

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA
May 10, 2018
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 12, 2018 minutes
- C. Approval of May agenda

II. OLD BUSINESS

- A. PDP-2017-33 Self-Storage

III. NEW BUSINESS

- A. PDP-2018-14 Jimmy Johns - Preliminary Development Plan to construct a 4,870-square foot commercial building on a 1.03-acre site located at 355 Connector Road north of Burger King.
- B. FDP-2018-15 Landmark Office Centre Amended - Final Development Plan Amended to remove detention basin, divert drainage to another detention basin and replace with additional parking located on Bevins Lane.
- C. PSP-2018-16 Village at Lanes Run Ph2 Sec3 Amended - Preliminary Subdivision Plat Amended for 61 single family residential lots on 13.412 acres located at Waterside Drive.
- D. PDP-2018-17 Minorsville - Wireless Communications Facility - Preliminary Development Plan for a 199' monopole telecommunication tower located on a 10,000-square foot lease area located at 2475 Minors Branch Road.
- E. PDP-2018-18 Pleasant Valley Townhomes/Condominiums - Preliminary Development Plan for residential development of 166 units - multifamily condominiums and 4-single family lots located on Schneider Boulevard.

IV. OTHER BUSINESS

- A. Open Space Standards - Public Hearing continued
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 12, 2018**

The regular meeting was held in the Scott County Courthouse on April 12, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Mizell, second by Caldwell, to approve the March invoices. Motion carried.

Motion by Caldwell, second by Mizell, to approve the March 8, 2018 minutes with the addition of approval of full-time status for Mikaela Gerry and Jay Farris. Motion carried.

Motion by Moran, second by Smith, to approve the April agenda with the additional item of Bluegrass RV. Motion carried.

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

FDP-2017-44 Planet Fitness – Final Development Plan

Mr. Kane stated that this is the Final Development Plan for Phase 1 of Shoppes at Cherry Pointe. The Preliminary Development Plan was heard in December 2017. The entire shopping center is 17.32 acres with Phase 1 consisting of 5.5 acres.

He stated Phase 1 consists of the building for Planet Fitness and the detention basin. He stated that a few changes to the plan have been made since Preliminary approval. The dumpster has been moved to the rear of the property, the plantings for the landscaping have increased, and a six-foot high privacy fence has been added along the curb line.

He stated, the road improvement needs to be complete before occupancy of the building. He stated staff has not finished the review of the construction plans. Approval is for the layout of the Final Development Plan. Future phases will need to return to the Planning Commission Board for approval.

Bruce Simpson, representing Planet Fitness, stated they did meet with the neighbors to discuss their concerns. He stated the proposed building would be 14-foot tall and sit 100-foot away from their homes. He stated they would install a 6-foot high privacy fence and the dumpster would have a wall around three sides of it with a gate on the remaining

side. He stated Planet Fitness enhanced the screening more than the requirement and that they would build a proposed road from Oxford Drive to Blossom Park Drive to help with the traffic.

Mark McCain, landscape architect for Planet Fitness, stated the proposed 6 to 8-foot plantings would grow about 1.5-foot a year so in five years the proposed building could not be seen from the homes.

Mr. Simpson stated the zone change was in 2000 and the first house built on Spyglass Drive was in 2002. He stated neighbors should have been aware the property was zoned Commercial. He stated the plan is improved over the plan from 2006 that was approved but never built.

Commissioner Sulski stated at workshop there had been some confusion regarding the building height.

Linda Angel, Spyglass Drive resident, stated she would like to see 10-foot trees planted for the screening.

Kim Fields, Spyglass Drive resident, stated she is glad that Planet Fitness has worked with the neighbors but she would like to see larger trees planted also.

Ms. Fields stated she is a realtor and the realtor for 102 Spyglass Drive. She stated her clients have accepted an offer lower than the appraised value. She stated the proposed development has affected the price of the neighborhood.

She stated she would prefer a metal fence. Commissioner Wiseman questioned the reason. She stated for sound reduction.

Commissioner Wiseman stated when the house was appraised the property was already zoned commercial. He questioned why had the price lowered.

Sandy Owens, Spyglass Drive resident, stated she is happy with the proposed development.

Harold Kouns, Spyglass Drive resident, stated he would like to see the dumpster moved.

Neil Thompson, Spyglass Drive resident, asked for a description of the detention basin. He stated he is against the proposed road. He believes it will make the traffic worse.

John Bee, Riviera Drive resident, asked if the trees would be planted in front of the detention basin and when. It was stated that the trees would be planted during Phase 1. He stated not all the trees in the tree line near the detention basin were healthy.

Glenda Page, Ikebana Drive resident, stated that the trees in the tree line near the detention basin did have unhealthy trees.

It was asked if Planet Fitness would maintain the care of the trees and the fence.

Mr. Simpson stated that Planet Fitness would work with the Planning Commission regarding the tree line along Riviera Drive. He stated they will maintain their property.

Commissioner Smith stated he wanted assurance that the trees would be 6 to 8-foot tall when planted.

Motion by Wiseman, second by Smith, to approve the Final Development Plan (FDP-2017-44) subject to seven (7) conditions of approval. Motion carried 7-1.

PSP-2018-11 Oxford Place, LLC – Preliminary Subdivision Plat to create a commercial lot 0.735 acre in size in the Falls Creek Commercial area located off Cincinnati Pike (US 25).

Chairman Jones recused himself.

Mr. Summers reviewed the staff report and stated this application is related to the application that was heard the previous month. Applicant is trying to create a commercial lot to be able to sell the property.

He stated access for the site is a stub service street that presently serves the gas station. The access street would have to be constructed before recording of the plat. He stated that the development plan for the gas station showed a sidewalk. The access easement needs to have a sidewalk shown for this lot.

Mr. Summers stated that Falls Creek Drive is the main street for this part of the development. It exists as an access easement for Lot 1A and Lot 2. Before recording of the Final Subdivision Plat the street needs to be platted as right-of-way and constructed to serve future development. He stated certifications from the utilities are needed.

Bruce Lankford, representing applicant, stated during workshop, it was decided that he would prepare a proposal so that the Final Subdivision Plat could be recorded. It would include a guarantee that the private roadway, entrance, and utilities would be constructed as agreed.

Charlie Perkins, stated that during workshop it was discussed that being private, the project did not have to follow the same procedures, but still needed to be secure so that the access road and utilities were completed. He stated it was discussed to escrow funds.

It was decided to keep money from the closing and Bruce Lankford would hold it in escrow. He stated it would be 125% of the estimated cost and once completed the money will be released.

Commissioner Smith asked if the private street would ever be extended.

Joey Smith, applicant, stated that they are unsure of the future for the street.

Motion by Mizell, second by Cannon, to approve the Preliminary Development Plan (PDP-2018-08 subject to the twelve (12) conditions of approval with the change of construction of access road and utilities governed by agreement and approved by Krebs and Perkins. Motion carried.

ZMA-2018-12 Griffieth Property - Rezoning request from R-2 (Medium Density Residential) to P-1 (Professional Office) located at 100 Markham Drive.

Chairman Jones opened the public hearing.

Ms. Gerry reviewed the staff report. She stated the surrounding zones are B-2 and R-2.

She stated the Future Land Use map for the Comprehensive Plan shows this parcel remaining as urban residential and that the current zoning for the property is appropriate. She stated since the Comprehensive Plan was updated in 2017 no economic changes have occurred to warrant the zone change.

She stated professional office is a conditional use in the R-2 zone if approved by the Board of Adjustment.

She stated the concept plan meets the minimum parking requirements. The applicant shows a 6-foot high fence along the eastern boundary for the landscaping requirement. She stated the applicant does not meet the requirement for side yard setback.

Kurt Hesselbach, Thoroughbred Engineering representing applicant, stated that the applicant had several reasons for applying for a zone change. He stated the Comprehensive Plan is a guide but does not include every piece of property. He stated the location, and the gas company pump station, makes it more difficult to as residential. He stated obtaining the zone change would make it easier to resell.

Chairman Jones closed the public hearing.

Motion by Wiseman, second by Moran, to approve the Preliminary Subdivision Plat (PSP-2018-12) subject to one (1) condition of approval. Motion tied.

Bluegrass RV

Bruce Lankford, representing applicant, stated at the February meeting the Planning Commission had conditions of approval for the applicant. One of the conditions were that no RV's be brought onto the lot until the certificate of occupancy. He stated that he had written a letter to the Planning Commission stating that Bluegrass RV wants to have a good relationship with the Planning Commission and plans to do everything that the Planning Commission requests. He stated that Bluegrass RV would like permission to leave the current RV's on the lot while building takes place.

Chairman Jones stated he feels that more RV's have been moved to the lot since his discussion with Bruce Lankford regarding the RV's being on the lot. Mr. Lankford asked if he got verification from applicant, that more RV's have not been brought onto the lot, could building proceed.

Commissioner Sulski asked if permission could be granted so that the number of RV's presently located on the lot could be counted.

Chairman Jones questioned if the applicant is out of compliance since it is a vacant property but has been set up as commercial use. It was stated that in the past a conditional use permit was required. The applicant applied for a conditional use permit but was denied.

After further discussion regarding the number of RV's and how to control the those that are already there, it was decided to obtain permission for Planning staff to be able to access the property and count the number of RV's located currently on the lot.

Motion by Smith, second by Sulski, to allow construction to proceed but no additional RV's can be brought onto the lot. A total number of RV's on lot must be obtained. If any additional RV's are added then all must be removed. Motion carried 5-3.

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated he is wanting guidance on how to modify the sub-regulations for PUD and Non-PUD development to get more park land and open space within a development. Currently the standard calls for 10% of the development to be open space.

He stated that he has three options to modify the open space standards. A low option of 2-acres per 1000 residents, a high option of 9.6 acres per 1000 residents, and a medium option of 5-acres per 1000 residents.

He stated it would be up to the developer, HOA, or city if the developer is willing to donate the land, who would be responsible for maintenance.

The Commission stated they would be interested in learning how other counties compare and how it would have affected a few of the projects from the last few years. One example being the Betty Yancey Griffith project.

Mr. Summers stated that it could go in effect within a month if everyone agreed at the next meeting.

He stated that currently they base the total from net density. If changed it would be based on gross density.

He stated they would be able to count approximately 25% of the flood plain towards the open space standards.

He stated that the required open space would affect new development that has 20 or more lots.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

**JIMMY JOHNS
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
May 10, 2018**

FILE NUMBER: PDP-2018-14

PROPOSAL: Preliminary Development Plan to construct a 4,870-square foot commercial building

LOCATION: 355 Connector Road
North of the Burger King

APPLICANT: Pragnesh Patel
Lexington, KY

ENGINEER: Jonathan Otis, PE
Otis Engineering, LLC



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2
Acreage	1.03 acres
Building Size	4,870 square feet (1,720 SF Jimmy Johns, 3,150 SF Commercial Space)
Parking Required	33 spaces
Parking Provided	33 spaces (4-handicap accessible)
Water/sewer available	Yes/Yes
Access	Connector Road
Variances/Waivers	1. Reduce the number of trees required in interior landscape areas.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 4,870-square foot commercial building on a 1.03-acre site zoned B-2 (Highway Commercial).

The Applicant has applied to the Georgetown Board of Adjustment related to freestanding signage.

KEY ISSUES/COMMENTS:

Layout:

The Project Site is triangular in shape, presenting some unique challenges for the development of the site. The proposed building will be somewhat centrally located on the project site allowing for two potential drive-throughs. The parking will surround the building, and a stormwater detention area is proposed for the northern corner of the Project Site.

Access/Traffic:

Vehicular access to the Project Site will be from Connector Road. The Project Site will also have non-street connections to the front and rear of the Burger King lot.

The parking proposed with this development meets the requirements of the Zoning Ordinance, and contains a sufficient number of handicap accessible spaces.

There is no pedestrian infrastructure along Connector Road, however, the Applicant is proposing to connect to extend a pedestrian connection to the adjoining Burger King. This proposed connection will be across the shared access along the front of the property.

Landscaping:

Section 6.12 – Property Perimeter Landscaping

No property perimeter landscaping is required for this project.

Section 6.13 – Vehicular Use Area Perimeter Landscaping

The Application meets the requirements for this section with one small exception. The area just north of the entrance will need to have shrubs installed to screen the parking area from Connector Road.

Section 6.22 – Interior Landscaping for Vehicular Use Areas

The proposed vehicular use area will be 25,100 square feet, which requires an interior landscaped area of 2,510 square feet, with 11 trees. The shape of the project site has made it difficult for the Applicant to fit the necessary trees within interior islands on the Project Site. The Applicant is showing 7 trees in the interior landscaped areas.

Section 6.2215 – Canopy Requirements

The Application exceeds the coverage necessary for meeting the canopy requirements. The required canopy for this site is roughly 10,770 square feet, and the Applicant is proposing about 15,750 square feet

The reduced number of interior landscaped trees is offset by the number of trees provided on the perimeter of the site and the additional trees near the proposed detention area.

FINDINGS:

1. The Preliminary Development Plan complies with the Comprehensive Plan, by providing infill development.

2. The requested waiver for the interior landscaped trees on this plan are offset by the number of trees proposed in other locations on the Project Site.
3. The proposed commercial development is consistent and compatible with the neighboring commercial properties.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Waivers:

1. Reduce the required interior landscape area trees from 11 to 7 due to the unique shape of the lot, and the number of trees proposed elsewhere on the site.

Conditions

1. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
2. All development must meet the requirements of the Georgetown Stormwater Manual.
3. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
4. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
6. Prior to (as part of) the Final Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plan.
7. A specie-specific landscape plan shall be provided along with the Final Development Plan.
8. The preliminary approval is valid for two years, subject to the requirements of Article 406 of the *Subdivision and Development Regulations*.

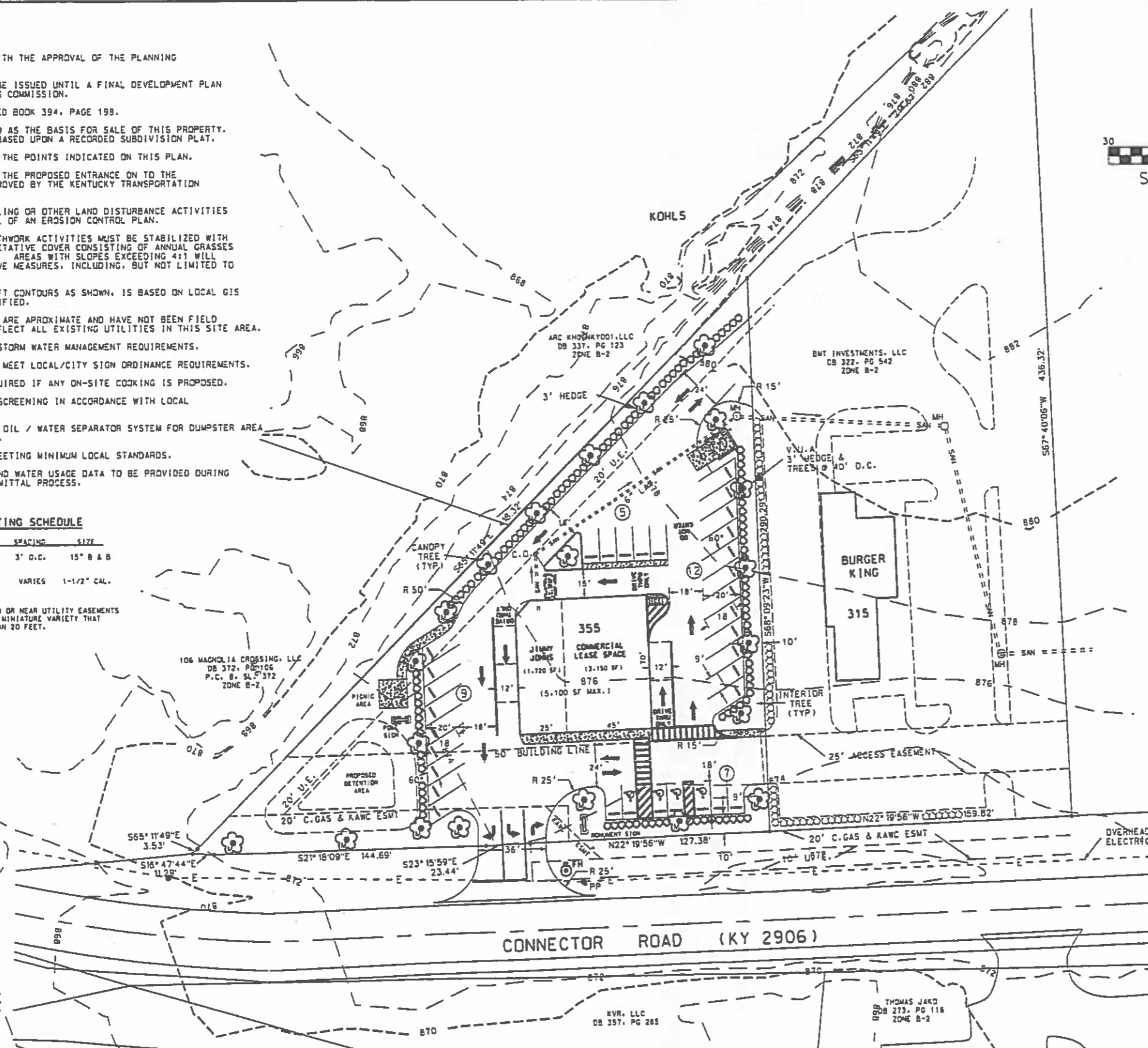
GENERAL NOTES:

1. THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
3. FOR SOURCE OF TITLE SEE DEED BOOK 394, PAGE 198.
4. THIS PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
5. ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
6. AN ENCROACHMENT PERMIT FOR THE PROPOSED ENTRANCE ON TO THE CONNECTOR ROAD MUST BE APPROVED BY THE KENTUCKY TRANSPORTATION CABINET.
7. NO GRADING, STRIPPING, FILLING OR OTHER LAND DISTURBANCE ACTIVITIES MAY OCCUR PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
8. ALL AREAS DISTURBED BY EARTHWORK ACTIVITIES MUST BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER CONSISTING OF ANNUAL GRASSES OR OTHER APPROVED MATERIAL. AREAS WITH SLOPES EXCEEDING 4:1 WILL REQUIRE ADDITIONAL PROTECTIVE MEASURES, INCLUDING, BUT NOT LIMITED TO MULCH OR SOODING.
9. BASE MAPPING, INCLUDING 2 FT CONTOURS AS SHOWN, IS BASED ON LOCAL GIS DATA AND MUST BE FIELD VERIFIED.
10. UTILITY LOCATIONS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED OR NECESSARILY REFLECT ALL EXISTING UTILITIES IN THIS SITE AREA.
11. SITE SHALL MEET ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS.
12. ALL PROPOSED SIGNAGE SHALL MEET LOCAL/CITY SIGN ORDINANCE REQUIREMENTS.
13. A GREASE TRAP SHALL BE REQUIRED IF ANY ON-SITE COOKING IS PROPOSED.
14. PROPOSED DUMPSTER PAD AND SCREENING IN ACCORDANCE WITH LOCAL REQUIREMENTS.
15. PROPOSED 150 GALLON (MIN.) OIL / WATER SEPARATOR SYSTEM FOR DUMPSTER AREA MEETING LOCAL REQUIREMENTS.
16. PROPOSED GREASE TRAPPING MEETING MINIMUM LOCAL STANDARDS.
17. PROPOSED ELECTRICAL LOAD AND WATER USAGE DATA TO BE PROVIDED DURING FINAL DEVELOPMENT PLAN SUBMITTAL PROCESS.

INTERIOR / CANOPY PLANTING SCHEDULE

QTY	DESCRIPTION	SPACING	SIZE
100	LEATHERLEAF VIBURNUM (VIBURNUM RHYTIDOPHYLLUM)	3' O.C.	15" B & B
21	RED MAPLE (ACER RUBRUM)	VARIABLE	1-1/2" CAL.

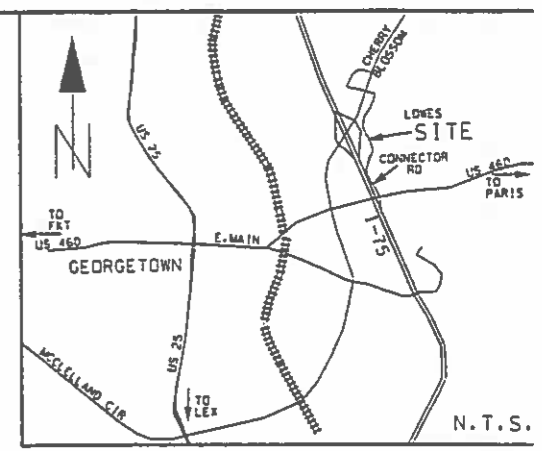
(1) NOTE ALL PERIMETER TREES WITHIN OR NEAR UTILITY EASEMENTS WITH OVERHEAD SERVICES SHALL BE A MINIATURE VARIETY THAT REACHES A MATURE HEIGHT OF LESS THAN 20 FEET.



PROPOSED MONUMENT SIGN
PENDING BOARD OF ADJUSTMENTS
REVIEW AND APPROVAL.

OWNER/DEVELOPER:
PRAGNESH PATEL
2332 CROSS CREEK TRACE
LEXINGTON, KY 40509
PHONE: (859) 552-3377

ENGINEER:
JONATHAN K. OTIS, PE
OTIS ENGINEERING, LLC
234 W. MAIN STREET, SUITE 2
FRANKFORT, KENTUCKY 40601
PHONE: (502) 352-2808
otisengineeringllc@gmail.com



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 AN AGREEMENT TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

SIGNED: _____
PLANNING COMMISSION SECRETARY DATE

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 PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER _____ DATE _____

SITE STATISTICS

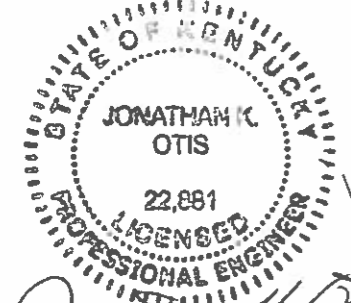
ZONE	= B-2
LOT AREA	= 1.03 ACRES +/- OR 44,867 SF +/-
TOTAL BUILDING AREA	= 4,870 SF (**)
LOT COVERAGE	= 11%
REQUIRED PARKING	= 4,870 SF / 150 = 32.5 = 33 SPACES
PROPOSED PARKING	= 33 SPACES
HANDICAP REQUIRED	= 2 SPACES (***)
HANDICAP PROPOSED	= 4 SPACES
VEHICULAR USE AREA	= 25,100 SF
TOTAL IMPERVIOUS AREA	= 32,000 SF +/-

(**) = MAX. 5,100 ALLOWABLE PER PROVIDED PARKING
(***) = MIN. 2 PER 25 - 50 SPACES

LANDSCAPING REQUIREMENTS

V.U.A.	= 25,100 SF +/-
INTERIOR AREA REQUIRED	= 2,510 SF (10% MIN.)
INTERIOR AREA PROVIDED	= 3,000 SF +/- (MIN.)
INTERIOR TREES REQUIRED	= 2,510 SF X 1 TREE / 250 SF = 11 TREES
INTERIOR TREES PROVIDED	= 19 TREES (***)
EXISTING CANOPY	= 0 SF
CANOPY REQUIRED (24%)	= 10,770 SF +/-
CANOPY PROVIDED	= 15,750 SF (MIN.) OR 21 TYPE A TREES @ 750 SF EACH

(***) GIVEN THE UNUSUAL SHAPE OF THIS PROPERTY THERE ARE A LIMITED NUMBER OF INTERIOR LANDSCAPE ISLANDS AVAILABLE FOR PLACING INTERIOR TREES. A WAIVER FOR THE PROXIMITY OF INTERIOR TREES IS BEING REQUESTED. THE TOTAL SITE CANOPY COVERAGE EXCEEDS THE MINIMUM REQUIREMENT BY APPROX. 45%.



Jonathan K. Otis

NO.	DATE	DESCRIPTION	BY	OTIS ENGINEERING, LLC	JIMMY JOHN'S GOURMET SANDWICHES	SITE LAYOUT	PRELIMINARY DEVELOPMENT PLAN	DRAWN BY:	DATE:
1	041518	REVISIONS PER TRC	JO	234 W. MAIN STREET, STE 2 FRANKFORT, KY 40601 PH: (502) 352-2808 FAX: (502) 352-2809	355 CONNECTOR ROAD (KY 2906) GEORGETOWN, KY 40324			JKO	MARCH 23, 2018
								CHECKED BY:	SCALE: 1"=30'
								JOB NO. JJ-2	SHEET: 1 OF 1

LANDMARK OFFICE CENTRE
Staff Report to the Georgetown-Scott County Planning Commission

May 10, 2018

FILE NUMBER: PDP-2018-15

PROPOSAL: Amended Final Development Plan to add fifty (50) additional parking spaces.

LOCATION: South side of McClelland Circle west of US 25 south

APPLICANT: Landmark Office Centre Council of Co-owners, Inc.

DESIGNER: Kevin Rich, Rich Design Studios



STATISTICS:	
Zone	P-1 Professional Office
Surrounding Zones	B-2, R-2, R-2, A-1
Proposed Use	Fitness Center, General Retail
Site Acreage	7.02 acres
Building Area	81,000 SF
Max. Building coverage	50%
Building Coverage	26.5%
Parking Required	202 spaces
Existing Parking Provided	239 spaces
Expansion Parking	50 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	McClelland Circle
Variances/Waivers	None

BACKGROUND:

The subject property consists of a portion of a 7.02-acre tract, zoned P-1, Professional Office, located south of the bypass near the Kroger Marketplace.

The subject property received zoning approval for a change from A-1 to P-1 Professional Office in October 2005 (ZMA-2005-58). The site also later received Preliminary Development Plan approval for medical office condos.

The Amended Preliminary Development Plan (PDP) is being submitted to add additional parking in the rear of the site over an existing detention pond which will be relocated off-site. The additional parking is not required, but is desired by the applicant to serve the existing medical office businesses.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the Project Site is from Bevins Lane a private street serving this site and Gano Baptist Church. No new work is proposed at the entrance. The proposed parking lot expansion is on the rear, southern portion of the site.

Parking Spaces: The parking requirement is determined by uses proposed in the buildings. The general office requirement is 1 space per 300 SF of building area. The applicant is proposing more parking than is required and no variances are being requested. The proposed parking should be sufficient to serve the needs of any future use on the property. The proposed drive aisles and parking stall widths conform to the requirements of the *Subdivision and Development Regulations*. Sidewalks should be extended where adjoining the new parking spots.

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

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 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

The applicant will be required to show they meet the canopy coverage for the area to be disturbed with a specie-specific final landscape plan. No variances to the landscaping are required.

Stormwater: There is a large detention basin proposed to be filled on the Project Site. The detention basin will be relocated onto the adjoining property to the south. A maintenance agreement will be required for the shared detention facility off-site. The new detention pond shall be constructed or a construction plan and schedule approved by the Planning Commission Engineer prior to filling of the

existing on-site detention. 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.

No other site changes are proposed.

RECOMMENDATION:

Staff recommends approval of the Amended Final Development Plan for Landmark Office Centre with the following conditions of approval:

Conditions of Approval:

1. 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.
2. 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.
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A final specie-specific landscape plan shall be provided along with the Final Development Plan.

LEGEND

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

SITE STATISTICS

SITE AREA	7.02 ACRES (305,987.0 S.F.)
EXISTING ZONING	P-1
EXISTING GROSS BUILDING AREA	81,000 S.F.
PARKING REQUIRED	202 SPACES
401,000 FOR FIRST 20,000; THEN 21,000 FOR REMAINING	
PARKING PROVIDED	239 SPACES (INCL. 8 H.C. SPACES)
EXISTING PARKING	50 SPACES
EXPANSION PARKING	189 SPACES
EXISTING BUILDING COVERAGE	26.5% (50% ALLOWED)

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG	OWNER	PARCEL ID
1	266 / 664	GAHO AVENUE BAPTIST CHURCH	168-30-027-000
2	392 / 667	GEORGETOWN SENIOR LIVING, LLC	168-30-021-002
3	392 / 672	GEORGETOWN SENIOR LIVING, LLC	169-10-021-002

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELLSOUTH COMPANY, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS WILL HAVE A 5' EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.

PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED FINAL DEVELOPMENT PLAN FOR THIS PROPERTY TO ALLOW FOR REMOVAL OF THE EXISTING DETENTION BASIN AND EXPANSION OF EXISTING PARKING AREA TO ALLOW FOR APPROXIMATELY 50 ADDITIONAL PARKING SPACES.

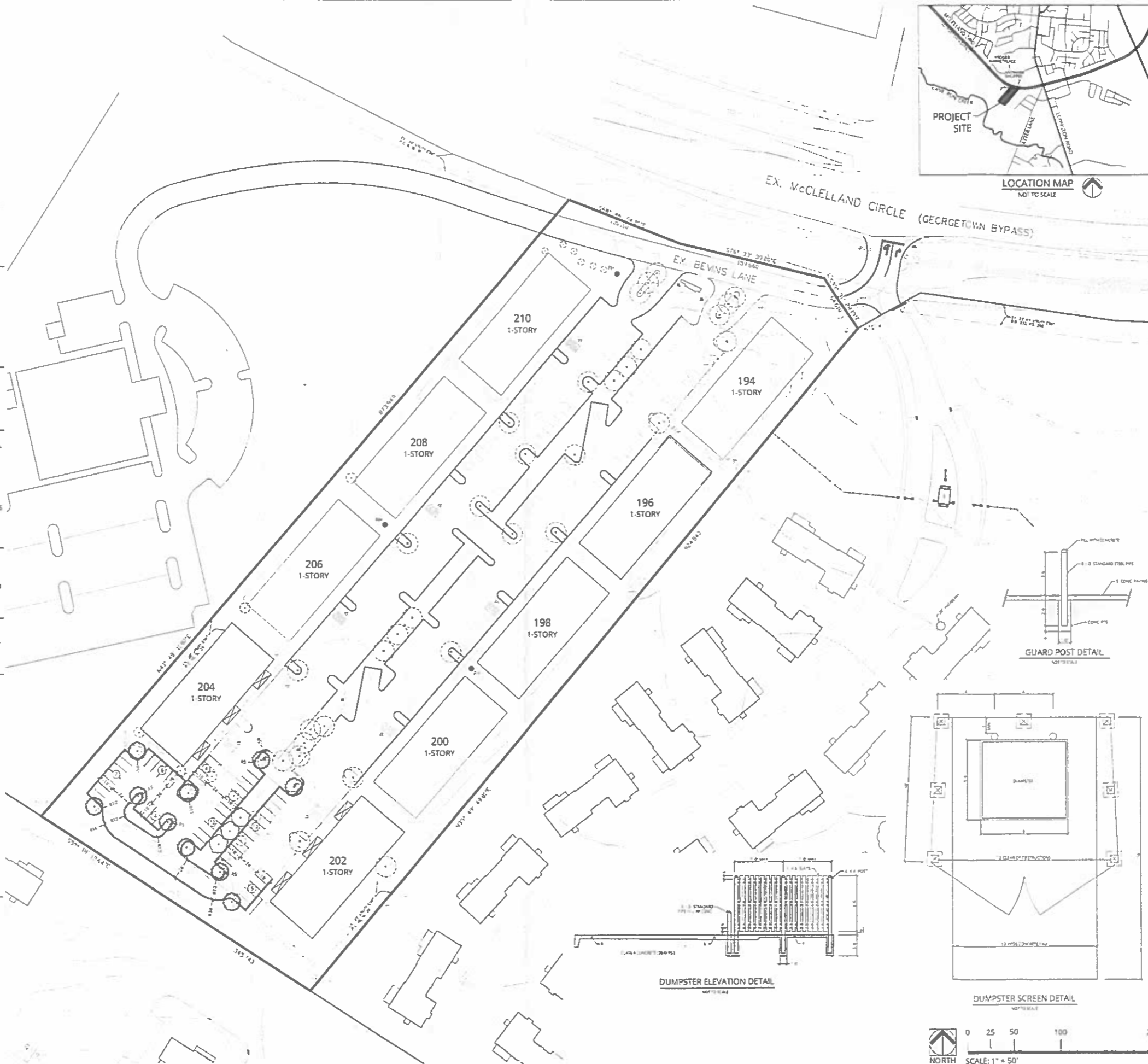
LANDSCAPING & SCREENING REQUIREMENTS

EXISTING ZONING	P-1
VEHICULAR USE AREA	
EXISTING AREA	83,825.94 S.F.
EXPANSION AREA	16,776.44 S.F.
INTERIOR LANDSCAPING REQUIRED	
EXISTING AREA	8,382.59 S.F. (10% OF 83,825.94)
EXPANSION AREA	1,677.64 S.F. (10% OF 16,776.44)
INTERIOR LANDSCAPING PROVIDED	
EXISTING AREA	21,354.05 S.F. (ISLAND AREA)
EXPANSION AREA	3,935.59 S.F. (ISLAND AREA)
INTERIOR TREES REQUIRED	
EXISTING AREA	67 (2 TREES PER 250 S.F.)
EXPANSION AREA	7 (1 TREE PER 250 S.F.)
PROPERTY PERIMETER	2,100 LINEAR FEET

NOTE: 20' PERIMETER SCREENING LANDSCAPE BUFFER AREA HAS BEEN ELIMINATED BASED ON THE ADJOINING PROPERTY OWNERS LETTER WAIVING THIS BUFFER. SEE ARTICLE 6 OF THE ZONING ORDINANCE.

GENERAL PROJECT NOTES

1. DETENTION FOR SUBJECT PROPERTY SHALL BE PROVIDED ON ADJACENT PROPERTY (LOT #3) AND CONSTRUCTED AS A PORTION OF THE PROPOSED ASH-TON GRADE DETENTION REQUIREMENTS.
2. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
3. STORM SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
4. ALL AREAS TO BE DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 3:1 SHALL HAVE ADDITIONAL PROTECTION OF EROSION CONTROL BLANKETS/NETTING IN ORDER TO PREVENT EROSION.
5. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON RECORDED SUBDIVISION PLAT.
6. GRADING, DRAINAGE AND PAVEMENTS ARE SUBJECT TO CHANGE BASED ON THE FINAL CONSTRUCTION PLANS.
7. A MEMORANDUM OF UNDERSTANDING WAS SIGNED BETWEEN THE LANDMARK DEVELOPMENT GROUP, LLC (ORIGINAL DEVELOPER) AND GAHO BAPTIST CHURCH WAS SIGNED ON MARCH 16, 2007 WHICH ADDRESSES THE RECONSTRUCTION, GRADING, MAINTENANCE, VEHICULAR ACCESS TO THE GAHO BAPTIST CHURCH DURING CONSTRUCTION. THIS MEMORANDUM OF UNDERSTANDING WAS COMPLETED TO SPECIFICALLY SATISFY THE ISSUES RAISED BY THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

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

WWW.RICHDESIGNSTUDIOS.COM

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OWNER
LANDMARK OFFICE CENTRE COUNCIL OF CO-OWNERS, INC.
300 E. MAIN STREET, SUITE 200, LEXINGTON, KY 40507

PROJECT NAME
LANDMARK OFFICE CENTRE (KELLY-OWEN PROPERTY)

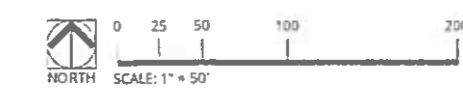
PROJECT ADDRESS
194-210 BEVINS LANE
GEORGETOWN, KY 40324

SHEET TITLE
AMENDED FINAL DEVELOPMENT PLAN

DATE ISSUED: APRIL 2, 2018
DRAWN BY: YZ
CHECKED BY: KWR
PROJECT NUMBER: FDP-2018-15

REVISIONS: 1 TRC COMMENTS
DATE: 04-25-2018

SHEET NUMBER
1.01



LEGEND

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

GRADING ABBREVIATIONS

- RM RIM ELEVATION
- IE INVERT ELEVATION
- TOC TOP OF CURB
- BOC BOTTOM OF CURB

- PROPOSED**
- PROPOSED CONTOUR
 - SLOPE DIRECTION & PERCENTAGE
 - SPOT ELEVATION / FINISH GRADE
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED INLET TYPE A

DRAINAGE STRUCTURE DETAILS

- INLET TYPE 1 DETAIL K, SHEET K.XX
- MANHOLE TYPE A DETAIL X, SHEET X.XX
- DRAINAGE BEDDING/BACKFILL DETAIL A, SHEET A.XX

KEY

- 1 REMOVE EXISTING HEADWALL AND CONNECT PROPOSED HDPE TO EXISTING CPP
- 2 REMOVE EXISTING HEADWALL AND INSTALL PROPOSED MANHOLE TYPE A

GENERAL GRADING NOTES

- 1 ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAXIMUM 2% CROSS SLOPE, EXCEPT WHERE OTHERWISE SHOWN
- 2 ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED WITH A MAXIMUM 2% CROSS SLOPE IN ALL DIRECTIONS
- 3 ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM 2% CROSS SLOPE IN ALL DIRECTIONS
- 4 CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, COLUMNS, WALKWAYS, OR ANY OTHER STRUCTURES TOWARDS EXISTING OR PROPOSED DRAINAGE STRUCTURES AND ROADS
- 5 NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN
- 6 CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL GRADING WORK NECESSARY TO COMPLETE ALL ITEMS OF CONSTRUCTION AS INDICATED ON THE GRADING PLANS. ALL CUTS & FILLS SHALL CLOSELY FOLLOW THE GRADING PLANS
- 7 FILL FOR THE PROJECT SITE SHALL BE PLACED AT THE LOCATIONS SHOWN ON THE PLANS AND GRADED ACCORDING TO THE GRADING PLANS FOR SUCH AREAS. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF PEAT, MUCK OR EXTENSIVE ORGANIC MATTER SO THE MATERIAL MAY BE EASILY SHAPED AND WILL COMPACT AND SETTLE UNIFORMLY
- 8 AREAS OF CUT AND OTHER HEAVILY COMPACTED AREAS SHALL BE DISKED OR TOLEROLLED TO A DEPTH OF NOT LESS THAN TWELVE (12) INCHES BEFORE TOPSOILING
- 9 UPON APPROVAL OF THE DESIGN PROFESSIONAL, THE CONTRACTOR SHALL BE ALLOWED TO ADJUST ELEVATIONS IN ORDER TO MEET FIELD CONDITIONS. ALL ADJUSTMENTS MUST BE APPROVED IN ADVANCE AND MUST BLEND WITH SURROUNDING GRADES
- 10 ALL SLOPES SHALL NOT EXCEED 2.5:1 (TWO AND A HALF) FEET OF HORIZONTAL MEASUREMENT FOR EVERY ONE (1) FOOT OF VERTICAL MEASUREMENT UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE DESIGN PROFESSIONAL. ALL SLOPES SHOULD TAPER INTO THE EXISTING GRADES TO BLEND IN A NATURAL WAY. THE PROJECT DESIGN PROFESSIONAL RESERVES THE RIGHT TO ADJUST ANY PROPOSED GRADES TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE PROJECT SITE
- 11 ALL GRADES/ELEVATIONS ARE SHOWN AS FINISH GRADE UNLESS SPECIFICALLY NOTED OTHERWISE. GRADES BETWEEN SPOT ELEVATIONS AND/OR CONTOURS ARE TO BE PRESENTED WITH UNIFORM SLOPES
- 12 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 SOIL IN ORDER TO PREVENT EROSION
- 13 SPECIFICATIONS FOR THE PLACEMENT AND COMPACTION OF FILL FOR BUILDINGS, RETAINING WALLS AND ANY OTHER STRUCTURES SHALL BE PROVIDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR MAY REFER TO REPORT OF SUBSURFACE EXPLORATION & GEOTECHNICAL EVALUATION, PREPARED BY BUILDING & EARTH SCIENCES, INC. ON JULY 18, 2017 FOR RETENTION CONDITIONS REGARDING FOUNDATIONS, FLOOR SLABS, SITE PREPARATION, EARTHWORKS, AND PAVEMENT SECTIONS
- 14 COMPACTION TO BE DETERMINED USING ASTM LATEST EDITION LABORATORY TEST PROCEDURES
- 15 STORMWATER MANAGEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN STORMWATER MANUAL

GENERAL DRAINAGE NOTES

- 1 ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE UNLESS OTHERWISE SHOWN. ALL PROPOSED DRAINAGE FRAMES/GRATES SHALL MATCH EXISTING FRAMES/GRATES LOCATED IN THE LANDMARK OFFICE CENTRE
- 2 ALL DRAINAGE STRUCTURES AND STORM PIPES SHALL MEET HEAVY DUTY TRAFFIC (HEAVY) LOADING AND BE INSTALLED ACCORDING TO LOCAL CODES PER THE ARCHITECTURAL PLANS
- 3 CONTRACTOR IS RESPONSIBLE FOR VERIFYING DOWNSPOUT LOCATIONS PRIOR TO THE START OF WORK. FINAL DOWNSPOUT LOCATIONS PER THE ARCHITECTURAL PLANS
- 4 NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLANS MUST BE SUBMITTED IN ACCORDANCE WITH CITY OF GEORGETOWN EROSION CONTROL REQUIREMENTS
- 5 CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL GRADING WORK NECESSARY TO COMPLETE ALL ITEMS OF CONSTRUCTION AS INDICATED ON THE GRADING PLANS. ALL CUTS AND FILLS SHALL CLOSELY FOLLOW THE GRADING PLANS
- 6 UPON APPROVAL FROM THE DESIGN PROFESSIONAL, THE CONTRACTOR SHALL BE ALLOWED TO ADJUST ELEVATIONS IN ORDER TO MEET FIELD CONDITIONS. ALL ADJUSTMENTS MUST BE APPROVED IN ADVANCE AND MUST BLEND WITH SURROUNDING GRADES
- 7 CONTRACTOR IS RESPONSIBLE FOR REVEALING AND COORDINATING THE LAYOUT OF ALL SITE UTILITIES (STORM, WATER, FIRE, SERVICE, SANITARY, GAS, ELECTRICAL AND TELECOMMUNICATIONS) IN THE FIELD PRIOR TO INSTALLATION. IF A CONFLICT IS FOUND, CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER BEFORE PROCEEDING WITH WORK. IF A CONFLICT IS FOUND DURING INSTALLATION AS A RESULT OF NOT COORDINATING WITH THE DESIGN PROFESSIONAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE ISSUE AS DIRECTED BY THE DESIGN PROFESSIONAL WITHOUT COMPENSATION
- 8 TOP OF CURB (TOC) ELEVATION IS 0.5' ABOVE THE PAVING SURFACE EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE
- 9 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 EROSION CONTROL IN ORDER TO PREVENT EROSION
- 10 STORMWATER MANAGEMENT AND STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN STORMWATER MANUAL



RICH DESIGN STUDIOS
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OWNER
 LANDMARK OFFICE CENTRE COUNCIL OF CO-OWNERS, INC.
 300 E. MAIN STREET, SUITE 200, LEXINGTON, KY 40507

PROJECT NAME
 LANDMARK OFFICE CENTRE (KELLY-OWEN PROPERTY)

PROJECT ADDRESS
 194-210 BEVINS LANE
 GEORGETOWN, KY 40324

SHEET TITLE
 GRADING & DRAINAGE PLAN

STAMP

DATE ISSUED APRIL 2, 2018
DRAWN BY HRG
CHECKED BY KWR
PROJECT NUMBER FDP-2018-15

REVISIONS DATE
 1 TRC COMMENTS 04/23/18

SHEET NUMBER
 3.01



**VILLAGE AT LANES RUN
AMENDED PRELIMINARY SUBDIVISION PLAT
FOR PHASE 2, SECTION 3.**

**Staff Report to the Georgetown-Scott County Planning Commission
May 10, 2018**

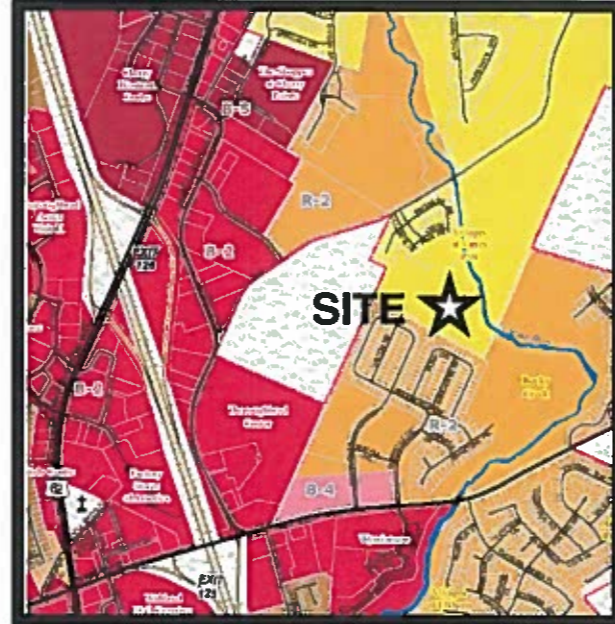
FILE NUMBER: PSP-2018-16

PROPOSAL: Amended Preliminary
Subdivision Plat

LOCATION: Village at Lanes Run; east
of Old Oxford Road

APPLICANT: Harrod's Club, LLC, contact:
Bob Sims

ENGINEER: Baldwin Engineering,
contact: Robert Baldwin



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	13.372 acres (gross), 10.581 (net)
# of lots proposed	61
Dwelling units per acre	3.94 units/acre
Min. lot size proposed	6,692 sq.ft.
Ave. Lot size proposed:	0.17 acres
Min. lot width	60 ft.
Av6. Lot width:	63 ft.
New street required	Yes
Lineal feet of new street	2,500 l.f.
Water/sewer available	Yes/Yes
Access	Via Old Oxford Road and through Rocky Creek

BACKGROUND:

The overall Preliminary Subdivision Plat for Lanes Run Farm was approved in 2004 after a 2000 zoning to R-1C (PUD) and it included multiple residential sections with varying densities. The overall Preliminary Plat approval was for 496 dwelling units on 147.87 net developable acres for an overall density of 3.5 units per acre. This included 149 units approved on 39.28 acres on the west side of Lanes Run Creek at a proposed density of 3.8 units per acre, 237 units approved on 60.05 acres on the east side of Lanes Run Creek at a proposed density of 3.8 units per acre and 100 units on 42.53 acres on the east side of Lanes Run Creek and in the Lanes Run Watershed adjacent to the Urban Service Boundary and adjacent to Lanes Run Farm at a density of 2.35 units/acre. The area west of Lanes Run Creek was approved with the provision that no more than 150 lots may be approved without providing a secondary access. This was done to limit the number of lots that would access Old Oxford Road before the additional entrances were constructed and road improvements completed.

The lots around the Village Boulevard entrance were platted as The Village at Lanes Run, Phase 1 and followed the Traditional Neighborhood Development (TND) pattern. Subdivision activity slowed in recent years and in 2010 the applicants sought and were granted approval to abandon the alley-accessed lots and the TND development pattern and reduce the lot width from 65' to 50' on a section of 30 lots adjacent to Rocky Creek Farm and accessed by Dalton Road. As part of this approval they gained an additional three (3) lots in Phase 2, Section 1 of the Village of Lanes Run (PSP 2010-22). Most of the internal roads for the area west of Lanes Run Creek have been constructed and there is currently a road connection between Phase 1 of The Village of Lanes Run and the adjoining subdivision Rocky Creek. This would be the last phase of lots to be constructed in the Villages of Lanes Run west of Lanes Run Creek.

The original zoning conditions of approval in 2000 set the maximum number of dwelling units allowed west of the Lanes Run Creek at 176, and also required the provision of parks and open space along Lanes Run Creek and the protection of existing trees especially along Lanes Run Creek.

Subsequent overall Preliminary Plat approval in 2004 included the provision of 20 acres of parks and open space leading up to and along Lanes Run Creek.

The application is returning to the full Planning Commission for review because the potential buyers of the lots removed a number of mature trees in the tree preservation area in violation of a previous condition of approval. This application is further complicated because the area covered by the Preliminary Plat for Villages of Lanes Run Phase 2, Section 3 is no longer owned by a single entity. It was also approved in May 2014, prior to adoption of a sunset clause, so technically would retain its development entitlement, had not the violation of the tree preservation area clearing occurred.

The area of lots 1-28 along Cross Park Drive is owned by Paul Haddix, who had no knowledge and no participation in the tree cutting. The area of lots 36-61 is owned by Bob Sims and is under contract to Doug Charles. These lots, owned by Bob Sims and under contract to Doug Charles, include an area backing up to the tree preservation/HOA Open Space along Lanes Run Creek. Doug Charles contracted

with a tree service to remove trees in the tree preservation area in preparation for development. Because of this activity, a notice of violation was issued and the Preliminary Plat approval was revoked.

KEY ISSUES/COMMENTS:

The current application is an amendment to the Preliminary Subdivision Plat for Phase 2, Section 3 of The Village at Lanes Run. This section is west of Lanes Run Creek and east of Phase 2, Sections 1 and 2. The specific reason for this application is to renew the Preliminary Plat for this section and to address the violation of a condition of approval that occurred when the proposed buyers of a portion of the lots in this phase of the subdivision cut down 17 mature trees in the tree preservation area.

The minimum lot setbacks are as follows: Front: 20 feet, Rear: 25 feet, and Side: 7.5 feet. Although a front setback of 20' is not ideal, these dimensions comply with previously approved plans and are similar to surrounding lots. The applicant should continue to follow all other previous conditions of approval, including a minimum 20 ft front setback on all properties without rear garage/alley access.

Tree Preservation / Open Space:

The original Preliminary Subdivision Plat approval shows 20.25 acres of open space for the entire Village at Lanes Run subdivision. A condition of approval from PSP-2004-26 is that "Preserving the existing tree lines, where possible, to minimize the visual impact of this or any portion of this development."

The proposed buyers of lots fronting Waterside Drive and Cass Drive removed 17 mature trees in the Tree Preservation Area. When this violation was reported, a stop work order was issued by the Planning Commission, the applicants were notified they were in violation of a condition of approval of the Preliminary plat and were told to resubmit the plat for reapproval with a mitigation plan to restore the tree preservation area or a new lotting layout that preserved the creek embankment and tree preservation area from further grading.

The applicants have submitted a plan for the whole area of the previous approved plat, even though they no longer own the whole area. The plan shown includes the whole area, but the Planning Commission can legally only comment or review on the area owned by the applicants. It is Planning staff opinion that the owner of the area of Lots 1-28, which front on Johnstone Trail and Cross Park Drive, did not participate in the removal of trees in the tree preservation area, so should not be subject to any Planning Commission censure or penalty.

The proposed Amended Preliminary Subdivision Plat contains the same number of lots in the same general location. The Tree Preservation Area is being increased from 1.67 acres to 2.439 acres in the new plan. The extra area comes from shortening the lots in the curve of waterside Drive and including more area off the lots in tree preservation area and removing all of the floodplain area from the lot areas.

The applicant is proposing to remediate the tree preservation area by replacing the 17 trees that were cut with 17 fast growing species with a minimum 2" calipers. In addition, the applicant has pledged to donate \$1000 to the City of Georgetown for Beautification efforts. It is staffs opinion, that the

beautification and restoration should take place where the damage occurred. While the \$1000 donation is well meaning, it may be better used by the applicant to purchase, install and maintain new trees in this subdivision.

Staff recommends the following general plantings to restore the tree preservation area disturbed. The Landscape Manual allows existing trees to be counted towards required new plantings at the following ratios. Therefore, our objective recommendation is that the applicants use this same ratio to replace the cut trees with new trees.

Landscape Ordinance allows:

One 6"-12" caliper tree may be substituted for two (2) new trees

One 12"-24" caliper tree may be substituted for three (3) new trees

One 24" or greater tree may be substituted for four (4) new trees

The applicant cut 17 trees in the tree preservation area. The majority of trees cut were between 6" and 24" caliper in size. The final number of new replacement trees to be planted will be determined upon final review of the tree survey of what was cut. It is estimated that approximately new 40 trees will be required to be planted from Group "A" or "B" from the planting manual. Plants must be a minimum of 1 3/4" in caliper at planting.

RECOMMENDATION:

Approve the Amended Preliminary Subdivision Plat for the Village at Lanes Run, Phase 2, Section 3 subject to the following conditions:

1. All applicable requirements from the previous approval (PSP-2013-37).
2. The minimum front yard setback is 20 feet. The minimum rear yard setback is 25 feet. The minimum side yard setback is 7.5 feet.
3. Replace 17 trees cut down in the Tree Preservation Buffer with new trees from Group "A" or "B" at the following schedule. Two new trees for each tree cut with a caliper between 6"-12", three new trees for each tree cut with a caliper between 12"-24", four new trees for each tree cut with a caliper greater than 24".
4. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
5. There shall be no grading or construction on the site until Construction Plans have been reviewed and approved by the Planning Commission staff.
6. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. The subdivision shall comply with the Georgetown Stormwater Manual. Provide the City Engineer and Planning Commission Engineer a copy of the updated Lanes Run Basin Drainage study.
8. All lots shall be a minimum of 60 feet in width.
9. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
10. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.

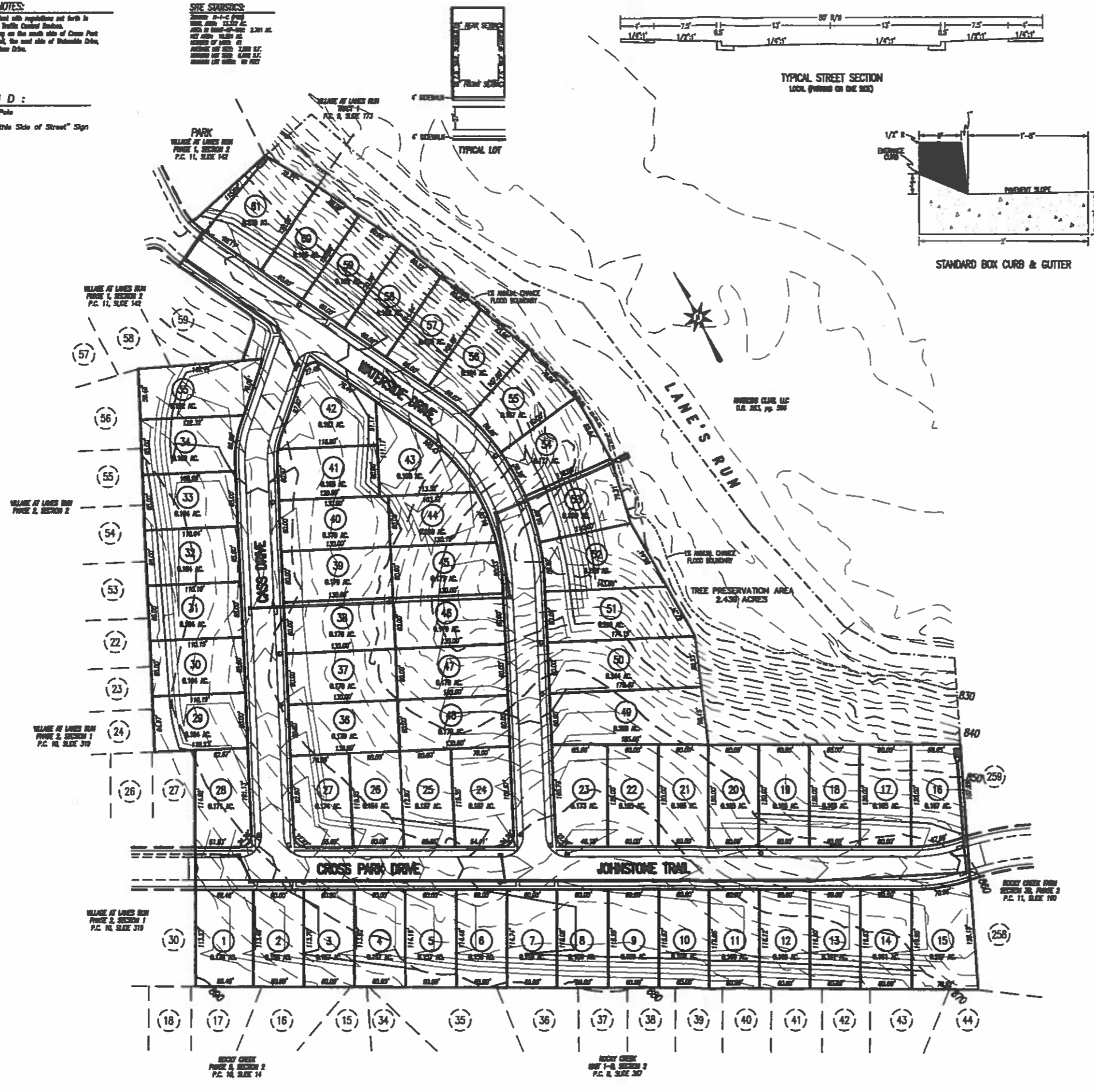
TRAFFIC SIGNAGE NOTES:

- All signs must be completed with regulations set forth in the Manual on Uniform Traffic Control Devices.
- There is to be no parking on the south side of Cross Park Drive and Johnstone Trail, the east side of Riverside Drive, and the west side of Cass Drive.

SITE STATISTICS:
 SHEET NO. 1-2 (THIS SHEET)
 TOTAL AREA: 23.50 AC.
 AREA IN THIS SECTION: 2.30 AC.
 TOTAL LOTS: 160
 LOTS IN THIS SECTION: 44
 TOTAL TRACT AREA: 2.30 AC.
 TOTAL LOT AREA: 2.30 AC.
 TOTAL LOT AREA: 2.30 AC.

LEGEND:

- Street Light Pole
- Stop Sign
- "No Parking this Side of Street" Sign



CERTIFICATION OF PRELIMINARY PLAN APPROVAL:

I hereby certify that the preliminary subdivision plan shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variations, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

Date: _____
 Chairman, Georgetown-Scott County Planning Commission

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I (we) hereby certify that I (we or we) the owner(s) of the property shown and described herein and that I (we) hereby accept the plat(s) of the development with my (our) free consent, subject to the subdivision building regulations, and details of streets, steps, walls, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision Regulations, unless otherwise noted.

Date: _____
 Owner(s)

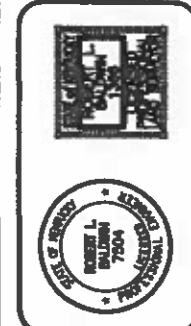
CHANGES FROM 2014 PRELIMINARY SUBDIVISION PLAT:

- Altered the depth of lots 51 thru 58 to remove them from the 15' annual stream flood area.
- Altered the horizontal alignment of the north end of Cross Drive to meet the minimum required length of the Johnstone Trail to Riverside Drive.
- Altered the horizontal alignment of Johnstone Trail to match the existing street to the east end.
- Changed the name of a portion of Cross Park Drive to Johnstone Trail.
- Altered Cross Drive.
- Added site grading.

TREE PRESERVATION REMEDIATION:

- 17 trees of a fast growing species with a minimum of 2" caliper shall be planted to replace the 17 trees that were removed.
- \$1000 shall be donated to the City of Georgetown for any remediation efforts of their planting.

Baldwin Engineering
 116 South Highland Street - P.O. Box 6315
 Winchester, Kentucky 40392



**AMENDED PRELIMINARY SUBDIVISION PLAT
 VILLAGE AT LANES RUN, PHASE 2, SECTION 3
 GEORGETOWN, KY**

DATE	4/24/18	BY	BLD
SCALE	1" = 80'	DATE	4/23/18
FILE NO.	18-0451	PLANNING	PREL-SUBPL
PROJ. NO.	288	JOB NO.	CROSSING
DRAWN BY	BLD	CHECKED BY	BLD

SHEET 1 OF 1



MINORSVILLE CELL TOWER
Staff Report to the Georgetown-Scott County Planning Commission
May 10, 2018

FILE NUMBER: PDP-2018-17

PROPOSAL: Preliminary Development Plan for a 199' monopole telecommunication tower located on a 10,000-sq. ft. lease area zoned A-1

LOCATION: 2475 Minors Branch Road, Stamping Ground

APPLICANT: New Cingular Wireless
DBA: AT&T Mobility

CONTACT: David A. Pike, Pike Legal Group



STATISTICS:

Zone	A-1
Surrounding Zones	A-1 (Agricultural)
Acreage	10,000 sq. ft. (lease area), 29.00 acres (Parent Tract)
Tower Height	199 ft.; 195 ft. tower with 4 ft. lightning arrestor
Sq. ft. of Building	530 sq. ft.
Building Coverage	5%
Water/Sewer Available	N/A
Access	Access Easement from Minors Branch Rd.
Waiver Requested	None

BACKGROUND:

The applicant requests approval for a 195' tall monopole tower with an additional 4' lightning arrestor on a 10,000-sq. ft. lease area, located at 2475 Minors Branch Road. The project site is an agricultural parcel with an existing single-family residence. The tower will be set back approximately 953 feet from Minors Branch Road.

The applicant has proposed a 25' wide access and utility easement with a 12-foot wide access drive. The proposed entrance will require a culvert.

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.**
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 199 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 149.5 feet from all property lines. $((199/2) + 50 = 149.5)$. The proposed tower will be approximately 250' from the nearest (southwestern) property line. The tower will be set back approximately 950' from the boundary along Minors Branch Road.**
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 199' tower, so no variance or justification is required.**
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 199' monopole telecommunication tower on a 10,000-sq. ft. lease area zoned A-1 at the Project Site, 2475 Minors Branch Rd., subject to:

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*.

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 1/2 IR THAT IS 10.050 FEET SOUTHWESTERLY OF THE INTERSECTION OF (KY 1874) MINORS BRANCH ROAD AND (KY 227) OWNINGTON ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THENCE ALONG AN EXISTING FENCE, SOUTH 41 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 866.95 FEET
 THENCE NORTH 48 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 182.12 FEET TO THE POINT OF BEGINNING.

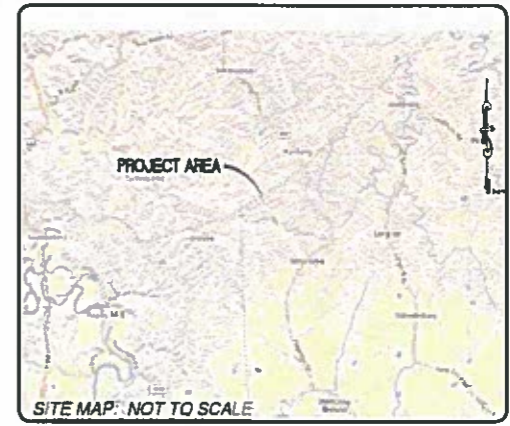
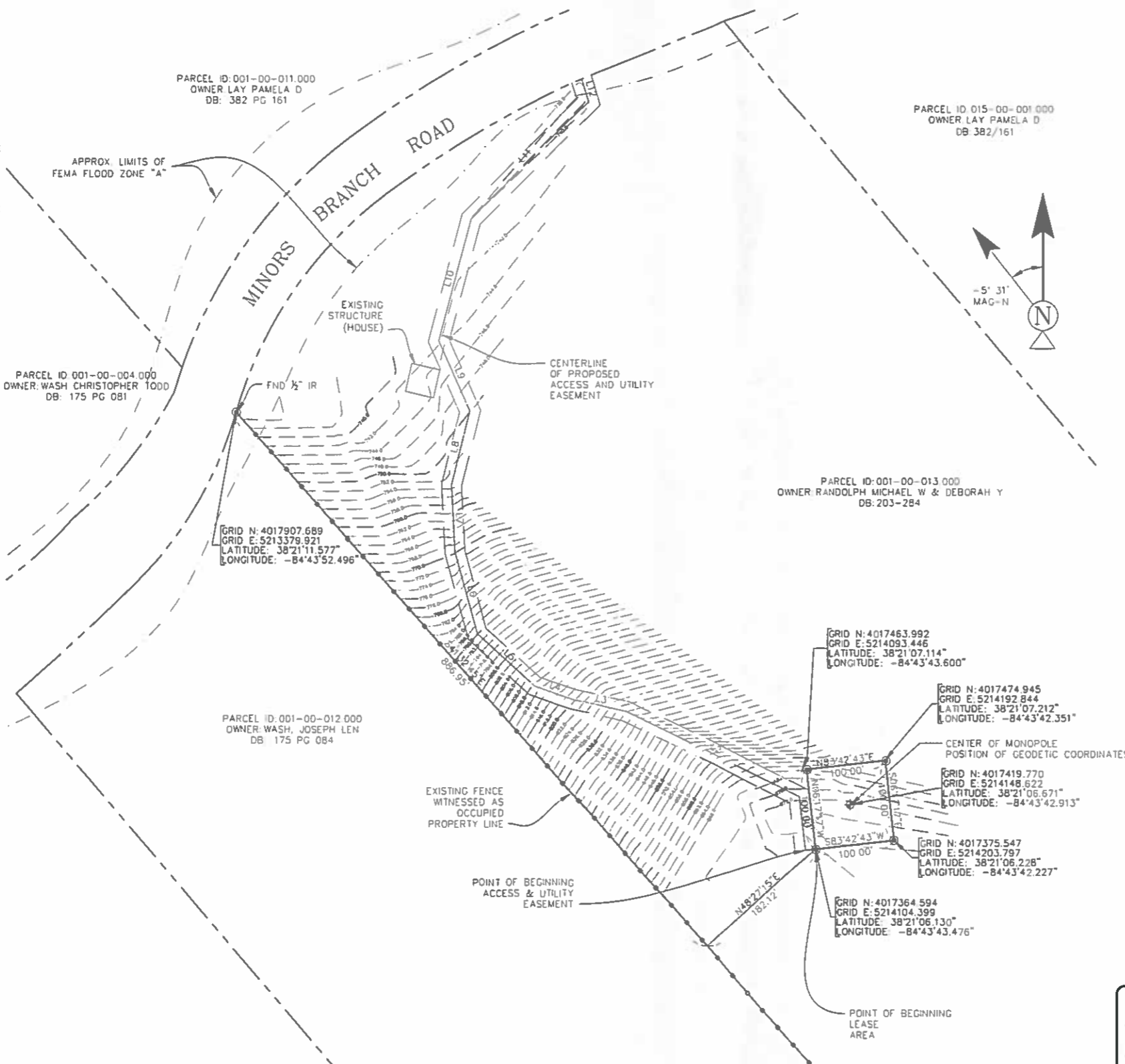
THENCE NORTH 06 DEGREES 17 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.00 FEET
 THENCE NORTH 83 DEGREES 42 MINUTES 43 SECONDS EAST, A DISTANCE OF 100.00 FEET
 THENCE SOUTH 06 DEGREES 17 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.00 FEET
 THENCE SOUTH 83 DEGREES 42 MINUTES 43 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
 CONTAINING 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 25 FEET WIDE ACCESS AND UTILITY EASEMENT COMMENCING AT A FOUND 1/2 IR THAT IS 10.050 FEET SOUTHWESTERLY OF THE INTERSECTION OF (KY 1874) MINORS BRANCH ROAD AND (KY 227) OWNINGTON ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THENCE SOUTH 41 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 866.95 FEET
 THENCE NORTH 48 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 182.12 FEET
 THENCE SOUTH 83 DEGREES 42 MINUTES 43 SECONDS WEST, A DISTANCE OF 12.50 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 06 DEGREES 17 MINUTES 17 SECONDS WEST, A DISTANCE OF 87.39 FEET
 THENCE NORTH 84 DEGREES 00 MINUTES 25 SECONDS WEST, A DISTANCE OF 242.22 FEET
 THENCE NORTH 77 DEGREES 21 MINUTES 27 SECONDS WEST, A DISTANCE OF 87.40 FEET
 THENCE NORTH 70 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.70 FEET
 THENCE NORTH 47 DEGREES 58 MINUTES 43 SECONDS WEST, A DISTANCE OF 98.54 FEET
 THENCE NORTH 15 DEGREES 18 MINUTES 43 SECONDS WEST, A DISTANCE OF 105.58 FEET
 THENCE NORTH 02 DEGREES 55 MINUTES 31 SECONDS WEST, A DISTANCE OF 83.00 FEET
 THENCE NORTH 14 DEGREES 00 MINUTES 16 SECONDS EAST, A DISTANCE OF 85.08 FEET
 THENCE NORTH 24 DEGREES 05 MINUTES 58 SECONDS WEST, A DISTANCE OF 98.02 FEET
 THENCE NORTH 15 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 158.89 FEET
 THENCE NORTH 45 DEGREES 12 MINUTES 32 SECONDS EAST, A DISTANCE OF 208.48 FEET
 THENCE NORTH 16 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 29.84 FEET TO THE POINT OF TERMINUS



BENCHMARK
 ELEVATION ESTABLISHED FROM GPS OBSERVATIONS CONSTRAINED TO OPUS SOLUTIONS, APPLYING GEOID 12A SEPARATIONS NAVD88 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 11.17.16

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 AT&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 TRIMBLE R8 DUAL FREQUENCY, REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM ROVER AND BASE STATION 4531154139 & 4624117200 SERIAL NUMBERS. REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. A TOLERANCE OF 0.04' FOR POSITIONAL ACCURACY.

SITE INFO
 TAX PARCEL NO: 001-00-013.000
 PROPERTY OWNER: MICHAEL & DEBORAH RANDOLPH
 SOURCE OF TITLE: DB 203, PG 284

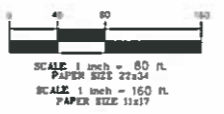
LAND SURVEYOR'S CERTIFICATE
 I, A CLAY ROBINSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY. I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON THE GROUND WERE PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND 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 PLAT ON WHICH IT IS BASED, MEETS ALL SPECIFICATION AS STATES IN KAR 201-18-150.

Clay Robinson
 2.28.18
 DATE

TITLE REPORT INFO
 REFERENCE IS MADE TO THE TITLE REPORT ORDER 55131-KY1609-5034, ISSUED BY US TITLE INSURANCE COMPANY, DATED 9.13.16. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS)

SCHEDULE B ITEMS: NONE WITHIN PERIOD SEARCHED

LINE	BEARING	LENGTH
L1	N06°17'17"W	67.39
L2	N64°00'26"W	242.22
L3	N77°21'27"W	67.40
L4	N70°42'07"W	50.70
L5	N47°56'43"W	96.54
L6	N15°18'43"W	105.56
L7	N02°55'31"W	83.00
L8	N14°00'16"E	95.09
L9	N24°05'56"W	96.02
L10	N15°00'41"E	156.89
L11	N45°12'32"E	206.48
L12	N16°33'44"W	29.84



FAA COORDINATE POINT
 CENTER OF MONOPOLE (NAD83)
 LATITUDE: 38°21'06.67" NORTH
 LONGITUDE: 84°43'42.91" WEST
 ELEVATION: 872.0' (NAVD88)

1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE OF THE GEODETIC COORDINATES FALL WITHIN TWENTY (20) FEET. THE ELEVATIONS (NAVD88) 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 21209C0100C, DATED 1.8.2014. THE PROPOSED LEASE AREA IS LOCATED IN ZONE "X". A PORTION OF THE ACCESS EASEMENT IS LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO 21209C0100C, DATED 1.8.2014. THE PROPOSED ACCESS EASEMENT AREA IS LOCATED IN ZONE "A".

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"x24" IR CAPPED #3219 OR FOUND AS NOTED		TELCO MANHOLE
— O/E —	OVERHEAD ELECTRIC	— P.L. —	PROPERTY LINE
— B.W.F. —	BARBED WIRE FENCE		

DRAWN BY: ME
 CHECKED BY: JC/ACF

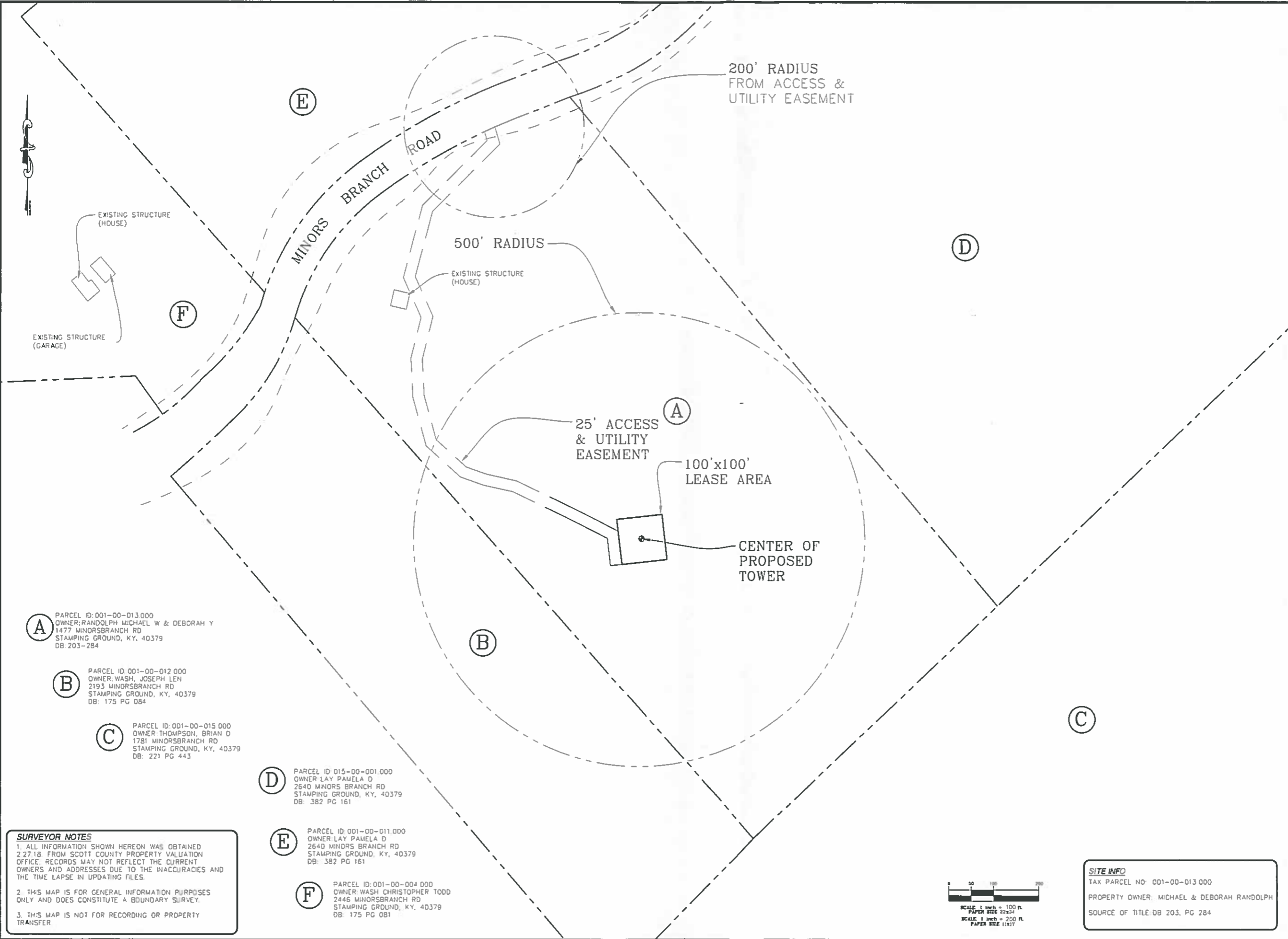
REV	DATE	DESCRIPTION
A	11.28.16	REVIEW
B	12.5.16	MOVED LEASE AREA
C	12.23.16	COMMENTS
D	1.8.17	COMMENTS



FA # 13800728
 SITE # KYL05141
 SITE NAME: MINORSVILLE
 SITE ADDRESS: 2475 MINORS BRANCH ROAD, STAMPING GROUND, KY 40376, SCOTT COUNTY

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





(A) PARCEL ID: 001-00-013.000
 OWNER: RANDOLPH MICHAEL W & DEBORAH Y
 1477 MINORSBRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 203-284

(B) PARCEL ID: 001-00-012.000
 OWNER: WASH, JOSEPH LEN
 2193 MINORSBRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 175 PG 084

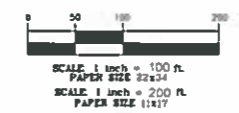
(C) PARCEL ID: 001-00-015.000
 OWNER: THOMPSON, BRIAN D
 1781 MINORSBRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 221 PG 443

(D) PARCEL ID: 015-00-001.000
 OWNER: LAY PAMELA D
 2640 MINORS BRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 382 PG 161

(E) PARCEL ID: 001-00-011.000
 OWNER: LAY PAMELA D
 2640 MINORS BRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 382 PG 161

(F) PARCEL ID: 001-00-004.000
 OWNER: WASH CHRISTOPHER TODD
 2446 MINORSBRANCH RD
 STAMPING GROUND, KY, 40379
 DB: 175 PG 081

SURVEYOR NOTES
 1. ALL INFORMATION SHOWN HEREON WAS OBTAINED 2/27/18 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: 001-00-013.000
 PROPERTY OWNER: MICHAEL & DEBORAH RANDOLPH
 SOURCE OF TITLE: DB 203, PG 284



IRISH TOWER
 GENERAL CONSTRUCTION/ENGINEERING/PROJECT MANAGEMENT
 4803 Bermuda Drive, Sugar Land, TX 77478
 Voice: (281) 706-2811 Fax: (281) 508-3138
 irishtower.com

DRAWN BY: MI
 CHECKED BY: JC/ACI

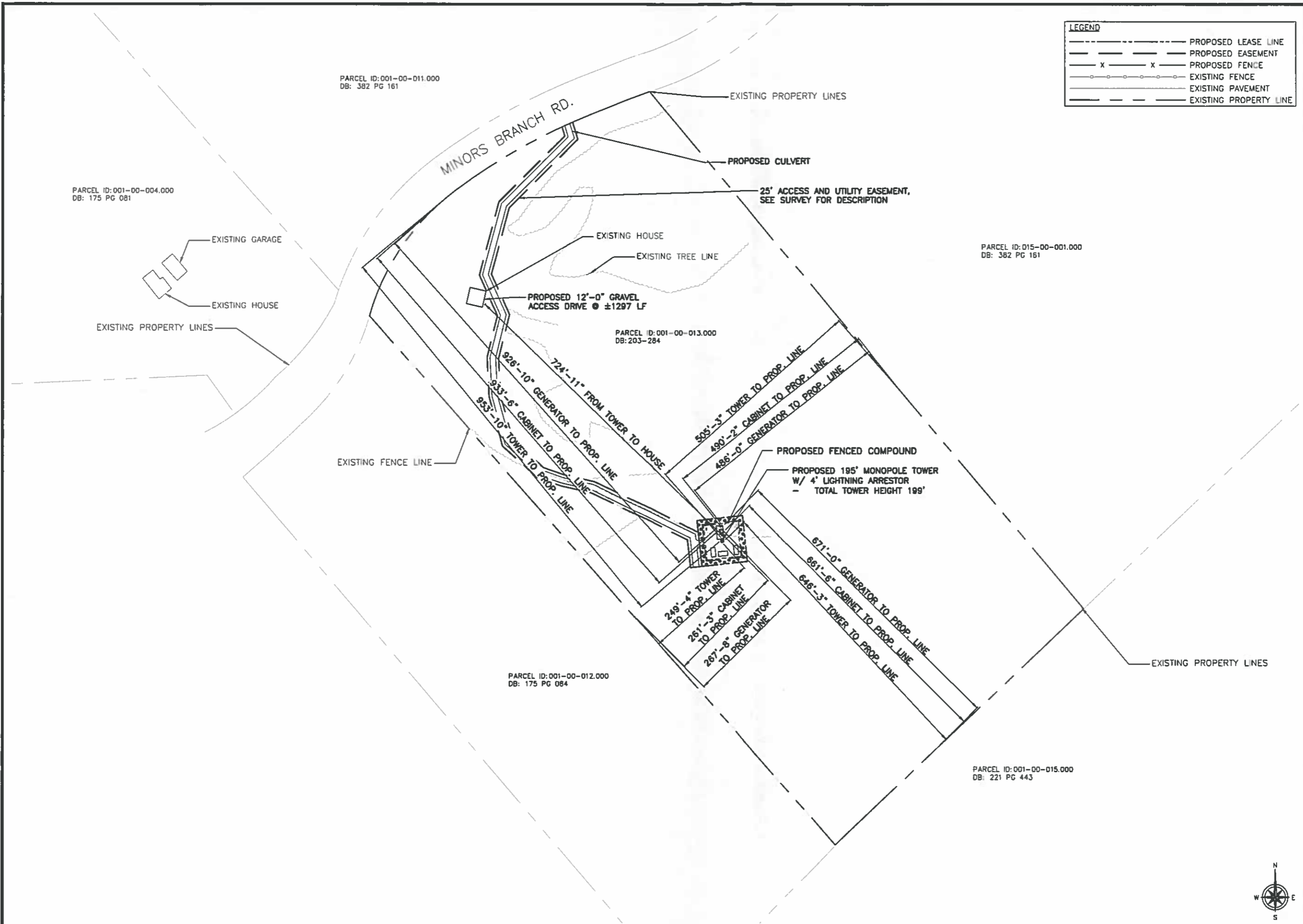
REV	DATE	DESCRIPTION
A	11.28.16	REVIEW
B	12.5.16	MOVED LEASE AREA
C	12.23.16	COMMENTS
D	1.8.17	COMMENTS



FA #
13800728
 SITE #
KYL05141
 SITE NAME
MINORSVILLE
 SITE ADDRESS:
**2475 MINORS BRANCH ROAD
 STAMPING GROUND, KY 40379
 SCOTT COUNTY**

SHEET TITLE
**500' RADIUS
 &
 ABUTTER'S MAP**

SHEET NUMBER
B-2



LEGEND

---	PROPOSED LEASE LINE
- - -	PROPOSED EASEMENT
X X	PROPOSED FENCE
○ ○	EXISTING FENCE
---	EXISTING PAVEMENT
- - -	EXISTING PROPERTY LINE



IRISH TOWER
 GENERAL CONSTRUCTION/ENGINEERING/PROJECT MANAGEMENT
 4803 Bermuda Drive, Sugar Land, TX 77479
 Voice: (281) 794-2833 Fax: (281) 598-3138
 info@irishtower.com

ZONING DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: _____
 CHECKED BY: _____

REV	DATE	DESCRIPTION
0	01/26/17	ISSUED FOR ZONING
1	02/22/18	ISSUED FOR ZONING
2	03/07/18	ISSUED FOR ZONING
3	04/23/18	ISSUED FOR ZONING

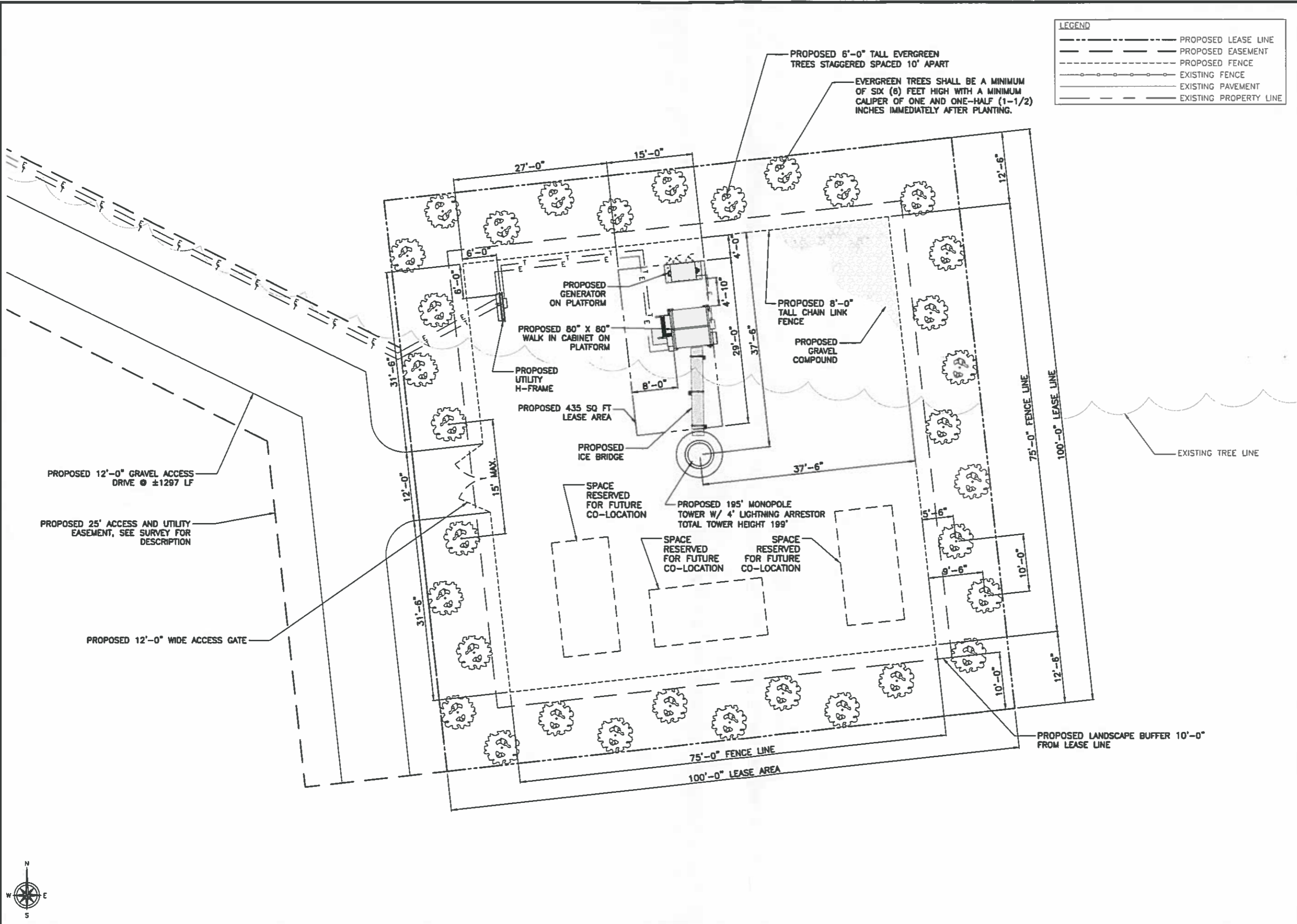
Jacob Goralski
 STATE OF KENTUCKY
 JACOB GORALSKI
 30896
 LICENSED PROFESSIONAL ENGINEER
 4/23/2018
 ENG. PERMIT # 4363

FA # 13800728
 SITE # KYL05141
 SITE NAME: MINORSVILLE
 SITE ADDRESS: 2475 MINORS BRANCH RD
 STAMPING GROUND, KY 40379

SHEET TITLE
OVERALL SITE LAYOUT

SHEET NUMBER
C-1





LEGEND

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



IRISH TOWER
GENERAL CONSTRUCTION ENGINEERING PROJECT MANAGEMENT
 4803 Bermuda Drive, Sugar Land, TX 77479
 Voice: (281) 796-2551 | Fax: (281) 508-3138
 irishtower.com

ZONING DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: DL
 CHECKED BY: JRC

REV	DATE	DESCRIPTION
0	01/26/17	ISSUED FOR ZONING
1	02/22/18	ISSUED FOR ZONING
2	03/07/18	ISSUED FOR ZONING
3	04/23/18	ISSUED FOR ZONING



ENG. PERMIT # 4363

FA # 13800728
 SITE # KYL05141
 SITE NAME: MINORSVILLE
 SITE ADDRESS: 2475 MINORS BRANCH RD
 STAMPING GROUND, KY 40375

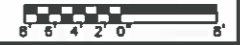
SHEET TITLE
ENLARGED COMPOUND LAYOUT

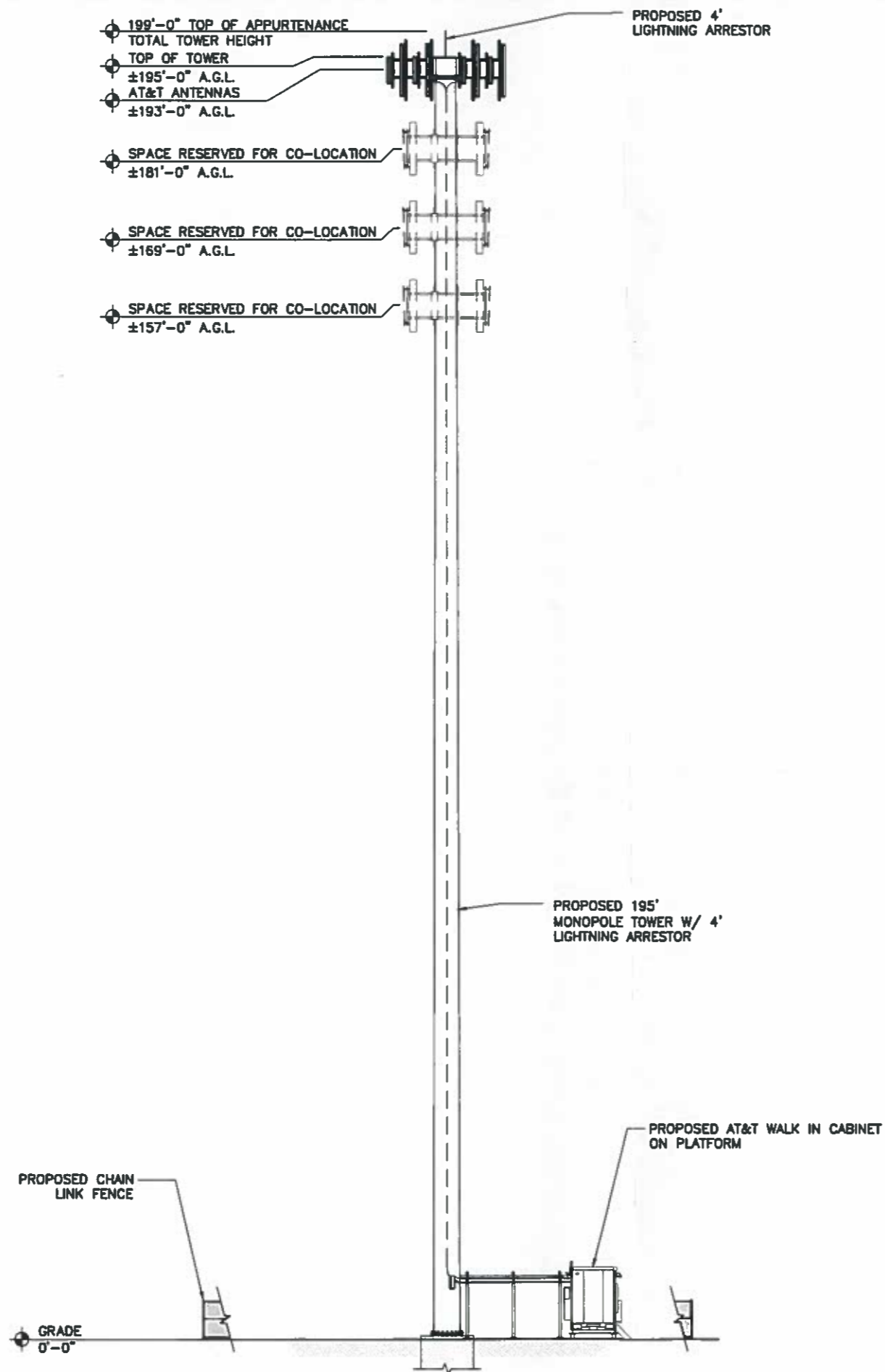
SHEET NUMBER
C-2



ENLARGED COMPOUND LAYOUT

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





TOWER ELEVATION

22"x34" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



IRISH TOWER
 GENERAL CONSTRUCTION (ENGINEERING) PROJECT MANAGEMENT
 4603 Bermuda Drive, Sugar Land, TX 77479
 Voice: (281) 796-2651 | Fax: (888) 588-2138
 info@tower.com

ZONING DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: DL
 CHECKED BY: JRC

REV	DATE	DESCRIPTION
0	01/26/17	ISSUED FOR ZONING
1	02/22/18	ISSUED FOR ZONING
2	03/07/18	ISSUED FOR ZONING
3	04/23/18	ISSUED FOR ZONING

Jacob Goralski
 STATE OF KENTUCKY
 JACOB GORALSKI
 30888
 LICENSED PROFESSIONAL ENGINEER
 4/23/2018
 ENG. PERMIT # 4363

FA # 13800728
 SITE # KYL05141
 SITE NAME: MINORSVILLE
 SITE ADDRESS: 2475 MINORS BRANCH RD
 STAMPING GROUND, KY 40376

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
C-3

**PLEASANT VALLEY CONDOMINIUMS
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 10, 2018**

FILE NUMBER: PDP-2018-18

PROPOSAL: Preliminary Development Plan to construct 166 Condo Units. Preliminary Subdivision Plat for 4 single family lots

LOCATION: End of Schneider Blvd.

APPLICANT: PV Land, LLC
Lexington, KY

ENGINEER: Brent Combs, PE
Thoroughbred Engineering

STATISTICS:

Zone	R-2 (PUD)
Surrounding Zones	R-1C (PUD)
Acreeage	16.3 acres
Dwelling Units	166 Condos (66: One Bedroom, 60: Two Bedroom, & 40 Three Bedroom)
Parking Required	382 Spaces
Parking Proposed	407 spaces (10-handicap accessible)
Water/sewer available	Yes/Yes
Access	Schneider Boulevard
Variances/Waivers	1. Allow the maximum number of dwelling units per building to be increased from six (6) units to eight (8) units. 2. Waive the required hedge, fence, wall, or earthen mound along the northern boundary.

BACKGROUND:

The Project Site was rezoned to R-2 (PUD) in late 2017 (ZMA-2017-37). It was originally rezoned to R-1C (PUD) with Pleasant Valley and has a previously approved Preliminary Subdivision Plat (PSP-2005-04).



During the meeting on the zoning map amendment, the Applicant pledged the Project Site would not be developed as apartments. Another of the major conditions from the zoning map amendment hearing restricts the number of dwelling units the Applicant can build to 82 until a second entrance is constructed to reduce the potential for traffic congestion in Pleasant Valley.

This parcel's net acreage, with the R-2 density, can support a total of 170 dwelling units. With this Preliminary Development Plan, the Applicant is seeking approval for 166 condominium units. The Zoning Ordinance defines condominiums as "A multiple unit development containing individually owned units and jointly owned and shared areas and facilities that have the effect of permitting more than one unit on a lot without the division of the fee simple interest in the lot." These units are intended to be individually owned, which seems to be in line with the Applicant's pledge at the November 2017 Planning Commission meeting.

The Applicant is also requesting preliminary approval of four (4) single family lots that will have access to Schneider Boulevard. If approved, the Project Site would have 170 total dwelling units. These lots are located between a Kentucky Utilities easement for overhead power lines, and a stream. It is possible, as the project gets closer to having a recorded plat, that the buildable area on these lots may need to be restricted. This should not cause any issues because three of the four proposed lots are substantially larger than the minimum lot size for this district.

KEY ISSUES/COMMENTS:

Layout:

The Project Site has a stream protection area located along the northern property line. This area is proposed to remain unbuildable, except for extending Schneider Blvd across it. Staff recommends the Applicant define on any subsequent Final Development Plans or Final Subdivision Plats what protections the Stream Protection Area has. There is also a 100-foot wide easement for Kentucky Utilities that is proposed to remain outside residential development.

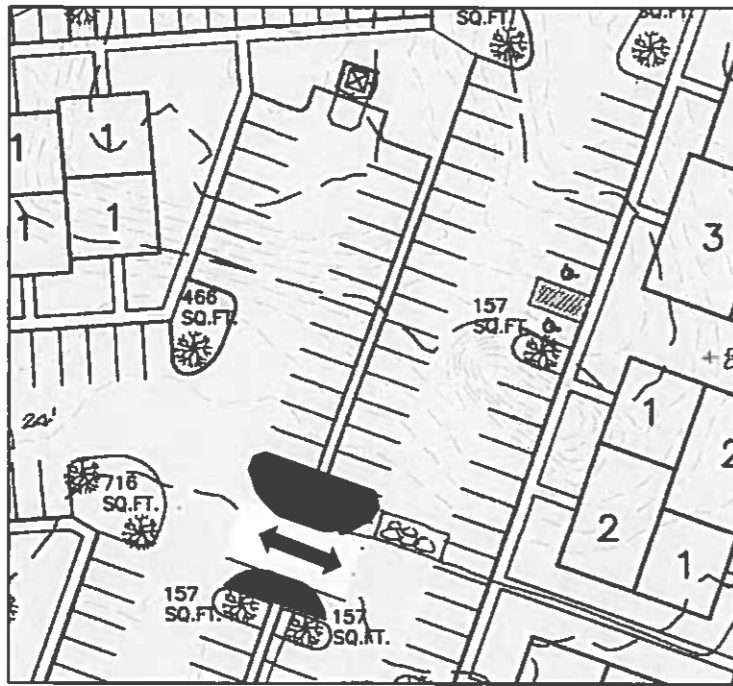
The condominium development will be laid out in a triangular shape, with all the proposed parking areas internal to the site. The buildings are proposed to be two stories tall with eight (8) units in each building. The R-2 zoning district only permits six (6) dwelling units per building, but since this project is a Planned Unit Development some variation from the requirements can be allowed by the Planning Commission. By allowing a greater number of units per building, the Applicant can use a more compact layout, which allows for a greater buffer between the single-family homes of Pleasant Valley and the multi-family homes.

There are two dumpster locations proposed. Depending on the size of these dumpsters and how many are in each dumpster location, this may be sufficient, but there are some dwelling units that are located 600 feet (2 football fields) away from the nearest dumpster.

Access/Parking:

Vehicular access to the Project Site will be from Schneider Boulevard only until a second connection can be made with an extension of Lexus Way.

The parking proposed with this development exceeds the requirements of the Zoning Ordinance, and contains a sufficient number of handicap accessible spaces. The number of units and the proportion of one-bedroom and 2+ bedroom units require 382 parking spaces, and the Applicant is proposing 407 spaces. The drive aisles are proposed to be 24-feet wide, which is sufficient for two-way traffic through the parking area. Staff would recommend creating a gap in the easternmost parking island to allow for more circulation. The development plan is proposing 25 more parking spaces than required by the Subdivision and Development Regulations, so losing about 10 spaces would not be a huge impact. The image below shows an example of what this might look like, although the location may need to be adjusted to allow the drive aisle intersections to better align.



There are pedestrian facilities planned along Schneider Boulevard and internally throughout the condominium development. It will likely be difficult for owners of the units on the perimeter of the development to move into and out of these units due to the proposed access points being located on the opposite side of the buildings from the vehicular use area.

Landscaping:

Section 6.12 - Property Perimeter Landscaping

Multi-family zoning districts must be screened from single-family zoning districts with a 15-foot landscaping buffer along all adjacent boundaries. This buffer area should be populated by 1 tree/ 40 feet (or fraction thereof) plus a continuous 6-foot high planting hedge, fence, wall, or earth mound. Along the western and southern boundary, the Applicant is showing an appropriate amount of screening to meet this requirement. The eastern boundary has an existing tree line to provide screening. The Applicant is proposing to fill in any gaps along this boundary. Along the northern boundary, the Applicant is proposing additional tree plantings, but is requesting a waiver to the required hedge because:

1. There is a larger than usual distance between the existing single-family units and the proposed multi-family units.
2. The Applicant is proposing a permanent Stream Protection Area behind the single-family residences. This area appears to be at its narrowest near Schneider Blvd, and is about 45-50 feet wide at that point.
3. The Stream Protection Area has existing mature vegetation that should provide some screening of the multi-family development.
4. The topography is situated in a way that would make any hedge, fence, wall, or earth mound fairly ineffective unless it was installed in the Stream Protection Area. This area is best left undisturbed.

Section 6.13 – Vehicular Use Area Perimeter Landscaping

The Application meets the requirements for this section.

Section 6.22 – Interior Landscaping for Vehicular Use Areas

The proposed vehicular use area will be 134,826 square feet, which requires an interior landscaped area of 13,483 square feet, with 54 trees. The Applicant's plan shows an appropriate number of trees and landscaped area to meet this requirement.

Section 6.2215 – Canopy Requirements

This development will need to provide 20% canopy coverage to meet the requirements of Section 6.2215. There are 58 trees proposed to meet the perimeter screening requirements, and 54 trees proposed to meet the interior VUA requirements. The Applicant is proposing an additional 37 large species trees to provide enough new trees along with preserved canopy to meet these requirements.

FINDINGS:

1. The Preliminary Development Plan complies with the Comprehensive Plan, by providing more diverse housing options.
2. The requested waivers are reasonable requests and are offset by the proposed protection areas, increased distance of the multi-family development from the single-family development, and the area reserved for future right-of-way.
3. The proposed development meets the requirements of the Zoning Ordinance and the Subdivision and Development Regulations

RECOMMENDATION:

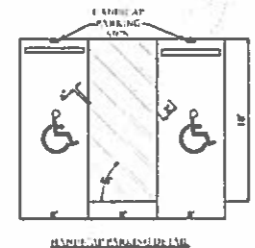
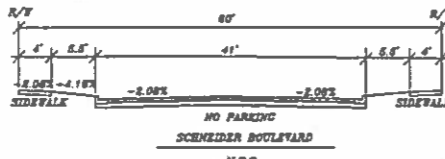
Staff recommends **Approval** of the Preliminary Development Plan/Preliminary Subdivision Plat for the development of 166 condominium units and 4 single-family lots. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Waivers:

1. Allow the maximum number of dwelling units per building to be increased from six (6) units to eight (8) units.
2. Waive the required hedge, fence, wall, or earthen mound along the northern boundary.

Conditions

1. The Development Plan is subject to all conditions from ZMA-2017-37.
2. The Applicant is responsible for providing appropriate screening along the northern and eastern boundaries to meet the requirements of the Landscaping Ordinance if it is determined that the existing canopy does not provide adequate screening.
3. The available building areas on the single-family lots may need to be adjusted to account for topography and stormwater drainage.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. All development must meet the requirements of the Georgetown Stormwater Manual.
6. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
7. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
8. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
9. Prior to (as part of) the Final Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plan.
10. A specie-specific landscape plan shall be provided along with the Final Development Plan.
11. The preliminary approval is valid for two years, subject to the requirements of Article 406 of the *Subdivision and Development Regulations*.



SITE

VICINITY MAP

STATISTICS

TOTAL AREA	16,299 ACRES
EXISTING ZONE	R-2 PUD
NET AREA	14,021 ACRES
PROPOSED UNITS	4 UNITS PER ACRE
NET DENSITY	4 UNITS PER ACRE
UNITS PER ACRE	4 UNITS PER ACRE
BUILDING COVERAGE	31.00% (10.00%)
PARKING	1.00% (1.00%)
TOTAL REQUIRED	14,021 ACRES
PROPOSED PARKING	14,021 ACRES
NET AVAILABLE TYPE A1 A1	14,021 ACRES
TOTAL V.A.	14,021 SQ FT
LANDSCAPING	14,021 SQ FT
PROPOSED INTERIOR LANDSCAPING AREA	14,021 SQ FT
PROPOSED EXTERIOR LANDSCAPING AREA	14,021 SQ FT
ADJACENT F. BERM AREA	14,021 SQ FT
PROVIDED INTERIOR LANDSCAPING	14,021 SQ FT
PROVIDED EXTERIOR LANDSCAPING	14,021 SQ FT
FRONTING CANOPY AREA	14,021 SQ FT
TOTAL CANOPY PROVIDED	14,021 SQ FT

LINE	BEARING	DISTANCE
1	N 15° 23' 00" W	69.88
2	N 85° 22' 48" W	33.92
3	S 84° 49' 00" W	17.42
4	S 87° 11' 14" E	12.42
5	N 80° 07' 27" W	83.67
6	S 23° 31' 00" W	31.44
7	N 84° 49' 00" W	17.42
8	S 87° 11' 14" E	12.42
9	N 80° 07' 27" W	83.67
10	S 23° 31' 00" W	31.44
11	N 84° 49' 00" W	17.42
12	S 87° 11' 14" E	12.42
13	N 80° 07' 27" W	83.67
14	S 23° 31' 00" W	31.44
15	N 84° 49' 00" W	17.42
16	S 87° 11' 14" E	12.42
17	N 80° 07' 27" W	83.67
18	S 23° 31' 00" W	31.44
19	N 84° 49' 00" W	17.42
20	S 87° 11' 14" E	12.42
21	N 80° 07' 27" W	83.67
22	S 23° 31' 00" W	31.44
23	N 84° 49' 00" W	17.42
24	S 87° 11' 14" E	12.42
25	N 80° 07' 27" W	83.67
26	S 23° 31' 00" W	31.44
27	N 84° 49' 00" W	17.42
28	S 87° 11' 14" E	12.42
29	N 80° 07' 27" W	83.67
30	S 23° 31' 00" W	31.44

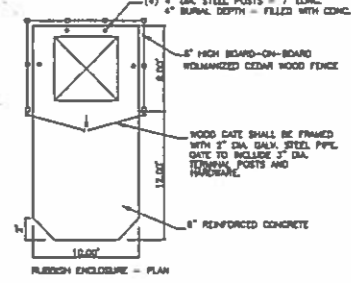
NOTES:
 1. AS PER ZONING REGULATIONS, ONLY 92 UNITS SHALL BE CONSTRUCTED WITHIN THE WOODS PRESERVE DESIGN.
 2. THE NUMBERS 1, 2 & 3 IN THIS BEING ARE THE NUMBER OF BEDROOMS.
 3. THERE WILL BE A CONDOMINIUM ASSOCIATION TO MAINTAIN COMMON AREAS.
 REQUESTED WAIVER FOR THE 6' HEDGE ALONG THE BOUNDARY OF THE SINGLE FAMILY LOTS, IN EXCHANGE FOR THE STREAM PROTECTION AREA AND TREES PROPOSED WITHIN THE STREAM PROTECTION AREA.

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY OWN FREE CONSENT, ESTABLISH THE MOUND BUILDING, DRIVE, DRIVE, AND DEDICATE ALL WALKWAYS, ALLEYS, WALLS, PARKS, AND OTHER OPEN SPACES, OR ANY OTHER PUBLIC USES AS SHOWN, IN ACCORDANCE WITH THE CITY OF GEORGETOWN, MISSISSIPPI, AND DEDICATE THE SAME TO THE CITY OF GEORGETOWN, MISSISSIPPI.

STATEMENT OF PRELIMINARY DEVELOPMENT PLAN APPROVAL
 I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREBY HAS BEEN REVIEWED TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR ZONING OR FUTURE ZONING, AND I AM IN FULL AGREEMENT WITH THE LAYOUT OF THE DEVELOPMENT, AS SHOWN, AND I AM NOT PROVIDING ANY COMMENTS OR OBJECTIONS TO THE PLAN AS SHOWN, APPROVED FOR CONSTRUCTION AND DEDICATED TO THE CITY OF GEORGETOWN, MISSISSIPPI.

STATEMENT OF PLANNING COMMISSION
 I, THE PLANNING COMMISSION, HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREBY HAS BEEN REVIEWED TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR ZONING OR FUTURE ZONING, AND I AM IN FULL AGREEMENT WITH THE LAYOUT OF THE DEVELOPMENT, AS SHOWN, AND I AM NOT PROVIDING ANY COMMENTS OR OBJECTIONS TO THE PLAN AS SHOWN, APPROVED FOR CONSTRUCTION AND DEDICATED TO THE CITY OF GEORGETOWN, MISSISSIPPI.

OWNER
 PV LAND LLC
 151 PATRICK DRIVE, SUITE 51
 LEXINGTON, KY 40503
 ARCHITECT
 PLANNING



THOROUGH BREED ENGINEERING
 P.O. BOX 481 LEXINGTON, KY 40588
 (502) 863-1735
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-PCF CONSTRUCTION SERVICES



PRELIMINARY DEVELOPMENT PLAN
 PLEASANT VALLEY CONDOMINIUMS
 SECTION 2, PHASE 2, UNIT 3
 SCHNEIDER BOULEVARD, GEORGETOWN, KY

DATE	04/02/2018
DESIGNER	DJR
CHECKED BY	ABC
PRELIMINARY	
DATE	04/26/2018
DESIGNER	
CHECKED BY	
PROJECT NAME	PDP - Resub DRG

PDP

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Review
2005-61	Brook Lane Estates	RES	Dedication/Final Work
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Under Construction
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2004-38	Cherry Blossom Subdivision Phase 7	RES	Dedication/Final Work
2005-47	Cherry Blossom Subdivision Phase 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Dedication/Final Work
2001-30	Colony Unit 11	RES	Dedication/Final Work
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Final Inspection
2013-11	Deer Run - Phase 3	RES	Under Construction
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work

Application	Project Name	Type	Status
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Construction
2013-11	First United Methodist Church	DEV-R	Approved/Bonded
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Under Construction
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2017-34	Hilpp's Georgetown	DEV-C	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2003-54	Lake Forest Unit 2	RES	Warranty Period
2007-05	Lake Forest Unit 3B	RES	Warranty Period
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Dedication/Final Work
2017-32	Leggett & Platt, Parking Expansion - 135	DEV-C	Final Inspection
2014-10	Lemons Mill Gas Station	DEV-C	Complete
2017-52	Lifestyle Communities Parking Addition (DEV-C	Under Construction
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2006-30	McClelland View Subdivision	RES	Warranty Period
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2003-68	Paynes Crossing - Unit 2 - Section 2&3, U	RES	Warranty Period
2003-68	Paynes Crossing Phase-4	RES	Under Construction
2005-36	Paynes Landing Unit - 10	RES	Dedication/Final Work
2005-36	Paynes Landing Unit - 12A	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Dedication/Final Work
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Dedication/Final Work
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Dedication/Final Work
2015-05	Pemberley Cove	RES	Dedication/Final Work

Application	Project Name	Type	Status
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Review
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Dedication/Final Work
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Phase 3 (Urban	RES	Under Construction
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Dedication/Final Work
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Approved/Bonded
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining Section	RES	Under Review
2006-63	Rocky Creek Section 3A	RES	Dedication/Final Work
2006-63	Rocky Creek Section 3B, Phase 1	RES	Dedication/Final Work
2006-63	Rocky Creek Section 3B, Phase 2	RES	Dedication/Final Work
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec 1A-1, 1A-2, 1	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Under Construction
2016-01	Scariot	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	No Activity
2009-20	Sutton Place Phase 2	RES	Dedication/Final Work
2015-29	Sutton Place, Phase 3	RES	Under Construction
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Dedication/Final Work

Application	Project Name	Type	Status
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2017-42	Time to Shine Car Wash - 104 Osborne	DEV-C	Under Construction
2016-33	TMMK CDD Restoration(near Traylor Cit	DEV-C	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Review
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2016-39	Vuteq expansion 2016	IND	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Under Construction
2016-09	Whitehouse Electric	DEV-C	Final Inspection
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
Total Number of Active Projects:		101	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 21		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2015-40	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-34	Hilpp's Georgetown	DEV-C
	2017-08	Home 2 Suites by Hilton	DEV-C
	2017-06	Landmark Shoppes (105-107 Marketplace)	DEV-C
	2017-52	Lifestyle Communities Parking Addition (3rd Amend)	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2016-01	Scariot	DEV-C
	2017-42	Time to Shine Car Wash - 104 Osborne	DEV-C
	2016-33	TMMK CDD Restoration(near Traylor City #1	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
Final Inspection			
	Number of Projects: 4		
	2016-38	Cyron Holdings	IND
	2017-32	Leggett & Platt, Parking Expansion - 135 Carley Dr	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2016-09	Whitehouse Electric	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects: 9	
	2013-11	Deer Run - Phase 3
	2003-68	Paynes Crossing Phase-4
	2004-51	Pleasant Valley Phase 4
	2008-47	Pleasant Valley Section 2, Phase 3 (Urban Groupe)
	2016-51	Price Farm - Phase 1 (Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2003-82	White Oak Condominiums Phase 4 (Remaining)
Final Inspection	Number of Projects: 1	
	2006-86	December Estates Cluster Subdivision
Dedication/Final Work	Number of Projects: 34	
	2005-61	Brook Lane Estates
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2001-30	Colony Unit 11
	2005-34	East Main Estates Units 1 & 2
	2007-55	Enclave (Meldean) Subdivision
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2005-04	Pleasant Valley Section 2, Phase 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2017-08	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2

Status	Application number	Project Name
	2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1

Approved/Bonded

Number of Projects:

9

2003-35	Buffalo Springs Phase 1
2016-47	Canewood Unit 1-C Sect 4
2005-26	Edgewood Subdivision - Phase 1
2008-47	Pleasant Valley Section 2, Ph2, Unit 2
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
2004-51	Pleasant Valley, Unit 4A
2015-29	Sutton Place, Phase 3, Section 1
2011-30	Village at Lanes Run- Phase 2, Section 2
2016-13	Winding Oaks Cluster