

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

June 14, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of May invoices
- B. Approval of May 10, 2018 minutes
- C. Approval of June agenda

II. OLD BUSINESS

- A. PDP-2017-33 Self-Storage - Postponed

III. NEW BUSINESS

- A. PDP-2018-19 Soards Road Cell Tower - Preliminary Development Plan for a 195' wireless communications tower with a 4' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1.
- B. FSP-2018-20 Tevis Property - Final Subdivision Plat to divide one five-acre tract, leaving a 47.2-acre remaining tract.
- C. PSP-2018-21 & PDP-2018-22 South Townhomes Amerson Orchard - Preliminary Subdivision Plat and Preliminary Development Plan for 117 townhome units and associated lots.
- D. FSP-2018-23 Bringardner Subdivision Plat - Final Subdivision Plat to divide one tract into three tracts, creating one 6.002-acre tract, 16.706-acre tract and 6.38-acre tract.
- E. PDP-2018-24 Sunbelt Rentals - Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse.

IV. OTHER BUSINESS

- A. Open Space Standards - Public Hearing continued
- B. Sidewalk Waiver Request Edgewood Subdivision
- C. Sidewalk Waiver Request for Cherry Blossom
- D. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 10, 2018**

The regular meeting was held in the Scott County Courthouse on May 10, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Charlie Mifflin, and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Johnny Cannon and Jeff Caldwell.

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

Motion by Sulski, second by Wiseman, to approve the April 12, 2018 minutes. Motion carried.

Motion by Moran, second by Smith, to approve the May agenda with the additional item of Miami Valley Barns waiver request. Motion carried.

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

Mr. Perkins stated that new commissioner, Charlie Mifflin, was sworn in before start of the meeting.

Comp Plan Award

Chairman Jones stated Matt Summers and Mikaela Gerry accepted the award at the American Planning Association Kentucky Spring Conference for outstanding comprehensive plan.

John Carter resolution

Motion by Smith, second by Mizell, approving resolution 18-01 for recognizing John Carter, Planning Commission staff member, and thanking him for his service to the community on the occasion of his retirement.

Postponements/Withdrawals

Chairman Jones stated that the Self-Storage application (PDP-2017-33) has been postponed to the regular June meeting.

Consent Agenda

A representative of the Landmark Office Centre Amended application (FDP-2018-15) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Preliminary Development Plan. Motion carried.

PDP-2018-14 Jimmy Johns – Preliminary Development Plan to construct a 4,870-square foot commercial building on a 1.03-acre site located at 355 Connector Road north of Burger King.

Mr. Summers stated that the property and surrounding property is zoned B-2 (Highway Commercial). The project site has one access road with a front and rear access to the Burger King property. Applicant has asked for one waiver to reduce the number of interior trees from 11 to 7. He stated half of the commercial space is for Jimmy Johns and the other half will be leased to other tenants.

Commissioner Smith asked if a pedestrian connection could be added from the project site to the Kohl's property. Mr. Summers stated because of the slope he did not think it would be ADA compliant.

Commissioner Mifflin asked if the Planning Commission had any control over what business locates in the other half of the space. He was concerned if multiple drive-thrus would create a traffic issue.

Chairman Jones asked how the parking requirement was determined. Mr. Summers stated parking is based on the square foot of the building.

Jonathan Otis, representing Jimmy Johns, stated the applicant accepts the conditions of approval.

Chairman Jones stated he is concerned with the traffic issues on Connector Road.

Motion by Sulski, second by Smith, to approve the Preliminary Development Plan (PDP-2018-14) subject to eight (8) conditions of approval and one (1) waiver. Motion carried 5-2.

PSP-2018-16 Village at Lanes Run Ph 2 Sec 3 Amended – Preliminary Subdivision Plat Amended for 61 single family residential lots on 13.412 acres located at Waterside Drive.

Mr. Kane reviewed the staff report. He stated this is the last section to be developed of Village of Lanes Run south of Lanes Run Creek, and it connects Rocky Creek to Village at Lanes Run via Johnstone Trail.

The Preliminary Development Plan was approved in 2014 with a tree preservation area along Lanes Run Creek. He stated the staff received a phone call two months ago regarding trees being cleared in the tree preservation area. Since it was a violation of one of the conditions of approval, a notice of violation was issued and the Preliminary Plat approval was revoked.

He stated the applicants were told to resubmit the plat for approval of either restoring the tree preservation area or a new layout that preserved the area.

He stated the layout is similar to the previously approved plan, but some of the lots were shortened to increase the tree preservation area along the creek. The road layout and number of lots remained the same as the previously approved plan.

He stated that 17 trees were removed in the tree preservation area during the unauthorized clearing. The applicant proposes replacing those 17 trees and donating \$1,000.00 to City of Georgetown for Beautification. Mr. Kane stated that according to the Landscape Manual and the size of the trees removed, 44 trees would need to be planted to replace the 17 trees removed.

Chairman Jones questioned if deadline set for the installation of the trees?

Commissioner Sulski stated that during workshop it was discussed how to prevent this from happening again. Recording a certificate of land use restrictions was an idea that was presented.

Doug Charles, applicant, stated he had received permission from the owner since he had not closed on the property and did not realize the site was in a tree preservation area.

Commissioner Sulski questioned Mr. Charles if he was in agreeance on replacing the trees.

Mark Hammel, Rocky Creek resident, stated he felt that the applicant did not follow protocol with the development and had started moving dirt without a silt fence in place. He also stated the preliminary plan was not followed and work was done in the flood plain without permits. He suggested moving the tree preservation area to an undisturbed area.

He stated he is in the development industry and feels all should be treated the same. He stated that there is also a large tree on the property that should be preserved.

Mr. Kane stated he thought the tree is located in the section that Paul Haddix bought.

Commissioner Wiseman questioned the applicant, how this could have been prevented. It was suggested that recording a certificate of land use restrictions could have helped.

Mr. Charles stated he had referred to the wrong plat.

Chairman Jones stated he had concern that the applicant had referred to the wrong plat and had started moving dirt without silt fence in place or having had a pre-construction meeting.

Mr. Krebs stated the plan that Mr. Charles had referred to was a set of construction plans that had been presented to the Planning Commission staff but not approved.

Mr. Hammel stated that he feels applicant did not follow due diligence in obtaining the preliminary development plan.

Commissioner Mifflin asked for clarification regarding the suggestion of moving the tree preservation area. Mr. Kane stated he does not have enough information to evaluate that proposal, and suggested a postponement would be needed if the Planning Commission wanted staff to evaluate that proposed idea.

Mr. Charles stated that they have expanded the tree preservation area for this application.

Paul Haddix, purchaser of other half of development, wanted to clarify he is independent of the half that Mr. Charles purchased. He stated he will not clear any trees unless it is necessary for the placement of a house on a lot.

Mr. Charles stated if the large tree is on his property, but close to the lot line, he should be able to preserve it.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-16) subject to the ten (10) condition of approval and the addition of preserving the largest oak tree in development if it is located on Doug Charles portion. An addition to condition number 3 setting a timeline for tree planting. New trees must be planted by Fall of 2018. Motion approved.

PDP-2018-17 Minorsville – Wireless Communications Facility – Preliminary Development Plan for a 199' monopole telecommunication tower located on a 10,000-square foot lease area located at 2475 Minors Branch Road.

Chairman Jones opened the public hearing.

Ms. Gerry reviewed the staff report. She stated the applicant did provide documentation showing that there is not a better location for the tower and that there is no other opportunity to locate its antennas on an existing structure. She stated they are meeting the setback and landscaping requirements.

David Pike, representing applicant, stated that the nearest residence will be 724-foot away from the tower and that is the residence on the property. He stated that since the tower is under 200-foot it does not have to be illuminated and will be one of the shortest in the county. He stated that the area is underserved for all providers.

He stated they meet all local, state, and federal requirements for the tower. He stated over 70% of all emergency calls are made from wireless phones and over half of adults live in a home without a land line phone showing the need for the cell service in that area.

He stated this cell tower will be one of the first in the state to receive two new technologies. One being First Snap, a secure service available to all first responders in the event of a disaster. Second would be Fixed Wireless Loop, a small antenna that can be attached to a house or business to provide high-speed internet service.

Pamela Lay, adjoining property owner, stated that she is against the wireless tower. She moved to that area to be away from everything and stated other neighbors were asked about the wireless tower and turned down the tower locating on their property.

David Coyle, Minors Branch resident, stated he is in favor of the wireless tower because of the lack of cell service in that area. He stated neither him or his father who lives close by, were approached regarding locating the wireless tower on their property.

Sally Thornsberry, Minors Branch resident, stated she was not approached regarding locating the wireless tower on her property. She stated due to her job she must keep a landline for accessibility.

Ronald Dodd, Minors Branch resident, stated his landline is not always reliable and he cannot get cell service.

Judy Wash, Minors Branch resident, stated she does not have cell service and her landline does not work reliably.

Mr. Pike stated the Wireless Loop service would be limited to approximately 2.5 miles distance from the tower. He stated voice service would reach farther in distance.

Ms. Thornsberry questioned if there is other technology available to help increase the distance that the internet service could reach. Mr. Pike stated he was not aware of any technology that lengthened the internet service availability.

Motion by Sulski, second by Wiseman, to approve the Preliminary Development Plan (PDP-2018-17) subject to six (6) conditions of approval. Motion carried.

PDP-2018-18 Pleasant Valley Townhomes/Condominiums – Preliminary Development Plan for residential development of 166 units – multifamily condominiums and 4-single family lots located on Schneider Boulevard.

Mr. Summers reviewed the staff report. He stated the total acreage of the site is 16.3 acres and that the site had been rezoned late 2017 to R-2(PUD).

He stated the proposed 4-single family lots are bordered by the stream protection area and the 100-foot Kentucky Utilities easement. Schneider Boulevard is the only access until Lexus Way is extended.

He stated applicant has requested a waiver to allow 8 units in each building instead of the 6 units allowed in R-2 zoning. He stated they also requested a waiver for landscaping along the northern boundary.

Commissioner Moran questioned the preliminary development plan and subdivision plat being reviewed concurrently together. Mr. Summers stated it is unusual to see single-family and multi-family lots on a plan together, but preliminary plans with a mix of residential densities have been approved before.

Commissioner Wiseman questioned the number of people the development would add living in that area.

Chairman Jones questioned if there is a sidewalk only on the northern side of the development from Schneider Boulevard. Brent Combs, Thoroughbred Engineering, representing applicant, stated there is only one sidewalk.

Commissioner Jones questioned how the canopy area on the eastern side of the development would be controlled. Mr. Summers stated fencing is usually put around trees that are not to be cleared. A suggestion was made to add condition number twelve (12) that the applicant designate the trees along the east side of the property that is located on the applicant's property to protect the canopy.

Chris Farris, representing applicant, stated the plan has interior parking so that the building facades are showing instead. He stated the landscaping on the eastern side coincides with condition number two regarding required screening.

Commissioner Smith questioned if the landscaping would be finished along with the first 82 units being built. Mr. Farris was not sure of the stages of landscaping and completion. Mr. Combs stated the plan could be changed to break up the parking area to help with the traffic flow.

Mike Obradovich, Pleasant Valley resident, questioned the mound of dirt he can see from his home currently and what he will be seeing in the future once the development is completed.

Mr. Combs stated the developer had created a topsoil storage pile when they were removing the soil from the development site. After the pile is removed, it should not be higher than 3 to 4-foot. Mr. Obradovich questioned the square footage of the condominiums and the second proposed entrance size and location.

Jamey Fiechter, Pleasant Valley resident, questioned the difference in condominiums and apartments. Mr. Farris stated the condominiums will be owned, not rentals, but could be rented out if the owner chooses. He stated the buyer owns the inside, but the outside is commonly owned.

Mr. Fiechter stated he has concerns regarding the additional traffic.

Greg Jones, Pleasant Valley resident, stated he has concerns regarding traffic and his home value. He asked that the plan be denied until after a second entrance is built.

Mr. Combs wanted to clarify that at the zone change the development had been approved for 170 units but only 82 are approved to be built until a second entrance is constructed.

Commissioner Smith stated that if single-family homes had been built instead then the proposed extension of Lexus Way would have never been proposed.

Chairman Jones questioned if the condominiums could ever become apartments. Mr. Perkins stated that if the Condominium Regime stated in their rules, must be owner occupied, that would be the only definite way to stop apartments.

Mr. Farris stated that the developers are committed to working with the neighbors.

Motion by Mizell, second by Sulski, to approve the Preliminary Subdivision Plat (PDP-2018-18) subject to two (2) waivers and eleven (11) conditions of approval with an additional condition of approval regarding the tree canopy on the eastern side. Motion carried 5-1. Chairman abstained.

Open Space Standards

Mr. Summers stated staff met with Parks & Rec and the City regarding setting standards for how much park land would be required. Public hearing would be continued until next month.

Miami Valley Barns waiver request

Bruce Lankford, representing applicant, stated that applicant is requesting an extension for the improvements to the site for the paving, gravel, and landscaping up to two years until applicant decides if the site is viable to him.

Nate Yoder, applicant, stated he just wants to make sure that the location works for him before spending the money on the improvements.

After further discussion on the matter, **Motion by Smith, second by Mizell to approve applicant to have 15 buildings with half the gravel and a third of the trees and all improvements must be done within a year. Motion carried 5-2.**

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

SOARDS ROAD CELL TOWER
Staff Report to the Georgetown-Scott County Planning Commission
June 14, 2018

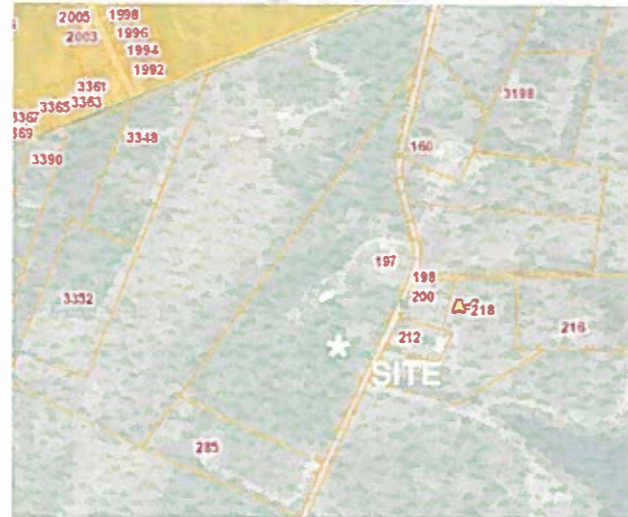
FILE NUMBER: PDP-2018-19

PROPOSAL: Preliminary Development Plan for a 195' wireless communications tower with a 4' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1

LOCATION: 197 Soards Road

APPLICANT: CellCo Partnership
DBA: Verizon Wireless

CONTACT: David A. Pike, Pike Legal Group



STATISTICS:

Zone	A-1
Surrounding Zones	A-1 (Agricultural)
Acreage	10,000 sq. ft. (lease area), 20.09 acres (Parent Tract)
Tower Height	199 ft.; 195 ft. tower with 4 ft. lightning arrestor
Water/Sewer Available	N/A
Access	Access Easement from Soards Road
Waiver Requested	None

BACKGROUND:

The applicant requests approval for a 195' tall self-support tower with an additional 4' lightning arrestor on a 10,000-sq. ft. lease area, located at 197 Soards Road. The project site is an agricultural parcel with an existing single-family residence.

The applicant has proposed a 20' wide access and utility easement with a 12-foot wide gravel access drive, which will continue from an existing entrance off of Soards Road.

TELECOMMUNICATION TOWER ANALYSIS

1. Lattice (self-supporting) cellular antenna towers shall be permitted in any zone except for residential zones. **The proposed tower is located within an A-1 zoning district.**
2. Lattice and guyed cellular antenna towers constructed in an agricultural zone shall be located a minimum distance of 250 feet from all existing residential structures. **The proposed tower is not a lattice and guyed tower.**

3. The applicant must provide a statement that they have considered the likely effects of the installation on nearby land uses and values and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided, and that there is no reasonably available opportunity to locate its antennas and related facilities on an existing structure (i.e., co-locate). **The applicant has provided written documentation regarding their attempts to co-locate and have concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided. Applicant evaluated locations within the search area for co-location opportunities and found no suitable towers or other existing tall structures that met the requirements necessary in providing adequate service to the area.**
4. Setback for all structures constructed in connection with cellular antenna towers, except fences and/or guy wires, shall be a minimum distance from the property lines or lease line equal to the setback of the respective district plus one-half (1/2) the height of the tower. **The tower described in the application is 199 feet tall, and the A-1 zoning district has a setback of 50 feet from all property lines. If approved, the tower will need to be at least 149.5 feet from all property lines. $((199/2) + 50 = 149.5)$. The proposed tower will be approximately 217' from the nearest (northwestern) property line.**
5. The Planning Commission may allow antennas greater than two hundred (200) feet in height upon review of the applicant's justification that the additional height meets the criteria identified in Subsection K. **The applicant has requested a 199' tower, so no variance or justification is required.**
6. The cellular antenna tower shall be constructed in compliance with the current ANS/EIA/TIAK 22-F standards and other applicable State standards. **The applicant has provided documentation stating they are compliant with current standards.**
7. Cellular antenna towers shall not be illuminated, except in accordance with other state or federal regulations. **No illumination is proposed, except in accordance with FAA regulations.**
8. Woven wire or chain link (80% open) or solid fences made from wood or other materials (less than fifty (50) percent open) shall be used to enclose the site. Such fences shall not be more than eight (8) feet in height. The use of barbed wire or sharp pointed fencing shall be prohibited. **The applicant proposes an 8' high chain link fence to enclose the site.**
9. Screening shall be provided by evergreen trees, with a minimum height of six (6) feet, planted in a staggered pattern at a maximum distance of ten (10) feet on center. **The Preliminary Development Plan includes a landscape plan which demonstrates compliance with this requirement.**
10. Surfacing of all driveways and off-street parking areas shall comply with the requirements of the applicable Subdivisions & Development Regulations and be at least constructed of gravel or other durable surface. The Planning Commission may require alternative surface materials based on grade, construction and potential for erosion. **The Applicant is proposing a 12' wide gravel access drive. Gravel appears to be sufficient due to the minimal traffic the use will generate.**
11. There shall be no signs permitted except those displaying emergency information, owner contact information, warning or safety instructions, or signs which are required by a federal, State or local agency. Such signs shall not exceed five (5) square feet in area. **No signage is proposed.**

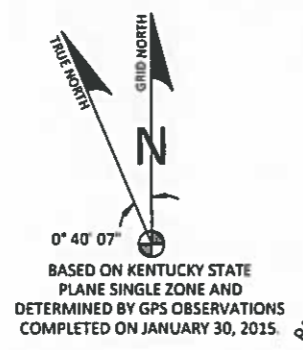
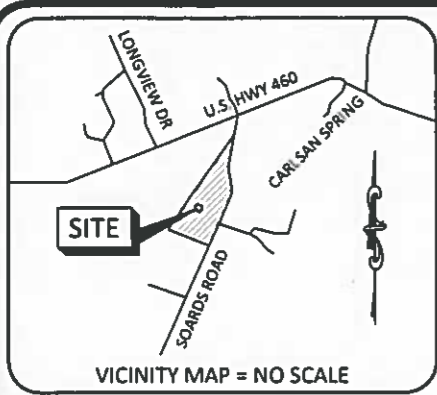
12. All new cellular antenna towers shall be designed and constructed to accommodate a minimum of three service providers. **In addition to the applicant's needs, the proposed tower will be able to accommodate three additional service providers.**

13. All option and site lease agreements shall not prohibit the possibility of co-location. **The applicant has submitted the required documentation.**

RECOMMENDATION:

Approve the Preliminary Development Plan to construct a 195' wireless communications tower with a 4' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1 at the Project Site, 197 Soards Rd., subject to:

1. Prior to Final Development Plan approval, provide a report or summary on the plans addressing mitigation of any increase in storm water runoff.
2. All applicable requirements of the *Zoning Ordinance* and the *Subdivision & Development Regulations*.
3. As part of the Final Development Plan approval, the applicant must provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules.
6. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, Section A, of the *Subdivision and Development Regulations*.



GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. BOUNDARY CORNERS AND A PORTION OF THE TOPOGRAPHY WAS COLLECTED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (KDOT VRS NETWORK), NAD 83 KENTUCKY SINGLE ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEDID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.04 TO 0.09 HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED CONDUCTING THE SURVEY. SERIAL NUMBER: 5325400009.

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

THIS SURVEY IS FOR THE LEASED PREMISES ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT TRACT HAS BEEN PERFORMED.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

A PORTION OF THIS SURVEY WAS CONDUCTED BY THE METHOD OF RANDOM TRAVERSE AND HAS NOT BEEN ADJUSTED FOR CLOSURE. UNADJUSTED CLOSURE FOR THIS TRACT EQUALS 0.05', FOR A PRECISION OF 1:40,014.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THE PROPOSED LEASED PREMISES AND SUBJECT PARCEL SHOWN HEREON ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 21209C0175D, DATED DECEMBER 21, 2017. THE PROPOSED LEASED PREMISES IS LOCATED IN ZONE X.

FAA COORDINATE POINT

NAD 83
LATITUDE: 38°12'16.40"
LONGITUDE: 84°39'38.02"
NAVD 88
ELEVATION: 876 +/- AMSL
NORTHING: 3964005.232
EASTING: 5234280.917

TEMPORARY BENCHMARK

NORTHING: 3964028.753
EASTING: 5234382.607
ELEVATION: 873.17'
LOCATION: SET 5/8" REBAR N70°41'E 34 ± FROM THE NORTHEAST CORNER OF THE PROPOSED LEASED PREMISES.

LAND SURVEYOR'S CERTIFICATE

I, MARK E. PATTERSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY. I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON THE GROUND WERE PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS BEING WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE "RURAL" SURVEY, AND THE PLAT ON WHICH IT IS BASED, MEETS ALL SPECIFICATIONS AS STATED IN KAR 201.18.150.



Mark Patterson 4/4/2018
MARK PATTERSON, PLS #3136 DATE

LEGEND

	UTILITY POLE		P.O.C. POINT OF COMMENCEMENT
	UTILITY POLE		P.O.B. POINT OF BEGINNING
	GAS LINE MARKER		ROW RIGHT OF WAY
	TELEPHONE PEDESTAL		EOP EDGE OF PAVEMENT
	OHE&T		EX. OVERHEAD ELECTRIC & TELEPHONE
	OHE		EX. OVERHEAD ELECTRIC
	EG		EX. UNDERGROUND GAS
	X		EX. FENCE LINE
	FOUND 1/2" REBAR 18" LONG CAPPED "PATTERSON PLS 3136"		SET MAG NAIL
	PROPERTY LINE		ADJACENT PROPERTY LINE

Kentucky 811
Know what's below. Call before you dig.
Call Monday thru Friday 7 am. to 6 pm.
1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO REAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LINE	BEARING	DISTANCE
L1	N34°59'47"E	20.00'
L2	S55°00'13"E	40.00'
L3	N34°59'47"E	24.69'
L4	N30°05'29"E	35.14'
L5	S30°05'29"W	35.14'
L6	S34°59'47"W	24.69'
L7	S55°00'13"E	40.00'
L8	S34°59'47"W	20.00'
L9	N34°59'47"E	14.04'
L10	N55°00'13"W	0.85'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N43°26'16"E	120.38'	410.00'
C2	N40°59'08"E	52.92'	140.00'
C3	N63°22'11"E	170.10'	155.00'
C4	S63°22'11"W	148.15'	135.00'
C5	S40°59'08"W	60.48'	160.00'
C6	S43°26'16"W	114.51'	390.00'

POD
POWER OF DESIGN
4500 OLD LAGRANGE ROAD
BUCKNER, KY 40010
502-437-5252

SKYWAY TOWERS
3637 MACADA LANE
TAMPA, FL 34638
(813) 960-6200

SURVEY

REV	DATE	DESCRIPTION
A	2.5.15	PRELIM ISSUE
B	2.17.15	UTILITY ESMT WIDTH
C	3.2.15	WATER WELL
D	4.20.15	ISSUED AS FINAL
1	2.8.16	TITLE HOLDER
2	3.14.18	OLC COMMENTS
3	3.26.18	OLC COMMENTS

SITE INFORMATION:

SOARDS ROAD
197 SOARDS ROAD
GEORGETOWN, KY 40324
SCOTT COUNTY

TAX PARCEL NUMBER:
062-00-083.000

PROPERTY OWNER:
DARIN M. & BETHANY A. DILLOW
197 SOARDS ROAD
GEORGETOWN, KY 40324

SOURCE OF TITLE:
DEED BOOK 367, PAGE 862

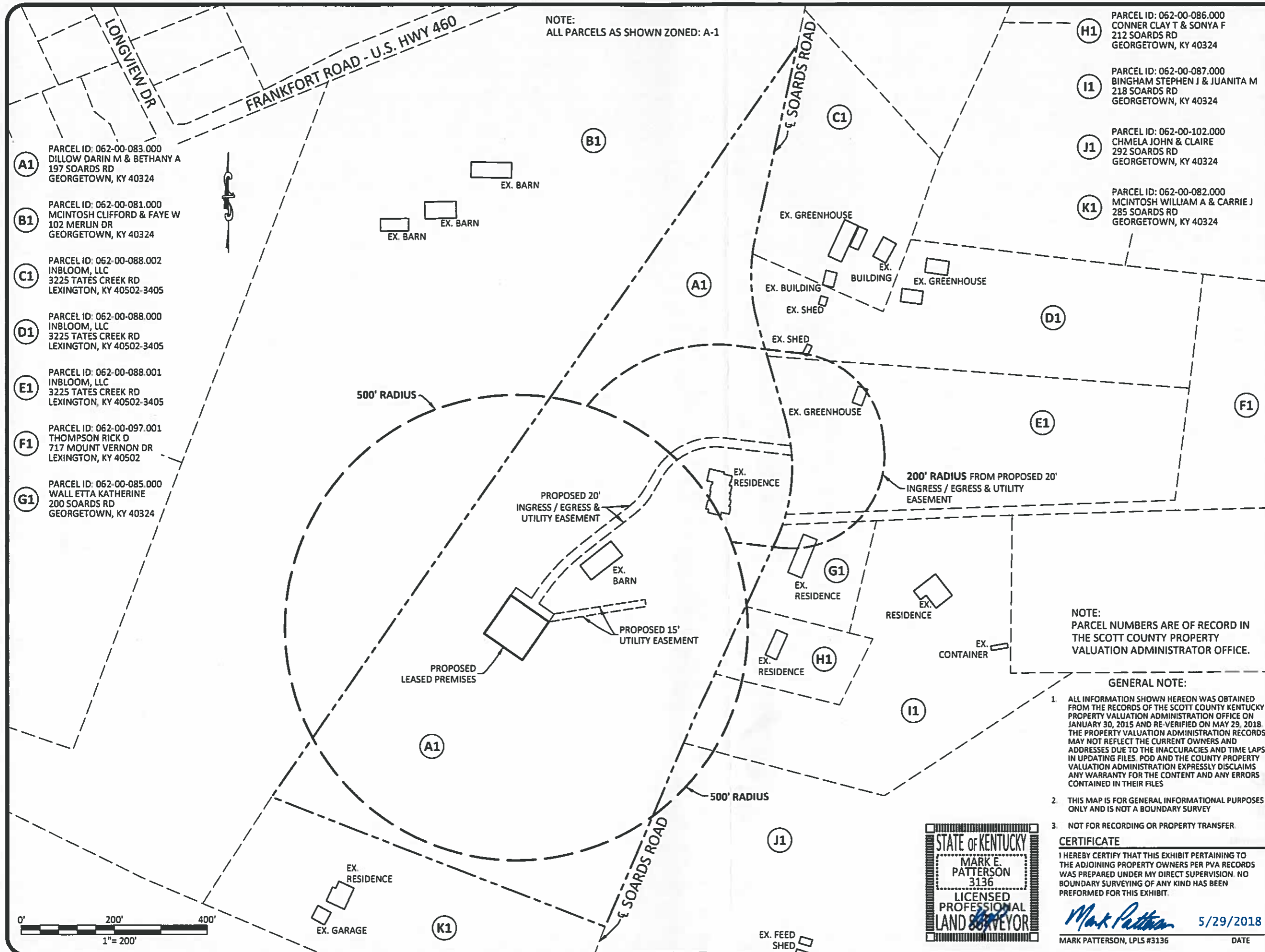
SITE NUMBER:
KY-03060

POD NUMBER: 15-4390

DRAWN BY: TMD
CHECKED BY: MEP
DATE: 2.4.15

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER (2 pages)
B-1



NOTE:
ALL PARCELS AS SHOWN ZONED: A-1

- (H1) PARCEL ID: 062-00-086.000
CONNER CLAY T & SONYA F
212 SOARDS RD
GEORGETOWN, KY 40324
- (I1) PARCEL ID: 062-00-087.000
BINGHAM STEPHEN J & JUANITA M
218 SOARDS RD
GEORGETOWN, KY 40324
- (J1) PARCEL ID: 062-00-102.000
CHMELA JOHN & CLAIRE
292 SOARDS RD
GEORGETOWN, KY 40324
- (K1) PARCEL ID: 062-00-082.000
MCINTOSH WILLIAM A & CARRIE J
285 SOARDS RD
GEORGETOWN, KY 40324

- (A1) PARCEL ID: 062-00-083.000
DILLOW DARIN M & BETHANY A
197 SOARDS RD
GEORGETOWN, KY 40324
- (B1) PARCEL ID: 062-00-081.000
MCINTOSH CLIFFORD & FAYE W
102 MERLIN DR
GEORGETOWN, KY 40324
- (C1) PARCEL ID: 062-00-088.002
INBLOOM, LLC
3225 TATES CREEK RD
LEXINGTON, KY 40502-3405
- (D1) PARCEL ID: 062-00-088.000
INBLOOM, LLC
3225 TATES CREEK RD
LEXINGTON, KY 40502-3405
- (E1) PARCEL ID: 062-00-088.001
INBLOOM, LLC
3225 TATES CREEK RD
LEXINGTON, KY 40502-3405
- (F1) PARCEL ID: 062-00-097.001
THOMPSON RICK D
717 MOUNT VERNON DR
LEXINGTON, KY 40502
- (G1) PARCEL ID: 062-00-085.000
WALL ETTA KATHERINE
200 SOARDS RD
GEORGETOWN, KY 40324

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

SKYWAY TOWERS
3637 MACADA LANE
TAMPA, FL 33618
(813) 960-6200

EXHIBIT

REV.	DATE	DESCRIPTION
A	3.15.18	ISSUED FOR REVIEW
D	4.6.18	ISSUED AS FINAL
1	5.29.18	SCALE 1"=200'

SITE INFORMATION:
SOARDS ROAD
 197 SOARDS ROAD
 GEORGETOWN, KY 40324
 SCOTT COUNTY

TAX PARCEL NUMBER:
 062-00-083.000

PROPERTY OWNER:
 DARIN M. & BETHANY A. DILLOW
 197 SOARDS ROAD
 GEORGETOWN, KY 40324

SOURCE OF TITLE:
 DEED BOOK 367, PAGE 862

SITE NUMBER:
 KY-03060

POD NUMBER: 16-7691

DRAWN BY: DAP
CHECKED BY: MEP
DATE: 3.15.18

SHEET TITLE:
500' RADIUS & ABUTTERS MAP

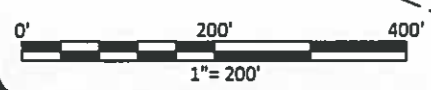
SHEET NUMBER: (1 pages)
B-2

NOTE:
PARCEL NUMBERS ARE OF RECORD IN THE SCOTT COUNTY PROPERTY VALUATION ADMINISTRATOR OFFICE.

- GENERAL NOTE:**
- ALL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OF THE SCOTT COUNTY KENTUCKY PROPERTY VALUATION ADMINISTRATION OFFICE ON JANUARY 30, 2015 AND RE-VERIFIED ON MAY 29, 2018. THE PROPERTY VALUATION ADMINISTRATION RECORDS MAY NOT REFLECT THE CURRENT OWNERS AND ADDRESSES DUE TO THE INACCURACIES AND TIME LAPSE IN UPDATING FILES. POD AND THE COUNTY PROPERTY VALUATION ADMINISTRATION EXPRESSLY DISCLAIMS ANY WARRANTY FOR THE CONTENT AND ANY ERRORS CONTAINED IN THEIR FILES.
 - THIS MAP IS FOR GENERAL INFORMATIONAL PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY.
 - NOT FOR RECORDING OR PROPERTY TRANSFER.

STATE OF KENTUCKY
MARK E. PATTERSON
 3136
 LICENSED PROFESSIONAL LAND SURVEYOR

Mark Patterson
 MARK PATTERSON, LPLS #3136
 5/29/2018
 DATE

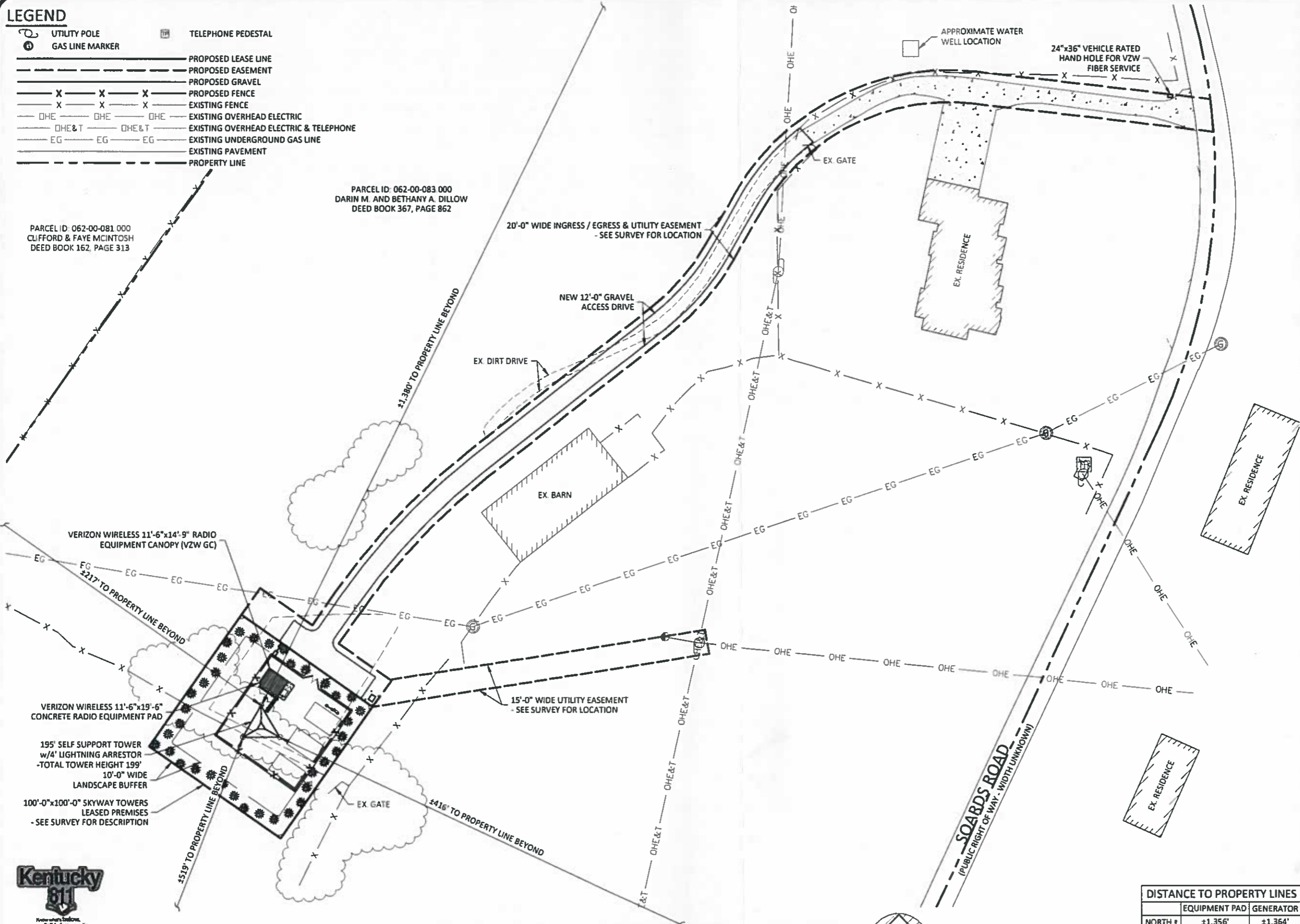


LEGEND

	UTILITY POLE		TELEPHONE PEDESTAL
	GAS LINE MARKER		
	PROPOSED LEASE LINE		
	PROPOSED EASEMENT		
	PROPOSED GRAVEL		
	PROPOSED FENCE		
	EXISTING FENCE		
	EXISTING OVERHEAD ELECTRIC		
	EXISTING OVERHEAD ELECTRIC & TELEPHONE		
	EXISTING UNDERGROUND GAS LINE		
	EXISTING PAVEMENT		
	PROPERTY LINE		

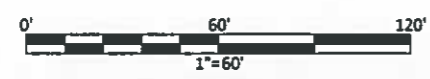
PARCEL ID: 062-00-081 000
CLIFFORD & FAYE MCINTOSH
DEED BOOK 162, PAGE 313

PARCEL ID: 062-00-083 000
DARIN M. AND BETHANY A. DILLOW
DEED BOOK 367, PAGE 862



Know what's below. Call before you dig.
Call Kentucky 811 24/7. 7 am to 8 pm.
1-800-752-6007

PER KENTUCKY STATE LAW IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND JOBS LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



OVERALL SITE PLAN W/DISTANCE TO PROPERTY LINES

DISTANCE TO PROPERTY LINES		
	EQUIPMENT PAD	GENERATOR
NORTH	±1,356'	±1,364'
EAST	±421'	±423'
WEST	±208'	±223'
SOUTH	±550'	±552'

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

SKYWAY TOWERS
3637 MACADA LANE
TAMPA, FL 33618
(813) 960-6200

5/29/2018

MARK E. PATTERSON
16,300
LICENSED PROFESSIONAL ENGINEER

EN PERMIT: 3594

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	3.27.18	ISSUED FOR REVIEW
0	4.6.18	ISSUED AS FINAL
1	5.29.18	JX REVIEW COMMENTS

SITE INFORMATION:
SOARDS ROAD
197 SOARDS ROAD
GEORGETOWN, KY 40324
SCOTT COUNTY

SKYWAY TOWERS SITE NUMBER:
KY-03060

VERIZON WIRELESS SITE NAME:
LV SOARDS ROAD

POD NUMBER: 15-4396
DRAWN BY: POD
CHECKED BY: MEP
DATE: 03.16.18

SHEET TITLE:
OVERALL SITE PLAN W/DISTANCE TO PROPERTY LINES

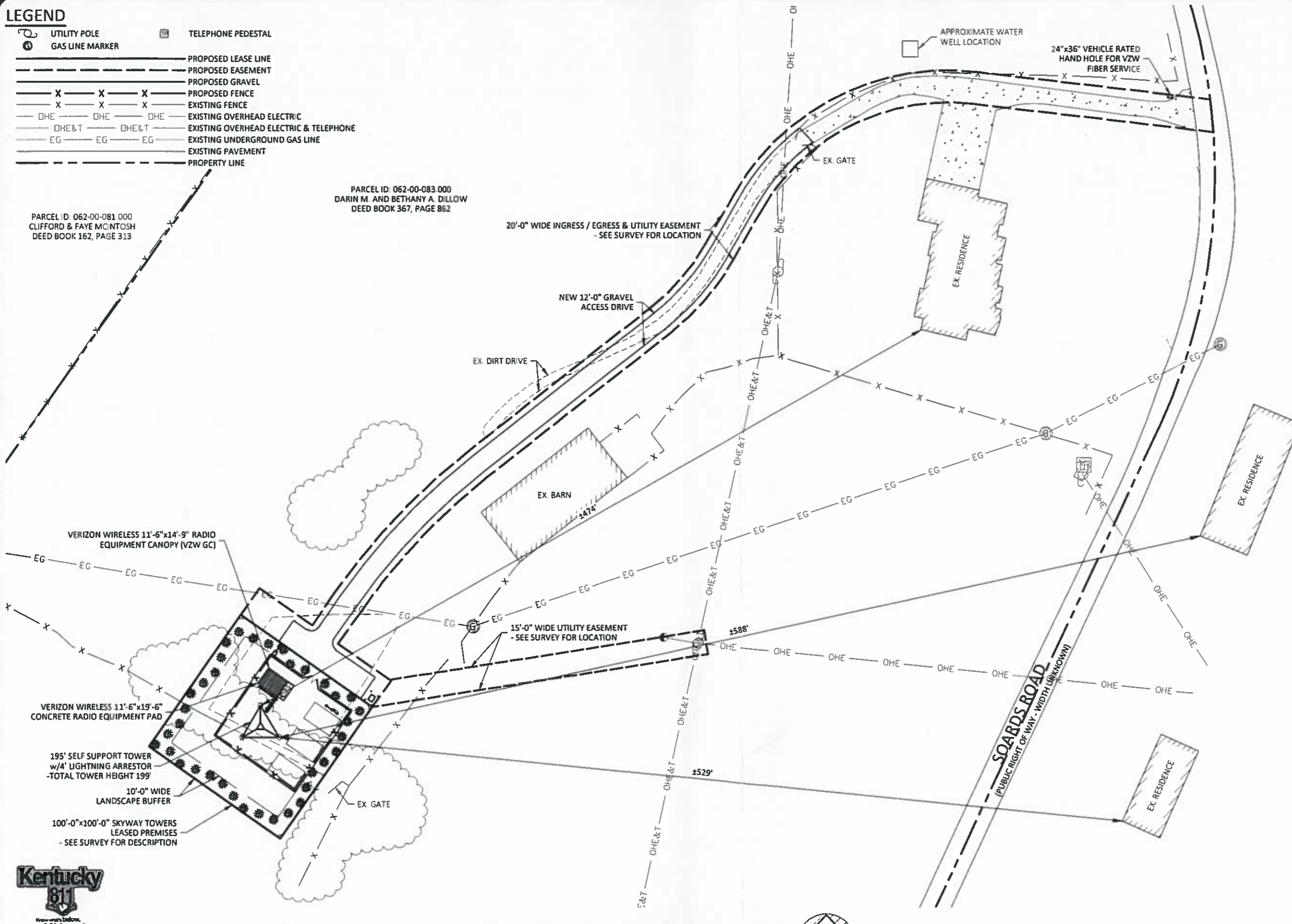
SHEET NUMBER:
C-1A

LEGEND

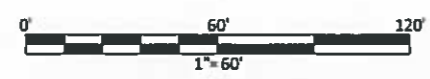
- UTILITY POLE
- GAS LINE MARKER
- TELEPHONE PEDESTAL
- PROPOSED LEASE LINE
- PROPOSED EASEMENT
- PROPOSED GRAVEL
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- EXISTING UNDERGROUND GAS LINE
- EXISTING PAVEMENT
- PROPERTY LINE

PARCEL ID: 062-00-081.000
CLIFFORD & FAYE MCINTOSH
DEED BOOK 162, PAGE 313

PARCEL ID: 062-00-083.000
DARIN M. AND BETHANY A. DILLOW
DEED BOOK 367, PAGE 862



Kentucky
Know what's below.
Call before you dig.
Call Kentucky 811 at 1-800-752-6007.
PER KENTUCKY STATE LAW IT IS AGAINST THE LAW TO
DCAVABT. WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS BEFORE
COMMENCING WORK.



DISTANCE TO RESIDENTIAL STRUCTURES

SCALE: 1" = 60'



POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

SKYWAY TOWERS
3637 MACADA LANE
TAMPA, FL 33618
(813) 960-6200

5/29/2018
STATE OF KENTUCKY
MARK E. PATTERSON
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ZONING DRAWINGS

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GEORGETOWN, KY 40324
SCOTT COUNTY

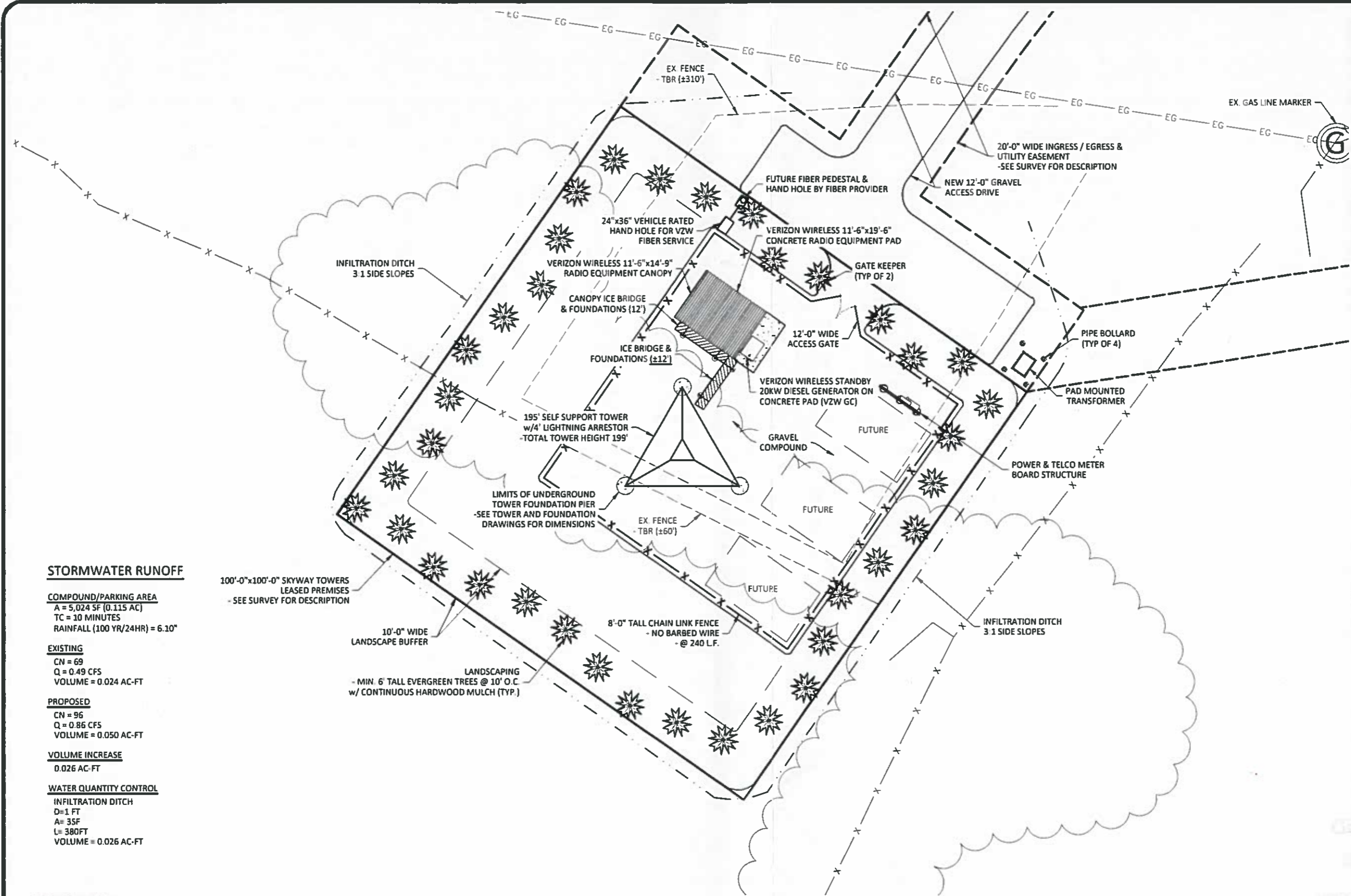
SKYWAY TOWERS SITE NUMBER:
KY-03060

VERIZON WIRELESS SITE NAME:
LV SOARDS ROAD

POD NUMBER: 15-4396
DRAWN BY: POD
CHECKED BY: MEP
DATE: 03.16.18

SHEET TITLE:
DISTANCE TO RESIDENTIAL STRUCTURES

SHEET NUMBER:
C-1B



STORMWATER RUNOFF

COMPOUND/PARKING AREA
 A = 5,024 SF (0.115 AC)
 TC = 10 MINUTES
 RAINFALL (100 YR/24HR) = 6.10"

EXISTING
 CN = 69
 Q = 0.49 CFS
 VOLUME = 0.024 AC-FT

PROPOSED
 CN = 96
 Q = 0.86 CFS
 VOLUME = 0.050 AC-FT

VOLUME INCREASE
 0.026 AC-FT

WATER QUANTITY CONTROL
 INFILTRATION DITCH
 D=1 FT
 A= 35F
 L= 380FT
 VOLUME = 0.026 AC-FT

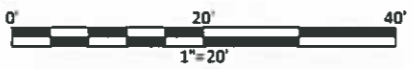
100'-0" x 100'-0" SKYWAY TOWERS
 LEASED PREMISES
 - SEE SURVEY FOR DESCRIPTION

10'-0" WIDE
 LANDSCAPE BUFFER

LANDSCAPING
 - MIN. 6' TALL EVERGREEN TREES @ 10' O.C.
 w/ CONTINUOUS HARDWOOD MULCH (TYP.)



***NOTE:**
 GENERAL CONTRACTOR IS TO ENSURE
 THERE IS NO DISTURBANCE OF PROPERTY,
 SOIL, ETC. OUTSIDE OF THE STAKED LEASE
 AREA WITHOUT APPROVAL FROM
 VERIZON WIRELESS CONSTRUCTION
 MANAGER



DETAILED SITE PLAN
 SCALE: 1" = 20'



LEGEND

- PROPOSED LEASE LINE
- - - PROPOSED EASEMENT
- PROPOSED GRAVEL
- X X X PROPOSED FENCE
- X X X EXISTING FENCE
- EG EG EG EXISTING UNDERGROUND GAS LINE

POD
 POWER OF DESIGN
 11490 BLUEGRASS PARKWAY
 LOUISVILLE, KY 40299
 502-437-5252

SKYWAY TOWERS
 3637 MACADA LANE
 TAMPA, FL 33618
 (813) 960-6200

5/29/2018

STATE OF KENTUCKY
 MARK E. PATTERSON
 16,300
 LICENSED PROFESSIONAL ENGINEER
 EN PERMIT: 3594

ZONING DRAWINGS

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 SCOTT COUNTY

SKYWAY TOWERS SITE NUMBER:
KY-03060

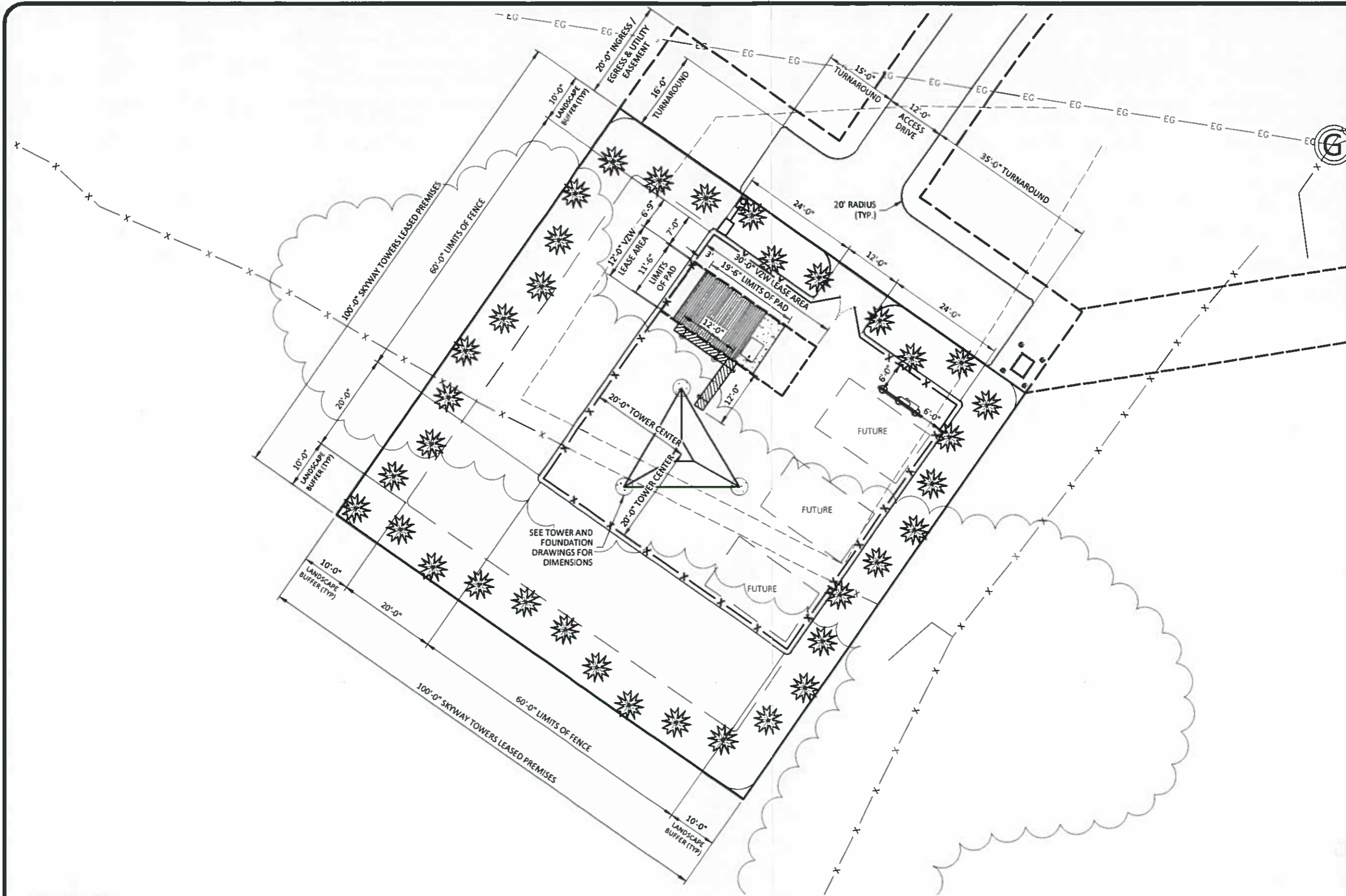
VERIZON WIRELESS SITE NAME:
LV SOARDS ROAD

POD NUMBER: 15-4396

DRAWN BY: POD
 CHECKED BY: MEP
 DATE: 03.16.18

SHEET TITLE:
DETAILED SITE PLAN

SHEET NUMBER:
C-3



POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

SKYWAY TOWERS
3637 MACADA LANE
TAMPA, FL 33618
(813) 960-6200

5/29/2018
STATE OF KENTUCKY
MARK E. PATTERSON
16,300
LICENSED PROFESSIONAL ENGINEER
EN PERMIT: 3594

ZONING DRAWINGS

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SCOTT COUNTY

SKYWAY TOWERS SITE NUMBER:
KY-03060

VERIZON WIRELESS SITE NAME:
LV SOARDS ROAD

POD NUMBER: 15-4396

DRAWN BY: POD
CHECKED BY: MEP
DATE: 03.16.18

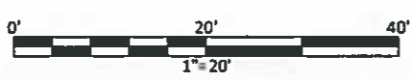
SHEET TITLE:

DIMENSIONED SITE PLAN

SHEET NUMBER:
C-4

Kentucky 811
Call before you dig.
1-800-752-6007

*NOTE:
GENERAL CONTRACTOR IS TO ENSURE
THERE IS NO DISTURBANCE OF PROPERTY,
SOIL, ETC. OUTSIDE OF THE STAKED LEASE
AREA WITHOUT APPROVAL FROM
VERIZON WIRELESS CONSTRUCTION
MANAGER



DIMENSIONED SITE PLAN
SCALE: 1" = 20'



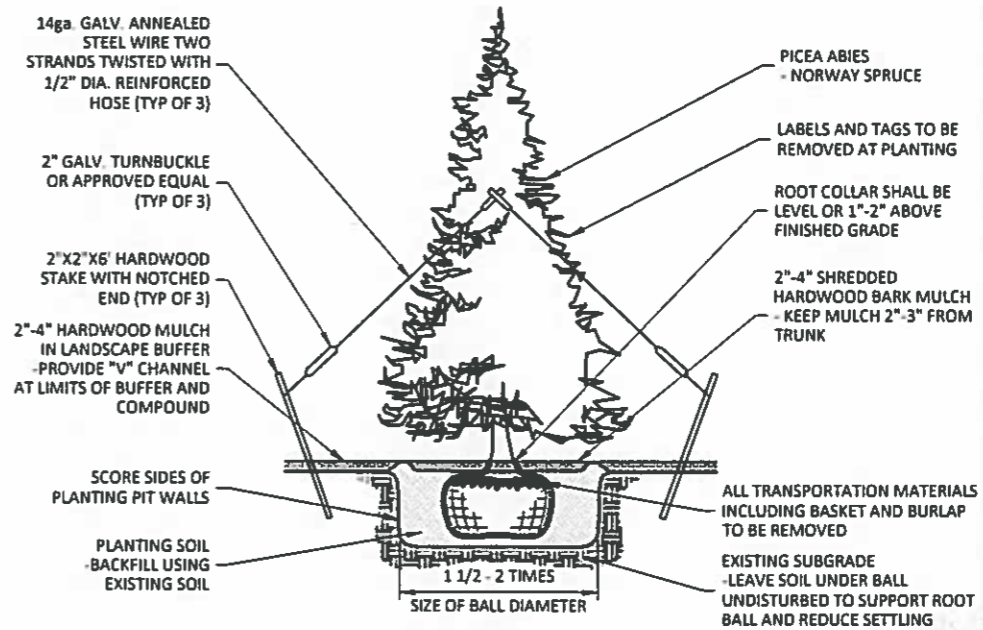
LEGEND

- PROPOSED LEASE LINE
- PROPOSED EASEMENT
- PROPOSED GRAVEL
- X X X PROPOSED FENCE
- X X X EXISTING FENCE
- EG EG EG EXISTING UNDERGROUND GAS LINE

LANDSCAPING CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPKEEP) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY TOWER OWNER. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF HARDWOOD MULCH.
 - THE FINISHED DEPTH OF MULCH MUST BE AT LEAST 2" AND NO MORE THAN 4".
 - PRIOR TO MULCHING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
 - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO MULCH INSTALLATION. SEE NOTE #7 ON SHEET C-5 FOR GEOTEXTILE FABRIC.

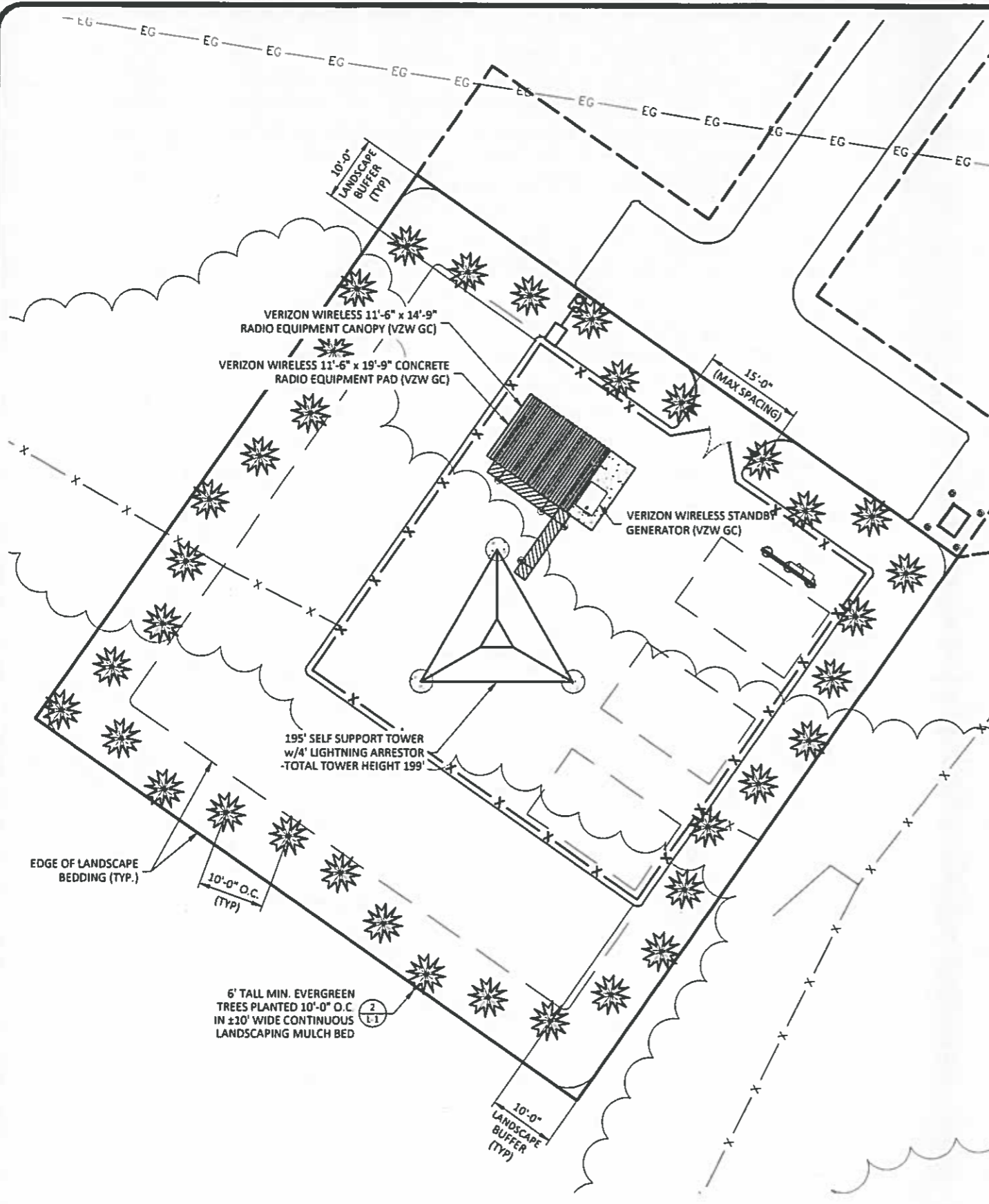
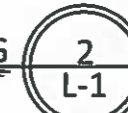
SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	36	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)



NOTE: CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.

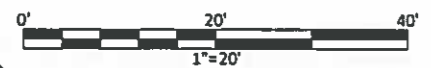
EVERGREEN TREE PLANTING

SCALE: N.T.S.



LANDSCAPE PLAN

SCALE: 1" = 20'



3637 MACADA LANE
TAMPA, FL 33618
(813) 960-6200

5/29/2018



EN PERMIT: 3594

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	3.27.18	ISSUED FOR REVIEW
0	4.6.18	ISSUED AS FINAL
1	5.29.18	JX REVIEW COMMENTS

SITE INFORMATION:
SOARDS ROAD
197 SOARDS ROAD
GEORGETOWN, KY 40324
SCOTT COUNTY

SKYWAY TOWERS SITE NUMBER:
KY-03060

VERIZON WIRELESS SITE NAME:
LV SOARDS ROAD

POD NUMBER: 15-4396

DRAWN BY: POD
CHECKED BY: MEP
DATE: 03.16.18

SHEET TITLE

LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER:

L-1

TEVIS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
June 14, 2018

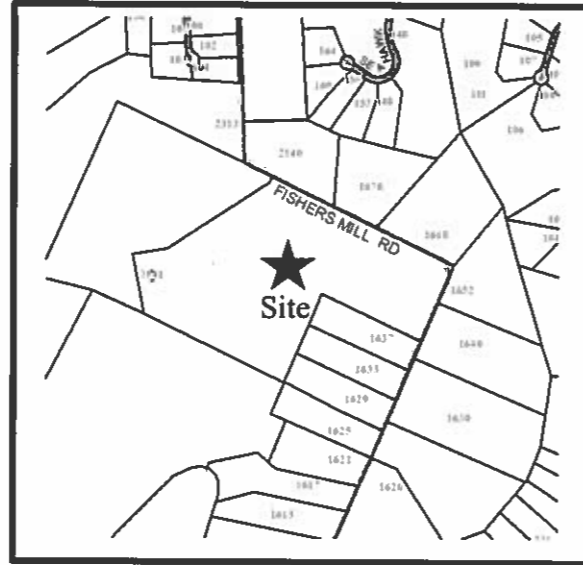
FILE NUMBER: FSP-2018-20

PROPOSAL: Final Subdivision Plat to divide one five-acre tract, leaving a 47.2-acre remaining tract.

LOCATION: 2139 Fishers Mile Road

APPLICANT: Tim & Diane Tevis

SURVEYOR: Bart Asher



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 10 (new): 5.00 acres Remainder: 47.2 acres
Proposed Use	Agricultural/Residential
Access	Fishers Mill Road
Variance Requested	1. Reduce the distance required for entrance separation.

BACKGROUND:
The subject property contains 52.2 acres, and is located on Fishers Mill Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new 5.00-acre tract with a proposed new entrance from Fishers Mill Road. The remaining 47.2-acre tract will continue to use the existing entrance from Fishers Mill Road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission. The application does not require rezoning since there are three or fewer tracts between 5-10 acres being created.

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

The one exception is that the proposed entrance does not meet our separation requirements from nearby existing entrances. The *Subdivision & Development Regulations* require 300 feet between entrances on County roads. This separation requirement exists to create safer roadways by restricting the number of potential conflict points (intersections, driveways, etc.) that drivers must navigate. The proposed entrance is approximately 135 feet from the nearest entrance. The surveyor has indicated there is at least 250 feet of sight distance in both directions at the proposed entrance. This is an acceptable sight distance for this road.

RECOMMENDATION:

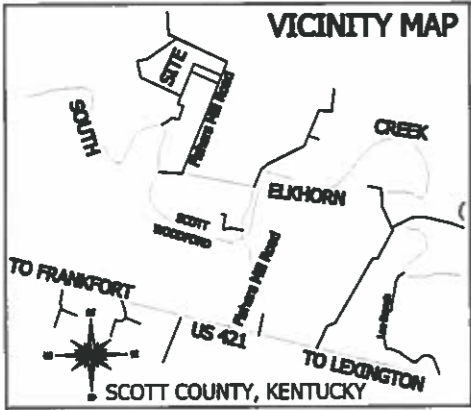
Approve the Final Subdivision Plat to create one 5-acre tract leaving a remainder tract of 47.2 acres with the following conditions of approval:

Variance:

1. Reduce the required separation distance for the proposed entrance from 300 feet to approximately 135 feet.

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* and *Subdivision & Development Regulations*.
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 subdivision plat.
4. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



- ### LEGEND
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - UTILITY LINE
 - BUILDING LINE
 - - - UTILITY CURB
 - PIN MONUMENT FOUND (PPF)
 - POWER POLE
 - PIN MONUMENT SET (PMS)
 - IRON SPIKE SET
 - ◇ IRON SPIKE FOUND
 - △ PINNER POINT
- UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS AN IRON PIN AND CAP SET IS A 1/2 INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER STAMPED "L. ASHER 3482"
- BUILDING SETBACKS**
50 FT ON ALL SIDES



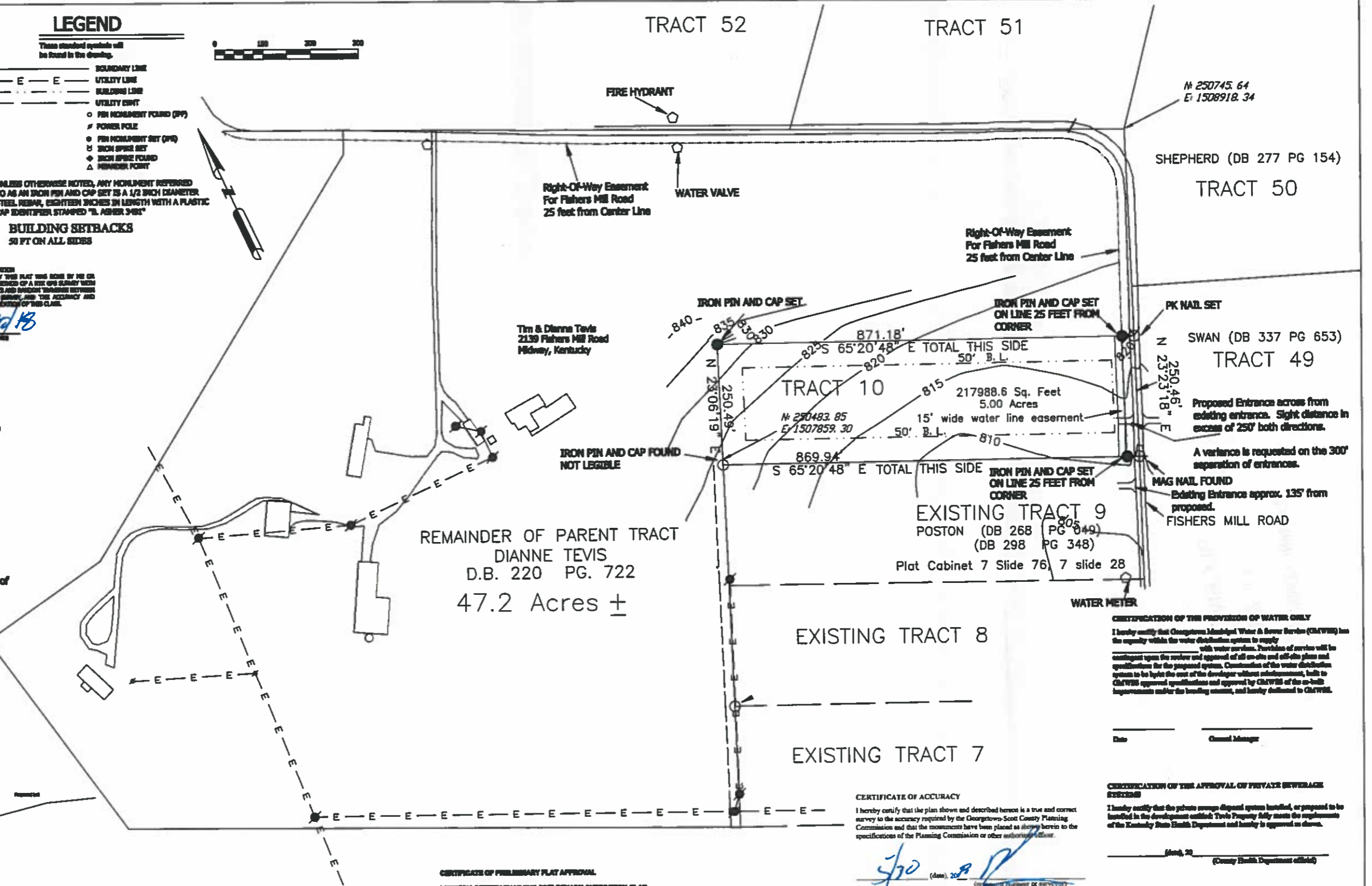
I HEREBY CERTIFY THAT THE SURVEY DEVICES BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF A HIGH GPS SURVEY WITH CONTROLS FROM THE GEORGETOWN COMMONS PLATS AND HAVING THE NECESSARY QUALITY CONTROL. THIS IS A REAL SURVEY AND THE ACCURACY AND PRECISION OF THIS SURVEY MEETS ALL THE REQUIREMENTS OF THIS CLASS.

[Signature]
L. ASHER

PURPOSE:
The purpose of this plat is to subdivide 1 tract off of the parent tract.

SURVEY NOTES:
DATE OF SURVEY: 5/30/19
DATE OF PLAT: 5/30/19
CLASS OF SURVEY: THIS IS A REAL SURVEY.
METHOD OF CLASSIFICATION: THIS IS A GPS SURVEY WITH BENCHMARK TRAVERSE AND BENCHMARK FROM GPS CONTROL POINTS.
FIELD NOTES: THESE NOTES ARE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT.
DATE OF MEASUREMENT: THIS PLAT WAS MADE ON 5/30/19.
DATE OF MEASUREMENT: THIS PLAT WAS MADE ON 5/30/19.
RELATIVE POSITIONING: ACCURACY DOES NOT EXCEED 0.15" + 1MM PER SURVEY AND DISTANCE ARE NOT BASED ON AN ASSUMED TORSION.
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 FOR 2019 ALL REQUIREMENTS AND REQUIREMENTS OF GPS AND POSITION SURVEY FROM GPS CONTROL. THIS SURVEY WAS CONDUCTED WITHIN THE BOUNDS OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION ENCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF RECORD OR APPOINTMENT, EASEMENTS, RIGHTS, POWERS AND OTHER TOPOGRAPHIC INFORMATION MAY BE SHOWN ON AERIAL PHOTOGRAPHS.

There is a 15 foot wide water line easement the center of which is located approximately 25 feet off the edge of Fishers Mill Rd. as described in DB 214 PG 419.



REMAINDER OF PARENT TRACT
DIANNE TEVIS
D.B. 220 PG. 722
47.2 Acres ±



CERTIFICATION OF OWNERSHIP AND CONSENT

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby accept the plat(s) of the development with my (our) true consent, establish the address, building, foundation lines, and dedicate all streets, alleys, walks, 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.

5-30-19 *[Signature]*
Date (signature of owner or owner)

5-30-19 *[Signature]*
Date (signature of owner or owner)

SITE STATISTICS

ZONING A-1 (AGRICULTURAL)

TOTAL SITE ACRES PARENT TRACT (TEVS) = 52.82 ACRES BEFORE DIVISION
TOTAL SITE ACRES PARENT TRACT (TEVS) = 47.82 ACRES AFTER DIVISION
TOTAL SITE ACRES TRACT 10 AFTER DIVISION = 5.00 ACRES (INCLUDES AREA IN R/W EASEMENT)
TOTAL AREA IN RIGHT OF WAY EASEMENT = 0.14 ACRES
ALL LOTS ZONED AGRICULTURAL

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

_____, 2019
DATE

CHAIRMAN GEORGETOWN-SCOTT CO. PLANNING COM.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein 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.

5/30 (date), 2019 *[Signature]*
(signature of engineer or surveyor)

CERTIFICATION OF THE PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system to supply with water service. The date 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 built at the cost of the developer without reimbursement, both to GMWSS approved specifications and approved by GMWSS of the on-site improvements under the heading contract, and hereby dedicated to GMWSS.

Date _____
General Manager _____

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 Tevis Property fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

(date), 2019 _____
(County Health Department official)

UPDATED: 5/30/2019 **TEVIS PROPERTY AMENDED PRELIMINARY SUBDIVISION PLAT**

Owner/Developer of Parent Tract Tim & Dianne Tevis 2139 Fishers Mill Road Midway, Kentucky Ph: 502-863-4772	PROJECT: TEVS	TRACT 10 OF THE DEANNE MILLS TEVIS PROPERTY DEED BOOK 220 PAGE 722 AND DEED BOOK 281 PAGE 384 2139 FISHERS MILL ROAD SCOTT COUNTY, KENTUCKY	
	SCALE: 1" = 100'	NAME	DATE
	DESIGNED BY	ASHER	5/1/19
	DRAWN BY	ASHER	5/1/19
	CHECKED BY		
	AS BUILT		

BRADLEY BART
ASHER SURVEYING SERVICES
LAND SURVEYING AND CIVIL ENGINEERING
1617 FISHERS MILL RD
MIDWAY, KENTUCKY
PHONE (602) 642-8586

**SOUTH TOWNHOMES AMERSON ORCHARD
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
June 14, 2018**

FILE NUMBER: PSP-2018-21 &
PDP-2018-22

PROPOSAL: Preliminary Development
Plan and Preliminary
Subdivision Plat for 117
Townhome Units and
associated lots.

LOCATION: West of School House Road and
Lemons Mill Elementary, south of
the proposed location for
Southland Christian Church

CONTACT: Mike Craft
Anderson Communities

ENGINEER: Stephen Garland, PE
Integrated Engineering

STATISTICS:

Zone	R-3 (PUD)
Surrounding Zones	R-1C (Lemons Mill Elementary), A-1 (Lisle Road Soccer Complex), R-3 (Southland Christian Church), ESLI (Undeveloped property across the railroad tracks)
Acreage	13.05 acres (12.75 net acres)
Net Density	9.18 Dwelling Units / Net Acre
Dwelling Units	117 Townhome Units (all 3-bedroom units)
Parking Required	293 Spaces
Parking Proposed	312 spaces (234 garage spaces; 78 on-street spaces)
Water/sewer available	Yes/Yes
Access	Amerson Way (not yet constructed)
Variances/Waivers	1. If necessary, allow a deviation from the required buffering along McClelland Circle.



BACKGROUND:

The Project Site is part of the larger Amerson Farms mixed-use development. The 91.7-acre farm was rezoned in 2009 to high-density residential (R-3 PUD) and commercial (B-4 PUD). This portion of the overall development is north of the stormwater detention area, west of Schoolhouse Road and Lemons Mill Elementary, and east of McClelland Circle. This area, as indicated by the zoning, was always intended to have a residential use.

The Project Site is located in the Royal Spring Aquifer Recharge Area. The Royal Spring Wellhead Protection Committee met and discussed this project on June 5th. The committee did not have any significant concerns with the proposed residential use of the property. Any conditions placed on the Application by the committee will need to be complied with.

KEY ISSUES/COMMENTS:

Layout:

The townhome units and lots are arranged in a manner that allows almost all of them to face some open space. The proposed buildings will have 5-6 dwelling units per building. Behind each dwelling is proposed a small open space and a detached garage. These rear-facing garages allow the townhomes to better address the streets and open spaces.

The Applicant is proposing a trash compactor to serve the Project Site. The location for the trash compactor has yet to be determined. The trash compactor and all screening will need to be in compliance with all regulations in the *Zoning Ordinance* and *Subdivision & Development Regulations*.

The proposed development is showing around 10.5% of the Project Site as preserved open space. Some of these areas have steep slopes or are also proposed for drainage, but more than half of the proposed open space will be within the development for the comfortable enjoyment of the residents.

Access/Parking:

Vehicular access to the Project Site will be from Amerson Way, which is an unconstructed street. Emergency vehicles will have access to the Project Site from Schoolhouse Road as indicated on the Preliminary Development Plan. All of the interior streets on the Project Site will be private streets, not intended for public maintenance. All the dwellings will have rear-access from either the private streets or access alleys. The private streets are proposed to have a width of 24 feet, and not allow on-street parking. The access alleys will have a width of 26 feet, and will also not allow for parking. Both of these widths are sufficient for two-way traffic, and meet the 20-foot width sought by emergency services.

The parking proposed with this development exceeds the requirements of the Zoning Ordinance. The proposed development requires 293 parking spaces, and the Applicant is proposing 312 spaces. 234 of these spaces are the 2-car garages proposed with each dwelling unit, and 78 additional parking spaces are proposed off-street throughout the development.

Sidewalks are proposed throughout the development, providing a means of pedestrian access. The adjoining right-of-way for Schoolhouse Road will provide a sidewalk along the eastern boundary of the Project Site. Schoolhouse Road is not a part of this Development Plan or Subdivision Plat, but will need to be extended and platted as right-of-way prior to the final approval of either of these plans. This will provide a secondary access for emergency vehicles.

Landscaping:

Section 6.12 – Property Perimeter Landscaping

Double frontage lots are required to be screened from arterial roads that they do not have direct access to. Residential properties are required to have a 20-foot landscaping buffer populated by 1 tree per 30 feet (or fraction thereof) of group A or B trees plus a 6-foot tall planting, hedge, wall, fence, or earth mound. In staff's opinion, this section of the Ordinance does not apply to the Project Site because there is a lot, between the Project Site and the right-of-way, that also happens to be owned by the Transportation Cabinet. Therefore, the Project Site does not have frontage on McClelland Circle.

Should the Planning Commission feel as though the KYTC owned lot essentially acts as an extension of the right-of-way, and Section 6.12 (5) applies, staff supports the plan as proposed by the Applicant rather than the requirements of the Landscape and Land Use Buffers Ordinance for the following reasons:

1. The closest corner of the Project Site to the roadway of McClelland Circle is at least 180 feet.
2. The Applicant is showing a decrease in elevation from the road to the dwelling units of approximately 36 feet.

Given the distances and elevation changes in the area, a 6-foot planting, hedge, fence, or earth mound would not provide any meaningful screening. Please see the image of the Project Site from McClelland Circle below (Figure 1). Staff supports the reduced number of supplemental trees proposed on the Development Plan, but would recommend they be moved west to avoid conflict with the water line, and to allow for the planting of large trees.

Section 6.13 – Vehicular Use Area Perimeter Landscaping

The Application meets the requirements for this section.

Section 6.22 – Interior Landscaping for Vehicular Use Areas

The Applicant's plan shows an appropriate number of trees and landscaped area to meet this requirement.

Section 6.2215 – Canopy Requirements

Multi-family developments will need to provide 20% canopy coverage to meet the requirements of Section 6.2215. The Applicant is proposing 114 large trees (or their equivalent) with this development. This represents 85,500 square feet of canopy coverage or 15%. Some additional large, medium, or small trees could be added to the development to meet the canopy requirement at the Final Development Plan. These additional trees could be planted in the proposed drainage easement or the open space to the south of the development.



Figure 1

FINDINGS:

1. The Preliminary Development Plan complies with the Comprehensive Plan, by providing more diverse housing options for Scott Countians.
2. The deviation from the requirements of the *Landscape and Land Use Buffers Ordinance* along McClelland Circle is reasonable.
3. The proposed development meets the requirements of the Zoning Ordinance and the Subdivision and Development Regulations.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan/Preliminary Subdivision Plat for the development of 117 townhome units and the associated Preliminary Subdivision Plat. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

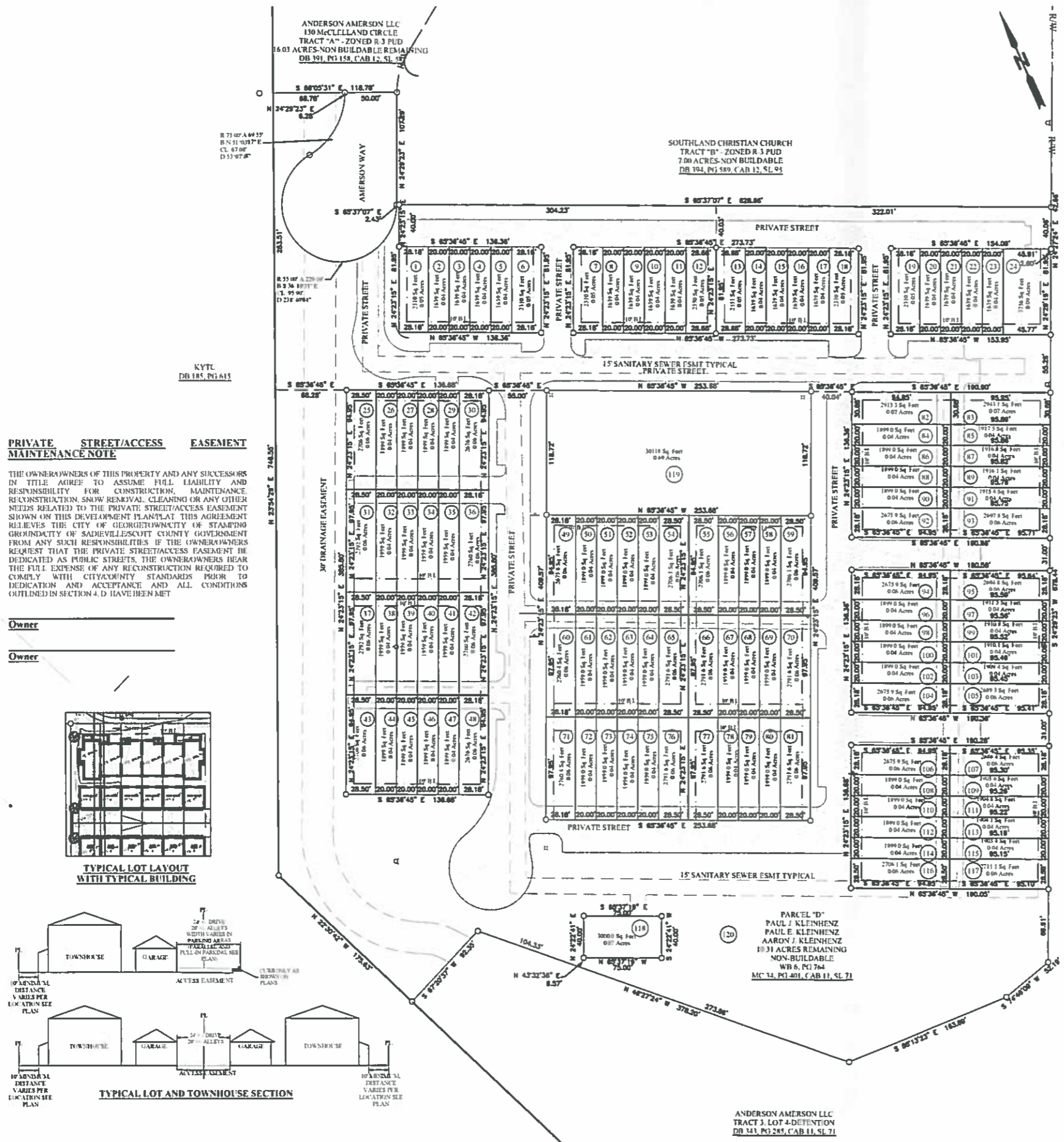
Waivers (if necessary):

1. Waive the required hedge, fence, wall, or earthen mound along the western boundary.

Conditions

1. The Development Plan is subject to all conditions from ZMA-2009-21.

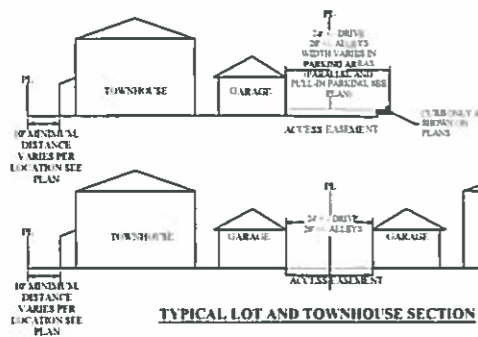
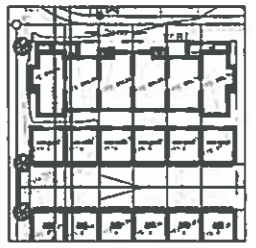
2. The Applicant shall provide sufficient trees with the Final Development Plan to meet the 20% canopy coverage requirement.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. All development must meet the requirements of the Georgetown Stormwater Manual.
5. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
6. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Prior to (as part of) the Final Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plan.
9. A specie-specific landscape plan shall be provided along with the Final Development Plan.
10. The preliminary approval is valid for two years, subject to the requirements of Articles 306 & 406 of the *Subdivision and Development Regulations*.



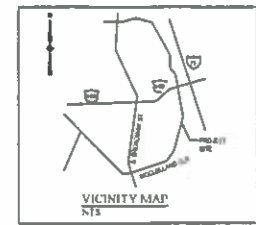
PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN AND SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES IF THE OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS. THE OWNERS BEAR THE FULL 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.

Owner _____
 Owner _____



NOT FOR RECORDING



SOUTH TOWNHOUSE LAYOUT
 PROPOSED USE: TOWNHOUSES
 LOT STATISTICS:
 TOTAL: 568,627.5 SQ. FT. 13.03 ACRES (GROSS)
 13.03 - 0.30 R/W - 12.73 ACRE NET

NUMBER OF TOWNHOUSE UNITS: 117
 HOA COURTYARD OPEN SPACE AREA: 1 LOT
 PUMP STATION: 1 LOT
 REMAINDER: 1 LOT
 AVERAGE UNIT SIZE: 1,915.50 FT. x 0.04 AC
 TYPICAL LOT FRONTAGE: 30'
 MINIMUM LOT FRONTAGE SHOWN: 30'
 TYPICAL FRONT YARD SETBACK: 10'
 SIDE YARD: 7' FOR CONTIGUOUS UNITS
 SIDE YARD: 7' AT BUILDING ENDS
 REAR YARD: 10' FROM PROJECT TO CENTERLINE OF ACCESS EASEMENT
 NET ACREAGE ACCESS ESMT: 274 ACRES

BUILDING COVERAGE:
 R-3 DENSITY: 16 UNITS PER ACRE ALLOWED
 86 UNITS PER GROSS ACRE SHOWN
 9.14 UNITS PER NET ACRE

PARKING:
 AVAILABLE: 117 UNITS - 234 GARAGE SPACES
 REQ'D: 117 UNITS x 2.3 SPACES = 269 SPACES
 ON STREET REQUIRED: 59 SPACES
 ON STREET AVAILABLE: 78 SPACES

OPEN SPACE (COURTYARD):
 25,933 SQ. FT. = 0.59 ACRE

OPEN SPACE (BY CU-DE-SAC):
 8,609 SQ. FT. = 0.19 ACRE

OPEN SPACE (SOUTH OF TOWNHOUSES):
 20,824 SQ. FT. = 0.47 ACRE

OPEN SPACE (END OF ALLEYS):
 2 X 1,457 SQ. FT. = 2,914 SQ. FT.
 2 X 0.03 ACRES = 0.06 ACRE

OPEN SPACE (END OF PRIVATE DRIVE):
 2,454 SQ. FT. = 0.05 ACRE

TOTAL OPEN SPACE:
 1.31 ACRE REQUIRED (10% GROSS ACREAGE)
 1.37 ACRE SHOWN = 10.3%

NOTES:
 EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.
 LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS.
 PRELIMINARY SUBDIVISION PLAN (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21.
 R-3 DENSITY: 16 UNITS PER ACRE.
 KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.
 SANITARY SEWER EASEMENTS SHOWN ARE PRELIMINARY.
 NO PARKING IN PUBLIC CU-DE-SAC OF AMERSON WAY.

BEARING DATUM
 BEARING DATUM FOR THIS PLAN IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983

HIGHWAY C/L AND R/W PLANS
 EXISTING CENTERLINE AND RIGHT-OF-WAY OF GEORGETOWN BYPASS BASED UPON THE KYTC DEPT. OF HWYS HIGHWAY AND RIGHT-OF-WAY PLANS OF PROPOSED PROJECT STP-60-1(18)198 AS-BUILTS

PROPERTY RESEARCH DISCLAIMER
 NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDS, OR UNRECORDED, MAY AFFECT THE PROPERTY

OWNER INFORMATION
 PAUL J. KLEINHENZ
 PAUL E. KLEINHENZ
 AARON J. KLEINHENZ
 101 WISSE TRAIL, GEORGETOWN KY 40324

PURPOSE OF THIS PLAN
 THE PURPOSE OF THIS PRELIMINARY PLAN IS TO SUBDIVIDE LOTS 1-120. R-3 ZONED LOTS. ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

ZONING (IF PROPERTY IS R-3 (P) (D))

LEGEND
 ■ PARKING, DRAINAGE, AND ACCESS EASEMENT
 ■ FIRE HYDRANT
 ■ NO PARKING SIGNS
 ■ LIGHT POLE

ACCESS EASEMENT

CERTIFICATE OF PRELIMINARY PLAN APPROVAL

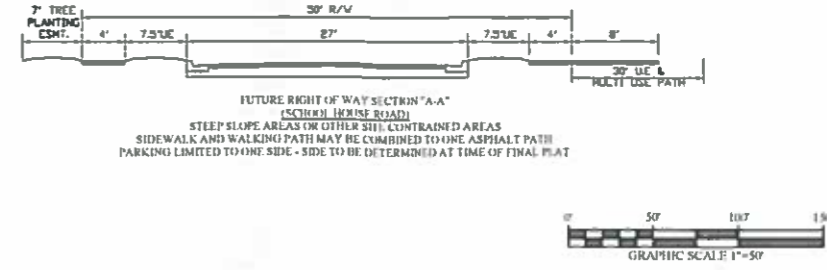
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SIXTY VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION DATE: _____

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. DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER: _____ DATE: _____



INTEGRATED ENGINEERING

PROJECT: SOUTH TOWNHOUSES AMERSON ORCHARD SCOTT COUNTY KENTUCKY

OWNER: ANDERSON COMMUNITIES 1720 SHARNEY WAY - LEWISBURG, KY 40351 P: 605.923.10069 - F: 605.923.13726

PROJECT NO: 110058
 DATE: MAY 1, 2018
 DRAWN BY: SEG
 CHECKED BY: _____

DESCRIPTION OF REVISION

PRELIMINARY SUBDIVISION PLAN

SHEET NO: **PSP**



SOUTH TOWNHOUSE LAYOUT
 PROPOSED USE: TOWNHOUSES
 LOT STATISTICS
 TOTAL: 564,627.5 SQ FT - 13.05 ACRES (GROSS)
 13.05 - 0.30 ACRES = 12.75 ACRES NET

NUMBER OF TOWNHOUSE UNITS: 117
 IRIA COURTYARD OPEN SPACE AREA: 1 LOT
 PUMP STATION: 1 LOT
 REMAINDER: 1 LOT
 AVERAGE UNIT SIZE: 1,915 SQ FT - 0.04 AC
 TYPICAL LOT FRONTAGE: 20'
 MINIMUM LOT FRONTAGE SHOWN: 20'
 TYPICAL FRONT YARD SETBACK: 10'
 SIDE YARD: 0' FOR CONTIGUOUS UNITS
 SIDE YARD: 7.5' AT BUILDING ENDS
 REAR YARD: 0' LOTS PROJECT TO CENTERLINE OF ACCESS EASEMENT
 TOTAL NET ACREAGE ACCESS ESMY: 2.74 ACRES

BUILDING COVERAGE:
 R-3 DENSITY: 16 UNITS PER ACRE ALLOWED
 9 UNITS PER GROSS ACRE SHOWN = 9.14 UNITS PER NET ACRE
 TOTAL BUILDING SQ FT = 170,134 SF = 3.9 ACRES = 30% COVERAGE OF LOT (40% ALLOWED)

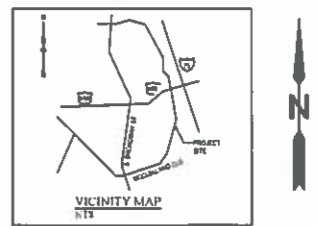
AMERSON WAY CUL-DE-SAC RIGHT OF WAY: 13,474 SQ FT = 0.30 ACRE

PARKING:
 AVAILABLE: 117 UNITS = 234 GARAGE SPACES
 REQ'D: 117 UNITS X 2.5 SPACES = 293 SPACES
 ON STREET REQUIRED: 59 SPACES
 ON STREET AVAILABLE: 78 SPACES

OPEN SPACE (COURTYARD): 23,953 SQ FT = 0.55 ACRE
 OPEN SPACE (BY CUL-DE-SAC): 8,669 SQ FT = 0.19 ACRE
 OPEN SPACE (SOUTH OF TOWNHOUSES): 20,824 SQ FT = 0.47 ACRE
 OPEN SPACE (END OF ALLEYS): 2 X 1,417 SQ FT = 2,834 SQ FT
 2 X 0.03 ACRES = 0.06 ACRE
 OPEN SPACE (END OF PRIVATE DRIVE): 2,454 SQ FT = 0.05 ACRE
 TOTAL OPEN SPACE: 1.31 ACRE REQUIRED (10% GROSS ACREAGE)
 1.37 ACRE SHOWN = 10.5%

CANOPY REQUIRED 15% COVERAGE, PROPOSED 15%
 TREE PLANTINGS REQUIRED 114 LARGE TREES AT 750 SQ FT (OR EQUIVALENT)

VIA OF PARKING LOTS AND PARALLEL PARKING AREAS - 13,472 SQ FT
 INTERIOR VIA REQUIRED (10%) = 1,347 SF
 INTERIOR VIA SHOWN = 2,150 SF (15%)



STREET TREE NOTE:
 TREES SHALL BE LOCATED BEHIND SIDEWALK WHERE CONFLICT OCCURS WITH WATER LINE LOCATION. PER GMAWSS SMALL TREES ONLY SHALL BE PLACED OVER THE WATER LINES LOCATED IN THE UTILITY STRIP. STREET TREES SHALL BE SPACED PER THE DEVELOPMENT PLAN FOR THE ZONE REFER TO DEVELOPMENT PLAN FOR SPACING. GMAWSS SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF TREES THAT ARE DAMAGED DUE TO REPAIR WORK OR MAINTENANCE OF WATER AND/OR SEWER MAINS.

- SMALL TREES (10-15 FEET TALL)**
- AMERICAN HORNBEAM (CARPINUS CAROLINIANA)
 - AMUR MAPLE (ACER GINNALA)
 - CRABAPPLE VARIETIES (MALUS SPP.)
 - EASTERN REDBUD (CERCIS CANADENSIS)
 - WHITE FRINGEE (CHORAMANTHUS VIRGINICUS)
 - FLOWERING DOGWOOD (CURTIS FLORIDA)
 - HAWTHORN VARIETIES (CRATAEGUS SPP.)
 - JAPANESE CHERRY (PRUNUS SPP.)
 - KOUSA DOGWOOD (CORNUS KOUSA)
 - RED HORSECHESTNUT (AESCULUS X CARNEA)
 - TATARIAN MAPLE (ACER TATARICUM)

REQUIRED NOTES

- 1. RESIDENTIAL USE:**
 1. ANY SINKHOLE RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY AND NO BUILDINGS, PARKING AREAS OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA.
 2. RESIDENTIAL STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS. SAID ELEVATION BEING AT LEAST TWO (2) FEET ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE TO BE REFERENCED AND SHOWN ON THE PLAN.
- 2. NON-RESIDENTIAL USE:**
 1. IDENTIFIED SINKHOLE AREAS WERE INVESTIGATED IN THE VICINITY OF (DATE) THIS INVESTIGATION WAS PERFORMED BY (GEOTECHNICAL ENGINEER) IN THE OFFICES OF THE PLANNING COMMISSION AND CITY ENGINEER, WHERE APPLICABLE. THE REPORT DETAILS THE ACTIVITIES USED TO EXPLORE THESE AREAS AND ANY RECOMMENDATIONS REGARDING NON-BUILDABLE AREAS (SHOWN ON THE PLAN) AND TREATMENT AREAS SUITABLE FOR CONSTRUCTION.
 2. STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS. SAID ELEVATION BEING AT LEAST TWO (2) FEET ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAN.

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. DEVELOPMENT PLAN IS APPROVED AND SIGNED

OWNER _____ DATE _____

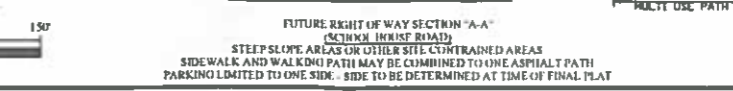
CERTIFICATE OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

NOTES

- SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES
- STORM SEWER SHOWN IS PRELIMINARY
- GRADING SHOWN IS PRELIMINARY
- STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN
- DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES
- AREAS SHOWN ARE IN THE ROYAL SPRINGS AQUIFER AREA.
- POP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21
- SANITARY SEWER SHALL BE SERVED BY A PROPOSED PUMPSTATION LOCATED ADJACENT TO THE DETENTION BASIN
- KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.
- NO PARKING IN PUBLIC CUL-DE-SAC OF AMERSON WAY



PRIVATE STREET/ACCESS EASEMENT MAINTENANCE 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 DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMFORD/GEOGRAPHY OF SADEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS. 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.

Owner _____
 Owner _____

SHEET NO. 05/24

INTEGRATED ENGINEERING

IE

PROJECT: SOUTH TOWNHOUSES
 AMERSON ORCHARD
 SCOTT COUNTY, KENTUCKY
 ANDERSON COMMUNITIES
 1750 SHARKEY WAY, LEHISTON, KY 40511
 P: (606) 231-0059 • F: (606) 231-3726
 OWNER

PROJECT NO.: 1100959
 DATE: MAY 1, 2018
 DRAWN BY: SEG
 CHECKED BY: _____

DESCRIPTION OF REVISION

PRELIMINARY DEVELOPMENT PLAN

SHEET NO. **PDP**

P:\1100959 - Amerson\1100959.dwg (2018/05/01 11:05:54 AM) User: jg...
 Plot Date: 05/01/2018 11:05:54 AM
 Plot Scale: 1"=50'
 Plot Orientation: Landscape

BRINGARDNER SUBDIVISION
Staff Report to the Georgetown-Scott County Planning Commission
June 14, 2018

FILE NUMBER: FSP-2018-23

PROPOSAL: Final Subdivision Plat to divide one tract into three tracts, creating one 6.002-acre tract, 16.706-acre tract and 6.38-acre tract

LOCATION: Quality Drive

APPLICANT: Charles Bringardner

SURVEYOR: Brent Combs



STATISTICS:

Zone	I-1 (ESLI)
Surrounding Zones	I-1 (ESLI), I-1, B-2, R-1B, R-1C, A-1 (Railroad)
Acreage	Tract 3 (new): 6.002 acres Tract 4 (new): 16.706 acres Tract 5 (new): 6.38 acres
Proposed Use	Sunbelt Rentals on Tract 5
Access	Quality Drive
Variance Requested	None

BACKGROUND:

The subject property contains 29.09 acres, and is located on the eastern side of Quality Drive. The subject property is zoned I-1 (ESLI), and the surrounding land is zoned I-1 (ESLI), I-1, B-2, R-1B, R-1C, and A-1 (Railroad). The proposed subdivision will create a new 6.002-acre tract, 16.706-acre tract and 6.38-acre tract with frontage along Quality Drive for all tracts.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts are showing the required 50-foot front-yard setback, 12-yard side-yard setback and the rear-yard setback should be 25-feet. The site statistics correctly identifies the rear-yard setback as 25-feet, but the plat shows a 50-foot rear yard setback. The labels will need to be adjusted on the Final Development Plan. There is currently one existing entrance to provide access to Tract 5. No new entrances have been proposed for Tracts 3 and 4 at this time.

GMWSS has noted that water service is only available to Tracts 3 and 4 and can currently only provide sanitary sewer service to a portion of Tract 4. Water and sewer service will need to be extended in order for GMWSS to sign the plat.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a new 6.002-acre tract, 16.706-acre tract and 6.38-acre tract with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the 25-foot rear-yard setback requirements shall be shown.



VICINITY MAP
Scale = NTS

Site Statistics
ZONE I-1 (ESLI)
Size - 29.09 Acres
Setback Dimensions
Front - 50'
Side - 12'
Rear - 25'

1) Purpose: This Plat is intended to subdividing the Bringardner Property into three separate tracts

Survey Notes

Survey performed by Thoroughbred Engineering
Equipment used: Carlson BR45 GNSS Receiver & Phantom 4 Pro Drone
Coordinate System: KY North base NAD 83 vertical based on NAVD88

Surveyor Notes

- 1) Any further division of the properties shown herein will require review and approval of "GSCPC" the Georgetown Scott County Planning Commission
- 2) There are easements Being Created, Re-positioned & Removed, By This Plat
- 3) Property is Subject To Any Easements Of Record Not Shown Hereon.

Additional Note

Property ownership information provided herein is based on information obtained from readily available sources (i.e., Scott County Clerk (Deed Book 344, Pg 372), Scott County Pva, Etc.) Therefore, No Warranty is Provided Regarding The Accuracy of Ownership Information Or The Apparent Graphical Representations of Such (adjoining Property Lines including Easements Etc.)

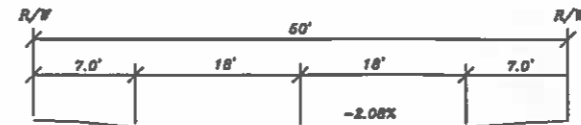
CERTIFICATE OF OWNERSHIP

I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.

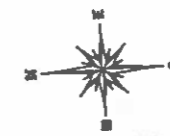
OWNER _____ DATE _____

OWNER _____ DATE _____

Owner
Charles A. Jr & Anne B. G. Bringardner
P.O. Box 1063
GEORGETOWN, KY 40324



QUALITY DRIVE
TYPICAL STREET SECTION
14" BOX CURB & CUTTER

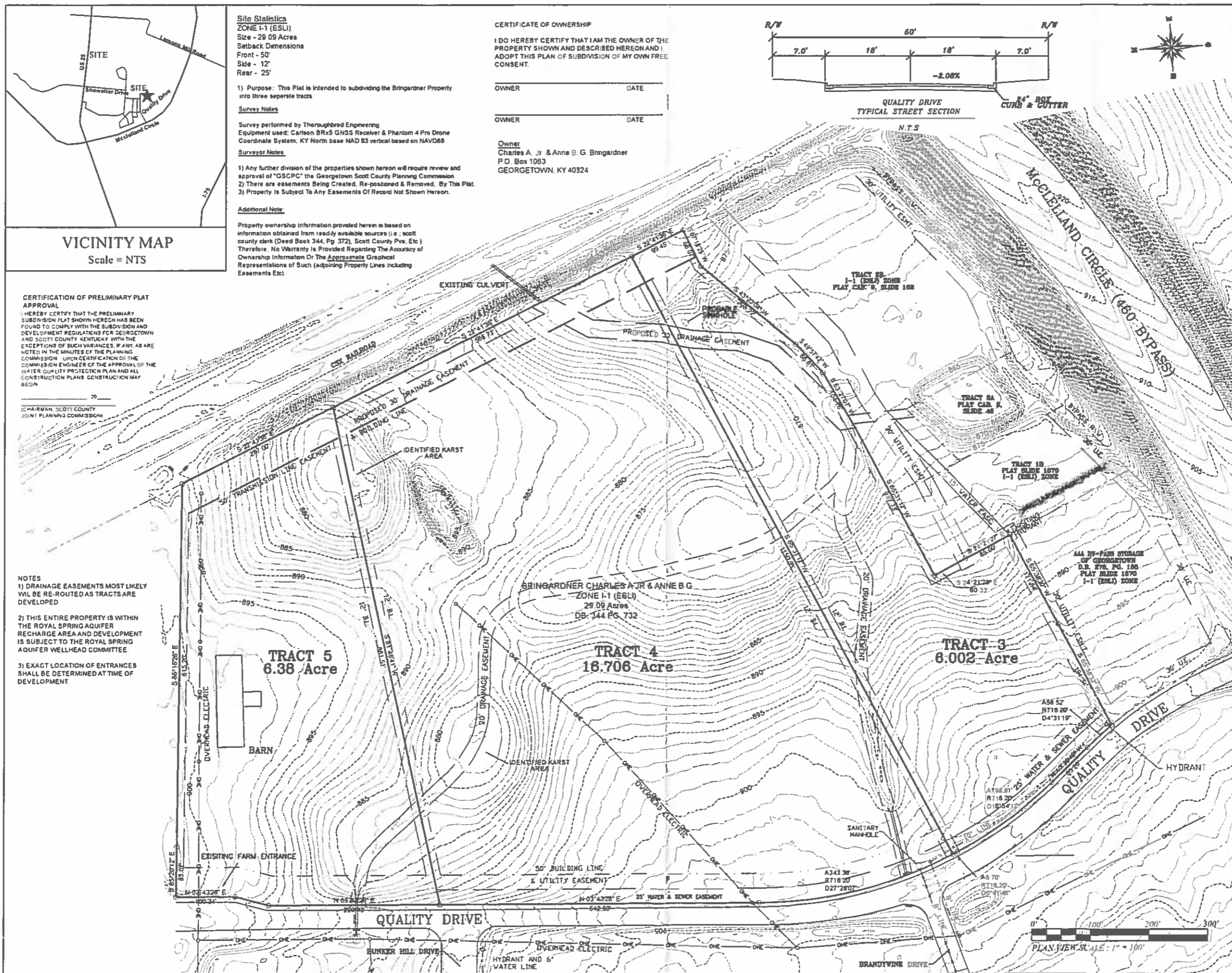


CERTIFICATION OF PRELIMINARY PLAT APPROVAL

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

(CHAIRMAN, SCOTT COUNTY
JOINT PLANNING COMMISSION)

- NOTES
- 1) DRAINAGE EASEMENTS MOST LIKELY WILL BE RE-ROUTED AS TRACTS ARE DEVELOPED
 - 2) THIS ENTIRE PROPERTY IS WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AND DEVELOPMENT IS SUBJECT TO THE ROYAL SPRING AQUIFER WELLHEAD COMMITTEE
 - 3) EXACT LOCATION OF ENTRANCES SHALL BE DETERMINED AT TIME OF DEVELOPMENT



THOROUGHBRD ENGINEERING
P.O. BOX 481, LEWISTOWN, KY 40348
CIVIL DESIGN, LAND SURVEYING,
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-PC CONSTRUCTION SERVICES



PRELIMINARY SUBDIVISION PLAT
BRINGARDNER PROPERTY
QUALITY DRIVE AT MCCLELLAND CIRCLE (460 BYPASS), GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	SPAVS 3
NO.	ABC & ORW
DATE	KW
ISSUED FOR GSCPC	
KWH	02/20/2018

Master Subdivision Plat
Prel. - Plat

**SUNBELT RENTALS
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
June 14, 2018**

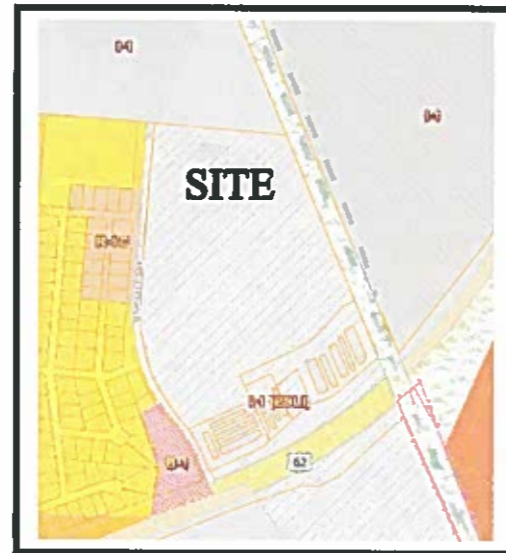
FILE NUMBER: PDP-2018-24

PROPOSAL: Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse

LOCATION: Quality Drive

APPLICANT: Charles Bringardner

ENGINEER: Matthew Vernon
Thoroughbred Engineering



STATISTICS:

Zone	I-1 (ESLI)
Surrounding Zones	I-1 (ESLI), I-1, B-2, R-1B, R-1C, A-1 (Railroad)
Proposed Use	Construction equipment rental facility
Site Acreage	6.38 acres
Building Area	12,000 square feet
Max. Building coverage	50%
Building Coverage	4%
Parking Required	3 spaces per 1,000 SF of gross floor area (36 spaces)
Parking Provided	36 spaces (2 handicap accessible)
Access	Quality Drive (2 accesses proposed)
Variances/Waivers	Variance to not provide sidewalks or pedestrian access along Quality Drive.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse.

The Project Site is a 6.38-acre parcel that is zoned I-1 (ESLI – Environmentally Sensitive Light Industrial) and is located on the eastern side of Quality Drive. The surrounding land is zoned I-1 (ESLI), I-1, B-2, R-1B, R-1C, and A-1 (Railroad).

The Project Site has a relatively steep slope and the entire project site is located within the Royal Spring Aquifer Recharge Area. The Wellhead Protection Committee has reviewed the Applicant's request for outdoor storage and was approved with a set of conditions. Staff has yet to review the conditions, but Staff will confirm that all conditions are met at the Final Development Plan stage.

Outdoor Storage is a conditional use in the I-1 zone. The Applicant has received approval from the Board of Adjustment to allow for the outdoor storage area and is showing the necessary screening.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The I-1 (ESLI) Zoning District has the following setback requirements:

Front: 50-foot

Side: 12-foot

Rear: 25-foot

The proposed building locations and outdoor storage areas on the Preliminary Development Plan meet the required I-1 (ESLI) building setbacks. The Applicant is proposing 12,000 square feet of building area, or 4% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There are two new entrances proposed on Quality Drive. It appears that the existing entrance will be removed.

Sidewalks: Internally, the Applicant is proposing sidewalks around the office portion of the building. The Applicant is requesting a waiver to the sidewalk along Quality Drive. The *Subdivision and Development Regulations* state, "All developments shall be required to provide adequate pedestrian access to parking lots, off-site sidewalks, and facilities commonly used by residents". It has been the practice of the Planning Commission to require infrastructure upgrades of this type as development occurs. The Applicant feels that based on the type of uses in the vicinity sidewalks are not necessary along the eastern portion of Quality Drive. However, there is a large residential development to the west of the project site, which may generate pedestrian traffic. Staff is recommending denial of the waiver.

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

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- When an industrial zone adjoins any agricultural zone a 15-foot landscape buffer (LBA) is required with 1 tree/40-feet of linear boundary from Group A plus a continuous 6-foot high planting, hedge, fence, wall or earth mound. The 1 tree/40-feet can be substituted for: 1) one evergreen tree/15-foot of linear boundary, 2) one tree/20-feet of linear boundary that is a combination of 50% deciduous trees from Group A and 50% small flowering trees or evergreen trees, or 3) one small flowering tree/15-foot of linear boundary.

The Preliminary Development Plan is showing the 15-foot LBA, but is not showing the necessary trees and hedge line. The site statistics indicated that existing trees and topography will meet the screening requirements necessary for the Eastern property line. This will need to be verified with the species-specific landscaping plan that is submitted with the Final Development Plan.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road.

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

The preliminary landscaping plan shows the appropriate VUA perimeter screening.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

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

The Applicant has proposed 24,817-square feet of Vehicular Use Area on the Project Site, which requires 2,481-square feet of interior landscaped area. The Applicant has proposed 2,490-square feet of landscaped area, but did not provide landscape islands for all proposed interior trees. The Applicant is required to have 10 interior trees, and is showing 5. Interior landscaping is required in addition to the required perimeter landscaping. The Preliminary Development Plan is showing a total of 11 trees when 17 are required. Staff is unaware of a waiver request to reduce the number of required interior trees so the Final Development Plan will need to show five (5) additional interior trees and one (1) additional perimeter tree.

Section 6.2215: Minimum Canopy Requirements

For the 6.38-acre site, a total canopy coverage of 13,896 square feet is required (5% preserved canopy, 0% new canopy). The Applicant will provide approximately 35,719 square feet of canopy on the project site. The Applicant meets the minimum canopy requirements.

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

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

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

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse, with the following variance and conditions of approval:

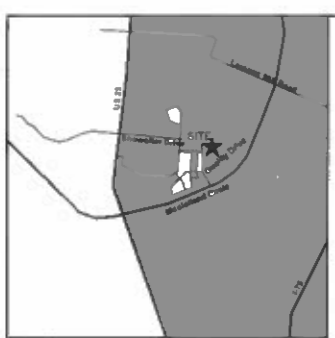
Variance (Staff is recommending denial):

1. Variance to not provide sidewalks or pedestrian access along Quality Drive.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.

4. Final Development Plan shall meet all requirements of the Wellhead Protection Committee.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. 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.
7. Prior to (as part of) the Final Development Plan approval, five additional interior trees shall be shown.



Site Statistics
 ZONE I-1 (ESL)
 Proposed Property 6.18 Acres
 Building Coverage 4%

Setback Parameters
 Front - 50'
 Side - 12'
 Rear - 25'

Owner
 Charles A. Jr & Anne B.G. Bringardner
 P11 Box 1061

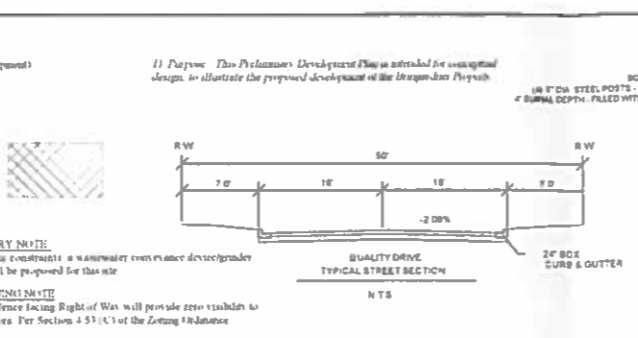
Project
 Sunbelt Rentals

Site Summary
 Parking 1 Space per 1,000 Sq. Ft. of gross floor area (Rentals of Equipment)
 Required Parking 14 Parking Spaces
 Proposed Parking 14 Parking Spaces (2 ADA Accessible)

Landscaping
 Total Paved Area 79,912 Sq. Ft.
 Total VTA Excluding Loading/Unloading and Storage 24,817 Sq. Ft.

Required Interior Landscaping 2,481 Sq. Ft.
Interior Landscaping Area 2,490 Sq. Ft. (Proposed)
Required Interior Trees = 10
Proposed Interior Trees = 11

Required Perimeter Trees = 7
Existing trees and topography (Roadway berm) will serve as landscaping buffer for screening requirements
Existing Tree Canopy Approx. 33,719 Sq. Ft. = 12%
Required Retained Tree Canopy = 5%



CERTIFICATION OF OWNERSHIP AND DEDICATION

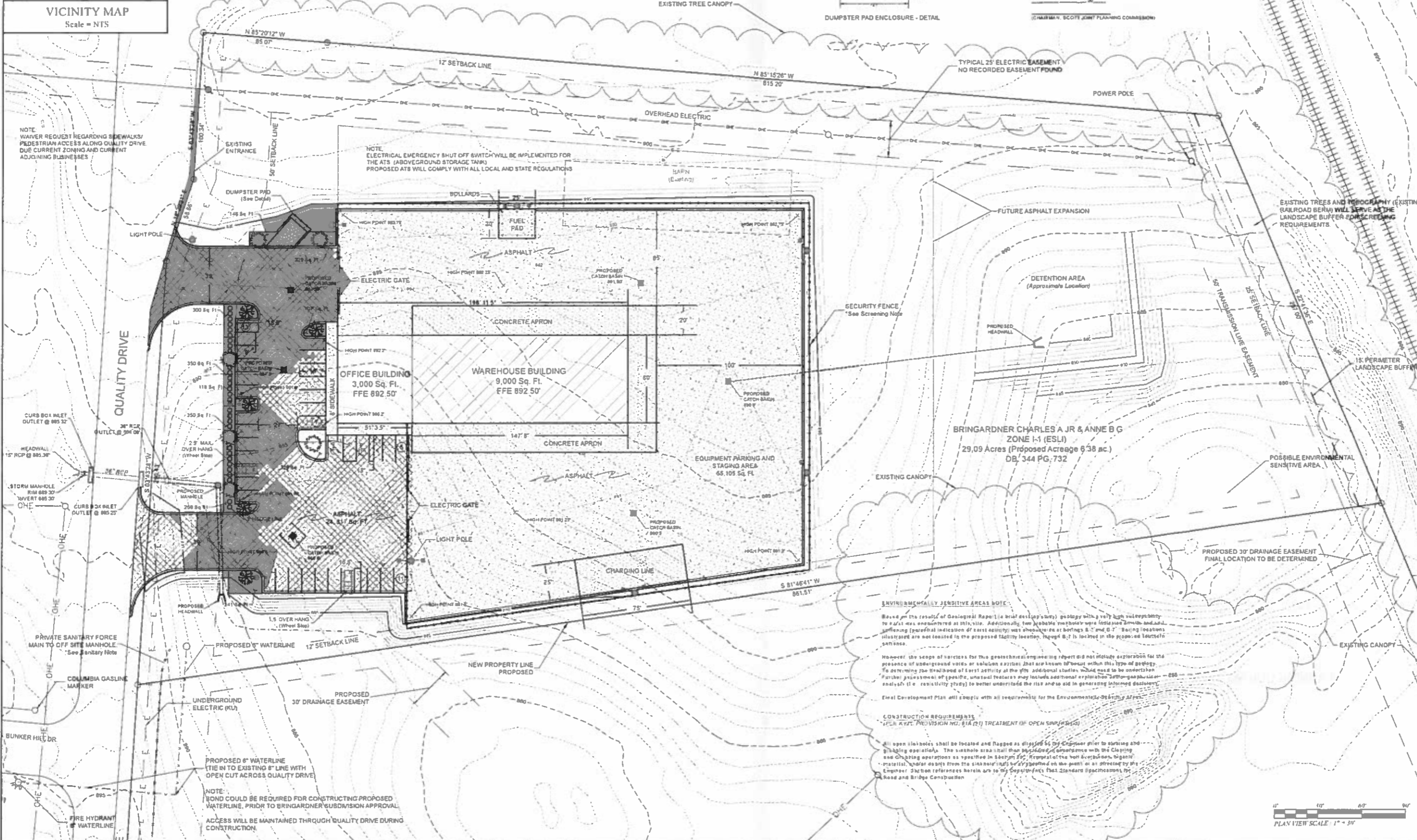
I, THE UNDERSIGNED, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADMIT THE PLAN OF THE DEVELOPMENT WITH MY OWN FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS UNLESS OTHERWISE NOTED.

OWNER'S SIGNATURE: _____

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND EXISTING BUILDING PERMITS.

CHAIRMAN, SCOTT COUNTY PLANNING COMMISSION: _____



THOROUGHRED ENGINEERING
 P.O. BOX 481, LEXINGTON, KY 40548
 (502) 843-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CEI-CONSTRUCTION SERVICES

PRELIMINARY DEVELOPMENT PLAN
BRINGARDNER PROPERTY
SUNBELT RENTALS

QUALITY DRIVE AT McCLELLAND CIRCLE (460 BYPASS), GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	N/A	OWNER	KWH & DMD
DATE	04/27/2018	DESIGNER	ABC
ISSUED FOR GSCP			
REVISION	DATE		
KWH	05/27/2018		
DRAWING NAME			
Prel. Development Plan			
C-1			



NOTE: NO PROPOSED LOTS SHALL HAVE DIRECT ACCESS TO (HWY 227) MAIN STREET.

NOTE: THIS PROPERTY WILL HAVE TO BE ANNEXED BY CITY OF STAMPING GROUND PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAT.

NOTE: A COPY OF THE EXISTING ENCROACHMENT PERMIT SHALL BE SUPPLIED TO THE PLANNING COMMISSION PRIOR TO FINAL PLAT APPROVAL.

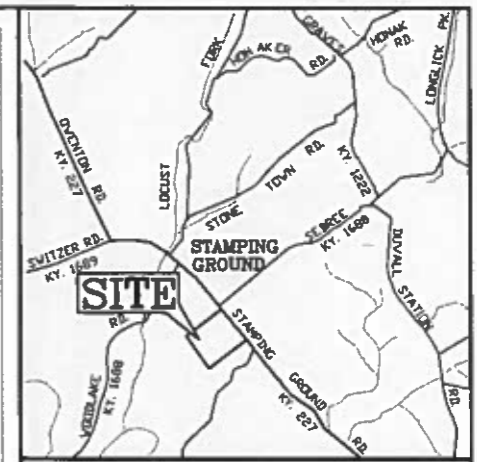
NOTE: ALL EXISTING TREELINES / TREE STANDS SHALL BE PRESERVED, WHERE POSSIBLE.

NOTE: LOT 56 SHALL ONLY HAVE ACCESS TO CUL-DE-SAC STREET.

NOTE: A STREAM CROSSING PERMIT SHALL BE OBTAINED PRIOR TO APPROVAL OF STREET CONSTRUCTION PLANS.

NOTE: STORMWATER DETENTION AND WATER QUALITY RECHARGE SHALL BE PROVIDED AT CONSTRUCTION PLAN PHASE OF PROJECT.

NOTE: LOTS 36-39, 64, 65, 67, 68 SHALL HAVE MINIMUM FLOOR ELEVATIONS DETERMINED BY THE MAXIMUM WATER ELEVATION OF THE POND FOR THE 100 YR STORM.



UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELL SOUTH, GWS, COLUMBIA GAS COMPANY, ADELPHI, THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY / ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENT OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL, OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE A 5' EASEMENT ON THEM. HOWEVER, SHOULD LOTS BE CONSOLIDATED IN THE FUTURE, AND NO UTILITY LINES ARE WITHIN SAID SIDE EASEMENTS, THE SIDE EASEMENTS ALONG THE CONSOLIDATED LINES BECOMES NULL AND VOID FURTHERMORE.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE CITY OF STAMPING GROUND FIREDEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREIN.

DATE: _____
SIGNATURE AND TITLE OF FIRE DEPT REPRESENTATIVE: _____

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREIN 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, ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE UTILITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS. CONSTRUCTION MAY BEGIN.

DATE: 20____
COMMISSION ENGINEER: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT 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'S SIGNATURE: _____

CERTIFICATION OF THE REVIEW OF STREET AND DRAINAGE PLANS

I HEREBY CERTIFY THAT THE PLANS AND PROFILES FOR THE STREETS, STORMWATER MANAGEMENT PLANS AND OTHER IMPROVEMENTS FOR _____ HAVE BEEN REVIEWED AND ARE PROPOSED IN AN ACCEPTABLE MANNER ACCORDING TO THE SUBDIVISION AND DEVELOPMENT REGULATIONS SPECIFICATIONS.

DATE: 20____
COMMISSION ENGINEER: _____

CERTIFICATION OF THE REVIEW OF UTILITY PLANS

I HEREBY CERTIFY THAT THE PLANS AND PROFILES FOR THE STREETS, STORMWATER MANAGEMENT PLANS AND OTHER IMPROVEMENTS FOR _____ HAVE BEEN REVIEWED AND ARE PROPOSED IN AN ACCEPTABLE MANNER ACCORDING TO THE SUBDIVISION AND DEVELOPMENT REGULATIONS SPECIFICATIONS.

DATE: 20____
COMMISSION ENGINEER: _____

CERTIFICATION OF THE REVIEW OF UTILITY PLANS

I HEREBY CERTIFY THAT THE PLANS AND PROFILES FOR THE STREETS, STORMWATER MANAGEMENT PLANS AND OTHER IMPROVEMENTS FOR _____ HAVE BEEN REVIEWED AND ARE PROPOSED IN AN ACCEPTABLE MANNER ACCORDING TO THE SUBDIVISION AND DEVELOPMENT REGULATIONS SPECIFICATIONS.

DATE: 20____
COMMISSION ENGINEER: _____

SITE STATISTICS

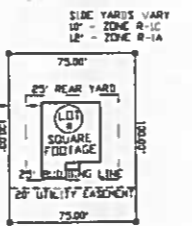
ZONE: R-1A & R-1C
TOTAL AREA - 23.83 Ac.
AREA IN R.O.W. - 4.838 Ac.
TOTAL NO OF LOTS - 73
R-1A AREA - 4.33 Ac.
NO OF R-1A LOTS - 9
MIN. LOT SIZE (R-1A) - 12,000 Sq.Ft.
R-1C AREA - 19.49 Ac.
NO OF R-1C LOTS - 63
MIN. LOT SIZE (R-1C) - 7,500 Sq.Ft.
L.P. OF PROP. STREETS - 3,858

NOTES:
1) PRIOR TO FINAL SUBDIVISION APPROVAL, CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED, INCLUDING UTILITY HOOK UPS AND WATER QUALITY AND RUN OFF ISSUES.
2) SEWER CONNECTION FEE TO BE PROVIDED PRIOR TO FINAL SUBDIVISION APPROVAL.
3) HYDRANT LOCATIONS TO BE COORDINATED WITH EMERGENCY MANAGEMENT, AND INSTALLED AS PER MANUFACTURER SPECIFICATIONS. DEVELOPER TO SET UP APPOINTMENT WITH FIRE DEPT. TO CHECK HYDRANT FLOW.

NOTE: POND FLOW EXITS THROUGH CULVERT UNDER RAILROAD TRACKS TO SOUTH OF PROPERTY.

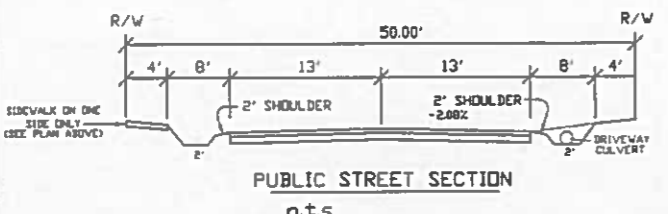
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°05'33"	S 44°45'41" W	21.22	300.00	42.37	42.34
C2	11°41'05"	S 34°52'22" W	30.70	300.00	61.18	61.08
C3	08°10'33"	S 33°07'06" W	21.44	300.00	42.81	42.77
C4	13°27'31"	S 43°56'08" W	35.40	300.00	70.47	70.31
C5	08°17'51"	S 44°39'32" W	23.57	325.00	47.07	47.02
C6	11°28'47"	S 34°46'13" W	32.67	325.00	65.12	65.01
C7	109°46'38"	S 83°55'09" W	14.22	10.00	19.16	16.36
C8	28°21'27"	N 27°00'49" W	18.93	75.00	37.12	36.74
C9	43°14'02"	N 34°27'06" W	19.81	50.00	37.73	36.84
C10	32°24'10"	N 72°16'12" W	14.53	50.00	28.28	27.90
C11	69°13'17"	S 56°55'05" W	34.51	50.00	60.41	56.80
C12	13°30'53"	S 29°03'53" W	8.89	75.00	17.69	17.65
C13	14°50'34"	S 43°14'36" W	9.77	75.00	19.43	19.38
C14	88°08'34"	S 85°18'49" E	9.68	10.00	15.38	13.91
C15	91°51'26"	S 84°44'11" E	10.33	10.00	16.03	14.37
C16	88°08'34"	S 85°15'49" E	9.68	10.00	15.38	13.91
C17	84°30'53"	S 01°03'54" W	9.09	10.00	14.75	13.45
C18	07°20'33"	S 46°59'37" W	17.64	275.00	35.24	35.22
C19	21°38'04"	N 39°50'52" E	62.10	325.00	122.72	121.99
C20	02°37'03"	N 30°20'21" E	6.28	275.00	12.56	12.56
C21	168°23'45"	N 85°50'45" E	13.86	10.00	18.92	16.22
C22	87°03'07"	N 03°34'11" E	9.50	10.00	15.19	13.77
C23	01°42'43"	N 47°57'06" E	4.11	275.00	8.22	8.22



PURPOSE NOTE:
THE PURPOSE OF THE AMENDMENT IS TO MODIFY THE PUBLIC STREET SECTION TO ELIMINATE THE CURB AND GUTTER AND SIDEWALK ON ONE SIDE. THIS AMENDED SECTION IS THE SAME AS APPROVED FOR THE BUFFALO SPRINGS SUBDIVISION ON SPRINGVIEW DRIVE.

SCALE: 1" = 100'



AMENDED PRELIMINARY SUBDIVISION PLAT
EDGEWATER SUBDIVISION
DEED BOOK 151, PAGE 118
MAIN STREET, STAMPING GROUND, KENTUCKY

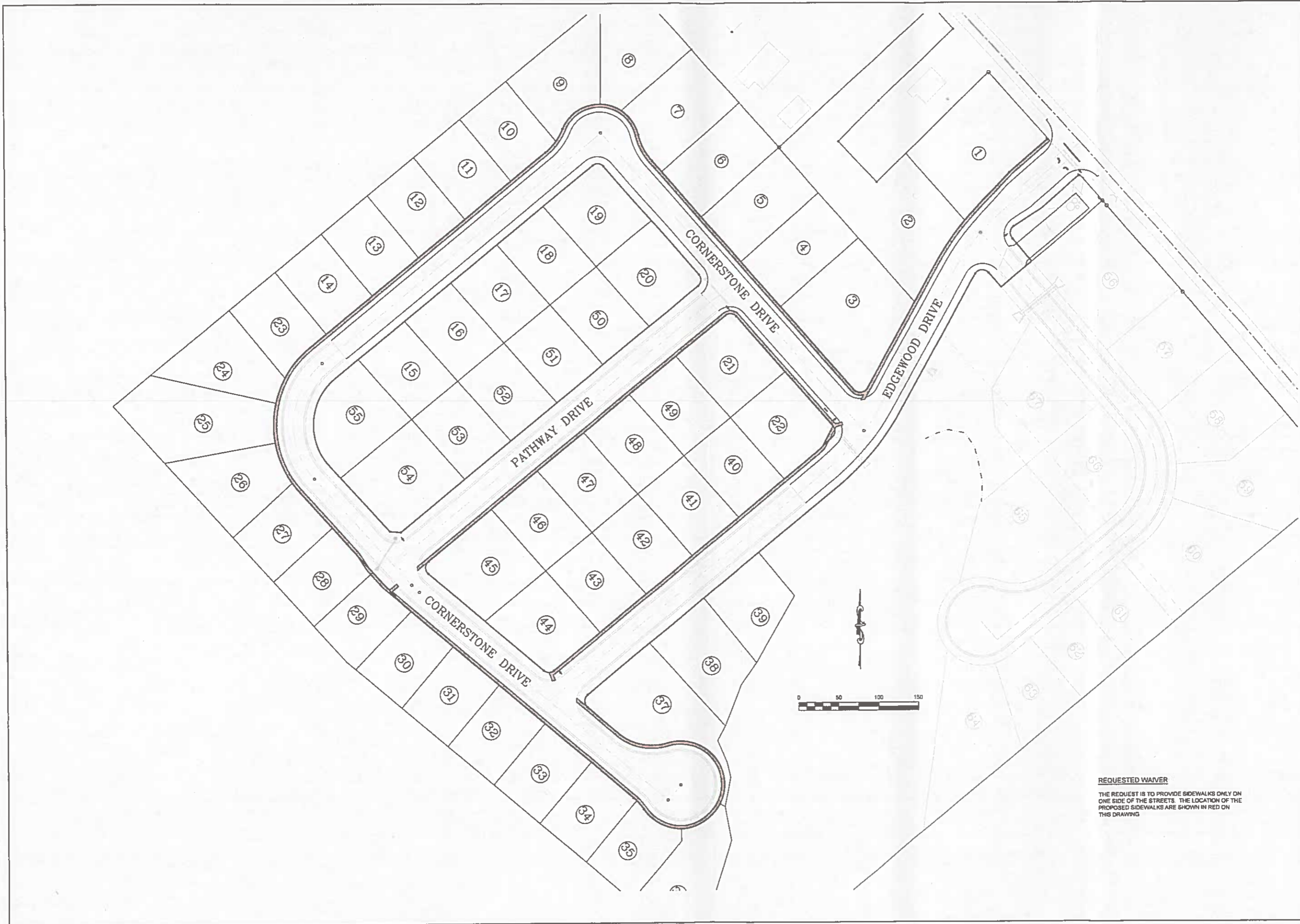
OWNERS' INFORMATION
OWNER: RODBRIDGE, LLC
ADDRESS: 3342 MAIN ST.
STAMPING GROUND, KY.
PHONE: 535-5155

SCALE:
1" = 100'
REVISED:
1-03-06
2\2581\2581-003\
2581-03PSP

DATE:
05-01-05
DRAWN BY:
T. L.
JOB NUMBER:
2581.003



THOROUGHbred ENGINEERING Inc.
SURVEYORS • ENGINEERS • PLANNERS
110 E. MAIN ST. GEORGETOWN, KY. 40324 (502) 863-1756
E-MAIL: TBREDENG@BELLSOUTH.NET



REQUESTED WAIVER

THE REQUEST IS TO PROVIDE SIDEWALKS ONLY ON ONE SIDE OF THE STREETS. THE LOCATION OF THE PROPOSED SIDEWALKS ARE SHOWN IN RED ON THIS DRAWING

THOROUGHRED ENGINEERING
 P.O. BOX 481, LEXINGTON, KY 40588
 (502) 863-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CEI-CONSTRUCTION SERVICES



**SIDEWALK WAIVER REQUEST
 EDGEWOOD SUBDIVISION**

STAMPING GROUND, SCOTT COUNTY, KENTUCKY

PROJECT NO. 720	DRAWN BY ABC
DATE 3-21-2018	REVIEWED BY ABC

ISSUED FOR REVIEW	
NAME	DATE

Drawn by:
PH1-ROAD.DWG

LAW OFFICE OF
GLENN A. HOSKINS, P.S.C.

"LBS" BUILDING - SUITE 210
1077 EASTLAND DRIVE
P.O. BOX 55254
LEXINGTON, KENTUCKY 40555

GLENN A. HOSKINS

TELEPHONE
(859) 231-1077

FACSIMILE
(859) 233-2129

EMAIL
glennhoskins@windstream.net

June 7, 2018

Via Email; Original mailed
via U.S. Postal Service

Mr. Joe Kane
Director of Development Services
Georgetown-Scott County Planning Commission
230 East Main Street
Georgetown, Kentucky 40324

RE: 18.8475 Acres fronting on Clubhouse Drive,
Cherry Blossom Village Subdivision
Georgetown, Kentucky
Map/ Parcel # 188-40-106.00

Dear Mr. Kane:

This letter is being sent to you by the undersigned in my capacity as counsel for (i) the current owner of the above-referenced property (**Mrs. Miriam A. Sekhon**), and (ii) the developer of the Cherry Blossom Village Subdivision in which this 18.8475 acre parcel lies (**Cherry Blossom Development Co., LLC**), in connection with my clients' prior request that the subject property be exempted from any requirement of the Planning Commission to construct sidewalks along the Clubhouse Drive frontage of this property.

I understand that my clients' "sidewalk waiver request" has been previously denied by the Planning Commission's Executive Committee. The purpose of this letter is to request that this matter be considered by the full Planning Commission at its next **workshop** scheduled for this-coming **Monday, June 11, 2018 at 4:30 P.M.**

Our justifications for this exemption/waiver request are as follows:

1. This 18.8475 acre parcel is "farmland" . . . used as a pasture for horses. As such, it adds a certain "ambiance" to the adjoining neighborhood, and is not "developed land".

2. Although the Developer will try to maintain this parcel as a "horse pasture" forever, market and economic conditions may dictate that, sometime in the future, it be subdivided, platted, and developed as an integral part of the Cherry Blossom Village Subdivision. Any sidewalk constructed now (which, by my calculation, would be approximately 750 feet in length) would obviously be destroyed during that construction process, translating into a huge waste of money.
3. The side of Clubhouse Drive opposite this 18.8475 acre parcel does in fact have sidewalks constructed thereon, which satisfies the need for sidewalks for pedestrian use along this segment of Clubhouse Drive.
4. Any sidewalks constructed along Clubhouse Drive in front of the horse pasture will attract children, and children on bicycles . . . neither of which are a healthy combination in close proximity to horses.
5. The horse pasture contains a horse training and jumping facility (complete with "jump blocks and standards"), where riders and their horses practice their jumping skills. The flow of kids on roller skates, roller boards, etc. over the adjoining Clubhouse Drive sidewalk could easily create a distraction to the horses which could easily put the health (and lives) of the horses and riders at risk.

So, for the reasons set forth above, Mrs. Sekhon and Cherry Blossom Development Co., LLC both respectfully request that the obligation to construct sidewalks along the Clubhouse Drive frontage of this 18.8475 parcel be waived, or at least deferred, until such time as this parcel is developed for building lots.

Thank you very much for your time and consideration of this request. If you have any questions regarding the foregoing, please feel free to contact me.

Very truly yours,

Glenn A. Hoskins

GLENN A. HOSKINS

cc: Mrs. Miriam A. Sekhon
Hon. Charles M. Perkins
GAH/181162pdfgh