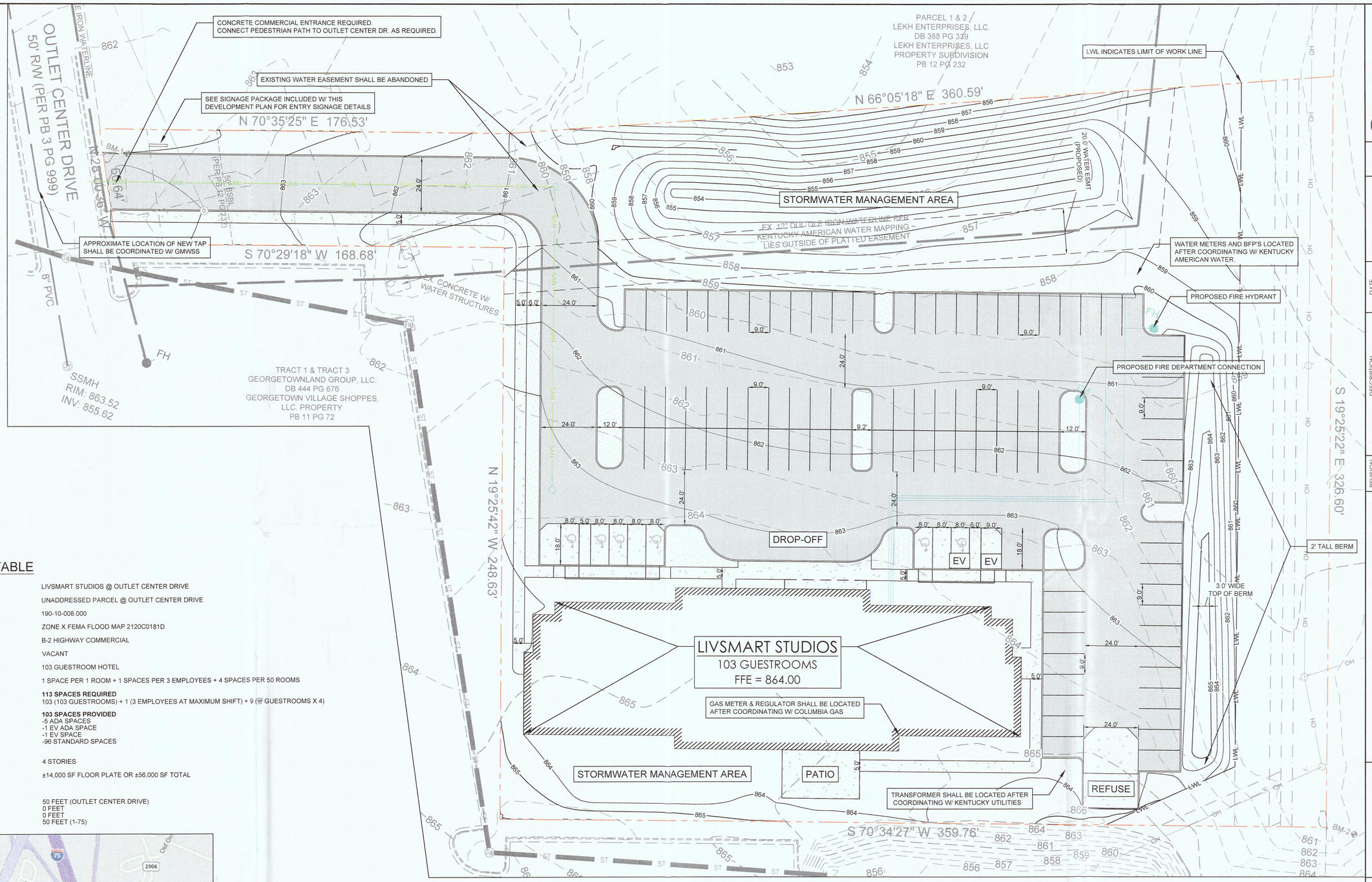
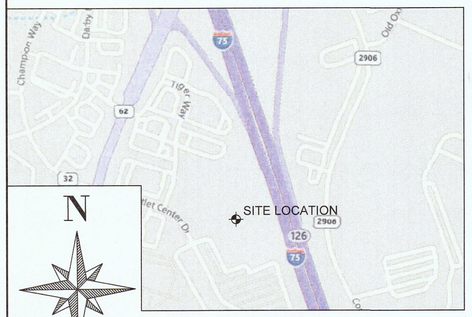


SITE DATA TABLE

PROJECT NAME	LIVSMART STUDIOS @ OUTLET CENTER DRIVE
ADDRESS	UNADDRESSED PARCEL @ OUTLET CENTER DRIVE
PARCEL INFORMATION	190-10-008.000
FLOOD MAP AND ZONE	ZONE X FEMA FLOOD MAP 2120C0181D
ZONING	B-2 HIGHWAY COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	103 GUESTROOM HOTEL
PARKING RATIO	1 SPACE PER 1 ROOM + 1 SPACES PER 3 EMPLOYEES + 4 SPACES PER 50 ROOMS
REQUIRED	**113 SPACES REQUIRED** 103 (103 GUESTROOMS) + 1 (3 EMPLOYEES AT MAXIMUM SHIFT) + 9 (@ GUESTROOMS X 4)
PROPOSED	**103 SPACES PROVIDED** -5 ADA SPACES -1 EV ADA SPACE -1 EV SPACE -96 STANDARD SPACES
NUMBER OF STORIES	4 STORIES
BLDG FOOTPRINT	±14,000 SF FLOOR PLATE OR ±56,000 SF TOTAL
SETBACKS	
- FRONT	50 FEET (OUTLET CENTER DRIVE)
- SIDE	0 FEET
- SIDE	0 FEET
- FRONT	50 FEET (1-75)

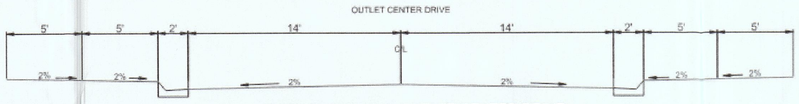


VICINITY MAP

SCALE 1" = 500 FEET

DEVELOPMENT NOTES

1. A NEW COMMERCIAL CONCRETE ENTRANCE IS REQUIRED TO BE CONSTRUCTED WITHIN THE ROW
2. GEOTECHNICAL INVESTIGATIONS ARE REQUIRED AS WELL AS A MITIGATION PLAN FOR THE HISTORIC KARST FEATURE (KGS).
3. THIS DEVELOPMENT IS SUBJECT TO ALL CURRENT STORMWATER MANAGEMENT RULES AS DETERMINED BY THE AHJ INCLUDING STORMWATER PEAK FLOW ATTENUATION AND GROUNDWATER RECHARGE REQUIREMENTS.
4. KENTUCKY UTILITIES RESERVES THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR SERVICE.



TYPICAL SECTION: OUTLET CENTER DRIVE

SCALE: N.T.S

VARIANCE REQUESTS

1. BLDG MOUNTED SIGN ORIENTATION CHANGE WITHOUT EXCEEDING ALLOWABLE SIZE (REFERENCE SIGNAGE PLANS)
2. PARKING RATIO REDUCTION USING THE FOLLOWING RATIO IN-LIEU OF THE REQUIREMENT [1 PARKING SPACE PROVIDED PER HOTEL GUESTROOM PROVIDED] (REFER TO THIS DEVELOPMENT PLAN FOR PROPOSED PARKING LAYOUT)
3. I-75 LANDSCAPE BUFFER DENSITY REDUCTION TO ACCOUNT FOR THE 40' UNDISTURBED BUFFER WITH EXISTING VEGETATION (REFERENCE L1 FOR PROPOSED BUFFER PLANTING)
4. INTERIOR LANDSCAPE ISLAND AREA REDUCTION (REFERENCE L1 FOR LANDSCAPE ISLAND AREA PLANTING)

RECEIVED
MAR 02 2026
PLANNING COMMISSION

N

0 20' 40'

THIS DRAWING SET IS PREPARED USING U.S. SURVEY FEET AS THE STANDARD UNIT OF MEASUREMENT FOR ALL DIMENSIONS AND GEOSPATIAL CONTROL DATA, REFERENCED TO THE NAD83 (2011), NAVD88.

C:\USERS\WAYDEMORROW\DESKTOP\LIVSMART OR HYATT\GEORGETOWN - LIVSMART\CAD\PLANS\5-SITE LAYOUT PLAN.DWG

GRACE
5726 MARLIN RD.
CHATTANOOGA, TN 37411
(423) 208-9833

LivSmart Studios by Hilton

REVISION	DESCRIPTION	DATE
1	XXXX	XX/XX/XXXX

LIVSMART STUDIOS
OUTLET CENTER DRIVE
GEORGETOWN, KY

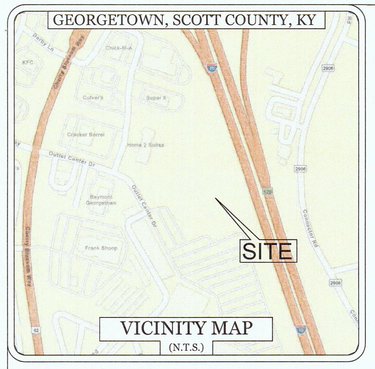
NOT FOR CONSTRUCTION

DRAWN BY:	JWM
DESIGNED BY:	JWM
CHECKED BY:	GCC
DATE:	MAR. 2026

DESIGN DEVELOPMENT
PROJECT # 2541
GEORGETOWN/SCOTT COUNTY

DEVELOPMENT PLAN

THIS DRAWING IS THE PROPERTY OF GRACE CONSTRUCTION CONSULTANTS AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. THIS SHEET IS PART OF A COMPLETE SET OF CONSTRUCTION DRAWINGS AND DOES NOT INDEPENDENTLY REPRESENT THE FULL SCOPE OF THE PROJECT. THE SCOPE OF WORK TO BE PERFORMED IS DEFINED BY THE ENTIRE SET OF PLANS AND ACCOMPANYING SPECIFICATIONS, DETAILS, AND NOTES. COORDINATION WITH ALL DRAWINGS AND DOCUMENTS IS REQUIRED FOR ACCURATE INTERPRETATION AND EXECUTION.

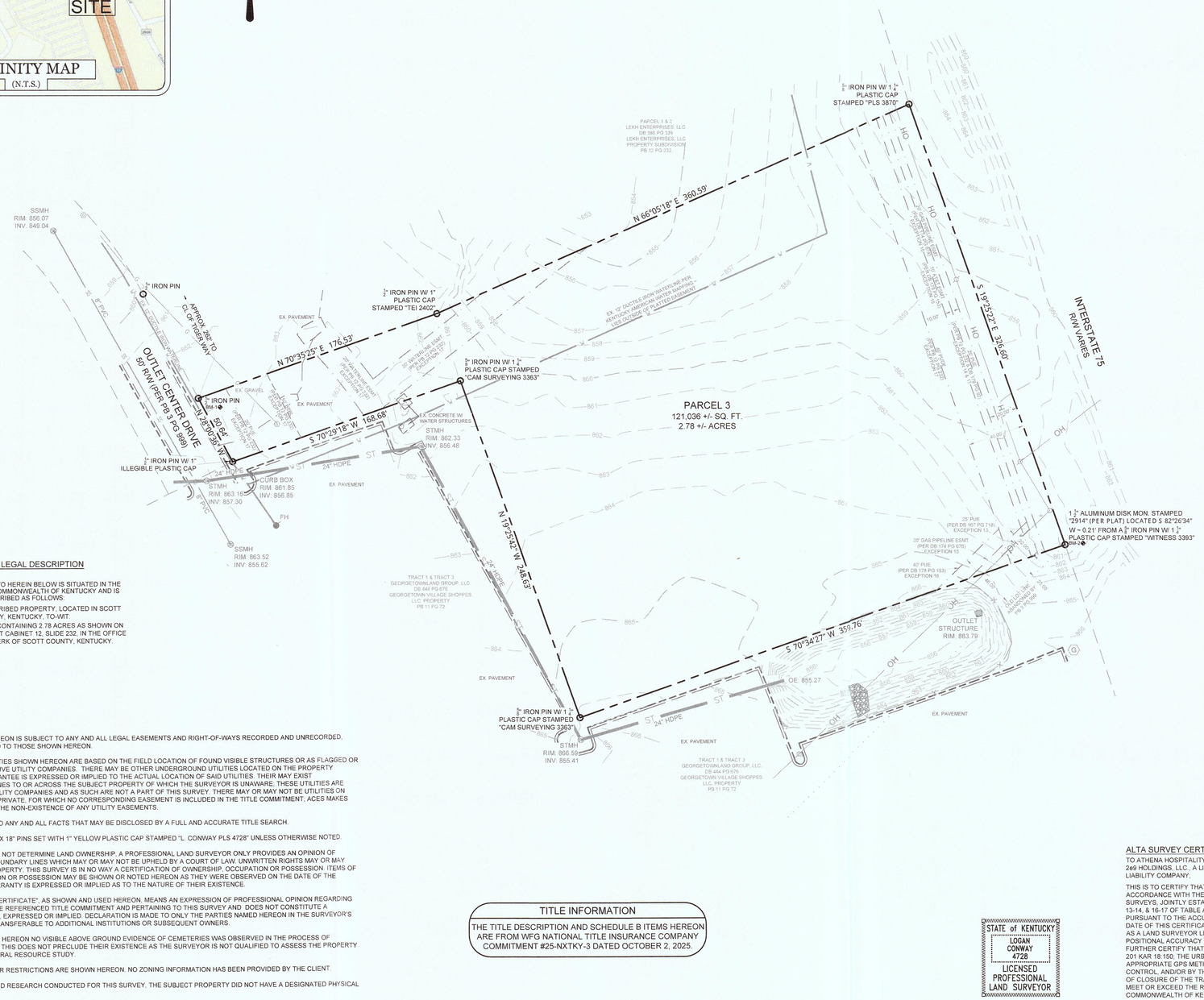


GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY CARLSON RTS (BRX7) (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS. FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR THE CITY OF GEORGETOWN. SAID AREA IS SHOWN ON MAP #21209C0181D, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.



LEGEND

	IRON PIN FOUND
	IRON PIN SET
	FENCE POST FOUND
	CONCRETE R/W MONUMENT
SS	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEAN OUT
	ANCHOR
	UTILITY POLE
	SIGNAL POLE
E	ELECTRIC BOX
	ELECTRIC METER
	GAS VALVE
	WATER VALVE
W	WATER METER
	FIRE HYDRANT
G	GAS METER
C	CABLE PEDESTAL
T	TELEPHONE PEDESTAL
SW	STORM SEWER MANHOLE
	DROP BOX INLET
	CURB BOX INLET
	ROAD SIGN
	SHRUB
	TREE
MB	MAILBOX
	LAMP POLE
BSBL	BUILDING SET BACK LINE
ESOL	EACH SIDE OF LINE
PUE	PUBLIC UTILITY EASEMENT
FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	SETBACK LINE
	EASEMENTS
	LOT LINE TO BE ABANDONED
	CENTERLINE
E	UNDERGROUND ELECTRIC
G	GAS LINE
CABLE	BURIED CABLE
OH	OVERHEAD UTILITIES
T	BURIED TELEPHONE
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
X	FENCE LINE
	DRAINAGE ESMT.

RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SCOTT, COMMONWEALTH OF KENTUCKY AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN SCOTT COUNTY, KENTUCKY, TO-WIT:

REMAINDER PARCEL 3 CONTAINING 2.78 ACRES AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 12, SLIDE 232, IN THE OFFICE OF THE COUNTY CLERK OF SCOTT COUNTY, KENTUCKY.

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES. THEIR MAY EXIST UNDERGROUND SERVICE LINES TO OR ACROSS THE SUBJECT PROPERTY OF WHICH THE SURVEYOR IS UNAWARE. THESE UTILITIES ARE NOT MARKED BY PUBLIC UTILITY COMPANIES AND AS SUCH ARE NOT A PART OF THIS SURVEY. THERE MAY OR MAY NOT BE UTILITIES ON SITE, WHETHER PUBLIC OR PRIVATE, FOR WHICH NO CORRESPONDING EASEMENT IS INCLUDED IN THE TITLE COMMITMENT; ACES MAKES NO CERTIFICATIONS AS TO THE NON-EXISTENCE OF ANY UTILITY EASEMENTS.
3. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "L. CONWAY PLS 4728" UNLESS OTHERWISE NOTED.
5. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY. THIS SURVEY IS IN NO WAY A CERTIFICATION OF OWNERSHIP, OCCUPATION OR POSSESSION. ITEMS OF OF OWNERSHIP, OCCUPATION OR POSSESSION MAY BE SHOWN OR NOTED HEREON AS THEY WERE OBSERVED ON THE DATE OF THE SURVEY, HOWEVER NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE NATURE OF THEIR EXISTENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS PROVIDED IN THE REFERENCED TITLE COMMITMENT AND PERTAINING TO THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO ONLY THE PARTIES NAMED HEREON IN THE SURVEYOR'S CERTIFICATE AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. UNLESS OTHERWISE NOTED HEREON NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED IN THE PROCESS OF PERFORMING THIS SURVEY; THIS DOES NOT PRECLUDE THEIR EXISTENCE AS THE SURVEYOR IS NOT QUALIFIED TO ASSESS THE PROPERTY IN THE MANNER OF A CULTURAL RESOURCE STUDY.
8. NO ZONING INFORMATION OR RESTRICTIONS ARE SHOWN HEREON. NO ZONING INFORMATION HAS BEEN PROVIDED BY THE CLIENT.
9. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY DID NOT HAVE A DESIGNATED PHYSICAL ADDRESS.
10. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 AS OBTAINED FROM KYCORS OBSERVATION.
11. DURING THE COMPLETION OF THE FIELD WORK, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF ANY RECENT EARTH MOVING WORK ON SITE.
12. DURING THE COMPLETION OF THE FIELD WORK, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT SIDEWALK AND/OR STREET REPAIR. THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT #25-NXTKY-3 DATED OCTOBER 2, 2025.

STATE of KENTUCKY
LOGAN CONWAY 4728
LICENSED PROFESSIONAL LAND SURVEYOR

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

GEORGETOWN INTERSTATE, LLC.
1900 GULF SHORE BLVD. NORTH, SUITE 102
NAPLES, FL 34102
DEED BOOK 448 PAGE 664
PLAT BOOK 12 PAGE 232

SCHEDULE B NOTES

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS AS LISTED IN THE SURVEY CERTIFICATE ONLY. IT DOES NOT INCLUDE ANY EXAMINATION OF ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER NOT SHOWN IN THE PUBLIC RECORDS AND NOT MADE KNOWN TO THE SURVEYOR BY THE CLIENT.)
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS AS LISTED IN THE SURVEY CERTIFICATE ONLY. IT DOES NOT INCLUDE ANY EXAMINATION OF ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER NOT SHOWN IN THE PUBLIC RECORDS AND NOT MADE KNOWN TO THE SURVEYOR BY THE CLIENT.)
3. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, CONFLICT IN BOUNDARY LINE(S), SHORTAGE IN AREA, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (ALL ABOVE GROUND VISIBLE ENCROACHMENTS ARE SHOWN AND LABELED HEREON. THIS SURVEY COMPLIES WITH THE STANDARDS AS LISTED IN THE SURVEY CERTIFICATE ONLY. IT DOES NOT INCLUDE ANY EXAMINATION OF ANY ENCUMBRANCE, VIOLATION, CONFLICTS IN BOUNDARY LINES, SHORTAGES OF AREA, OR ADVERSE CIRCUMSTANCE NOT SHOWN IN THE PUBLIC RECORD AND NOT MADE KNOWN TO THE SURVEYOR BY THE CLIENT.)
6. TAXES OR SPECIAL ASSESSMENTS ASSESSED, BUT NOT SHOWN AS A LIEN IN THE PUBLIC RECORDS, AT DATE OF POLICY. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
7. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (ACES HAS NOT EXAMINED ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN IN THE PUBLIC RECORDS AND NOT MADE KNOWN TO THE SURVEYOR BY THE CLIENT.)
8. (A) UNPATENTED MINING CLAIMS; (B)RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; AND (C) OIL, NATURAL GAS, COAL, FISSIONABLE MATERIALS OR OTHER MINERALS PREVIOUSLY CONVEYED, LEASED OR RETAINED BY PRIOR OWNERS, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
9. ANY ADVERSE OWNERSHIP CLAIM BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING TIDELANDS, SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS OR DISPUTE AS TO THE BOUNDARIES PURPORTEDLY CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
10. TAXES FOR THE YEAR 2026 AND ANY SUBSEQUENT YEARS. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
11. EASEMENT AND RIGHTS INCIDENT THERETO FOR TELEPHONE AND TELEGRAPH LINES AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED IN BOOK 61, PAGE 367 OF OFFICIAL RECORDS. (THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT OR LACKTHEREOF OF SAID DOCUMENT. SAID DOCUMENT DOES NOT SPECIFY THE PROPERTY THAT SAID EASEMENT IS LOCATED ON OR SPECIFIC LOCATION OF SAID EASEMENT.)
12. EASEMENT AND RIGHTS INCIDENT THERETO FOR PERMANENT TEN FOOT WATER LINE AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED IN BOOK 99, PAGE 116 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
13. RIGHTS OF WAY EASEMENT, AND THE TERMS, CONDITIONS, AND PROVISIONS THEREOF IN FAVOR OF __ DATED OCTOBER 17, 1986, RECORDED OCTOBER 17, 1986 AS (BOOK) 167 (PAGE) 778. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
14. UTILITY EASEMENT, AND THE TERMS, CONDITIONS, AND PROVISIONS THEREOF IN FAVOR OF __ DATED MARCH 10, 1989, RECORDED MARCH 10, 1989 AS (BOOK) 179 (PAGE) 92. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
15. GAS LINE EASEMENT, AND THE TERMS, CONDITIONS, AND PROVISIONS THEREOF IN FAVOR OF __ DATED APRIL 25, 1988, RECORDED APRIL 25, 1988 AS (BOOK) 174 (PAGE) 676. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
16. COMMUNICATION EASEMENT, AND THE TERMS, CONDITIONS, AND PROVISIONS THEREOF IN FAVOR OF __ DATED DECEMBER 19, 1988, RECORDED DECEMBER 19, 1988 AS (BOOK) 178 (PAGE) 153. (AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES, CHARGES, ASSESSMENTS AND LIENS, IF ANY, AND OTHER MATTERS AS SET FORTH IN THE PLAT OF MINOR TRANSFER & CONSOLIDATION PLAT RECORDED IN (BOOK) 12 (PAGE) 232, OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE. ALL PLOTTABLE AFFECTS ARE SHOWN AND LABELED HEREON.)
18. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OR ANY PERSON(S) NOW IN POSSESSION OF ANY PART OF THE PREMISES IN QUESTION. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
19. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)
20. ANY STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (NOT A SURVEY ISSUE. ITEM HAS NOT BEEN ADDRESSED OR EXAMINED BY THE SURVEYOR.)

0' 40' 80' 120'
GRAPHIC SCALE: 1" = 40'

ALTA SURVEY CERTIFICATE

TO ATHENA HOSPITALITY GROUP, NEXUS TITLE GROUP, WFG NATIONAL TITLE INSURANCE COMPANY, 2e9 HOLDINGS, LLC., A LIMITED LIABILITY COMPANY; GEORGETOWN INTERSTATE, LLC, A LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11, 13-14, & 16-17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2025. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF KENTUCKY, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. I FURTHER CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150. THE URBAN SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 18:150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES (SINGLE ZONE 1600, GEOID 18), TAKEN FROM KYCORS OBSERVATION.

12-03-2025
LOGAN CONWAY, PLS 4728 — DATE

PROJECT/CLIENT:

ALTA/NSPS LAND TITLE SURVEY
OF PARCEL 3 OF THE
LEKH ENTERPRISES, LLC. PROPERTY
OUTLET CENTER DRIVE, GEORGETOWN, KY 40324

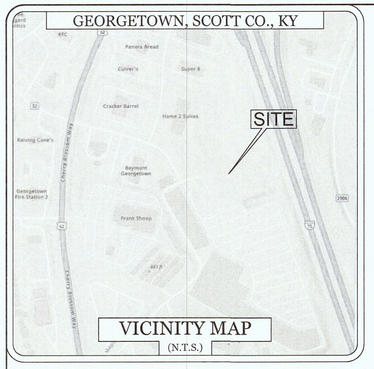
GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD, SUITE 200
CHATTANOOGA, TN 37411

DRAWN BY: L. CONWAY	DATE: 12-03-2025	SCALE: 1" = 40'
CHECKED BY: L. CONWAY	PROJECT NUMBER: 25-1248-L	

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445

Z:\SITEDEVELOPMENT\2025 PROJECTS\LIVSMART HOTEL - GEORGTOWN KY\SURVEY\TOPO.DWG



PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
QP	16	QUERCUS PHELLOS	WILLOW OAK	1 3/4" CAL.	CONT. / B & B	DECIDUOUS
TG	21	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5'-6' HT	CONT. / B & B	EVERGREEN
TO	19	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	5'-6' HT	CONT. / B & B	EVERGREEN
SHRUBS						
BM	114	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BOX	3' HT.	CONT. / B & B	EVERGREEN
IV	153	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	6' HT.	CONT. / B & B	DECIDUOUS
GROUND COVERS						
VM	216	VINCA MINOR	COMMON PERIWINKLE	1 QUART	12" O.C.	

DEVELOPMENT SUMMARY:

SITE AREA:	2.78 AC.
EXISTING ZONING:	B-2 HIGHWAY COMMERCIAL
PROPOSED ZONING:	B-2 HIGHWAY COMMERCIAL
PROPOSED USE:	HOTEL
PROPOSED BUILDING FOOTPRINT:	+/- 14,000 SQ. FT.
PROPOSED BUILDING TOTAL:	+/- 56,000 SQ. FT.
EXISTING IMPERVIOUS AREA:	0.00 AC. (0%)
PROPOSED IMPERVIOUS AREA:	1.39 AC (50%)
REQUIRED PARKING:	113 SPACES
PROVIDED PARKING:	103 TOTAL 96 STANDARD SPACES 5 ADA SPACES 1 EV ADA SPACE 1 EV SPACE
HEIGHT OF STRUCTURE:	4-STORY

TOTAL VEHICULAR USE AREA:	41,179 SF
REQUIRED INTERIOR LANDSCAPING:	4,117.9 SF (10%)
PROVIDED INTERIOR LANDSCAPING:	3,648.51 SF (8.8%)
(SEE VARIANCE REQUEST)	

PERIMETER PLANTINGS

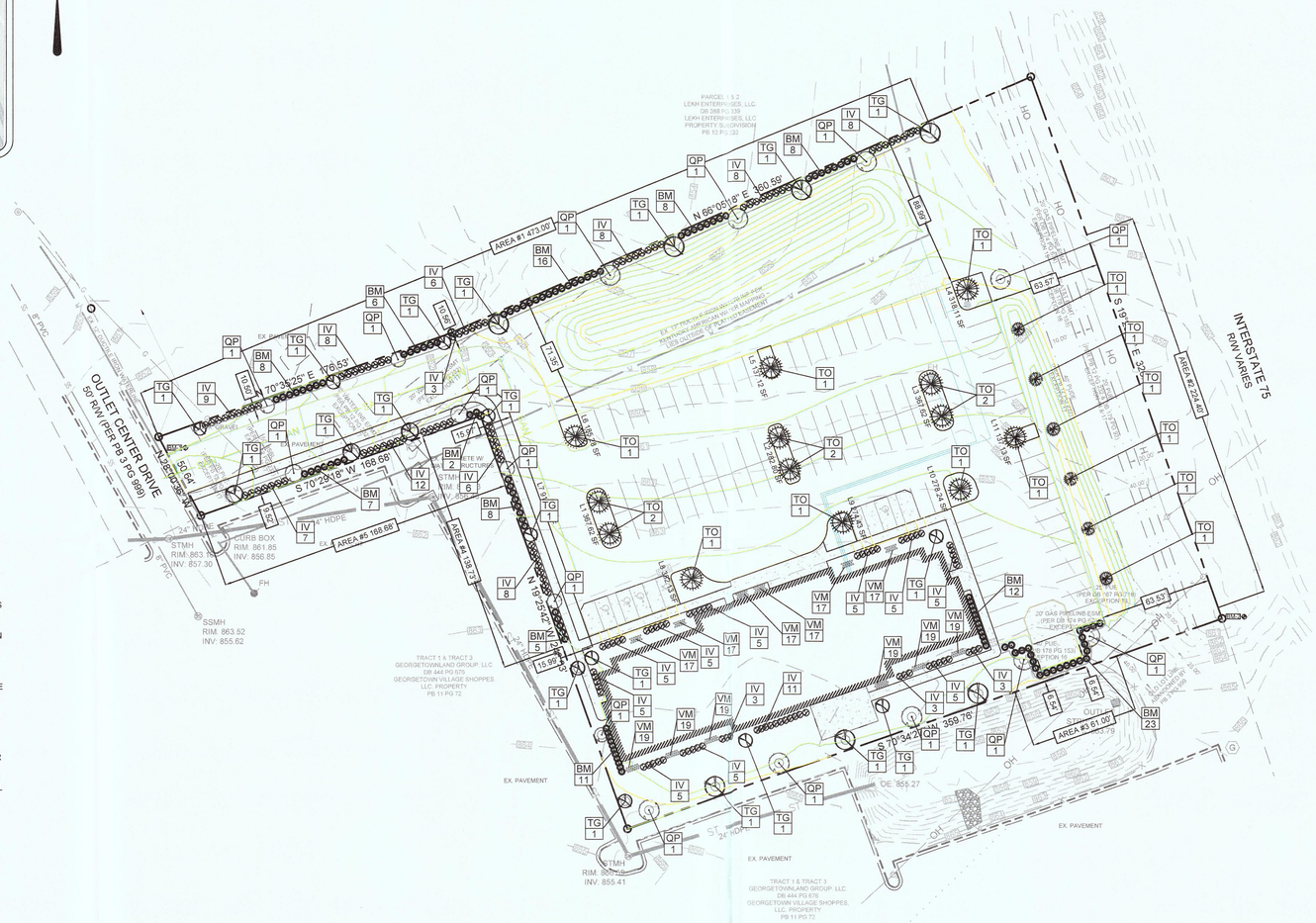
AREA 1
TOTAL LINEAR FOOTAGE: 473.00 FT 5' BUFFER WIDTH
STANDARD:
1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:
12 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:
12 TREES & 93 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER

AREA 2
TOTAL LINEAR FOOTAGE: 224.40 FT 10' BUFFER WIDTH
STANDARD:
1 TREE PER 30 LF PLUS 6' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:
6 TREES & 6' H. PLANTING HEDGE BUFFER (SEE VARIANCE REQ.)
PROVIDED PLANTINGS: (SEE VARIANCE REQ.)
7 TREES & 0 SHRUBS FOR NO PLANTING HEDGE BUFFER

AREA 3
TOTAL LINEAR FOOTAGE: 61.00 FT 5' BUFFER WIDTH
STANDARD:
1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:
2 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:
2 TREES & 23 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER

AREA 4
TOTAL LINEAR FOOTAGE: 138.73 FT 5' BUFFER WIDTH
STANDARD:
1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:
4 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:
4 TREES & 27 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER

AREA 5
TOTAL LINEAR FOOTAGE: 168.68 FT 5' BUFFER WIDTH
STANDARD:
1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:
5 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:
5 TREES & 28 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER



LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST-CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.

2. PLANTS & TREES
   - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
   - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
   - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
   - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO ENSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.

3. MULCHING
   - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
   - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.

4. PLANT MAINTENANCE
   - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
   - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
   - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.

5. ACCEPTANCE AND GUARANTEE
   - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
   - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.

6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.

7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED

8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.

9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH: ALL SHRUBS THAT ARE SHOWN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.

Kentucky 811
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SITE AREA
121,131 +/- SQ. FT. 2.78 +/- ACRES

LANDSCAPE BUFFER NOTES:

1. ANY COMMERCIAL OR OFFICE ZONE ADJOINING ANY RESIDENTIAL ZONE. A MINIMUM BUFFER AREA OF 15' ADJACENT TO ALL COMMON BOUNDARIES, EXCEPT STREET FRONTAGE. WILL CONTAIN THE FOLLOWING MATERIAL TO ACHIEVE OPACITY REQUIRED. 1 TREE PER 40' OF LINEAR FRONTAGE OFT, FROM GROUP A OR B ONLY; PLUS, EITHER (1) A DOUBLE ROW OF 6' HIGH HEDGE, OR (2) A 6' HIGH FENCE, WALL, OR EARTH MOUND.

2. ANY DOUBLE FRONTAGE LOT (AS DEFINED BY THE SUBDIVISION REGULATIONS) IN ANY ZONE EXCEPT A-1, UNLESS THE LOT IS USED FOR A VEHICLE SALES FACILITY OT SERVICE STATION ADJOINING ANY FREEWAY OR ARTERIAL STREET NOT PROVIDING DIRECT ACCESS TO THE PROPERTY. A MINIMUM BUFFER AREA OF 20' FOR RESIDENTIAL ZONES & 10' FOR ALL OTHER ZONES ADJACENT TO FREEWAY OR ARTERIAL. WILL CONTAIN THE FOLLOWING MATERIAL TO ACHIEVE OPACITY REQUIRED. 1 TREE PER 30' OF LINEAR BOUNDARY OFT, GROUP A OR B ONLY; PLUS, A CONTINUOUS 6' HIGH PLANTING, HEDGE, WALL, FENCE (NOT TO EXCEED 8' IN HEIGHT AT STREET GRADE) OR EARTH MOUND. SUCH PLANTINGS ARE TO BE SHOWN ON A UNIFIED PLAN FOR THE DEVELOPMENT.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SCOTT COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21209C0187D, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.

REVISIONS

LIVSMART STUDIOS HOTEL
OUTLET CENTER DRIVE
GEORGETOWN, KY 40324
SCOTT COUNTY

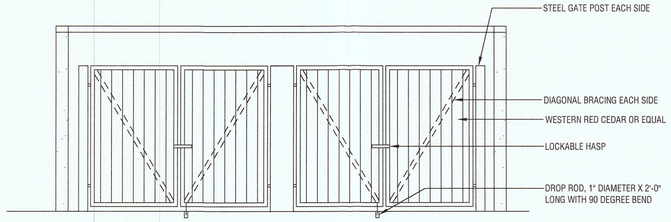
ACES
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1328
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

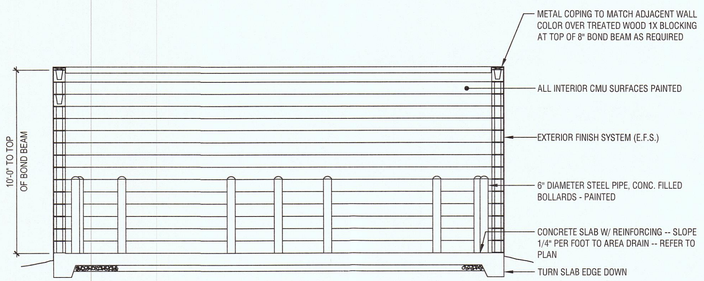
JOB NUMBER: 25-3264-L
DATE: 11-24-2025
SCALE: 1" = 40'
DRAWN: C. RUIZ
CHECKED: B. SHIRLEY
APPROVED: B. ZACKERY

L1
LANDSCAPE PLAN

PDP-2025-01

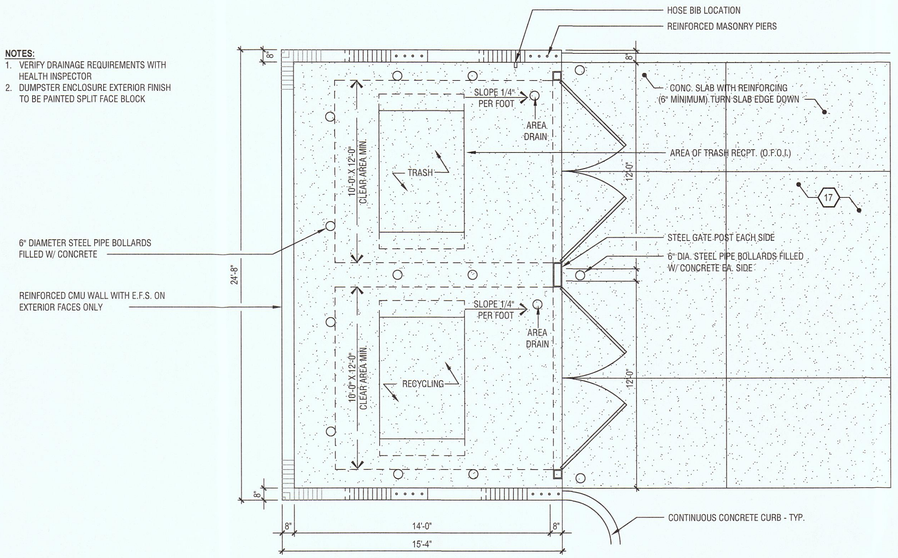
Z:\SITEDEVELOPMENT\2025 PROJECTS\LIVSMART HOTEL - GEORGTOWN KY\SITEDEV\FINAL PLANS\L1 - LANDSCAPE DETAILS.DWG

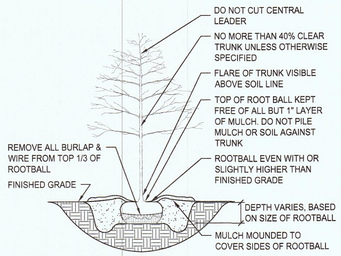




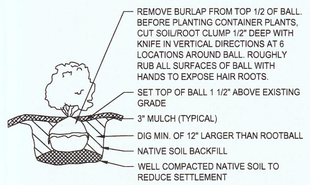
NOTES:

1. VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR
2. DUMPSTER ENCLOSURE EXTERIOR FINISH TO BE PAINTED SPLIT FACE BLOCK

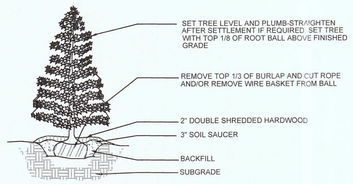




TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE



TYPICAL PLANTING DETAIL- EVERGREEN TREES
NOT TO SCALE

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JOB NUMBER: 25-3264-L
DATE: 2-25-2026
SCALE: N.T.S.
DRAWN: D. WHITLEY
CHECKED: D. WHITLEY
APPROVED: B. ZACKERY

L2

LANDSCAPE DETAILS PLAN

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