

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

December 14, 2017

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 9, 2017 minutes
- C. Approval of December agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2017-44 Shoppes at Cherry Point – Preliminary Development Plan for a 20,417 sq. ft. fitness center as phase one of a nine-building retail shopping center on 17.32 acres, located on the northeast corner of Blossom Park Drive and Ikebana Drive.

III. NEW BUSINESS

- A. FSP-2017-45 Muse Property – Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract, located at 1158 Crumbaugh Road.
- B. FSP-2017-46 Henderson & Brandenburg Property – Final Subdivision Plat to divide a +17-acre tract into a 12.497-acre tract and a 5.483-acre tract, located on the east side of Woodlake Road (KY 1688), south of Stamping Ground Road (KY 227).
- C. PDP-2017-47 Stamping Ground Church of God – Preliminary Development Plan for a 14,298 sq. ft. church on 12.114 acres, located on the northeast side of Stamping Ground Road, south of White Oak Road.
- D. PSP-2017-48 Meadows at Rocky Creek Farm – Amended Preliminary Subdivision Plat to remove right-of-way reservation and stub road connection, located in the Rocky Creek subdivision, north of Paris Pike.
- E. PDP-2017-49 Highgrove Amended Preliminary Development Plan – Request to relocate and add three (3) additional independent living duplexes, six (6) additional units, on property zoned R-2 PUD, located on the south side of McClland Circle and Bevins Lane.

IV. OTHER BUSINESS

- A. Approval of 2018 Application Deadlines
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 9, 2017**

The regular meeting was held in the Scott County Courthouse on November 9, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Steve Smith, Mark Sulski, Regina Mizell, and John Shirley, Director Joe Kane, Engineer Ben Krebs, Planners Matt Summers and Mikaela Gerry and Attorney Charlie Perkins. Absent were Commissioners Frank Wiseman, Johnny Cannon and Byron Moran.

Motion by Regina Mizell, second by Steve Smith, to approve the October invoices. Motion carried.

Motion by Mark Sulski, second by Regina Mizell, to approve the October 12, 2017 minutes. Motion carried.

Motion by Jeff Caldwell, second by Steve Smith, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Shoppes at Cherry Point (PDP-2017-44) application has been postponed to the December meeting.

Consent Agenda

A representative of the Barnett Property application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Smith, to approve the Final Subdivision Plat (FSP-2017-39) subject to six (6) conditions of approval. Motion carried.

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

ZMA -2017-36 Yancey Griffith Zone Change – Rezoning request for 122.2 acres from A-1 to R-2 PUD, R-1C PUD, and C-1 (Conservation), located on the east side of Cincinnati Road, north of Champion Way.

Chairman Jones opened the public hearing.

Director Joe Kane stated the property is located across US 25 (Cincinnati Pike) from Stonehedge Subdivision. It is bounded on the north by the Georgetown Urban Service Boundary and on the east by the Norfolk Southern Railroad. Anne Mason Elementary and Royal Spring Middle School border the southern boundary of the farm. The property has a floodplain area along Dry Run Creek to the railroad boundary. The floodplain area is proposed zoning of C-1 (Conservation). The applicant is seeking rezoning of R-2 (PUD) and R-1C (PUD) on the remainder of the property. He stated that the zone change proposal to Urban Residential agrees with the adopted Comprehensive Plan. The newest concept has reduced the number of proposed residential dwellings to 536. There are two proposed entrances located on US 25.

Mr. Kane stated that a traffic study had been completed. The study recommended a right and left turn lane into the development at the two entrances from US 25. A signal timing adjustment was recommended at the intersection of US 25 (Cincinnati Pike) and KY 32 (Champion Way).

Mr. Kane recommended denial for the R-2 (PUD) due to lack of detail shown for this area on the concept plan and approval of the zone change request to R-1C (PUD) for the majority of the property and C-1 for the flood plain area. He also recommended that they maintain an average of 7500 square foot lot size, provide a trail system linking to the school, and maintain a 150-foot landscape buffer along US 25 and 15-foot landscape buffer around the remaining perimeter of the site.

Nathan Billings, representing the applicant, stated that according to the Comprehensive Plan, the future land use map labels this area urban residential. Therefore, according to KRS 100.213 the area is appropriate for this type of zoning.

He stated there had been discussions with the school system regarding access to the schools. Stating safety as a concern, they did not want direct access to the development.

Mr. Billings stated that the current concept plan for the development depends on the density that will be allowed. He stated that the applicant has agreed to the conditions of approval except for the density of 4.4 units per net acre. The applicant is asking for 5.2 units per net acre. The R-1C zone would be for different types of single-family homes and the R-2 zone would be for apartments and townhomes. The R-2 zone will not be developed for three to four years.

Darrin Croucher, Thoroughbred Engineering, conducted the traffic study for the applicant. There were two studies done, one in the summer months, and one after school started. He stated that the traffic light at the intersection is causing the traffic congestion. He recommended contacting the State to see if the timing could be changed.

Commissioner Shirley asked that if having failing traffic at the intersection and adding more traffic to the situation, would the State remedy the problem? Mr. Croucher suggested sharing the Comprehensive Plan with the State to show that the problem will only worsen in the future.

Mr. Billings suggested that as the applicant works with the State regarding the right-of-way, the opportunity will be there to work on the traffic issue at the intersection. They will be adding a deceleration lane and a turn lane into the subdivision.

He stated that the adjoining property owner, Whitaker Land Company, provided a letter of support for approval of the development.

Mr. Billings stated that the applicant offered to meet with Stonehedge Subdivision residents to hear their concerns but the offer was declined.

Commissioner Smith asked if the northern entrance is located directly across from Stonehedge Subdivision entrance, would a traffic light be installed? Mr. Billings stated that if the State says a light is needed, they will install one as part of the off-site improvements.

Commissioner Smith asked if a reduced speed limit for US 25 will be necessary? Mr. Billings stated that as the US 25 area has more residential growth, a reduced speed will be necessary.

Commissioner Smith felt that a larger lot size of approximately an acre is the appropriate size for that area.

Al Mullannix, Stonehedge resident, stated that traffic is the main concern he has with the application.

Ruby Troyer, Stonehedge resident, submitted a petition from the residents of Stonehedge regarding the application. She said the residents have major concerns. The main concern is that according to the 2016-2017 Comprehensive Plan, high-density residential neighborhoods should be built on major roadways with walkable/bikeable access to commercial, employment and community activity centers. She also stated that the residents strongly oppose the R-2 PUD zoning.

Stephen Price, Georgetown resident, stated that all future developments should provide the ability to walk or bike to any location and the ability to grow crops on your land.

Ross Bowen, Stonehedge resident, stated that in his opinion larger lots are more desirable. He also stated that US 25 needs improvements before the Planning Commission approves any additional development.

Tina Elliott, Stonehedge resident, stated the R-2 PUD is a safety concern with schools being close. She recommended larger lots, more green space, and more trails to promote a healthier lifestyle.

Brad Anheiser, Stonehedge resident, stated the traffic is a concern for him. He also agreed if larger lots were available, they would sell easier.

Mr. Billings stated that the applicant has reduced the density from the original proposal.

Commissioner Mark Sulski had asked for calculations on the average lot size from Brent Combs of Thoroughbred Engineering. His calculations looking at the current concept plan came up to an average 6700 square foot lot size in the R-1C PUD zone.

Mr. Price asked for clarification of the size of the lots.

Chairman Jones closed the public hearing.

Commissioner Mizell stated that the road improvements should help improve the traffic flow.

Commissioner Smith stated that he feels we need larger lots to attract and keep people here in the county.

Commissioner Shirley agreed with the larger lot sizes but stated that not everyone can afford that size lot. He said that younger people need affordable lots to be able to buy a house they can afford in the county.

Chairman Jones stated that growth is inevitable. He agreed that there is a need for affordable lots in the county and thinks the proposed road improvements will help with the traffic problem in that area. He asked the question if a condition of approval could be added stating that the applicant work with the State on traffic improvements suggested by the traffic study.

Commissioner Smith asked if any developments are being built that are zoned R-1A or R-1B presently in the city.

Mr. Kane stated that the traffic study could be presented to the State, and that when the applicant comes back for preliminary subdivision plat approval, make traffic improvements a part of the requirement for approval.

Commissioner Smith asked if they could require the rezoning request to be R-1A or R-1B. Mr. Perkins stated that this application would have to be denied and the applicant apply again for the R-1A or R-1B zoning.

The question was asked of Mr. Perkins if the density could be limited in the R-2 zone. He replied it could be done but must be supported by physical evidence of why the Commission decided on a limit.

Commissioner Sulski stated that there is a need for starter homes in this community.

Chairman Jones stated that there are few lots available to build on.

Commissioner Shirley stated that reducing the density could make it not financially reasonable for the applicant to develop the property.

Motion by Smith to deny approval of the rezoning request (ZMA-2017-36) based on the traffic study showing a traffic level of service (LOS) C in the mornings and a LOS D in the evenings, the traffic level at the intersection being a LOS F, the number of accidents in the area, and the flooding he has witnessed in the area proposed for R-2 PUD. Failed for lack of a second.

Motion by Shirley, second by Mizell, to deny the rezoning for R-2 PUD and approve the rezoning request (ZMA-2017-36) for 105.17 acres to R-1C PUD and 17.09 acres to C-1 on the basis that it is consistent with the Comprehensive Plan and subject to conditions of approval two (2) through fourteen (14). By roll call vote, motion carried 4-1, with Smith dissenting.

ZMA-2017-37 Pleasant Valley Subdivision Zone Change – Rezoning request for approximately 16.299 acres from R-1C PUD to R-2 PUD, located at the end of Schneider Blvd. in the Pleasant Valley Subdivision.

Chairman Jones opened the public hearing.

Planner Matt Summers stated that this application is for the southern section of Pleasant Valley Subdivision. In 2008 a Preliminary Subdivision Plat was approved for this area. This application is to allow the developer to build townhomes. The applicant is willing to donate right-of-way for a possible extension of Lexus Way. Therefore, the applicant is seeking this rezoning to offset the proposed 90 foot of right-of-way loss.

He stated the potential extension of Lexus Way from Cherry Blossom through to Old Oxford Road, qualifies as a major change in the area that was not considered with the Comprehensive Plan.

Mr. Summers stated the applicant will need to comply with City of Georgetown Ordinance 2015-014 regarding the common scheme of development. Applicant intends to show that market conditions have changed.

He stated that residents are mainly concerned with traffic. Mr. Summers showed an example of traffic comparing single family and townhome units.

Nathan Billings, representing the applicant, stated that the market has changed since the Preliminary Subdivision Plat was approved. The growth of Scott County and the need for more entry level homes creates a need for this type of housing.

He stated the Pleasant Valley Homeowner's Association was dissolved in 2014 due to financial hardship. The townhomes will have their own homeowner's association.

He stated that the application agrees with the Comprehensive Plan because they are changing the residential use inside an existing zone, because of the proximity to Toyota and transportation, and because the expansion of Lexus Way will alter the character of the area.

Mr. Billings stated that they agree with the staff on the conditions of approval except they calculated traffic volume differently. The applicant believes up to 99 units can be developed without adding a significant volume of traffic.

He stated that they did meet with homeowners from Pleasant Valley and Cherry Blossom earlier in the week to address concerns. Most of the residents' concerns regard traffic. He feels the expansion of Lexus Way will alleviate much of the traffic problem on Old Oxford Road.

Another concern was that residents did not want townhomes. Mr. Billings stated that the townhomes will be better aesthetically than if they was single family homes.

Commissioner Smith asked if the townhomes would be maintained by the Townhomes Homeowner's Association.

Harry Hageman, Cherry Blossom resident, stated his main concern is the traffic. He stated that Scott County is a growing county but it needs controlled growth. He questioned how many starter homes are needed.

Luther Conley, Cherry Blossom Golf Course owner, is concerned about property values if townhomes are built and the traffic.

Glenn Hoskins, Developer of Cherry Blossom Village and Attorney for the Cherry Blossom Village Homeowner Association, stated that the Homeowner Association wish that the development would stay single-family homes. He stated the association worries that if a zone change is granted that surrounding property owners might file for zone changes also. If the zone change is approved, the Homeowner Association requests a condition that townhomes or condominiums must be built.

Mr. Hoskins was asked how the homeowners feel about the expansion of Lexus Way. He stated they are concerned about the noise and traffic it would create.

Greg Jones, Pleasant Valley resident, asked about the proposed connection of Lexus Way. Chairman Jones stated it would connect Old Oxford to Cherry Blossom.

Mr. Jones stated that if he knew that townhomes were going to be built, he would not have bought his home. He is also concerned about the additional traffic.

Patrick Farley, Pleasant Valley resident, asked if Schneider Boulevard will connect to Abbey at Old Oxford. He felt a traffic study should be done regarding the number of vehicles that would come from Abbey at Old Oxford into Pleasant Valley.

He stated that when developers are granted a zone change, they know that they can ask for what they want. He stated it makes them look bad to come back and change their original plans.

Billy Cotner, Pleasant Valley resident, stated he bought his house on the fact it was all single-family homes and in the school district he wanted. He is concerned about the value of his home if the application is approved.

Commissioner Smith asked if the developer declares bankruptcy do the deed restrictions continue. Attorney Charlie Perkins stated once a certain number of homes are sold, the management should go to the Homeowner's Association. The problem occurs when not enough homes are sold and the Homeowner's Association is never formed.

Mark Webb, Cherry Blossom resident, stated that he feels a change has not occurred that warrants a zone change.

Ron Fannin, Cherry Blossom resident, stated that the traffic will be a problem if additional townhomes are built. He stated when he bought his home the land was zoned residential and he would like to see it stay that way.

Sherry Gillispie, Pleasant Valley resident, stated that the original plan was for higher density but now the proposal is more acreage with more units. She thinks the decision needs to be based on the current traffic. She submitted a petition with approximately 300 names opposing the zone change.

Ed Cotterell, Pleasant Valley resident, stated that the zoning should not be changed.

Brent Combs, Thoroughbred Engineering, stated that the developer was approached about giving right-of-way for the creation of Lexus Way. If the developer built single-family homes and then the road was built, some of the lots would have to be condemned.

Neal Thompson, Cherry Blossom resident, stated that the townhomes will be the same price as single-family homes in the neighborhood. He thinks the decision should not be influenced by the possibility of Lexus Way being built.

Mr. Billings stated that notices were sent as required by law to everyone within the area notifying them about the zone change.

He also stated that the deed of restrictions from the original plat applies to the entire area even if homeowners did not receive the deed of restrictions when purchasing their home.

Commissioner Smith asked if the extension of Lexus Way warrants a zone change.

Commissioner Sulski stated that every property surrounding the application is zoned R-1C according to the map.

Robert Kidwell, Pleasant Valley resident, stated that this application is just adding more vehicles to the traffic problem.

Jason Barnett, Pleasant Valley resident, stated that he moved to Pleasant Valley thinking it was a middle-class neighborhood. He questioned if the townhomes will look like the homes that are being built currently. He stated that those do not fit the description of homes in the deed of restrictions that he received. He stated that there is currently a lot of traffic.

Mr. Billings stated there have been major economic and physical changes to the area since the current zoning was established in 2005.

Sherry Little, Stonebrook resident, asked for clarification of where Lexus Way will be built. She stated that approving the zone change lessens property values and adds traffic which does not help the residents but only helps the developer.

Chairman Jones closed the public hearing.

Commissioner Smith asked if, in the future the owner changes, could apartments be built.

Mr. Billings stated that it could only be townhomes or condominiums.

Commissioner Sulski asked what the difference in the traffic count would be for single-family and townhomes. Mr. Billings said his understanding is that single-family might have more drivers in the family than townhome owners.

Darrin Croucher, Thoroughbred Engineering, stated that the traffic numbers came from the Transportation manual.

Charlie Perkins stated that he has never seen the City condemn property that has a residence on it.

He questioned Mr. Billings why he believes the common scheme of development change vote should be first before voting on the zone change. Mr. Billings stated a yes vote on common scheme of development change opens the door to a zone change.

Motion by Smith, second by Sulski, to deny approval of the rezoning request (ZMA-2017-37) based on Lexus Way not completed. By roll call vote, motion denied 3-2, with Sulski and Smith dissenting.

Motion by Mizell, second by Caldwell, to approve the rezoning request (ZMA-2017-37) on the basis it is consistent with the Comprehensive Plan, and subject to the four (4) conditions of approval. By roll call vote, motion carried 3-2, with Sulski and Smith dissenting.

Motion by Shirley, second by Sulski, to approve the Common Scheme of Development Change for Pleasant Valley Section 2 Phase 3. By roll call vote, motion carried 4-1, with Smith dissenting.

ZMA-2017-40 MRM Precision Machining, LLC - Rezoning request for 3.014 acres from I-1 (Light Industrial) to B-2 (Highway Commercial), located at 110 E. Showalter Dr., north of Washington Square Shopping Center. PUBLIC HEARING

Mr. Kane stated the property is industrially-zoned and within the city limits, and is surrounded on three sides by commercially-zoned property. The applicant is seeking the zone change to allow for commercial retail use.

He stated the zone change request to Commercial agrees with the Comprehensive Plan Future Land Use Map.

Commissioner Sulski asked if the change of zoning would affect the current business. Mr. Kane stated the business is grandfathered in.

Commissioner Smith asked about requiring landscaping. The applicant stated he was not opposed to landscaping but does not want to spend the money if utility trailer sales does not work. The Commission decided to let Planning Commission staff regulate landscaping once it is decided if the trailer sales are successful.

Motion by Sulski, second by Mizell, to recommend approval of the rezoning request (ZMA-2017-40) on the basis that it complies with the Comprehensive Plan, and subject to the four (4) conditions of approval. By roll call vote, motion carried 4-0.

PDP-2017-41 Tri-Village Storage - Preliminary Development Plan for an 800-sq. ft. office and 53,241 sq. ft. self-storage facility, located on the west side of Connector Road, adjacent to the car wash.

Mr. Summers stated that the property is zoned B-2. He stated the driveway does not meet the Subdivision & Development Regulations and feels it is not a defined entrance or exit. He stated that the building is too large for the area.

Daniel Rehner, Thoroughbred Engineering, stated the applicant feels the entrance is clearly defined.

Commissioner Smith stated he feels it is on a private road but accessible to everyone.

Commissioner Sulski asked what if the property owner decided to block the private road by the car-wash.

Brent Combs, Thoroughbred Engineering, stated the private road would be hard to block because of the access easement and stated that parking on Main Street is the same as this application. In both cases, you have to back out into traffic.

Darrin Croucher, Thoroughbred Engineering, stated the applicant would be willing to change the parking to parallel instead of pull-in for traffic safety.

Commissioner Sulski felt that it will be low traffic and it does not concern him.

Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan (PDP-2017-41) including the four (4) variances and subject to seven (7) conditions of approval. By roll call vote, motion carried 3-1, with Smith dissenting.

PDP-2017-42 Time to Shine Carwash – Amended Final Development Plan to remove self-service bays, enlarge full service by 650 sq. ft., and re-work vacuum station area at the carwash located on Osborne Way in front of Walmart. Planner Mikaela Gerry stated that the property is zoned B-5 and 0.97 acres in size. The applicant is wanting to expand the existing building, remove the self-service bays and add to the vacuum station area.

Mr. Croucher stated the applicant is asking for a variance for the proposed canopy. The canopy is needed for the vacuums and protection from weather. He provided a letter from the utility company showing approval for the easement.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan (PDP-2017-42) including the one (1) variance and subject to five (5) conditions of approval. By roll call vote, motion carried.

PSP-2017-43 Fox Run Subdivision – Preliminary Subdivision Plat to create 121 single-family residential lots, located on the south side of Lemons Mill Road, between Harmony Ridge and Sutton Place subdivisions.

Mr. Summers stated the application is amending the original plat from 2008. The property is zoned R-1C PUD.

He stated that access will be by Pleasant View Drive from both Harmony Ridge and Sutton Place and via Meadowcrest Drive and Rose Street. Construction traffic will not be allowed through Harmony Ridge. That was a condition placed when the project site was rezoned to R-1C PUD.

Rory Kahly, EA Partners and representing the applicant, agreed with the variances and conditions of approval.

Eddie Carter, Harmony Ridge resident, asked that the developer try to leave as much of the tree coverage between Harmony Ridge and Fox Run as possible. Mr. Kahly stated it will be decided by the utilities because a utility easement was proposed in that area.

Mike Craft, Anderson Communities, requested that Pleasant View Drive be constructed first. It would connect Lisle Road to the Bypass.

Motion by Sulski, second by Caldwell, to approve the Preliminary Subdivision Plat (PDP-2017-43) including the four (4) variances and subject to fourteen (14) conditions of approval. By roll call vote, motion carried.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

SHOPPES AT CHERRY POINT

Staff Report to the Georgetown-Scott County Planning Commission

November 9, 2017, postponed

December 14, 2017

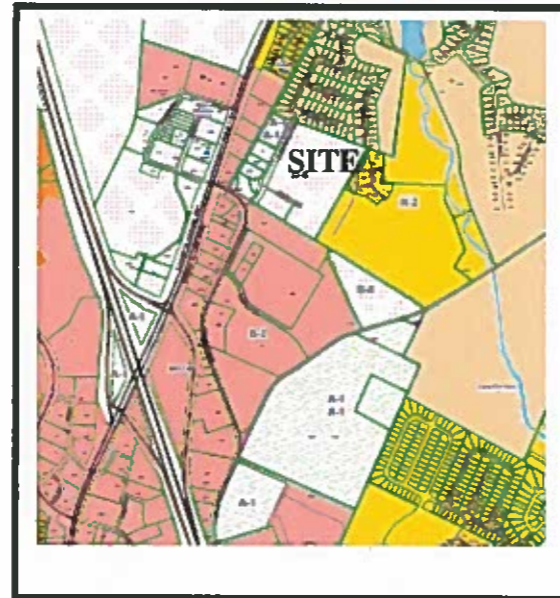
FILE NUMBER: PDP-2017-44

PROPOSAL: Preliminary Development Plan for 20,417 SF fitness center as phase one of a nine-building retail shopping center on 17.32 acres.

LOCATION: NE corner of Blossom Park Drive and Ikebana Drive

APPLICANT: Georgetown Blossom Park, LLC

DESIGNER: Mark McCain, RLA



STATISTICS:

Zone	B-5 Commercial
Surrounding Zones	B-5, R-2, R-1C, A-1
Proposed Use	Fitness Center, General Retail
Site Acreage	17.32 acres
Building Area	20,417 SF (phase 1); 92,089 SF total
Max. Building coverage	50%
Building Coverage	12.21%
Building Height	1-2 stories
Parking Required	528 spaces (1 space per 150 and 200 SF of Building Area)
Parking Provided	678 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Ikebana and Blossom Park Drive
Variances/Waivers	Variance to driveway offset on Ikebana

BACKGROUND:

The subject property consists of a 17.32-acre tract, zoned B-5, General Commercial Park, northeast of Blossom Park Drive and Ikebana Drive. The parcel is bordered on the north and east by the Cherry Blossom subdivision. Its main access is from Connector Road, a State controlled roadway.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site also later received Preliminary Development Plan approval (PDP-2000-64) for a 236,256 square-foot mixed-use commercial development on the 27 acres.

The previously approved PDP was for a larger area than that currently being considered because it included the land between Blossom Park Drive and Oxford Road and the area that contains the empty Golden Corral restaurant and the adjoining lot south of Ikebana Road.

The adjoining outlots west of Blossom Park Drive and south of Ikebana Drive were developed over time, leaving a remainder of 17 acres north of Ikebana Drive and east of Blossom Park Drive undeveloped.

In 2006, a portion of the 17 acres received Preliminary Development Plan approval for an outlot with a restaurant. In 2008, ICON Properties attempted to rezone a large portion of the site R-3 High-Density Residential for a 248-unit apartment complex. This rezoning was denied and ICON Properties lost the property to bank foreclosure in 2010. The 17 acres has remained vacant and undeveloped since that time. Ikebana Drive was extended to connect to the Cherry Blossom Townhome area and was accepted by the City of Georgetown for public maintenance in 2015 and is now a City street.

Traffic Study

There was a traffic study done for the property in 2006 and as part of the Northeast Georgetown Traffic Study in 2008. An updated traffic study was provided as part of this proposal. The traffic study looked at complete build-out of the project site, although the only building currently being proposed is the 20,417 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the property.

The Traffic Study concluded that the existing roadway network could sufficiently handle the proposed development, with the exception of the Blossom Park Drive and Connector Road intersection. That intersection would experience serious delays for vehicles exiting onto Connector Road and function at Level of Service F.

The Traffic Study recommended that the findings of the previous Northeast Georgetown Traffic Study for the area should be implemented, including the conversion of the Oxford Road and Connector Road intersection to a right-in and right-out only, the construction of a new road between Oxford Road and Blossom Park Drive and the addition of signalization to the Blossom Park Drive and Connector Road intersection.

Traffic concerns are a major issue for this development, particularly the intersection of Blossom Park with Connector Road and the traffic study identifies the impacts and the need for a traffic signal and work there. The burden lies with the applicant to show that they can make this project work without adding additional congestion onto an intersection that is already functioning at an unacceptable level of service.

The applicant postponed the application in November and met with Engineers at the Kentucky Transportation Cabinet, District 7 office. They indicated that a traffic signal at the intersection of Blossom Park Drive and Connector Road would likely not be approved because it is too close to the intersection at Cherry Blossom Way and Connector Road and it would be difficult to signalize without causing major back-ups on Cherry Blossom Way.

The state suggested an option might be to close the access across Connector Road serving the Starbucks. This would convert the Blossom Park and Connector Road intersection to a three-leg instead of four-leg intersection and reduce turning conflicts at the intersection. No definitive recommendation was made, but the state was open to further discussions and was willing to work with the City to explore all available options.

If the road connection between Blossom Park Drive and Oxford Road were made a condition of the Amended Preliminary Development Plan approval and this road were to be constructed as part of phase one, it would improve access to the Planet Fitness site and alleviate some potential cut thru traffic thru Cherry Blossom subdivision and make feasible the future transition of some of the full access points on Connector Road to right-in and right-out only. If the applicant were agreeable, this off-site improvement should improve traffic flow in the area.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-5 zone district requires the following standard setbacks:

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

Rear: 20 feet; 30 feet if serviced from the rear

Periphery Boundary: 50 feet; 100 feet where adjacent to Residential or Agricultural zone

A concept plan was requested by staff for the entire property, in order to ensure the property was being developed in a coordinated manner.

The proposed building locations on the Amended Preliminary Development Plan meet the required B-5 building setbacks. The Applicant is proposing 92,089 square feet of building area in nine buildings. However, as previously stated, the project will be phased, with the initial phase being a 20,147 square foot Planet Fitness building, on the northwest corner of the site. The footprint of the proposed structures will cover 92,089 square feet, or 12.2% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the Project Site is from two local roads which abut the southern and western boundaries of the project site. Blossom Park Drive intersects with Connector Road south of the project site. The Applicant has indicated they will follow KYTC procedures if a new permit is required for off-site improvements to the Connector Road intersection.

The street layout and pedestrian facilities are thoughtfully designed to encourage a safe and well-connected walkable commercial area. The project features a main-street inspired commercial street surrounded by outlots on a grid of private streets.

Parking Spaces: The parking requirement is determined by uses proposed in the buildings. The general retail requirement is 1 space per 150 SF of area. The applicant is proposing more parking than is required and no variances are being requested. The proposed parking should be sufficient to serve the needs of any future use on the property.

Sidewalks: Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the buildings, and internally along private drives and along the property perimeter street frontage.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

Property Perimeter Requirements; Section 6.12:

- The Applicant is proposing a 15-foot landscaping buffer between the Project Site and the adjoining residential property. This meets the requirements of the *Landscape and Land Use Buffers Ordinance*.

Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

The Applicant has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

For the 17.32-acre site, a total canopy coverage of 181,070 square feet is required (24% new canopy). A total of 137 interior trees and a double row of trees around the north and east perimeter are being

provided, which should be sufficient to meet the required canopy coverage. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan. No variances to the landscaping are required.

Stormwater: There is a large detention basin proposed for the Project Site. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: A freestanding sign is proposed as part of the development, but the final location has yet to be determined. All signage will need to comply with the *Sign Ordinance*.

Conclusion:

It is readily apparent that the road infrastructure in the immediate vicinity is not sufficient to handle the traffic that would be generated by the entire development. Signalization of the Blossom Park Drive and Connector Road intersection, along with the conversion of the Oxford Road and Connector Road intersection to right-in and right-out only and a new road between Oxford Road and Blossom Park Drive are needed at a minimum to support future commercial build out of this area. However, these improvements are all off-site and will require coordination with the City of Georgetown and Kentucky Transportation Cabinet.

The Planet Fitness is a use that on its own does not generate an enormous amount of traffic. The traffic study estimates that it should generate 26 A.M Peak Hour trips (13 in, 13 out) and 85 P.M. Peak Hour trips (48 in, 37 out). It may benefit the City to allow some development of the property if it would lead to the construction of needed of road improvements in the area.

The applicant must demonstrate that they can make this project work without adding additional congestion onto an intersection that is already functioning at an unacceptable level of service (LOS F).

RECOMMENDATION:

If the Planning Commission is satisfied that the applicant has shown that the development is feasible given the traffic study findings, staff recommends approval of the Preliminary Development Plan for a nine-building, retail shopping center, with the following conditions of approval:

Variance:

1. Increase the minimum center line offset distance between access points on opposing sides of the street along Ikebana Drive from +/- 5 to +/- 15 for street C, and to decrease the maximum center line offset distance between access points on opposing sides of the street along Ikebana Drive from +/- 100 to +/- 70 for street D.

Conditions of Approval:

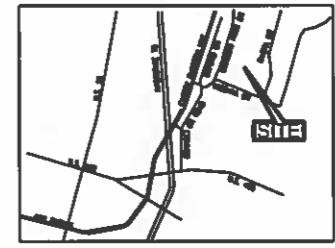
1. Road improvements required to serve the development shall be determined and bonded prior to phase one, Final Development Plan approval.
2. Future Development of the project site, beyond phase one, shall not be approved until required offsite improvements are completed or funded and scheduled for construction.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
7. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
8. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



OWNER / DEVELOPER
 GEORGETOWN BLOSSOM PARK, LLC
 445 E. MARKET STREET
 SUITE 310
 LOUISVILLE, KY 40202
 PH: 770-505-1929

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD CENTER
C1	52.7	170.00	133.25	S 12° 00' 00" E	63.00
C2	24.5	230.00	67.07	N 78° 00' 00" E	24.55
C3	70.0	170.00	133.25	N 31° 52' 58" E	70.00
C4	47.0	170.00	133.25	S 31° 17' 52" W	47.01
C5	44.25	125.00	20.16	N 49° 38' 05" W	44.00



VICINITY MAP
N.T.S.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE FOLLOWING: I (WE) HEREBY AGREE TO THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FULL AND FREE CONSENT. I (WE) HEREBY AGREE TO ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN THE PLAN. I (WE) HEREBY AGREE TO THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS AND ORDINANCES. THE PLAN SHALL BE FIRST APPROVED BY THE PLANNING COMMISSION. I (WE) HEREBY AGREE TO THE PLAN. ANY DEVIATION FROM THE PLAN INCLUDING LANDSCAPING SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. BEFORE ANY CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE PLANNING COMMISSION. I (WE) HEREBY AGREE TO THE PLAN. ANY DEVIATION FROM THE PLAN INCLUDING LANDSCAPING SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. BEFORE ANY CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE PLANNING COMMISSION. I (WE) HEREBY AGREE TO THE PLAN. ANY DEVIATION FROM THE PLAN INCLUDING LANDSCAPING SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. BEFORE ANY CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE PLANNING COMMISSION.

OWNER _____

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY AS SET FORTH IN THE PLAN. I (WE) HEREBY AGREE TO THE PLAN. ANY DEVIATION FROM THE PLAN INCLUDING LANDSCAPING SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. BEFORE ANY CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE PLANNING COMMISSION.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

NOTES

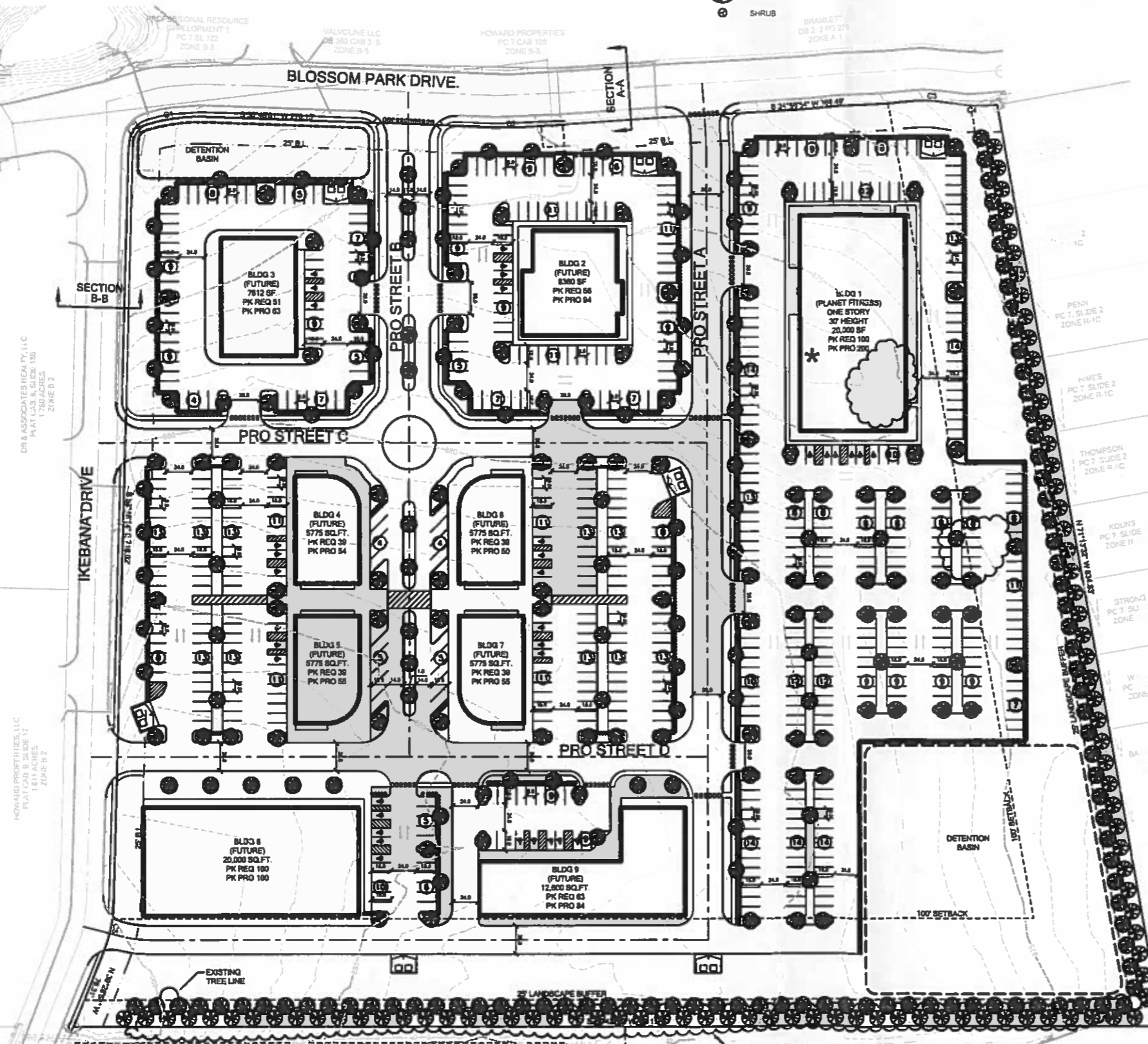
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF GEORGETOWN.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
- SCREENING FOR DUMPSTER SHALL MEET LANDSCAPE ORDINANCE.
- EXISTING LANDSCAPE SCENE ADJACENT TO RESIDENTIAL ZONES SHALL BE PRESERVED AS REQUIRED IN ARTICLE IV, 4.15A.
- KYTC ENTRANCE PERMITS ARE NOT REQUIRED FOR THIS DEVELOPMENT.
- STORM WATER QUALITY AND QUANTITY SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM WATER MANUALS OF THE CITY OF GEORGETOWN.
- BUILDING ONE WILL BE UTILIZE INTERIOR SPRINKLERS WITH LIFE SAVING DEVICES PER LOCAL AND STATE CODES.
- PLACEMENT OF FIRE HYDRANT WILL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- * DENOTES POTENTIAL KARST TOPOGRAPHY.

SITE STATISTICS

ZONE:	R-2
SITE AREA:	54,332.35 S.F. (12.32 AC)
NET BUILDING COVERAGE:	
BLDG 1	8,300 S.F.
BLDG 2	8,112 S.F.
BLDG 3	7,775 S.F.
BLDG 4	7,775 S.F.
BLDG 5	7,775 S.F.
BLDG 6	7,775 S.F.
BLDG 7	7,775 S.F.
BLDG 8	7,775 S.F.
BLDG 9	12,800 S.F.
TOTAL	81,170 S.F.
MAXIMUM COVERAGE PROPOSED COVERAGE:	11.1%
PARKING:	
BLDG 1	100 SP (1000 S.F.)
BLDG 2	50 SP (1050 S.F.)
BLDG 3	1 SP (1050 S.F.)
BLDG 4	30 SP (1050 S.F.)
BLDG 5	30 SP (1050 S.F.)
BLDG 6	30 SP (1050 S.F.)
BLDG 7	30 SP (1050 S.F.)
BLDG 8	30 SP (1050 S.F.)
BLDG 9	50 SP (1000 S.F.)
REQUIRE: PARKING	520 SP
PROPOSED: PARKING	300 SP
VEHICULAR USE AREA:	543,000 S.F.
INTERIOR LANDSCAPE AREA:	34,000 S.F. (5% OF VUA)
REQUIRE:	33,325 S.F.
INTERIOR TREE:	17 (34,300 / 200)
REQUIRE:	13

WAIVER REQUEST

- TO INCREASE THE MINIMUM CENTER LINE OFFSET DISTANCE BETWEEN ACCESS POINT ON OPPOSING SIDES OF THE STREET ALONG IKEBANA DRIVE FROM 4'-5" TO 4'-15" AND TO DECREASE THE MAXIMUM CENTER LINE OFFSET DISTANCE BETWEEN ACCESS POINT ON OPPOSING SIDES OF THE STREET ALONG IKEBANA DRIVE FROM 44'-100" TO 44'-70".



DR & ASSOCIATES REALTY, LLC
 PLAT C&D 9, SLIDE 15B
 1.760 ACRES
 ZONE D-7

HOWARD PROPERTIES, LLC
 PLAT C&D 9, SLIDE 17
 1.611 ACRES
 ZONE R-2

PC 10, SLIDE 20A
 PC 10, SLIDE 20B
 PC 10, SLIDE 20C
 PC 10, SLIDE 20D
 PC 10, SLIDE 20E
 PC 10, SLIDE 20F
 PC 10, SLIDE 20G
 PC 10, SLIDE 20H
 PC 10, SLIDE 20I
 PC 10, SLIDE 20J
 PC 10, SLIDE 20K
 PC 10, SLIDE 20L
 PC 10, SLIDE 20M
 PC 10, SLIDE 20N
 PC 10, SLIDE 20O
 PC 10, SLIDE 20P
 PC 10, SLIDE 20Q
 PC 10, SLIDE 20R
 PC 10, SLIDE 20S
 PC 10, SLIDE 20T
 PC 10, SLIDE 20U
 PC 10, SLIDE 20V
 PC 10, SLIDE 20W
 PC 10, SLIDE 20X
 PC 10, SLIDE 20Y
 PC 10, SLIDE 20Z

THE SHoppes AT CHERRY POINT
 BLOSSOM PARK DRIVE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

NEEDED PRELIMINARY DEVELOPMENT PLAN
Mark McCain, P.L.A.
 LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT
 3213 SUMMIT SQUARE PLACE, LEAMINGTON, KENTUCKY 40509
 PHONE: (502)-499-8921 EMAIL: SMARCCAIN@GMAIL.COM

JOB NO: 2017.11
 DATE: 10/01/17
 DRAWN BY: SAM
 CHECKED BY: SAM

REVISIONS
 CORRECTIONS 10/25/17

SHEET

MUSE PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
December 14, 2017

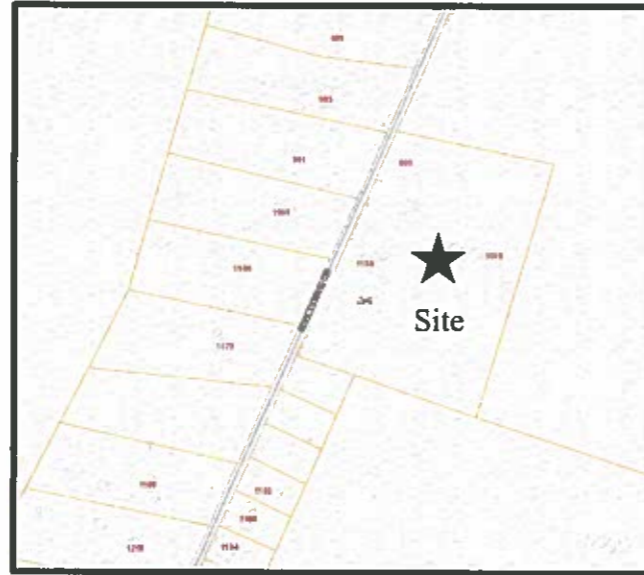
FILE NUMBER: FSP-2017-45

PROPOSAL: Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract

LOCATION: 1158 Crumbaugh Road

APPLICANT: Sharon & Bonnie Muse

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	17.534 acres (Tract 1: 5.00 acres; Tract 2: 12.534 acres)
Proposed Use	Agricultural/Residential
Access	Existing Entrances
Variance Requested	1. Variance to reduce the setback for the existing multi-purpose building (Building 'E' on the proposed plat) from 50 feet to 0 feet. 2. Variance to reduce the setback for the existing residence (Building 'F' on the proposed plat) from 50 feet to approximately 30 feet.

BACKGROUND:

The subject property contains 17.534 acres, and is located on the east side of Crumbaugh Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new 5.00-acre tract, and leave the remaining 12.534 acres in one parcel.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because the property was previously subdivided after 1999.

The Applicant received a Conditional Use Permit in October 2016 for the operation of a Bed and Breakfast and a Wedding/Event Venue.

Plat Review:

The proposed subdivision meets most of the requirements in the *Subdivision and Development Regulations*. Both tracts have at least 250 feet of width at the building line, access to utilities, and existing

entrances. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The proposed division line does create a need for two variances to the building setback for existing structures. Building F, as labeled on the plat, will require a variance to reduce the setback from 50 feet to approximately 30 feet. Building E, as labeled on the plat, will require a variance to reduce the setback from 50 feet to 0 feet. Typically, it is not advisable to allow a subdivision to occur in a manner that requires a variance for existing buildings, because there is usually a way to divide the property that meets the requirements. In this case, the Applicant has no desire to sell either tract, and the subdivision is being requested to separate the residential use of the 17+ acres from the portion of the property being used for the Conditional Use Permit. Staff supports the two variances in this application. The Applicant's surveyor will need to provide distances from the property line for the two structures for the Planning Commission to include in their motion.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract, with the following variances and conditions of approval:

Variances:

1. Variance to reduce the setback for the existing multi-purpose building (Building 'E' on the proposed plat) from 50 feet to 0 feet.
2. Variance to reduce the setback for the existing residence (Building 'F' on the proposed plat) from 50 feet to approximately 30 feet.

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. 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 subdivision plat.
5. The Final Plat shall state the distances from the newly created property line for the two buildings requiring variances.
6. The Final Plat shall state that buildings 'E' and 'F' received variances from the Planning Commission, and any additional structures will need to meet the setback requirements.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

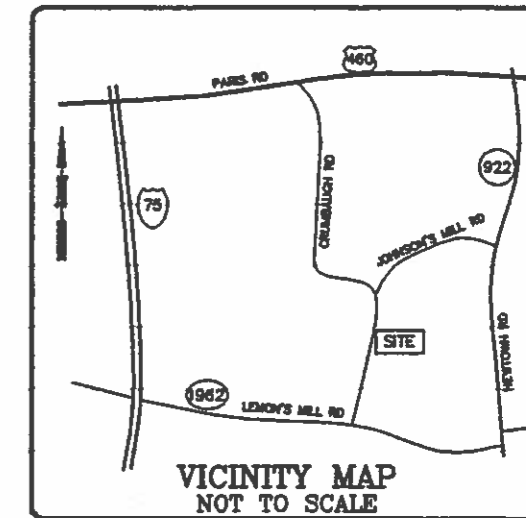
BUILDING KEY

- ◊ RESIDENCE
- ⊞ BARN
- ⊞ BARN
- ◊ RESIDENCE
- ⊞ MULTI-PURPOSE BUILDING
- ⊞ RESIDENCE
- ⊞ GARAGE

OWNER

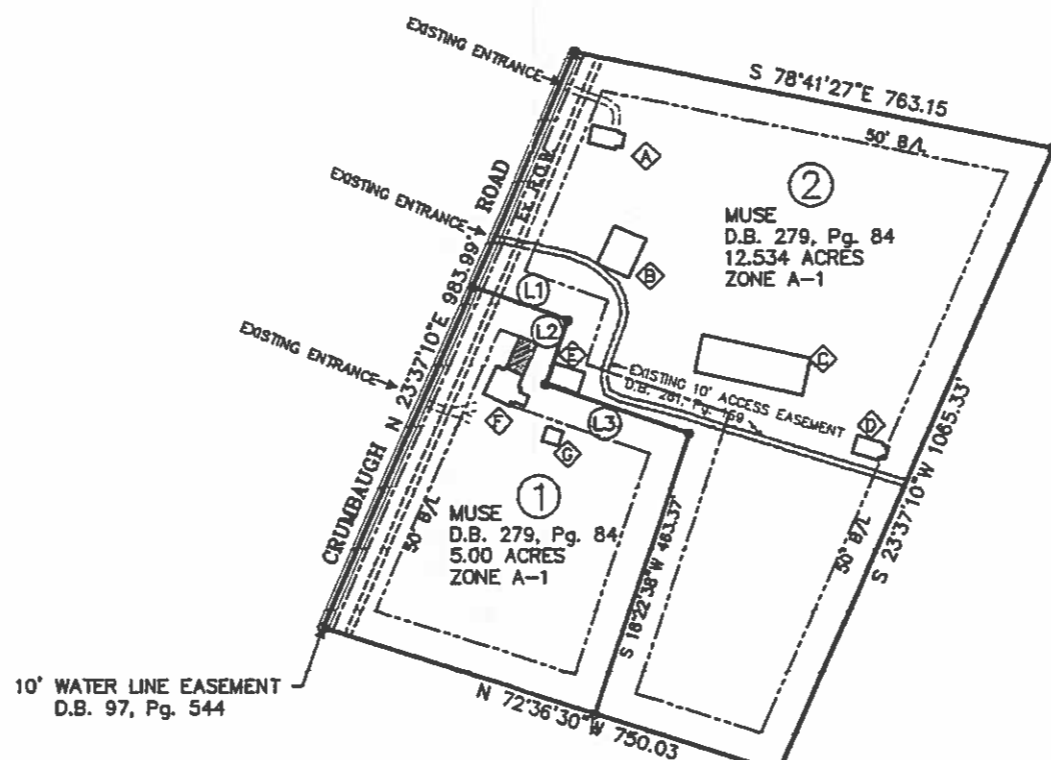
BONNIE L. MUSE
 D.B. 279, Pg. 84
 1158 CRUMBAUGH ROAD
 GEORGETOWN, KY 40324
 ZONE A-1

MOUNTMELICK FARM, LLC
 D.B. 370, Pg. 777
 ZONE A-1



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



MOUNTMELICK FARM, LLC
 D.B. 370, Pg. 777
 ZONE A-1

THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF THE SUBJECT PROPERTY IN ORDER TO SEPARATE THE PRIMARY RESIDENCE FROM THAT PART OF THE PROPERTY USED COMMERCIALY. A VARIANCE IS REQUESTED FOR REDUCTION IN REQUIRED SETBACKS AS DEPICTED. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED. 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 ENCRDACH UPON ANY DRAINAGE EASEMENT.

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

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.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 OWNER _____ DATE

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.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 HEALTH DEPARTMENT REPRESENTATIVE _____ DATE



1 INCH = 200 FEET



COURSE	BEARING	DISTANCE
L1	S 70°47'17"E	159.13'
L2	S 18°56'43"W	108.13'
L3	S 71°03'17"E	237.48'

GAYLORD HILANDER
 D.B. 120, Pg. 318
 CAB. 1, SL. 102
 ZONE A-1

MERIDIAN ASSOCIATES, LLC
SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 863-8070 - FACSIMILE (502) 863-0019

NOVEMBER 28, 2017

STATE OF KENTUCKY
 WM. JOEL DAY
 P.L.S. No. 2536
 LICENSED PROFESSIONAL LAND SURVEYOR

PRELIMINARY+FINAL SUBDIVISION PLAT
MUSE PROPERTY
 RICHARD MUSE & BONNIE MUSE-D.B. 279, Pg. 84
 1158 CRUMBAUGH ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

HENDERSON AND BRANDENBURG PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
December 14, 2017

FILE NUMBER: FSP-2017-46

PROPOSAL: Final Subdivision Plat to divide a +17-acre tract into a 12.497-acre tract and a 5.483-acre tract.

LOCATION: 1510 Woodlake Road, located on the east side of Woodlake Road (KY 1688), south of Stamping Ground Road (KY 227)

APPLICANT: Nikole Brandenburg

SURVEYOR: John W. Hill



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	17.98 acres (Tract 1A: 12.497 acres; Tract 1A(2): 5.483 acres)
Proposed Use	Agricultural/Residential
Access	Existing entrance on Woodlake Road
Variance Requested	None

BACKGROUND:

The subject property contains 17.98 acres, and is located on the east side of Woodlake Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new 5.483-acre tract, and leave the remaining 12.497 acres in one parcel.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because the property was previously subdivided after 1999.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line.

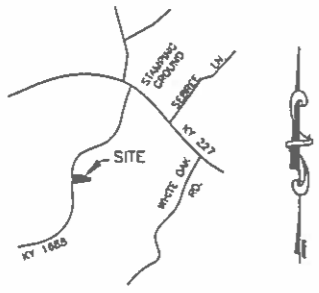
The Applicant has proposed to use an existing entrance on Woodlake Road, which will allow access to both lots.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a 5.483-acre tract and leave 12.497 acres remaining in the parent tract, with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. 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 subdivision plat.
5. The Applicant shall change the "Farm/Ag" Zoning designation to "A-1" on the Final Subdivision Plat.
6. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



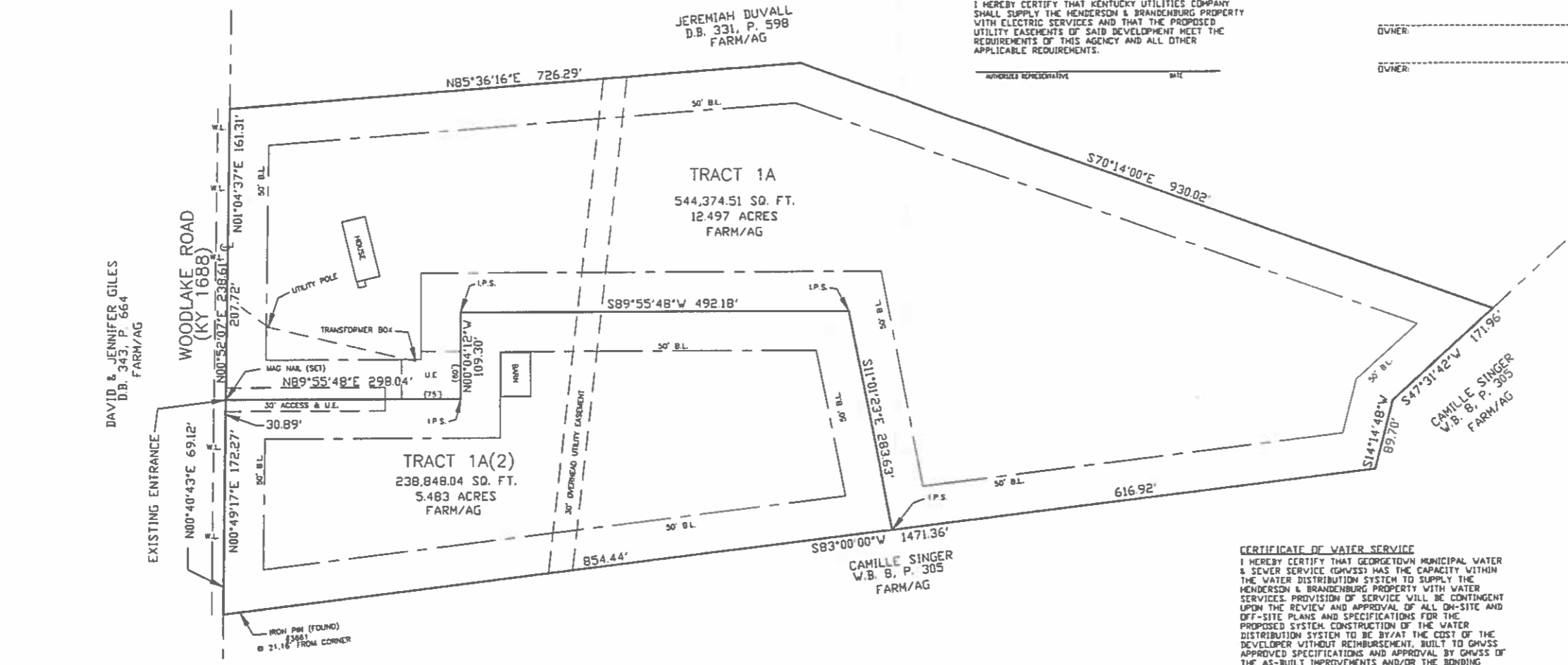
ACCESS EASEMENT NOTES:
 1. THE DRIVEWAY (OR ACCESS EASEMENT) SHOWN ON THIS PLAT MAY SERVE A MAXIMUM OF THREE (3) LOTS.
 2. FURTHER SUBDIVISION OF LOTS WITH ACCESS TO THIS DRIVEWAY (OR ACCESS EASEMENT) MUST BE APPROVED BY THE PLANNING COMMISSION AND CAN REQUIRE IMPROVEMENT TO PUBLIC STREET STANDARDS, INCLUDING AN APPROVED ROAD NAME IN ACCORDANCE WITH THE STREET NAME AND NUMBERING GUIDE.
 3. THE DRIVEWAY (OR ACCESS EASEMENT) IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY SCOTT COUNTY.

CERTIFICATE OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEM:
 I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED TRACT 1A OF HENDERSON & BRANDENBURG PROPERTY FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.
 _____, 2017
 (CO. HEALTH DEPT. OFFICIAL)

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 OFFICER.
 JOHN W. HILL _____ DATE: _____

CERTIFICATE OF OWNERSHIP & 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 PLAT/PLAN 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: _____
 OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____

CERTIFICATE OF AVAILABILITY OF UTILITY SERVICE:
 I HEREBY CERTIFY THAT KENTUCKY UTILITIES COMPANY SHALL SUPPLY THE HENDERSON & BRANDENBURG PROPERTY WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.
 AUTHORIZED REPRESENTATIVE _____ DATE: _____

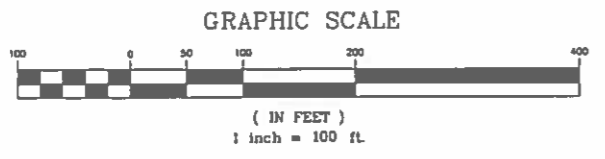


CERTIFICATE OF WATER SERVICE:
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE HENDERSON & BRANDENBURG PROPERTY WITH WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND HEREBY DEDICATED TO GMWSS.
 GENERAL MANAGER _____ DATE: _____

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A INTO 2 TRACTS AND CREATE A JOINT ACCESS EASEMENT TO SERVE BOTH TRACTS.

GENERAL NOTES:
 1. NO NEW ENTRANCES ARE PROPOSED. BOTH PROPERTIES WILL BE ACCESSED VIA THE EXISTING ENTRANCE.
 2. MAINTENANCE OF THE ENTRANCE AND ROADWAY WILL BE A JOINT RESPONSIBILITY OF CURRENT AND FUTURE OWNERS AND EXPENSES WILL BE SHARED EQUALLY.
 3. ANY FUTURE SUBDIVISION OF EITHER PROPERTY WILL NEED APPROVAL OF THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

SURVEY NOTES:
 1. THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL NOTES, EASEMENTS, AND RESTRICTIONS PREVIOUSLY OF RECORD.
 2. ALL IRON PINS, THAT WERE SET BY ARE 18 INCH LONG, #5 STEEL REINFORCING BARS BEARING PLASTIC IDENTIFICATION CAPS AFFIXED TO THEIR UPPER ENDS WHICH ARE STAMPED "3928".
 3. THE UNADJUSTED ERROR OF CLOSURE OF THE SURVEY UPON WHICH THIS PLAT IS BASED IS 1:27,195.
 4. THIS PLAT IS BASED ON A RURAL CLASS SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS, WHICH IS PROMULGATED AT 201 KY. ADMIN. REG. 18.150. THE SURVEY OF THIS PROPERTY MEETS OR EXCEEDS SAID STANDARDS AND WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE PERFORMED IN OCTOBER OF 2017.
 5. THE BEARINGS DEPICTED HEREON ARE REFERRED TO THE BEARING OF WOODLAKE ROAD AS SHOWN ON PLAT RECORDED IN PLAT CABINET 10, SLIDE 195 IN THE SCOT COUNTY CLERK'S OFFICE.
 6. ONLY TRACT 1A(2) WAS SURVEYED IN THE CREATION OF THIS PLAT.



JOHN W. HILL, R.L.S.
 2496 MULUNDY WAY
 LEXINGTON, KY 40511
 PHONE: (859) 621-9155
 john.hill4378@yahoo.com

OWNER/CLIENT INFO:
 GREGORY & MARY LOU HENDERSON
 CHRIS & NICOLE BRANDENBURG
 1510 WOODLAKE RD.
 STAMPING GROUND, KY 40379
 859-396-5469

MINOR SUBDIVISION PLAT
 OF
TRACT 1A
 OF
HENDERSON & BRANDENBURG PROPERTY
 FORMERLY KNOWN AS
PAUL & JEAN ANN TACKETT PROPERTY
 RECORDED IN
DEED BOOK 392, PAGE 21
PLAT CABINET 10, SLIDE 195
 IN
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
 DATE: OCTOBER 23, 2017
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.

STAMPING GROUND CHURCH OF GOD

Staff Report to the Georgetown-Scott County Planning Commission

December 14, 2017

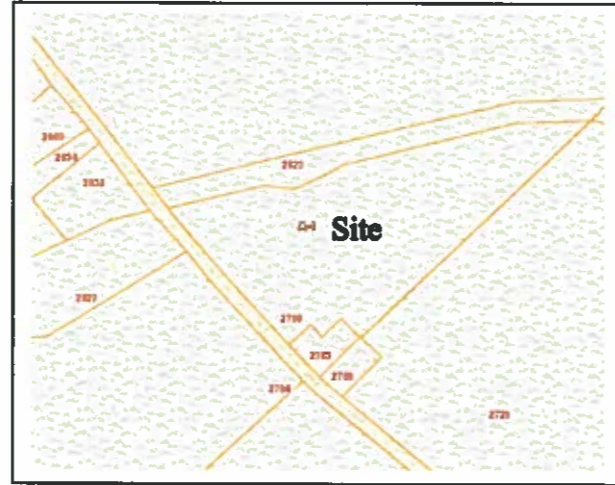
FILE NUMBER: PDP-2017-47

PROPOSAL: Preliminary Development Plan for a 14,298 square-foot church on 12.114 acres.

LOCATION: 2799 Stamping Ground Road

APPLICANT: Church of God

ENGINEER: Larry P. Stallard



STATISTICS:

Zone	A-1, Agricultural
Surrounding Zones	A-1, Agricultural
Proposed Use	Church
Site Acreage	12.114 acres
Building Area	14,298 Square Feet
Max. Building coverage	50%
Building Coverage	2.7%
Parking Required	1 space per 3 assembly seats (107 seats)
Parking Provided	108 spaces
New Street Required	No
Access	Stamping Ground Road (Rt 227)
Variances/Waivers	Variance to reduce the required landscape area from 61,571-square feet to 46,175-square feet.

BACKGROUND:

The subject property, zoned A-1 Agricultural, is on the northeast side of Stamping Ground Road and south of White Oak Road. The parcel is by land also zoned A-1 Agricultural. The subject property, 2799 Stamping Ground Road, is 12.114 acres in size.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The A-1 zone district requires 50 foot setbacks for the front, rear, and sides of the lot.

The proposed building locations for the Project Site meet the setback requirements. The footprint of the proposed structure will cover 14,298 square feet, or 2.7% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: A new access to the Project Site has been proposed from Stamping Ground Road. The proposed entrance is approximately 50 feet north of the existing entrance. The existing entrance, which is used to access an existing structure on the subject property, will be removed and connected to the proposed new access road.

Parking Spaces: The proposed number of parking spaces meets the Parking requirements.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Vehicle Use Area Landscaping.

Vehicle Use Area Perimeter Requirements; Section 6.13: Row 2:

- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary landscaping plan shows the appropriate VUA perimeter screening for the eastern edge facing Stamping Ground Road.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has asked for a variance to only consider the 46,175-square foot parking area in the interior landscaping calculation. Granting this variance would discount the 15,396 square-foot access drive proposed. The Applicant has satisfied the requirements from Section 6.22 (listed above) for the parking area only. A total of 19 VUA interior trees are required and provided.

Section 6.14: Minimum Canopy Requirements

For the 12.114-acre site, a total canopy coverage of 63,303 square feet is required (6% preserved canopy, 6% new canopy). The Applicant has proposed to preserve 31,001-square feet of canopy and add 19,900-square feet of new canopy. This would provide a total canopy coverage of 50,901-square feet. The Applicant will need to provide an additional 12,402 square feet of canopy coverage to be in compliance.

The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signage will need to comply with the *Sign Ordinance*.

RECOMMENDATION:

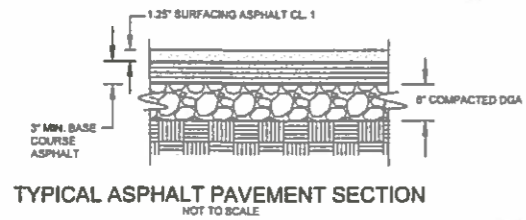
Staff recommends approval of the Preliminary Development Plan for a 14,298-square foot church, with the following conditions of approval:

Variance

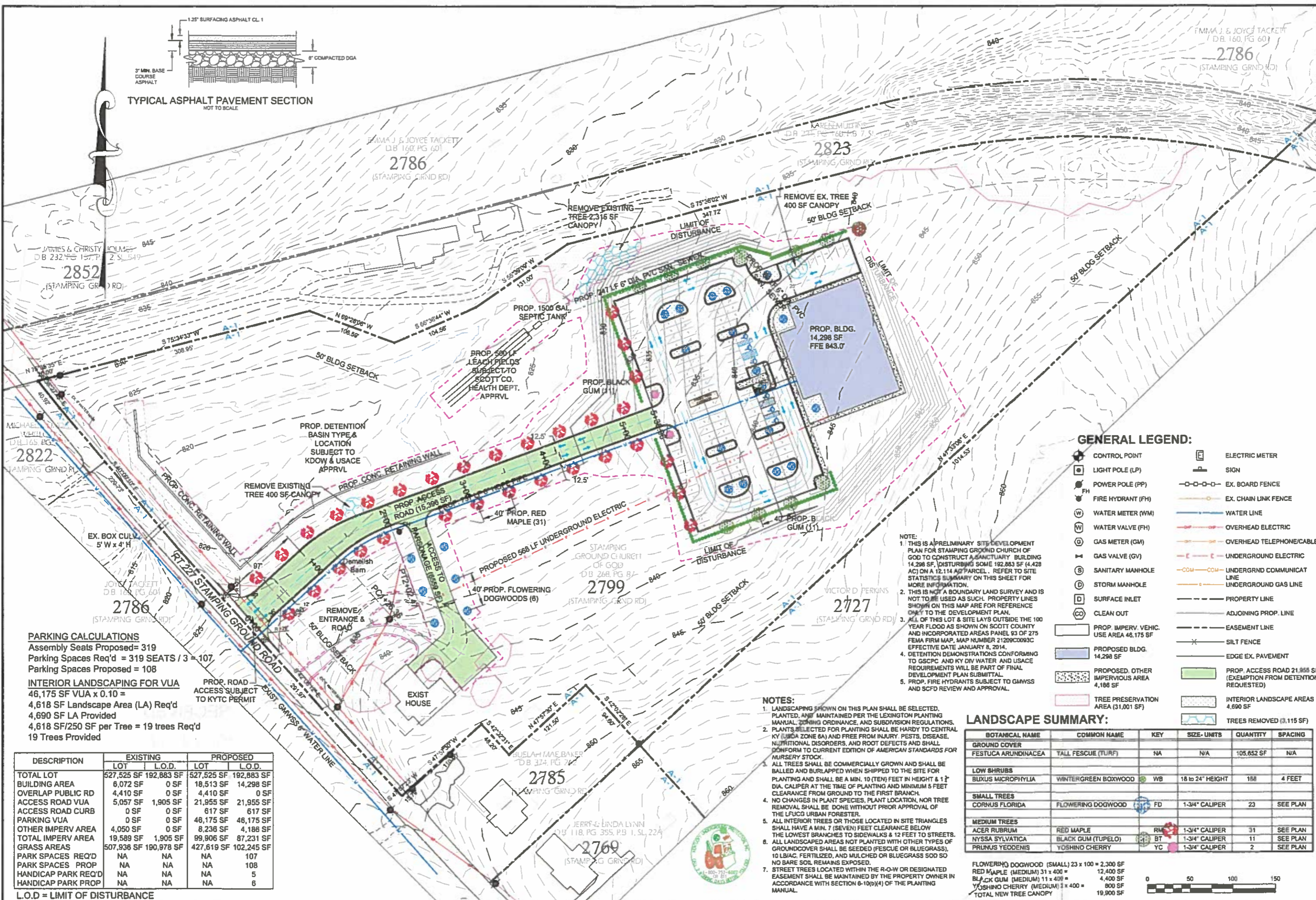
1. Reduce the required landscape area from 61,571-square feet to 46,175-square feet.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A final specie-specific landscape plan shall be provided along with the Final Development Plan.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
7. The Applicant will need an entrance permit from KYTC before Final Development Plan approval.



TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE



PARKING CALCULATIONS
 Assembly Seats Proposed = 319
 Parking Spaces Req'd = 319 SEATS / 3 = 107
 Parking Spaces Proposed = 108

INTERIOR LANDSCAPING FOR VUA
 46,175 SF VUA x 0.10 =
 4,618 SF Landscape Area (LA) Req'd
 4,690 SF LA Provided
 4,618 SF/250 SF per Tree = 19 trees Req'd
 19 Trees Provided

DESCRIPTION	EXISTING		PROPOSED	
	LOT	L.O.D.	LOT	L.O.D.
TOTAL LOT	527,525 SF	192,883 SF	527,525 SF	192,883 SF
BUILDING AREA	6,072 SF	0 SF	18,513 SF	14,298 SF
OVERLAP PUBLIC RD	4,410 SF	0 SF	4,410 SF	0 SF
ACCESS ROAD VUA	5,057 SF	1,905 SF	21,955 SF	21,955 SF
ACCESS ROAD CURB	0 SF	0 SF	617 SF	617 SF
PARKING VUA	0 SF	0 SF	48,175 SF	48,175 SF
OTHER IMPERV AREA	4,050 SF	0 SF	8,238 SF	4,188 SF
TOTAL IMPERV AREA	19,589 SF	1,905 SF	99,906 SF	87,231 SF
GRASS AREAS	507,936 SF	190,978 SF	427,619 SF	102,245 SF
PARK SPACES REQ'D	NA	NA	NA	107
PARK SPACES PROP	NA	NA	NA	108
HANDICAP PARK REQ'D	NA	NA	NA	5
HANDICAP PARK PROP	NA	NA	NA	6

L.O.D = LIMIT OF DISTURBANCE

NOTE:
 1. THIS IS A PRELIMINARY SITE DEVELOPMENT PLAN FOR STAMPING GROUND CHURCH OF GOD TO CONSTRUCT A SANCTUARY BUILDING 14,298 SF, DISTURBING SOME 192,883 SF (4.428 AC) ON A 12.114 AC PARCEL. REFER TO SITE STATISTICS SUMMARY ON THIS SHEET FOR MORE INFORMATION.
 2. THIS IS NOT A BOUNDARY LAND SURVEY AND IS NOT TO BE USED AS SUCH. PROPERTY LINES SHOWN ON THIS MAP ARE FOR REFERENCE ONLY TO THE DEVELOPMENT PLAN.
 3. ALL OF THIS LOT & SITE LAYS OUTSIDE THE 100 YEAR FLOOD AS SHOWN ON SCOTT COUNTY AND INCORPORATED AREAS PANEL 93 OF 275 FEMA FIRM MAP, MAP NUMBER 21209C0093C EFFECTIVE DATE, JANUARY 8, 2014.
 4. DETENTION DEMONSTRATIONS CONFORMING TO GSCPC AND KY DIV WATER AND USACE REQUIREMENTS WILL BE PART OF FINAL DEVELOPMENT PLAN SUBMITTAL.
 5. PROP. FIRE HYDRANTS SUBJECT TO GWMSV AND SCDP REVIEW AND APPROVAL.

NOTES:
 1. LANDSCAPING SHOWN ON THIS PLAN SHALL BE SELECTED, PLANTED, AND MAINTAINED PER THE LEXINGTON PLANTING MANUAL, ZONING ORDINANCE, AND SUBDIVISION REGULATIONS.
 2. PLANTS SELECTED FOR PLANTING SHALL BE HARDY TO CENTRAL KY (USDA ZONE 6A) AND FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS, AND ROOT DEFECTS AND SHALL CONFORM TO CURRENT EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK.
 3. ALL TREES SHALL BE COMMERCIAL GROWN AND SHALL BE BALLED AND BURLAPPED WHEN SHIPPED TO THE SITE FOR PLANTING AND SHALL BE A MIN. 10 (TEN) FEET IN HEIGHT & 1 1/2\"/>

GENERAL LEGEND:

- CONTROL POINT
- LIGHT POLE (LP)
- POWER POLE (PP)
- FIRE HYDRANT (FH)
- ⊙ WATER METER (WM)
- ⊙ WATER VALVE (VH)
- ⊙ GAS METER (GM)
- ⊙ GAS VALVE (GV)
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ SURFACE INLET
- ⊙ CLEAN OUT
- PROP. IMPERV. VEHIC. USE AREA 46,175 SF
- PROPOSED BLDG. 14,298 SF
- PROPOSED OTHER IMPERVIOUS AREA 4,188 SF
- TREE PRESERVATION AREA (31,001 SF)
- ELECTRIC METER
- SIGN
- EX. BOARD FENCE
- EX. CHAIN LINK FENCE
- WATER LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICAT LINE
- UNDERGROUND GAS LINE
- PROPERTY LINE
- ADJOINING PROP. LINE
- EASEMENT LINE
- SILT FENCE
- EDGE EX. PAVEMENT
- PROP. ACCESS ROAD 21,955 SF (EXEMPTION FROM DETENTION REQUESTED)
- INTERIOR LANDSCAPE AREAS 4,690 SF
- TREES REMOVED (3,115 SF)

LANDSCAPE SUMMARY:

BOTANICAL NAME	COMMON NAME	KEY	SIZE-UNITS	QUANTITY	SPACING
GROUND COVER					
FESTUCA ARUNDINACEA	TALL FESCUE (TURF)	NA	N/A	105,652 SF	N/A
LOW SHRUBS					
BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	WB	18 to 24" HEIGHT	188	4 FEET
SMALL TREES					
CORNUS FLORIDA	FLOWERING DOGWOOD	FD	1-3/4" CALIPER	23	SEE PLAN
MEDIUM TREES					
ACER RUBRUM	RED MAPLE	RM	1-3/4" CALIPER	31	SEE PLAN
NYSSA SYLVATICA	BLACK GUM (TUPELO)	BT	1-3/4" CALIPER	11	SEE PLAN
PRUNUS YEDDENIS	YOSHINO CHERRY	YC	1-3/4" CALIPER	2	SEE PLAN

FLOWERING DOGWOOD (SMALL) 23 x 100 = 2,300 SF
 RED MAPLE (MEDIUM) 31 x 400 = 12,400 SF
 BLACK GUM (MEDIUM) 11 x 400 = 4,400 SF
 YOSHINO CHERRY (MEDIUM) 2 x 400 = 800 SF
 TOTAL NEW TREE CANOPY 19,900 SF



prepared by
COAL PRODUCTION ENGINEERING, INC.
 PO BOX 721
 WINCHESTER, KENTUCKY 40392

PRELIMINARY DEVELOPMENT PLAN
 at
STAMPING GROUND CHURCH OF GOD
 2799 STAMPING GROUND RD, STAMPING GROUND, KY

SCALE: 1" = 50'
 DATE: 10-26-2017
 JOB NO.: 2799STAMP
 DESIGNED: LPS
 DRAWN: JMS
 CHECKED: LPS
 Q/C:
 OWNER APPROVAL
 BY:
 TITLE:
 REVISIONS:
 NOV 29, 2017



DRAWING:
 1 OF 1

**MEADOWS AT ROCKY CREEK FARM
 AMENDED PRELIMINARY SUBDIVISION PLAT
 Staff Report to the Georgetown-Scott County Planning Commission
 December 14, 2017**

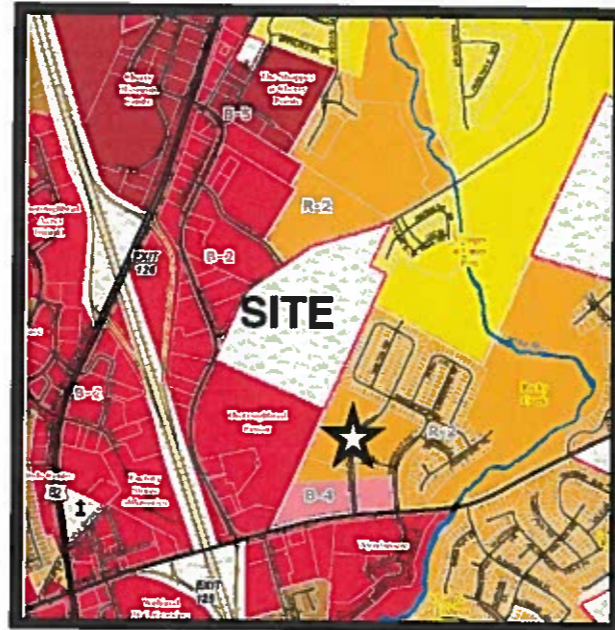
FILE NUMBER: PSP-2017-48

PROPOSAL: Amended Preliminary Subdivision Plat to remove right-of-way reservation and stub road connection

LOCATION: Rocky Creek; north of Paris Pike, east of Connector Road

APPLICANT: Ball Homes, LLC

ENGINEER: Hall-Harmon Engineers, Inc. contact: Kitty Hall-Harmon



STATISTICS:

Zone	R-2 (PUD)
Surrounding Zones	R-2 (PUD)
Acreage	30.7 acres
# of lots proposed	104
Dwelling units per acre	0.29 units/acre
Min. lot size proposed	5,655 sq.ft.
Min. lot width	45 ft.
New street required	Yes
Lineal feet of new street	1500 L.F.
Water/sewer available	Yes/Yes
Access	Via Paris Pike
Variations	None

BACKGROUND:

The application before the Planning Commission is an amendment to a previously approved Preliminary Subdivision Plat for the former multi-family area of Rocky Creek. The subject property was previously approved for 103 single-family lots in PSP-2013-31 on November, 2013. The purpose of the amendment is to remove an extension of Kendall Drive stubbing to the adjoining commercially zoned property to the west and to remove a right-of-way reservation for a potential future roadway extension of Magnolia Blvd. Both of these were conditions of approval of the previous Preliminary Plat for the property.

KEY ISSUES/COMMENTS:

The overall Concept Plan and Zone Change for Rocky Creek Farms was approved in August 2001 (ZMA 2001-40) with a rezoning of the property from A-1 to R-2 (PUD) for 177.56 acres. It included multiple residential sections with varying densities. The overall Concept Plan approval was for a maximum of 791 dwelling units on 177.56 acres for an overall maximum density of 5.0 units per acre. This included 436 units approved in single-family homes, 14.49 acres in apartments and 10.74 acres in townhomes.

An amended Master Plan for the property and an amended Preliminary Plat for the multi-family area converting the proposed use from apartments to 103 single-family lots was approved in November 2013. Staff at that time, requested that Kendall Drive be extended to the west and stubbed out to the adjoining commercially zoned property to provide connectivity when that property develops. A reservation of land was requested to allow any potential future extension of Magnolia Drive to be routed to the east, further from the Connector Road intersection.

The Northeast Georgetown Traffic Study had recommended a road extension from Cherry Blossom Way to US 460 east to help alleviate some of the congestion on Connector Road. The road reservation shown on the previous plat was an attempt to leave open an option for a potential future extension of Magnolia Way to connect to US 460 at a location where a full intersection would be permitted by KY Transportation Cabinet engineers. The majority of Rocky Creek subdivision was built out and no other corridor of open land was available to route a new road thru Rocky Creek and this was deemed the best available option.

After examining the alignment carefully, it does not appear practical for a road to follow this alignment and have any significant benefit for the community. The topography is steeply sloped at the front of Rocky Creek and the cut required does not make the alignment feasible. It may be beneficial however to require a future driveway or service road along the back of the commercial lot between the commercial property to the west and Falmouth Drive when the commercial lot along the Rocky Creek frontage develops.

The property to the west of the subject property was recently purchased and a Preliminary Development Plan was approved for Bluegrass RV. This Preliminary Development Plan showed a private commercial driveway along the eastern boundary of the property. There remains a large portion of the commercial property to the west undeveloped. The use and layout of this property is largely undetermined. It could be beneficial to maintain the stub road connection from Rocky Creek to the

Commercial property to the west, for future connectivity when it does develop, particularly if it were to develop in the future with commercial retail or service related uses. Therefore, it is recommended that the requirement for this stub road connection remain at this time.

RECOMMENDATION:

Approve the Amended Subdivision Plat for Rocky Creek Farm for the 30.5 acres, subject to:

1. All previous applicable requirements from the previous approval for Rocky Creek (ZMA-2001-40 and PSP-2013-31) with the following exclusions:
 - a. Remove condition from PSP 2013-31 to reserve land for future roadway along the back of lots 66 and 67 and allow consolidation of reserved land into the lot area.
2. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
3. There shall be no grading or construction on the site until Construction Plans have been reviewed and approved by the Planning Commission staff.
4. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plat 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.

(signature of owner or owners) _____ Date _____

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I hereby certify that the Preliminary Subdivision Plat shown herein 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 upon certification of the commission engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

GEORGETOWN, SCOTT COUNTY PLANNING COMMISSION DIRECTOR _____ Date _____

#	ZONING	OWNER	OWNER'S ADDRESS	MAP ID
A	R-1	JOHNSON SUE ROGERS	7380 BRADSHAW DR. JENNINGS, CA 95326	190-20-029-000
B	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-095-000
C	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-085-000
D	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-077-000
E	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-073-000
F	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-065-000
G	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-057-000
H	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-058-000
I	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-055-000
J	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-050-000
K	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-053-000
L	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-041-000
M	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-038-000
N	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-034-000
O	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-032-000
P	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-028-000
Q	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-024-000
R	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-018-000
S	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-014-000
T	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-013-000
U	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-010-000
V	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-009-000
W	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-008-000
X	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-006-000
Y	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-004-000
Z	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-003-000
AA	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-002-000
BB	R-1	DOMINION HOMES OF KY, LTD	90035 Forest Green Blvd Louisville, KY 40223	190-20-001-000
CC	A-1	KAREN S GREEN	100 Broadford Way Georgetown, KY 40324	189-40-110-000
DD	A-1	EMMA A. TRACY REVOCABLE TRUST	2222 Harrison Court Lexington, KY 40515	189-40-030-000
EE	B-1	JAN LLC	2222 Harrison Court Lexington, KY 40515	190-10-142-003
FF	B-2	HELEN REYNOLDS, LLC	2823 Village Way Ste 402E Louisville, KY 40228	190-10-142-000

PURPOSE OF AMENDMENT:

- 1 Remove Kendall Drive extension stub creating new lot.
- 2 Remove "Potential Future Right of Way - Open Space" extending lot lines.

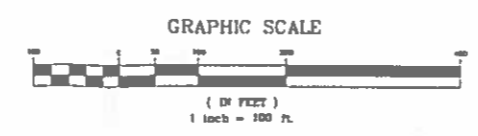
Lots Previously Developed

- LEGEND**
- PROPOSED FIRE HYDRANT
 - APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN
 - EXISTING TREE LINE
 - EXISTING CONTOUR LINE
 - PROPOSED LOT NUMBER
 - PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/31/14	REVISED SITE LAYOUT	JH
2	11/01/17	Remove Kendall Drive extension stub and remove "Potential Future Right of Way - Open Space"	H-E

PRELIMINARY NOT FOR CONSTRUCTION

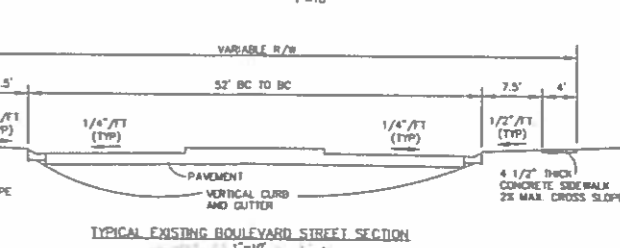
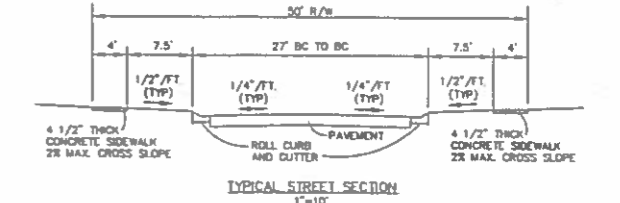
PROFESSIONAL STAMP



SITE STATISTICS:		
TOTAL GROSS ACREAGE	30.7± AC	30.7± AC
ACREAGE IN R.O.W.	6.1± AC	6.2± AC
NET ACREAGE (R-2)	24.6± AC	24.5± AC
EXISTING ZONING	R-2(PUD)	R-2(PUD)
AVERAGE LOT SIZE	7,425 SF	7,425 SF
MINIMUM LOT SIZE	5,635 SF	5,635 SF
MINIMUM LOT FRONTAGE	45'	45'
NUMBER OF HOUSING UNITS	104	103
UNITS PER NET ACRE	4.2± DU/AC	4.2± DU/AC
OPEN SPACE REQUIRED	(10%) 2.5± AC	(10%) 2.5± AC
OPEN SPACE PROVIDED	(25%) 6.2± AC	(27%) 6.5± AC

BUILDING SETBACKS:		
FRONT YARD	25'	25'
SIDE YARD	7.5'	7.5'
REAR YARD	10'	10'

- GENERAL NOTES:**
1. This plan shall not be used as a basis for Sale of this property any sale of land shall be based upon a recorded subdivision plat.
 2. This plan may be amended with the approval of the Georgetown Scott County Planning Commission.
 3. Access shall be limited to the points indicated on this plan.
 4. Construction documents must be approved prior to any construction of that phase of project.
 5. Location of existing sanitary sewers, water mains, fire hydrants, storm drains, utilities and other underground structures will be provided with the construction documents for each phase.
 6. Location and type of monumentation will be provided on the final plats at time of recording.
 7. Proposed utility and other easements shall be provided on the final record plats.
 8. Radii, curve data and proposed changes to existing streets shall be shown with construction plans.
 9. Street names shall be provided in accordance with Article X of the subdivision regulations.
 10. Location, size, and type of sanitary sewers, water mains, and other utility facilities for storm water, drainage and other proposed improvements, such as sidewalks, planting, parking, parks and grading of individual lots shall be provided with the construction documents for each phase of construction.
 11. Statement of deed restrictions and protective covenants and homeowner's association requirements, if any shall be provided prior to signing of final plats.
 12. Proposal for accomplishing the installation of improvements shall be provided prior to signing of final plat.
 13. There is, although not shown a 5' wide drainage and utility easement centered along the side and rear property lines of all lots.
 14. Roads to be built in accordance with city of Georgetown specifications and acceptance policy.
 15. All fence rows to be preserved except in cases of street crossings or installation of utilities.
 16. All erosion control requirements of the USDA-NRCS will be addressed on the construction plans.
 17. Water quality treatment to be provided by the existing pond and the proposed detention basin.
 18. The existing median islands on Falmouth and Thorndale will not be altered.



MEADOWS AT ROCKY CREEK
AMENDED REVISED PRELIMINARY SUBDIVISION PLAT
GEORGETOWN, SCOTT COUNTY, KY

OWNER / DEVELOPER: BALL HOMES LLC
 3899 Walden Drive
 Lexington, KY 40517
 Phone: (858) 268-1191

PREPARED BY: HALL-HARMON ENGINEERS, INC.
 1953 Willis Ruppard Road
 Winchester, KY 40391
 Phone: (858) 744-6539

HIGHGROVE AMENDED PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
December 14, 2017

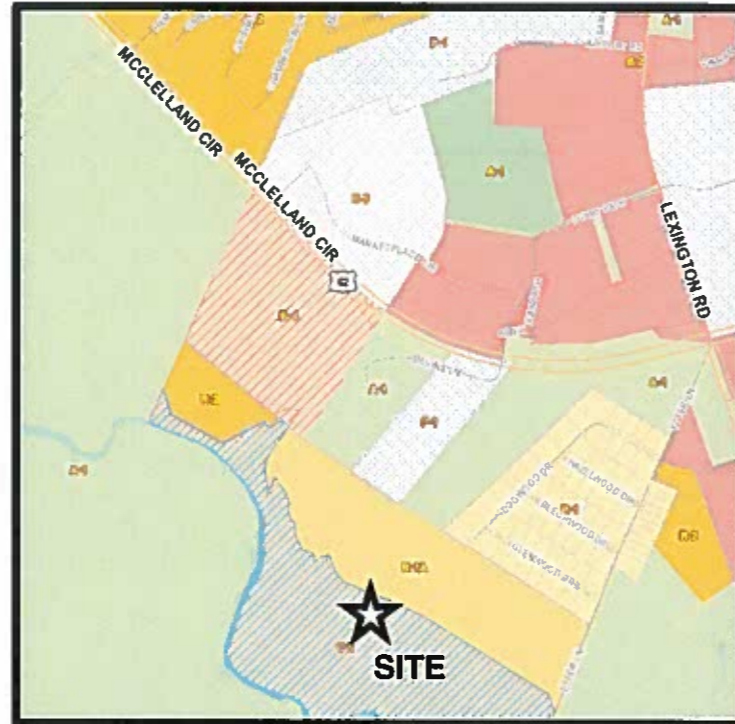
FILE NUMBER: PDP-2017-49

PROPOSAL: Amended Preliminary Development Plan request to relocate and add three (3) additional Independent living duplexes, six (6) additional units, on property zoned R-2 (PUD)

LOCATION: South side of McClelland Circle and Bevins Lane in Georgetown

APPLICANT: Continental Real Estate Companies

ENGINEER/DESIGNER: Kevin Rich, Kevin Rich Design Studios



STATISTICS:

Acreage	82.92 (9.96 acres Giles Property) (72.96 acres Snyder Property)
Proposed Use	Assisted living and retirement cottages
Sq. Ft. of Buildings	23 duplexes, 46 units, 80,000 sf, 90 units assisted living
Parking	Assisted living 48 spaces (required) 81 spaces (proposed) Duplexes 2 per unit, 46 spaces (required) 46 spaces (proposed)
New street required	Yes
Linear feet of new street	+/- 4000 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Etter Lane

BACKGROUND:

The subject property includes a 9.96-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle, and a larger parcel, 72.96 acres in size, to the south, behind Etterwood subdivision and Landmark Office Centre and backing up to Cane Run Creek.

The two parcels were partially rezoned R-2 (PUD) and the smaller parcel was annexed by the City of Georgetown in June of this year. The area outside the USB and City limits, consisting of 48.08 acres of the Snyder Property was rezoned C-1 (Conservation) in 2012, with application ZMA-2012-14 (Sikura Properties). This area remains zoned C-1 (Conservation). This area is part of the project, but will be utilized for agricultural, open space and recreational uses. These uses are allowed by right in the Conservation zone district.

The subject property is located on the south side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The main access will be from McClelland Circle at Bevins Lane and a secondary access will be from Etter Lane. The site has a gently sloping topography that drains north to south from McClelland Circle to Cane Run Creek.

There are existing mature treelines along the southwestern property boundary in and around the Cane Run Creek floodplain and along the shared boundary with Etterwood subdivision. There is a sanitary sewer pump station west of the site and all utilities are available. The main entrance is from an unsignalized intersection also serving as a secondary access to Kroger and the Landmark Shoppes across the bypass to the north.

Amended Preliminary Development Plan Review:

The Preliminary Development Plan (PDP) was approved in June 2017 and included 90 Assisted Living Facility Units (60 Assisted Living and 30 memory care) in a large one-story assisted living facility building approximately 88,500 square feet in area. The approved PDP also included 40 independent living cottages in 20 duplex units.

The Amended Preliminary Development Plan is proposing to add three additional duplexes with six (6) total additional dwelling units. The Amended Plan also removes all of the duplex retirement cottages from the area east of the Main Facility and distributes them instead to the west of the main building and along the main entrance road. The reasoning for this is to reduce development costs by reducing the length of utility runs and streets and earthwork that would be needed to construct the eastern retirement cottage area.

An additional change proposed is a reduction in the width of some of the secondary roads in the development. Specifically, the secondary roads are proposed for a reduction from 22' pavement width to 20' pavement width. There is still curb and gutter proposed on one side of the street on some roads and no curb and gutter on others depending on the drainage proposed. The driveway width will remain 24' along the main entrance to the round-about and through any parking areas with two-way traffic. The roads previously were intended for private maintenance and that is still the intent. There is a private road standard of 25' of pavement width in Article X of the Subdivision and Development Regulations.

It should be noted that approval of a reduction from this standard should be called out as a variance in the conditions of approval.

Access:

The subject property was to be accessed from McClelland Circle at Bevins Lane which also serves as the secondary access to Kroger and Landmark Shoppes development on the north side of McClelland Circle. The residential areas were also proposed to have a secondary entrance at Etter Lane, which was to be gated and used primarily for emergency services.

The access to McClelland Circle is a previously constructed entrance to the bypass that will need to be straightened and reconstructed for this project. Construction in the KYTC right-of-way will require a State encroachment permit. Work may also need to take place on adjacent private property. The proposed reconstruction at the entrance is the responsibility of the applicant and will require all necessary State permits and private easements to be obtained.

All road improvements required for construction of this project are the responsibility of the applicant. Etter Lane along the project's secondary frontage will need right-of-way dedicated and will need to be widened to City standards along the applicant's frontage. This will require a dedication of 25' of right-of-way from the centerline of Etter Lane and 2.5' of pavement and shoulder and ditch improvements from the northern property corner to the secondary entrance.

Traffic Study

A Traffic Study was completed by Diane Zimmerman Traffic Engineering, LLC. It concluded that the traffic generated by the development would have a minimal impact to the existing highway network and no improvements were recommended. However, based on the fact that the entrance to McClelland Circle at Bevins Lane would need to be reconstructed, it was staff's recommendation that it be reconstructed to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection for safety reasons in the future, and a signal warrant study should be conducted to determine the appropriate time to install a signal.

Parking and Circulation:

The proposed project consists of a 1-story, 90,000 square foot, Assisted Living Center which will back up to and take advantage of the views of the Greenbelt and farm belt south of Georgetown, with duplex independent living cottages along the entry road and to the west of the main building. The entrance road and frontage road for the cottages will be either built with a rural road section with shoulders and ditches to handle drainage, or have curb only on one side to direct water run-off. The only road sections with curb and gutter on both sides will be the internal courtyards for the cottages that flank the main building.

The road sections proposed are not our typical city street road profiles. All roads are proposed to be privately owned and maintained and there are no major through collector roads proposed on the property. The roads, if built as proposed, will not be eligible for future public dedication.

The proposed street sections show sidewalks on only one side of the street for the sections that are curb and gutter only on one side. The secondary access to Etter Lane has no sidewalks. The overall plan does show a logical system of pedestrian paths and sidewalks. There may be some minor sidewalk extensions

that need to be made to better connect the system, but these minor changes can be addressed by staff at the time of Final Development Plan approval.

The applicant has shown sufficient parking and service and emergency access. Hydrant location and Fire and Emergency access details need final approval of the Georgetown Fire and EMS agencies.

Landscaping & Greenbelt:

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern boundary of the site has been identified in the previous and current Comprehensive Plans as the boundary of the Southern Greenbelt. The subject property was annexed by the City of Georgetown in 2005 up to the 820 contour, and this is also the southern Georgetown USB line.

The purpose of the Greenbelt is to establish a clear boundary beyond which urban development will not be permitted. The Greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It recommended that existing mature tree lines and fences be maintained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land.

At the Preliminary Development Plan stage, the Applicant is required to show appropriate tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

The applicant is proposing to maintain as open space all the area in the C-1 zone, but has proposed to establish the greenbelt screening at the edge of Cane Run Creek rather than at the edge of the boundary between the R-2 and C-1 zones or at the 820 contour. This is acceptable to staff, since there are existing mature tree lines at Cane Run Creek and that is a more appropriate location for a buffer. The remainder of the C-1 zone will remain pasture with existing horse fencing, so there will remain fencing in place between the developed area of the project and Cane Run Creek.

The applicant has also proposed a 20' trail easement north of Cane Run Creek, the exact location of which is yet to be determined. The final trail easement location and tree preservation buffer should be established prior to Final Development Plan approval.

Existing mature tree lines shall be protected during development and shall be preserved within a tree preservation buffer a minimum of 15' wide adjacent to Etterwood subdivision and where required by the *Landscape and Land Use Buffers Ordinance*.

Building and Site Standards:

The main Assisted Living Center required Conditional Use Permit (CUP) approval in the R-2 District. This CUP was granted by the Georgetown Board of Adjustment on July 3, 2017. The duplex cottages are permitted in the R-2 District. They are proposed to be retained on one lot and not individually subdivided and sold on separate lots.

If proposed for subdivision in the future, a subdivision plat will be required for review and approval of the Planning Commission and the lots will need to meet all the lot dimension and area requirements of the R-2 District. The proposed Preliminary Development Plan meets all the density, building area coverage and setback requirements of the R-2 District.

RECOMMENDATION:

Based on the findings above, staff recommends approval of the Amended Preliminary Development Plan for a 90,000 square foot Assisted Living Center with 90 dwelling units and 23 duplex cottages on 82.92 acres at Bevins Lane and McClelland Circle with the following variance and conditions:

Variance:

Minimum roadway pavement width for private streets reduced from 25' to 24' for primary entrance road and 20' for secondary roads.

Conditions:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to Final Development Plan approval, submit approved street names and addresses in accordance with the adopted Street Name and Numbering Guide.
5. All previous conditions associated with zoning approval ZMA-2017-18 and PDP-2017-25.
6. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
7. Provide specie-specific landscape plan as part of Final Development Plan submittal. Plan must show conformance with requirements of the *Landscape and Land Use Buffers Ordinance*.
8. Show building entrances, sidewalks, curb ramps and crosswalks on Final Development Plan.
9. Final Greenbelt Landscape buffer location and width and trail easement location will be determined after on-site evaluation by staff and applicant prior to Final Development Plan approval.
10. Applicant is responsible for all off-site road improvements required to serve the development, including the additional recommendation that a left and through lane and a dedicated right turn lane be provided at the main access to the bypass.
11. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
12. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

LEGEND

---	EXISTING PROPERTY BOUNDARY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING LOT LINES
---	EXISTING ROAD
---	EXISTING TREE MASS
---	EXISTING TREE
---	EXISTING HORSE FENCING
---	EXISTING SANITARY SEWER LINE
---	EXISTING SANITARY MANHOLE
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD UTILITIES
---	ADJACENT PROPERTY WIZONING

PROJECT DATA

EXISTING ZONING	A-1 / R-1A / C-1
PROPOSED ZONING	R 2 / R 2 C 1
EXISTING LAND-USE	VACANT / HORSE FARM
PROPOSED LAND-USE	ASSISTED LIVING FACILITY & INDEPENDENT LIVING COITAGES
PROPERTY AREA	82.92 AC (3,611,995.2 SF)
GILES PROPERTY	9.963 AC (434,005.70 SF)
SNYDER PROPERTY	72.96 AC (3,178,137.6 SF)

BUILDING DATA

PROPOSED LOT NO. 1	434,163.75 SF (9.97 AC)
INDEPENDENT LIVING COTTAGE UNITS	28 (14 DUPLEX BLDGS)
MAXIMUM ALLOWABLE DENSITY	12.0 DU/AC
PROPOSED DENSITY	2.81 DU/AC
PROP. BUILDING FOOTPRINT AREA	49,000 SF (3,500 SF/BLDG)
MAX. BUILDING GROUND COVERAGE	40%
PROP. BUILDING GROUND COVERAGE	11.3%
MAX. ALLOWABLE BUILDING HEIGHT	30 FT
PROP. BUILDING HEIGHT	18 FT
MIN. PARKING SPACES REQUIRED	56 (2 SPACES / UNIT)
PARKING SPACES PROVIDED	56

PROPOSED LOT NO. 2

ASSISTED LIVING FACILITY UNITS	51 (60 AL & 30 MEMORY CARE)
INDEPENDENT LIVING COTTAGE UNITS	18 (9 DUPLEX BLDGS)
TOTAL UNITS	128
Avg. ASSISTED LIVING ROOM SIZE	330 - 810 SF
MAXIMUM ALLOWABLE DENSITY	15.0 DU/AC
PROPOSED DENSITY	7.22 DU/AC
PROPOSED BUILDING FOOTPRINT AREA	120,000 SF
ASST. LIVING FACILITY	88,500 SF
IND. LIVING COTTAGES	31,500 SF (3,500 SF/BLDG)
MAX. BUILDING GROUND COVERAGE	40%
PROPOSED BUILDING COVERAGE	18.4%
MAX. ALLOWABLE BUILDING HEIGHT	40 FT (PER ASST. LIVING ORD.)
PROPOSED BUILDING HEIGHT	40 FT
MIN. PARKING SPACES REQUIRED	64 (AL: 48 (3 SPACES/5 UNITS) + IL: 16 (2 SPACES/UNIT))
PARKING SPACES PROVIDED	97 (AL: 81 + IL: 16)

PROPOSED LOT NO. 3

PROPOSED LOT NO. 4 (GREENBELT)	1,867,973.0 SF (42.88 AC)
PROPOSED AREA TO BE DEDICATED AS RW	33,559.15 SF (0.77 AC)
TOTAL PROPERTY AREA	3,419,682.33 SF (78.51 AC)

- PROJECT NOTES**
- PURPOSE OF THIS PLAN IS TO REFLECT THE PROPOSED DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH THE R-2 ZONE.
 - ZONE CHANGE & CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON MAY 11, 2017. ZONE CHANGE FILE NO.: ZMA 2017-18
 - PRELIMINARY DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON JULY 13, 2017. PLANNING DEPT. FILE NO.: PDP 2017-25

GENERAL UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (KENTUCKY 811) (TOLL FREE PHONE NO. 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING A UTILITY LOCATOR TO LOCATE ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- GENERAL NOTES**
- UTILITY EASEMENT DESCRIPTION
EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, COLUMBIA GAS, AT&T, TIME WARNER, AND OTHER APPROPRIATE UTILITY COMPANIES, 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 MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES; NOT BUILDING OR OTHER STRUCTURE SHALL BE ERCTED 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; ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE A 5' (FIVE) FOOT EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.
 - DRAINAGE EASEMENT DESCRIPTION
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.
 - INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE FINAL DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
 - STORM SEWERS, STORMWATER RETENTION BASINS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES; SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
 - GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
 - STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY PROTECTION AND RECHARGE SHALL MEET THE REQUIREMENTS OF THE CITY OF GEORGETOWN STORMWATER MANUAL, LATEST EDITION.
 - ALL ROADS AND DRIVES SHOWN ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
 - COTTAGE BUILDINGS (DUPLEXES) ARE NOT INTENDED FOR SUBDIVISION OR INDIVIDUAL SALE.
 - ADDITIONAL 10 FT OF RIGHT-OF-WAY ALONG ETTER LANE PROPERTY FRONTAGE TO BE DEDICATED BY DEED OR MINOR PLAT PRIOR TO CONSTRUCTION OF PROPOSED PARCEL NO. 3; IMPROVEMENTS TO ETTER LANE TO BE REVIEWED PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL.
 - DEVELOPER ACKNOWLEDGES THAT THE GREENBELT MASTER PLAN PROPOSES A "TRAIL" IN THIS GENERAL AREA; THE DEVELOPER AGREES TO WORK WITH THE CITY OF GEORGETOWN TO DESIGN AND CONSTRUCT THE TRAIL ON BEHALF OF THE CITY OF GEORGETOWN.
 - DEVELOPER SHALL GRANT A 20 FT WIDE TRAIL EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY AT CANE RUN CREEK TO ACCOMMODATE A FUTURE 8 FT WIDE MULTI-USE TRAIL; THIS TRAIL SHALL CONNECT TO THE PROPOSED TRAIL ALIGNMENT UPON 252 MCLELLAND CIRCLE WEST OF THE SUBJECT PROPERTY.
 - DEVELOPER AGREES TO GRANT AN ACCESS EASEMENT TO THE CITY OF GEORGETOWN, AT A LOCATION AGREED UPON WITH THE PLANNING COMMISSION, WITHIN SIXTY (60) DAYS OF THE BEECHWOOD DRIVE EXTENSION BEING CONSTRUCTED.
 - PERMIT REQUIRED FROM KY DIVISION OF WATER FOR STORMWATER BASIN SHOWN WITHIN THE 100-YR FLOODPLAIN.

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG	OWNER	PARCEL ID
1	164 / 293	ISHMAEL, RAYMOND L., CO NANCINA	168-30-038-000
2	333 / 821	WANG YUN & ZHENGZHONG LONG	168-30-037-000
3	175 / 194	GARRISON GAYLE H & WAI REV LING TRUST	168-30-025-000
4	142 / 184	WOOD JAMES PAUL & MARGARET	168-30-026-000
5	217 / 103	GRIFFIN ROBERT C & BEVERLY D	168-30-029-000
6	325 / 325	KENLEY ANGELA	168-30-030-000
7	250 / 224	THOMAS FERNANDO K SR & VANESSA J	168-30-032-000
8	373 / 613	DARNELL MARY SEAY & DWAYNE THOMAS	168-30-033-000
9	106 / 657	BORDERS DALLAS	168-30-034-000
10	118 / 353	BLACKBURN BUFORD	169-10-005-000
11	330 / 449	CRISP MARGIE IRENE	169-10-004-000
12	259 / 041	PEARL GARY & RUTH	169-10-003-000
13	290 / 463	CARPENTER TERRY L	169-10-002-000
14	252 / 354	MARACLE ANTHONY & TONYA	169-10-006-000
15	148 / 626	RUTH YVETTE	169-10-008-000
16	154 / 439	WRIGHT JANELL JUSTICE	169-10-009-000
17	131 / 446	PERKINS RAYMOND E & LINDA	169-10-012-000
18	335 / 167	WELLS BOBBY CLAYTON & CAROLYN SUE	169-10-015-000
19	232 / 759	RYAN JAY & JANICE	169-10-019-000
20	102 / 525	RYAN CLARENCE & BLANCH	169-10-023-000
21	252 / 368	CHEATHAM SHANNON C	169-10-027-000
22	333 / 073	PERRY WANDA F	169-10-033-000
23	345 / 279	DWYER JAMES N & CANDACE M	169-10-049-000
24	345 / 279	DWYER JAMES N & CANDACE M	169-10-059-000
25	241 / 470	CONLY DELBERT & JOY	169-10-050-000
26	329 / 082	SIKURA PROPERTIES LLC	142-20-002-000
27	002 / 631	D L INVESTMENTS LLC & S D INVESTMENTS	168-30-020-000
28	266 / 664	GRAND AVENUE BAPTIST CHURCH	168-30-007-000
29	329 / 082	SIKURA PROPERTIES LLC	169-10-001-000

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 PLAT/PLAN OF THE DEVELOPMENT WITH MY/OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, 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.

DATE: 2017

SIGNATURE OF OWNER OR OWNERS

SIGNATURE OF OWNER OR OWNERS

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

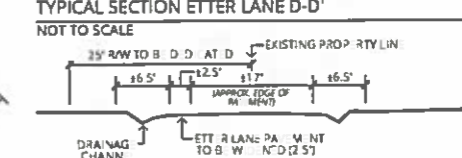
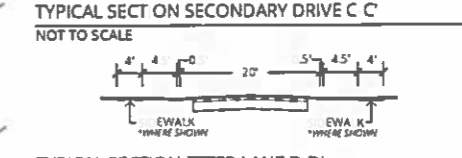
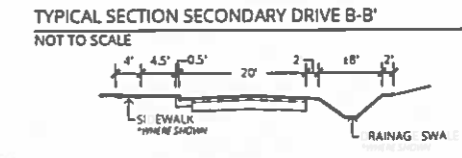
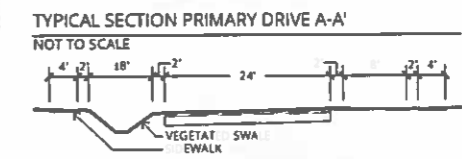
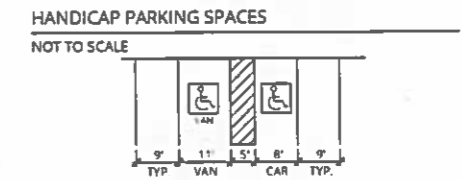
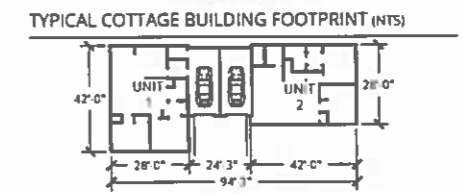
WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

DATE: 2017

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

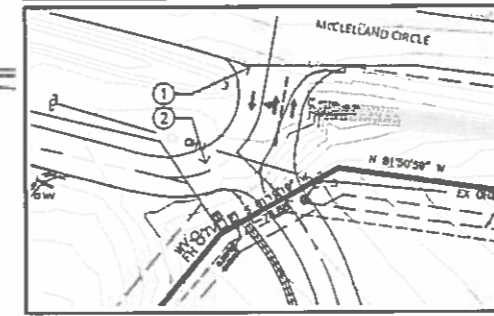


LOCATION MAP NOT TO SCALE



- KEY**
- INTRANC ROAD CONNECTION AT MCLELLAN CIRCLE ENLARGEMENT THIS 2' ENLARGEMENT MEETING R.A.
 - EXISTING EVANS LANE AGRV NT TO R MAIN CONNECTION TO BE PROVIDED WITH ENTRANCE REFER TO SECTION A-A
 - ASPHALT INTRANC DRIVE WITH ROAD CROSS RAINFALL CHANNEL REFER TO SECTION A-A
 - TYPICAL NO. P. N. IN LIVING COTTAGE BUILDING D.P. 10' FOOTPRINT ENLARGEMENT
 - PROPOS D ROAD A-B TO INTERSECT WITH SA
 - TYPICAL OF STR ET PARKING AREA SEE PARKING DATA
 - EXISTING GUMWSP IMP TATION
 - GEORGETOWN CITY LIMIT BOUNDARY BOUNDARY PER APPROPRIATION DISTANCE NO. 20
 - PROPOS D 20 FT W. TRA M NT ALIGNED ON PERMITTED BY MCLELLAN CIRCLE TRAIL
 - EXISTING HORSE BARN TO REMAIN
 - APPROXIMATE 100 YR FLOODPLAIN PER FEMA FIRM NO. 21-000-018-D-01 JANUARY 2010
 - EXISTING HORSE ENCLOSURE TO REMAIN
 - NEW S. CONDRY ENTRANCE R/L LANE (GREENBELT) FENCED AND R/W ONLY
 - EXISTING INTRANC DRIVE TO R MAIN AS SECONDARY DRIVE (GREENBELT) R/W ONLY
 - GAT D S. CONDRY ACCESS
 - PROPOS D TRAIL & DUMPST R NC ENLARGEMENT

INTERSECTION @ MCLELLAND CIRCLE PLAN ENLARGEMENT



SCALE 1/50



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

4175 WESTPORT ROAD, SUITE 201
LOUISVILLE, KENTUCKY 40207 USA
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ONLY IN CONNECTION WITH THE PROJECT FOR WHICH IT WAS PREPARED. THE PLANS ARE THE PROPERTY OF RICH DESIGN STUDIOS AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF RICH DESIGN STUDIOS. ANY REPRODUCTION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF RICH DESIGN STUDIOS EXPRESS WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

DEVELOPER

CONTINENTAL SENIOR COMMUNITIES
Continental is a subsidiary of a member of the Continential Group

1501 BROAD STREET, 8TH FLOOR
COLUMBUS, OHIO 43215
614.221.1800 OFFICE 614.221.6365 FAX
WWW.CONTINENTAL-REALESTATE.COM

PROJECT NAME

HIGHGROVE at GEORGETOWN

PROJECT ADDRESS

GILES PROPERTY (PARCEL ID: 168-30-021-000)
MCLELLAN CIRCLE, GEORGETOWN, KY 40324
SNYDER PROPERTY (PARCEL ID: 169-10-001-002)
270 ETTER LANE, GEORGETOWN, KY 40324

SHEET TITLE

PRELIMINARY DEVELOPMENT PLAN

DATE ISSUED	NOVEMBER 20, 2017
DRAWN BY	YZ
CHECKED BY	KWR
PROJECT NUMBER	16108

REVISIONS	DATE
1 TRC COMMENTS	11/29/2017

SHEET NUMBER

1.01



LEGEND

SS	EXISTING CONTOUR
SE	EXISTING SPOT ELEVATION
ST	EXISTING TREE MAST
TR	EXISTING TREE
FF	EXISTING FENCE
MB	EXISTING MAIL BOX
W	EXISTING WATERLINE W/ SIZE
WM	EXISTING WATER METER
VP	EXISTING WATER VALVE
PH	EXISTING FIRE HYDRANT
GC	EXISTING GAS W/ SIZE
GM	EXISTING GAS METER
GV	EXISTING GAS VALVE
OH	EXISTING OVER-HEAD UTILITIES
OE	EXISTING OVER-HEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
UP	EXISTING UTILITY POLE
UD	EXISTING DOWN CABLE
GU	EXISTING GUY UTILITY POLE
TR	EXISTING TRANSFORMER
ESB	EXISTING ELECTRIC SERVICE BOX
EMH	EXISTING ELECTRIC MANHOLE
EB	EXISTING ELECTRIC BOX
LP	EXISTING LIGHT POLE
TP	EXISTING TELEPHONE PEDestal
TMH	EXISTING TELEPHONE MANHOLE
OT	EXISTING OVER-HEAD TELEPHONE
UPT	EXISTING UNDERGROUND TELEPHONE
UTV	EXISTING TELEVISION PEDestal
CB	EXISTING CATCH BASIN W/ PIPE
HW	EXISTING HEADWALL W/ PIPE
SMH	EXISTING SANITARY MANHOLE W/ PIPE

COORDINATE POINT SCHEDULE - ROAD CENTERLINE

POINT	DESCRIPTION	NORTHING	EASTING
1	POINT OF BEGINNING @ MCCLELLAND CIRCLE CENTERLINE	N 248787.43	E 1549677.17
2		N 248736.13	E 1549667.97
3	INTERSECTION WITH BEVINS LANE CENTERLINE	N 248708.20	E 1549652.22
4		N 248614.42	E 1549713.66
5		N 248446.00	E 1549709.86
6		N 248318.85	E 1549645.15
7		N 248152.03	E 1549457.43
8		N 247998.60	E 1549269.72
9	END ASHTON GROVE BLVD AT ROUND-A-BOUT	N 247841.28	E 1549175.71
10	CENTER OF ROUND-A-BOUT	N 247798.28	E 1549150.20

COORDINATE POINT SCHEDULE - BUILDINGS

POINT	DESCRIPTION	NORTHING	EASTING
72	EAST CORNER OF BUILDING 1	N 248424.75	E 1549659.03
73	WEST CORNER OF BUILDING 1	N 248442.81	E 1549558.34
74	N/E CORNER OF BUILDING 2	N 248338.88	E 1549782.49
75	S/W CORNER OF BUILDING 2	N 248303.54	E 1549682.84
76	EAST CORNER OF BUILDING 3	N 248354.71	E 1549617.82
77	WEST CORNER OF BUILDING 3	N 248378.33	E 1549514.76
78	N/E CORNER OF BUILDING 4	N 248253.20	E 1549695.60
79	S/W CORNER OF BUILDING 4	N 248204.91	E 1549605.20
80	EAST CORNER OF BUILDING 5	N 248262.91	E 1549537.59
81	WEST CORNER OF BUILDING 5	N 248319.41	E 1549452.08
82	N/E CORNER OF BUILDING 6	N 248164.17	E 1549605.13
83	S/W CORNER OF BUILDING 6	N 248136.52	E 1549502.07
84	EAST CORNER OF BUILDING 7	N 248212.13	E 1549474.05
85	WEST CORNER OF BUILDING 7	N 248261.91	E 1549380.77
86	EAST CORNER OF BUILDING 8	N 248036.80	E 1549527.07
87	WEST CORNER OF BUILDING 8	N 248088.82	E 1549435.02
88	N/E CORNER OF BUILDING 9	N 248162.34	E 1549408.92
89	S/W CORNER OF BUILDING 9	N 248126.42	E 1549306.41
90	EAST CORNER OF BUILDING 10	N 247981.04	E 1549454.40
91	WEST CORNER OF BUILDING 10	N 248029.59	E 1549370.28
92	N/E CORNER OF BUILDING 11	N 248083.12	E 1549311.79
93	S/W CORNER OF BUILDING 11	N 248040.03	E 1549215.24
94	EAST CORNER OF BUILDING 12	N 247933.35	E 1549401.27
95	WEST CORNER OF BUILDING 12	N 247959.45	E 1549298.81
96	N/E CORNER OF BUILDING 13	N 247995.64	E 1549218.60
97	S/W CORNER OF BUILDING 13	N 247930.58	E 1549139.41
98	EAST CORNER OF BUILDING 14	N 247860.51	E 1549345.73
99	WEST CORNER OF BUILDING 14	N 247894.99	E 1549249.22



GENERAL UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSO SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ALL UTILITIES SHOWN HEREON WERE DERIVED FROM A COMBINATION OF UTILITY MAPPING AND FIELD OBSERVATIONS OF MARKINGS PLACED BY OTHERS. NO CERTIFICATION IS MADE REGARDING THE ACCURACY OF BURIED UTILITIES. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CONTACT "KENTUCKY 811" AND ALL OTHER UTILITIES NOT INCLUDED IN KENTUCKY 811 LOCATE SERVICE. A MINIMUM OF 48 HOURS PRIOR TO THE START OF WORK.

GENERAL LAYOUT NOTES

1. ALL SIDEWALKS, RAMPS, LANDINGS AND CROSSWALKS ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN (2010).
2. CONTRACTOR TO COORDINATE FINAL DESIGN OF ALL SIDEWALKS, RAMPS, STEPS, LANDINGS AND CROSSWALKS ADJACENT TO THE PROPOSED BUILDING WITH THE BUILDING ARCHITECT AND/OR OWNER.
3. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF WORK.
4. CONTRACTOR SHALL STATE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE START OF WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IF ANY DISCREPANCIES ARE DISCOVERED DURING THE LAYOUT OF THE PROJECT.
5. ALL CONSTRUCTION SHALL CONFORM TO, OR EXCEED, REGULATIONS OF THE COMMONWEALTH OF KENTUCKY AND THE CITY OF GEORGETOWN, AND ALL APPLICABLE STANDARDS AND GOVERNING AUTHORITIES.
6. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB EXCEPT OTHERWISE NOTED.
7. ALL WALL, FENCE AND COLUMN DIMENSIONS ARE GIVEN TO/FROM CENTER OF WALL, CENTER OF COLUMN AND CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.
8. ALL RADII ARE SHOWN AT FACE OF CURB OR EDGE OF PAVEMENT AND CENTERLINE OF ROADS, WALLS & SIDEWALKS.
9. CONTROL AND EXPANSION JOINTS FOR CONCRETE PAVING SHALL BE AS SHOWN ON THE PLAN. ALL JOINTS ARE TO BE PERPENDICULAR TO THE EDGE OF PAVEMENT EXCEPT WHERE INDICATED.
10. CONTRACTOR SHALL REFER TO THE SITE PLAN AND ASSOCIATED CONSTRUCTION DETAILS FOR MATERIAL DIMENSIONS, SPECIFICATIONS AND FINISHES.
11. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS WITHIN THE PROJECT SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK.
13. CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE GOVERNMENTAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES ANY AND ALL RESPONSIBILITY FOR SAFETY ON THE PROJECT.

BENCHMARK NOTE

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED USING A TRIMBLE R-10 DUAL FREQUENCY ROVER IN CONJUNCTION WITH THE KYTC VMS NETWORK.

BM # 5604	ELEV. 857.37
SQUARE CUT ON TOP OF CONCRETE HEADWALL LOCATED AT THE SOUTHWEST CORNER OF BEVINS LANE AND MCCLELLAND CIRCLE.	
BM # 30	ELEV. 819.43
RAILROAD SPIKE IN UTILITY POLE LOCATED ON THE EAST SIDE OF ETTER LANE ACROSS FROM THE DRIVE LEADING TO THE HORSE BARN.	
BM # 8305	ELEV. 823.07
MAG NAIL IN ASPHALT LOCATED ON THE SOUTH SIDE OF THE ASPHALT DRIVE LEADING FROM ETTER LANE TO THE HORSE BARN AND BEING APPROXIMATELY 142' EAST OF SAID BARN.	

RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

4175 WESTPORT ROAD, SUITE 201
LOUISVILLE, KENTUCKY 40207 USA
+1.502.442.0661

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH THE AUTHORS' INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ANY ALTERATION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSE WITHOUT THE RICH DESIGN STUDIOS EXPRESSED WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

DEVELOPER

CONTINENTAL SENIOR COMMUNITIES
Experts in Independent Living & Memory Care

150 E. BROAD STREET, 8TH FL. OOR
COLUMBUS, OH 43215
614.221.1800 OFFICE 614.221.6365 FAX
WWW.CONTINENTALREALESTATE.COM

PROJECT NAME

HIGHGROVE at GEORGETOWN

PROJECT ADDRESS

GILES PROPERTY
(PARCEL ID: 168-30-021.000)
MCCLELLAND CIRCLE
GEORGETOWN, KY 40324

SNYDER PROPERTY
(PARCEL ID: 169-10-001.002)
270 ETTER LANE
GEORGETOWN, KY 40324

SHEET TITLE

PRELIMINARY LAYOUT PLAN

STAMP

DATE ISSUED NOVEMBER 29, 2017

DRAWN BY YZ

CHECKED BY KWR

PROJECT NUMBER 16108

REVISIONS DATE

SHEET NUMBER

1.02

The New Look for Digging Safely in Kentucky

Kentucky 811
Call 811 Before You Dig

0 25 50 100 200

NORTH SCALE: 1" = 50'

LEGEND

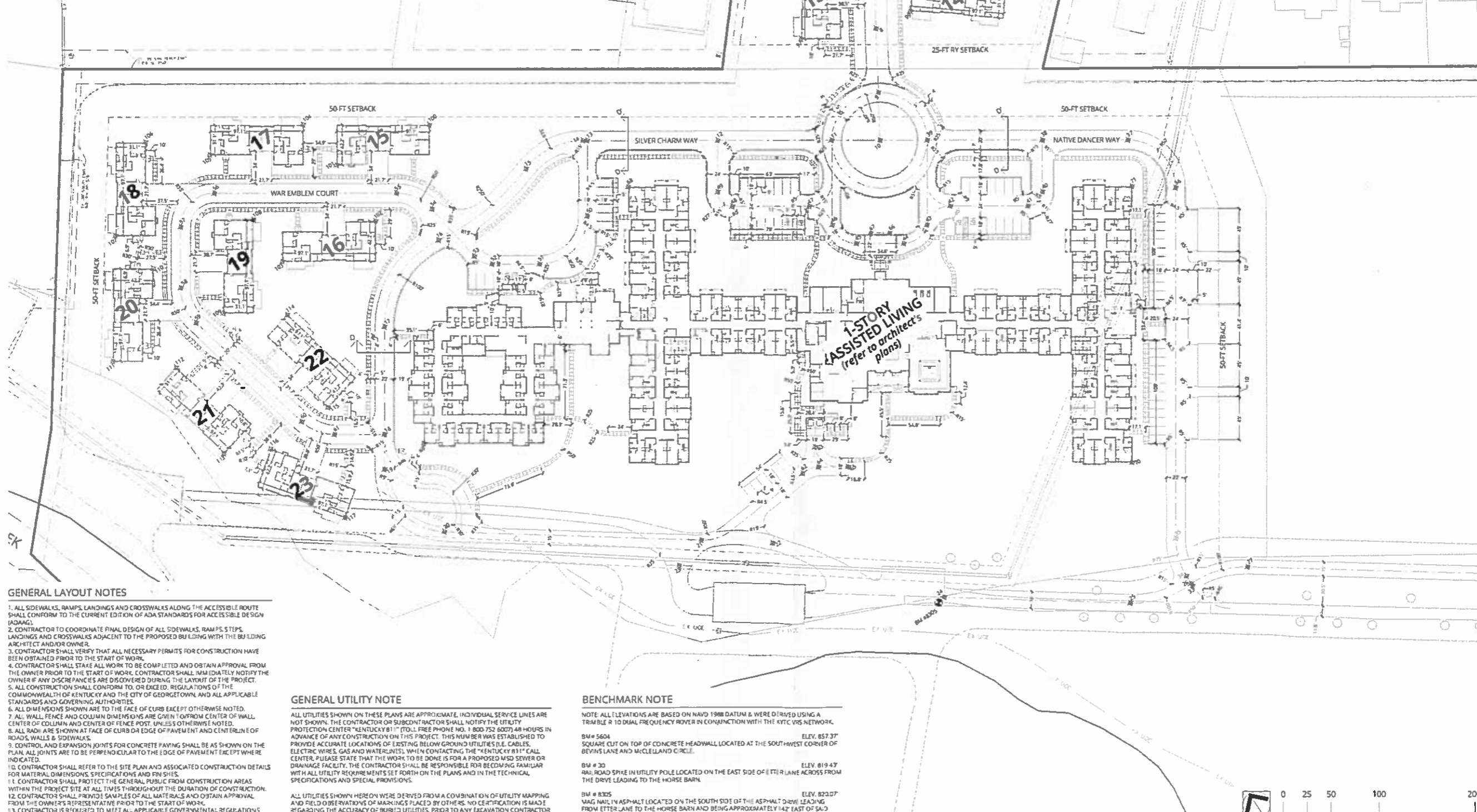
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING WATER LINE W/ SIZE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS W/ SIZE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING ELECTRIC MANHOLE
- EXISTING GUY UTILITY POLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC SERVICE BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING OVERHEAD TELEPHONE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TELEVISION PEDESTAL
- EXISTING CATCH BASIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE W/ PIPE

COORDINATE POINT SCHEDULE - ROAD CENTERLINE

POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING
11	BEGIN SILVER CHARM WAY AT ROUND-A-BOUT	N 247825.27	E 1549108.11	39	BEGIN NATIVE DANCER WAY AT ROUND-A-BOUT	N 247771.29	E 1549192.29
12		N 247898.06	E 1549007.11	40		N 247661.19	E 1549264.24
13		N 247963.74	E 1548892.23	41		N 247656.66	E 1549243.51
14		N 247966.13	E 1548888.48	42		N 247700.52	E 1549175.13
15		N 247973.47	E 1548822.28	43		N 247697.31	E 1549144.10
16		N 247960.27	E 1548705.37	44		N 247694.09	E 1549113.08
17		N 247915.04	E 1548608.71	45		N 247721.08	E 1549070.99
18		N 247826.46	E 1548548.05	46		N 247750.62	E 1549060.97
19		N 247789.70	E 1548528.32	47		N 247780.16	E 1549050.96
20		N 247701.11	E 1548546.11	48		N 247824.03	E 1548982.57
21		N 247538.18	E 1548782.16	49		N 247844.75	E 1548978.04
22		N 247497.49	E 1548841.11	50		N 247897.39	E 1548849.68
23		N 247439.83	E 1548873.40	51		N 247882.30	E 1548780.60
24		N 247401.34	E 1548894.99	52		N 247911.45	E 1548735.15
25		N 247356.63	E 1549114.15	53		N 247932.14	E 1548723.65
26		N 247233.12	E 1549173.09	54		N 247994.17	E 1548722.77
27		N 247215.85	E 1549235.66	55		N 248014.85	E 1548711.28
28		N 246809.62	E 1549830.75	56		N 248128.32	E 1548534.51
29		N 246738.27	E 1549886.77	57		N 248117.77	E 1548486.14
30		N 246691.12	E 1549923.52	58		N 248058.61	E 1548448.20
31	POINT OF BEGINNING @ ETTER LANE CENTERLINE	N 246639.84	E 1549997.64	59		N 248031.10	E 1548443.74
32		N 246745.61	E 1549844.75	60		N 247878.51	E 1548482.50
33		N 247230.37	E 1549173.99	61		N 247848.73	E 1548503.97
34		N 247242.29	E 1549174.24	62		N 247549.71	E 1548894.36
35		N 247281.17	E 1549186.10	63		N 247565.63	E 1548920.24
36		N 247589.16	E 1549383.63	64		N 247546.06	E 1548912.16
37		N 247658.24	E 1549368.54	65		N 247529.60	E 1548937.82
38		N 247706.50	E 1549293.30				

COORDINATE POINT SCHEDULE - BUILDINGS

POINT	DESCRIPTION	NORTHING	EASTING
66	PORTICO CORE EAST COLUMN - ASSISTED LIVING BLDG	N 247771.25	E 1549106.43
67	PORTICO CORE WEST COLUMN - ASSISTED LIVING BLDG	N 247722.23	E 1549089.31
68	NAW CORNER OF ASSISTED LIVING BUILDING	N 247899.84	E 1548902.29
69	SAW CORNER OF ASSISTED LIVING BUILDING	N 247790.01	E 1548577.76
70	S/E CORNER OF ASSISTED LIVING BUILDING	N 247373.00	E 1549190.44
71	N/E CORNER OF ASSISTED LIVING BUILDING	N 247615.33	E 1549345.87
100	EAST CORNER OF BUILDING 15	N 248066.74	E 1548762.00
101	WEST CORNER OF BUILDING 15	N 248084.04	E 1548657.69
102	EAST CORNER OF BUILDING 16	N 248012.82	E 1548660.26
103	WEST CORNER OF BUILDING 16	N 248030.12	E 1548555.95
104	EAST CORNER OF BUILDING 17	N 248138.37	E 1548651.14
105	WEST CORNER OF BUILDING 17	N 248164.52	E 1548552.05
106	N/E CORNER OF BUILDING 18	N 248211.95	E 1548502.73
107	SAW CORNER OF BUILDING 18	N 248146.91	E 1548423.52
108	N/E CORNER OF BUILDING 19	N 248082.76	E 1548554.18
109	SAW CORNER OF BUILDING 19	N 248017.69	E 1548475.00
110	N/E CORNER OF BUILDING 20	N 248096.93	E 1548438.04
111	SAW CORNER OF BUILDING 20	N 248037.77	E 1548350.41
112	NORTH CORNER OF BUILDING 21	N 247996.76	E 1548402.67
113	SOUTH CORNER OF BUILDING 21	N 247894.48	E 1548396.13
114	NORTH CORNER OF BUILDING 22	N 247980.48	E 1548529.91
115	SOUTH CORNER OF BUILDING 22	N 247876.06	E 1548513.32
116	NORTH CORNER OF BUILDING 23	N 247872.16	E 1548439.79
117	SOUTH CORNER OF BUILDING 23	N 247769.84	E 1548466.44



GENERAL LAYOUT NOTES

1. ALL SIDEWALKS, RAMPS, LANDINGS AND CROSSWALKS ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG).
2. CONTRACTOR TO COORDINATE FINAL DESIGN OF ALL SIDEWALKS, RAMPS, STEPS, LANDINGS AND CROSSWALKS ADJACENT TO THE PROPOSED BUILDING WITH THE BUILDING ARCHITECT AND/OR OWNER.
3. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF WORK.
4. CONTRACTOR SHALL STATE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE START OF WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IF ANY DISCREPANCIES ARE DISCOVERED DURING THE LAYOUT OF THE PROJECT.
5. ALL CONSTRUCTION SHALL CONFORM TO, OR EXCEED, REGULATIONS OF THE COMMONWEALTH OF KENTUCKY AND THE CITY OF GEORGETOWN AND ALL APPLICABLE STANDARDS AND GOVERNING AUTHORITIES.
6. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB EXCEPT OTHERWISE NOTED.
7. ALL WALL, FENCE AND COLUMN DIMENSIONS ARE GIVEN TO TOP/ROW CENTER OF WALL, CENTER OF COLUMN AND CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.
8. ALL RADI ARE SHOWN AT FACE OF CURB OR EDGE OF PAVEMENT AND CENTERLINE OF ROADS, WALLS & SIDEWALKS.
9. CONTROL AND EXPANSION JOINTS FOR CONCRETE PAVING SHALL BE AS SHOWN ON THE PLAN. ALL JOINTS ARE TO BE PERPENDICULAR TO THE EDGE OF PAVEMENT EXCEPT WHERE INDICATED.
10. CONTRACTOR SHALL REFER TO THE SITE PLAN AND ASSOCIATED CONSTRUCTION DETAILS FOR MATERIAL DIMENSIONS, SPECIFICATIONS AND FINISHES.
11. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS WITHIN THE PROJECT SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK.
13. CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE GOVERNMENTAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES ANY AND ALL RESPONSIBILITY FOR SAFETY ON

GENERAL UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRE, GAS AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ALL UTILITIES SHOWN HEREON WERE DERIVED FROM A COMBINATION OF UTILITY MAPPING AND FIELD OBSERVATIONS OF MARKINGS PLACED BY OTHERS. NO CERTIFICATION IS MADE REGARDING THE ACCURACY OF BURIED UTILITIES. PRIOR TO ANY EXCAVATION CONTRACTOR SHALL CONTACT KENTUCKY 811, AND ALL OTHER UTILITIES NOT INCLUDED IN KENTUCKY 811.

BENCHMARK NOTE

NOTE: ALL ELEVATIONS ARE BASED ON NAD 1988 DATUM & WERE DETERMINED USING A TRIMBLE R 10 DIAL FREQUENCY ROYER IN CONJUNCTION WITH THE GTC VIS NETWORK.

BM # 5604
SQUARE CUT ON TOP OF CONCRETE HEADWALL LOCATED AT THE SOUTH-WEST CORNER OF BEVINS LANE AND MCELLELAND CIRCLE. ELEV. 857.37'

BM # 30
RAILROAD SPIRE IN UTILITY POLE LOCATED ON THE EAST SIDE OF ETTER LANE ACROSS FROM THE DRIVE LEADING TO THE HORSE BARN. ELEV. 819.47'

BM # 8325
MAG NAIL IN ASPHALT LOCATED ON THE SOUTH SIDE OF THE ASPHALT DRIVE LEADING FROM ETTER LANE TO THE HORSE BARN AND BEING APPROXIMATELY 142' EAST OF SAID BARN. ELEV. 820.07'



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

4175 WESTPORT ROAD, SUITE 20
LOUISVILLE, KENTUCKY 40207 US
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE REMAINS THE PROPERTY OF RICH DESIGN STL AND IS FOR USE ON THIS PROJECT ONLY. THIS P REPARED FOR USE IN CONJUNCTION WITH AUTHORS INTERPRETATIONS, OBSERVAT DECISIONS, AND ADMINISTRATION, WITHOUT V THE DESIRED RESULT CAN NOT BE ASSURED ALTERATION, REPRODUCTION OR USE IN PART W/O-LE. FOR ANY PURPOSE WITHOUT THE DESIGN STUDIOS EXPRESSED WRITTEN CONSEN VIOLATE EXISTING LEGAL STATU

DEVELOPER



150 E. BROAD STREET, 8TH FLOOR
COLUMBUS, OHIO 43215
614.221.1800 OFFICE 614.221.6365 FAX
WWW.CONTINENTALREALESTATE.COM

PROJECT NAME

**HIGHGROVE
at
GEORGETOWN**

PROJECT ADDRESS

GILES PROPERTY
(PARCEL ID: 168-30-021.000)
MCELLELAND CIRCLE,
GEORGETOWN, KY 40324
SNYDER PROPERTY
(PARCEL ID: 169-10-001.002)
270 ETTER LANE,
GEORGETOWN, KY 40324

SHEET TITLE

**PRELIMINARY
LAYOUT PLAN**

STAMP

DATE ISSUED

NOVEMBER 29,

DRAWN BY

CHECKED BY

PROJECT NUMBER

REVISIONS

SHEET NUMBER

1.03

LEGEND

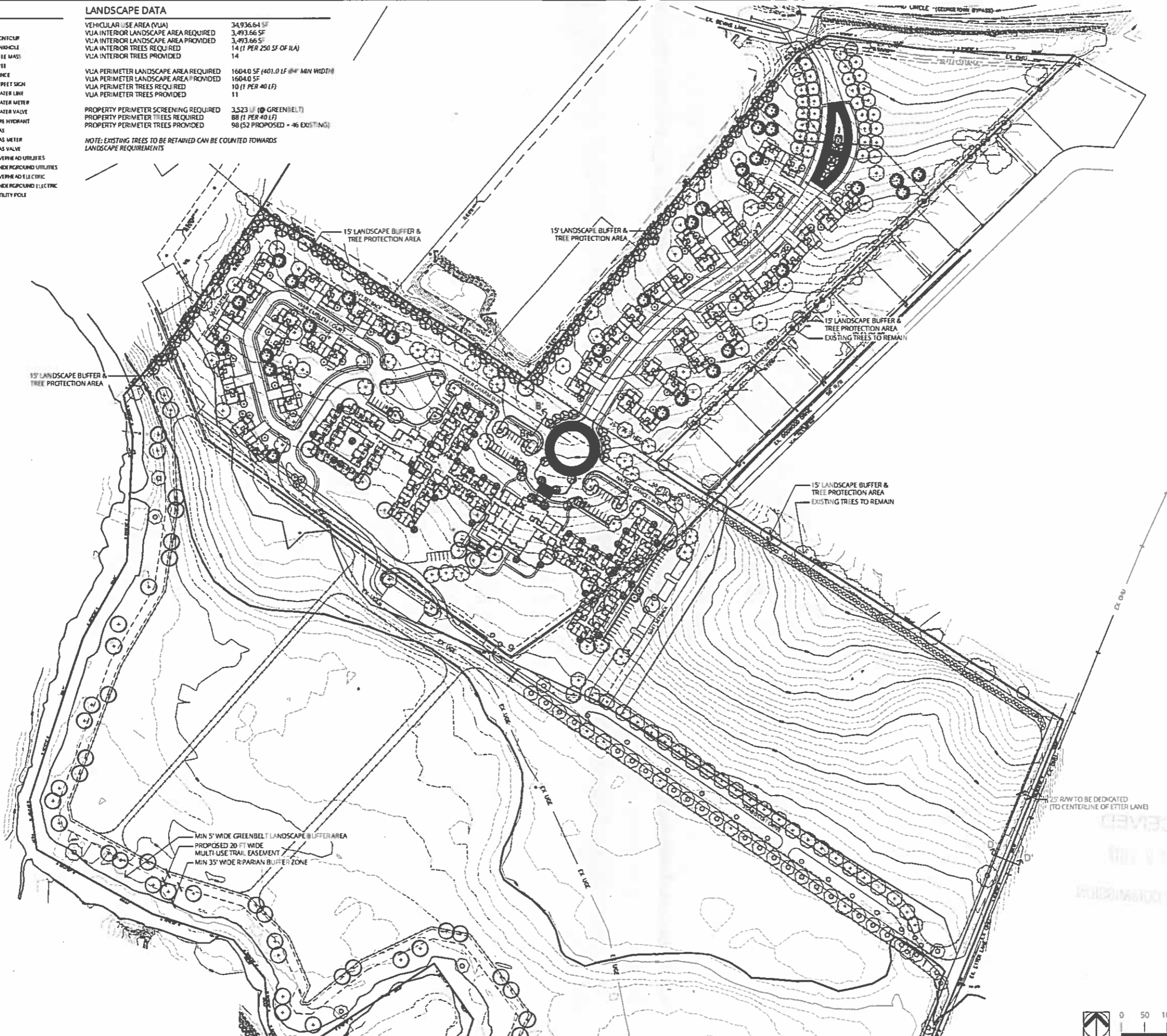
EXISTING

—E2	EXISTING CENTERLINE
○	EXISTING SIGNATURE
○	EXISTING TREE MASS
○	EXISTING TREE
—	EXISTING FENCE
—	EXISTING STREET SIGN
—	EXISTING WATER LINE
□	EXISTING WATER METER
○	EXISTING WATER VALVE
▽	EXISTING FIRE HYDRANT
—	EXISTING GAS
□	EXISTING GAS METER
○	EXISTING GAS VALVE
—	EXISTING OVERHEAD UTILITIES
—	EXISTING UNDERGROUND UTILITIES
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING UTILITY POLE

LANDSCAPE DATA

VEHICULAR USE AREA (VUA)	34,936.64 SF
VUA INTERIOR LANDSCAPE AREA REQUIRED	3,493.66 SF
VUA INTERIOR LANDSCAPE AREA PROVIDED	3,493.66 SF
VUA INTERIOR TREES REQUIRED	14 (1 PER 250 SF OF ILA)
VUA INTERIOR TREES PROVIDED	14
VUA PERIMETER LANDSCAPE AREA REQUIRED	16,040 SF (401.0 LF @ 4" MIN WIDTH)
VUA PERIMETER LANDSCAPE AREA PROVIDED	16,040 SF
VUA PERIMETER TREES REQUIRED	10 (1 PER 40 LF)
VUA PERIMETER TREES PROVIDED	11
PROPERTY PERIMETER SCREENING REQUIRED	3,523 LF @ GREENBELT
PROPERTY PERIMETER TREES REQUIRED	88 (1 PER 40 LF)
PROPERTY PERIMETER TREES PROVIDED	98 (52 PROPOSED + 46 EXISTING)

NOTE: EXISTING TREES TO BE RETAINED CAN BE COUNTED TOWARDS LANDSCAPE REQUIREMENTS



RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

640 SOUTH 4TH STREET, SUITE 200
LOUISVILLE, KENTUCKY 40202 USA
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. IT REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH AUTHORITY INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION, WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ALTERATION, REPRODUCTION, OR USE IN PART OR WHOLE FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF RICH DESIGN STUDIOS EXPRESSLY VIOLATES EXISTING LEGAL STATUTE.

DEVELOPER

CONTINENTAL SENIOR COMMUNITIES

150 E. BROAD STREET, 8TH FLOOR
COLUMBUS, OHIO 43215
614.221.1800 OFFICE 614.221.6365 FAX
WWW.CONTINENTAL-REALESTATE.COM

PROJECT NAME

HIGHGROVE at GEORGETOWN

PROJECT ADDRESS

GILES PROPERTY (PARCEL ID: 168-30-021.000)
MCCLELLAND CIRCLE, GEORGETOWN, KY 40324

SNYDER PROPERTY (PARCEL ID: 169-10-001.002)
270 ETTER LANE, GEORGETOWN, KY 40324

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

STAMP

DATE ISSUED NOVEMBER 1, 2011

DRAWN BY

CHECKED BY

PROJECT NUMBER

REVISIONS

SHEET NUMBER

3.01



**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2018**

FILING DEADLINE	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER WORKSHOP**	PLANNING COMMISSION MEETING
December 1, 2017	December 12, 2017	December 27, 2017	January 8, 2018	January 11, 2018
<i>January 2, 2018</i>	January 16, 2018	January 31, 2018	February 5, 2018	February 8, 2018
February 1, 2018	February 13, 2018	February 28, 2018	March 5, 2018	March 8, 2018
March 1, 2018	March 13, 2018	March 28, 2018	April 9, 2018	April 12, 2018
April 2, 2018	April 10, 2018	April 25, 2018	May 7, 2018	May 10, 2018
May 1, 2018	May 15, 2018	May 30, 2018	June 11, 2018	June 14, 2018
June 1, 2018	June 12, 2018	June 27, 2018	July 9, 2018	July 12, 2018
July 2, 2018	July 10, 2018	July 25, 2018	August 6, 2018	August 9, 2018
August 1, 2018	August 14, 2018	August 29, 2018	September 10, 2018	September 13, 2018
September 4, 2018	September 11, 2018	September 26, 2018	October 8, 2018	October 11, 2018
October 1, 2018	October 9, 2018	October 31, 2018	November 5, 2018	November 8, 2018
November 1, 2018	November 13, 2018	November 28, 2018	December 10, 2018	December 13, 2018
December 3, 2018	December 11, 2018	December 26, 2018	January 7, 2019	January 10, 2019

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC-Varies
(All times are tentative and subject to change; please contact the Commission office for further information.)

Dates in italics have been moved from their regular scheduled dates due to observed holidays.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction	Number of Projects:	18	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2015-40	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2017-06	Landmark Shoppes (105-107 Marketplace)	DEV-C
	2017-32	Leggett & Platt, Parking Expansion - 135 Carley Dr	DEV-C
	2014-10	Lemons Mill Gas Station	DEV-C
	2009-20	Morgan Property	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
	2016-09	Whitehouse Electric	DEV-C
Final Inspection	Number of Projects:	1	
	2016-52	Bluegrass Baptist Church	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	9
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2002-52	Deer Run - Phase 3
	2003-68	Paynes Crossing Phase-4
	2004-51	Pleasant Valley Phase 4
	2005-04	Pleasant Valley Section 2, Ph2 - (Urban Groupe-rem
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
	2015-29	Sutton Place, Phase 3
	2017-08	Thoroughbred Acres Unit 7D, Section 1
Dedication/Final Work	Number of Projects:	16
	2005-61	Brook Lane Estates
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2003-54	Lake Forest Unit 2
	2007-05	Lake Forest Unit 3B
	2006-28	McClelland Springs Subdivision Phase 2A
	2003-68	Paynes Crossing - Unit 2 - Section 2
	2003-68	Paynes Crossing - Unit 2 - Section 3
	2003-68	Paynes Crossing - Unit 3 (Woodall)
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
	2004-16	Westwoods Phase 1, Units 1 & 2
	2004-16	Westwoods Phase 2
Approved/Bonded	Number of Projects:	37
	2003-35	Buffalo Springs Phase 1
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2005-63	Grable (Carrick Pike) Estates

Status	Application number	Project Name
	2004-02	Leesburg Landing
	2005-36	Paynes Landing Section 2 - Phase 2
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 4A
	2017-08	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2015-29	Sutton Place, Phase 3, Section 1
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-46	Thoroughbred Acres Unit 2A & 2B
	2004-26	Village at Lanes Run - Phase 1-Sect.-1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2016-13	Winding Oaks Cluster

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2016-52	Bluegrass Baptist Church	DEV-C	Final Inspection
2017-05	Bluegrass RV	DEV-C	Under Review
2005-61	Brook Lane Estates	RES	Dedication/Final Work
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Under Construction
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Under Construction
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2004-38	Cherry Blossom Subdivision Phase 7	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 8	RES	Approved/Bonded
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C	Complete
2003-86	Colony Unit 10	RES	Approved/Bonded
2016-38	Cyron Holdings	IND	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Under Construction
2002-52	Deer Run - Phase 3	RES	Under Construction
2005-34	East Main Estates Units 1 & 2	RES	Approved/Bonded
2005-26	Edgewood Subdivision - Phase I	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision Unit 1	RES	Dedication/Final Work
2007-55	Enclave (Meldean) Subdivision Unit 2	RES	Dedication/Final Work
2007-55	Enclave (Meldean) Subdivision Unit 3	RES	Dedication/Final Work
2014-06	Fall Creek-BP	DEV-C	Complete
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase I - Unit 1	RES	Approved/Bonded
2004-49	Falls Creek Phase I- Units 2, 3, 4, & 5	RES	Approved/Bonded
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Under Construction
2005-63	Grable (Carrick Pike) Estates	RES	Approved/Bonded
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2003-54	Lake Forest Unit 2	RES	Dedication/Final Work
2007-05	Lake Forest Unit 3B	RES	Dedication/Final Work
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Approved/Bonded
2017-32	Leggett & Platt, Parking Expansion - 135	DEV-C	Under Construction
2014-10	Lemons Mill Gas Station	DEV-C	Under Construction
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2006-30	McClelland View Subdivision	RES	Warranty Period
2009-20	Morgan Property	DEV-C	Under Construction
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping	IND	No Activity
2003-68	Paynes Crossing - Unit 2 - Section 2	RES	Dedication/Final Work
2003-68	Paynes Crossing - Unit 2 - Section 3	RES	Dedication/Final Work
2003-68	Paynes Crossing - Unit 3 (Woodall)	RES	Dedication/Final Work
2003-68	Paynes Crossing Phase-4	RES	Under Construction
2005-36	Paynes Landing Section 2 - Phase 2	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 10	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 12A	RES	Approved/Bonded
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Approved/Bonded
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Approved/Bonded

Application	Project Name	Type	Status
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2005-04	Pleasant Valley Section 2, Ph2 - (Urban G	RES	Under Construction
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Phase 3 (Urban	RES	Under Construction
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Approved/Bonded
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Approved/Bonded
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Review
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Approved/Bonded
2005-02	Rocky Creek Reserve (Remaining Section	RES	No Activity
2006-63	Rocky Creek Section 3A	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 1	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 2	RES	Approved/Bonded
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1C	RES	Under Review
2016-01	Scariot	DEV-C	No Activity
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	No Activity
2009-20	Sutton Place Phase 2	RES	Dedication/Final Work
2015-29	Sutton Place, Phase 3	RES	Under Construction
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Approved/Bonded
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1-Sect.-1	RES	Approved/Bonded
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Approved/Bonded
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2016-39	Vuteq expansion 2016	IND	Under Construction
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2004-16	Westwoods Phase 1, Units 1 & 2	RES	Dedication/Final Work
2004-16	Westwoods Phase 2	RES	Dedication/Final Work
2003-82	White Oak Condominiums Ph 2 (Remaind	DEV-R	Under Construction
2003-82	White Oak Condominiums Phase 2	DEV-R	Approved/Bonded
2016-09	Whitehouse Electric	DEV-C	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
Total Number of Active Projects:		101	