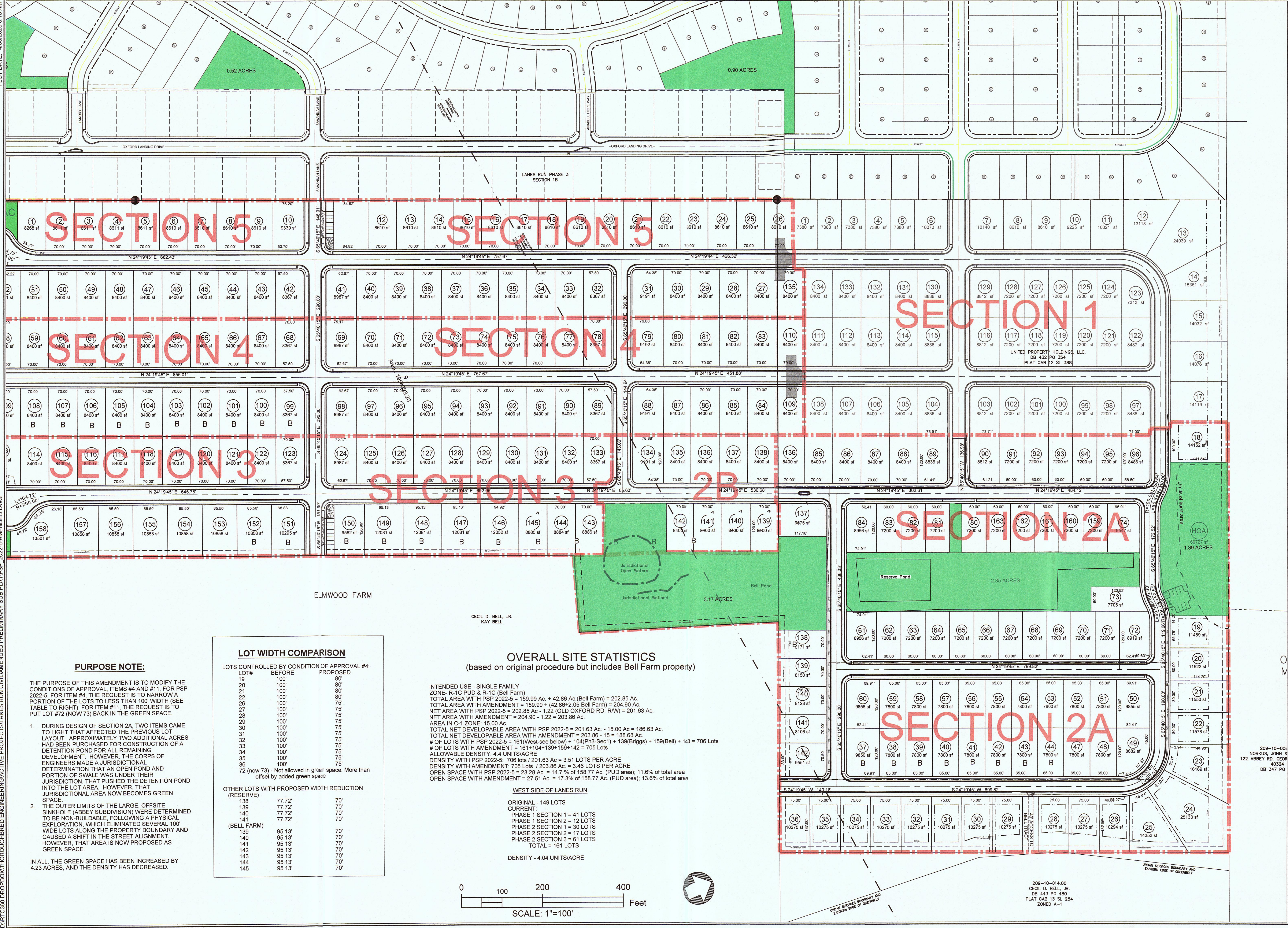


PLOT DATE: 4/30/2025 8:13 AM

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PURPOSE NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO MODIFY THE CONDITIONS OF APPROVAL, ITEMS #4 AND #11, FOR PSP 2022-5. FOR ITEM #4, THE REQUEST IS TO NARROW A PORTION OF THE LOTS TO LESS THAN 100' WIDTH (SEE TABLE TO RIGHT). FOR ITEM #11, THE REQUEST IS TO PUT LOT #72 (NOW 73) BACK IN THE GREEN SPACE.

- DURING DESIGN OF SECTION 2A, TWO ITEMS CAME TO LIGHT THAT AFFECTED THE PREVIOUS LOT LAYOUT. APPROXIMATELY TWO ADDITIONAL ACRES HAD BEEN PURCHASED FOR CONSTRUCTION OF A DETENTION POND FOR ALL REMAINING DEVELOPMENT. HOWEVER, THE CORPS OF ENGINEERS MADE A JURISDICTIONAL DETERMINATION THAT AN OPEN POND AND PORTION OF SWALE WAS UNDER THEIR JURISDICTION, THAT PUSHED THE DETENTION POND INTO THE LOT AREA. HOWEVER, THAT JURISDICTIONAL AREA NOW BECOMES GREEN SPACE.
- THE OUTER LIMITS OF THE LARGE, OFFSITE SINKHOLE (ABBAY SUBDIVISION) WERE DETERMINED TO BE NON-BUILDABLE, FOLLOWING A PHYSICAL EXPLORATION, WHICH ELIMINATED SEVERAL 100' WIDE LOTS ALONG THE PROPERTY BOUNDARY AND CAUSED A SHIFT IN THE STREET ALIGNMENT. HOWEVER, THAT AREA IS NOW PROPOSED AS GREEN SPACE.

IN ALL, THE GREEN SPACE HAS BEEN INCREASED BY 4.23 ACRES, AND THE DENSITY HAS DECREASED.

LOT WIDTH COMPARISON

LOTS CONTROLLED BY CONDITION OF APPROVAL #4:

LOT#	BEFORE	PROPOSED
19	100'	80'
20	100'	80'
21	100'	80'
22	100'	80'
26	100'	75'
27	100'	75'
28	100'	75'
29	100'	75'
30	100'	75'
31	100'	75'
32	100'	75'
33	100'	75'
34	100'	75'
35	100'	75'
36	100'	75'
72 (now 73)	Not allowed in green space. More than offset by added green space	

OTHER LOTS WITH PROPOSED WIDTH REDUCTION

LOT#	BEFORE	PROPOSED
138	77.72'	70'
139	77.72'	70'
140	77.72'	70'
141	77.72'	70'
(BELL FARM)		
139	95.13'	70'
140	95.13'	70'
141	95.13'	70'
142	95.13'	70'
143	95.13'	70'
144	95.13'	70'
145	95.13'	70'

OVERALL SITE STATISTICS

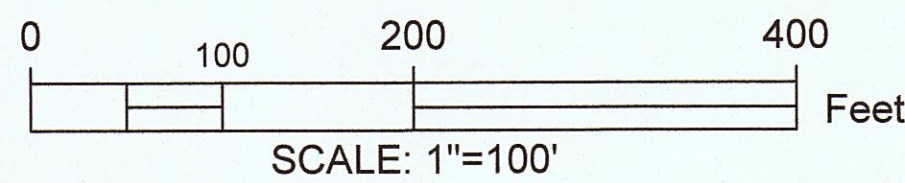
(based on original procedure but includes Bell Farm property)

INTENDED USE - SINGLE FAMILY
ZONE- R-1C PUD & R-1C (Bell Farm)
TOTAL AREA WITH PSP 2022-5 = 159.99 Ac. + 42.86 Ac. (Bell Farm) = 202.85 Ac.
TOTAL AREA WITH AMENDMENT = 159.99 + (42.86+2.05 Bell Farm) = 204.90 Ac.
NET AREA WITH PSP 2022-5 = 202.85 Ac. - 1.22 (OLD OXFORD RD. R/W) = 201.63 Ac.
NET AREA WITH AMENDMENT = 204.90 - 1.22 = 203.68 Ac.
AREA IN C-1 ZONE: 15.00 Ac.
TOTAL NET DEVELOPABLE AREA WITH PSP 2022-5 = 201.63 Ac. - 15.00 Ac = 186.63 Ac.
TOTAL NET DEVELOPABLE AREA WITH AMENDMENT = 203.68 - 15 = 188.68 Ac.
OF LOTS WITH PSP 2022-5 = 161 (West-see below) + 104 (Ph3-Section 1) + 139 (Briggs) + 159 (Bell) + 143 = 706 Lots
OF LOTS WITH AMENDMENT = 161+104+139+159+142 = 705 Lots
ALLOWABLE DENSITY: 4.4 UNITS/ACRE
DENSITY WITH PSP 2022-5: 706 Lots / 201.63 Ac = 3.51 LOTS PER ACRE
DENSITY WITH AMENDMENT: 705 Lots / 203.68 Ac = 3.46 LOTS PER ACRE
OPEN SPACE WITH PSP 2022-5 = 23.28 Ac. = 14.7% of 158.77 Ac. (PUD area); 11.6% of total area
OPEN SPACE WITH AMENDMENT = 27.51 Ac. = 17.3% of 158.77 Ac. (PUD area); 13.6% of total area

WEST SIDE OF LANES RUN

ORIGINAL - 149 LOTS
CURRENT:
PHASE 1 SECTION 1 = 41 LOTS
PHASE 2 SECTION 1 = 12 LOTS
PHASE 2 SECTION 2 = 30 LOTS
PHASE 2 SECTION 2 = 17 LOTS
PHASE 2 SECTION 3 = 81 LOTS
TOTAL = 181 LOTS

DENSITY - 4.04 UNITS/ACRE



P.O. BOX 481 LEXINGTON, KY 40588
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DESIGN | ENGINEER | CONSTRUCTOR

AMENDED PRELIMINARY SUBDIVISION PLAT

VILLAGE AT LANES RUN

PORTION OF PHASE 4

OLD OXFORD ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.:	DRAWN BY:
DATE:	REVIEWED BY:
6-1-2022	ABC
ISSUED FOR:	
DATE:	REVISION:

MP-1.0

