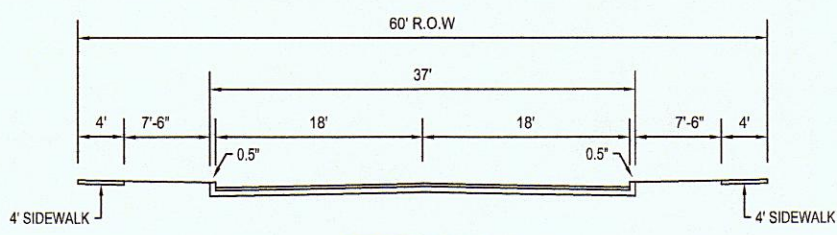
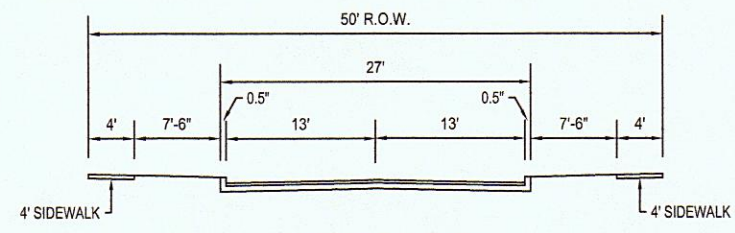


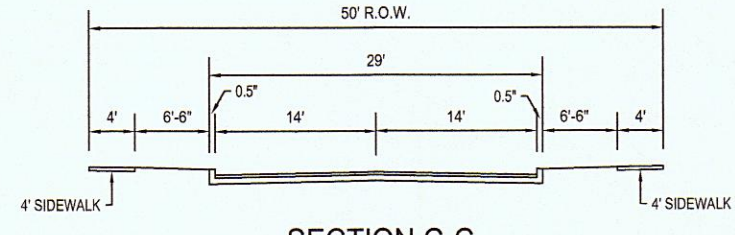
VICINITY MAP, NTS



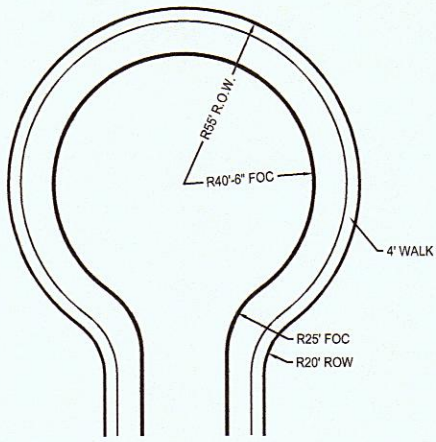
SECTION A-A



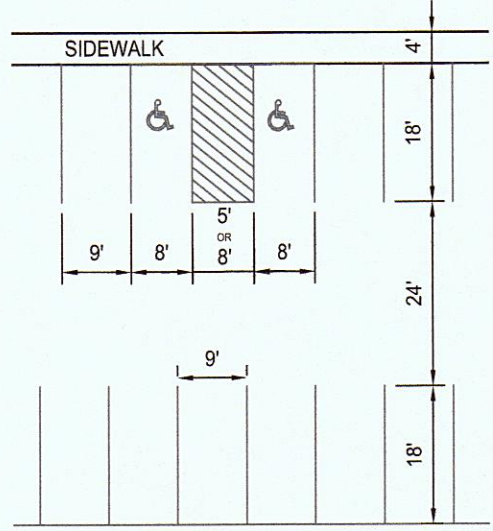
SECTION B-B



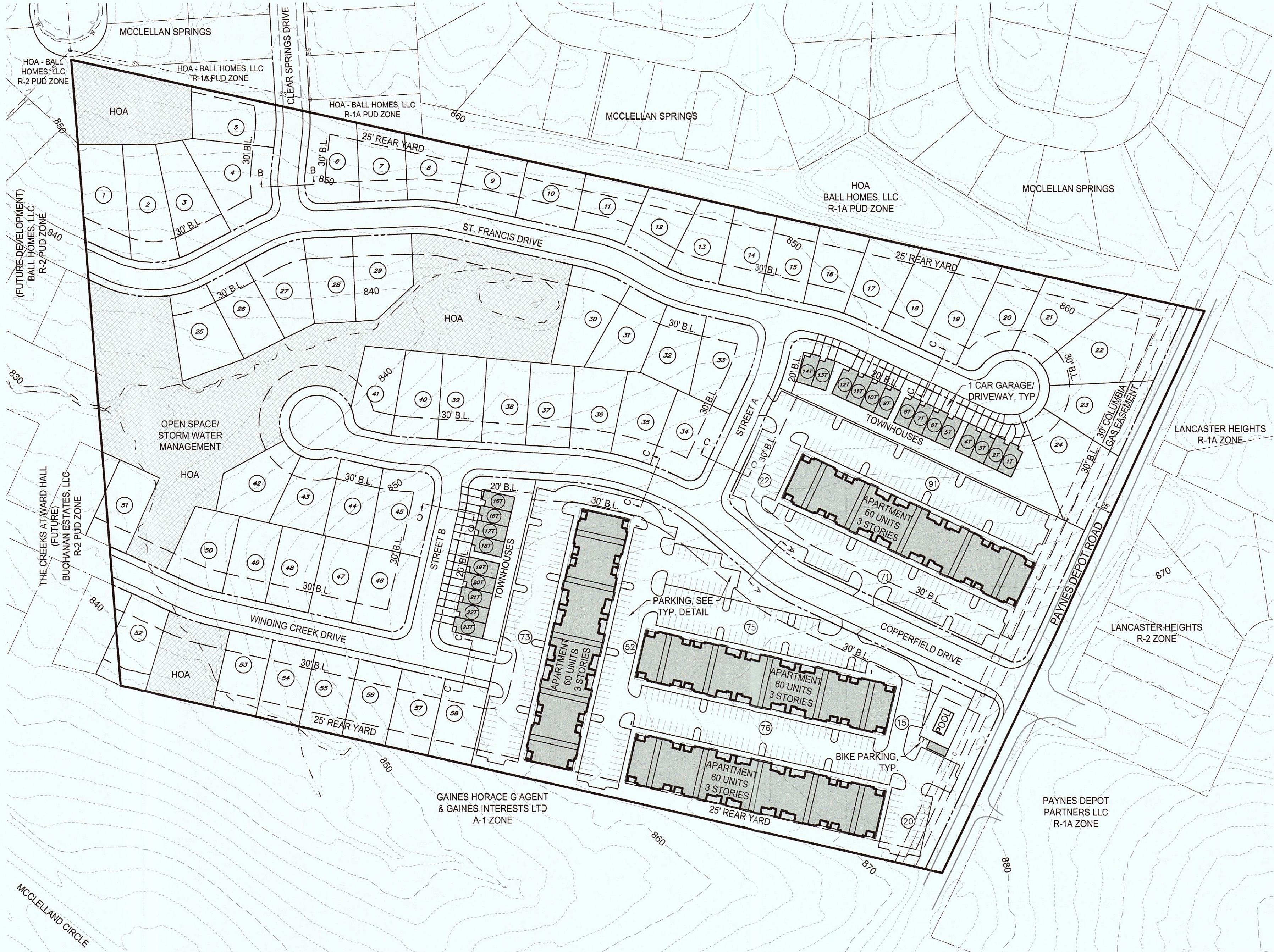
SECTION C-C



TYPICAL CUL-DE-SAC



TYPICAL PARKING DETAIL



SITE STATISTICS	
EXISTING ZONE	A-1
PROPOSED ZONE	R-3
SITE AREA	30.22 AC
PAYNES DEPOT ROW	0.53 AC
NET AREA	29.69 AC
TOTAL UNITS	321 UNITS
DENSITY	10.81 UNITS/NET ACRE
OPEN SPACE AREA	3.34 AC
SINGLE FAMILY	
SITE AREA	11.63 AC
LOTS	58
TYPICAL LOT SIZE	65' X 116'
MINIMUM LOT SIZE	7,500 SQ FT
TOWNHOUSES	
SITE AREA	1.42 AC
UNITS	23
BEDROOMS	2 PER UNIT
PARKING	53 SPACES (2.3 SPACES PER UNIT)
REQUIRED	53 SPACES
PROVIDED	53 SPACES (7 SHARED WITH APARTMENTS)
APARTMENTS	
SITE AREA	8.49 AC
BUILDING HEIGHT	40 FEET
UNITS	240 UNITS
1 BEDROOM	144 UNITS
2 BEDROOMS	96 UNITS
BEDROOMS	336
PARKING	216 SPACES (1.5 SPACES PER 1 BEDROOM UNIT)
REQUIRED	221 SPACES (2.3 SPACES PER 2 BEDROOM UNIT)
PROVIDED	437 SPACES TOTAL
	444 SPACES (INCLUDES 7 SHARED WITH TOWNHOUSES)

**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 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.

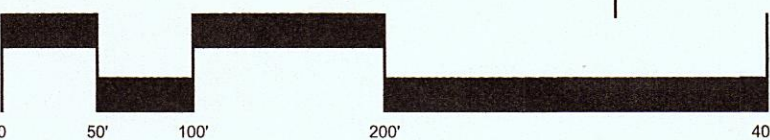
SIGNATURE OF OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

**PURPOSE OF PLAN:**  
TO REFLECT A CONCEPTUAL DEVELOPMENT OF THIS PROPERTY IN CONJUNCTION WITH THE ZONE CHANGE REQUEST TO R-2 (PUD)

OWNER:  
SHARP VERNON D TRUST UTD TRUSTEE  
388 OLD PARIS PIKE  
CYNTHIANA, KY 41031-1842

APPLICANT:  
BUCHANAN ESTATES, LLC.  
161 N EAGLE CREEK DRIVE, SUITE 200  
LEXINGTON, KENTUCKY 40509

SCALE: 1" = 100'-0"



- GENERAL NOTES**
- INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
  - STORM SEWERS, STORM WATER 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 GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
  - THIS CONCEPTUAL PLAN SHALL NOT BE USED AS BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
  - GRADING, BUILDING FINISH FLOOR ELEVATIONS & HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
  - VARIANCE REQUESTS:
    - REDUCE REQUIRED PARKING FOR 2 BEDROOM TOWNHOUSES AND APARTMENTS FROM 2.5 PARKING SPACES PER UNIT TO 2.3 PARKING SPACES PER UNIT.
    - REDUCE THE AGRICULTURE BUFFER FROM 50' TO 0'.
    - REDUCE THE FRONT YARD SETBACK FOR THE TOWNHOUSES FROM 30' TO 20'.

Date: May 1, 2025

Conceptual Plan

Revised:

CP

Sharp Property  
Paynes Depot Road  
Georgetown, Kentucky

**Barrett Partners, Inc.**  
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