

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

June 13, 2019

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of May invoices
- B. Approval of May 9, 2019 minutes
- C. Approval of June agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04 -acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.
- B. FSP-2019-18 Mar-Lan Farm #1 Property - Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-acre remainder tract located at 3701 Paris Pike (US 460).
- C. ZMA-2019-22 Ashton Grove Commercial - Zone change request for 2.35 acres from R-2 PUD to B-4 located south side of McClelland Circle and Bevins Lane. PUBLIC HEARING

III. NEW BUSINESS

- A. PDP-2019-23 Ecofibre Kentucky - Preliminary Development Plan for a 50,000 square foot building located at 190 Corporate Boulevard.
- B. FSP-2019-24 Chavers Property - Final Subdivision Plat to subdivide a 5.64-acre lot from a parent tract of 18.97 acres located at 815 Locust Fork Road.
- C. PSP-2019-25 109 Marketplace Circle - Preliminary Subdivision Plat to create a 1.045-acre lot and a 0.757-acre lot located at 109 Marketplace Circle.

IV. OTHER BUSINESS

- A. Bluegrass Tomorrow Regional Land Use Planning Resolution
- B. Zoning Ordinance Amendment on outdoor storage and display and commercial zero lot line - PUBLIC HEARING
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 9, 2019**

The regular meeting was held in the Scott County Courthouse on May 9, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Frank Wiseman, Steve Smith, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Jeff Caldwell and Byron Moran.

Motion by Mizell, second by Smith, to approve the April invoices. Motion carried.

Motion by Mizell, second by Mifflin, to approve the April 11, 2019 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the May agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Cherry Blossom Village Amended Master Plan (PDP-2019-07), Cherry Blossom Village Phase 9 (PSP-2019-01), and Richard Hulette Property (FSP-2019-21) have been withdrawn.

Chairman Sulski stated that the application for Ashton Grove Commercial (ZMA-2019-22) has been postponed to the June meeting.

Chairman Sulski stated that the application for Mar-Lan Farm #1 Property (FSP-2019-18) has been postponed to the June meeting due to confusion on whether application had been postponed at workshop.

Consent Agenda

A representative of the ML Georgetown Paris LLC application (FDP-2018-56) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Vest, to approve the Preliminary Development Plan. Motion carried.

FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

Ms. Gerry stated this property and the surrounding properties are zoned A-1.

She stated the property is labeled as future development on the master plan for Willowbrook Subdivision.

She stated the four proposed lots would be accessed by one drive. She stated the drive and turnaround must meet county road standards. She stated the proposed road and turnaround did not meet the regulations as shown on the plat. She stated the applicant has agreed to meet county road standards if approved.

Commissioner Mifflin questioned the intent of the property on previous plats. She stated the property was previously intended to be a future cluster subdivision.

Rita Jones, applicant, stated she was the owner and developer of the property.

John Sharpe, neighbor, stated he was the previous property owner. He read a letter he had submitted to the Planning Commission.

Jeremy Deweese, representing Willow Brook Homeowners Association, stated he and the other homeowners of Willow Brook thought that the property could not be further developed.

Sherri McMurray, 107 Ashwood Circle, stated that when she bought her home, she was told no further development could occur. She stated she had concern if the proposed lots would have same restrictions as Willow Brook.

Jeff Hart, 100 Old Farm Road, stated that he has concerns regarding what property can and cannot be developed. He stated he has received different answers.

Heather Sapp-Goodin, 100 Willow Brook Lane, stated due to the neighborhood restrictions her home value has raised. She questioned what material the driveway and homes would use. She stated she had traffic concerns.

Phil Weisenberger, 104 Willow Brook Lane, stated he had concerns about the proposed driveways.

Sandra Daukas, 104 Ashwood Circle, stated she had concerns of what would be built on the tracts and her home value.

Chairman Sulski questioned Mr. Kane if the property was ever considered preservation. He stated the property was Preliminary approved as Phase 2 of the subdivision when the original cluster subdivision was approved.

Chairman Sulski questioned if the lots would follow the original Homeowner Association's rules. Mr. Kane stated the property had preliminary approval but was not developed and the final plat recorded. He stated when the final plat is recorded the Homeowner Association would be established. He stated the property has since been divided and sold. He stated restrictions could be set by the property owner.

Commissioner Wiseman questioned the location of the preserved land and if the proposed application was approved would that violate the cluster development.

Mr. Kane stated that the land in the proposed application was previously approved at Phase 2 of the original cluster development but was never constructed. He stated he recommended if the application is approved, to rescind the preliminary approval for Phase 2 of the cluster development.

Commissioner Mifflin questioned if the preserved land was available for Phase 2 of the cluster. Mr. Kane stated the property is now under separate ownership.

Ms. Jones stated she bought the property in 2012 from Kentucky Bank. She stated she had been farming the land since she purchased it.

She stated she would have an 1,800 square foot minimum and no single or double wide trailers would be allowed. She stated she would be open to suggestions for other restrictions. She stated the public road will be black topped to county road standards.

Commissioner Mifflin questioned if there would be restrictions on the driveways. Ms. Jones stated she would rather not place restrictions on individual driveways.

Commissioner Smith questioned if the four lots could have the same restrictions as Willow Brook Subdivision. Ms. Jones stated she does not know the restrictions. She stated these lots are 5-acre lots instead of 2-acre lots and feels some restrictions may not apply.

Mr. Sharpe stated he feels that Ms. Jones does not have development rights to the land.

Mr. Perkins stated the original development was not completed. He stated Ms. Jones bought A-1 zoned land that can be subdivided into 5-acre tracts.

After further discussion, **Motion by Mifflin, second by Vest, to continue Jones Property (FSP-2019-17) until next regular meeting. Motion carried.**

PDP-2019-19 100 Ikebana Drive - Preliminary Development Plan for a 15,929 square foot retail building located at 100 Ikebana Drive.

Mr. Summers stated this is the property of a former restaurant. He stated it is zoned B-5.

He stated they are planning to reuse most of the existing parking lot and the existing entrances.

He stated the application meets the requirements except the building setback has a proposal of 41 feet instead of 50 feet.

He stated there are existing sidewalks along Blossom Park Drive and Ikebana Drive.

He stated the applicant plans to retain the existing landscape. He stated a requested variance for the eastern property line screening is appropriate.

Mike Hill, representing applicant, stated the applicant plans to reuse much of the existing site. He stated they will remove the existing building and rebuild on the same site.

Chairman Sulski questioned if the applicant planned to remove the front parking spaces along Blossom Park Drive. Mr. Hill stated that the parking lot would probably be restriped.

Bill Keller, 132 Sunningdale Drive, Burger King owner, stated that Ikebana Drive was not developed when the building was Golden Corral. He stated that he has concern with the additional traffic.

He stated he would like to see the driveway entrance moved back. He stated that the Planning Commission should request a traffic light at the Blossom Park Drive and Connector Road intersection.

Neal Thompson, 108 Spyglass Drive, stated that he has concern with the traffic. He stated that the traffic situation needs to be corrected before anything else is developed.

Patricia Fannin, 103 Birkdale Drive, HOA President, questioned what kind of retail store is being built. She stated she has traffic concerns.

Mark Webb, 131 Birkdale Drive, stated he has traffic concern.

Commissioner Sulski stated he would like to see a traffic light installed at the intersection.

Mr. Hill stated the application is for a tool store. He stated the west entrance is 50-foot from the intersection. He stated both entrances would help with traffic flow.

Commissioner Mifflin proposed a western entrance and eastern exit.

Mike Leonard, applicant, stated a right only entrance could be hard to monitor. He stated a tool store will have less traffic than the former restaurant.

Mr. Webb questioned if Ikebana Drive was wide enough for semi-trucks.

Mr. Krebs stated the street meets public road requirements.

Mr. Keller stated that when the building was Golden Corral that semi-trucks used the back entrance.

Chairman Sulski questioned if there could be just one centered entrance.

Mr. Leonard stated they prefer two entrances for traffic flow. He stated according to their tests semi-trucks can make the turn at the first entrance.

Mr. Keller stated the semi-trucks cannot make the turn without veering into traffic.

Amanda Gray, 120 Sunningdale Drive, stated she has traffic concerns due to school busses and children walking in the area along with the semi-trucks. She stated she does not think anyone is against retail in the area. She stated the neighborhood just wants the traffic situation improved.

Commissioner Smith stated the representative from the Kentucky Transportation Department had stated the more the area grows, the more likely they would get a traffic light at the intersection.

Mr. Thompson stated that the Kentucky Transportation Department said that a traffic light at that intersection would be too close to the other traffic light at Connector Road and Cherry Blossom Way.

Chairman Sulski questioned if Starbucks had ever been approached about closing their entrance onto Connector Road.

Commissioner Wiseman stated that even with the traffic situation, the Planning Commission is still approving plans in that area.

Chairman Sulski stated that Connector Road is a State controlled road.

Commissioner Mifflin questioned if the Planning Commission could request a traffic light to the State.

Chairman Sulski questioned the road connection to Old Oxford Drive that was mentioned with the Planet Fitness application. Mr. Kane stated that he believes the road had started this week.

Ms. Fannin questioned when does a neighborhood get to a saturation point.

Mr. Thompson questioned when does the development stop until traffic is improved.

Chairman Sulski questioned if a traffic light was requested before. Mr. Kane stated he believed some of the business owners were against the idea. He stated a proposal to close Old Oxford Drive was also explored.

Commissioner Wiseman stated that a moratorium should be considered for the area.

After further discussion, **Motion by Smith, second by Wiseman, to deny the Preliminary Development Plan (PDP-2019-19). Motion failed 3-4.**

After further discussion, **Motion by Mizell, second by Mifflin, to approve the Preliminary Development Plan (PDP-2019-19) subject to two (2) variances and five (5) conditions of approval with two additional conditions that prior to final, to work with staff on western entrance for safety concerns, and the final development plan must come back before Planning Commission. Motion carried 6-1.**

PSP-2019-20 Juett Property – Toyota Tsusho - Preliminary Subdivision Plat to subdivide the Juett property into three tracts, and to create parcels for the access and future right-of-way dedication located at 257 Rogers Gap Road.

Mr. Summers stated property is zoned A-1. He stated these parcels would create right-of-way for the future roadway connecting Toyota Tsusho to Rogers Gap Road.

He stated the lots meet all the requirements.

Commissioner Mifflin questioned the location if the proposed road borders Highview Path.

Ted Mailan, Toyota Tsusho, stated the proposed road has a separation from Highview Path that the State required.

After further discussion, **Motion by Mizell, second by Stone, to approve the Preliminary Subdivision Plat (PSP-2019-20) subject to four (4) conditions of approval. Motion carried.**

Change in Address Plat Correction Resolution

Mr. Kane stated that the address plat correction resolution was voted on during Monday's workshop.

Zoning Ordinance Amendment discussion on outdoor storage and display

Mr. Kane stated that he would like to better clarify in the zoning ordinance for each commercial district how outdoor storage and display is defined.

He stated he suggests adding definitions of outdoor storage, display and processing.

He stated that the definition of a minor development plan needs to be updated to address outdoor storage expansion. He suggested that if the outdoor display and sales area are under 10% of the lot area that it could be shown on a minor development plan and reviewed by staff.

He suggested that any new use must submit a development plan for review.

He stated that if the use is over 10% of the lot area, that a major development plan must be submitted and reviewed by the Planning Commission.

Mr. Perkins suggested that if these changes are approved all current businesses should be documented and grandfathered in.

He stated that processing should be separated from outdoor storage in the zoning ordinance descriptions. He stated a Conditional Use Permit would still be required.

Discussion will be continued at the next meeting during a Public Hearing on the proposals.

Resolution creating an official custodian of records for Open Records requests

A motion was made by Mizell, seconded by Smith to appoint Janie Herrington, Office Manager, as the Official Custodian of Records for Open Records requests.

The meeting was then adjourned.

Attest:

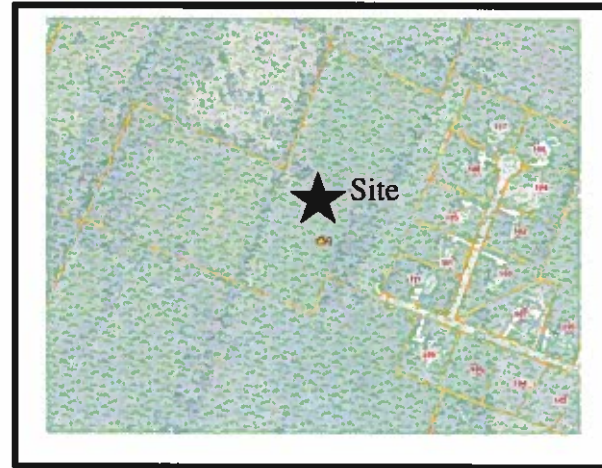
Mark Sulski, Chairman

Charlie Perkins, Secretary

JONES PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2019

FILE NUMBER: FSP-2019-17

PROPOSAL: Final Subdivision Plat to divide divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.



LOCATION: Willow Brook Lane

APPLICANT: Rita Jones

SURVEYOR: Joel Day

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 6.14 acres Parcel 2: 5.88 acres Parcel 3: 5.04 acres Parcel 4: 5.16 acres
Proposed Use	Agricultural/Residential
Access	Willow Brook Lane
Variance Requested	None

BACKGROUND:

The subject property contains 22.22 acres and is located on Willow Brook Lane. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 6.14-acre tract, a 5.88-acre tract, a 5.04-acre tract and a 5.16-acre remainder tract.

Plat Review:

All four tracts show the required 50-foot setbacks 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.

If a driveway serves more than three lots the drive is required to be built to county road standards. The plat is proposing four tracts that would be served by one drive, and therefore must meet county road standards. County road standards requires a 20-foot paved roadway. The Preliminary Subdivision Plat proposes extending Willow Brook Lane approximately 185-feet, so a turnaround built to county road standards would also be required. County road standards requires a 45-foot paved cul-de-sac within a 55-foot right of way. The preliminary plat is

showing a 45-foot paved cul-de-sac within a 50-foot right-of-way and an 18-foot paved roadway. The final subdivision plat will need to show the appropriate dimensions for the cul-de-sac and paved roadway.

RECOMMENDATION:

Staff recommends approval of the Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.

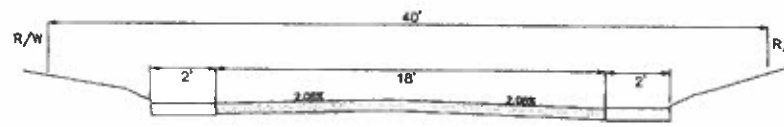
Should the Planning Commission approve the application, staff also recommends the following conditions of approval:

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. Roadway and cul-de-sac must be constructed to applicable standards and bonded prior to Final Subdivision Plat approval.
7. Must meet all applicable requirements of GMWSS.

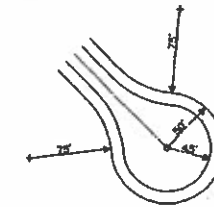
I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACTS E1-E4 OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS; AND, DEDICATED TO GMWSS.

GENERAL MANAGER, GMWSS _____ DATE _____

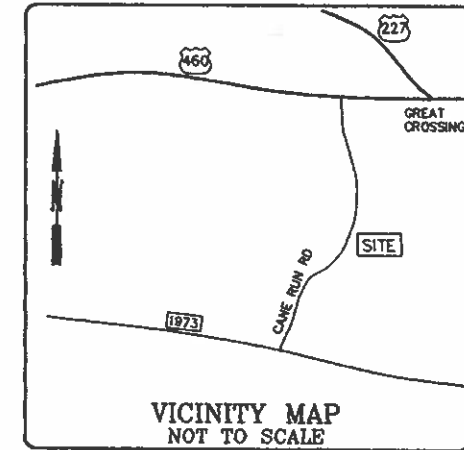


STREET SECTION PER PLAT CAB. 8, SLIDE 240

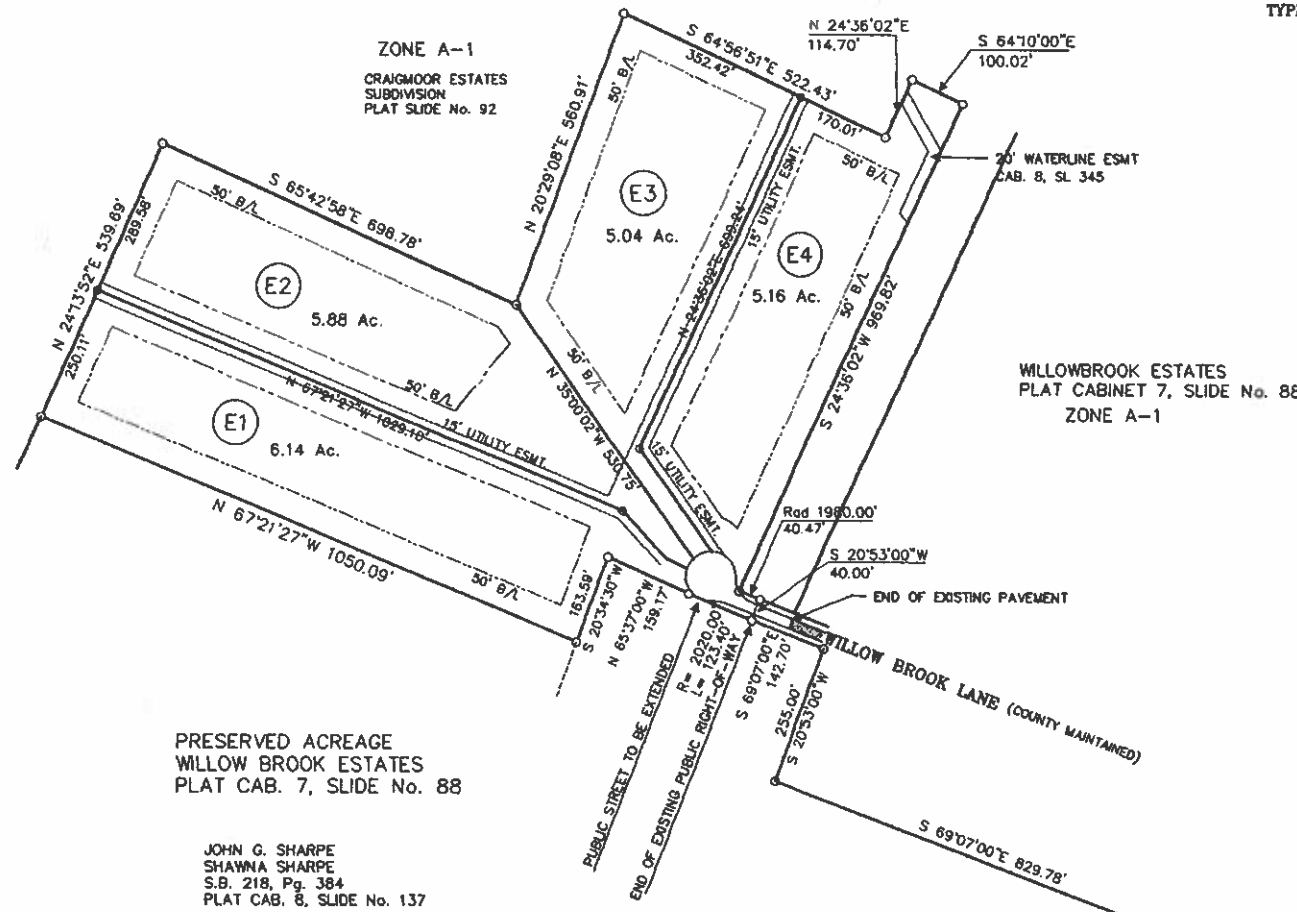
JOHN G. SHARPE
SHAWNA SHARPE
S.B. 218, Pg. 384



TYPICAL CUL-DE-SAC



VICINITY MAP
NOT TO SCALE



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE SUBJECT PROPERTY INTO FOUR TRACTS WITH ONE REMAINDER TRACT.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

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

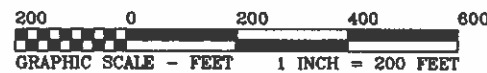
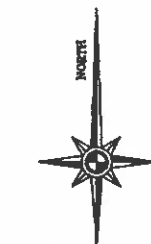
RITA JONES _____ DATE _____

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

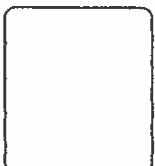
I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:11,484 AND AN ANGULAR ERROR OF 00'-00"-40". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. LAST DATE OF FIELD SURVEY WAS SEPTEMBER 8, 2008.

Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - jdaypis@bellsouth.net

MAY 3, 2019



FINAL SUBDIVISION PLAT
RITA JONES PROPERTY
WILLOW BROOK LANE, GEORGETOWN, SCOTT COUNTY, KENTUCKY
RITA JONES SHARPE - D.B. 348, Pg. 237 - CABINET 10, SLIDE 58
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

MAR-LAN FARM #1 PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2019

FILE NUMBER: FSP-2019-18

PROPOSAL: Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-acre remainder tract.



LOCATION: 3701 Paris Pike (US 460)

APPLICANT: Halcolm Vaughn Marshall Estate, Betty Ruth Estate, and WC Marshall Estate

SURVEYOR: Pat Darnell

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 9.279 acres Parcel 2: 12.714 acres Parcel 3: 7.705 acres Parcel 4: 10.045 acres Parcel 5: 10.628 acres
Proposed Use	Agricultural/Residential
Access	Paris Pike
Variance Requested	None

BACKGROUND:

The subject property contains 50.371-acres and is located on Paris Pike. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 9.279-acre tract, a 12.714-acre tract, a 7.705-acre tract, a 10.045-acre tract and a 10.628-acre remainder tract.

Plat Review:

All five tracts show the required 50-foot setbacks 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 Preliminary Subdivision Plat shows an existing entrance on Parcels 4 and 5, with an access easement from Parcel 4 that serves Parcels 2 and 3. There is an existing entrance at 3611 Paris Pike, an adjacent lot, with an existing access easement to Parcel 1, which is noted on the plat. KYTC has approved all existing entrances and no new entrances are proposed at this time.

The plat also proposes creating an access easement to serve Parcel 2 and Parcel 3 from the existing entrance and drive that serves the existing residence on Parcel 4. The existing entrance labelled on Parcel 5 is not sufficient, and the Applicant will need to propose a new entrance that will require KYTC approval, or some other form of acceptable access on the Final Subdivision Plat.

RECOMMENDATION:

Approve the Final Subdivision Plat to divide one tract into five tracts, creating one 9.279-acre tract, one 12.714-acre tract, one 7.705-acre tract, one 10.045-acre tract and a 10.628-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. Any new entrance will require documentation of KYTC approval prior to Final Subdivision Plat approval.

LEGEND:

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing Meridian 2536°
- #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553° Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing Witness 3553° Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553° Set this Survey
- Mag Nail Set in Road
- Point in Road
- Point @ Right-of-Way
- Center of Creek
- Bank of Creek
- Ⓜ Address

ZONE:

A1 (Agricultural)

ADDRESS:

#3701 Paris Pike
Georgetown, KY 40324
(Scott County)

OWNERS:

Holcom Vaughn Marshall Estate,
Betty Joyce Marshall Ruth Estate, &
William Clifton Marshall Estate
#3701 Paris Pike
Georgetown, KY 40324

PURPOSE:

The purpose of this plat is to reconfigure and subdivide into five legal and separate parcels of land as shown hereon.

NOTES:

1. Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 5 plotted hereon are the same as Tract No. 1 described in Deed Book 62, Page 450 and that tract property or tract of land described in Deed Book 64, Page 345.
2. Property shown hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 172, Page 696.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Floodplain shown hereon is based on information in FEMA FIRM Community Panel No. 21200C 0812D and No. 21200C 0184D dated December 21, 2019 and does not represent an actual flood determination performed by Darnell Engineering that is expected to be located in the floodplain should have the floor elevation determined to see if it lies below the 100 year flood elevation.
6. Access easement shown hereon is being created by this plat. Same access easement being located on Parcel 2; and benefits Parcel 3, Parcel 2 and Parcel 3 shall share in the maintenance thereof.
7. Parcel 1 plotted hereon is benefited by an ingress and egress easement more particularly described in Deed Book 404, Page 676.
8. Access easement shown hereon is hereby created by this plat; being located on Parcel 3 and Parcel 4; and benefits Parcel 2 and Parcel 3. Each parcel shall share in the maintenance thereof. No more than three lots may utilize same access easement. Parcel 5 shall utilize the existing entrance.
9. Any further subdivision of this property will require review and approval of the Georgetown-Scott County Planning Commission.
10. Any new entrances on Paris Pike (US 460) shall require encroachment permit from the Commonwealth of Kentucky, Department of Transportation.
11. Existing entrances shown hereon were given approval by the Commonwealth of Kentucky, Department of Transportation per letter dated xxxxxx.
12. Gross area includes right-of-way dedication this survey, while net area excludes that right-of-way dedication hereon.

LINETYPE LEGEND:

- Survey Boundary
- - - - - Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

SOURCES OF TITLE:

Being a portion of that property deeded Alice Marshall by Lizzie E. Florence, Mary Frank Lee, Eugene Lee, et. al. by deed dated March 15, 1939 and recorded in Deed Book 64, Page 345.
Being a portion of that property deeded Alice Marshall & Halcom Marshall by W.C. Marshall, Nancy Marshall, & H.V. Marshall by deed dated March 1, 1953 and recorded in Deed Book 62, Page 450.
See the W.B. of Alice Marshall recorded in W.B. Book X, Page 333.
See the W.B. of Halcom Marshall recorded in W.B. Book 2, Page 636.
See the W.B. of Betty M. Ruth recorded in W.B. Book 4, Page 403.
See the W.B. of Halcom Vaughn Marshall recorded in W.B. Book 25, Page 334.
See the W.B. of William Clifton Marshall recorded in W.B. Book 25, Page 334.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1728.61'	388.72'	387.90'	S 85°28'37" E

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for the Marshall & Ruth Estates property, that the water distribution system of said development meets the requirements of the agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water service.

Date _____ General Manager _____

LAND SURVEYOR'S CERTIFICATION

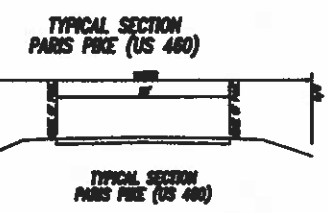
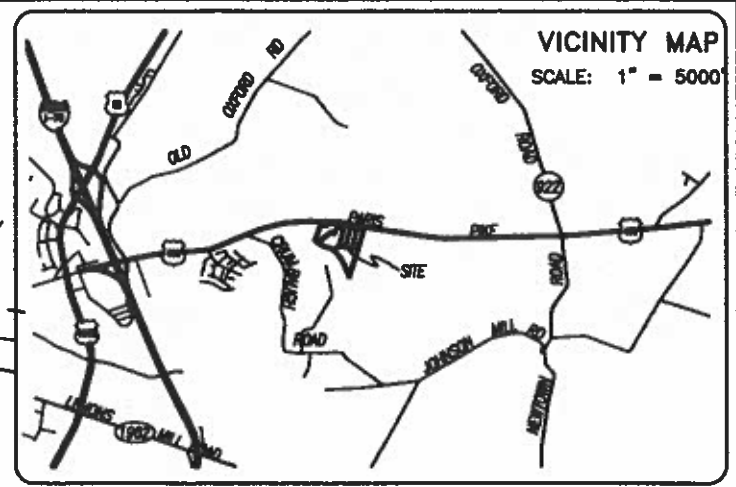
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverses and all measurements indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted unbalanced error of closure ratio of the random traverse was 1/25000 and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class _____ survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to True North & True S.

Mar 18, 2019 Date _____
P.O. Box 175
Cynthiana, Kentucky 41031

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 exceptions of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

Date _____ Chairman, Georgetown-Scott County Planning Commission _____



LINE	BEARING	DISTANCE
L1	S 07°30'18" E	13.21
L2	S 48°08'30" E	23.27
L3	S 78°35'35" E	21.78
L4	S 78°35'35" E	172.20
L5	S 78°35'35" E	61.74
L6	S 11°24'25" W	50.00
L7	S 78°31'27" E	133.73
L8	S 78°31'27" E	168.19
L9	S 11°30'08" W	10.00
L10	S 78°24'03" E	72.32
L11	S 78°24'03" E	316.68
L12	S 07°38'15" E	22.80
L13	S 20°00'00" W	32.82
L14	N 07°21'59" E	114.16
L15	S 48°38'02" W	258.68
L16	N 47°28'58" W	124.63
L17	S 47°28'58" E	124.63
L18	N 48°38'02" E	258.68
L19	S 40°55'21" W	114.75
L20	N 40°55'21" E	114.75
L21	S 02°51'21" W	164.28
L22	N 02°51'21" E	164.28

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 this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, paths, 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 and drainage facilities, including retention basins, shall be installed for proper functioning free of any debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be 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.

Date _____ Owner _____
Date _____ Owner _____
Date _____ Owner _____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that our company shall supply the Marshall & Ruth Estates property with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Kentucky Utilities Company Representative _____

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Holcom Vaughn Marshall Estate, Betty Joyce Marshall Ruth Estate, & William Clifton Marshall Estate fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date _____ Scott County Health _____

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 easements have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

PLOTTED: 05/15/19 @ 500 BY APD Date _____ Registered Surveyor _____

MINOR SUBDIVISION PLAT
HALCOM VAUGHN MARSHALL ESTATE
BETTY JOYCE MARSHALL RUTH ESTATE,
& WILLIAM CLIFTON MARSHALL ESTATE
#3701 PARIS PIKE (US 460)

	SCALE 1" = 200'	DATE 02/18/19	
	FILE NO. 18-3867	PLANNER MARLAMI	
	FIELD BOOK 164-28	CAD FILE MARLAMI	
	DRAWN BY APD	CHECKED BY APD	

P.O. Box 175
Cynthiana, Kentucky 41031
(659) 234-8957

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KRS 18.020

ASHTON GROVE ZONE CHANGE

Staff Report to the Georgetown-Scott County Planning Commission

June 13, 2019

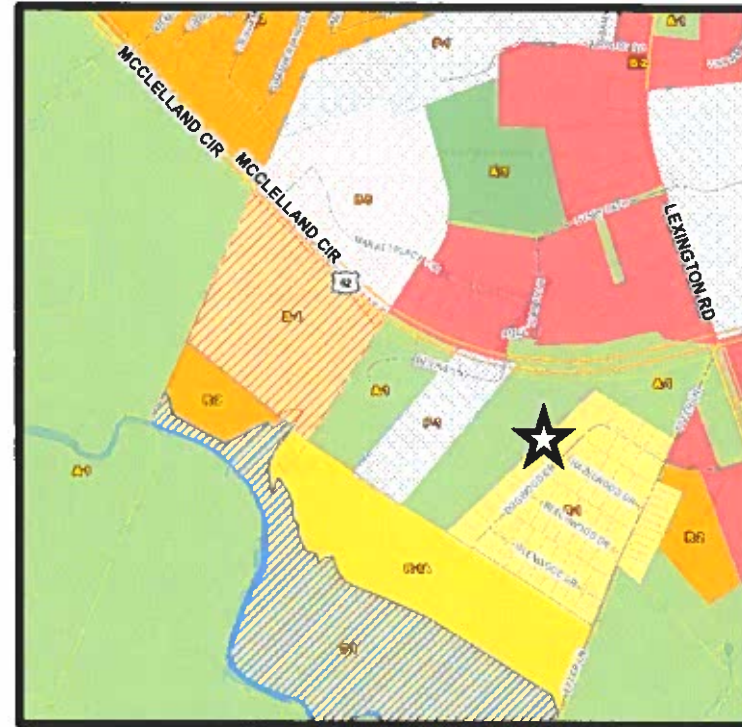
FILE NUMBER: ZMA-2019-22

PROPOSAL: Zone change request for 2.35 acres from R-2 PUD to B-4

LOCATION: South side of McClelland Circle and Bevins Lane in Georgetown

APPLICANT: Georgetown Senior Living, LLC

ENGINEER/DESIGNER: Kevin Rich, Kevin Rich Design Studios



STATISTICS:

Existing Zones	R-2 (Medium-Density Residential)
Proposed Zones	B-4 (Community Commercial)
Surrounding Zones	A-1 (Agricultural), R-2 (Medium Density Residential), P-1 (Professional Office)
Acreage	2.35 acres
Proposed Use	General Commercial and Medical Office
Sq. Ft. of Buildings	10,000 sf (approximately)
Parking	40 spaces/1 per 250sf (required) 67 spaces (proposed)
New street required	No
Linear feet of new street	N/A
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Ashton Grove Path

BACKGROUND:

The subject property is a proposed 2.35-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle.

The zoning of adjacent properties includes P-1 (Office), R-1 (Single-Family Residential) and A-1 (Agricultural).

The subject property is located on the south side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The main access will be from McClelland Circle at Bevins Lane and Ashton Grove Path, a private boulevard access road, that serves the Ashton Grove Assisted Living Facility and cottages.

The proposed parcel is currently part of the larger 10-acre lot that is being developed into fourteen duplex retirement cottages on a private street. The applicants are proposing to subdivide a 2.35-acre triangular shaped parcel, along the current frontage with McClelland Circle. The submitted concept plan shows two buildings with one access from a private street (Ashton Grove Path).

The entrance to the bypass is being improved currently to add a dedicated right turn lane and thru lane. These improvements were required by the Planning Commission as a condition of approval for the Assisted Living project. The traffic study done at the time of the Assisted Living project anticipated commercial development in the area where it is currently being proposed.

Proposed Zoning and Land Use:

2.35 acres of the total 80.16-acre Ashton Grove site is proposed to be rezoned to B-4 (Community Commercial) to provide a retail, convenience commercial and or medical or general office use area for the south side of the bypass. The remainder of the Ashton Grove development will remain R-2 PUD (Medium Density Residential), and C-1 (Conservation).

Legal Considerations:

Any zone change request is required to meet the following *Kentucky Revised Statutes*, Chapter 100 standards:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: This zone change proposal is largely in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2017) designates the areas proposed for the zoning change as Professional Office. The B-4 zone is a zone which was designed to allow small scale commercial, service and office uses in a walkable, pedestrian-centric environment. Big

Box stores over 100,000 square feet in area and automotive uses which require large areas of surface parking or outdoor display or storage are prohibited in the B-4 zone. The commercial retail and service use component is in agreement with the existing Future Land Use Map.

Further, the gradual step-down of intensity and buffering between urban and rural zones is a goal of the Comprehensive Plan, specifically along the Southern Greenbelt. This step-down manner of development has been applied through other developments in Georgetown with frontage on major arterials. A gradual decrease between the urban and rural areas allows for a transition of intensity and use. With additional requirements to maintain existing tree lines, further separation and distinction is made between the urban and rural land.

Again, it is staff's finding that B-4 small scale commercial and medical office development is appropriate in this location.

Conceptual Plan Review:

The conceptual plan and zone change request seeks approval for a pair of one-story commercial/office buildings and surrounding parking, buffered from the adjoining residential neighborhood and retirement cottages. The plan has many benefits, particularly the provision of medical office and/or commercial service uses in an easily accessible location that conforms to the Future Land Use Map and Zoning Ordinance. It is compatible with past practices and approvals to transition from commercial to less intense residential densities as you move from high speed arterial roads towards the urban service boundary and the Greenbelt.

Access:

The subject property will be accessed from McClelland Circle at Bevins Lane and a private street Ashton Grove Path. An access and maintenance agreement will be required for the property to develop using the existing private access road.

Traffic study

A Traffic Study was completed by CDM Smith. It concluded that the entrance to McClelland Circle at Bevins Lane would need to be improved to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection and a signal warrant study should be conducted to determine the appropriate time to install a signal. Based on the current traffic study at complete build out, including the commercial retail area.

Landscaping & Greenbelt:

This proposal is located adjacent to multiple residential zones. A landscape buffer will be required between the new commercial zone, if approved, and adjoining residential zones. The Greenbelt has been established as part of the Assisted Living Project and is located below the 820 contour, south of the subject property.

The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. In 2012, the Applicant rezoned a strip south of the 820 contour to the Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

At the Preliminary Development Plan stage, the Applicant would be required to show appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

RECOMMENDATION:

Based on the findings above, viewed in its entirety, the requested Zoning Map Amendment does satisfy the requirements of KRS 100.213, Staff recommends **approval** of the zone change request from R-2 PUD to B-4 for 2.35 acres at Bevins Lane and McClelland Circle.

LEGEND

560	EXISTING CONTOUR
561.23	EXISTING SPOT ELEVATION
—	EXISTING TREE MASS
—	EXISTING TREE
—	EXISTING FENCE
—	EXISTING WATER METER
—	EXISTING WATER VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING GAS VALVE
—	EXISTING OVERHEAD UTILITIES
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING UTILITY POLE
—	EXISTING DOWN GUY
—	EXISTING TRANSFORMER
—	EXISTING ELECTRIC MANHOLE
—	EXISTING ELECTRIC BOX
—	EXISTING LIGHT POLE
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING TELEPHONE MANHOLE
—	EXISTING OVERHEAD TELEPHONE
—	EXISTING UNDERGROUND TELEPHONE
—	EXISTING CATCH BASIN W/ PIPE
—	EXISTING SANITARY MANHOLE W/PIPE
—	ADJACENT PROPERTY W/ZONING

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG	OWNER	PARCEL ID
1	164 / 292	ISHMAEL RAYMOND L C/O NAHINDA	168-30-038.000
2	401 / 534	JOHNSON EVERETT R & LINDA K	168-30-027.000
3	175 / 194	GARRISON GAYLE H & N/A J REV LYG TRUST	168-30-025.000
4	142 / 184	WOOD JAMES PAUL & MARGARET	168-30-026.000
5	217 / 103	GRIFFIN ROBERT C & BEVERLY D	168-30-029.000
6	325 / 325	KENLEY ANGELA	168-30-030.000
7	250 / 224	THOMAS FERNANDO S & VANESSA J	168-30-032.000
8	373 / 613	DARRELL MARY SEAY & DWAYNE THOMAS	168-30-033.000
9	106 / 567	BORDERS DALLAS	168-30-034.000
10	118 / 353	BLACKBURN BLUFORD	168-10-005.000
11	330 / 449	CRISP MARGIE IRENE	169-10-004.000
12	250 / 041	PEARL MARY & RUTH	169-10-003.000
13	290 / 463	CARPENTER TERRY L	169-10-002.000
14	CO2 / 650	BANKERS LAND COMPANY & OTHERS	168-30-020.000

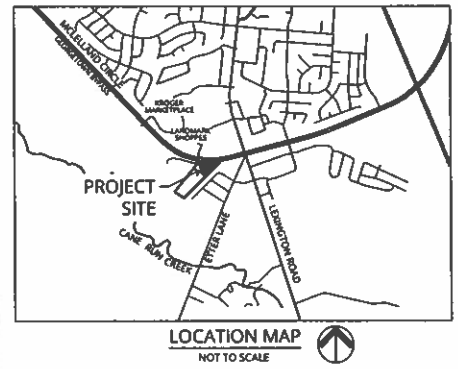
CERTIFICATION OF OWNERSHIP AND DEDICATION

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 THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I 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, SALT, OR TRASH.
- A CERTIFICATION OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UPON LOT NO. 1 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.

(DATE) 2019

- KEY**
- ENTRANCE DRIVE CONNECTION AT MCCLELLAND CIRCLE
SEE PLAN ENLARGEMENT THIS SHEET.
SITE ENCROACHMENT PERMIT # 07-2017-00424
 - ASPHALT PAVEMENT
 - PROPOSED PRIVATE ACCESS EASEMENT
(VARIABLE WIDTH)
 - 4" WIDE ASPHALT SIDEWALK (TYP)
 - TRASH ENCLOSURE
 - KARST FEATURE AREA & STRUCTURE EXCLUSION ZONE
SEE NOTE NO. 12 BELOW
 - TYPICAL COTTAGE BUILDING
REFER TO ARCHITECTS PLANS



PROJECT DATA

PROPOSED LOT NO. 1

PROPERTY AREA: 2.35 AC (102,228.11 SF)

LOT 1-A: 1.13 AC (49,285.43 SF)

LOT 1-B: 1.22 AC (52,942.68 SF)

EXISTING ZONING: R-2 (RESIDENTIAL)

PROPOSED ZONING: B-4 (COMMUNITY COMMERCIAL)

EXISTING LAND-USE: VACANT

PROPOSED LAND-USE: MEDICAL OFFICE/RETAIL

BUILDING DATA

PROP. BUILDING FOOTPRINT AREA: 10,000 SF (5,000 SF/BLDG)

MAX. BUILDING GROUND COVERAGE: 9.8%

PROP. BUILDING GROUND COVERAGE: 9.8%

MAX. ALLOWABLE BUILDING HEIGHT: 75-FT

PROP. BUILDING HEIGHT: 25-FT

MIN. PARKING SPACES REQUIRED: 40 (1 SPACE / 150 SF)

PARKING SPACES PROVIDED: 67 (DNCL. 4 HANDICAP ACCESSIBLE)

SETBACKS

MIN. FRONT YARD FROM R.O.W.: 50-FT

MIN. SIDE YARD: 0-FT

MIN. REAR YARD: 0-FT

LANDSCAPE BUFFER AREA

15' LBA REQUIRED ALONG BOUNDARY WITH RESIDENTIAL LOTS AS SHOWN (DNCL. 7' X 0' W/ TREELAND LT OF 80' X 6' W/ DR. ROW/ MEDGE OR 6' HT FENCE)

PROPOSED LOT NO. 2

PROPERTY AREA: 7.62 AC (331,935.64 SF)

EXISTING ZONING: R-2 (RESIDENTIAL)

PROPOSED ZONING: B-4 (COMMUNITY COMMERCIAL)

EXISTING LAND-USE: INDEPENDENT LIVING COTTAGES (UNDER CONSTRUCTION)

PROPOSED LAND-USE: NO CHANGE

BUILDING DATA

INDEPENDENT LIVING COTTAGE UNITS: 28 (14 DUPLEX BLDGS)

MAXIMUM ALLOWABLE DENSITY: 12.0 DU/AC

PROPOSED DENSITY: 3.67 DU/AC

PROPOSED BUILDING FOOTPRINT AREA: 49,000 SF (5,000 SF/BLDG)

MAX. BUILDING GROUND COVERAGE: 40%

PROPOSED BUILDING COVERAGE: 14.8%

MAX. ALLOWABLE BUILDING HEIGHT: 30-FT

PROPOSED BUILDING HEIGHT: 22-FT

MIN. PARKING SPACES REQUIRED: 56 (2 SPACES/UNIT)

PARKING SPACES PROVIDED: 56

SETBACKS

MIN. FRONT YARD FROM R.O.W.: 30-FT

MIN. SIDE YARD: 7.5-FT

MIN. REAR YARD: 25-FT

PURPOSE NOTE

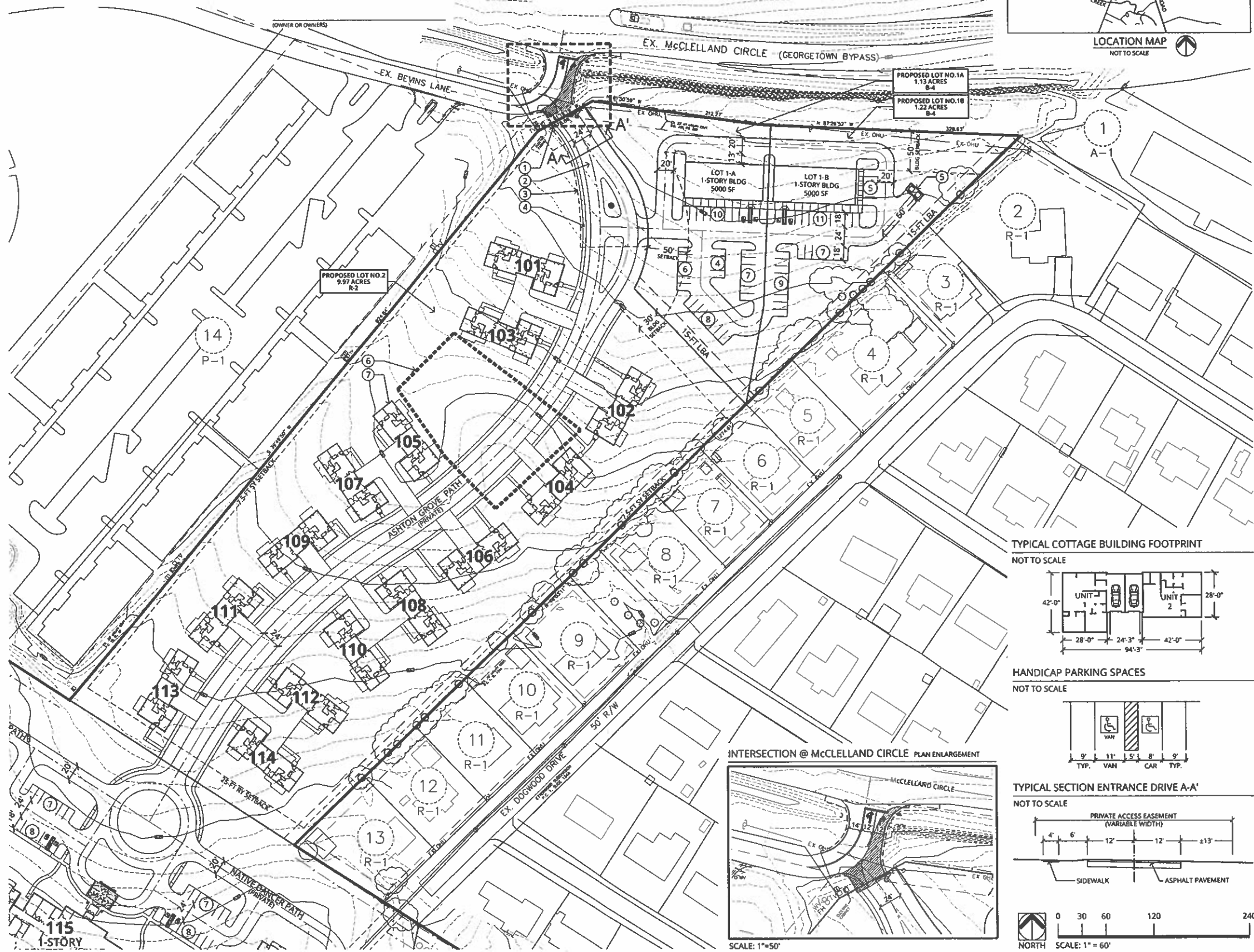
THE PURPOSE OF THIS PLAN IS TO REFLECT A CONCEPTUAL DEVELOPMENT FOR PROPOSED LOT NO. 1 IN CONJUNCTION WITH A MAJOR SUBDIVISION AND ZONE CHANGE REQUEST.

PROJECT NOTES

- ZONE CHANGE & CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON MAY 11, 2017. ZONE CHANGE FILE NO. ZMA-2017-18
- AMENDED PRELIMINARY DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON DECEMBER 14, 2017. PLANNING DEPT. FILE NO. POP-2017-49
- VARIANCE APPROVED BY PLANNING COMMISSION ON DECEMBER 14, 2017 TO ALLOW A REDUCTION IN MINIMUM PAVEMENT WIDTH FROM 25-FT TO 20-FT WHERE SHOWN. PLANNING DEPT. FILE NO. POP-2017-49

GENERAL NOTES

- UTILITY EASEMENT DESCRIPTION**
EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, COLUMBIA GAS, AT&T, TIME WARNER, AND OTHER APPROPRIATE UTILITY COMPANIES THEIR SUCCESSORS, ASSIGNS AND LESSEES. THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREIN THAT IN FALLING THEY MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NOT BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATED BY THESE EASEMENTS SHALL HAVE AN EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.
- DRAINAGE EASEMENT DESCRIPTION**
DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.
- INTERIOR CONVEYANCE, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES** SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- STORM SEWERS AND STORM WATER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOIL IN ORDER TO PREVENT EROSION.
- STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY PROTECTION AND RECHARGE FOR LOTS 1 AND 2 ARE PROVIDED BY THE ASHTON GROVE PROJECT PER APPROVED FINAL DEVELOPMENT PLAN & CONSTRUCTION DOCUMENTS.
- THIS CONCEPTUAL PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY; ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
- GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
- ALL ROADS AND DRIVES SHOWN ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
- LIMITS OF KARST FEATURE AREA & STRUCTURE EXCLUSION ZONE SHOWN AS PROVIDED TO RICH DESIGN STUDIOS BY GEOTECHNOLOGY AND ABR CONSTRUCTION ON 01/02/2019. ORIGINAL FILE NAME: ABR-ASHTON-NO-BUILD-1-2-2019.DWG



RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

291 N HUBBARDS LN. STE 172-101
LOUISVILLE, KENTUCKY 40207 USA
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH THE AUTHORS INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION, WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ANY ALTERATION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSE WITHOUT THE RICH DESIGN STUDIOS EXPRESSED WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

DEVELOPER

CONTINENTAL SENIOR COMMUNITIES
A Division of Continental Real Estate

150 E. BROAD STREET, 8TH FLOOR
COLUMBUS, OHIO 43215
614.221.1800 OFFICE 614.221.6365 FAX
WWW.CONTINENTAL-REAL ESTATE.COM

PROJECT NAME

ASHTON GROVE COMMERCIAL

PROJECT ADDRESS

MCCLELLAND CIRCLE,
GEORGETOWN, KY 40324
(PARCEL ID: 168-30-021.000)

SHEET TITLE

CONCEPTUAL PLAN FOR ZONE CHANGE

DATE ISSUED APRIL 1, 2019

DRAWN BY YZ

CHECKED BY KWR

PROJECT NUMBER 19120

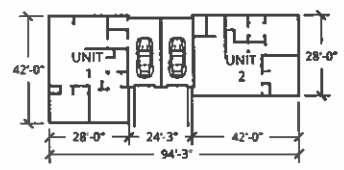
REVISIONS DATE

1 TRC COMMENTS 04.24.2019

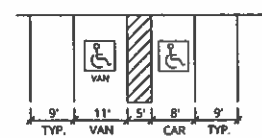
SHEET NUMBER

1.01

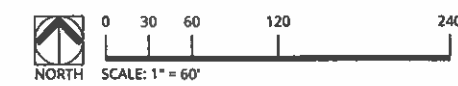
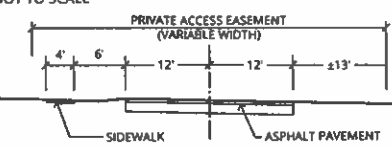
TYPICAL COTTAGE BUILDING FOOTPRINT
NOT TO SCALE



HANDICAP PARKING SPACES
NOT TO SCALE



TYPICAL SECTION ENTRANCE DRIVE A-A'
NOT TO SCALE



**ECOFIBRE KENTUCKY - HEMP BLACK
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
June 13, 2019**

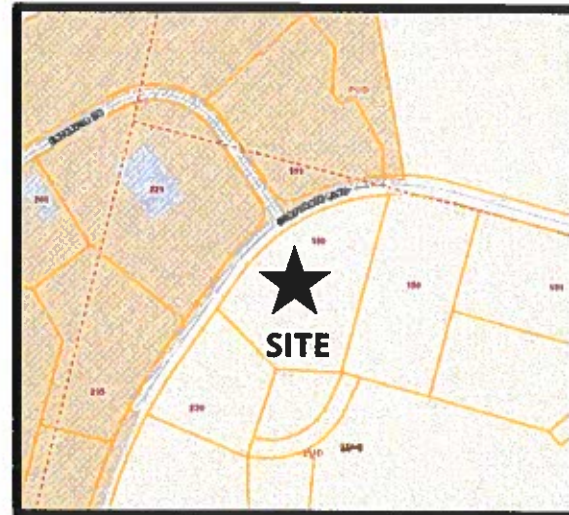
FILE NUMBER: PDP-2019-23

PROPOSAL: Preliminary Development Plan for a 50,000 SF building.

LOCATION: 190 Corporate Blvd

CONTACT: Edward Grueninger

ENGINEER: Ron Johnson, PE
R.M. Johnson Engineering, Inc.



STATISTICS:

Zone	BP-1 (Business, Research & Technology Park)
Surrounding Zones	BP-1 & I-1*
Site Acreage	6.32 acres
Building Area	50,000 square feet (14,400 SF Office & 35,560 SF Warehouse)
Max. Building coverage	40%
Building Coverage	18.2%
Parking Required	68 spaces
Parking Provided	75 spaces (3 handicap accessible)
Access	Corporate Boulevard
Variances/Waivers	1. Waiver to allow early grading.

BACKGROUND:
The application before the Planning Commission is a Preliminary Development Plan for 50,000 SF of office and warehousing. The uses proposed for the Project Site involves office/administrative, call center, research, development and testing of hemp-related materials and products, and warehousing. The Project Site is a 6.32-acre parcel that is zoned BP-1 (Business, Research & Technology Park) and is located at 190 Corporate Boulevard.

BP-1 Design Standards (project analysis is underlined):

1. Minimum Size of Zone: N/A
2. Maximum Building Height: three (3) stories or 40 feet. The proposed building is a maximum of 32 feet.
3. Maximum Building Ground Coverage: 40% The proposed building covers 18.2% of the lot.
4. Area Requirements
 - a. Front Yard Setback: 50 feet This application meets this requirement.
 - b. Side Yard Setback: 20 feet This application meets this requirement.
 - c. Rear Yard Setback: 30 feet This application meets this requirement.
 - d. Peripheral Boundary: 50 feet N/A.
5. Loading Areas: Loading areas shall be located, constructed and/or landscaped so as not to be visible from any public or private road right-of-way. This application meets this requirement.
6. Utilities: Utility transmission lines shall be placed underground, and all transformers shall be located in the rear yard. This application meets this requirement.
7. Landscaping and Screening
 - a. Where adjacent to residential or agriculturally zoned land: 50 feet of open space. N/A
 - b. All vehicle use areas located adjacent to property lines shall be landscaped and screened in accordance with Section 6.13.1C-D and 6.13.2 A-D of the Landscape Ordinance This application meets this requirement.
 - c. Developments along arterials or collectors shall incorporate buffering meeting the standards of the Landscape and Land Use Buffers Ordinance along the right-of-way. This application meets this requirement.
 - d. Additional landscaping and screening may be required by the Planning Commission to effectively buffer adjacent land use within the park as deemed appropriate.
8. Open Space and Natural Area Preserves: N/A
9. Signage: Any signage used as part of this development will need to comply with the BP-1 regulations and receive appropriate permits through the Building Inspection Office.
10. Access and Parking:
 - a. Off-Street Parking: The office portion of the development requires 4 spaces per 1,000 square feet of floor area. The warehouse area requires 2 spaces per 3 employees on the largest employment shift. The combined area requires 68 spaces, and the Applicant is proposing 75, which meets the requirements.
 - b. On-Street Parking is Prohibited: This application meets this requirement.
 - c. Vehicular access locations shall be a minimum of 25 feet wide and a maximum of forty (40) feet wide: This application meets this requirement.
 - d. The use of frontage or service roads shall be encouraged to serve individual lots within the park. N/A.
 - e. Internal sidewalks shall be encouraged to promote pedestrian access to open space, natural area preserves and/or the greenways and trails. This application meets this requirement.
 - f. Vehicular access locations shall be limited to 1 access per 150 feet of street frontage or as determined by the Planning Commission Director, Planning Commission Engineer, and the City Engineer. This application meets this requirement.
 - g. Additional Parking Standards:

- i. Required parking for any use not listed in the *Zoning Ordinance* or *Subdivision & Development Regulations* shall be determined by the Planning Director and approved through the development plan process. N/A
- ii. If the required parking cannot be provided on the same lot as the principal use... N/A
- iii. All vehicle use areas shall be paved or concrete, no gravel or similar type surface is permitted. This application meets this requirement.
- iv. If the principal use, building or development having an insufficient number of parking spaces is increased by 50 percent or less... N/A.
- v. On sites with multiple tenants...N/A

11. Environmental Standards

a. Lighting Standards

- i. Any exterior illumination shall be directed away from adjoining properties. All lighting shown on the Final Development Plan will need to comply with this requirement.
- ii. The maximum height of any lighting structure shall be 25 feet. This application meets this requirement.
- iii. Lighting structures are to be a dark or neutral color. This application meets this requirement.
- iv. All parking, road, and security lights shall be cut-off luminaries. This application meets this requirement.

b. Stormwater Runoff and Drainage: These items will be addressed through the Final Development Plan. The Preliminary Development Plan indicates areas for both stormwater detention and quality.

12. Building Design: The building design has been approved by the Lanes Run Business Park Authority.

Land Use Buffers and Landscaping:

The landscaping plan submitted with this application needs a few minor revisions to ensure the landscaping statistics, shown trees, and the table specifying the tree species are all in alignment. The landscaping plan on the Final Development Plan will need to meet the requirements of the *Landscaping and Land Use Buffers Ordinance*.

Early Grading

The Applicant would like to begin grading the site prior to Final Development Plan approval. This has been allowed in the past by the Planning Commission, primarily in industrial zones, subject to approval by the Planning Commission Engineer of the grading, stormwater, and erosion control plans. Staff is not opposed to granting a permit for early grading.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a building 50,000-square feet in size, with the following waiver and conditions of approval:

Waiver:

1. Granting of a grading permit to begin earthwork prior to Final Development Plan approval, subject to approval of the Planning Commission Engineer of Stormwater, Grading, and Erosion Control Plans. 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.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. The Final Development Plan will need to comply with all stormwater management requirements.
4. 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.
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*.

SITE IMPROVEMENT NOTES

1. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC AND BOUNDARY SURVEY.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS & INVERTS UTILITY ROUTINGS, UTILITY CROSSINGS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. PREPARE PATCH LOCATIONS WITH STEEL, PLUMBING AND ELECTRICAL PLANS.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. BUYER FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. ALL CURB TOLERANCES ARE TO BE TURNED TO GRADE. NEW WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL SIDEWALKS & HANDICAP RAMPS SHALL BE BUILT TO ADA STANDARDS.
8. CONTRACTOR SHALL MAINTAIN THE DIRECTION OF TRAFFIC.
9. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
10. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL AND/OR STATE GOVERNING AGENCY.
11. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
12. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
13. ALL PAINTED TEXT SHALL BE PER CURRENT MUTCD REQUIREMENTS.
14. THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING AND OTHER REQUIRED CONTROL MEASURES SECURING THE WORK AREA FROM EXISTING TRAFFIC TO ASSURE PUBLIC SAFETY.
15. THE CONTRACTOR IS RESPONSIBLE FOR FULL MAINTAINING THE SITE LEVEL, THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
16. ANY DISCREPANCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS AND SPECIFICATIONS.
17. PROVIDE 5% EXPANSION JOINT MATERIAL W/ SEALANT WHERE NEW CONCRETE CURBS OR PAVEMENT ADJUT STRUCTURES BUILT ON ETC.
18. CONCRETE JOINTS SHALL BE TOoled AS PER OWNER'S CONTRACTOR.

SITE STATISTICS

ZONING: SP-1 BUSINESS RESEARCH & TECHNOLOGY PARK
TOTAL PROPERTY: 4.22 AC. 275,379 SQ. FT.

DEVELOPMENT REQUIREMENTS
ZONE: SP-1 BUSINESS RESEARCH & TECHNOLOGY PARK
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 30'
MINIMUM REAR SETBACK: 30'

PARKING REQUIREMENTS
4 SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA UP TO 20,000 SQ. FT.
2 SPACES FOR EACH 3 EMPLOYEES ON MAJOR BUSINESS DISTRICT

OFFICE 14,431 SQ. FT. - 58 SPACES
EMPLOYEES 15 - 10 SPACES
TOTAL REQUIRED: 88 SPACES
TOTAL PROVIDED: 75 SPACES

EXTERIOR REQUIREMENTS
ONE FREE STANDING SIGN, NOT TO EXCEED 100 SQUARE FEET AND 40 FEET IN HEIGHT
ONE WALL MOUNTED SIGN PER BUILDING AT 1 SQUARE FOOT PER LINEAL FOOT OF THE BUILDING FRONTAGE UP TO A MAXIMUM OF 120 FEET
WALL MOUNTED SIGNS SHALL NOT EXTEND OR PROJECT ABOVE THE MARKET WALL MORE THAN 12 INCHES
ROOF TOP SIGNS SHALL NOT BE PERMITTED

INTERIOR REQUIREMENTS
SITE SHALL MEET ALL STORMWATER MANAGEMENT REQUIREMENTS FOR THE GEORGETOWN STORMWATER MANUAL. SEE GEORGETOWN SUBDIVISION AND DEVELOPMENT REGULATIONS, JANUARY 2015 EDITION.

UTILITY PROVIDERS

- ELECTRICITY**
KENTUCKY UTILITIES (KUK)
2000 CLAYTON STREET
GEORGETOWN, KY 40324
606.581.0300
- TELEPHONE**
AT&T
111 OSBORNE HWY. SUITE 3
GEORGETOWN, KY 40324
502.370.3877
- WATER**
KENTUCKY AMERICAN WATER
2300 RICHMOND ROAD
LEXINGTON, KY 40502
606.299.2366
- SANITARY SEWER**
GEORGETOWN SEWER DEPARTMENT
633 BROADWAY STREET
GEORGETOWN, KY 40324
606.863.7814
- CABLE**
SPECTRUM
150 MARY LYNN DR. SUITE 100
GEORGETOWN, KY 40324
606.876.2069
- NATURAL GAS**
COLUMBIA GAS OF KENTUCKY
2001 MERCER ROAD
LEXINGTON, KY 40511
606.432.6443



UNDERGROUND UTILITIES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY BASED ON INFORMATION PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY NOTES

THE UTILITIES ARE SHOWN ON THE DRAWINGS AS ACCURATELY AS THEY HAVE BEEN PROVIDED TO THE DESIGN PROFESSIONAL. THEIR LOCATIONS ARE NOT GUARANTEED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO STARTING CONSTRUCTION. THE UTILITIES SHOWN REPRESENT COORDINABLE FEATURES ALONG WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND ARE THEREFORE NOT WARRANTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD VERIFY ALL UTILITY LOCATIONS. BUSES, TYPE ETC NEEDED TO COMPLETE THE WORK OF THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IF A PROBLEM (S) OCCUR(S) IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE UTILITY COMPANIES AND DOES NOT NOTIFY THE DESIGN PROFESSIONAL OF POTENTIAL PROBLEMS HE DOES SO AT HIS OWN RISK.

JOB SAFETY NOTES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF RM JOHNSON ENGINEERING, INC. NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF RM JOHNSON ENGINEERING, INC. EMPLOYEES OR SUBCONTRACTORS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION METHODS, REQUIREMENTS, TECHNOLOGY, TO PROCEDURES NECESSARY FOR PREPARING, SUBMITTING AND CONDUCTING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. BEFORE WORKING ON ANY PROJECT THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND WARRANTIES THAT RM JOHNSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

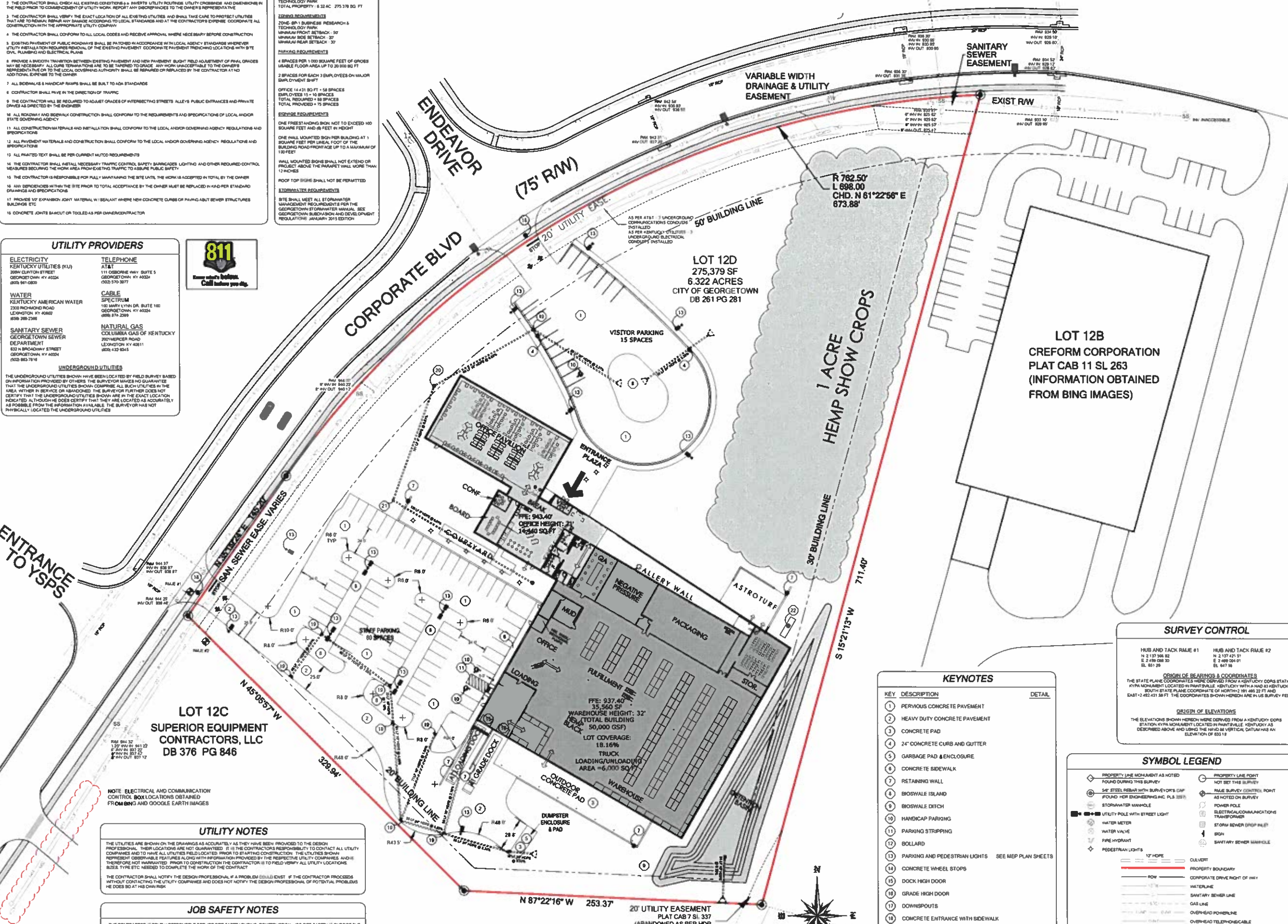
ENTRANCE TO YSPS

LOT 12C
SUPERIOR EQUIPMENT CONTRACTORS, LLC
DB 376 PG 846

LOT 12D
275,379 SF
6.322 ACRES
CITY OF GEORGETOWN
DB 261 PG 281

LOT 12B
CREFORM CORPORATION
PLAT CAB 11 SL 263
(INFORMATION OBTAINED FROM BING IMAGES)

REMAINING LOT 12
+/-1.33 ACRES
CITY OF GEORGETOWN



KEYNOTES

KEY	DESCRIPTION	DETAIL
1	PERVIOUS CONCRETE PAVEMENT	
2	HEAVY DUTY CONCRETE PAVEMENT	
3	CONCRETE PAD	
4	24" CONCRETE CURB AND GUTTER	
5	GARBAGE PAD & ENCLOSURE	
6	CONCRETE SIDEWALK	
7	RETAINING WALL	
8	BIOSWALE ISLAND	
9	BIOSWALE DITCH	
10	HANDICAP PARKING	
11	PARKING STRIPPING	
12	BOLLARD	
13	PARKING AND PEDESTRIAN LIGHTS	SEE MEP PLAN SHEETS
14	CONCRETE WHEEL STOPS	
15	DOCK HIGH DOOR	
16	GRADE HIGH DOOR	
17	DOWNSPOUTS	
18	CONCRETE ENTRANCE WITH SIDEWALK	
19	TYPE F CURB INLET	
20	DROP INLET	
21	ADS NYPLAST MANHOLE WITH SOLID LID	
22	RAINFALL RECOVERY TANK	

SURVEY CONTROL

HUB AND TACK RAME #1	HUB AND TACK RAME #2
N 2 17' 388.82	N 2 17' 371.31
E 2 478' 088.30	E 2 489' 504.01
EL. 851.29	EL. 847.96

ORIGIN OF BEARINGS & COORDINATES
THE STATE PLANE COORDINATES WERE DERIVED FROM A KENTUCKY CORRS STATION KYMA MONUMENT LOCATED IN PAINVILLE, KENTUCKY WITH A MAG 83 KENTUCKY SOUTH STATE PLANE COORDINATE OF NORTH 191 485 22 FT. AND EAST 1 452 431.86 FT. THE COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.

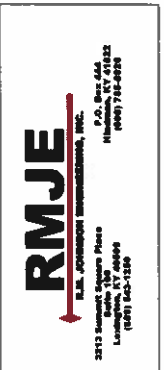
ORIGIN OF ELEVATIONS
THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM A KENTUCKY CORRS STATION KYMA MONUMENT LOCATED IN PAINVILLE, KENTUCKY AS DESCRIBED ABOVE AND USING THE MAG 84 VERTICAL DATUM HAS AN ELEVATION OF 833.18

SYMBOL LEGEND

PROPERTY LINE MONUMENT AS NOTED FOUND DURING THIS SURVEY	PROPERTY LINE POINT NOT SET THIS SURVEY
5/8" STEEL REBAR WITH SURVEYOR'S CAP FOUND FOR ENGINEERING, INC. P.L.S. 3337	RAILS SURVEY CONTROL POINT AS NOTED ON SURVEY
STORMWATER MANHOLE	POWER POLE
UTILITY POLE WITH STREET LIGHT	ELECTRICAL COMMUNICATIONS TRANSFORMER
WATER METER	STORM SEWER GRIP INLET
WATER VALVE	SDM
FIRE HYDRANT	SANITARY SEWER MANHOLE
PEDESTRIAN LIGHTS	
12" HOLE	CLVERT
18" HOLE	PROPERTY BOUNDARY
ROW	CORPORATE DRIVE RIGHT OF WAY
WATERLINE	
SANITARY SEWER LINE	
GAS LINE	
OVERHEAD POWERLINE	
OVERHEAD TELEPHONE CABLE	
DRAINAGE DITCH	
PERCE	
12" HOLE	SETBACK LINES
18" HOLE	STORM SEWER WITH DROP INLET
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE CABLE	



829 E Market Street, Suite B
Louisville, Kentucky 40206
502.583.4697



PRELIMINARY DEVELOPMENT PLAN
ECOFIBRE KENTUCKY - HEMP BLACK
190 Corporate Drive
GEORGETOWN, KENTUCKY



CIVIL

PROJECT	2019-20
DATE	5/28/2018

REVISIONS

NO.	DESCRIPTION

SITE PLAN
C-3
COPYRIGHT 2018 - JRA, INC.

**CHIVERS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JUNE 13, 2019**

FILE NUMBER: FSP-2019-24

PROPOSAL: Final Subdivision Plat to subdivide a 5.64-acre lot from a parent tract of 18.97 acres.

LOCATION: 815 Locust Fork Road

OWNER: Seaborn & Deborah Chavers

CONSULTANT: Keith Winstead
Thoroughbred Engineering



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1
Site Acreage	18.97 acres (Tract #1: 13.33 acres; Tract #2: 5.64 acres)
Access	Locust Fork Road
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Subdivision Plat to subdivide a 5.64-acre lot from a parent tract of 18.97 acres. The remainder tract will be 13.33 acres in size.

The proposed lot and remainder are shown to have adequate lot width and appropriate setbacks for the A-1 zoning district. The final plat will need certifications from water and electric utilities as well as the Health Department.

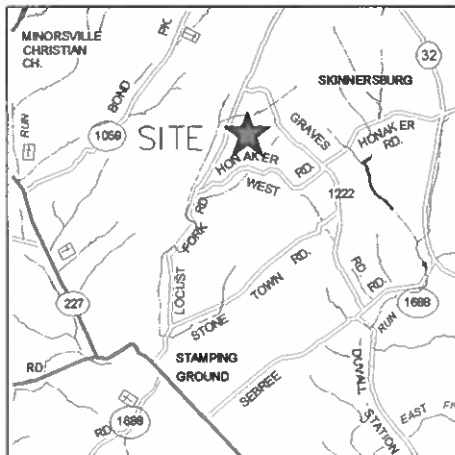
Access:
Tract #1 has an existing entrance from Locust Fork Road, and Tract #2 shows a proposed entrance from the same road. The safety of the entrance location will need to be verified before the final plat is recorded.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat to subdivide the Chavers Property into two tracts with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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 plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.



VICINITY MAP

LEGEND

- BOUNDARY BREAK POINTS
- SET 1/2" IRON BAR W/ CAP "CS3870"
- PROPOSED BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY
- BUILDING LINE
- ROAD
- FENCE
- EASEMENT

Site Statistics

Parcel Number: 036-00-020.002
 ZONE A-1
 Property 18.97 Acres
 Setback Dimensions:
 Front - 50'
 Side - 50'
 Rear - 50'

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2 FROM TRACT 1 AS SHOWN.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

_____, (DATE), 20____

(OWNER OR OWNERS)

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

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY _____ WITH WATER SERVICES. 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. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND HEREBY DEDICATED TO GMWSS.

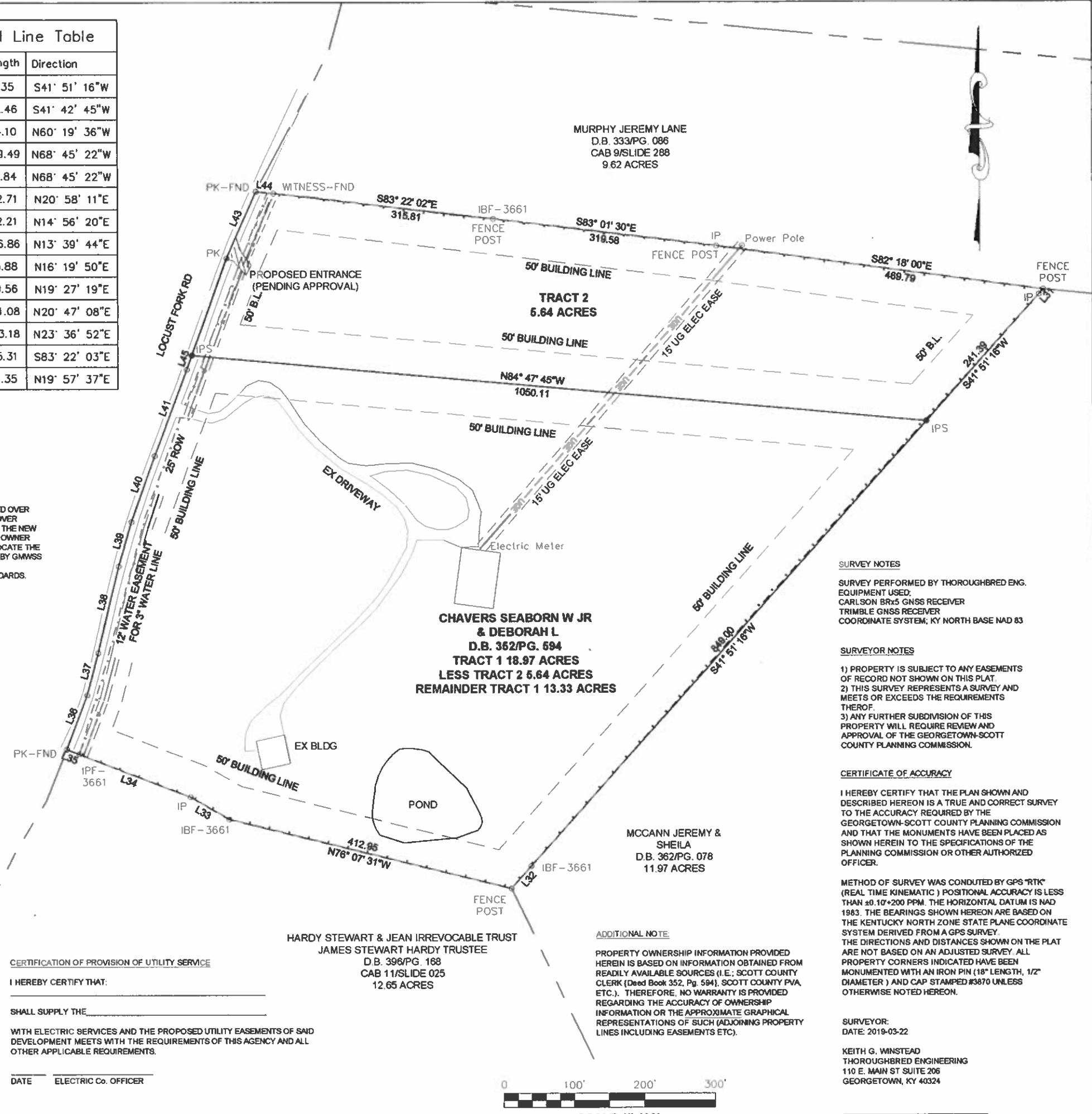
_____, DATE

GENERAL MANAGER

Line #	Length	Direction
L31	9.35	S41° 51' 16"W
L32	42.46	S41° 42' 45"W
L33	64.10	N60° 19' 36"W
L34	169.49	N68° 45' 22"W
L35	18.84	N68° 45' 22"W
L36	82.71	N20° 58' 11"E
L37	62.21	N14° 56' 20"E
L38	126.86	N13° 39' 44"E
L39	65.88	N16° 19' 50"E
L40	99.56	N19° 27' 19"E
L41	131.08	N20° 47' 08"E
L43	103.18	N23° 36' 52"E
L44	25.31	S83° 22' 03"E
L45	21.35	N19° 57' 37"E

WATER LINE NOTE

COVER MUST BE MAINTAINED OVER EXISTING WATER LINE. IF COVER CANNOT BE MAINTAINED AT THE NEW ENTRANCE, THE PROPERTY OWNER WILL BE REQUIRED TO RELOCATE THE WATER MAIN AS REQUIRED BY GMWSS AND BUILT TO CURRENT SPECIFICATIONS AND STANDARDS.



SURVEY NOTES

SURVEY PERFORMED BY THOROUGHbred ENG. EQUIPMENT USED: CARLSON BR15 GNSS RECEIVER TRIMBLE GNSS RECEIVER COORDINATE SYSTEM: KY NORTH BASE NAD 83

SURVEYOR NOTES

- 1) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.
- 2) THIS SURVEY REPRESENTS A SURVEY AND MEETS OR EXCEEDS THE REQUIREMENTS THEREOF.
- 3) ANY FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL OF THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

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 MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR: DATE: 2019-03-22

KEITH G. WINSTEAD
 THOROUGHbred ENGINEERING
 110 E. MAIN ST SUITE 206
 GEORGETOWN, KY 40324

DATE OF SURVEY - 2019-03-12

ADDITIONAL NOTE:

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.: SCOTT COUNTY CLERK (Deed Book 352, Pg. 594), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).



SCALE 1"=100'

PLAT SHOWN HEREON REPRESENTS A SURVEY AND COMPLIES WITH 201 KAR 18:150

THOROUGHbred ENGINEERING
 110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS
 MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

MINOR SUBDIVISION PLAT
CHAVERS PROPERTY
815 LOCUST FORK RD
STAMPING GROUND, SCOTT COUNTY, KY

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

**109 MARKETPLACE CIRCLE
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JUNE 13, 2019**

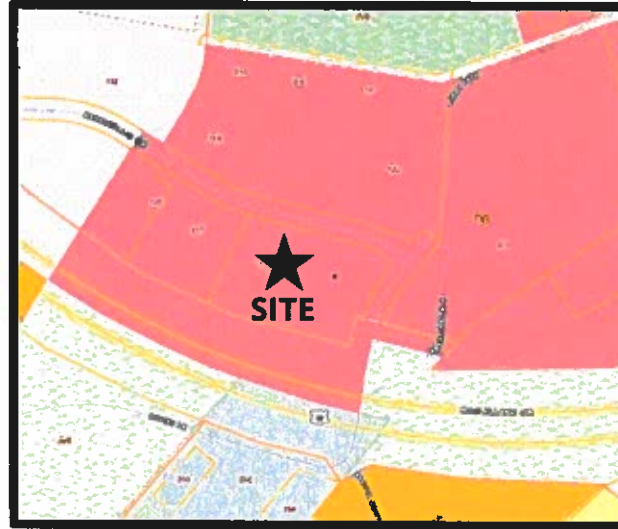
FILE NUMBER: PSP-2019-25

PROPOSAL: Preliminary Subdivision Plat to create a 1.045-acre lot and a 0.757-acre lot.

LOCATION: 109 Marketplace Circle

OWNER: Brent Rice

CONSULTANT: Rich Newton, PLS
Vision Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2
Site Acreage	1.802 acres (Lot 3A: 1.045 acres; Lot 3B: 0.757 acres)
Access	Marketplace Circle
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Preliminary Subdivision Plat to subdivide the commercial lot at 109 Marketplace Circle into two lots.

The Planning Commission recently approved a Preliminary Development Plan for the area shown on this plat as Lot 3A. The two lots are shown with adequate size, lot widths at the building line, and setbacks. Development of these lots shall be in accordance with development plans approved by the Planning Commission.

Access:

The proposed lots will have direct access to Marketplace Circle but will not have vehicular access to Lusby Path or McClelland Circle. Sidewalks are already in place along Lusby Path and Marketplace Circle to provide for pedestrian access.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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 plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

STORM SYSTEM NOTE:

THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE STORM DRAINAGE AND MAINTENANCE AGREEMENT OF RECORD AT DEED BOOK 340, PAGE 305.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	274.63	29.14	29.13	S 71°26'48" E	6°04'49"
C2	35.00	66.78	57.10	S 13°43'31" E	109°18'58"
C3	225.00	111.96	110.81	S 28°40'26" W	28°30'39"
C4	100.00	37.28	37.07	N 25°24'15" E	21°21'39"
C5	100.00	37.26	37.05	N 25°24'37" E	21°20'56"

CERTIFICATION OF GMWSS INFRASTRUCTURE

THE OWNERSHIP OF WATER LINES, SEWER LINES, FORCE MAINS, PUMP STATIONS, AND APPURTENANT STRUCTURES THERETO, EXISTING OR INSTALLED, AND LOCATED WITHIN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, BY AND THROUGH THE GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) FOR OPERATION FOR A PERIOD OF ONE (1) YEAR FOLLOWING RECORDING OF THIS PLAT WITH SCOTT COUNTY CLERKS OFFICE. ANY AND ALL MAINTENANCE COSTS INCURRED BY GMWSS AS A RESULT OF FAULTY EQUIPMENT OR INSTALLATION WILL BE INVOICED TO THE DEVELOPER FOR REIMBURSEMENT TO GMWSS.



VICINITY MAP
NO SCALE

CERTIFICATION OF WATER & SEWER SERVICES

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO SUPPLY 105 MARKETPLACE CIRCLE WITH WATER SERVICES/SEWAGE DISPOSAL SERVICES. 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. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND HEREBY DEDICATED TO GMWSS.

CERTIFICATION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT KU-LGE SHALL SUPPLY LOT 3A & 3B OF LANDMARK SHIPPERS WITH ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

NOTES

1. THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON APRIL 14, 2017 AND JANUARY 25, 2019. 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 AND HAS NOT BEEN ADJUSTED. 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 REMAIN THE SAME AS DEPICTED ON PREVIOUS PLATS AS RECORDED IN 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. NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS PLAT.
6. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN, NOR ENCRUACH UPON ANY DRAINAGE EASEMENT.
7. FFE FOR ANY STRUCTURE LOCATED ON LOT 3B SHALL BE 1' ABOVE THE RIM ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE.

FLOOD CERTIFICATION

NO PORTION OF THE SUBJECT PARCEL IS WITHIN A 100 YEAR FLOODPLAIN AS DEPICTED ON FEMA FIRM PANEL 21209C0187D, EFFECTIVE DATE OF 12/21/2017.

LAND SURVEYORS CERTIFICATION

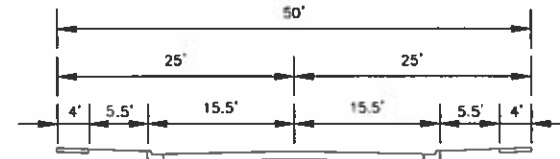
I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE. SEE NOTE 1 FOR BASIS OF BEARINGS AND CLOSURE DATA.

RICHEY B. NEWTON PLS 3674 CERT. DATE

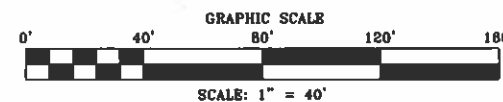
PLANNING COMMISSION CERTIFICATION

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



TYPICAL SECTION - MARKETPLACE CIRCLE
50' RIGHT-OF-WAY
NOT TO SCALE



LOT 4B
107 MARKETPLACE CIRCLE
PVA #168-30-120-000
MARKETPLACE CIRCLE, LLC
D.B. 404, PG. 701
P.C. 12, SLD. 079
ZONE: B-2

LOT 3A
109 MARKETPLACE CIRCLE
PVA #168-30-121-000
BRENT W. AND BRENDA L. RICE
D.B. 356, PG. 024
P.C. 11, SLD. 082
ZONE: B-2
AREA: 1.045 AC

LOT 3B
109 MARKETPLACE CIRCLE
PVA #168-30-121-000
BRENT W. AND BRENDA L. RICE
D.B. 356, PG. 024
P.C. 11, SLD. 082
ZONE: B-2
AREA: 0.757 AC

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 FOUND "PHILLIPS-LS 3350"

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.

BRENT & BRENDA RICE
1547 TATES CREEK ROAD
LEXINGTON, KY 40502
DATE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3A INTO TWO LOTS AND CREATE A 24' ACCESS EASEMENT AS DEPICTED HEREON.

EASEMENT RELEASE

I HEREBY CERTIFY THAT THERE ARE NO RECORDED OR ACCRUED UTILITY AND DRAINAGE EASEMENTS BEING ELIMINATED BY THIS PLAT.

RICHEY B. NEWTON PLS 3674



ACCESS EASEMENT NOTE:

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

DATE

BRENT & BRENDA RICE
1547 TATES CREEK RD.
LEXINGTON, KY 40502



Water Resources, Environmental, Civil & GIS Consultant
128 E. Georgetown Road, Suite 301, Lexington, KY 40517
Ph: (606) 555-0516 Fax: (606) 522-4065
www.visionengr.com

CLIENT/PROPERTY OWNER:
BRENT & BRENDA RICE
1547 TATES CREEK ROAD
LEXINGTON, KY 40502

LANDMARK SHOPPES, LLC
LOT 3A
109 MARKETPLACE CIRCLE
GEORGETOWN, SCOTT COUNTY, KY
SUBDIVISION PLAT

RECORDATION DATA



BLUEGRASS REGIONAL LAND USE RESOLUTION

A Resolution Outlining and Adopting A Common Set of Principles that Promote Conversation and Establish A Broad Framework Upon Which Stakeholders May Build to Implement Effective Regional Land Use Planning.

WHEREAS – The Bluegrass Regional Landscape is our defining feature, renowned for the quality of its agricultural and natural resources, and fully deserving of the best available and most carefully considered intentional and collaborative planning efforts by its Stakeholders; and,

WHEREAS – There is a fundamental need for continued deliberate, collaborative, balanced, and responsible Land Use Planning in the Bluegrass Region; and,

WHEREAS – Ensuring that a reasonable balance is struck and maintained between addressing the ongoing need for regional quality of life concerns and economic development, of which agriculture should be a critical component; and,

WHEREAS – A diverse partnership-style coalition of Stakeholders, employing a set of broadly accepted, common and fundamental principles is the key to establishing an effective and mutually beneficial Land Use Planning Framework; and,

WHEREAS – Such a Framework will result in maintaining, enhancing and celebrating the development and expansion of the distinct character of our cities and counties while protecting the many natural features that make up the unique Bluegrass “Brand;”

THEREFORE, BE IT RESOLVED that the Board of Directors for Bluegrass Tomorrow Incorporated; with input from a wide array of regional stakeholders and organizations, adopts the following principles as a common-ground starting point for discussions, decisions, and local policy development in support of improved Land Use Planning across the Bluegrass Region.

1. Effective communication between all Stakeholders in the Region is fundamental to the success of any collaborative effort. Therefore, all stakeholders will place a priority on improving inter-organizational communication with respect to transparency of planning, education of the citizenry, and outreach beyond individual city and county boundaries.

2. Planning in support of solutions to regional issues will be collaborative, balanced, based on shared responsibility between urban and rural. It will respect realistic and reasonable environmental sensitivities and address relevant cultural, heritage, natural resources, and tourism needs and opportunities in the Bluegrass Region, which supports a multi-billion-dollar travel and tourism industry related to the land.
3. Agriculture is a key economic driver in the Region. Preserving prime agricultural lands and working to limit sprawl are generally recognized and accepted as being of critical importance to the Bluegrass Region. Such concepts as these, as already contained within existing municipal, county, and joint comprehensive plans should be supported.
4. Due to the importance of inter and intra-regional connectivity, planning for multi-modal transportation related projects and road improvements that improve connectivity should receive the same balanced, collaborative approach.
5. A need exists to tie together individual county land use maps for analysis to identify and highlight areas of possible opportunity or conflict, including connectivity of corridors, land use designations, infrastructure, urban service boundaries, and land use planning along county boundaries.
6. The concept of infill and redevelopment and rehabilitation is important and is broadly supported within the region, in comparing comprehensive plans in 18 counties. It should be a standing factor in land use planning deliberations.
7. The broad-based, shared regional land use planning partnership formed to plan the "Conversation with the Region on Land Use Planning," should continue and be expanded. Additional ongoing input from elected officials, local governments, planners, and stakeholders to guide future planning efforts in the 18-county region, will ensure focus on mutually agreed upon principles, encourage consistency and continuity of design standards, and maximize opportunities for economic development and promulgation of our Bluegrass "Brand."

Adopted:

Approved: _____
 Chairman, Bluegrass Tomorrow Date:

Approved: _____
 President CEO, Bluegrass Tomorrow Date:



Proposed Amendments to Zoning Ordinance:

A. Clarify Zero Lot line Restrictions

Section 2.6 GENERAL REGULATIONS FOR LOTS AND YARDS

[Add New Section] 2.66 ZERO LOT LINE RESTRICTIONS FOR NON-RESIDENTIAL DISTRICTS

when two adjoining lots, except in the B-3 District, are under separate ownership a minimum 5' building setback shall be maintained on the property being developed, unless a 5' minimum construction and maintenance easement is established by agreement of both lot owners.

[Add New Section] 4.47 E. when two adjoining lots, except in the B-3 District, are under separate ownership a minimum 5' building setback shall be maintained on the property being developed, unless a 5' minimum construction and maintenance easement is established by agreement of both lot owners.

[Add footnote] to Schedule of Dimension and Area Regulations Table.

B. Amendment of Requirements for Outdoor Storage and Outdoor Sales and Display in Non-Residential Districts.

[Add New Definitions, Article 2.1]

Outdoor Storage: The keeping of any inventory, goods, material, or merchandise, including raw, semi-finished, and finished material for more than 24 hours, including any containers intended to store materials.

Outdoor Sales and Display: Area used for display of merchandise or goods available for purchase from a business, located outdoors.

Outdoor Processing: Perform a series of mechanical or physical operations on goods, materials or merchandise in order to change, preserve or consolidate them outdoors.

Development, minor: Any development that adds no new building or parking lots of greater than 20 spaces. In industrial areas, minor developments include building or outdoor storage expansions of up to 10% of the total square footage or 10,000 square feet, whichever is less.



[Add New Language to Permitted Use Sections of Commercial Districts]

Outdoor Sales and Display of Products, if shown on an approved development plan, providing all the following conditions are met:

1. Outdoor display areas are accessory to the principal use of the property.
2. Outdoor display areas shall not be located within public or private right(s) of way or in required landscape buffer areas.
3. Display area shall not exceed ten (10) percent of the total area of the lot. Display areas greater than ten (10) percent of the lot may be approved by the Planning Commission Board as part of Development Plan approval with a finding that special circumstances exist in relation to the lot or use in question.

[Add New language to Conditional Use Section of all Commercial Districts]

Outdoor storage provided all the following conditions are met:

1. Storage is incidental and accessory to the principal use of the property, and
2. The storage shall not be visible from any right of way or adjacent area of different zoning classification. The Board of Adjustment may impose any reasonable conditions calculated to provide the required screening.
3. The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fences or walls.
4. The storage area boundaries must satisfy the minimum setback requirements of the zone.

[Strike all existing language in the Zoning Ordinance that contradicts or conflicts with the above requirements]

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Approved/Bonded
2018-22	Amerson Orchard South Townhomes	DEV-R	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corpor	IND	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Construction
2018-41	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1	RES	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	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2015-27	Country Boy Brewing_2019 Expansion	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
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	No Activity
2005-34	East Main Estates Units 1 & 2	RES	Warranty Period

Application	Project Name	Type	Status
2005-26	Edgewood Subdivision - Phase 1	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
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Complete
2017-43	Fox Run Subdivision - Phase 1	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments - Phase 1	DEV-R	Complete
2015-23	Hill-N-Dale apartments	DEV-R	Approved/Bonded
2017-34	Hilpps-Adient 2nd Building	DEV-C	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Final Inspection
2018-27	International Crankshaft 2018 Expansion	DEV-C	Final Inspection
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-37	Kroger Marketplace - Parking Lot Additio	DEV-C	Final Inspection
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Construction
2018-47	Landmark Shoppes-105 Marketplace - Cre	DEV-C	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
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
2018-011	Oxford Place - Village Market Path Extens	DEV-C	Final Inspection
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
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 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban	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	Warranty Period
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 4A	RES	Warranty Period
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Final Inspection
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	Approved/Bonded
2016-01	Scariot	DEV-C	Under Construction
2017-33	Self-Storage_1047 Paris Pike - Phase 1	DEV-C	Under Construction
2017-56	Southland Christian Church	DEV-C	Under Construction
Minor DP	Stonewall First Church of God - Grading	DEV-C	Final Inspection

Application	Project Name	Type	Status
2018-24	Sunbelt Rentals	DEV-C	Under Construction
2018-38	Sutton Place Remaining (Phase to be nam	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Review
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2019-14	Titan Project (QSI Banking)_Technology	DEV-C	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Complete
2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C	Complete
2017-53	Top Gun Safe Auto Sales	DEV-C	No Activity
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Complete
2019-04	Tri-Village Storage_Connector Rd	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
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	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
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
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
Total Number of Active Projects:		107	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 21		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial - Lot 2D (Bigby Coffee)	DEV-C
	2018-22	Amerson Orchard South Townhomes	DEV-R
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND
	2017-05	Bluegrass RV	DEV-C
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2015-27	Country Boy Brewing_2019 Expansion	DEV-C
	2017-34	Hilpps-Adient 2nd Building	DEV-C
	2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scariot	DEV-C
	2017-33	Self-Storage_1047 Paris Pike - Phase I	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2018-24	Sunbelt Rentals	DEV-C
	2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C
	2019-04	Tri-Village Storage_Connector Rd	DEV-C
Final Inspection			
	Number of Projects: 9		
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2018-37	Kroger Marketplace - Parking Lot Addition	DEV-C
	2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C
	2018-011	Oxford Place - Village Market Path Extension	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	7
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2003-82	White Oak Condominiums Phase 4 (Remaining)
	2018-05	Woodland Park (Betty Yancey) Phase 1
Final Inspection	Number of Projects:	1
	2006-63	Rocky Creek Farm Section 3B, Phase 3
Dedication/Final Work	Number of Projects:	10
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	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
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	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)
	Approved/Bonded	Number of Projects:
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
2013-11		Deer Run - Phase 3B
2008-40		Paynes Crossing Phase 4 - Section 1 & 2
2004-51		Pleasant Valley Phase 4B, 4C, & 4F
2004-51		Pleasant Valley Phase 4D & 4E
2008-47		Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
2008-47		Pleasant Valley Section 2, Ph2, Unit 2
2016-51		Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
2016-51		Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
2013-30		Rocky Creek-Meadows-Sec1C
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

Status	Application number	Project Name
	2016-13	Winding Oaks Cluster

