

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA**

**December 10, 2015
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 12, 2015 minutes
- C. Approval of December agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2015-32 Georgetown East – Wireless Communications Facility – Preliminary Development Plan for a 255' 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 north side of Crumbaugh Road, east of Glen Creek Road.
POSTPONED

III. NEW BUSINESS

- A. PDP-2015-33 Raising Cane's Chicken Fingers – Preliminary Development Plan for a 3,575 sq. ft. fast food restaurant with drive-thru, located on the west side of Success Drive, south of Champion Way.
- B. FSP-2015-3 DHW Land Property – Final Subdivision Plat to create one new 18-acre tract and to transfer and consolidate another 20.53-acre tract with the adjoining Paul King property, located on Ironworks Road, west of Midway Road.
- C. FSP-2015-35 Smith Property – Final Subdivision Plat to create one new 5-acre tract, located on Edgewater Drive in Sadieville.
- D. PDP-2015-36 Cattleman's Roadhouse – Preliminary Development Plan for an 8,700 sq. ft. restaurant on 2.39 acres zoned B-2 (Highway Commercial), located at 240 Champion Way, at the intersection of Grandstand Drive.
- E. PDP-2015-37 Santa Barbara – Fortiline – Preliminary Development Plan for an 8,000 sq. ft. industrial building with associated outdoor storage, located on East Yusen Drive in the Triport Industrial Park.
- F. PDP-2015-38 Culton Properties, LLC – Preliminary Development Plan for a 14,000 sq. ft. construction equipment rental center on 3 acres, located on the east side of Carley Drive in the Georgetown Industrial Park.

IV. OTHER BUSINESS

- A. 2016 Application Deadline Schedule
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 12, 2015**

The regular meeting was held in the Scott County Courthouse on November 12, 2015. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planner Megan Chan, Engineer Brent Combs, and Attorney Charlie Perkins.

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

Motion by Mizell, second by Caldwell, to approve the October 8, 2015 minutes. Motion carried.

With the addition of A) Appeal of administrative ruling for First United Methodist Church, and B) Pending litigation under Other Business, motion by Mizell, second by Holland, to approve the November agenda. Motion carried.

Postponements/Withdrawals

The Georgetown East – Wireless Communication Facility application was postponed.

Consent Agenda

A representative of the Bealmear Property Tracts 2A & 2B application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Shirley, to approve the Bealmear Property Tracts 2A & 2B application. Motion carried.

Appeal of administrative ruling for First United Methodist Church

Mr. Kane reported that a development plan was approved in 2013 for an addition to the First United Methodist Church. As part of the approval, they showed a sidewalk

on the northern end of the parking lot. The reason for the sidewalk was to satisfy a requirement of the Subdivision Regulations that states pedestrian access should be considered to provide safe pedestrian crossing of parking lots and connectivity to adjoining properties. He explained that they lost some parking in order to save a tree, and have left some of the work to be done at a later date. They are asking to not have to install the sidewalk, but it is staff's opinion that the sidewalk should be built to provide safe pedestrian travel along the length of the parking lot to get to the entrance of the church.

Commissioner Shirley felt that the Commission should adhere to the original requirement.

**Motion by Smith, second by Holland, to require the sidewalk in question.
Motion carried.**

Pending Litigation

The Commission went into the Executive Session to discuss pending litigation.

No action was taken.

Comprehensive Plan Survey Results

Ms. Chan reviewed the Comprehensive Plan Survey results.

The meeting was then adjourned.

Respectfully,

Rob Jones, Chair

Attest:

Charlie Perkins, Secretary

RAISING CANES

Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: PDP-2015-33

PROPOSAL: Preliminary Development
Plan for a 3575 SF fast food
restaurant with drive-thru.

LOCATION: West side of Success Drive,
south of Champion Way

APPLICANT: Dropping Bird #13, LLC.
145 Rose Street, Lexington,
KY 40507

ENGINEER: Abacus Engineering
236 Boggs Lane, Suite 4
Suite 4
Richmond, KY 40475



STATISTICS:

Zone	B-2, Highway Commercial
Surrounding Zones	R-3 to the west; B-2 on other sides
Acreage	.89 acres
Water/sewer available	Yes/Yes
Access	Access via Success Drive
Waivers Requested	None

BACKGROUND:

The subject property is a .89-acre parcel, zoned B-2. The subject property is located on the southwest corner of Champion Way and Cherry Blossom Way and is accessed by a service road, Success Drive. The adjacent properties are: R-2 to the west, and B-2 to the south and east. The applicant is proposing a Raising Canes fast food restaurant on a site formerly used as a Marathon gas station.

KEY ISSUES/COMMENTS:

Layout:

The subject property is irregularly shaped and includes a private service road that borders the east side of the lot and provides access to the lot. The applicant is proposing to tear down the existing Marathon station and redevelop the site for a Raising Canes restaurant. The restaurant will have a drive thru around the rear and a large outdoor patio/dining area in the front of the restaurant. The dumpster will be located in the rear corner of the lot.

Parking and Circulation:

The Applicant will be able to meet the minimum parking requirements, and is showing an appropriate number of handicap accessible parking spaces. The lot is double fronted and is also accessed by a service road that parallels Cherry Blossom Way. The applicant is proposing to install sidewalks on one side of the service road along the property frontage. Staff has requested that the sidewalk be extended to connect with the sidewalk that parallels Champion Way but stops short of the property line to the west. Extending to the existing sidewalk would provide connectivity to the Georgetown Landing neighborhood. In addition, staff has requested that the sidewalk be extended in the right-of-way of Champion Way, a state road, to the intersection of Champion Way and Cherry Blossom Way.

Landscaping:

The Applicant has shown adequate VUA perimeter screening and interior islands and landscaping. The Applicant appears to meet the canopy requirements. A specie-specific landscape plan will be required at the time of Final Development Plan submittal. Interior VUA area is calculated at 1786 SF required and 1918 SF provided. The number of interior trees required has recently been changed to 1/250 SF not 2/250 SF as shown on the plans. However, there is now a minimum canopy coverage required of between 20-24 %, based on the amount of canopy retained during development. Based on the plans it appears there may be some tree canopy retained along the western boundary.

The applicant will need to provide an exhibit calculating the proposed canopy coverage at maturity with the Final Landscape Plan. The plan appears to meet the minimum requirement, but will need to be verified prior to Final Development Plan approval. Perimeter VUA landscaping is shown and is sufficient. The applicant is proposing a densely planted evergreen buffer in the rear in lieu of a privacy fence. The proposal is for a single row of evergreens minimum 5' high at planting on 10' centers. There is some fencing in place on the adjoining lots. A continuous fence may be necessary, if there are any gaps, to prevent garbage and debris from blowing into neighboring yards. The Landscaping Ordinance states a continuous planting of evergreen trees 15' on center shall be deemed to meet the requirements for trees and a continuous planting of shrubs provided the trees are a minimum of 5 feet tall with a minimum caliper of 1 ½" at planting and an opacity of 70% is achieved.

Stormwater:

Preliminary stormwater plans have been analyzed by the Planning Commission Engineer and there appears to be sufficient area to meet the requirements of the Stormwater Ordinance. Final stormwater plans and calculations will be reviewed at time of Final Development Plan review. The development will be required to conform with the adopted stormwater manual for the City of Georgetown and a post-construction stormwater maintenance plan or agreement will be required.

Signage and Lighting:

All site lighting shall be directed downward and away from residential areas. It is recommended the maximum height for light poles shall be 25'. A photometric plan shall be submitted along with the Final Development Plan to determine that there are no off-site impacts from site lighting on adjoining residential property. The applicant is seeking a number of sign variances from the Georgetown Board of Adjustment. The variance requests are scheduled to be heard at the December GBOA meeting.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for the 3575 SF Raising Canes. As part of that approval, staff suggests that the Planning Commission attach the following conditions:

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 development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. All applicable requirements of the *Zoning Ordinance*.
5. All applicable requirements of the Georgetown Fire Department.
6. The Applicant shall provide a lighting and photometric plan along with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
7. The applicant shall submit a specie-specific landscape plan with the Final Development Plan.
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. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
10. 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.
11. The Applicant shall provide a sidewalk connection from the frontage to the sidewalk on Champion Way and to the intersection of Champion Way and Cherry Blossom Way, subject to KYTC 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 development within my (our) fee 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.

DEVELOPER: CRM COMPANIES DATE

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

CHAIRMAN	GEORGETOWN-SCOTT COUNTY PLANNING	DATE
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GROSS AREA OF PARCEL: 0.89 AC./32,899 S.F. +/-
V.L.A. TOTAL AREA: 17,861 S.F. +/-

V.L.A. BUFFER AREA REQUIREMENT FROM TABLE 6.1.3:
SEC. 2 = 5 FT + GROUP A/B TREES 40' O.C. + 3' HEDGE
V.L.A. BUFFER AREA PROVIDED: 5 FT

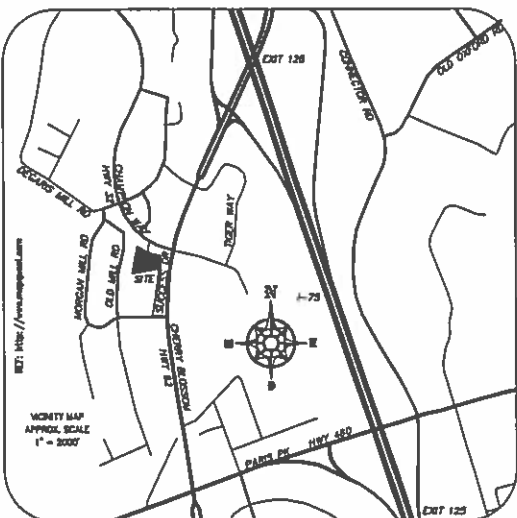
U.A. IS REQ'D TO BE 10 S.F./100 S.F. V.A.A.
REQUIRED: $17,881/100 = 178.81$ S.F.
PROVIDED: 1,818 S.F. (SEE U.A. AREA TABLE THIS SHEET)

V.L.A. L.L.A. REQUIRES 2 TREES / 250 S.F. L.L.A. REQUIRED
V.L.A. REQUIRED: 1,706 S.F. / 250 S.F.² = 13 TREES
PROVIDED: 18 NEW TREES

*NOTE - ALL EXISTING LANDSCAPE MATERIAL IS TO BE REMOVED WITHIN THE PROPERTY BOUNDARIES. ALL STUMPS ARE TO BE GRIND AND RESIATING MULCH TO BE REMOVED FROM FILL AREAS. PROPOSED LANDSCAPE AREAS MUST HAVE ALL CONSTRUCTION DEBRIS REMOVED AND REPLACED WITH 12" OF TOPSOIL WHERE SHRUBS ARE TO BE PLANTED AND 24" OF TOPSOIL NEAR TREES.

01 = 325 S.F.	05 = 100 S.F.
02 = 220 S.F.	06 = 254 S.F.
03 = 333 S.F.	07 = 142 S.F.
04 = 280 S.F.	08 = 147 S.F.

1. THE PURPOSE OF THIS PLAN IS TO GUIDE THE PRELIMINARY DEVELOPMENT OF THE PROJECT AND TO AVOID DISSEMINATING DUST.
2. THE PROPERTY SHOWN HEREON HAS BEEN FOUND TO LIE IN ZONE _____ AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP PA _____
3. SOURCE OF TITLE: DE 173 PG 143, DE 176 PG 12, DE 176 PG 14, DE PG 417, & DE 256 PG 392
4. BOUNDARY TAKEN FROM: SURVEY BY _____ (NOT REQUIRED)
5. ROAD RIGHT-OF-WAY LOCATED BY _____ BE IN PLACE DURING ALL PHASES OF CONSTRUCTION ACCORDING TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES GUIDELINES.
6. ALL SURFACE WATER AND BUILDING RUNOFF SHALL BE DIRECTED TOWARD _____ CATCH BASIN AND/OR STORM SEWER.
7. DURING ALL PHASES OF CONSTRUCTION, ANY CURB/SURFACE INLETS SHALL BE PROTECTED BY "DANDY CURB" GUARDS OR ACCEPTED EQUIVALENT UNTIL THE ENTIRE SITE HAS BEEN STABILIZED.
8. EXCAVATION WITHIN EXISTING HIGHWAY SHOULDER WHERE EXCAVATION ACTIVITIES HAVE CEASED FOR 14 CONSECUTIVE DAYS, SAID AREAS SHALL BE SOODED OR STABILIZED WITH SEED AND STRAW.
9. KNOW BOND PURCHASE AND LOCATION ON BUILDING SHALL BE COORDINATE WITH CITY ENGINEER.
10. SEE UTILITIES INFRASTRUCTURE DEVELOPMENT MANUAL FOR REQUIREMENTS.
11. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING NEAR ANY UTILITIES. UTILITIES PERSONNEL ARE TO BE PRESENT WHILE EXCAVATING.
12. EXISTING UTILITY RECORDS SHALL BE OBTAINED PRIOR TO FIELD WORK.
13. REQUIRED COVER SHALL BE MAINTAINED OVER ALL EXISTING UTILITY LOCATIONS.
14. CONTOURS SHOWN HEREON WERE DERIVED FROM FIELD DATA TAKEN _____ ON THE DATE OF THIS SURVEY.
15. _____ SIDEWALK INSTALLATION OR RIGHT-OF-WAY ADJACENT TO _____ STREET.
16. AN OIL/WATER SEPARATOR DRAWING TO THE STOPWATER SYSTEM WILL BE REQUIRED AT THE DUMPSITE PAD.
17. ANY LOSS IN STOPWATER STORAGE AS A RESULT OF FILL MUST BE MITIGATED AT THE DUMPSITE THROUGH OTHER MEANS SUCH AS STOCKPILING.
18. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
19. CONSTRUCTION BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES.
20. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READY MIXED CONCRETE BATCHING PLANT, TRUCKS, AND EXCAVATION OPERATIONS.
21. EXISTING ROADS AND NEIGHBORHOOD PROPERTIES SHALL BE PROTECTED.
22. ALL EXCAVATION SHALL BE PROTECTED AND SHALL BE REQUIRED TO REMAIN OPEN TO MEET CURRENT STANDARDS AND SHALL BE INSPECTED FOR FINAL BOND RELEASE.
23. ALL CURB/PAVEMENT TRANSITIONS SHALL BE PAINTED EITHER YELLOW OR WHITE DEPENDING UPON THEIR PROXIMITY TO ACCESSORY ROADWAYS.
24. BACKFILL PREVENTER WILL BE REQUIRED ON CUSTOMER SIDE OF WATER MAIN.



SITE STATISTICS	
ADDRESS/ZIP	102 SUCCESS DRIVE
PARCEL NO	X
	DB 256 P/ 382
	DB 178 P/ 417
	DB 178 P/ 14
	DB 178 P/ 12
	DB 173 P/ 143
DATE AREA OF DISTURBANCE	JULIEN 5 P/ - 6.09 ACRES +/-
ZONING	B-2
DESIGNATION	"HIGHWAY COMMERCIAL"
BUILDING AREA	3,246 SF +/-
PAVING HEIGHT	1-STORY
BUILDING AREA	3,575 SF +/-
PAVING DRIVING	2-ST
BUILDING HEIGHT	2-ST
CR USE	CAS STATION & CONVENIENCE STORE
PROP. USE	RESTAURANT W/DINE-IN
ADJACENT SPACES	20
PAVED (INCL. DRIVE)	2000 SQ. YD.
ADJACENT SPACES	(20 SPACES)
	(INCL. 2 P/)
IS PARKING PROVIDED	8 SPACES

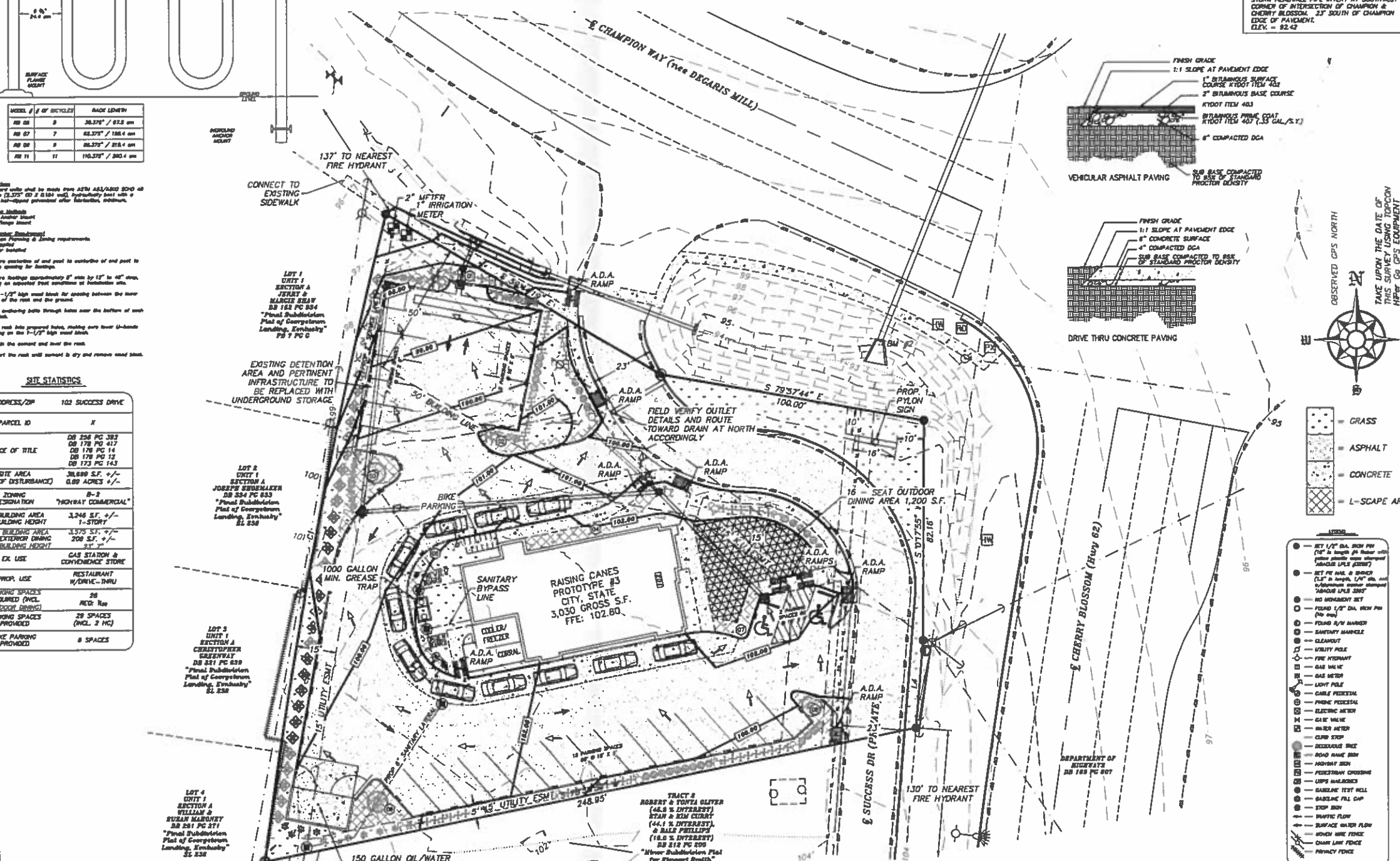
OWNER(S)/CLIENT(S):
DROPPING BIRD #13, L
CRMCO
145 Rose Street
Lexington, KY 40507
(859) 509-5074

Line Table		
Line #	Direction	Length
L4	S 4°43'56" W	32.84'

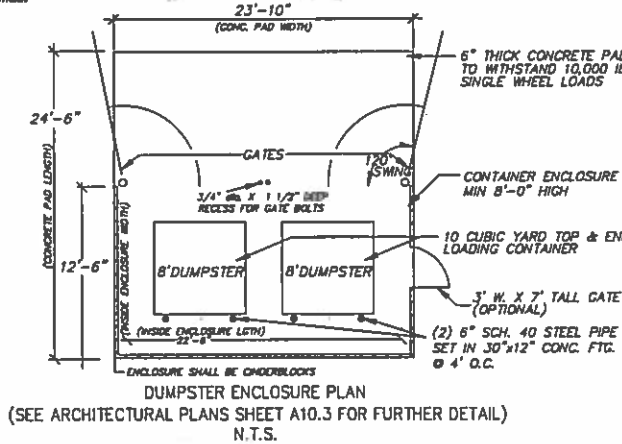
Curve Table				
Curve #	Chord Direction	Chord Length	Radius	Arc Length
C1	N 10°40'25" E	246.04'	2140.37'	246.18'

BENCHMARK #1
SANITARY MANHOLE 42' SOUTH OF NORTHWEST
CORNER OF TRACT 2. 83' WEST-SOUTHWEST
OF LIGHT POLE ON TRACT 2.
ELEV. = 102.52

BENCHMARK #2
STORM HEADWALL PIPE INVERT AT SOUTHWEST
CORNER OF INTERSECTION OF CHAMBER &
CHERRY BLOSSOM. 23' SOUTH OF CHAMBER
EDGE OF PAVEMENT.
ELEV. = 92.42



UTILITY AND EASEMENT NOTE
All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned, that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warrant the depiction of all easements and/or encumbrances.



Kentucky 811

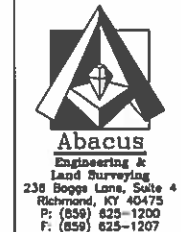
*Dial 811 for Buried Line
& Cable Locations*

Signed: _____
DWAYNE WHEATLEY
RF 19640

Signed: _____
 DWAYNE WHEATLEY
 L.S. 3265

PRELIMINARY DEVELOPMENT PLAN for
DROPPING BIRD #13, LLC
Property at 102 Success Drive
Georgetown, Scott County, Kentucky

Project No.:	15-216
Scale:	1" = 20'
Drawn by:	JMR
Checked by:	DW
Date of Survey:	17SEP2015
Date of Plat:	29OCT2015



SHEET
3
OF 4

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, roads, paths, 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: DROPPING BIRD #13, LLC
(DB 100 PG 100)

DATE

DEVELOPER: CRM COMPANIES

DATE

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING DATE

LANDSCAPE CALCULATIONS

V.L.A. AND I.L.A. REQUIREMENTS
GROSS AREA OF PARCELS: 0.89 AC./24,880 S.F. +/-
V.L.A. TOTAL AREA: 17,861 S.F. +/-

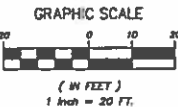
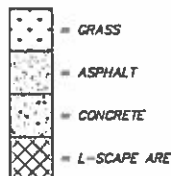
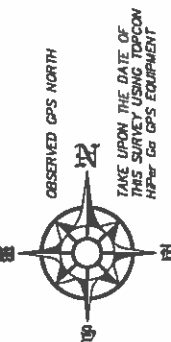
V.L.A. BUFFER AREA REQUIREMENT FROM TABLE 6.1.2:
SEC. 2 = 5 FT. + GROUP 1/2 TREES 40' O.C. + 3' HEDGE
V.L.A. BUFFER AREA PROVIDED: 5 FT.

I.L.A. IS REQUIRED TO BE 10 S.F./100 S.F. V.L.A.
REQUIRED: 17,861/100 = 178.61 S.F.
PROVIDED: 1,918 S.F. (SEE I.L.A. AREA TABLE THIS SHEET)
V.L.A. I.L.A. REQUIREMENT: 1,786 S.F. (100 S.F. I.L.A. REQUIRED)
V.L.A. PROVIDED: 1,786 S.F./250 S.F. = 13 TREES
PROVIDED: 18 NEW TREES

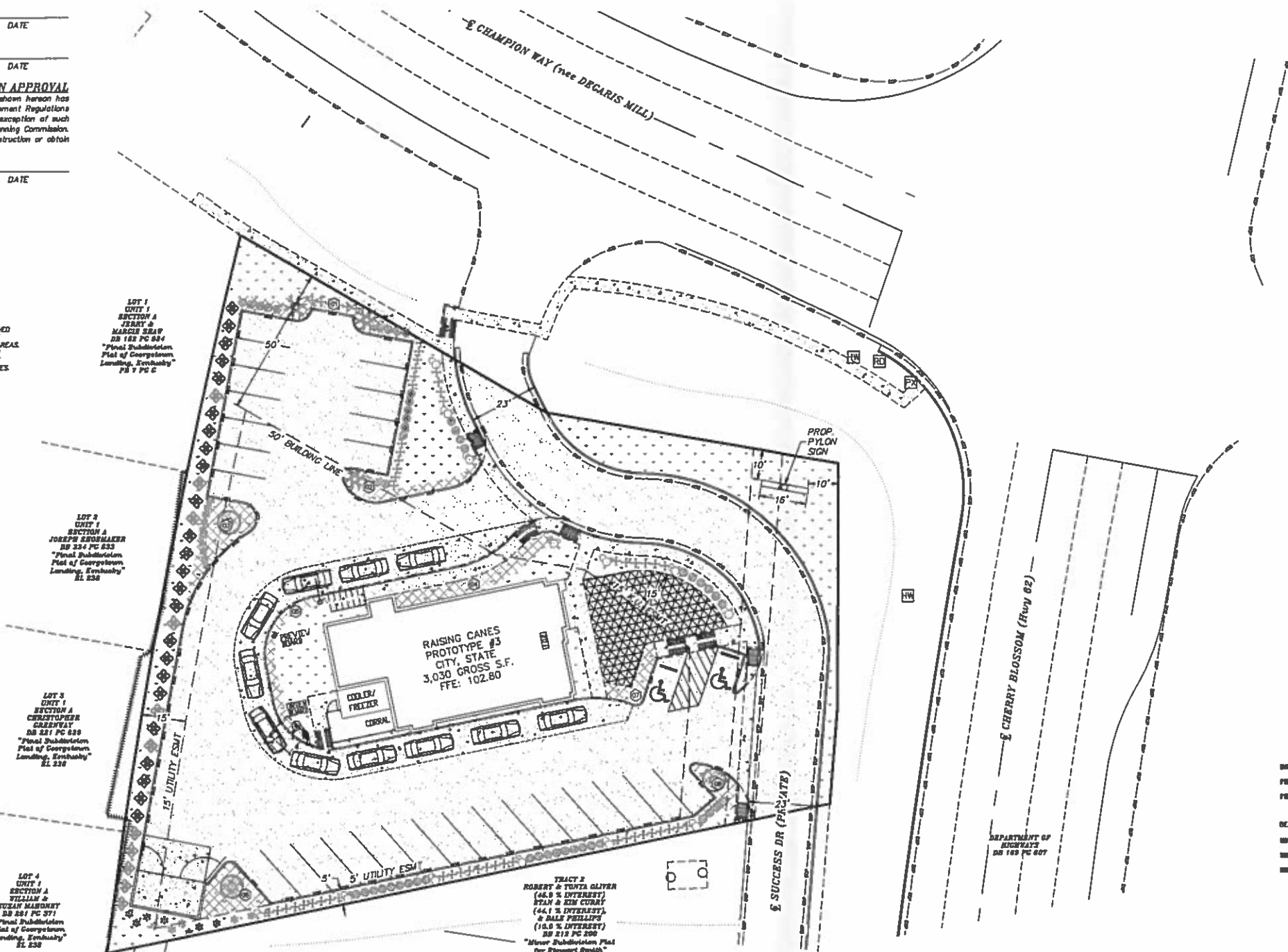
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I.L.A. AREA TABLE

① = 325 S.F.	⑩ = 189 S.F.
② = 226 S.F.	⑪ = 254 S.F.
③ = 333 S.F.	⑫ = 142 S.F.
④ = 290 S.F.	⑬ = 147 S.F.



OWNER(S)/CLIENT(S):
DROPPING BIRD #13, LLC
CRMCO
145 Rose Street
Lexington, KY 40507
(859) 509-5074



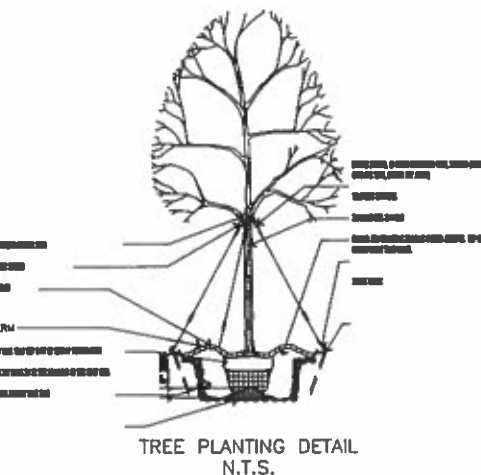
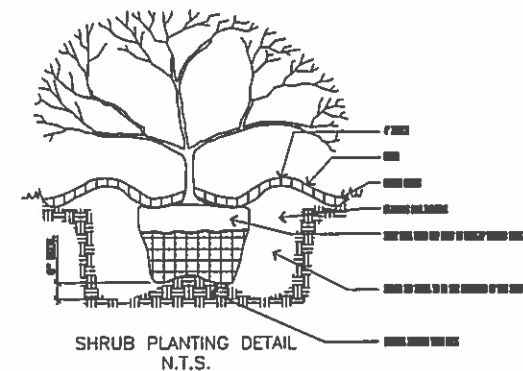
LDC LANDSCAPE NOTES:

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS.
- IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THE VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.6. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE WIDTH OF ANY PLANTED AREA TO LESS THAN 4'. THE CONTRACTOR IS TO COORDINATE LIGHT POLE LOCATIONS IN LANDSCAPE PLAN. LIGHT POLES ARE NOT TO CONFLICT WITH PROPOSED PLANTINGS.

GENERAL TREE PRESERVATION/PROTECTION NOTES:

- CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 5' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCE SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
- PRIOR TO SITE DISTURBANCE OF CONSTRUCTION ACTIVITIES A SITE INSPECTION BY POS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED TO SCHEDULE AN INSPECTION APPOINTMENT CALL POS CUSTOMER SERVICE 574-8230.
- THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT TREE PRESERVATION/PROTECTION AREA. NO EQUIPMENT, MATERIALS OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS TREE PRESERVATION/PROTECTION FENCE. THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE METRO LOUISVILLE PLANNING COMMISSION. FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION. REPORT NON-COMPLIANCE TO 574-8230.
- THE TREE PRESERVATION/PROTECTION AREA SIGNAGE SHALL BE A MINIMUM SIZE OF 8" x 10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT-OF-WAY PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

KEY	QTY	PLANT	REMARKS
SS	X	SWEETGUM <i>Liquidambar styraciflua</i>	1-3/4" CALIPER B&B
WBG	X	WILDFIRE BLACK GUM <i>Nyssa sylvatica</i>	1-3/4" CALIPER B&B
IH	X	INKBERRY HOLLY <i>Ilex glabra</i> 'Inkberry'	4'-5' HT. B&B 3' O.C.
VC	X	VICTOR GRAPE MYRTLE <i>Lagerstroemia indica</i> 'Victor'	4'-5' HT. B&B 3' O.C.
HL	X	SKYLINE HONEY LOCUST <i>Gleditsia tr. hermia</i> 'Skyscraper'	
JB	X	JUDD VIBURNUM <i>Viburnum x juddi</i>	
GGA	X	GREEN GIANT ARBORVITAE <i>Thuja plicata</i>	



UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plot depicts all visible easements and easements of record only as discovered during the course of this survey and does not warrant the depiction of all easements and/or encumbrances.



Signed:

DWAYNE WHEATLEY
P.E. 19640

Signed:

DWAYNE WHEATLEY
L.S. 3265

PRELIMINARY LANDSCAPE PLAN for
DROPPING BIRD #13, LLC

Property at 102 Success Drive

Georgetown, Scott County, Kentucky

Project No.: 15-216

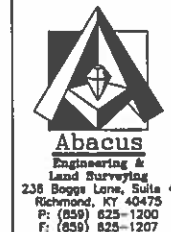
Scale: 1" = 20'

Drawn by: JMR

Checked by: DW

Date of Survey: 17SEP2015

Date of Plot: 29OCT2015



SHEET

4
OF 4

DHW LAND PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: FSP-2015-34

PROPOSAL: Final Subdivision Plat to create one new tract of 18 acres and to transfer and consolidate another 20.53 acres with the adjoining Paul King property.

LOCATION: Ironworks Road (KY 1973), west of Midway Road

APPLICANT: DHW Land, LLC

SURVEYOR: Jared Stevens



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 18.00 acres Tract 2 (for consolidation): 20.53 acres Parent (Remainder): 122 +/- acres
Proposed Use	Agricultural
Access	Via existing entrance on Ironworks Road (Tract 1), and via Paul King property's existing access via Yarnallton Pike (Tract 2 consolidation)
Variance Requested	None

BACKGROUND:

The subject property is an approximately 160.53 acres owned by DHW Land, LLC. It is located on the south side of Ironworks Road (KY 1973), and west of Midway Road. The proposed subdivision will create two new tracts: Tract 1 of 18 acres with access and frontage along Ironworks Road, and Tract 2 of 20.53 acres for consolidation with the adjoining Paul King property. The parent tract will be left with a remainder of approximately 122 acres. The subject property and all surrounding land is zoned A-1, Agricultural.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because a subdivision of the original parent tract was platted in 2002. That plat, recorded in Cabinet 7, slide 147, was for the subdivision of 19.537 acres for the Greely Property, located east of the remaining parent tract off Muir Road.

Plat Review:

The proposed tracts meet all planning requirements at this time. Both new tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. Lot 2 has been adjusted from the initial filing so that the existing barn will meet the 50 foot setback with the new parcel line. The Health Department will need to conduct a site evaluation for Lot 1 (18.00 Acres) to certify that an on-site septic system is appropriate.

Tract 1 will utilize existing entrance from Ironworks Road (KY 1973). Tract 2, which will be consolidated with the Paul King property, will be accessed via the King Property entrance off Ironworks Road (KY 1973). A small triangular area is shown on Tract 2 along the existing drive for use by the parent tract. The remainder of the parent tract will continue to gain access via Muir Lane.

If desired, the owner will need to coordinate with the GIS department to apply for addresses.

RECOMMENDATION:

Approve the Final Subdivision Plat for Tract 1 (18.00 acres) and transfer and consolidation of Tract 2 (20.53 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.

RECEIVED

NOV 25 2015

PLANNING COMMISSION

LEGEND

These standard symbols will be found in the drawing.

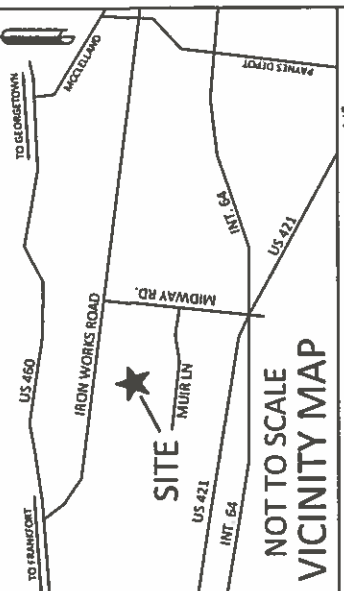
- BOUNDARY LINE
- UTILITY LINE
- BUILDING LINE
- UTILITY ESMT
- PIN MONUMENT FOUND (IPF)
- POWER POLE
- PIN MONUMENT SET (IPS)
- MAG NAIL & WASHER SET

UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS AN IRON PIN AND CAP SET IS A 5/8 INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP. ANY MONUMENT REFERRED TO AS A MAG NAIL AND WASHER SET IS A MINIMUM 1-1/2" LONG MAG NAIL WITH A 1-1/2" DIAMETER WASHER STAMPED "1. STEVENS PLS 3839"

SURVEY NOTES:

- SURVEY COMPLETED: OCTOBER 30, 2015
- PLAT COMPLETED: NOVEMBER 2, 2015
- CLASS OF SURVEY: RURAL
- KY COUNTY: SCOTT
- GPS EQUIPMENT USED: TOPCON HIPER LITE+ (L1/L2), RTK
- RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.10" + 200 PPM
- BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRAVERSE
- HORIZONTAL DATUM: NAD 83
- GEOID MODEL: 03
- BASIS OF BEARINGS: GRID (KY SINGLE ZONE)
- DEED SOURCE: DB 371 PG 839
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150
- ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED.
- ANY MONUMENT WITH A "S" SYMBOL IN THE DESCRIPTION WAS DERIVED FROM SIDESHOTS TAKEN FROM GPS ESTABLISHED CONTROL POINTS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPARENT.
- BUILDINGS, ROADS, PONDS AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL IMAGERY.

NOT TO SCALE
VICINITY MAP



SITE STATISTICS
PLAT AGRICULTURAL DISTRICT
TOTAL AREA: 206 ACRES ±
NUMBER OF LOTS CREATED: 2
AVERAGE LOT SIZE: 19.25 ACRES
REMAINING AREA: 168 ACRES ±

TRACT 10 (PLAT SLIDE 1455): 53.59 ACRES ±
TRACT 2 (BY THIS PLAT): 20.53 ACRES ±
74.12 ACRES ±

SURVEY FOR:
DHW LAND, LLC
1330 HIGHWAY 151
FRANKFORT, KY 40601
DEED BOOK 371 PAGE 839

PROPERTY LOCATION:
SOUTH SIDE OF IRON WORKS RD
GEORGETOWN RD., SCOTT COUNTY, KY



PRELIMINARY PLAT

TRACT 1 & 2 OF THE DHW LAND LLC PROPERTY
IRON WORKS ROAD DEED BOOK 371 PAGE 839
GEORGETOWN, SCOTT COUNTY, KENTUCKY

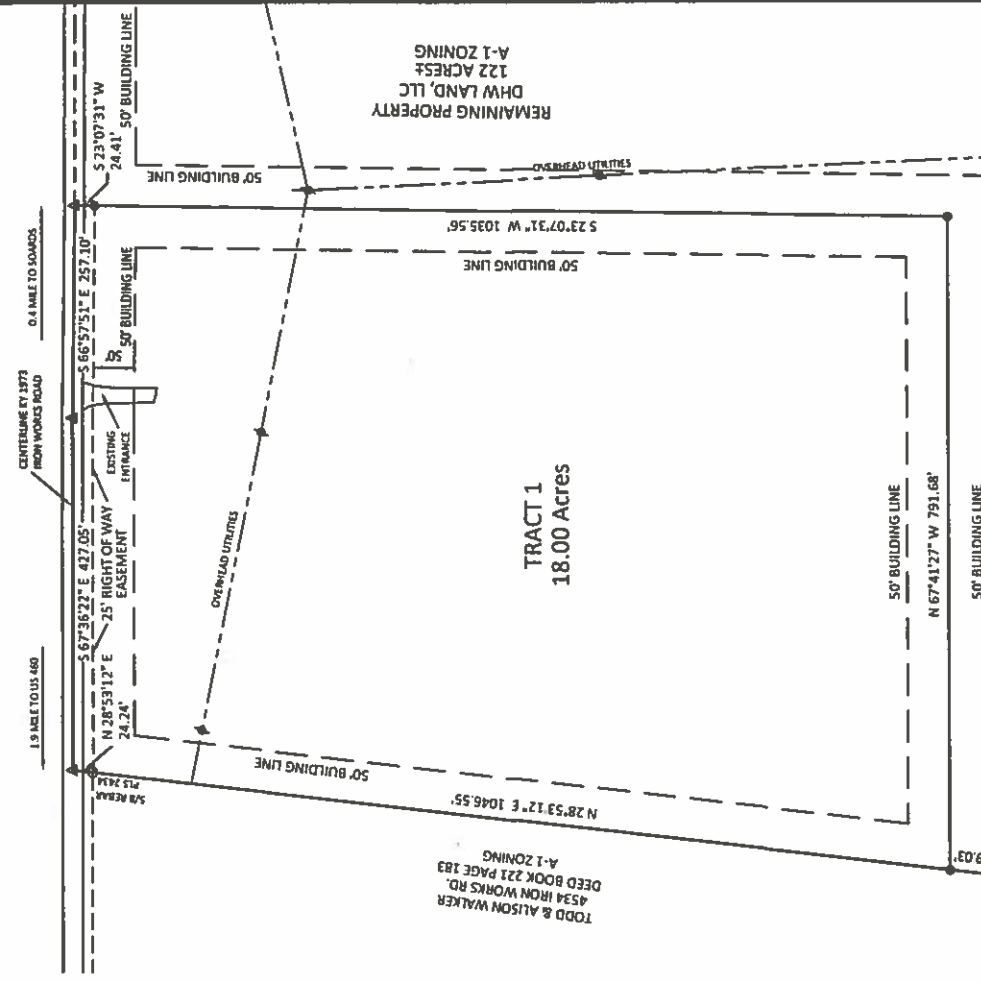
DESIGNED BY	NAME	DATE
STEVENS	STEVENS	11/23/15
DRAWN BY	STEVENS	11/23/15
CHECKED BY	STEVENS	11/23/15
AS BUILT		

JARED D. STEVENS LAND SURVEYING

SCS MEMORIAL TRAIL,
FRANKFORT, KENTUCKY

PHONE: 866/750-2020
EMAIL: jared@jaredsurvey.com

HOWARD LEER
525 SOARDS ROAD
DEED BOOK 59 PAGE 63



TODD & ALISON WALKER
4534 IRON WORKS RD.
DEED BOOK 221 PAGE 183
A-1 ZONING

CHRISTOPHER & AMY HOWARD
4590 IRON WORKS RD.
DEED BOOK 268 PAGE 488
A-1 ZONING

RICHARD & AMANDA WALLIN
4610 IRON WORKS RD.
DEED BOOK 270 PAGE 10
A-1 ZONING

PAUL KING
4618 IRON WORKS RD.
DEED BOOK 355 PAGE 457
PLAT SLIDE 1455
A-1 ZONING

REMAINING PROPERTY
DHW LAND, LLC
122 ACRES ±
A-1 ZONING

ACCESS EASEMENT
RESERVED FOR REMAINING
PROPERTY

I hereby certify that there are no recorded or accrued utility and drainage easements being eliminated by this plat.

Jared D. Stevens, PLS 3839
11-25-15

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property above and described herein, and that I (we) have the right to dedicate the same to the public for the use and enjoyment of the public, and I (we) hereby dedicate all streets, alleys, paths, 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.

Paul King
11-25-15
(date) 2015

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

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

(date) 2015

Chairman, Georgetown-Scott County Planning Comm.

PURPOSE OF PLAN:

- TO CONSOLIDATE PARCEL 1 AND PARCEL 2 AS DESCRIBED IN DEED BOOK 371 PAGE 839.
- TO DIVIDE TRACTS 1 AND 2 FROM THE DHW LAND, LLC PROPERTY AS SHOWN HEREON.
- TO CONSOLIDATE TRACT 2 WITH THE PAUL KING PROPERTY (DEED BOOK 355 PAGE 457 AND SHOWN AS TRACT 10 OF THE ROBERT SEWELL ESTATE, PLAT SLIDE 1455).

SMITH PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: FSP-2015-35

PROPOSAL: Final Subdivision Plat to create one new tract of 5.0 acres.

LOCATION: Edgewater Drive

APPLICANT: Doug Smith

SURVEYOR: Joel Day, Meridian Associates, LLC



STATISTICS:

Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2 (Medium Density Residential)
Acreage	Tract 5 (new): 5.00 acres Parent (Remainder): 31.77 +/- acres
Access	Edgewater Drive and a 41' access easement
Variance Requested	None

BACKGROUND:
The Applicant is proposing creating a 5.0-acre tract (Tract 5) and leaving roughly 31.8 acres in the parent tract. Tracts 3 & 4 received preliminary approval in 2014 from the Planning Commission, but have not yet been recorded on a final plat (FSP-2014-26).

Plat Review:
The proposed tract meets all planning requirements at this time. The width and size of the lot is appropriate for the R-2 zoning district. The setbacks have been noted on the plat. The proposed lot has access to water and sewer services.

Tract 5 will use Edgewater Drive to get to the 41' access easement for vehicular access to the Project Site. The Applicant has also included a turnaround area for emergency vehicle use at the end of Edgewater Drive.

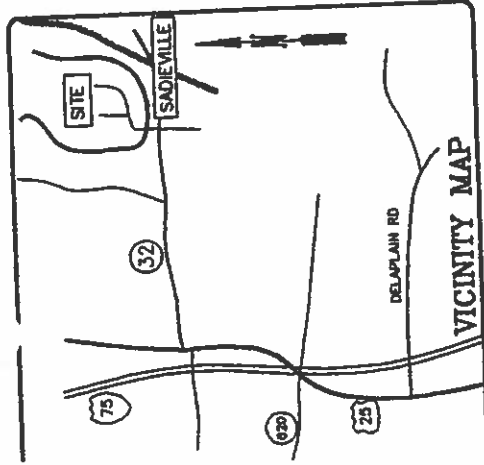
If desired, the owner will need to coordinate with the GIS department to apply for addresses.

RECOMMENDATION:

Approve the Final Subdivision Plat for Tract 5 (5.00 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. If the final plat for Tract 5 is recorded with Tracts 3 & 4, a certification block for the Health Department will be needed for Tracts 3 & 4.



LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP
- MARKED "MERIDIAN/L52536" SET
- 1/2" x 18" STEEL REBAR W/D CAP
- MARKED "L52536" FOUND

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SERVE THE TRACT 5 SHOWN HEREON WITH SEWAGE DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL OF THE PROPOSED SYSTEM CONSTRUCTION SPECIFICATIONS FOR THE SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUILT TO THE STANDARDS AND SPECIFICATIONS AND WITH APPROVAL BY GWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND DEDICATED TO GWSS.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

DATE

D. ROBERTS
D.B. 233, Pg. 126
ZONE A-1

EXISTING
TRACT 1
K. STAMBAUGH
D.B. 350, Pg. 327
D.B. 353, Pg. 761
PLAT CAB. 11, SLIDE 26
PLAT CAB. 11, SLIDE 52
ZONE R-2

EXISTING
TRACT 2
RICHARD WILLIAMS
CHARLENE A. WILLIAMS
D.B. 352, Pg. 703
D.B. 357, Pg. 276
PLAT CAB. 11, SLIDE 52
PLAT CAB. 11, SLIDE 101
ZONE R-2

EXISTING
TRACT 3
FSP-2014-26
D.B. 145, Pg. 489
ZONE A-1

OWNER CONTACT INFORMATION

DOUG SMITH
134 EAST MAIN STREET
GEORGETOWN, KY 40324
(502) 863-1733

P. STEINKAMP
D.B. 308, Pg. 638
ZONE A-1

THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF ONE 5 ACRE TRACT ⑤.

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

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL (R-2).

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/Joint ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF TRACT 5 AND THE REMAINDER TRACT TO THE EXTENT OF THAT OWNER'S USE.

TRACT 5 SHALL HAVE DIRECT ACCESS OF THE EXISTING DRIVE TO THE COUNTY ROAD STANDARDS INDIVIDUALLY WITHOUT COST TO THE OTHER OWNERS SERVED BY THE EXISTING DRIVEWAY.

CURRENT SCOTT COUNTY REGULATIONS RESTRICT THE USE OF ONE PRIVATE DRIVE ACCESS TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

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 ENCROUGH 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 RIGHT-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

DOUG C. SMITH
FOR PLANNING COMMISSION REVIEW ONLY

DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN URBAN CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:94,258 AND AN ACCUMULATED ANGULAR ERROR OF 00-01'-10". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASED ON THE SURVEYING SHOWN IS FROM RECORD PLATS ⑥ SLIDES 1874 & 1808. LAST DATE OF FIELD SURVEY WAS DECEMBER 18, 2013.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

DATE

MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-9070 - FACSIMILE (502) 863-0019

NOVEMBER 24, 2015

HWY. 32

PRELIMINARY SUBDIVISION PLAT

SMITH PROPERTY

DOUG C. SMITH & DORIS C. SMITH-D.B. 206, Pg. 213

EAGLE BEND DRIVE, SADIEVILLE, SCOTT COUNTY, KENTUCKY

THIS PLAT NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

ENG:MDPH38.dwg/EBE100A.dwg

CATTLEMAN'S ROADHOUSE
(THOROUGHbred ACRES, UNIT 11, LOT 1)
Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: PDP-2015-36

PROPOSAL: Preliminary Development Plan for an 8,700 SF restaurant

LOCATION: 240 Champion Way, Thoroughbred Acres, Unit 11, Lot 1, at intersection with Grandstand Drive

APPLICANT: Nairn Hotel Company, LLC

ENGINEER: Rory Kahly, EA Partners



STATISTICS:	
Existing Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, R-3 and A-1 in the vicinity
Acreage	2.39 Acres
Proposed Use	Restaurant
Building Coverage	8,700 SF (8.4%)
Building Height	Not indicated
Parking	58 spaces required 94 spaces proposed
New street required	No
Water/sewer available	Yes/Yes
Access	Via Champion Way (requires KYTC permit), and via Grandstand Drive
Variance Requested	1) Build 4' sidewalks along Champion Way and Grandstand Drive instead of the required 6' wide sidewalks for commercial areas.

BACKGROUND:
The subject property is located at 240 Champion way, and is in Thoroughbred Acres, Unit 11. Lot 1 (subject property) has preliminary plat approval through PSP-2005-22. The Final Plat for Lot 1 will be required prior to construction. The property is located at the intersection of Champion Way (KY 32) and Grandstand Drive. The subject property is 2.39-acres and is zoned B-2 Highway Commercial. Surrounding zoning includes B-2 for all adjoining parcels as well as R-3 High Density Residential.

General Site Layout:

The proposed development is for an 8,700 square foot restaurant facility. The building meets all setback and lot coverage requirements. A grease trap will be required. The dumpster for the restaurant is located on the south side of the parking lot and will require an oil separator and Health Department approval. One freestanding sign location is shown at the corner of Champion Way and Grandstand Drive. No other sign details have been included. The proposed location is appropriate and will need to be reviewed for permit by Building Inspection.

Vehicular and Pedestrian Access:

Two vehicular entrances are shown for this site. The first is an entrance off Champion Way (KY 32), which will require an entrance permit from KYTC. The Planning Commission Engineer has suggested that a potential left turn lane onto Champion Way from this access point may be necessary, but could be worked out via the entrance permit with KYTC and determined by Final Development Plan. The second access point is proposed off Grandstand Drive, near the entrance for the Hilton Garden Inn (Lot 2). At the Technical Review Committee meeting, staff requested that the applicant consider a vehicular cross-access easement. The owner is not interested in this.

The site requires 58 parking spaces, based on 1 space per 150 square feet of restaurant. The parking lot provides parking spaces for 94 vehicles, with four (4) spaces indicated for handicap accessible parking. The handicap spaces are located at the front entrance of the building.

Pedestrian circulation has been provided throughout the site. Six-foot wide sidewalks are shown throughout the parking lot and along three sides of the restaurant. Staff suggests the addition of a sidewalk along the Grandstand Drive entrance from the street to the proposed sidewalk on the north side of the building to provide access from both sides of the development.

The sidewalk to the south of the building has been extended to what will be the shared property line with Lot 2, where the Hilton Garden Inn is located. Both properties are currently under one ownership. It is staff's recommendation that the sidewalk should be extended to meet the brick paver pedestrian crossing on the Hilton Garden site. If the properties are allowed to subdivide and not build this connection, a very important piece of the pedestrian accessibility will be lost.

Variance Request:

The applicant will provide sidewalks along Champion Way on the subject property, and along Grandstand Drive within the right-of-way. The applicant is requesting a variance to allow these sidewalks to be constructed as four feet in width, versus the required 6-foot width in commercial areas. The Subdivision and Development Regulations specifically state that sidewalks in commercial districts be six (6) feet wide and four (4) inches thick. However, the Preliminary Subdivision Plat for Thoroughbred Acres, Unit 11, shows a four-foot wide sidewalk along Grandstand Drive. Therefore, the Applicant requests to keep the size as shown on the plat. This is consistent with the street sections shown in the Subdivision Regulations, the width of sidewalks in the nearby hotel area to the south, and the width shown on the Final Plat for Unit 11, Lots 4-15. Therefore, Staff recommends approval of this variance.

Landscaping:

The landscaping will satisfy the vehicle use area and canopy standards for the site. The following table shows the landscape statistics:

Vehicle Use Area Required:	4,190 square feet
Vehicle Use Area Provided:	4,280 square feet
Interior Trees Required/Provided:	17 trees
Perimeter Trees Required/Prov'd:	23 trees
Canopy Standard Req'd/Prov'd:	25,000 SF (24% coverage for new growth)

The Final Development Plan will require a specific landscape plan to satisfy the Vehicular Use Area interior and perimeter requirements and the canopy coverage standards. The number and type of each tree will be included.

Stormwater:

Preliminary stormwater plans have been analyzed by the Planning Commission Engineer and there appears to be sufficient area to meet the requirements of the Stormwater Ordinance. Final stormwater plans and calculations will be reviewed at time of Final Development Plan review. The development will be required to conform with the adopted stormwater manual for the City of Georgetown and a post-construction stormwater maintenance plan or agreement will be required.

RECOMMENDATION:

Based on the findings that the application satisfies the requirements of the *Zoning Ordinance* and the *Subdivision & Development Regulations*, **Staff recommends approval** of the Preliminary Development Plan for Cattleman's Roadhouse at 240 Champion Way, with the following variance and conditions of approval.

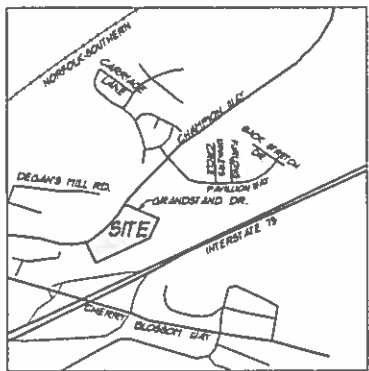
Variance:

1. Allow 4' sidewalks along Champion Way and Grandstand Drive instead of the required 6' wide sidewalks for commercial areas.

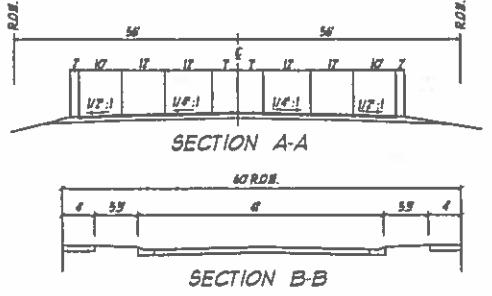
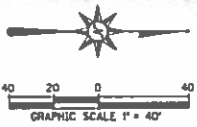
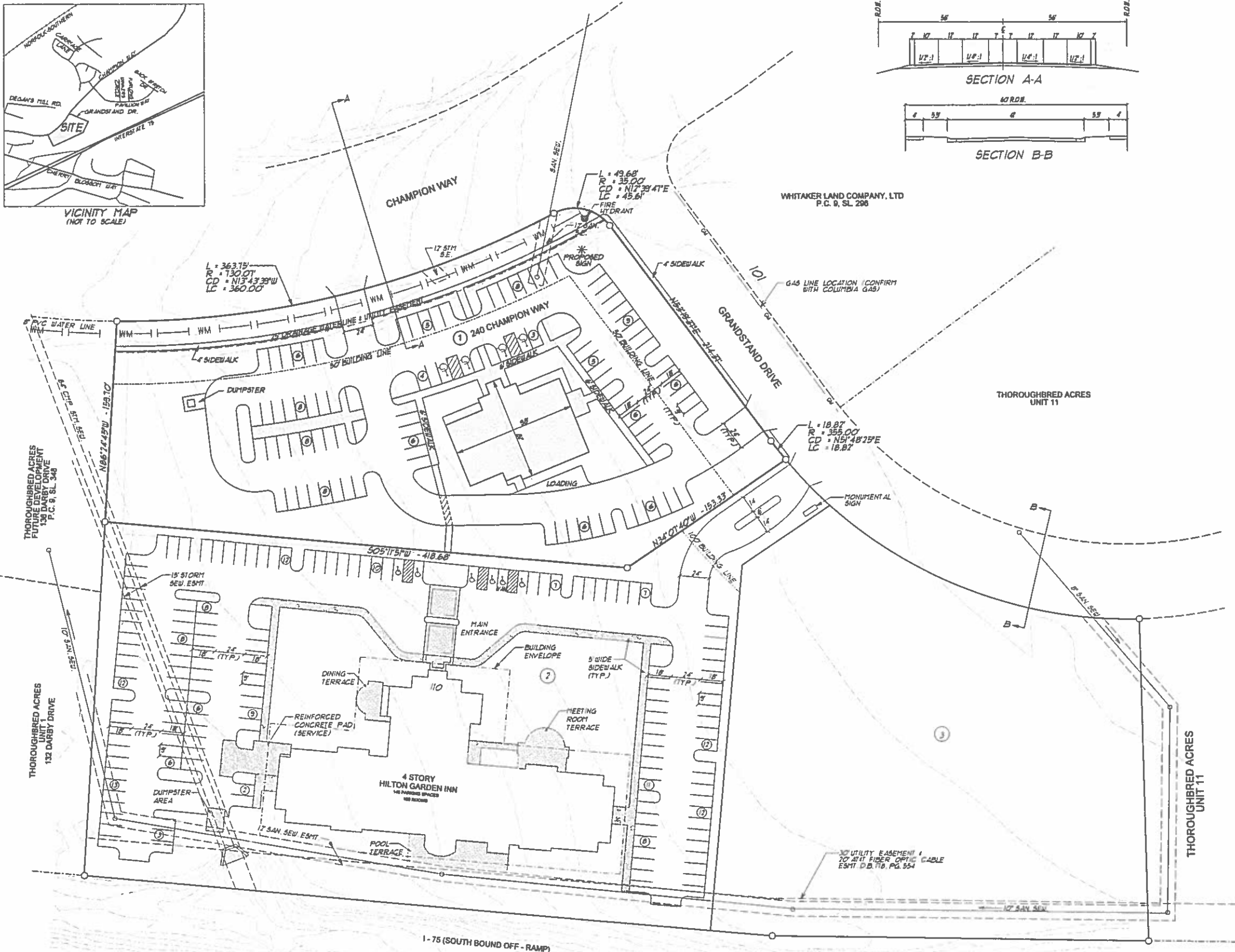
Conditions of Approval:

1. 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.
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. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
4. All requirements of GMWSS regarding the provision of sanitary sewer.
5. All applicable requirements of the Georgetown Fire Department.
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. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
8. The applicant shall submit a specie-specific landscape plan with the Final Development Plan. This plan shall satisfy the Vehicular Use Area interior and perimeter requirements as well as the overall canopy standards.
9. A Final Subdivision Plat recording Lot 1 is required prior to Final Development Plan approval.
10. An entrance permit for Champion Way (KY 32) will be required from KYTC-District 7 prior to construction.
11. The pedestrian connection to the Hilton Garden Inn main entrance crossing will be made. An agreement will be pursued to allow the applicant to construct the connection.
12. A sidewalk connection will be added along the entrance between Grandstand Drive and the sidewalk shown on the northern side of the building.



VICINITY MAP
(NOT TO SCALE)



UTILITY EASEMENT DESCRIPTION
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELLSOUTH COMPANY AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS AND LESSEES THE RIGHT TO TRAVEL OR RETRY ANY AND ALL TREES, STRUCTURES AND COMPLETES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREOF THAT IF FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF BUSINESS AND TRADES IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE A 9' EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.

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

- GENERAL NOTES**
- INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS. EXISTING TREES WILL BE PRESERVED TO THE EXTENT FEASIBLE ALONG THE SOUTHERN, EASTERN AND WESTERN PROPERTY BOUNDARIES.
 - STORM SEWERS, STORM WATER RETENTION BASINS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASS SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF AGGREGATE PAVING OR SOIL IN ORDER TO PREVENT EROSION.
 - THIS CONCEPTUAL PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
 - GRADING, BUILDING FLOOR ELEVATIONS, 1:12 PARALLEL SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
 - NO PROPOSED PUBLIC STREETS.
 - STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY AND REQUIREMENTS SHALL MEET THE REQUIREMENTS OF THE 6.6 E.P.C. ENGINEER.
 - PARKING LOT SHALL BE CURB AND GUTTER.
 - DUMPSTER AREA REQUIRES 20' SEPARATION.

RECEIVED
NOV 25 2015

PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

SIGNATURE
NARRI HOTEL COMPANY, LLC

CERTIFICATE OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plan shown has been reviewed and found to comply with the digital spatial requirements set forth in the Subdivision and Development Regulations.

IN WITNESS WHEREOF, Georgetown-Scott County Planning Commission

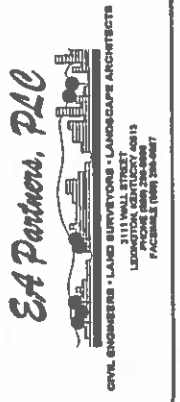
CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN SCOTT COUNTY PLANNING COMMISSION

SITE STATISTICS:
TOTAL AREA = 2.35 ACRES
NO. OF LOTS = 1
ZONE = B-2
MAX. HEIGHT OF BUILDING = 6 STORIES OR 75 FEET.
LOT 1: BUILDING COVERAGE SHOWN = 8,700 S.F. (8.4%)
BUILDING COVERAGE ALLOWED = 51,094 S.F. (50%)
FLOOR AREA = 8,700 S.F.
PARKING REQUIRED = 58 SPACES (1 PER 150 S.F.)
PARKING PROVIDED = 94 SPACES

OWNER:
NARRI HOTEL COMPANY, LLC
110 GRANDSTAND DRIVE
GEORGETOWN, KY 40324
PARENT DOCUMENTS: DEED BOOK 732, PAGE 832
P.C. 8, SL. 329



PRELIMINARY DEVELOPMENT PLAN
THOROUGHCREST ACRES - UNIT 11, LOT 1
240 CHAMPION WAY
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN
DATE 11/02/15
CHECKED
REVISED 11/25/15

SHEET
1
PDF 2015-36

SANTA BARBARA FORTILINE
Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: PDP-2015-37

PROPOSAL: An 8,000 SF industrial building with associated outdoor storage

LOCATION: East Yusen Drive (Parcel # 161-40-018.000)

APPLICANT: Robert Sims

SURVEYOR: Brian Hayes, Brian Hayes Engineering



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial) & A-1 (Agricultural)
Acreage	2.5 acres of a roughly 14.7 acre parent tract
Access	East Yusen Drive
Variance/Waivers	1. Applicant requests the Planning Commission allow the use of gravel in the storage areas. 2. As of the writing of this staff report, the Applicant has a Board of Adjustment application (S-2015-27) requesting outdoor storage be allowed at the project site.

BACKGROUND:

The Applicant is proposing the creation of an 8,000 SF building for an industrial business with outdoor storage of traditional utility, municipal, and construction material. The Applicant has an application before the Scott County Board of Adjustment to seek approval of outdoor storage at the Project Site.

The Project Site currently sits outside of the city limits for Georgetown, but inside the urban service boundary. Industrial land uses are not appropriate outside of city limits, but uses of this type have been allowed in this industrial park in the past.

Access:

The Project Site is shown to have vehicular and pedestrian access off of East Yusen Drive. The parking area for the Project Site contains 9 parking spaces with one of those being a handicap accessible space. Pedestrian access to the Project Site is provided by a 6' sidewalk along East Yusen Drive, and a 6' sidewalk access along the building.

Access to the storage portion of the property is shown to be restricted by a proposed fence and gate system. The majority of the storage area is proposed to be gravel, but this will require approval from the Planning Commission. The Planning Commission has granted use of this type of surface in the past as long as offsite impacts are minimized.

Landscaping:

The Project Site is exempt from Interior VUA landscaping as it does not meet the threshold for the non-storage area. The Project Site is also exempt from property perimeter landscaping as it only borders other industrial zoned property.

The VUA will need to be screened from the right-of-way by 1 tree/40' of boundary and a 3' continuous hedge. The Applicant may be required by the Board of Adjustment to provide additional screening from the right-of-way.

The Applicant has indicated the trees between the proposed fence and the rear property line will remain, providing roughly 22,300 SF of canopy coverage. This equates to roughly 20% of the Project Site having canopy coverage which meets the requirements of the Landscape Ordinance.

RECOMMENDATION:

Approve the Preliminary Development Plan for the construction of an 8,000 SF industrial building with the following conditions of approval:

Variance/Waiver:

1. Allow the use of gravel for the outdoor storage areas indicated on the preliminary development plan.

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 species-specific landscape plan shall be included with the Final Development Plan.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. A Lighting and Photometric Plan shall be included with the Final Development Plan.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
8. 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.

9. Outdoor storage shall be reviewed and approved by the Scott County Board of Adjustment (SCBOA) prior to approval of the Final Development Plan. The plan may need to be altered to meet any additional conditions required by the SCBOA.
10. Include the required landscaping along East Yusen Way to provide screening of the VUA from the right-of-way.

CULTON PROPERTIES, LLC

Staff Report to the Georgetown-Scott County Planning Commission
December 10, 2015

FILE NUMBER: PDP-2015-38

PROPOSAL: Preliminary Development
Plan for a 14,000 SF
construction equipment
rental center on 3 acres

LOCATION: East side of Carley Drive,
Georgetown Industrial Park

APPLICANTS: Culton Properties, LLC

ENGINEER: Baldwin Engineering, Inc.



STATISTICS:

Zone	I-1
Surrounding Zones	I-1
Acreage	3 acres
Gross Bldg. Area	14,000 SF
Parking Required:	20 spaces, based on 4,000 SF retail space and 10,000 SF service and storage Area
Parking Provided:	21 spaces
Water/sewer available:	Yes/Yes
Access:	Carley Drive
Interior VUA trees required:	4
Interior VUA trees provided:	4
Perimeter VUA trees required:	5
Perimeter VUA trees provided:	5
Canopy Required:	10% (Provided in 21 total trees to be planted on site)

BACKGROUND:

The subject property is a 3-acre parcel, zoned I-1, in the Georgetown Industrial Park. The subject property is located on the east side of Carley Drive, south of the Blue Bell distribution center. The subject property is currently vacant. This application proposes a 30-foot tall metal building to be used as a construction equipment rental center. Surrounding zoning is I-1, and includes the warehouse/distribution and industrial manufacturing as well as a number of other non-retail commercial uses.

KEY ISSUES/COMMENTS:

Building and Site Standards (include variance)

The proposed building is a 30-foot tall, 14,000 square foot metal building to be used for the Bypass Rental Center of Georgetown, a construction equipment rental center. The building coverage is 10.7% of the site, well below the 50% maximum. The building follows setback requirements and no siting variances are requested.

A large outdoor storage area is proposed for rental equipment and supplies. A mulch storage area is shown along the rear of the property. This outdoor storage will require a conditional use approval from the Georgetown Board of Adjustment. The applicant has applied to the GBOA and will be heard on December 7th. The application is also within the Royal Spring Aquifer Recharge Area and will be required to have the Development Plan reviewed and approved by the Wellhead Protection Committee. That Committee is coordinated by Georgetown Municipal Water and Sewer and meets on an as needed basis. A review by that Committee has not taken place, but will be required as a condition of approval.

Parking and Circulation

The Preliminary Development Plan (PDP) shows two curb cuts off Carley Drive, one serving the customer parking area at the front of the building and the second serving truck and delivery traffic to the yard. The PDP includes 21 customer and employee parking spaces, 20 of which are required based on the parking standard proposed to be used by the applicant of 1 space per 400 sf of area for the hardware store and one space per bay and one space per mechanic for the storage/service area.

The Subdivision and Development Regulations do have a specific standard for equipment rental which is three spaces per 1000 square feet of gross floor area. Using this standard' forty-two spaces would be required. That number does seem excessive for the type of use proposed. Additional information on the proposed use may be required to determine if 21 spaces is sufficient. It is recommended that the interpretation of the parking minimums proposed by the applicant be granted based on the applicants evaluation of the number of spaces they need. They have a good bit of historical experience on the number of spaces used at the current facility.

Landscaping and Screening

The applicant has provided sufficient landscaping and screening for the interior and perimeter VUA area. Since the zoning of the property is I-1, light industrial, VUA perimeter landscaping is only required along Carley Drive and interior landscaping is only required in the public parking areas, not in the loading/unloading or storage areas. Ten percent (10%) canopy coverage is required on the entire site. The applicant is proposing to meet the canopy standard with twenty-one new trees, seventeen large trees to be planted along the eastern property boundary, which should help with screening. The entire site will be fenced with an eight-foot chain link fence with a two-foot barbed wire extension. The Georgetown Fire Department will need to approve the entrance gating system and have access to the site. The applicant is proposing to remove an existing mature treeline within the interior of the site. The Comprehensive Plan indicates that existing treelines within the southern Scott County area should be retained where feasible. In this case the treeline cuts across the middle of the lot. The applicant is replanting a row of large trees along

the rear of the lot that parallels the existing treeline. The new trees will be 40-foot on center, 1 ¾ caliper at planting. It may be necessary to increase decrease the spacing or increase the size of the trees at planting to provide adequate screening from the bypass.

Stormwater

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. The Wellhead Protection Committee will likely recommend specific water quality protection measures.

Lighting

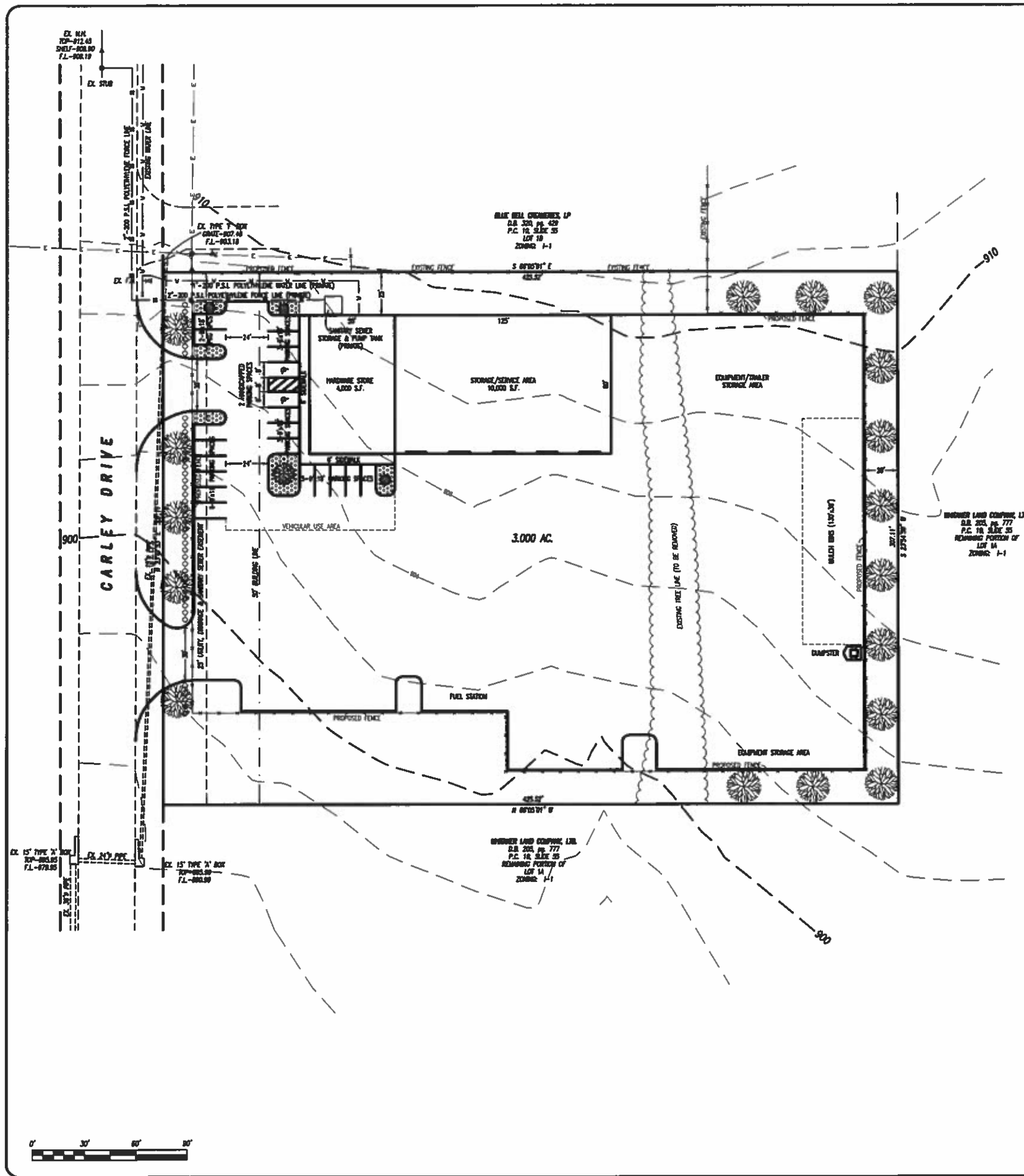
The Final Development Plan shall include a lighting plan and photometric plan. Proposed building or parking lot lighting shall meet the standards for the I-1 district and shall not have any off-site impacts.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 14,000 SF construction equipment rental center on 3 acres in Georgetown Industrial Park with the following conditions of approval:

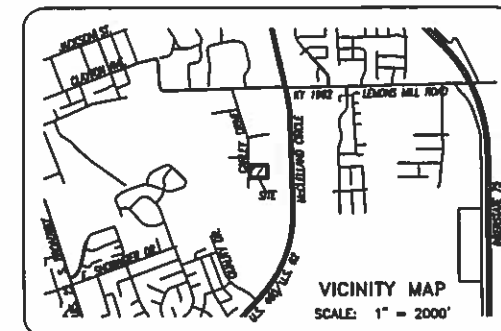
Conditions of Approval:

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. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. The Final Development Plan shall be reviewed and approved by the Royal Spring Wellhead Protection Committee.
6. All applicable requirements of the Georgetown Fire Department.
7. All applicable requirements of the *Subdivision & Development Regulations*.
8. All applicable requirements of the *Zoning Ordinance*.
9. 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.
10. 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.
11. Outdoor storage shall be reviewed and approved by the Georgetown Board of Adjustment (GBOA) prior to approval of the Final Development Plan. The plan may need to be altered to meet any additional conditions required by the GBOA.
12. Decrease spacing of large trees along the rear boundary to 30' on center.



DEVELOPED BY:
Culton Properties
845 Sycamore Road
Winchester, KY 40391
859-744-0420
Contact: David Culton

CONTRACTOR:
Lynn Brumbar, Jr.
227 Hampton Ave.
Winchester, KY 40391
859-771-4844



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

1. She shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Show drainage facilities, including retention basins, shall be maintained for proper functioning from any debris, oil, or trash.
3. 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 substantiated by cost estimates approved by the Planning Director. Landscaping must be completed as complete by the Landscape Inspector or listed as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for the development. The building permit shall not be issued until the Final Development Plan is approved and signed.

Date _____ Owner(s) _____

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 Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

Date _____ Chairman, Georgetown-Scott County Planning Commission

LANDSCAPING NOTES:

Interior Landscaping:
Minimum tree area = 8,300 square feet
Area of Interior Landscaping Required = 8,300 ÷ 100 = 830 square feet
Trees Required: 830 ÷ 250 = 3 trees
Proposed Interior Landscaping Area = 1,670 square feet = 11.5%
Perimeter Landscaping along Carley Lane:
Trees Required: 174 feet ÷ 40 = 4 trees
Perimeter Landscaping to include 5 trees plus a 5' high windbreak consisting of China Doll Holly shrubs spaced on 6' centers (approximately 43 shrubs)
Tree Canopy (the existing canopy to remain):
Canopy required: 3 acres ÷ 100 = 12,000 square feet
Large trees (at rear of property and along Carley Lane): 17 × 250 = 12,750 of Medium trees (for large interior landscaping area): 1 × 400 = 400 of Small trees (interior landscaping trees) = 3 × 300 = 900 of
Total Tree Canopy = 12,750 + 400 + 900 = 14,050 of

INTERIOR LANDSCAPING (Permitted)



PARKING NOTES:

Required Parking Spaces for Hardware Store: 4,000 sf / 400 = 10 spaces
Required Parking for Storage/Service Area: 5 spaces for bays, 5 spaces per mechanic = 10 spaces
Total Parking Spaces Required = 10 + 10 = 20
Total Parking Spaces Proposed = 10 6'x10' spaces around building 2 1/2-car spaces, all buildings
21 Total Spaces around building

NOTES:

1. Property shown herein is a portion of Lot 14 as recorded on Plans as recorded on Plat Cabinet 10, Sheet 55.
2. All paved area to be concrete.
3. Fire department must be contacted prior to any placement of poles across drive.
4. Proposed fence to be 6' high with 2' topped wire.
5. All signs are to meet the requirements of the Georgetown-Scott County Planning Commission.

SITE STATISTICS:

zoning: I-1
Lot Size: 3.000 Acres
Lot Coverage (Building): 14,000 sf = 0.391 ac. (10.7%)
Building Height: 22 feet

PRELIMINARY DEVELOPMENT PLAN CULTON PROPERTIES 140 CARLEY DRIVE, GEORGETOWN, KY

Baldwin Engineering
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392



PLOTS	
11/24/15 @ 11:50 BY RLB	
DATE	11/23/15
SCALE	1" = 30'
FILE NO.	15-5330
PROJECT	BYPASS/PT
FILE NAME	291-17
291 PLOT	CABLEY
ISSUED BY	RLB
CHECKED BY	RLB
SHEET 1 OF 3	

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2016**

FILING DEADLINE	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	PLANNING COMMISSIONER WORKSHOP**	PLANNING COMMISSION MEETING
December 1, 2015	December 8, 2015	December 30, 2015	January 11, 2016	January 14, 2016
January 4, 2016	January 12, 2016	January 27, 2016	February 8, 2016	February 11, 2016
February 1, 2016	February 9, 2016	February 24, 2016	March 7, 2016	March 10, 2016
March 1, 2016	March 8, 2016	March 30, 2016	April 11, 2016	April 14, 2016
April 1, 2016	April 12, 2016	April 27, 2016	May 9, 2016	May 12, 2016
May 2, 2016	May 10, 2016	May 25, 2016	June 6, 2016	June 9, 2016
June 1, 2016	June 7, 2016	June 29, 2016	July 11, 2016	July 14, 2016
July 1, 2016	July 12, 2016	July 27, 2016	August 8, 2016	August 11, 2016
August 1, 2016	August 9, 2016	August 24, 2016	September 5, 2016	September 8, 2016
September 1, 2016	September 13, 2016	September 28, 2016	October 10, 2016	October 13, 2016
October 3, 2016	October 11, 2016	October 26, 2016	November 7, 2016	November 10, 2016
November 1, 2016	November 8, 2016	November 23, 2016	December 5, 2016	December 8, 2016
December 1, 2016	December 13, 2016	December 28, 2016	January 9, 2017	January 12, 2017

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies

(All times are tentative and subject to change; please contact the Commission office for further information.)

Dates in italics have been moved from their regular scheduled dates due to observed holidays.