

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
MAY 14, 2020
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 12, 2020 minutes
- C. Approval of May agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2019-50 Georgetown Scott County PRTE - WITHDRAWN
- B. FSP-2020-10 Hunt Property - POSTPONED

III. NEW BUSINESS

- A. FSP-2020-12 Richard Dozer Property – POSTPONED
- B. FSP-2020-13 Snowball Trust Property Amended – POSTPONED
- C. FSP-2020-14 Spradlin Property – Final Subdivision Plat to subdivide a 5.00-acre tract and a 6.35-acre tract from a parent tract of 82.7 acres located at 1019 Burton Pike.
- D. PDP-2020-15 Action Equipment – Preliminary Development Plan to construct a 21,373 square foot manufacturing building located at the corner of Demand Court and Supply Court in Lanes Run Business Park.
- E. PSP-2020-16 & PDP-2020-17 Clark Central LLC - Preliminary Subdivision Plat to create a 1.45-acre tract with a 3.01-acre remainder tract and a Preliminary Development Plan to construct a gas station with nine fuel pumps and a 4,900 square foot convenience store located at 385 Cherry Blossom Way.
- F. PDP-2020-18 Ohnheiser Co LLC – Preliminary Development Plan for an 8,500 square feet service bay addition and 112,800 square feet gravel trailer storage area located at 167 Industry Road.
- G. PDP-2020-19 Ashton Grove – Preliminary Subdivision and Development Plan approval request for one-story 13,000 SF commercial building on 2.35 acres located on south side of McClelland Circle and Bevins Lane.

IV. OTHER BUSINESS

- A. Election of Officers
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 12, 2020**

The regular meeting was held in the Scott County Courthouse on March 12, 2020. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners David Vest, James Stone, Duwan Garrett, and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners Byron Moran, Regina Mizell, and Mark Sulski.

Motion by Mifflin, second by Stone, to approve the February invoices. Motion carried.

Motion by Garrett, second by Mifflin, to approve the February 13, 2020 minutes. Motion carried.

Motion by Garrett, second by Mifflin, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Vice Chairman Smith stated that the applications for Georgetown Scott County PRTF (ZMA-2019-50) and Hunt Property (FSP-2020-10) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Duncan Property application (FSP-2020-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Stone, to approve the application. Motion carried.

A representative of Jiffy Lube application (PDP-2020-11) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Garrett, to approve the application. Motion carried.

ZMA-2020-03 151 Vine Street – Zone change request for 20.0 acres from A-1 and R-1B to R-2 PUD located at 151 Vine Street.

Vice Chairman Smith opened the public hearing.

Mr. Summers stated the access would be from Vine Street. He stated that Vine Street is narrow, and that staff had concern about emergency vehicles being able to serve the development without widening Vine Street. He stated staff would require a traffic impact study to be submitted with the Preliminary Development Plan.

He stated the concept plan shows 92 dwelling units of 43 single-family lots and 49 multi-family units.

He stated the concept plan has 5.54 acres of land shown as open space and future development. He stated he had concern with the areas labeled as future development since the plans are not clearly defined. He stated drainage is not correctly shown on the concept plan.

He stated lots 1-6 complies the closest to R-2 standards with an average lot size of 6,000 square feet. He stated lots 7-19 are smaller in size averaging 4,500 square feet and lots 23-46 are very small lots. He stated lots 23-46 are proposing to have the houses face each other and share a courtyard in between the lots.

He stated the Future Land Use Map does show the property being residential, but he stated he has a few concerns with the application.

He stated the concept plan is too vague for the areas labeled open space/future development.

He stated Vine Street cannot support the additional homes without being improved.

He stated he proposes the application be continued until the next regular scheduled meeting to give the applicant time to address the concerns.

William Stull, applicant, stated the concerns will be addressed on the Preliminary Development Plan but he needed the correct zoning to apply for financial help for the project.

He stated one of the multifamily areas is for veterans and seniors and the other area is for single parent families. He stated the open space in between is for a future daycare or senior care if needed.

Rob Wagoner, Mayor of Sadieville, stated that the application meets the need for affordable housing in the area.

He stated the City is willing to dedicate \$100,000.00 towards improving Vine Street including opening Davis Lane.

Mr. Wagoner was questioned about the railroad bridge. He stated the City of Sadieville has no control over that, but a railroad engineer is supposed to be looking at options.

James Blake, Davis Lane, stated he has concern with Davis Lane being opened because it turns into his driveway.

Mr. Wagoner stated there is a right-of-way along Davis Lane.

David Everly, Sadieville resident, questioned if the access to his farm will be destroyed if the subdivision is built.

Greg Lynn, Davis Lane, stated Davis Lane and Vine Street are small, narrow streets. He questioned who would pay for fencing between the farm and subdivision.

Mr. Perkins stated Sadieville's plans for Davis Lane are not part of the application.

Mr. Blake stated he had concern that there would not be any control over what was built on the property. He questioned who would be liable to build a fence between the development and his property.

Mr. Kane stated the developer would have to meet landscaping requirements which would include fencing.

Commissioner Mifflin stated that it seems Mr. Summers would like more information on the application, but Mr. Stull states he needs the zone change before plans would be finalized.

Mr. Blake questioned if the development would be able to get sewer. He stated sewer was not available when he built his house.

Mayor Wagoner stated every house located within city limits should be hooked to sewer.

Vice Chairman Smith questioned if the application was postponed a month if Mr. Stull could give more detail on his plans. Mr. Stull stated he could, but another month delay could push the start of construction into next year.

Mr. Lynn questioned why that location was chosen for development. Mr. Stull stated because of the acreage and location within city limits.

Vice Chairman Smith questioned Mr. Perkins on his opinion of the application. Mr. Perkins stated we do typically require more information on concept plans, but he does understand the developer's concern for financing without zoning approval.

Vice Chairman Smith questioned Mayor Wagoner if the City can make the improvements to Vine Street. Mr. Wagoner stated the City of Sadieville was aware before this application that Vine Street needed improvements.

Commissioner Mifflin stated that he does not have concern with approval for a zone change.

Vice Chairman Smith closed the public hearing.

After further discussion, **Motion by Mifflin, second by Vest, to recommend approval of the rezoning request (ZMA-2020-03) on the basis that it complies with the comprehensive plan. By roll call vote, motion carried 4-1.**

FSP-2020-09 Varellas Property – Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 47.5 acres located at 256 Carrick Pike.

Ms. Gerry stated the property and surrounding properties are zoned A-1 agricultural.

She stated the entrance would be off Carrick Pike and that the application meets all the requirements.

Milton Adams, neighbor, questioned the size of the tracts and if a subdivision could be developed.

Ms. Gerry stated the applicant is proposing one 5.0-acre tract with a remainder tract of 42.5 acres. She stated any further subdivision would have to come back to the Planning Commission for approval.

Joel Day, representing applicant, stated the applicant agrees with the conditions of approval.

Curtis Farnham, 324 Carrick Pike, stated he is against the project. He stated he moved to the area for the farmland and plans to have horses. He stated Carrick Pike is narrow and more homes will bring more traffic.

Commissioner Stone questioned Mr. Farnham how long his farm had been in his family. Mr. Farnham stated he moved here to get away and he had not owned the property that long.

Commissioner Stone questioned the applicant how long they have owned the land. The applicant stated since the late 1970's to early 1980's.

Mr. Perkins stated this application follows the ordinances.

Commissioner Mifflin stated most applications for 5-acre divisions, the person already has someone interested in buying the property or it is for a family member.

Commissioner Vest stated he grew up on Carrick Pike and it has changed.

After further discussion, **Motion Stone, second by Vest, to approve the Final Subdivision Plat (FSP-2020-09) subject to four (4) conditions of approval. Motion carried unanimously.**

Approval of 20-21 Draft Budget

Mr. Kane presented the draft budget for FY 20-21.

Motion by Vest, second by Mifflin, to approve the Fiscal Year 2020-2021 draft budget. Motion carried.

Election of Officers

The Planning Commission postponed the election of officers until the next regularly scheduled meeting.

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**SPRADLIN PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2020**

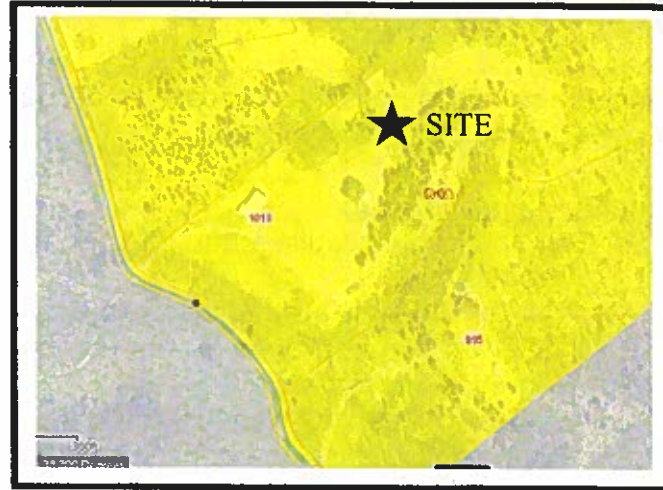
FILE NUMBER: FSP-2020-14

PROPOSAL: Final Subdivision Plat to subdivide a 5.00-acre tract and a 6.35-acre tract from a parent tract of 82.7 acres.

LOCATION: 1019 Burton Pike

OWNER: Jason and Holly Spradlin

CONSULTANT: Keith Winstead
Thoroughbred
Engineering



STATISTICS:

| | |
|---------------------|--|
| Zone | R-1A (Single Family Residential) |
| Surrounding Zone(s) | R-1A; R-1C (Single Family Residential); A-1 (Agricultural) |
| Site Acreage | 82.7 acres (Tract 2: 5.00 ac; Tract 3: 6.35 ac; Remainder: 71.05 ac) |
| Access | Burton Pike |
| Variances/Waivers | None |

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.00-acre tract and a 6.35-acre tract from a parent tract of 82.7 acres. The remainder tract will be 71.05 acres in size, which accounts for 0.35-acres being dedicated to the right-of-way. The Project Site is zoned R-1A. The property depicted on this plat was part of a previous minor plat that was recorded in 2007.

Plat Review:

The proposed subdivision does not show a viable access for the remainder tract. The plat depicts a flag lot for the remainder tract that provides frontage along Burton Pike. However, it appears that frontage will not allow for adequate site distance for an entrance and the drive would be required to cross the existing pond on the Project Site. The existing entrance seems like the only viable location for an entrance on the Project Site. If approved, Staff would recommend that the final subdivision plat provide access to the remainder tract from an access easement that utilizes the existing entrance and drive on Tract 3. The width of the access easement will also need to be included on the final subdivision plat.

The proposed subdivision meets all other planning requirements at this time. The R-1A zoning district requires 40-foot front yard, 12-foot side yard, and 25-foot rear yard setbacks. The R-1A zoning district requires lots to be 100-feet at the building line. The southern portion of the remainder tract is non-buildable due to the narrow lot width. However, the majority of the remainder tract has sufficient lot width and buildable area to allow for a reasonable use of the property.

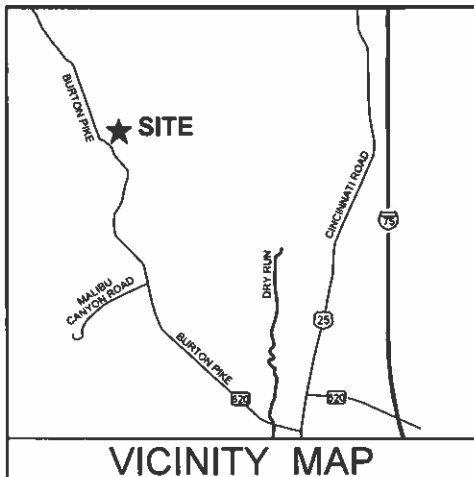
RECOMMENDATION:

Staff recommends **postponement** of the Final Subdivision Plat due to the lack of a viable access for Tract 1.

If the Planning Commission chooses to approve the application Staff would recommend the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The Final Subdivision Plat shall provide acceptable access to Tract 1.



VICINITY MAP

PURPOSE

PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS 2 & 3 FROM TRACT 1 AND TO CREATE AN ACCESS EASEMENT TO SERVE TRACT 1, 2 AND 3.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN 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.

_____, (DATE) 20__

(OWNER OR OWNERS)

ACCESS EASEMENT & MAINTENANCE AGREEMENT NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPAING GROUND/CITY OF SADDLEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D. HAVE BEEN MET.

OWNER OR OWNERS

CERTIFICATION OF THE PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system to supply _____ with water services. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be by/at the cost of the developer without reimbursement, built to GMWSS approved specifications and approval by GMWSS of the as-built improvements and hereby dedicated to GMWSS.

_____, Date

General Manager

HEALTH DEPARTMENT CERTIFICATION

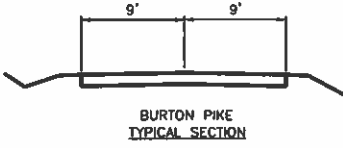
I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED, FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

_____, (DATE) 20__

(COUNTY HEALTH DEPARTMENT OFFICIAL)

PROPERTY OWNER
JASON SPRADLIN
HOLLY SPRADLIN
101 BURTON PIKE
GEORGETOWN KY 40324

Site Statistics
Parcel Number: 133-10-005.000
ZONE R1-A
Proposed Property 82.749 Acres
Setback Dimensions:
Front - 40'
Side - 12'
Rear - 25'



LEGEND

- = IP NOT FOUND
- ⊕ = FND. 1/2" IRON BAR
- ⊕ = SET 1/2" IRON BAR W/ CAP "LS 3870"
- ▲ = SET MAG NAIL
- = PROPERTY BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- - - = BUILDING SETBACK LINE

PVA #132-30-008.000
GREGORY K. & TAMARA L. WARD
101 LAKE VISTA DRIVE
GEORGETOWN, KY 40324
DB 307, PG 787
ZONE R-1A

TRACT 1
PVA #133-10-005.000
JASON & HOLLY SPRADLIN
1019 BURTON PIKE
GEORGETOWN, KY 40324
DB 350, PG 298
ZONE R-1A

TRACT 1 - 82.749 AC.
LESS TRACT 2 - 5.00 ACRES
LESS TRACT 3 - 6.35 ACRES
LESS 25' DEDICATED R/W - 0.35 ACRES
71.05 ACRES REMAINING

PVA #133-10-005.001
CHRISTOPHER S. ROLFS
995 BURTON PIKE
GEORGETOWN, KY 40324
DB 382, PG 630
ZONE R-1A

ACCESS EASEMENT NOTES

1. IN RURAL OR UNINCORPORATED AREAS, THE SURVEYOR SHALL CERTIFY, ON THE PLAT IN THE FORM OF A DIAGRAM OR DRAWING, THE NUMBER OF LOTS WITH ACCESS TO EACH ACCESS EASEMENT/DRIVEWAY.
2. IN RURAL OR UNINCORPORATED AREAS, IN RELATION TO ANY LOT(S) WHOSE ACCESS IS PROVIDED BY AN ACCESS EASEMENT/DRIVEWAY, THE FOLLOWING NOTES SHALL BE PLACED ON THE PLAT:
"THE DRIVEWAY/OR ACCESS EASEMENT SHOWN ON THIS PLAT MAY SERVE A MAXIMUM OF THREE (3) LOTS. FURTHER SUBDIVISION OF LOTS WITH ACCESS TO THIS DRIVEWAY (OR ACCESS EASEMENT) MUST BE APPROVED BY THE PLANNING COMMISSION AND CAN REQUIRE IMPROVEMENT TO THE PUBLIC STREET STANDARDS, INCLUDING AN APPROVED ROAD NAME IN ACCORDANCE WITH THE STREET NAME AND NUMBERING GUIDE"

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT _____

SHALL _____ SUPPLY THE _____

WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE _____ ELECTRIC Co. OFFICER

SURVEY NOTES

SURVEY PERFORMED BY THOROUGHbred ENGINEERING EQUIPMENT USED: TRIMBLE R10 GNSS RECEIVER COORDINATE SYSTEM: KY NORTH BASE NAD 83 VERTICAL BASED ON NAVD88

SURVEYOR NOTES

- 1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
- 2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
- 3) FLOOD MAP # 21209C0115D EFFECTIVE 12/21/2017. SITE IS LOCATED IN ZONE X. AREA AT MINIMAL HAZARD RISK.

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY/GEORGETOWN PLANNING AND ZONING COMMISSION AND A RURAL CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR:
DATE: 2020-02-28

KEITH G. WINSTEAD PLS. 3870
THOROUGHbred ENGINEERING, LLC.
110 E. MAIN ST. SUITE 206
GEORGETOWN, KY 40324

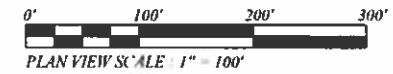
DATE OF SURVEY - 2020-02-28

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150

| Line # | Length | Direction |
|--------|--------|---------------|
| L12 | 17.91' | N 18°00'41" W |
| L13 | 84.81' | N 34°05'08" W |
| L14 | 83.10' | N 41°42'45" W |
| L15 | 59.20' | N 46°27'32" W |
| L16 | 59.76' | N 52°36'33" W |
| L17 | 90.30' | N 60°19'46" W |
| L18 | 60.60' | N 64°44'46" W |
| L19 | 92.53' | N 67°36'12" W |
| L20 | 29.78' | N 56°58'36" W |
| L21 | 24.15' | N 46°54'35" W |
| L22 | 17.29' | N 30°13'10" W |
| L23 | 31.71' | N 18°00'41" W |

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. SCOTT COUNTY CLERK (Deed Book 350, Pg. 298), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).



MINOR SUBDIVISION PLAT
JASON & HOLLY SPRADLIN
1019 BURTON PIKE
GEORGETOWN, SCOTT COUNTY, KY

| | |
|----------------|----------------|
| PROJECT NUMBER | PROJECT NUMBER |
| DATE | DATE |
| REVISION DATE | REVISION DATE |
| REVISION BY | REVISION BY |
| DRAWING NAME | DRAWING NAME |

**ACTION EQUIPMENT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2020**

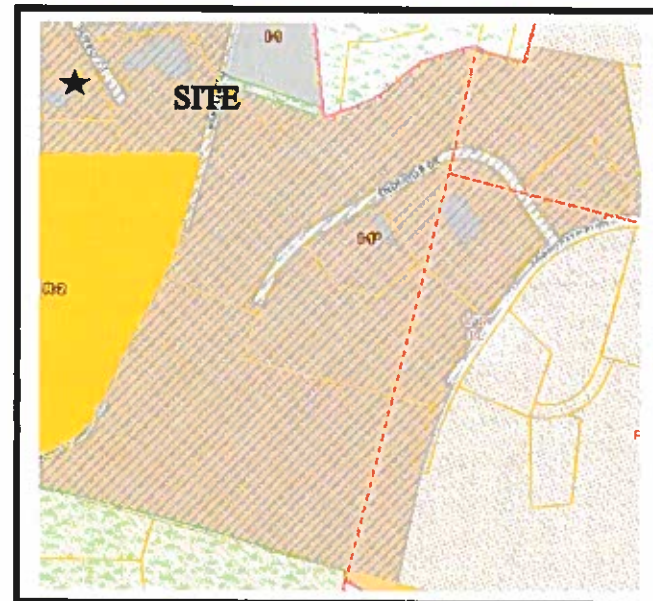
FILE NUMBER: PDP-2020-15

PROPOSAL: Preliminary Development Plan to construct a 21,373 square foot manufacturing building.

LOCATION: Corner of Demand Court and Supply Court in Lanes Run Business Park west.

APPLICANT: Action Equipment

ENGINEER: Daniel Rehner
Thoroughbred Engineering



STATISTICS:

| | |
|------------------------|---|
| Zone | I-1 (Light Industrial; but subject to the BP-1 performance standards) |
| Surrounding Zones | I-1 (Light Industrial; but subject to the BP-1 performance standards) |
| Proposed Use | Manufacturing |
| Site Acreage | 2.58 acres |
| Building Area | 21,373 SF (Total) |
| Max. Building coverage | 40% |
| Building Coverage | 19% |
| Parking Required | 2 spaces for every 3 employees on major employment shift plus 4 space per 1000 SF office (23 spaces) |
| Parking Provided | 33 spaces (2 handicap accessible, 1 van accessible) |
| Access | Endeavor Drive (2 accesses proposed) |
| Variances/Waivers | 1. Variance to allow loading door in front of building. 2. Variance to reduce front setback to 20' on north side |

BACKGROUND:

This applicant is proposing to construct an 21,373 SF industrial building on a 2.58-acre vacant lot in Lanes Run Industrial Park west. The lot has triple frontage on Supply and Demand Courts. The proposed building will face west to Demand Court, a dead-end city street. The Applicant intends to construct the building as an

expansion of their existing business, which currently is operating out of a building on the west side of Demand Court across the street from this site.

The Project Site is zoned I-1 enhanced (Light Industrial). The lot contains a large area on its east side that is in a variable width Conservation Easement and cannot be developed. All the surrounding land is also zoned I-1 (Light Industrial). Properties zoned light industrial enhanced within the business park are subject to the BP-1 performance standards.

Final Development Plan Review:

Setbacks and Building Standards:

The Project Site is subject to the BP-1 performance standards and has the following setback requirements:

Front: 50-foot

Side: 20-foot

Rear: 30-foot (50-foot when serviced from the rear)

The Zoning Ordinance treats all lot sides with road frontage as front yards. Because this is a triple frontage lot, it functionally has three front yards with a required 50' setback for each. In order to fully utilize the lot, given the triple frontage and the existence of the Conservation Easement, which cannot be disturbed, the applicant is asking for a variance to reduce the building setback on the north property line from 50' to 20'. The Applicant is proposing 21,283 square feet of building area, or 19% of the lot area, which is well under the 40% maximum building ground coverage allowed.

Site Layout:

The proposed layout includes two vehicle entrances to a parking lot in front (on the west side) of the building and a spillover parking area on the south side of the building. The building will include an approximately 1550 SF office area on the northwest side of the building. The remainder of the building will be a clear span metal industrial building. A large overhead door is proposed on the front of the building (west side) which will be used for truck access for loading/unloading of materials to be processed inside the building. The BP-1 standards state that no loading/unloading areas shall be visible from the street.

Land Use Buffers and Landscaping:

The Preliminary Development Plan complies with all the landscaping requirements of the *Landscape and Land Use Buffers Ordinance*. Both landscape plans show the required landscape area and required number of interior trees. A Final specie-specific landscape plan will be required for staff approval prior to Final Development Plan approval.

Business Park Authority:

The Lanes Run Business Park Authority, a city run board, met on May 1, 2020 and recommended approval of the Preliminary Development Plan. They voiced their support of the variance requests by the applicant. The Business Park Board approved the building materials and the proposal for the office area façade to be full height masonry. Their approval also supported staff recommendations that the overhead door contain glass panels with an awning added above the overhead door to match the roof material above the eave of the office area.

Stormwater:

The proposed building does not encroach into the Conservation Easement, but a corner of the parking lot extends slightly into this area. Staff recommends that no additional fill be allowed to be placed in the

Conservation Easement that would reduce its size or drainage capacity beyond what exists in its present state. A Final Stormwater Plan shall be approved by the Planning Commission Engineer prior to Final Development Plan approval along with any required updates to the Lanes Run Drainage model.

Sanitary Sewer:

The subject property is within the Georgetown city limits and has access to city sewer. Presently, there are sewer capacity issues at the treatment plant (#2) that would serve this property. The applicant is required to hook to public sewer if available. Based on the timing of the sewer availability the applicant has indicated they may need to use a holding tank temporarily (maximum two years) subject to approval of the WEDCO Health Department until time sewer capacity is available. Since this is a job creating and a revenue generating proposal, staff would support this alternative, subject to approval by the City and the Health Department.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct a 21,373 square foot manufacturing building, with the following conditions of approval:

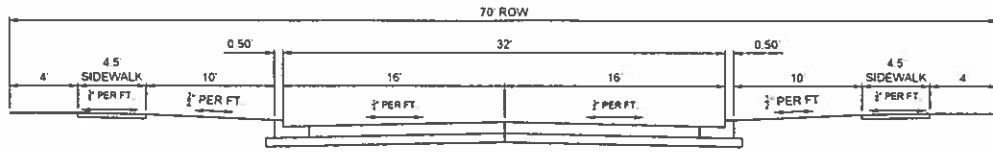
Variances:

1. Variance to reduce the front setback on the north side of the building to 20-feet.
2. Allow overhead door for loading/unloading access facing Demand Court. Overhead door shall have glass panels and an awning added.

Conditions of Approval:

1. No outdoor storage of materials is permitted. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
2. All building design requirements of the Business Park Authority.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. Lighting fixtures shall meet the BP-1 standards.
5. All applicable requirements of the Georgetown Fire Department.
6. All applicable requirements of Georgetown Municipal Water and Sewer Service and/or WEDCO Health Department.
7. All applicable requirements of the *Subdivision & Development Regulations*.
8. 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.
9. Prior to any building construction, a Final Development Plan, including all required site construction plans, shall be approved by the Planning Commission staff. Prior to any preliminary site work, erosion control, grading and stormwater management plans shall be reviewed and approved by the Planning Commission Engineer 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.

PLOT DATE: 5/7/2020 11:59 AM



ACTION EQUIPMENT SOLUTIONS
OWNER ACTION EQUIPMENT SOLUTIONS INC
109 DEMAND COURT
GEORGETOWN KY 40324
509-863-2999

ENGINEER OF RECORD
DANIEL REHNER P.E.
THOROUGHbred ENGINEERING
P.O. BOX 481
LEXINGTON KY 40588
859-518-8977

LAND SURVEYOR OF RECORD
KEITH WINSLEAD PLS
THOROUGHbred ENGINEERING
P.O. BOX 481
LEXINGTON KY 40588
859-492-3692

| SITE STATISTICS - ACTION EQUIPMENT SETTINGS | |
|--|--|
| EXISTING ZONE | I-1 |
| FRONT SETBACK | 50 FT |
| REAR SETBACK | 25 FT |
| SIDE SETBACKS | 12 FT |
| AREA | |
| TOTAL LOT AREA | 2.58 AC |
| CONSERVATION EASEMENT AREA | 1.00 AC |
| LOT FRONTAGE | 231 FT |
| BUILDING AREA EXISTING | 0 S.F. |
| BUILDING AREA PROPOSED | 21,373 S.F. |
| OFFICE SPACE AREA | 1,550 S.F. |
| INDUSTRIAL AREA | 19,823 S.F. |
| % BUILDING COVERAGE ALLOWED | 50 % |
| % BUILDING COVERAGE PROPOSED | 19 % |
| MAX BUILDING HEIGHT | 75.0 FT |
| BUILDING HEIGHT PROPOSED | 18.0 FT |
| IMPERVIOUS AREA EXISTING | 0 S.F. |
| IMPERVIOUS AREA PROPOSED | 42,457 S.F. |
| SIGNAGE | GROUND MONUMENT |
| SEWAGE | RESTROOM AND KITCHEN ONLY (NO INDUSTRIAL WASTE) |
| PARKING | |
| PARKING REQUIRED | |
| OFFICE - 4 SPACES / 1,000 S.F. | 7 |
| INDUSTRIAL - 2 SPACES / 3 EMPLOYEES ON 1 SHIFT | 16 |
| TOTAL | 23 |
| PARKING PROVIDED | 33 |
| HANDICAP SPACES REQUIRED | 2 |
| HANDICAP SPACES PROPOSED | 2 |
| VEHICULAR USE AREA (VUA AS SHOWN) | 19,595 S.F. |
| LANDSCAPING | |
| REQUIRED ILA (10% VUA) | 1,960 S.F. |
| PROVIDED ILA | 4,180 S.F. |
| REQUIRED ILA TREES ((1980 S.F./250 S.F.) X 2) | 16 EA |
| PROVIDED ILA TREES | 16 EA |
| PERMETER LANDSCAPING | 964.5 FT |
| EXISTING TREE CANOPY | 6,593 S.F. (5.9%) |
| REQUIRED TREE CANOPY | 11,222.3 S.F. (10%) |
| PROPOSED TREE CANOPY | 12,993.0 S.F. (11.8%) |

GENERAL NOTES

- THE GEOMETRIC DESIGN OF ENTRANCES OFF OF PROPOSED STREETS SHALL MEET THE GSCPC SUBDIVISION AND DEVELOPMENT REGULATIONS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY THE LANES RUN BUSINESS PARK.
- WATER QUALITY SHALL MEET THE GEORGETOWN STORMWATER MANAGEMENT BMP REGULATIONS.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

(DATE) 20__

CHAIRMAN GEORGETOWN-SCOTT COUNTY PLANNING COMM.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

(DATE) 20__

(OWNER OR OWNERS)

WAIVER REQUEST

- DUE TO THE PROPERTY BEING FRONTED ON THREE (3) SIDES AND THE CONSERVATION EASEMENT CONSTRAINT THE APPLICANT REQUESTS A WAIVER TO THE 50 FOOT BUILDING SETBACK ON THE NORTH SIDE OF THE PROPERTY.
- THE APPLICANT REQUESTS A WAIVER TO PROVIDE AN OVERHEAD DOOR ON THE WEST SIDE OF THE BUILDING. THIS PROPERTY IS A CORNER LOT WITH TRIPLE FRONTAGE WHICH CONSTRAINS THE ABILITY TO PLACE THE LOADING/UNLOADING TO ONLY THE SOUTH SIDE OF THE PROPERTY. IN CONJUNCTION WITH THIS WAIVER THE APPLICANT ALSO AGREES TO PROVIDE ADDITIONAL ARCHITECTURAL FEATURES TO THE EXTERIOR OF THE PROPERTY AND THE OVERHEAD DOOR.

ADDRESS - 106 DEMAND CT
OWNER - W/S PROPERTIES LLC
ACRES - 2.05
ZONE - I-1



PRELIMINARY DEVELOPMENT PLAN
SCALE 1" = 30'



THOROUGHbred ENGINEERING
P.O. BOX 481 - LEXINGTON, KY 40588
(502) 663-1756
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CCI-CONSTRUCTION SERVICES

11. ANY WORK SHOWN ON THIS DRAWING IS THE PROPERTY OF THOROUGHbred ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOROUGHbred ENGINEERING, INC. THE USER OF THIS DRAWING AGREES TO HOLD THOROUGHbred ENGINEERING, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING NEGLIGENCE, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.



PRELIMINARY DEVELOPMENT PLAN
ACTION EQUIPMENT SOLUTIONS
100 DEMAND COURT, GEORGETOWN, SCOTT COUNTY, KENTUCKY

| | |
|-------------------|------------|
| PROJECT NO. | 100-001 |
| DATE | 02/18/2020 |
| ISSUED FOR REVIEW | |
| DATE | 05-07-2020 |

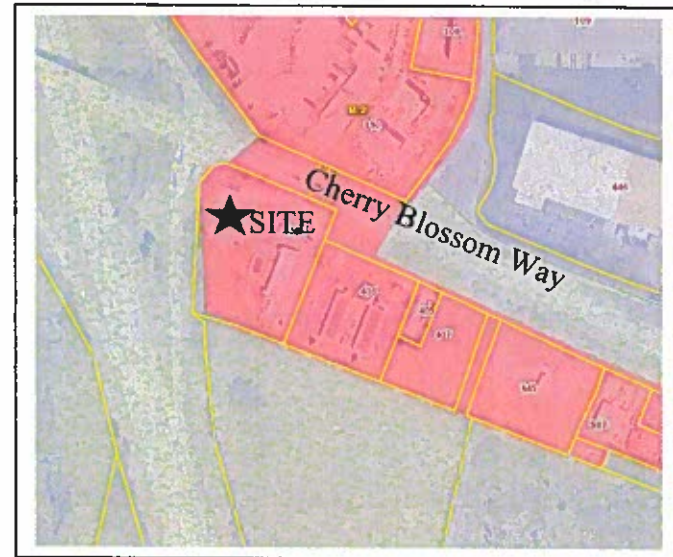
PDP

**CLARK CENTRAL, LLC
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2020**

FILE NUMBER: PSP-2020-16 &
PDP-2020-17

PROPOSAL: Preliminary Subdivision Plat to create a 1.45-acre tract with a 3.01-acre remainder tract and a Preliminary Development Plan to construct a gas station with nine fuel pumps and a 4,900 square foot convenience store.



LOCATION: 385 Cherry Blossom Way

APPLICANT: Clark Central, LLC

ENGINEER: Ron Johnson, R.M.
Johnson Engineering,
Inc.

STATISTICS:

| | |
|------------------------|---|
| Zone | B-2 (Highway Commercial) |
| Surrounding Zones | B-2 (Highway Commercial), A-1 (Agricultural) |
| Proposed Use | Gas station and convenience store |
| Site Acreage | 1.45 acres |
| Building Area | 17,896 square feet |
| Max. Building coverage | 50% |
| Building Coverage | 28.3% |
| Parking Required | 33 spaces |
| Parking Provided | 19 spaces + 18 fuel pump spaces (4 handicap accessible) |
| Access | Cherry Blossom Way Spur |
| Variances/Waivers | 1) Reduce the front yard setback from 50-ft to 36.7-ft for the convenience store. 2) Reduce the front yard setback from 50-ft to 20.8-ft for the canopy. 3) Reduce the required interior VUA landscaping from 5,209 feet to 881 feet and the required number of interior trees from 21 to 17. |

BACKGROUND:

The application before the Planning Commission is a Preliminary Subdivision Plat to create a 1.45-acre tract with a 3.01-acre remainder tract and a Preliminary Development Plan to construct a gas station with nine fuel pumps and a 4,900-square foot convenience store. The Project Site is east of I-75 and south of Cherry Blossom Way and is zoned B-2 (Highway Commercial). All surrounding land is zoned B-2 and A-1 (Agricultural).

Preliminary Subdivision Plat Review:

The proposed subdivision meets all planning requirements at this time. However, the final subdivision plat will need to include all required certifications on the same sheet to allow for utilities and staff to sign off on the plat. Staff would also recommend that unnecessary details be removed from the final subdivision plat, so the proposed property lines and easements are more clear.

Preliminary Development Plan Review:Setbacks and Building Standards:

Front: 50-feet

Side: 0-feet

Rear: 0-feet

The proposed convenience store does not meet the 50-foot setback requirements. The Applicant is asking for a variance to reduce the front yard setback from 50-feet to 36.7-feet from Cherry Blossom Way. Also, the proposed canopy that will cover the fuel pumps also does not meet the 50-foot setback requirements. The Applicant is asking for a variance to reduce the front yard setback from 50-feet to 20.8-feet from Cherry Blossom Way. Staff is in support of both variance requests due to the narrow depth of the lot. The Project Site only has a depth of 115 to 130 feet, which limits the buildable area due to the 50-foot setback requirements.

The footprint of the proposed convenience store and canopy will cover 17,896 square feet, or 28.3% of the lot area, which is under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: The Project Site is served through an access easement that extends from Cherry Blossom Way Spur.

Parking Spaces: The Planning Commission will need to make an interpretation on whether the space where vehicles "park" to pump gas qualifies as parking spaces. The Applicant is proposing to provide 19 parking spaces, which does not meet the minimum requirements ($4,900/150 = 33$ spaces). However, 18 additional "parking spaces" are available at the fuel pumps for a total of 37 spaces. Staff feels that a waiver is not required, and that the Applicant is meeting the intent of the Zoning Ordinance due to common behavior of fueling your vehicle then leaving the vehicle parked at the fuel pump to run into the store for any additional needs.

Sidewalks: The Applicant is proposing internal sidewalks along the front of the building.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- 10-foot landscape buffer area
- 1 tree every 30 feet of linear boundary from Group A or B plus a continuous 6-foot high planting, hedge, fence, wall, or earth mound.

The preliminary development plan shows the appropriate property perimeter screening along the northern boundary that faces Cherry Blossom Way. No other property perimeter screening is required.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road and when adjoining any property in any zone except industrial or agricultural.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).
- When VUA adjoins another commercial property the landscaping requirements are the same as above, except trees can only be from Group A or B.

The preliminary development plan shows the appropriate VUA perimeter screening along Cherry Blossom Way. However, the plan is not showing 1 tree every 40-feet from Group A or B along the perimeter of the VUA facing the adjoining commercial property (excluding the easement area). This will need to be shown on the Final Development Plan.

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 in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.
- The maximum distance between landscaped areas shall be 120-feet

The Applicant has proposed 52,089-square feet of Vehicular Use Area on the Project Site, which requires 5,209-square feet of landscaped area. The Applicant has proposed 881-square feet of landscaped area, which does not meet the requirements. The Applicant is required to have 21 interior trees and is showing 17. Staff is in support of the variance to reduce the required interior VUA landscaping and number of interior trees. The proposed fuel pumps account for 25 percent of the proposed VUA and this area is unable to accommodate interior VUA Landscaping. Further, none of the parking areas consist of more than 7 spaces. Staff feels that the primary intent of the ordinance was to provide shade and green space in larger parking areas, which does not fully apply based on the layout of the Project Site.

Section 6.2215: Minimum Canopy Requirements

For the 1.45-acre site, a total canopy coverage of 15,159 square feet is required (0% preserved canopy, 24% new canopy). The Applicant is proposing 14,100 square feet of canopy (10 large trees, 14 medium trees, and 10 small trees). The Applicant will need to show an additional 1,059 square feet of canopy (the equivalent of 1 large tree and 1 medium tree) on the Final Development Plan.

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

Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan and Preliminary Subdivision Plat, with the following variances and conditions of approval:

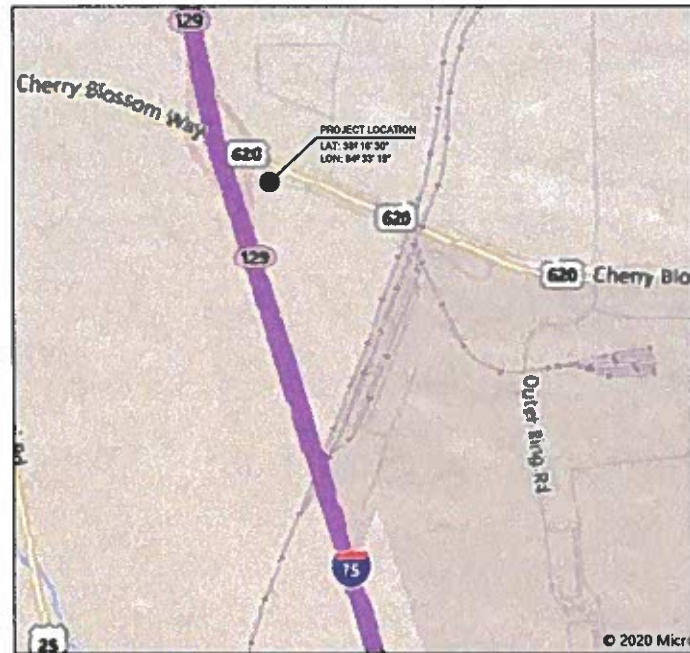
Variance

1. Reduce the front yard setback from 50-ft to 36.7-ft for the convenience store.
2. Reduce the front yard setback from 50-ft to 20.8-ft for the canopy.
3. Reduce the required interior VUA landscaping from 5,209 feet to 881 feet and the required number of interior trees from 21 to 17.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. The Final Development Plan shall include an additional 1,059 square feet of canopy (the equivalent of 1 large tree and 1 medium tree).
7. The Final Development Plan shall include 1 tree every 40-feet from Group A or B along the perimeter of the VUA facing the adjoining commercial property (excluding the easement area).
8. The Final Subdivision Plat will need to be recorded prior to Final Development Plan approval.

PRELIMINARY DEVELOPMENT PLAN
CLARK'S PUMP-N-SHOP
 385 CHERRY BLOSSOM WAY
 GEORGETOWN, KY



VICINITY MAP



PROJECT LOCATION MAP

CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

April 20 (date), 20 20

[Signature]
 (registered engineer or surveyor)

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

- For all Final Development Plans add the following "Standard Requirements" after the above paragraph.
1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
 2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
 3. A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are installed. Required landscaping unable to be installed due to extreme weather conditions may be secured for a period of one year by submitting to the Planning Director an approved security for 125% of the cost of the total work to be done, as substantiated by cost estimates approved by the Planning Director.
 4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

(date), 20

(owner or owners)

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for (name of development), that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water service.

(date), 20

General Manager

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I hereby certify that the preliminary subdivision plat shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

(date), 20

Chairman, Georgetown-Scott County Planning Comm.

INDEX OF DRAWINGS

| DRAWING NAME | SHEET NUMBER |
|------------------------------|--------------|
| MAJOR SUBDIVISION PLAT | PLAT |
| PRELIMINARY DEVELOPMENT PLAN | PDP |
| LANDSCAPE PLAN | LSP |



RMJE

R.M. JOHNSON ENGINEERING, INC.

3213 Summit Square Place
 Suite 100
 Lexington, KY 40509
 (859)543-1256

P.O. Box 444
 Hindman, KY 41822
 (606)785-5926

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the preliminary development 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 variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

(date), 20

Chairman, Georgetown-Scott County Planning Comm.

ACCESS EASEMENT MAINTENANCE NOTE

The owner/owners of this property and any successors in title agree to assume full liability and responsibility for construction, maintenance, reconstruction, sewer removal, cleaning or any other needs related to the private street/access easement shown on this development plan/plot. This agreement releases the City of Georgetown/City of Stamping Ground/City of Salyersville/Scott County government from any such responsibilities. If the owner/owners request that the private street/access easement be dedicated as public streets, the owner/owners bear the full expense of any reconstruction required to comply with City/County standards prior to dedication and acceptance and all conditions outlined in SECTION 4, D, have been met.

Owner _____

Owner _____

ACCESS EASEMENT MAINTENANCE NOTE

Residential Use:
 "Any sinkhole related non-habitable area identified here has been determined to be unsuitable for any construction activity and no buildings, parking areas or other structures shall be permitted within this area."

"Residential structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole drainage area shall not be permitted to have a basement or first floor elevation lower than an elevation, USGS Datum or other comparable source, to be determined on a case-by-case basis, said elevation being at least two (2) feet above the 100 year 24-hour storm event (maximum) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are to be referenced and shown on the plat."

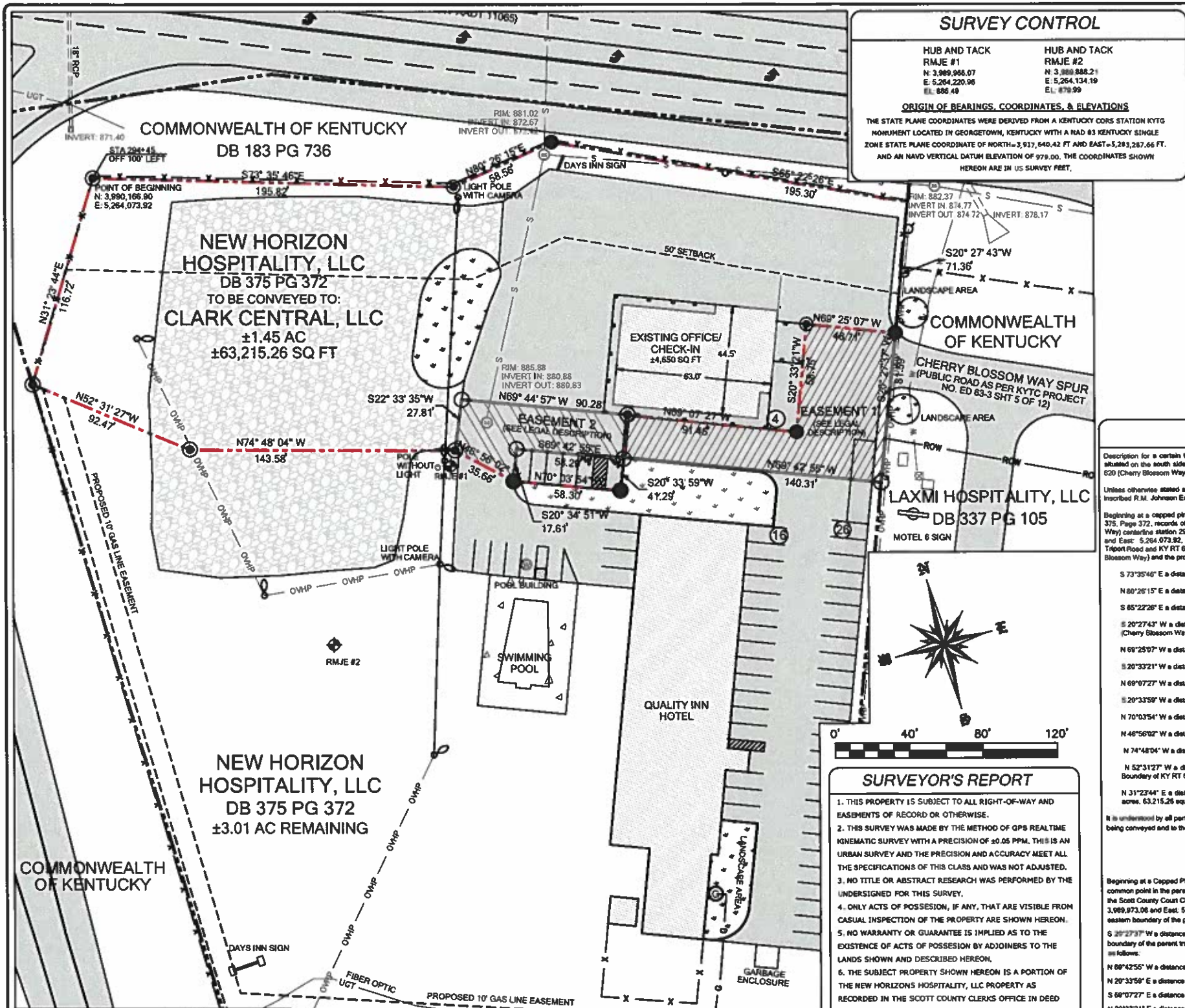
Non-Residential Use:
 "Identified sinkhole area(s) were investigated in the vicinity of _____ This investigation was performed by _____ (geotechnical engineer) on _____ (date) and is on file with the offices of the Planning Commission and City Engineer, where applicable. The report details the activities used to explore these areas and any recommendations regarding non-habitable areas (shown on the plat/plan) and treatment areas suitable for construction."
 "Structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole drainage area shall not be permitted to have a basement or first floor elevation lower than an elevation, USGS Datum or other comparable source, to be determined on a case-by-case basis, said elevation being at least two (2) feet above the 100 year 24-hour storm event (maximum) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are referenced and shown on the plat."

CERTIFICATION OF WATER & SEWER SERVICES

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system/sewer collection system to supply _____ with water services/sewer disposal services. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be built at the cost of the developer without reimbursement, built to GMWSS approved specifications and approval by GMWSS of the as-built improvements and hereby dedicated to GMWSS.

(date)

General Manager



SURVEY CONTROL

HUB AND TACK RMJE #1
 N: 3,989,968.07
 E: 5,264,220.96
 EL: 886.49

HUB AND TACK RMJE #2
 N: 3,989,988.21
 E: 5,264,134.19
 EL: 879.99

ORIGIN OF BEARINGS, COORDINATES, & ELEVATIONS
 THE STATE PLANE COORDINATES WERE DERIVED FROM A KENTUCKY CORS STATION KYTG MONUMENT LOCATED IN GEORGETOWN, KENTUCKY WITH A NAD 83 KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF NORTH=3,917,640.42 FT AND EAST=5,283,287.64 FT. AND AN NAVD VERTICAL DATUM ELEVATION OF 979.00. THE COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.

SYMBOL LEGEND

| | |
|--|--|
| 1" - 5" STEEL REBAR WITH SURVEYOR'S CAP (SET BY JOHNSON ENGINEERING, PLS 3521) | PROPERTY LINE POINT NOT SET THIS SURVEY |
| PROPERTY LINE POINT FOUND THIS SURVEY (AS NOTED) | RMJE SURVEY CONTROL POINT AS NOTED ON SURVEY |
| PK NAIL WITH SURVEYOR'S CAP (SET BY JOHNSON ENGINEERING, PLS 3521) | 3" BOLLARD |
| UNDERGROUND POWER/COMMUNICATIONS BOX | POWER POLE |
| WATER METER | SANITARY SEWER MANHOLE |
| WATER VALVE | STORM SEWER DROP INLET |
| FIRE HYDRANT | STORM SEWER MAN HOLE |
| UTILITY POLE WITH STREET LIGHT | GAS METER |
| 1" CMP | CULVERT |
| PROPERTY BOUNDARY | EASEMENT BOUNDARY |
| WATERLINE | SANITARY SEWER LINE |
| FENCE | BETACK LINES |
| 1" CMP | STORM SEWER WITH DROP INLET |
| 1" CMP | UNDERGROUND POWERLINE |
| ROW | UNDERGROUND TELEPHONE/CABLE |
| RIGHT OF WAY | GAS LINE |
| OHP | OVERHEAD POWERLINE |
| GRASS | CONCRETE |
| ASPHALT | GRAVEL |
| EASEMENT AREA | |

LEGAL DESCRIPTION

Description for a certain tract or parcel of land lying and being in Scott County, near the city limits of the Georgetown, Kentucky, situated on the south side of KY RT 620 (Cherry Blossom Way) approximately 0.16 miles southeast from the intersection of KY RT. 620 (Cherry Blossom Way) and Interstate 75 and being more particularly described as follows:

Unless otherwise stated any monument referred to as a capped pin set is an 18" inch rebar 5/8" inch in diameter with a plastic cap inscribed R.M. Johnson Engineering, Inc (RMJE), PLS 3521 or Roy D. Patrick, PLS 3521.

Beginning at a capped pin set at the northeast corner of the parent tract for the property to be conveyed, as recorded in Deed Book 375, Page 372, records of the Scott County Court Clerk's office. Said point being 100 feet left (south) of KY RT 620 (Cherry Blossom Way) centerline station 294+45 and has an approximate Kentucky State Plane Single Zone Coordinate value of North: 3,990,186.90 and East: 5,264,073.92, and is referenced by a line extending N 76° 05' 03" W, a distance of 637.85' feet from the intersection of Triport Road and KY RT 620 (Cherry Blossom Way); Thence following with the southern Right of Way Boundary of KY RT 620 (Cherry Blossom Way) and the property being conveyed, for four (4) calls as follows:

- S 73°35'46" E a distance of 195.82' to a capped pin set;
- N 80°26'15" E a distance of 58.56' to a capped PK nail set;
- S 85°22'28" E a distance of 195.30', crossing over a capped pin set at 194.70' to a capped pin;
- S 20°27'43" W a distance of 71.36' to a capped pin nail set; Thence leaving the southern Right of Way boundary of KY RT 620 (Cherry Blossom Way), severing the New Hospitality, LLC boundary for nine (9) calls as follows:
- N 69°25'07" W a distance of 48.71' to a capped pin;
- S 20°33'21" W a distance of 58.75' to a capped PK nail set;
- N 69°07'27" W a distance of 91.46' to a capped pin;
- S 20°33'59" W a distance of 41.29' to a capped PK nail set;
- N 70°03'54" W a distance of 58.30' to a capped PK nail set;
- N 46°56'02" W a distance of 35.66' to a capped pin set;
- N 74°48'04" W a distance of 143.58' to a capped pin set;
- N 52°31'27" W a distance of 92.47', crossing over a capped pin set on line at 90.48' to a point in the southern Right of Way Boundary of KY RT 620 (Cherry Blossom Way);
- N 31°23'44" E a distance of 116.72', crossing over a capped pin set on line at 2.24', to the point of beginning, containing 1.451 acres, 63,215.26 square feet as per a survey by RMJE, completed on February 19, 2020.

It is understood by all parties that there shall be two (2) perpetual easements for the sole purpose of allowing access to the property being conveyed and to the remaining portion of the parent tract, and being more particularly described as follows:

EASEMENT 1
 (IN FAVOR OF CLARK CENTRAL, LLC)

Beginning at a Capped PK nail set in the eastern boundary of the property being conveyed to Clark Central, LLC, said point being a common point in the parent tract now owned by New Horizon Hospitality, LLC, as recorded in Deed Book 375, Page 372, records of the Scott County Court Clerk's office and having an approximate Kentucky State Plane Single Zone Coordinate value of North: 3,989,973.08 and East: 5,264,472.12; Thence leaving the eastern boundary of the property being conveyed and following with the eastern boundary of the parent tract for one (1) call as follows:

- S 20°27'37" W a distance of 81.59', crossing over a 4" x 4" concrete Right of Way marker found at 57.65' to a point in the eastern boundary of the parent tract; Thence leaving the eastern boundary of the parent tract and following with easement 1 for five (5) calls as follows:
- N 66°42'55" W a distance of 140.31' to a point;
- N 20°33'59" E a distance of 24.03' to a point;
- S 66°07'27" E a distance of 81.46' to a PK nail set;
- N 20°33'21" E a distance of 58.75' to a point;
- S 88°25'07" E a distance of 48.71', to the point of beginning, containing 0.141 acres, 6,140.97 square feet, as per a survey by RMJE, completed on February 19, 2020. Said easement is for the sole purpose of allowing ingress and egress to the subject properties.

EASEMENT 2
 (IN FAVOR OF NEW HORIZON HOSPITALITY, LLC)

Beginning at a point in the western boundary of Easement 1, said point being a common point in the southern boundary of the property being conveyed to Clark Central, LLC, and has an approximate Kentucky State Plane Single Zone Coordinate value of North: 3,989,967.78 and East: 5,284,320.43; Thence following with the western boundary of Easement 1 for one (1) call as follows:

- S 20°33'50" W a distance of 24.03'; Thence leaving the western boundary of Easement 1 and following with easement 2 for five (5) calls as follows:
- N 66°42'55" W a distance of 58.29';
- S 20°34'51" W a distance of 17.61';
- N 46°56'19" W a distance of 35.66';
- N 22°33'35" E a distance of 27.81';
- S 68°44'57" E a distance of 90.28' to the point of beginning, containing 0.058 acres, 2,529.78 square feet, as per a survey by RMJE, completed on February 19, 2020. Said easement area is for the sole purpose of allowing ingress and egress to the subject properties.

SURVEYOR'S REPORT

- THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAY AND EASEMENTS OF RECORD OR OTHERWISE.
- THIS SURVEY WAS MADE BY THE METHOD OF GPS REALTIME KINEMATIC SURVEY WITH A PRECISION OF ±0.05 PPM. THIS IS AN URBAN SURVEY AND THE PRECISION AND ACCURACY MEET ALL THE SPECIFICATIONS OF THIS CLASS AND WAS NOT ADJUSTED.
- NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
- ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON.
- NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- THE SUBJECT PROPERTY SHOWN HEREON IS A PORTION OF THE NEW HORIZONS HOSPITALITY, LLC PROPERTY AS RECORDED IN THE SCOTT COUNTY CLERK'S OFFICE IN DEED BOOK 375 PAGE 372.
- THE ACCEPTANCE OF THE PLAT HEREON AND THE MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT LIABILITY ARISING FROM ANY CAUSE OF ACTION HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
- THIS PLAT OF SURVEY DEPICTS PROPERTY TO BE CONVEYED TO CLARK CENTRAL, LLC THEREFORE THE CUMULATIVE ACREAGE IS EQUIVALENT TO THE SUM OF THE MULTIPLE PARCELS, PARCELS ARE CONTIGUOUS WITH NO MATUSES OR OVERLAPS.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD BOUNDARY.
- THE PROPERTY DOES HAVE ACCESS TO PUBLIC RIGHT OF WAY FROM EXISTING ACCESS THROUGH EXISTING ROADS.

SURVEYORS CERTIFICATION

I HEREBY STATE, SUBJECT TO THE NOTES SHOWN HEREON, THAT THE FIELD SURVEY AND MAP PREPARED BY MYSELF OR UNDER MY SUPERVISION SUBSTANTIALLY MEETS THE STANDARDS OR PRACTICE FOR LAND SURVEYING IN THE COMMONWEALTH OF KENTUCKY.

FIELD WORK COMPLETED: 2-19-2020
 DATE OF PLAT: 2-24-2020

STATE OF KENTUCKY
 ROY D. PATRICK
 3521
 LICENSED PROFESSIONAL LAND SURVEYOR

3521
 L.S. No. 2-24-2020
 DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CONVEY A PORTION OF THE NEW HORIZON HOSPITALITY, LLC PROPERTY, AS RECORDED IN DEED BOOK 375 PAGE 372, TO CLARK CENTRAL, LLC WITH INTENT TO CONSTRUCT A CONVENIENCE STORE WITH 9 MPO'S. EASEMENT 1 WILL REMAIN PART OF THE NEW HORIZON HOSPITALITY, LLC PROPERTY BUT SERVE AS ACCESS FOR CLARK CENTRAL, LLC TO AND FROM CHERRY BLOSSOM WAY SPUR. EASEMENT 2 WILL BE CONVEYED TO CLARK CENTRAL, LLC BUT WILL BE USED BY NEW HORIZON HOSPITALITY, LLC TO ACCESS THE REMAINING NEW HORIZON PROPERTY TO THE SOUTH.

RMJE
 R.M. JOHNSON ENGINEERING, INC.
 P.O. Box 444
 Nashville, KY 37202
 (606)784-8288

3213 Seward's Square Place
 Suite 100
 Lexington, KY 40509
 (606)683-1266

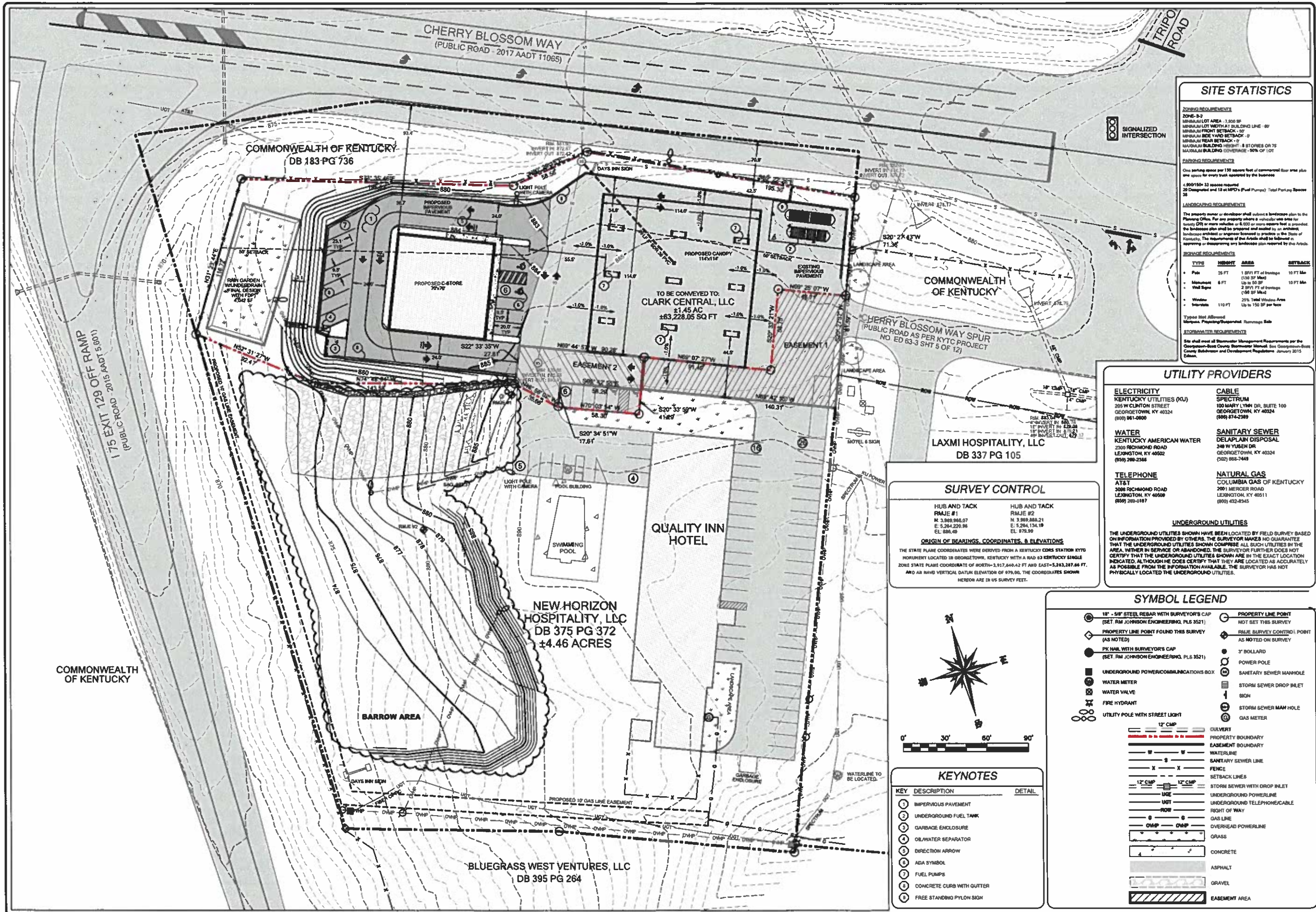
Clark's PUMP-N-SHOP
 RETURN, REPAIR, RENEW.

CLARK'S PUMP-N-SHOP
 101 WHEATLEY RD., ASHLAND, KY 41101

MAJOR SUBDIVISION PLAT
 385 CHERRY BLOSSOM WAY, GEORGETOWN, KY 40324

| | |
|--------------------------------|-----------|
| SCALE: 1" = 40' | REVISIONS |
| JOB No.: 19-037 | |
| DESIGNED BY: JES | |
| DETAILED BY: RMJ | |
| CHECKED BY: RMJ | |
| DATE: 4-29-2020 | |
| COPYRIGHT © 2020 | |
| R.M. JOHNSON ENGINEERING, INC. | |

PLAT



SITE STATISTICS

ZONING REQUIREMENTS
 ZONE-B-2
 MINIMUM LOT AREA - 7,500 SF
 MINIMUM LOT WIDTH AT BUILDING LINE - 60'
 MINIMUM FRONT SETBACK - 50'
 MINIMUM SIDE YARD SETBACK - 0'
 MINIMUM REAR SETBACK - 0'
 MINIMUM BUILDING HEIGHT - 8 STORIES OR 75'
 MINIMUM BUILDING COVERAGE - 50% OF LOT

PARKING REQUIREMENTS
 One parking space per 150 square feet of commercial floor area plus one space for every truck occupied by the business
 1,000/150 = 6.67 spaces required
 28 Designated and 18 as HCP's (Pool Pumps) Total Parking Spaces 46

LANDSCAPING REQUIREMENTS
 The property owner or developer shall submit a landscape plan to the Planning Office. For any property where a residential use area for twenty (20) or more vehicles or 6,000 or more square feet is provided, the landscape plan shall be prepared and sealed by an architect, landscape architect or engineer licensed to practice in the State of Kentucky. The requirements of the Article shall be followed in preparing or approving any landscape plan required by this Article.

SETBACK REQUIREMENTS

| TYPE | HEIGHT | AREA | SETBACK |
|----------------|--------|---------------------------------|-----------------------|
| • Pole | 25 FT | 1 SQ FT of footage (150 SF Max) | 10 FT Min |
| • Monument | 6 FT | Up to 50 SF | 10 FT Min |
| • Wall Signage | 2.8 FT | 2 SQ FT of footage (150 SF Max) | |
| • Window | 110 FT | 20% Total Window Area | Up to 150 SF per face |

Types Not Allowed: Marquee, Pylon/Signage, Runways, Sign

STORMWATER REQUIREMENTS
 Site shall meet all Stormwater Management Requirements per the Commonwealth of Kentucky Stormwater Management Act (Governmental Code Chapter 220, Kentucky Revised Statutes, January 2015 Edition).

UTILITY PROVIDERS

ELECTRICITY
 KENTUCKY UTILITIES (KU)
 395 W CLINTON STREET
 GEORGETOWN, KY 40324
 (502) 861-0900

WATER
 KENTUCKY AMERICAN WATER
 2300 RICHMOND ROAD
 LEXINGTON, KY 40502
 (502) 268-2346

TELEPHONE
 AT&T
 3006 RICHMOND ROAD
 LEXINGTON, KY 40509
 (502) 269-2187

CABLE
 SPECTRUM
 100 MARY LYNN DR, SUITE 100
 GEORGETOWN, KY 40324
 (502) 874-2389

SANITARY SEWER
 DELAPLAN DISPOSAL
 240 W YUSEN DR
 GEORGETOWN, KY 40324
 (502) 868-7448

NATURAL GAS
 COLUMBIA GAS OF KENTUCKY
 2001 MERCER ROAD
 LEXINGTON, KY 40511
 (502) 452-8245

SURVEY CONTROL

HUB AND TACK
 RMJE #1
 N: 3,989,946.07
 E: 5,284,220.98
 EL: 898.48

HUB AND TACK
 RMJE #2
 N: 3,989,888.21
 E: 5,284,134.19
 EL: 875.99

ORIGIN OF BEARINGS, COORDINATES, & ELEVATIONS
 THE STATE PLANE COORDINATES WERE DERIVED FROM A KENTUCKY COGS STATION KY10 MONUMENT LOCATED IN GEORGETOWN, KENTUCKY WITH A RAD 43 KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF NORTH=3,917,849.42 FT AND EAST=5,383,287.66 FT. AND AN NAVD 83 VERTICAL DATUM ELEVATION OF 879.06. THE COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.

SYMBOL LEGEND

- 18" - 5/8" STEEL REBAR WITH SURVEYOR'S CAP (SET RM JOHNSON ENGINEERING, PLS 3521)
- PROPERTY LINE POINT FOUND THIS SURVEY (AS NOTED)
- PROPERTY LINE POINT NOT SET THIS SURVEY
- BLUE SURVEY CONTROL POINT AS NOTED ON SURVEY
- 3" BOLLARD
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER DROP INLET
- SIGN
- STORM SEWER MAN HOLE
- GAS METER
- 12" CMP
- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- WATERLINE
- SANITARY SEWER LINE
- FENCE
- SETBACK LINES
- STORM SEWER WITH DROP INLET
- UNDERGROUND POWERLINE
- UNDERGROUND TELEPHONICABLE
- RIGHT OF WAY
- GAS LINE
- OVERHEAD POWERLINE
- CONCRETE
- ASPHALT
- GRAVEL
- EASEMENT AREA

KEYNOTES

| KEY | DESCRIPTION | DETAIL |
|-----|---------------------------|--------|
| 1 | IMPERVIOUS PAVEMENT | |
| 2 | UNDERGROUND FUEL TANK | |
| 3 | GARBAGE ENCLOSURE | |
| 4 | OIL/WATER SEPARATOR | |
| 5 | DIRECTION ARROW | |
| 6 | ADA SYMBOL | |
| 7 | FUEL PUMPS | |
| 8 | CONCRETE CURB WITH GUTTER | |
| 9 | FREE STANDING PYLON SIGN | |

RMJE
 R.M. JOHNSON ENGINEERING, INC.
 P.O. Box 444
 Nicholas, KY 41822
 (502) 768-8928

3213 Seneca Square Place
 Suite 100
 Lexington, KY 40509
 (502) 643-1256

Clark's PUMP-N-SHOP
 Return, Refuel, Retail.

CLARK'S PUMP-N-SHOP
 101 WHEATLEY RD, ASHLAND, KY 41101

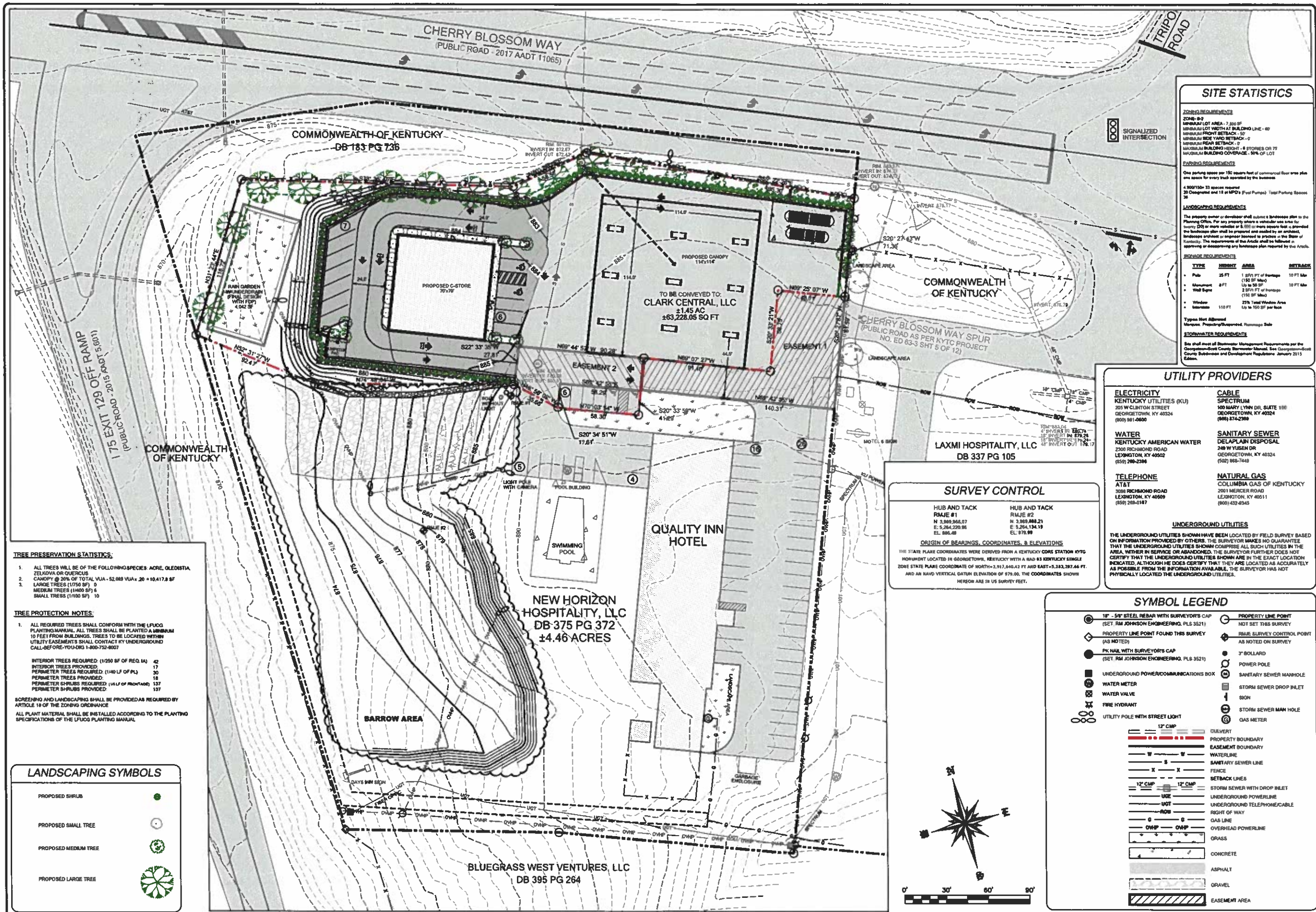
PRELIMINARY DEVELOPMENT PLAN
 385 CHERRY BLOSSOM WAY, GEORGETOWN, KY 40324

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 10-03-20 | ISSUED FOR PERMIT |
| 2 | 10-03-20 | ISSUED FOR PERMIT |
| 3 | 10-03-20 | ISSUED FOR PERMIT |
| 4 | 10-03-20 | ISSUED FOR PERMIT |
| 5 | 10-03-20 | ISSUED FOR PERMIT |
| 6 | 10-03-20 | ISSUED FOR PERMIT |
| 7 | 10-03-20 | ISSUED FOR PERMIT |
| 8 | 10-03-20 | ISSUED FOR PERMIT |
| 9 | 10-03-20 | ISSUED FOR PERMIT |
| 10 | 10-03-20 | ISSUED FOR PERMIT |

SCALE: 1" = 30'
 JOB No.: 19-037
 DESIGNED BY: JBS
 CHECKED BY: RAJ
 DATE: 4-20-2020
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 R.M. JOHNSON ENGINEERING, INC.

PDP



SITE STATISTICS

ZONING REQUIREMENTS
 ZONE: S-2
 MINIMUM LOT AREA: 7,500 SF
 MINIMUM LOT WIDTH AT BUILDING LINE: 60'
 MINIMUM FRONT SETBACK: 10'
 MINIMUM SIDE YARD SETBACK: 0'
 MINIMUM REAR SETBACK: 0'
 MAXIMUM BUILDING HEIGHT: 4 STORIES OR 75'
 MAXIMUM BUILDING COVERAGE: 50% OF LOT

PARKING REQUIREMENTS
 One parking space per 150 square feet of commercial floor area plus one space for every truck operated by the business.
 4,900/150 = 33 spaces required
 25 Designated and 18 as SPD's (Fuel Pumps) Total Parking Spaces: 43

LANDSCAPING REQUIREMENTS
 The property owner or developer shall submit a landscape plan to the Planning Office. For any property where a vehicular use area for twenty (20) or more vehicles or a (100) or more square feet is provided the landscape plan shall be prepared and sealed by an architect, landscape architect or engineer licensed to practice in the State of Kentucky. The requirements of this Article shall be followed in conjunction with the landscape plan prepared by the Architect.

SETBACK REQUIREMENTS

| TYPE | HEIGHT | AREA | SETBACK |
|-------------|--------|------------------------------------|-----------------------|
| • Pub | 25 FT | 1 (50% FT) of Average (150 SF Max) | 10 FT Min |
| • Monument | 8 FT | 10 to 50 SF | 10 FT Min |
| • Yard Sign | 8 FT | 2 (50 SF Max) (150 SF Max) | 10 FT Min |
| • Window | 110 FT | 25% Total Window Area | 10 to 150 SF per face |

Types Not Allowed:
 Monopole, Freestanding, Freestanding, Freestanding

STORMWATER REQUIREMENTS
 See all most of Stormwater Management Requirements per the Georgetown-Scott County Stormwater Manual, See Georgetown-Scott County Stormwater and Development Regulations, January 2015 Edition.

UTILITY PROVIDERS

| | |
|---|---|
| ELECTRICITY KENTUCKY UTILITIES (KU) 205 W CLINTON STREET GEORGETOWN, KY 40324 (502) 881-4800 | CABLE SPECTRUM 100 MARY LYNN DR. SUITE 100 GEORGETOWN, KY 40324 (502) 874-2368 |
| WATER KENTUCKY AMERICAN WATER 2300 RICHMOND ROAD LEXINGTON, KY 40502 (502) 288-2346 | SANITARY SEWER DELAPLAIN DISPOSAL 248 W YUSEN DR GEORGETOWN, KY 40324 (502) 888-7649 |
| TELEPHONE AT&T 3038 RICHMOND ROAD LEXINGTON, KY 40509 (502) 288-4187 | NATURAL GAS COLUMBIA GAS OF KENTUCKY 2001 MERCER ROAD LEXINGTON, KY 40511 (606) 432-4345 |

UNDERGROUND UTILITIES
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY BASED ON INFORMATION PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY CONTROL

| | |
|---|---|
| HUB AND TACK RMJE #1 N: 3,889,366.97 E: 5,264,220.96 EL: 595.48 | HUB AND TACK RMJE #2 N: 3,889,888.21 E: 5,264,134.19 EL: 975.99 |
|---|---|

ORIGIN OF BEARINGS, COORDINATES, & ELEVATIONS
 THE STATE PLANE COORDINATES WERE DERIVED FROM A KENTUCKY CORNERS STATION KY16 MONUMENT LOCATED IN GEORGETOWN, KENTUCKY WITH A GRID 83 KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF NORTH=1,917,840.43 FT AND EAST=5,183,297.46 FT, AND AN NAVD VERTICAL DATUM ELEVATION OF 875.00. THE COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.

SYMBOL LEGEND

| | |
|--|--|
| 1" - 5" STEEL REBAR WITH SURVEYOR'S CAP (SET RM JOHNSON ENGINEERING, PLS 3521) | PROPERTY LINE POINT NOT SET THIS SURVEY |
| PROPERTY LINE POINT FOUND THIS SURVEY (AS NOTED) | RMJE SURVEY CONTROL POINT AS NOTED ON SURVEY |
| PK NAIL WITH SURVEYOR'S CAP (SET RM JOHNSON ENGINEERING, PLS 3521) | 3" BOLLARD |
| UNDERGROUND POWER/COMMUNICATIONS BOX | POWER POLE |
| WATER METER | SANITARY SEWER MANHOLE |
| WATER VALVE | STORM SEWER DROP INLET |
| FIRE HYDRANT | SIOSH |
| UTILITY POLE WITH STREET LIGHT | STORM SEWER MAN HOLE |
| 12" CMP | GAS METER |
| 12" CMP | CONCRETE |
| 12" CMP | ASPHALT |
| 12" CMP | GRAVEL |
| 12" CMP | EASEMENT AREA |

- ### TREE PRESERVATION STATISTICS:
- ALL TREES WILL BE OF THE FOLLOWING SPECIES: ACER, QUAERCUS, ZELKOVA OR QUERCUS
 - CANOPY @ 20% OF TOTAL VUA - 52,083 VUA x .20 = 10,417.8 SF
 - LARGE TREES (1750 SF) 0
 - MEDIUM TREES (1100 SF) 4
 - SMALL TREES (1100 SF) 10
- ### TREE PROTECTION NOTES:
- ALL REQUIRED TREES SHALL CONFORM WITH THE LUFGD PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS SHALL CONTACT KY UNDERGROUND CALL BEFORE YOU DIG 1-800-732-6007
- INTERIOR TREES REQUIRED: (1250 SF OF REQ. 1A) 42
 INTERIOR TREES PROVIDED: 17
 PERIMETER TREES REQUIRED: (1140 LF OF PL) 30
 PERIMETER TREES PROVIDED: 18
 PERIMETER SHRUBS REQUIRED: (1/4 LF OF FRONTAGE) 137
 PERIMETER SHRUBS PROVIDED: 137
- SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE
 ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE LUFGD PLANTING MANUAL

LANDSCAPING SYMBOLS

| | |
|----------------------|--|
| PROPOSED SHRUB | |
| PROPOSED SMALL TREE | |
| PROPOSED MEDIUM TREE | |
| PROPOSED LARGE TREE | |

RMJE
 R.L.M. JOHNSON ENGINEERING, INC.
 P.O. Box 444
 Lexington, KY 40522
 (606) 762-8328

3213 Summit Square Place
 Lexington, KY 40509
 (606) 543-1256

Clark's Pump-N-Shop
 Clark's Pump-N-Shop
 Return, Refresh, Refuel.
 101 WHEATLEY RD, ASHLAND, KY 41011
 365 CHERRY BLOSSOM WAY, GEORGETOWN, KY 40324

PRELIMINARY LANDSCAPE PLAN

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------|
| 1 | 4-29-2020 | ISSUED FOR PERMIT |

SCALE: 1" = 30'
 JOB No.: 18-037
 DESIGNED BY: JMS
 CHECKED BY: RMJ
 DATE: 4-29-2020
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 R.L.M. JOHNSON ENGINEERING, INC.

LSP

PRELIMINARY LANDSCAPE PLAN

**OHNHEISER CO, LLC
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2020**

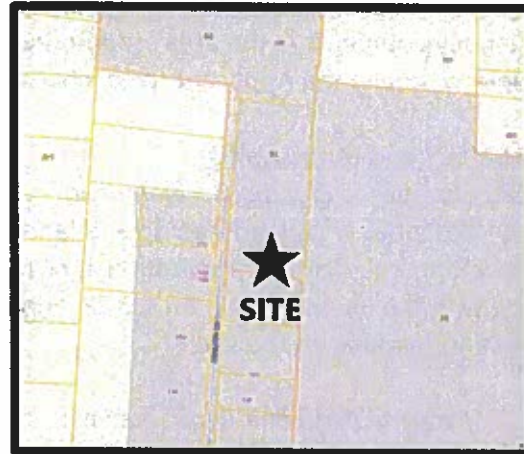
FILE NUMBER: PDP-2020-18

PROPOSAL: Preliminary Development Plan for an 8,500 square feet service bay addition and 112,800 square feet gravel trailer storage area.

LOCATION: 167 Industry Road

OWNER: Ohnheiser Co., LLC

CONSULTANT: John Hunt, PE, PLS
MLH Civil Engineering



STATISTICS:

| | |
|------------------------|---|
| Zone | I-1 (Light Industrial) |
| Surrounding Zones | I-1 & A-1 |
| Site Acreage | 8.661 Acres |
| Building Area | 15,300 square feet (6,800 square feet existing; 8,500 square feet proposed) |
| Max. Building Coverage | 50% |
| Building Coverage | 4.1% |
| Access | Industry Road |
| Parking Required | 3 spaces for the addition |
| Parking Proposed | 3 spaces |
| Variances/Waivers | 1. Waiver to allow the use of gravel for the trailer storage area. |

BACKGROUND:

Information from the PVA indicates the existing building on the Project Site was constructed in 1983. Staff was unable to find hard copies of files for the Project Site that would have provided more background information. The site is currently used for fleet maintenance and truck trailer storage.

In October 2017, the Applicant requested a zone change to I-1 (Light Industrial) for the northernmost 5 acres of the site. The zone change was approved, and the entire Project Site was annexed into the City of Georgetown. Since then, the Applicant has, without appropriate development plan approval, covered an area of roughly 112,800 square feet in gravel for a trailer storage area. With this application, the Applicant seeks to

both construct an addition on the existing building, but also to seek retroactive approval for this gravel storage area.

SITE PLAN REVIEW:

Vehicular Access & Pedestrian Circulation:

The Project Site has one (1) vehicular entrance from Industry Road. The vehicular use area currently exists as a large gravelled area. Part of this application, at staff's recommendation, involves paving the mostly highly trafficked parts of the vehicular use area. This will reduce the dust produced on site by vehicles and reduce the amount of gravel that ultimately gets tracked onto public roads. The site plan shows paved areas leading from the entrance to employee and guest parking areas and to the service bays on the building.

Pedestrian facilities are non-existent along either side of Industry Road. There are also no urban residential or commercial developments in the area around the Project Site that would make it reasonable for the Planning Commission to require the Applicant to construct pedestrian facilities at this time.

Land Use Buffers and Landscaping:

Section 2.20 Changes to Existing Development:

This section describes what landscaping and land use buffers must be provided when changes are made to existing development. For this application, it requires only those newly developed areas to be landscaped in accordance with the Sections 6.12, 6.13, 6.22, and 6.2215. It does not require landscaping and land use buffers for pre-existing features on the site.

Section 6.12: Property Perimeter Requirements

The Project Site does not require property perimeter buffering per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.13: Vehicular Use Area Perimeter Requirements

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.22: Interior Landscaping for Vehicular Use Areas

This application meets the requirements of Section 6.22 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.2215: Minimum Canopy Requirements

The Applicant is proposing to preserve enough tree canopy to not require additional trees to meet this requirement. The Preliminary Development Plan is proposing to preserve 6.3% canopy coverage, and any industrial project preserving at least 5% does not need additional trees to meet this requirement.

Trailer Storage Area:

This application also seeks approval for a 112,800 square foot trailer storage area. This storage area has already been established with a gravel surface. Development of this type should have come before the Planning Commission for Preliminary and Final Development Plan approval before being constructed. The use of gravel as part of an industrial site also requires approval from the Planning Commission. The trailer storage area meets the requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*, and staff recommends approval of the use of gravel in this storage area.

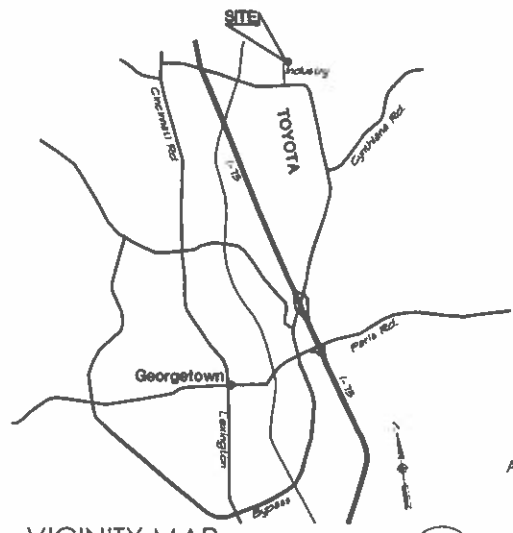
Staff hopes the violation of the regulations that led to the establishment of the trailer storage area was done out of ignorance and was not a willful violation. Any future violations may be subject to fines and penalties in accordance with both state and local law.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct an 8,500 SF service bay addition and 112,800 SF gravel trailer storage area with the following waiver and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. 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.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. Future violations of the *Zoning Ordinance* and *Subdivision & Development Regulations* may be subject to fines and penalties in accordance with both state and local law.



EXISTING / PROPOSED SITE CONDITIONS:
 As advised by the current owner, & verified by Google Earth aerial photography from 1997, the majority of the existing improvements have been installed for 20+ years. The current building and gravel storage / parking areas are served by a septic lagoon and there is / was no stormwater detention basin / measures. In discussions with GSCPC officials, there are no site plans development plans on file for the current conditions.

| | |
|-------------------------------------|--------------------------------------|
| SITE AREA | 8.661 Ac. (Plots) / 5 Ac. Min. |
| Zoning | I-1 Light Industrial |
| Street Frontage | 380' (Plat) / 60' Min. |
| Ext. Site Use | Office / Service Bay / Storage |
| Prop. Site Use | Service Bay Addition |
| Ext. Building Height | Under 25' |
| Prop. Building Height | 25' +/- |
| Ext. Building Floor Area | 6,800 +/- SF |
| Prop. Addition Floor Area | 8,500 +/- SF |
| Ext. Lot Coverage | 8.5% (Approx.) |
| Prop. Lot Coverage | 19.2% (Approx.) |
| Ext. Gravel Parking/Storage | 116,900 SF (Approx.) |
| Prop. Asp. Parking/Access | 32,560+680 = 33,240 SF (Approx.) |
| Prop. Gravel Trailer Storage | 112,800 SF (Approx.) |
| Bldg Addition Parking Req'd | 3 spaces (6 Employees) |
| Zone Perimeter Landscaping | - None Required |
| Site Tree Canopy | |
| Ext. Canopy to Remain | 24,000 SF / 8.661 Ac = 6.3% +/- |
| Canopy Required | NO ADDITIONAL |
| Interior YVA Landscaping | - NOT REQUIRED - 680 SF of Asphalt |
| Perimeter YVA - ROW | 20' + 504' = 524' Lin Feet |
| | 524' / 3=175 Hedge Plantings (18" H) |
| | 524' / 50 = 11 Group A/B Trees |

SITE STATISTICS

GSCPC CERTIFICATION OF PRELIMINARY PLAN APPROVAL
 I hereby certify that the Preliminary Development 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 variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

Chairman, Georgetown-Scott County Planning Comm. Date

OWNER CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Maryland Johnson 4/28/20
 Owner

CERTIFICATIONS

REQUIRED NOTES:
 1) Non-Residential Uses:
 a) Identified sinkhole area(s) were investigated in the vicinity of (date) and is on file with the offices of the Planning Commission and City Engineer, where applicable. The report details the activities used to explore these areas and any recommendations regarding non-buildable areas (shown on the plat/plan) and treatment areas suitable for construction.
 2) Structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole drainage area shall not be permitted to have a basement or first floor elevation lower than an elevation, USGS Datum or other comparable source, to be determined on a case-by-case basis, said elevation being at least (a) 7' foot above the 100 year 24-hour storm event (maximum) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are referenced and shown on the plat.

GSCPC NOTES

1) No existing site surveying performed by MLH Civil. Indicated property lines, contours, and existing improvements as taken from Plat of Record and GSCP GIS for contours & aerial photography, not field verified by MLH Civil.
 2) Elevations & north azimuth from GSCP GIS, KY North.
 3) This is not a boundary survey and is not eligible for recording.
 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, submittal of NOI, and submittal of contractor's BMP plan.
 5) All areas disturbed by grading shall have temporary vegetative cover provided. (Such cover shall consist of annual grasses or small grains.) Slopes exceeding 4:1 shall have additional protection of mulching to prevent erosion.
 6) Manhole covers shall not be covered by grading, sodding, or any other construction operation.
 7) This property DOES NOT lie in the Royal Springs Aquifer Recharge Area.

GENERAL NOTES

PURPOSE OF DEVELOPMENT PLAN
 The purpose of this Preliminary Development Plan is to allow for an 8,500+/- SF Service Bay Building Addition, 3 parking spaces for the benefit of the new addition. Also to rectify a previously installed gravel storage area for trailer parking.

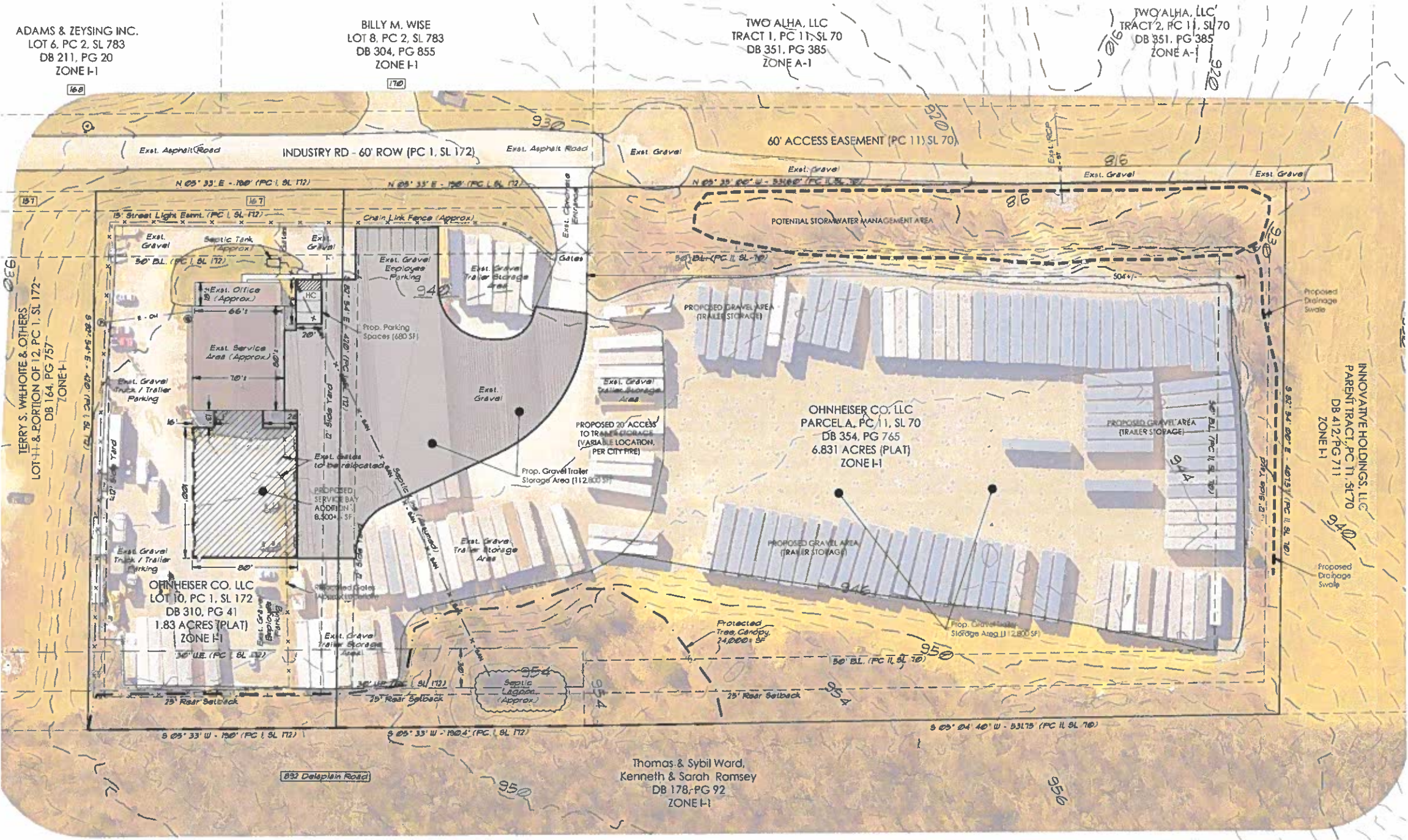
WAIVER REQUEST
 Request a waiver for the previously installed gravel storage area for trailer parking.

OWNER / DEVELOPER: Ohnheiser Co., LLC, 1833 Barkley Rd., Seaside, KY 40370 - 502-863-6000



NOTE:
 Contractor to complete and submit Notice of Intent (NOI) application to KPDES Branch, Division of Water and provide BMP plan prior to beginning site disturbance.

GEORGETOWN STORMWATER MANUAL
 This project shall comply with the current Georgetown Stormwater Manual.



PRELIM. DEVELOPMENT PLAN



MLH CIVIL ENGINEERS, PLLC
 john@mlhcivil.com
 3320 CLAYS MILL #208
 PO BOX 910378
 LEXINGTON KY 40591
 PH/FAX 859-279-1086
 CELL 859-652-4103



PRELIM. DEVELOPMENT PLAN
JOE C. BRUECK INDUSTRIAL PARK
 167 INDUSTRY RD, GEORGETOWN, KY
 OHNHEISER CO., LLC
 167 INDUSTRY ROAD
 GEORGETOWN, SCOTT CO., KY 40324

| | |
|-----------------|-------------|
| DATE | 28 APR 2020 |
| FILE | BAR2001AA |
| DRAWN | JWH |
| REVISION | |

DRAWING
DP-1.0
 1 OF 1

C:\Users\jwh\OneDrive\ACTIVE PROJECTS\BAR2001\Drawings\BAR2001\1AA.dwg, 4/28/2020 2:29:43 PM, 1

ASHTON GROVE COMMERCIAL
Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2020

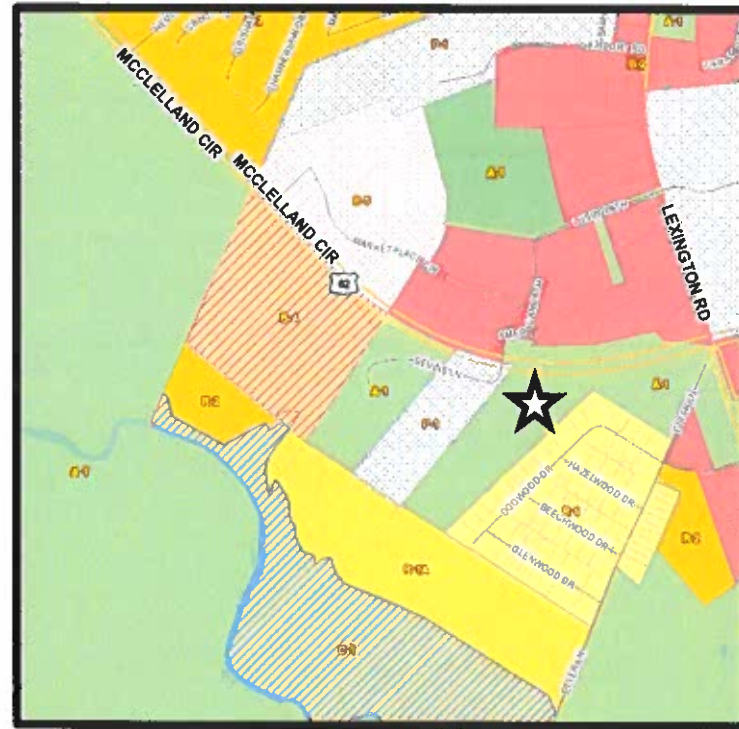
FILE NUMBER: PDP-2020-19

PROPOSAL: Preliminary Subdivision and Development Plan approval request for one-story 13,000 SF commercial building on 2.35 acres

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

APPLICANT: Georgetown Senior Living, LLC

ENGINEER/DESIGNER: Kevin Rich, Kevin Rich Design Studios



STATISTICS:

| | |
|---------------------------|--|
| Existing Zone | B-4 (Community Commercial) |
| Surrounding Zones | R-1 (Low-Density Residential), R-2 (Medium Density Residential), P-1 (Professional Office) |
| Acreage | 2.35 acres |
| Proposed Use | General Commercial and Medical Office |
| Sq. Ft. of Buildings | 13,000 sf (approximately) |
| Parking | 52 spaces/1 per 250sf (required) 65 spaces/4 handicap (proposed) |
| New street required | No |
| Linear feet of new street | N/A |
| Water/sewer available | Yes/Yes |
| Access | Via McClelland Circle and Ashton Grove Path |

BACKGROUND:

The subject property is a proposed 2.35-acre commercial lot located between Etterwood subdivision and Landmark Office Centre, on the south side of McClelland Circle. The zoning of adjacent properties are P-1 (Office), R-1 (Single-Family Residential) and R-2 (Medium-Density Residential).

The main access for the proposed commercial lot will be from McClelland Circle at Bevins Lane and Ashton Grove Path, a private boulevard access road, that serves the Ashton Grove Assisted Living Facility and cottages.

The proposed lot is currently part of the larger 10-acre lot that is being developed into fourteen duplex retirement cottages on a private street. The applicants are proposing to subdivide a 2.35-acre triangular shaped piece of the ten acre lot, along the current frontage with McClelland Circle. This new 2.35-acre lot was previously zoned B-4 (Community Commercial) in 2019. The submitted Preliminary Development Plan shows the proposed lot with one large commercial building separated into four suites with one access from a private street (Ashton Grove Path).

The entrance to the bypass is being improved currently to add a dedicated right turn lane and thru lane. These improvements were required by the Planning Commission as a condition of approval for the Assisted Living project. The traffic study done at the time of the Assisted Living project anticipated future commercial development in the area where it is currently being proposed.

Proposed Land Use:

The proposed 2.35-acre lot is zoned to B-4 (Community Commercial). This zone allows retail, convenience commercial and or medical or general office uses which must meet the landscape and performance standards of the B-4 District. The remainder of the Ashton Grove development remains R-2 PUD (Medium Density Residential), and Etterwood subdivision to the east is zoned R-1 (Residential). A land use buffer is required between commercial and residential zones and a perimeter 50-foot building setback is required around the B-4 zone.

Preliminary Subdivision and Development Plan Review:

The Preliminary Development Plan shows a one-story commercial/office building and associated parking, buffered from the adjoining residential neighborhood and retirement cottages to the south and west. The Building faces northeast toward McClelland Circle, for maximum visibility. The building has a drive thru lane with an 18' drive lane routed counter-clockwise around the building with a drive-up window on the south side of the building. The drive-thru lane flares to 24' on each end of the building to allow for a pass by lane in front of the drive thru window and parking on the north side of the building.

The proposed 2.35-acre lot meets all the area and dimension requirements of the B-4 zone. Staff has no concerns with the proposed Preliminary Subdivision Plat. The Final Plat shall include all required easements including an access easement and maintenance agreement for the use of Ashton Grove Path.

The main staff concerns with the Preliminary Development Plan are how the drive thru and lighting will be mitigated to reduce the impacts on the existing residential neighborhood and how a sufficient buffer will be maintained between the proposed commercial building and the Etterwood neighborhood, while allowing for the proposed drive thru lane and surface stormwater drainage around the back of the building.

Traffic study:

A Traffic Study was completed by CDM Smith. It concluded that the entrance to McClelland Circle at Bevins Lane would need to be improved to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection and a signal warrant study should be conducted to determine the appropriate time to install a signal. All required traffic improvements shall be complete prior to occupancy of the commercial building.

Access, Parking and Circulation:

The subject property will be accessed from McClelland Circle at Bevins Lane and a private street Ashton Grove Path. An access and maintenance agreement will be required at time of Final Plat approval for the use of the existing private access road. A sidewalk connection is shown from the access street. This sidewalk shall be routed to provide a safe driveway crossing to the building front door.

The B-4 zone requires one parking space per 250 SF of building. The applicant is providing sufficient parking. The type of business which will be utilizing the drive thru window is not yet known. However, we have had issues with drive thrus adjacent to existing residential neighborhoods in the past. It may be that the Planning Commission could consider not allowing a standalone restaurant menu board, but limit the drive thru to a pull up pharmacy type window only. Moving the drive thru window to the other side of the building could potentially reduce the headlight glare on residences to the east, but may increase noise and exhaust from idling vehicles, depending on hours of operation and the type of business utilizing the drive thru.

Staff would recommend increasing the landscaping by the drive thru window to reduce noise from speakers and glare from car headlights and keeping the lighting low profile or at ground level around the back of the building and drive lane.

Landscaping & Greenbelt:

This proposal is located adjacent to multiple residential zones. A landscape buffer is required between the commercial zone and adjoining residential zones. The proposed plan provides a hedge and trees along the Etterwood boundary as well as a six-foot high wooden privacy fence. The boundary between the commercial lot and the retirement cottages will include a row of trees, a hedge and a plank fence.

Sufficient VUA interior, perimeter and canopy area and landscaping is being provided. The applicant has demonstrated they can meet the minimum canopy coverage required thru new plantings. Staff recommends maintaining all healthy trees on their property along the boundary with Etterwood subdivision if possible. This treeline shall be protected during construction to avoid root damage to trees on adjoining properties.

Stormwater:

A Stormwater Management Plan shall be approved by the Planning Commission Engineer prior to staff approval of the Final Development Plan. Development shall comply with all requirements of the Environmentally Sensitive Lands Ordinance. No sinkholes are known on the site, but karst features are common in the area

RECOMMENDATION:

Based on the findings above, staff recommends **approval** of the Preliminary Development Plan request for a 13,000 SF commercial building and approval of the Preliminary Subdivision Plat for a new 2.35 acre commercial parcel at Bevins Lane and McClelland Circle with the following conditions of approval.

Conditions:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A safe sidewalk connection shall be provided from Ashton Grove Path to the building front door.
4. No overhead lighting but only surface lighting shall be provided mounted at a height of six feet or lower, around the back of the building and drive thru lane. Landscaping and screening shall be provided to sufficient screen vehicles in the drive thru lane from Etterwood residences.
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. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. The Final Development Plan will need to comply with all stormwater management requirements.
7. 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.
8. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.

NOTES:

1. THE PURPOSE OF THIS MINOR SUBDIVISION PLAN IS TO CREATE TWO TRACTS OUT OF ONE TRACT AND FOR THE OWNER OF AMENDED LOT NO. 1 TO GRANT A VARIABLE WIDTH ACCESS EASEMENT FOR VEHICULAR & PEDESTRIAN TRAFFIC FOR THE BENEFIT OF LOT NO. 2.
2. THIS PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
3. ANY FURTHER SUBDIVISION WILL REQUIRE THE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

LEGEND

- SET 5/8" REBAR WITH CAP #3697
- FOUND IRON PIN WITH CAP #2187
- FOUND RAILROAD SPIKE
- ▲ FOUND MAG NAIL
- ☆ FOUND MAG NAIL WITH SHINER #2187
- △ COMPUTED UN-MARKED POINT

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT THE FOLLOWING UTILITIES SHALL SUPPLY ASHTON GROVE WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

| | |
|---|------|
| KENTUCKY UTILITIES COMPANY REPRESENTATIVE | DATE |
| AT&T COMPANY REPRESENTATIVE | DATE |
| COLUMBIA GAS COMPANY REPRESENTATIVE | DATE |

CERTIFICATION OF WATER & SEWER SERVICES

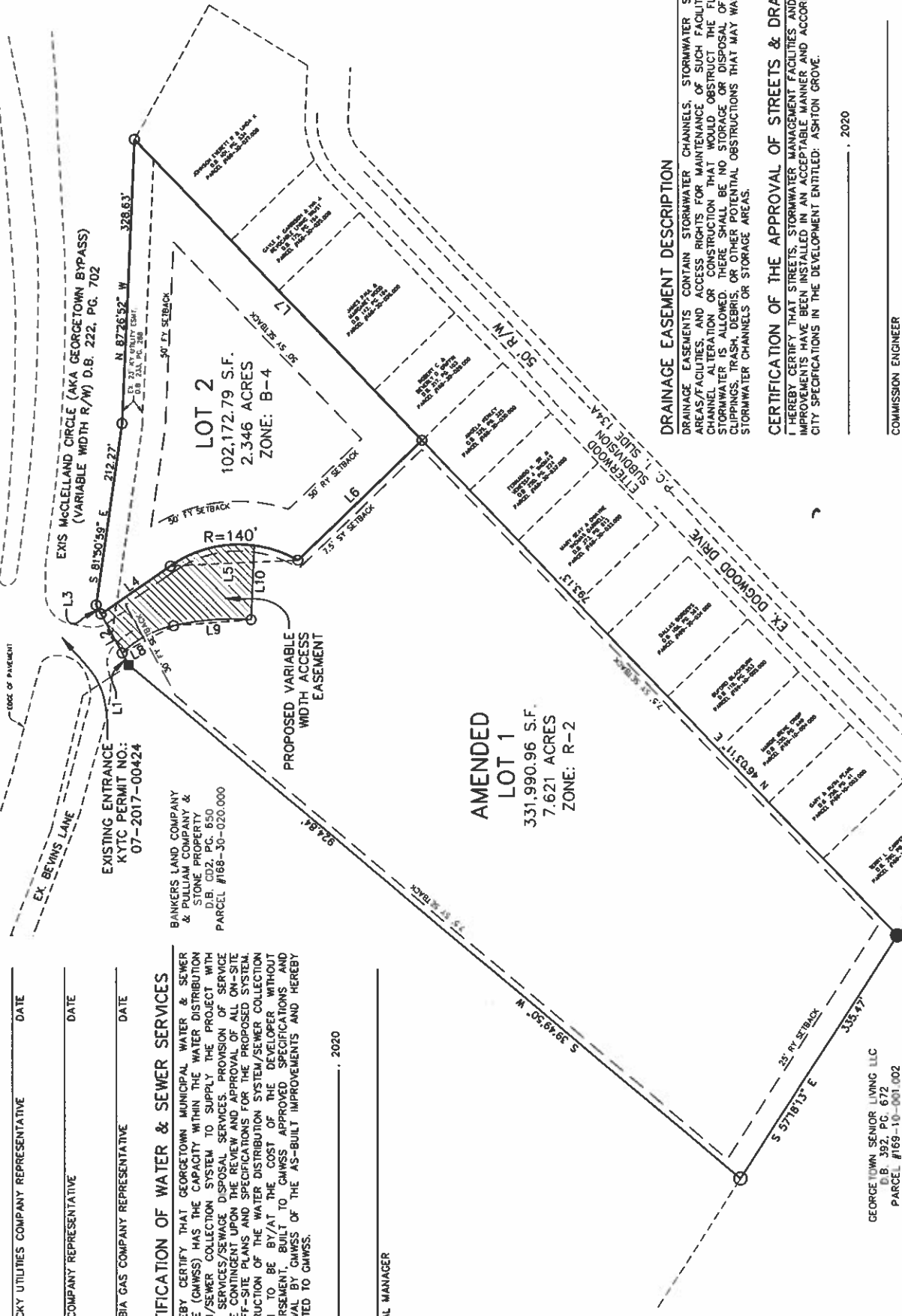
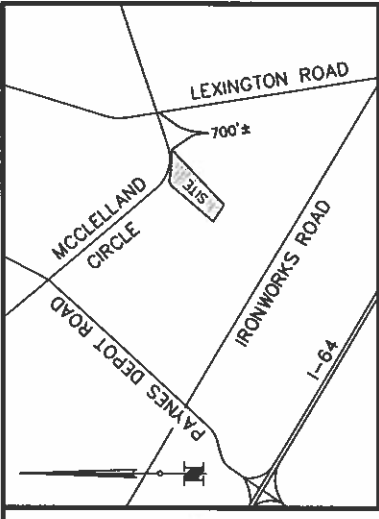
I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO SUPPLY THE PROJECT WITH WATER SERVICES/SEWAGE DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT. BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND HEREBY DEDICATED TO GMWSS.

GENERAL MANAGER _____, 2020

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 61°19'19" W | 15.71' |
| L2 | S 61°19'19" W | 51.27' |
| L3 | S 61°19'19" W | 11.90' |
| L4 | S 34°50'59" E | 97.76' |
| L5 | S 2°47'37" E | 148.61' |
| L6 | S 43°54'41" E | 200.58' |
| L7 | N 46°03'11" E | 481.48' |
| L8 | S 28°14'6" E | 67.22' |
| L9 | S 4°35'49" E | 90.91' |
| L10 | S 87°26'52" E | 65.78' |

LOCATION MAP

NO SCALE



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THIS PLAN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

SIGNATURE OF OWNER _____, 2020

LAND SURVEYOR'S CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

TRAVIS K. BENTLEY PLS# 3697 DATE: _____, 2020
 NOT VALID WITHOUT SIGNATURE & SEAL OF THE PROFESSIONAL SURVEYOR

BENTLEY LAND SURVEYING PLLC
 2527 NELSON MILLER PARKWAY
 LOUISVILLE, KENTUCKY 40223
 PH: 502-210-8116/FAX: 502-749-0056
 EMAIL: tbentley@surveyky.com

GRAPHIC SCALE: 1"=100'



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.

CERTIFICATION OF THE APPROVAL OF STREETS & DRAINAGE

I HEREBY CERTIFY THAT STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE DEVELOPMENT ENTITLED: ASHTON GROVE.

COMMISSION ENGINEER _____, 2020

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS PLAN. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D HAVE BEEN MET.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAN SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

GIS ANALYST / GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____, 2020

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

GIS ANALYST / GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____, 2020

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THE AMENDED MINOR SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR PARCELS WITHIN THE CITY OF GEORGETOWN. ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON, SHALL BE COATED IN THE MINUTES OF THE PLANNING COMMISSION UPON CERTIFICATION OF THE ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS. CONSTRUCTION MAY BEGIN.

OWNER _____, 2020

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____, 2020

PRELIMINARY SUBDIVISION PLAT
 OWNER: GEORGETOWN SENIOR LIVING LLC
 150 EAST BROAD STREET - 8TH FLOOR
 COLUMBUS, OHIO 43215
 DEED BOOK 392, PAGE 667
 PARCEL ID: 168-30-021.000

LOCATION: 100 ASHTON GROVE PATH
 GEORGETOWN, KENTUCKY 40324

DATE: 4/29/2020 SCALE: 1"=100'

- LEGEND**
- 560 EXISTING CONTOUR
 - 561.23 EXISTING SPOT ELEVATION
 - EX W EXISTING FENCE
 - EX W X EXISTING WATER LINE W/ SIZE
 - OW EXISTING WATER METER
 - OV EXISTING WATER VALVE
 - U FH EXISTING FIRE HYDRANT
 - EX G EXISTING GAS W/ SIZE
 - OG EXISTING GAS METER
 - OV EXISTING GAS VALVE
 - EX OHU EXISTING OVERHEAD UTILITIES
 - EX OHE EXISTING OVERHEAD ELECTRIC
 - EX UGE EXISTING UNDERGROUND ELECTRIC
 - EX UGP EXISTING UTILITY POLE
 - EX UGD EXISTING DOWN GUY
 - EX UGT EXISTING GUY UTILITY POLE
 - EX UTR EXISTING TRANSFORMER
 - EX UTS EXISTING ELECTRIC SPICE BOX
 - EX UTM EXISTING ELECTRIC MANHOLE
 - EX UTE EXISTING ELECTRIC BOX
 - EX UTL EXISTING LIGHT POLE
 - EX UTP EXISTING TELEPHONE PEDESTAL
 - EX UTM EXISTING TELEPHONE MANHOLE
 - EX UTO EXISTING OVERHEAD TELEPHONE
 - EX UGT EXISTING UNDERGROUND TELEPHONE
 - EX UTV EXISTING TELEVISION PEDESTAL
 - EX UTP EXISTING CATCH BASIN W/ PIPE
 - EX UTP EXISTING HEADWALL W/ PIPE
 - EX UTP EXISTING SANITARY MANHOLE W/PIPE
 - EX UTR EXISTING TREE TO REMAIN
 - EX UTR EXISTING TREE TO BE REMOVED

- KEY**
- 1 ENTRANCE DRIVE CONNECTION @ McCLELLAND CIRCLE
TYPE ENCROACHMENT PERMIT # 07-2017-00422
 - 2 ASPHALT PAVEMENT - HEAVY DUTY
 - 3 ASPHALT PAVEMENT - STANDARD DUTY
 - 4 CONCRETE SIDEWALK (TYP.)
DIMENSIONS AS SHOWN
 - 5 ACCESS EASEMENT
TO BE APPROVED BY LOCAL MINOR SUBDIVISION PLAT
 - 6 6-FT PRIVACY FENCE
 - 7 CONCRETE CURB & GUTTER
 - 8 DUMPSTER ENCLOSURE
 - 9 HORIZONTAL BOARD "HORSE" FENCE (TYP.)

- LEGEND**
- ASPHALT PAVEMENT - HEAVY DUTY
SEE DETAIL 3, SHEET 7.001
 - ASPHALT PAVEMENT - STANDARD DUTY
SEE DETAIL 2, SHEET 7.001
 - CONCRETE SIDEWALK
SEE PLAN FOR DIMENSIONS
 - 18" CONCRETE CURB & GUTTER

PROJECT DATA

| | |
|-------------------|-------------------------|
| ZONING | B-4 |
| EXISTING LAND-USE | VACANT |
| PROPOSED LAND-USE | COMMERCIAL CENTER |
| PROPERTY AREA | 2.35 AC (102,172.79 SF) |

| | |
|-------------------------------|----------------------|
| BUILDING DATA | |
| MAX BUILDING GROUND COVERAGE | 35,760.48 SF (35.0%) |
| PROP BUILDING GROUND COVERAGE | 13,000.00 SF (12.7%) |
| MAX ALLOWABLE BUILDING HEIGHT | 75-FT |
| PROP BUILDING HEIGHT | 21-FT |
| MIN PARKING SPACES REQUIRED | 52 (1 PER 250 SF) |
| PARKING SPACES PROVIDED | 65 |

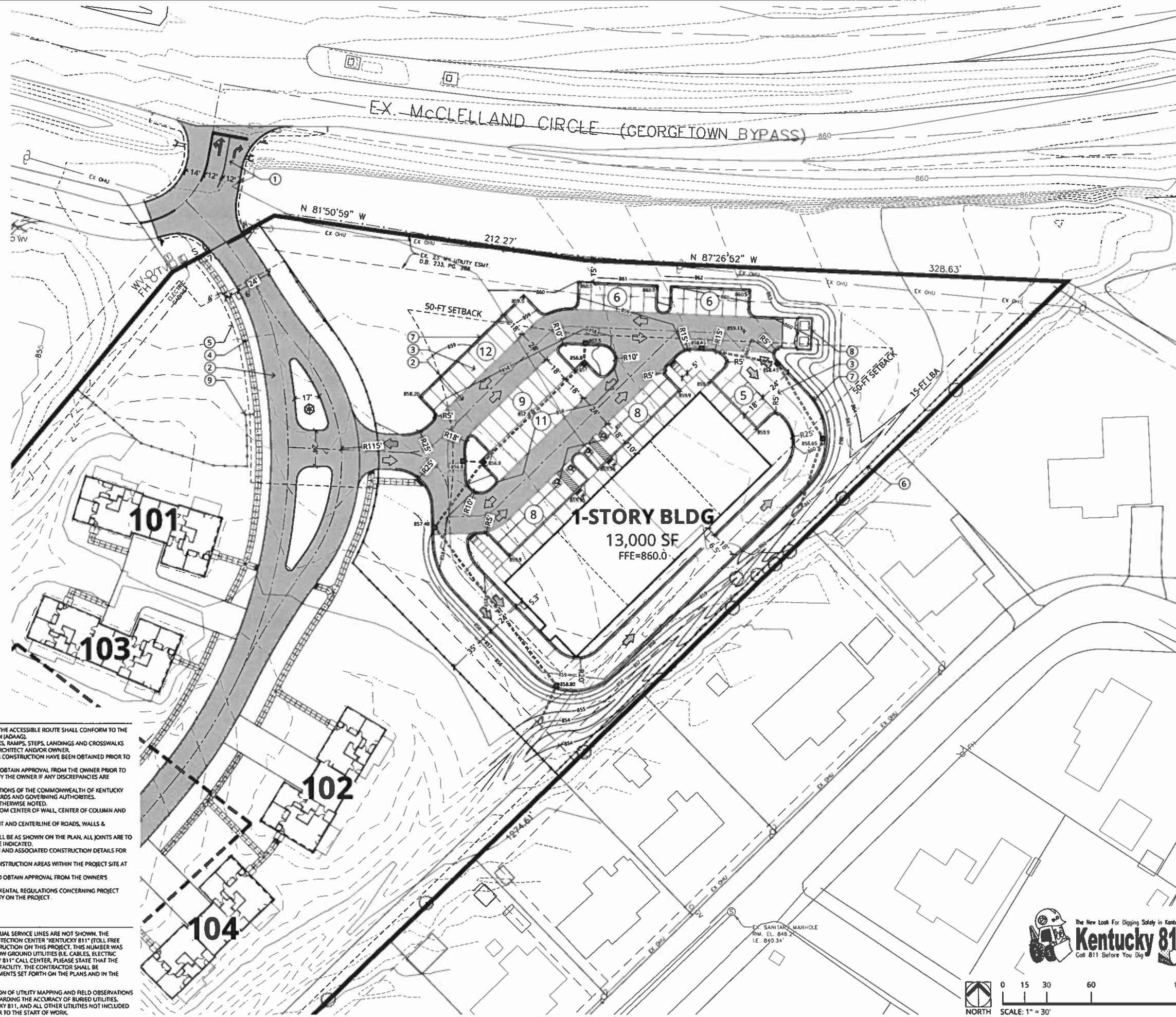
| | |
|------------------|-------|
| SETBACKS | |
| FRONT YARD | 50-FT |
| STREET SIDE-YARD | 50-FT |
| SIDE YARD | 50-FT |
| REAR YARD | 50-FT |

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

GENERAL UTILITY NOTE

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

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



RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

291 N HUBBARD LN, STE 172-101
LOUISVILLE, KENTUCKY 40207 USA
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

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

DEVELOPER

CONTINENTAL SENIOR COMMUNITIES
Experts in Managing the Senior Living + Managed Care

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

PROJECT NAME

ASHTON GROVE COMMERCIAL

PROJECT ADDRESS

GEORGETOWN SENIOR LIVING LLC
(PARCEL ID: 169-10-001.002)
100 ASHTON GROVE PATH
GEORGETOWN, KY 40324

SHEET TITLE

PRELIMINARY DEVELOPMENT PLAN

| | |
|----------------|---------------|
| DATE ISSUED | MARCH 2, 2020 |
| DRAWN BY | YZ |
| CHECKED BY | KWR |
| PROJECT NUMBER | 19120 |

| | |
|-----------------|------------|
| REVISIONS | DATE |
| 1. TRC COMMENTS | 04.29.2020 |

SHEET NUMBER

1.02

The New Look For Digging Safely in Kentucky

Kentucky 811
Call 811 Before You Dig

0 15 30 60 120
NORTH SCALE: 1" = 30'

LEGEND

- 560 EXISTING CONTOUR
- 561.23 EXISTING SPOT ELEVATION
- X-X- EXISTING FENCE
- EX W- EXISTING WATER LINE W/ SIZE
- WM EXISTING WATER METER
- WV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- EX G- EXISTING GAS W/ SIZE
- GM EXISTING GAS METER
- GV EXISTING GAS VALVE
- EX OHU- EXISTING OVERHEAD UTILITIES
- EX OHE- EXISTING OVERHEAD ELECTRIC
- EX UGE- EXISTING UNDERGROUND ELECTRIC
- EX UPE- EXISTING UTILITY POLE
- EX UGD- EXISTING DOWN GUY
- EX UGP- EXISTING GUY UTILITY POLE
- ET EXISTING TRANSFORMER
- ESB EXISTING ELECTRIC SERVICE BOX
- EB EXISTING ELECTRIC MANHOLE
- EB EXISTING ELECTRIC BOX
- ET EXISTING TELEPHONE PEDESTAL
- ET EXISTING TELEPHONE MANHOLE
- EX OHT- EXISTING OVERHEAD TELEPHONE
- EX UGT- EXISTING UNDERGROUND TELEPHONE
- TV EXISTING TELEVISION PEDESTAL
- CB EXISTING CATCH BASIN W/ PIPE
- HW EXISTING HEADWALL W/ PIPE
- SM EXISTING SANITARY MANHOLE W/PIPE
- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED

LANDSCAPE DATA

| | |
|---------------------------------------|---|
| VEHICULAR USE DATA (VAJ) | 33,835.03 SF |
| VIA INTERIOR LANDSCAPE AREA REQUIRED | 3,383.50 SF |
| VIA INTERIOR LANDSCAPE AREA PROVIDED | 3,958.76 SF |
| VIA INTERIOR TREES REQUIRED | 14 (1 PER 250 SF OF VAJ) |
| VIA INTERIOR TREES PROVIDED | 14 |
| VIA PERIMETER LANDSCAPE AREA REQUIRED | 1,280.0 SF (320 LF @ 4-FT MIN WIDTH) |
| VIA PERIMETER LANDSCAPE AREA PROVIDED | 1,280.0 SF |
| VIA PERIMETER TREES REQUIRED | 8 (1 PER 40 LF) |
| VIA PERIMETER TREES PROVIDED | 8 |
| PROPERTY PERIMETER SCREENING REQUIRED | 481.50 LF |
| EASTERN PROPERTY BOUNDARY | 200.58 LF |
| SOUTHERN PROPERTY BOUNDARY | |
| PROPERTY PERIMETER TREES REQUIRED | 12 TREES (1 PER 40 LF) & 6-FT HEIGHT FENCE |
| EASTERN PROPERTY BOUNDARY | 15 TREES PROVIDED (5 EXIS TO REMAIN + 10 NEW) |
| SOUTHERN PROPERTY BOUNDARY | 5 TREES (1 PER 40 LF) & 6-FT PLANTING HEDGE |
| | 7 TREES PROVIDED |

GENERAL SITE NOTES

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

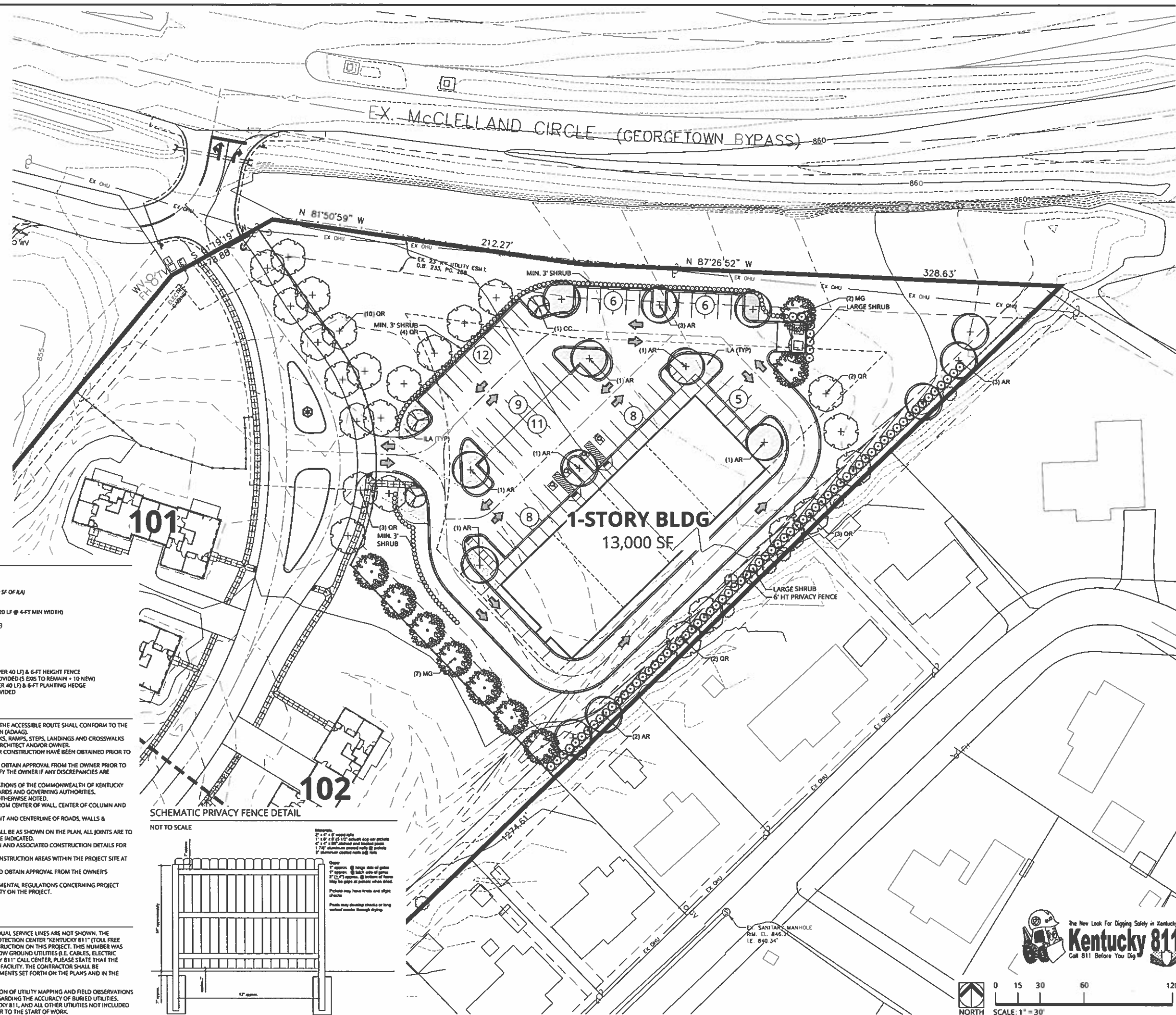
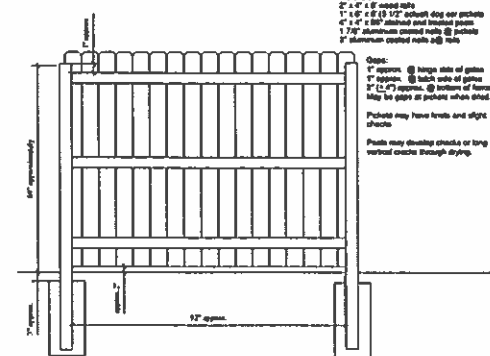
GENERAL UTILITY NOTE

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

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

SCHEMATIC PRIVACY FENCE DETAIL

NOT TO SCALE



RICH DESIGN STUDIOS
 LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE

291 N HUBBARD'S LN, STE 172-101
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WWW.RICHDDESIGNSTUDIOS.COM

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DEVELOPER

CONTINENTAL SENIOR COMMUNITIES
 Experts in Retirement, Active Living & Memory Care

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

PROJECT NAME

ASHTON GROVE COMMERCIAL

PROJECT ADDRESS

GEORGETOWN SENIOR LIVING LLC
 (PARCEL ID: 169-10-001.002)
 100 ASHTON GROVE PATH
 GEORGETOWN, KY 40324

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

| | |
|-----------------|---------------|
| DATE ISSUED | MARCH 2, 2020 |
| DRAWN BY | YZ |
| CHECKED BY | KWR |
| PROJECT NUMBER | 19120 |
| REVISIONS | DATE |
| 1. TRC COMMENTS | 04.29.2020 |

SHEET NUMBER

1.03

The New Look For Digging Safely in Kentucky

Kentucky 811
 Call 811 Before You Dig

0 15 30 60 120
 SCALE: 1" = 30'

GSCPC Active Development Projects

| Status | Application number | Project Name | Type |
|---------------------------|-------------------------------|--|-------|
| Under Construction | | | |
| | Number of Projects: 13 | | |
| | 2017-33 | American Mini (Self-Storage_1047 Paris Pike)-Ph I | DEV-C |
| | 2019-30 | Amerson Daycare_301 Schoolhouse | DEV-C |
| | 2018-22 | Amerson South Townhomes | DEV-R |
| | 2018-25 | Bluegrass RV Storage - Soil Relocation | DEV-C |
| | 2015-22 | Cherry Blossom Townhomes Phase 5 (Haddix triplex) | DEV-R |
| | 2018-41 | Commonwealth T&M - 220 Endeavor | DEV-C |
| | 2018-08 | Dominos (Oxford Place) Perfect Properties | DEV-C |
| | 2016-49 | Hiserbob - 411 Triport Road | IND |
| | 2018-18 | Pleasant Valley, Section II - Phase 3 Condominiums | DEV-C |
| Minor DP | | Simply Southern Properties_618 E Main | DEV-R |
| | 2018-62 | Sleep-in/Mainstay_Cherry Blossom Connector | DEV-C |
| | 2018-56 | Texas Roadhouse (ML Georgetown) | DEV-C |
| | 2017-53 | Top Gun Safe Auto Sales | DEV-C |
| Final Inspection | | | |
| | Number of Projects: 8 | | |
| | 2017-49 | Ashton Grove Senior Living (Highgrove) | DEV-C |
| | 2019-09 | Bastian Solutions - Bristol Group - Corporate Blvd | IND |
| | 2015-27 | Country Boy Brewing_2019 Expansion | DEV-C |
| | 2016-38 | Cyron Holdings | IND |
| | 2019-23 | Ecofibre - Hemp Black, Corporate Dr. | DEV-C |
| | 2019-10 | Landmark Shoppes - 109 Marketplace Circle | DEV-C |
| | 2019-14 | Titan Project (QSI Banking)_Technology Ct | DEV-C |
| | 2018-26 | Toyota Tsusho - North Access Road | DEV-C |

GSCPC Active Subdivision Projects

| Status | Application number | Project Name |
|------------------------------|--|--|
| Under Construction | Number of Projects: | 5 |
| | 2019-13 | Cherry Blossom Townhomes - Phase 6 |
| | 2019-39 | Harbor Village Unit 1, Phase 3C |
| | 2017-24 | Pinnacle At Mallard Point |
| | 2018-61 | Village at Lanes Run - Phase 2, Sect 3-A (Haddix) |
| | 2018-05 | Woodland Park (Betty Yancey) Phase 1 |
| Dedication/Final Work | Number of Projects: | 7 |
| | 2005-47 | Cherry Blossom Subdivision Phase 7 & 8 |
| | 2005-26 | Edgewood Subdivision - Phase 1 |
| | 2004-02 | Leesburg Landing |
| | 2006-28 | McClelland Springs Subdivision Phase 2A |
| | 2005-02 | Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4 |
| | 2015-29 | Sutton Place, Phase 3, Section 1 |
| | 2004-26 | Village at Lanes Run - Phase 1, Section 1 |
| Approved/Bonded | Number of Projects: | 19 |
| | 2016-47 | Canewood Unit 1-C Sect 4 |
| | 2006-86 | December Estates Cluster Subdivision |
| | 2013-11 | Deer Run - Phase 3A |
| | 2013-11 | Deer Run - Phase 3B |
| | 2017-43 | Fox Run Subdivision - Phase 1 |
| | 2008-40 | Paynes Crossing Phase 4 - Section 1 & 2 |
| | 2004-51 | Pleasant Valley Phase 4B, 4C, & 4F |
| | 2004-51 | Pleasant Valley Phase 4D & 4E |
| | 2008-47 | Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe) |
| | 2016-51 | Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes) |
| | 2016-51 | Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes) |
| | 2006-63 | Rocky Creek Farm Section 3B, Phase 3 |
| | 2005-02 | Rocky Creek Reserve Phase 3 Section 1 (Ball) |
| | 2005-02 | Rocky Creek Reserve Phase 3 Section 2 (Ball) |
| | 2013-30 | Rocky Creek-Meadows-Sec 1C |
| | 2015-29 | Sutton Place, Phase 3-B |
| | 2017-08 | Thoroughbred Acres Unit 7D, Section 1 |
| | 2018-61 | Village at Lanes Run - Phase 2, Sect 3-B (Charles) |
| 2019-10 | White Oak Condominiums Phase 4 (Remaining) | |

List of all Active Projects/status

| Application | Project Name | Type | Status |
|-------------|--|-------|-----------------------|
| 2017-34 | Adient USA (Hillps) Amended DP (Parking and dock) | DEV-C | No Activity |
| 2017-33 | American Mini (Self-Storage_ 1047 Paris Pike)-Ph 1 | DEV-C | Under Construction |
| 2014-22 | Amerson Apartments North | DEV-R | Dedication/Final Work |
| 2017-20 | Amerson Commercial Grading and Site Work | DEV-C | Approved/Bonded |
| 2019-30 | Amerson Daycare_301 Schoolhouse | DEV-C | Under Construction |
| 2018-22 | Amerson South Townhomes | DEV-R | Under Construction |
| 2017-49 | Ashton Grove Senior Living (Highgrove) | DEV-C | Final Inspection |
| 2019-09 | Bastian Solutions - Bristol Group - Corporate Blvd | IND | Final Inspection |
| 2018-25 | Bluegrass RV Storage - Soil Relocation | DEV-C | Under Construction |
| 2016-47 | Canewood Unit 1-C Sect 4 | RES | Approved/Bonded |
| 2017-13 | Canewood Unit 6, Lot 1 | RES | Under Review |
| 2014-21 | Central Church of God-Coleman Lane | DEV-C | Complete |
| 2005-47 | Cherry Blossom Subdivision Phase 7 & 8 | RES | Dedication/Final Work |
| 2019-13 | Cherry Blossom Townhomes - Phase 6 | RES | Under Construction |
| 2015-22 | Cherry Blossom Townhomes Phase 5 (Haddix triplex) | DEV-R | Under Construction |
| 2015-22 | Cherry Blossom Townhomes-Phase 5 | DEV-R | Approved/Bonded |
| 2018-41 | Commonwealth T&M - 220 Endeavor | DEV-C | Under Construction |
| 2015-27 | Country Boy Brewing_2019 Expansion | DEV-C | Final Inspection |
| 2016-38 | Cyron Holdings | IND | Final Inspection |
| 2006-86 | December Estates Cluster Subdivision | RES | Approved/Bonded |
| 2013-11 | Deer Run - Phase 3A | RES | Approved/Bonded |
| 2013-11 | Deer Run - Phase 3B | RES | Approved/Bonded |
| 2018-10 | Dog Haus Development | DEV-C | No Activity |
| 2018-08 | Dominos (Oxford Place) Perfect Properties | DEV-C | Under Construction |
| 2019-23 | Ecofibre - Hemp Black, Corporate Dr. | DEV-C | Final Inspection |
| 2005-26 | Edgewood Subdivision - Phase 1 | RES | Dedication/Final Work |

| Application | Project Name | Type | Status |
|-------------|--|-------|-----------------------|
| 2011-29 | Falls Creek Drive extension | DEV-C | Approved/Bonded |
| 2004-49 | Falls Creek Phase 1 - Unit 1 | RES | Warranty Period |
| 2004-49 | Falls Creek Phase 1- Units 2, 3, 4, & 5 | RES | Warranty Period |
| 2017-43 | Fox Run Subdivision - Phase 1 | RES | Approved/Bonded |
| 2019-39 | Harbor Village Unit 1, Phase 3C | RES | Under Construction |
| 2015-08 | Heritage Apartments at Falls Creek - Phase 2 | DEV-R | Under Review |
| 2016-49 | Hiserbob - 411 Triport Road | IND | Under Construction |
| 2019-06 | Hoghead Trailer Sales-Showalter | DEV-C | No Activity |
| 2018-52 | Jimmy Johns - 121 Southgate Dr | DEV-C | Under Review |
| 2019-46 | Jones Prop - Willow Brook Ln Ext | RES | Under Review |
| 2019-10 | Landmark Shoppes - 109 Marketplace Circle | DEV-C | Final Inspection |
| 2004-02 | Leesburg Landing | RES | Dedication/Final Work |
| 2006-28 | McClelland Springs Subdivision Phase 2A | RES | Dedication/Final Work |
| 2009-20 | Morgan Property | DEV-C | No Activity |
| 2017-14 | Morgan Property (Tract 2) 2017 | DEV-C | No Activity |
| 2020-04 | Oser Paint & Flooring | DEV-C | Under Review |
| 2006-07 | Overlook Apartments (Dover Dr) Phase 3 & 4 | DEV-C | Under Review |
| 2008-40 | Paynes Crossing Phase 4 - Section 1 & 2 | RES | Approved/Bonded |
| 2015-05 | Pemberley Cove | RES | Warranty Period |
| 2018-29 | Penn Ave Baptist Parking - Stamping Ground | DEV-C | Under Review |
| 2017-24 | Pinnacle At Mallard Point | RES | Under Construction |
| 2004-51 | Pleasant Valley Phase 4B, 4C, & 4F | RES | Approved/Bonded |
| 2004-51 | Pleasant Valley Phase 4D & 4E | RES | Approved/Bonded |
| 2004-51 | Pleasant Valley Phase 5 | RES | Under Review |
| 2008-47 | Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe) | RES | Approved/Bonded |
| 2008-47 | Pleasant Valley Section 2, Ph2, Unit 2 | RES | Warranty Period |
| 2018-18 | Pleasant Valley, Section II - Phase 3 Condominiums | DEV-C | Under Construction |
| 2016-51 | Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes) | RES | Approved/Bonded |

| Application | Project Name | Type | Status |
|-------------|--|-------|-----------------------|
| 2016-51 | Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes) | RES | Approved/Bonded |
| 2006-63 | Rocky Creek Farm Section 3B, Phase 3 | RES | Approved/Bonded |
| 2005-02 | Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4 | RES | Dedication/Final Work |
| 2005-02 | Rocky Creek Reserve Phase 3 Section 1 (Ball) | RES | Approved/Bonded |
| 2005-02 | Rocky Creek Reserve Phase 3 Section 2 (Ball) | RES | Approved/Bonded |
| 2013-30 | Rocky Creek-Meadows-Sec1C | RES | Approved/Bonded |
| 2005-41 | Shops at Elkhorn Meadows (Hanna) | DEV-C | Under Review |
| Minor DP | Simply Southern Properties 618 E Main | DEV-R | Under Construction |
| 2018-62 | Sleep-in/Mainstay_Cherry Blossom Connector | DEV-C | Under Construction |
| Minor DP | Stonewall First Church of God - Grading & Parking | DEV-C | No Activity |
| 2018-38 | Sutton Place Remaining (Phase to be named) | RES | Under Review |
| 2015-29 | Sutton Place, Phase 3, Section 1 | RES | Dedication/Final Work |
| 2015-29 | Sutton Place, Phase 3-B | RES | Approved/Bonded |
| 2018-56 | Texas Roadhouse (ML Georgetown) | DEV-C | Under Construction |
| 2005-22 | Thoroughbred Acres Unit 11(Commercial Subdivision | DEV-C | Approved/Bonded |
| 2017-08 | Thoroughbred Acres Unit 7D, Section 1 | RES | Approved/Bonded |
| 2019-14 | Titan Project (QSI Banking)_Technology Ct | DEV-C | Final Inspection |
| 2017-53 | Top Gun Safe Auto Sales | DEV-C | Under Construction |
| 2018-26 | Toyota Tsusho - North Access Road | DEV-C | Final Inspection |
| 2004-26 | Village at Lanes Run - Phase 1, Section 1 | RES | Dedication/Final Work |
| 2004-26 | Village at Lanes Run - Phase 1, Section 2 (Ball) | RES | Warranty Period |
| 2018-61 | Village at Lanes Run - Phase 2, Sect 3-A (Haddix) | RES | Under Construction |
| 2018-61 | Village at Lanes Run - Phase 2, Sect 3-B (Charles) | RES | Approved/Bonded |
| 2004-26 | Village at Lanes Run - Phase 3, Sect 1 (Charles) | RES | Under Review |
| 2010-22 | Village at Lanes Run- Phase 2, Section 1 | RES | Warranty Period |
| 2011-30 | Village at Lanes Run- Phase 2, Section 2 | RES | Warranty Period |
| 2006-06 | Ward Hall Property - Phase 1B & 1C (Remainder) | RES | Warranty Period |
| 2019-10 | White Oak Condominiums Phase 2 | DEV-R | Warranty Period |

| Application | Project Name | Type | Status |
|---|--|-------------|--------------------|
| 2019-10 | White Oak Condominiums Phase 4 (Remaining) | RES | Approved/Bonded |
| 2016-13 | Winding Oaks Cluster | RES | Warranty Period |
| 2018-05 | Woodland Park (Betty Yancey) Phase 1 | RES | Under Construction |
| 2018-05 | Woodland Park (Betty Yancey) Phase 2 | RES | Under Review |
| Total Number of Active Projects: | | 86 | |