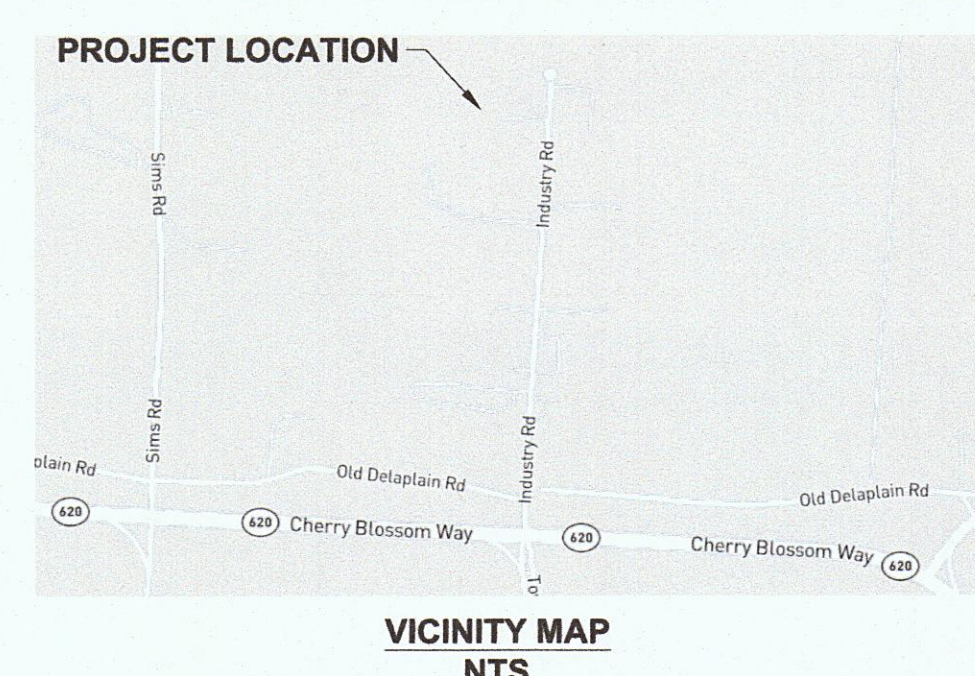
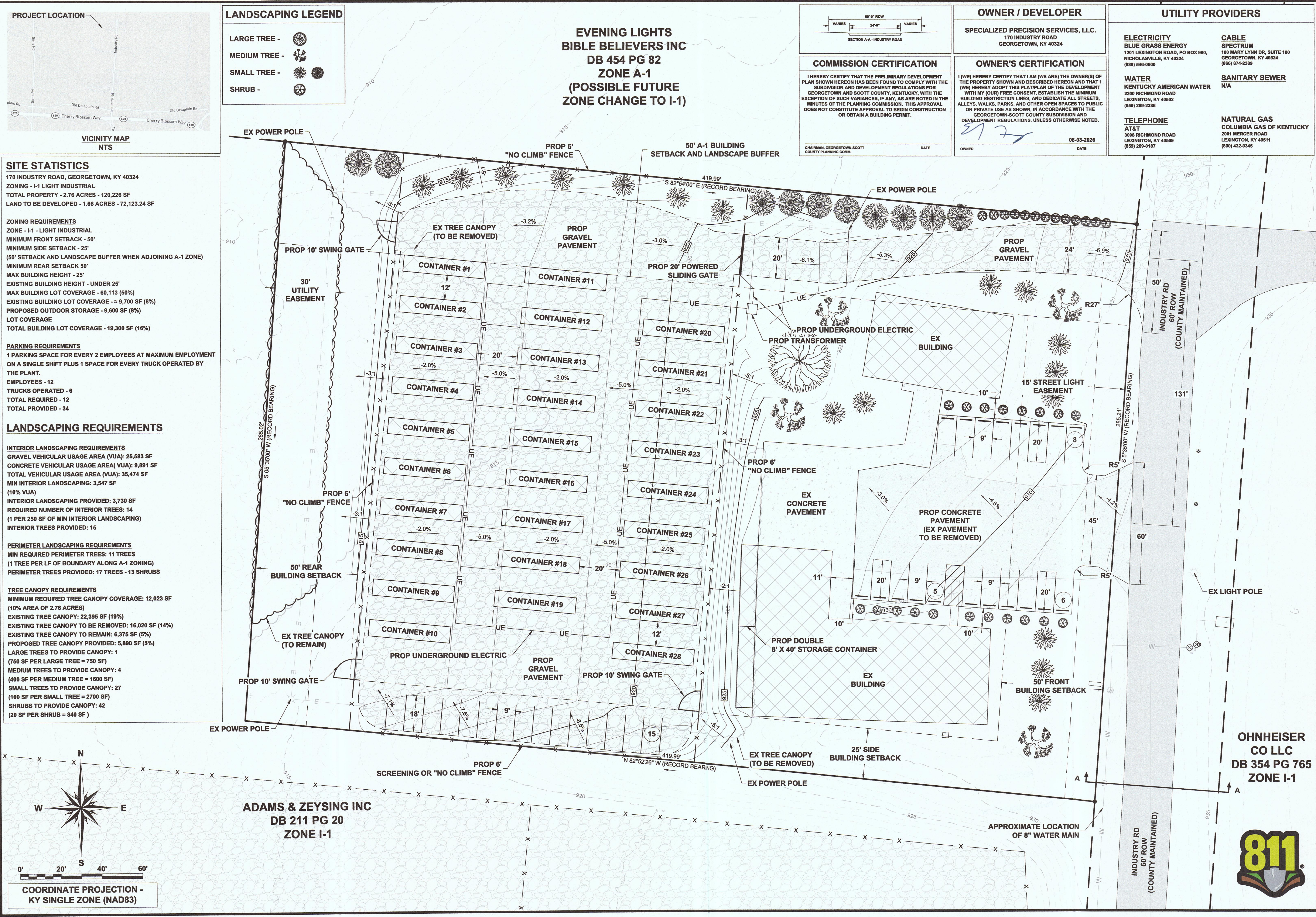




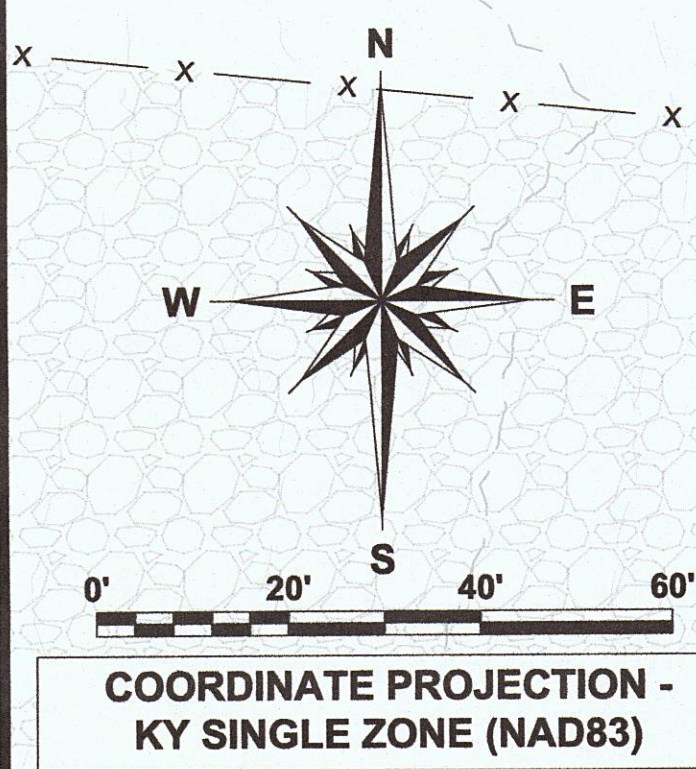
SITE STATISTICS
170 INDUSTRY ROAD, GEORGETOWN, KY 40324
ZONING - I-1 LIGHT INDUSTRIAL
TOTAL PROPERTY - 2.76 ACRES - 120,226 SF
LAND TO BE DEVELOPED - 1.66 ACRES - 72,123.24 SF

ZONING REQUIREMENTS
ZONE - I-1 - LIGHT INDUSTRIAL
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 25'
(50' SETBACK AND LANDSCAPE BUFFER WHEN ADJOINING A-1 ZONE)
MINIMUM REAR SETBACK 50'
MAX BUILDING HEIGHT - 25'
EXISTING BUILDING HEIGHT - UNDER 25'
MAX BUILDING LOT COVERAGE - 60,113 (50%)
EXISTING BUILDING LOT COVERAGE - ~ 9,700 SF (8%)
PROPOSED OUTDOOR STORAGE - 9,600 SF (8%)
LOT COVERAGE
TOTAL BUILDING LOT COVERAGE - 19,300 SF (16%)

PARKING REQUIREMENTS
1 PARKING SPACE FOR EVERY 2 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT PLUS 1 SPACE FOR EVERY TRUCK OPERATED BY THE PLANT.
EMPLOYEES - 12
TRUCKS OPERATED - 6
TOTAL REQUIRED - 12
TOTAL PROVIDED - 34

LANDSCAPING REQUIREMENTS
INTERIOR LANDSCAPING REQUIREMENTS
GRAVEL VEHICULAR USAGE AREA (VUA): 25,583 SF
CONCRETE VEHICULAR USAGE AREA (VUA): 9,891 SF
TOTAL VEHICULAR USAGE AREA (VUA): 35,474 SF
MIN INTERIOR LANDSCAPING: 3,547 SF (10% VUA)
INTERIOR LANDSCAPING PROVIDED: 3,730 SF
REQUIRED NUMBER OF INTERIOR TREES: 14 (1 PER 250 SF OF MIN INTERIOR LANDSCAPING)
INTERIOR TREES PROVIDED: 15
PERIMETER LANDSCAPING REQUIREMENTS
MIN REQUIRED PERIMETER TREES: 11 TREES (1 TREE PER LF OF BOUNDARY ALONG A-1 ZONING)
PERIMETER TREES PROVIDED: 17 TREES - 13 SHRUBS

TREE CANOPY REQUIREMENTS
MINIMUM REQUIRED TREE CANOPY COVERAGE: 12,023 SF (10% AREA OF 2.76 ACRES)
EXISTING TREE CANOPY: 22,395 SF (19%)
EXISTING TREE CANOPY TO BE REMOVED: 16,020 SF (14%)
EXISTING TREE CANOPY TO REMAIN: 6,375 SF (5%)
PROPOSED TREE CANOPY PROVIDED: 5,890 SF (5%)
LARGE TREES TO PROVIDE CANOPY: 1 (750 SF PER LARGE TREE = 750 SF)
MEDIUM TREES TO PROVIDE CANOPY: 4 (400 SF PER MEDIUM TREE = 1600 SF)
SMALL TREES TO PROVIDE CANOPY: 27 (100 SF PER SMALL TREE = 2700 SF)
SHRUBS TO PROVIDE CANOPY: 42 (20 SF PER SHRUB = 840 SF)



OWNER / DEVELOPER
SPECIALIZED PRECISION SERVICES, LLC.
170 INDUSTRY ROAD
GEORGETOWN, KY 40324

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

OWNER'S CERTIFICATION
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 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 08-03-2026

UTILITY PROVIDERS
ELECTRICITY
BLUE GRASS ENERGY
1201 LEXINGTON ROAD, PO BOX 990,
NICHOLASVILLE, KY 40324
(866) 546-0600
WATER
KENTUCKY AMERICAN WATER
2300 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 269-2386
TELEPHONE
AT&T
3099 RICHMOND ROAD
LEXINGTON, KY 40509
(859) 428-0187
CABLE
SPECTRUM
100 MARY LYNN DR, SUITE 100
GEORGETOWN, KY 40324
(866) 874-2389
SANITARY SEWER
N/A
NATURAL GAS
COLUMBIA GAS OF KENTUCKY
2001 MERCER ROAD
LEXINGTON, KY 40511
(800) 432-9345

SPECIALIZED PRECISION SERVICES, LLC.
170 INDUSTRY ROAD, GEORGETOWN, KY 40324

PRELIMINARY DEVELOPMENT PLAN W/ GRADING

RMJE
LEXINGTON | HINDMAN | TOMPKINSVILLE
KENTUCKY
CIVIL | GEOTECHNICAL | SURVEYING | MATERIAL TESTING

REVISIONS	
DATE	DESCRIPTION

DETAILED BY: PJS
REVIEWED BY: SDE
JOB NO: 26-01-024
DATE: Aug. 03, 2026
SCALE: 1" = 20'

OHNEISER CO LLC
DB 354 PG 765
ZONE I-1

811

PDP