

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
MAY 9, 2024
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 11, 2024 minutes
- C. Approval of May 9, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2024-07 Cherry Blossom Village Tract 11B - WITHDRAWN
- B. FSP-2024-12 Scallan Property - Final Subdivision Plat to subdivide a 75.7-acre farm into nine (9) parcels measuring from 5.1-acres to 13.6-acres located at 3613 Cynthiana Road.
- C. FSP-2024-13 Three Springs Campground - POSTPONED
- D. PDP-2024-14 Sawyer Pointe Clubhouse - POSTPONED
- E. PSP-2024-15/PDP-2024-16 Cherry Blossom Golf Townhomes Phase 7 - Preliminary Subdivision Plat for 30 single-family residential lots and Preliminary Development Plan for 30 single-family attached residences arranged in 10 triplexes located at southern terminus of Ashley Drive and Ikebana Drive west of Lanes Run Creek, northwest of Old Oxford Road.

III. NEW BUSINESS

- A. FSP-2024-18 Caristo Property - Final Subdivision Plat to divide one 11.4-acre parcel from a 88.75 acre parcel, leaving a 77.35 acre remainder tract located at 2011 Burton Pike.
- B. FSP-2024-19 Lee Property - Final Subdivision Plat to divide one 20.61-acre parcel into three parcels 95.16 ac, 7.4 ac, 8.05 ac) located at 1599 Graves Road.
- C. FSP-2024-20 Hicks (& Heslep) Property - Final Subdivision Plat to subdivide a 44.63-acre farm into three (3) 5-acre tracts and a remainder located at 120 Muir Lane.
- D. FSP-2024-21 Duvall Property - Final Subdivision Plat to divide the following parcels from a 26.52-acre parent parcel: 1B-1: 14.21 acres, 1B-2: 7.08 acres, 1B-3: 5.23 acres located at Parcel 039-00-001.002 bound by 1510 & 1360 Woodlake Road.
- E. PSP-2024-22 Triport Industrial Park - Preliminary Subdivision Plat for the subdivision of a 7.76-acre industrial zoned lot into two parcels located at 304 West Yusen Way.
- F. PDP-2024-23 Cyron Holding Parking Area - WITHDRAWN

IV. OTHER BUSINESS

- A. Election of Officers
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 11, 2024**

The regular meeting was held in the Scott County Courthouse on April 11, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, Duwan Garrett, David Vest, Jessica Canfield and Director Joe Kane, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer and Brad Green were absent.

Motion by Smith, second by Garrett, to approve the March invoices. Motion carried.

Motion by Jessie, second by Smith, to approve the March 14, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for Cherry Blossom Village Tract 11B (PSP-2024-07), Three Springs Campground (FSP-2024-13), Sawyer Pointe Clubhouse (PDP-2024-14) and Cherry Blossom Golf Townhomes Phase 7 (PSP-2024-15/PDP-2024-16) have been postponed until the next regularly scheduled meeting.

Chairman Mifflin announced that Attorney Perkins swore in the new Commissioner Jessica Canfield prior to the start of the meeting.

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

FSP-2024-11 Willoughby Property – Final Subdivision Plat to subdivide one 5.60-acre parcel from a 57.60-acre parcel, leaving a 52-acre remainder tract located at 604 Stonetown Road.

Mr. Shirley stated the property is zoned A-1 and the applicant is requesting one variance to reduce driveway separation distance. He stated the plat does meet all other requirements.

He stated staff recommends approval of the variance due to the sight distance being sufficient at the proposed entrance. He stated there is existing drainage near the proposed entrance that should not be disturbed.

Rita Jones, representing applicant, stated the property to the west has their driveway along the property line and that is causing the distance issue for the driveway.

After further discussion, **Motion by Garrett, second by Smith to approve the Final Subdivision Plat (FSP-2024-11) subject to (5) conditions of approval and (1) variance. Motion carried unanimously.**

FSP-2024-12 Scallan Property – Final Subdivision Plat to subdivide a 75.7-acre farm into nine (9) parcels measuring from 5.1-acres to 13.6-acres located at 3613 Cynthiana Road.

Ms. Ketz stated the property is zoned agricultural. She stated four proposed tracts will be from 5 to 6 acres, four tracts will be 10 acres and one tract of 13 acres. She stated access will be from Cynthiana Road via shared driveways and one single user driveway. She stated the driveways will be shared in groups of two with the remainder lot with the house using a separate existing driveway.

She stated there is an existing access easement along the property line of Tract 7 to access the Ricketts' property to the rear. She stated the driveway permits have been approved and are referenced on the plat.

She stated Cherry Run creek runs through the remainder tract.

She stated staff recommends approval of the application. She stated condition of approval five should better identify the users of the entrances, driveways, and pass-ways.

Chairman Mifflin questioned if the waterways would be clear before being sold. Ms. Ketz stated the waterways would be identified on the plat and would have drainage easements.

Rita Jones, representing applicant, stated the owner lives in another state and has no interest in the farm. She stated the applicant has received some interest from neighboring farms to purchase some tracts.

Commissioner Stone requested clarification about the neighboring tract that is landlocked and questions about utilities for a neighbor. Ms. Jones stated there is a Columbia Gas line that runs through tracts 8 and 9 shown on the plat. Ms. Jones stated they have asked the neighbor to help them locate the gas line and the plat will not be recorded until an easement is granted.

Commissioner Garrett questioned the existing barn shown on tract 5. Ms. Jones stated it belongs to Mr. Ricketts and the applicant does not have a problem with it. She stated it was built before setbacks were enforced.

John Ricketts, 3593 Cynthiana Road, stated he does care about the subdivision of the farm, but he does have concerns about the utilities. He stated he does not know where his water, electricity and gas come from. He stated the gas company has stated they will not sign the plat until all lines are located. He requested a postponement until utility locations are resolved.

Ms. Jones stated the plat would not be signed for recording by the utilities until the problem is resolved.

Mr. Kane stated the plat could be approved but would not be recorded until utilities are resolved. He stated if a line is in the middle of a lot, the plat would have to be redrawn and come back before the Commission for approval.

Commissioner Stone stated he hated to see that nice farm divided that many times.

After further discussion, **Motion by Stone, second by Jesse to postpone Scallan Property (FSP-2024-12) until utilities are located. Motion carried 5-2 with Vest and Garrett dissenting.**

PDP-2024-17 Limestone Farms Distillery – Amended Preliminary Development Plan to add a 5,250 SF building with a 900 SF boiler house for equipment and a bottling line and a 16,000 SF Phase 2 Distillery building and parking lot added to a previously approved 16,000 SF Distillery with a 6,400 SF tasting room and accessory tanks, silos and exterior improvements on 30 acres located east of Paynes Depot Road and south of McClelland Circle, within the Georgetown USB.

Mr. Kane stated the reasoning for the addition is to add a small bottling line, boiler house, and an additional employee parking lot. He stated the preliminary development plan was approved in December 2023 with an early grading permit being granted in March 2024.

He stated the applicant wants to construct the project in phases. He stated previously the employee and guest parking were together. He stated the white building will be removed and the house on the property is going to become a security building.

He stated the new development plan has changed the layout of the bus parking. He stated the tasting room has increased from 6000 SF to 8000 SF. He stated phase 2 will be in the building that is to be removed.

He stated the barrels will not be stored longer than 90 days. He stated the bourbon aging will be at a site not in Scott County. He stated there are a lot of permits that must be obtained through the state, but it is permitted use in the B-5 zoning district.

He stated access from Paynes Depot Road will need to be constructed to Commercial Road standards. He stated the project did not warrant a traffic study.

He stated a variance will be needed for the Phase 2 building to allow a reduction of the perimeter setback.

He stated a landscaping buffer will be needed with the adjoining agriculturally zoned properties.

He stated 52 parking spaces are required but the applicant is proposing 77 parking spaces.

Commissioner Jessie questioned the timeline of the building construction. Mr. Kane stated it cannot be built until the applicant has final development plan approval.

Charlie Hall, Thoroughbred Engineering, stated the revisions came after conversations to improve the efficiency of the site.

Lexy Holland, Wyatt Tarrant & Combs, stated she is representing the neighbor Edgehill Farms. She stated her client had not received any information about the new application for expansion. She stated her client was surprised by the significant change to the development plan in such a short time. She stated her client has concerns regarding traffic and the doubling in size of the development.

Steve Price, resident, stated that everyone should be encouraging people to stay home and raise crops instead of building developments.

Vince Gabbard, McBrayer Law Firm, stated these are minor changes to the development plan and there has been additional demand since the previous meeting. He stated the applicant agrees to the conditions of approval.

Commissioner Vest questioned the additional demand. Mr. Gabbard stated with some new releases it has increased the demand for the product.

Commissioner Jessie questioned what communications have happened with the neighbor. Mr. Gabbard stated it was a timing miscommunication. He stated the public communication was sent to the farm, but the amended development plan was not sent.

Chairman Mifflin stated the applicant promised to communicate with Edgehill Farm at the last Commission meeting. He stated he feels that it was previously known not just in the last 2 months that expansion was needed.

Darrin Dillow, applicant, stated the addition to the boiler room is for safety concerns. He stated the bottling line was also shifted to make it safer for the employees.

Jason Grove, 115 Flint Rock Lane, questioned why a traffic study was not needed. Mr. Kane stated the use did not meet the requirement to warrant the traffic study. He stated a state traffic study will be done at the entrance since it will have to meet KYTC entrance requirements.

Commissioner Jessie questioned if stormwater would affect Edgehill Farm. Mr. Kane explained the development will have to meet stormwater requirements.

Commissioner Jessie questioned the height of the development. Mr. Kane stated the design resembles a barn.

Michael Crisp, 167 Clubhouse Drive, questioned who designs the exit of the development. It was answered that the state will handle the design.

After further discussion, **Motion by Jessie, second by Smith to recommend approval of the Preliminary Development Plan (PDP-2024-17) subject to (12) conditions of approval and (1) variance. Motion carried unanimously.**

Comprehensive Plan Future Land Use Maps & Community Form Chapter Public Hearing

Chairman Mifflin opened the public hearing.

Mr. Kane explained the State planning statutes for a Comprehensive Plan. He stated Georgetown has had a Comprehensive Plan in place since 1958. He stated a Comprehensive Plan has been in place for the county since the joint formation of the Planning Commission in the 1970's. He explained the State requires a revision/amendment every 5 years of the Comprehensive Plan.

He explained how it is a future land use plan for the community for the next 20 years. He stated it is used internally as a guide for development plans and zone changes. He stated the legislative bodies use it to make decisions on land use. He explained how the future land use maps and urban service boundaries are used by staff and the Planning Commission to review applications.

He stated the population growth has been steady since the 90's and explained the projected growth for the future. He explained the residential units needed and the number in reserve. He stated there is a net surplus through 2040 of land available for residential growth.

He stated we do have a surplus for commercial land but a deficit for industrial land.

Chairman Mifflin asked for clarification in definition of commercial and industrial land. Mr. Kane explained how each is broken down into various zonings.

Commissioner Jessie questioned what the expected population growth of the county to be in 2040 and Mr. Kane stated between 80,000 to 90,000 people.

Commissioner Jessie questioned if the state could control what the county does. Mr. Kane stated there is local control for land use.

Commissioner Vest questioned why is land zoned agricultural not included in the future land use map. Mr. Kane stated agriculture is the rural area of the county. He stated in the 1990's it was designated 5-acre lots for residential use.

Mr. Kane stated the urban service boundary for Stamping Ground and Sadieville has not changed much. He stated the urban service boundary shrunk for Sadieville the most.

He stated the northern urban service boundary (USB) for Georgetown was expanded. He stated the southern greenbelt boundary was amended to make it more consistent. He stated the boundary along the east is the Lanes Run Watershed. He stated the Oxford community was removed. He stated in the 1990's the USB was set to have growth in the north along the bypass. He stated some of the agricultural land has been designated to remain as agricultural.

He stated the Wiles farm is the first big farm past the Great Crossing park and is bisected by the bypass. He stated the side of the farm inside of the bypass has been included the Urban Service Boundary for around 20 years. He stated the long range plan expansion is to go north along US 25 to exit 129. He stated annexation into the city occurs for Georgetown to grow north only if a person is willing to sell their land. He stated this has been a long-range planning idea.

He stated that there have been changes in the future land use categories from the 2017 Comprehensive Plan. The rural residential use has been removed and the urban residential use has been amended. He stated the office category was incorporated into the commercial category. He also stated the mixed use category was created, the Greenbelt was amended and floodplain areas were labeled separately.

He presented the future land use map with the number of undeveloped acres for each category along with an explanation of each category.

He stated when they were designating the urban service boundary along the Wiles Farm, they used Lloyd Road as a cutoff to keep development impact off that road. He stated a 100' landscape buffer is recommended along with trails. He stated this area had been designated as a potential site for business park growth to balance the land uses.

Commissioner Jessie asked for clarification that the Wiles project could only be a local government decision. Mr. Kane stated yes it would be decided locally.

Mr. Kane stated staff are taking notes of today's meeting and will report back to the steering committee then bring it back to the Planning Commission in May at the regular meeting or a special meeting.

Roy Cornett, 126 E Main St, stated it is easier to create a 5-acre lot than a 1.75-acre lot. He stated he had spoken with Mr. Kane and thinks that needs to be discussed. He stated he would like to see more cluster developments.

Steve Price stated development should be pedestrian based development.

Roger Quarles, Scott County Conservation District, stated that the proposed Comprehensive Plan does not do enough to preserve farmland. He proposed that part of the Wiles farm could be set aside as farmland and more should be done to help farmers be able to keep their land.

Dan Holman, 503 S. Broadway, stated the Wiles farm being between two schools should not be used as an industrial park. He stated there are better locations for a business park. He stated previously the

Wiles farm was shown as proposed residential. He stated a business park was just announced in Fayette County and Lanes Run Business Park is not full.

Diana Brooker, 604 S. Broadway, stated Western Elementary and ECS are also located in the area.

Erin Hsu, 108 Arrowhead Ct, stated her house is located close to the proposed industrial park. She stated the economic study states that an industrial park should be located within 1 to 2 miles of the interstate.

Jason Grove stated some industrial use of the Wiles farm but do not use all of it for industrial use. He stated he would prefer less concrete and more farm and residential use of land.

Ashley questioned what is considered light industrial. Mr. Kane stated there is a list of permitted uses in the BP-1 zoning district. She stated other cities have made good use of land.

Susan Duncan, 267 Duvall Station Rd, stated her concerns include the regional partnership and what will happen in the future once an industrial park is approved.

Haley Conway, 1553 Stamping Ground Rd, stated the city was not prepared with infrastructure when Toyota came and still does not have sufficient infrastructure. He stated we need better planning for growth.

Kitty Dougoud, 520 E. Main St, stated she has worked on several Comprehensive Plans. She stated she believes in not destroying what makes us special. She stated we need to ask our younger people what they vision the city to be like.

Chairman Mifflin stated that we should also support the farmer that wants to retire, and the land is his retirement.

Roger Quarles stated that programs should be explored that would help farmers keep their land.

Chairman Mifflin closed the public hearing.

Election of Officers

Motion by Vest, second by Smith to postpone the election of officers until the next regular meeting due to missing Commissioners.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**SCALLAN PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024
(continued from April 11, 2024)**

FILE NUMBER: FSP-2024-12

PROPOSAL: Final Subdivision Plat to subdivide a 75.7-acre farm into nine (9) parcels measuring from 5.1-acres to 13.6-acres

LOCATION: 3613 Cynthiana Road 3451-3725 Cynthiana Rd (Proposed Parcel Addresses)



OWNER: Pamela Scallan (Revocable Trust)

CONSULTANT: Pat McLafferty

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Existing Farm Acreage:	75.738 acres
Proposed Subdivision Acreage:	Four (4) Tracts measuring 10.025 to 10.138 ac Four (4) Tracts measuring 5.109 to 6.031 ac One (1) Tract measuring 13.611 ac
Access (Direct):	Cynthiana Road [US-62]
Access (Arterial):	Cynthiana Raod [US-62]
Variances/Waivers:	North/East of Happy Lane, West of Finnell Pike n/a

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 75.73-acre farm into nine total tracts ranging from 5.109 acres (Tract 6) to 13.611 acres (Tract 7). This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the proposed subdivision would result in greater than four new lots formed.

A rezoning of the entirety or a portion of the property to the A-5 zoning district is not required as the proposed 5-to-10-acre tracts are not contiguous. Any further subdivision would require rezoning first to the A-5 zone.

Plat Review:

The proposed subdivision meets the requirements in the *Subdivision and Development Regulations*. 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 Tracts 5, 6, 8, and 9 to certify that an on-site septic system is feasible.

At the April 11, 2024 meeting of the Planning Commission, the decision on the application was continued one month to clarify the locations of utility lines to the Ricketts Property (adjoining property owner to the south/east). A corrected subdivision plat was not submitted to the Planning Commission at the time of writing the Staff Report.

Access:

The plat shows four shared entrances and one single-user entrance. Given the large number of potential users, the final plat needs to clearly identify which tracts correspond to which entrance, and the maintenance responsibilities for the entrances and driveways.

Tracts 1 and 2 (10.138 acres and 10.136 acres, respectively) will share use of the southernmost entrance off Cynthiana Road [KYDOT Permit 07-204-00129] ("Entrance A"). Entrance A is located approximately 302 feet north of an existing entrance to an adjoining parcel. Tracts 3 and 4 (10.084 acres and 10.025 acres, respectively) will use an entrance presently being used to access an existing barn on the property ("Entrance B"). Entrance B is located approximately 700 feet north of Entrance A, or 1,000 feet north of the southern adjoining parcel. Tracts 5 and 6 (5.259 and 5.109, respectively) will share use of a proposed entrance off Cynthiana Road [KYDOT 07-204-00131] ("Entrance C"). Entrance C is located approximately 440 feet south of an existing entrance and pass-way to the Ricketts Property, or 535 feet north of Entrance B. Tract 7 (13.611 acres) contains the existing house and outbuildings will use the existing driveway. Tract 7 also contains an existing 13-foot-wide pass-way along its proposed property line with Tract 6 that is used to access the Ricketts Property.

Tracts 8 and 9 (5.342 acres and 6.031 acres, respectively) will share use of an existing entrance to Cynthiana Road. Aerial imagery shows two existing paved stubs, one which is 258 feet from the northernmost property line ("Access #1") and one which is 165 feet from the same ("Access #2"), or 93 feet east of Access #1. The plat does not make a distinction on which entrance Tracts 8 and 9 will use. Because these accesses are pre-existing, a variance for separation distance is not required.

Furthermore, aerial imagery shows tire treads from the edge of pavement to the northern adjoining property, suggesting that an informal or recorded agreement may have been made between the Applicant (or previous owner) and the northern property owner (Ronald Ray & Lingle Kelley Property, 3779 Cynthiana Road). The adjoining property owner to the north expressed to Staff that they were granted use of Access #2 by KYTC when improvements to Cynthiana Road were underway and that they have continued to use the access point, but it is unclear if a document was recorded outlining maintenance and use of Access #2. The corrected plat does not show which of the two access points is for which user(s), nor does it mention any such arrangement between the two parties. The final subdivision plat needs to clearly show the two accesses and identify potential users (and maintainers) of the access points. Furthermore, the final plat needs to include references to any agreements between the Applicant and off-site users regarding continued or dissolution of use.

Drainage:

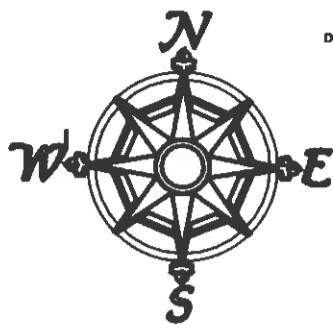
The plat shows a 20-foot-wide drainage easement for Cherry Run through Tract 7. There are additional natural drainage paths which cross property lines that need to be shown on the final plat.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any further subdivision of the resulting tracts will require rezoning to the A-5 district.
6. The final plat shall clearly show all existing and proposed entrances, driveways, and pass-ways, and include notes regarding identify on-site and off-site users and private maintenance agreements regarding each location.
7. The final plat shall show all utility lines with respective easements to the Ricketts Property to the southeast.



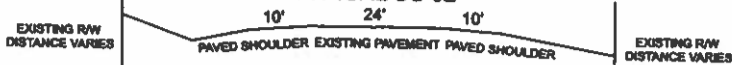
BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY NORTH 1601 ZONE
NAD 1983 (CONUS)
GEOID 12A

LEGEND

- RW MONUMENT
- POST
- 1/2" REBAR SET
18" IN LENGTH
PLS 3046

75.7380 ACRES
ALL OF TRACT 1 & 2
DB. 391, PG. 29

TYPICAL US 62



SURVEYOR NOTES:

ZONING - A-1
ALL SETBACKS (FRONT, SIDE & REAR) ARE 50 FEET WITH A MINIMUM LOT WIDTH AT BUILDING SETBACK OF 250 FEET.
PURPOSE STATEMENT
THE INTENT OF THE OWNER IS TO SUBDIVIDE TRACT 1 OF DB. 391, PG. 29 INTO SIX TRACTS AND TRACT 2 OF DB. 391, PG. 29 INTO THREE TRACTS.
FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
NO GREATER THAN THREE TRACTS MAY USE ONE UNIMPROVED DRIVEWAY
THIS PROPERTY IS NOT IN THE FLOODZONE - MAP 21209C0150D
CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I HEREBY CERTIFY THAT COLUMBIA GAS OF KY, INC SHALL SUPPLY THE SCALLAN LAND DIVISION WITH ELECTRIC SERVICE & THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
ON THE SOUTHEAST SIDE OF CYNTHIANA ROAD, (US HWY 62), APPROXIMATELY 0.40 MILES SOUTHWEST OF FINNELL ROAD, SCOTT COUNTY, KY.

COMPANY REPRESENTATIVE _____ DATE _____
CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I HEREBY CERTIFY THAT BLUEGRASS ENERGY SHALL SUPPLY THE SCALLAN LAND DIVISION WITH ELECTRIC SERVICE & THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____

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

OWNERS _____

DATE _____

PERMIT # 07-2024-00131
20' COMMON DRIVEWAY EASEMENT
INGRESS & EGRESS TRACTS 5 & 6
(ONE HUNDRED FEET IN LENGTH)

LINE	BEARING	HORIZ DIST
L1	N46°30'33"E	188.60'
L2	N58°14'50"E	205.21'
L3	N87°56'40"E	197.50'
L4	N87°50'12"E	141.34'
L5	N69°08'17"E	175.60'
L6	N20°04'05"W	41.59'
L7	S81°45'51"E	67.16'
L8	S63°10'14"E	63.48'
L9	S72°27'51"E	29.16'
L10	S86°02'03"E	255.44'
L11	S16°25'48"W	87.20'

CYNTHIANA ROAD
(US HWY 62)
COMMONWEALTH OF KY
DB. 280, PG. 102

CYNTHIANA ROAD
(US HWY 62)
COMMONWEALTH OF KY
DB. 391, PG. 401

CYNTHIANA ROAD
(US HWY 62)
COMMONWEALTH OF KY
DB. 391, PG. 401

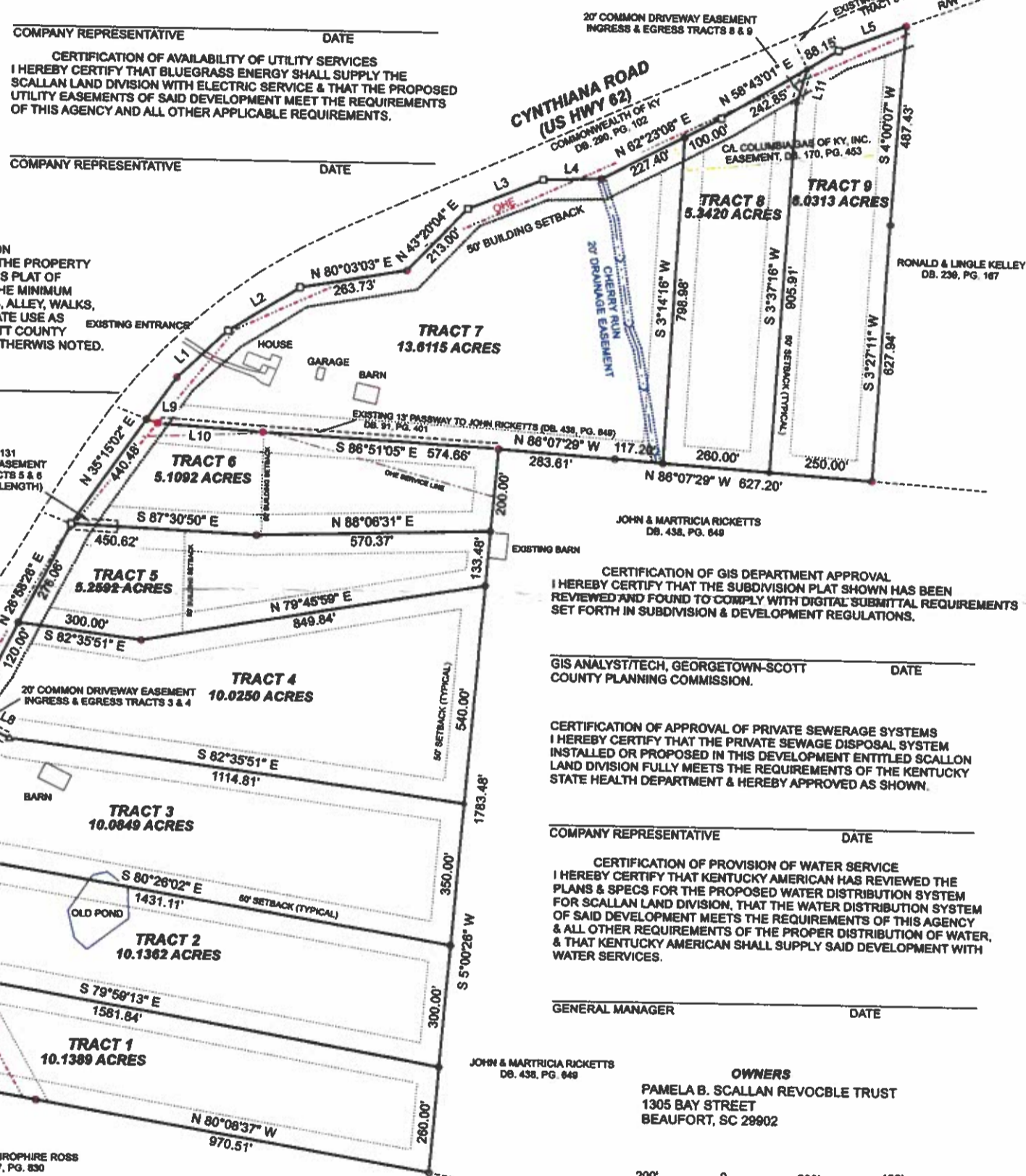
CYNTHIANA ROAD
(US HWY 62)
COMMONWEALTH OF KY
DB. 391, PG. 401

CYNTHIANA ROAD
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(US HWY 62)
COMMONWEALTH OF KY
DB. 391, PG. 401

CYNTHIANA ROAD
(US HWY 62)
COMMONWEALTH OF KY
DB. 391, PG. 401



CERTIFICATION OF GIS DEPARTMENT APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN SUBDIVISION & DEVELOPMENT REGULATIONS.

GIS ANALYST/TECH, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION. _____ DATE _____

CERTIFICATION OF APPROVAL OF PRIVATE SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED IN THIS DEVELOPMENT ENTITLED SCALLAN LAND DIVISION FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT & HEREBY APPROVED AS SHOWN.

COMPANY REPRESENTATIVE _____ DATE _____

CERTIFICATION OF PROVISION OF WATER SERVICE
I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS & SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR SCALLAN LAND DIVISION. THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY & ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, & THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

GENERAL MANAGER _____ DATE _____

OWNERS
PAMELA B. SCALLAN REVOCBLE TRUST
1305 BAY STREET
BEAUFORT, SC 29902



SCALE - 1" = 200'
FINAL SUBDIVISION PLAT
SCALLAN LAND DIVISION
3613 CYNTHIANA ROAD (US HWY 62)
GEORGETOWN, KY 40324
SCOTT COUNTY
JANUARY 25, 2024
SCALLAN-1-15-24
PREPARED BY

PATRICK A. McLAFFERTY
P.L.S 3046
700 KNOXVILLE ROAD
DRY RIDGE, KY 41035
(859) 801-7424
SURVEYORPAT@GMAIL.COM

STATE OF KENTUCKY

PATRICK A. McLAFFERTY
3046

LICENSED PROFESSIONAL LAND SURVEYOR

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON WAS PERFORMED BY ME, USING CARLSON BRX-7 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF +/- 0.10' +200 PPM OR GREATER; THE DISTANCES AND DIRECTIONS ARE BASED UPON KENTUCKY SINGLE ZONE, GEOID 12A AND HAVE NOT BEEN ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AND COMPLIES WITH 201 KAR 18:150.

PATRICK A. McLAFFERTY, PLS 3046

DATE

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

PATRICK A. McLAFFERTY, PLS 3046

DATE

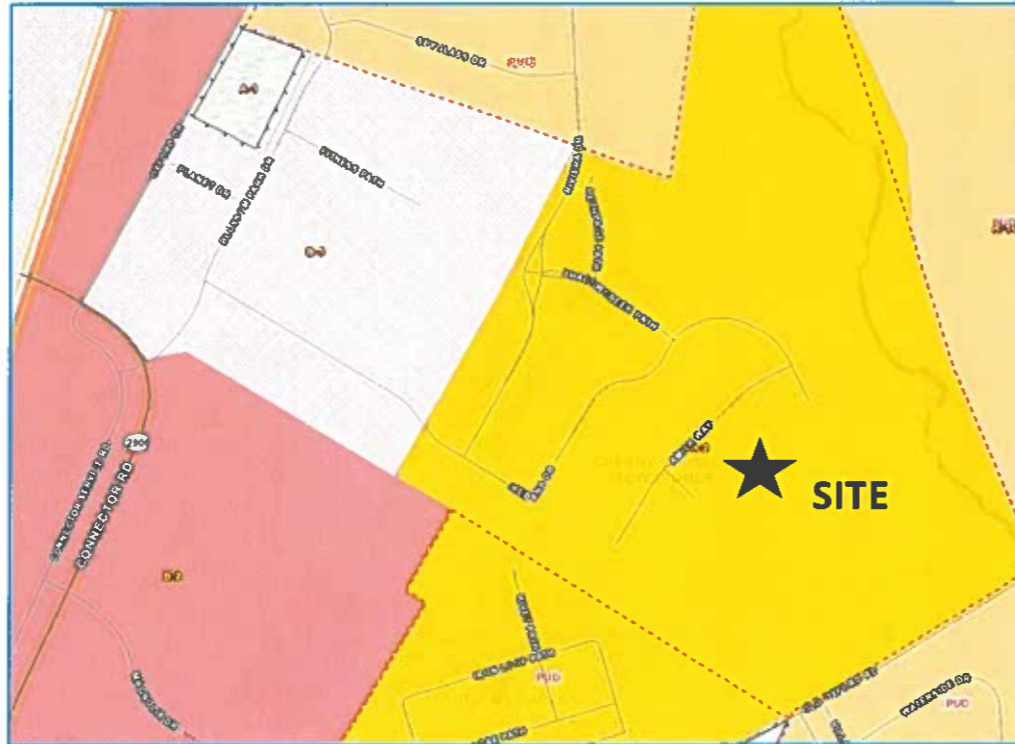
**GOLF TOWNHOMES OF CHERRY BLOSSOM PHASE 7
PRELIMINARY SUBDIVISION PLAT & DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

FILE NUMBER: PSP-2024-15 & PDP-2024-16

PROPOSAL: Preliminary Subdivision Plat for 30 single-family residential lots.

Preliminary Development Plan for 30 single-family attached residences arranged in 10 triplexes



LOCATION: At southern terminus of Ashley Drive & Ikebana Drive west of Lanes Run Creek, northwest of Old Oxford Road

OWNER: Golf Townhomes of Cherry Blossom, LLC

CONSULTANT: Rory Kahly
EA Partners, PLC

STATISTICS:
Zone: R-2 PUD
Surrounding Zone: R-2
Site Area: 15.07 acres (pre-development of Phase 7)
10.13 acres (post development of Phase 7)

Development Area: 4.94 acres total (0.98 acres ROW & Net Area 3.96 acres)
Number of Dwelling Units [Density]: 30 DU [7.57 DU per net acre]
Proposed Development: 10 Single-Family Attached Dwellings, grouped as tri-plexes
New Street Required: Yes, 722 linear feet of new roadway
Access: Access via Ikebana Drive, local residential roads with approximately 29' wide BOC to BOC
Variances: Continuation of R-2 PUD Reductions:
1. Minimum lot width & area
2. Front & side yard setback
Width of triplex units from 110 feet to 105 feet

BACKGROUND:

The Project Site is a 4.94-acre portion of the Cherry Blossom multi-family area approved for R-2 (PUD) zoning at the time of original zone change approval for the Cherry Blossom community in 1995 and 1999. Multiple preliminary plats have been approved and amended since the initial rezoning. The Project Site is not the entirety of the remaining multi-family area, and approximately 10.13 acres of R-2 PUD zoned property would remain undeveloped at this time.

Development of the multi-family area has occurred incrementally, with six previous phases approved. The Preliminary approval of phase seven will bring the total number of units approved in the multi-family area to one hundred thirty-three (133).

There are two roads accessing the multi-family area, Riviera Drive and Ikebana Drive. Approval of phase seven (7) would bring the total number of lots/units to one-hundred-and-fifteen (115) that are served by one access point from Ikebana Drive.

Road Connections

Staff is aware of the congestion on and around Connector Road, Cherry Blossom Way, and Ikebana Drive. The multi-family section of Cherry Blossom is in an area that was identified as needing a collector roadway in the Northeast Georgetown Traffic Study (2008). The study identified many short-term "urgent" and major improvements that need to be made to the area, improvements which directly impact development of the Cherry Blossom subdivision. Major improvements cited in the study were the widening of Old Oxford Road, realignment of the Connector Road & Blossom Park Drive intersection, installation of traffic signals, and the extension of a collector road to Old Oxford Road.

Ikebana Drive was extended from Blossom Park Drive in 2014. This provided the required second access to the multi-family area, from the Commercial section of the Howard Property. The extension of Ikebana Drive to Blossom Park Drive may have alleviated internal pressures, but the roads all lead to the same junction.

In an analysis of traffic collisions from 2016 to 2023, the Cherry Blossom Way, Connector Road, and Osborne Way area intersections were identified as having the second highest instances of traffic collisions within the Georgetown City Limits. This is second only to the Bypass and Paris Pike intersections. Directing additional residents to an area that has been recognized to have this many traffic collisions is unsafe, and an alternative way for residents to get to their properties should be prioritized.

Previous phases of the Golf Townhomes of Cherry Blossom have consistently referenced the need for a connection to Old Oxford Road, with some having reserved right-of-way for a collector road along the south property boundary. However, these same phases include conditions that the widening of Old Oxford Road **and** a connection to Old Oxford Road should occur along with Final Plat approval of the 100th lot in the multi-family area.

After review of the plan, the lot and road layout proposed in phase 7 is not conducive to satisfying the requirement to connect to Old Oxford Road. The circular road layout is inappropriate when it has been known that the connection needs to be made. Instead of creating a loop that ultimately restricts residents' and emergency services to access the property appropriately, phase 7 needs to have a connection to Old Oxford Road made. Having an alternative exit onto a less congested area would alleviate the pressures of the Cherry Blossom Way and Connector Road intersections. It is important to emphasize that the connection is not only for safe access and services to the 30 new residents of phase 7, but also the 103 existing residents of phases 1 through 6 of the Golf Townhomes of Cherry Blossom subdivision and the emergency services, utility providers, and others who require a safe and efficient way to serve the community.

Staff does not support approval of this application without the connection and improvements made to Old Oxford Road. If approved, this phase would exceed the 100th lot second access point clause in the *Subdivision & Development Regulations* and the previous phases' conditions of approval. The Applicant has been made aware in previous phases that this connection would be required, and the lot layout does not take this requirement into consideration. The improvement of and connection to Old Oxford Road is essential for needed road connectivity for emergency services and to allow for local traffic dispersion in the area.

PRELIMINARY SUBDIVISION PLAT REVIEW (PSP-2024-15):

The plat shows thirty (30) single-family lots. The lots are on average 33-feet-wide and 110-feet-deep (3,630 SF) with an average of 7.57 dwelling units (DU) per net acre or 6.07 DU per gross acre. This is consistent with the requirements established at the zone change and previous attached residence phases of the development. The smallest lots are the central units, and the smallest of those central lots is 3,604 SF (Lot 29).

The development is a Planned Unit Development, so variances to the underlying zoning setback, lot width, and area requirements is permissible, provided the variance(s) do not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity. Three variances and one waiver are being requested as part of this subdivision plat:

1. To the lot width from 60 feet to 33 feet.
2. To the minimum lot area from 7,500 SF to 3,300 SF.
3. To the front yard setback from 30 feet to 20 feet.
4. To the average width of a triplex building from 110 feet to 105 feet.

The variances requested would be in keeping with what was built in earlier phases, specifically phases 1 and 2 off Riviera Drive, Bethpage Path and Shadowcreek Path. The reduction would bring front facades closer to the street and would match the lot widths, lot areas and front yard setbacks of the townhomes on Riviera and the homes and duplexes on the built portions of Ikebana. A reduction of the front

setbacks, lot areas and lot widths would also render the smaller, urban scale lots more usable and not alter the general character of the area.

An additional waiver is required for the average width of the triplex building from 110 feet to 105 feet. This would be consistent with the R-2 PUD standards for the property and the existing triplex units on Riviera Drive and Bethpage Paths and would not alter the character of the community. Staff supports this waiver but reminds the Applicant that there are still side-yard setbacks that must be considered for multi-family development.

Floodplain is shown in the rear property lines of lots 1-4, and near the rear property lines for lots 5 & 6. The grading plan also shows some steep slopes proposed for lots 1-6, with an estimated grade change from front to rear of the shared property line between lot 3 and 4 of 23.6%. Additionally, it was identified at TRC by commission engineering Staff that the proposed/currently undeveloped area contains closed contour sinkhole/environmentally sensitive areas, and these must be shown on preliminary and must comply with regulations.

The Applicant has not yet adequately addressed how stormwater quality and quantity will be handled with this development. Previous phases of the multi-family development had stormwater being handled through an area wide stormwater plan and easements, but no connections to the plan and easements are shown on this plan. The stormwater management plan shall be approved by the Planning Commission Engineer. A homeowners' association will be required for the maintenance of common areas and facilities.

PRELIMINARY DEVELOPMENT PLAN (PDP-2024-16):

The plan shows ten (10) single-family triplexes (attached residences), or 30 total units. All units are proposed to have front access with driveways and have 3 bedrooms. Previous phases of the multi-family area have been built mainly with an attached townhome product, both one and two story, with both front and rear loading garages. The proposal for phase 7 is a combination of triplex townhomes, similar to what exists in the area.

Each 3-bedroom unit is required to have 2.5 off-street parking spaces in accordance with the Subdivision & Development Regulations (Section 1005(A)). Each unit appears to have a garage and driveway combination, which can be credited for 2 off-street parking spaces of the 2.5 spaces required for the residence type. If the garages are two-car construction, the combination of garage and driveway can be credited for 4 off-street parking spaces. The proposed street for this area is public and proposed to be a width that allows parking on one side. Sidewalks are shown on both sides of the public streets.

RECOMMENDATION:

Staff recommends **denial** of the Preliminary Subdivision Plat & Development Plan for the Golf Townhomes of Cherry Blossom Phase 7 at this time based on the lack of connection to Old Oxford Drive in compliance with Article X of the *Georgetown-Scott County Subdivision Regulations*.

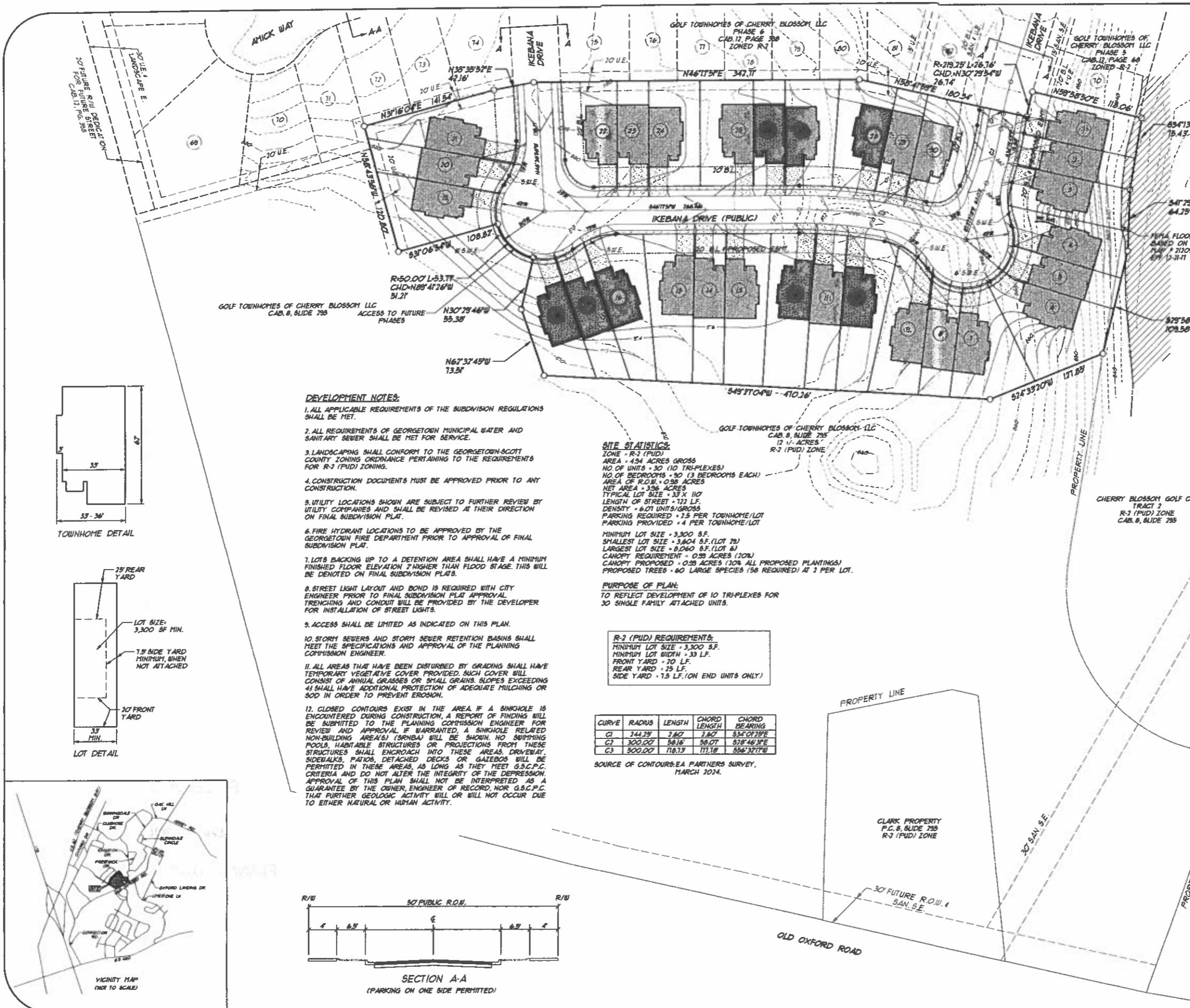
If the Planning Commission recommends **approval** of the preliminary subdivision plat and development plan, planning staff recommends consideration of the following variances and conditions:

Variances & Waivers:

1. Reduction of the front setback from 30 feet to 20 feet.
2. Reduction of the minimum width for single-family lots to 33 feet at building envelope.
3. Reduction of minimum lot area for single-family lots to 3,300.
4. Waiver to the average width of a triplex building from 110 feet to 105 feet

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. All requirements of GMWSS regarding sanitary sewer services.
6. All requirements of Georgetown Fire Department.
7. Prior to Final Subdivision Plat approval providing the City Engineer with a street lighting plan in accordance with the adopted ordinance.
8. HOA documents shall be submitted for review and be recorded with the Final Subdivision Plat.
9. There shall be no grading or construction on the site until required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by all parties and agencies.
10. The Applicant shall make the connection and improvements to Old Oxford Road as part of this phase of development in accordance with the previous phases agreed upon conditions and Article X of the *Georgetown-Scott County Subdivision and Development Regulations*.



CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, COUMBER GAS OF KENTUCKY, INC., SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMSW), THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO THE EASEMENTS ON IN SUCH PROPERTY THEREON THAT IN FALLING THEY FROM INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES, THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE EASEMENTS ON THEM.

DATE _____

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES AND CHANNELS. ALTERATION OF CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRAIN, CLIPPINGS, TRUNK, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY BLOCK STORMWATER CHANNELS.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY. INDIVIDUAL PROPERTY OWNERS ARE NOT RESPONSIBLE FOR MAINTENANCE OF THE DETENTION EASEMENT.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

DATE _____

SIGNATURE OF OWNER OR OWNERS _____

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 NOTED BY THE MEMBER OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

DATE _____

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM. _____

CERTIFICATION OF THE PROVISION OF SEWER ONLY

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMSW), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT GOLF TOWNHOMES OF CHERRY BLOSSOM WITH SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMSW BOARD OF COMMISSIONERS, AND GMSW REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO QUANTITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMSW AND CONSTRUCTED ACCORDING TO GMSW AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACCURED BY THE DEVELOPER AND DEDICATED TO GMSW.

DATE _____

GENERAL MANAGER _____

DEVELOPMENT NOTES:

1. ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SHALL BE MET.
2. ALL REQUIREMENTS OF GEORGETOWN MUNICIPAL WATER AND SANITARY SEWER SHALL BE MET FOR SERVICE.
3. LANDSCAPING SHALL CONFORM TO THE GEORGETOWN-SCOTT COUNTY ZONING ORDINANCE PERTAINING TO THE REQUIREMENTS FOR R-3 (PUD) ZONING.
4. CONSTRUCTION DOCUMENTS MUST BE APPROVED PRIOR TO ANY CONSTRUCTION.
5. UTILITY LOCATIONS SHOWN ARE SUBJECT TO FURTHER REVIEW BY UTILITY COMPANIES AND SHALL BE REVISED AT THEIR DIRECTION ON FINAL SUBDIVISION PLAN.
6. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE GEORGETOWN FIRE DEPARTMENT PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAN.
7. LOTS BACKING UP TO A DETENTION AREA SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 7' HIGHER THAN FLOOD STAGE. THIS WILL BE DENOTED ON FINAL SUBDIVISION PLANS.
8. STREET LIGHT LAYOUT AND BOND IS REQUIRED WITH CITY ENGINEER PRIOR TO FINAL SUBDIVISION PLAN APPROVAL. TRENCHING AND CONDUIT WILL BE PROVIDED BY THE DEVELOPER FOR INSTALLATION OF STREET LIGHTS.
9. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
10. STORM SEWERS AND STORM SEWER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
11. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
12. CLOSED CONTOURS EXIST IN THE AREA IF A SINKHOLE IS ENCOUNTERED DURING CONSTRUCTION, A REPORT OF FINDING WILL BE SUBMITTED TO THE PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL IF WARRANTED. A SINKHOLE RELATED NON-BUILDING AREA(S) (SINKS) WILL BE SHOWN. NO SWIMMING POOLS, HABITABLE STRUCTURES OR PROJECTIONS FROM THESE STRUCTURES SHALL ENCRACH INTO THESE AREAS. DRIVEWAY, SIDEWALKS, PATIOS, DETACHED DECKS OR GAZEBOS WILL BE PERMITTED IN THESE AREAS, AS LONG AS THEY MEET G.S.C.P.C. CRITERIA AND DO NOT ALTER THE INTEGRITY OF THE DEPRESSION. APPROVAL OF THIS PLAN SHALL NOT BE INTERPRETED AS A GUARANTEE BY THE OWNER, ENGINEER OF RECORD, NOR G.S.C.P.C. THAT FURTHER GEOLOGIC ACTIVITY WILL OR WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITY.

SITE STATISTICS:

ZONE - R-3 (PUD)
 AREA - 4.54 ACRES GROSS
 NO. OF UNITS - 30 (10 TRIPLEXES)
 NO. OF BEDROOMS - 30 (13 BEDROOMS EACH)
 AREA OF R.O.W. - 0.28 ACRES
 NET AREA - 3.26 ACRES
 TYPICAL LOT SIZE - 33 X 110'
 LENGTH OF STREET - 722 LF.
 DENSITY - 6.01 UNITS/GROSS
 PARKING REQUIRED - 2.5 PER TOWNHOME/LOT
 PARKING PROVIDED - 4 PER TOWNHOME/LOT
 MINIMUM LOT SIZE - 3,300 SF.
 SMALLEST LOT SIZE - 3,804 SF. (LOT 79)
 LARGEST LOT SIZE - 8,060 SF. (LOT 8)
 CANOPY REQUIREMENT - 0.28 ACRES (10%)
 CANOPY PROPOSED - 0.28 ACRES (10% ALL PROPOSED PLANTINGS)
 PROPOSED TREES - 60 LARGE SPECIES (56 REQUIRED) AT 2 PER LOT.

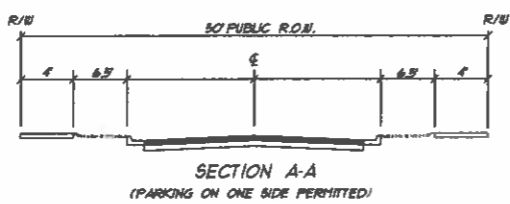
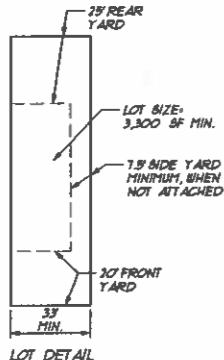
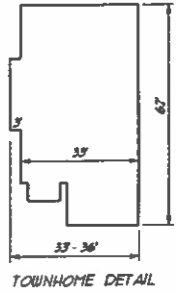
PURPOSE OF PLAN:

TO REFLECT DEVELOPMENT OF 10 TRIPLEXES FOR 30 SINGLE FAMILY ATTACHED UNITS.

R-3 (PUD) REQUIREMENTS:
 MINIMUM LOT SIZE - 3,300 SF.
 MINIMUM LOT WIDTH - 33 LF.
 FRONT YARD - 20 LF.
 REAR YARD - 25 LF.
 SIDE YARD - 7.5 LF. (ON END UNITS ONLY)

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	744.29	7.80	7.80	534°02'25"
C2	300.00	56.16	58.07	52°46'35"
C3	300.00	118.13	111.18	52°46'35"

SOURCE OF CONTOURS: E.A. PARTNERS SURVEY, MARCH 2014.



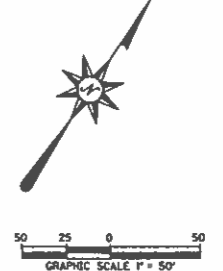
OWNER:
 GOLF TOWNHOMES OF CHERRY BLOSSOM, LLC
 670 ANDOVER VILLAGE PL.
 LEXINGTON, KY 40509

E.A. Partners, PLLC
 CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 511 WALL STREET
 LOUISVILLE, KY 40202
 PHONE: 502-258-8888
 FACSIMILE: 502-258-8887

PRELIMINARY DEVELOPMENT PLAN
GOLF TOWNHOMES OF CHERRY BLOSSOM
 PHASE 7
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN LLW
 DATE 03/01/24
 CHECKED
 REVISED 04/22/24

SHEET
 PDP-2024-16



**CARISTO PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

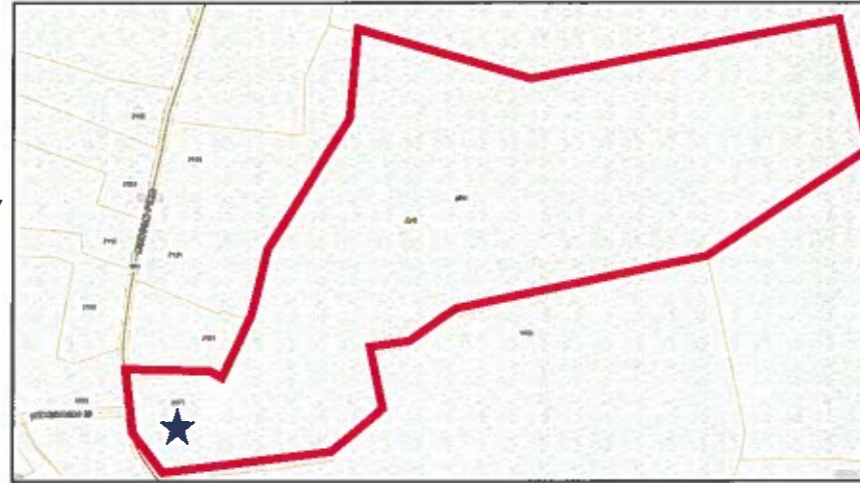
FILE NUMBER: FSP-2024-18

PROPOSAL: Final Subdivision Plat to divide one 11.4 acre parcel from a 88.75 acre parcel, leaving a 77.35 acre remainder tract.

LOCATION: 2011 Burton Pike, Georgetown KY

OWNER: Ralph and Becky Caristo

CONSULTANT: Meridian Associates
Joel Day



STATISTICS:

Zone:	A-1 Agricultural
Surrounding Zone:	A-1
Proposed Lot Acreage:	11.4 Acres
Access (Direct):	Burton Pike [KY-620]
Access (Arterial):	Cincinatti Road [US-25]

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one new 11.4 acre rural lot from an existing 88.75 acre parcel located at 2011 Burton Pike. This application is considered a major subdivision as the Project Site was subdivided from a 202.048 acre parent tract in 2014 (Plat Cabinet 11, Slide 148), and any further subdivisions require Planning Commission Board review and approval.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. Both the newly created parcel and the remainder will use an existing entrance onto Burton Pike, with a 30 foot access easement granted to the new parcel. The plat does note a shared maintenance agreement of said easement between the owners of each tract to the extent of each owner's use.

The newly created parcel will have approximately 374 feet of frontage along Burton Pike. This amount of frontage does allow for a new entrance to be created in the future onto the Project Site per GSCPC Subdivision Regulations (Section Q), subject to KYTC approval. Burton Pike is approximately 19 feet wide in this area, and Skinnersburg Road also intersects Burton Pike along the frontage of the Project Site.

There is a 40 foot wide easement in the western part of the parcel near the Burton Road frontage that is dedicated to Owen Electric. Care should be taken in any future construction not to obstruct this easement.

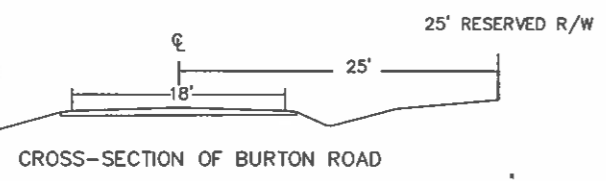
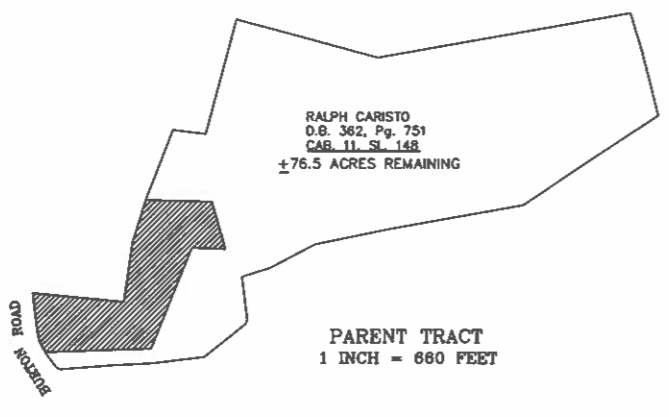
There is no proposed building site indicated, but the new parcel has ample space for construction with limited site disturbance within the required setbacks.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Final Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Final Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrance onto Burton Pike will require KYTC District 7 approval.



WATER LINE NOTES

1. If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
2. Owner shall not cause the grade to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
3. When a Water Main relocation is required, it shall be at the cost of the owner.
4. Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.
5. Each parcel will be limited to a 3/4" residential water meter.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

FOR G.I.S. DEPARTMENT _____ DATE _____



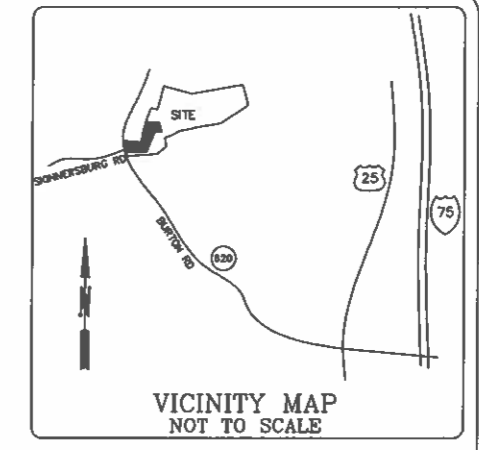
PURPOSE
 THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE REMAINING FARM TRACT, CREATING ONE NEW TRACT.
 FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.
 CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).
 NO NEW ENTRANCE IS CURRENTLY PROPOSED.
 NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
 NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCR OACH UPON ANY DRAINAGE EASEMENT.

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

RALPH CARISTO _____ DATE _____
 REBECCA CARISTO _____ DATE _____

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- 1/2" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" FOUND
- SURVEYOR'S MAG-NAIL W/STEEL WASHER STAMPED "2536" FOUND
- 4" SURVEYOR'S GINIE SPIKE SET W/WASHER STAMPED "MERIDIAN/LS2536"
- WATER METER



UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: OWEN ELECTRIC. _____ DATE _____

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

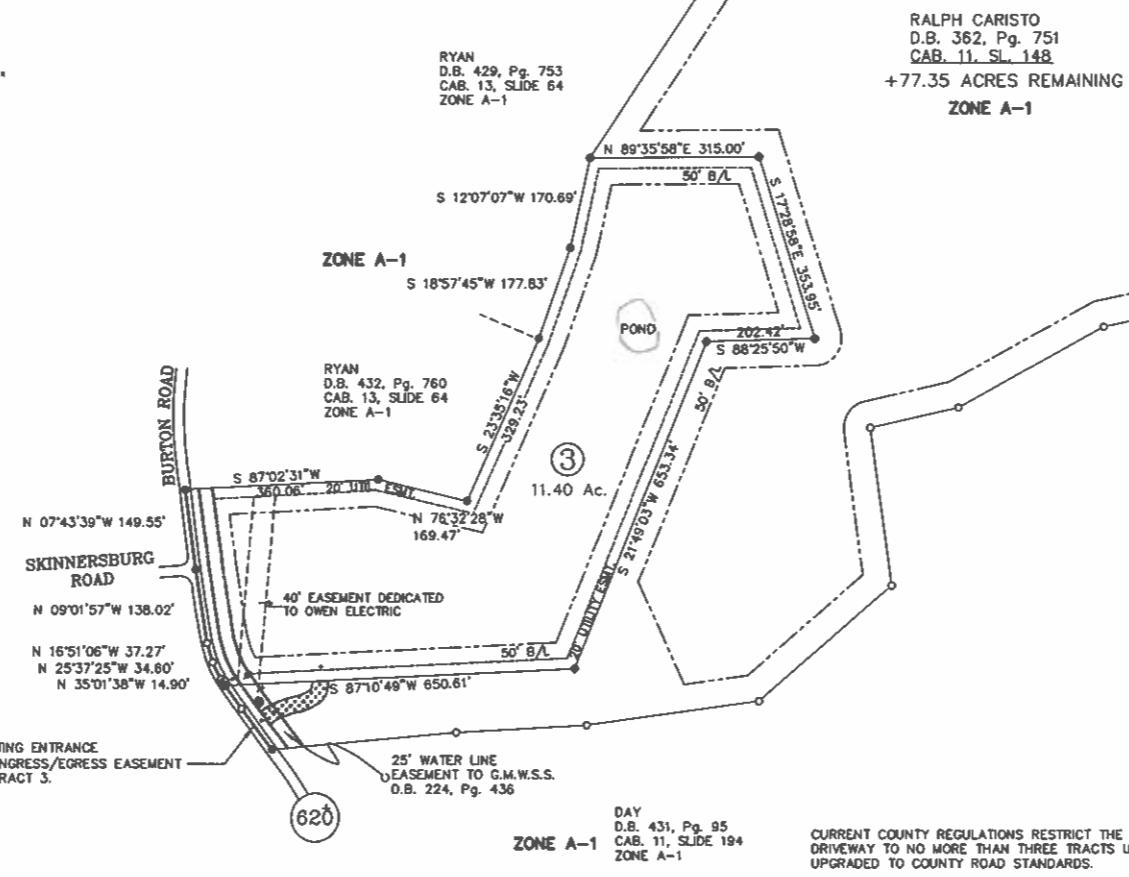
I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Tract 3 of the Caristo property as depicted hereon with water service. Certification for water services outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

GMWSS General Manager _____ Date _____

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Owen Electric, AT&T, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements.

OWNER _____
 I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:33851 AND AN ANGULAR ERROR OF 00-00'-15". BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE USING THE LEAST SQUARES METHOD. BASIS OF BEARINGS SHOWN KY STATE PLANE NORTH ZONE. LAST DATE OF FIELD SURVEY WAS OCTOBER 1, 2021.
 PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____



CURRENT COUNTY REGULATIONS RESTRICT THE USE OF ONE DRIVEWAY TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

MERIDIAN ASSOCIATES, LLC
SURVEYORS
 502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
 TELEPHONE (502) 863-6070 - jdaypls@gmail.com

APRIL 19, 2024



FINAL SUBDIVISION PLAT
CARISTO PROPERTY
 2011 BURTON ROAD, SCOTT COUNTY, KENTUCKY
 RALPH E. CARISTO - D.B. 362, Pg. 751 - CAB. 11, SLIDE 148
 THIS PLAT DOES NOT DEPICT A BOUNDARY SURVEY NOR COMPLY WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**LEE PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

FILE NUMBER: FSP-2024-19

PROPOSAL: Final Subdivision Plat to divide one 20.61 acre parcel into three parcels (5.16 ac, 7.40 ac, 8.05 ac)

LOCATION: 1599 Graves Road
Stamping Ground KY

OWNER: Everette Lee

CONSULTANT: Meridian Associates
Joel Day



STATISTICS:

Zone:	A-1 Agricultural
Surrounding Zone:	A-1
Proposed Lot Acreage:	5.16 ac, 7.40 ac, 8.05 ac
Access (Direct):	Graves Road [KY-1222]
Access (Arterial):	Sebree Road [KY-1688]

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one 20.61 acre parcel into three parcels (5.16 ac, 7.40 ac, 8.05 ac) located at 1599 Graves Road. This application is considered a major subdivision as the Project Site was subdivided from a 77.72 acre parent tract in 1999 (Plat Cabinet 06, Slide 2234), and any further subdivisions require Planning Commission Board review and approval. There will be no residual acreage of the parent parcel remaining.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. There is one existing residence on Tract 7A that does not conform to current setback requirements, but its construction predates these limitations. There are no proposed building sites indicated, but the new parcels have ample space for construction with limited site disturbance within the required setbacks. Being under ten acres, all of the parcels will require WEDCO Health Department evaluation and certification for the suitability of septic or lagoon systems prior to construction.

Tract 7A will utilize the existing access along Graves Road. Tracts 7B and 7C will be accessed via a newly proposed entrance on Graves Road. This proposed entrance allows for a 40 foot access easement through 7B along the northern property line onto Tract 7C as shown on the plat. The plat does note a shared maintenance agreement between the owners of 7B and 7C of said easement.

While the newly proposed entrance does meet our separation requirements of 300 feet or more for newly created parcels of 5-10 acres (Subdivision Regulations, Section Q), it does require KYTC District 7 approval as Graves Road is a state maintained road [KY-1222]. The submitted Plat does note the proposed entrance has received preliminary approval, but as of the time of the staff report writing, official permitting has not been issued.

Tracts 7B and 7C are impacted by significant drainage. This is illustrated by a 30 foot drainage easement on the submitted plat that runs east and west across the property. This drainage and subsequent recorded easement is confirmed by USGS and GSCPC GIS Department data. A pond on 7B acts as a collection and release area for the drainage as it moves through the parcels. As noted on the plat, no temporary or permanent structures are to be constructed in nor encroach upon any drainage easement. Furthermore, care should be taken in any future construction to avoid any grading or land disturbance that alters the topography in such a way that will affect the amount of drainage into or out of any adjoining parcels.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Final Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Final Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrance onto Graves Road will require KYTC District 7 approval.

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET
- ⊠ IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊕ UTILITY POLE

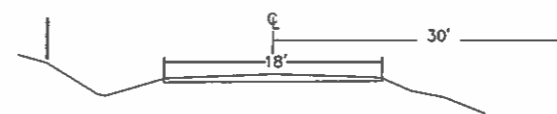
UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: OWEN ELECTRIC DATE

WATER LINE NOTES

1. If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP'S shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
2. Inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
3. When a Water Main relocation is required, it shall be at the cost of the owner.
4. Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.
5. Tracts 7A, 7B, and 7C will be limited to a 3/4" residential water meter.

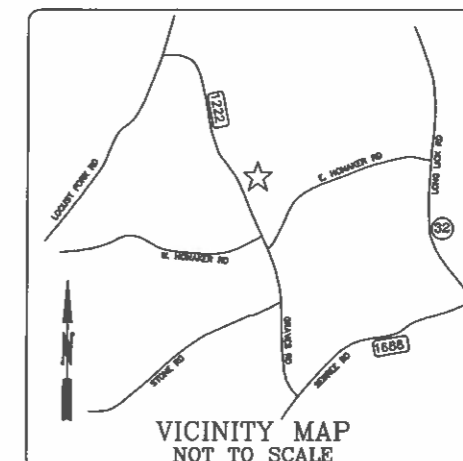


CROSS-SECTION OF GRAVES ROAD
LOOKING NORTH NEAR PROPOSED ENTRANCE

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

FOR G.I.S. DEPARTMENT DATE



VICINITY MAP
NOT TO SCALE

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Tract 7B and 7C of the Lee property as shown hereon with water service (7A being currently served). Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and applications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

General Manager Date

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Owen Electric, AT&T, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and licensees, the right to trim or remove any and all trees, structures and obstructions located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain, reinforce and replace facilities within said easements. Lot lines with no easement shown shall have a 5 ft. easement on them.

OWNER DATE

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PROPERTY INTO THREE TRACTS.

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

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

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

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

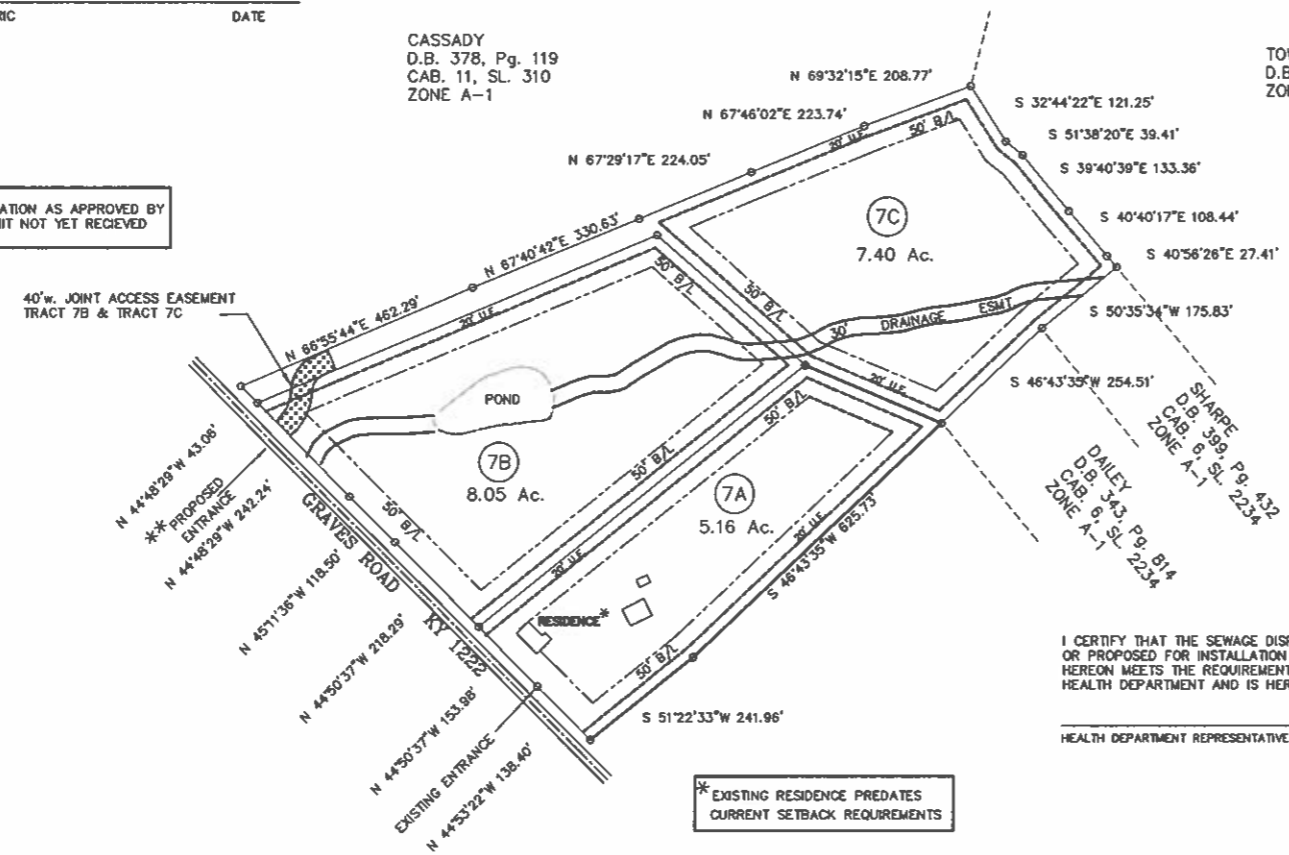
UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

OWNER DATE

CASSADY
D.B. 378, Pg. 119
CAB. 11, SL. 310
ZONE A-1

TOWLES
D.B. 118, Pg. 339
ZONE A-1

**ENTRANCE LOCATION AS APPROVED BY KYDOT - PERMIT NOT YET RECEIVED



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

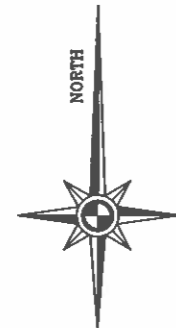
HEALTH DEPARTMENT REPRESENTATIVE DATE

*EXISTING RESIDENCE PREDATES CURRENT SETBACK REQUIREMENTS

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1: _____ AND AN ANGULAR ERROR OF 00'-____". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____, 2003.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

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



MERIDIAN ASSOCIATES, LLC
SURVEYORS
502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
TELEPHONE (502) 863-6070 - jdaypls@gmail.com

3/14/2024
3/26/2024
4/22/2024



FINAL SUBDIVISION PLAT
LEE PROPERTY
1599 GRAVES ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
EVERETT RAY LEE & DINAH M. LEE - D.B. 385, Pg. 608 / CAB. 6, SLIDE 2234
THIS PLAT DOES NOT DEPICT A BOUNDARY SURVEY NOR COMPLY WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**HICKS & HESLEP PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

FILE NUMBER: FSP-2024-20

PROPOSAL: Final Subdivision Plat to subdivide a 44.63-acre farm into three (3) 5-acre tracts and a remainder

LOCATION: 120 Muir Lane (Remainder Address)
Midway Road (Proposed Tracts Access)



OWNER: Kim Hicks and Stanley & Brenda Heslep

CONSULTANT: Pat Darnell, PLS
Darnell Engineering

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Existing Farm Acreage:	44.63-acres
Proposed Subdivision Acreage:	Tracts C-2, C-3, & C-4: 5.00-acres Tract C-1 (Remainder): 24.189-acres
Access (Direct):	Muir Lane to Midway Road [KY-341] <ul style="list-style-type: none">Existing/Remainder Tract Access to Muir LaneProposed Tract(s) Access to Midway Road
Access (Arterial):	Midway Road [KY-341] Southwest of Muir-Midway Intersection
Variances/Waivers:	n/a

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 44.63-acre farm into four total tracts, three (3) 5-acre tracts and one (1) 24.18-acre remainder at 120 Muir Lane. This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided. The property was subdivided after a Planning Commission hearing in March 2019 and its plat recorded in April 2019 (Cabinet 12, Page 213).

A rezoning of the entirety or a portion of the property to the A-5 zoning district is not required as the total number of proposed 5-to-10-acre tracts is less than four. Any further subdivision would require rezoning first to the A-5 zone.

Plat Review:

The proposed subdivision meets the requirements in the *Subdivision and Development Regulations*. 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 Tracts C-2, C-3, and C-4.

Access:

The plat shows two proposed shared entrances from Midway Road [KY-341] and the continued use of an existing entrance from Muir Lane. The first shared entrance from Midway Road is shown approximately 190-200 feet south of the Muir Lane – Midway Road intersection and is across from an existing driveway onto Midway Road (property addressed 310 Midway Road). The second shared entrance from Midway Road is shown approximately 300 feet south of the first shared entrance. Users of each shared entrance are unclear, and the final plat must state which tracts use and maintain which entrances.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The final plat shall clearly identify users and private maintenance agreements for any existing and proposed entrances, driveways, and pass-ways.
6. Any further subdivision of the resulting tracts will require rezoning to the A-5 district.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

Date _____ GIS Analyst/Technician, Georgetown-
Scott County Planning Commission

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Stanley G. Heslep, Brenda Heslep, & Kimberly Hicks fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date _____ Scott County Health
Department Official

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Stone property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Kentucky Utilities Representative

LINETYPE LEGEND:

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines
- Karst Area Delineation

PURPOSE:

The purpose of this plat is to divide the parent tract into four separate and legal tracts or parcels of land shown hereon as Tract C-1, Tract C-2, Tract C-3, and Tract C-4.

ADDRESS:

#120 Muir Lane
Georgetown, KY 40324
(Scott County)

OWNERS:

Stanley G. Heslep
Brenda Heslep
Kimberly Hicks

#65 Payne Road
Elron, KY 40117-8526

ZONE:

A-1 (Agricultural)
Unless Otherwise Denoted

CERTIFICATION FOR WATER ONLY SERVICE—Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has the facilities within the water distribution system to supply the property located at #120 Muir Lane and Midway Road (Tract C-1, Tract C-2, Tract C-3, & Tract C-4) with water service. Certification for water service within the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provisions of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to: waterlines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

Date _____ General Manager, GMWSS

WATER LINE NOTES:

- If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties ten (10) acres or greater are required to install a BFP.
- Owner shall not cause the grade to be less than thirty (30) inches or more than sixty (60) inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
- When a Water Main relocation is required, it shall be at the cost of the owner.
- Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.
- Each Tract will be limited to a 3/4" residential water meter.

LINE	BEARING	DISTANCE
L1	S 65°22'54" E	39.00
L2	N 65°22'48" W	100.00
L3	S 24°37'12" W	125.58
L4	N 24°37'12" E	125.58
L5	S 65°22'48" E	100.00
L6	S 28°42'54" W	132.79
L7	S 28°38'00" W	88.24
L8	N 53°26'22" E	71.73
L9	S 28°38'00" W	30.12
L10	S 18°20'39" W	123.51
L11	S 08°55'14" W	107.31
L12	N 53°26'22" E	75.36

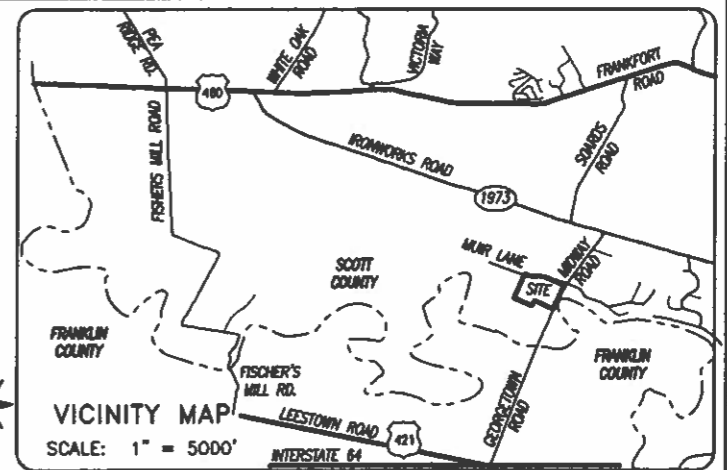
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	614.99	128.29	228.98	S 78°07'53" E
C2	1028.00	94.19	94.16	S 84°08'04" E
C3	570.00	148.83	148.43	S 74°07'33" E

LEGEND:

- Iron Pin Found
- Iron Pipe Found
- ▲ Iron Pin Found with I.D. Cap bearing Stevens PLS 3839
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Mag Nail Set in Road
- Point in Road
- Mag Nail Set in Tree
- Railroad Spike Found
- Address

NOTES:

- Tract C-1, Tract C-2, Tract C-3, and Tract C-4 platted hereon are the same as Tract C shown on Plat Cabinet 12, Sheet 213 and further described in Deed Book 442, Page 284.
- Property platted hereon is subject to a water line easement in favor of the City of Georgetown (GMWSS) as recorded in Deed Book 324, Page 690.
- Property platted hereon is subject to a water line easement in favor of Kentucky American Water as recorded in Deed Book 357, Page 853.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
- Any further subdivision of this property shall require approval of the Georgetown-Scott County Planning Commission.
- Subject property and all surrounding properties, unless otherwise noted, are currently zoned agricultural (A-1).
- Property platted hereon does not lie within a flood hazard area as shown on FEMA FIRM Community Panel No. 21209C 01750 dated December 21, 2017.
- Building setbacks shown hereon are hereby reserved for utility easement.
- Access easement shown hereon and created by this plat is acknowledged by the Owner's Certification hereon. Same being located on Tract C-2 and Tract C-3; and shall serve Tract C-3 and Tract C-4. Each of these tracts shall serve in the maintenance thereof.
- Shared Access Entrance being granted an Encroachment Permit by the Department of Transportation, Department of Highways, District 7 Office by Permit No. 07-2023-00186 dated April 28, 2023.
- Flood plain limits shown hereon are based on that map detailed within Note #8; but does not affect the subject property platted hereon.
- Any construction within those "Karst Areas" defined hereon will require complete evaluation by geotechnical professional regarding any building within these areas.



OWNER'S CERTIFICATION

(We) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, by deed dated _____, and recorded in Deed Book _____, page _____ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

April 23, 2024 Date P.O. Box 175
Cynthiana, Kentucky 41031

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to Kentucky Utilities, Georgetown Municipal Water Sanitary Sewer (GMWSS), Columbia Gas of KY, their successors, assigns, and licensees, the right to lay or remove any and all lines, structures and obstructions located on the easements or to such property interests that in laying any such structures with operation and maintenance of said facility. No building or other structure shall be erected, and no trench or excavation or other change of grade shall be performed, upon the easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain, repair, replace, and relocate facilities within said easements. All lots have not having an easement indicated will have 5' easements on them.

Date _____ Property Owners _____
 Date _____ Property Owners _____



PLOTTED: 04/23/24 @ 5:00 BY APD

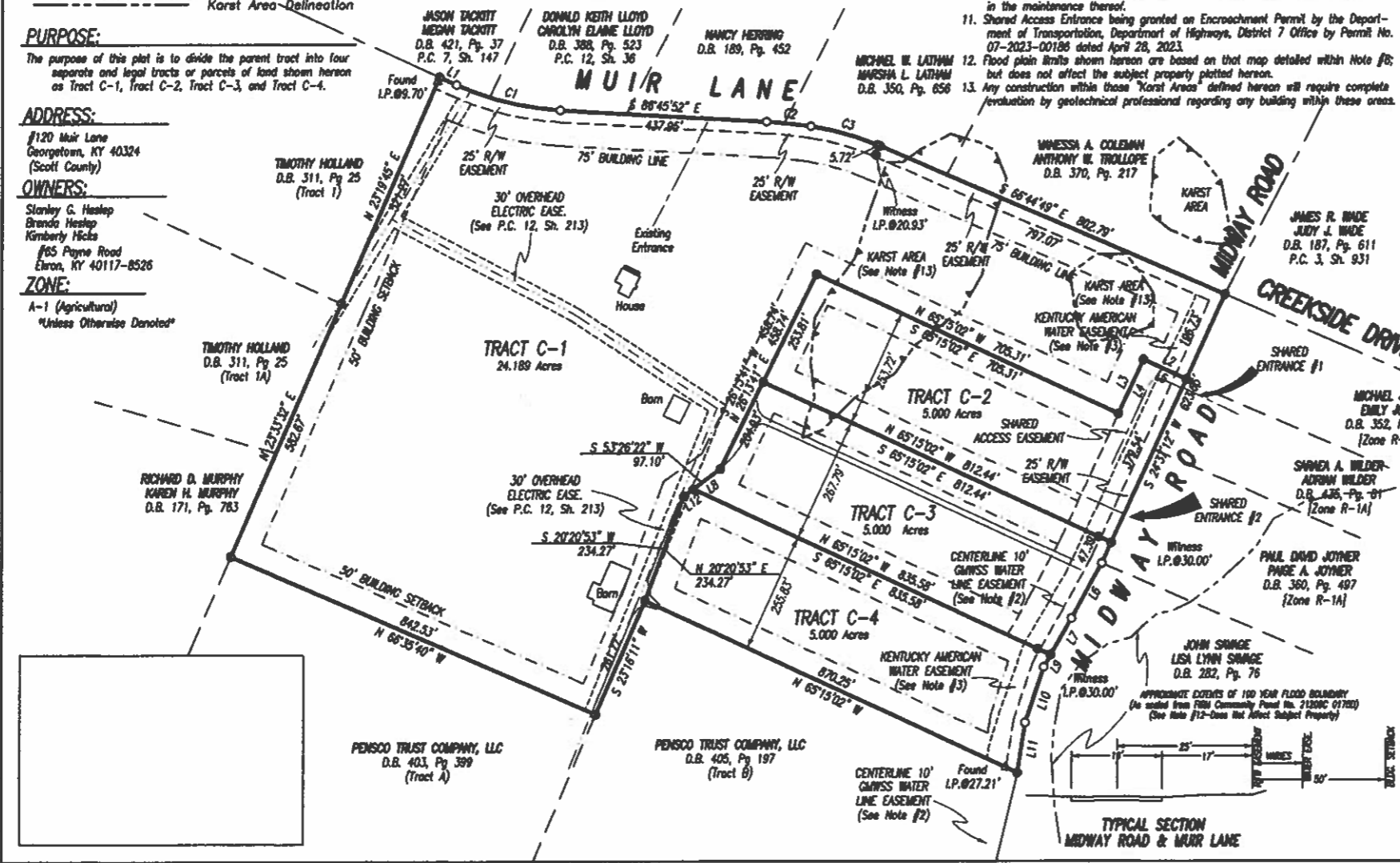
FINAL SUBDIVISION PLAT
STANLEY G. HESLEP
BRENDA HESLEP
KIMBERLY HICKS
 #120 MUIR LANE & MIDWAY ROAD



SCALE	DATE
1" = 200'	04/20/23
FILE NO.	FIELDNAME
24-5700	SUMMERF2
FIELD CREW	2ND FILE
JF/WR/AM	SUMMERF
DRAWN BY	CHECKED BY
APD	APD

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthiana, Kentucky 41031
 (859) 234-8957

THE PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150



**DUVALL PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

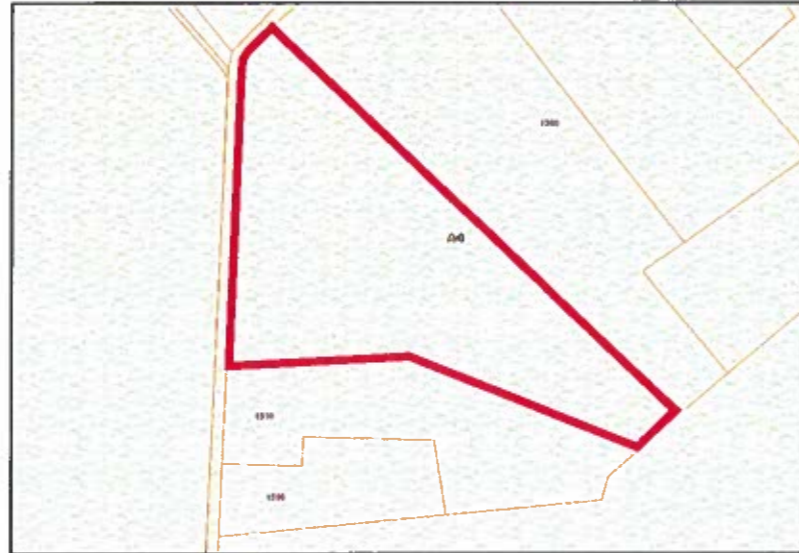
FILE NUMBER: FSP-2024-21

PROPOSAL: Final Subdivision Plat to divide the following parcels from a 26.52 acre parent parcel:
1B-1: 14.21 acres
1B-2: 7.08 acres
1B-3: 5.23 acres

LOCATION: Parcel 039-00-001.002
Bound by 1510 & 1360
Woodlake Road
Stamping Ground, KY

OWNER: Jeremiah E. Duvall

CONSULTANT: Semones Land Surveying



STATISTICS:

Zone:	A-1 Agricultural
Surrounding Zone:	A-1
Proposed Lot Acreage:	1B-1: 14.21 acres 1B-2: 7.08 acres 1B-3: 5.23 acres
Access (Direct):	Woodlake Road [KY-1688]
Access (Arterial):	Stamping Ground Road [KY-227]

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide the following parcels from an existing 26.528 acre parcel located at Parcel 039-00-001.00, bound by 1510 & 1360 Woodlake Road. This application is considered a major subdivision as the Project Site was subdivided from a 70.431 acre parent tract in 2009 (Plat Cabinet 10, Slide 195), and any further subdivisions require Planning Commission Board review and approval. No residual acreage of the parent parcel will be retained.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements for each new parcel. Tracts 1B-1 and 1B-3 show proposed new entrances onto Woodlake Road, both of which have received approval from KYTC District 7. The approval for the proposed access onto Tract 1B-1 is contingent on removal of the stone wall as specified by KYTC District 7.

There are no proposed building sites indicated, but the new parcels have ample space for construction with limited site disturbance within the required setbacks. However, the survey has identified non-buildable areas on each parcel that do not meet the required setbacks. These lie on the eastern portion of each parcel as they taper along the property line running northwest to southeast.

Tracts 1B-2 and 1B-3 contain less than 10 acres and will need WEDCO Health Department evaluation and approval for septic or lagoon systems prior to any construction.

All three parcels are crossed to the North and South by a 30 foot wide drainage easement as well as a 30 foot wide utility easement for overhead powerlines. These are retained from the previous plat of record (10-195), and illustrated on the newly proposed subdivision plat.

As noted on the plat, no temporary or permanent structures shall be constructed in the identified drainage easement, nor shall there be storage on the properties of any debris that may wash into said easement and cause obstructions.

Though there are currently no building sites identified or proposed, care must be taken to avoid construction or alteration of the land such that would cause obstruction of these easements, or alter drainage onto or off of adjoining parcels.

RECOMMENDATION:

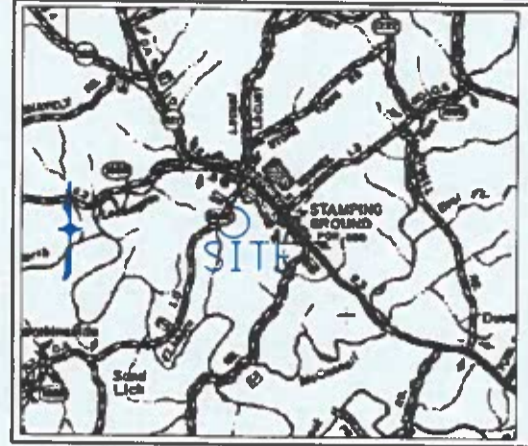
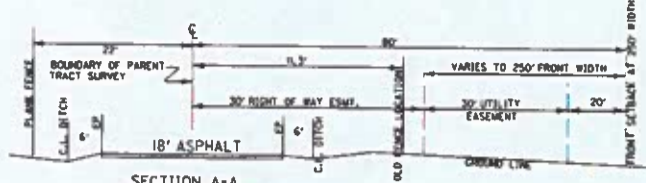
Staff recommends **Approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Final Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Final Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

NOTES

THERE ARE NO DEDICATED RIGHT OF WAY PLANS FOR WOODLAKE ROAD. ALSO SHOWN IS A 30' EASEMENT FROM THE CENTER OF WOODLAKE ROAD THIS EASEMENT IS IN PLACE FOR ANY POSSIBLE FUTURE MAINTENANCE OR WIDENING OF WOODLAKE ROAD AND TO PROVIDE A UTILITY EASEMENT. ALSO SHOWN IS A SEPARATE 30' UTILITY EASEMENT ADJACENT TO THE 30' EASEMENT FROM THE CENTER OF THE ROAD. TRACT 1B (26.528 ACRES) WAS CREATED VIA THE TACKETT PROPERTY DIVISION DATED MAY 5, 2010. THIS IS THE SECOND DIVISION OF THE PROPERTY. FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION. ACCORDING TO FIRM MAP # 21209C0089C DATED JANUARY 08, 2014 THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FIRM FLOOD ZONE. FIRM FLOOD PLAIN, COMMUNITY - SCOTT COUNTY # 210207, PANEL 0089 SUFFIX C



DAVIN JONES
ROBERT SEMONES

SURVEY CLASSIFICATION
THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A RURAL SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18:150.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL
FORM # 1
I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREIN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SCOTT COUNTY FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREIN.
FIRE DEPARTMENT REPRESENTATIVE: _____ DATE: _____

ALL NEW ENTRANCES SHOWN FROM WOODLAKE ROAD HAVE BEEN APPROVED BY KYTC, DISTRICT 7 PERMITS BRANCH
NO MORE THAN THREE (3) TRACTS MAY BE ACCESSED BY A GRAVEL DRIVE. IF MORE THAN THREE (3) TRACTS ARE ACCESSED BY A GRAVEL DRIVE, THE DRIVE MUST BE UPGRADED TO CURRENT PUBLIC/PRIVATE ROAD STANDARDS.

REFERENCE BEARING

FROM GRID COORDINATES DERIVED FROM GPS METHOD USING A SPECTRA GEOSPATIAL SP95 RECEIVER. SERIAL NUMBER 5949500198 UTILIZING TRIMBLE ACCESS AS A VRS NETWORK ROVER - DIRECT GPS OBSERVATION LINKED TO KY COORS STATION - CORRECTION RECEIVED VIA AT&T MIFI MODEM AND ARE NAD83 KY SINGLE ZONE

GIS INFORMATION

KENTUCKY SINGLE ZONE STATE PLANE 1983
LOCAL DATUM - NAD 1983 (CONUS) (MOI)
GLOBAL REFERENCE DATUM - NAD83 (2011)
GEOID MODEL - GEOID18 (CONUS) FIXED
DISPLACEMENT MODEL - HTOP V3.2.9

- LEGEND**
- CENTER OF WOODLAKE ROAD (KY 1688) AND PARENT TRACT BOUNDARY
 - STONE WALL
 - 30' ROADWAY EASEMENT
 - 30' UTILITY EASEMENT
 - 50' SETBACK LINE IN FRONT
 - 30' SETBACK LINE

- MONUMENTATION LEGEND**
- - SET 1/2" STEEL REBAR, 18" IN LENGTH WITH CAP STAMPED "SEMONES 3141", THIS SURVEY.
 - - FOUND 1/2" REBAR WITH CAP STAMPED "T. JUSTICE 3661"
 - - PLAT CALL, NO MONUMENT SET
- KENTUCKY SINGLE ZONE COORDINATES
N=3979810.4310
E=5214793.0770

ENTRANCE PERMITS
ENTRANCE PERMITS HAVE BEEN APPROVED FOR THE LOCATIONS SHOWN.
* THE ENTRANCE LOCATION FOR TRACT 1B-1 HAS BEEN APPROVED PENDING REMOVAL OF THE STONE WALL AS SPECIFIED BY KYTC DISTRICT 7 PERMITS BRANCH.

PURPOSE OF PLAT

- TO ILLUSTRATE THE DIVISION OF TRACT 1B-1 (14.21 ACRES) FROM THE JEREMIAH DUVALL PROPERTY AS DESCRIBED IN DB 331, PG 598 ROAD FRONTAGE OF TRACT 1 - 387.08'
- TO ILLUSTRATE THE DIVISION OF TRACT 1B-2 (7.09 ACRES) FROM THE JEREMIAH DUVALL PROPERTY AS DESCRIBED IN DB 331, PG 598 ROAD FRONTAGE OF TRACT 2 - 331.57'
- TO ILLUSTRATE THE DIVISION OF TRACT 1B-3 (5.23 ACRES) FROM THE JEREMIAH DUVALL PROPERTY AS DESCRIBED IN DB 331, PG 598 ROAD FRONTAGE OF TRACT 3 - 577.84'. NO RESIDUAL OF THE DUVALL PROPERTY REMAINS. TOTAL AREA OF SURVEY - 26.52 ACRES (1,155,211.2 SQ. FT.)

- GWSS WATER LINE NOTES**
- IF APPLICABLE, A TESTABLE BACKFLOW PREVENTER (BFP) WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE WATER METER. BFP'S SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND TESTED YEARLY. PROPERTIES 10 ACRES OR GREATER ARE REQUIRED TO INSTALL A BFP.
 - OWNER SHALL NOT CAUSE THE GRADE OF THE EXISTING WATER LINE TO BE LESS THAN 30 INCHES OR MORE THAN 60 INCHES. ANY GRADE CHANGES GREATER THAN SAID DEPTHS SHALL HAVE PRIOR WRITTEN FROM GWSS.
 - WHEN A WATER MAIN RELOCATION IS REQUIRED, IT SHALL BE AT THE COST OF THE OWNER.
 - ANY CONSTRUCTION OVER THE EXISTING WATER MAIN SHALL MAINTAIN PROPER COVER PER THE GWSS STANDARD SPECIFICATIONS.
 - EACH TRACT WILL BE LIMITED TO A 3/4" WATER METER.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION
FORM # 1
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES, SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE, POWER, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TEND OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERE TO THAT BY FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE DIRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT, AFTER INSTALLATION OF FACILITIES. THE RIGHT OF ACCESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.
DATE: _____ OWNER: _____

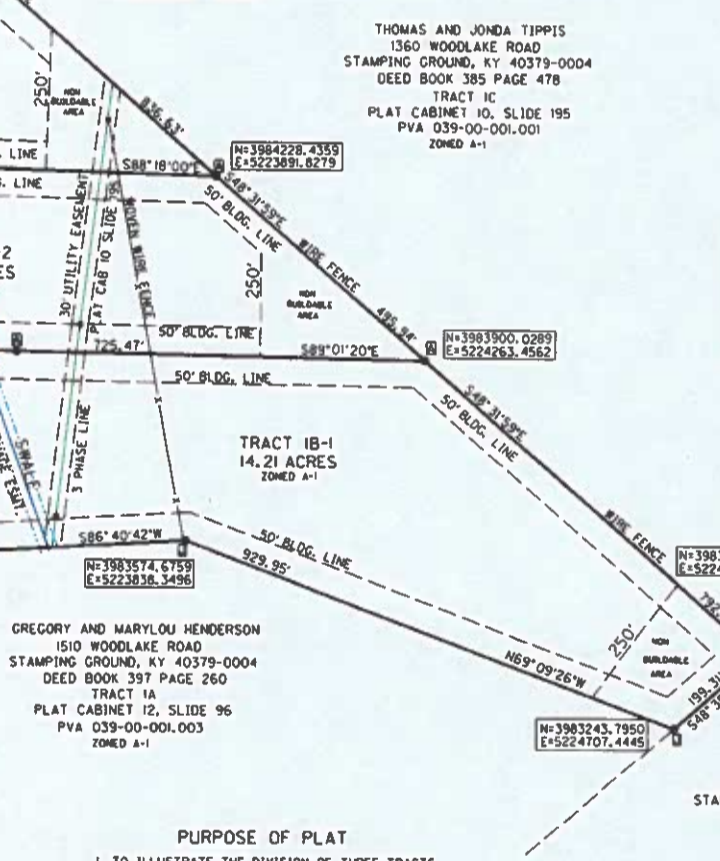
FORM #1 CERTIFICATION OF GIS DEPARTMENT APPROVAL
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
DATE: _____ 2023
GIS ANALYST/TECHNICAL, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION
I 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 WITHIN 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.
OWNER: _____ DATE: _____
OWNER: _____ DATE: _____

CAMILLE SINGER
1755 WOODLAKE ROAD
STAMPING GROUND, KY 40379-0004
WILL BOOK 8, PAGE 305
PVA 039-00-004.000

PROSPECTIVE PURCHASERS OF LOTS IN DEVELOPMENTS ADJACENT TO AGRICULTURAL LAND ARE PLACED UPON NOTICE THAT HUNTING AND FISHING WITHIN ACCEPTED SAFETY GUIDELINES AND AGRICULTURAL USE AND PRODUCTION, INCLUDING THE USE OF MACHINERY IN THE NORMAL COURSE OF ACTIVITY, ARE COMMON PRACTICES IN THE AGRICULTURAL (A-I) ZONE. THESE ACTIVITIES MUST BE EXPECTED TO OCCUR IN AND AROUND AGRICULTURAL LANDS. THESE PRACTICES, IF CONDUCTED WITHIN SAFETY GUIDELINES, SHALL NOT CONSTITUTE A NUISANCE WITHIN THE DEFINITION OF KRS 401.500 ET SEQ. (SEE KENTUCKY RIGHT TO FARM ACT)

- LINE CALLS**
- L1 N01°59'46"E 387.08'
 - L2 N01°41'37"E 331.57'
 - L3 N01°34'11"E 202.91'
 - L4 N01°17'28"E 92.63'
 - L5 N02°13'58"E 58.37'
 - L6 N08°22'32"E 47.94'
 - L7 N18°54'59"E 42.35'
 - L8 N29°45'44"E 51.90'
 - L9 N38°19'32"E 43.50'
 - L10 N43°31'07"E 38.24'
- REFERENCE CALLS**
- R1 S86°40'42"W 25.11'
 - R2 S89°01'20"E 25.19'
 - R3 S88°18'00"E 25.01'
 - R4 S48°31'59"E 25.03'



ANTHONY & KRystal OWENS
1357 WOODLAKE ROAD
STAMPING GROUND, KY 40379
DB 374 PG 322
P.C. 11, SLIDE 144
PVA 038-00-079.000
ZONED A-1

EB ELKHORN HOLDINGS LLC
1409 WOODLAKE ROAD
STAMPING GROUND, KY 40379-0004
DEED BOOK 416 PAGE 619
PLAT CABINET 10, SLIDE 185
PVA 022-00-002.000
ZONED A-1

THOMAS AND JONDA TIPPIS
1360 WOODLAKE ROAD
STAMPING GROUND, KY 40379-0004
DEED BOOK 385 PAGE 478
TRACT 1C
PLAT CABINET 10, SLIDE 195
PVA 039-00-001.001
ZONED A-1

GREGORY AND MARYLOU HENDERSON
1510 WOODLAKE ROAD
STAMPING GROUND, KY 40379-0004
DEED BOOK 397 PAGE 260
TRACT 1A
PLAT CABINET 12, SLIDE 96
PVA 039-00-001.003
ZONED A-1

DRAINAGE EASEMENT DESCRIPTION
FORM # 1
DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL, ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS. NOTES: NO PERMANENT OR TEMPORARY BUILDING MAY BE ERRECTED IN A DRAINAGE EASEMENT. NOTE: THIS IS A 30' DRAINAGE EASEMENT, 15' EACH SIDE OF THE CENTER OF THE DRAINAGE CHANNEL.

CERTIFICATION FOR WATER ONLY SERVICE - OUTSIDE CITY LIMITS
FORM # 1 AMENDED
I HEREBY CERTIFY THAT THE GEORGETOWN MUNICIPAL WATER & SEWER SERVICE, GMSW, BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACT 1B-1, TRACT 1B-2, AND TRACT 1B-3 OF THE JEREMIAH DUVALL DIVISION WITH WATER SERVICE. CERTIFICATION FOR WATER SERVICE OUTSIDE THE CITY LIMITS OF GEORGETOWN, KY IS LIMITED TO DOMESTIC SERVICE ONLY. FIRE FLOW PROTECTION IS NOT GUARANTEED. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE CHIEF OF ENGINEERS AND GWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GWSS AND CONSTRUCTED ACCORDING TO GWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE ACCQUIRED BY THE DEVELOPER AND DEDICATED TO GWSS.
DATE: _____

- PURPOSE OF PLAT**
- TO ILLUSTRATE THE DIVISION OF THREE TRACTS FROM THE JEREMIAH DUVALL PROPERTY AS DESCRIBED IN DEED BOOK 331, PAGE 598 AND AS SHOWN IN PLAT CABINET 10, SLIDE 195.
TRACT 1B-1 (14.21 ACRES)
TRACT 1B-2 (7.09 ACRES)
TRACT 1B-3 (5.23 ACRES)
(SEE SITE STATISTICS)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I HEREBY CERTIFY THAT KENTUCKY UTILITIES ELECTRIC SHALL SUPPLY TRACT 1B-1, TRACT 1B-2, AND TRACT 1B-3 OF THE JEREMIAH DUVALL DIVISION WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

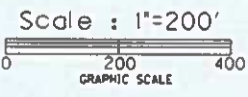
EXCEPTIONS TO SURVEY
THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAYS, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT DETAILED HEREIN FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.
DATE: _____ SCOTT COUNTY HEALTH DEPARTMENT OFFICIAL: _____

THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED FOR CLOSURE.

COMPANY REPRESENTATIVE: _____ DATE: _____

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY OF THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE KENTUCKY STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS DESCRIBED IN STANDARDS AND REGULATIONS FOR 18:150 REVISED DECEMBER 15, 2010.
ROBERT T. SEMONES
KY PLS 3141
DATE: 4/22/2024



CLIENT
JEREMIAH DUVALL
110 WINDSOR DRIVE
FRANKFORT, KY 40601
502-803-5072

PLAT & SURVEY BY:
SEMONES LAND SURVEYING, PLLC
PERMIT #833
ROBERT T. SEMONES
KY PLS 3141
317 WEST FOURTH STREET
FRANKFORT, KY, 40601
502-319-5311
roberttsemones@gmail.com
FIELD COMPLETION DATE: 01/06/2024
PLAT COMPLETION DATE: 03/24/2024
REVISED PLAT DATE: 04/10/2024

FINAL SUBDIVISION PLAT
SCOTT COUNTY, KY.
WOODLAKE ROAD
OWNER
JEREMIAH E. DUVALL
110 WINDSOR DRIVE
FRANKFORT KY 40601
ADDRESS OF PROPERTY SURVEYED
PROPERTY LYING AND ADJACENT TO 1360 WOODLAKE ROAD AND 1510 WOODLAKE ROAD APPROXIMATELY 0.93 MILES WEST FROM MAIN STREET IN STAMPING GROUND, KY.
TITLE REFERENCE DEED BOOK 331, PAGE 598
PLAT CAB 10, SLIDE 195
COUNTY OF SCOTT
ZONED A-1
GIS PVA ID: 039-00-001.002
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
PROPERTY LOCATED APPROXIMATELY 0.93 MILES WEST FROM THE INTERSECTION OF WOODLAKE ROAD AND MAIN STREET LYING ON THE EAST SIDE OF WOODLAKE ROAD.
NO CEMETERY FOUND ON DIVISION SHOWN

**TRIPORT INDUSTRIAL LOT #90
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 9, 2024**

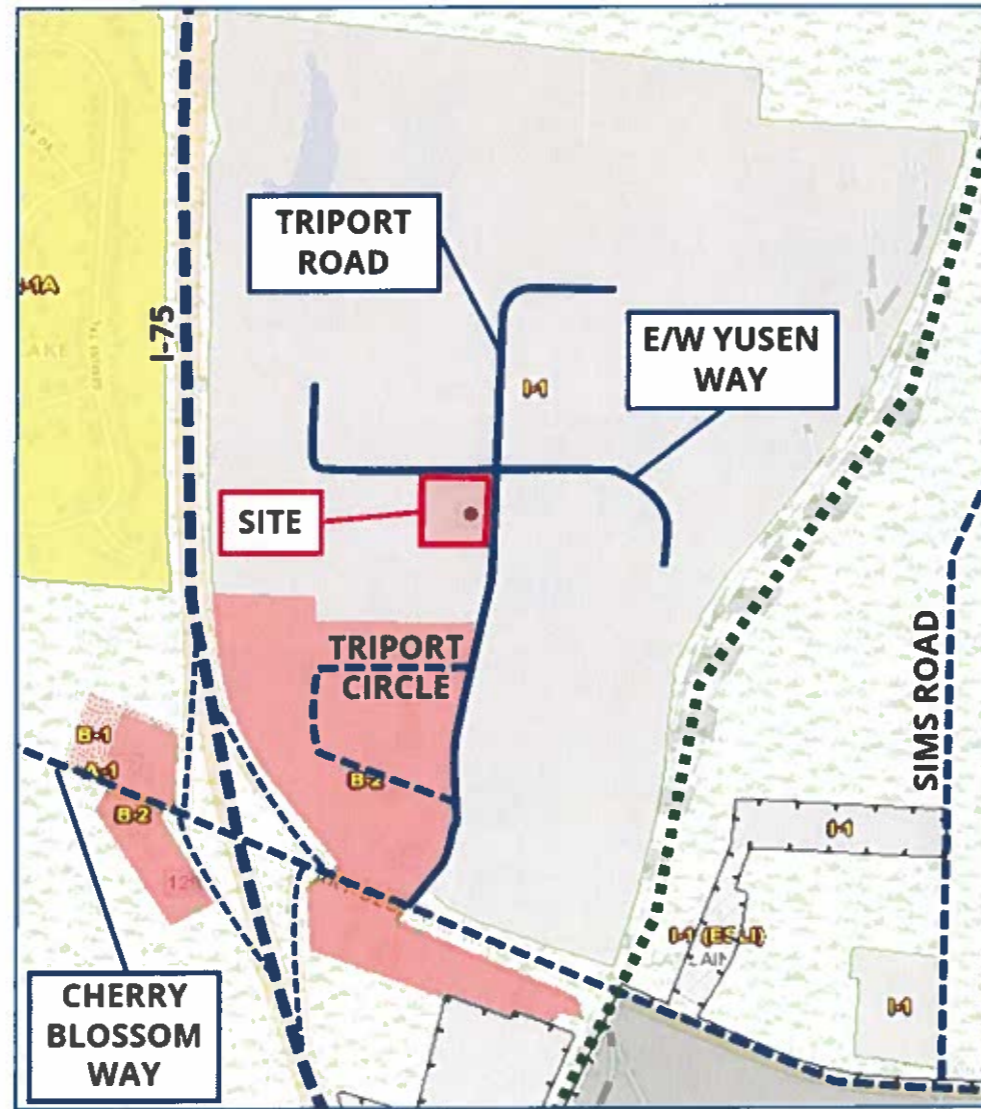
FILE NUMBER: PSP-2024-22

PROPOSAL: Preliminary Subdivision Plat for the subdivision of a 7.76-acre industrial zoned lot into two parcels

LOCATION: 304 West Yusen Way

OWNER: KDB Properties LLC & Aaron Morgan, Rumpke of Kentucky Inc.

CONSULTANT: Steve Stubbs, PLS Cardinal Engineering



STATISTICS:	
Existing Zone	I-1 (Light Industrial)
Surrounding Zone(s)	I-1
Existing Site Acreage:	7.76 acres
Proposed Subdivision Acreage:	Lot 90B: 3.757 ac Lot 90A (Remainder): 4.002 ac
Access (Direct):	West Yusen Way to Triport Road
Access (Arterial):	Cherry Blossom Way [KY-620]
Setbacks	50' front, 0' side, 0' rear
Variances/Waivers	None



BACKGROUND:

The Project Site is a 7.76-acre I-1 zoned property that contains a 46,250 sq. ft. metal building on the eastern half of the property. The existing building is being used as a warehouse, which is a permitted use in the I-1 zone. The property was first developed in 1982. The purpose of the subdivision is to split the lot into two (Lot 90A and 90B), one for the existing operator on the 4.00-acre lot (Lot 90A) and the other for a new operator on the 3.75-acre lot (Lot 90B).

SITE LAYOUT:

The lots meet the minimum lot size, width, and setbacks for the I-1 zoning district. A purpose note needs to be on the final plat. The remainder lot (Lot 90A) has frontage onto West Yusen Way and Triport Road. There is a crushed stone/gravel driveway to West Yusen Way and a paved driveway to Triport Road. Lot 90B does not have a finalized driveway location but has road frontage onto West Yusen Way. West Yusen Way is a county-maintained road, so any entrance location requires County Roads Department approval.

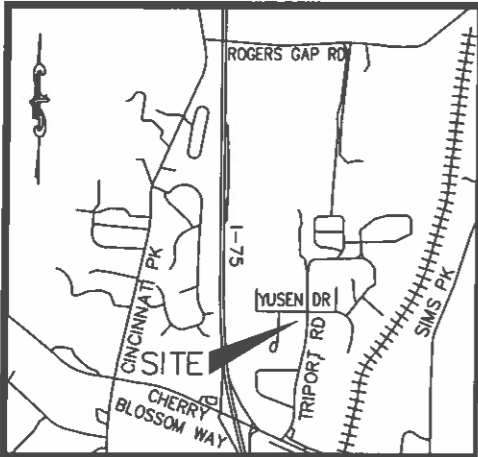
All utilities providers will be required to sign the final plat, and the Applicant will need to verify that all proper utility easements are shown prior to signing the final plat.

RECOMMENDATION:

Staff recommends the Planning Commission recommend **Approval** of the Preliminary Subdivision Plat. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.



VICINITY MAP
N.T.S.

RESUBDIVISION OF LOT 90 OF TRIPORT INDUSTRIAL PARK

AMENDED SUBDIVISION PLAT

304 TRIPORT ROAD

CITY OF GEORGETOWN

SCOTT COUNTY, KENTUCKY

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

Steven C. Stubbs L.S. 3834
Date 4/24/24

METHOD OF SURVEY:
In accordance with KRS 322, this plat depicts a survey in accordance with the Code of Professional Practice and Conduct for Professional Engineers and Professional Surveyors, by the method of random traverse on December 27, 2023. The unadjusted precision ratio of the traverse was 1:359,876 and was adjusted for closure. The survey shown hereon is an Urban survey and the accuracy and precision of said survey meets all the specifications of this class. This plat meets or exceeds the minimum requirements of 201 KAR 18.150.

RECORD SOURCE OF PROPERTY:
SOURCE OF DEEDS:
KBD PROPERTIES, LLC
DEED BOOK 265, PAGE 586
PLAT CABINET 1, SLIDE 136

RECORDS FROM SCOTT COUNTY CLERK'S OFFICE

CABINET
SLIDE

CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE (859) 581-9600

WEBSITE: <http://www.cardinalengineering.net>

CERTIFICATE OF OWNERSHIP AND DEDICATION:
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plat of the development with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Owner _____ Date _____

CERTIFICATE OF UTILITY EASEMENT DESCRIPTION:
Easements grant and convey to the Kentucky Utility Company, South Central Bell, Columbia Gas of Kentucky, Inc., Kentucky American Water, their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in failing they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain, repair, replace and reinforce facilities within said easements. All lot lines not having an easement indicated will have 5' easements on them.

Owner _____ Date _____

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL:
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Chairman, Georgetown-Scott County Planning Comm. _____ Date _____

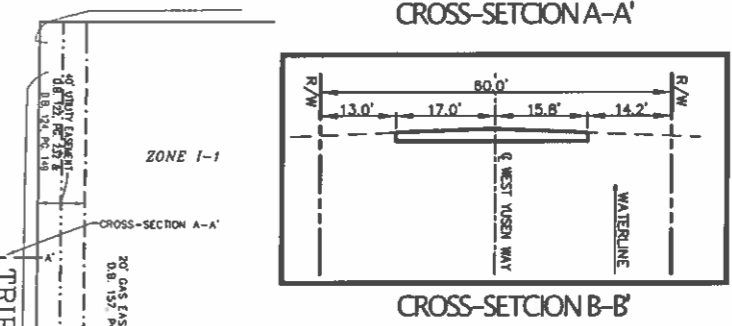
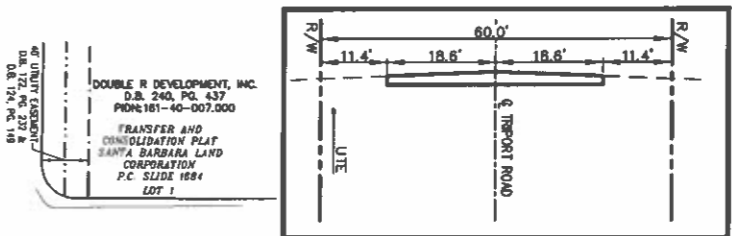
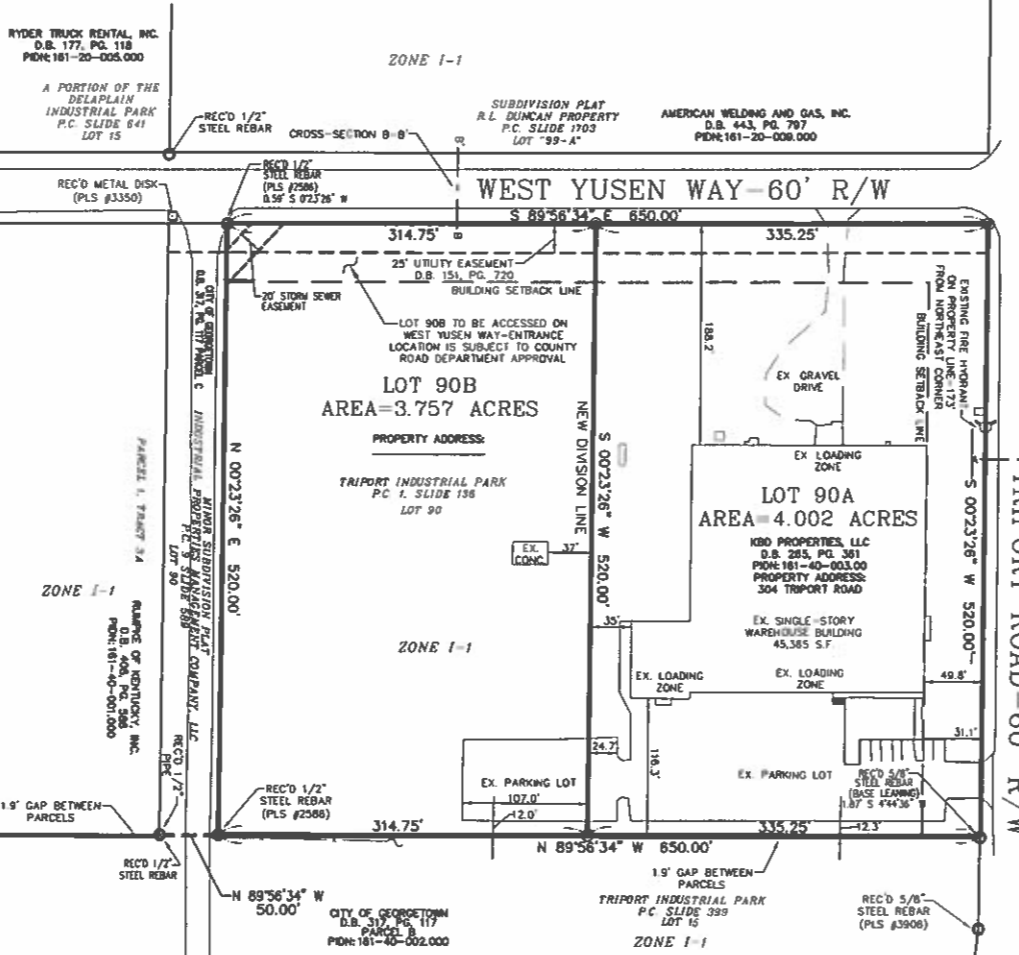
CERTIFICATION OF GIS DEPARTMENT APPROVAL:
I hereby certify that the subdivision plat shown hereon has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

GIS Analyst/Technician, Georgetown-Scott County Planning Commission _____ Date _____

CERTIFICATION OF FIRE DEPARTMENT APPROVAL:
I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

Fire Department Representative _____ Date _____

RECORDERS CERTIFICATION



LOT CLOSURES:

LOT 90A:

Bearing	Distance	Northing	Easting
S 00°23'26" W	520.00	3993137.2017	5265251.3795
N 89°56'34" W	335.25	3992617.2138	5265247.8345
N 00°23'26" E	520.00	3992617.5489	5264912.5824
S 89°56'34" E	335.25	3993137.5368	5264916.1274
Closure Error Distance > 0.0000			
Total Distance > 1710.50			
Area: 174328 Sq.Ft., 4.0020 ACRES			

LOT 90B:

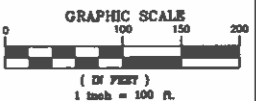
Bearing	Distance	Northing	Easting
S 00°23'26" W	520.00	3993137.5368	5264916.1274
N 89°56'34" W	314.75	3992617.5489	5264912.5824
N 00°23'26" E	520.00	3992617.8636	5264597.8357
S 89°56'34" E	314.75	3993137.8515	5264601.3807
Closure Error Distance > 0.0000			
Total Distance > 1869.49			
Area: 163868 Sq.Ft., 3.7572 ACRES			

OWNER
KBD PROPERTIES, LLC
PO BOX 7184
CYNTHIANA, KENTUCKY 41031

CLIENT
RUMPK OF KENTUCKY, INC.
109 TRIPORT ROAD
GEORGETOWN, KENTUCKY 40324

LEGEND

- ⊙ - SET 1/2" REBAR WITH CAP stamped "STUBBS KY 3834"
- △ - SET NOTCH IN CONCRETE
- - FOUND IRON PIN
- x-x - EXIST FENCE
- - FOUND R/W MARKER



This plat of survey represents a boundary survey and complies with 201 KAR 18.1501

PROJECT NO. 23-171
DATE: 03-20-24

REVISIONS
DATE # ITEM

STATE OF KENTUCKY

STEVEN C. STUBBS
3834

LICENSED PROFESSIONAL LAND SURVEYOR

SHEET 1 of 1

SITE STATISTICS	
TOTAL AREA:	7.759 ACRES
AREA IN LOTS:	7.759 ACRES
NUMBER OF LOTS:	1 ORIGINAL/2 PROPOSED
LENGTH OF STREET:	N/A
R/W AREA:	N/A
ZONE:	I-1

ZONE I-1 INFORMATION*	
MINIMUM FRONT YARD DEPTH:	FIFTY (50) FEET
MINIMUM SIDE YARD WIDTH:	ZERO (0) FEET (50'**)
MINIMUM REAR YARD DEPTH:	ZERO (0) FEET (25'**)
MINIMUM LOT WIDTH AT BUILDING LINE:	SIXTY (60) FEET
MAXIMUM BUILDING HEIGHT:	SIX STORIES OR SEVENTY-FIVE (75) FEET
* SEE ZONING REGULATIONS	
** IF ADJOINING RESIDENTIAL ZONE	

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:
I hereby certify that Kentucky Utility Company, Columbia Gas of Kentucky & AT&T shall supply the RESUBDIVISION OF LOT 90 OF TRIPORT INDUSTRIAL PARK with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Electric Co. Officer _____ Date _____

Gas Co. Officer _____ Date _____

Telephone Co. Officer _____ Date _____

CERTIFICATION OF PROVISIONS OF WATER SERVICE:
I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for the RESUBDIVISION OF LOT 90 OF TRIPORT INDUSTRIAL PARK, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

Authorized Representative _____ Date _____

FLOOD ZONE:
PARCEL LIES WITHIN FLOOD ZONE X, "AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN", "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE". AS SHOWN ON FEMA MAP NUMBER 21209C01200 WHICH HAS AN EFFECTIVE DATE OF DECEMBER 21, 2017.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction	Number of Projects: 25		
	2017-34	Adient USA (Hills) Amended DP (Parking and dock)	DEV-C
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2023-05	AWG Expansion - 400 Triport Rd	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2023-57	Limestone Farms - Early Grading	DEV-C
	2023-11	MLS Powersports (US 62)	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2023-20	Phoenix Transportation Expansion - E Yusen	IND
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2023-13	Popeye's - 101 Financial Way	DEV-C
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C
	Minor	TMMK - Powertrain Parking Expansion - Gate 6	DEV-C
	2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND
	Minor	Welch Parking Lot Development	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
	2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C
Final Inspection	Number of Projects: 4		
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
	2023-44	Dollar General - Sadieville	DEV-C
	2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	4
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
Final Inspection	Number of Projects:	2
	2017-43	Fox Run - Phase 2
	2004-51	Pleasant Valley Phase 5
Dedication/Final Work	Number of Projects:	2
	2006-86	December Estates Cluster Subdivision
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
Approved/Bonded	Number of Projects:	14
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2

List of all Active Projects/Status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	Under Construction
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Complete
2023-37	Amen House Operations Center	DEV-C	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2023-05	AWG Expansion - 400 Triport Rd	DEV-C	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Under Construction
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Warranty Period
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2023-21	Dan Cummins Auto - Connector Rd	DEV-C	Under Review
2006-86	December Estates Cluster Subdivision	RES	Dedication/Final Work
2023-44	Dollar General - Sadieville	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Construction
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Final Inspection
2017-43	Fox Run Unit 1	RES	Warranty Period
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2023-36	Grace Christian Church - Gymnasium		Under Review
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded

Application	Project Name	Type	Status
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Warranty Period
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2023-57	Limestone Farms - Early Grading	DEV-C	Under Construction
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Complete
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Under Construction
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Under Construction
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C	Final Inspection
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2023-20	Phoenix Transportation Expansion - E Yusen	IND	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Final Inspection
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2023-13	Popeye's - 101 Financial Way	DEV-C	Under Construction
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	Under Review
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	No Activity

Application	Project Name	Type	Status
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C	Under Construction
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Powertrain Parking Expansion - Gate 6	DEV-C	Under Construction
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Complete
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Under Review
Minor	Welch Parking Lot Development	DEV-C	Under Construction
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Under Construction
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Total Number of Active Projects: 89