

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
July 12, 2018
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 14, 2018 minutes
- C. Approval of July agenda

II. OLD BUSINESS

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

III. NEW BUSINESS

- A. PDP-2018-25 Bluegrass RV (Revised) - Preliminary Development Plan to construct 89 parking spaces for RVs and 53,640 square feet of self-storage.
- B. PDP-2018-26 TAI North Access Road - Preliminary Development Plan for an access road serving the rear of the Toyota Tsusho site.
- C. PDP-2018-27 International Crankshaft - Warehouse Addition - Preliminary Development Plan to construct a 24,770-square foot warehouse.
- D. PDP-2018-28 Universal Piping - Postponed
- E. PDP-2018-29 Penn Memorial Baptist Church - Preliminary Development Plan to add forty (40) additional parking spaces for an existing church.
- F. FSP-2018-30 Wise Holdings LLC - Final Subdivision Plat to divide one tract into three tracts, creating one 9.64-acre tract, 34.14-acre tract, and a 15.01-acre tract remainder tract.
- G. PSP-2018-31 & PDP-2018-32 The Crossings at Wyndamere - Preliminary Development Plan to construct 96 apartment units in 6 buildings and a Preliminary Subdivision Plat to subdivide a 7.91-acre lot into three lots.

IV. OTHER BUSINESS

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

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 14, 2018**

The regular meeting was held in the Scott County Courthouse on June 14, 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, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Jeff Caldwell.

Motion by Sulski, second by Mizell, to approve the May invoices. Motion carried.

Motion by Mizell, second by Mifflin, to approve the May 10, 2018 minutes. Motion carried.

Motion by Moran, second by Smith, to approve the June agenda. Motion carried.

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

Postponements/Withdrawals

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

Consent Agenda

A representative of the Tevis Property application (FSP-2018-20) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Wiseman, to approve the Final Subdivision Plat. Motion carried.

A representative of the South Townhomes Amerson Orchard application (PSP-2018-21 and PDP-2018-22) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Wiseman, to approve the Preliminary Subdivision Plat and Preliminary Development Plan. Motion carried.

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.

Chairman Jones opened the public hearing.

Ms. Gerry stated the property is zoned A-1. She stated all necessary documentation was provided showing that a more suitable location is not available in that area. She stated the tower meets setback and landscape requirements.

Chairman Jones questioned how the setback requirement was calculated. Ms. Gerry stated it is based on half the height of the tower plus required setback of 50-feet for A-1 zoning equaling a minimum 150-foot setback. The proposed tower would be 217-foot from the nearest property line.

David Pike, representing applicant, stated the nearest neighbor will be located on the property and would be 474-feet away from the tower. He stated the tower would be able to accommodate up to three additional service providers. He stated the tower does not require illumination. He stated over 70% of emergency calls come from cell phones showing the need for cell phone service.

Chairman Jones questioned the type of tower it would be and would the county ever not need another tower. Mr. Pike stated it is a monopole and due to growth of cell service he does not see the need for cell towers stopping.

Chairman Jones asked if the tower would help the wireless network in the area. Mr. Pike stated it would not, unless AT&T chose to colocate on the tower.

Commissioner Mifflin questioned the number of cell towers in the county and the coverage area.

Commissioner Sulski questioned how the type of cell tower is chosen. Mr. Pike stated it is based on what they are trying to achieve in that area.

Commissioner Moran questioned the health section of the report. Mr. Pike stated the study is based on whether people use landlines or cell phones.

Michael Marcum, Soards Road resident, stated he has concern regarding the health risk to his family and questioned how that is monitored. He also would like to know how the need in an area is determined.

Sonya Conner, Soards Road resident, stated she wished she could have obtained the information that the Planning Commission received beforehand to review.

John Chmela, Soards Road resident, stated he runs a horse boarding facility and a bed & breakfast and receives complaints from guests for the lack of cell service in that area.

Mr. Pike stated the information has been available for review before the meeting. He stated he can not speak on the health issues due to the FCC regulations.

Commissioner Mifflin questioned if a coverage area map had been presented before.

Commissioner Smith questioned if any additional equipment had been proposed to locate on the tower. It was stated, not at this time.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan (PDP-2018-19) subject to six (6) conditions of approval. Motion carried.

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.

Ms. Gerry reviewed the staff report. She stated the property is located on the eastern side of Quality Drive and is zoned I-1 (ESLI). She stated water service is currently only available to Tracts 3 and 4. Sanitary sewer is currently only available to a portion of Tract 4.

Ed Bringardner, property owner, stated he agrees with the conditions of approval.

Frances Ranson, Dorchester Drive resident, stated she is concerned with the traffic, noise, and dust that would come from Industrial businesses, and about what type of business it would be.

Brent Combs, representing applicant, stated all three tracts are for sale. Only one tract has a possible buyer and that will be the next application heard.

Motion by Sulski, second by Mizell, to approve the Final Subdivision Plat (FSP-2018-23) subject to the six (6) condition of approval. Motion carried.

PDP-2018-24 Sunbelt Rentals – Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse.

Ms. Gerry reviewed the staff report. She stated the application is located on Quality Drive. She stated a waiver has been requested to not provide sidewalks along Quality Drive.

Laith Hermiz, representing applicant, stated sidewalks presently do not extend to Quality Drive from the residential neighborhood and that usually industrial parks do not have sidewalks. He stated they agree with all the conditions of approval.

Chairman Jones stated he would like to see the sidewalk installed now for future use.

Ed Bringardner, property owner, stated he owns the storage facility at the corner of Quality Drive and McClelland Circle and did not have to install sidewalks when the storage facility was built.

Mr. Hermiz agreed to install sidewalks.

Motion by Sulski, second by Wiseman, to approve the Preliminary Development Plan (PDP-2018-24) subject to seven (7) conditions of approval. Motion carried.

Open Space Standards

Chairman Jones opened the public hearing and continued until next month.

Sidewalk waiver request for Edgewood Subdivision

Mr. Summers stated the applicant has talked to the City of Stamping Ground and the City agreed to only installing sidewalk on one side of the street.

Mike Bradley, applicant, stated he bought the 20 platted lots at Master Commissioner's sale. The bond from the original owner is for \$65,000.00. It is estimated that finishing the roads and sidewalks will be more than the \$65,000.00 bond. He explained that is how the issue came up regarding installing sidewalk on only one side of the streets.

He explained he only plans on installing sidewalk on one side of Phase 2 also. His reasoning being the ditch system used in the development.

David Kenley, neighboring property owner, stated he bought lots 1 and 2 from the original owner. He questioned if he would have to install the sidewalks on his lots. He stated installing a sidewalk would be difficult because of a ditch located there.

Chairman Jones stated part of the bond money would be used on fixing the ditch area.

It was stated that the bond money will be divided among the lots to help install the sidewalk.

David Lusby, Edgewood resident, stated he was concerned with drainage. He stated he would like to have sidewalks on both sides of the streets. He has concern because the neighborhood HOA states that you are responsible for sidewalk maintenance.

Matthew Hafley, Edgewood resident, stated he has concern about the sidewalk maintenance.

Charlie Perkins stated the HOA was probably set up in anticipation of sidewalks on both sides of the street.

Mr. Bradley stated the HOA will not have responsibility in maintaining the sidewalk.

Commissioner Mifflin stated since the original plat is being changed to only have sidewalks on one side of the street, he questioned do they even have to be installed.

Mr. Perkins questioned why an answer regarding the sidewalks had to be decided before repairs are made. Mr. Bradley stated Planning Commission Engineer will not approve Phase 2 without a decision regarding Phase 1.

Chairman Jones suggested the owner, homeowner's and HOA need to meet regarding the sidewalks.

After further discussion on the matter, **Motion by Sulski, second by Mizell to approve the original sidewalk plan. Motion carried 5-1.**

Sidewalk waiver request for Cherry Blossom

Mr. Summers stated the property has an equine use presently. Applicant is requesting not to have to install sidewalks along the front of the property.

Glenn Hoskins, representing applicant, stated the original plat proposed single-family lots. Mrs. Sekhon has decided to keep the area for her horses.

He stated even though the applicant may divide the area into single-family lots, it would be expensive to build sidewalks now that would be destroyed when developed.

He stated that sidewalks would not be safe for the horses or pedestrians.

He stated applicant is willing to build sidewalks once property is developed.

Commissioner Sulski questioned what buildings are presently on the property. Mr. Hoskins stated a stable and a manager's house.

Brent Combs, representing applicant, stated the bond had been called for Cherry Blossom and sidewalks are being installed on vacant lots.

Mr. Perkins stated usually the Planning Commission does not require sidewalks unless it is a platted lot.

Mr. Summers stated if the developer plans to dedicate the street to the city then the sidewalk typically needs to be installed.

Frank Wiseman left the meeting.

After further discussion on the matter, **Motion by Sulski, second by Mifflin to allow a waiver on sidewalk construction until lots are platted. Motion carried.**

The meeting was then adjourned.

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

**BLUEGRASS RV STORAGE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
July 12, 2018**

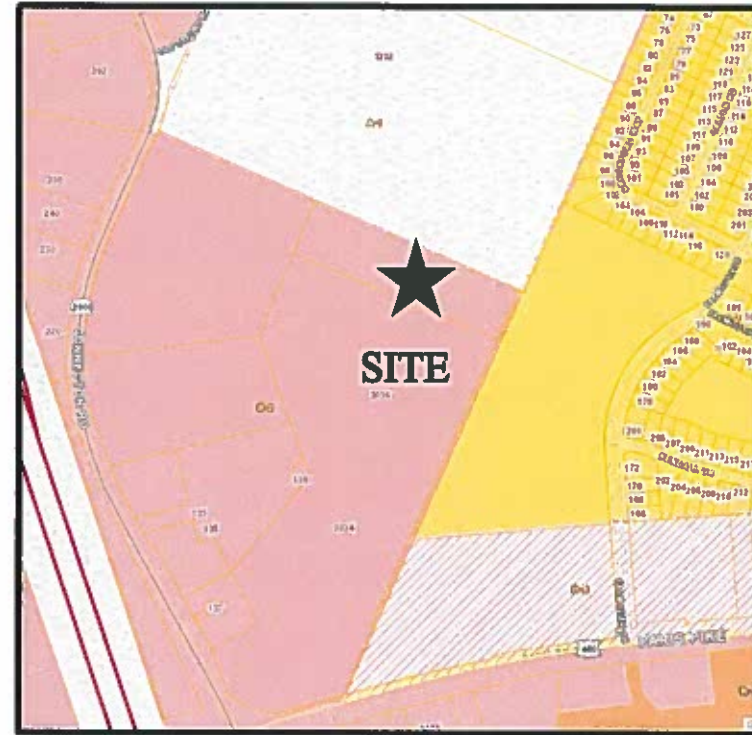
FILE NUMBER: PDP-2018-25

PROPOSAL: Preliminary Development Plan to construct 89 parking spaces for RVs, and 53,640 square feet of self-storage.

LOCATION: Connector Road

Owner: 3034 Paris Pike, LLC

ENGINEER: Jonathan Hale, PE
Thoroughbred Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, R-1C, A-1
Proposed Use	RV parking/storage and Self-Storage facility
Site Acreage	8.93 acres
Building Area	87,890 square feet [34,250 SF RV Parking (34,250 SF future parking building); 53,640 SF Self-Storage]
Max. Building coverage	50%
Building Coverage	23% (31% with Phase 2 RV Parking Building)
Parking Required	1 spaces per 10 Storage Units (35 spaces)
Parking Provided	19 spaces (2 handicap accessible)
Access	Connector Road
Variances/Waivers	1. Reduce the required parking from 35 spaces to 19

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan with two different uses proposed. The first proposed use is for RV Parking, and the second proposed use is for a self-storage facility. Both of these proposed uses are permitted in this zoning district.

The Project Site is an 8.93-acre area located north of the Bluegrass RV development. This area was recently platted (May 2018) and received preliminary approval from the Planning Commission with PSP-2017-04.

If this plan is approved, the Applicant will need to adjust the lot lines, and easements for this area prior to Final Development Plan approval. This likely can be accomplished through a minor plat.

Preliminary Development Plan Review:

Setbacks and Building Standards:

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

Front: 50-foot

Side: 0-foot (25-feet where adjacent to residential property)

Rear: 0-foot (25-feet where adjacent to residential property)

Since the property lines will be adjusted to meet the needs of the development plan, staff will not support any variances to setbacks for this development.

For the first phase, roughly half of the proposed RV parking will be in an enclosed storage building. The Applicant is also showing where a building will set for the other half of the RV parking, but this will be constructed later as a second phase.

Vehicular Access & Pedestrian Circulation:

Site Access: The Project Site has access via an access and utility easement from Connector Road. The current access and utility easement is 60 feet wide and serves parcels 2, 3, & 4 (Cabinet 12, Slide 126). Any adjustments to the arrangement of the lots will need to ensure that all lots have vehicular access and sufficient utilities.

A secondary access exists along the eastern boundary, where an existing driveway runs near the property line. This secondary access is not contained in an access easement, and will only be functional as long as the Project Site and the Bluegrass RV development are under the same ownership. Any plat adjustments should also preserve the possibility for a road connection along the eastern boundary to the Finley Property to the north.

Sidewalks: The Applicant is proposing sidewalk access from the parking spaces along the handicap-accessible spaces to the office building.

Parking Spaces: The proposed self-storage development requires 35 parking spaces. The Applicant is proposing 19 parking spaces, with two of these being handicap-accessible. The Applicant is requesting a waiver to reduce the required parking from 35 to 19 spaces. Staff supports this reduction, because most users of this type of facility will park in the aisles between storage buildings.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- When a commercial zone adjoins any agricultural zone a 15-foot wide 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.
- When a commercial zone adjoins any residential zone a 15-foot wide landscape buffer (LBA) is required with 1 tree/40-feet of linear boundary from Group A or B plus a double row of 6-foot high hedge or a 6-foot high fence, wall, or earth mound.

The Preliminary Development Plan seems to meet both of these requirements for the northern and eastern boundaries. 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 any property in any zone except industrial or agricultural. To meet this requirement, trees must be from Group A, B, or C 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 1).
- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road. When VUA adjoins 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 southern property boundary shows landscaping meeting with the requirements listed above. The western boundary may not meet the requirements listed above. There are not a sufficient number of trees along this boundary and the continuous planting, hedge, fence, wall, or earth mound is not shown. It is possible that the landscaping may not be required if there is a planned 3-foot elevation decrease from the proposed access easement to the VUA, but that will need to be verified on the Final Development Plan.

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.
- 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 is requesting a waiver to reduce the required interior VUA landscaping for the Project Site. The size of the vehicular use area requires 19,781 square feet of interior VUA landscaped area (this will be only 16,302 square feet once the second phase of the RV storage buildings is complete). The Applicant is proposing 18,679 square feet of interior VUA landscaped area. This counts a 15,879-square foot area located in the center of the Project Site. Section 6.2212 sets the maximum contiguous area for interior VUA landscaped areas at 1,500 square feet. Staff recommends approval of the variances

reducing the interior VUA landscaping to 18,679 square feet and allowing the Applicant to use a contiguous area larger than 1,500 square feet. In many self-storage developments, the Applicants often struggle to include the required interior VUA landscaping, and staff would prefer to allow a larger than normal area than to have the Applicant request a waiver to provide no interior VUA landscaping.

Section 6.2215: Minimum Canopy Requirements

For the 8.93-acre site, a total canopy coverage of 93,358 square feet is required. The Applicant will provide approximately 35,719 square feet of canopy on the project site. The Final Development Plan will need to comply with this requirement.

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/Waiver:

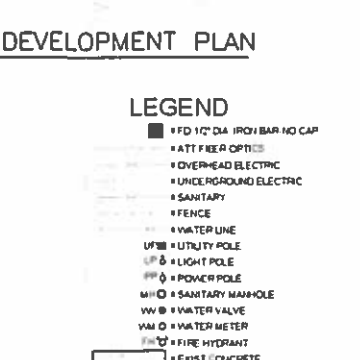
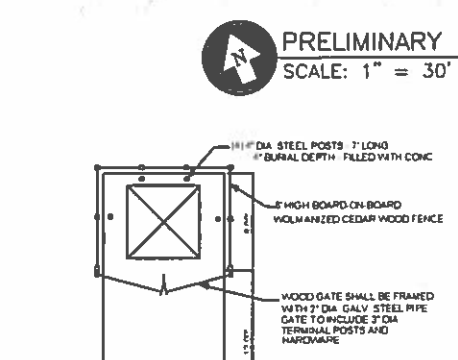
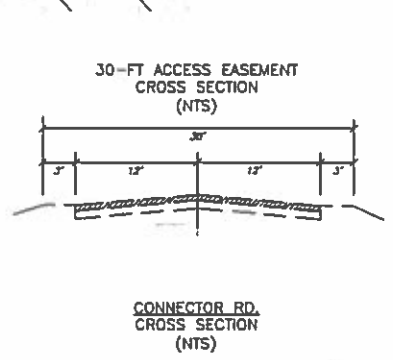
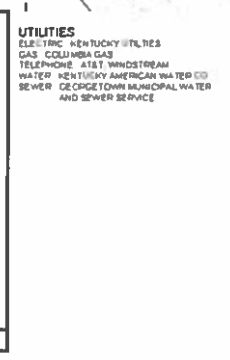
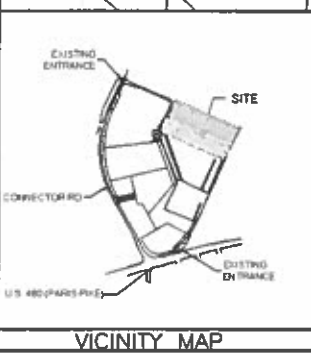
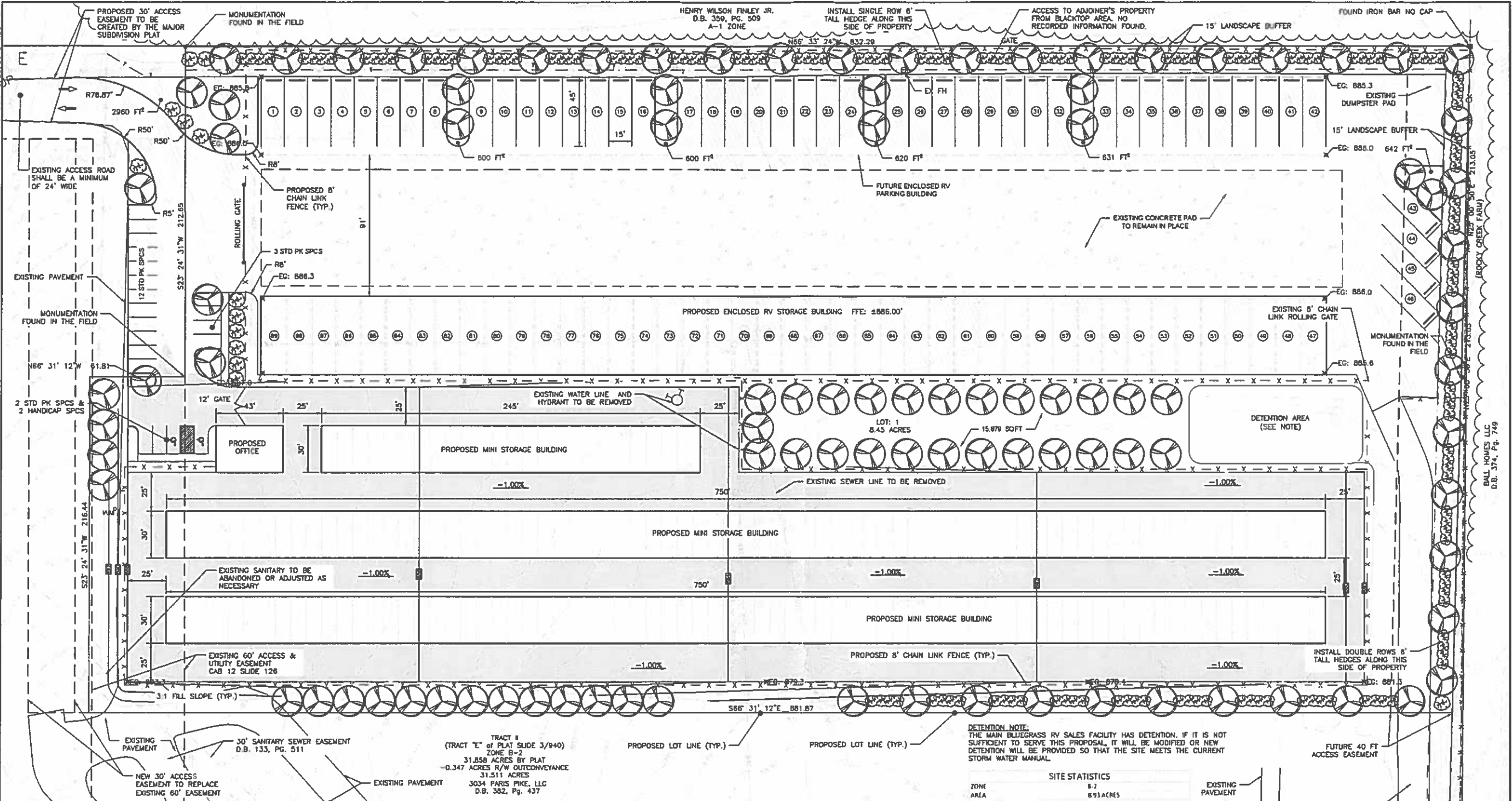
1. Waiver to reduce the required parking from 35 spaces to 19.
2. Waiver to reduce the required interior VUA landscaping area from 19,781 square feet to 18,679 square feet.
3. Waiver to allow 15,879-square foot interior VUA landscaped area.

Conditions of Approval:

1. The Final Development Plan shall provide a specie-specific Landscape Plan showing all required trees to meet the canopy requirements and all other requirements not granted a waiver at the time of Preliminary Development Plan approval.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. 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.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. 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.

Plot Date: 6/25/2018 1:56 PM

PLANNING (REVISED) THOROUGHBRD ENGINEERING PROJECTS BLUEGRASS RV STORAGE DEVELOPMENT PLAN DWG

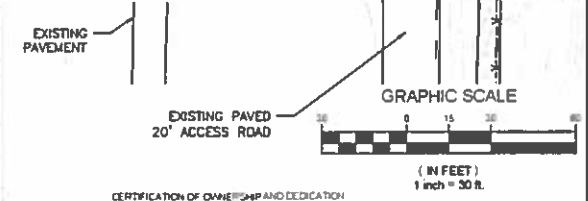


PRELIMINARY DEVELOPMENT PLAN
SCALE: 1" = 30'

- LEGEND**
- 1/2" DIA IRON BAR NO CAP
 - ▲ 1/2" DIA REBAR OPT
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - SANITARY
 - FENCE
 - WATER LINE
 - UTILITY POLE
 - LIGHT POLE
 - POWER POLE
 - SANITARY MANHOLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - EXIST CONCRETE
 - EXIST PAVEMENT
 - PROPOSED PAVEMENT

DETENTION NOTE:
THE MAIN BLUEGRASS RV SALES FACILITY HAS DETENTION. IF IT IS NOT SUFFICIENT TO SERVE THIS PROPOSAL, IT WILL BE MODIFIED OR NEW DETENTION WILL BE PROVIDED SO THAT THE SITE MEETS THE CURRENT STORM WATER MANUAL.

SITE STATISTICS	
ZONE	B-2
AREA	8.93 ACRES
FRONT BUILDING SETBACK	50'
SIDE BUILDING SETBACK	0'
REAR BUILDING SETBACK	0'
RV RENTAL SPACES	89
MINI STORAGE UNITS	340
TOTAL UNITS	340
EXISTING IMPERVIOUS AREA	170,500 SQFT
PROPOSED IMPERVIOUS AREA	250,1650 SQFT
PARKING	
REQ. PARKING 1 PER 10 UNITS + 1	35
PARKING PROVIDED	19,117 STD SPCS + 2 HC SPCS
WAIVER REQUESTED	
VMA AS SHOWN (SQ FT)	197,810
FUTURE ENCLOSURE (SQ FT)	34,789
VMA WITH FUTURE ENCLOSURE (SQ FT)	163,021
% BUILDING COVERAGE	
ALLOWED	50%
PROPOSED	23%
PROPOSED (WITH FUTURE BLDG)	32%
LANDSCAPING	
REQUIRED IIA	19,781 SQFT (116,302 SQFT)
PROVIDED IIA	7,271 SQFT
REQUIRED IIA TREES (1/2" DIA)	1045 LF / 40 = 26 TREES REQ.
PROVIDED IIA TREES	79 TREES REQ.
REQUIRED CANOPY	41 TREES (REMAINDER PLACED AROUND SITE)
PROVIDED CANOPY	0%
REQUIRED CANOPY	24% = 88,140 SQFT
PROVIDED CANOPY	118 TREES @ 750 SQFT
TOTAL CANOPY PROVIDED	88,500 SQFT



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 AND ALL OF THE DEVELOPMENT AND DEDICATIONS SHOWN HEREON AND ALL OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS UNLESS OTHERWISE NOTED.

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 OBTAINING BUILDING PERMITS.

PRELIMINARY DEVELOPMENT PLAN
BLUEGRASS RV
BLUEGRASS RV STORAGE, LLC
2220 NICHOLASVILLE RD STE 250, LEXINGTON, KY 40503

PROJECT NO.	DRAWN BY
6/23/2018	A.L.G.
	REVISION BY
	B.C.

ISSUED FOR REVIEW

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



THOROUGHBRD ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40508
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IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CE-CONSTRUCTION SERVICES

TAI NORTH ACCESS ROAD
Staff Report to the Georgetown-Scott County Planning Commission
JULY 12, 2018

FILE NUMBER: PDP-2018-26

PROPOSAL: Amended Preliminary Development Plan for a access road serving the rear of the Toyota Tsusho site.

LOCATION: 650 Triport Road

APPLICANT: Toyota Tsusho America, Inc.

ENGINEER: Force Design, Inc.

STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial) A-1
Acreage	49.57 acres
Proposed Building Area	N/A
Parking Required	N/A
Access	Via Rogers Gap Road (KY 620)
Variance Requested	None



BACKGROUND:

The subject property is located at the northern end of the Triport Industrial Park. The request is to construct a new road north of the existing Toyota Tsusho property to add an alternative ingress and egress point for emergency crews and vehicles in the event of a Triport Road closure due to adverse weather conditions, accident or repair. The Toyota Tsusho plant and facilities are located in Triport Industrial Park, which is within the Georgetown Urban Service Boundary, but in the unincorporated area of the county. Currently, the only access in and out of Triport Industrial Park to and from the plant is over internal roads from Cherry Blossom Way.

Toyota Tsusho received approval in July of 2015, for a 161,348 square-foot building for expanded coil storage and stamping operations. At that time, the applicants showed additional future development on that Preliminary Development Plan including a 30,000 square-foot training facility south of the proposed building and 300,000 square feet of potential building expansion area to the north of the proposed building and a 15,000 square foot future office expansion area. The proposed road to the north would access the rear and loop around the coil storage building.

KEY ISSUES/COMMENTS:

Proposed Use:

The applicant has indicated that they intend to dedicate the proposed road to Scott County for public use. The road will cul-de-sac at the property line of the proposed future training facility or the TAI property boundary and will be gated and remain private beyond that. The road will also serve as access for a future training facility that the applicants have indicated they intend to build north of the current plant (as shown on plan). The proposed training facility would need to be rezoned and receive Development Plan approval prior to being constructed. The applicants have indicated that the timeline for construction of the training facility has not been set. The proposed road would be constructed first and would serve in the interim as emergency access to the existing plant.

The proposed road when it leaves the Triport Industrial Park, crosses land zoned A-1 Agricultural and intersects with Rogers Gap Road, a state road. The proposed road would be subject to the Scott County Road Acceptance policy. The road, even if built to public standards, will not be subject to automatic acceptance by Scott County. If the County votes not to accept the road, it would remain private and the future maintenance of the road would be the responsibility of Toyota Tsusho.

Roadway Specifications:

The proposed road is 24' wide and follows the eastern property line of the property to the north of Triport and includes a cul-de-sac turnaround 1450' south of Rogers Gap Road at the proposed property line for the future training facility. The end of the cul-de-sac is proposed to be gate controlled and could be blocked when the access was not in use. Heavy traffic on Rogers Gap and US 25 has been a major issue with the Central Kentucky Landfill. Existing Heavy Truck traffic have made the roads more dangerous for automobile traffic, due to the width, geometry and lack of shoulders of those two roads.

The proposed new road will be constructed with heavy duty asphalt for its length and is designed for heavy truck use. Its proposed use, at least initially, however, is for access for emergency crews and vehicles. It will presumably only be used by heavy trucks for short periods and only in an emergency that shuts down access through Triport Industrial Park.

The existing roads in the area between this proposed new entrance and I-75 are Rogers Gap (KY 620), which is an 18 to 20-foot wide road with 2-foot shoulders in a 50' right-of-way and Cincinnati Road (U.S.25) which is a 20 to 22-foot wide road with 2-foot shoulders in a 60-foot right-of-way. It is recommended that in the case of emergency closure of the main entrance that causes the new entrance to be opened up to heavy truck traffic that the applicants be responsible for providing traffic control at the US 25 Rogers Gap intersection, if deemed necessary for safety.

Rogers Gap Road (KY 620) is narrow and not acceptable for industrial use. It is not designed or constructed to handle heavy truck traffic. It is a designated C route on the KYTC snow and ice priority list, so is plowed infrequently in snow emergencies. If Rogers Gap were to be opened up to regular truck traffic it would need to be improved to KYTC specifications at a typical cross section for the designated use.

Traffic Study:

No traffic study has been requested of the applicants since the road is to be limited to use in emergency, repair or planned construction activities and the traffic levels are anticipated to be near zero except in those aforementioned periods. However, it is recommended that a traffic study be submitted at the time of the application for rezoning for the training center. It is also recommended that prior to a change in use for the road, i.e. the opening of the road to permanent truck traffic, a traffic study be submitted and Rogers Gap improvements, requisite to the proposed use be completed prior to opening of the entrance to full traffic.

Stormwater:

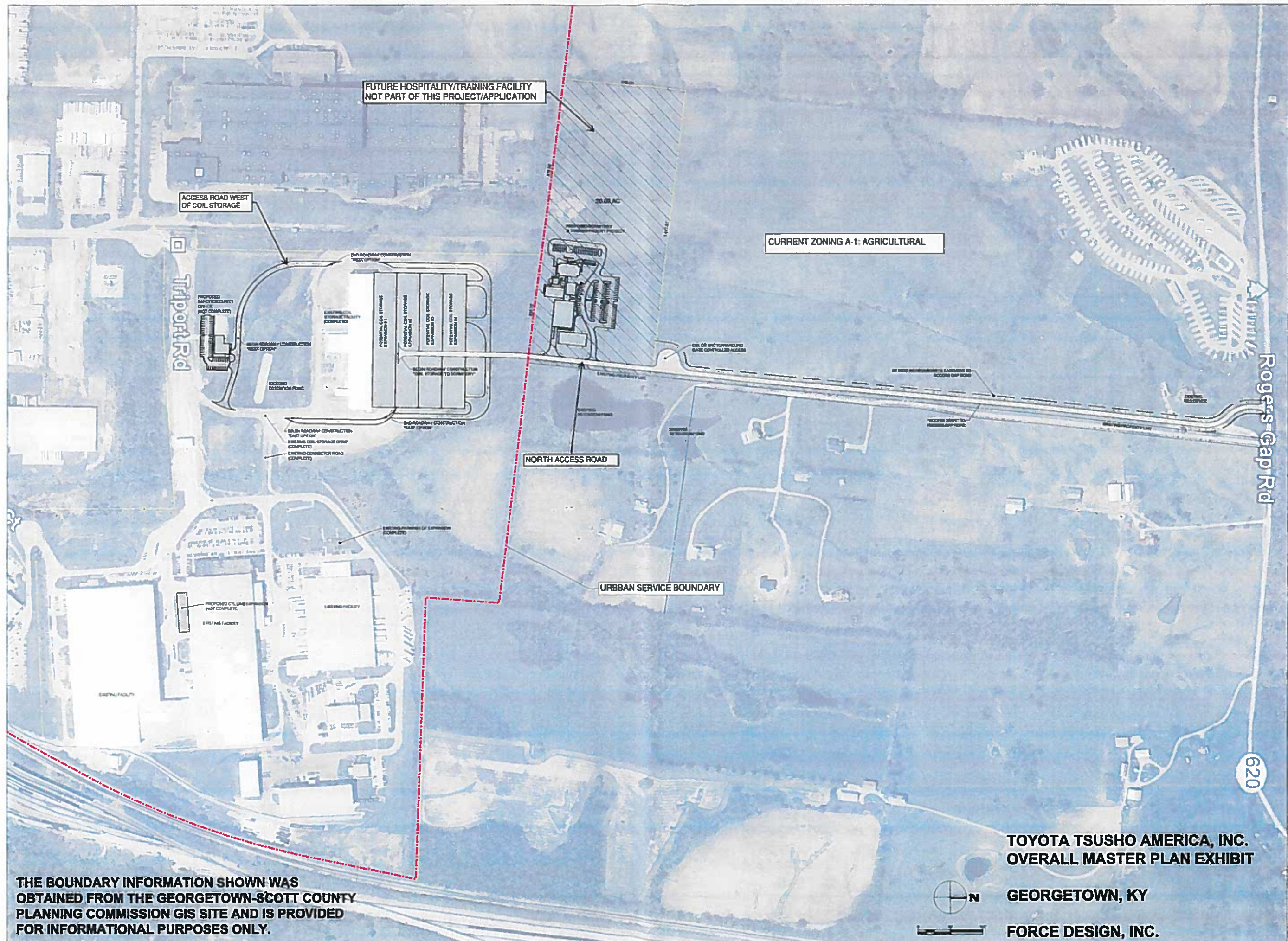
The road will need to be designed with stormwater controls and a grading and drainage plan will need to be reviewed and approved by the Planning Commission Engineer prior to construction.

RECOMMENDATION:

Approve the Amended Preliminary Development Plan for the addition of a road and access drive from Rogers Gap Road to the Toyota Tsusho plant with the following conditions of approval:

Conditions of Approval:

1. The applicant shall obtain a KYTC encroachment permit for work at the intersection with Rogers Gap Road (KY 620) prior to start of construction.
2. Applicants shall be responsible for all off-site improvements required by KYTC.
3. If the entrance is to be used for Heavy Truck traffic in times of emergency, it is recommended that Toyota Tsusho be required to notify the county and the Scott County Sheriffs office and the applicant be responsible for the cost to provide traffic control at the US 25 and Rogers Gap intersection, if deemed necessary.
4. The Road shall be subject to the Scott County Road Acceptance standards and acceptance is not guaranteed. The proposed road shall be maintained by Toyota Tsusho until such time that the road is accepted for maintenance by Scott County.
5. A Traffic Study shall be submitted at the time of the future training study rezoning or prior to opening the road to unrestricted, permanent truck traffic.
6. The applicant shall return for Planning Commission approval prior to a change in use of the road to open it up to permanent truck traffic.
7. All applicable requirements of the Subdivision & Development Regulations.
8. Prior to any construction or grading, all required construction plans, shall be approved by the Planning Commission Staff and the applicant shall schedule a Pre-Construction Meeting with the 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.



FUTURE HOSPITALITY/TRAINING FACILITY
NOT PART OF THIS PROJECT/APPLICATION

ACCESS ROAD WEST
OF COIL STORAGE

CURRENT ZONING A-1: AGRICULTURAL

Tripport Rd

Rogers Gap Rd

NORTH ACCESS ROAD

URBAN SERVICE BOUNDARY

620

THE BOUNDARY INFORMATION SHOWN WAS
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FOR INFORMATIONAL PURPOSES ONLY.

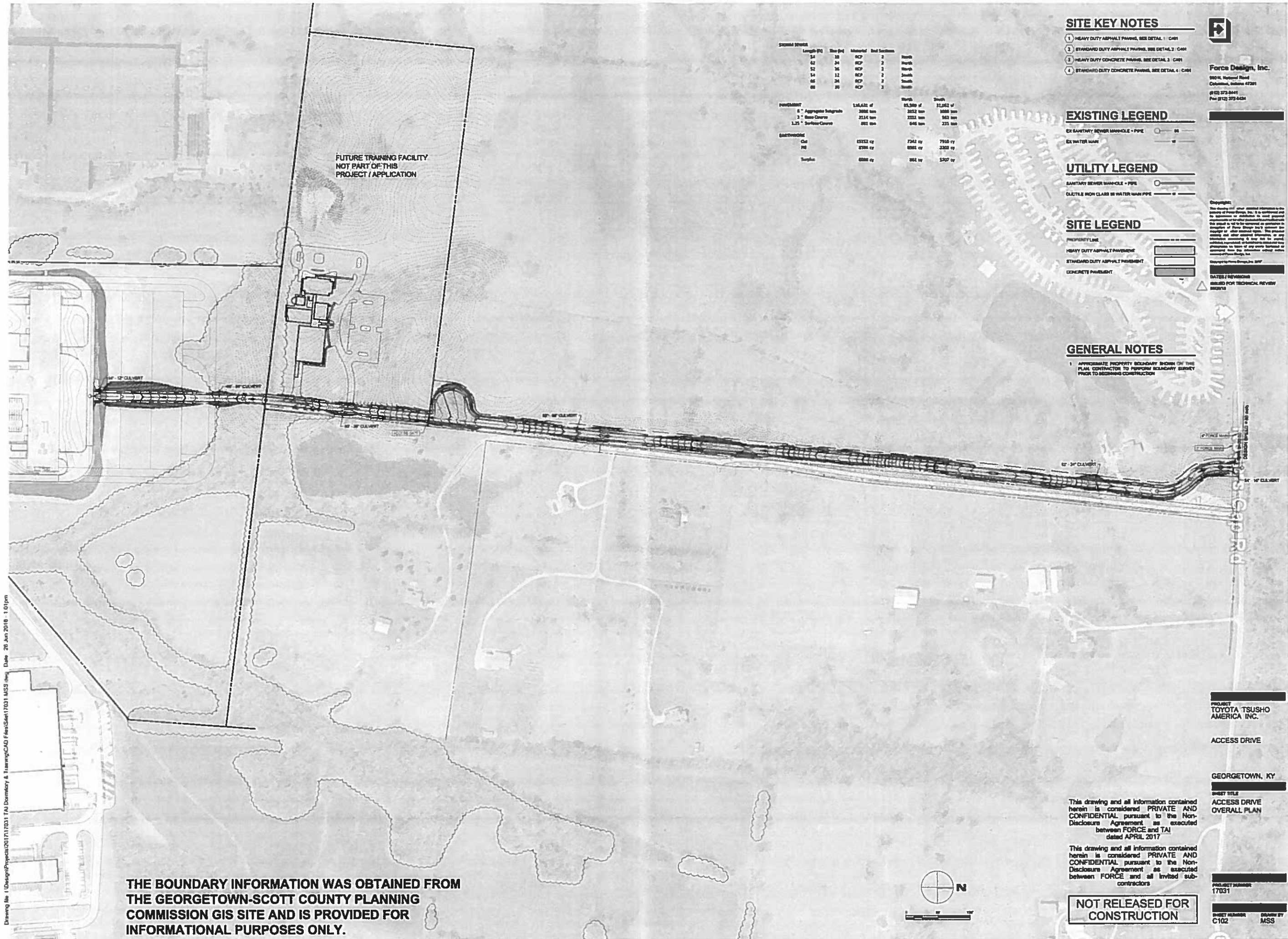
TOYOTA TSUSHO AMERICA, INC.
OVERALL MASTER PLAN EXHIBIT

GEORGETOWN, KY

FORCE DESIGN, INC.



Drawing file: I:\Design\Projects\2017\17031 TAU Dormitory & Training\CAD Files\Site\17031 MSS.dwg Date: 26 Jun 2016 1:01 pm



SITE KEY NOTES

- 1 HEAVY DUTY ASPHALT PAVING, SEE DETAIL 1 - C401
- 2 STANDARD DUTY ASPHALT PAVING, SEE DETAIL 2 - C401
- 3 HEAVY DUTY CONCRETE PAVING, SEE DETAIL 3 - C401
- 4 STANDARD DUTY CONCRETE PAVING, SEE DETAIL 4 - C401



Force Design, Inc.
 900 W. National Road
 Columbus, Indiana 47301
 (317) 373-9441
 Fax (317) 373-8404

EXISTING LEGEND

- EX SANITARY SEWER MANHOLE - PIPE
- EX WATER MAIN

UTILITY LEGEND

- SANITARY SEWER MANHOLE - PIPE
- DUCTILE IRON CLASD 36 WATER MAIN PIPE

SITE LEGEND

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

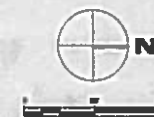
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 Force Design, Inc. 2017

DATES / REVISIONS
 ISSUED FOR TECHNICAL REVIEW
 05/07/16

GENERAL NOTES

- 1 APPROXIMATE PROPERTY BOUNDARY SHOWN ON THE PLAN CONTRACTOR TO PERFORM BOUNDARY SURVEY PRIOR TO BEGINNING CONSTRUCTION

THE BOUNDARY INFORMATION WAS OBTAINED FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION GIS SITE AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



NOT RELEASED FOR CONSTRUCTION

**PROJECT
 TOYOTA TSUSHO
 AMERICA INC.**

ACCESS DRIVE

GEORGETOWN, KY

**SHEET TITLE
 ACCESS DRIVE
 OVERALL PLAN**

This drawing and all information contained herein is considered PRIVATE AND CONFIDENTIAL pursuant to the Non-Disclosure Agreement as executed between FORCE and TAI dated APRIL 2017

This drawing and all information contained herein is considered PRIVATE AND CONFIDENTIAL pursuant to the Non-Disclosure Agreement as executed between FORCE and all invited sub-contractors

**PROJECT NUMBER
 17031**

**SHEET NUMBER
 C102** **DRAWN BY
 MSS**

**INTERNATIONAL CRANKSHAFT WAREHOUSE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
July 12, 2018**

FILE NUMBER: PDP-2018-27
PROPOSAL: Preliminary Development Plan to construct a 24,770-square foot warehouse
LOCATION: 101 Carley Court
APPLICANT: International Crankshaft Inc.
ENGINEER: Gregory Rainey
Thoroughbred Engineering



STATISTICS:

Zone	I-1, Light Industrial
Surrounding Zones	I-1, Light Industrial
Proposed Use	Warehouse Addition
Site Acreage	8.93 acres
Building Area	24,770 square feet
Max. Building coverage	50%
Building Coverage	21.7%
Parking Required	One space for every 1.5 employees on the largest working shift (4 spaces)
Parking Provided	26 spaces (new), 162 spaces (existing) = 188 total spaces
Access	Carley Drive (2 existing accesses), Carley Court (1 existing access)
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Development Plan to construct a 24,770-square foot warehouse.

The Project Site is an 8.93-acre parcel that is zoned I-1 (Light Industrial) and is located on the eastern side of Carley Drive. The surrounding land is zoned I-1. The subject property is currently two separate parcels, but the Applicant is in the process of consolidating the lots. The consolidation plat will need to be recorded before the Final Development Plan is approved.

The Subject Property already has an existing manufacturing facility and 162 parking spaces on site. The Applicant is proposing to add an additional 26 parking spaces. A portion of the existing parking spaces will be destroyed if the proposed warehouse is approved, but the number of existing parking spaces will be retained, for a total of 188 parking spaces.

Preliminary Development Plan Review:

Setbacks and Building Standards:

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

Front: 50-foot

Side: 12-foot

Rear: 25-foot

The proposed warehouse location on the Preliminary Development Plan meets the required building setbacks. The Applicant is proposing an additional 24,770 square feet of building area, for a total a building ground coverage of 21.7%, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There are three existing entrances; two off Carley Drive and one off Carley Court. No new entrances are proposed at this time.

Sidewalks: Internally, the Applicant is proposing 6-foot sidewalks around the warehouse. The Applicant requires a waiver to the sidewalk along Carley Drive. Staff supports this waiver because it is not a redevelopment of the whole site, and only a warehouse is being added to the project site.

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

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12.

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 an additional 46,330-square foot of Vehicular Use Area on the Project Site, which requires 4,633-square feet of interior landscaped area. The Applicant has proposed 4,848-square feet of landscaped area. The Applicant is required to have 19 interior trees, and is showing 21.

Section 6.2215: Minimum Canopy Requirements

For the 8.93-acre site, a total canopy coverage of 31,119 square feet is required (1% preserved canopy, 8% new canopy). The Applicant will provide approximately 34,230 square feet of canopy (8.8%) 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 24,770-square foot warehouse, with the following conditions of approval:

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, a consolidation plat of the two lots comprising the project site shall be recorded.
8. Prior to a Certificate of Occupancy, a revised easement plat shall be submitted.
9. An encroachment permit, or some other agreement, shall be issued for the storm pipe proposed under the building.

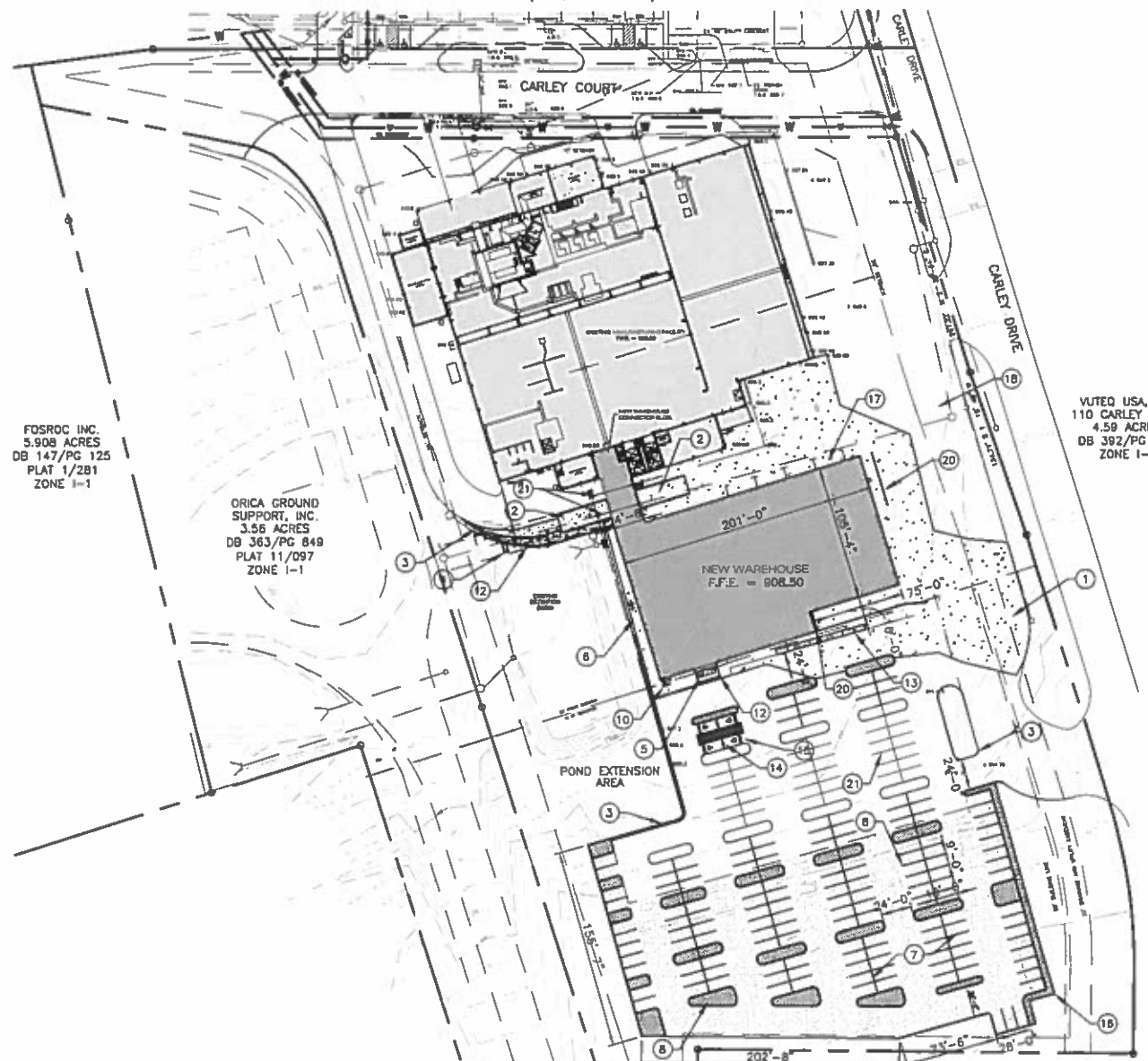
DESCRIPTION
 THE PURPOSE OF THIS PLAN IS TO ADD A NEW 24,770 SQ FT. WAREHOUSE TO BUILDING 2, TRUCK DOCK, CONCRETE PAVEMENT, AND EXPANDING THE LIGHT DUTY PAVEMENT PARKING LOT.

CERTIFICATION 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.

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

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
4. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

_____, (DATE), 20_____
 CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.
 _____ (OWNER OR OWNERS)



GENERAL SITE NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN ARE BASED ON EXISTING INFORMATION AND THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATION OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATION, MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITY LOCATIONS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY. ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
5. WHEREVER OBSTRUCTIONS NOT SHOWN ON THE PLANS ARE ENCOUNTERED DURING CONSTRUCTION AND INTERFERE TO SUCH AN EXTENT THAT AN ALTERATION IN THE PLANS IS REQUIRED, THE ENGINEER SHALL BE NOTIFIED TO ANY CHANGES IMMEDIATELY.
6. TRAFFIC CONTROL SHALL BE USED WHEN NECESSARY AND SHALL BE IN ACCORDANCE WITH THE APPROPRIATE DEPARTMENT OF TRANSPORTATION.
7. ALL PAVEMENT MARKING INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLDERS SHALL BE PER LOCAL CODE.
8. SIDEWALK AND HANDICAP ACCESS SHALL COMPLY WITH LATEST ADA REGULATIONS.
9. ALL PARKING SPACES ARE 9' X 18' UNLESS OTHERWISE NOTED.
10. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH CLEAN CRUSHED STONE TRENCH BACKFILL.

SITE KEY NOTES

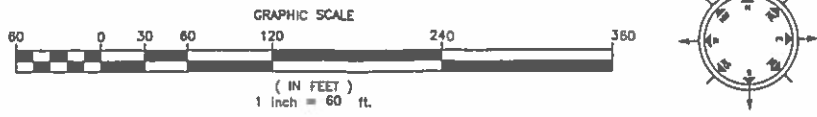
1. HATCHED AREA INDICATES 7" THICK CONCRETE PAVEMENT REINFORCED W/ 6X6-W5.5XW5.5 WWF OVER 6" OF COMPACTED DGA.
2. CONCRETE RAMP WITH 1 1/2" # 4 STEEL GUARDRAIL ON BOTH SIDES PER CODE.
3. NEW CURB AND GUTTER TO MATCH EXISTING. TIE INTO EXISTING AS REQUIRED.
4. NEW CONCRETE FLUME TO REPLACE EXISTING AS SHOWN.
5. CONCRETE HOUSEKEEPING PAD (8" THICK) FOR NEW HEATER AS SHOWN.
6. CONCRETE SIDEWALK, 6" WIDE MIN. PER DETAILS.
7. HATCHED AREA INDICATES LIGHT DUTY ASPHALT PAVING.
8. INTERIOR LANDSCAPE, TYP.
9. CAR PARKING STALLS WITH 4" WIDE WHITE PAINTED STRIPES PER NOTES.
10. CONCRETE STEPS AND LANDING.
11. RELOCATE GUARDRAIL TO LOCATION SHOWN. PROVIDE OPENING TO ALLOW PEDESTRIAN ACCESS TO SIDEWALK.
12. 8" CONCRETE CURB.
13. (B) MOTORCYCLE PARKING STALLS 4'W X 9' LONG.
14. ADA PARKING SIGNAGE PER DETAILS, TYP. WHERE SHOWN.
15. (4) RELOCATED ADA VAN ACCESSIBLE PARKING STALLS.
16. PERIMETER LANDSCAPING WHERE HATCHED.
17. (4) PARALLEL PARKING STALLS.
18. PROPOSED 20' DRAINAGE EASEMENT.
19. PROVIDE CONCRETE ENCASUREMENT AROUND EXISTING DRAINAGE PIPE UNDER CONNECTOR BUILDING. SEE C102.
20. TRENCH DRAIN, SEE C102.
21. EXISTING PARKING STALLS.

LEGEND

	CONTROL POINT / BENCHMARK
	CONCRETE
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	OBJECT REMOVAL
	SURFACE REMOVAL
	EXISTING CONTOUR
	NEW CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CATCH BASIN
	POWER POLE
	HEADWALL
	HANDICAP ACCESSIBLE PARKING

NOTE: NOT ALL SYMBOLS MAY NOT APPEAR ON ALL SHEETS

SITE PLAN
 C101 SCALE: 1"=60'-0"



FINAL CERTIFICATIONS

INFORMATION/STATISTICS

CURRENT ZONING	I-1
SETBACK (ACCESSORY)	
FRONT	50 FT (50)
SIDE	50 FT (12)
REAR	25 FT (25)
TOTAL SITE AREA	8.93 Ac
TOTAL DISTURBED AREA	3.23 Ac
PROPOSED BUILDING AREA	24,770 SQ FT
TOTAL GROSS FLOOR AREA	24,770 SQ FT
PROPOSED BUILDING HEIGHT	34'-0" AFF
	MAX 75'
FLOOR AREA/SITE AREA	1.94/8.93 = 21.7%
	MAX 50%
PROPOSED BUILDING USE	INDUSTRIAL WAREHOUSE
PARKING REQUIRED	4 ADDITIONAL STALLS FOR WAREHOUSE
PRE-DEV STALLS IN SOUTH LOT	162
POST-DEV STALLS IN SOUTH LOT	188
ADD'L IMPERVIOUS AREA	43,330 SQ FT [0.995 Ac]
SITE % IMPERVIOUS	6.82/8.93 = 76.4%
ADD'L VEHICULAR	
USE AREA	46,330 SQ FT
INTERIOR VJA LANDSCAPING REQUIRED	4,633 SQ FT
INTERIOR VJA LANDSCAPING PROVIDED	4,848 SQ FT, SEE C105
INTERIOR TREES REQUIRED	1 TREE/250 SQ FT REQ = 19
INTERIOR TREES PROVIDED	21, SEE C105
PERIMETER VJA LANDSCAPE AREA REQUIRED	5'x230LF = 1,150 SQ FT
PERIMETER VJA LANDSCAPE AREA PROVIDED	1,150 SQ FT, SEE C105
PROPERTY PERIMETER LANDSCAPE BUFFER REQ	N/A IN I-1 ZONE
TREE CANOPY REQUIRED	10%
TREE CANOPY PROVIDED	8.8% (REMAINDER EXISTING)

NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS

FIELD VERIFY ALL
 EXISTING CONDITIONS

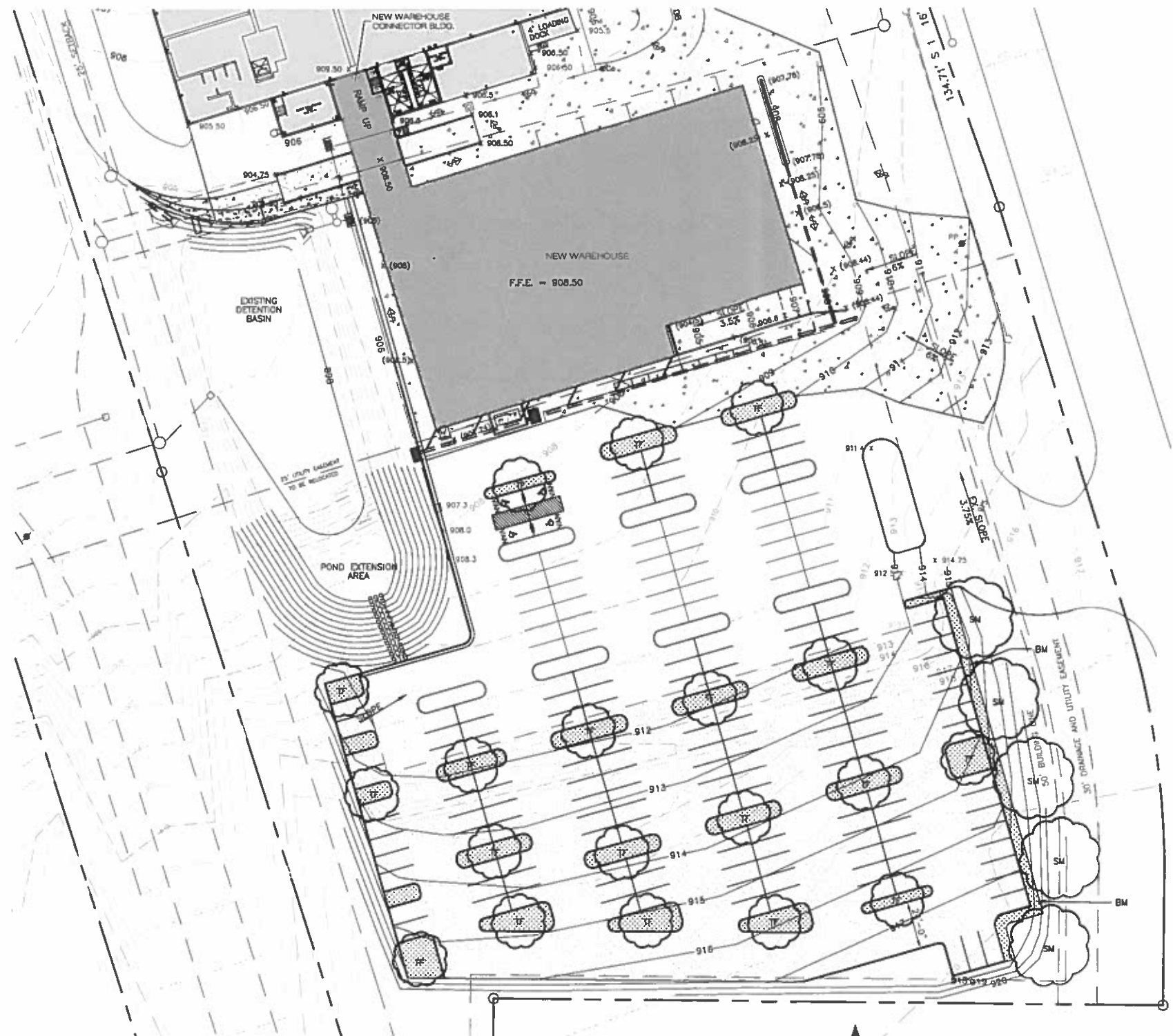
PRELIMINARY

INTERNATIONAL CRANKSHAFT, INC.
 101 CARLEY COURT | GEORGETOWN, KY
 SCOTT COUNTY
 BUILDING 2 WAREHOUSE EXPANSION

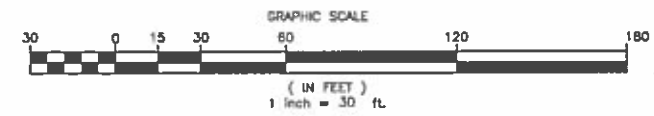
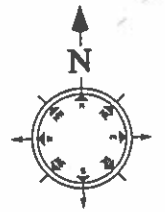
DENHAM BLYTHE designbuild
 Nashville TN 615.655.2244
 Greenville SC 864.485.6932
 Lexington KY 859.255.7405

PROJECT MOR	DO
DESIGNER	PD
ORIGINAL DATE	01-26-18
JOB NUMBER	18-328

PRELIMINARY
 SITE PLAN
C101



1 LANDSCAPE PLAN
 C105 SCALE: 1"=30'-0"



NOT FOR CONSTRUCTION
 DO NOT SCALE DRAWINGS

FIELD VERIFY ALL
 EXISTING CONDITIONS

LANDSCAPE DATA									
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	PLANT TYPE	HEIGHT	SPREAD	SPACING
SM	ACER SACCHARUM	SUGAR MAPLE	5	1.75"	B&B	D	60'-75'	50'-60'	SEE PLAN
BM	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD			B&B	E	3'-4'	3'-4'	3'
TF	CORYLUS COLUMA	TURKISH FILBERT	21	1.75"	B&B	D	40'-50'	20'-30'	SEE PLAN

INTERNATIONAL CRANKSHAFT, INC.
 101 CARLEY COURT | GEORGETOWN, KY
 SCOTT COUNTY

BUILDING 2 WAREHOUSE EXPANSION

DENHAM BLYTHE
 designbuild

Leighton KY 850.255.7405
 Nashville TN 615.655.2244
 Greenville SC 864.485.8992

PROJECT MOR	DO
DESIGNER	FG
ORIGINAL DATE	01-28-18
JOB NUMBER	18-328
LANDSCAPING PLAN	
C105	

PENN AVE BAPTIST CHURCH

Staff Report to the Georgetown-Scott County Planning Commission

July 12, 2018

FILE NUMBER: PDP-2018-29
PROPOSAL: Preliminary Development Plan to add forty (40) additional parking spaces for an existing church.
LOCATION: 3309 Main Street, Stamping Ground
APPLICANT: Penn Ave Baptist Church
ENGINEER: Darrin Croucher



STATISTICS:

Zone	R-1A (Single Family Residential), B-1 (Neighborhood Commercial), A-1 (Agricultural)
Surrounding Zones	B-1, R-1A, A-1, R-2
Proposed Use	Parking
Site Acreage	6.38 acres
Parking Required	1 space per 3 assembly seats (74 spaces)
Parking (existing)	41 spaces
Parking Proposed	40 spaces
Access	Main Street (existing)
Variances/Waivers	Waiver of the VUA Perimeter requirements along the Southern VUA boundary

BACKGROUND:

The subject property, zoned R-1A (Single Family Residential), B-1 (Neighborhood Commercial) and A-1 (Agricultural), is on the Northeast side of Main Street in Stamping Ground. The Project Site has an existing church and two other structures on site with a vehicular use area that contains 41 parking spaces. The Applicant is proposing to add an additional 40 parking spaces. Several of the existing parking spaces will be destroyed if the proposed parking expansion is approved, but the number of existing parking spaces will be retained for a total of 81 parking spaces.

Preliminary Development Plan Review:

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is an existing entrance off Main Street. No new entrances are proposed at this time. Sidewalks currently exist on the frontage along Main Street and internal sidewalks currently exist, and an extension proposed along the northern boundary of the proposed VUA for pedestrian circulation on site.

Parking Spaces: Churches require 1 parking space per 3 assembly seats. The existing church has 220 assembly seats so 74 parking spaces are required. The project site currently has 41 spaces. The Applicant is proposing to retain the 41 parking spaces, and add an additional 40 spaces for a total of 81 spaces. Therefore, the proposed and existing number of parking spaces will meet the minimum parking requirements.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Vehicle Use Area Landscaping. The Applicant will need to provide a species-specific landscaping plan as part of the Final Development Plan, should the preliminary plan be approved by the Planning Commission.

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12.

Vehicle Use Area Perimeter Requirements; Section 6.13: Row 2:

- VUA perimeter screening is required when adjoining any property in any zone except industrial or agricultural.
- When VUA adjoins any property in any zone except industrial or agricultural, a five-foot landscape buffer area where vehicles overhang is required, which will contain one tree/40-foot and a 3-foot average height continuous planting, hedge, fence, wall, or earth mound, or a 3-foot decrease in elevation from the adjoining property.

The proposed parking expansion would require VUA Perimeter screening along the southern boundary, which adjoins a commercial use. The Applicant has requested a waiver for the VUA Perimeter requirements. There does appear to be an elevation change between the two properties, but the elevation gain occurs on the neighboring property so the waiver would still be required. Staff supports the waiver because the proposed parking expansion will face the rear of a commercial building and the elevation change will provide some 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 counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed an additional 7,114-square foot of Vehicular Use Area on the Project Site, which requires 712-square feet of landscaped area. The Applicant has proposed 869.2-square feet of landscaped area, which meets the minimum requirements. The Applicant is required to have 3 interior trees, and is showing 9.

Section 6.2215: Minimum Canopy Requirements

Staff only required the Applicant to provide canopy for the disturbed area (7,114 SF). For the 7,114-square foot disturbed area, a total canopy coverage of 1,708 square feet is required (0% preserved canopy, 24% new canopy). The Applicant has proposed 3,600-square feet of new canopy (~50%). The Applicant meets this requirement with the current proposal, but will be required to show a specie-specific final landscape plan at the time of Final Development Plan.

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

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

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

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan to add forty (40) additional parking spaces for an existing church., with the following variance and conditions of approval:

Variance

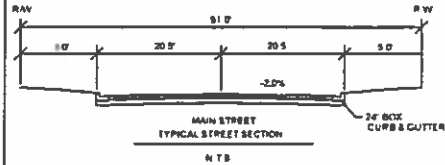
1. Waiver of the VUA Perimeter requirements along the Southern VUA boundary.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
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.



VICINITY MAP



1) Purpose: This Preliminary Development Plan is intended for conceptual design, to illustrate the proposed development of additional parking for Penn Avenue Baptist Church.

Owner:
Penn Avenue Baptist Church
3309 Main Street
Stamping Ground, Kentucky 40379

Address:
Penn Avenue Baptist Church
3309 Main Street
Stamping Ground, Kentucky 40379

Site Statistics:
ZONING: R-18 (3.96 acres) S-1 (2.90 acres)
Proposed Property: 8.28 Acres
Building Coverage: 7%
Additional Paved Area: 7.157 sq/ft (1.0 Acres)
Additional Building and Pavement Percentage: 2.5%
Number of Assembly Seats: 264 (14 Pews, 220 Seats)
Required Parking: 1 Space per 2 Assembly Seats
Required Parking: 14 Parking Spaces
Proposed Parking: 40 Parking Spaces
Existing Parking: 41 Spaces (3 ADA Accessible)
Total Seats: 81 Seats

Setback Dimensions:
Front: 47'
Side: 12'
Rear: 25'

Landscaping:
Total Paved Area: 7.114 Sq. Ft.
Total VMA: 7.114 Sq. Ft.
Required Interim Landscaping: 711.4 Sq. Ft.
Interior Landscaping Area: 882.5 Sq. Ft. (Proposed)
Required Interior Trees: 5
Proposed Interior Trees: 9
Required Perimeter Trees: 6
Proposed Perimeter Trees: 10
Existing Tree Canopy: 0.55 = 0%
Required Perimeter Tree Canopy: 24% of 7.114 Sq. Ft.
Proposed Tree Canopy: 1.500 Sq. Ft. = 21%

Notes:
We hereby request a waiver for all perimeter landscape requirements as this is merely an extension of an existing parking area in order to meet any regularly striped parking area.

WILLIAM A. BRIDGES
D.B. 126, PG. 623
PARCEL: 038-00-157.000

JACK BRIDGES
D.B. 96, PG. 52
PARCEL: 038-00-204.001

JACK BRIDGES
D.B. 96, PG. 152
PARCEL: 038-00-204.000

THE ELKHORN BAPTIST ASSOCIATION, INC. d/b/a
CENTRAL KENTUCKY ASSOCIATION OF BAPTISTS
D.B. 395, PG. 184
PARCEL: 038-00-178.000
6.426 ACRES

P & N PROPRTIS LLC
D B 396, PG. 718
PARCEL: 038-00-207.000

SPRINGVIEW PARTNERSHIP LTD
CAB 1, SL. 191B
PARCEL: 038-00-199.000

SPRINGVIEW PARTNERSHIP LTD
CAB 1, SL. 191B
PARCEL: 038-00-199.000

ROBERT E. DUNCAN
D.B. 207, PG. 156
PARCEL: 038-00-164.000

BOBBY L. THOMASON JR.
D.B. 365, PG. 105
PARCEL: 038-00-193.000

CITY OF STAMPING GROUND
PARCEL: 038-00-188.000

BOBBY L. AND MINNIE THOMASON
D.B. 144, PG. 687
PARCEL: 038-00-187.000

KPS HOLDINGS LLC
D.B. 307, PG. 624
PARCEL: 038-00-183.000

CERTIFICATION OF OWNERSHIP AND DEDICATION

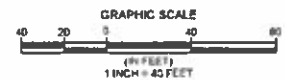
(I/WE HEREBY CERTIFY THAT I AM (WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOP THE PLAN(S) OF THIS DEVELOPMENT WITH MY (OUR) OWN FREE CONSENT. I/WE HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGE TOWN-BOYD 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 BOYD 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 OBTAINING BUILDING PERMITS.

(CHAIRMAN, BOYD COUNTY PLANNING COMMISSION)



THOROUGHREDD ENGINEERING
P.O. BOX 4481, LEXINGTON, KY 40588
(606) 253-1130
CIVIL DESIGN & SURVEYING
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-ATC/CONSTRUCTION SERVICES

**PRELIMINARY DEVELOPMENT PLAN
PENN AVENUE BAPTIST CHURCH
3309 MAIN STREET
STAMPING GROUND, SCOTT COUNTY, KENTUCKY 40379**

PROJECT NO: 18-001	DRAWN BY: JRD
DATE: 04/22/2018	CHECKED BY: BC
ISSUED FOR:	
BY: 61 TRC	DATE: 04/22/2018
BY: 62	DATE: 04/27/2018

PREPARED BY:
PDP

PDP

WISE HOLDINGS LLC
Staff Report to the Georgetown-Scott County Planning Commission
July 12, 2018

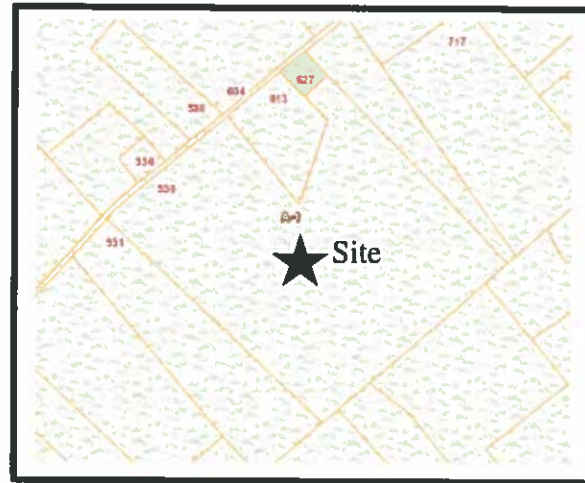
FILE NUMBER: FSP-2018-30

PROPOSAL: Final Subdivision Plat to divide one tract into three tracts, creating one 9.64-acre tract, 34.14-acre tract, and a 15.01-acre remainder tract.

LOCATION: 559 Stonetown Road

APPLICANT: Brian Wise

SURVEYOR: Kurt Hesselbach



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 34.14 acres Tract 2 (new): 9.64 acres Remainder Tract: 15.01 acres
Proposed Use	Agricultural/Residential
Access	Stonetown Road
Variance Requested	None

BACKGROUND:

The subject property contains 58.79 acres, and is located at 559 Stonetown Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create a new 34.14-acre tract, 9.64-acre tract, and a 15.01-acre remainder tract.

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

Plat Review:

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

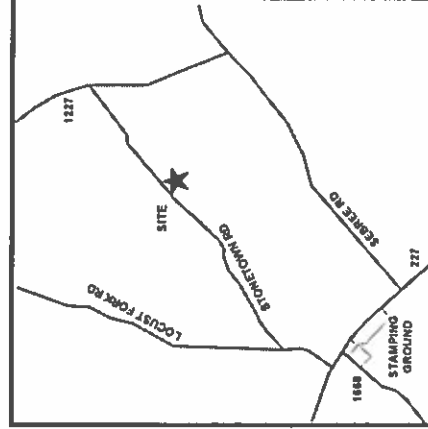
Tract 1 and Tract 2 have existing entrances off Stonetown Road. The remainder tract has a proposed access and utility easement off Stonetown Road that will run through a neighboring property owners lot. However, there appears to be an existing structure in the easement. This will have to be addressed when the Final Subdivision Plat is submitted.

RECOMMENDATION:

Approve the Final Subdivision Plat to divide one tract into three tracts, creating one 9.64-acre tract, 34.14-acre tract, and a 15.01-acre remainder tract with the following conditions of approval:

Conditions of Approval:

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



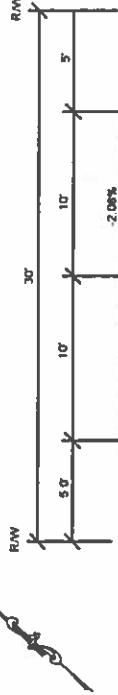
VICINITY MAP

SURVEY NOTES:
 SURVEY PREPARED BY THOROUGHBRED ENL.
 CARRIED OVER FROM PREVIOUS SURVEY
 COORDINATE SYSTEM BY NORTH BASE NAD 83

SURVEYOR NOTES:
 IF ANY FURTHER DIVISION OF THE PROPERTY SHOWN HEREON WILL
 REQUIRE REVIEW AND APPROVAL OF "STATE" THE OWNER SHALL
 CONTACT THE ENGINEER FOR REVIEW AND APPROVAL OF THE
 PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN
 HEREON

ADDITIONAL NOTE:
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY
 SURVEYING ACT AND THE ENGINEERING ACT. THE ACCURACY OF THE
 SURVEY IS GUARANTEED BY THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE.
 THEREFORE NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF
 THE SURVEY OR THE INFORMATION ON THE ADJACENT PROPERTY LINES INCLUDING
 EASEMENTS, ETC.

UTILITIES NOTE:
 THE REMAINDER OF THIS TRACT WILL CONTAIN REFERENCE TO THE FARMING UTILITIES
 LOCATED TRACT #1 & #2 HAVE EXISTING UTILITIES



TYPICAL STREET SECTION

N.T.S.

PURPOSE:
 TO SUBDIVIDE THE EXISTING WISE FARM INTO THREE SEPARATE TRACTS,
 TRACT #1, TRACT #2, AND TRACT #3, FOR THE PURPOSES OF DEVELOPING
 THE EXISTING WISE FARM INTO THREE SEPARATE TRACTS, TRACT #1,
 TRACT #2, AND TRACT #3, FOR THE PURPOSES OF DEVELOPING
 THE EXISTING WISE FARM INTO THREE SEPARATE TRACTS, TRACT #1,
 TRACT #2, AND TRACT #3, FOR THE PURPOSES OF DEVELOPING

CONTRACTOR'S NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND
 ADJACENT PROPERTY OWNERS. THE CONTRACTOR SHALL ALSO BE
 RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
 EASEMENTS FROM THE APPROPRIATE AGENCIES AND ADJACENT
 PROPERTY OWNERS.

PLANNING COMMISSION:
 THE PLANNING COMMISSION HAS REVIEWED THIS PRELIMINARY
 SUBDIVISION PLAT AND HAS DETERMINED THAT THE PROPOSED
 SUBDIVISION IS IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF THE CITY OF STONETOWN, KENTUCKY. THE PLANNING
 COMMISSION HAS NOT REVIEWED THE TECHNICAL ASPECTS OF
 THIS PLAT, NOR HAS IT GUARANTEED THE ACCURACY OF THE
 SURVEY OR THE INFORMATION ON THE ADJACENT PROPERTY
 LINES INCLUDING EASEMENTS, ETC.

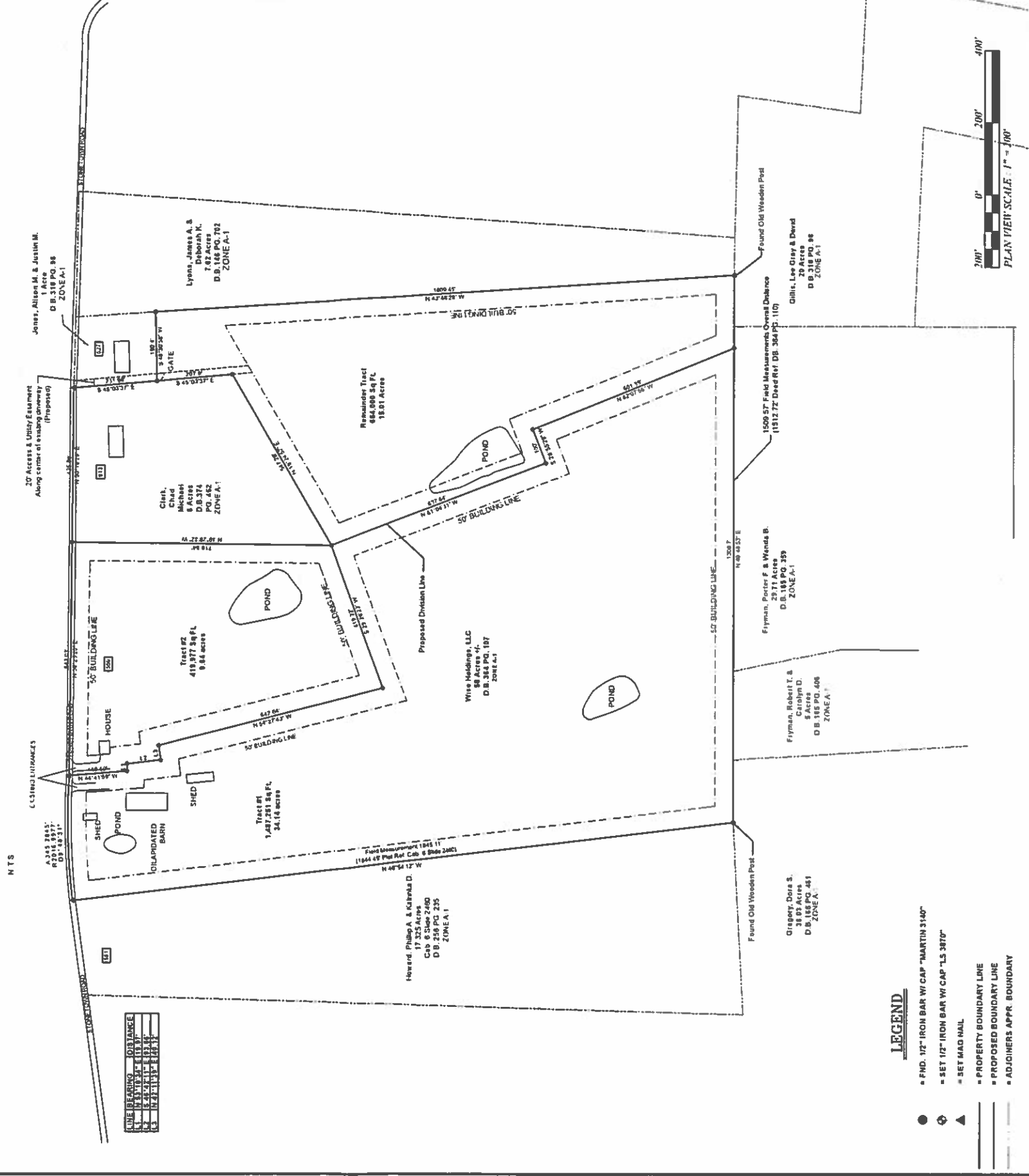
OWNER:
 WISE HOLDINGS, LLC
 559 STONETOWN ROAD
 STONETOWN, KY 40379

CERTIFICATE OF ACCURACY:
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE OWNER
 OF THE PROPERTY SHOWN HEREON, AND THAT THE SURVEY
 WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE KENTUCKY SURVEYING ACT AND THE ENGINEERING
 ACT. THE ACCURACY OF THE SURVEY IS GUARANTEED BY
 THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE.
 THEREFORE NO WARRANTY IS PROVIDED REGARDING THE
 ACCURACY OF THE SURVEY OR THE INFORMATION ON THE
 ADJACENT PROPERTY LINES INCLUDING EASEMENTS, ETC.

SURVEYOR:
 KEITH G. WINSTEAD
 3870 LOCUST FORK ROAD
 STONETOWN, KY 40379

DATE OF SURVEY: 01/15/2018
CERTIFICATE OF OWNERSHIP:
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE OWNER
 OF THE PROPERTY SHOWN HEREON, AND THAT THE SURVEY
 WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE KENTUCKY SURVEYING ACT AND THE ENGINEERING
 ACT. THE ACCURACY OF THE SURVEY IS GUARANTEED BY
 THE SURVEYOR'S PROFESSIONAL SEAL AND SIGNATURE.
 THEREFORE NO WARRANTY IS PROVIDED REGARDING THE
 ACCURACY OF THE SURVEY OR THE INFORMATION ON THE
 ADJACENT PROPERTY LINES INCLUDING EASEMENTS, ETC.

OWNER:
 WISE HOLDINGS, LLC
 559 STONETOWN ROAD
 STONETOWN, KY 40379



TRACT	BEARING	DISTANCE
1	N 13° 14' 30" E	113.31'
2	S 89° 41' 15" E	113.31'
3	N 12° 21' 15" E	113.31'

- LEGEND**
- FND. 1/2" IRON BAR W/ CAP "MARTIN 3140"
 - SET 1/2" IRON BAR W/ CAP "LS 3870"
 - ▲ SET MAG NAIL
 - PROPERTY BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - - - ADJOINERS APPR. BOUNDARY

PROPERTY MAP
 SUBDIVISION
 DATE: 01-15-2018
 REVISED DATE:
 DESIGNED BY:
 DRAWING TITLE:
 Title Reserved P.L.L.C.

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

PRELIMINARY SUBDIVISION PLAT
Wise Holdings, LLC
 559 Stonetown Road
 Stamping Ground, Scott County, Ky 40379

THOROUGHBRED ENGINEERING, INC.
 PROFESSIONAL SURVEYORS & ENGINEERS

THOROUGHBRED 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

**THE CROSSINGS AT WYNDAMERE
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
July 12, 2018**

FILE NUMBER: PSP-2018-31 &
PDP-2018-32

PROPOSAL: Preliminary Development Plan to construct 96 apartment units in 6 buildings and a Preliminary Subdivision Plat to subdivide a 7.91-acre lot into three lots.

LOCATION: South of Paris Pike and west of Wyndamere Apartments

OWNER: KDC Georgetown Land, LLC

CONSULTANT: Brad Boaz
CMW, Inc.

STATISTICS:

Zone	R-3 & B-2
Surrounding Zones	B-2 (Highway Commercial)
Acreage	7.91 Acres (Lot 1: 0.847 acres; Lot 2: 1.020 acres; Lot 3: 6.039 acres)
Net Density	Lot 3: 16 Dwelling Units / Net Acre
Dwelling Units	96 Apartment Units (48 1-Bedroom Units; 48 2-Bedroom units)
Parking Required	180 Spaces
Parking Proposed	180 Spaces (8 Handicap-Accessible Spaces)
Water/sewer available	Yes/Yes
Access	Paris Pike & 2 secondary access points to the existing apartment complex.
Variations/Waivers	1. Variance to reduce the side yard setback from 15 feet to 5 feet for a 5-car garage.



BACKGROUND:

In 2018, part of the Project Site was rezoned from B-2 to R-3. The Preliminary Subdivision Plat proposes to take the 7.91-acre parcel and subdivide it into three parcels, with the residentially zoned area becoming one lot and the remaining commercially zoned areas as the other two lots created.

The Preliminary Development Plan is only for the lot created from the residentially zoned property (Lot 3). The lot is proposed to be developed as apartments. The proposed density meets the requirements of the *Zoning Ordinance*.

KEY ISSUES/COMMENTS:

Preliminary Subdivision Plat:

The Preliminary Subdivision plat proposes creating three lots. Lots 1 & 2 will have frontage, but no direct access to Paris Pike, and will be 0.847 and 1.02 acres in size respectively. Lot 3 is proposed to contain the access to Paris Pike that provides access to all three lots, and be 6.039 acres. The Preliminary Subdivision Plat appears to meet all the requirements in the *Zoning Ordinance*. It is showing appropriate setbacks and access and utility easements. The Final Subdivision Plat will require signatures from all the appropriate utility companies, and approval from KYTC for the entrance.

Preliminary Development Plan:

Layout:

The apartment units (96 total), will be located in six, two-story buildings. The proposed development will have a clubhouse and a pool. Two (2) garages, each with 5 garage spaces, are also proposed with this development. When the zone change for the residential property was approved, a variance was granted to allow somewhat reduced setbacks of 15 feet, as long as the multi-family buildings had an average 25-foot setback. One of the garages and a pump house are proposed to sit 5 feet from the northern property line, and will require a variance to be developed as drawn. The Applicant will need to provide justification for reducing the setback for these structures.

Access/Parking:

The primary access to the Project Site will be from a new entrance on the south side of Paris Pike (US 460). This new entrance will need to receive approval from KYTC prior to the approval of the Final Development Plan. The Applicant will construct a private street (Connor Path) within a access easement, as shown on the Preliminary Subdivision Plat, for access from Paris Pike to the parking lot and a connection to the adjoining apartment development to the south. The private street will need to meet the requirements for private streets outlined in Article X of the *Subdivision and Development Regulations*, including the required certification from the design engineer. A secondary access point to the neighboring apartments is proposed via an access easement to the east.

The Project Site was granted a variance to the parking requirements as a part of the zone change. The Applicant is proposing to provide adequate parking for this development based on the number of one and two-bedroom units proposed and the variance granted with the zone change.

Sidewalks are proposed along the outside of the parking areas and along Connor Path to provide pedestrian access throughout the multi-family development.

Landscaping:

Section 6.12 – Property Perimeter Landscaping

The Project Site does not require property perimeter screening per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

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 71 large trees (or their equivalent) with this development. This represents 53,250 square feet of canopy coverage or 20%.

Section 6.23 – Landscaping for Service Structures

The Final Development Plan shall show appropriate screening for all service structures in accordance with Section 6.23. The Final Development Plan should include a detail for all dumpsters and other service structures.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for the construction of 96 apartments units, and the Preliminary Subdivision Plat to subdivide the parent tract into three lots. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

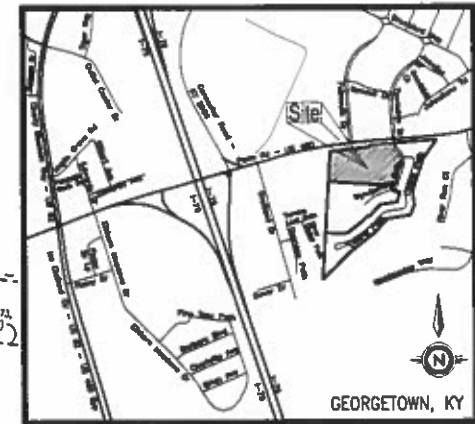
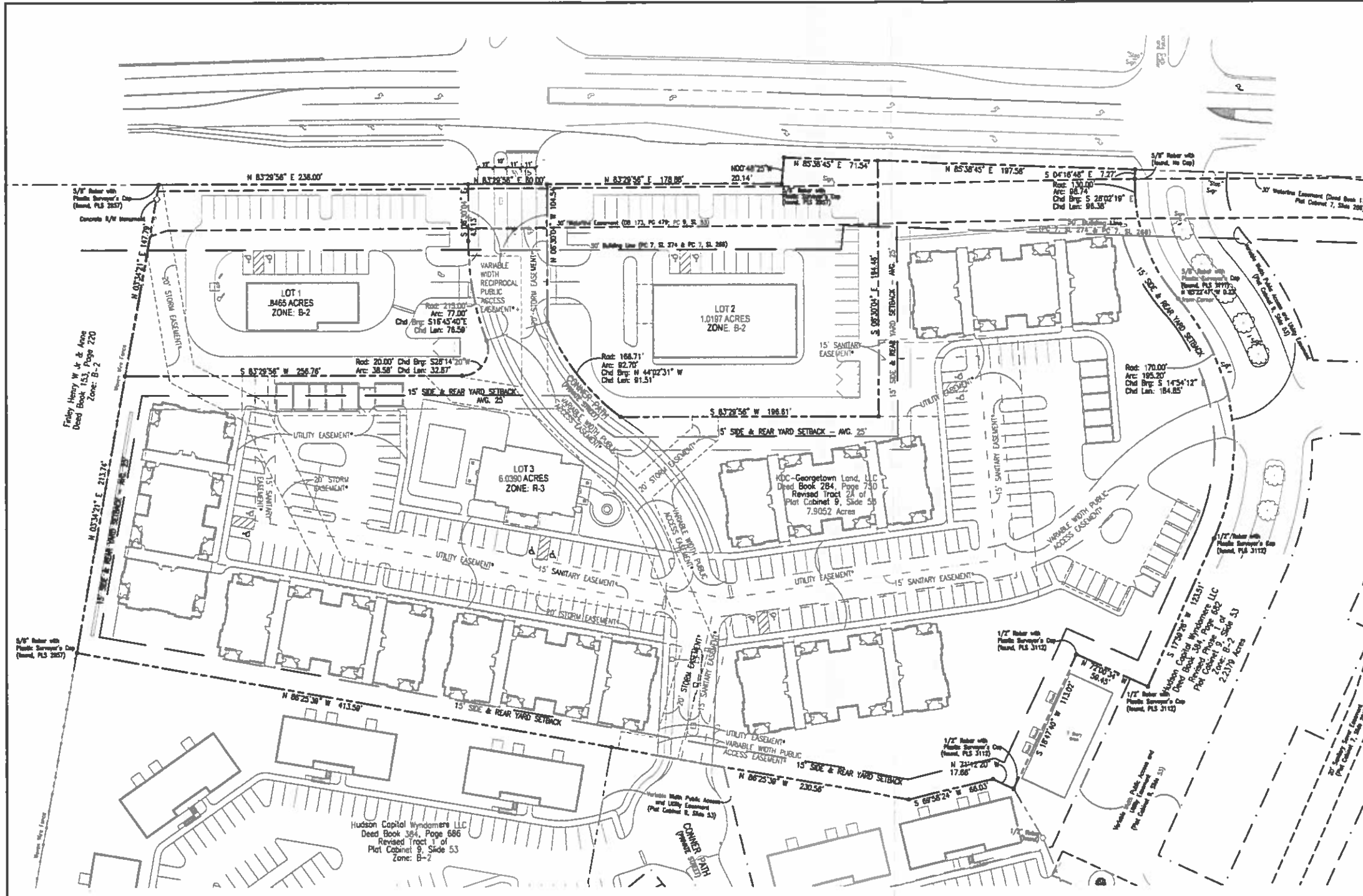
Variance:

1. Reduce the side/rear yard setback from 15 feet to 5 feet for the proposed garage and pump house.

Conditions

1. The Development Plan is subject to all conditions from ZMA-2017-54.
2. The Preliminary Development Plan and Preliminary Subdivision Plat both require approval from KYTC prior to final approval.
3. Per Article X (F)(2)(a) of the *Subdivision and Development Regulations*, the Applicant will be responsible for the design, inspection, and certification of the private street.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. All development must meet the requirements of the Georgetown Stormwater Manual.
6. 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.

7. 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).
8. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
9. 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.
10. A specie-specific landscape plan shall be provided along with the Final Development Plan.
11. The preliminary approval is valid for two years, subject to the requirements of Articles 306 & 406 of the *Subdivision and Development Regulations*.



PURPOSE OF PLAT
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DIVIDE 1 LOT INTO 3 LOTS, AND TO CREATE EASEMENTS AS DENOTED WITH A "V".

PROPERTY OWNER	
KDC-Georgetown Land, LLC 320 Whittington Parkway Louisville, KY 40222 502-896-2888	
WYNDAMERE PHASE 3 - SITE STATISTICS	
Corner Plat	
Total Area (Lots 1-3)	7.91 Acres
Min. Lot Area (B-2 Zone)	7,500 sf
Min. Lot Frontage (B-2 Zone)	67'
Lot 1 Area:	.8465 Acres (36,872.77 sf)
Lot 1 Zoning:	B-2 (Highway Commercial)
Lot 1 Frontage:	236.00'
Lot 2 Area:	1.0197 Acres (44,419.99 sf)
Lot 2 Zoning:	B-2 (Highway Commercial)
Lot 2 Frontage:	270.57'
Min. Lot Area (R-3 Zone)	8,500 sf
Min. Lot Frontage (R-3 Zone)	75'
Lot 3 Area:	6.0390 Acres (263,058.35 sf)
Lot 3 Zoning:	R-3 P.U.D.
Lot 3 Frontage:	257.58'
Lot 3 Residential Buildings Proposed:	6
Maximum Units Allowed in R-3 (116 Units/Acre)	69 Units
Lot 3 Residential Units Proposed:	96 Units

*NOTE: LOTS #1-3 TO HAVE SHARED MAINTENANCE RESPONSIBILITIES FOR RECIPROCAL ACCESS EASEMENT.

A PRELIMINARY SUBDIVISION PLAT
 1" = 40'

NOTES:
 1. WATER QUANTITY, QUALITY PROTECTION, AND RECHARGE IS BEING PROVIDED OFF-SITE FOR THIS DEVELOPMENT BY A MITIGATION BASIN. THE MITIGATION BASIN WAS CONSTRUCTED DURING PHASE 1 CONSTRUCTION. WATER QUANTITY, QUALITY PROTECTION, AND RECHARGE ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.

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

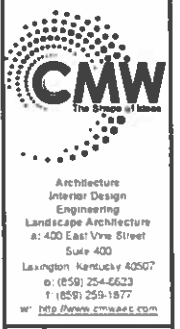
- SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE DEFERRED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

CERTIFICATION OF PRELIMINARY 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 EXCEPTION 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.

CHARMALL, GEORGETOWN-SCOTT COUNTY PLANNING COM. DATE

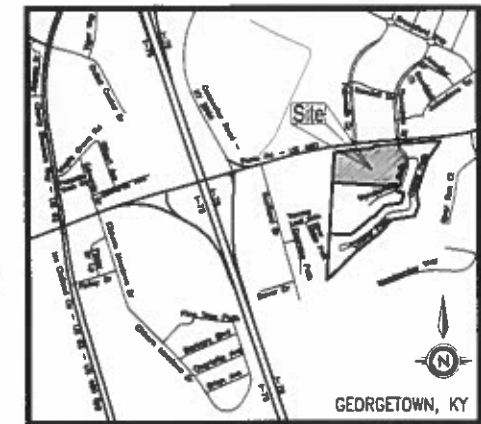
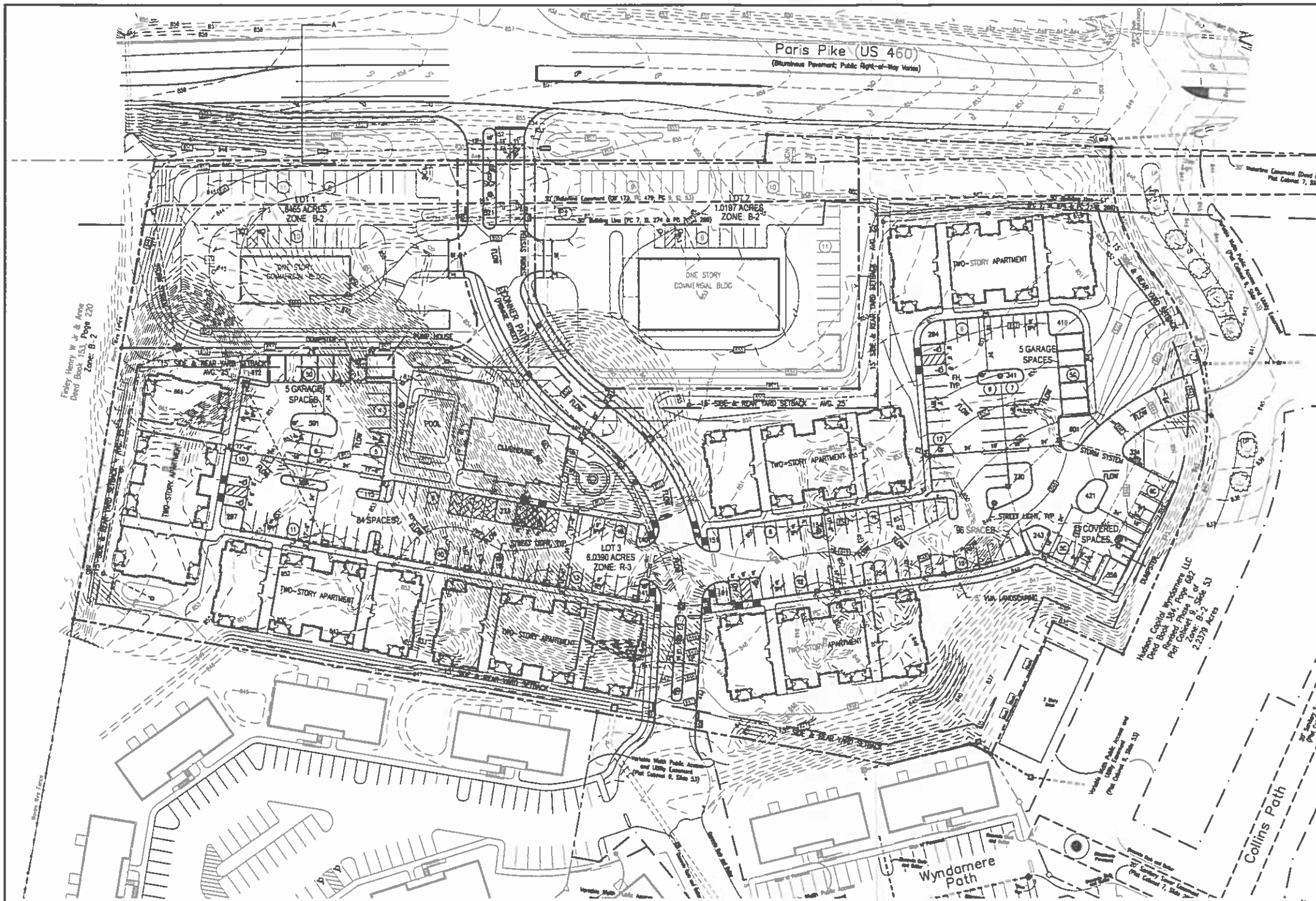
CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER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

REGISTERED ENGINEER OR SURVEYOR DATE



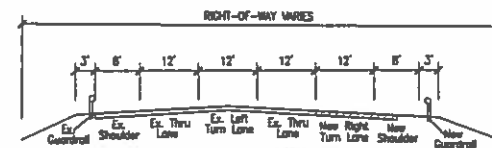
PRELIMINARY SUBDIVISION PLAT
THE CROSSINGS AT WYNDAMERE
CONNER PATH
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Issue Date:	8-1-2018
Drawn By:	ABS
Checked By:	
Memo:	Date
TRC Marked:	06-27-2018
Project Number:	18010.02
© 2018 CMW	
C-801	



VICINITY MAP
Scale: 1" = 1000'

PURPOSE OF PLAN
THE PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN IS TO SHOW THE SIZE AND LOCATION OF SIX (6) APARTMENT BUILDINGS AND CLUBHOUSE WITH ASSOCIATED STRUCTURES, PARKING, CIRCULATION AND LANDSCAPING.



PROPERTY OWNER	
KDC-Georgetown Land, LLC 320 Whittington Parkway Louisville, KY 40222 502-896-2888	
WYNDAMERE PHASE 3 - SITE STATISTICS	
Conner Path	
Total Area (Lots 1-3):	7.91 Acres
Lot 3 Area:	6.0390 Acres
Lot 3 Zoning:	R-3 P.U.D.
Lot 3 Residential Buildings Proposed:	6
Maximum Units Allowed in R-3 (16 Units/Acre):	96 Units
Lot 3 Residential Units Proposed:	96 Units
Lot 3 Parking Required:	
1.5 / (48) 1-Bedroom Unit:	72 Spaces
2.5 / (48) 2-Bedroom Units:	120 Spaces
Total Parking Required:	192 Spaces
Lot 3 Parking Provided:	
1.5 / (48) 1-Bedroom Unit:	72 Spaces
2.25 / (48) 2-Bedroom Units:	106 Spaces
Total Parking Provided:	180 Spaces (8 Accessible)
Lot 3 Vehicular Use Area:	78,307 SF
Lot 3 Interior Landscape Area Required:	7,831 SF
Lot 3 Interior Landscape Area Provided:	8,169 SF
Lot 3 Perimeter VUA Landscape Area Required:	1,312 SF
Lot 3 Perimeter VUA Landscape Area Provided:	1,312 SF
Lot 3 Perimeter Buffer Required:	0 FT
Lot 3 Perimeter Buffer Provided:	0 FT
Lot 3 Building Coverage:	25%

A PRELIMINARY DEVELOPMENT PLAN
1" = 40'

- NOTES:**
1. LOTS #1 AND #2 ARE SHOWN FOR REFERENCE AND ARE NOT A PART OF THIS PRELIMINARY PLAN.
 2. A KYTC ENTRANCE PERMIT IS REQUIRED FOR THIS DEVELOPMENT.
 3. WATER QUANTITY, QUALITY PROTECTION, AND RECHARGE IS BEING PROVIDED OFF-SITE FOR THIS DEVELOPMENT BY A MITIGATION BASIN. THE MITIGATION BASIN WAS CONSTRUCTED DURING PHASE 1 CONSTRUCTION. WATER QUANTITY, QUALITY PROTECTION, AND RECHARGE ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.
 4. A VARIANCE TO REDUCE THE REAR AND SIDE YARD SETBACKS FOR BUILDINGS INTERNAL TO THE APARTMENT DEVELOPMENT FROM 25 FEET TO 15 FEET WAS APPROVED BY THE CITY COUNCIL ON FEBRUARY 28, 2018.
 5. A VARIANCE TO ALLOW THE REAR AND SIDE YARD SETBACKS FOR MULTI-FAMILY BUILDINGS ADJACENT TO THE PROPOSED COMMERCIAL OUTLETS AND NEIGHBORING DEVELOPMENTS TO HAVE AN AVERAGE 25-FOOT SETBACK WAS APPROVED BY THE CITY COUNCIL ON FEBRUARY 28, 2018.
 6. A VARIANCE TO REDUCE THE REQUIRED PARKING FOR THE 2 & 3-BEDROOM UNITS FROM 2.5 SPACES PER UNIT TO 2.25 SPACES PER UNIT WAS APPROVED BY THE CITY COUNCIL ON FEBRUARY 28, 2018.
 7. A VARIANCE IS REQUESTED WITH THIS PRELIMINARY PLAN FOR A REDUCTION IN THE SIDE YARD SETBACK FROM 15' TO 5' TO ACCOMMODATE FIVE (5) GARAGE SPACES AND A PUMP HOUSE.

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/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN, ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
4. THERE SHALL BE NO DRIVING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION. EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT, THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER _____ DATE _____

CERTIFICATION 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 COMM. DATE _____

TREE PRESERVATION PLAN

(PER LANDSCAPE SHOWINGS)
6.04 Net Developable Acres
1.21 Acres Required Canopy Coverage (20%)
0.00 Acres of Existing Trees
1.21 Acres of Canopy Required
71 Large Trees Fulfills the Requirements
(750 s.f. per Large Tree)



PRELIMINARY DEVELOPMENT PLAN
 THE CROSSINGS AT WYNDAMERE
 CONNER PATH
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

Issue Date:	8-1-2018
Drawn By:	ABS
Checked By:	---
Mark:	---
Date:	---
TRC Mark:	06-27-2018
Project Number:	18010.02
© 2018 CMW	
C-800	

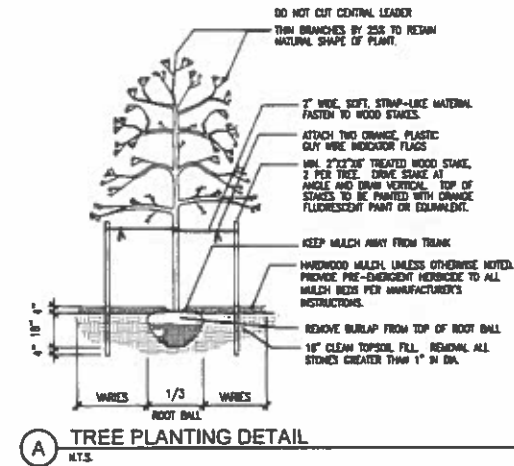
GENERAL NOTES

- A. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT G.U.D. FOR LOCATION OF EXISTING UTILITIES.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS WHICH COULD IMPACT CONSTRUCTION OF THIS PROJECT PRIOR TO CONSTRUCTION.
- C. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID AND WHEN INSTALLED.
- D. PLANT SUBSTITUTIONS MAY BE MADE ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT.
- E. ALL PLANTS MUST MEET THE REQUIREMENTS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1. PLANTS MUST BE HEALTHY, WELL BRANCHED, AND FREE OF DISEASE AND INSECT INFESTATION.
- F. IN ALL AREAS DISTURBED AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT AND NOT NOTED TO BE PAVED, SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL THEN SPREAD SUN AND PARTIAL SHADE GRASS SEED AT A RATE OF 8 LBS. PER 1,000 SF WITH STRAW MULCH. PROVIDE REGULAR WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

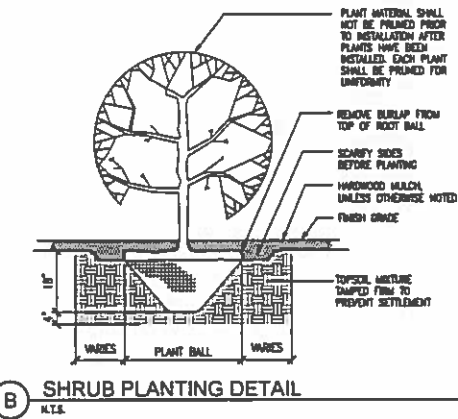
KEYED NOTES

- 1. PLANT ALL DECIDUOUS TREES PER DETAIL A, THIS SHEET.
- 2. PLANT ALL SHRUBS PER DETAIL B, THIS SHEET.
- 3. PLACE 4" DEEP SHREDDED BARK MULCH IN ALL BEDS. PROVIDE PRE-EMERGENT HERBICIDE TO ALL MULCH BEDS PER MANUFACTURER'S INSTRUCTIONS.
- 4. IN ALL AREAS DISTURBED AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT AND NOT NOTED TO BE PAVED, SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL THEN SPREAD SUN AND PARTIAL SHADE GRASS SEED AT A RATE OF 8 LBS. PER 1,000 SF WITH STRAW MULCH. PROVIDE REGULAR WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

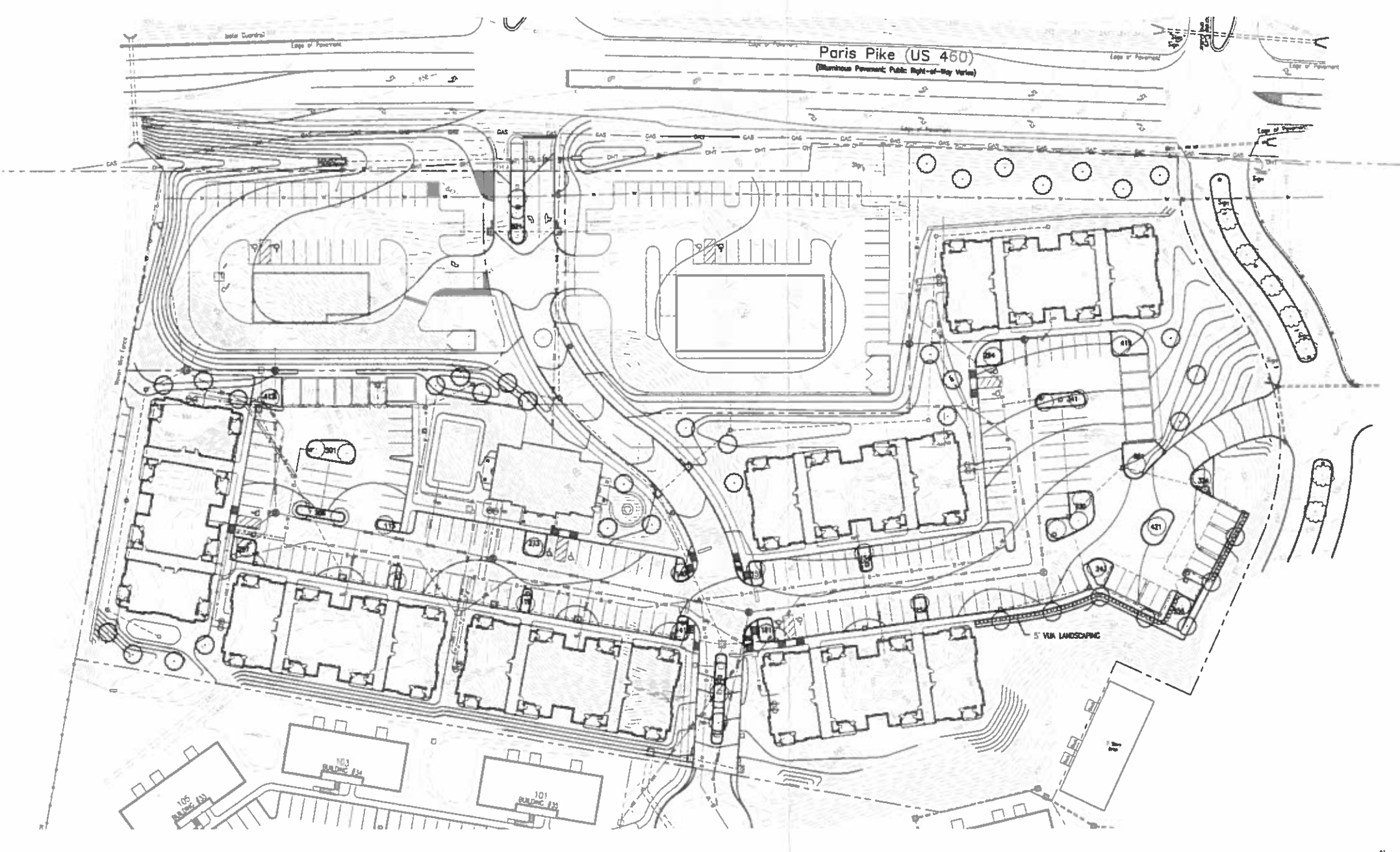
LANDSCAPING STATISTICS	
Conner Path	
Net Developable Area:	6.04 Ac
Required Canopy Coverage (20% of Net Area):	1.21 Ac
Total Trees Provided:	71 Trees
Vehicular Use Area (V.U.A.) Proposed:	78,307 sq. ft.
Interior Landscape Area Required (10% of V.U.A.):	7,831 sq. ft.
Interior Landscape Area Provided:	8,169 sq. ft.
V.U.A. Interior Trees Required (1 / 250 SF of Interior Area):	32 Trees
V.U.A. Interior Trees Provided:	32 Trees
V.U.A. Perimeter Trees Required:	7 Trees
V.U.A. Perimeter Trees Provided:	7 Trees



A TREE PLANTING DETAIL
N.T.S.



B SHRUB PLANTING DETAIL
N.T.S.



A PRELIMINARY LANDSCAPING PLAN
1" = 40'

CMW
The Space of Ideas

Architecture
Interior Design
Engineering
Landscape Architecture
400 East Vine Street
Suite 400
Lexington, Kentucky 40507
P: (606) 254-8623
F: (606) 255-1877
W: <http://www.cmw.net>

PRELIMINARY LANDSCAPING PLAN
THE CROSSINGS AT WYNDAMERE
CONNER PATH
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Issue Date:	6-27-2018
Drawn By:	BB
Checked By:	--
Mo's	Date
-	-
-	-
-	-
-	-
Project Number	18010.02
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C-106	

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	11
	2013-11	Deer Run - Phase 3
	2003-68	Paynes Crossing Phase-4
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
	2016-51	Price Farm - Phase I (Ball Homes)
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec1C
	2015-29	Sutton Place, Phase 3
	2017-08	Thoroughbred Acres Unit 7D, Section 1
2003-82	White Oak Condominiums Phase 4 (Remaining)	
Dedication/Final Work	Number of Projects:	32
	2005-61	Brook Lane Estates
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2001-30	Colony Unit 11
	2005-34	East Main Estates Units 1 & 2
	2007-55	Enclave (Meldean) Subdivision
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2005-04	Pleasant Valley Section 2, Phase 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2017-08	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2

Status	Application number	Project Name
	2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
Approved/Bonded	Number of Projects:	11
	2003-35	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2005-26	Edgewood Subdivision - Phase 1
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley, Unit 4A
	2015-29	Sutton Place, Phase 3, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2016-13	Winding Oaks Cluster

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 19		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2015-40	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2017-06	Landmark Shoppes (105-107 Marketplace)	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2016-01	Scariot	DEV-C
	2017-42	Time to Shine Car Wash - 104 Osborne	DEV-C
	2016-33	TMMK CDD Restoration(near Trailer City #1	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Trailer Yard CDD-Grading Only	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
Final Inspection			
	Number of Projects: 5		
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2017-32	Leggett & Platt, Parking Expansion - 135 Carley Dr	DEV-C
	2017-52	Lifestyle Communities Parking Addition (3rd Amend)	DEV-C
	2016-39	Vuteq expansion 2016	IND

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2005-61	Brook Lane Estates	RES	Dedication/Final Work
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Under Construction
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2004-38	Cherry Blossom Subdivision Phase 7	RES	Dedication/Final Work
2005-47	Cherry Blossom Subdivision Phase 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Dedication/Final Work
2001-30	Colony Unit 11	RES	Dedication/Final Work
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3	RES	Under Construction
2018-10	Dog Haus Development	DEV-C	Under Review
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Construction
2013-11	First United Methodist Church	DEV-R	Approved/Bonded
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2017-34	Hilpp's Georgetown	DEV-C	Complete
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2003-54	Lake Forest Unit 2	RES	Warranty Period
2007-05	Lake Forest Unit 3B	RES	Warranty Period
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Review
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Dedication/Final Work
2017-32	Leggett & Platt, Parking Expansion - 135	DEV-C	Final Inspection
2017-52	Lifestyle Communities Parking Addition (DEV-C	Final Inspection
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2006-30	McClelland View Subdivision	RES	Warranty Period
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2003-68	Paynes Crossing - Unit 2 - Section 2&3, U	RES	Warranty Period
2003-68	Paynes Crossing Phase-4	RES	Under Construction
2005-36	Paynes Landing Unit - 10	RES	Dedication/Final Work
2005-36	Paynes Landing Unit - 12A	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Dedication/Final Work
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Dedication/Final Work

Application	Project Name	Type	Status
2015-05	Pemberley Cove	RES	Dedication/Final Work
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Review
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Dedication/Final Work
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Phase 3 (Urban	RES	Under Construction
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Dedication/Final Work
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Approved/Bonded
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Dedication/Final Work
2006-63	Rocky Creek Section 3B, Phase 1	RES	Dedication/Final Work
2006-63	Rocky Creek Section 3B, Phase 2	RES	Dedication/Final Work
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec1C	RES	Under Construction
2016-01	Scariot	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	No Activity
2009-20	Sutton Place Phase 2	RES	Warranty Period
2015-29	Sutton Place, Phase 3	RES	Under Construction

Application	Project Name	Type	Status
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2017-42	Time to Shine Car Wash - 104 Osborne	DEV-C	Under Construction
2016-33	TMMK CDD Restoration(near Traylor Cit	DEV-C	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Review
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2016-39	Vuteq expansion 2016	IND	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period

Total Number of Active Projects: 103