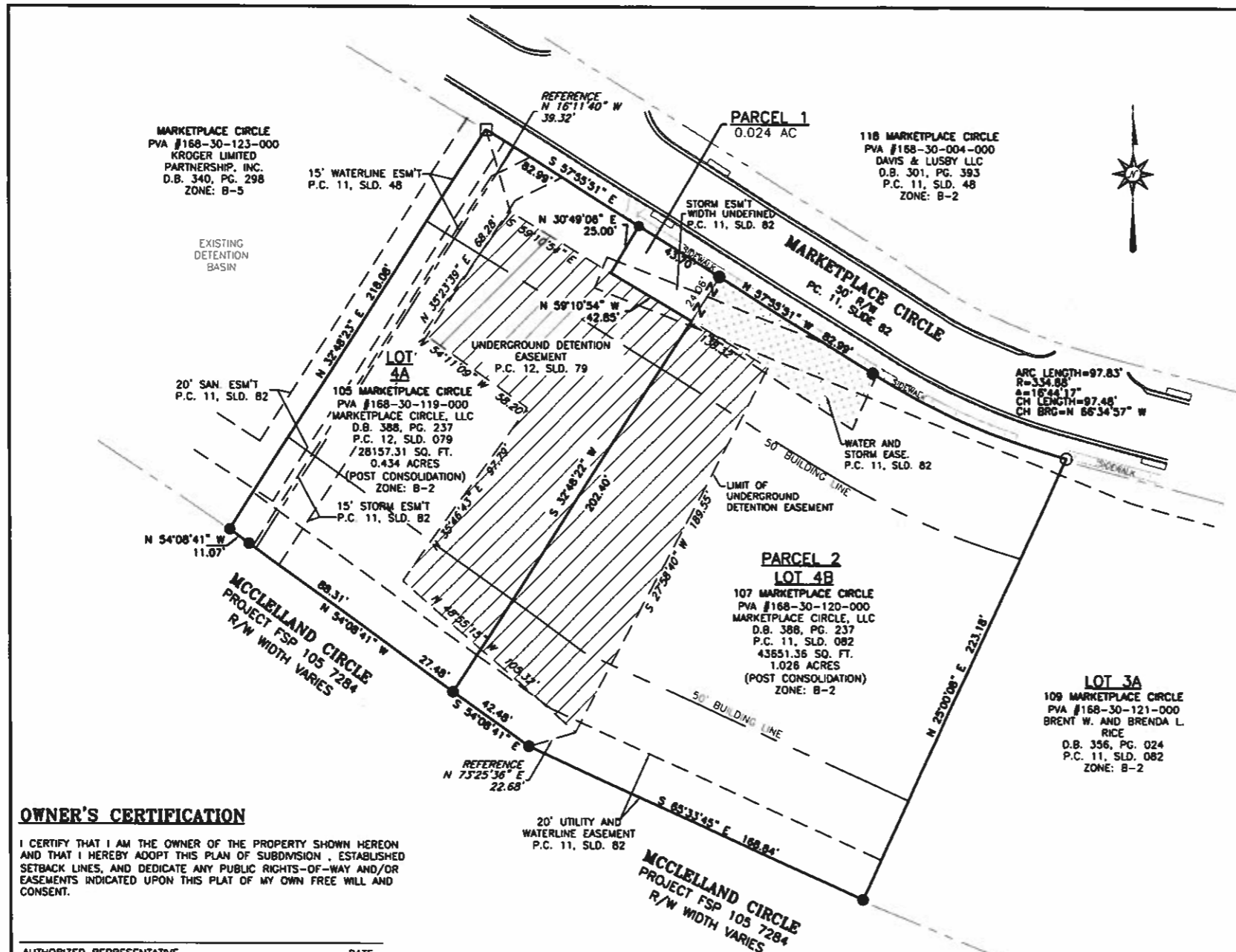
STATE OF KENTUCKY
 JIM A. HALLAHAN
 22836
 LICENSED PROFESSIONAL ENGINEER

DATE: SEPT 28, 2018

DRAINAGE EXHIBIT
W-1

LEGEND
 --- KROGER STORM DRAINAGE
 --- MARKETPLACE CIRCLE STORM DRAINAGE
 --- OFF-SITE TO BYPASS STORM DRAINAGE
 [Hatched Box] UNDERGROUND DETENTION

GRAPHIC SCALE
 SCALE: 1" = 60'



VISION ENGINEERING
 Water Resources, Environmental, Civil & GIS Consultant
 128 E. Reynolds Road Ste 150 Lexington, KY 40517
 Ph: (609)595-0516 Fax: (609)521-0095
 www.visionengr.com

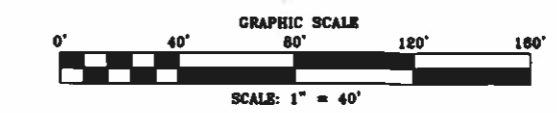
CONSOLIDATION NOTE
 PARCEL 1 SHALL BE SOLD OR TRANSFERRED TO PARCEL 2 FOR CONSOLIDATION PURPOSES ONLY.

- CORNER LEGEND**
- 5/8" REBAR FOUND
 - 5/8" REBAR WITH CAP FOUND ("PHILLIPS-LS 3350")
 - 5/8" DIA. X 18" REBAR WITH CAP STAMPED "VISION PLS 3674" SET THIS SURVEY
 - 2" MAG-NAIL WITH WASHER STAMPED "VISION PLS 3674" SET THIS SURVEY

- NOTES**
1. THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON APRIL 14, 2017 AND AUGUST 31, 2018. THE BASIS OF BEARINGS IS KY KSPC NORTH ZONE (NAD 1983) AS OBTAINED BY FIELD OBSERVATION UTILIZING TOPCON HIPER V DUAL CHANNEL GPS STATIC AND RTK METHODS. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS .03" + 100 PPM. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR AN URBAN SURVEY AS DEFINED IN 201 KAR 18:150.
 2. THE PARCEL DEPICTED IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE.
 3. ALL NOTES, RESTRICTIONS, CERTIFICATIONS AND EASEMENTS (EXCLUDING NON-BUILDABLE NOTE) REMAIN THE SAME AS DEPICTED ON PREVIOUS PLATS AS RECORDED IN PLAT CABINET 12, SLIDE 79, PLAT CABINET 11, SLIDE 82, REFERENCE IS ALSO MADE TO PLAT CABINET 11, SLIDE 48 AND PLAT CABINET 10, SLIDE 300 FOR UTILITY CERTIFICATIONS.
 4. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION
 5. REFERENCE IS MADE TO THE CERTAIN EASEMENT AGREEMENT OF RECORD IN DEED BOOK 340, PAGE 341.
 6. NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS PLAT.
 7. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN, NOR ENCRACH UPON ANY DRAINAGE EASEMENT.

UNDERGROUND DETENTION INSPECTION AND MAINTENANCE
 INSPECTION OF THE UNDERGROUND DETENTION BASIN SHALL BE PERFORMED ANNUALLY. INSPECTION AND MAINTENANCE SHALL CONSIST OF THE FOLLOWING:

- 1- STORM STRUCTURES ST-1, ST-2, AND ST-3 ARE PARTS OF THE UNDERGROUND DETENTION FACILITY. ST-1, ST-2, & ST-3 AND STORM PIPES P-1, P-2, P-3, AND P-4 SHALL BE PHYSICALLY INSPECTED FOR ANY DEPOSIT OF SEDIMENT/DEBRIS.
- 2- ANOTHER PROCEDURE OF INSPECTION CONSISTS OF CAMERA INSPECTION OF THE STORM LINES P-1, P-2, -3, P-4, AND 12 INCH PERFORATED PIPE.
- 3- CLEANOUT OF THE PRIVATE STORM SEWER AND UNDERGROUND DETENTION IS REQUIRED WHEN SIGNIFICANT AMOUNT OF SEDIMENT/DEBRIS ARE DEPOSITED MORE THAN 6 INCH IN STORM STRUCTURE ST-1, ST-2, OR ST-3 AND STORM PIPES P-1, P-2, P-4, OR P-4.
- 4- CLEANOUT OF THE STORM STRUCTURES AND PIPES SHALL BE CONDUCTED BY VACUUMING AND/OR PHYSICAL REMOVAL OF COLLECTED THE DEBRIS AND SEDIMENT IN STORM STRUCTURES ST-1, ST-2, OR ST-3, STORM PIPES P-1, -2, P-3, OR P-4.
- 5- REFERENCE IS MADE TO PLAT CABINET 12, SLIDE 79 FOR A COMPLETE DEPICTION OF UNDERGROUND DETENTION BASIN FACILITIES.



OWNER'S CERTIFICATION
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISHED SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

AUTHORIZED REPRESENTATIVE _____ DATE _____
 MARKETPLACE CIRCLE LLC
 145 ROSE STREET
 LEXINGTON, KY 40502

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL 1 WITH PARCEL 2 AND ELIMINATE THE NON-BUILDABLE STATUS OF LOT 4A.

UTILITY CONTACTS:

SANITARY SEWER AND WATER:
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 ROBERT WILHITE, MANAGER
 125 WEST CLINTON STREET
 GEORGETOWN, KY 40324
 (502) 863-7816

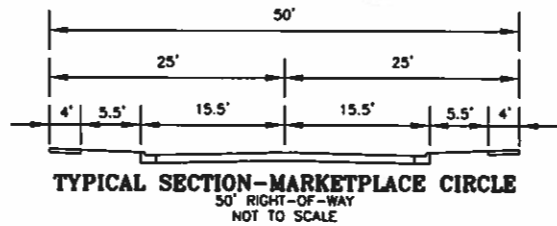
ELECTRIC:
 KENTUCKY UTILITIES
 ATTN: LEE MCCLURE
 PO BOX 4490
 MIDWAY, KY 40347
 (859) 367-1384
 lee.mcclure@ige-ku.com

GAS:
 COLUMBIA GAS
 ATTN: TOM WALKER
 2001 MERCER ROAD
 LEXINGTON, KY 40502
 (859) 288-0236
 twalker@nsource.com

TELEPHONE:
 AT&T SOUTHEAST
 ATTN: FRANK AMBROSE
 834 E MAIN ST EXTENDED
 GEORGETOWN, KY 40324
 (502) 867-8240
 (859) 753-8377

PUBLIC WORKS:
 GEORGETOWN PUBLIC WORKS
 ATTN: ROBERT BRUIN
 235 WEST YUSEN DRIVE
 GEORGETOWN, KY 40324
 (502) 863-9855

CITY ENGINEER:
 BEN KREBS, P.E.
 100 COURT STREET
 GEORGETOWN, KY 40324
 (502) 570-8272



LAND SURVEYORS CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE. SEE NOTE 1 FOR BASIS OF BEARINGS AND CLOSURE DATA.

[Signature]
 MICHEY B. NEWTON PLS 3674 CERT. DATE 9/26/18

PLANNING COMMISSION CERTIFICATION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

CLIENT/PROPERTY OWNER:
 MARKETPLACE CIRCLE, LLC
 145 ROSE STREET
 LEXINGTON, KY 40507

LANDMARK SHOPPES, LLC
 LOT 4A
 105 MARKETPLACE CIRCLE
 GEORGETOWN, SCOTT COUNTY, KY
 MINOR CONSOLIDATION PLAT

RECORDATION DATA

STATE OF KENTUCKY
 R.B. NEWTON
 3674
 LICENSED PROFESSIONAL LAND SURVEYOR

HUMPHRIES PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
October 11, 2018

FILE NUMBER: FSP-2018-49

PROPOSAL: Final Subdivision Plat to divide one tract into three tracts, creating one 5.11-acre tract, one 5.01-acre tract, and a 37-acre remainder tract.

LOCATION: 4476 Frankfort Road

APPLICANT: Alvin Humphries

SURVEYOR: Jared Stevens



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acres	Tract 2 (new): 5.11 acres Tract 3 (new): 5.01 acres Remainder: 37 acres
Proposed Use	Agricultural/Residential
Access	Fishers Mill Road
Variance Requested	None

BACKGROUND:

The subject property contains 47+ acres, and is located at 4476 Frankfort Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create a new 5.11-acre tract, 5.01-acre tract and a 37-acre remainder tract with a proposed entrance off of Fishers Mill Road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The remainder tract has an existing entrance off Frankfort Road. One shared entrance has been proposed off Fishers Mill Road to access Tracts 2 and 3. The remainder tract will also be able to utilize the access and utility easement. Only three users have been assigned to this access, which complies with the *Subdivision Regulations*. The sight distance for the proposed entrance will need to be verified and approved by the Scott County Road Supervisor prior to Final Subdivision Plat approval.

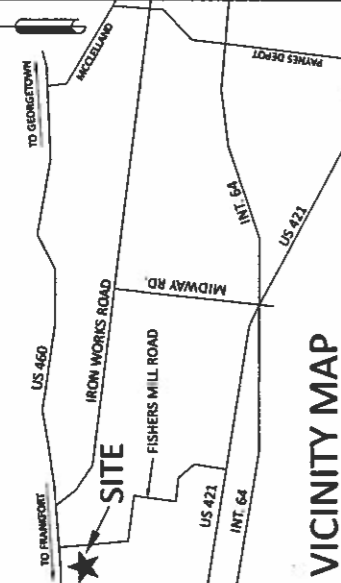
RECOMMENDATION:

Approve the Final Subdivision Plat to create one 5.11-acre tract, one 5.01-acre tract, and a 37-acre remainder tract with the following conditions of approval:

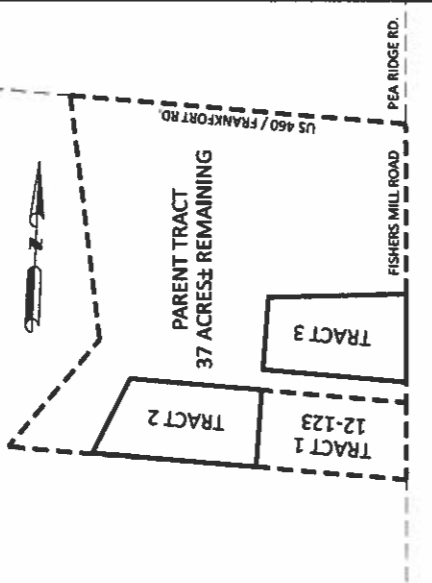
Conditions of Approval:

1. Any future subdivisions, 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).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, sight distance for the proposed entrance will need to be verified and approved by the Scott County Road Supervisor.

NOT TO SCALE



VICINITY MAP



PARENT TRACT
37 ACRES± REMAINING

TRACT 1

TRACT 2

TRACT 3

SURVEY NOTES:

- SURVEY COMPLETED: SEPTEMBER 21, 2018
- PLAN COMPLETED: SEPTEMBER 24, 2018
- CLASS OF SURVEY: RURAL
- KY COUNTY: SCOTT
- RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.10" ± 300'
- BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRAVERSE
- HORIZONTAL DATUM: NAD 83
- VERTICAL DATUM: NAVD 88
- BASIS OF BEARINGS: GRID (BY SINGLE ZONE)
- THIS PLAN OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150
- ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED.
- ANY MONUMENT WITH A "TM" SYMBOL IN THE DESCRIPTION WAS DERIVED FROM SHOOTS TAKEN FROM GPS ESTABLISHED MONUMENTS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPARENT.
- INFORMATION MAY BE BASED ON AERIAL IMAGERY.
- THE REMAINING PORTION OF THE PARENT TRACT WAS NOT SURVEYED, THE AREA DEPICTED AS REMAINING IS BASED OFF OF THE AREA LISTED IN THE SOURCE DEED.

ACCESS EASEMENT NOTE:

THE ACCESS EASEMENT TO UTILITIES FROM TRACT 2 AND 4 OF THE REMAINING HUMPHRIES PROPERTY, A MAXIMUM OF THREE TRACTS MAY UTILIZE THE ACCESS EASEMENT.

SITE STATISTICS

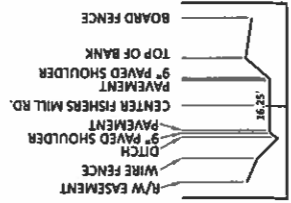
"A-1" AGRICULTURAL DISTRICT
TOTAL AREA: 47± ACRES
NUMBER OF LOTS CREATED: 2 (5.11 & 5.01 ACRES)
BUILDING SETBACKS: 50' ALL SIDES

SURVEY FOR:

ALVIN HUMPHRIES
4476 FRANKFORT ROAD
GEORGETOWN, KY 40324

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I hereby certify that Kentucky Utilities shall supply Tract 2 and 4 of the Alvin Humphries Property with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

2017 Company representative (title)



SECTION A-A
NOT TO SCALE

CERTIFICATION OF THE AVAILABILITY OF PRIVATE SEWER SERVICE
I hereby certify that the development and subdivision shown on this plat is proposed to be installed in the development without Tract 1 of the Alvin and Judith Humphries Property fully meet the requirements of the Kentucky State Health Department and hereby is approved as shown.

2018 (County Health Department official)

CERTIFICATION OF GIS DEPARTMENT APPROVAL
I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submission requirements set forth in the Subdivision and Development Regulations.

2018

Assistant/Bookkeeper, Georgetown-Scott County Planning Comm.

PURPOSE OF PLAN:

1. TO DIVIDE TRACTS 2 AND 3 FROM THE ALVIN HUMPHRIES PROPERTY, LEAVING A 37 ACRES REMAINDER TRACT, MORE OR LESS BY DEED

FLOOD PLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP 210209020175D FOR SCOTT COUNTY, KENTUCKY, DATED DECEMBER 21, 2017, THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATION OF THE PROVISION OF WATER ONLY
I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has fully met the requirements of the Kentucky State Health Department for the provision of water service to the development shown on this plat. The design of the water distribution system is in accordance with the Kentucky State Health Department specifications for the proposed system. Construction of the water distribution system to be built to the cost of the developer without reimbursement, but to GMWSS approved specifications and approval by GMWSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMWSS.

General Manager

Easement Release
I hereby certify that there are no easements or accrued utility and drainage easements being affected by this subdivision.

2018

Jared D. Stevens, PLS 3839

CERTIFICATION OF ACCURACY

I hereby certify that the plan, shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

2018

Jared D. Stevens, PLS 3839



Jared D. Stevens, PLS 3839

CERTIFICATION OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open space to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations.

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

The owner/owners of this property and any successors in this agree to assume full liability and responsibility for construction, maintenance, reconstruction, snow removal, clearing or any other needs related to the private street/access easement shown on this development plan/plat. This agreement releases the City of Georgetown/City of Stamping Ground/City of Siderly/Scott County government from any such responsibilities. If the owner/owners request that the private street/access easement be dedicated to public use, they shall comply with City/County standards prior to dedication and acceptance and all conditions outlined in SECTION 4, D. have been met.

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, are listed on the plat. Upon completion of the final subdivision plat, the City of Georgetown/Scott County shall review the plat and all construction plans, construction may begin.

REMAINING HUMPHRIES PROPERTY
37 ACRES±

Chairman, Georgetown-Scott County Planning Comm.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- UTILITY LINE
- BUILDING LINE
- UTILITY EASEMENT
- PIN MONUMENT FOUND (IPF)
- PIN MONUMENT SET (IPS)
- POWER POLE
- REFERENCE MONUMENT
- △ MEANDER POINT

UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS A PIN MONUMENT SET (IPS) IS A 5/8" INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER, INSCRIBED MONUMENT IS A 5/8" INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER, INSCRIBED REFERENCE, PLS 3839".

Sept 26 2018
Jared D. Stevens, PLS 3839

Sept 26 2018
Jared D. Stevens, PLS 3839

0 80 160 240



MINOR SUBDIVISION PLAT

TRACT 2 & 3 OF THE ALVIN HUMPHRIES PROPERTY
4476 FRANKFORT ROAD DEED BOOK 147 PAGE 754
GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT: 18-1185 (HUMPHRIES 1 2 & 3)

SCALE: 1" = 80'

DESIGNED BY	NAME	DATE
DESIGNED BY	STEVENS	9/24/18
DRAWN BY	STEVENS	9/24/18
CHECKED BY	STEVENS	9/24/18
AS BUILTS		

JARED D.
STEVENS LAND SURVEYING

523 MEMORINEE TRAIL,
FRANKFORT, KENTUCKY

PHONE 859/230-2829
EMAIL jared@stevensurvs.com

PARTYMILLER PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
October 11, 2018

FILE NUMBER: FSP-2018-50

PROPOSAL: Final Subdivision Plat to divide one tract into four tracts, creating two (2) 5.00-acre tracts, one 6.23-acre tract, and a 34-acre remainder tract.

LOCATION: 3159 Newtown Pike

APPLICANT: Matthew Partymiller

SURVEYOR: Keith Winstead



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract A (new): 6.23 acres Tract B (new): 5.00 acres Tract C (new): 5.00 acres Remainder: 33.77 acres
Proposed Use	Agricultural/Residential
Access	Newtown Pike
Variance Requested	None

BACKGROUND:
The subject property contains 50+ acres, and is located at 3159 Newtown Pike. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create two new 5.00-acre tracts, a 6.23-acre tract and a 34-acre remainder tract with a proposed entrance off of Newtown Pike.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because four lots are being created. Any further subdivisions shall also require full Planning Commission approval.

Plat Review:
The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The remainder tract is showing a building line that is approximately 300 feet from the property line due to Cherry Run Creek running along the Eastern boundary of the project site. As a result, that area is designated as a flood zone.

The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

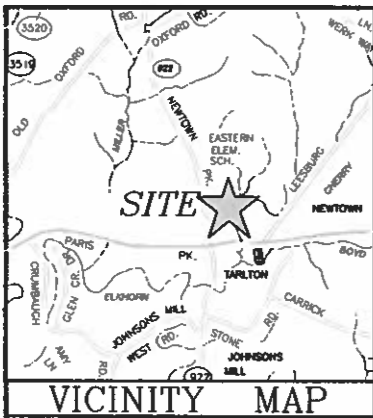
The remainder tract has an existing entrance off Newtown Pike. One shared entrance has been proposed off Newtown Pike to access Tracts A and B. This entrance will require KYTC approval before being built. There is no proposed entrance shown for Tract C, but Tract C is showing frontage along Newtown Pike, so the opportunity for access exists.

RECOMMENDATION:

Approve the Final Subdivision Plat to create two (2) 5.00-acre tracts, one 6.23-acre tract, and a 34-acre remainder tract with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, 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).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval Applicant shall provide KYTC Encroachment Permit Approval verification.



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS A, B AND C FROM TRACT 1 AS SHOWN.

PROPERTY OWNER

ERICKSON DALLYCE & MATTHEW PARTYMILLER
644 HUNTERS GREEN CT
LEXINGTON, KY 40508-2897
DEED BOOK 794, PAGE 399

CERTIFICATE OF OWNERSHIP & DESIGNATION

I (WE) HEREBY CERTIFY THAT I (AM) (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

(DATE), 2010

(OWNER OR OWNERS)

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE:

WITH ELECTRIC/PHONE/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE: ELECTRIC CO. OFFICER

CERTIFICATE OF PROVISION OF WATER SERVICES

I HEREBY CERTIFY THAT KENTUCKY AMERICAN WATER COMPANY (KAWCO) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACTS A, B, AND C AND REMAINS TRACT 1 WITH WATER SERVICE. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. THE CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BUILT AT THE COST OF THE DEVELOPER WITHOUT REBURDENING, BUILT TO KAWCO APPROVED SPECIFICATIONS AND APPROVAL BY KAWCO OF THE AS-BUILT SPECIFICATIONS AND/OR THE BILLING AMOUNT, AND HEREBY DEDICATED TO KAWCO.

DATE

GENERAL MANAGER

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THIS PROPERTY FULLY MEETS THE KENTUCKY STATE HEALTH DEPARTMENT SPECIFICATIONS AND REQUIREMENTS AND IS HEREBY APPROVED.

(AUTHORIZED REPRESENTATIVE) DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

METHOD OF SURVEY WAS CONDUCTED BY GPS WITH (REAL TIME KINEMATIC) POSITIONING ACCURACY OF LESS THAN 10 CM (RMS) WITH THE HORIZONTAL DISTANCE IS 100 METERS. THE BEARING ANGLES WERE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THIS PLAN ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1" LENGTH, 1/2" DIAMETER) AND CAP EQUIPPED WITH UNLESS OTHERWISE NOTED HEREON.

SURVEYOR:

DATE: 2010-08-04

KEITH G. MINISTAD
THOROUGHBRID ENGINEERING
119 E. MAIN ST SUITE 208
GEORGETOWN, KY 40324

DATE OF SURVEY - 2010-08-03

- Point
- 1/2" 12" Iron Bar of Cap "LS 80"
- 3/4" 1/2" Iron Bar
- Property Boundary Line
- Adjoining Appx. Boundary

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPA/GOVERNMENT OF BARRICKVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNERS BEAR THE FULL BURDEN OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY ORDINANCES PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D. HAVE BEEN MET.

OWNER _____
OWNER _____

SURVEY NOTES

SURVEY PERFORMED BY THOROUGHBRID ENGINEERING SURVEY IS AN URBAN CLASS SURVEY EQUIPMENT USED: CARLSON BROU 0385 REGENER COORDINATE SYSTEM; KY NORTH BARE NAD 83 VERTICAL BASED ON NAVD83

SURVEYOR NOTES:

1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "KAWCO" THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
3) ANY NEW ENTRANCES WILL NEED A PERMIT FROM KYTC.
4) A MAXIMUM OF THREE TRACTS MAY UTILIZE THE ACCESS EASEMENT.

ADDITIONAL NOTE:

PROPERTY OWNERS IF INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Deed Book 385, Pg. 388, SCOTT COUNTY PA, ETC.), THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE ADEQUACY OF GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING) PROPERTY LINES INCLUDING EASEMENTS ETC.

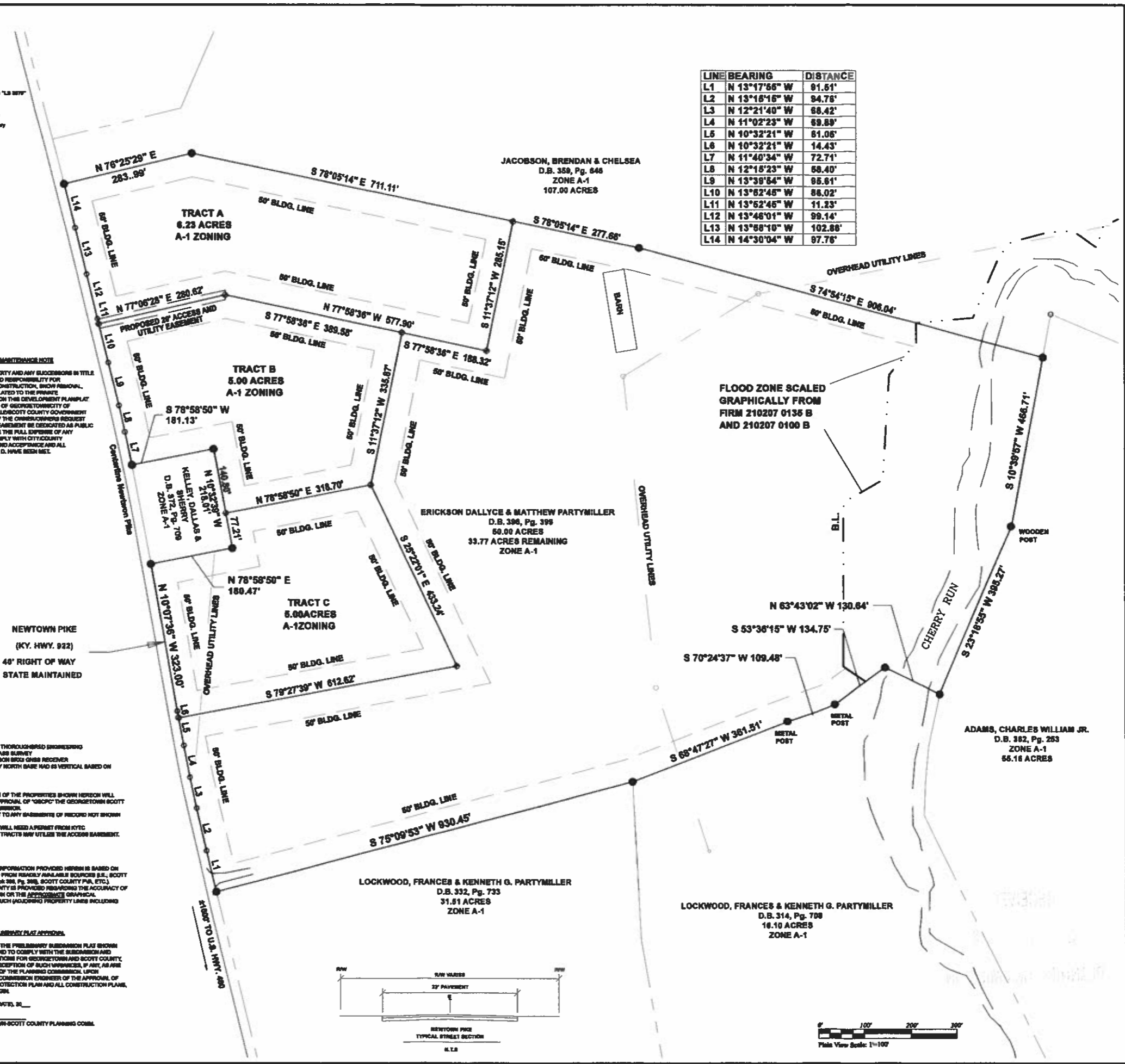
CERTIFICATE OF PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS ARE NOTED BY THE OFFICER OF THE PLANNING COMMISSION. LOCAL CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS, CONSTRUCTION MAY BEGIN.

_____(DATE), 20____

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM.

LINE	BEARING	DISTANCE
L1	N 13°17'56" W	91.61'
L2	N 13°18'16" W	94.78'
L3	N 12°21'40" W	88.42'
L4	N 11°02'23" W	89.89'
L5	N 10°32'21" W	81.08'
L6	N 10°32'21" W	14.43'
L7	N 11°40'34" W	72.71'
L8	N 12°18'23" W	88.40'
L9	N 13°39'54" W	85.61'
L10	N 13°52'45" W	88.02'
L11	N 13°52'46" W	11.23'
L12	N 13°48'01" W	99.14'
L13	N 13°58'10" W	102.88'
L14	N 14°30'04" W	97.76'



THOROUGHBRID ENGINEERING
P.O. BOX 481
LEXINGTON, KY 40508
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING,
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEC CONSTRUCTION SERVICES



MINOR SUBDIVISION PLAT
MATTHEW PARTYMILLER
PARTYMILLER SUBDIVISION
3159 NEWTOWN PIKE, GEORGETOWN, KY 40324

PROJECT NAME: _____
 PREPARED BY: _____
 DATE: 08-04-2010
 REVIEWER: _____
 DATE: _____
 DRAWING NO.: _____
 DRAWING SCALE: _____
 DRAWN BY: _____
 DATE: _____



**121 SOUTHGATE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
October 11, 2018**

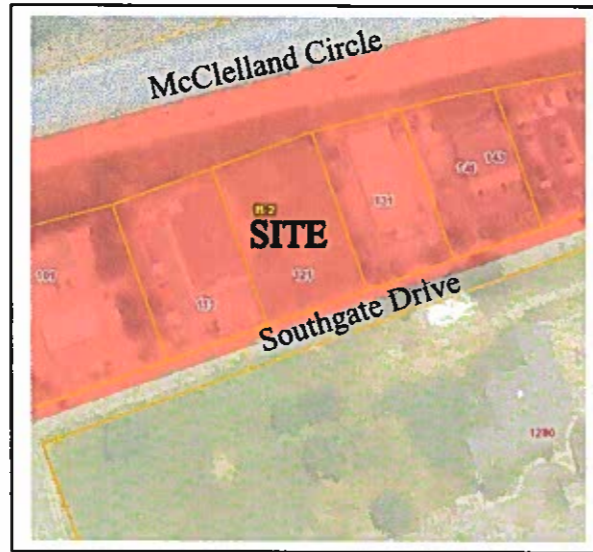
FILE NUMBER: PDP-2018-52

PROPOSAL: Preliminary Development Plan to construct a 5,100-square foot commercial building with two units.

LOCATION: 121 Southgate Drive

APPLICANT: Pragnesh Patel

ENGINEER: Jonathan Otis



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2 (Highway Commercial), A-1 (Agricultural), P-1 (Professional Office)
Proposed Use	Restaurant
Site Acreage	0.82 acres
Building Area	5,400 square feet
Max. Building coverage	50%
Building Coverage	15%
Parking Required	1 space per 150 SF of commercial floor area (34 spaces)
Parking Provided	34 spaces (2 handicap accessible)
Access	Southgate Drive (2 accesses proposed)
Variances/Waivers	1) Waiver to perimeter VUA screening on Easterly boundary due to the existing trees and hedgeline on the adjoining property.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 5,400-square foot commercial building with two units. The Applicant intends to open a Jimmy John's in one unit.

The Project Site is a 0.82-acre parcel that is zoned B-2 (Highway Commercial) and is located at 121 Southgate Drive. The land to the east and west is also zoned B-2 (Highway Commercial). The land to the north is zoned P-1 (Professional Office) and the land to the south is zoned A-1 (Agricultural).

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-2 Zoning District has the following setback requirements:

- Front: 50-foot
- Side: 0-foot
- Rear: 0-foot

However, in 1993 (G-05-93) the Board of Adjustment approved an application for a variance to reduce the front-yard setback from 50 feet to 25 feet for 7 parcels along Southgate Drive and McClelland Circle.

The Preliminary Development Plan shows a 50-foot building line along Southgate. This should be adjusted to a 25-foot building line on the Final Development Plan. The proposed building location for the Project Site meets the 25-foot building setback requirements. The footprint of the proposed structure will cover 5,400 square feet, or 15% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is one new entrance proposed off Southgate Drive.

Parking Spaces: The proposed number of parking spaces meets the minimum parking requirements based.

Sidewalks: There are existing sidewalks along Southgate Drive.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- 1 tree per 30 feet of linear boundary plus a continuous 6-foot high planting, hedge, fence, wall, or earth mound.

The Preliminary Development Plan shows the appropriate VUA perimeter screening along the southern boundary, but does not meet the property perimeter screening requirements for double frontage lots. This will need to be shown as a 6-foot high planting with a tree every 30-feet on the Final Development Plan unless a waiver is requested and approved.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary development plan shows the appropriate VUA perimeter screening along the southern and western boundary. The Applicant has requested a waiver to the screening requirements along the eastern boundary due to the existing hedgeline and trees on the adjoining property (Ken Towery's Tire and AutoCare Shop).

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed 24,000-square feet of Vehicular Use Area on the Project Site, which requires 2,400-square feet of landscaped area. The Applicant has proposed 4,700-square feet of landscaped area, but did not clearly label what was counted towards the landscape area. However, due to the configuration of the

Staff feels the interior landscaping area shown is sufficient, but the landscape areas should be more clearly labelled on the Final Development Plan. The Applicant is required to have 10 interior trees, and is showing 10.

Section 6.2215: Minimum Canopy Requirements

For the 0.82-acre site, a total canopy coverage of 8,594 square feet is required (0% preserved canopy, 24% new canopy). The Applicant will not preserve any canopy (0%) and has proposed 9,800-square feet (27% coverage) of new canopy. The Applicant meets the minimum canopy requirements.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan for a 5,100-square foot commercial building with two units, with the following variances and conditions of approval:

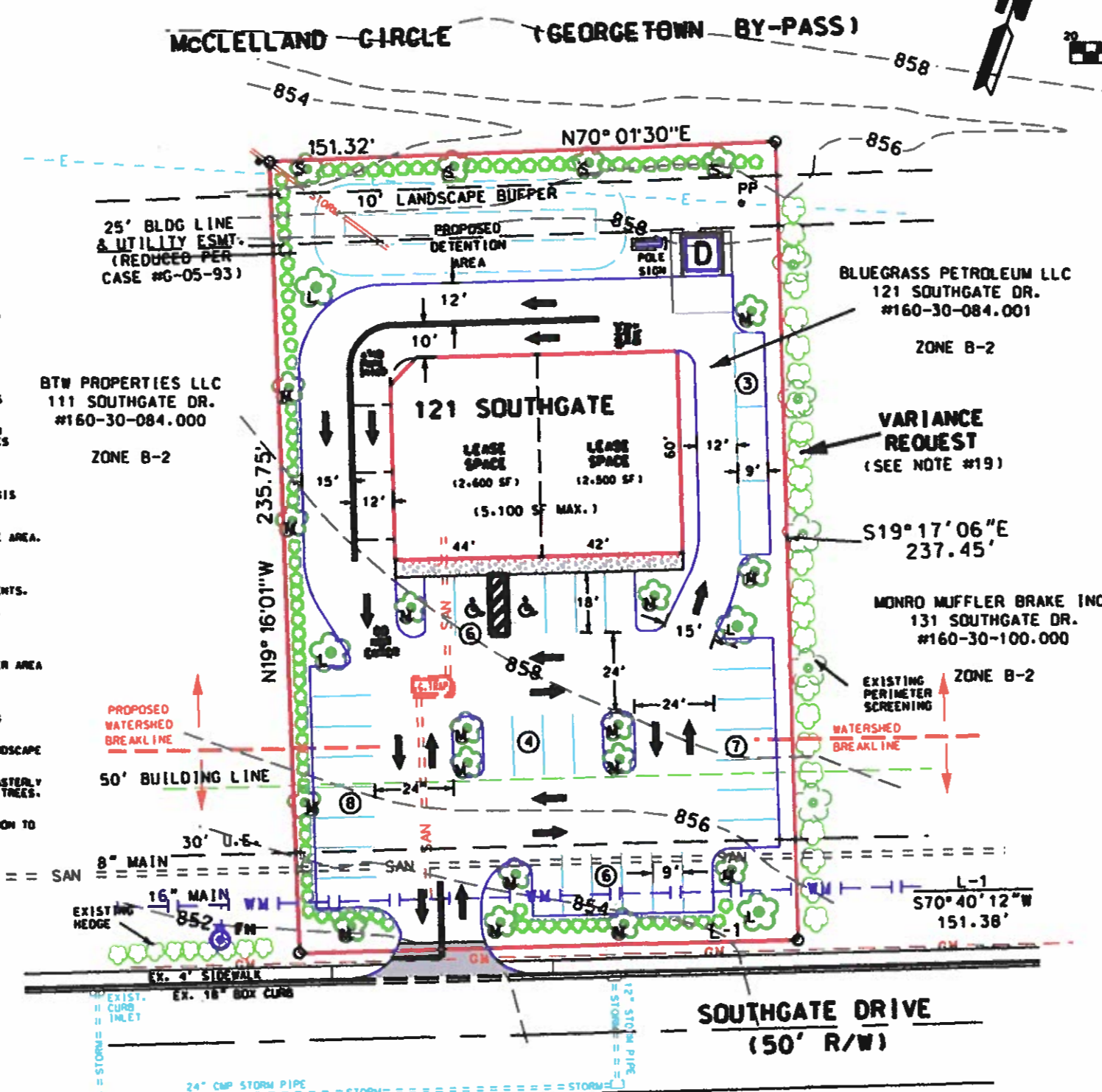
Variance

1. Waiver to perimeter VUA screening on Easterly boundary due to the existing trees and hedgeline on the adjoining property.

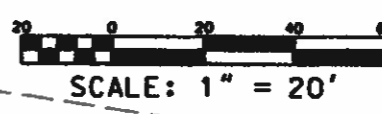
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. 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.
4. 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.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Final Development Plan shall show a 6-foot hedge line and tree plantings along the northern boundary of the project site.

- GENERAL NOTES:**
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - FOR SOURCE OF TITLE SEE DEED BOOK 306, PAGE 570.
 - THIS PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
 - ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
 - A PERMIT FOR THE PROPOSED ENTRANCE ON TO THE CITY STREET MUST BE APPROVED BY THE APPROPRIATE AUTHORITY.
 - NO GRADING, STRIPPING, FILLING OR OTHER LAND DISTURBANCE ACTIVITIES MAY OCCUR PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
 - ALL AREAS DISTURBED BY EARTHWORK ACTIVITIES MUST BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER CONSISTING OF ANNUAL GRASSES OR OTHER APPROVED MATERIAL. AREAS WITH SLOPES EXCEEDING 4:1 WILL REQUIRE ADDITIONAL PROTECTIVE MEASURES, INCLUDING, BUT NOT LIMITED TO MULCH OR SODDING.
 - BASE MAPPING, INCLUDING 2 FT CONTOURS AS SHOWN, IS BASED ON LOCAL GIS DATA AND MUST BE FIELD VERIFIED.
 - UTILITY LOCATIONS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED OR NECESSARILY REFLECT ALL EXISTING UTILITIES IN THIS SITE AREA.
 - PROPOSED SITE WATER MANAGEMENT DESIGN TO MEET CURRENT LOCAL STORM WATER MANAGEMENT REQUIREMENTS.
 - ALL PROPOSED SIGNAGE SHALL MEET LOCAL/CITY SIGN ORDINANCE REQUIREMENTS.
 - A GREASE TRAP SHALL BE REQUIRED IF ANY ON-SITE COOKING IS PROPOSED.
 - PROPOSED DUMPSTER PAD AND SCREENING IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 - PROPOSED 150 GALLON (MIN.) OIL / WATER SEPARATOR SYSTEM FOR DUMPSTER AREA MEETING LOCAL REQUIREMENTS.
 - PROPOSED GREASE TRAPPING MEETING MINIMUM LOCAL STANDARDS.
 - PROPOSED ELECTRICAL LOAD AND WATER USAGE DATA TO BE PROVIDED DURING FINAL DEVELOPMENT PLAN SUBMITTAL PROCESS.
 - ALL INTERNAL, PERIMETER AND CANOPY LANDSCAPING SHALL MEET LOCAL LANDSCAPE ORDINANCE REQUIREMENTS.
 - A VARIANCE TO ALLOW THE EXISTING PERIMETER LANDSCAPING ALONG THE EASTERLY BOUNDARY, WHICH INCLUDES A CONTINUOUS HEDGE AND SPACED MEDIUM SIZE TREES, IS BEING REQUESTED WITH THIS SUBMITTAL.
 - EXISTING CURB AND SIDEWALK SECTION TO BE REPLACED WITH CONCRETE APRON TO R/W WITH ADA COMPLIANT RAMPS.

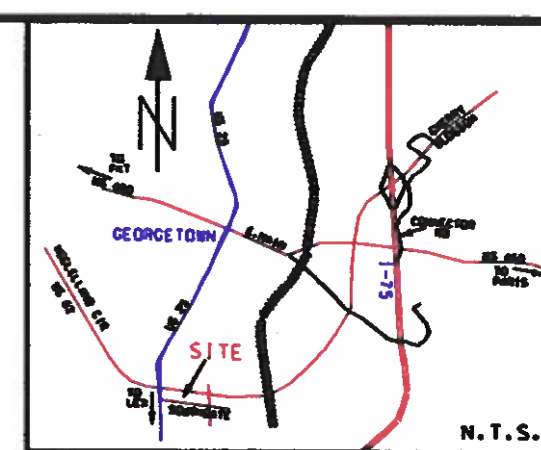


MCCLELLAND CIRCLE (GEORGETOWN BY-PASS)



OWNER/DEVELOPER:
PRAGNESH PATEL
2332 CROSS CREEK TRACE
LEXINGTON, KY 40509
PHONE: (859) 552-3377

ENGINEER:
JONATHAN K. OTIS, PE
OTIS ENGINEERING, LLC
234 W. MAIN STREET, SUITE 2
FRANKFORT, KENTUCKY 40601
PHONE: (502) 352-2808
otisengineeringllc@gmail.com



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

SIGNED: PLANNING COMMISSION SECRETARY DATE

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

[Signature] DATE 09/26/18

SITE STATISTICS

ZONE	= B-2
LOT AREA	= 0.822 AC +/- OR 35,806 SF +/-
TOTAL BUILDING AREA	= 5,400 (SF) @
LOT COVERAGE	= 14.2%
REQUIRED PARKING	= 5,100 SF / 150 = 34 SPACES
PROPOSED PARKING	= 34 SPACES
HANDICAP REQUIRED	= 2 SPACES (MIN)
HANDICAP PROPOSED	= 2 SPACES
VEHICULAR USE AREA	= 24,500 SF
TOTAL IMPERVIOUS AREA	= 30,000 SF +/-

(@) = MAX. 5-150 ALLOWABLE PER PROVIDED PARKING
(MIN) = MIN. 2 PER 25 - 50 SPACES

LANDSCAPING REQUIREMENTS

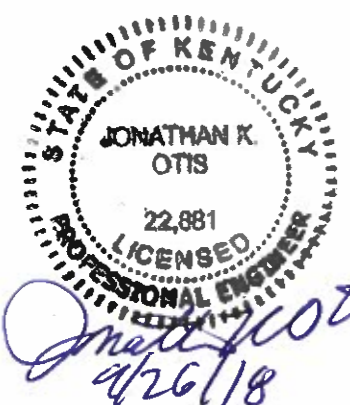
V.U.A.	= 24,000 SF +/-
INTERIOR AREA REQUIRED	= 2,400 SF (10% MIN.)
INTERIOR AREA PROVIDED	= 4,700 SF +/- (MIN.)
INTERIOR TREES REQUIRED	= 2,400 SF X 1 TREE / 250 SF = 10 TREES
INTERIOR TREES PROVIDED	= 8 MED. @ 400 SF + 2 LG. @ 750 SF = 4,700 SF

EXISTING CANOPY	= 0 SF
CANOPY REQUIRED (24%)	= 8,594 SF +/-
CANOPY PROVIDED	= 9,800 SF (MIN.) = 4 SM. @ 100 SF + 16 MED. @ 400 SF + 4 LG. @ 750 SF
TOTAL	= 9800 SF

INTERIOR / CANOPY PLANTING SCHEDULE

SYM	DESCRIPTION	SPACING	SIZE
OOO	PERIMETER HEDGE	3' O.C.	15" @ 4 @
●	4 SMALL TREE	VARIABLE	1-1/2" CAL.
●	16 MEDIUM TREE	VARIABLE	1-1/2" CAL.
●	4 LARGE TREE	VARIABLE	1-1/2" CAL.

!!! NOTE ALL PERIMETER TREES WITHIN OR NEAR UTILITY EASEMENTS WITH OVERHEAD SERVICES SHALL BE A DIVERSE VARIETY THAT REACHES A MATURE HEIGHT OF LESS THAN 30 FEET.



NO.	DATE	DESCRIPTION	BY
1	092618	TRC COMMENT REVISIONS	JO

OTIS ENGINEERING, LLC
234 W. MAIN STREET, STE 2
FRANKFORT, KY 40601
PH: (502) 352-2808 FAX: (502) 352-2809

PVA #168 - 30 - 034.01
121 SOUTHGATE DRIVE
GEORGETOWN, KENTUCKY 40324

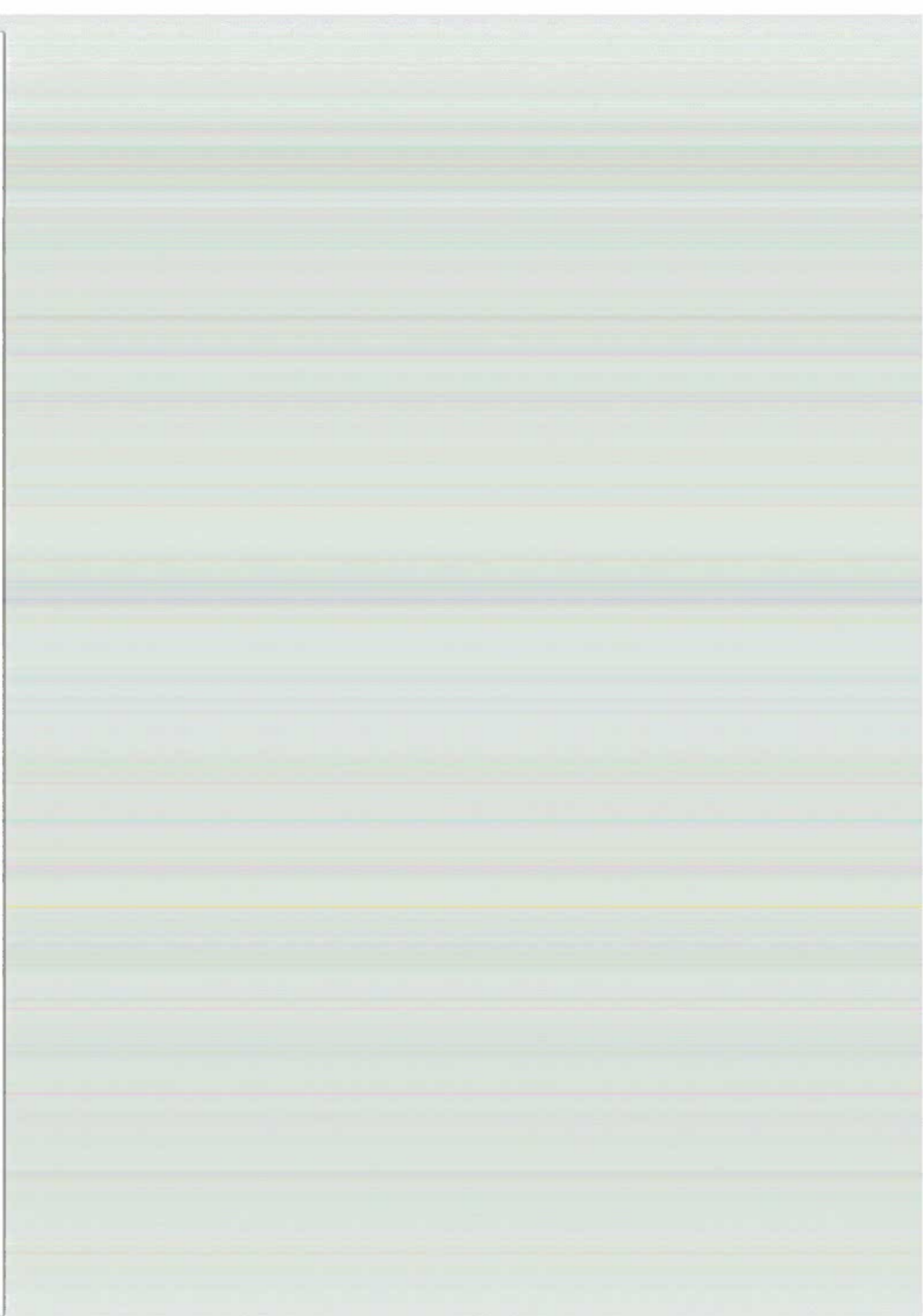
SITE LAYOUT

PRELIMINARY DEVELOPMENT PLAN

DRAWN BY:	JKO	DATE:	AUG. 28, 2018
CHECKED BY:		SCALE:	1"=60'
JOB NO.:	JJ - 8	SHEET:	1 OF 1

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 20	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scariot	DEV-C
	2016-33	TMMK CDD Restoration(near Trailor City #1	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C
	2017-53	Top Gun Safe Auto Sales	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C
Final Inspection		Number of Projects: 4	
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2017-06	Landmark Shoppes (105-107 Marketplace)	DEV-C
	2017-52	Lifestyle Communities Parking Addition (3rd Amend)	DEV-C
	Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C



GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	7
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4
	2016-51	Price Farm - Phase 1 (Ball Homes)
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec1C
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2003-82	White Oak Condominiums Phase 4 (Remaining)
Final Inspection	Number of Projects:	1
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
Dedication/Final Work	Number of Projects:	22
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2007-55	Enclave (Meldean) Subdivision
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2004-51	Pleasant Valley, Unit 4A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
2006-06	Ward Hall Property - Unit 1	
Approved/Bonded	Number of Projects:	14
	2018-41	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A

Status	Application number	Project Name
	2013-11	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	2003-68	Paynes Crossing Phase-4
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2016-13	Winding Oaks Cluster

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Review
2018-41	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Complete
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Dedication/Final Work
2016-38	Cyron Holdings	IND	Complete
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	Under Review
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work

Application	Project Name	Type	Status
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Under Review
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2018-27	International Crankshaft 2018 Expansion	DEV-C	Under Construction
2003-54	Lake Forest Unit 2	RES	Warranty Period
2007-05	Lake Forest Unit 3B	RES	Warranty Period
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Review
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
2017-52	Lifestyle Communities Parking Addition (DEV-C	Final Inspection
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2018-08	Oxford Place - Retail (Dominos?)	DEV-C	Under Review
2003-68	Paynes Crossing - Unit 2 - Section 2&3, U	RES	Warranty Period
2003-68	Paynes Crossing Phase-4	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 10	RES	Dedication/Final Work
2005-36	Paynes Landing Unit - 12A	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Dedication/Final Work
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Dedication/Final Work
2015-05	Pemberley Cove	RES	Dedication/Final Work
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review

Application	Project Name	Type	Status
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Phase 3 (Urban	RES	Final Inspection
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Dedication/Final Work
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Under Review
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 1	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 2	RES	Warranty Period
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec 1A-1, 1A-2, 1	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Under Construction
2016-01	Scariot	DEV-C	Under Construction
2017-56	Southland Christian Church	DEV-C	Under Review
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	Final Inspection

Application	Project Name	Type	Status
2009-20	Sutton Place Phase 2	RES	Warranty Period
2015-29	Sutton Place, Phase 3, Section I	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2017-42	Time to Shine Car Wash - 104 Osborne	DEV-C	Complete
2016-33	TMMK CDD Restoration(near Traylor Cit	DEV-C	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Construction
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2018-40	Vuteq Parking Expansion 2018	DEV-C	Under Construction
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
Total Number of Active Projects:		105	