

LEGEND

560	EXISTING CONTOUR
561.2	EXISTING SPOT ELEVATION
---	EXISTING TREE MASS
---	EXISTING FENCE
EX W	EXISTING WATER LINE W/ SIZE
EX WM	EXISTING WATER METER
EX WV	EXISTING WATER VALVE
EX FH	EXISTING FIRE HYDRANT
EX G	EXISTING GAS W/ SIZE
EX OHU	EXISTING OVERHEAD UTILITIES
EX OHE	EXISTING OVERHEAD ELECTRIC
EX UGE	EXISTING UNDERGROUND ELECTRIC
EX UP	EXISTING UTILITY POLE
EX ULP	EXISTING LIGHT POLE
EX TPE	EXISTING TELEPHONE PEDESTAL
EX OHT	EXISTING OVERHEAD TELEPHONE
EX UGT	EXISTING UNDERGROUND TELEPHONE
---	EXISTING CATCH BASIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE

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

2025

SIGNATURE OF OWNER OR OWNERS

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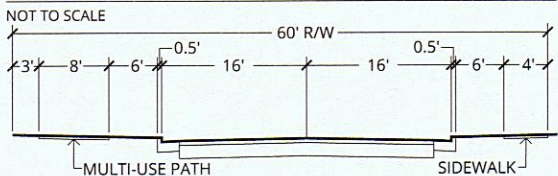
VARIANCE REQUESTED

- A VARIANCE IS REQUESTED TO THE GEORGETOWN-SCOTT COUNTY SCHEDULE OF DIMENSION AREA REGULATIONS FOR THE R-2 ZONE TO INCREASE PROPOSED APARTMENT BUILDINGS TO THREE (3) STORIES, INSTEAD OF TWO (2) STORIES OR THIRTY (30) FEET.
- ALL VARIANCES GRANTED FOR THE APPROVED PRELIMINARY SUBDIVISION PLAT PER THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION MEETING MINUTES, DATED MARCH 8, 2018, TO REMAIN IN EFFECT FOR PHASE 3, INCLUDING THE REDUCED SETBACKS, REDUCED MINIMUM LOT WIDTH, AND REDUCED MINIMUM LOT SIZE. THIS ALSO INCLUDES THE SETBACKS FOR CORNER LOTS OF TWENTY-FIVE (25) FEET, WITH A STREET SIDE YARD SETBACK OF TWENTY (20) FEET.
- A VARIANCE IS REQUESTED TO CONTINUE THE EXISTING FIFTEEN (15) FOOT WIDE LANDSCAPE BUFFER AREA ALONG PROPERTIES ZONED A-1, PER THE PRELIMINARY SUBDIVISION PLAT APPROVED MARCH 8, 2018, INSTEAD OF THE FIFTY (50) FOOT AGRICULTURAL BUFFER REQUIREMENT.

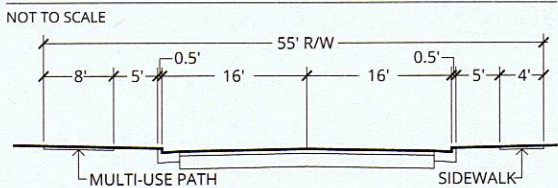
PROJECT DATA

SITE DATA		
TOTAL PROJECT SITE AREA	123.10 ACRES (5,362,196.17 SQ.FT.)	LOT SETBACKS *
PHASES 1 & 2 SITE AREA	54.42 ACRES (2,370,723.23 SQ.FT.)	FRONT YARD 25-FT
PHASE 3 SITE AREA	68.67 ACRES (2,991,462.18 SQ.FT.)	STREET SIDE YARD 20-FT
EXISTING ZONING	R-1C PUD / C-1	SIDE YARD 7.5-FT
PROPOSED ZONING	R-1C / R-2 PUD / C-1	REAR YARD 20-FT
EXISTING LAND-USE	RESIDENTIAL & VACANT	
PROPOSED LAND-USE	RESIDENTIAL	
		*DIMENSIONAL VARIANCES FOR REDUCED LOT SETBACKS GRANTED WITH PRELIMINARY SUBDIVISION PLAT PER GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION MEETING MINUTES, DATED MARCH 8, 2018.
BUILDING DATA - PHASE 1	66 UNITS	MAXIMUM BUILDING GROUND COVERAGE 27.47 ACRES (40%)
BUILDING DATA - PHASE 2	157 UNITS	BUILDING GROUND COVERAGE PROVIDED 8.50 ACRES (12.4%)
MAXIMUM ALLOWABLE DENSITY	4.4 UNITS/ACRE	MAXIMUM ALLOWABLE BUILDING HEIGHT 30-FT (2-STORIES)
EXISTING DENSITY - PHASE 3	4.1 UNITS/ACRE	PROPOSED BUILDING HEIGHT 38-FT (3-STORIES)
		**VARIANCE REQUEST FOR APARTMENTS ONLY (SEE VARIANCE NOTE)
BUILDING DATA - PHASE 3		
FLOODPLAIN	17.81 ACRES	UNITS
OPEN SPACE & COMMUNITY CENTER	9.20 ACRES	---
SINGLE-FAMILY LOTS	24.57 ACRES	91
SINGLE-FAMILY TOWNHOMES	7.45 ACRES	54
MULTI-FAMILY APARTMENTS	9.64 ACRES	240
TOTAL	68.67 ACRES	385
MAXIMUM ALLOWABLE DENSITY	12.0 UNITS/ACRE	
PROPOSED DENSITY - PHASE 3	5.61 UNITS/ACRE	
TOTAL PROPOSED DENSITY	4.94 UNITS/ACRE	
		PARKING SPACES REQUIRED
		APARTMENTS 440 (INCL. 9 HDCP SPACES)
		TOWNHOMES (SOUTH) 80 (INCL. 4 HDCP SPACES)
		PARKING SPACES PROVIDED
		APARTMENTS 440 (INCL. 10 HDCP SPACES)
		TOWNHOMES (SOUTH) 80 (INCL. 7 HDCP SPACES)

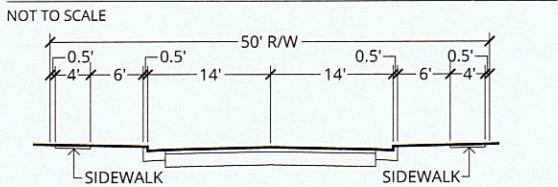
TYPICAL STREET SECTION A-A'



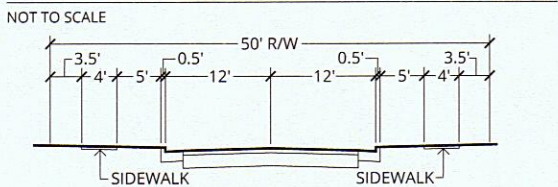
TYPICAL STREET SECTION B-B'



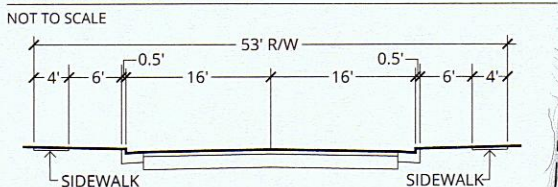
TYPICAL STREET SECTION C-C'



TYPICAL STREET SECTION D-D'



TYPICAL STREET SECTION E-E'

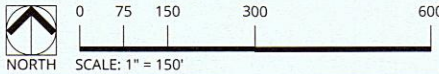
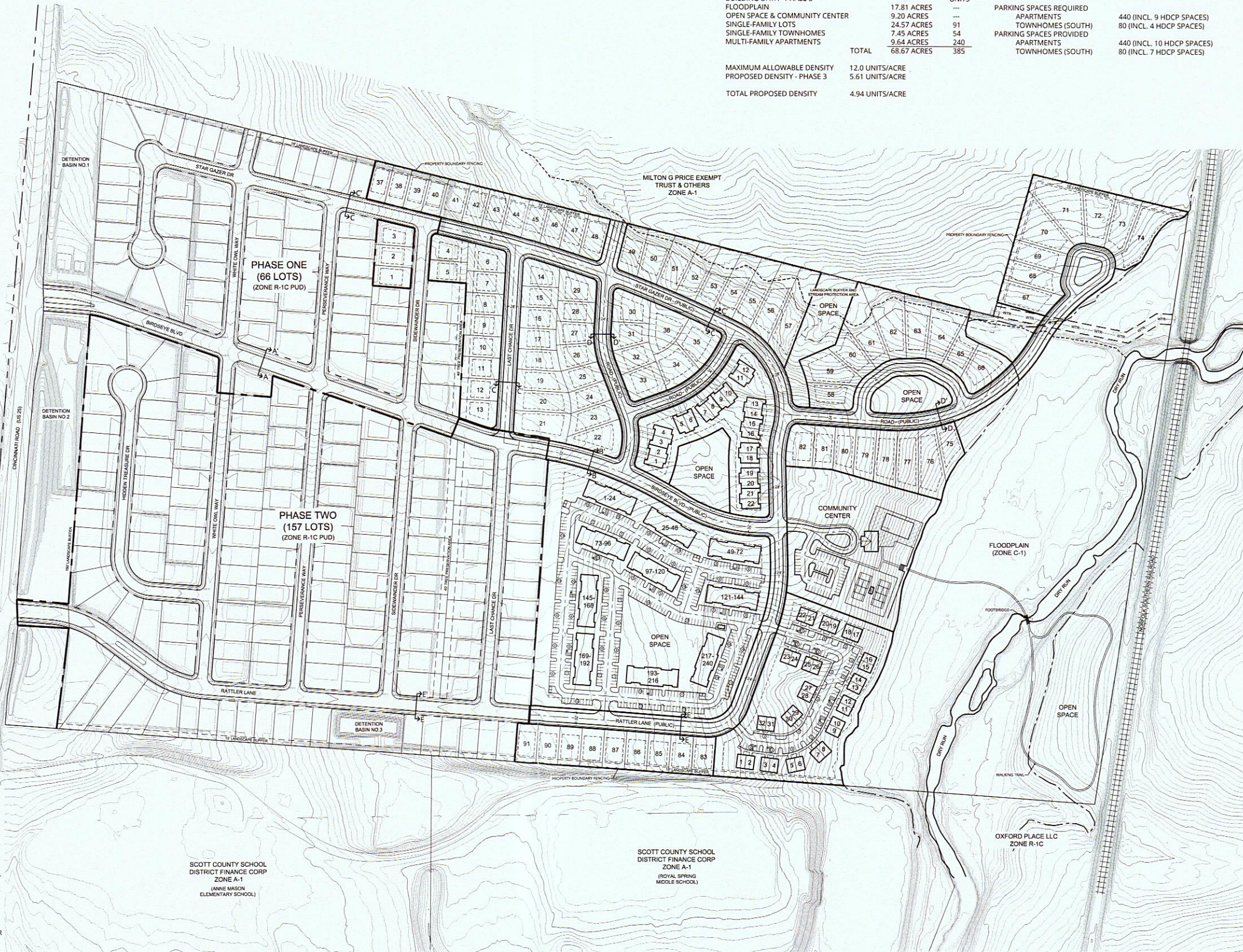


PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO REFLECT A CONCEPTUAL DEVELOPMENT FOR PHASE 3 OF THIS PROPERTY IN CONJUNCTION WITH THE ZONE CHANGE REQUEST.

GENERAL PROJECT NOTES

- WAIVER OF DETENTION REQUIREMENTS FOR PHASE 3 OF SUBJECT PROPERTY TO BE REQUESTED PER THE REQUIREMENTS OUTLINED IN SECTION 4.2.B OF THE CITY OF GEORGETOWN STORMWATER BMP MANUAL.
- 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 THEREIN THAT IF 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 SHALL 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 A BASIS FOR SALE OF THIS PROPERTY; ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.



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OWNER

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PHONE: (859) 977-6450

PROJECT NAME

WOODLAND PARK  
PHASE 3

PROJECT ADDRESS

1341 CINCINNATI ROAD  
GEORGETOWN, KY 40324

SHEET TITLE

CONCEPT PLAN FOR  
ZONE CHANGE

STAMP

DATE ISSUED MAY 1, 2025  
DRAWN BY YZ  
CHECKED BY KWR  
PROJECT NUMBER RDS-24216

REVISIONS DATE

SHEET NUMBER

1.00