

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA**

**July 14, 2016
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 9, 2016 minutes
- C. Approval of July agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2016-08 Clark's Pump 'n Shop Store – Preliminary Development Plan for a new gas station/convenience store with drive thru on .9 acres zoned B-2, located on the southeast corner of Paris Pike and McClelland Circle. WITHDRAWN
- B. PDP-2016-29 Smith-Wainscot Duplexes – Preliminary Development Plan for two duplexes located at 200 Pocahontas Trail. POSTPONED

III. NEW BUSINESS

- A. FSP-2016-34 The Colony, Unit 11 – Amended Final Subdivision Plat for lots on the south side of Castleford Drive, west of King George Drive, north side of Elkhorn Creek.
- B. PDP-2016-35 Concept Packaging – Preliminary Development Plan for construct a 14,000 sq. ft. storage building, located at 1 Quality Dr.
- C. ZMA-2016-36 Wise Property Zone Change – Rezoning request for .59 acres from R-1A to B-2, located at 3519 Main Street in Stamping Ground.
- D. FSP-2016-37 James and Elena Moore Property – Final Subdivision Plat to create one new tract of 5.001 acres, with 17.696 acres remaining in the parent tract, located at the end of Pratt Lane on the west side of North Elkhorn Creek.
- E. PDP-2016-38 Cyron Holdings – Preliminary Development Plan for a 72,000 sq. ft. industrial building on 7.4 acres, located at the southeast corner of Barkley Lane and Delaplain Rd.
- F. PDP-2016-39 Vuteq Corporation Warehouse Expansion – Preliminary Development Plan for a 94,458 sq. ft. building addition, located at 100 Carley Drive.
- G. FSP-2016-40 Westwoods, Lots 79A & 79B – Final Subdivision Plat to create one new tract of 10 acres, with 25.259 acres remaining in the parent tract, located on the east side of Westwoods Drive and west side of Cincinnati Road.

- H. ZMA-2016-41, PSP-2016-42, and FSP-2016-43 Risk Property Zone Change - Rezoning request from A-1 (Agriculture) to A-5 (Rural Residential) for 83.7 acres, and Preliminary Subdivision Plat for ten (10) residential cluster lots, and Final Subdivision Plat for five tracts between 5-10 acres, located south and east of Stonecrest subdivision.
- I. PDP-2016-44 Haddix Property - Preliminary Development Plan for a six-unit apartment building on an existing multi-family residential lot, located at 105-115 North Pawnee Trail. POSTPONED

IV. OTHER BUSINESS

- A. Update of previously approved projects and agenda items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 9, 2016

The regular meeting was held in the Scott County Courthouse on June 9, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins.

It was noted for the record that the new Commissioner, Johnny Cannon, was sworn in at the workshop on June 6, 2016.

Motion by Sulski, second by Shirley, to approve the May invoices. Motion carried.

Motion by Mizell, second by Caldwell, to approve the May 12, 2016 minutes. Motion carried.

Motion by Sulski, second by Moran, to approve the May 16, 2016 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Clark's Pump 'n Shop Store and the Smith-Wainscot Duplexes applications have been postponed to the July meeting, The Canewood Center Drive Restaurant & Bar and Overlook at Elkhorn Creek Phases III & IV applications have been withdrawn.

Consent Agenda

A representative of the Bishop Property application (FSP-2016-27) agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Mizell, to approve the Bishop Property application. Motion carried.

A representative of the Eagle Bend Tracts 8, 9, and 10 application (FSP-2016-28) agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Wiseman, to approve the Eagle Bend Tracts 8, 9, and 10 application. Motion carried.

A representative of the TMMK Paint Reborn application (PDP-2016-33) agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Sulski, second by Mizell, to approve the TMMK Paint Reborn application. Motion carried.

PDP-2016-30 C-Logic, Inc. – Preliminary Development Plan for a 7,200 sq. ft. warehouse and 800 sq. ft. office on 3.884 acres located on the south side of Weisenberger Mill Road.

Ms. Chan reviewed the staff report. She stated that the applicant received approval from the Scott County Board of Adjustment for their proposed use, which includes welding/fabrication, warehousing and storage of materials produced on site. She noted the primary access via Leestown Road, and a secondary access via Weisenberger Mill Road which remains closed most of the time.

She reviewed the layout of the site and the access points. She noted the proposed gravel area on the western side of the site along Weisenberger Mill Rd. That gravel area is proposed for future pavement and access to the rear of the building, but will presently require a waiver.

Ms. Chan reviewed the site statistics, including setbacks, building ground coverage, parking, and landscaping. She stated that, because of the intensity of the use and the outdoor storage, the Board of Adjustment required that they screen three sides of the property. They also required that the fence in poor condition on the Weisenberger Mill property boundary be replaced by a 6' hedge and one tree per 40'.

She noted that noise was discussed at the BOA meeting. Mr. Perkins stated that a limit was set on weekend work, and if weekend work becomes more frequent than what the applicant anticipates, they will need to return to the BOA.

She then discussed lighting and signage, and displayed several photos of the site.

She recommended approval, including the requested waiver to allow gravel in the area for future development, and reviewed the conditions approval specific to the application.

Commissioner Shirley asked if the use is permitted in a B-2 zone. Ms. Chan stated that that is why the application went before the Board of Adjustment. Welding and fabrication are not listed as a permitted use in the B-2 zone, but it does allow warehousing, and it was an existing use on the site.

Commissioner Wiseman asked why the outdoor storage is an issue. Ms. Chan replied that it is an issue because of the agricultural character of the area.

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

Brian Halen, applicant, agreed with the conditions of approval. He stated that they have cleaned up much of what the previous owners left on the site.

Richard Clemerson, Weisenberger Mill Road resident adjacent to the site, expressed concern about the outdoor storage, how close the building is to Weisenberger Mill Road and his property, and how the conditions will be enforced. Mr. Perkins stated that enforcement is a cooperative effort because there are not enough enforcement people to cover the entire county. He stated that the property has had non-conforming uses for decades, so this applicant is not stretching the zoning classification. He also stated that the operation is permitted as a conditional use, so that if the conditions are violated, the permit will be revoked.

Mr. Clemerson was still dissatisfied that the building is so close to his home. Mr. Halen stated that the building is located as shown because that is the highest point on the site, and locating there accommodates the proposed septic system.

Peggy Columbia and Tony Delafano, property owners directly across Weisenberger Mill Road, opposed the application because of a warehouse being directly across from their home. They stated that they own a horse farm, and noise has been a problem in the past. She felt that a 6' hedge will not offer enough privacy. Ms. Chan explained that the requirements were increased by the Board of Adjustment. Ms. Columbia asked if even more requirements can be imposed. Chairman Jones stated that they can, but it is unfair to the applicant for them to comply with the requirements, have stricter standards required by the BOA, and then again by the Planning Commission.

Lowell Atchley, Adams Lane resident who shares the eastern border with the site, stated that he lives in an agricultural subdivision that is considered a residential area. He felt that the quality of life of the residents should be considered.

Ms. Chan stated that the Landscape Ordinance would allow the required 6' hedge to be trimmed after installation to 3', so it may be appropriate to require the hedge to remain at least 6' high to comply with the intent of the SCBOA conditions. Mr.

Perkins stated that the Board of Adjustment required a 6' hedge, so the hedge should be maintained at 6'.

The height and age of the existing building were discussed.

Ms. Columbia asked if there would be a fence around the site for security. Mr. Halen stated that a 6' chainlink fence was approved by the BOA with the landscape screening. Ms. Columbia asked if the chainlink fence could have the green blocking material in it. Ms. Chan noted the fence requirements in the County, and stated that the trees could be clustered instead of one tree every 40'. Mr. Halen stated that the BOA was concerned about screening the entire length of Weisenberger Mill Road, so if he clustered the trees in one area, another area will be exposed.

Commissioner Wiseman felt that a few more trees in front of the Columbia's property could be added at little expense and help the screening situation there. Commissioner Shirley did not feel that the Commission can require that, and stated that he hoped the applicant can plant a few more trees, which are expensive, after the Columbia's house is built to be a good neighbor.

Motion by Shirley, second by Caldwell, to approve the Preliminary Development Plan subject to the thirteen (13) conditions of approval and including the requested waiver to allow a gravel driveway. Motion carried.

ZMA-2016-34 and FSP 2016-31 Bealmear Property Tracts 2C-G - Zone change request and Final Subdivision Plat for five 5+ acre tracts located on the southwest corner of Yarnalton Pike and Ironworks Road.

Chairman Jones opened the public hearing.

Mr. Summers reviewed the zone change from A-1 (Agriculture) to A-5 (Rural Residential). He stated that water is available and no variances are requested. Five tracts are being created; a zone change is required for four or more tracts between 5-10 acres. He reviewed the standards to be met in order for a zone change to be granted, and stated that the application meets those standards.

Tony Justice, surveyor and representing the applicant, agreed with the conditions of approval.

Chairman Jones closed the public hearing.

It was asked why the applicant is developing 5-acre tracts instead of cluster lots. Mr. Summers stated that the applicant already had a buyer who was interested in 5 acres.

Motion by Mizell, second by Moran, to recommend approval of the rezoning request from A-1 to A-5, on the basis that it complies with the Comprehensive Plan, and subject to the six (6) conditions of approval. By roll call vote, motion carried unanimously.

Mr. Summers then reviewed the subdivision plat. He asked for a note to be placed on the plat stating that secondary structures are allowed to be located 25' from property lines, instead of the 50' required in an A-1 zone. He stated that #9 diamond mesh fencing with a board plank across the top shall be installed along the entire border with A-1 property. Also along the A-1 boundary is a 50' tree preservation area which needs to be noted on the plat.

He reviewed the landscaping requirements which are also required along the A-1 border, and stated that they are required to install or bond the landscaping before the final plat is recorded.

The access points were discussed briefly.

He recommended approval with the nine (9) conditions of approval.

Mr. Justice agreed to the nine (9) conditions. He asked if the existing fence complies with the requirement. Commissioner Shirley stated that the new, existing fence is not in compliance.

With no further comments, motion by Sulski, second by Mizell, to approve the Final Subdivision Plat subject to the nine (9) conditions of approval. Motion carried.

PDP-2016-32 Coppage Road- Wireless Communications Facility - Preliminary Development Plan for a 195' self-supported cell tower with a 5' lightning arrestor, located on a 98' x 98' fenced area within a 100' x 100' lease area, located on the west side of Coppage Road.

Mr. Kane reviewed the staff report. He noted that the 51-acre parent tract is not located in the floodplain or any environmentally sensitive area. He stated that access is through a series of driveways across two properties and adjacent to a third property. The gravel driveway will be improved and extended from the turnaround by the residence to the lease area.

He stated that the property is adjacent to the future reservoir land that the County owns. The application complies with setback and landscaping requirements. All twenty-one requirements of the uniform application have been provided, and all the design requirements in the Zoning Ordinance have been satisfied.

Mr. Kane noted that lights will not be required on the tower. It will be enclosed by a 6' high chainlink fence with a double row of evergreens for screening. He stated that the Comprehensive Plan does not set forth specific tower standards or tower location requirements. He noted that the applicant did not contact the County for siting the tower on the County-owned reservoir property.

He stated that the major staff concern is the erosion of steeply sloped areas. He added a condition of approval requiring erosion control to be adequately addressed, keeping grading to a minimum and avoiding tree clearing outside the proposed access and utility easement and lease area.

David Pike, Pike Legal Group and representing the applicant, submitted a complete application for the record, and stated that expert witnesses, the property owner, and a neighboring property owner in favor of the project were all in attendance.

He reviewed the application, stating that they exceed the setbacks dramatically. He stated that poor cellular service is well documented in the area. He continued reviewing all aspects of the application, including search area, real estate values, structural design, foundation design, geotechnical report, lighting, and radio frequency emissions.

Chip Richardson, concerned citizen, felt that the map and signage advertising the hearing on the site were inadequate. He stated that Cellco's infrastructure is missing from the application's grid map, as there is an AT&T site on a water tower in Stamping Ground, as well as the tower approved in February on Stamping Ground Road. He expressed concern that all acceptable co-location opportunities were not explored, and that the service areas in different applications differ greatly in size. He was concerned that *local* pilot safety is the responsibility of the Planning Commission, adjacent property values drop as much as 20% or more, and that there is not enough time for Planning Commission staff to review the voluminous application.

Mr. Richardson summarized by stating that the Commission needs to make an informed decision and to be sure that the application is correct.

Ronald Yuravich, Copping Road resident, expressed concern about health impacts from the radio frequency emissions. Mr. Perkins stated that according to the FCC and the Kentucky State legislature, the Planning Commission cannot consider that issue.

Mr. Pike stated that they have received approval from the Kentucky Airport Zoning Commission and an exemption from the FAA because the tower is under 200'.

Commissioner Sulski expressed concern about a sign not being visible on the site. Mr. Pike stated that the sign maker, the property owner, and photographic evidence are available to show that the sign was there.

Russell Moody, property owner of the site in question, stated that the sign has been present on the property for at least a month.

Chairman Jones asked Mr. Moody about the cell coverage in the area. Mr. Moody stated that there is hardly any coverage.

Mr. Pike agreed with the conditions of approval in the staff report.

Commissioner Smith asked if any of the cell tower applications that have been approved but not yet built, are in the search area. Mr. Pike stated that they are not.

Mr. Richardson stated that the unbuilt tower on Switzer Road was not addressed, which could have an impact on the service area being discussed. Mr. Perkins stated that there is no tower on Switzer Road, so it doesn't affect anything. Mr. Richardson felt that the application is not complete without that tower being shown, even though it has not yet been constructed. Mr. Perkins stated that that tower is on the opposite end of the County, so the deficiency would be irrelevant.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan subject to the four (4) conditions of approval. Motion carried.

Colony Unit 11 Plat determination

Mr. Kane stated that this matter is continued to the July meeting.

HB 55 Open House Training

Mr. Kane reported that Tuesday, August 2, 2016 is set for an open house for training hours. It was agreed to set the session for 12:30-4:30 and will cover zoning districts and the subdivision regulations.

The meeting was then adjourned.

Attest:

Respectfully,

Charlie Perkins, Secretary

Rob Jones, Chair

THE COLONY, UNIT 11

**Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016**

FILE NUMBER: FSP-2016-34

PROPOSAL: Amended Final
Subdivision Plat

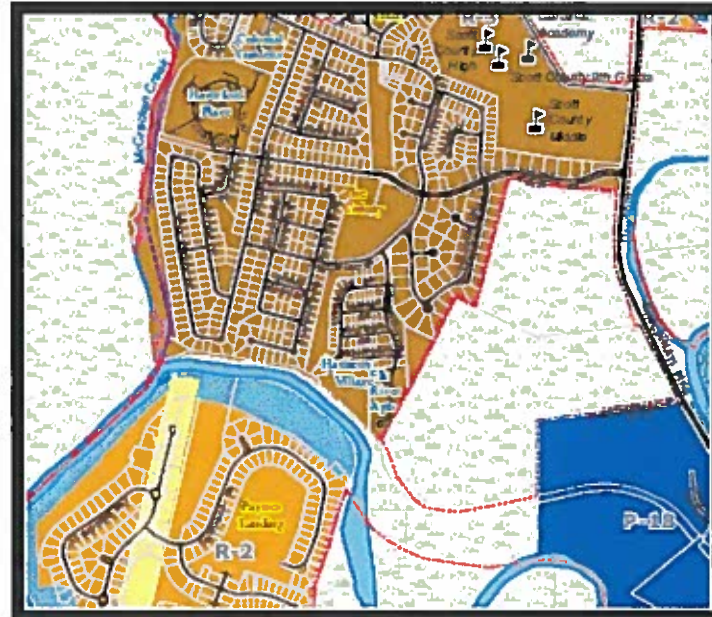
LOCATION: South side of Castleford
Drive, west of King
George Drive, north side
of Elkhorn Creek.

APPLICANT: Paul Haddix

**ENGINEER/
SURVEYOR:** N/A.

STATISTICS:

Zone	R-3 PUD
Surrounding zones	R-3 PUD, C-1
Acreage	28.437 ac.
# of lots proposed	No changes
Dwelling units per acre	8 du/ac. (max.)/4.9 du/ac. (min.)
New street required	No
Lineal feet of new street	N/A
Water/sewer available	Yes/Yes
Access	Access is via Castleford Drive, a continuous local road with approximately 28' of pavement.
VariANCES	None



KEY ISSUES/COMMENTS:

The applicant is proposing to amend the Final Subdivision Plat for Unit 11 to add language on setbacks that would allow zero lot line duplex townhomes on lots 17-18, 20-21, 22-23 and 29-30 on Cornwallis Drive and Stony Point Drive in Colony Unit 11.

The original design concept in the Colony subdivision included a variety of housing styles and types, including a mixture of residential uses ranging from single family detached to townhouses. The concept in Unit 11 also included alleys on the interior blocks that were to provide access to rear facing garages on the lots. The alleys were removed in 2012 with an

KEY ISSUES/COMMENTS (cont.):

approved Amended Final Subdivision Plat, and front facing attached garages were constructed on many of the lots that were originally intended to have detached or rear facing garages. This opened up some rear yard area, but made these lots less buildable.

The lots in this section of the Colony are very narrow, less than 50' wide and shallow, averaging 85' in depth. Building in this section has proved difficult, as there is little room on the lots to stockpile dirt or stage materials or equipment. Also, the required 7½' side setback dictated by local Ordinance for fire protection narrows the usable lot area significantly. In the future, it would be wise to put into Ordinance form a minimum width for lots with front facing garages.

However, these lots are already platted and the subdivision is largely built out. The applicant is requesting to amend the Final Plat language to allow attached duplex townhome units on three groups of lots, similar to the product that is being built in the Cherry Blossom Townhome area. There would still be one dwelling unit per lot, but they would share a party wall on one side and then be separated by 15' on the opposite side. The lots where the duplex townhomes are proposed are not on blocks where alleys were previously removed. The change to allow flexibility in the building type would allow for larger homes to be constructed that would fit better on to these undersized lots.

Approval of this change would amend the scheme of development as was originally proposed by allowing attached single-family units rather than all detached units. This amendment was determined to be a major change that required notice to surrounding property owners and approval by the Planning Commission.

RECOMMENDATION:

Approve the Amended Final Subdivision Plat, subject to:

1. Applicant shall maintain consistency with all other aspects of the private covenants and restrictions. The only change being the change in building setbacks to allow attached duplex townhomes on adjoining lots.
2. Approval of GMWSS of any water or sanitary sewer manhole or pipe adjustments.
3. **There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by the City Engineer and the Planning Commission Engineer.**
4. Any revisions or amendments to the approved subdivision must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. All applicable requirements of the *Zoning Ordinance*.
6. All applicable requirements of the *Subdivision & Development Regulations*.

CONCEPT PACKAGING

Staff Report to the Georgetown-Scott County Planning Commission July 14, 2016

FILE NUMBER: PDP-2016-35

PROPOSAL: Preliminary Development Plan to construct a 14,000 square foot storage building

LOCATION: 1 Quality Drive

APPLICANT: K&C Group, LLC

SURVEYOR: Allen Patrick Darnell, Darnell Engineering, Inc.



STATISTICS:

Zone	I-1 Light Industrial
Surrounding Zones	Environmentally Sensitive Light Industrial (ESLI), R-1B, R-2, A-1, & I-1
Acreage	31.389 Acres
Access	Quality Drive
Variance Requested	None

BACKGROUND:

The Project Site is 31.389 acres located at the end of Quality Drive. The property is zoned I-1, Light Industrial. The existing building is almost 217,000 square feet in size. There are residentially zoned properties to the south, west and north (R-1B & R-2). To the south is also property zoned Environmentally Sensitive Light Industrial (ESLI). To the east, across the railroad tracks, there are properties zoned A-1 and I-1.

Site Layout:

The existing building sits in the central portion of the Project Site. The proposed 14,000 SF storage building will be 18 feet tall, and is proposed to be built on the eastern side of the building. The vehicular use area (VUA) is not proposed to change with the construction of this proposed building. There are no proposed increases in the number of employees, so the parking for the Project Site will not be altered. The I-1 zoning district allows for a building coverage area up to 50%. The total building coverage for the Project Site with the existing and proposed buildings is just under 21%.

Landscaping:

The Applicant is not proposing to alter the VUA, so additional VUA screening is not required. The proposed building will not require screening from the railroad to the east. There are enough existing trees on the project site to ensure the Applicant meets all the canopy requirements.

RECOMMENDATION:

Approve the Preliminary Development Plan to construct a 14,000 SF storage building, with the following conditions of approval:

Conditions of Approval:

1. A Final Development Plan shall be submitted for review and approval of Planning Commission Staff.
2. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
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. All applicable requirements of the *Zoning Ordinance*.
5. All applicable requirements of the *Subdivision & Development Regulations*.
6. 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.
7. 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.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the development plan shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the resolution of the Planning Commission and that it has been approved for construction and obtaining building permits.

Date _____ Chairman, Georgetown-Scott County Planning Commission

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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 plan/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 _____ Owner or Owners

NOTES:

- Parcel 1 platted herein is the same as those properties or lots of land described in Deed Book 257, Page 179 and Deed Book 257, Page 124.
- Parcel 1 platted herein is subject to a permanent and perpetual easement for utility cover line as recorded in Deed Book 254, Page 716.
- Parcel 1 platted herein is subject to a "Right of Easement/Right of Way" in the Channel, New Orleans and Texas Pacific Railway Company as recorded in Deed Book 82, Page 423.
- Property shown herein is subject to any and all easements or right-of-way of record and in addition all the dubs of the field survey shown herein.
- Property shown herein is subject to those subdivisions and lots by the Georgetown-Scott County Planning Commission for its respective zoning classification.
- The purpose of this plan is for development this purpose to detail and parcel the proposed storage building shown herein.
- All buildings shown herein are utility, except the proposed storage building shown herein.
- Proposed building shown herein shall be utilized for storage only. No change in the building use shall be made by this plan. No parking spaces or other easements or other shown by this plan.

SOURCES OF TITLE:

Being that property located One Quality, Inc. by Henry Johnson, Inc. by deed dated November 31, 2003 and recorded in Deed Book 257, Page 124.
 Being that property located One Quality, Inc. by James C. White, Inc. by deed dated November 31, 2003 and recorded in Deed Book 257, Page 124.

LEGEND:

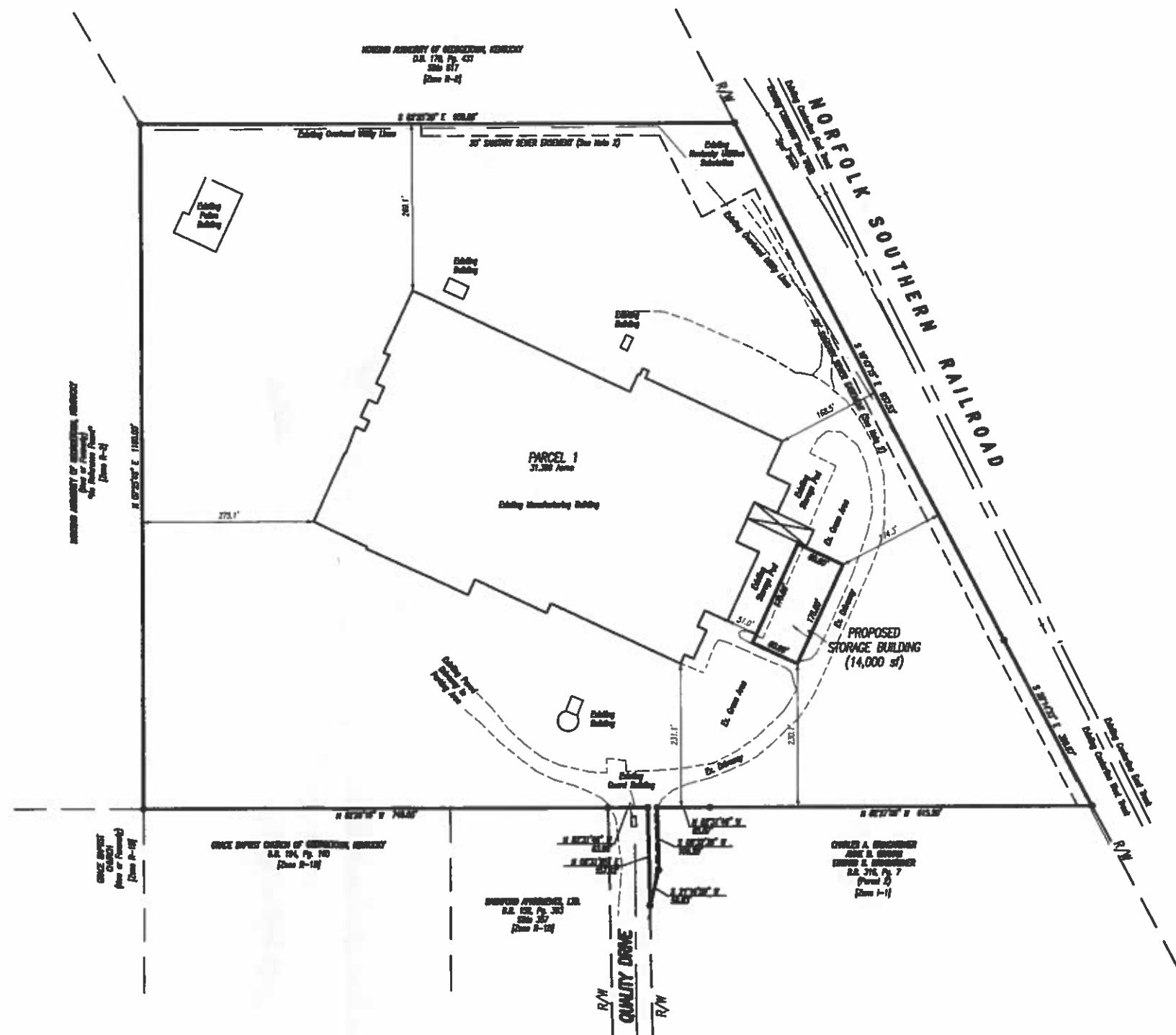
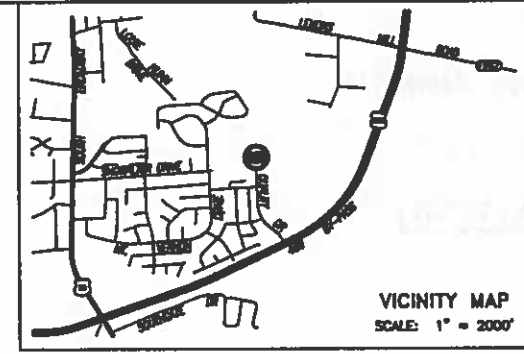
- Iron Pin Found
- Iron Pin Found with L.D. Cap bearing "T3 2005"
- #4 Rebar, 18" long, with L.D. Cap bearing "Darnell 2003"
- St. Hole Survey
- St. Hole Found in Placement
- St. Hole St. Hole Survey
- ⊙ Address

SITE STATISTICS:

ADDRESS: 31.300 Ave
 ZONING: I-1
 EXISTING BUILDING AREA: 37,162 SF
 PROPOSED BUILDING AREA: 14,000 SF
 Existing Impervious Coverage = 14,000 SF
 Proposed Impervious Coverage = 14,000 SF
 Additional Impervious Coverage = 12,500 SF of
 Maximum Proposed Building Height = 10 feet
 ADDRESS: 31 Quality Drive
 City Contact: City Manager
 (502) 519-1201

OWNER:

One Quality, Inc.
 James C. White, Inc.
 1000 East Main Street
 Springfield, KY 40383



DARNELL ENGINEERING, INC.
 P.O. Box 175
 Georgetown, KY 40321
 (502) 234-6857



AMENDED DEVELOPMENT PLAN
ONE QUALITY, INC.
 #1 QUALITY DRIVE; GEORGETOWN, KY (Scott County)

DATE	08/24/16 @ 9:00 BY APD
SCALE	1" = 100'
DATE	04/22/16
REVISION	10-1058
PREPARED BY	APD
CHECKED BY	APD

SHEET 1 OF 1

WISE PROPERTY ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016

FILE NUMBER: ZMA-2016-36

PROPOSAL: Zone change request for approximately 0.59 acres from R-1A to B-2.

LOCATION: 3519 Main Street, Stamping Ground

APPLICANT: Michael Wise



STATISTICS:

Existing Zone	R-1A (Single Family Residential)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	R-1A (Single Family Residential), I-1 (Light Industrial)
Acreage	0.59 acres
Proposed Use:	Creating countertops
New street required	No
Water/sewer available	Yes/Yes
Access	Main Street
Variance Requested	None

BACKGROUND:

The subject property is a 0.59-acre tract located northwest of the intersection of Main Street (KY 227) and Commonwealth Drive. The subject property was formerly Commonwealth Tool and Machine. The proposed use is to create countertops for cabinet makers. The current zoning of R-1A is inappropriate for this type of manufacturing/commercial use.

The Applicant is seeking to rezone the property from R-1A to B-2 (Highway Commercial).

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The requested B-2 zoning district does not comply with the Comprehensive Plan's Future Land Use Map (FLU Map). The FLU Map shows the subject property to be designated for either industrial or residential use.

Therefore, Part 1 does not apply. Part a and b should be considered.

Part a: The existing zoning classification for the subject property is inappropriate. Single family residential is not appropriate for the current or past uses of the subject property. The proposed zoning of B-2 (Highway Commercial) is not an appropriate zoning district since the proposed use involves light manufacturing at the project site. The proposed use is also to work directly with cabinet makers rather than having walk-in customers. The highway commercial district is intended more for business of a retail or service variety involving customers visiting a particular store or business. The proposed use of the subject property is better suited to a light industrial (I-1) zoning district, which would fit in better with the surrounding properties and better match the Comprehensive Plan.

Since the proposed zoning district is not appropriate for the intended use, Part a does not apply. Part b should be considered.

Part b: There have not been any major changes of an economic, physical, or social nature within the area involved that were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Since the application for rezoning does not meet any of the above conditions, there are no findings to support rezoning the subject property.

CONCEPTUAL PLAN REVIEW:

No conceptual plan was submitted with the application for a zone change. It is staff's understanding that the proposed use will utilize the existing building on site.

Site Layout:

The existing building is roughly 2,300 square feet in size. The building sits on a 0.59-acre lot in Stamping Ground.

Access:

The proposed lot has vehicular access from Main Street (KY 227). The driveway may have once been gravel, but is now largely non-existent. There is no clear Vehicular Use Area (VUA) on the project site to indicate parking, ingress/egress, or loading/unloading areas. There is no pedestrian access either along KY 227 or from the road to the building.

Landscaping:

The *Landscape Ordinance* requires a landscaping buffer between commercial zones and residential zones. The buffer is required to be 15 feet wide adjacent to all residentially zoned property. The buffer should be populated by 1 tree (Group A or B) per 40 feet of linear boundary, or fraction thereof, plus either 1) a double row of 6-foot high hedge or 2) a 6-foot high, fence wall, or earth mound.

Waivers

None Requested

RECOMMENDATION:

Based on the findings that the requested zone change does not satisfy the requirements of KRS 100.213, staff recommends **denial** of the zone change request for 0.59 acres located northwest of the intersection of Main Street (KY 227) and Commonwealth Drive.

JAMES & ELENA MOORE HOLDINGS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016

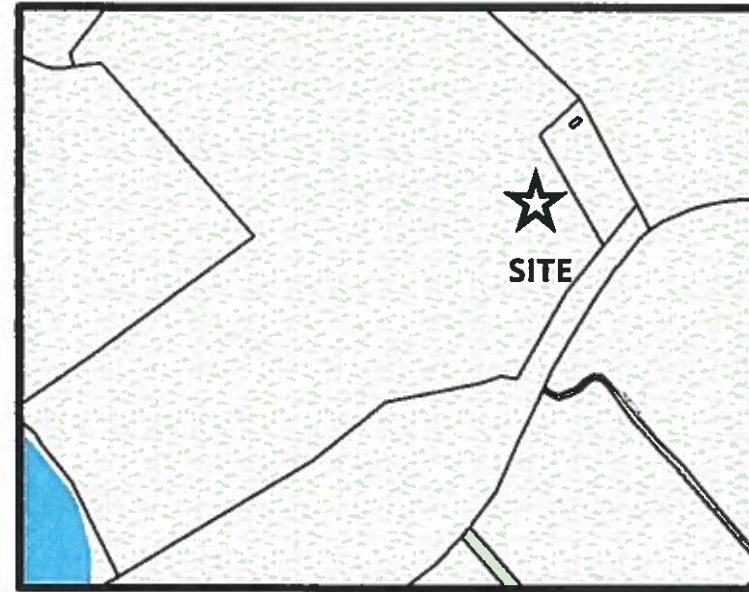
FILE NUMBER: FSP-2016-37

PROPOSAL: Final Subdivision Plat to create one new tract of 5.001 acres, with 17.696 acres remaining in the parent tract.

LOCATION: End of Pratt Lane, on the west side of North Elkhorn Creek

APPLICANT: James & Elena Moore

SURVEYOR: Randy Martin



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	Tract 2: 5.001 acres Remaining: 17.696 acres
Access	Both Tract 2 and the remainder would have access from Pratt Lane via an access easement
Variance Requested	None

BACKGROUND:

The parent tract is currently 22.697 acres located at the end of Pratt Lane. The property is zoned A-1, Agricultural. The parent tract was previously subdivided in 2000, to create a 5-acre tract adjacent to the proposed 5.001-acre tract. The current application is to create two tracts; Tract 2 of 5.001 acres, and the remainder of 17.696 acres.

Plat Review to Current Zoning and Subdivision Regulations:

The proposed subdivision meets the current zoning regulations for setbacks, lot width, and lot size.

Staff has concerns regarding the access to the proposed Tract 2. The existing access easement currently serves three (3) tracts, as is noted on the plat from 2000 making the first subdivision from the parent tract (Cabinet 6, Slide 2314). The previous plat also notes that there are three tracts currently being

served by this access easement shown on this proposed plat. Approving this subdivision, without any improvements to the access drive/easement, would create a fourth tract to be served by the access drive/easement. The *Subdivision and Development Regulations* (Article X, 1000 Circulation System Design, Q Street Access, 1(a)(iv)) states,

"In rural or unincorporated areas, all lots shall have either frontage on an existing public street, private street, or an approved access easement/driveway serving a maximum of three (3) lots. Such frontage or easement shall provide readily apparent physical means of access."

In order to meet the requirements of the *Subdivision and Development Regulations*, a section of the access easement will need to be brought up to county road standards. The section that will require improvements is the section of the access easement extending through where the first tract's driveway splits off from the access easement. This will require improvements for a distance of roughly 250 feet.

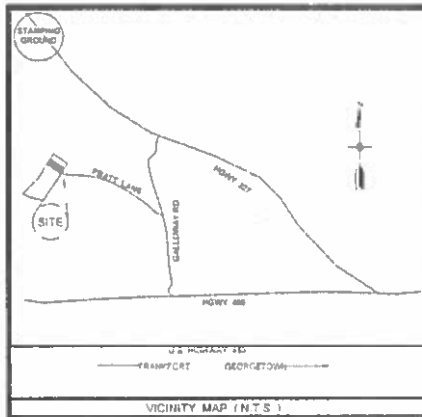


RECOMMENDATION:

Approve the Preliminary Subdivision Plat to create Tract 2 of 5.001 acres and a remainder tract of 17.696 acres, with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. A portion of the access easement will need to be brought up to county road standards to ensure that only three (3) tracts are using an unimproved access easement. This improvement shall be completed prior to final plat approval.



CONTROL POINT DATA

--

REMAINING
17.6957 ACRES
(NOT SURVEYED)

JAMES & ELENA MOORE
DB 200 P 733
DB 2254 P 112

S 24° 54' 18" E 799.83'

JAMES & ELENA MOORE
DB 200 P 733
DB 2254 P 112

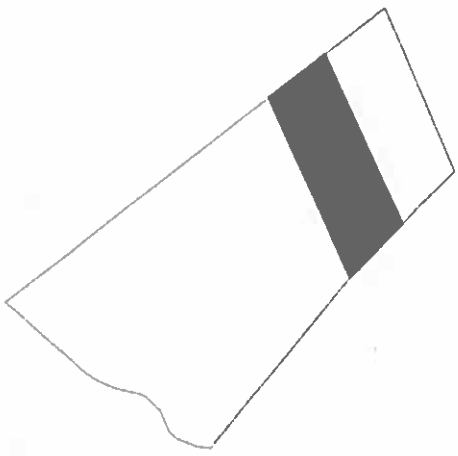
S 52° 00' W 288.45'

22' ACCESS EASEMENT

TRACT
2
5.001
ACRES

TRACT
1
JAMES & ELENA MOORE
PLAT SLIDE 2314

S 44° 16' 17" W 301.21'



CERTIFICATE OF OWNERSHIP AND DEDICATION

(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/PLAT OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS UNLESS OTHERWISE NOTED.

OWNER
JAMES & ELENA MOORE
515 PRATT LANE
STAMPING GROUND, SCOTT COUNTY, KENTUCKY

DATE

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 GEORGETOWN - SCOTT COUNTY JOINT PLANNING COMMISSION FOR AN "URBAN" CLASS SURVEY AND THE REQUIREMENTS ARE AS SHOWN.

METHOD OF SURVEY - GPS CONTROL
ERROR OF CLOSURE - POSITIONAL TOLERANCE = 0.5 ANGULAR ERROR NA
TRAVERSE WAS NOT ADJUSTED FOR CLOSURE
BASIS OF BEARINGS IS KY STATE PLANE NAD 1983 KY ZONE 1601 NORTH

RANDY MARTIN PLS # 3140
1806 CANTRILL DR
LEXINGTON, KY 40505

DATE OF SURVEY WAS MAY 17, 2016

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE SEPTIC SYSTEM INSTALLED OR PROPOSED ON THE PROPERTY SHOWN HEREON MEETS THE CRITERIA OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE

DATE

- 1: ANY CORNER MARKED "STEEL PIN" IS A 1/2" X 5/8" (NO. 6) STEEL REBAR WITH PLASTIC I.D. CAP STAMPED R. MARTIN # 3140
- 2: THIS SURVEY MEETS THE STANDARD OF AN "URBAN CLASS" SURVEY AS DEFINED BY 201 KAR 18-160
- 3: THIS SURVEY WAS DONE BY METHOD OF GPS/GNSS CONTROL POSITIONAL TOLLERANCE < .05'
- 4: BEARINGS ARE BASED UPON EAST BOUNDARY LINE OF TRACT 1 OF JAMES & ELENA MOORE PROPERTY RECORDED ON PLAT SLIDE 2314 IN THE SCOTT COUNTY CLERK'S OFFICE

PLAT NOTES:

ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW & APPROVAL OF THE SCOTT COUNTY PLANNING COMMISSION

ACCESS EASEMENT NOTE:

THE ACCESS EASEMENT SHOWN SHALL BE MAINTAINED BY THE OWNERS OF THE TRACTS PLATTED HEREON

OWNER INFORMATION

JAMES & ELENA MOORE
515 STONETOWN RD
STAMPING GROUND, KY 40379

SITE STATISTICS

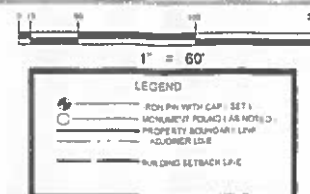
ZONE A-1 AGRICULTURAL
LENGTH OF STREETS = 0' EXISTING
SIZE = 5.01 ACRES

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SEVER TRACT 2 CONSISTING OF 5.00 ACRES FROM THE 22.70 ACRE PARENT TRACT

RANDY MARTIN
1806 Cantrill Drive
Lexington, Ky. 40505
Tele. (859) 229-2899
Fax (859) 293-0580
Randy40505@gmail.com

MINOR SUBDIVISION PLAT
JAMES & ELENA MOORE PROPERTY
PRATT LANE
STAMPING GROUND, KY.



MINOR SUBDIVISION PLAT OF:
**JAMES & ELENA
MOORE HOLDINGS PROPERTY**
PRATT LANE
STAMPING GROUND, SCOTT COUNTY, KENTUCKY

SOURCE OF TITLE
560 PRATT LANE
DEED BOOK 200 PAGE 744

DATE OF FIELD SURVEY
MAY 17, 2016

CYRON HOLDINGS

**Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016**

FILE NUMBER: PDP-2016-38

PROPOSAL: Preliminary Development Plan request for approximately a 72,000 sf industrial building on 7.4 acres.

LOCATION: Southeast of intersection of Barkley Lane and Delaplain Rd.

APPLICANT: Judith and Wilma Wells

ENGINEER: Robert Baldwin, Baldwin Engineering



STATISTICS:	
Existing Zone	I-1 (Light Industrial) BP-1/I-1enhanced (Business Park)
Acreage	7.4 acres
Proposed Use	Industrial
Sq. Ft. of Buildings	72,000 SF building
Max. Building Coverage	50%
Prop. Building Coverage	22%
Required Parking	1 space per 2 employees maximum shift
Proposed Parking	30 spaces
New street required	No
Water/sewer available	Yes/Yes
Access	Via existing entrance from Delaplain Road
Variance Requested	None

BACKGROUND:

The subject property is located southeast of the intersection of Delaplain Road and Barkley Lane and includes two adjacent parcels with rural residential homes and an adjoining 1.5 acre vacant parcel for an area of approximately 7.4 acres in total. The subject property is accessed by Barkley Lane which serves these two residential lots and then continues to the south and dead ends on City-owned property between Sewer Treatment Plant #2 and Lanes Run Business Park. The subject property is within the

Georgetown Urban Service Boundary and is surrounded on three sides by industrial zoned property. Lanes Run Business Park land is to the south and west. The property was rezoned from A-1 (Agricultural) to I-1 (Light Industrial), in June of this year. The property was also annexed into the City of Georgetown in June of this year.

Site Layout:

The applicant is proposing to construct a 200' x 360' industrial building on 7.4 acres. The building as shown meets all the requirements of the I-1 District as far as setbacks, maximum height and building area coverage. The main entrance is proposed at 24' wide and will wrap around the proposed building on the south side. Employee parking is shown on the east side of the building or behind the building when viewed from Barkley Lane. The proposed dumpster and loading and unloading areas also are in the rear. The parking lot design and layout with large grass islands between the loading docks, should help define and separate the use areas. The building will be divided into six bays, with an office area on the east side of each bay accessible from a parking lot on the east side.

The site adjoins the Lanes Run Business Park which is governed by special zoning requirements intended to create a high-quality business park setting through uniform site design standards. A condition of the rezoning to I-1 was that the applicant following the Business Park (BP-1) performance standards on this site. The Lanes Run Business Park Board has not met at the time of this writing, but they will be required to approve final design prior to approval of the Final Development Plan.

Vehicular Access:

The subject property will be accessed from a widened Barkley Lane which intersects with Delaplain Road just west of the subject property. Barkley Lane is a city street with approximately 12-13 feet of width. It currently dead ends 1/8 mile south of the subject property and provides access only to the subject property, the property across the street and the adjoining City owned property which is an undeveloped section of the Lanes Run Business Park. The applicant is proposing to widen the road to 24' of pavement and convert it into a private driveway for the business. This will involve acquiring the right-of-way from the centerline to the adjoining ditch line for the property across the street and abandoning the remainder of the street beyond the current property frontage. The applicant has been in discussion with all affected property owners and they seem to be in agreement with the proposed plan to convert the road to a private driveway.

Since the road also includes a sanitary sewer easement and line, the applicant will be required to block the road, but provide a gate or means to allow GMWSS access as needed to maintain the sewer line within the abandoned right-of-way.

Sight distance at the intersection of Barkley Lane and Delaplain Road is 655 feet to the east and 265 feet to the west according to the applicant. Required sight distance is calculated based on the posted speed limit of the road. The posted speed limit for Delaplain Road is 35 mph, which requires a minimum corner sight distance of 350'. Since Barkley Lane is an existing access point, which is proposed to be widened, further study is required on how the required sight distance can be achieved. Thinning of the treeline on

the northern property line may be necessary. In addition, widening of Delaplain Road along the property frontage to City standards is typically required for new development. Delaplain Road is 26' wide with open shoulders between Cherry Blossom Way and Barkley Lane. From Barkley Lane to the west the road necks down to 20' of pavement with tree-lined shoulders. It also dips quickly before it rises back up at Anderson Road. It is recommended that the treeline be thinned and Delaplain Road be widened to match its profile in front of the Bolt Development property adjacent to the west. Additional signage may also be required to alert westbound drivers of the enhanced commercial driveway.

To summarize, the applicants should be required to meet corner sight distance requirements at their entrance, dedicate 25' of right-of-way from centerline along their Delaplain Road and widen the road to City standards along their frontage.

Landscaping:

The *Landscape and Land Use Buffer Ordinance* requires a 15-foot wide Landscape Buffer Area along property boundaries adjoining agricultural land. At this time, the applicant has shown a landscape buffer along the adjoining property to the east. The adjoining property on the remaining three sides is zoned Industrial. There is floodplain on the southeast corner of the site following the north bank of Lanes Run Creek. There is a group of mature trees on the southeast corner of the site at the edge of the floodplain. It appears that these trees will need to be removed for the driveway. There is also a proposed dumpster shown in the floodplain in the area of this group of trees. It is recommended that the dumpster area be moved to get it out of the floodplain, that the applicants preserve the line of mature trees if possible and limit the amount of driveway in the floodplain.

The Applicant is showing interior landscaping and plantings in the employee parking areas. The Final Development Plan will be required to include a specie-specific landscape plan that meets the requirements of the *Landscape and Land Use Buffer Ordinance* and the *Subdivision and Development Regulations*.

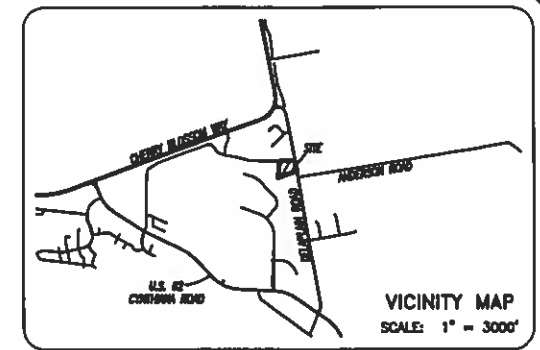
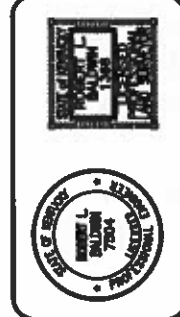
RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan for a 72,000 sf industrial building on 7.4 acres located southeast of the intersection of Barkley Lane and Delaplain Road, subject to the following conditions:

Conditions of Approval:

1. The Applicant shall be subject to the site performance standards of the BP-1 District.
2. Property perimeter buffering and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*, and *Subdivision & Development Regulations*.
3. Mature treeline may be substituted for perimeter site screening adjacent to A-1 property. Maintain and protect existing treeline near storm detention area during development to maintain the natural character of Lanes Run Creek.
4. Dumpster area shall be outside of 100-year floodplain.
5. Site distance at Barkley Lane shall be approved by Planning Commission Engineer.

6. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. All requirements of GMWSS regarding the provision of sanitary sewer.
9. All requirements of KY American Water regarding the provision of water.
10. Barkley Lane closing and barricade shall be approved by City of Georgetown and Georgetown Municipal Water and Sewer Service (GMWSS).
11. Dedication of 25' of right-of-way along Delaplain Road and widening of Delaplain Road to 13' from centerline or City standards shall be required prior to Certificate of Occupancy for the building. Road plans shall be reviewed and approved by Planning Commission Engineer.



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 dedicate this plan of the development with my (our) best interest, including the minimum building restrictions, laws, and standards of streets, alleys, utility, parks and other uses open to public or private use as shown, in accordance with the Comprehensive-Local County Subdivision Regulations, unless otherwise noted.

- The site shall be constructed and maintained in accordance with this plan. Any details from the plan, including landscaping, shall not be approved by the Planning Director and the County Engineer. Major modifications of the plan shall not be approved by the Planning Director.
- Storm drainage facilities, including retention basins, shall be established for proper functioning from any street, alley, or road.
- A Certificate of Occupancy shall not be issued and the building shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as established by cost estimates approved by the Planning Director. Landscaping shall be certified as complete by the Landscape Inspector or based on described plans.
- 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.

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I hereby certify that the development plan shown herein has been found to comply with the Subdivision and Development Regulations for Comprehensive and Local County Subdivision, with the exception of such notations, in any, as are noted in the schedule of the Planning Commission and that it has been approved for construction and obtaining building permits.

PARKING STATISTICS:

Required parking: 11 Proposed Parking: 30
 Required Parking by regulations: 22 employees on major street / 2 = 11 spaces
 Proposed Parking Spaces:
 40-45'x75' Parking Spaces
 2 Van Accessible (AV) Parking Spaces
 20 Total New Parking Spaces

LANDSCAPING NOTES:

Master Landscaping:
 Minimum Site Area = 12,250 square feet
 Area of Interior Landscaping Required = 12,250 x 10% = 1,227 square feet
 Storm Runoff: 1,227 / 250 = 4 trees
 Proposed Master Landscaping Area = 1,227 square feet = 12,250
 Particular Landscaping (10% Landscaping Buffer including A-1) minimum:
 140 feet to exterior face line of southeast corner / 40 feet = 14 trees
 Particular Landscaping to include: 14 trees from group A or B, plus a double row of 4' High hedge or a 4' High fence, wall or earth screen.
 New County requirements:
 Landscaping from existing Delaplain Road and its southeast corner of property to approximately 75'. This tree canopy will be provided, and no other is required.

MINERAL LANDSCAPING

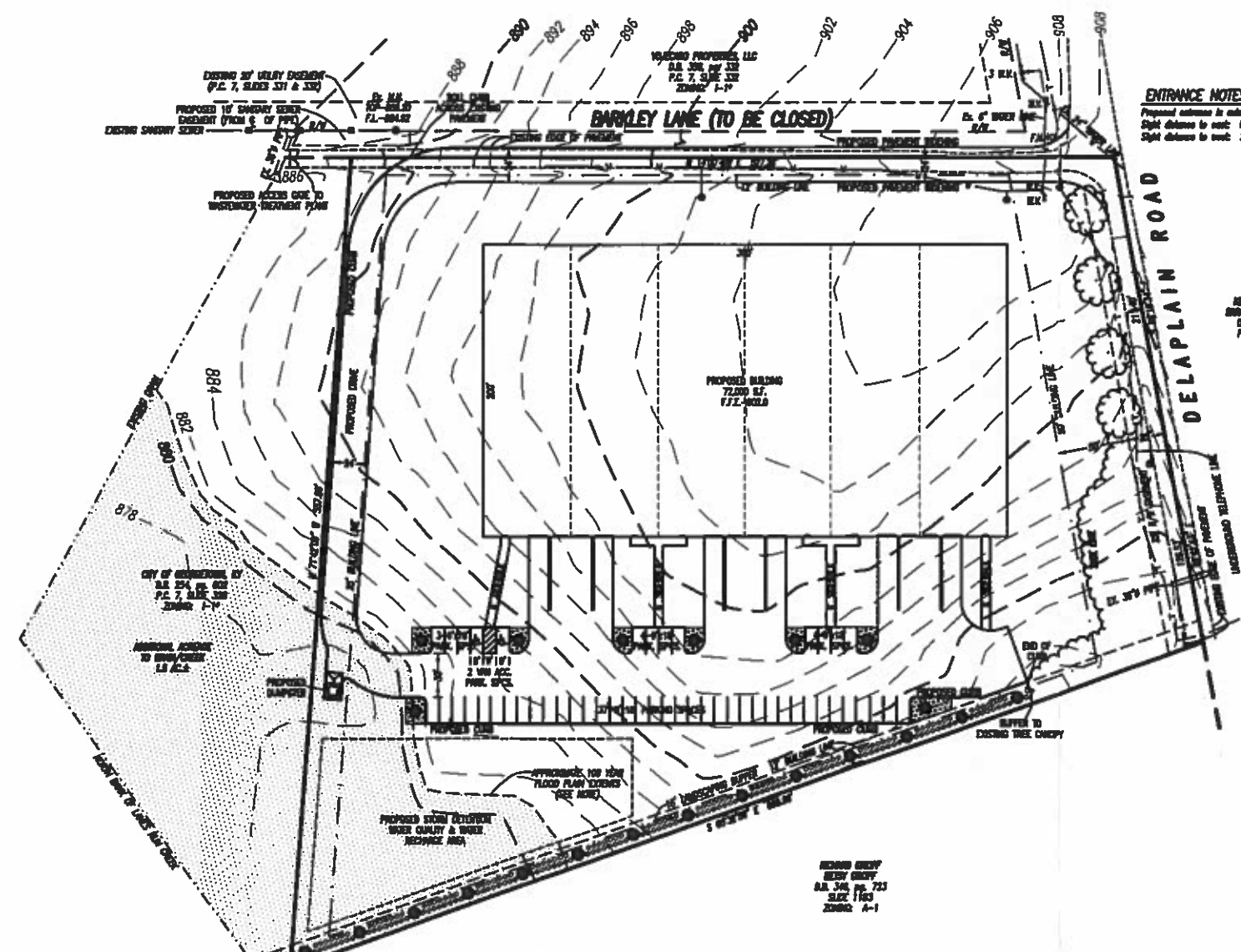
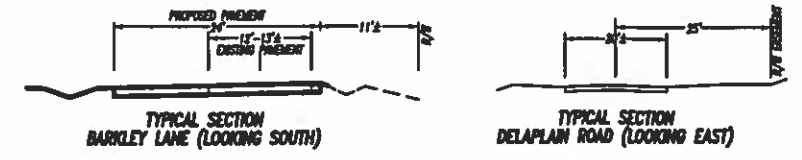
● NEW TREE
 ○ SOIL

LIGHTING NOTES:

Proposed lighting:
 2 lights on north side of building
 2 lights on west side of building
 2 lights on south side of building
 6 lights on east side of building
 Location of lights to be determined based on regulations and neighborhood on east.
 Lights to be 250W metal halide or equivalent.

SITE STATISTICS:

Total coverage of property: 5,827 acres
 Building zoning: A-1
 Proposed zoning: I-1
 Proposed use: Logistics, Engineering Services, Manufacturing, Consulting, Service, Distribution, Industrial, Wholesale, Retail, Services, 100 Single C-Commercial, Research and Development, Innovative Products (Innovation Districts)
 Source of limited water: Kentucky-American Water
 Source of sewage disposal: Georgetown Wastewater & Sewer (40% on east side of Barkley Lane)
 Proposed building height: 31 feet
 Proposed building coverage: 27.2% max (with potential addition)



ENTRANCE NOTES:
 Proposed entrance to existing location of Barkley Lane.
 Sight distance to east: 625'
 Sight distance to west: 305' (additional 844' study required)

ROBERT L. DINEEN
 Senior Engineering Designer
 S.E. 276, No. 124
 P.C. & S.E. 124
 Zoning: I-1

ROBERT L. DINEEN
 Senior Engineer
 S.E. 276, No. 723
 S.E. 1163
 Zoning: A-1

FLOOD PLAN NOTES:

- Flood plain shown is an approximation of the 100 year flood plain which is based upon a flood elevation interpolated from FEMA Flood Map No. 11260C0119C dated January 8, 2014. Interpolated elevation varies from 85.0'-85.4'.
- It is anticipated that there will be 10' for the site/working area in the flood plain. Permits from the Kentucky Division of Water, Flood Plain Management Section, will be required prior to site building permit.
- It is anticipated that the storm detention, water quality and water recharge areas will be in the flood plain. Permits from the Kentucky Division of Water and proof of no effect on the 100 year flood stage elevation will be required prior to construction.

DEVELOPED BY:
 Cyron Holdings
 441 East Main Street, Suite 203
 Lexington, KY 40507-1943
 Contact: Paul B. McWhorter
 Phone No: 202-760-6007

CONTRACTOR:
 Louis Brinkley, Jr.
 Winchester, KY 40391
 Lexington, KY 40507-1943
 Phone No: 859-771-6044



PRELIMINARY DEVELOPMENT PLAN
CYRON HOLDINGS
106 BARKLEY LANE, GEORGETOWN, KY

DATE		6/27/16	
DRAWN BY		HLS	
SCALE	1" = 50'	DATE	6/27/16
PROJECT NO.	15-5396	CLIENT	CYRON
DRAWN DATE	3/21-2	JOB NO.	STW000005
DRAWN BY	HLS	DESIGNED BY	HLS
SHEET 1 OF 1			

VUTEQ CORPORATION WAREHOUSE EXPANSION
Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016

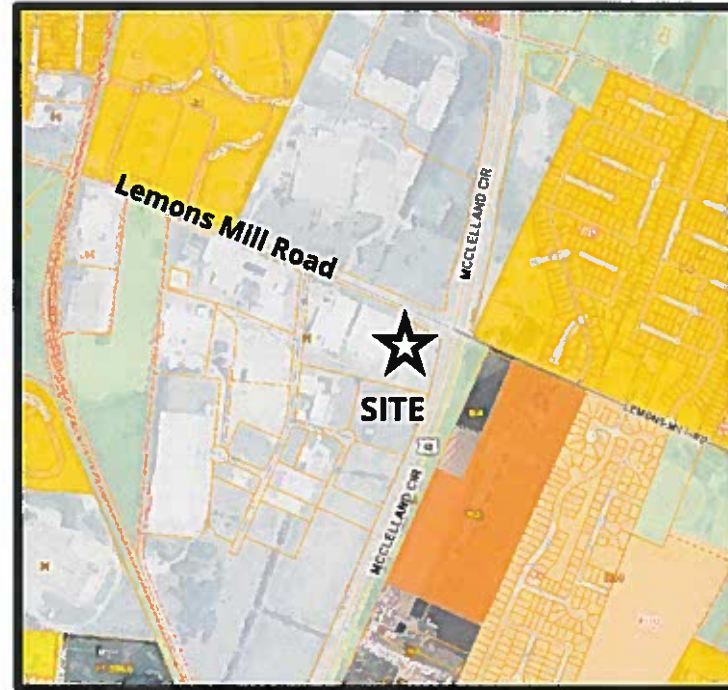
FILE NUMBER: PDP-2016-39

PROPOSAL: Preliminary Development Plan for a 94,458 square foot building addition.

LOCATION: 100 Carley Drive

APPLICANT: Vuteq Corporation

ENGINEER: Chris Mischel, Palmer Engineering



STATISTICS:

Zone	I-1 Light Industrial
Surrounding Zones	I-1 Light Industrial
Total Acreage	21.45 acres
Disturbed Acreage	6.59 acres
Proposed Use	Warehouse Expansion
Water/Sewer Availability	Yes/Yes
Access	Primary via Carley Drive Secondary via Spring Court
Parking Required	110 standard spaces, 7 handicap
Parking Provided	227 standard spaces, 11 handicap (238 total)
Variances/Waivers	1) Landscape VUA interior requirements 2) Landscape Perimeter Buffer requirements along arterial and/or VUA perimeter requirements along driveway 3) Reduce setback from Lemons Mill Road from 50 feet to 30 feet* 4) Reduce setback from McClelland Circle from 50 feet to 36 feet* *Require approval from Georgetown Board of Adjustment, special meeting called for July 18, 2016.

BACKGROUND:
The Project Site currently consists of two parcels. The first parcel is the 15.71 acres and contains the existing building, with access from Carley Drive. The second is a 5.74-acre parcel with access from Spring Court, which has an existing parking lot on site. The subject property and adjoining properties to the south and west are zoned I-1, Light Industrial. The project site is bounded by Lemons Mill Road to

the north and McClelland Circle to the east, and is surrounded by other industrially zone I-1 property. The Applicant proposes a 94,458 square foot building addition and plans to slightly expand the existing parking lot. The Applicant plans to consolidate the lots prior to Final Development Plan approval.

Preliminary Development Plan Review:

Setbacks and Building Standards: The I-1 zone district requires the following standard setbacks:

- Front: 50 feet
- Side: 12 feet
- Rear: 25 feet

Each side along a public or private road right-of-way is considered frontage, and requires a 50-foot setback. The proposed site layout requires a variance to this standard setback for the building to be constructed as proposed in the northeast corner of the site near the intersection of Lemons Mill Road and McClelland Circle.

The Georgetown Board of Adjustment reviewed a variance application, G-2016-18, on July 5, 2016. This application was a request to reduce the 50-foot front yard setback for the proposed building addition at the northeast corner of the lot. The original request was for a setback reduction from 50 feet to 2.6 feet from the Lemons Mill Road right-of-way/parcel line and 11 feet from McClelland Circle (US 62 Bypass) right-of-way/parcel line. The GBOA continued the hearing on this application to July 18, 2016 at 5:30 p.m. for the Applicant to return with the application amended to reflect a thirty-six (36) foot setback (fourteen (14) foot variance) and a landscape buffer, including any landscaping required by the approved 2013 expansion.

The Applicant has revised their plans and is now requesting a 30-foot setback from Lemons Mill Road and a 36-foot setback from McClelland Circle. The GBOA will still need to review and approve these variance requests at the July 18th meeting.

The proposed addition would bring the site to 36.4% building ground coverage, under the 50% maximum building ground coverage allowed, once the lots are combined.

Parking and Circulation:

Primary access to the site is from an existing driveway off Carley Drive. Secondary access is available from Spring Court. The second entrance will provide access to an existing parking lot which will be enlarged to 152 spaces, as well as access to a driveway of approximately 950 feet. This driveway will provide loading and unloading access to the northern portion of the new building addition.

Based on the manufacturing standard of 2 spaces per 3 employees on max. shift, 110 total parking spaces would be required for the 165 employees at maximum shift. 152 total spaces are shown in the new parking lot on current Lot 3. The Applicant indicates a total of 238 standard parking spaces on the site, 227 standard parking spaces, plus 11 handicap accessible spaces after the addition.

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

Section 6.12: Property Perimeter Requirements (Row 5)

- Requires buffer screening any double frontage lot in any zone except A-1, unless the lot is used for a vehicle sales facility or a service station) that adjoin any freeway or arterial street not providing direct access to the property.
- Minimum Buffer Area: 10 feet
- Materials: 1 tree/30', OFT, Group A or B, plus continuous 6' high planting, hedge, wall, fence (not to exceed 8' in height at street grade) or earth mound. Note: A continuous planting of evergreen trees 15' o.c. shall be deemed to meet the requirements for trees and a continuous planting of shrubs provided the trees meet the requirements of Section 6.2433 and an opacity of seventy percent (70%) is achieved.

The Applicant has opted for a continuous planting of evergreen trees instead of the tree plus wall combination. They have provided additional screening along the northern side of the proposed building addition along Lemons Mill Road to address the GBOA's concerns about screening the building if the setback variance is granted. They have shown property perimeter screening along the arterial only for the northwestern portion of the site. Technically, this should be required along the entire length of the McClelland Circle frontage. However, if the Applicant sufficiently screens the VUA driveway with perimeter landscaping that would accomplish much of the same impact.

Section 6.13: Vehicle Use Area Perimeter Requirements (Row 2)

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- Driveways are considered VUA areas.
- VUA perimeter screening is not required when adjoining other industrial property, but it is required when facing public and private streets.
- Minimum Buffer Area: 5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area applies to VUA portion facing public or private street right-of-way, access road, or service road.
- Materials: 1 tree/40' of boundary of vehicular use area or fraction thereof, from Group A, 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.

The Applicant has not shown calculations for required VUA perimeter landscaping. The areas requiring VUA perimeter screening are the portions of the parking lot facing Spring Court, and the driveway facing McClelland Circle. The Applicant is showing VUA perimeter screening around the entire parking lot, but those trees have been added to replace the interior VUA screening that has been requested as part of a waiver. Staff suggests that the Applicant could use either the VUA perimeter screening along the driveway as originally proposed or replace it by providing the property perimeter screening all the way along McClelland Circle as required. If the property perimeter screening requirement is met, the VUA/driveway will no longer be facing the McClelland. Additionally, during the TRC review, staff recommended that the property perimeter/VUA perimeter screening could be combined or located at the high point along the driveway to provide the best screening of the site along the McClelland Circle side.

Section 6.22: Interior Landscaping for Vehicle Use Areas

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

The majority of the area to be used for parking on the southern portion of the site is currently paved and does not have islands. The Applicant requests a waiver to the interior VUA landscaping, and intends to provide VUA perimeter screening around the entire lot instead. Staff recommends approval of the variance so that the applicant does not need to tear up existing pavement.

Section 6.14: Minimum Canopy Requirements

The minimum canopy standard of 10% of the disturbed area (28,706 SF) is met. The applicant is currently showing a total of 39,600 square feet of canopy proposed.

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

Lighting and Signage: Staff recommends that if any exterior lighting is proposed, it should minimize off-site impact of lighting. No additional signage has been indicated for installation as part of this application. Any new signage would require a sign permit from the Building Inspection department.

RECOMMENDATION:

Staff recommends approval the Preliminary Development Plan for an 8,000 SF commercial building, with the following waiver (#1) and conditions of approval (#1-9):

Waivers:

Recommend Approval:

1. Waive the interior VUA landscaping requirement for existing parking lot area, but require VUA perimeter landscaping to be placed around the perimeter of the parking lot instead.

Recommend Denial:

2. Waive the requirements for the arterial buffering. Instead, require screening to be placed along the upper driveway area instead of the standard location along McClelland Circle. This will remove the need for VUA perimeter screening of the driveway.

Conditions of Approval:

1. The Final Development Plan and Construction Documents shall be subject to any requirements of the Georgetown Board of Adjustment (GBOA), including but not limited to building setbacks and additional landscape material.
2. The two parcels owned by Vuteq Corp. and Vuteq USA, Inc. shown on this Preliminary Development Plan shall be consolidated into one lot prior to Final Development Plan approval.

3. Amend the Landscape Plan to provide either VUA perimeter screening for the driveway along the side facing McClelland Circle, or provide the full length of the property perimeter screening required for arterial street.
4. A specie-specific landscape plan shall be included with the Final Development Plan. This plan will be amended to include calculations for all VUA and property perimeter landscaping required and provided, with consideration of any waivers granted.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. All applicable requirements of the *Zoning Ordinance*.
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 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.

WESTWOODS, LOTS 79A & 79B
Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016

FILE NUMBER: FSP-2016-40

PROPOSAL: Final Subdivision Plat to create one new tract of 10 acres, with 25.259 acres remaining in the parent tract.

LOCATION: East side of Westwoods Drive & west side of Cincinnati Road

APPLICANT: Mark Smith

SURVEYOR: Joel Day, Meridian Associates, LLC



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	R-1B Single Family Residential, and A-1 Agricultural
Acreage	Tract 79A: 25.259 acres Tract 79B: 10.000 acres
Proposed Use	Agricultural
Access	Tract 79A via existing entrance from Cincinnati Road Tract 79B via existing entrance from Westwoods Drive
Variance Requested	None

BACKGROUND:
The parent tract is currently 35.259 acres located on the west side of Cincinnati Road in the Westwoods subdivision, Lot 79. The property is zoned A-1, Agricultural. Existing Tract 79 was created in 2009, as part of the Westwoods major subdivision application, and recorded at Plat Cabinet 9, Slide 75. During the 2009 review by the Planning Commission, the site was approved for a maximum of 105 total lots (78 single family, 26 agricultural, and 1 non-buildable), of which 101 have been previously recorded. Four (4) more lots of 10+ acres are permitted. The current application is to divide existing lot 79 into two tracts; Tract 79A of 25.259 acres, and Tract 79B of 10 acres. With the addition of the proposed tract, the future subdivision of three more lots of 10+ acres is permitted.

Compliance with Current Zoning and Subdivision Regulations:

Setbacks: Both tracts 79A and 79B meet the minimum lot size and setback requirements.

Floodplain: There is a significant amount of land on the eastern side of both lots in the floodplain of Little Eagle Creek. This floodplain area has been indicated on the plat, and the building lines have been adjusted accordingly. At the time of previous recording, floodplains did not exist, but a note was included requiring the minimum floor elevations (MFE) of 875.0 feet related to the breach analysis for the Mallard Point lake on the south side of Wright Lane. The Commission Engineer will confirm that the floodplain and MFE are consistent and the appropriate indication will be listed on the Final Plat.

Entrances: Existing entrances can be utilized by both lots; 79A accessed from Cincinnati Road and 79B accessed from Westwoods Drive. No new entrances are proposed at this time. The existing entrance from Cincinnati Road should indicate KYTC permit number and DOW creek crossing permits on plat for reference.

Addresses: The Applicant will need to coordinate with the GIS department to apply for a new address, if desired.

Sewage Disposal: The previous plats and staff reports indicate that all lots less than 5 acres within the Westwoods are to be served by the Mallard Point Disposal System (which has since been purchased by GMWSS). Currently, the plat shows a certification block for Health Department review of the sewage disposal system, rather than a signature block from GMWSS. The Applicant has indicated that the existing lot already has sewer connection, and that there is a preference for both lots to connect to the Mallard Point/GMWSS system. A GMWSS certification block will be added to the Final Plat.

Compliance with Zone Change and Preliminary Subdivision Plat:

Number of Lots: The previous records indicate a total number of lots permitted of 104; 78 Single-Family lots in the R-1B PUD zone, and 26 lots in the A-1 zone. However, the plat recorded at Cabinet 9, Slide 75, has a note indicating 105 total lots were permitted by the Planning Commission, but that only 101 were platted, leaving room for 4 more lots of at least 10 acres to be created in the future. This application is subdividing one of those additional lots. There is discrepancy between 105/104 lots being allowed. It appears that this discrepancy exists because of a non-buildable tract created as a park. Therefore, the total number of buildable lots is 104, and total lots is 105.

All plats recorded since the plat at Cabinet 9, Slide 75 have been amendments or transfer/consolidation plat, and no new lots have been created. At present, there are 101 total lots shown on the plat and in our GIS database. The staff report from the previous preliminary subdivision plat indicated that "based on the applicant's comments and addendums, the rural residential lots cannot be further subdivided unless reviewed and approved by the full Planning Commission." It is appropriate for the Commission to review the current proposal in the context of the rest of the subdivision. This new division appears consistent with the scheme of development and intent to divide up to four additional lots from those previously recorded.

Land Use and Buffering: As previously indicated, the Kentucky Right to Farm and Kentucky Fence Law apply to the agricultural lots within the Westwoods subdivision. Fencing was required around all R-1B PUD lots adjoining the A-1 lots. Fencing was required to be installed 10 feet from the R-1B parcel on the A-1 lots. A note in staff report indicated that phasing of the fencing was appropriate, but would need to be installed prior to final subdivision of the lots for each corresponding section.

While these lots are not located within the residential portion of the Westwoods subdivision, for clarification of use of lots, staff recommends carrying forward a note from previous plats: "Prospective purchasers of lots in cluster developments are placed upon notice that hunting fishing within accepted safety guidelines and agricultural use protection, including the use of machinery in the normal course of activity are common and legal practice in agricultural A-1 zone. These activities must be expected to occur in and around agricultural residential cluster developments. These practices, if conducted within accepted safety guidelines shall not constitute a nuisance within the meaning of KRS 401.500 etc. See the Kentucky Right to Farm Act."

Open Space/Trails: Trails and open space access were indicated in staff reports and hearing discussion for both the previous Preliminary Subdivision Plat application (PSP-2004-16) and Zone Change application (ZMA-2004-04), but not listed as a condition of approval. The staff report for PSP-2004-16 clearly states that "the proposal also includes a 3.0-acre park and continuous trail system along the perimeter of the urban-style lots." This concept is evident in the original concept plan proposed with the zone change, but not explicitly shown on the second round of the concept plan, which is a simplified document, and not explicitly indicated on the PSP or FSP. However, the Final Plat does show the required buffering fencing surrounding the residential lots, setback 10 feet within the agricultural lots. It is staff's interpretation that this was done to achieve the purpose of walking trails that were mentioned in each staff report, and described at the public hearings.

Previous staff comments regarding allowance for rural residential PUDs (which are listed at the top of the Zone Change Conditions of Approval) included: "must utilize a major feature that preserves the natural characteristics of the land and provides open space and recreation as the focal point of the development (**trail system, 3.0 acre park, min. 92% of the property remaining for rural residential/agricultural uses**)" (emphasis existing). Additionally, Zone Change Condition of Approval #3 states, "Prior to Final Subdivision Plat approval, a homeowner's association is required for the ownership and maintenance of the park, trails, and any other common areas." The staff reports from the Zone Change and the Preliminary Subdivision Plat all indicate a park and walking trail system were proposed.

Minutes from the Planning Commission Zone Change hearing include a summary of the Applicant's statement regarding the trails and open space planned for the Westwoods Subdivision: "Mr. Smith described the proposal (Westwoods), stating that the 3-phase project was approved in 1982-83 (included Mallard Point and Harbor Village). He stated that this proposal is the final phase and contains 7-1/2 miles of walking trails and three park areas through the project, which give it the focal point required by the Comprehensive Plan" (Minutes, February 12, 2004, Page 3). The comments reference previous approval for master plans and Urban Service Boundary designated in the area, but no records were available. Staff's understanding is that this discussion revolved around Westwoods as "phase 3" as part

of an overall plan including Mallard Point and Harbor Village. At the time, these comments were related to the initial concept plan for Westwoods, which had proposed 400 lots and three parks. The plan was later revised to 104 total buildable lots and 1 park. Somewhere along the way, the trail system was not shown on the concept plan or preliminary plat, but remained part of the staff report and discussion before the Commission.

Currently, a 3.985-acre park exists on the northern side of Westwoods Drive, between Lots 80 & 84. However, no trail system is indicated as suggested in previous case files. The staff reports indicate that a trail system was proposed around the R-1B zoned (urban-scaled) lots. Additionally, fencing on the plats has been shown to be located 10 feet off the residential lots. Perhaps this additional fencing setback was included to allow for pedestrian access of the trail, but it is not indicated as such on the plats. Staff recommends that the Planning Commission request additional information regarding the previously proposed trail system as it appeared an integral part of the zone change and preliminary plat discussions, but is no longer shown on the plats. The Commission should require that the pedestrian/walking trail be shown in an easement on Tracts 79A and 79B. It should also be considered whether it is appropriate to adjust the master plan and plat for all lots within the subdivision to show the trail system previously discussed as part of the Zone Change and Preliminary Subdivision Plats, although it may prove difficult as they are not indicated on the approved final plats.

RECOMMENDATION:

Approve the Preliminary Subdivision Plat to divide existing Tract 79 to create Tract 79A of 25.259 acres and Tract 79B of 10.000 acres, with the following conditions of approval:

Conditions of Approval:

1. Require Tracts 79A and 79B to connect to sanitary sewer line. Add certification block for GMWSS.
2. Provide a pedestrian/walking trail access easement along the western boundary of Tract 79A and 79B of 10 feet, to be located between the property boundary with the residential lots and the required buffer fencing.
3. Show required fencing along the western boundaries abutting residential lots.
4. Note existing KYTC and DOW permit numbers for existing entrance and creek crossing on the Final Plat.
5. Add a note to the Final Plat indicating accepted and approved agricultural related practices, Kentucky Right to Farm Act, and Kentucky Fence Law (see page 3 of staff report for sample).
6. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. All applicable requirements of the *Zoning Ordinance*.
8. All applicable requirements of the *Subdivision & Development Regulations*.
9. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.

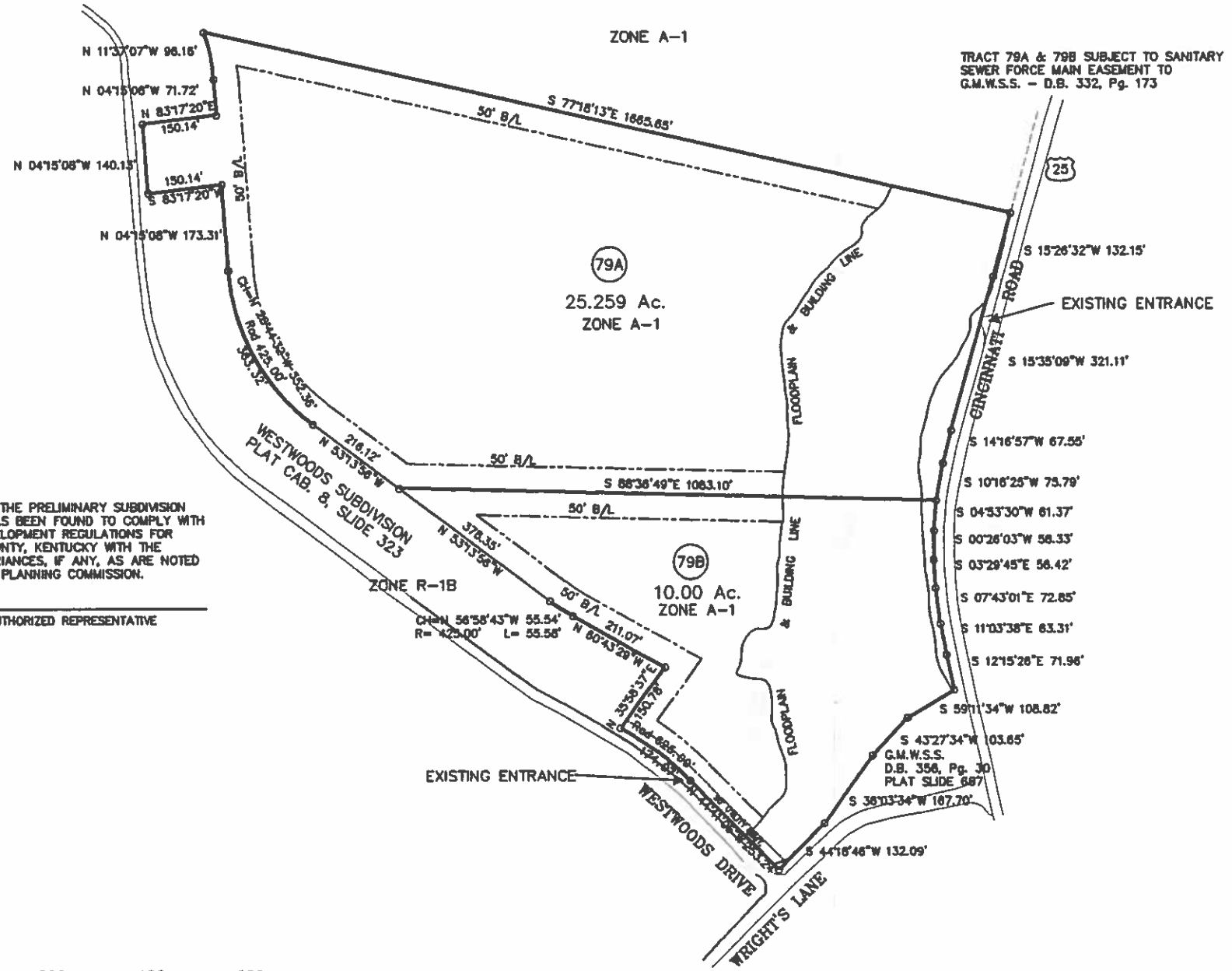
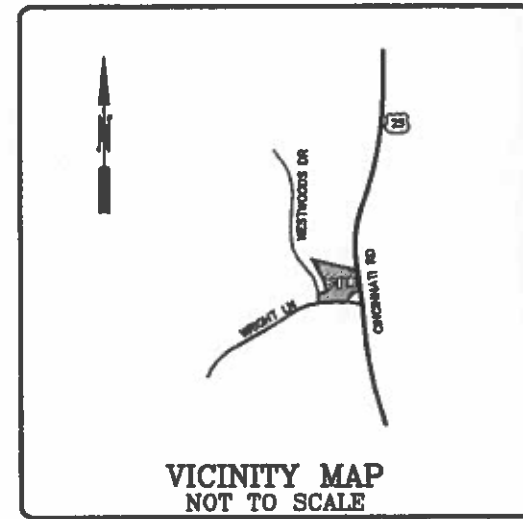
PER PLAT © CABINET 9, SLIDE 75, A TOTAL OF 105 TRACTS HAVE BEEN APPROVED FOR THIS DEVELOPMENT. THE SUBDIVISION OF THIS TRACT WILL RESULT IN A TOTAL OF 102 (THREE MORE NEW TRACTS MAY BE CREATED OF +10 ACRES EACH).

ANY STRUCTURE CONSTRUCTED AS A STREAM CROSSING MAY REQUIRE A KENTUCKY DIVISION OF WATER PERMIT.
ANY CONSTRUCTION WITHIN THE FLOODPLAIN WILL REQUIRE A KENTUCKY DIVISION OF WATER PERMIT.

MARK S. SMITH
D.B. 281, Pg. 337
PLAT CAB. 9, SLIDE 75

LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET
- ⊠ IRON BAR FOUND--AS NOTED
- ⊙ SURVEYOR'S MAG--NAIL--SET
- ⊕ SURVEYOR'S MAG--NAIL--FOUND
- ⊠ R.O.W. MONUMENT--FOUND
- ⊙ UTILITY POLE
- ⊕ BENCHMARK
- ⊙ FIRE HYDRANT



I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION & DEVELOPMENT REGULATIONS FOR GEORGETOWN/SCOTT COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

PLANNING COMMISSION AUTHORIZED REPRESENTATIVE

THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF LOT 79 INTO TWO LOTS.
FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN--SCOTT COUNTY JOINT PLANNING COMMISSION.
NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS.
NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.
NO NEW ENTRANCES ARE PROPOSED.
CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).
NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCR OACH UPON ANY DRAINAGE EASEMENT.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS--OF--WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

MARK S. SMITH _____ DATE _____

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR--OF--CLOSURE OF 1: _____ AND AN ANGULAR ERROR OF 00--'--". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____, 2003.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

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



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-8070 - FACSIMILE (502) 863-0019

APRIL 28, 2016

PRELIMINARY SUBDIVISION PLAT
WESTWOODS SUBDIVISION - LOT 79
WESTWOODS DRIVE @ WRIGHT LANE, SCOTT COUNTY, KENTUCKY
MARK S. SMITH - D.B. 281, Pg. 337, PLAT CAB. 9, SLIDE 75
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

RISK PROPERTY CLUSTER

**Staff Report to the Georgetown-Scott County Planning Commission
July 14, 2016**

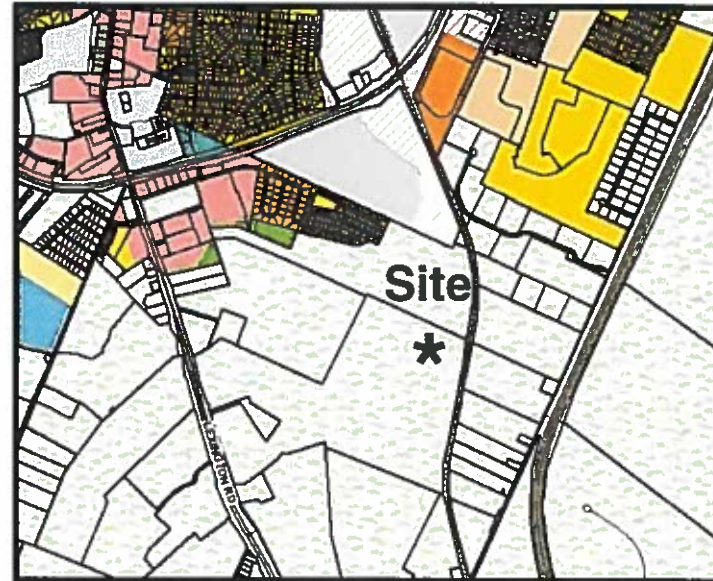
FILE NUMBERS: ZMA-2016-41, PSP 2016-42, FSP 2016-43

PROPOSAL: Zone Change request for a cluster subdivision with ten (10) residential cluster lots and five rural tracts on 83.7 acres zoned A-1

LOCATION: South and east of Stonecrest Subdivision

APPLICANT: Mary Risk

ENGINEER: Trinity Surveying



STATISTICS:

Zone	A-1
Surrounding zones	A-1
Acreage	83.7
Dwelling Units/Acre	1 du/5 acres
Dwelling Units Proposed	Ten (10) cluster lots, five (5) rural tracts and one preserved area
Dwelling Units Permitted	16
Min.Cluster Lot Size Proposed	1.75
Max.Cluster Lot Size Proposed	2.0
New Street Required	Yes
Linear feet of new street	+/-1000 feet
Water/Sewer available	Yes/No
Access	Via Wysteria Lane

KEY ISSUES/COMMENTS:

The applicant requests approval of a zone change from A-1 to A-5 for a ten lot cluster subdivision and a rural subdivision with five tracts between 5-10 acres on 83.73 acres. The property is located inside the Georgetown Urban Service Boundary, in the southern Greenbelt for the City of Georgetown east of Stonecrest and Aberdeen subdivisions. The farm has been designated Greenbelt on the Future Land Use Map since the late 1990's.

The applicant is also asking for preliminary approval of the proposed two subdivision plats. The first is a cluster subdivision with ten (10) cluster lots. The second is a rural subdivision with five (5) tracts between 5-10 acres in size accessed by a private access easement/driveway. The applicant, however, will first be required to obtain a zone change to A-5 (rural residential) prior to approval by the Planning Commission of the Preliminary Plat. The Planning Commission may review and approve the Preliminary Plat contingent upon zoning approval.

The requirement for a zone change to A-5 for all major subdivisions in the county was adopted in 2011 with an amendment to the Zoning Ordinance requiring all major subdivisions to be rezoned to the rural residential (A-5) zoning category.

Kentucky state law is very specific in the criteria that must be used by the Planning Commission when considering a zone change. *Kentucky Revised Statutes*, Chapter 100 states:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

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

The adopted 2006 and 2011 Comprehensive Plans indicate that the farm is designated Greenbelt. The Greenbelt Ordinance allows rural residential development at a density of one unit per five acres, but requires fencing and screening at the Greenbelt boundary. Therefore, the requested zone change is in conformance with the Comprehensive Plan if the Greenbelt Ordinance is followed. The Greenbelt should create a strong physical boundary between

residential lots and agriculturally used property and establish a setback of at least 100' from any residential or accessory structures and adjoining agricultural land.

This case is unusual in that the property is designated greenbelt and within the Urban Service Boundary. In most other areas the Greenbelt lies outside the Urban Service Boundary. Cluster development is a valid and desired method to be used to balance the protection and preservation of prime agricultural land while allowing for development in rural areas at the underlying 1 unit per 5-acre density permitted in the Agricultural (A-1) districts. The 2006 Comprehensive Plan also recommended the creation of the A-5 zone district for new rural residential development.

The requirement to rezone prior to major residential development was implemented to allow the community to evaluate the impact major development may have on public services and infrastructure in the rural areas prior to approval. The cluster ordinance has been well utilized and promoted as a means to preserve agricultural land. In spite of this, it is appropriate to evaluate the adequacy of public infrastructure that is currently available or planned to serve the proposed development.

Adequacy of Infrastructure

The subject property is 83.7 acres in size in Georgetown's southern Greenbelt and accessed only through existing city roads that serve the Stonecrest and Aberdeen Place subdivisions. There is a stub road in Stonecrest that will provide for a future connection to the bypass when the farm north of Stonecrest is developed. It is recommended that no urban density of this farm is allowed based on the limited access. However, development at rural densities and the establishment of a permanent Greenbelt in this area would be compatible with long term land use policy for this area.

The property has been used for agricultural purposes for many decades and was part of the larger Risk farm that was developed into Pioneer Plaza, Aberdeen Place and Stonecrest subdivisions in the 1990's and 2000's. The subject property is located in the prime farmland belt which covers most of the southern portion of the county between the north and south Elkhorn Creeks. The subject property contains no known sinkholes. Soils are mainly Maury series, rich and gently sloping. The Royal Spring Aquifer Recharge area also bisects the farm, generally following the path of the Norfolk Southern railroad.

The subject property has access to public water and sewer. There is adequate water pressure in the area to provide for fire protection. The subject property is located in County Fire District #6, with the closest fire station being the city fire station on Airport Road approximately one mile away. It is located in Georgetown-Scott County Emergency Medical District #3 and Southern Elementary and Georgetown Middle School Districts. The proposed development will likely generate approximately ten (10) school age children at build out.

The lots are proposed to use individual lot septic systems for sewage disposal. The lot sizes proposed are 1.75-2.00 acres for the cluster lots, the minimum sizes recommended for septic systems by the Environmental Health Department, and 5-5.6 acres for the rural tracts. Final approval of the lots will be required by the Environmental Health Department or Georgetown Municipal Water and Sewer prior to final plat approval. It is recommended, due to the proximity of public sewer available and the fact that the Royal Springs Aquifer Recharge Area bisects the farm, that at a minimum the cluster lots be on public sewer. This would allow the cluster lots to be reduced to ½ acre in size.

The subject property is located in an area south of the Georgetown Bypass, that was slated for development when the southern bypass was built. It was determined at that time that development would be allowed south of the bypass to allow for the farms that were split by the new road to be utilized for urban purposes where improved access was available. But, in order to protect the southern prime farmland areas from sprawling unchecked development, a southern Greenbelt was put in place to act as a barrier to expanded urban development beyond the first line of farms south of the bypass. The policy intent was to stop urban sprawl from continuing down the US-25 corridor which would eventually destroy the rural corridor between Lexington and Georgetown.

Access is an issue for this portion of the Risk farm. The only means to access this part of the farm is on a local public road that snakes through Aberdeen Place and Stonecrest subdivisions. In addition, at the time of the zone change and plat approval for Stonecrest subdivisions, it was agreed that the remainder of the Risk farm would be placed in the Greenbelt and not be zoned urban residential.

Environmental Assessment

A Geotechnical study has not been completed, but no surface features indicative of karst (subsurface rock weathering) conditions that might adversely affect the project are evident. No areas have been identified that appear to affect the constructability of the development. Any karst features will need to be handled according to current ordinances, including labelling on the Final Subdivision Plat as unbuildable, protecting and avoiding these areas during construction and increasing lot sizes to account for environmentally sensitive areas on lots. Stormwater drainage may not be increased into sinkhole areas post-development. All other requirements of the Environmentally Sensitive Lands Ordinance must be followed during development.

Stormwater Requirements

The proposed development will extend Wysteria Lane with an urban street section of 29' with curb and gutter and sidewalks to serve the cluster lots. It is recommended for this reason that the cluster lot area be annexed and the street be dedicated to the City of Georgetown after

construction. Access to the rural tracts will be via a private drive along an access easement. It is recommended this drive be paved to limit dust. A private maintenance agreement will be required for this private drive.

The site drains from the north to the south through three natural drainage swales. The preserved area will be on both ends of the farm connected by a 50' wide strip of land which will serve as access for the rural residential tracts. Detention requirements will be determined at the time of construction plan submittal. The existing farm ponds should be maintained. Any additional detention, particularly for the cluster lots will be determined at Construction Plan submittal.

Cluster Subdivision Layout

A preliminary cluster ordinance evaluation has been done to evaluate how the proposed subdivision conforms with the existing cluster regulations. The subdivision largely conforms, although the preserved area is an awkward shape and the Royal Springs Aquifer Recharge Area encroaches on at least half of the cluster lots.

Cluster Regulations Analysis:

- A. Cluster development density: one dwelling unit per five acres (1 du/5 acres):
Development complies.
- B. Lot size: 1.75 acre (minimum), with a maximum of 2.0 acres. All applications for cluster residential development must receive approval from the Health Department prior to Planning Commission approval of final plat: **The applicant is proposing to seek preliminary approval from the Scott County Health Department for lot sizes ranging from 1.75 to 2.0 acres. It is recommended that the cluster lots utilize public sewer which would allow lots as small as ½ acre. This would also allow the cluster lots to be more compact, retain existing treelines and field boundaries, reduce the amount of surface pavement and impervious area and reduce the lot area in the Aquifer Recharge Area.**
- C. The remaining acreage (i.e., 3.0-4.5 acres per cluster lot/dwelling unit) must be preserved for agriculture or open space. The reserved area must be set aside in one contiguous tract. A note shall be placed on the Final Subdivision Plat restricting future subdivision of the reserved area or lots: **The remaining property has been preserved as one tract connected by a 50' strip that serves as an access easement for five adjoining rural tracts.**
- D. If a property is proposed for both cluster development and 5-acre tract development, each type of application must be reviewed by the Planning Commission as a separate application. **The Planning Commission is reviewing the two proposed subdivisions as two separate applications.**

- E. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development: **Based on the farm's size, a maximum of sixteen tracts (16) residences are allowed. Of the total 83.7 acres, only 58.1 acres are currently proposed for cluster development. The sixteen (16) residential credits will be developed as ten (10) cluster lots, five 5+ acre tracts and one 38.55 acre preserved tract. There is proposed 1.09 acres of road right-of-way.**
- F. For cluster development containing 100 lots or more, accel/decal lanes, turn lanes, and secondary access points will be required. **N/A**
- G. Individual lot standards are as follows:
1. Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain): **All lots comply.**
 2. Lot width: 150' minimum at the building setback line. (The lot cannot exceed a 2:1 depth-to-width ration) **All lots comply.**
 3. Front Yard Setback: 50'; **or** 75' setback along an existing public road (from edge of pavement): **All lots comply.**
 4. Rear Yard Setback: 100'; however, for lots that abut adjacent farm property under different ownership than the applicant for the cluster proposal, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as outlined in item H: **All lots comply.**
 5. Side Yard Setback: 25' OR 100' if side yard abuts any property other than another cluster lot; in such circumstance, the side yard shall be treated as a rear yard regarding building setbacks and landscape buffers: **All lots comply.**
- H. Environmentally Sensitive Areas may not be included within the cluster lot development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage. **More detailed study of potential sinkholes on cluster lots may require those lots to be amended prior to final plat approval. It appears preliminarily that all lots comply.**
- I. All cluster proposals that include more than 30 lots (includes cluster lots and preserved lots) shall submit, for review and approval, a Traffic Impact Study (TIS). The TIS is required prior to Final Subdivision Plat review and approval of the 30th lot. If it is determined that the parent tract has been prematurely subdivided in order to avoid this requirement, the Planning Commission may require the TIS based on the configuration of the parent tract and any existing lots at the time these regulations were adopted. The required TIS may be waived upon recommendation of the Commission staff, where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highway and Streets, 1990 (or latest) Edition: **Traffic Study was not required.**

- J. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements: **N/A**
- K. **Required Landscaping/Buffering:** Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:
1. Where cluster lots abut an adjacent farmland owned by someone other than the applicant, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed or disturbed unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' center and fencing. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements have been met as shown on plan.**
 2. Where cluster lots abut an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees should not exceed 2:1: **All requirements are addressed on plan.**
 3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.: **To be addressed in Final Landscape Plan.**
 4. **Right-of-way:** Public roads = 50' ROW, 20' pavement (roads designed for acceptance by Scott County and subject to Scott County's Road Acceptance Policy): **Recommended that street be built to City standards, lots be annexed and street be dedicated to City.**
 5. **Ditches & Cross Drains:** Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required (to allow storm water to flow to the nearest drainage structure): **New public street shown with curb and gutter.**
 6. **Cul-de-sacs:** Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles: **Proposed cul-de-sac designs will be reviewed at Construction Plan submittal.**
 7. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final review and approval. **Entrance internal to subdivision.**
- L. Sufficiency of infrastructure:
New road construction required, as follows (*items 1-8 apply to both public and private roads, unless otherwise noted*):
1. **Pavement width:** 18' (**See above. Proposed to be built to City standards**)
Pavement depth: 8" base (rock); 2" binder; 1" asphalt

2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side
Private Roads = 2' gravel shoulders on each side.
3. Ditches & Cross-Drains: Both sides of the road must be ditched at a 2:1 slope. Cross-drains for driveways and roads (existing or new) are also required (*to allow stormwater to flow to the nearest drainage structure*).
4. Cul-de-sacs: Cul-de-sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles.
5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.
6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final plat review and approval.
7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development.
8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.
Roads will be reviewed as part of Construction Plan approval. Preliminary Plat is in compliance.

M. Any cluster proposal for mobile homes must be located within 5-minute response time of a fire station and have adequate water pressure for fire protection, including the installation of fire hydrants per item N. **N/A No mobile homes are proposed**

N. All cluster lots shall have municipal water. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection): **Municipal water is available to this site. Existing water main is adequately sized for fire protection.**

O. One dwelling credit must remain with the preserved acreage: **Complies.**

P. Fencing: Each cluster pod shall be fenced at its edges prior to final plat approval, with #9 woven wire mesh or equivalent, and post spacing 12' on centers. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 259.10 et. Seq.). The required fence may not be bonded. **Note must be added to Final**

Subdivision Plat stating the minimum requirements of #9 wire mesh and posts spaced on 12' centers. Fencing must be shown around entire cluster development: Lots 1-10.

- Q. Notice of the cluster application is required to be sent to all adjacent property owners by First Class Mail and a sign must be placed on the property. The notices and the sign must contain information regarding the nature of the proposal, date and time of the Planning Commission meeting, location of the Planning Commission meeting, and the Planning Commission's address and phone number where additional information may be obtained. **Applicant has complied with notification requirements.**
- R. All applicable standards of the *Subdivision & Development Regulations* will be required, including Erosion Control, Drainage Plans, and Construction Plans: **Construction plans will be submitted prior to Final Subdivision Plat approval**
- S. The final plat of the cluster development and preserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use. **The applicant has not provided staff with a preliminary copy of the deed restrictions. These must be reviewed by staff prior to Final Subdivision Plat approval.**
- T. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural uses and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act". **Note must be provided on Final Subdivision Plat.**
- U. The developer must note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment. **Included as note on Preliminary Plan. Conventional Framed Homes only. No mobile homes allowed.**
- V. A note shall be placed on the final plat that the preserved area cannot be further subdivided. A copy of the use and deed restriction, including preserved areas, must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference. **This must be provided before Final Subdivision Plat approval.**
- W. Preserved acreage has no Conditional Uses permitted. Those tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment. **Must be noted on Final Plat.**

- X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering.
Provided.
- Y. All cluster lots shall have access to internal roads only, not direct access (driveways) onto the existing public road: **Development complies with internal road requirements.**
- Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. **N/A.**
- AA. All applicants for cluster residential subdivision approval must provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval: **Soils map has been provided.**
- BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public standards, the ownership and maintenance of the roads, right-of-way, and any drainage structures will be the responsibility of the homeowners. **Maintenance agreement must be noted on Final Subdivision Plat.**

RECOMMENDATION:

Recommend **Approval** of a zone change from A-1 to A-5 on 83.7 acres based on the finding that the proposed change is in conformance with the Georgetown-Scott County Comprehensive Plan.

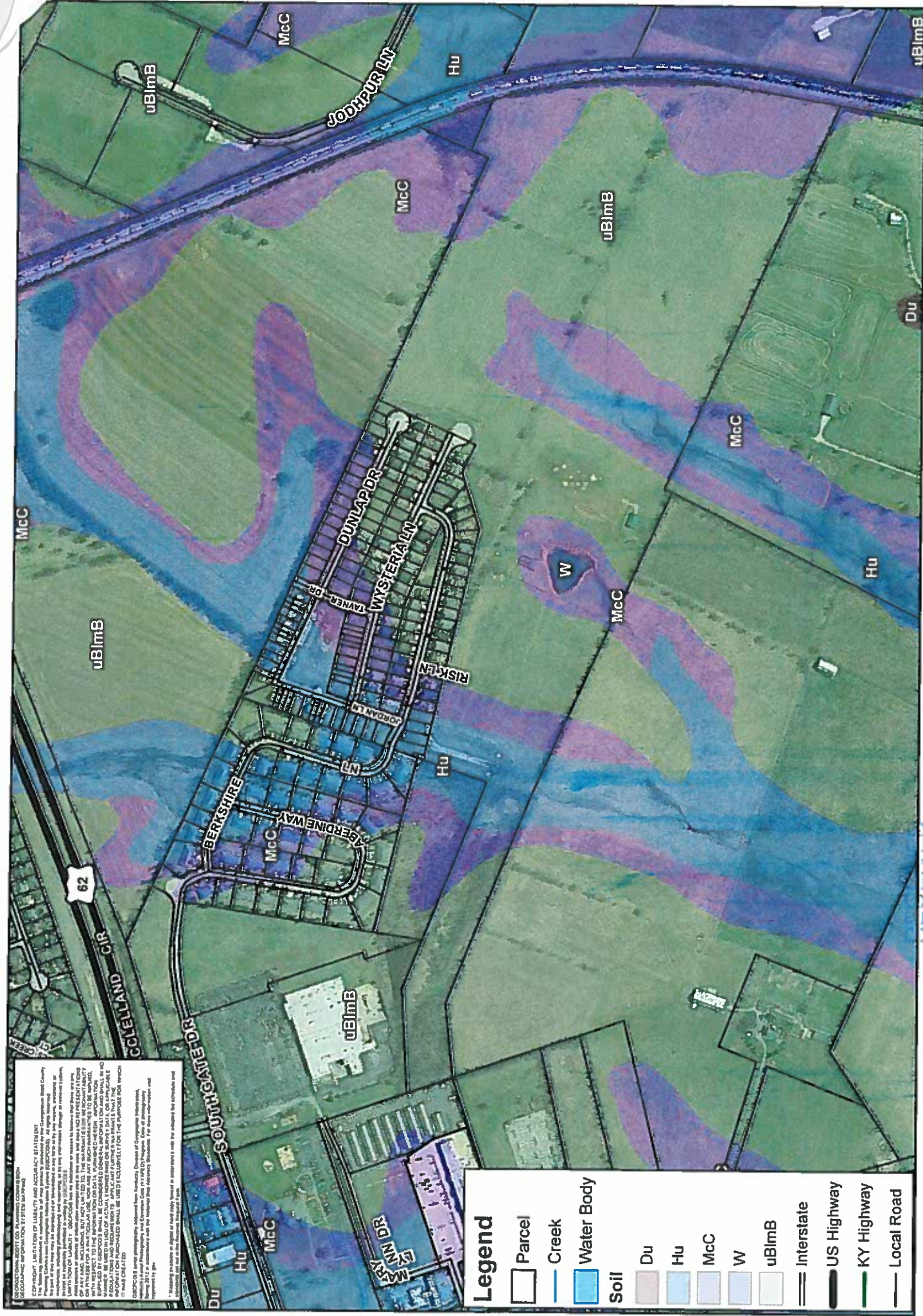
Approve the Preliminary Subdivision Plat for ten (10) residential cluster lots and one 38.55 acre preserved tract, subject to:

1. Zone Change being approved by Scott County Fiscal Court of Georgetown City Council, if applicable.
2. All requirements of the Scott County Health Department regarding onsite septic systems for 5-acre tracts. All requirements of GMWSS for cluster lots. Cluster lots shall utilize public sewer.
3. All requirements of the Cluster Regulations and Environmentally Sensitive Lands Ordinance regarding sinkholes and other environmentally sensitive lands.
4. Provide a species specific landscape plan with the Final Subdivision Plat.
5. Note must be added to Final Subdivision Plat stating the minimum requirements of #9 wire mesh and posts spaced on 12' centers. Fencing must be shown around entire cluster development and 5-acre tracts. (Note: fence must be installed prior to Final Subdivision Plat approval and cannot be bonded.)
6. Provide staff with approved road names in accordance with the *Street Name and Numbering Guide*.
7. A copy of the use and deed restrictions, including preservation areas, must be reviewed and approved by the Planning Commission staff and recorded with the Scott County Clerk's Office; a note shall be placed on the Final Subdivision Plat indicating the recording reference.

8. A Homeowner's Agreement is required for cluster proposals and must be provided to Planning Commission staff prior to Final Subdivision Plat.
9. Note maintenance agreement for private access easements/driveways on Final Subdivision Plat.
10. Right to Farm note is required on the Final Subdivision Plat:
"Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural uses and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act".
11. Prior to any construction or grading, 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.
12. Any revisions or amendments to the approved Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
13. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
14. Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.

Approve the Preliminary Subdivision Plat for five (5) rural residential tracts, subject to:

1. Zone Change being approved by Scott County Fiscal Court or Georgetown City Council, if applicable.
2. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
3. All requirements of the Health Department regarding the provision of septic systems.
4. All requirements of GMWSS regarding the provision of water.
5. The tree preservation easement shall be shown on the Final Subdivision Plat.
6. All landscaping shall be either installed or bonded prior to approval of the Final Subdivision Plat.
7. All fencing is required to be installed prior to approval of the Final Subdivision Plat.



GEORGETOWN PLANNING COMMISSION
 230 E. MAIN ST., GEORGETOWN, KY 40324
 502-867-3701
 WWW.GEORGETOWNKY.COM
 PRINTED 7/1/2016 WAW

Legend

- Parcel
- Creek
- Water Body

Soil

- Du
- Hu
- McC
- W
- uBlmB

Interstate
 US Highway
 KY Highway
 Local Road



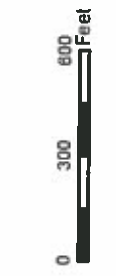
Map created by the Georgetown-
 Scott County Planning Commission GIS
 230 E. Main St., Georgetown, KY 40324
 502-867-3701 www.gscplanning.com
 Printed 7/1/2016 WAW



JUL 01 2016
 PLANNING COMMISSION
 Georgetown, Kentucky

Risk Property - Soils

Georgetown, Kentucky



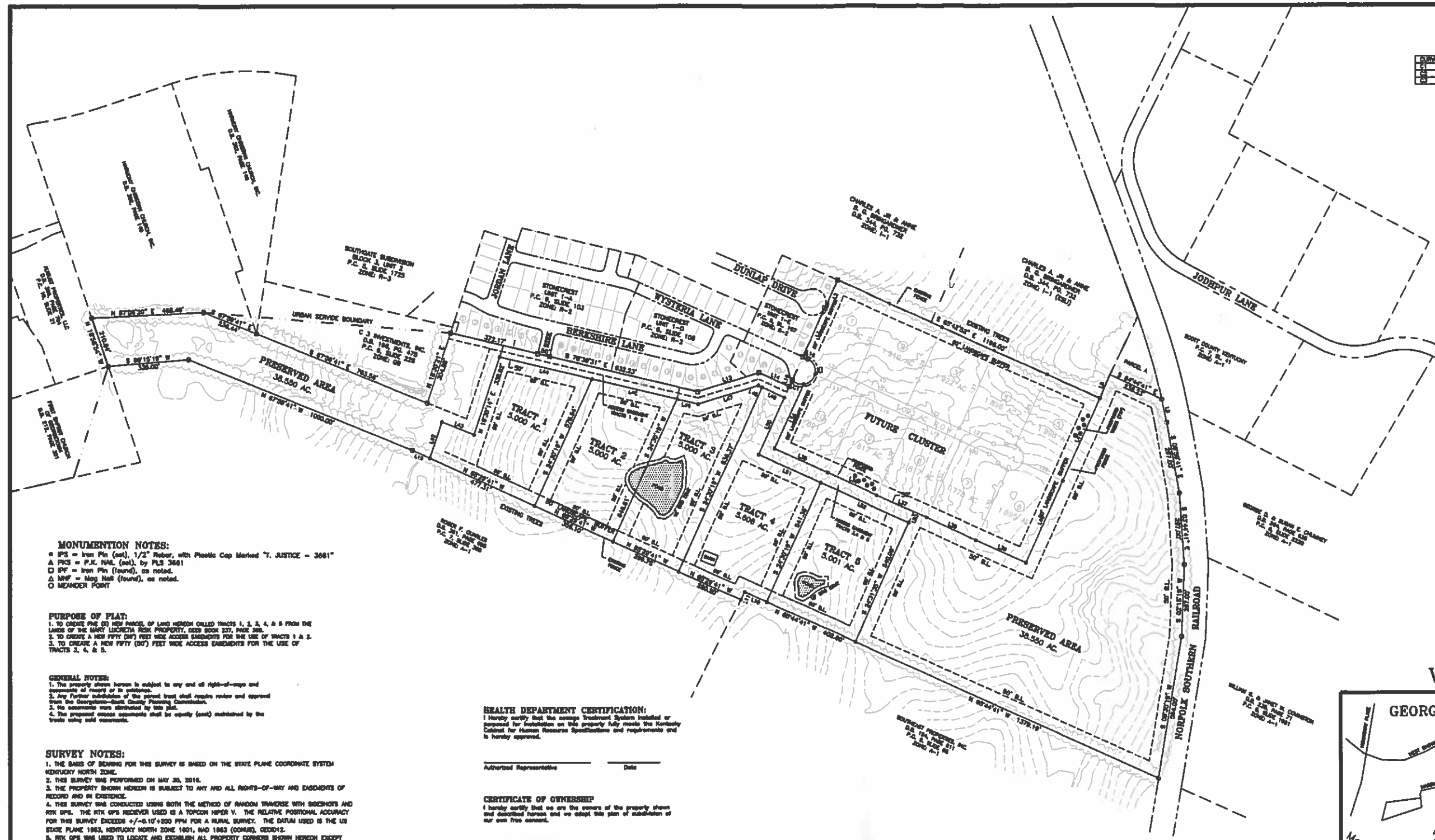
Parcels not survey grade
 Parcels from the Scott County Public Works Department
 Only. Not Survey Grade, and Subject to Change at any time.
 BEST AVAILABLE AERIAL PHOTOGRAPHY FROM 2015

CURVE TABLE:

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	S 89° 42' 00" E	1188.00'	1188.00'	180° 00' 00"
C2	S 89° 42' 00" E	1188.00'	1188.00'	180° 00' 00"

LINE TABLE:

LINE	BEARING	LENGTH	START POINT	END POINT
L1	N 87° 28' 31" E	465.44'	1000.00'	1000.00'
L2	S 87° 28' 31" E	783.48'	1000.00'	1000.00'
L3	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L4	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L5	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L6	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L7	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L8	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L9	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L10	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L11	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L12	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L13	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L14	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L15	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L16	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L17	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L18	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L19	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L20	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L21	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L22	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L23	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L24	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L25	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L26	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L27	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L28	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L29	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L30	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L31	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L32	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L33	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L34	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L35	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L36	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L37	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L38	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L39	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L40	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L41	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L42	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L43	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L44	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L45	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L46	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L47	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L48	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L49	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L50	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L51	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L52	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L53	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L54	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L55	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L56	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L57	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L58	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L59	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L60	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L61	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L62	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L63	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L64	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L65	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L66	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L67	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L68	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L69	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L70	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L71	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L72	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L73	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L74	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L75	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L76	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L77	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L78	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L79	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L80	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L81	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L82	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L83	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L84	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L85	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L86	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L87	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L88	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L89	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L90	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L91	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L92	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L93	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L94	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L95	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L96	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L97	N 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L98	S 87° 28' 31" E	1000.00'	1000.00'	1000.00'
L99	N 87° 28' 31" W	1000.00'	1000.00'	1000.00'
L100	S 87° 28' 31" W	1000.00'	1000.00'	1000.00'



MONUMENTATION NOTES:
 * IPS = Iron Pin (set), 1/2" Rebar, with Plastic Cap Marked "T. JUSTICE - 3681"
 ▲ PWS = P.W. Nail (set), by PLS 3681
 □ IPF = Iron Pin (found), as noted.
 △ MNP = Nag Nail (found), as noted.
 ○ MEANDER POINT

PURPOSE OF PLAT:
 1. TO CREATE FIVE (5) NEW PARCELS OF LAND HEREIN CALLED TRACTS 1, 2, 3, 4, & 5 FROM THE LANDS OF THE MARY LUCREIA RISK PROPERTY, DEED BOOK 337, PAGE 206.
 2. TO CREATE A NEW FIFTY (50) FEET WIDE ACCESS EASEMENTS FOR THE USE OF TRACTS 1 & 2.
 3. TO CREATE A NEW FIFTY (50) FEET WIDE ACCESS EASEMENTS FOR THE USE OF TRACTS 3, 4, & 5.

GENERAL NOTES:
 1. The property shown herein is subject to any and all right-of-way and easements of record or in existence.
 2. Any further subdivision of the parcel tract shall require review and approval from the Georgetown-Scott County Planning Commission.
 3. No easements were illustrated by this plat.
 4. The proposed access easements shall be equally (and) maintained by the tracts using said easements.

SURVEY NOTES:
 1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM KENTUCKY NORTH ZONE.
 2. THIS SURVEY WAS PERFORMED ON MAY 26, 2016.
 3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE.
 4. THIS SURVEY WAS CONDUCTED USING BOTH THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND RTK GPS. THE RTK GPS RECEIVER USED IS A TOPCON Hiper V. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY EXCEEDS +/- 0.10" + 200 PPM FOR A RURAL SURVEY. THE DATUM USED IS THE US STATE PLANE 1983, KENTUCKY NORTH ZONE 1801, MAD 1983 (CONRAD), GEOID12.
 5. RTK GPS WAS USED TO LOCATE AND ESTABLISH ALL PROPERTY CORNERS SHOWN HEREON EXCEPT FOR ONES NOTED WITH A "M".
 6. ALL NOTES ON PRIOR RECORD PLATS STILL APPLY.

SURVEY NOTES:
 1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM KENTUCKY NORTH ZONE.
 2. THIS SURVEY WAS PERFORMED ON APRIL 14, 2016.
 3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE.
 4. THIS SURVEY WAS CONDUCTED USING BOTH THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND RTK GPS. THE RTK GPS RECEIVER USED IS A TOPCON Hiper V. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY EXCEEDS +/- 0.10" + 200 PPM FOR A RURAL SURVEY. THE DATUM USED IS THE US STATE PLANE 1983, KENTUCKY NORTH ZONE 1801, MAD 1983 (CONRAD), GEOID12.
 5. RTK GPS WAS USED TO LOCATE AND ESTABLISH ALL PROPERTY CORNERS SHOWN HEREON EXCEPT FOR ONES NOTED WITH A "M".
 6. ALL NOTES ON PRIOR RECORD PLATS STILL APPLY.

HEALTH DEPARTMENT CERTIFICATION:
 I hereby certify that the access Treatment System installed or proposed for installation on this property fully meets the Kentucky Criteria for Human Resource Specifications and requirements and is hereby approved.

Authorized Representative _____ Date _____

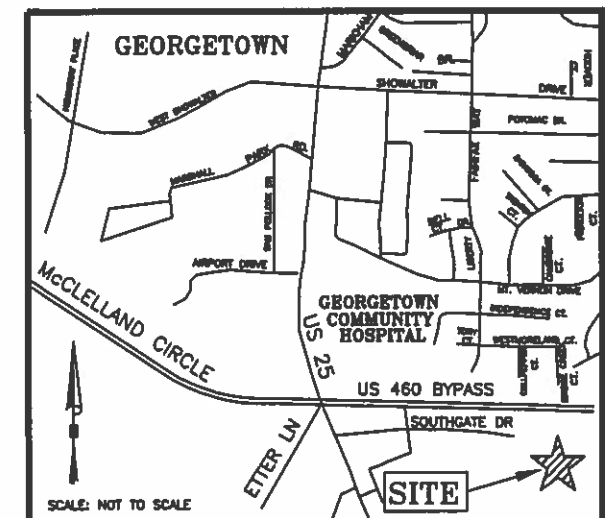
CERTIFICATE OF OWNERSHIP
 I hereby certify that we are the owners of the property shown and described herein and we accept this plan of subdivision of our own free consent.

MARY LUCREIA RISK _____ Date _____

SURVEYOR CERTIFICATION:
 I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse exceeds 1:5,000 and was not adjusted. The survey as shown herein is a Class "B" (RURAL) survey and the accuracy and precision of said survey meets all the specifications of this class. I do hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Scott County Job Planning Commission and the monuments are as shown.

Anthony W. Justice PLS #3681 _____ Date _____

VICINITY MAP



TRINITY SURVEYING, LLC
 113 Windsong Way, Georgetown, Ky. 40324
 Phone: (859) 948-0198

PRELIMINARY SUBDIVISION PLAT
RISK PROPERTY
 TRACTS #1, 2, 3, 4, & 5
 RISK LANE, SCOTT COUNTY, KENTUCKY

OWNER: MARY LUCREIA RISK
 ADDRESS: 841 CONCORD RD
 GEORGETOWN, KY 40478

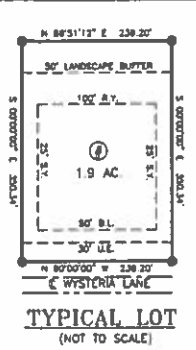
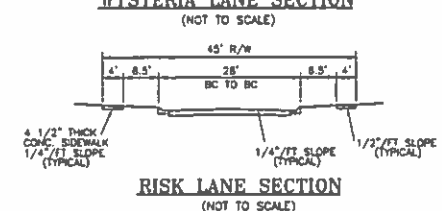
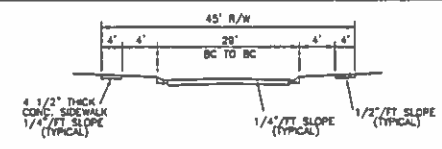
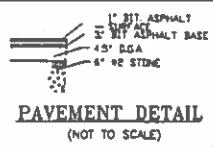
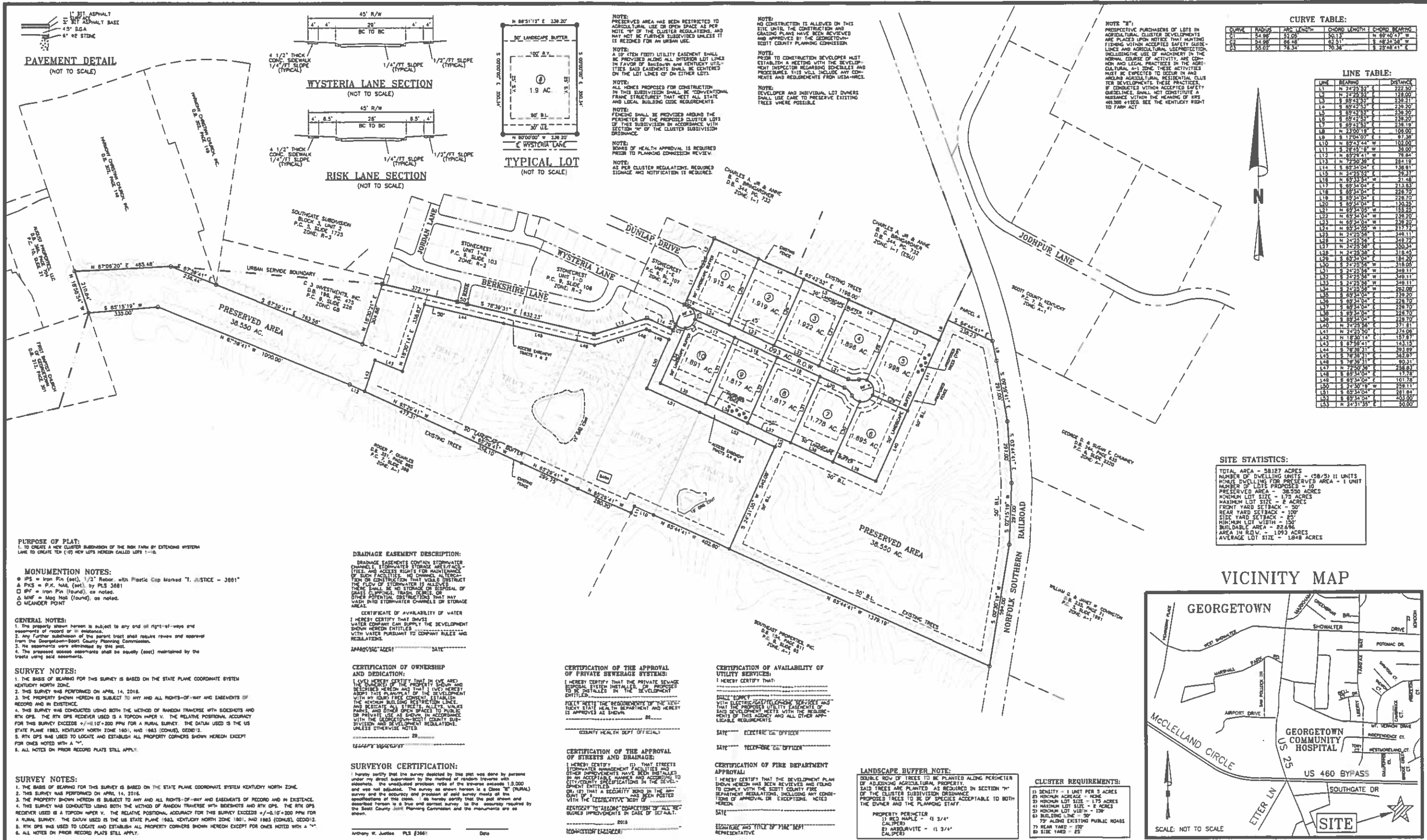
DRAWN BY: A.W.J. DATE: 06/01/16
 CHECKED BY: DATE: 06/29/16
 BWC. NO. 16-041 PSP

GRAPHIC SCALE
 0' 200' 400' 600'
 1 INCH = 200 FEET

REVISIONS

BY:	DATE:
A.W.J.	06/29/16

STATE OF KENTUCKY
 ANTHONY W. JUSTICE
 LICENSED PROFESSIONAL LAND SURVEYOR



NOTE: PRESERVED AREA HAS BEEN RESTRICTED TO AGRICULTURAL USE OR OPEN SPACE AS PER NOTE "M" OF THE CLUSTER REGULATIONS, AND MAY NOT BE FURTHER SUBDIVIDED UNLESS IT IS RESTRICTED FOR AN URBAN USE.

NOTE: A 10' OPEN FOOT CULVERT SHALL BE PROVIDED ALONG ALL INTERIOR LOT LINES IN FAVOR OF BULKHEAD AND KENTUCKY UTILITIES SAID EASEMENTS SHALL BE CENTERED ON THE LOT LINES OF ON EITHER LOT.

NOTE: ALL HOMES PROPOSED FOR CONSTRUCTION IN THIS SUBDIVISION SHALL BE CONVENTIONAL FRAME STRUCTURES THAT MEET ALL STATE AND LOCAL BUILDING CODE REQUIREMENTS.

NOTE: FENCING SHALL BE PROVIDED AROUND THE PERIMETER OF THE PROPOSED CLUSTER LOTS OF THIS SUBDIVISION IN ACCORDANCE WITH SECTION "M" OF THE CLUSTER SUBDIVISION ORDINANCE.

NOTE: BOARD OF HEALTH APPROVAL IS REQUIRED PRIOR TO PLANNING COMMISSION REVIEW.

NOTE: AS PER CLUSTER REGULATIONS, REQUIRED SIGNAGE AND NOTIFICATION IS REQUIRED.

NOTE: NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

NOTE: PRIOR TO CONSTRUCTION DEVELOPER MUST ESTABLISH A MEETING WITH THE DEVELOPER INSPECTOR REGARDING SCHEDULES AND PROCEDURES THIS WILL INCLUDE ANY COMMENTS AND REQUIREMENTS FROM USDA-NRCS.

NOTE: DEVELOPER AND INDIVIDUAL LOT OWNERS SHALL USE CARE TO PRESERVE EXISTING TREES WHERE POSSIBLE.

NOTE "M": PROSPECTIVE PURCHASERS OF LOTS IN AGRICULTURAL CLUSTER DEVELOPMENTS ARE PLACED UPON NOTICE THAT MEETING FENCING WITHIN ACCEPTED SAFETY GUIDELINES AND AGRICULTURAL USE RESTRICTIONS, INCLUDING THE USE OF MACHINERY IN THE NORMAL COURSE OF ACTIVITY, ARE COMMON AND LEGAL PRACTICES IN THE AGRICULTURAL AND RURAL AREAS. THESE ACTIVITIES MUST BE EXPECTED TO OCCUR IN AND AROUND AGRICULTURAL RESIDENTIAL CLUSTER DEVELOPMENTS. THESE PRACTICES, IF CONDUCTED WITHIN ACCEPTED SAFETY GUIDELINES, SHALL NOT CONSTITUTE A NUISANCE WITHIN THE MEANING OF KRS 402.030. SEE THE KENTUCKY RIGHT TO FARM ACT.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.00'	22.50'	52.11'	S 87°42'1" E
C2	54.00'	22.50'	52.11'	S 87°42'1" E
C3	55.02'	24.34'	53.41'	S 87°48'41" E

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 2°23'57" E	222.50'
L2	N 2°23'57" E	118.00'
L3	N 89°42'52" E	238.20'
L4	S 89°42'52" E	238.20'
L5	S 89°42'52" E	238.20'
L6	S 89°42'52" E	238.19'
L7	S 89°42'52" E	238.19'
L8	N 23°00'19" E	108.00'
L9	S 17°04'07" E	102.00'
L10	N 89°42'52" E	238.20'
L11	S 28°45'18" W	38.00'
L12	N 89°42'52" E	238.20'
L13	N 89°42'52" E	238.19'
L14	S 89°42'52" E	238.20'
L15	N 23°00'19" E	108.00'
L16	N 89°42'52" E	238.20'
L17	S 89°42'52" E	238.20'
L18	S 89°42'52" E	238.20'
L19	S 89°42'52" E	238.20'
L20	S 89°42'52" E	238.20'
L21	S 89°42'52" E	238.20'
L22	N 89°42'52" E	238.20'
L23	N 89°42'52" E	238.20'
L24	N 89°42'52" E	238.20'
L25	N 89°42'52" E	238.20'
L26	N 23°00'19" E	108.00'
L27	N 23°00'19" E	108.00'
L28	N 23°00'19" E	108.00'
L29	N 23°00'19" E	108.00'
L30	S 23°00'19" W	108.00'
L31	S 23°00'19" W	108.00'
L32	S 23°00'19" W	108.00'
L33	S 23°00'19" W	108.00'
L34	S 23°00'19" W	108.00'
L35	S 23°00'19" W	108.00'
L36	S 23°00'19" W	108.00'
L37	S 23°00'19" W	108.00'
L38	S 23°00'19" W	108.00'
L39	S 23°00'19" W	108.00'
L40	S 23°00'19" W	108.00'
L41	N 23°00'19" E	108.00'
L42	N 23°00'19" E	108.00'
L43	N 23°00'19" E	108.00'
L44	N 23°00'19" E	108.00'
L45	N 23°00'19" E	108.00'
L46	N 23°00'19" E	108.00'
L47	N 23°00'19" E	108.00'
L48	N 23°00'19" E	108.00'
L49	N 23°00'19" E	108.00'
L50	N 23°00'19" E	108.00'
L51	N 23°00'19" E	108.00'
L52	N 23°00'19" E	108.00'
L53	N 23°00'19" E	108.00'

SITE STATISTICS:

TOTAL AREA - 58127 ACRES
 NUMBER OF DWELLING UNITS - (58/5) 11 UNITS
 NUMBER DWELLING FOR PRESERVED AREA - 1 UNIT
 NUMBER OF LOTS PROPOSED - 10
 PRESERVED AREA - 28,550 ACRES
 MINIMUM LOT SIZE - 1.75 ACRES
 MAXIMUM LOT SIZE - 2 ACRES
 FRONT YARD SETBACK - 30'
 REAR YARD SETBACK - 100'
 SIDE YARD SETBACK - 25'
 MINIMUM LOT WIDTH - 150'
 BUILDABLE AREA - 22,696
 AREA IN R.O.W. - 1,093 ACRES
 AVERAGE LOT SIZE - 1,848 ACRES

PURPOSE OF PLAT:
 1. TO CREATE A NEW CLUSTER SUBDIVISION OF THE RISK FARM BY EXTENDING WYSTERIA LANE TO CREATE TEN (10) NEW LOTS HEREIN CALLED LOTS 1-10.

MONUMENT NOTES:
 ● IPS = Iron Pin (set), 1/2" Rebar, with Plastic Cap Marked "T. JUSTICE - 3801"
 ▲ P.C.S. = P.K. Nail (set), with PLS 3681
 □ I.P.F. = Iron Pin (found), as noted.
 1. S.M.F. = Stone Marker (found), as noted.
 ○ MEANDER POINT

GENERAL NOTES:
 1. The property shown herein is subject to any and all right-of-way and easements of record or in existence.
 2. Any further subdivision of the parcel tract shall require review and approval from the Georgetown-Scott County Planning Commission.
 3. No easements were obtained by this plat.
 4. The proposed access easements shall be equally (not) maintained by the tracts using said easements.

SURVEY NOTES:
 1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM KENTUCKY NORTH ZONE.
 2. THIS SURVEY WAS PERFORMED ON APRIL 14, 2016.
 3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE.
 4. THIS SURVEY WAS CONDUCTED USING BOTH THE METHOD OF RANDOM TRAVERSE WITH SIGHTS AND RTK GPS. THE RTK GPS RECEIVER USED IS A TOPCON HPR V. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY EXCEEDS +/- 10.00 PPM FOR A RURAL SURVEY. THE DATUM USED IS THE US STATE PLANE 1983, KENTUCKY NORTH ZONE 1801, AND 1983 (CONUS), GEOID 12.
 5. RTK GPS WAS USED TO LOCATE AND ESTABLISH ALL PROPERTY CORNERS SHOWN HEREON EXCEPT FOR ONES NOTED WITH A "M".
 6. ALL NOTES ON PRIOR RECORD PLATS STILL APPLY.

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 5. RTK GPS WAS USED TO LOCATE AND ESTABLISH ALL PROPERTY CORNERS SHOWN HEREON EXCEPT FOR ONES NOTED WITH A "M".
 6. ALL NOTES ON PRIOR RECORD PLATS STILL APPLY.

DRAINAGE EASEMENT DESCRIPTION:
 DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE TANKS, TRENCHES, 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 OF STORMWATER OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE TANKS.

CERTIFICATE OF AVAILABILITY OF WATER:
 I HEREBY CERTIFY THAT DRINKING WATER SUPPLY IS AVAILABLE TO THE DEVELOPMENT SHOWN HEREON ENTITLED _____ WITH WATER PURSUANT TO COMPANY RULES AND REGULATIONS.

APPROVING AGENT _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DESIGNATION:
 I, _____ DO HEREBY CERTIFY THAT IN MY OWN AND THE KNOWLEDGE OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ACCEPT THIS PLANNING OF THE DEVELOPMENT WITHIN MY OWNED AND FREE CONVEYED ESTATE. I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE. I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE. I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND IN EXISTENCE.

APPROVING AGENT _____ DATE _____

SURVEYOR CERTIFICATION:
 I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sights and was not obtained. The survey as shown herein is a Class "M" (RURAL) survey and the accuracy and precision of said survey meets all the specifications of this class. I hereby certify that the plat shown and described herein is a true and correct survey, to the accuracy required by the Scott County Joint Planning Commission and the monuments are as shown.

Anthony W. Justice PLS #3681 Date _____

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS:
 I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED ON THE DEVELOPMENT ENTITLED _____ MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

_____ CITY HEALTH DEPT OFFICIAL

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE:
 I HEREBY CERTIFY THAT THE STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/COUNTY SPECIFICATIONS IN THE DEVELOPMENT ENTITLED _____ AND THAT A SECURITY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF THE COUNTY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ 2016

DESIGNATION ENGINEER

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:
 I HEREBY CERTIFY THAT:
 _____ ELECTRIC CO. OFFICER
 _____ TELEPHONE CO. OFFICER

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

_____ 2016

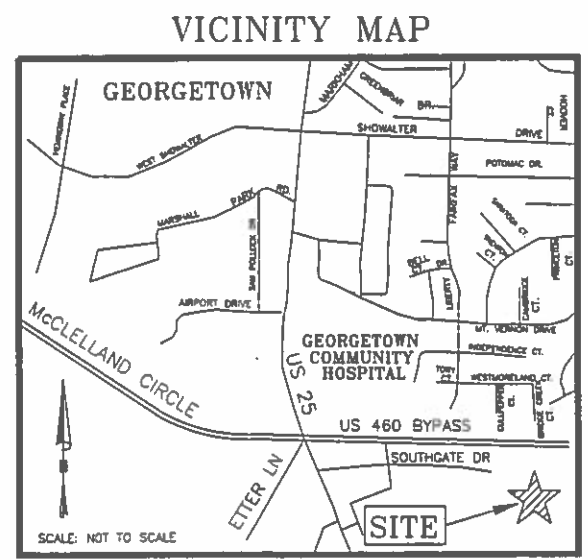
SIGNATURE AND TITLE OF FIRE DEPT REPRESENTATIVE

LANDSCAPE BUFFER NOTE:
 DOUBLE ROW OF TREES TO BE PLANTED ALONG PERIMETER OF ADJOINING AGRICULTURAL PROPERTY. SAID TREES ARE PLANTED AS REQUIRED IN SECTION "M" OF THE CLUSTER SUBDIVISION ORDINANCE. PROPOSED TREES TO BE OF SPECIES ACCEPTABLE TO BOTH THE OWNER AND THE PLANNING STAFF.

PROPERTY PERIMETER
 1) RED MAPLE - (1 3/4'
 CALIPED)
 2) ARJUNITE - (1 3/4'
 CALIPED)

CLUSTER REQUIREMENTS:

10 DENSITY - 1 UNIT PER 5 ACRES
 20 MINIMUM ACREAGE - NONE
 30 MINIMUM LOT SIZE - 1.75 ACRES
 40 MINIMUM LOT SIZE - 2 ACRES
 50 MINIMUM LOT WIDTH - 150'
 60 BUILDING LINE - 30'
 70 REAR YARD - 150'
 80 SIDE YARD - 25'



TRINITY SURVEYING, LLC
 113 Windsong Way, Georgetown, Ky. 40324
 Phone: (859) 948-0198

PRELIMINARY CLUSTER SUBDIVISION PLAT
RISK PROPERTY
 LOTS #1-10
 WYSTERIA LANE, SCOTT COUNTY, KENTUCKY

OWNER: MARY LUCRETA RISH
 ADDRESS: 841 CONCORD RD
 RICHMOND, KY 40475

DRAWN BY: A.W.J. DATE: 06/01/18
 CHECKED BY: _____ DWG. NO. 15-041 CSP

GRAPHIC SCALE
 0' 200' 400' 600'
 1 INCH = 200 FEET

REVISIONS

BY:	DATE:
A.W.J.	06/28/18

ANTHONY W. JUSTICE
 2016
 LICENSED PROFESSIONAL LAND SURVEYOR
 KY 0000000000