

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA
July 11, 2019
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 13, 2019 minutes
- C. Approval of July agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04 -acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

III. NEW BUSINESS

- A. FSP-2019-26 Walnut Street 5-Plex - Five apartment units on a 20,504 square foot lot located at 533 Walnut Street.
- B. PDP-2019-27 Bailey Road Cell Tower - Preliminary Development Plan for a 255' wireless communications tower with a 15' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1 located on Bailey Road.
- C. ZMA-2019-28 The Village at Georgetown - Zone change request for property currently zoned A-1, R-2, and I-1 to B-2 & R-2 located south of East Main Street Extended, north of Lemons Mill Road, and east of McClelland Circle. PUBLIC HEARING
- D. PSP-2019-29 & PDP-2019-30 Amerson Daycare - Preliminary Subdivision Plat to create a 0.96-acre lot. Preliminary Development Plan for a 41,832 SF daycare located at 301 School House Road.
- E. PDP-2019-31 Hotel Development - Ikebana Path - Preliminary Development Plan for a 93 room hotel on 1.8 acres located southeast of Blossom Park Drive and Ikebana Drive.

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 13, 2019**

The regular meeting was held in the Scott County Courthouse on June 13, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Frank Wiseman, Steve Smith, Byron Moran, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Jeff Caldwell.

Motion by Mizell, second by Smith, to approve the May invoices. Motion carried.

Motion by Moran, second by Mifflin, to approve the May 9, 2019 minutes. Motion carried.

Motion by Smith, second by Mizell, to approve the June agenda. Motion carried.

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

Postponements/Withdrawals

Motion by Mizell, second by Smith to postpone the application for the Jones Property (FSP-2019-17) until the July meeting.

Consent Agenda

A representative of the Mar-Lan Farm #1 property application (FSP-2019-18), Ecofibre Kentucky property application (PDP-2019-23), Chavers property application (FSP-2019-24), and 109 Marketplace Circle property application (PSP-2019-25) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Stone, to approve the applications. Motion carried.

ZMA-2019-22 Ashton Grove Commercial Zone Change - Zone change request for 2.35 acres from R-2 PUD to B-4 located on the south side of McClelland Circle and Bevins Lane in Georgetown.

Chairman Sulski opened the public hearing.

Mr. Kane stated the application is part of the Ashton Grove retirement community. He stated the original plan included commercial. He stated the property is located in an area designated on the future land use map zoned as office P-1.

He stated the application complies with the Comprehensive Plan. He stated the B-4 is the least intensive commercial zone which is designed for walkable commercial and office uses.

He stated a traffic study was done with the original application. He stated a turn lane is being installed at Bevins Lane at McClelland Circle.

He stated if the zone change is approved, the applicant would have to come back before the Planning Commission with a subdivision plat that creates two lots and an access easement, and a development plan for the property. He stated the property has been annexed by the City.

Bruce Lankford, representing applicant, stated the lots will either be marketed or built to design.

Commissioner Mifflin questioned who would own the property. It was stated the property would have the same owner as Ashton Grove.

Jack Lucks, applicant, stated this is the largest retirement center they have built.

Bob Griffin, 115 Dogwood Drive, stated he has concern about the property remaining peaceful for the neighborhood. He stated he hoped the applicant would keep the noise and traffic to a minimum that was originally promised.

Mr. Lankford stated that the applicant is sensitive to the neighbors and plans to keep this a compatible business.

Chairman Sulski questioned what the B-4 zoning allows.

Karl Schneider, applicant, stated that the business would be compatible to the retirement home use. He stated they would go out of business if a nightclub was built for example.

Commissioner Wiseman stated that he has concern if the zone change is approved, that the Planning Commission would lose control of what is built.

Charlie Perkins stated that a condition could be imposed that the business must be compatible with the existing surroundings.

Mr. Lankford stated that the applicant agrees with a condition that the business must be compatible.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Mizell, second by Stone, to recommend approval of the rezoning request (ZMA-2019-22) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried.**

Bluegrass Tomorrow Regional Land Use Planning Resolution

Mr. Kane introduced Rob Rumpke as the Director of Bluegrass Tomorrow.

Mr. Rumpke stated the group was formed to get the surrounding counties communicating about development while maintaining a quality of life.

He stated that Bluegrass Tomorrow serves 18 surrounding counties around Fayette County.

He stated Scott County is part of the area of prime farmland.

He stated he is asking for a vote of support from the Planning Commission on the Bluegrass Tomorrow Resolution on shared regional land use principles.

He stated their main goal is to improve the communication between the counties. He stated he will return for further discussion with the Planning Commission.

Zoning Ordinance Amendment discussion on outdoor storage and display and commercial zero lot line

Chairman Sulski opened the public hearing.

Mr. Kane stated the recommendations were based on last month's discussion.

He stated zero lot line is based on a 5' building setback unless a construction and maintenance easement is agreed upon by both lot owners in non-residential districts.

He stated adding to the minor development definition to include building or outdoor storage expansions of up to 10% of the total square footage.

He stated adding definition to include that outdoor display area cannot exceed 10% of the total area of the lot and must be shown on a minor development plan.

He stated that outdoor storage in commercial districts must obtain a conditional use permit through the Board of Adjustment.

He stated the changes would not be retroactive so existing businesses would be grandfathered in.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Smith, second by Mifflin, to recommend approval of the proposed zoning ordinance amendment on outdoor storage and display and commercial zero lot lines. By roll call vote, motion carried.**

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

JONES PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
July 11, 2019

FILE NUMBER: FSP-2019-17

PROPOSAL: Final Subdivision Plat to divide divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.



LOCATION: Willow Brook Lane

APPLICANT: Rita Jones

SURVEYOR: Joel Day

STATISTICS:	
Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 6.14 acres Parcel 2: 5.88 acres Parcel 3: 5.04 acres Parcel 4: 5.16 acres
Proposed Use	Agricultural/Residential
Access	Willow Brook Lane
Variance Requested	None

BACKGROUND:
The subject property contains 22.22 acres and is located on Willow Brook Lane. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 6.14-acre tract, a 5.88-acre tract, a 5.04-acre tract and a 5.16-acre remainder tract.

Plat Review:
All four tracts show the required 50-foot setbacks and have at least 250 feet of width at the building line. 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.

If a driveway serves more than three lots the drive is required to be built to county road standards. The plat is proposing four tracts that would be served by one drive, and therefore must meet county road standards. County road standards requires a 20-foot paved roadway.

The Preliminary Subdivision Plat proposes extending Willow Brook Lane approximately 185-feet, so a turnaround built to county road standards would also be required. County road standards requires a 45-foot paved cul-de-sac within a 55-foot right of way. The preliminary plat is showing a 45-foot paved cul-de-sac within a 50-foot right-of-way and an 18-foot paved roadway. The final subdivision plat will need to show the appropriate dimensions for the cul-de-sac and paved roadway.

RECOMMENDATION:

Staff recommends approval of the Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.

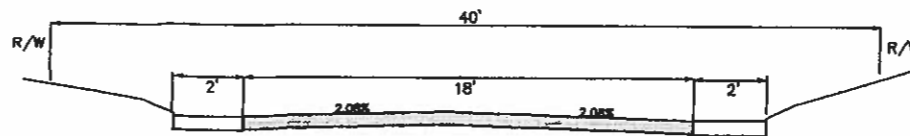
Should the Planning Commission approve the application, staff also recommends the following conditions of approval:

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. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Roadway and cul-de-sac must be constructed to applicable standards and bonded prior to Final Subdivision Plat approval.
7. Must meet all applicable requirements of GMWSS.

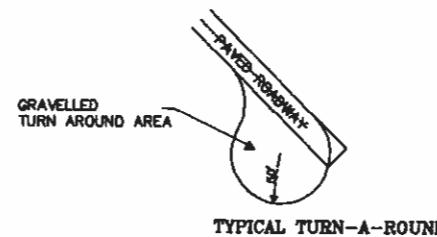
I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACTS E1-E4 OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND 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 WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS; AND, DEDICATED TO GMWSS.

GENERAL MANAGER, GMWSS _____ DATE _____

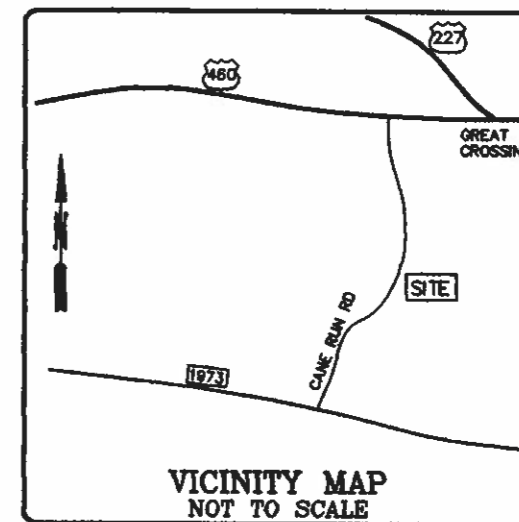


STREET SECTION PER PLAT CAB. 8, SLIDE 240

JOHN G. SHARPE
SHAWNA SHARPE
S.B. 218, Pg. 384



TYPICAL TURN-A-ROUND



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE SUBJECT PROPERTY INTO THREE NEW TRACTS WITH ONE REMAINDER TRACT.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS

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 ENCROACH UPON ANY DRAINAGE EASEMENT.

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.

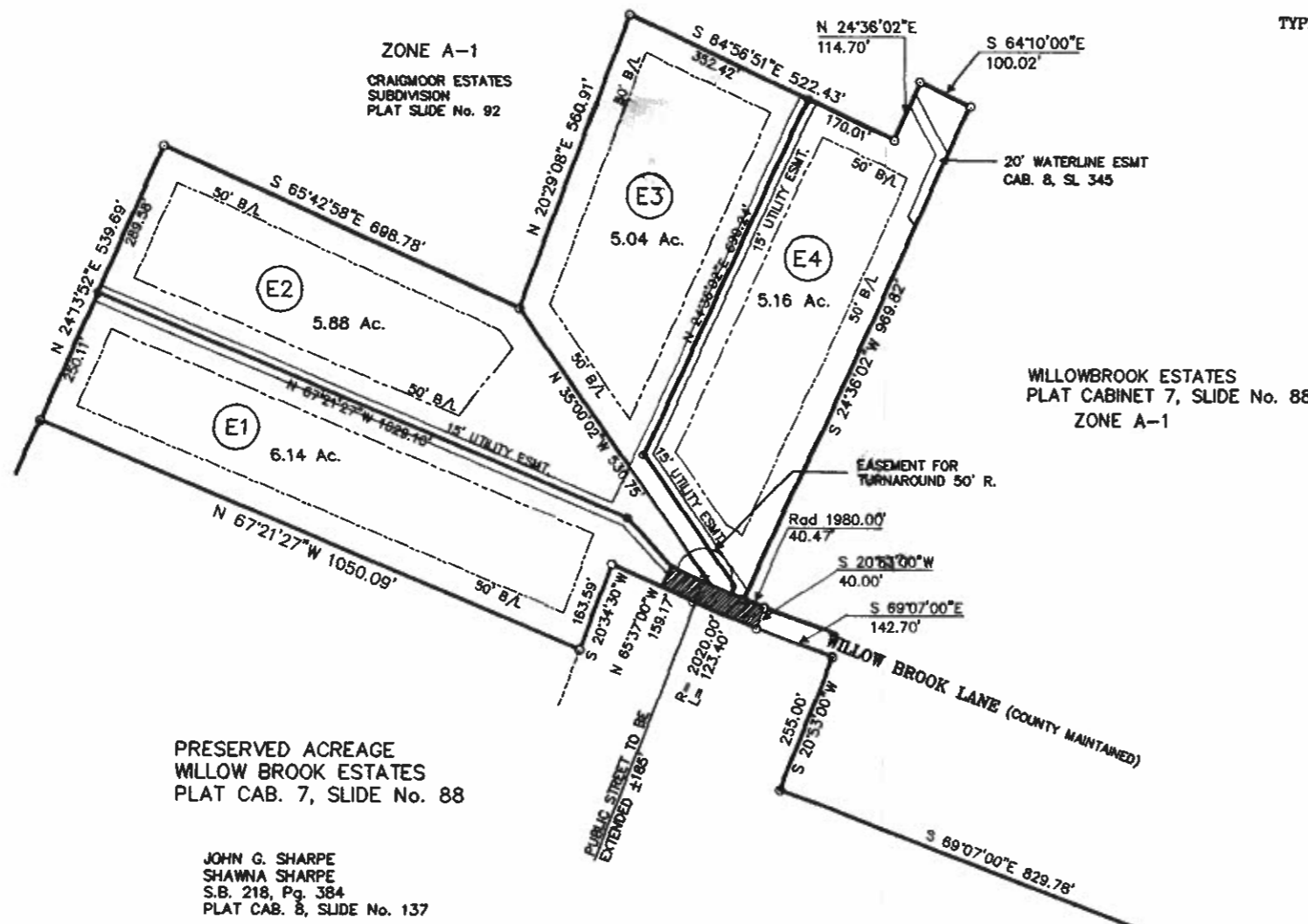
RITA JONES _____ DATE _____

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.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:11,484 AND AN ANGULAR ERROR OF 00'-00"-40". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. LAST DATE OF FIELD SURVEY WAS SEPTEMBER 8, 2008.

Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____



CRAIGMOOR ESTATES
SUBDIVISION
PLAT SLIDE No. 92
ZONE A-1

ZONE A-1
CRAIGMOOR ESTATES
SUBDIVISION
PLAT SLIDE No. 92

WILLOWBROOK ESTATES
PLAT CABINET 7, SLIDE No. 88
ZONE A-1

PRESERVED ACREAGE
WILLOW BROOK ESTATES
PLAT CAB. 7, SLIDE No. 88

JOHN G. SHARPE
SHAWNA SHARPE
S.B. 218, Pg. 384
PLAT CAB. 8, SLIDE No. 137

ZONE A-1



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-8070 - jdaypls@bellsouth.net

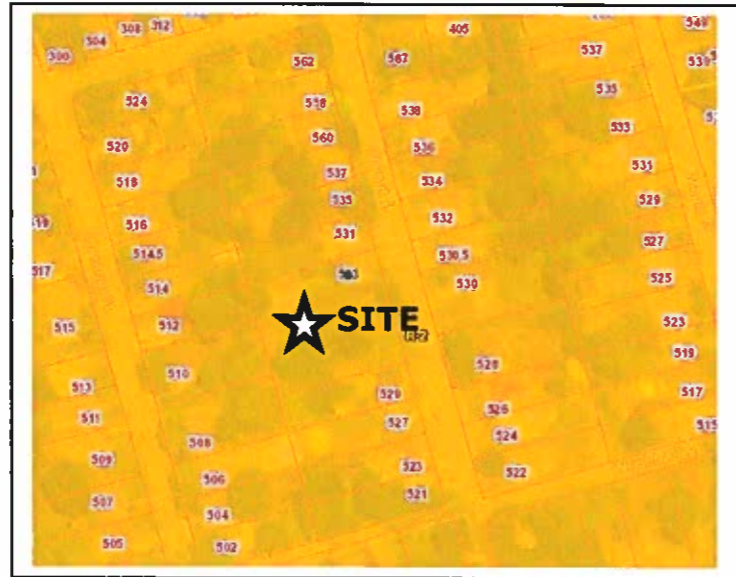
APRIL 24, 2019

FINAL SUBDIVISION PLAT
RITA JONES PROPERTY
WILLOW BROOK LANE, GEORGETOWN, SCOTT COUNTY, KENTUCKY
RITA JONES SHARPE - D.B. 348, Pg. 237 - CABINET 10, SLIDE 58
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

WALNUT STREET 5-PLEX
Staff Report to the Georgetown-Scott County Planning Commission
July 11, 2019

FILE NUMBER: PDP-2019-26
PROPOSAL: Five apartment units on a 20,504 square foot lot.
LOCATION: 533 Walnut Street
APPLICANT: Mark Herrington
CONSULTANT: Ben Thompson, BT Construction



STATISTICS:

Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2 (Medium Density Residential)
Acreage	0.47 acres / 20,504 SF
Building Area	5,454 SF
Building Coverage	27% (40% max)
Density	10.63 du/ac proposed (max of 12 du/units)
Parking Required	13 spaces
Parking Provided	12 spaces
Water/Sewer Availability	Yes/Yes
Access	Two proposed entrances off Walnut Street
Variance/Waivers	Two variances to be reviewed by the Georgetown Board of Adjustment: 1) Waive the minimum lot width requirement of 140 feet. 2) Variance to reduce the parking to 12 spaces.

BACKGROUND:
The Applicant is proposing to build five apartment units on a 0.47-acre lot. The subject property is zoned R-2 (Medium Density Residential), and all surrounding properties are also zoned R-2. The Applicant is proposing five single-story two-bedroom apartment units. The units are configured in a U-shape with a courtyard in the middle.

Preliminary Development Plan Review:

Setbacks and Building Standards:
The R-2 Zoning District has the following setback requirements:
Front: 30-foot
Side: 25-foot
Rear: 25-foot

The proposed five-plex would meet all the setback requirements. The Applicant is proposing 5,454 square feet of building area, for a total building ground coverage of 27%, which is under the 40% maximum building ground coverage allowed.

The Applicant is requesting a variance to waive the minimum lot width requirement for multi-family units. The Zoning Ordinance requires 110 feet for the first 3 dwelling units, plus an additional 15 feet per dwelling unit. This requires 140 feet of lot width for the entire buildable area ($110+(2 \times 15)=140$). The Project Site is 128 feet wide. Despite the narrow lot width, the Applicant is still able to meet the side yard setback requirements and provide the required property perimeter landscaping so Staff is recommending approval of the variance.

Vehicular Access & Pedestrian Circulation:

Currently, the development plan shows a parking area located in front of the proposed dwelling units with two entrances off Walnut Street.

The Subdivision Regulations list parking requirements for two-bedroom apartment units as 2.5 spaces per unit, requiring a total of 13 spaces for the 5 units proposed. The applicant has provided 12 parking spaces on the current plan and is requesting a variance to reduce the required number of parking spaces by 1 space. The proposed number of parking spaces still allows for 2 spaces per unit with two visitor parking spaces, which should be sufficient to accommodate the use.

The Applicant is proposing to provide 4-foot sidewalks along the front of the property and interior sidewalks to provide pedestrian circulation and access to the units.

Land Use Buffers and Landscaping:

Section 6.12 – Property Perimeter Requirements: This application meets these requirements. The Plan is proposing a 6-foot high privacy fence and a medium sized tree every 40-feet along the entire perimeter of the Project Site.

Section 6.13 – Vehicular Use Area (VUA) Perimeter Requirements: This application meets these requirements, except along the eastern perimeter of the project site. The Final Development Plan will need to show one additional tree along northeastern perimeter of the vehicular use area.

Section 6.2215 – Minimum Canopy Requirements: Staff is unable to determine if the Plan meets this requirement. The Plan shows a significant preserved tree line along the western boundary that likely will meet the 15% requirement (3,075SF of preserved canopy), but the Applicant did not provide the area of the preserved canopy. The Applicant is proposing 3 medium trees and 4 large trees for a total of 1,800SF of new canopy. The Final Development Plan will need to provide a specie-specific landscape plan that meets the minimum canopy requirements.

RECOMMENDATION:

Approve the Preliminary Development Plan for the construction of five apartment units at 533 Walnut Street with the following variances and conditions of approval:

Variances/Waivers:

1. Waive the minimum lot width requirement of 140 feet
2. Variance to reduce the parking to 12 spaces.

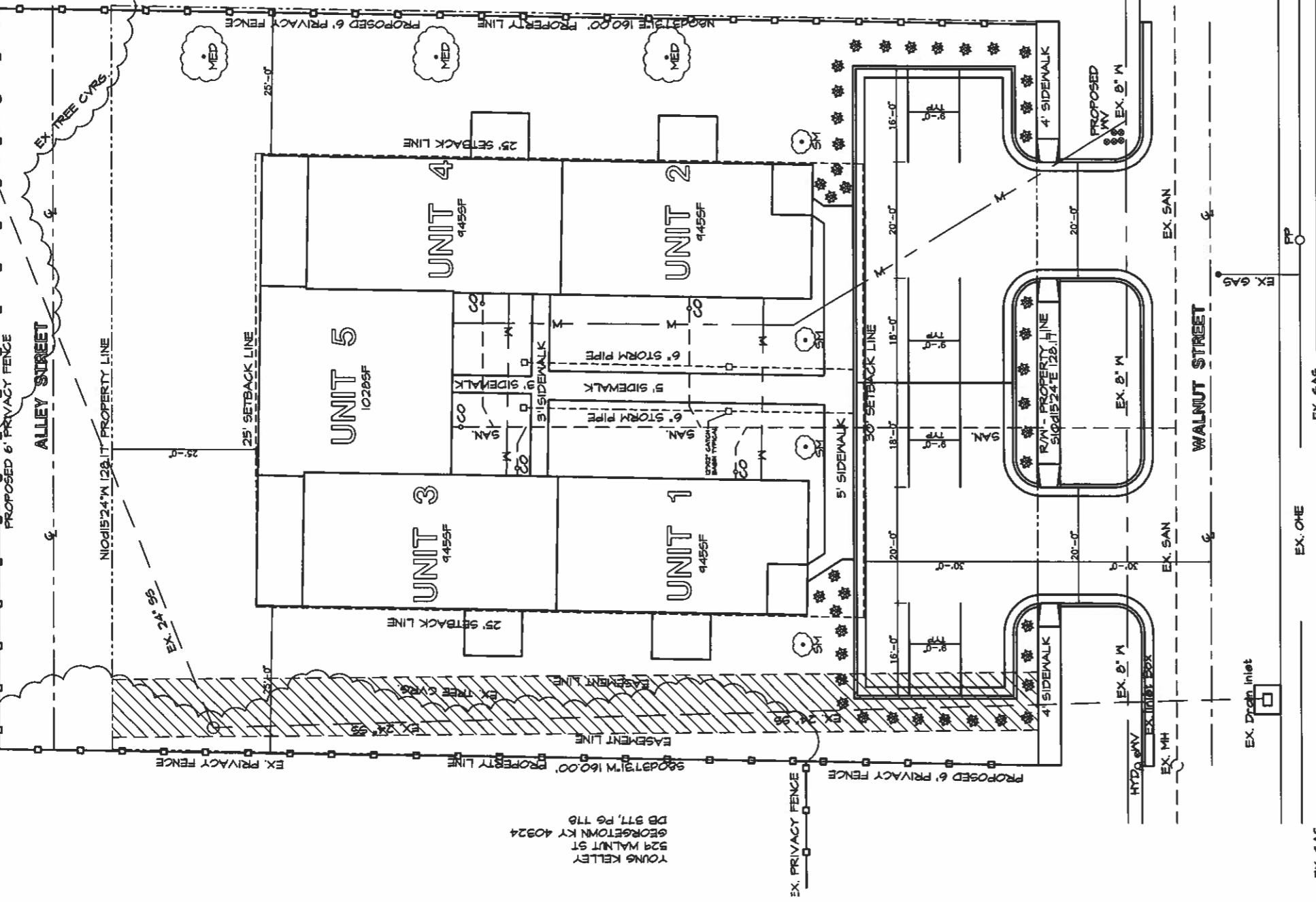
Conditions of Approval:

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. 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.

508 CHESTNUT ST
GEORGETOWN KY 40324
DB 170, PG 716

510 CHESTNUT ST
GEORGETOWN KY 40324
DB 122, PG 237

512 CHESTNUT ST
GEORGETOWN KY 40324
DB 947, PG 871



YOUNG KELLEY
529 WALNUT ST
GEORGETOWN KY 40324
DB 977, PG 718

WHITE GREGORY L & AMOR
531 WALNUT ST
GEORGETOWN KY 40324
DB 971, PG 278

LEGEND

EXISTING OVERHEAD ELECTRIC	EX. OHE
EXISTING GAS	EX. GAS
EXISTING STORM SEWER	EX. SS
EXISTING SANITARY SEWER	EX. SAN
PROPERTY LINE	PROPERTY LINE
BUILDING SETBACK LINE	SETBACK
EXISTING POWER POLE	O PP
HYDRANT	A HYD
VALVE	⊗ MV
MAN HOLE	O MH

OWNER: MARK HERRINGTON
1450 CINCINNATI ROAD
GEORGETOWN, KY 40324

OWNER PROPOSES MIX
MULTI-FAMILY HOUSING

SITE STATISTICS:
568 WALNUT STREET
ZONE R2

MINIMUM LOT WIDTH AT BUILDING LINE = 140'
MAXIMUM BUILDING COVERAGE = 40%
PROPOSED BUILDING COVERAGE = 27%

FRONT SETBACK: 25' (PROPOSED)
SIDE SETBACK: 25' (PROPOSED)
20,504 SQFT TOTAL LOT
5,484 SQFT PROPOSED MULTI-FAMILY FOOTPRINT
2,008 SQFT TOTAL PAVING AREA
1,000 SQFT TOTAL LANDSCAPING BARRIERS

PARKING
REQUIRED: 23 SPACES PER UNIT,
TOTAL: 115 SPACES (12 PROPOSED)

UTILITY:
GEORGETOWN SCOTT COUNTY WATER AND SEWER
KENTUCKY UTILITIES
COLUMBIA GAS
SCOTT COUNTY CABLE
A/T

CERTIFICATION OF OWNERSHIP
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 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 THE PUBLIC USE OF THE PEOPLE OF SCOTT COUNTY ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

_____, (DATE), 20____
(OWNER OR OWNERS)

_____, (DATE), 20____
(OWNER OR OWNERS)

CERTIFICATION OF PRELIMINARY PLAN APPROVAL
I (WE) 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, AS ADOPTED BY THE BOARD OF ZONING, PLANNING AND DEVELOPMENT, THE BOARD OF THE BOARD OF PLANNING AND DEVELOPMENT, AND THE BOARD OF THE BOARD OF PLANNING AND DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

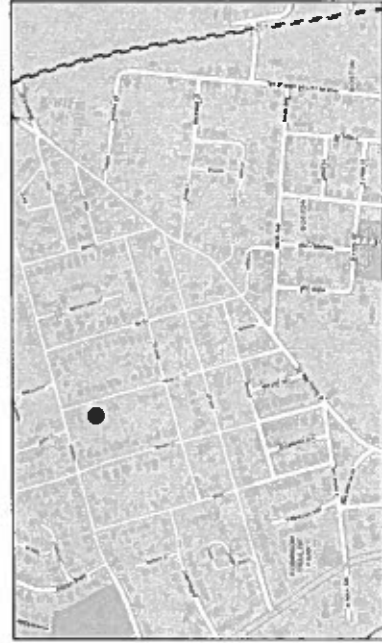
_____, (DATE), 20____
(OWNER OR OWNERS)



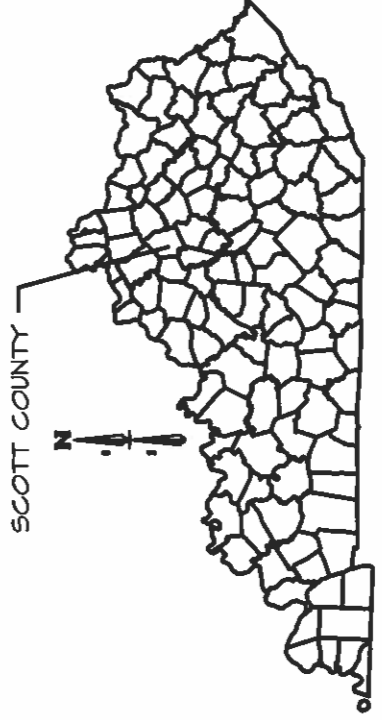
SITE LAYOUT PLAN



WALNUT STREET SECTION



LOCATION MAP



VICINITY MAP

*New Multi-Family For
Mark Herrington
533 Walnut Street
Georgetown, KY 40324*

BAILEY ROAD CELL TOWER
Staff Report to the Georgetown-Scott County Planning Commission
July 11, 2019

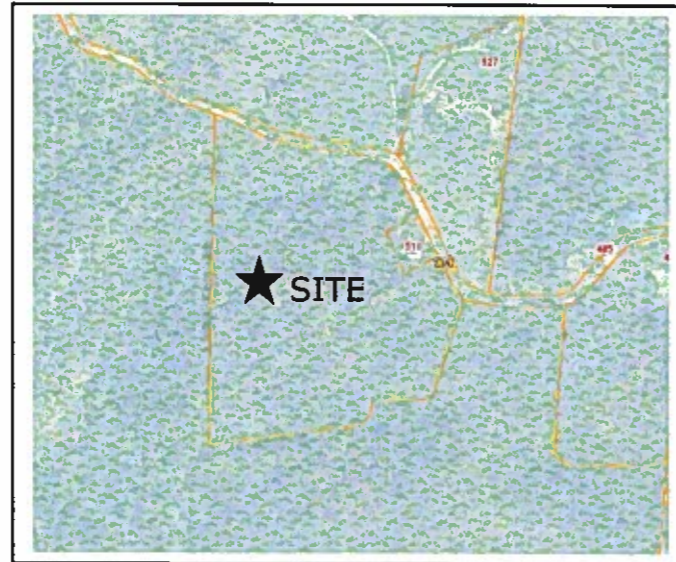
FILE NUMBER: PDP-2019-27

PROPOSAL: Preliminary Development Plan for a 255' wireless communications tower with a 15' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1

LOCATION: Bailey Road (*Parcel ID: 221-00-025.000*)

APPLICANT: New Cingular Wireless PCS
DBA: AT&T Mobility

CONTACT: David A. Pike, Pike Legal Group



STATISTICS:

Zone: A-1 (Agricultural)
Surrounding Zones: A-1 (Agricultural)
Acreage: 10,000 sq. ft. (lease area), 23 acres (Parent Tract)
Tower Height: 270 ft.; 255 ft. tower with 15 ft. lightning arrestor
Water/Sewer Available: N/A
Access: Access Easement from Bailey Road
Waiver Requested: Exceed the maximum height allowed for a self-support tower by 70-feet.

BACKGROUND:

The applicant requests approval for a 255' tall self-support tower with an additional 15' lightning arrestor on a 10,000-sq. ft. lease area, located on Bailey Road. The project site is an agricultural parcel.

The applicant has proposed a 25' wide access and utility easement with a 12-foot wide gravel access drive. The access easement will require a new entrance that will need additional improvements as shown on plan. Improvements include widening the vegetation to increase visibility.

TELECOMMUNICATION TOWER ANALYSIS

1. Lattice (self-supporting) cellular antenna towers shall be permitted in any zone except for residential zones. **The proposed tower is located within an A-1 zoning district.**
2. Lattice and guyed cellular antenna towers constructed in an agricultural zone shall be located a minimum distance of 250 feet from all existing residential structures. **The proposed tower is not a lattice and guyed tower.**
3. The applicant must provide a statement that they have considered the likely effects of the installation on nearby land uses and values and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided, and that there is no reasonably available opportunity to locate its antennas and related facilities on an existing structure (i.e., co-locate). **The applicant has provided written documentation regarding their attempts to co-locate and have concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided. Applicant evaluated locations within the search area for co-location opportunities and found no suitable towers or other existing tall structures that met the requirements necessary in providing adequate service to the area. There was one existing cell tower within the search radius, but the Applicant determined the existing cell tower was not structurally sufficient to be co-located on.**
4. Setback for all structures constructed in connection with cellular antenna towers, except fences and/or guy wires, shall be a minimum distance from the property lines or lease line equal to the setback of the respective district plus one-half (1/2) the height of the tower. **The tower described in the application is 270 feet tall, and the A-1 zoning district has a setback of 50 feet from all property lines. If approved, the tower will need to be at least 185 feet from all property lines. $((270/2) + 50 = 185)$. The proposed tower will be approximately 195' from the nearest (eastern) property line.**
5. The Planning Commission may allow antennas greater than two hundred (200) feet in height upon review of the applicant's justification that the additional height meets the criteria identified in Subsection K. **The applicant has requested a 270' tower, which exceeds the allowable height by 70-feet. The Applicant claims that the increased tower height is necessary to close the service gap for this area.**
6. The cellular antenna tower shall be constructed in compliance with the current ANS/EIA/TIAK 22-F standards and other applicable State standards. **The applicant has provided documentation stating they are compliant with current standards.**
7. Cellular antenna towers shall not be illuminated, except in accordance with other state or federal regulations. **No illumination is proposed, except in accordance with FAA regulations.**
8. Woven wire or chain link (80% open) or solid fences made from wood or other materials (less than fifty (50) percent open) shall be used to enclose the site. Such fences shall not be more than eight (8) feet in height. The use of barbed wire or sharp pointed fencing shall be prohibited. **The applicant proposes an 8' high chain link fence to enclose the site.**

9. Screening shall be provided by evergreen trees, with a minimum height of six (6) feet, planted in a staggered pattern at a maximum distance of ten (10) feet on center. **The Preliminary Development Plan includes a landscape plan which demonstrates compliance with this requirement.**
10. Surfacing of all driveways and off-street parking areas shall comply with the requirements of the applicable Subdivisions & Development Regulations and be at least constructed of gravel or other durable surface. The Planning Commission may require alternative surface materials based on grade, construction and potential for erosion. **The Applicant is proposing a 12' wide gravel access drive. Gravel appears to be sufficient due to the minimal traffic the use will generate.**
11. There shall be no signs permitted except those displaying emergency information, owner contact information, warning or safety instructions, or signs which are required by a federal, State or local agency. Such signs shall not exceed five (5) square feet in area. **No signage is proposed.**
12. All new cellular antenna towers shall be designed and constructed to accommodate a minimum of three service providers. **In addition to the applicant's needs, the proposed tower will be able to accommodate three additional service providers.**
13. All option and site lease agreements shall not prohibit the possibility of co-location. **The applicant has submitted the required documentation.**

RECOMMENDATION:

Approve the Preliminary Development Plan to construct a 255' wireless communications tower with a 15' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1 at the Project Site, Bailey Rd. (Parcel ID: 221-00-025.000), with the following variances and conditions of approval:

Variance:

1. Exceed the maximum height allowed for a self-support tower by 70-feet.

Conditions of Approval:

1. Prior to Final Development Plan approval, provide a report or summary on the plans addressing mitigation of any increase in storm water runoff.
2. All applicable requirements of the *Zoning Ordinance* and the *Subdivision & Development Regulations*.
3. As part of the Final Development Plan approval, the applicant must provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. 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.
6. 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*.
7. Additional entrance improvements will need to be completed as shown on plan.



at&t

SITE NAME:

BAILEY ROAD

RECEIVED

JUN 26 2019

PLANNING COMMISSION

PROPOSED RAW LAND SITE WITH PROPOSED 255' SELF-SUPPORT TOWER WITH A 15' LIGHTNING ARRESTOR AND INSTALLATION OF A 80" x 80" WALK IN CABINET AND GENERATOR

DRAWING INDEX

- T-1 TITLE SHEET & PROJECT INFORMATION
- B-1 SITE SURVEY
- B-2 500' RADIUS & ABUTTERS MAP
- C-1 OVERALL SITE PLAN
- C-2 ENTRANCE APPROACH DETAIL
- C-3 ENLARGED SITE PLAN
- C-4 TOWER ELEVATION
- L-1 LANDSCAPING DETAILS

CONTACT INFORMATION

FIRE DEPARTMENT:
 GEORGETOWN FIRE DEPARTMENT
 PHONE: 502-863-7835

POLICE DEPARTMENT:
 GEORGETOWN POLICE DEPARTMENT
 PHONE: 502-863-7826

ELECTRIC COMPANY:
 BLUEGRASS ENERGY
 PHONE: 888-546-4243

TELEPHONE COMPANY:
 AT&T
 PHONE: 859-255-2100

BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCATION.

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE 318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601
- COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62.41
- ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION
- 2018 KENTUCKY BUILDING CODE
- 2014 NEC

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

*** CAUTION ***

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911



Know what's below.
 Call before you dig.
 www.call811.com

CERTIFICATION OF OWNERSHIP AND DEDICATION WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH 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.

LAND OWNER:

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.
 PLANNING COMMISSION CHAIRMAN:

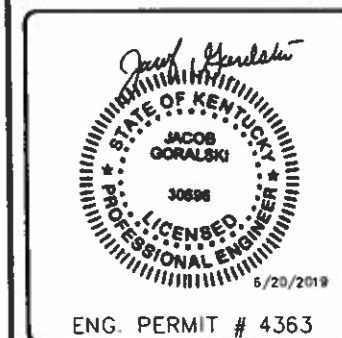


IRISH TOWER
 GENERAL CONSTRUCTION | ENGINEERING | PROJECT MANAGEMENT
 1603 Bermuda Drive Sugar Land, TX 77478
 Voice: (281) 798-2651 | Fax: (281) 598-2126
 irishtower.com

ZONING DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: DL
 CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/19/19	ISSUED FOR ZONING



FA # 12568590
 SITE # KYLXU5270
 SITE NAME: BAILEY ROAD
 SITE ADDRESS: BAILEY RD, GEORGETOWN, KY 40324

SHEET TITLE
TITLE SHEET & PROJECT INFORMATION

SHEET NUMBER
T-1



DIRECTIONS
 FROM 101 E MAIN ST, GEORGETOWN, KY 40324
 1. DEPART US-460 / MAIN ST / E MAIN ST. 4.5 MI
 2. TURN LEFT ONTO KY-922 / NEWTOWN PIKE 6.4 MI
 3. TURN RIGHT ONTO BARKLEY RD. 0.9 MI
 4. KEEP LEFT TO STAY ON BARKLEY RD. 0.7 MI
 5. KEEP STRAIGHT ONTO BAILEY RD. 0.8 MI
 6. ARRIVE AT BAILEY RD ON THE RIGHT

PROJECT SCOPE OF WORK
 ZONING DRAWINGS FOR CONSTRUCTION OF A PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY.
 SITE WORK: PROPOSED TOWER, UNMANNED EQUIPMENT CABINET AND GENERATOR ON PLATFORMS, AND UTILITY INSTALLATIONS.

PROJECT INFORMATION

COUNTY: SCOTT

SITE ADDRESS: BAILEY RD, GEORGETOWN, KY 40324

APPLICANT: NEW CINCULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A AT&T MOBILITY MEIDINGER TOWER, 462 S. 4TH ST. SUITE 2400 LOUISVILLE, KY 40202

LATITUDE: 38° 18' 50.14"
 LONGITUDE: -84° 28' 20.98"

PROPOSED LEASE AREA
 ALL THAT TRACT OR PARCEL OF LAND LYING IN THE COUNTY OF SCOTT, STATE OF KENTUCKY, CONSISTING OF A 100 FEET BY 100 FEET LEASE AREA COMMENCING AT A FOUND FENCE POST THAT IS 5.580 FEET WESTERLY OF THE INTERSECTION OF BAILEY ROAD AND FINNELL PIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 59 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 278.62 FEET
 THENCE NORTH 29 DEGREES 15 MINUTES 50 SECONDS WEST A DISTANCE OF 103.86 FEET TO THE POINT OF BEGINNING
 THENCE SOUTH 80 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 100.00 FEET
 THENCE NORTH 09 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 100.00 FEET
 THENCE NORTH 80 DEGREES 23 MINUTES 14 SECONDS EAST A DISTANCE OF 100.00 FEET
 THENCE SOUTH 09 DEGREES 36 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

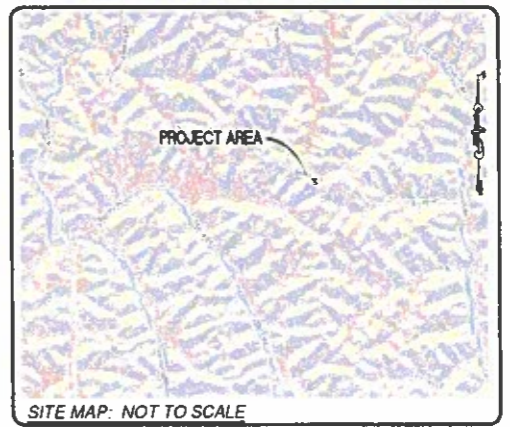
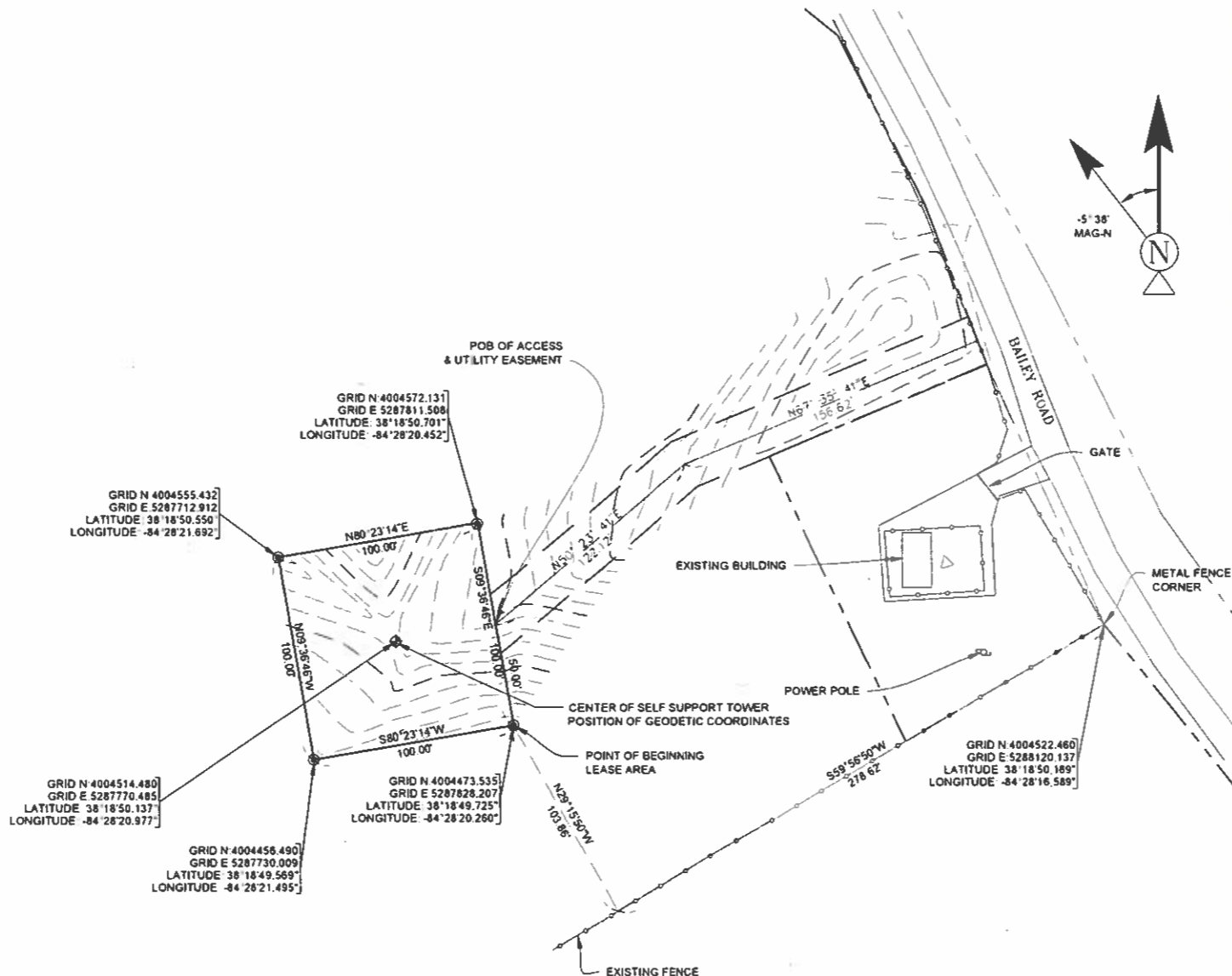
10 000 SQUARE FEET OR 0.2295 ACRES, MORE OR LESS

PROPOSED ACCESS & UTILITY EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE COUNTY OF SCOTT, STATE OF KENTUCKY, CONSISTING OF A 25 FEET WIDE ACCESS AND UTILITY EASEMENT COMMENCING AT A FOUND FENCE POST THAT IS 5.580 FEET WESTERLY OF THE INTERSECTION OF BAILEY ROAD AND FINNELL PIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 59 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 278.62 FEET
 THENCE NORTH 29 DEGREES 15 MINUTES 50 SECONDS WEST A DISTANCE OF 103.86 FEET TO THE POINT OF BEGINNING OF A 25 FEET WIDE ACCESS AND UTILITY EASEMENT LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

THENCE NORTH 50 DEGREES 23 MINUTES 41 SECONDS EAST A DISTANCE OF 122.12 FEET
 THENCE NORTH 87 DEGREES 35 MINUTES 41 SECONDS EAST A DISTANCE OF 156.62 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF BAILEY ROAD AND TO THE POINT OF TERMINUS



BENCHMARK
 ELEVATION ESTABLISHED FROM GPS OBSERVATIONS CONstrained TO OPUS SOLUTIONS, APPLYING GEOID 12A SEPARATIONS NAVD83 DATUM

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, KENTUCKY SINGLE ZONE US FOOT, DETERMINED BY GPS OBSERVATIONS, COMPLETED ON 4.7.17

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT LOCAL B11 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR NOTES
 NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS AND UTILITY EASEMENT ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT TRACT HAS BEEN PERFORMED.

THIS PROPERTY IS SUBJECT TO ANY RECORD EASEMENTS AND/OR RIGHT OF WAY SHOWN HEREON OR NOT.

THIS SURVEY IS NOT INTENDED FOR LAND TRANSFER.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

THIS SURVEY PLAN WAS PERFORMED UNDER THE AUTHORITY OF KENTUCKY REVISED STATUTES (201 KAR 18:150), AND IS NOT TO BE CONSIDERED A GENERAL PROPERTY BOUNDARY SURVEY AS DEFINED WITH KENTUCKY REVISED STATUTES DIMENSIONS (IF SHOWN) ALONG THE PERIMETER OF THE LANDOWNER'S PROPERTY ARE PROVIDED UNDER THIS SURVEYOR'S SCOPE OF SERVICES WITH A1&T AND ARE TO BE CONSIDERED FOR REFERENCE ONLY. THE EXACT LOCATION OF THE LANDOWNER'S PROPERTY MAY DIFFER UPON THE PREPARATION OF A FULL BOUNDARY SURVEY IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE STATE OF KENTUCKY.

THIS SURVEY WAS PERFORMED WITH A CARLSON BR45+ DUAL FREQUENCY, REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM ROVER AND BASE STATION W/R B16130147501133 & B16130147501126 SERIAL NUMBERS, REDUNDANT AND REPEITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. A TOLERANCE OF 0.04' FOR POSITIONAL ACCURACY.

DRAWN BY: MD
 CHECKED BY: JC/ACR

REV	DATE	DESCRIPTION
A	4.18.17	REVIEW
B	1.24.19	CLIENT COMMENTS
C	5.2.19	CLIENT COMMENTS
D	5.10.19	CLIENT COMMENTS
F	6.20.19	MOVED ACCESS EASEMENT



SITE INFO
 TAX PARCEL NO. 221-06-023-000
 PROPERTY OWNER: JOHNSTON RONALD T & NANCY H
 SOURCE OF FILE DB 203/585

LAND SURVEYOR'S CERTIFICATE
 I, A CLAY ROBINSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY. I FURTHER CERTIFY THAT THIS PLAN AND THE SURVEY ON THE GROUND WERE PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS BEING WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE "RURAL" SURVEY, AND THE PLAN ON WHICH IT IS BASED, MEETS ALL SPECIFICATION AS STATES IN KAR 201-18-150.

SIGNED: *A. Clay Robinson* 6.20.20
 DATE

TITLE REPORT INFO
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #00300-20170072, ISSUED BY STEWART TITLE INSURANCE COMPANY, DATED 03.08.2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS).

SCHEDULE B ITEMS
 1. EASEMENT DATED 10.26.1964 DEED BOOK 97 PAGE 469, FOR WEST SCOTT COUNTY WATER DISTRICT NOT ABLE TO PLOT NOT ABLE TO READ COPY.
 2. EASEMENT DATED 10.26.1964 DEED BOOK 97 PAGE 473, FOR WEST SCOTT COUNTY WATER DISTRICT NOT ABLE TO PLOT NOT ABLE TO READ COPY.



FAA COORDINATE POINT
 CENTER OF SELF SUPPORT TOWER (NAD83)
 LATITUDE 38° 18' 50.14" NORTH
 LONGITUDE 84° 28' 20.98" WEST
 ELEVATION 1016.7' (NAVD83)

1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE OF THE GEODETIC COORDINATES FALL WITHIN TWENTY (20) FEET. THE ELEVATIONS (NAVD83) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.



FLOOD INFORMATION
 THE PROPOSED LEASE AREA SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO. 21209C01500, DATED 12.21.2017. THE PROPOSED LEASE AREA IS LOCATED IN ZONE 'X'.

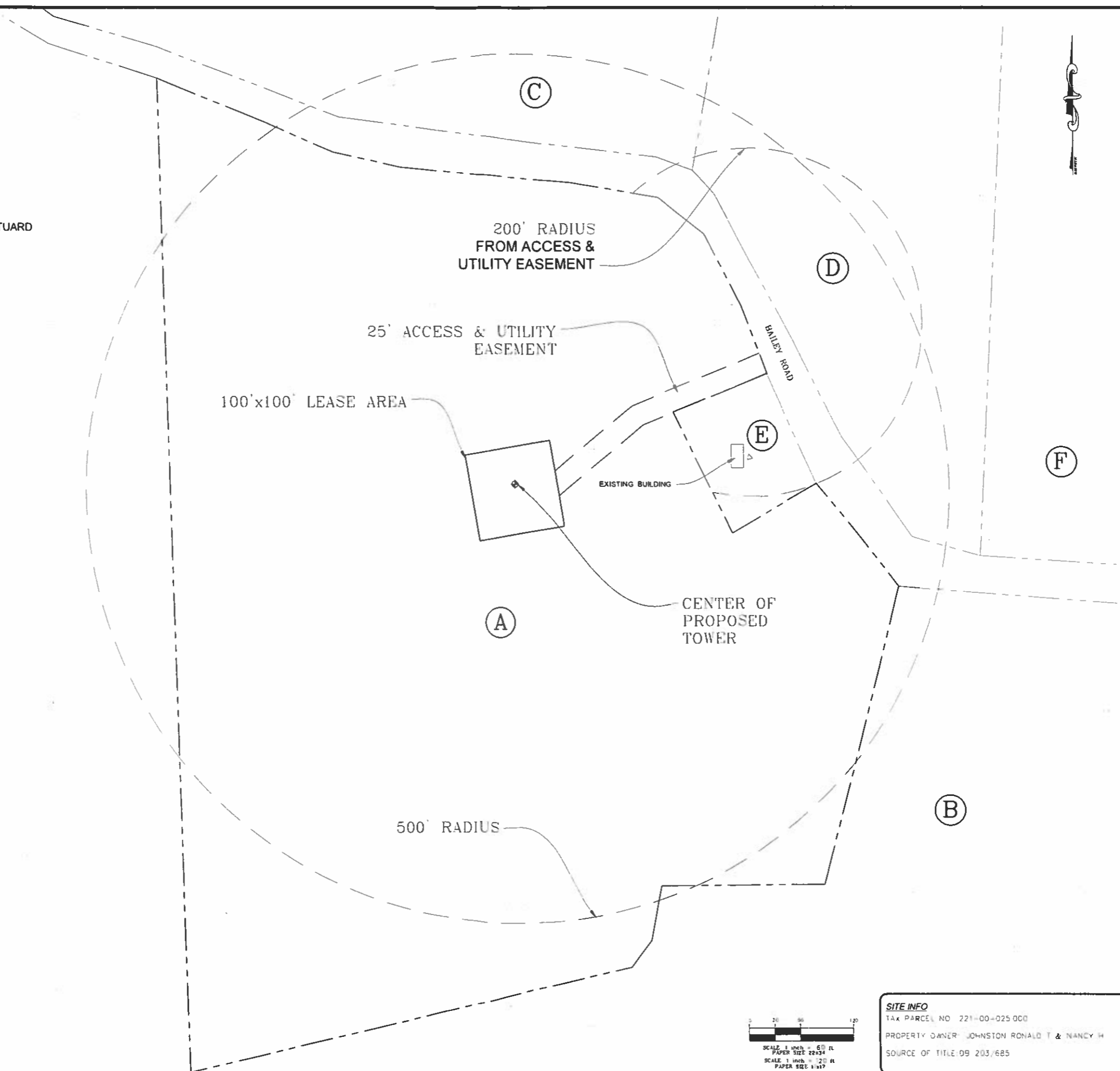



LEGEND

POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	ELECTRIC MANHOLE
⊙	SET 1/2" x 24" IR CAPPED #3219 OR FOUND AS NOTED	TELECO MANHOLE
---	OVERHEAD ELECTRIC	PROPERTY LINE
---	BARBED WIRE FENCE	

FA # 12568590
 SITE # KYLXU5270
 SITE NAME: BAILEY ROAD
 SITE ADDRESS: BAILEY RD
 GEORGETOWN, KY 40324
 SCOTT COUNTY

SHEET TITLE: TOPOGRAPHIC SITE SURVEY
 SHEET NUMBER: B-1

- (A)** PARCEL ID: 221-00-025.000
OWNER: JOHNSTON RONALD T & NANCY H
1145 NEWTOWN PIKE
GEORGETOWN KY 40324
- (B)** PARCEL ID: 221-00-023.000
OWNER: JOHNSTON RONALD T & NANCY HALE
1145 NEWTOWN PIKE
GEORGETOWN KY 40324
- (C)** PARCEL ID: 220-00-024.000
OWNER: STUARD DOROTHY AND SANDFORD S STUARD
733 BAILEY RD
GEORGETOWN KY 40324
- (D)** PARCEL ID: 221-00-027.000
OWNER: JONES JESSE L
527 BAILEY RD
GEORGETOWN KY 40324
- (E)** PARCEL ID: 221-00-026.000
OWNER: NORFOLK SOUTHERN CORP
PO BOX 749088
DALLAS TX 75374-9088
- (F)** PARCEL ID: 221-00-029.000
OWNER: SMITH CHARLES R & NINA S
485 BAILEY RD
GEORGETOWN KY 40324

IRISH TOWER
GENERAL CONSTRUCTION ENGINEERING PROJECT MANAGEMENT
4803 Bermuda Drive Sugar Land, TX 77479
Voice (281) 796-2651 Fax (281) 598-1130
IrishTower.com

DRAWN BY: _____ MD
CHECKED BY: _____ JC/ACR

REV	DATE	DESCRIPTION
A	4.18.17	REVIEW
B	1.24.19	CLIENT COMMENTS
C	5.2.19	CLIENT COMMENTS
D	5.10.19	CLIENT COMMENTS
F	6.20.19	MOVED ACCESS EASEMENT

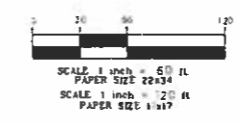


FA #
12568590
SITE #
KYLXU5270
SITE NAME
BAILEY ROAD
SITE ADDRESS
BAILEY RD
GEORGETOWN, KY 40324
SCOTT COUNTY

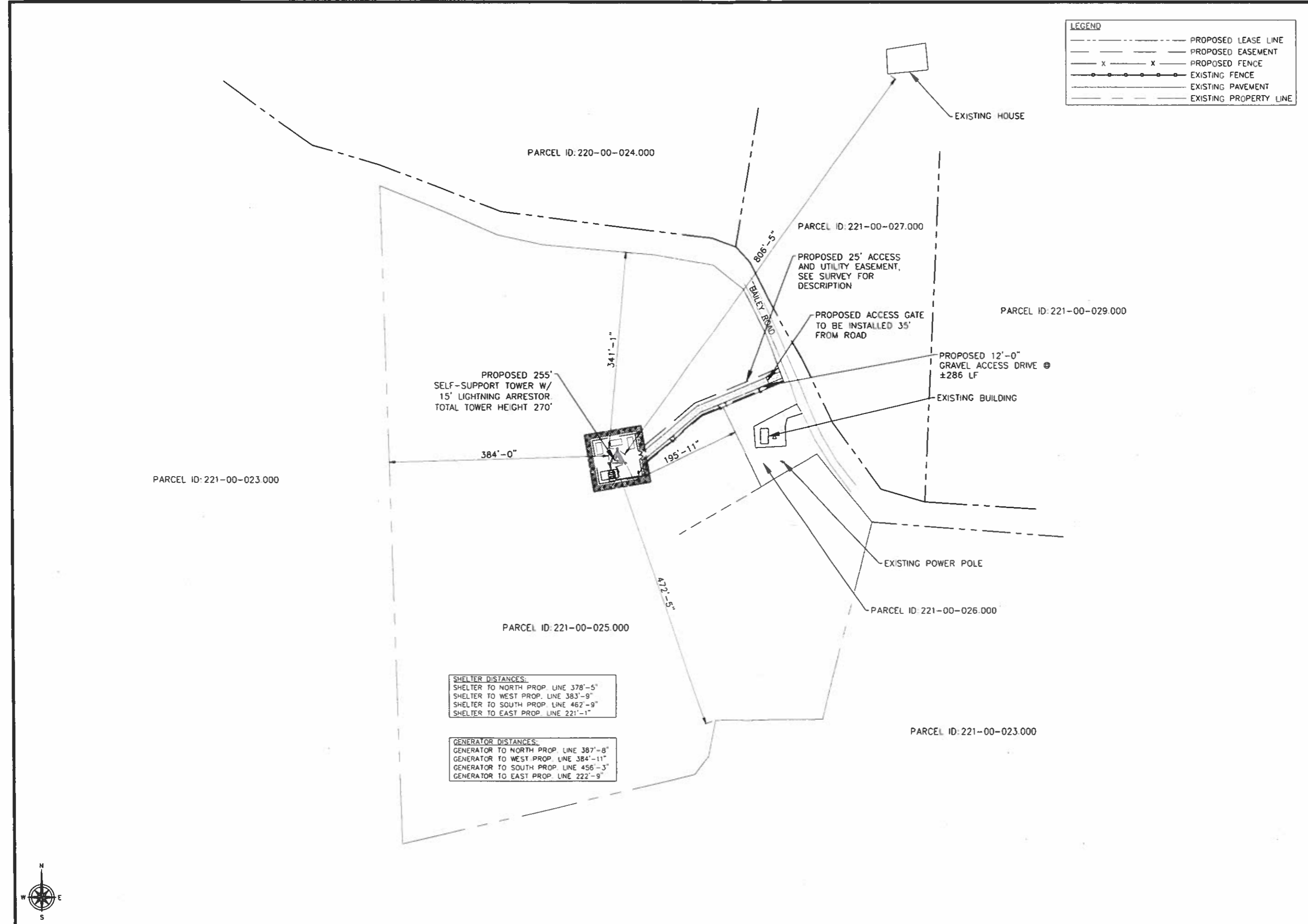
SHEET TITLE
500' RADIUS
&
ABUTTER'S MAP

SHEET NUMBER
B-2

SURVEYOR NOTES
1. ALL INFORMATION SHOWN HEREON WAS OBTAINED \$10.19 FROM SCOTT COUNTY PROPERTY VALUATION OFFICE RECORDS MAY NOT REFLECT THE CURRENT OWNERS AND ADDRESSES DUE TO THE INACCURACIES AND THE TIME LAPSE IN UPDATING FILES
2. THIS MAP IS FOR GENERAL INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY
3. THIS MAP IS NOT FOR RECORDING OR PROPERTY TRANSFER



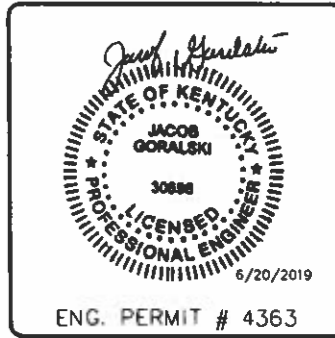
SITE INFO
TAX PARCEL NO 221-00-025.000
PROPERTY OWNER JOHNSTON RONALD T & NANCY H
SOURCE OF TITLE 09 203/685



ZONING DRAWINGS
NOT FOR CONSTRUCTION

DRAWN BY: DL
CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/19/19	ISSUED FOR ZONING



FA # 12568590
SITE # KYLXU5270
SITE NAME: BAILEY ROAD
SITE ADDRESS: BAILEY RD. GEORGETOWN, KY 40324

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



OVERALL SITE PLAN

22"x34" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"



MasTec



IRISH TOWER

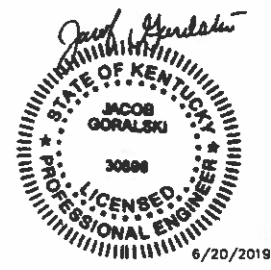
GENERAL CONSTRUCTION/ENGINEERING/PROJECT MANAGEMENT
4809 Bermuda Drive Sugar Land TX 77478
Voice: (281) 790-2611 Fax: (856) 590-3136
info@irt.com

ZONING DRAWINGS
NOT FOR CONSTRUCTION

DRAWN BY: DL

CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/18/19	ISSUED FOR ZONING



ENG. PERMIT # 4363

FA #
12568590
SITE #
KYLXU5270
SITE NAME:
BAILEY ROAD
SITE ADDRESS:
BAILEY RD.
GEORGETOWN, KY 40324

SHEET TITLE
ENTRANCE APPROACH
DETAIL

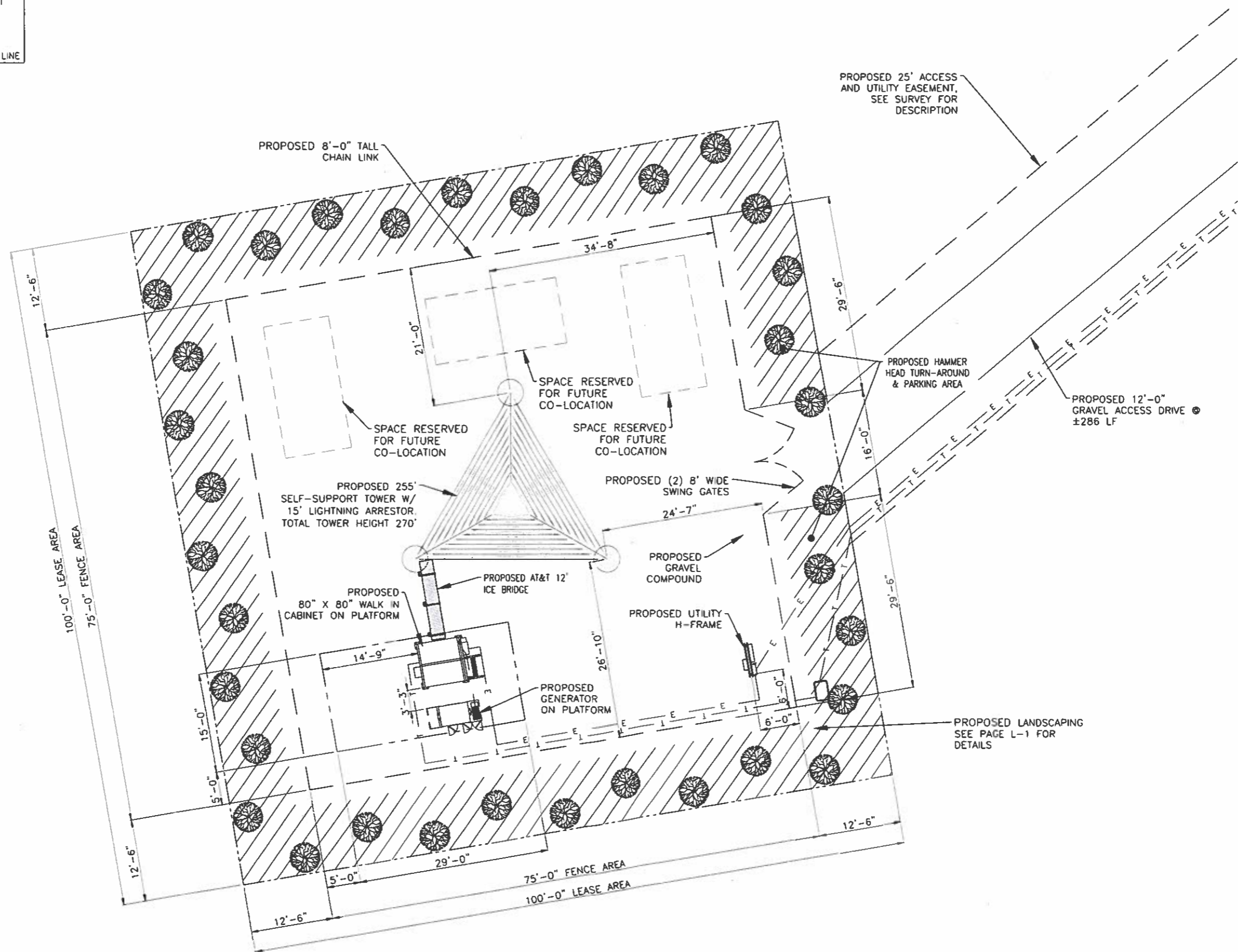
SHEET NUMBER
C-2



ENTRANCE APPROACH DETAIL

22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30'

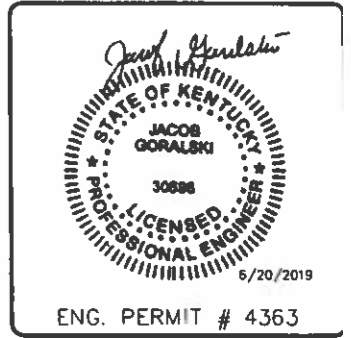
LEGEND	
	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE



ZONING DRAWINGS
NOT FOR CONSTRUCTION

DRAWN BY: DL
CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/19/19	ISSUED FOR ZONING



ENG. PERMIT # 4363

FA # 12568590
SITE # KYLXU5270
SITE NAME: BAILEY ROAD
SITE ADDRESS: BAILEY RD. GEORGETOWN, KY 40324

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-3



ENLARGED SITE PLAN

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



1



MasTec



IRISH TOWER
 GENERAL CONSTRUCTION | ENGINEERING | PROJECT MANAGEMENT
 4803 Bermuda Drive, Sugar Land, TX 77479
 Voice: (281) 796-2651 | Fax: (281) 598-3136
 info@tower.com

ZONING DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: DL
 CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/19/19	ISSUED FOR ZONING

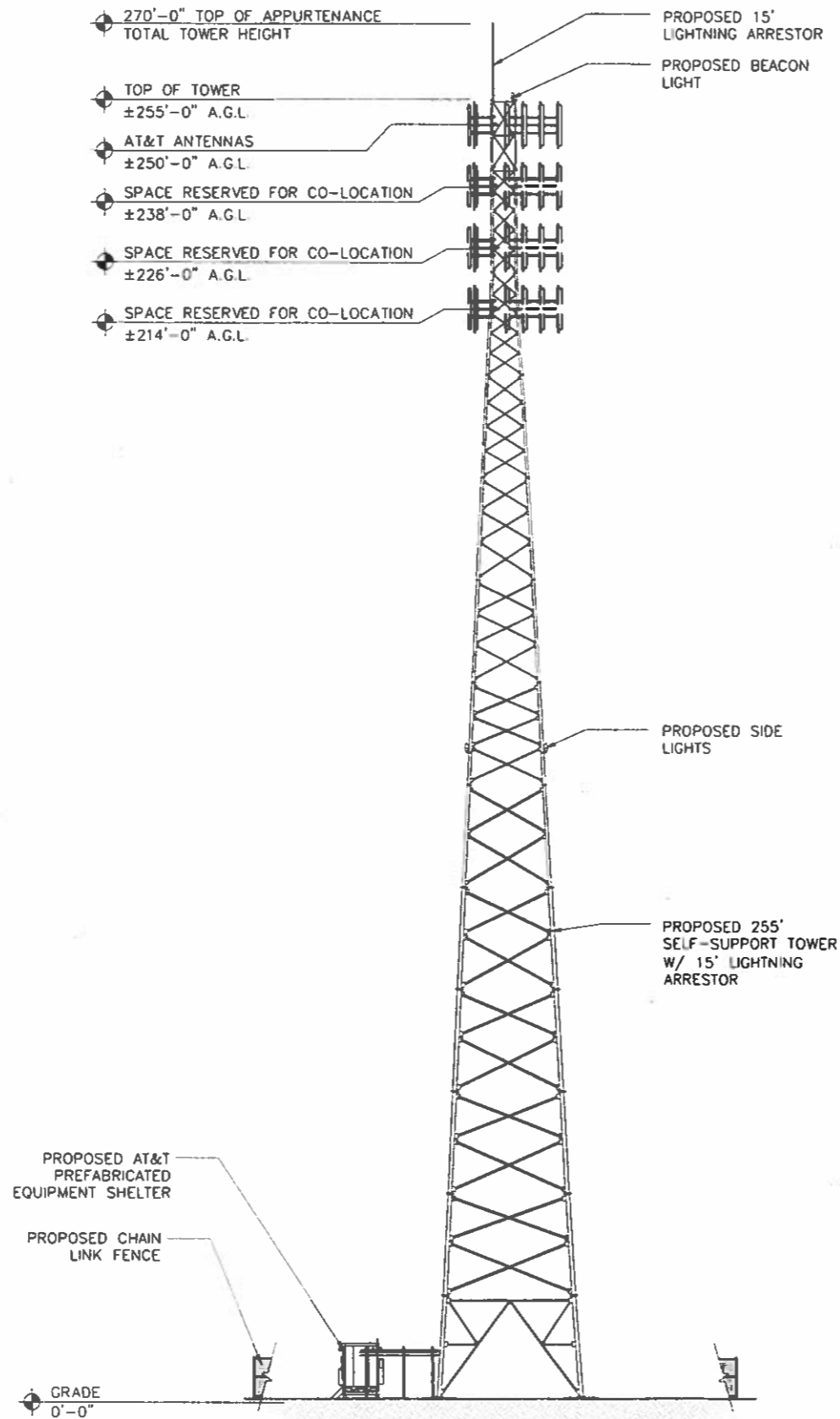


ENG. PERMIT # 4363

FA #
 12568590
 SITE #
 KYLXU5270
 SITE NAME:
 BAILEY ROAD
 SITE ADDRESS:
 BAILEY RD.
 GEORGETOWN, KY 40324

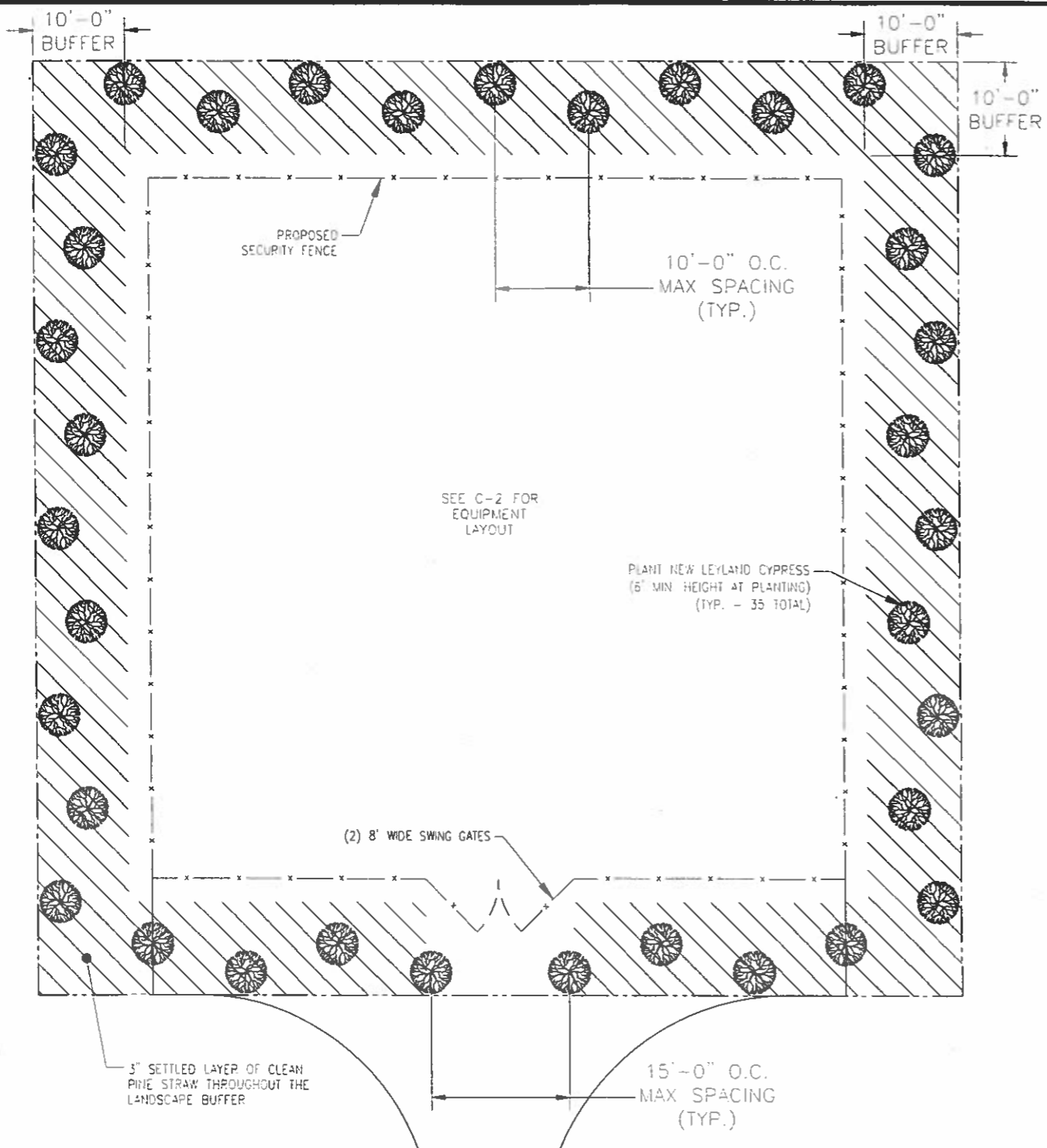
SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
C-4



TOWER ELEVATION

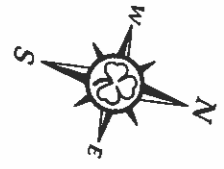
22"x34" SCALE 1/16" = 1'-0"
 11"x17" SCALE 1/32" = 1'-0"



SITE LANDSCAPE SCREENING - PLANTING CHART

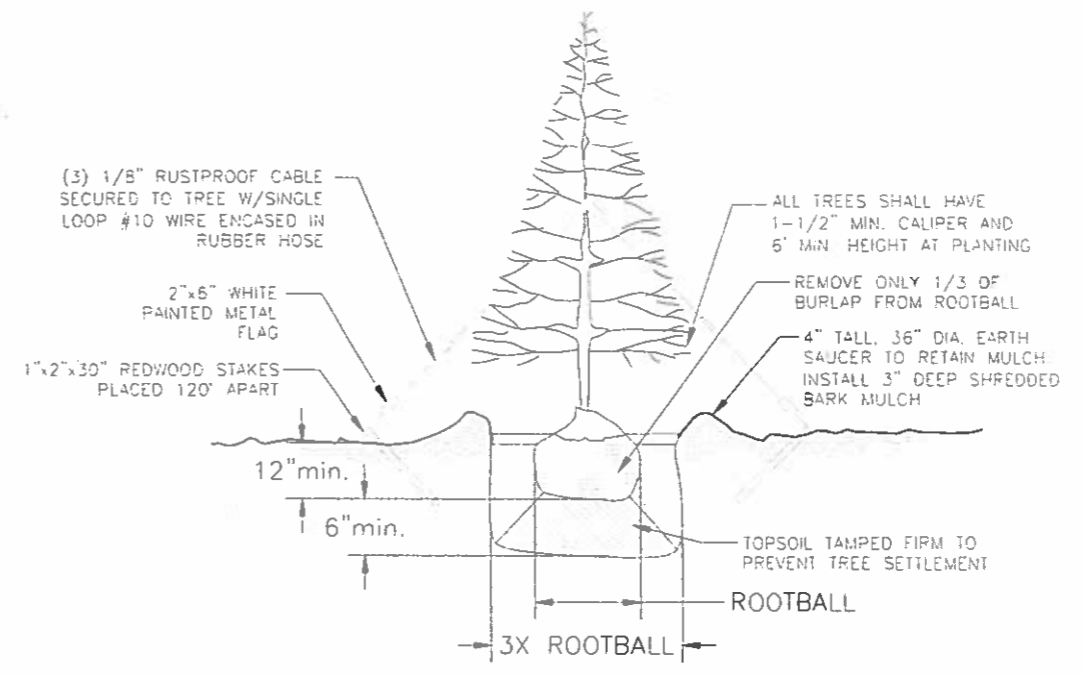
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
35	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6' MIN. @ PLANTING	SEE PLAN

PINE STRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW



THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

1 LANDSCAPING PLAN
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING NOTES:

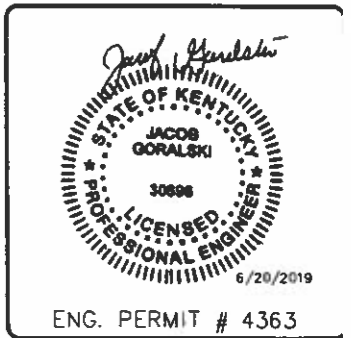
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED.
6. ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
16. TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING.



ZONING DRAWINGS
NOT FOR CONSTRUCTION

DRAWN BY: OL
CHECKED BY: JRG

REV	DATE	DESCRIPTION
0	01/17/19	ISSUED FOR ZONING
1	01/22/19	ISSUED FOR ZONING
2	01/24/19	ISSUED FOR ZONING
3	05/10/19	ISSUED FOR ZONING
4	06/19/19	ISSUED FOR ZONING



FA #
12568590
SITE #
KYLXU5270
SITE NAME:
BAILEY ROAD
SITE ADDRESS:
BAILEY RD.
GEORGETOWN, KY 40324

SHEET TITLE
LANDSCAPING DETAILS

SHEET NUMBER
L-1

THE VILLAGE AT GEORGETOWN
Staff Report to the Georgetown-Scott County Planning Commission
July 11, 2019

FILE NUMBER: ZMA-2019-28

PROPOSAL: Zone change request for property currently zoned A-1, R-2, and I-1 to B-2 & R-2.

LOCATION: South of East Main Street Extended, North of Lemons Mill Road, and East of McClelland Circle.

APPLICANT: Matthew Welch

CONTACT: Matthew Welch



STATISTICS:

Existing Zone	A-1 (Agricultural), R-2 (Medium Density Residential), & B-2 (Highway Commercial)
Proposed Zone	B-2 (Highway Commercial) & R-2 (Medium Density Residential)
Surrounding Zones	I-1, A-1, B-4, & R-2
Acreage	21.7 (8.98-acres currently zoned R-2; 10.54-acres currently zoned I-1; and 2.18-acres currently zoned A-1)
Access	East Main Street Extended, McClelland Circle, and Lemons Mill Road

BACKGROUND:

The subject property is roughly 21.7 acres west of East Main Estates and The Mansion Estates and located between East Main Street Extended and Lemons Mill Road. The portion of the property currently zoned I-1 was originally a part of Johnson Controls, but was subdivided from the parent tract with the creation of McClelland Circle. The 2.18-acre parcel currently zoned A-1 was also created when McClelland Circle was built. It was subdivided from the property currently owned by the church to create an access for the former Johnson Controls property mentioned earlier. The R-2 zoned portion of this application was rezoned as part of The Mansion Estates. This area was intended, but never received preliminary approval, to be developed with townhomes.

The applicant is seeking to rezone this property to a combination of R-2 (16.89 acres) and B-2 (4.81 acres). The application states the intended use for the property is an assisted living development with several commercial outlots. Data from the Kentucky State Data Center (KSDC) indicates the median age of Scott County residents is projected to continue rising over the next 20 years, increasing the need for

this style of development. 2015 American Community Survey data shows that roughly 6.8% of the population of Scott County is 70 years of age or older, and projections from the KSDC indicate that by 2040 this group will make up 13.1% of the population.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan’s Future Land Use Map shows the subject property with a mixture of commercial and urban residential uses. The Future Land Use Map supports the application’s proposal for a mixture of commercial and residential uses, particularly with the commercial area located near the intersection of McClelland Circle and Lemons Mill Road. The style of residential development shown on the Concept Plan should act as an appropriate transition between the bypass/potential commercial properties and the single-family residential development to the east. The Comprehensive Plan also supports the development of streets internal to this development, as shown on the concept plan, to provide adequate access without encumbering the existing roads with excessive entrances.

The Concept Plan is supported by the following Objectives from the Comprehensive Plan:

- CF 2.2 – Promote multi-use and flex spaces
- CF 2.6 – Become more walkable and bikeable
- CF 2.7 – Provide an interconnected system of local and regional public open space and recreational opportunities.
- HO 1.2 – Increase availability and flexibility of housing options for elderly residents.
- HO 1.3 – Increase availability of assisted living facilities and shelters.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

CONCEPT PLAN REVIEW:

Layout:

The concept plan shows most of the property will be used for residential purposes with a series of 2-unit attached and detached dwellings. All dwellings will be accessed from an internal road network. Similarly, the proposed commercial development will be accessed by the same internal road network. There are three stormwater detention areas shown on the concept plan. Some of these are shown on recorded plats for the single-family developments to the east.

The Concept Plan shows a 35-foot maximum building setback from the internal road network for the commercial development in this application. This will allow the commercial portion of this development to be more pedestrian friendly, while maintaining the current character of development along McClelland Circle.

Stormwater drainage from this site generally flows in a northwesterly direction towards North Elkhorn Creek. Any preliminary plat/plans for this site will need to thoroughly study the area with a drainage study, and it is recommended that a USACE Jurisdiction Determination be completed to identify regulatory stream and/or wetlands on the site.

Access:

The proposed access for the site is from East Main Street Extended, Lemons Mill Road, and McClelland Circle. No residential or commercial lots/development should have direct access to any of these roads. The internal roads should be constructed with sidewalks on both sides for pedestrian mobility.

The Applicant is also showing a greenway buffer along McClelland Circle. This buffer area is intended to provide space for the Legacy Trail and should connect with the segment of the trail the developer has proposed to construct through the Amerson Orchard development. If the Applicant is willing to construct the Legacy Trail along this development, staff would like to coordinate the timing of this construction with that of the Amerson Orchard development, so it can be used as a 20% match in grant applications for the remainder of the trail.

Traffic Impact Study

Any applications for Preliminary Subdivision Plats or Preliminary Development Plans for this area should be accompanied by a Traffic Impact Study to determine the impacts and necessary mitigation, including offsite roadway improvements, at each entrance location. Entrances to state roads will require approval from KYTC.

RECOMMENDATION:

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from R-2, I-1, and A-1 to R-2 (17.2 acres) and B-2 (4.5 acres) with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a detailed drainage study for the area. A USACE Jurisdiction Determination will also need to be completed to identify regulatory stream and/or wetlands on the site.
4. Preliminary Development Plan or Preliminary Subdivision Plat applications for this site shall require a Traffic Impact Study to determine impacts and necessary mitigation including offsite roadway improvements.

**AMERSON DAYCARE
PRELIMINARY SUBDIVISION PLAT &
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 11, 2019**

FILE NUMBER: PSP-2019-29 & PDP-2019-30

PROPOSAL: Preliminary Subdivision Plat to create a 0.96-acre lot. Preliminary Development Plan for a 41,832 SF daycare.

LOCATION: 301 School House Road

OWNER: Anderson Amerson, LLC

CONSULTANT: Steve Garland, PE
Integrated Engineering



STATISTICS:

Zone	R-3 PUD (High Density Residential)
Surrounding Zones	R-3, R-1C, & A-1
Site Acreage	0.96 acres
Access	School House Road
Variances/Waivers	1. Variance to reduce the parking to 21 spaces. 2. Waiver to omit the VUA perimeter landscaping along the north side of the project entrance.

BACKGROUND:

The applications before the Planning Commission are a Preliminary Subdivision Plat to create a 0.96-acre lot for the proposed daycare, and a Preliminary Development Plan for a 41,832 SF daycare.

In June 2018, the project site was approved as part of the Amerson Orchard South Townhome development. These applications propose replacing some of the townhome units with a daycare.

Georgetown Board of Adjustments:

The use of the property as a daycare was approved by the Georgetown Board of Adjustment on July 1, 2019 via application G-2019-15.

SUBDIVISION PLAT:

The plat meets all Planning Commission requirements for the creation of a new lot with one exception. The front-yard setbacks labeled on the plat along both street frontages should be 30 feet. The final plat will need signatures from water, sewer, and electric services providers prior to recording.

DEVELOPMENT PLAN:Layout, Access, & Parking:

The daycare is proposed to sit centrally on the proposed lot, meeting all setbacks, size, height, and building coverage requirements.

The daycare will have two access points onto School House Road. Pedestrian access will be via sidewalk along School House Road, and a sidewalk connection to the north towards the townhome units.

Day cares in Georgetown/Scott County must provide one parking space per teacher/employee on the largest shift, plus one space per six students. The Applicant is requesting a variance to reduce the required parking to 21 spaces. The Applicant has a similar day care center currently in operation in Lexington and is confident the 21 spaces will be enough to handle the parking needs for this development. There will be 15 employees, leaving 6 spaces vacant for parents needing to park for longer visits to this development. Most parents will use the drive-through drop off/pick up for regular trips to this facility.

Landscaping and Land Use Buffers:

Section 6.12 – Property Perimeter Requirements: This application meets these requirements. The project site has the same zoning as the properties immediately adjacent to it.

Section 6.13 – Vehicular Use Area (VUA) Perimeter Requirements: This application meets these requirements, except along the north side of the northern entrance to the project site. The Applicant is requesting a waiver to eliminate the landscaping requirement in this area. There is a water line proposed to run along this property line, and the area that requires landscaping is small and does not directly impact any of the townhome units. Staff recommends approval of this waiver.

Section 6.22 – Interior Landscaping for Vehicular Use Areas: This application meets these requirements.

Section 6.2215 – Minimum Canopy Requirements: This application meets these requirements. The Applicant is proposing 14 large species trees, or their equivalent canopy coverage with this application.

RECOMMENDATIONS:

Staff recommends **approval** of the Preliminary Subdivision Plat with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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 plat.

4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The Preliminary Subdivision Plat will show 30-foot setbacks from both public and private streets.

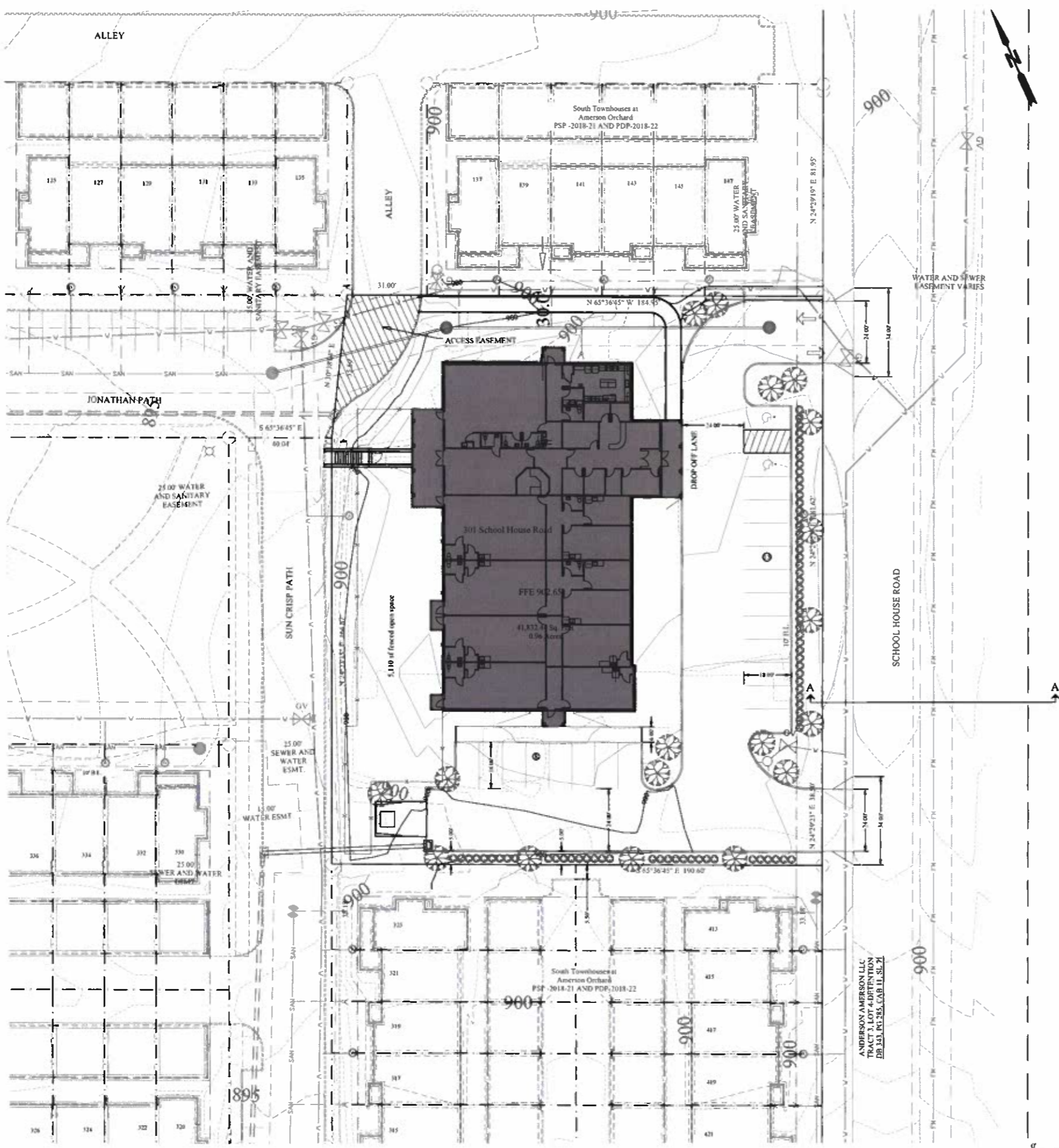
Staff recommends **approval** of the Preliminary Development Plan with the following variances/waivers and conditions of approval:

Variances/Waivers:

1. Variance to reduce the parking to 21 spaces.
2. Waiver to omit the VUA perimeter landscaping along the north side of the project entrance

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
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. 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*.



AMERSON DAYCARE
 PROPOSED USE, DAYCARE
 LOT STATISTICS:
 TOTAL 41,832.44 SQ. FT., 0.96 ACRES (GROSS AND NET)

TOTAL BUILDING SQ. FT. = 11,250 SF = 0.26 ACRES
 27% COVERAGE OF LOT (40% ALLOWED)

OPEN SPACE (FENCED PLAYGROUND AREA)
 5,800 SQ. FT. = 0.12 ACRE

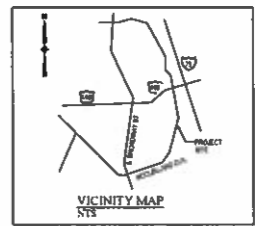
TOTAL OPEN SPACE
 0.096 ACRE REQUIRED (10% GROSS ACREAGE)
 0.12 ACRE SHOWN = 12.5%

CANOPY REQUIRED 24% COVERAGE, PROPOSED 32%
 TREE PLANTINGS REQUIRED 14 LARGE TREES AT 750 SQ. FT. (OR EQUIVALENT)
 VUA INTERIOR TREES = 5 REQUIRED

PARKING SHOWN
 21 TOTAL (2 ADA)

VUA OF PARKING LOT = 12,515 SQ. FT.
 INTERIOR VUA REQUIRED (10%) = 1,252 SF
 INTERIOR VUA SHOWN = 1,329 SF (11%)

SOUTH TOWNHOUSE NOTE
 NUMBER OF TOWNHOUSE UNITS WILL BE REDUCED 117 - 12 = 105



SCOTT COUNTY SCHOOL DISTRICT
 EMINENCE CD. DB 358, PG 24

NOTES

- 1. SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES
- 2. STORM SEWER SHOWN IS PRELIMINARY
- 3. GRADING SHOWN IS PRELIMINARY
- 4. STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN PLAT
- 5. DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES
- 6. AREAS SHOWN ARE IN THE ROYAL SPRINGS AQUIFER AREA
- 7. PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21
- 8. SANITARY SEWER SHALL BE SERVED BY THE EXISTING PUMPSTATION LOCATED ADJACENT TO THE DETENTION BASIN
- 9. KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER
- 10. FIRE DEPARTMENT EMERGENCY ACCESS SHALL BE RELOCATED TO SOUTHERN MOST LOCATION ON SOUTH TOWNHOUSES DEVELOPMENT
- 11. A WAIVER OF THE 5' BUFFER TO THE NORTH DUE TO UTILITY EASEMENTS

CERTIFICATION OF OWNERSHIP AND DEDICATION

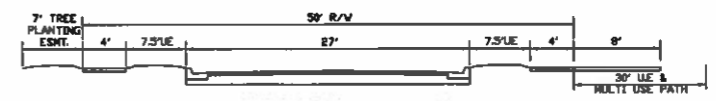
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT PLAN IS APPROVED AND SIGNED

OWNER _____ DATE _____

CERTIFICATE 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 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.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____



FUTURE RIGHT OF WAY SECTION "A-A"
 (SCHOOL HOUSE ROAD)
 STEEP SLOPE AREAS OR OTHER SITE CONSTRAINED AREAS
 SIDEWALK AND WALKING PATH MAY BE COMBINED TO ONE ASPHALT PATH
 PARKING LIMITED TO ONE SIDE - SIDE TO BE DETERMINED AT TIME OF FINAL PLAT



INTEGRATED ENGINEERING
 166 PROSPEROUS PLACE
 SUITE 230
 LEXINGTON, KENTUCKY 40509
 PHONE: (606) 366-0145

PROJECT: AMERSON DAYCARE
 AMERSON ORCHARD
 SCOTT COUNTY, KENTUCKY
 ANDERSON COMMUNITIES
 1720 SHARNEY WAY, LEXINGTON, KY 40511
 P: (606) 231-0069 - F: (606) 231-5726
 OWNER

PROJECT NO. 110056
 DATE: JUNE 3, 2019
 DRAWN BY: SEG
 CHECKED BY: XXX

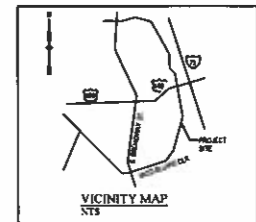
DESCRIPTION OF REVISION

PRELIMINARY DEVELOPMENT PLAN

SHEET NO. PDP

P:\110224 - Amerson - Daycare\110224 Daycare.dwg, 2/11/2019 11:02:00 AM, P:\110224 - Amerson - Daycare.dwg, 2/11/2019 11:02:00 AM, P:\110224 - Amerson - Daycare.dwg, 2/11/2019 11:02:00 AM

NOT FOR RECORDING



DAYCARE LAYOUT
 PROPOSED USE: DAYCARE
 LOT STATISTICS:
 TOTAL: 41,832.44 SQ. FT., 0.96 ACRES (GROSS)

BEARING DATUM
 BEARING DATUM FOR THIS PLAN IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

PROPERTY RESEARCH DISCLAIMER
 NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDED OR UNRECORDED, MAY AFFECT THE PROPERTY.

OWNER INFORMATION:
 ANDERSON AMERSON LLC
 1720 SHARKEY WAY
 LEXINGTON KY 40511-2028

PURPOSE OF THIS PLAT:
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE LOTS FOR CREATION OF DAYCARE. ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.
 ZONING OF PROPERTY IS R-3 (PUD)

NOTES:
 EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.
 LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS.
 PRELIMINARY SUBDIVISION PLAT (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21.
 KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.

- LEGEND**
- FIRE HYDRANT
 - NO PARKING SIGNS
 - LIGHT POLES

CERTIFICATE OF PRELIMINARY PLAN APPROVAL

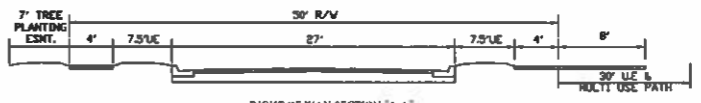
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

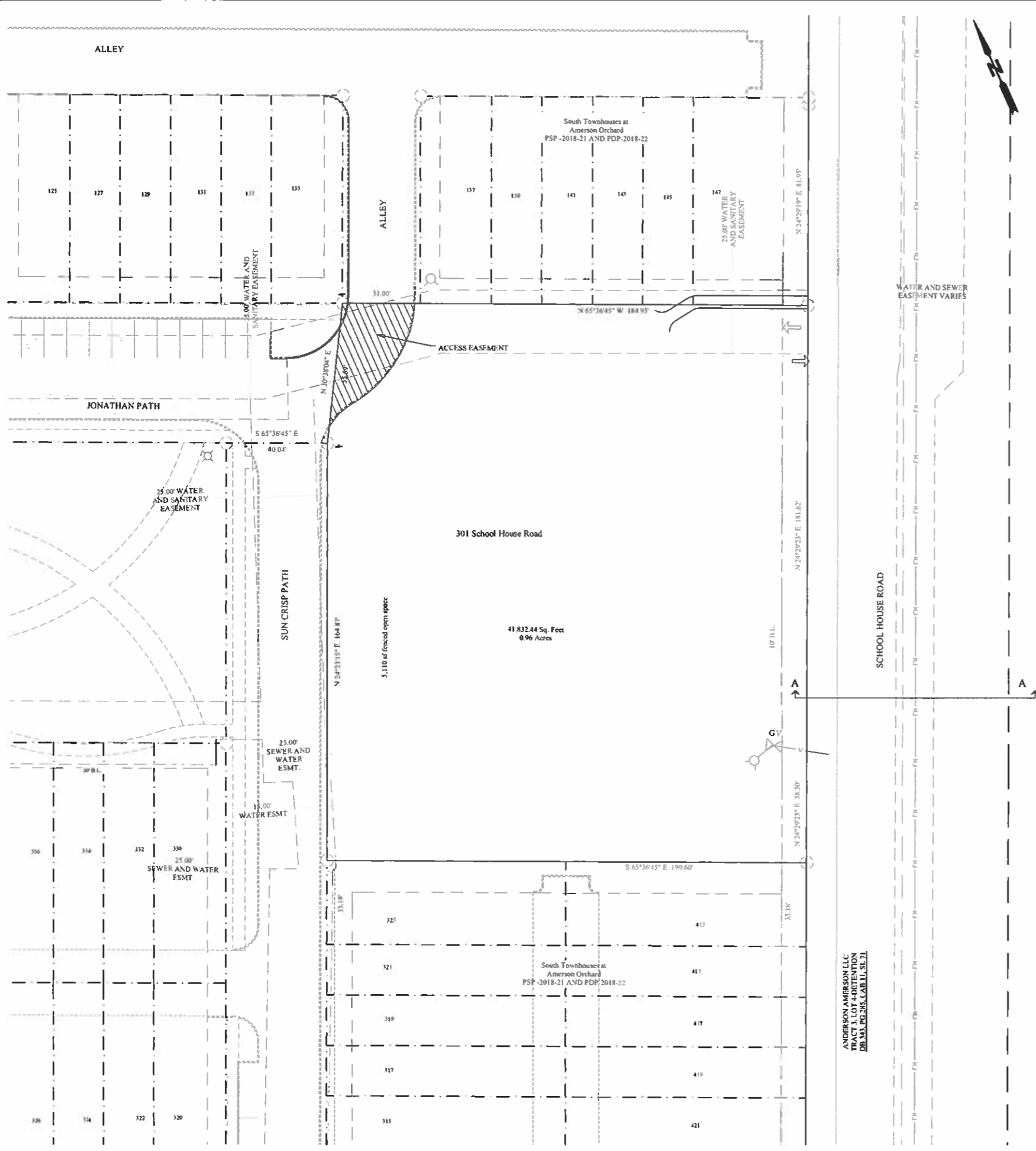
CERTIFICATION OF OWNERSHIP AND DEDICATION

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 PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER _____ DATE _____



RIGHT OF WAY SECTION "A-A"
 (SCHOOL HOUSE ROAD)
 STEEP SLOPE AREAS OR OTHER SITE CONTRAINED AREAS
 SIDEWALK AND WALKING PATH MAY BE COMBINED TO ONE ASPHALT PATH
 PARKING LIMITED TO ONE SIDE - SIDE TO BE DETERMINED AT TIME OF FINAL PLAT



SCOTT COUNTY SCHOOL DISTRICT
 FINANCE CO. DB 358, PG 824

ANDERSON AMERSON LLC
 TRACT 3, LOT 4-DIVISION
 DB MA PG 385, CAB LI, SL 21

SEAL

INTERRATED ENGINEERING
 106 PROSPECT PLACE
 SUITE 220
 LEXINGTON, KENTUCKY 40509
 PHONE (606) 266-0145

PROJECT:
 AMERSON DAYCARE
 AMERSON ORCHARD
 SCOTT COUNTY KENTUCKY
OWNER:
 ANDERSON COMMUNITIES
 1720 SHARKEY WAY - LEXINGTON, KY 40511
 P (606) 231-0099 - F (606) 231-3726

PROJECT NO.: 110058
DATE: JUNE 3, 2019
DRAWN BY: SEC
CHECKED BY: XXX

DESCRIPTION OF REVISION

MANY/ALL LOT RELATED TO PSP

PRELIMINARY SUBDIVISION PLAT

SHEET NO.:
PSP

HOTEL DEVELOPMENT-IKEBANA DRIVE
Staff Report to the Georgetown-Scott County Planning Commission
July 11, 2019

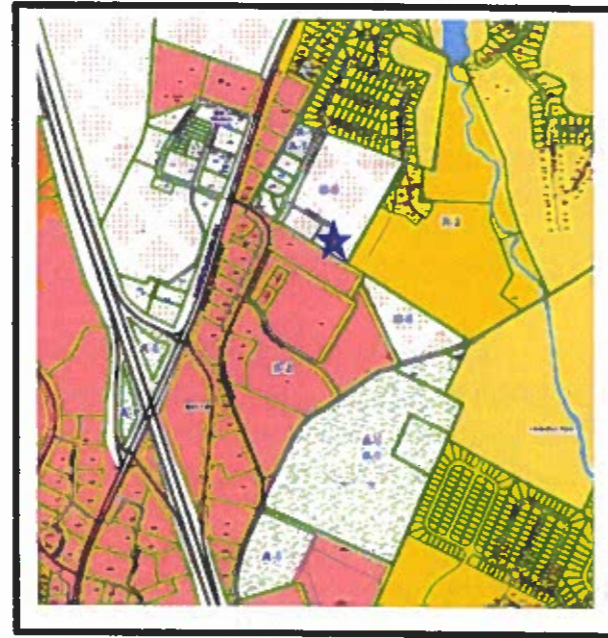
FILE NUMBER: PDP-2019-31

PROPOSAL: Preliminary Development Plan for a 93 room hotel on 1.8 acres.

LOCATION: SE of Blossom Park Drive and Ikebana Drive

APPLICANT: Rainmaker Holdings VI, LLC

DESIGNER: Vision Engineering, Jihad Hillany



STATISTICS:	
Zone	B-5 Commercial
Surrounding Zones	B-5, R-2, B-2
Proposed Use	Hotel
Site Acreage	1.8 acres
Building Area	57,500 SF
Max. Building coverage	50%
Building Coverage	20.4%
Building Height	4 stories (55.5 feet)
Parking Required	102 spaces (1 space per room + 1 per 3 employees + 4 per 50 rental rooms)
Parking Provided	103 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Ikebana Drive
Variances/Waivers	none

BACKGROUND:

The subject property is a 1.8-acre tract, zoned B-5, General Commercial Park, south of Ikebana Drive, and east of Blossom Park Drive. The parcel is bordered on the north by the mostly undeveloped Shoppes at Cherry Point site and to the east by the multi-family area of the Cherry Blossom subdivision. Its main access is from Ikebana Drive and Blossom Park Drive via 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 was partially used as overflow parking for the former Golden Corral restaurant, which currently sits vacant to the west and is in the process of being redeveloped into a retail specialty hardware store.

TRAFFIC STUDY:

There was a traffic study done for the Shoppes at Cherry Point development to the north in 2018. The traffic study looked at complete build-out of the neighboring project site, although the only building currently approved for construction is a 20,098 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the Cherry Point property.

The previous 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, during the PM peak hour.

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 previous 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 was instructed at TRC of the traffic concerns and staff suggested a meeting with Engineers at the Kentucky Transportation Cabinet, District 7 office. KYTC has indicated in the past 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 previous applicants for the Shoppes at Cherry Point proposed constructing a new road to Oxford Drive to provide better access to the area. The connection between Oxford Road and Blossom Park Drive is under construction and should be complete by the end of the summer.

The Hotel development does not meet the threshold for requiring its own traffic study. The threshold is 100 or more peak hour trips. The hotel development would generate 49 AM peak hour trips and 56 PM peak hour trips according to the latest ITE Trip Generation Manual. However, we have a recent traffic study in hand from the Shoppes at Cherry Point Project from June of last year that we can consult.

That traffic study indicated that existing traffic was functioning at level of service F for PM peak hour at the intersection of Blossom Park Drive and Connector Road and at level of service D for eastbound movements and level of service C for westbound turns from Blossom Park Drive on to Connector Road for the AM peak hour. Staff has concluded from this that traffic situation is only getting worse over time and some intervention is needed before more development occurs.

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

The proposed building locations on the Final Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop a four-story hotel, with a maximum height of 55.5-feet, on the center of their lot with parking and drive aisles surrounding the building. The footprint of the proposed structure will cover approximately 20.4% 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 Ikebana Drive which follows the northern boundary of the project site. Blossom Park Drive intersects with Connector Road west 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 pedestrian facilities are sufficient to serve the site. The applicant was instructed to provide two way traffic around the building and to provide internal connections to the Harbour Freight lot to the west. They have done that in their plan.

Parking Spaces: The parking requirement is determined by the hotel use proposed. The hotel requirement is 1 space per room + 1 space per 3 employees + 4 spaces per 50 rental rooms to allow for guests and multiple vehicle per room guests. The applicant is proposing sufficient parking.

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

A road reservation has been provided on the property to the east as it developed in order to provide for a potential collector roadway south of the site that would connect Connector Road with Old Oxford Road. The applicant was requested to provide a land reservation on their property to allow this road to be constructed in the future. They have provided a road reservation across the corner of the site effecting two parking spaces and the dumpster which would need to be relocated at a future date if a new road were to be constructed.

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 5-foot landscaping buffer between the Project Site and the adjoining residential property and a six-foot high privacy fence. The 15' Landscape Buffer Area (LBA) may be reduced to 5-feet when used in conjunction with a 6-foot high opaque wall or fence, if the Planning Commission determines such reduction to meet the intent of the Landscape Ordinance. Because of the height of the proposed building, staff would prefer to see a 15-foot planted buffer, along with a fence, adjoining the residential lot to the east.

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 approximately 1.8-acre site, a total canopy coverage of 18,933 square feet is required (24% new canopy). A total of 41 trees are being provided. This would be sufficient to meet the required canopy coverage. The applicant will be required to show on the Final Development Plan that they meet the canopy coverage with a specie-specific final landscape plan. No variances to the landscaping canopy requirements are required.

Stormwater: The applicant is proposing to utilize underground detention in the parking lot to meet their detention requirement. They will also be required to meet water quality requirements. 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. A double row of trees and a six-foot privacy fence are recommended between the hotel site and the adjoining residential lot to the east.

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:

The Preliminary Development Plan is lacking sufficient infrastructure in the area to serve the development and the additional traffic to be generated would exacerbate the condition of the Blossom Park Drive and Connector Road intersection.

RECOMMENDATION:

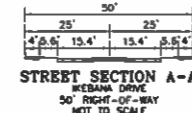
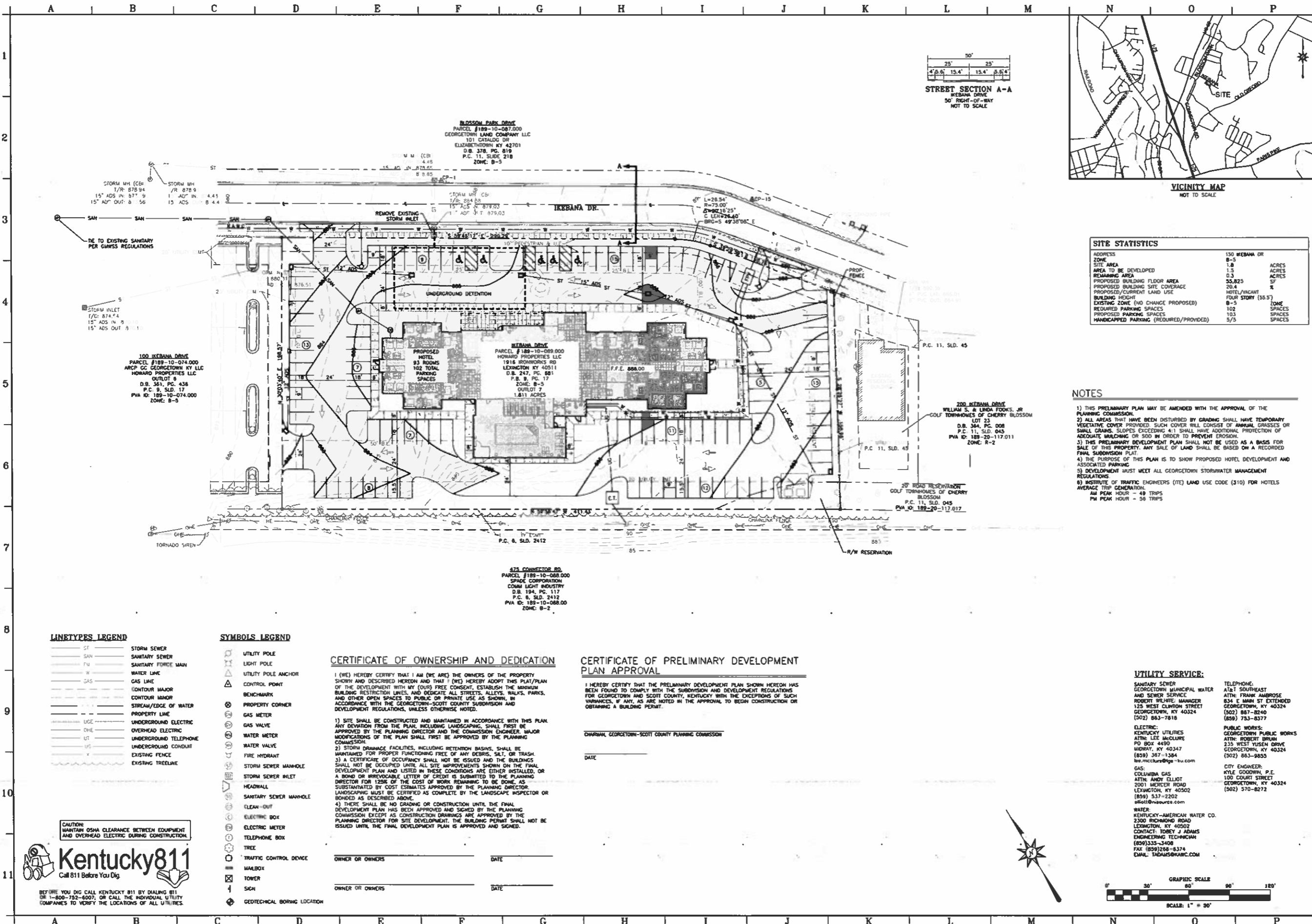
Staff recommends denial of the Preliminary Development Plan for a 93-room hotel on the project site due to the insufficiency of infrastructure serving the project site, specifically the Blossom Park Drive Connector Road intersection which is currently functioning at Level of Service F for PM Peak Hour.

If the Planning Commission were to conclude the traffic impacts at Blossom Park Drive and Connector Road were minimal and since they are off-site, they are beyond the complete control of the applicant to correct, staff would recommend that the project be approved with the following conditions:

Conditions of Approval:

1. A 15-foot landscape buffer shall be provided along with a double row of approved plantings and a six-foot high wooden privacy fence along the eastern property line, adjoining the Cherry Blossom subdivision.
2. The applicant shall work with the City of Georgetown and KY Transportation Cabinet to develop a plan with a timeline for signalized intersection improvements at Connector Road and Blossom Park Drive prior to Final Development Plan approval.
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.



SITE STATISTICS

ADDRESS	150 IKEBANA DR
ZONE	B-5
SITE AREA	1.8 ACRES
AREA TO BE DEVELOPED	1.3 ACRES
REMAINING AREA	0.5 ACRES
PROPOSED BUILDING FLOOR AREA	55,825 SF
PROPOSED BUILDING SITE COVERAGE	30.4 %
PROPOSED/CURRENT LAND USE	HOTEL/VACANT
BUILDING HEIGHT	FOUR STORY (55.5')
EXISTING ZONE (NO CHANGE PROPOSED)	B-5 ZONE
REQUIRED PARKING SPACES	102 SPACES
PROPOSED PARKING SPACES	102 SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	5/5 SPACES

- NOTES**
- 1) THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - 2) 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.
 - 3) THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED HOTEL DEVELOPMENT AND ASSOCIATED PARKING.
 - 5) DEVELOPMENT MUST MEET ALL GEORGETOWN STORMWATER MANAGEMENT REGULATIONS.
 - 6) INSTITUTE OF TRAFFIC ENGINEERS (ITE) LAND USE CODE (310) FOR HOTELS AVERAGE TRIP GENERATION
 AM PEAK HOUR - 49 TRIPS
 PM PEAK HOUR - 36 TRIPS

UTILITY SERVICE:

SANITARY SEWER:
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 125 WEST CLINTON STREET
 GEORGETOWN, KY 40324
 (502) 867-8240
 (859) 663-7618

ELECTRIC:
 KENTUCKY UTILITIES
 ATTN: ANDY ELLIOT
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 MIDWAY, KY 40347
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 2001 MERCER ROAD
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WATER:
 KENTUCKY-AMERICAN WATER CO.
 2300 RICHMOND ROAD
 LEXINGTON, KY 40502
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 (859) 335-3408
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 834 E MAIN ST EXTENDED
 GEORGETOWN, KY 40324
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 (859) 783-8377

PUBLIC WORKS:
 GEORGETOWN PUBLIC WORKS
 ATTN: ROBERT BRUM
 235 WEST YESSA DRIVE
 GEORGETOWN, KY 40324
 (502) 863-9855

CITY ENGINEER:
 KYLE GOODWIN, P.E.
 100 COURT STREET
 GEORGETOWN, KY 40324
 (502) 570-8272

LINETYPES LEGEND

- ST - STORM SEWER
- SAN - SANITARY SEWER
- FW - SANITARY FORCE MAIN
- W - WATER LINE
- GAS - GAS LINE
- CM - CONTOUR MAJOR
- CM - CONTOUR MINOR
- SW - STREAM/EDGE OF WATER
- PL - PROPERTY LINE
- UG - UNDERGROUND ELECTRIC
- OHE - OVERHEAD ELECTRIC
- UT - UNDERGROUND TELEPHONE
- UPS - UNDERGROUND CONDUIT
- EF - EXISTING FENCE
- ET - EXISTING TREELINE

SYMBOLS LEGEND

- Utility Pole
- Light Pole
- Utility Pole Anchor
- Control Point
- Benchmark
- Property Corner
- Gas Meter
- Gas Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Storm Sewer Manhole
- Storm Sewer Inlet
- Headwall
- Sanitary Sewer Manhole
- Clean-out
- Electric Box
- Electric Meter
- Telephone Box
- Tree
- Traffic Control Device
- Mailbox
- Tower
- Sign
- Geotechnical Boring Location

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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.

1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SALT, OR TRASH.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.

4) THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OR OWNERS _____ DATE _____

OWNER OR OWNERS _____ DATE _____

CERTIFICATE OF PRELIMINARY DEVELOPMENT 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 ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

DATE _____

VISION ENGINEERS
 133 E. Reynolds Road, Suite 100, Lexington, KY 40517
 (606) 251-6816 • Fax: (606) 251-0899
 www.visioneng.com

STATE OF KENTUCKY
 ROAD A. HALLAM
 228 N. 1ST ST.
 LEXINGTON, KY 40502
 (502) 261-1000

CLERK OF COURTY
 2300 RICHMOND ROAD
 LEXINGTON, KY 40502

PROPERTY OWNER, LLC
 BUTLARD PROPERTIES, LLC
 1110 BRONKHORST RD.
 LEXINGTON, KY 40511

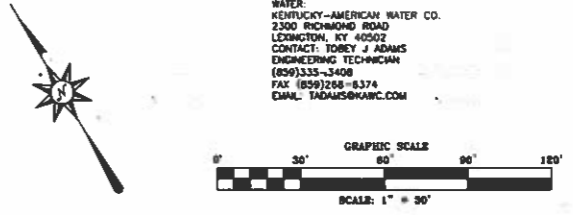
HOTEL DEVELOPMENT
 150 IKEBANA DRIVE
 GEORGETOWN, SCOTT CO., KY
 PRELIMINARY DEVELOPMENT PLAN

DATE: 6/26/2018
 BY: 6/26/2018

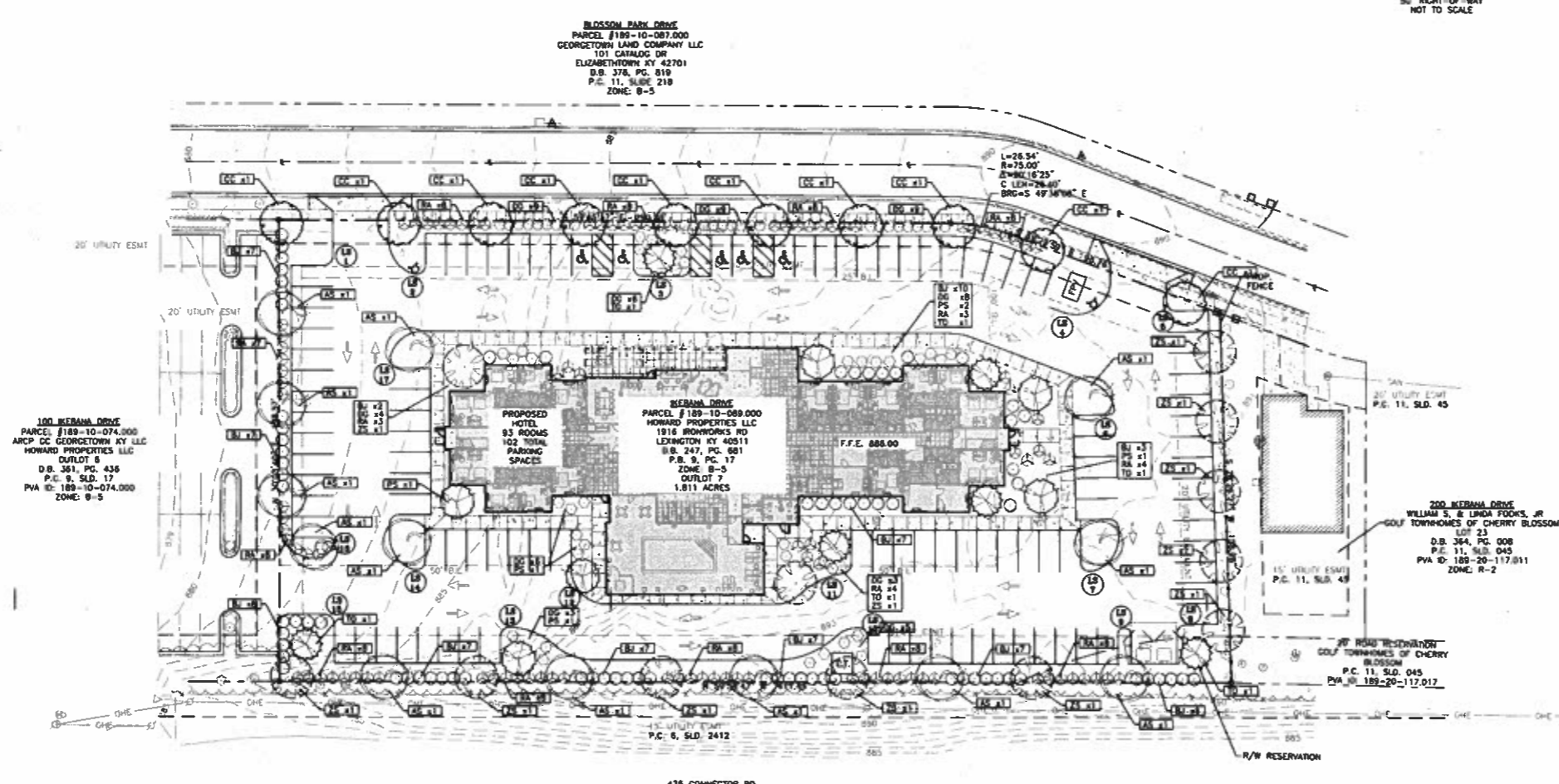
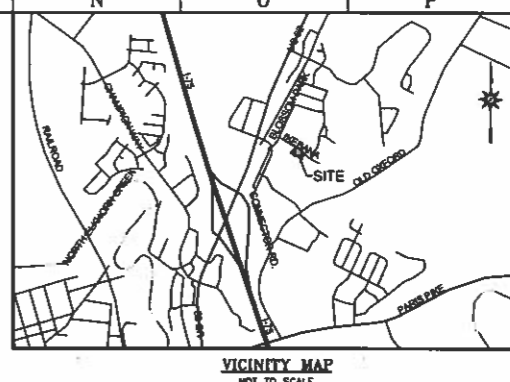
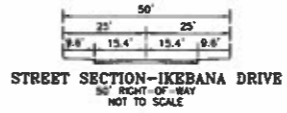
PRELIMINARY DEVELOPMENT PLAN
PDP-1.0

Kentucky811
 Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



A B C D E F G H I J K L M N O P



LANDSCAPING REQUIREMENTS

VEHICULAR USE AREA	40,905 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	4,091 SF
LANDSCAPE AREA 1' (LS-1)	204 SF
LANDSCAPE AREA 2' (LS-2)	238 SF
LANDSCAPE AREA 3' (LS-3)	434 SF
LANDSCAPE AREA 4' (LS-4)	358 SF
LANDSCAPE AREA 5' (LS-5)	73 SF
LANDSCAPE AREA 6' (LS-6)	226 SF
LANDSCAPE AREA 7' (LS-7)	316 SF
LANDSCAPE AREA 8' (LS-8)	180 SF
LANDSCAPE AREA 9' (LS-9)	83 SF
LANDSCAPE AREA 10' (LS-10)	291 SF
LANDSCAPE AREA 11' (LS-11)	715 SF
LANDSCAPE AREA 12' (LS-12)	242 SF
LANDSCAPE AREA 13' (LS-13)	330 SF
LANDSCAPE AREA 14' (LS-14)	320 SF
LANDSCAPE AREA 15' (LS-15)	287 SF
LANDSCAPE AREA 16' (LS-16)	137 SF
LANDSCAPE AREA 17' (LS-17)	235 SF
INTERIOR LANDSCAPING PROVIDED	4,436 SF

TREE CANOPY CALCULATIONS

TOTAL LOT SIZE	78,887 S.F.
TREE CANOPY REQUIRED @ 24%	18,933 S.F.
TREE CANOPY PROVIDED	23,350 S.F.
25 LARGE TREES @ 750 S.F.	18,750 S.F.
10 MEDIUM TREES @ 400 S.F.	4,000 S.F.
6 SMALL TREES @ 100 S.F.	600 S.F.

- NOTES:**
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
 - TILL THE TOP 6" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO INSURE PROPER DRAINAGE AND PERCOLATION.
 - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
 - APPLY PREWEEDERS IN ALL BED AREAS PRIOR TO PLANTING TO MINIMIZE WEED GROWTH.
 - ROLL, WATER AND FERTILIZE ALL SOO AREAS TO PROVIDE A SMOOTH MOWING SURFACE FREE OF GAPS AND IRREGULAR JOINTS.
 - CONTRACTOR RESPONSIBLE FOR PERMANENT STANDS OF GRASS WHERE SEEDING IS SPECIFIED. CONTRACTOR RESPONSIBLE FOR ANY REGRASSING REQUIRED TO ACCOMPLISH THIS TASK.
 - LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
 - PRIME PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
 - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOO FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL MAKE DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
 - ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
 - ANY MATERIAL, BRUSH, DIRT, OR DEBRIS (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
 - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.

PLANT SCHEDULE

QTY	ABBV	BOTANICAL NAME	COMMON NAME	CLIP	HT	SPRS	REMARKS
13	AS	Acer saccharum 'Nigrum'	BLACK MAPLE	1.75"	8'-10'	-	B&B
6	TO	Thuja occidentalis	AMERICAN ARBORVITAE	1.5"	5' MIN	-	B&B
12	ZS	Zelkova serrata 'Village Green'	JAPANESE ZELKOVA	1.75"	8'-10'	-	B&B
10	CC	Corylus colurna	TURKISH FILBERT	1.75"	8'-10'	-	B&B
6	PS	Prunus serrulata 'Shirafugen'	SHIROFUGEN FLOWERING CHERRY	1.75"	8'-10'	-	B&B
78	BJ	Berberis julifoliae	WINTERGREEN BARBERY	24"-36"	-	MIN #3 CONTAINER	3" O.C.
101	RA	Ribes alpinum	ALPINE CURRANT	24"-36"	-	MIN #3 CONTAINER	3" O.C.
62	DG	Deutzia gracilis 'Nikko'	SLENDER DEUTZIA	24"-36"	-	MIN #3 CONTAINER	3" O.C.

UTILITY SERVICE:

SANITARY SEWER: GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 125 WEST CLAYTON STREET
 GEORGETOWN, KY 40324
 (502) 867-8240
 (502) 733-8377

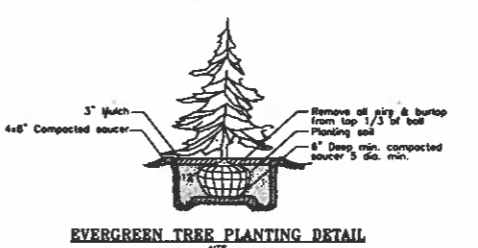
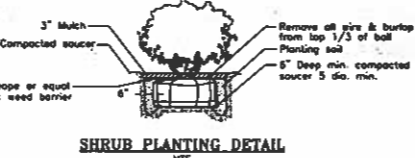
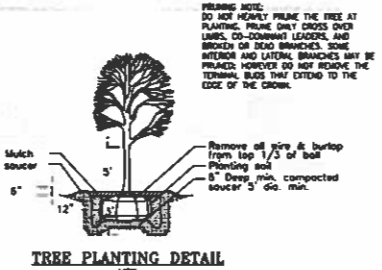
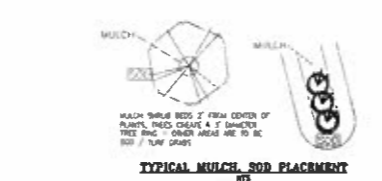
ELECTRIC: KENTUCKY UTILITIES
 ATTN: LEE MCCLURE
 PO BOX 4490
 MIDWAY, KY 40347
 (502) 387-1384
 lee.mcclure@ku.com

GAS: COLUMBIA GAS
 ATTN: AMY ELLIOT
 2001 MERCER ROAD
 LEXINGTON, KY 40502
 (502) 537-2202
 wjell@insource.com

WATER: KENTUCKY-AMERICAN WATER CO.
 2300 RICHMOND ROAD
 LEXINGTON, KY 40502
 CONTACT: TOBY J ADAMS
 ENGINEERING TECHNICIAN
 (502) 335-3408
 FAX (502) 268-6374
 EMAIL: TADAMS@KAWC.COM

CITY ENGINEER: RYLE GOODWIN, P.E.
 100 COURT STREET
 GEORGETOWN, KY 40324
 (502) 570-8272

- LINE TYPES LEGEND**
- ST - STORM SEWER
 - SAN - SANITARY SEWER
 - FW - SANITARY FORCE MAIN
 - W - WATER LINE
 - GAS - GAS LINE
 - CM - CONTOUR MAJOR
 - CM - CONTOUR MINOR
 - SE - STREAM/EDGE OF WATER
 - PL - PROPERTY LINE
 - UE - UNDERGROUND ELECTRIC
 - OHE - OVERHEAD ELECTRIC
 - UT - UNDERGROUND TELEPHONE
 - US - UNDERGROUND CONDUIT
 - EF - EXISTING FENCE
 - ETL - EXISTING TREELINE
- SYMBOLS LEGEND**
- UP - UTILITY POLE
 - LP - LIGHT POLE
 - UA - UTILITY POLE ANCHOR
 - CP - CONTROL POINT
 - BM - BENCHMARK
 - PC - PROPERTY CORNER
 - GM - GAS METER
 - GV - GAS VALVE
 - WM - WATER METER
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - SM - STORM SEWER MANHOLE
 - SMI - STORM SEWER INLET
 - H - HEADWALL
 - SSM - SANITARY SEWER MANHOLE
 - CD - CLEAN-OUT
 - EB - ELECTRIC BOX
 - EM - ELECTRIC METER
 - TEB - TELEPHONE BOX
 - T - TREE
 - TCD - TRAFFIC CONTROL DEVICE
 - M - MAILBOX
 - TW - TOWER
 - S - SIGN
 - GBL - GEOTECHNICAL BORING LOCATION



CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

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 121 E. Reynolds Road Suite 100 Lexington, KY 40517
 (502) 271-1100
 www.visioneng.com

STATE OF KENTUCKY
 SHAUN A. HALLAHAN
 22818
 2017

CLIENT: HAWKINS QUALITY REAL ESTATE DEVELOPMENT, LLC
 LEXINGTON, KY 40503

PROPERTY OWNER: HOWARD PROPERTIES, LLC
 1810 JEFFERSON RD.
 LEXINGTON, KY 40511

HOTEL DEVELOPMENT
 150 IKEBANA DRIVE
 GEORGETOWN, SCOTT CO., KY
 PRELIMINARY DEVELOPMENT PLAN

PDP LANDSCAPING PLAN
PDP-2.0

DATE: 6/20/2018
 REV: 6/20/2018