

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

August 9, 2018

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of July invoices
- B. Approval of July 12, 2018 minutes
- C. Approval of August agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FDP-2017-33 Self-Storage – Final Development Plan for a 900-square foot office and 50,195 square foot self-storage facility located at 1047 and 1053 Paris Pike.
- B. PDP-2018-28 Universal Piping - Postponed

III. NEW BUSINESS

- A. FSP-2018-33 Murphy Property - Postponed
- B. FSP-2018-34 Marshall Property - Final Subdivision Plat to divide an existing parent tract into two tracts, 7.0 and 8.2 acres in size, located at 1029 Galloway Road.
- C. FSP-2018-35 Bealmear Property - Final Subdivision Plat to create two new tracts, leaving a 134-acre parent tract located at 980 Indian Creek Road.
- D. PDP-2018-36 Margaux Farm - Preliminary Development Plan to construct staff housing (bunk houses) and related facilities located at 500 Moores Mill Road.
- E. PDP-2018-37 Kroger Store – Parking Addition - Preliminary Development Plan to build an additional 90 parking space located at 106 Market Place Circle.
- F. PDP-2018-39 Sutton Place Remaining - Preliminary Development Plan for 84 residential lots and 3 HOA lots located east of School House Road and south of Harmony Ridge.
- G. PDP-2018-40 Vuteq Parking Lot Expansion – Preliminary Development Plan to expand the existing parking lot to add 128 parking spaces, a new walkway, and new truck ingress/egress drive located at 100 Carley Drive.

IV. OTHER BUSINESS

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

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

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

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

Motion by Moran, second by Mizell, to approve the June 14, 2018 minutes. Motion carried.

Motion by Caldwell, second by Mifflin, to approve the July agenda. Motion carried.

Motion by Mizell, second by Caldwell, to add two items under other business to the July agenda. Motion carried.

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

Mr. Perkins stated that new Commissioner James Stone was sworn in before start of meeting.

Postponements/Withdrawals

Chairman Jones stated that the Self-Storage application (FDP-2017-33) and Universal Piping (PDP-2018-28) has been postponed to the regular August meeting.

Consent Agenda

A representative of the International Crankshaft – Warehouse Addition application (PDP-2018-27) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mifflin, second by Mizell, to approve the Preliminary Development Plan. Motion carried.

A representative of the Penn Memorial Baptist Church application (PDP-2018-29) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Moran, second by Caldwell, to approve the Preliminary Development Plan and variance for landscaping along the southern boundary. Motion carried.

A representative of the Wise Holdings LLC application (FSP-2018-30) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Mifflin, to approve the Final Subdivision Plat. Motion carried.

PDP-2018-25 Bluegrass RV (Revised) – Preliminary Development Plan to construct 89 parking spaces for RVs and 53,640 square feet of self-storage.

Mr. Summers reviewed the staff report. He stated the zoning is B-2. He stated access is from Connector Road and the project site is just north of the recently approved Bluegrass RV development plan.

He stated the applicant needs to reconfigure the lot lines and submit a minor plat for approval by Planning staff.

He stated there is a potential secondary access along the eastern part of the boundary that is an existing paved road.

Mr. Summers stated the sidewalks are along the parking spaces near the office.

He stated applicant has requested a variance to reduce the number of parking spaces from 35 to 19.

He stated in the first phase applicant proposes building approximately half of the enclosed storage for RV parking.

He stated that the applicant has requested two variances for the landscaping. A waiver to reduce interior landscaping from 19,871-square feet to 18,679-square feet and a waiver to allow a 15,879-square foot interior landscaped area.

Commissioner Mifflin questioned the reasoning of the southern landscape boundary.

Jonathan Hale, Thoroughbred Engineering, representing applicant, stated he can answer any questions regarding the application.

Henry Finley, adjoining neighbor, stated the location of the blacktop on the property floods during a storm. He stated the eastern side of the property also has a survey error.

Chairman Jones stated he has concern about the traffic on Connector Road.

Motion by Mifflin, second by Moran, to approve the Preliminary Development Plan (PDP-2018-25) subject to six (6) conditions of approval and three (3) variances. Motion carried 5-1.

PDP-2018-26 TAI North Access Road – Preliminary Development Plan for an access road serving the rear of the Toyota Tsusho site.

Mr. Kane reviewed the staff report. He stated the road would connect the rear of the Toyota Tshusho property to Rogers Gap Road and was proposed to be used only in emergency situations. He stated in 2015 Toyota Tsusho received Planning Commission approval to expand their coil storage and stamping operations.

He stated the proposed road would cul-de-sac at the property line of the future training facility. The end of the cul-de-sac would be gate controlled.

He stated the applicant intends to dedicate the proposed road to Scott County for public use. He stated it would be subject to the Scott County Road Acceptance policy. The policy does not obligate the county to accept the road.

He stated that Rogers Gap Road is a state road and would require state approval for a new entrance. He stated if in the future, the applicant wants to open the road up for public use, it would need approval from the Planning Commission and a traffic study would need to be done at that time. He stated if the road became public, Rogers Gap Road, would have to be improved to KYTC standards.

Chairman Jones questioned if Rogers Gap Road meets county specifications. Mr. Kane stated it is a state road but parts of it are not to county standards.

Mark Sefchck, design engineer for Toyota Tshusho, stated applicant agrees with the conditions of approval. He stated the road is only to be used in emergency situations.

Matthew Nunn, Toyota Tshusho employee, stated the proposed road is for use if an accident shuts down Triport Road. He stated if they can not transport parts to Toyota that it could shut the plant down.

Chairman Jones questioned if the railroad could be used to transport parts. Mr. Nunn stated it would take time to be able to use a railcar and they have a time limit on getting parts in and out.

Commissioner Mifflin questioned if the state was aware of the proposed entrance onto Rogers Gap Road. It was stated a representative from District 7 was at the Technical Review Meeting and plans had been submitted to District 7.

John Lacy, Rogers Gap resident, stated he has concern with additional traffic on Rogers Gap Road.

Brian Hall, Highview Path resident, stated he has concern if the road becomes a public road.

Commissioner Jones questioned Mr. Hall if he would be interested in Highview Path connecting to the proposed road.

Adam Klein, Highview Path resident, stated Mr. Hall expressed his feelings.

Alford Tackett, Highview path resident, stated that Highview Path was not built correctly. He stated he approves of the proposed road so that Highview Path would be able to connect and that Rogers Gap Road would be improved. He stated he had been informed by Toyota Tsusho that the long term goal was for employees of the training facility to be able to use the road.

Mr. Nunn stated there is no long term goals for the proposed road. He stated it would not make sense to have trucks use that road then drive US 25 (Cincinnati Road). He stated the cost if Toyota shuts down far exceeds the cost of the proposed road. He maintained the road would be only for emergency situations.

Chairman Jones questioned the length of the road. Mr. Sefchck stated it is 4,000 feet from Rogers Gap Road to the coil storage area.

Chairman Jones questioned how far from Cherry Blossom Way is the entrance to Toyota Tsusho. Mr. Sefchck stated approximately 1,000 feet. Chairman Jones stated he feels improving Triport Road would be more beneficial.

Commissioner Mifflin questioned if the residents of Highview Path would be able to use the proposed road. It was stated if the road was taken over by the county, the residents could use the road. Until then permission would have to be granted from the property owner that the proposed road is to be built on.

Pat Juett, Rogers Gap Road resident, stated he owns the land where the proposed road is to be built and the property of the proposed training facility. He stated he is to maintain ownership of the property of the proposed road, and in his agreement with Toyota Tsusho, it states trucks are only to be allowed on the road in case of emergency.

Mr. Juett stated if the road becomes a county road, he would donate the property to the county. He stated he had been trying to reach an agreement with Toyota Tsusho for almost two years.

Commissioner Moran stated the conditions of approval cover all of his concerns. It was stated the road could not be opened to full-time non-emergency use until it was approved from the Planning Commission.

Mr. Klein questioned how would residents be notified of a change to the road. Mr. Kane stated that notifications would have to be mailed again and a sign posted before the Planning Commission heard a future request.

Motion by Moran, second by Mizell, to approve the Preliminary Development Plan (PDP-2018-26) subject to the eight (8) conditions of approval. Motion carried 4-2.

PSP-2018-31 & PDP-2018-32 The Crossings at Wyndamere - Preliminary Development Plan to construct 96 apartment units in 6 buildings and a Preliminary Subdivision Plat to subdivide a 7.91-acre lot into three lots.

Mr. Summers reviewed the staff report. He stated the subdivision plat is dividing the tract into three parcels, with the residentially zoned area being one lot, and remaining two lots will be commercial. He stated the development plan is for the development of 96 apartment units. He stated the project site is south of Paris Pike adjacent to the current Wyndamere Apartment complex.

He stated part of the site was rezoned earlier in 2018 from B-2 to R-3.

He stated the commercial lots will not have direct access to Paris Pike. The residential lot will have the access to Paris Pike via a new proposed entrance.

He stated the proposed development will have a clubhouse, pool, and two garages with 5 garage spaces. When the zone change was approved, a variance was granted to reduce the setback to 15 feet. He stated the applicant has requested a variance to reduce the side and rear yard setback to 5 feet from 15 feet for the garage.

He stated the applicant has met the required landscaping requirements.

Commissioner Moran questioned the setback variance requested. Mr. Summers stated he does not think it would negatively affect the residential property located adjacent to commercial property nor would it affect emergency vehicles having access to the property.

Chairman Jones questioned how many total apartment units is proposed. Mr. Summers stated a total of 96 units.

Nick Pregliasco, with Bardenwerper, Talbott & Roberts representing applicant, stated the two commercial lots were kept in the plan to preserve the feel of Paris Pike. He stated most likely those lots would become restaurants.

He stated the layout for the residential area has had few changes since the zone change.

He stated the requested variance would be affecting the same property owner not a neighboring property owner.

Adam Bender, with CMW representing applicant, explained the number of apartment buildings is only 6 with breezeways attached. He stated the requested variance for the garage is needed to meet the parking requirement. He stated the garage will also serve as a screen to the adjoining property. He stated the wall would match the building exterior and screen the pump house and dumpster.

He stated the applicant has applied to KYTC for the new entrance.

He stated he has not heard anything definite for the occupants of the commercial lots.

Mr. Bender clarified for the commission that a left turn lane and right turn lane would be installed on Paris Pike at the new entrance for Connor Path.

Commissioner Mifflin questioned why only 10 garages. Mr. Bender stated they are supposed to be luxury units.

Mr. Finley stated he had safety concerns with an area of trees that was disturbed when grading had been done previously.

Mr. Pregliasco stated they would address the concern.

Chairman Jones questioned whether landscaping had to be done in that area. Mr. Summers stated not in the residential area.

Jason Shaw, Ellkhorn Green resident, questioned if the applicant can access Wyndamere apartments when he is not the owner of both properties.

Mr. Bender stated the Wyndamere apartments contain an access easement in the south of the property. He stated the owner is building an access that will allow residents of Wyndamere apartments to use the access to leave but not enter the property. The access will have a gate, only emergency personnel can use to enter.

Motion by Mizell, second by Caldwell, to approve the Preliminary Development Plan (PDP-2018-31) and Preliminary Subdivision Plat (PSP-2018-32) subject to eleven (11) conditions of approval and one (1) variance. Motion carried.

Sidewalk waiver request for First Methodist Church

Mr. Krebs stated that he was made aware that the Planning Commission had been holding money since 2016 because of missing sidewalks on the property. He stated the church does not want to install the sidewalk.

Mark Whittemore, representing First United Methodist Church, stated the original plans included parking on the northern side and a front sidewalk. They were removed during the excavation process. He stated the church does not feel the sidewalk is necessary. He stated there is also a 100-year old tree in that area that they want to preserve.

After further discussion on the matter, **Motion by Jones, second by Mizell to allow a waiver on sidewalk construction. Motion carried.**

Colony Unit 10 & 11

Mr. Krebs stated that United Bank is not the developer but that they took over the development and have been trying to finish the development. He stated the Planning Commission had gave them 6 months to complete the work. He stated the work has been started but will not be completed by the July 28, 2018 deadline. He stated United Bank is asking for a 3-month extension to finish the sidewalks, broken curbs, and ramps.

After further discussion on the matter, **Motion by Jones, second by Stone to grant the 3-month extension. Motion carried.**

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated that the Planning Commission had previously requested information regarding how surrounding communities handle Open Space Standards. He stated Lexington bases their open space standards on the size of the development. He stated Scott County's maximum dwelling units per acre is 16 while Lexington has higher density developments.

He stated they require 5% for single-family dwellings and 20% for medium to high density developments similar to numbers the Planning Commission is proposing. He stated if the development is close to a park the required number is halved.

He stated Lexington does require the HOA to maintain all the open space. They do not have a provision for turning over the area to the City.

He stated they require 30% open space in all Planned Unit Developments.

Mr. Summers stated he looked at Louisville's requirements but that they are hard to compare to, because they use form districts.

He stated in their suburban district, a development over 25 acres, they do require 15% open space requirements. He stated if it is a planned village (commercial and residential) they require 25 - 30% open space.

He stated Louisville does require the HOA to maintain the area unless it is agreed by the City to take over the maintenance.

He stated Frankfort uses square feet per lot, or if it is less, to do 5% per gross acreage. He stated they had the same requirement that the HOA maintain the area but could waive the open space requirement if the development is located next to a park.

He stated Bowling Green/Warren County requires open space as optional but has a guidance that if you are providing open space, it needs to be at least 3%.

He stated Owensboro states that multi-family development is required to provide 30% open space area.

He stated Nicholasville has two zoning districts that require open space. They have a specific district for townhomes and a single-family residential district that allow down to a 4,000-square foot lot that both require 10% open space. He stated their PUD requires 20% open space.

He stated previous numbers discussed seem very similar to other cities.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

SELF STORAGE DEVELOPMENT

Staff Report to the Georgetown-Scott County Planning Commission

August 9, 2018

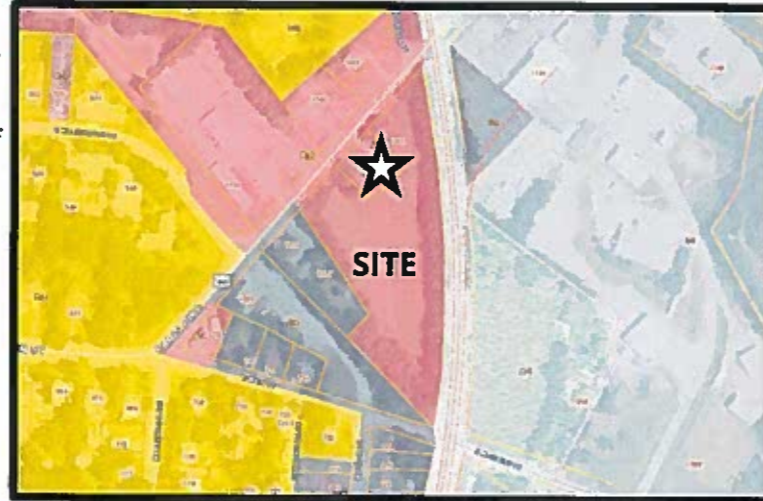
FILE NUMBER: FDP-2017-33

PROPOSAL: Final Development Plan for a 900-square foot office and 50,195 square foot self storage facility.

LOCATION: 1047 & 1053 Paris Pike

Owner: American Mini-Storage Warehouses

ENGINEER: Vision Engineering



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, I-2 Heavy Industrial
Proposed Use	Self Storage Facility
Site Acreage	3.52 acres
Building Area	51,095 Square Feet (Office: 900 SF, Self-Storage: 50,195 SF)
Max. Building coverage	50%
Building Coverage	33.3%
Building Height	1 story
Parking Provided	8 spaces; 7 standard spaces, 1 handicap accessible space
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Paris Pike & E. Main Street Extended
Variiances/Waivers	1. Waive the trees required along the retaining wall as shown on the Landscaping Plan. 2. Reduce the interior VUA landscaped area from 5,498 square feet to 3,112 square feet, and allow 9 of the interior VUA trees to be planted elsewhere on the Project Site.

BACKGROUND:

This project received preliminary approval through PDP-2017-33 in October 2017. The subject property consists of two lots, zoned B-2 Highway Commercial, on the south side of Paris Pike and west of the railroad. The parcel is adjacent to land zoned I-2 Heavy Industrial to the west, and bordered by land zoned B-2 Highway Commercial across Paris Pike. The area shown on the development plan is 3.52 acres. For the purposes of this staff report, we will refer to these two sites combined as 'Project Site.' The Applicant has submitted a consolidation plat, in accordance with the conditions of approval from PDP-2017-33, for review.

At the October 2017 Planning Commission meeting, the Commission required the Applicant to bring the Final Development Plan before the Planning Commission for approval.

Preliminary Development Plan Review:Setbacks and Building Standards:

The B-2 zone district requires the following standard setbacks:

Front: 50 feet

Side: 0 feet

Rear: 50 feet (lots have double frontage)

The proposed building locations for the Project Site meet the setback requirements. The Applicant is proposing 51,095 square feet of development with the Final Development Plan. The footprint of the proposed structures will cover 33.3% of the lot area, under the 50% maximum building ground coverage allowed. The building footprint has increased from the Preliminary Development Plan, but is still well within the coverage limit allowed by Ordinance.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the Project Site is from Paris Pike. At the October meeting, the Planning Commission requested that the entrance from Paris Pike be right-in-right-out only. Restrictions on this entrance are ultimately determined by KYTC, because Paris Pike is a state controlled highway. Secondary access is proposed from East Main Street Extended. Prior to sign-off on the Final Development Plan, staff needs a copy of the encroachment permit from KYTC.

Parking Spaces: At the October meeting, the Planning Commission granted a waiver to allow the Applicant to reduce the provided parking to eight (8) parking spaces, one (1) of which is handicap accessible. The Applicant is meeting the parking requirements.

Sidewalks: At the October meeting, the Planning Commission granted a waiver to the sidewalk that would typically be required along Paris Pike. The Applicant is showing sidewalk along the parking spaces to convey customers from the parking lot to the office building.

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

Property Perimeter Requirements; Section 6.12:

- The Applicant is proposing a combination of trees and wooden privacy fencing between the Project Site and the adjoining western property. There is a section of this buffer, where trees are not proposed due to a retaining wall on the property line. If this Final Development Plan is

approved as drawn, this will require a waiver from the Planning Commission. Staff supports this waiver because the Applicant is working in a tight window, when factoring in the storm sewer easement, building locations, and the proposed fence.

Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2

The Final Development Plan meets these requirements.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

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

The Applicant has satisfied the requirements from Section 6.22 (listed above) for the office parking.

The VUA areas for the storage units do not meet the requirements of the ordinance. As drawn, the interior VUA landscaped areas, are undersized by 2,386 square feet, and there are 9 fewer trees than required. The Applicant is proposing moving the required trees to other open space on the Project Site, and eliminating the additional landscaped area. Staff supports this waiver to the interior VUA landscaping, because it is very difficult for developments of this type to meet landscaping standards that are mostly designed for parking lots.

Section 6.14: Minimum Canopy Requirements

For the 3.52-acre site, a total canopy coverage of 36,799 square feet is required (24% new canopy). A total of 53 trees are being provided. The combination of trees the Applicant is proposing will provide 38,865 square feet of canopy coverage.

Stormwater: There is a detention basin proposed for the Project Site. The Applicant has submitted a Final Stormwater Management Plan for the Project Site. Staff still needs verification from the Applicant/Engineer regarding Stream Jurisdictional Determination.

Signs: All signage will need to comply with the *Sign Ordinance*.

RECOMMENDATION:

Staff recommends approval of the Final Development Plan for a 50,195 SF self-storage facility with 900 SF office, with the following conditions of approval:

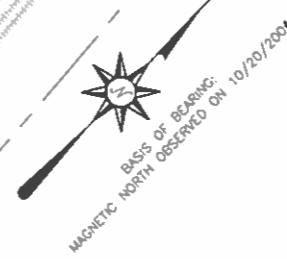
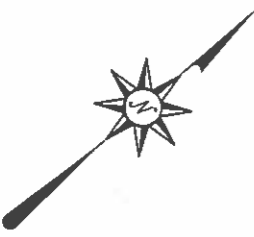
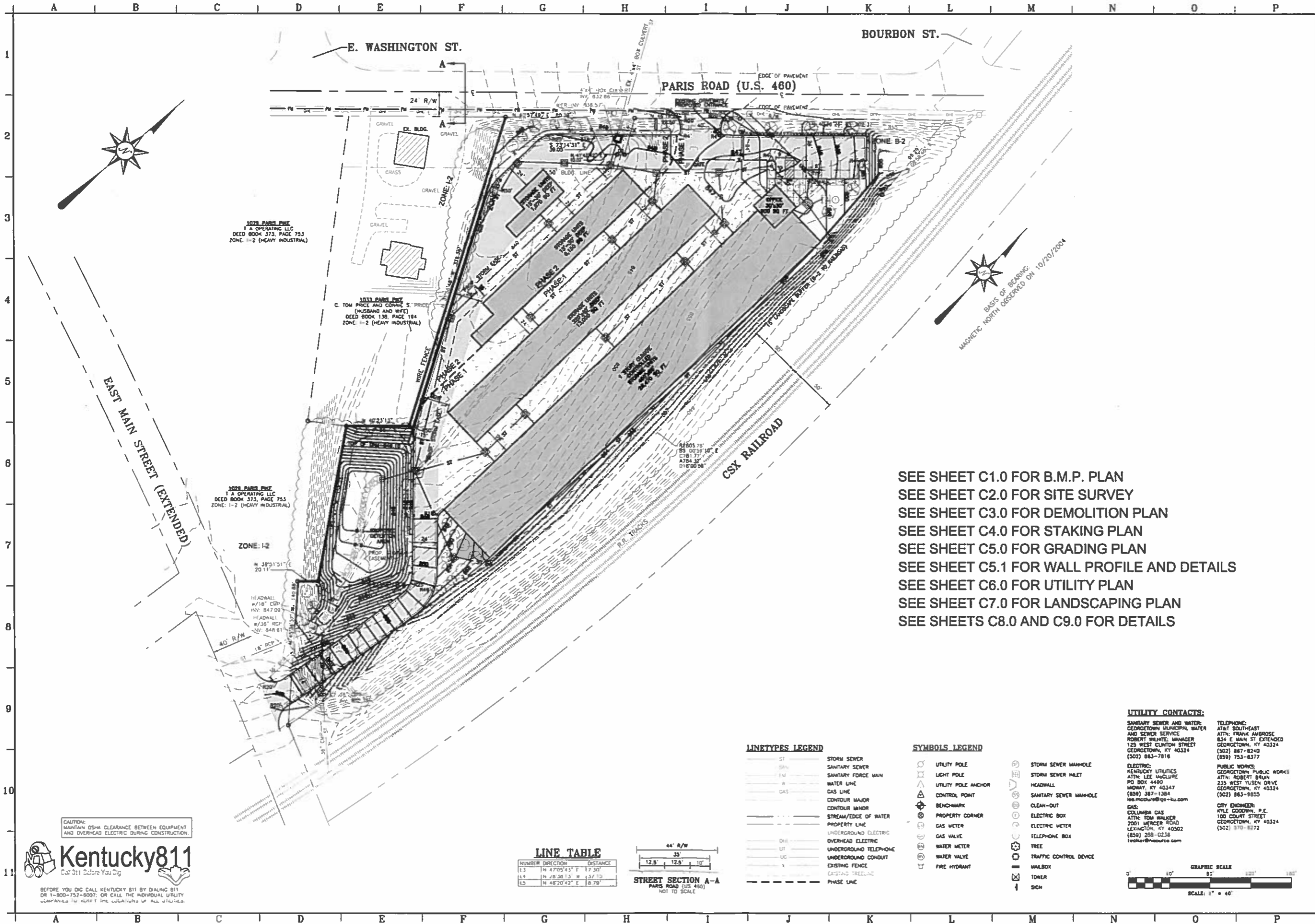
Waivers:

1. Waive the trees required along the retaining wall as shown on the Landscaping Plan.
2. Reduce the interior VUA landscaped area from 5,498 square feet to 3,112 square feet, and allow 9 of the interior VUA trees to be planted elsewhere on the Project Site.

Conditions of Approval:

1. The Applicant shall provide staff with a copy of the approved encroachment permit from KYTC for any work done along Paris Pike.

2. The Applicant shall provide staff with verification regarding the Stream Jurisdictional Determination.
3. The Final Development Plan will not be approved until the consolidation plat has been recorded.
4. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
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.



SEE SHEET C1.0 FOR B.M.P. PLAN
 SEE SHEET C2.0 FOR SITE SURVEY
 SEE SHEET C3.0 FOR DEMOLITION PLAN
 SEE SHEET C4.0 FOR STAKING PLAN
 SEE SHEET C5.0 FOR GRADING PLAN
 SEE SHEET C5.1 FOR WALL PROFILE AND DETAILS
 SEE SHEET C6.0 FOR UTILITY PLAN
 SEE SHEET C7.0 FOR LANDSCAPING PLAN
 SEE SHEETS C8.0 AND C9.0 FOR DETAILS

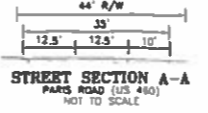
CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007. OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1.3	N 47°05'41" E	17.30'
1.4	N 49°36'13" W	37.10'
1.5	N 48°20'42" E	8.78'



LINE TYPES LEGEND

ST	STORM SEWER
SSW	SANITARY SEWER
SFM	SANITARY FORCE MAIN
W	WATER LINE
GAS	GAS LINE
CM	CONTOUR MAJOR
CMN	CONTOUR MINOR
SE	STREAM/EDGE OF WATER
PE	PROPERTY LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CONDUIT
X	EXISTING FENCE
CT	CASTING TREE/LINE
PL	PHASE LINE

SYMBOLS LEGEND

○	UTILITY POLE
□	LIGHT POLE
△	UTILITY POLE ANCHOR
▲	CONTROL POINT
⊕	BENCHMARK
⊙	PROPERTY CORNER
⊗	GAS VALVE
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	STORM SEWER MANHOLE
⊕	STORM SEWER INLET
⊕	HEADWALL
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN-OUT
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	TELEPHONE BOX
⊕	TREE
⊕	TRAFFIC CONTROL DEVICE
⊕	MAILBOX
⊕	TOWER
⊕	SIGN

UTILITY CONTACTS:

SANITARY SEWER AND WATER:
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 ROBERT BRUNTE, MANAGER
 125 WEST CLINTON STREET
 GEORGETOWN, KY 40324
 (502) 863-7816

ELECTRIC:
 KENTUCKY UTILITIES
 ATTN: LEE MACLURE
 PO BOX 4490
 WADSWAY, KY 40347
 (859) 387-1384
 lee.macclure@ku.com

GAS:
 COLUMBIA GAS
 ATTN: TOM WALKER
 2001 MERCER ROAD
 LEXINGTON, KY 40502
 (859) 288-0236
 twalker@source.com

TELEPHONE:
 AT&T SOUTHEAST
 ATTN: FRANK AMBROSE
 834 E. MAIN ST. EXTENDED
 GEORGETOWN, KY 40324
 (502) 867-8240
 (859) 753-8377

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

CITY ENGINEER:
 KYLE GOODWIN, P.E.
 100 COURT STREET
 GEORGETOWN, KY 40324
 (502) 370-8272



VISION ENGINEERING

View: Business, Civil Engineering, Geotechnical, Land Surveying, Municipal, Traffic, and Construction Management, KY 40317
 125 E. KYVILLE ROAD, SUITE 100, LEXINGTON, KY 40507
 (502) 271-1200
 www.visioneng.com

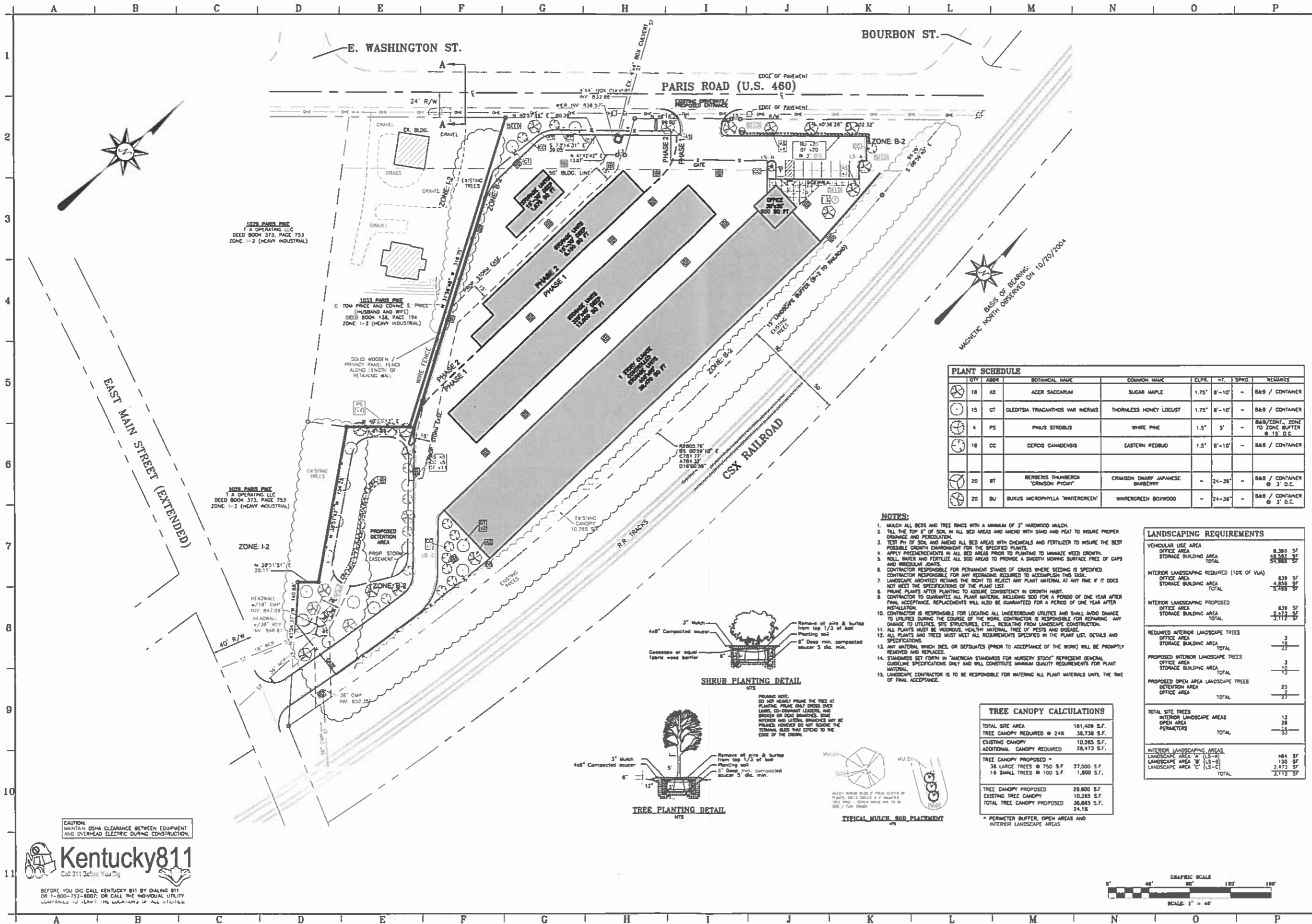
ORDER: AMERICAN MORT-FORAGE WAREHOUSES

ENGINEER/APPLICANT: VISION ENGINEERING, 125 E. KYVILLE ROAD, SUITE 100, LEXINGTON, KY 40507

SELF-STORAGE DEVELOPMENT
 1047 PARIS ROAD (US HWY 460)
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
FINAL DEVELOPMENT PLAN

DATE: JULY 26, 2018

OVERALL SITE DEVELOPMENT PLAN
C0.5



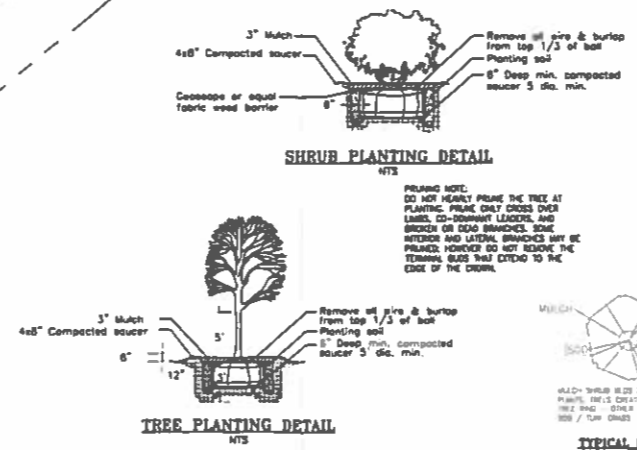
PLANT SCHEDULE							
QTY	ABBR	BOTANICAL NAME	COMMON NAME	CLIPR.	HT.	SPRD.	REMARKS
18	AS	ACER SACCARUM	SUGAR MAPLE	1.75'	8'-10'	-	B&B / CONTAINER
15	GT	OLETISIA FRACANTHOS VAR INERMIS	THORNLESS HONEY LOCUST	1.75'	8'-10'	-	B&B / CONTAINER
4	PS	PHILUS STROBUS	WHITE PINE	1.5'	5'	-	B&B/CONT. ZONE TO ZONE BUFFER @ 15' O.C.
18	CC	CERCIS CANADENSIS	EASTERN REDBUD	1.5'	8'-10'	-	B&B / CONTAINER
20	BT	BERBERIS THUNBERGII	CRIMSON DRIFT JAPANESE BARBERY	-	24-36"	-	B&B / CONTAINER @ 3' O.C.
20	BU	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	-	24-36"	-	B&B / CONTAINER @ 3' O.C.

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

LANDSCAPING REQUIREMENTS	
VEHICULAR USE AREA	8,395 SF
OFFICE AREA	2,880 SF
STORAGE BUILDING AREA	2,880 SF
TOTAL	14,155 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	839 SF
OFFICE AREA	4,859 SF
STORAGE BUILDING AREA	2,473 SF
TOTAL	7,332 SF
INTERIOR LANDSCAPING PROPOSED	639 SF
OFFICE AREA	1,473 SF
STORAGE BUILDING AREA	1,112 SF
TOTAL	2,585 SF
REQUIRED INTERIOR LANDSCAPE TREES	
OFFICE AREA	3
STORAGE BUILDING AREA	2
TOTAL	5
PROPOSED INTERIOR LANDSCAPE TREES	
OFFICE AREA	3
STORAGE BUILDING AREA	2
TOTAL	5
PROPOSED OPEN AREA LANDSCAPE TREES	
DETENTION AREA	25
OFFICE AREA	2
TOTAL	27
TOTAL SITE TREES	
INTERIOR LANDSCAPE AREAS	13
OPEN AREA PERIMETERS	20
TOTAL	33
INTERIOR LANDSCAPING AREAS	
LANDSCAPE AREA 'A' (LS-A)	484 SF
LANDSCAPE AREA 'B' (LS-B)	153 SF
LANDSCAPE AREA 'C' (LS-C)	2,473 SF
TOTAL	3,110 SF

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	181,409 S.F.
TREE CANOPY REQUIRED @ 24%	38,738 S.F.
EXISTING CANOPY	10,285 S.F.
ADDITIONAL CANOPY REQUIRED	28,453 S.F.
TREE CANOPY PROPOSED *	
38 LARGE TREES @ 750 S.F.	27,000 S.F.
18 SMALL TREES @ 100 S.F.	1,800 S.F.
TREE CANOPY PROPOSED	28,800 S.F.
EXISTING TREE CANOPY	10,285 S.F.
TOTAL TREE CANOPY PROPOSED	39,085 S.F.
	24.1%

* PERIMETER BUFFER, OPEN AREAS AND INTERIOR LANDSCAPE AREAS



VISION ENGINEERING
 Vision Engineering, Civil Engineering, Geotechnical, Land Surveying
 125 E. Reynolds Road, Suite 100, Lexington, KY 40517
 Phone: (606) 251-8811 Fax: (606) 251-8891
 www.visioneng.com

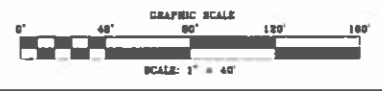
OWNER: BULLOCK WALLACE CORPORATION, KY 40304
 ARCHITECT: HERRICK, HAYES & ASSOCIATES, INC.
 128 EAST RICHMOND ROAD, SUITE 100
 LEXINGTON, KY 40517

SELF-STORAGE DEVELOPMENT
 1047 PARIS ROAD (US HWY 460)
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
FINAL DEVELOPMENT PLAN

DATE: JULY 28, 2010

LANDSCAPING PLAN
C7.0

Kentucky811
 Call 811 Before You Dig
 BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-332-8007. OR CALL THE INDIVIDUAL UTILITY COMPANIES TO LEARN THE LOCATIONS OF ALL UTILITIES.



MARSHALL PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018

FILE NUMBER: FSP-2018-34

PROPOSAL: Final Subdivision Plat to divide an existing parent tract into two tracts, 7.0 and 8.2 acres in size.

LOCATION: Galloway Road

APPLICANT: Mathew Marshall

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 8.2 acres Tract 2 (new): 7.0 acres
Proposed Use	Agricultural/Residential
Access	Galloway Road
Variance Requested	None

BACKGROUND:

The subject property contains 15.2 acres, and is located on Galloway Road in western Scott County. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will split an existing tract to create a new 7-acre and a new 8.2-acre tract with a proposed expanded shared access and utility easement and driveway from Galloway Road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission. The application does not require rezoning since there are three or fewer tracts between 5-10 acres being created.

Plat Review:

The proposed subdivision meets all zoning requirements for the A-1 District. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The proposed new tracts would be served by a new driveway easement proposed from Galloway Road, a county road. Only three users have been assigned to this access, which complies with the *Subdivision Regulations*.

RECOMMENDATION:

Approve the Final Subdivision Plat to create two tracts of 7.0 and 8.2 acres from a parent tract of 15.2 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. Include users and maintenance agreement for the shared access on the plat.
4. New entrance permit shall be obtained from county for the proposed entrance prior to Final Plat approval.
5. All applicable requirements of the *Subdivision & Development Regulations*.
6. 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.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____

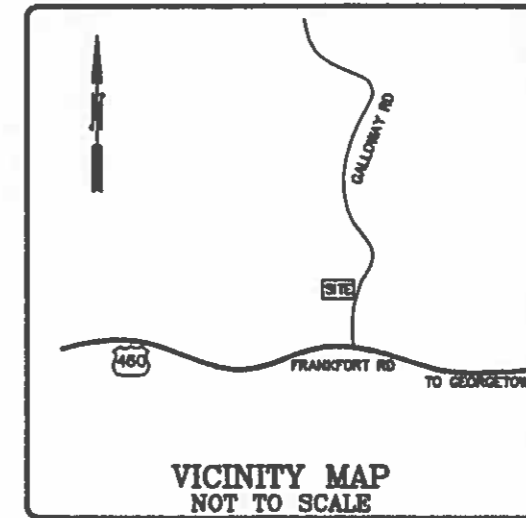
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER
HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

TILGHMAN
D.B. 339, Pg. 384CAB. 10, SL. 286

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICE. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE OWNER/DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT; AND, DEDICATED TO G.M.W.S.S.

GMWSS GENERAL MANAGER _____ DATE _____



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF TRACT 2. SEE PREVIOUSLY RECORDED PLAT @ CABINET 10, SLIDE 333 (BOARD'S PROPERTY).

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 AGRICULTURAL (A-1).

CURRENT LOCAL REGULATIONS RESTRICT THE USE OF ONE ACCESS/DRIVEWAY TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS. THE PRIVATE ACCESS SHOWN IS FOR THE BENEFIT OF TRACT 2A, TRACT 2B, AND TRACT 1 (CAB. 8, SL. 2374 & CAB. 10, SL. 333)

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 EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

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.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER
DATE _____

MATTHEW T. MARSHALL
ASHLEY M. MARSHALL
278 W. SHOWALTER DR.
GEORGETOWN, KY 40324

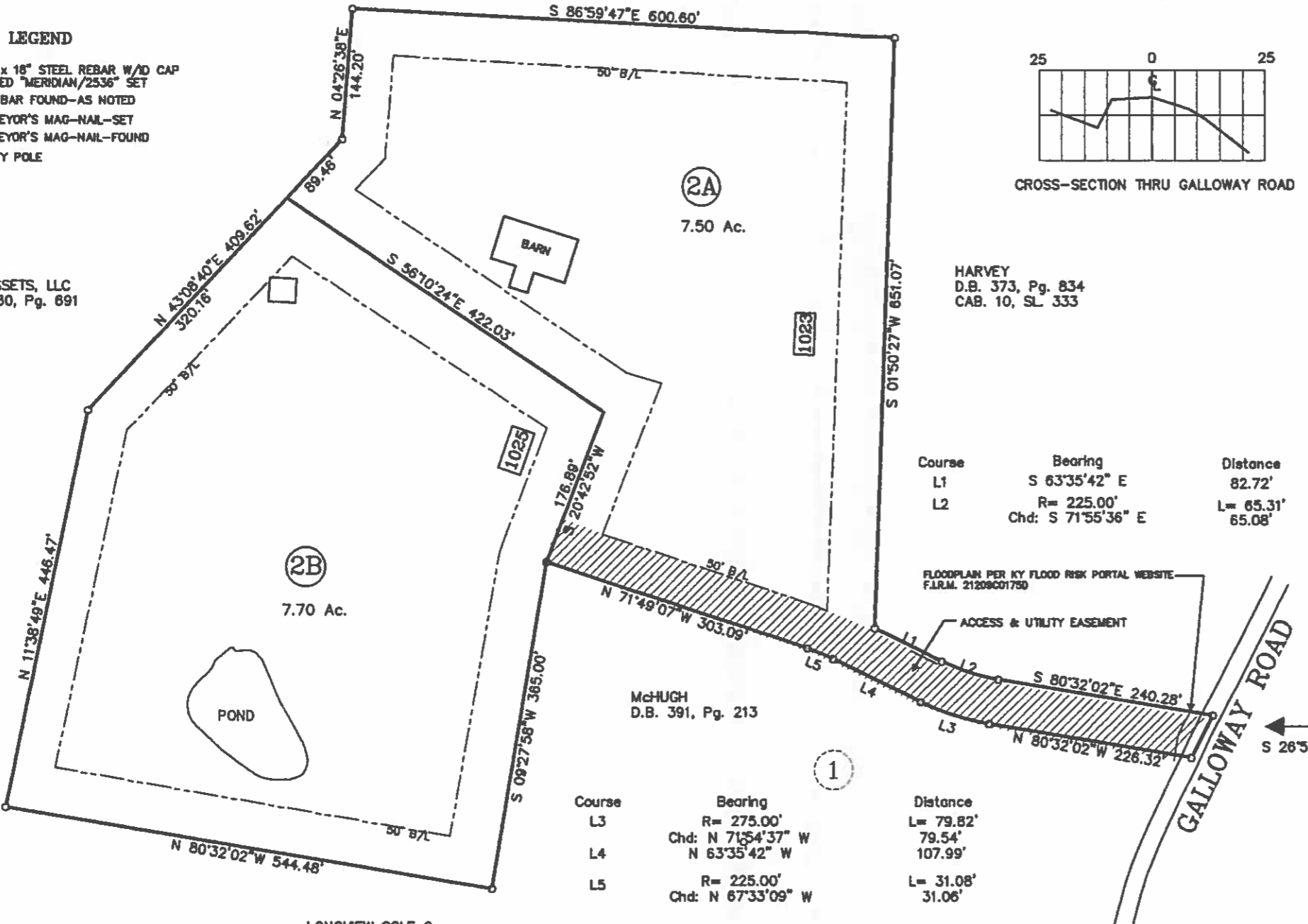
I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:_____ AND AN ANGULAR ERROR OF 00-____-____. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. 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. 2538 DATE _____

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊙ UTILITY POLE

WBI ASSETS, LLC
D.B. 380, Pg. 891



Course	Bearing	Distance
L1	S 83°35'42" E	82.72'
L2	R= 225.00' Chd: S 71°55'36" E	L= 65.31' 65.08'

Course	Bearing	Distance
L3	R= 275.00' Chd: N 71°54'37" W	L= 79.82' 79.54'
L4	N 63°35'42" W	107.99'
L5	R= 225.00' Chd: N 67°33'09" W	L= 31.08' 31.06'

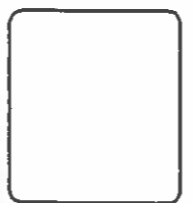
McHUGH
D.B. 391, Pg. 213

LONGVIEW GOLF Co.
D.B. 342, Pg. 656



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

JULY 22, 2018



FINAL SUBDIVISION PLAT
MARSHALL PROPERTY
1025 & 1027 GALLOWAY ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
MATTHEW T. MARSHALL & ASHLEY M. MARSHALL-D.B. 398, Pg. 567
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

BEALMEAR PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018

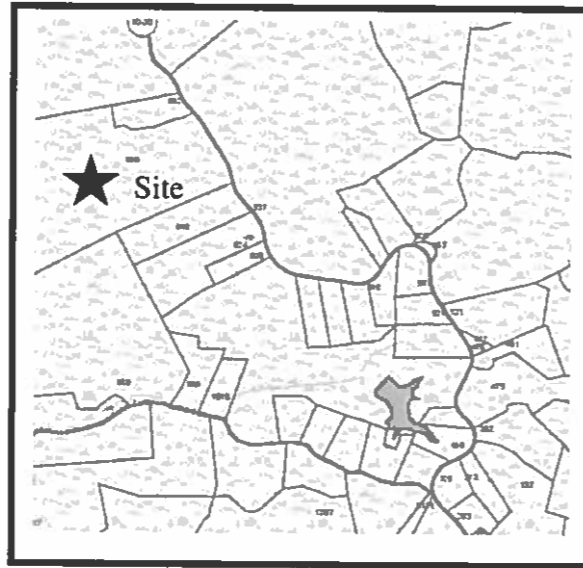
FILE NUMBER: FSP-2018-35

PROPOSAL: Final Subdivision Plat to create two new tracts, leaving a 134-acre parent tract.

LOCATION: Indian Creek Road

APPLICANT: Ben Bealmear

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 9.75 acres Tract 2 (new): 5.02 acres Remainder: 134 acres
Proposed Use	Agricultural/Residential
Access	Indian Creek Road (KY 1636)
Variance Requested	None

BACKGROUND:

The subject property contains 148.77 acres, and is located on Indian Creek Road north of Gaines Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create two new tracts with a proposed shared access from Indian Creek Road. The remaining tract will be accessed by the existing farm entrance from Indian Creek Road, a state road.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission. The application does not require rezoning since there are three or fewer tracts between 5-10 acres being created.

Plat Review:

The proposed subdivision meets all zoning requirements for the A-1 District. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

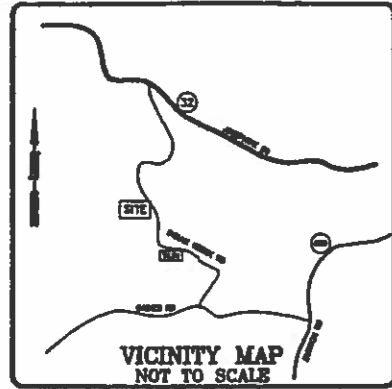
The proposed new tracts would be served by the existing farm entrance proposed on Indian Creek Road, a state road. The existing farm entrance is proposed to serve the two new tracts and the remainder of the farm. Only three users have been assigned to this access, which complies with the *Subdivision Regulations*.

RECOMMENDATION:

Approve the Final Subdivision Plat to create two tracts of 5.02 and 9.75 acres, leaving a remainder tract of 134 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. New entrance permit shall be obtained from KYTC District 7 for the proposed entrance prior to Final Plat approval.
4. All applicable requirements of the *Subdivision & Development Regulations*.
5. 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.
6. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



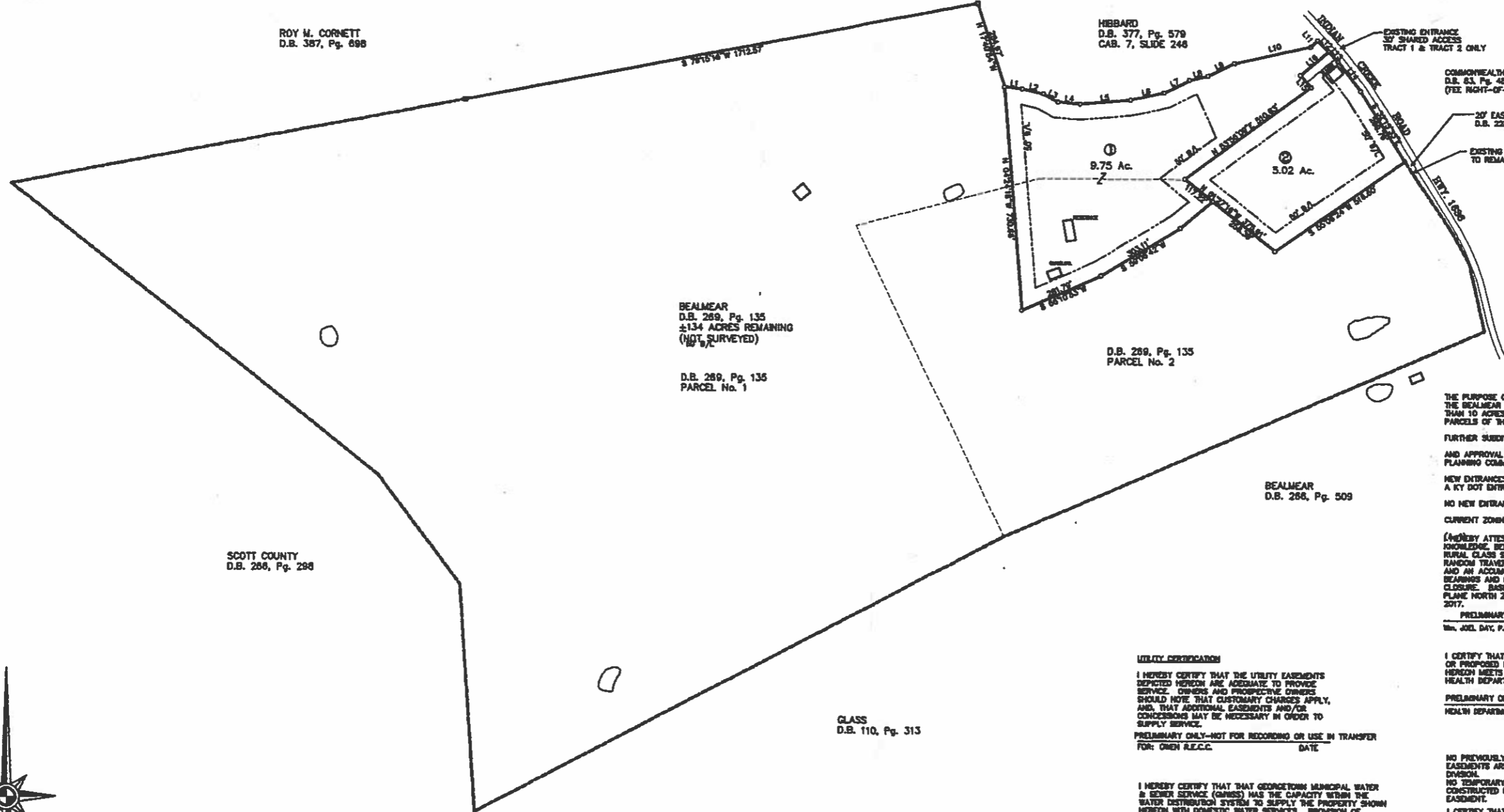
D. BROWN
D.B. 390, Pg. 72

ROY M. CORNETT
D.B. 387, Pg. 698

Course	Bearing	Distance
1	S 71° 15' 14" W	1712.57
2	S 71° 15' 14" W	1712.57
3	S 71° 15' 14" W	1712.57
4	S 71° 15' 14" W	1712.57
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98	S 71° 15' 14" W	1712.57
99	S 71° 15' 14" W	1712.57
100	S 71° 15' 14" W	1712.57

- LEGEND**
- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2538" SET
 - ⊗ 1/2" IRON BAR FOUND-TEJ/LS2586
 - ⊙ SURVEYOR'S MAG-NAIL-SET
 - ⊕ SURVEYOR'S MAG-NAIL-FOUND
 - ⊠ R.O.W. MONUMENT-FOUND
 - ⚡ UTILITY POLE

Course	Bearing	Distance
115	N 41° 12' 24" W	62.26
116	N 89° 27' 36" E	124.52



SCOTT COUNTY
D.B. 288, Pg. 288

BEALMEAR
D.B. 289, Pg. 135
±134 ACRES REMAINING
(NOT SURVEYED)
N 9/4

D.B. 289, Pg. 135
PARCEL No. 1

D.B. 289, Pg. 135
PARCEL No. 2

BEALMEAR
D.B. 288, Pg. 509

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE BEALMEAR PROPERTY CREATING TWO NEW TRACTS OF LESS THAN 10 ACRES EACH, AND TO CONSOLIDATE THE REMAINING PARCELS OF THE PARENT TRACTS WITH THE REMAINDER.

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

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL.

(I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY) THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRANSITS WITH AN ERROR-OF-CLOSURE OF 0.31048 AND AN ACCUMULATED ANGULAR ERROR OF 03-05-45". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KENTUCKY STATE PLANE NORTH ZONE. DATE OF FIELD SURVEY WAS JULY 6, 2017.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
Mr. JOEL DAY, P.L.S. No. 2538 DATE

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER FOR: OWH R.E.C.C. DATE

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION /SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND, DEDICATED TO G.M.V.S.S.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER GENERAL MANAGER 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.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER HEALTH DEPARTMENT REPRESENTATIVE DATE

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

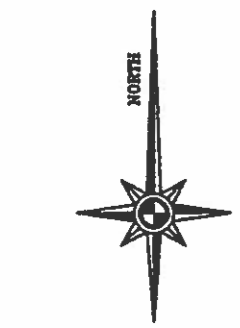
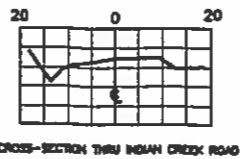
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

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

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER DATE

OWNERS
BEN L. BEALMEAR
LAURA ERICKSON BEALMEAR
848 INDIAN CREEK RD
SADIEVILLE, KY 40370
858-221-5968

GLASS
D.B. 110, Pg. 313



FINAL SUBDIVISION PLAT

BEALMEAR PROPERTY

980 INDIAN CREEK RD., SADIEVILLE, SCOTT COUNTY, KENTUCKY

JULY 23, 2018

MERIDIAN ASSOCIATES
120 EAST MAIN STREET - SUITE A
GEORGETOWN, KENTUCKY 40324
jla@meridianassoc.com

TELEPHONE (606) 863-0070

**MARGAUX FARMS
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018**

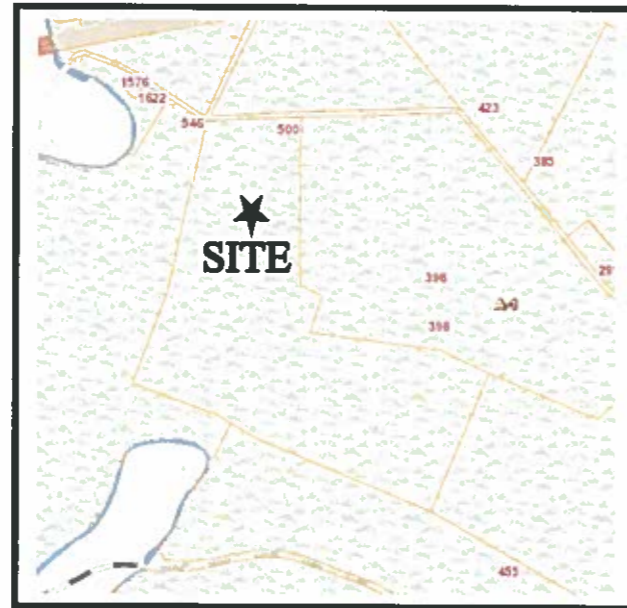
FILE NUMBER: PDP-2018-36

PROPOSAL: Preliminary Development Plan to construct staff housing ("bunk houses") and related facilities.

LOCATION: 500 Moores Mill Road

Owner: Margaux Farm, Michael Hardy

Consultant: Brent Combs Thoroughbred Engineering



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Proposed Use	Bunk houses and related facilities to house farm workers
Site Acreage	156.40 acres (Total Farm Site: 640.66 acres in three tracts)
Building Area	6,240 square feet
Max. Building coverage	20%
Building Coverage	<1%
Proposed Parking	24 Spaces
Access	Moores Mill Road
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Development Plan to build bunk houses and related facilities to house farm workers. The Project Site, and all neighboring properties are zoned A-1 (Agricultural). The proposed bunk houses went before the Board of Adjustment for an administrative review. The Board determined that the proposed bunk houses are accessory structures, and therefore a permitted use in the A-1 zone.

The Preliminary Development Plan is showing two "bunk house" structures, which will each have 6 units. Each unit will accommodate two occupants for a total of 24 occupants. The third structure will function as the kitchen and community room.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The A-1 Zoning District has the following setback requirements:

Front: 50-foot

Side: 50-foot

Rear: 50-foot

The proposed location of the bunk houses and related facilities on the Preliminary Development Plan meet the required building setbacks. The Applicant is proposing 6,240 square feet of building area, for a total building ground coverage of less than 1%, which is under the 20% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Site Access: There is an existing paved farm road off Moores Mill Road. No new entrances are proposed at this time.

Sidewalks: No sidewalks have been proposed or are required at this time.

Parking Spaces: The Preliminary Development Plans shows 24 parking spaces, which will provide a space for each occupant.

Land Use Buffers and Landscaping:

Section 2.20 of the *Landscape Ordinance* exempts the project site from all landscaping requirements.

However, the Preliminary Development Plan is showing three interior trees in the vehicular use area.

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

Lighting: If any new lighting is proposed with this parking expansion, a photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

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

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to build an additional 90 parking spaces with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.

4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.



VICINITY MAP
Scale = NTS

Site Statistics
 ZONE A-1 (Agriculture)
 Size: 640.66 Acres (in 3 Tracts)

Setback Dimensions:
 Front - 50'
 Side - 50'
 Rear - 50'

Owner
 Kentucky Hillhouse Farm Inc
 P.O. Box 4220
 Midway, KY

Applicant
 Kentucky Hillhouse Farm Inc
 P.O. Box 4220
 Midway, KY

Proposed Parking: 24 Parking Spaces, or 1 per occupant. Not all occupants will have vehicles. The surrounding grass area can be used for overflow parking if that should occur.

Landscaping:
 This site is exempt from landscaping requirements based on Section 2.1 of the Landscape Ordinance

Building: 5760 Sq. Ft. (2880 Sq. Ft. per building)
 12 units (6 per building)

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____, 20____

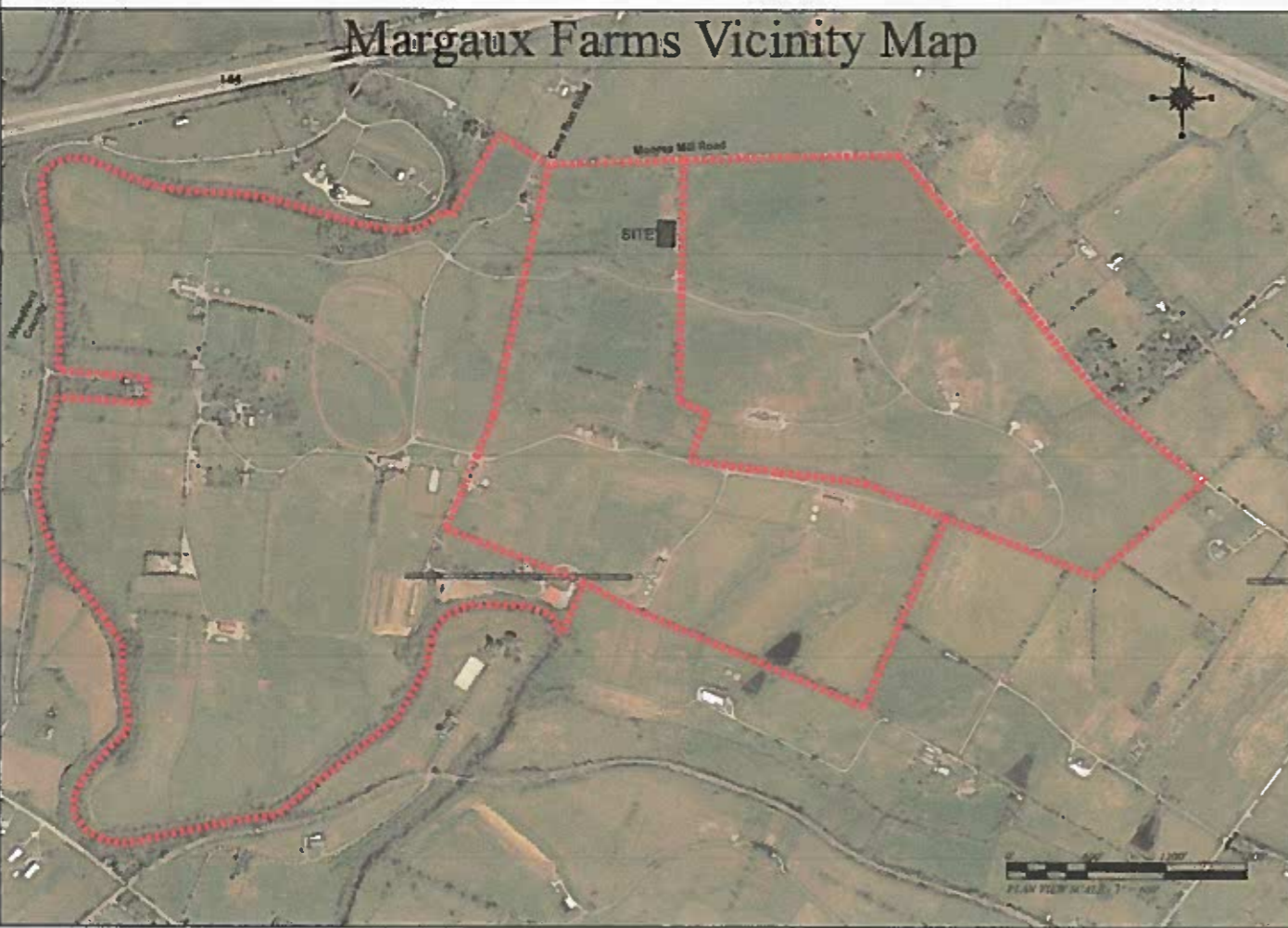
(OWNER'S SIGNATURE)

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

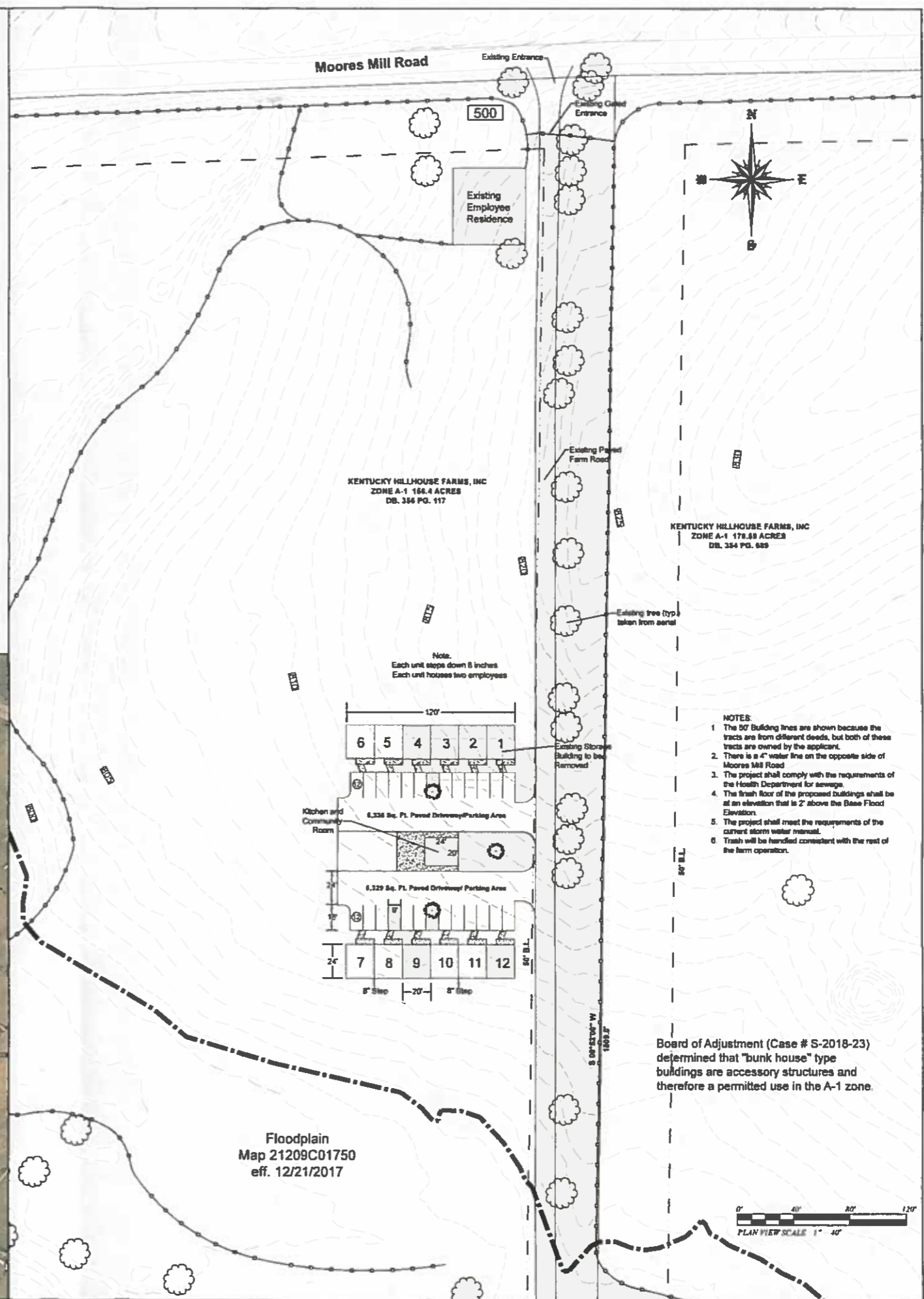
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

_____, 20____

(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)



Margaux Farms Vicinity Map



THOROUGHRED ENGINEERING
 P.O. BOX 481 LEWISTOWN, KY 40558
 (502) 853-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTION SERVICES,
 CM-CE-CONSTRUCTION SERVICES



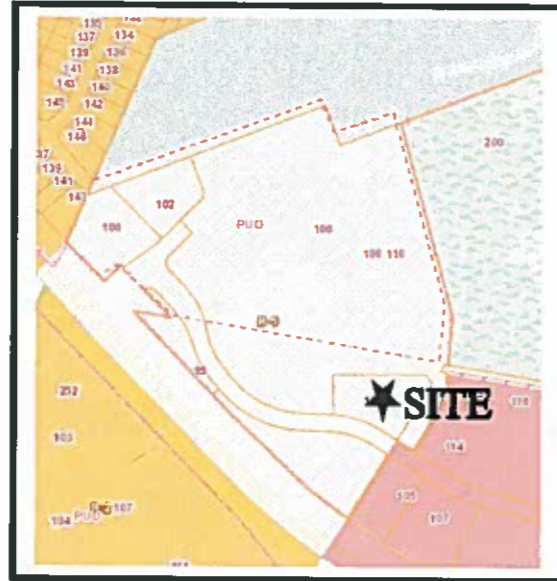
PRELIMINARY DEVELOPMENT PLAN
MARGAUX FARMS
"BUNK HOUSE" EMPLOYEE HOUSING
 MOORES MILL ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	DWG. BY
N/A	DMD
DATE	DATE IN CHARGE
04/29/2018	ABC
ISSUED FOR GSCP	
07/26/2018	
DATE REVISION	
PREL. DEVELOPMENT PLAN	

**KROGER PARKING ADDITION
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018**

FILE NUMBER: PDP-2018-37
PROPOSAL: Preliminary Development Plan to build an additional 90 parking spaces.
LOCATION: 112 Market Place Circle
Owner: Kroger Store
Consultant: Erik Merlino
The Roberts Group



STATISTICS:
Zone B-5 (General Commercial Park)
Surrounding Zones B-5 (General Commercial Park)
Proposed Use Parking Lot Expansion
Site Acreage 0.86 acres (Total Site: 13.04 acres)
Required Parking 572 Spaces
Existing Parking 558 Spaces (26 handicap accessible)
Proposed Parking 648 Spaces (90 New Spaces)
Access Market Place Circle
Variances/Waivers None

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to expand the existing parking lot for Kroger. The Project Site is a 0.86-acre lot located adjacent to the Kroger Store. The Applicant is required to consolidate this lot with the 12.18-acre lot that contains Kroger before Final Development Plan approval. The Project Site, and all neighboring properties are zoned B-5 (General Commercial Park).

Preliminary Development Plan Review:

Setbacks and Building Standards:

The Applicant is not proposing any new structures, and parking lots are not subject to building setback requirements.

Vehicular Access & Pedestrian Circulation:

Site Access: The Kroger Parking Lot has access from Market Place Circle. The proposed parking expansion will not have direct access to Market Place Circle. However, it was brought to staff attention during the review that Market Place Circle is not currently accepted by the City of Georgetown for public maintenance as it was intended or originally platted. Part of the formal process requires recommendation from this office after all

infrastructure is complete and asbuilts drawings are submitted to the Planning Commission Engineer for the street and public portion of the Stormwater Management infrastructure. Although it appears from site visit that all infrastructure was completed and appears to be in acceptable condition, the GSCPC office does not currently have certified asbuilt/record drawings of the completed infrastructure including a digital submittal to update our GIS system. These need to be provided prior to recommendation for dedication.

Sidewalks: The Project Site has an existing sidewalk along the western side of the proposed parking lot, a crosswalk across an internal drive, and an additional sidewalk from the crosswalk to the main building. This will allow for safe pedestrian access to the main building. The project site also has an existing sidewalk along the southern boundary of the parcel, which has frontage along Market Place Circle, and provides pedestrian circulation for the entire commercial park.

Parking Spaces: Kroger currently has 558 parking spaces, 26 of which are handicap accessible. An additional ninety (90) parking spaces will be built on the project site. The resulting parking lot will have 648 spaces, twenty-six (26) of which will be handicap accessible. This meets the minimum parking requirements.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

This Preliminary Development Plan does not require any property perimeter landscaping.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road. When VUA adjoins a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The Preliminary Development Plan shows the existing landscaping on the project site meets the requirements listed above.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The proposed plan meets the requirements for interior vehicular use area landscaping. The Preliminary Development Plan proposes increasing the parking lot area by 37,617 square feet. The parking lot expansion requires at least 3,752 square feet of interior VUA landscaped area. The Applicant is proposing 3,908 square feet of interior VUA landscaped area. The Applicant is showing the required 15 trees for this landscaped area.

Section 6.2215: Minimum Canopy Requirements

For the 0.86-acre lot, a total canopy coverage of 7,900 square feet is required (15% preserved, 21% total). The Applicant is showing roughly 5,600 square feet of new tree canopy, and will preserve roughly 2,794 square feet of canopy for a total of 8,394 square feet.

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

Lighting: If any new lighting is proposed with this parking expansion, a photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

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

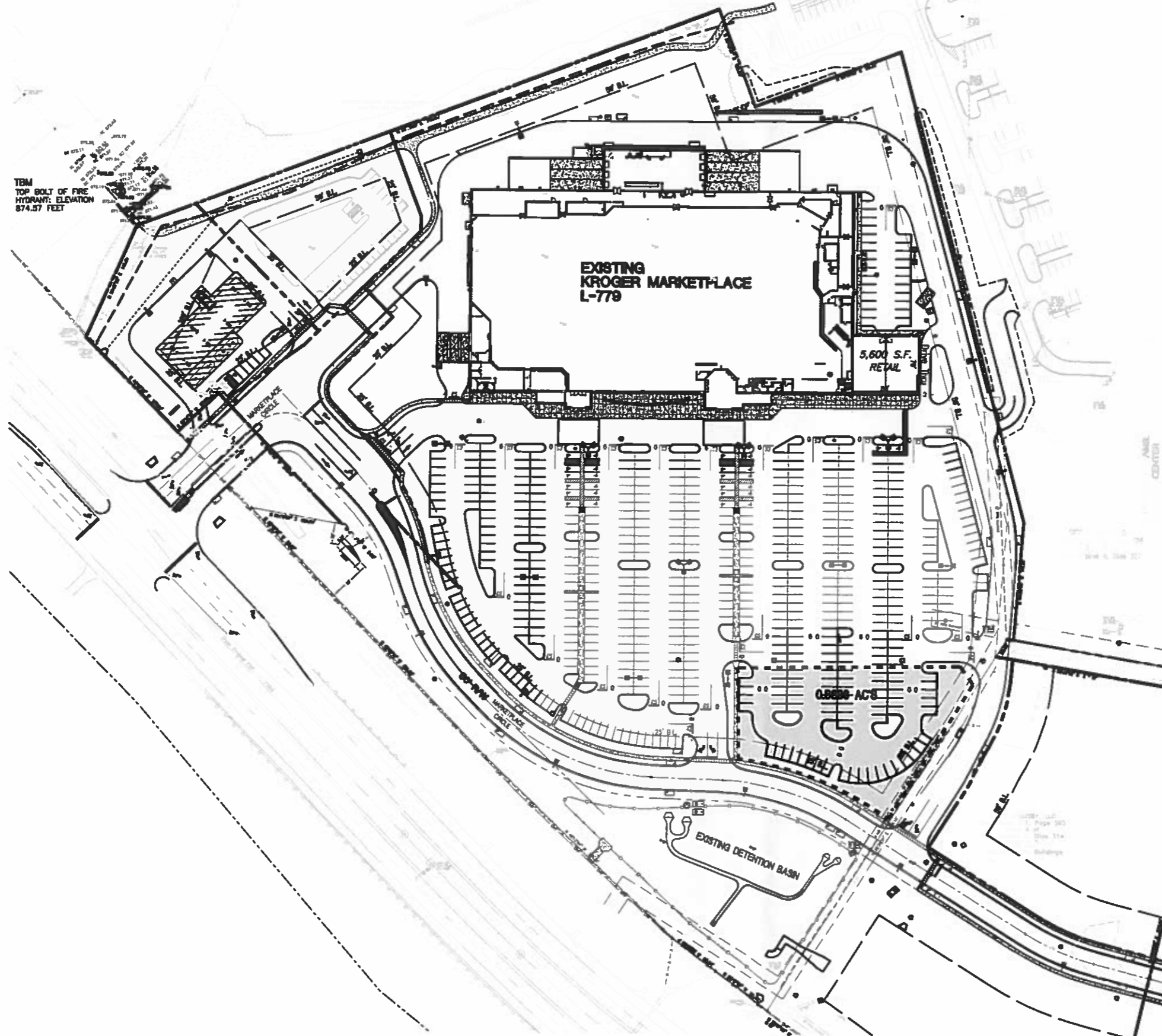
RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to build an additional 90 parking spaces with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. Prior to (as part of) the Final Development Plan approval, a consolidation plat of the project site and the 12.18-acre lot containing Kroger shall be recorded.
7. Provide asbuilt/record drawings and digital files (for GIS) for public infrastructure and Stormwater Management System of Marketplace Circle along the Kroger parcel to finalize the dedication process.

TBM
TOP BOLT OF FIRE
HYDRANT: ELEVATION
874.57 FEET

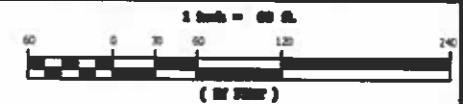


LEGEND:

NEW PARKING LOT ADDITION



OVERALL SITE PLAN



18095

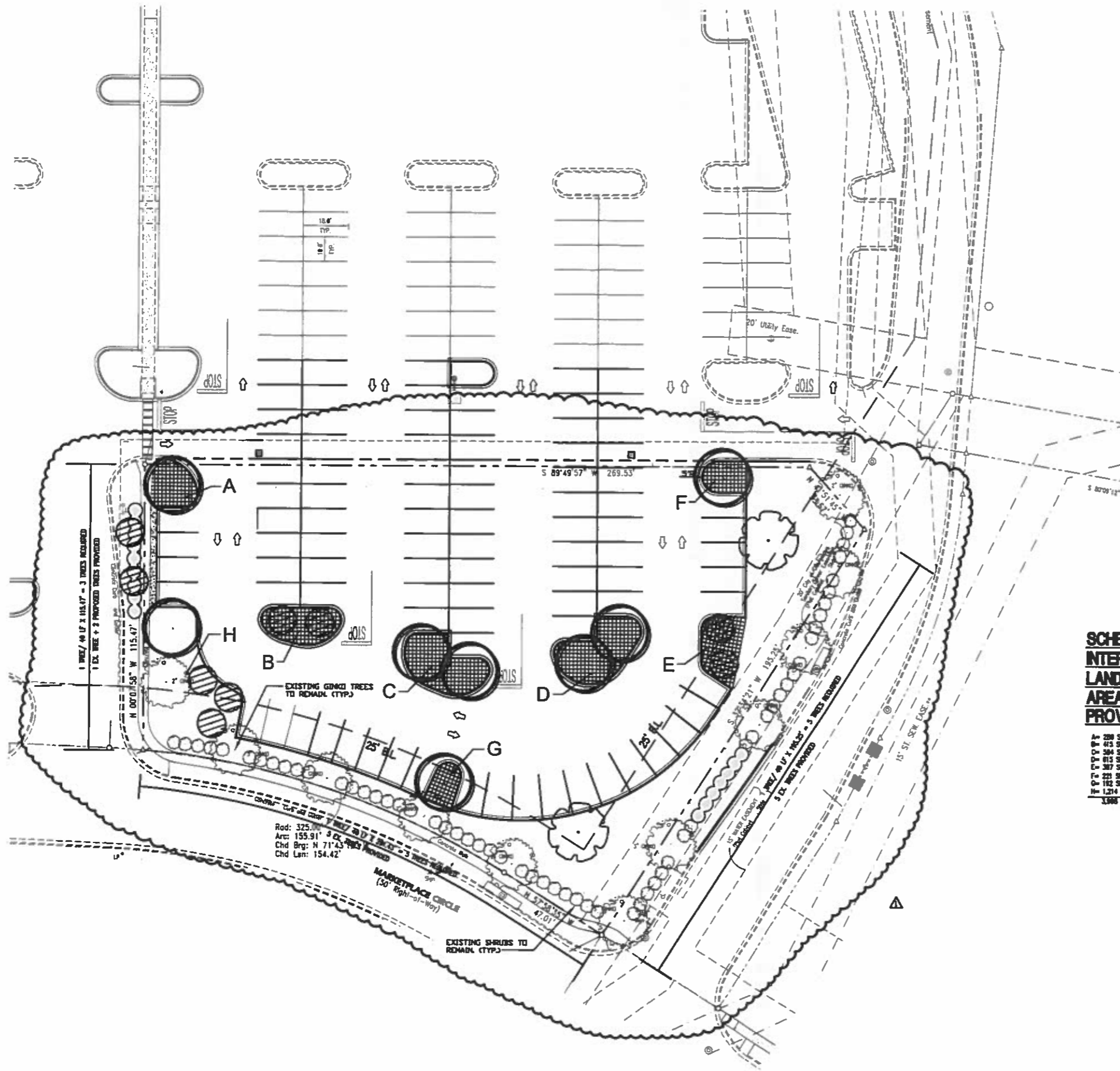
LOCATION:
KROGER STORE L-779
112 MARKET PLACE CIRCLE
GEORGETOWN, KY, 40324

The Roberts Group P.C.
Architects - Engineers - Landscape Architects
205 C. Shafer Drive - Lexington, KY 40503
605-276-2000 / 1-800-276-5301 Fax/Email

CLIENT:
Kroger Limited Partnership One
1600 ORMSBY STATION COURT
LOUISVILLE, KENTUCKY, 40223
CONTACT: MATT TOMPARY, PE
502-423-4066

DATE:
07-11-2010

C-0



VEHICULAR USAGE LANDSCAPE AREAS FOR 112 MARKET PLACE CIRCLE

PROPOSED ADDITIONAL PARKING AREA:	37,818 SF.
V.I.A. LANDSCAPE ISLANDS REQUIRED:	3,781.7 SF
V.I.A. LANDSCAPE ISLANDS PROVIDED:	3,988.8 SF.
V.I.A. LANDSCAPE TREES REQUIRED:	15 TREES
V.I.A. TREES PROVIDED:	15 TREES

PERIMETER LANDSCAPE AREAS FOR 112 MARKET PLACE CIRCLE
 PERIMETER LANDSCAPE AREAS REQUIRED AS SHOWN

TREE CANOPY REQUIREMENTS FOR 112 MARKET PLACE CIRCLE
PROPOSED/EXISTING TREE CANOPY:
 EXISTING GROUND TREES (9 FT) x 3.14 = 284 SF OF CANOPY x 11 EX. TREES = 2,734 SF
 37,818 SF / 2,734 SF = 138 (20% PER CHART)
 REQUIRED TREE CANOPY COVERAGE:
 20% OF 37,818 SF = 7,564 SF TOTAL REQUIRED TREE CANOPY COVERAGE.
PROPOSED TREE CANOPY:

PLANT LIST:

PLANT	SYMBOL	QUANTITY	CANOPY COVER
GROUP A ALTRAM GOLD MAIDENHAIR TREE <i>Crataegus 'Artemis Gold'</i>		2	700 SF x 2 = 1,400 SF
GROUP B IMPERIAL HONEYLOCUST <i>Gleditsia triacanthos Inermis 'Impero'</i>		8	400 SF x 8 = 3,200 SF
GROUP C CHINESE DOGWOOD <i>Cornus Fones 'Chesnut'</i>		9	100 SF x 9 = 900 SF
CHAMBER HILLY <i>Thuja glabra 'Chesnut'</i>		18	
GROUND COVER JANPER DWARF PROCESSIONER <i>Andropogon prostratus 'New'</i>		-	
TOTAL PROPOSED TREE CANOPY:			5,500 SF
PROPOSED/EXISTING TREE CANOPY:			+ 2,734 SF
TOTAL TREE CANOPY:			8,234 SF
			8,234 SF < 7,564 SF

PLANTING LOCATIONS ARE GRAPHICAL REPRESENTATIONS ONLY. ANY AND ALL QUANTITIES SHOWN ON THIS PLAN ARE FOR ESTIMATION PURPOSES ONLY.
LANDSCAPE NOTES:
 NOTE: THE GENERAL CONTRACTOR SHALL COMPLY WITH HUBER SPECIFICATIONS OF PLANTING SECTION 32 00 00.

- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVERSE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL DEFECTS AND DISEASES.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. TREE REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TERRACE AS SPECIFIED IN HUBER SPECIFICATION PLANTING SECTION 32 00 00 PART 3 SHALL BE PLACED (MIN. DEPTH: 4 INCHES) AND BROUGHT TO FINISHED GRADES AS INDICATED ON THE GRADING PLAN. TRUNK LAMPS AND SIZES EXCEEDING 1 1/2 INCHES IN ANY DIMENSION SHALL BE REMOVED FROM ALL AREAS PRIOR TO PLANTING.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH DARK HAWKWOOD MULCH - 3" DEEP OVER WEED PREVENTION FABRIC.
- PLANTING PERIOD: EXECUTE ALL LANDWORK AND PLANTING BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY THE OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF PROFESSIONAL LANDSCAPE ARCHITECTS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GENERAL MUNICIPALITY.
- ALL PLANT MATERIAL SHALL BE PLACED WITHIN A MULCHED PLANTING BED AS INDICATED IN NOTE NO. 5.
- COORDINATE ALL PLANTING LOCATIONS WITH UTILITIES. MAKE ADJUSTMENTS AS NECESSARY TO AVOID PLANTING OVER THE UTILITIES OR NEIGHBOR ENCROACHMENTS.

SCHEDULE OF INTERIOR LANDSCAPE AREAS PROVIDED:

1"	200 SF
2"	415 SF
3"	584 SF
4"	815 SF
5"	1,025 SF
6"	1,215 SF
7"	1,384 SF
8"	1,534 SF



18095

LOCATION: KROGER STORE L-779
112 MARKET PLACE CIRCLE
GEORGETOWN, KY, 40324

PROJECT: The Roberts Group, Inc.
Professional Engineer - Landscape Architecture
225 C. LEONARD DRIVE, LEXINGTON, KY 40503
502-278-2000 / 502-278-0001 (FAX)

CLIENT: Kroger Limited Partnership One
1600 ORMSBY STATION COURT
LOUISVILLE, KENTUCKY, 40223
CONTACT: MATT TOMPARY, PE
502-423-4098

DATE: 07-19-2016

PER CITY 67-10-18

PROJECT TITLE: PRELIMINARY LANDSCAPE PLAN

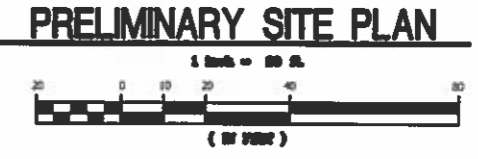
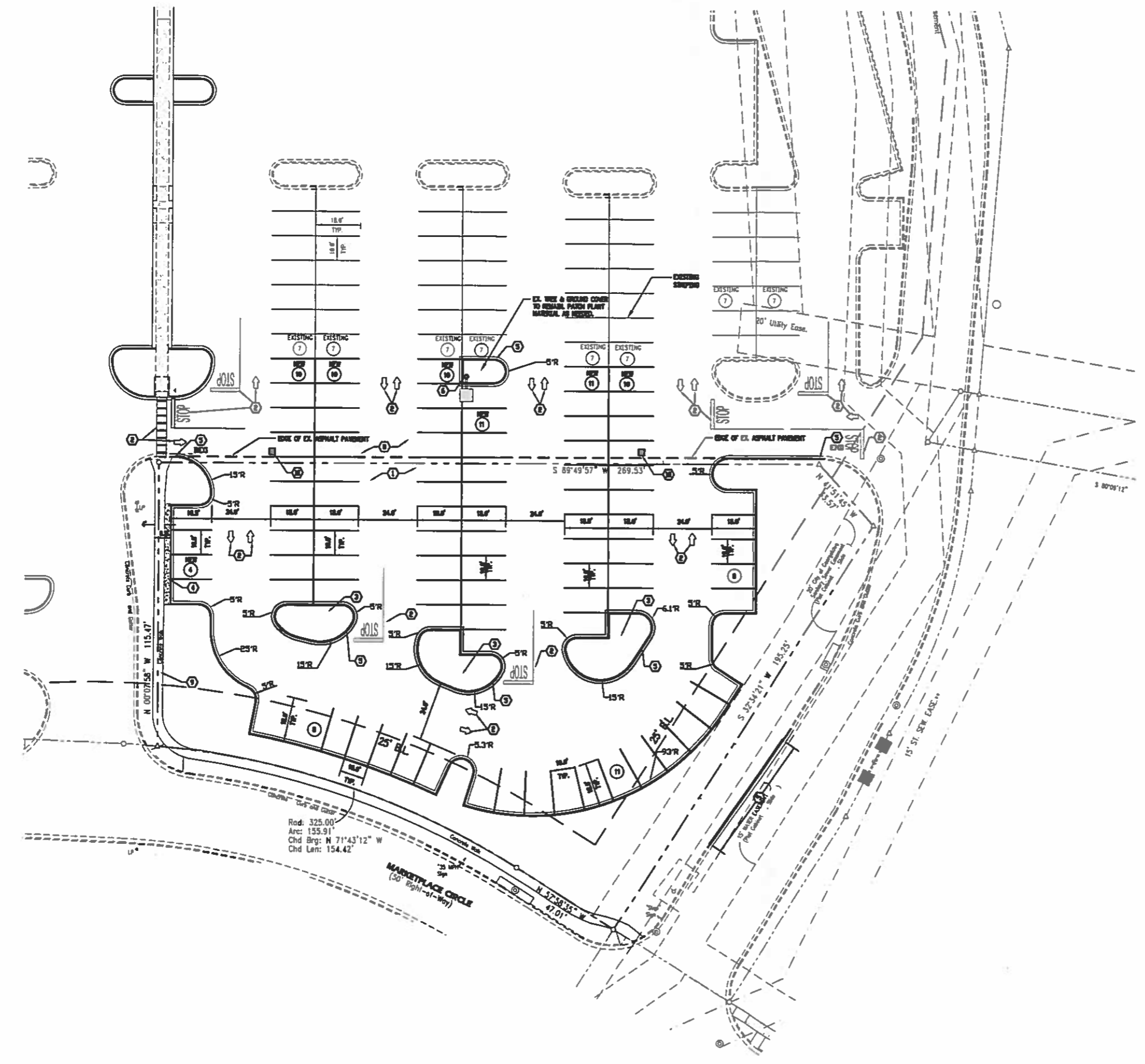
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GENERAL NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM TOPOGRAPHIC SURVEY DATED: JUNE 21, 2008 AND PERFORMED BY: EDWARDS ENGINEERING, 774 ENTERPRISE DRIVE, LEXINGTON, KY 40509, PH. 606-253-1428.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND OBSTRUCTIONS SHOWN HEREIN BEFORE BEGINNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. CONTRACTOR SHALL ERECT ORANGE BARRICADE FENCING AROUND WORK AREA AND MAINTAIN THE SITE IN A MANNER SO THAT NEIGHBORS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJACENT PROPERTY PROTECTED FROM DAMAGE.
8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNOBTAINED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE G.C. SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" ORDER CLEAN AT ALL TIMES.
14. NOT USED.
15. FRESH WALK AND CURB ELEVATIONS SHALL BE 4" ABOVE FRESH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
16. ALL RADIUS DIMENSIONS ARE TO FACE OF CURB.
17. NOT USED.
18. ALL STREET SURFACES, DRIVEWAYS, CEMENTAL CURB AND CUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARDS.
19. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 30 DAYS SHALL BE SEEDING AND MULCHED WITHIN SEVEN(7) DAYS.

KEY NOTES:

1. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
2. PAINTED STRIPES, ARROWS & STOP BARS (2 COATS) PAINT SHALL BE WHITE BY PRATT & LAMBERT TRAFFIC PAINT (OR APPROVED EQUAL), REPAIR EXISTING AS NEEDED.
3. LAWN / LANDSCAPE AREA, TYP. FOR ALL ISLANDS, SEE LANDSCAPE PLAN.
4. CONCRETE WALK / W/ TURNDOWN, SEE DETAIL.
5. CONCRETE CURB & CUTTER, MATCH EXISTING MATERIAL & CO.'S.
6. EXISTING LIGHT POLE AND HEADS, CONTRACTOR TO CLEAN, REPAIR AND PAINT TO MATCH NEW FIXTURES AND POLES.
7. NEW LIGHT POLES AND HEADS PROVIDED BY OWNER, CONTRACTOR TO INSTALL NEW POLE BASES, POLES, HEADS, AND CIRCUIT TO PANEL AS INDICATED REFER TO PLR ELECTRICAL PLAN.
8. EXISTING ASPHALT PAVEMENT TO REMAIN.
9. EXISTING CONCRETE SIDEWALK TO REMAIN.
10. EXISTING CONCRETE ISLET TO REMAIN.



**SUTTON PLACE REMAINING
PRELIMINARY SUBDIVISION PLAT
Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018**

FILE NUMBER: PSP-2018-38

PROPOSAL: Preliminary Subdivision Plat for 84 residential lots and 3 HOA lots.

LOCATION: East of School House Road, South of Harmony Ridge.

APPLICANT: Anderson Communities

ENGINEER: Jonathan McCracken, Integrated Engineering



STATISTICS:

Zone	R-1C PUD (Low Density Residential PUD) & R-2 PUD
Surrounding Zones	R-1C PUD, R-2 PUD, R-3 PUD, and B-4
Acreage	19.77 gross acres; 14.79 net acres
Gross/Net Density	4.25 units/gross acre; 5.68 units/net acre
Proposed Use	84 new single family residential lots
Typical Lot Size	49' x 140' (6,860 SF) & 53' x 140' (7,420)
Minimum Lot Size	6,059 SF
Minimum Lot Width	49 Feet
Typical Lot Width	49 & 53 Feet
Water/sewer available	Yes/Yes
Area in RoW	4.98 acres
Access	Harmony Ridge Road, Dusk Court, Placid Place, three (3) stubs to future Sutton Place phases, and one (1) additional connection to the north to the development currently named Fox Run.
PUD Variances	1. Minimum lot size reduction from 7,500 SF to 6,058 SF 2. Minimum lot width reduction from 70' & 60' to 49' 3. Front and rear yard setbacks reduced from 25' from previous approvals to 20' for Lots 1-8.
Variances	1. Variance to the intersection angle to allow Road "B" to align with Dusk Court.

BACKGROUND:

The Applicant is in the process of amending this application's connection to Harmony Ridge Road, which may impact the final layout of Lots 1-8. At the time this staff report was finalized, staff did not have a copy of the proposed layout of this connection, and some of the discussion on the lots may change between now and

Workshop/Planning Commission meeting. The proposed changes are not anticipated to be substantial enough to render the staff report inadequate.

The subject property is located south of Harmony Ridge and the development currently named Fox Run. It also adjoins the north and eastern side of Lemons Mill Elementary. The subject property has two zonings (R-1C PUD and R-2 PUD). The R-1C portion of the property was rezoned as part of the Harmony Ridge development (Perrett Property Zone Change 1995). The R-2 portion of the property was rezoned with Sutton Place (Sutton Place Zone Change 1996). The Applicant is seeking to develop this property into a single-family residential development as part of Sutton Place.

Because the Project Site received zone change approval as part of both Harmony Ridge and Sutton Place, the staff report will compare the proposed development to these neighborhoods. For Harmony Ridge, most of the developable area has already been platted and built upon, so comparisons will be made to what has actually been built. For Sutton Place, some of the neighborhood has been developed, but there are areas that have yet to be developed, so comparisons will be made to both platted portions of the development and to the approved Master Plan from 2002.

Land Uses:

The applicant is proposing single-family detached residential development only. This is a permitted use in the R-1C and R-2 districts. Lots 9, 10, and 72 on the Preliminary Subdivision Plat are proposed to be HOA owned and maintained lots and will not be eligible for residential use.

For those lots that may be platted with both R-1C PUD and R-2 PUD zonings, the permitted uses, and conditional uses of the R-1C zoning district rather than the R-2 zoning district shall apply. Staff recommends that a note be placed on the Final Subdivision Plat to this effect to inform future property owners.

Setbacks & Dimensions:

The standard R-1C and R-2 zone district setbacks can be seen in Table 1 below. This table shows the difference between the typical lot requirements and what the Applicant is seeking as part of this PUD. Table 2 compares the proposed development to the existing Harmony Ridge and Sutton Place developments.

Table 1

	Typical R-1C	Typical R-2	Proposed
Minimum Lot Area (square feet)	7,500	7,500	6,058
Maximum Density (units per net acre)	4.4	4.4	-
Minimum Lot Width (feet)	70	60	49
Front Setback (feet)	30	30	20/25
Side Setback (feet)	10	7.5	7.5
Rear Setback (feet)	25	25	20/25

Minimum Lot Area

This application proposes a minimum lot size of 6,058 square feet. Typically, the minimum lot size for single-family lots in these zone districts is 7,500 square feet. Lot 5 is the smallest proposed lot in the development. Both Harmony Ridge and Sutton Place were approved, and have platted lots with a comparable smallest lot. The average lot size for this application is 7,433 square feet. Staff supports this reduction in the minimum lot size, because it is comparable to the minimum size of the two adjoining developments and the average lot size is still near 7,500 square feet.

Minimum Lot Width

This application proposes a minimum lot width of 49 feet. 52% of the proposed lots have a width of 49 feet. The remaining lots are all 53 feet or wider. Typically, the R-1C and R-2 districts require 70 and 60 feet for the minimum lot widths, respectively. 120 lots in Harmony Ridge (39%) were approved to be 50 feet wide. Many lots in Sutton Place have been approved to be 50 feet wide, and PSP-2015-29 approved some 49 feet wide lots as part of Phase 3. Based on the approved development standards for the neighboring developments, and because this development received zoning approval as part of both these neighborhoods, staff recommends approval for these reduced lot widths. Even though staff recommends approval of the reduced lot widths, staff will not recommend approval of any future variance requests to reductions in the side yard setbacks for any of the proposed lots.

Table 2

	Harmony Ridge (R-1C PUD)	Sutton Place (R-2 PUD)	Proposed
Minimum Lot Area (square feet)	6,000	6,070	6,058
Maximum Density (units per net acre)	5.23 (310 D.U. / 59.256 Net Acres)	3.87 (514 D.U. / 132.94 Net Acres) ¹	-
Minimum Lot Width (feet)	50	50	49
Front Setback (feet)	25	25	20/25
Side Setback (feet)	7.5	7.5	7.5
Rear Setback (feet)	25	15	20/25

Setbacks

The application proposes 7.5-foot side yard setbacks. This is consistent with the requirements of the R-2 zoned portion of the development. 7.5 feet side yard setbacks are smaller than a typical R-1C zoned development would have. The R-1C zoned part of this development was approved as part of Harmony Ridge. All of Harmony Ridge has 7.5-foot side yard setbacks.

¹ This net density for Sutton Place comes from the approved 2002 Master Plan. The Applicant intends to alter this plan and increase the overall net density to 4.56 dwelling units per acre.

Most of the proposed lots, Lots 11-87 (excluding Lot 72), are all requesting front and rear setbacks of 25 feet. The average size of these lots is 7,456 square feet. This is also consistent with what was approved for the neighboring developments.

Lots 1-8 (9.5% of the residential lots) are proposed to have 20-foot front and rear setbacks. These smaller setbacks are only proposed for Lots 1-8 because they are not as deep as some of the other proposed lots. The average size of Lots 1-8 is 7,219 square feet, but the smallest lot in this area is 6,058.5 square feet. The 20-foot rear yard setbacks would be smaller than the setback in Harmony Ridge (25 feet), but larger than the setback in much of Sutton Place (15 feet). The 20-foot front yard setbacks are smaller than any of the adjoining neighborhoods.

The proposed development is very comparable to the existing Sutton Place and Harmony Ridge Developments. The main differences between the existing neighboring developments and this application are the reduced minimum lot width (compared to Harmony Ridge) and the setback adjustments for Lots 1-8.

Net Density:

This application proposes a net density of 5.68 dwelling units per net acre. The Applicant has submitted a concept for the remainder of the Sutton Place development that shows an overall net density of 4.56 dwelling units per acre. It is common for Planned Unit Developments to have some sections of higher density and some sections of lower density. The Applicant still has some lower density areas planned around the Cassidy Heights neighborhood, which will balance out the lots in this application.

This application does not approve any alteration of the Master Plan for the remaining sections of Sutton Place. The Applicant would need to submit a new Master Plan/Preliminary Subdivision Plat for approval from the Planning Commission for the entire remainder.

Access & Circulation:

The Preliminary Subdivision Plat shows six (6) total road connections to adjoining property.

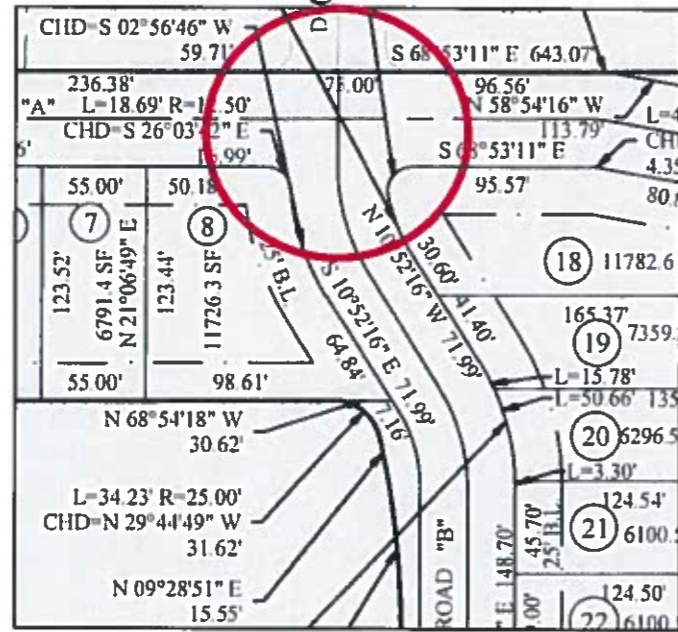
1. Harmony Ridge Road
2. Dusk Court
3. Placid Drive
4. A northern connection to Fox Run
5. An eastern connection to Sutton Place
6. A southern connection to Sutton Place

The intersection of Road "B", Road "A", and Dusk Court (see Figure 1 on the next page) requires a variance. The *Subdivision and Development Regulations* requires, "for a tangent intersection of at least 100 feet... all streets shall intersect at a desired angle 90 degrees and a minimum angle of 75 degrees." Staff supports this variance, because it allows the Applicant to align the intersection of Dusk Court and Road "B".

The road layout proposed in the subdivision is a curvilinear grid pattern. The proposed layout does not include any cul-de-sacs and promotes connectivity both within the Project Site and outward towards nearby streets.

The cross section for all the proposed streets indicates a right-of-way (RoW) planned to be 50-feet wide. The paved street will be 29 feet wide from back of curb to back of curb. This corresponds to 28 feet wide from face of curb to face of curb. The Applicant is proposing 4-foot wide sidewalks along both sides of the street to provide pedestrian accessibility throughout this residential area.

Figure 1



The Applicant has indicated that each home will have a two-car garage. Additionally, the space between the building line and the front property line will leave enough space for at least one car to be parked in the driveway.

Landscape, Canopy Standards, & Open Space:

The project is subject to the land use and land buffers ordinance canopy requirement of between 10-15% for single-family areas. The Applicant is proposing to meet this requirement with street trees. This is similar to the previous phases of Sutton Place.

The open space required for all of Harmony Ridge, both platted and the remainder involved in this application, were provided in previously platted phases of Harmony Ridge. The Master Plan for Sutton Place has planned out the open space for this development. Some is proposed with this development (0.45 acre), some has been platted with previous phases of Sutton Place, and some will be platted with future phases.

RECOMMENDATION:

Because staff does not know how the Applicant proposes to connect to Harmony Ridge Road, and how that may or may not impact some of the proposed lots, staff does not have a recommendation at this time. Should the Planning Commission approve this application, staff suggests the following conditions be attached:

PUD Variances:

1. Minimum lot size reduction from 7,500 SF to 6,058 SF
2. Minimum lot width reduction from 70' & 60' to 49'
3. Front and rear yard setbacks reduced from 25' from previous approvals to 20' for Lots 1-8.

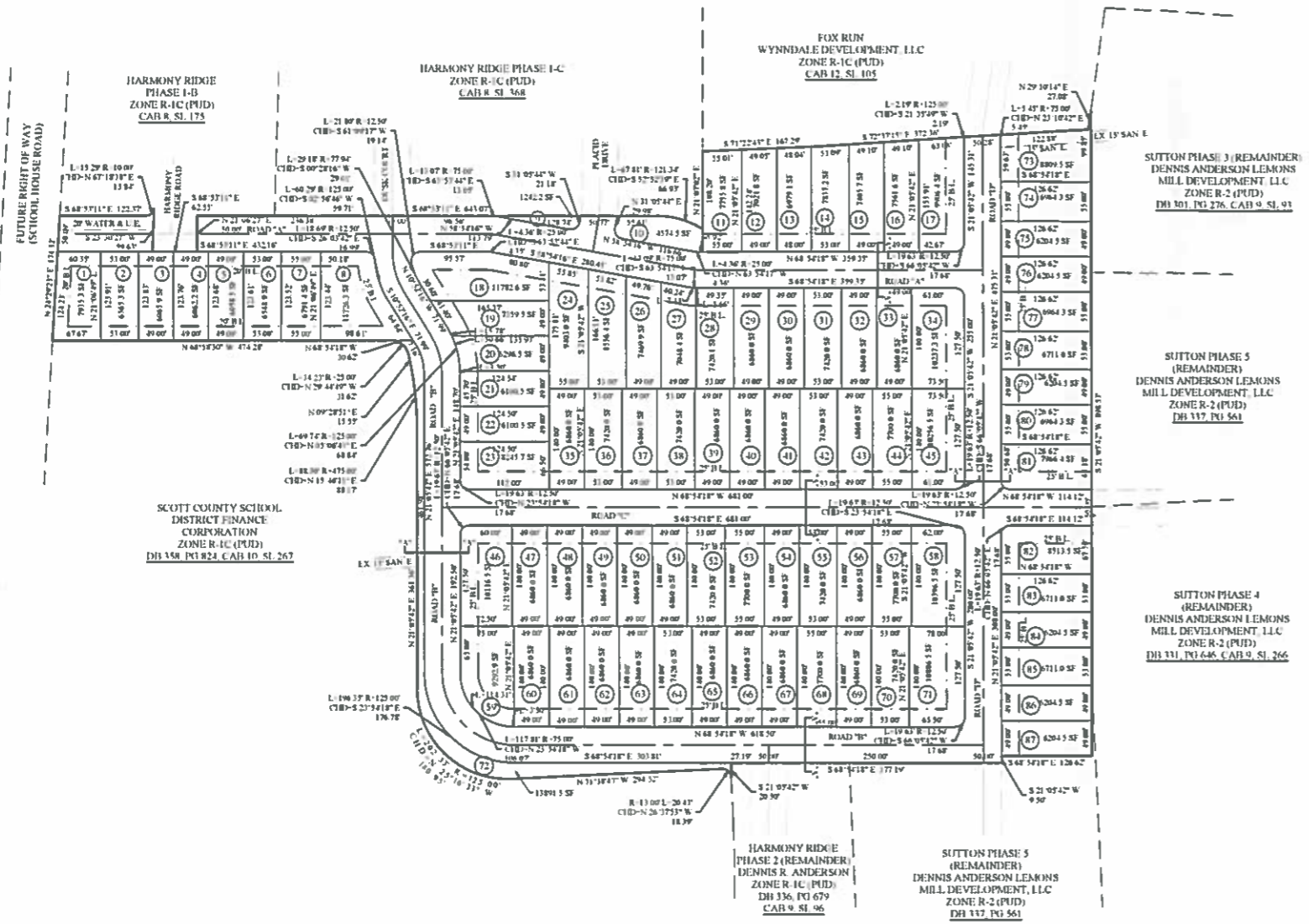
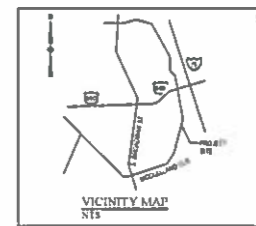
Variance:

1. Variance to the intersection angle to allow Road "B" to align with Dusk Court.

Conditions:

1. A note shall be placed on the Final Subdivision Plat stating that properties with both R-1C PUD and R-2 PUD zonings will be subject to the permitted and conditional uses of the R-1C zoning district.
2. All previous applicable requirements from the zone changes for the R-1C PUD and R-2 PUD sections of this development.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Subdivision Plat.
4. All development must meet the requirements of the Georgetown Stormwater Manual.
5. 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).
6. All applicable requirements of the *Zoning Ordinance Subdivision and Development Regulations*.
7. 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.
8. Prior to any construction or grading, the Applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
9. There shall be no grading or construction on the site until Construction Plans have been reviewed and approved by the Planning Commission staff.
10. The preliminary approval is valid for two years, subject to the requirements of Article 406 of the *Subdivision and Development Regulations*.

NOT FOR RECORDING



SITE STATISTICS

AREA IN RIGHT OF WAY
 PROPOSED ROAD "A" 4.39 AC
 PROPOSED ROAD "B" 1.66 AC
 PROPOSED ROAD "C" 0.96 AC
 PROPOSED ROAD "D" 0.80 AC
 PROPOSED PLACED ROAD 0.03 AC
 TOTAL PROPOSED ROW 4.98 AC

SITE STATISTICS

TOTAL GROSS ACREAGE: 19.77 ACRES
 TOTAL NET R-2 (PUD): 14.79 ACRES
 NUMBER OF LOTS (TOTAL): 87
 NON-BUILDABLE LOTS: 9, 10, AND 72
 AVERAGE LOT SIZE: 7,403.73 SQ FT = 0.17 AC
 MAXIMUM LOT SIZE: 14,117.50 SQ FT = 0.32 AC
 MINIMUM LOT SIZE (BUILDABLE): 6,057.95 SQ FT = 0.14 AC
 TYPICAL LOT FRONTAGE: 49' AND 57'
 DENSITY (AS SHOWN): 3.68 LOTS PER NET AC

PARKING

84 BUILDABLE LOTS WITH 2-CAR GARAGES
 ON-STREET PARKING PROVIDED: 168 SPACES
 OFF-STREET PARKING REQUIRED: 168 SPACES
 ON-STREET PARKING REQUIRED: 0 SPACES
 ON-STREET PARKING AVAILABLE: 84 SPACES
 (1850 L.F. OF PARKABLE STREET 22 L.F. PER SPACE)

SITE TOTALS

LENGTH OF PROPOSED STREETS
 PROPOSED ROAD "A": 1,212 LF
 PROPOSED ROAD "B": 1,440 LF
 PROPOSED ROAD "C": 908 LF
 PROPOSED ROAD "D": 872 LF
 PROPOSED DRIVE/ALLEY: 25 LF
 PROPOSED PLACED ROAD: 50 LF
 TOTAL STREET LENGTH = 4,507 FT

PUD REFERENCES

ZMA-2008-10 - SUTTON PLACE PHASE III
 ZMA-2004 - SUTTON PLACE PHASE III (SPARKS)
 PSP-2000-79 - SUTTON PLACE MASTER PLAN
 PSP-2015-59 - SUTTON PLACE PHASE III
 PSP-2002-72 - SUTTON PLACE PHASE I AND IA
 ZMA-2008-37 - FARM ZONE A

HOA REFERENCES

MC 31, PG 751 (DEED OF RESTRICTIONS FOR SUTTON PLACE SUBDIVISION - PHASE 2 DENNIS ANDERSON LEMONS MILL DEVELOPMENT), DATED 9TH DAY OF NOVEMBER 2009

NOTES

THERE IS, BUT NOT SHOWN, A 15' SIDE YARD DRAINAGE EASEMENT ON EACH LOT 75' TO EACH SIDE OF LOT LINES; THIS EASEMENT MAY BE SHARED WITH OTHER UTILITIES
 STORMWATER REQUIREMENTS WILL BE MET WITH AN OFF-SITE DETENTION BASIN

BEARING DATUM

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

PROPERTY RESEARCH DISCLAIMER

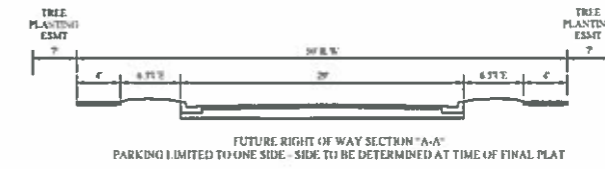
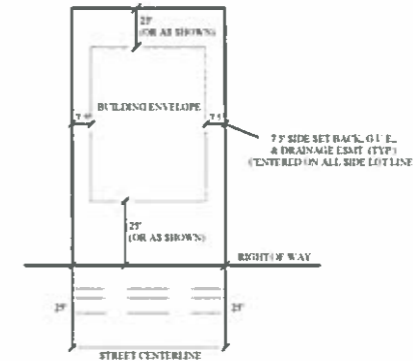
NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDED OR UNRECORDED, MAY AFFECT THE PROPERTY

OWNER INFORMATION

DENNIS R. ANDERSON
 1720 SHARKEY WAY
 LEXINGTON, KY 40511
 DENNIS ANDERSON LEMONS MILL DEVELOPMENT, LLC
 1720 SHARKEY WAY
 LEXINGTON, KY 40511

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE LOTS 1-87. ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION
 ZONING OF PROPERTY IS R-1-C (PUD) AND R-2 (PUD)



CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION 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 UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS. CONSTRUCTION MAY BEGIN.
 CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.
 OWNER _____ DATE _____



PROJECT: SUTTON PLACE REMAINING
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
 ANDERSON COMMUNITIES
 1720 SHARKEY WAY - LEXINGTON, KY 40511
 P: (859) 231-0059 - F: (859) 231-3726
 OWNER

PROJECT NO: 180045
 DATE: JULY 25, 2018
 DRAWN BY: JFM
 CHECKED BY:

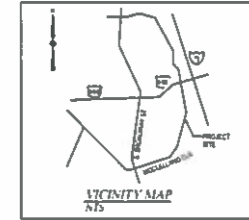
DESCRIPTION OF REVISION

PRELIMINARY SUBDIVISION PLAT

SHEET NO: PSP 1
 PSP 2018-38

11/15/2018 10:58 AM C:\Users\jfm\Documents\Projects\2018\180045\180045_PSP1_021818.dwg
 Job Name: 180045_PSP1_021818.dwg
 User: jfm
 Date: 11/15/2018 10:58 AM

NOT FOR RECORDING



NOTES

- Sign locations, stop bars, stop signs, and directional arrows shall be per KYTC, MUTCD, ADA, and local guidelines. All stop signs shall be 36" all "NO" parking signs shall be standard size. Storm sewer shown is preliminary. Grading shown is preliminary. Stormwater requirements will be met with an off-site detention basin. Stormwater detention is located off site. Water quality & recharge will be shown on the F.D.P. Crosswalk locations shall be confirmed at the time of F.D.P. Crosswalks to be thermoplastic (not paint) glass beads optional. Street light locations shall be designated at time of final plan plat. Utility company certification and signatures will be shown on the F.D.P. All lots shall be single family. There is, but not shown, a 15' side yard drainage easement on each lot (7.5' to each side of lot line). This easement may be shared with other utilities. Street trees shall be planted in 7 tree planting easement as shown on the typical section.

There is an existing tree line that is made up of wild cherry, locust, and bush honeysuckle. No significant species or sizes were observed. There is to be 173 large trees at 750 SF or their equivalent number in small and medium trees provided to be planted on the site from planting material, Type A, providing 19% canopy coverage, prior to certification of final record plat. Street trees shall be used in these canopy calculations. These canopy calculations are based on 9% retained.

BEARING DATUM

Bearing datum for this plan is based upon Kentucky State Plane Coordinate System (North Zone) with North American Datum of 1983.

PROPERTY RESEARCH DISCLAIMER

No title commitment or formal title examination was performed on this property at the time of survey. Some easements, recorded or unrecorded, may affect the property.

OWNER INFORMATION

DENNIS R. ANDERSON
1720 SHARKEY WAY
LEXINGTON, KY 40511
DENNIS ANDERSON LEMONS MILL DEVELOPMENT, LLC
1720 SHARKEY WAY
LEXINGTON, KY 40511

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MAXIMUM LOT SIZE: 14,117.79 SQ FT = 0.32 AC
MINIMUM LOT SIZE (BUILDABLE): 6,057.95 SQ FT = 0.14 AC
TYPICAL LOT FRONTAGE: 49' AND 53'
DENSITY (AS SHOWN): 5.68 LOTS PER NET AC
TYPICAL FRONT YARD: 25'
MINIMUM FRONT YARD: 20'
SIDE YARD: 7.5' AT BUILDING ENDS
TYPICAL REAR YARD: 25'
MINIMUM REAR YARD: 20'

PARKING

84 BUILDABLE LOTS WITH 2-CAR GARAGES
OFF-STREET PARKING PROVIDED: 168 SPACES
OFF-STREET PARKING REQUIRED: 168 SPACES
ON-STREET PARKING AVAILABLE: 84 SPACES
(1850 L.F. OF PARKABLE STREET @ 22 L.F. PER SPACE)

SITE TOTALS

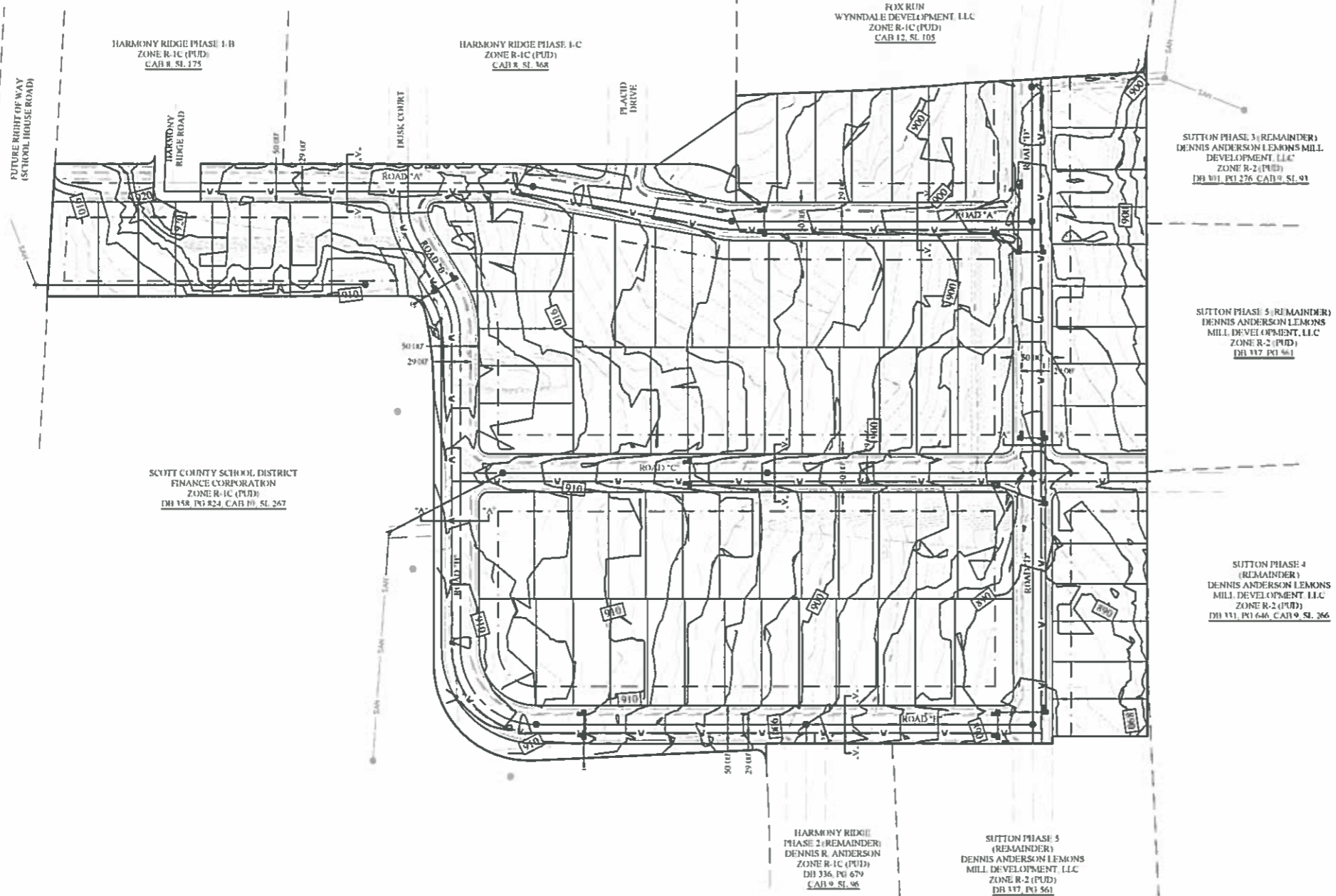
LENGTH OF PROPOSED STREETS
PROPOSED ROAD "A" 1,212 L.F.
PROPOSED ROAD "B" 1,440 L.F.
PROPOSED ROAD "C" 908 L.F.
PROPOSED ROAD "D" 872 L.F.
PROPOSED DRISK COURT 25 L.F.
PROPOSED PLACID ROAD 50 L.F.
TOTAL STREET LENGTH = 4,507 FT

PUD REFERENCES

ZMA 2006-10 - SUTTON PLACE PHASE III
ZMA 2004 - SUTTON PLACE PHASE III (SPARKS)
ZSP 2007-29 - SUTTON PLACE MASTER PLAN
ZSP 2015-29 - SUTTON PLACE PHASE III
ZSP 2002-72 - SUTTON PLACE PHASE I AND IA
ZMA 2008-37 - FARM ZONE A

HOA REFERENCES

MC 31- PG 751 (DEED OF RESTRICTIONS FOR SUTTON PLACE SUBDIVISION - PHASE 2 DENNIS ANDERSON LEMONS MILL DEVELOPMENT), DATED WITH DAY OF NOVEMBER 2006



FUTURE RIGHT OF WAY SECTION "A-A"
PARKING LIMITED TO ONE SIDE - SIDE TO BE DETERMINED AT TIME OF FINAL PLAT

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 (DATE)

CERTIFICATION OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.
OWNER (DATE)

Vertical sidebar containing: Integrated Engineering logo, Project Name (Sutton Place Remaining), Date (July 25, 2018), Project No (180045), and other project details.

Vertical text on the left edge: P:\180045 - Sutton Place Remaining\GIS\Drawings\PP\PP\SP2 - 180045.dwg, Date: 7/25/2018, 11:11 AM, User: jfm

SHEET NO
PSP2
PSP 2018-38

**VUTEQ PARKING EXPANSION
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 9, 2018**

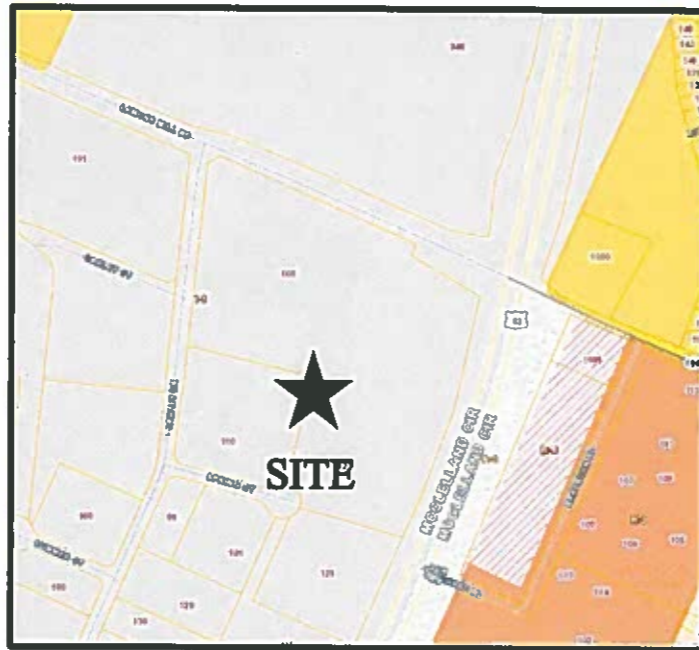
FILE NUMBER: PDP-2018-40

PROPOSAL: Preliminary Development Plan to expand the existing parking lot to add 128 parking space, a new walkway, and new truck ingress/egress drive.

LOCATION: 100 Carley Drive

Owner: Vuteq Corporation

Consultant: Gregory Rainey
Denham - Blythe Company



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial)
Proposed Use	Parking Lot Expansion and increased accessibility for pedestrians and trucks.
Site Acreage	3.66 acres disturbed area (Total Site: 24.28 acres)
Existing Parking	152 Spaces (7 handicap accessible)
Proposed Parking	262 Spaces (128 New Spaces, 10 handicap accessible)
Access	Spring Court
Variiances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Development Plan to expand the existing parking lot for Vuteq. The Project Site is a 24.28-acre area located in the Georgetown Industrial Park. The Applicant is proposing to only disturb an area of 3.66 acres. The Project Site, and all neighboring properties are zoned I-1.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The Applicant is not proposing any new structures, and parking lots are not subject to building setback requirements.

Vehicular Access & Pedestrian Circulation:

Site Access: The Project Site has access from Spring Court and Carley Drive. The proposed parking lot and truck ingress/egress will both utilize Spring Court.

Sidewalks: The Applicant is proposing a new sidewalk along the northern side of the parking lot, a crosswalk across an internal drive, and an additional sidewalk from the crosswalk to the main building. This will be a safer way for employees to move from their vehicles to the main building.

Parking Spaces: The existing parking lot will lose 18 parking spaces, four (4) of which are handicap accessible, to allow for a new truck ingress/egress. This loss of parking spaces will be offset by the addition of 128 new parking spaces, seven (7) of which are handicap accessible. The resulting parking lot will have 262 parking spaces, ten (10) of which will be handicap accessible.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

This Preliminary Development Plan does not require any property perimeter landscaping.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road. When VUA adjoins a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The Preliminary Development Plan shows landscaping meeting the requirements listed above.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The proposed plan meets the requirements for interior vehicular use area landscaping. The Preliminary Development Plan proposes increasing the parking lot area by 58,260 square feet. The parking lot expansion requires at least 5,826 square feet of interior VUA landscaped area. The Applicant is proposing 6,100 square feet of interior VUA landscaped area. The Applicant is showing the required 24 trees for this landscaped area.

Section 6.2215: Minimum Canopy Requirements

For the 3.66-acre disturbed area, a total canopy coverage of 15,923 square feet is required. The Applicant is showing roughly 21,750 square feet of new tree canopy (assuming all large trees are planted) on the project site. The Applicant will have to indicate the species proposed for the landscaping at the time of the Final Development Plan, and continue to meet the canopy requirements.

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

The application was heard at the July 24th Royal Spring Wellhead Protection meeting. There were no issues with the plan as submitted.

Lighting: If any new lighting is proposed with this parking expansion, a photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

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

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to expand the existing parking lot to 262 parking spaces, install a new truck ingress/egress, and new pedestrian access with the following conditions of approval:

Conditions of Approval:

1. The Final Development Plan shall provide a specie-specific Landscape Plan.
2. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.

