



March 12, 2009

Planning Commission Meeting

Georgetown Scott County
Planning Commission



Georgetown Scott County Planning Commission

Commission Business

1. Approval of February Invoices
2. Approval of February 12, 2009 minutes
3. Approval of March agenda
4. Items for postponement and withdrawal
5. Consent Agenda



Georgetown Scott County Planning Commission

Cases for Postponement or Withdrawal

■ Postponement

- Georgetown/Lexington KOA
Kampground
- Sparks Farm – ZMA-2008-37
- Pleasant Valley – ZMA-2008-47
- Lemons Mill – PDP-2008-44



Georgetown Scott County Planning Commission

MOORE PROPERTY

- FILE NUMBER: FSP-2009-2
- PROPOSAL: Subdivision Plat for two 5-acre tracts subdivided from a 22.2 parent tracts zoned A-1. PUBLIC HEARING
- STATISTICS:
 - Surrounding Zoning : A-1
 - Access : Via Muddy Ford Road (KY 922)

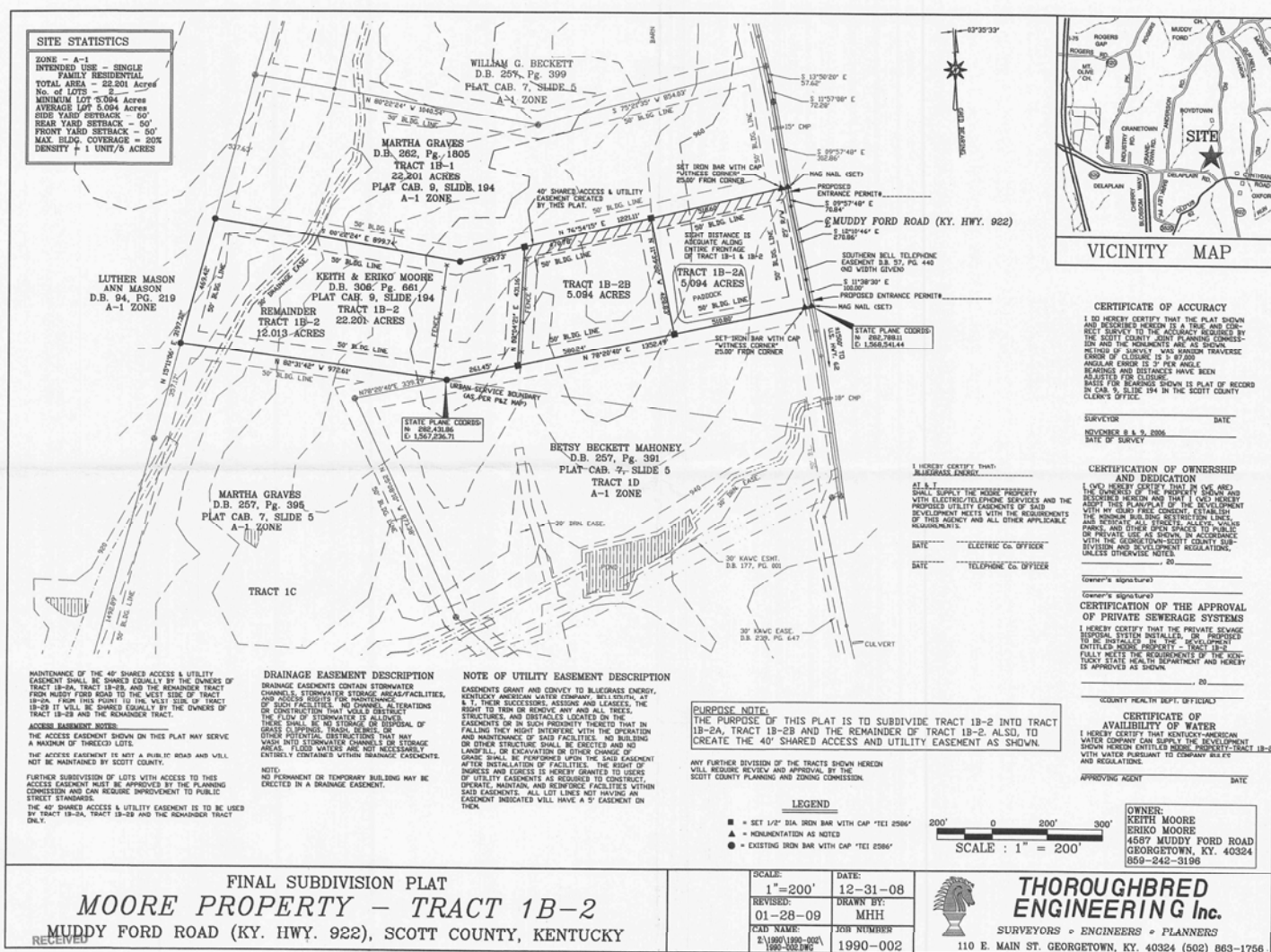


Georgetown Scott County Planning Commission



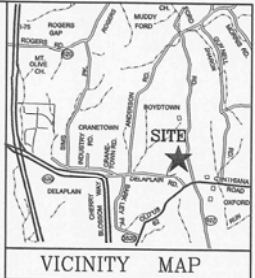


Georgetown Scott County Planning Commission



SITE STATISTICS

ZONE - A-1
 INTENDED USE - SINGLE FAMILY RESIDENTIAL
 TOTAL AREA - 22.201 Acres
 No. of LOTS - 2
 MINIMUM LOT SIZE - 5.094 Acres
 AVERAGE LOT - 6.094 Acres
 SIDE YARD SETBACK - 50'
 REAR YARD SETBACK - 50'
 FRONT YARD SETBACK - 50'
 MAX. BLDG. COVERAGE - 20%
 DENSITY - 1 UNIT/5 ACRES



CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND RECORDED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY THE SCOTT COUNTY JUDICIAL PLANNING COMMISSION AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. THE SURVEY WAS MADE BY TRAVERSE AND THE ANGULAR ERROR IS 2" PER ANGLE. READINGS AND DISTANCES HAVE BEEN ADJUSTED FOR SLIDING. THE SURVEY IS SHOWN IN PLAT OF RECORD FILED IN BOOK 194 IN THE SCOTT COUNTY CLERK'S OFFICE.

SURVEYOR: _____ DATE: _____
 REGISTERED: S.S. 2886
 DATE: 1/28/2009

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I DO HEREBY WITH MY FULL FREE CONSENT, ESTABLISH THE FOREGOING BOUNDARIES, EASEMENTS, AND DEDICATE ALL ERECTIONS, BUILDINGS, FENCES, AND OTHER SUCH FACILITIES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER'S SIGNATURE: _____
 DATE: _____
 TITLE: _____

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE SYSTEM INSTALLED, OR PROPOSED, ENTIRELY MEETS THE REQUIREMENTS FULLY MEETS THE REQUIREMENTS BY THE SCOTT COUNTY HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

SCOTT COUNTY HEALTH DEPT. OFFICIAL: _____
 DATE: _____

CERTIFICATE OF WATER AVAILABILITY

I HEREBY CERTIFY THAT KENTUCKY-AMERICAN WATER COMPANY CAN SUPPLY THE DEVELOPMENT SHOWN HEREON EXISTING IN TRACT 1B-2 WITH WATER PURSUANT TO COMPANY RULES AND REGULATIONS.

APPROVING AGENCY: _____ DATE: _____

MAINTENANCE OF THE 40' SHARED ACCESS & UTILITY EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF TRACT 1B-2A, TRACT 1B-2B AND THE REMAINDER TRACT 1B-2C. FROM THIS POINT TO THE WEST SIDE OF TRACT 1B-2B IT WILL BE SHARED EQUALLY BY THE OWNERS OF TRACT 1B-2B AND THE REMAINDER TRACT.

ACCESS EASEMENT NOTES:
 THE ACCESS EASEMENT SHOWN ON THIS PLAT MAY SERVE A MAXIMUM OF THREE (3) LOTS.
 THE ACCESS EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY SCOTT COUNTY.
 FURTHER SUBDIVISION OF LOTS WITH ACCESS TO THIS ACCESS EASEMENT MUST BE APPROVED BY THE PLANNING COMMISSION AND CAN REQUIRE IMPROVEMENT TO PUBLIC STREET STANDARDS.
 THE 40' SHARED ACCESS & UTILITY EASEMENT IS TO BE USED BY TRACT 1B-2A, TRACT 1B-2B AND THE REMAINDER TRACT 1B-2C.

DRAINAGE EASEMENT DESCRIPTION
 DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS EASEMENTS FOR MAINTENANCE. SUCH FACILITIES ARE FOR MAINTENANCE, ALTERATIONS OR CONSTRUCTION THAT WOULD RESTRICT THE FLOW OF STORMWATER TO ALL ACCESS. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRAVE CLIPPING, TRUCKS, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY AFFECT THE STORMWATER CHANNELS OR STORAGE AREAS. SUCH FACILITIES ARE NOT NECESSARILY ENTIRELY CONTAINED WITHIN DRAINAGE EASEMENTS.

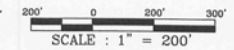
NOTE:
 NO PERMANENT OR TEMPORARY BUILDINGS MAY BE ERRECTED IN A DRAINAGE EASEMENT.

NOTE OF UTILITY EASEMENT DESCRIPTION
 EASEMENTS GRANT AND CONVEY TO BLENDISS ENERGY, KENTUCKY-AMERICAN WATER COMPANY, BELL SOUTH, AT & T, THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREIN THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL, OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED WITHIN THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF BURIALS AND TOMBES IS HEREBY GRANTED TO USERS OF UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, DRAINAGE, MAINTAIN, AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE A 5' EASEMENT ON THEM.

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1B-2 INTO TRACT 1B-2A, TRACT 1B-2B AND THE REMAINDER OF TRACT 1B-2. ALSO, TO CREATE THE 40' SHARED ACCESS AND UTILITY EASEMENT AS SHOWN.

ANY FURTHER DIVISION OF THE TRACTS SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL, BY THE SCOTT COUNTY PLANNING AND ZONING COMMISSION.

- LEGEND**
- = SET 1/2" DIA IRON BAR WITH CAP "TEE 2586"
 - ▲ = NON-IDENTIFIED AS NOTED
 - = EXISTING IRON BAR WITH CAP "TEE 2586"



OWNER:
 KEITH MOORE
 ERIKO MOORE
 4587 MUDDY FORD ROAD
 GEORGETOWN, KY. 40324
 859-242-3196

FINAL SUBDIVISION PLAT
MOORE PROPERTY - TRACT 1B-2
 MUDDY FORD ROAD (KY. HWY. 922), SCOTT COUNTY, KENTUCKY

SCALE: 1" = 200'
 DATE: 12-31-08
 REVISED: 01-28-09
 DRAWN BY: MHH
 CAD NAME: JOB NUMBER
 2/1990/1990-000/1990-002DWO 1990-002

THOROUGHBRED ENGINEERING Inc.
 SURVEYORS • ENGINEERS • PLANNERS
 110 E. MAIN ST. GEORGETOWN, KY. 40324 (602) 863-1756

MAR 03 2009
 PLANNING COMMISSION



Recommendation

- **Approve FSP-2009-2 subject to 7 conditions.**



Georgetown Scott County Planning Commission

Other Business

1. Staff Reports/Other Business – Old
 - A. Discussion on Northeast Georgetown Traffic Study
2. Staff Reports/Other Business – New
 - A. Ester Hall request to remove berm (125 Whitman Way in Adena Ridge)
 - B. Upcoming expiring Letters of Credit/Bonds
 - C. Disseminate draft copy of proposed Sign Ordinance
 - D. FY 08-09 Audit
 - E. Permanent state for Brian Shorkey
 - F. Update of previously approve projects and agenda items



Georgetown Scott County Planning Commission

Adena Ridge





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Adena Ridge





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Adena Ridge





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