

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
JULY 9, 2020
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 11, 2020 minutes
- C. Approval of July agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2020-10 Hunt Property - Final Subdivision Plat to subdivide a 25-acre lot into 3 lots located on Cincinnati Pike.
- B. FSP-2020-13 Snowball Trust Property Amended – POSTPONED
- C. FSP-2020-24 Mitchell Property – POSTPONED

III. NEW BUSINESS

- A. FSP-2020-26 Willoughby Property – Final Subdivision Plat to subdivide three 5.0-acre lots from a parent tract of 46.04 acres located at 1461 Ironworks Road.
- B. FSP-2020-27 Humphrey Property – Final Subdivision Plat to subdivide a parent tract of 66.53 acres into four new tracts located north side of Glass Pike and north of J.B. Lear Lane.
- C. PSP-2020-28 & PDP-2020-29 – Dearinger – 944 E. Main Street – Preliminary Subdivision Plat to create a new 2.15-acre tract and Preliminary Development Plan for a 4,168 square feet Industrial/Contractor building located at 944 East Main Street Extended.
- D. PDP-2020-30 Firestone Complete Auto Care – Preliminary Development Plan for a 6,262 square feet commercial building located at 111 Marketplace Circle.

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
June 11, 2020

The special meeting was held online via Zoom on June 11, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners David Vest, James Stone, Steve Smith, Regina Mizell, Mary Singer, Duwan Garrett, and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Byron Moran.

Motion by Smith, second by Stone, to approve the May invoices. Motion carried.

Motion by Mifflin, second by Singer, to approve the May 14, 2020 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the June agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the application for Newman Property (FSP-2020-22) and Dearinger Property (PDP-2020-23) has been withdrawn and the applications for Hunt Property (FSP-2020-10), Snowball Trust Property Amended (FSP-2020-13) and Mitchell Property (FSP-2020-24) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Richard Dozer Property application (FSP-2020-12) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mizell, to approve the application. Motion carried.

A representative of Hughes Estate Property application (FSP-2020-21) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Stone, to approve the application. Motion carried.

PDP-2020-25 Innovative Holdings, LLC – Preliminary Development Plan for 15,000 square feet building and 151,275 square feet gravel equipment and material storage area located at 185 Industry Road.

Mr. Summers stated the application consists of two phases. He stated in the first phase the applicant would extend Industry Road to the project site and add gravel for a material storage area. He stated in the second phase, a parking lot and building would be constructed.

He stated the project site was rezoned to I-1 and C-1 earlier this year and annexed into the City of Georgetown. He stated surrounding properties are either zoned light industrial or agricultural.

He stated he did receive a landscape waiver agreement from the neighboring Two Alpha property. He stated the applicant did ask for a landscape waiver for the northern property line due to that area being zoned C-1 already and having more screening than required by ordinance.

He stated the applicant proposes to meet all other landscaping requirements.

He stated the applicant has asked for early grading.

John Hunt, representing applicant, stated he would answer any questions.

Commissioner Mifflin questioned the kind of materials that will be stored at the site. Jeff Metze, representing applicant, stated mostly equipment will be stored at the project site when not in use at job sites.

Commissioner Mifflin questioned the timeline between the two phases. Mr. Metze stated hopefully to start phase 1 in the fall and phase 2 within a year.

Chairman Sulski questioned if they are any environmental concerns with the project. Mr. Summers stated EMA did not have any comments about the site.

After further discussion, **Motion by Smith, second by Singer, to approve the Preliminary Development Plan (PDP-2020-25) subject to six (6) conditions of approval and three (3) variances. Motion carried.**

Motion by Mifflin, second by Smith to adjourn the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**HUNT PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 9, 2020**

FILE NUMBER: FSP-2020-10
PROPOSAL: Final Subdivision Plat to
subdivide a 25-acre lot into
3 lots.
LOCATION: Cincinnati Pike
OWNER: Redford C. Hunt
CONSULTANT: Brent Combs
Thoroughbred Engineering



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage 25.00 acres (Tract 62A: 11.350 acres; Tract 62B: 5.0 acres, Tract 62C: 8.639 acres)
Access Cincinnati Pike (US 25)
Variances/Waivers 1. Waiver to reshape the preserved area, while keeping it unsubdivided.

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 25-acre lot into three (3) lots.

In June 2017, the Planning Commission approved a request to revoke the preliminary approval for future phases of Cedar Hills. The smaller cluster lots for these future phases had never been developed, but preserved areas for these future phases had already been platted and sold prematurely. This 2017 action by the Planning Commission allowed areas that had been prematurely labeled as preserved to shed that restriction and regain their dwelling credits.

The Project Site contains 3.634 acres of preserved area from Phase 2 of the Cedar Hills cluster development. This acreage shall remain preserved because Phase 2 of Cedar Hills was platted. The other 21.366 acres of property that makes up the Project Site was labeled as 'preserved acreage' prematurely for future phases of Cedar Hills (see plat Cabinet 10, Slide 338). The Project Site currently has 4 dwelling credits (see plat Cabinet 12, Slide 311).

Plat Review:

The proposed subdivision meets all planning requirements including setbacks, lot size, and certifications. The Applicant will need to demonstrate to Planning Commission staff that KYTC has approved the proposed entrances prior to the Final Plat being recorded.

The Applicant is requesting a waiver from the Planning Commission with this application. The 3.634 acres of preserved area from Phase 2 of Cedar Hills is proposed to be rearranged by this application. The Applicant is proposing to keep the preserved area as contiguous and unsubdivided but is requesting the Planning Commission's approval to rearrange the preserved area to allow for a better building site on Tract 62C. Staff recommends approval of this waiver as it fits the requirements of the Ordinance, while allowing the Applicant a reasonable use of the property.

RECOMMENDATION:

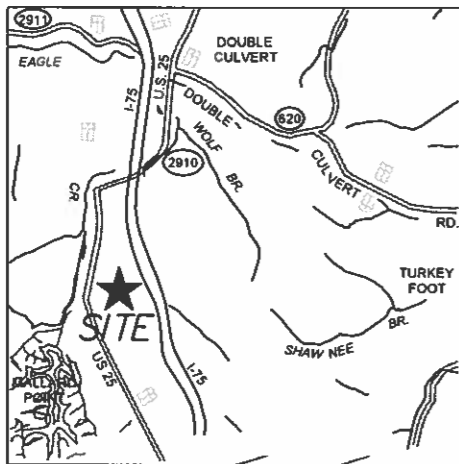
Staff recommends **approval** of the Final Subdivision Plat to subdivide a 25-acre lot into 3 lots with the following waiver and conditions of approval:

Waiver:

1. Waiver to reshape the preserved area, while keeping it Unsubdivided.

Conditions of Approval:

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



VICINITY MAP

CERTIFICATE OF OWNERSHIP
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.
 REFORD C. HUNT DATE 6-24-2020

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT 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.
 (DATE) 20__

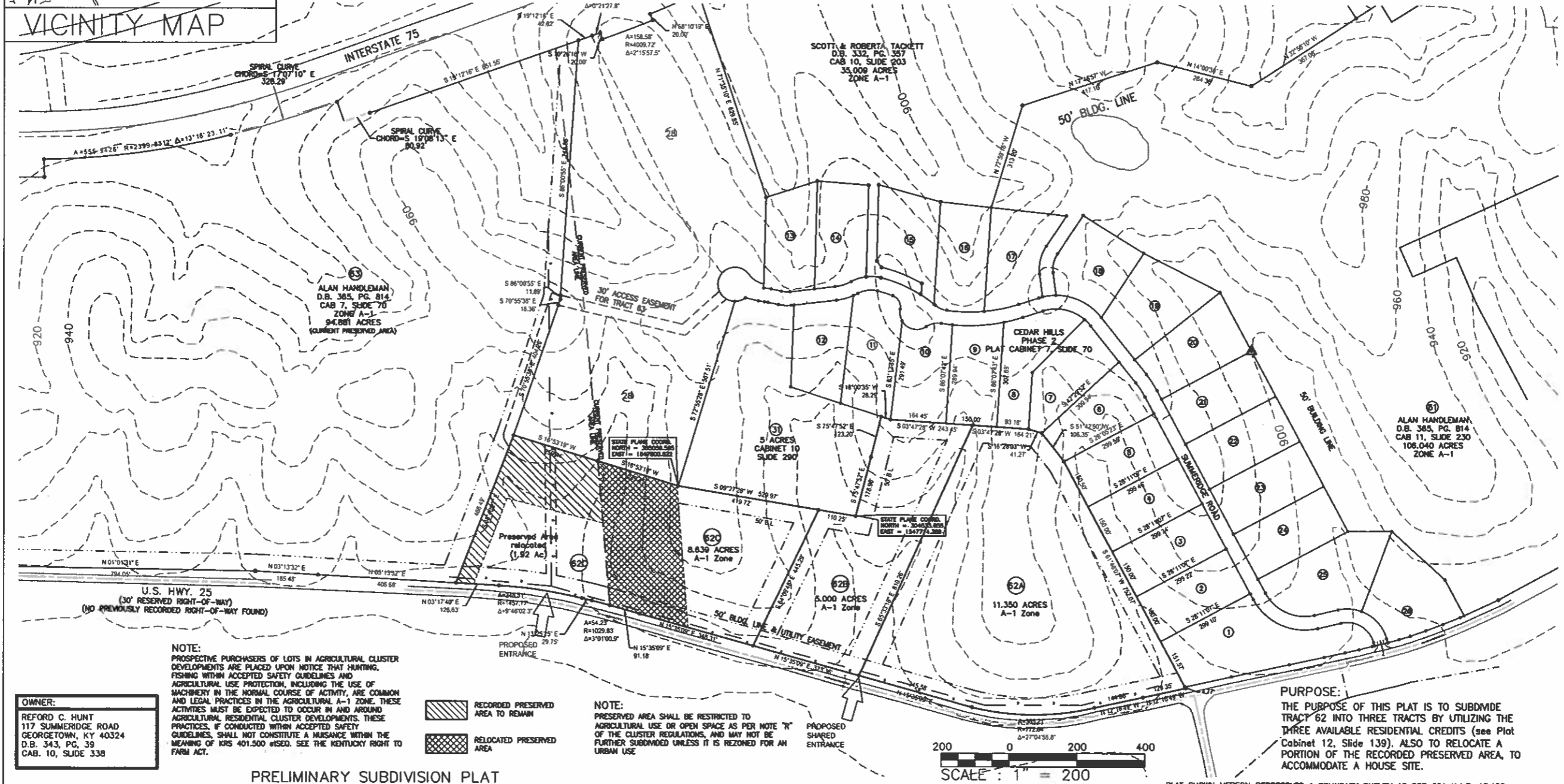
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

- NOTES:**
- 1) PRESERVED AREAS SHALL NOT BE FURTHER SUBDIVIDED.
 - 2) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF THE GEORGETOWN/SCOTT COUNTY PLANNING COMMISSION.
 - 3) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
 - 4) D.B. 177, PG. 441 CREATES A 20' UTILITY EASEMENT CENTERED ON UNDERGROUND FIBER OPTIC LINES. (NOT PLATABLE)
 - 5) LOT 63 AND A PORTION OF LOT 62 PROVIDE THE PRESERVED AREA FOR LOTS 1-28.

RESIDENTIAL CREDIT STATISTICS
 (SEE PLAT CAB. 12, SLIDE 139 FOR CURRENT)

| | CURRENT | PROPOSED |
|-------------------------|-----------|-----------|
| TOTAL CREDITS AVAILABLE | 85 | 85 |
| EXISTING PHASE 2 | 26 | 26 |
| LOT 61 (voided phase 2) | 20 | 20 |
| LOT 27 | 7 | 7 |
| LOTS 28-31 | 4 | 4 |
| LOT 59 | 1 | 1 |
| LOT 60 | 23 | 23 |
| LOT 62 (A) | 0 | 1 |
| LOT 62B | N/A | 1 |
| LOT 62C | N/A | 1 |
| LOT 63 | 1 | 1 |
| TOTALS | 82 | 85 |

- LEGEND**
- = 1/2" DIA. IRON BAR WITH CAP 'TEI 3993'
 - ▲ = 1/2" DIA. IRON BAR WITH CAP 'TEI 2402'
 - = MONUMENTATION (IF ANY) AS NOTED.
 - = IRON BAR WITH I.D. CAP "2536"
 - ★ = 1/2" DIA. IRON BAR WITH I.D. CAP "3993"



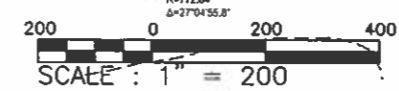
OWNER:
 REFORD C. HUNT
 117 SUMMERIDGE ROAD
 GEORGETOWN, KY 40324
 D.B. 343, PG. 39
 CAB. 10, SLIDE 338

NOTE:
 PROSPECTIVE PURCHASERS OF LOTS IN AGRICULTURAL CLUSTER DEVELOPMENTS ARE PLACED UPON NOTICE THAT HUNTING, FISHING WITHIN ACCEPTED SAFETY GUIDELINES AND AGRICULTURAL USE PROTECTION, INCLUDING THE USE OF MACHINERY IN THE NORMAL COURSE OF ACTIVITY, ARE COMMON AND LEGAL PRACTICES IN THE AGRICULTURAL A-1 ZONE. THESE ACTIVITIES MUST BE EXPECTED TO OCCUR IN AND AROUND AGRICULTURAL RESIDENTIAL CLUSTER DEVELOPMENTS. THESE PRACTICES, IF CONDUCTED WITHIN ACCEPTED SAFETY GUIDELINES, SHALL NOT CONSTITUTE A NUISANCE WITHIN THE MEANING OF KRS 401.500 (USE). SEE THE KENTUCKY RIGHT TO FARM ACT.

- RECORDED PRESERVED AREA TO REMAIN
- RELOCATED PRESERVED AREA

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

PROPOSED SHARED ENTRANCE



PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 62 INTO THREE TRACTS BY UTILIZING THE THREE AVAILABLE RESIDENTIAL CREDITS (see Plat Cabinet 12, Slide 139). ALSO TO RELOCATE A PORTION OF THE RECORDED PRESERVED AREA, TO ACCOMMODATE A HOUSE SITE.

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AS PER 201 K.A.R. 18:150

PRELIMINARY SUBDIVISION PLAT
CEDAR HILLS SUBDIVISION
LOT 62 - HUNT PROPERTY
 U.S. HWY 25, SCOTT COUNTY, KENTUCKY

SCALE: 1" = 200'
 DATE: 1-16-20
 REVISED:
 DRAWN BY: ABC
 CAD NAME: Amended Preserved Areas.dwg
 JOB NUMBER



THOROUGHbred ENGINEERING
 P.O. BOX 481 LEXINGTON, KY 40588
 (502) 863-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CI-CONSTRUCTION SERVICES

**WILLOUGHBY PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 9, 2020**

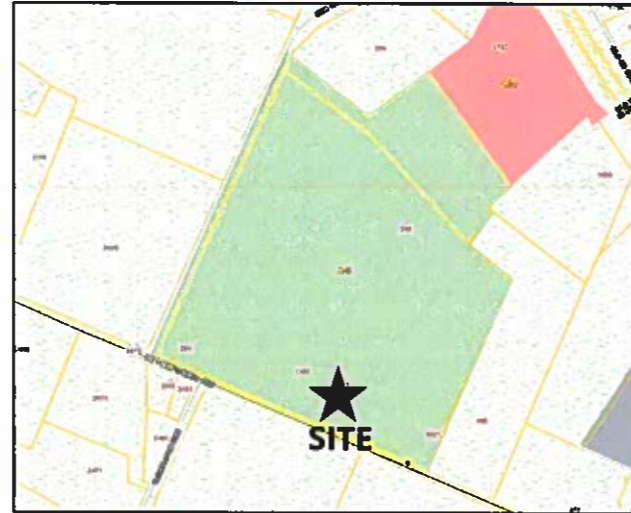
FILE NUMBER: FSP-2020-26

PROPOSAL: Final Subdivision Plat to subdivide three 5.0-acre lots from a parent tract of 46.04 acres.

LOCATION: 1461 Ironworks Road

OWNER: Bill Willoughby

CONSULTANT: Robert Semones
Semones Land Surveying



STATISTICS:

| | |
|---------------------|--|
| Zone | A-5 (Rural Residential) |
| Surrounding Zone(s) | A-1 & A-5 |
| Site Acreage | 46.04 acres (Tract 2-A: 5.0 acres; Tract 2-B: 5.0 acres, Tract 2-C: 5.0 acres; Remainder Tract: 31.04 acres) |
| Access | Ironworks Road |
| Variances/Waivers | None |

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide three 5.0-acre lots from a parent tract of 46.04 acres. The remainder tract will be 31.04 acres in size, with 0.679 acres of that set aside for right-of-way. The Project Site was rezoned to A-5, Rural Residential, in 2016. The previous owner had intended to divide the property into many tracts but sold the property before subdividing.

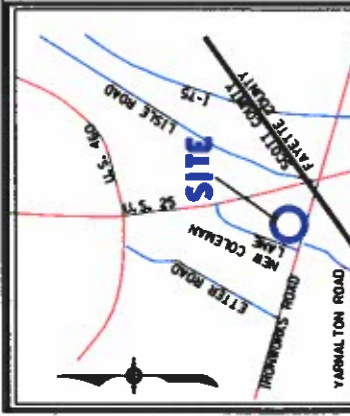
Plat Review:
The proposed subdivision meets all planning requirements including setbacks, lot size, and certifications. The Applicant has already received approval from KYTC for the entrances necessary for this subdivision.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat to create three 5.0-acre tracts with the following conditions of approval:

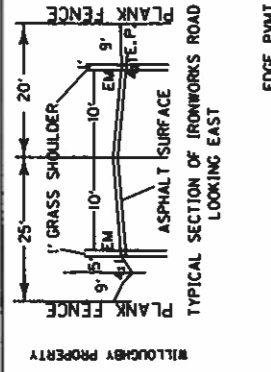
Conditions of Approval:

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



VICINITY MAP
(SITE)

- MONUMENTATION LEGEND**
- SET 5/8" STEEL REBAR, 18" IN LENGTH WITH CAP STAMPED "SEMONES 314"
 - SET 1/2" STEEL REBAR, 18" IN LENGTH WITH CAP STAMPED "SEMONES 314"
 - REF - SET 1/2" STEEL REBAR SHOWN AS WITNESS TO ACTUAL CORNER WITH CAP STAMPED "SEMONES 314"
 - ACTUAL CORNER, COULD NOT SET DUE TO PHYSICAL CONSTRAINT
 - UTILITY POLE
 - CONTROL POINTS
- NORTHING EASTING**
- CP #1 155108.65 24107.94
 - CP #3 155163.10 239943.96
 - CP #12 155108.73 24115.18
 - CP #13 155157.64 240560.53



ROBERT SEMONES
DARL YOUNG
DAVIN JONES

RIGHT OF WAY NOTE

THERE IS NO DEDICATED RIGHT OF WAY FOR IRONWORKS ROAD. 30 FEET FROM THE CENTER OF IRONWORKS ROAD IS HEREBY BEING DESIGNATED AS THE CENTER OF THE PLANK FENCE. IRONWORKS ROAD AS SHOWN IN PLAT CABINET 12, SLIDE 18 AS FILED IN THE OFFICE OF THE SCOTT COUNTY CLERK.

NOTE:
OWNERS WILL NEED TO CONTACT GIS OFFICE BEFORE APPLYING FOR A BUILDING PERMIT TO OBTAIN A 911 ADDRESS.

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS THE TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE KENTUCKY STATE BOARD OF LAND SURVEYING PROFESSIONALS. I AM A LICENSED PROFESSIONAL SURVEYOR AS DESCRIBED IN STATUTES 201 KAR 18:010 AND 201 KAR 18:015 DATED DECEMBER 3, 2010.

ROBERT T. SEMONES
KY PLS 3141
DATE 06/19/20

LICENSED PROFESSIONAL SURVEYOR

SURVEY CLASSIFICATION

THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A RURAL SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18:150.

STATEMENT ON PRECISION & MEASUREMENTS

THIS SURVEY WAS PERFORMED BY THE RANDOM TRAVERSE METHOD. THE UNADJUSTED LINEAR ERROR OF CLOSURE RATIO OF THE TRAVERSE IS 1 PART IN 56,230.

I HEREBY CERTIFY THAT THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED, WILLOUGHBY DIVISION FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY APPROVED AS SHOWN.

DATE: _____
SCOTT COUNTY HEALTH DEPARTMENT OFFICIAL

I HEREBY CERTIFY THAT THE KENTUCKY AMERICAN WATER SERVICE HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE WILLOUGHBY DIVISION WITH WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, BUT TO L.A.B. APPROVED SPECIFICATIONS AND APPROVAL BY L.A.B. DATE: _____

I HEREBY CERTIFY THAT KENTUCKY UTILITIES ELECTRIC HAS THE CAPACITY WITHIN ITS ELECTRIC DISTRIBUTION SYSTEM TO SUPPLY THE WILLOUGHBY DIVISION WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY PLANS MEET THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY APPROVED AS SHOWN.

DATE: _____
COMPANY REPRESENTATIVE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF GEORGETOWN AND SCOTT COUNTY, KY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE NOTES OF THIS PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE: _____
CHAIRMAN/SECRETARY, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

DATE: _____
GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

NOTES:

ANY FURTHER SUBDIVISION OF THE SUBJECT PROPERTY WILL REQUIRE THE SUBMISSION OF A MAJOR SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION.

THERE IS A 50' BUILDING LINE ALONG ALL FRONT, SIDE AND REAR BUILDING LINES. ALL SECONDARY STRUCTURES SHALL HAVE A SETBACK OF 25' IN NO CASE SHALL A SECONDARY STRUCTURE BE ALLOWED IN FRONT OF THE BUILDING LINE OF A PRIMARY STRUCTURE.

ZONING CLASSIFICATION - A-5

RURAL RESIDENTIAL

BUILDING LINE SETBACKS

FRONT - 50'

SIDE - 50'

REAR - 50'

TRACT 2-C RESTRICTION

TRACT 2-C IS SUBJECT TO THE LANDSCAPING REQUIREMENTS AS SET FORTH IN ARTICLE 4.192 OF THE ZONING ORDINANCE. A 25' WIDE LANDSCAPE BUFFER IS BEING DEDICATED AS SHOWN.

TITLE REFERENCE

REFERENCE TO DEED BOOK PAGE 533 AS RECORDED IN THE OFFICE OF THE CLERK IN SCOTT COUNTY, KENTUCKY.

APPROVED ENTRANCE PERMIT #15
KYTC PERMIT #07-2020-00260 (TRACT 2-A)

KYTC PERMIT #07-2020-00262
(TRACT 2-B)

KYTC PERMIT #07-2020-00263
(TRACT 2-C)

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.

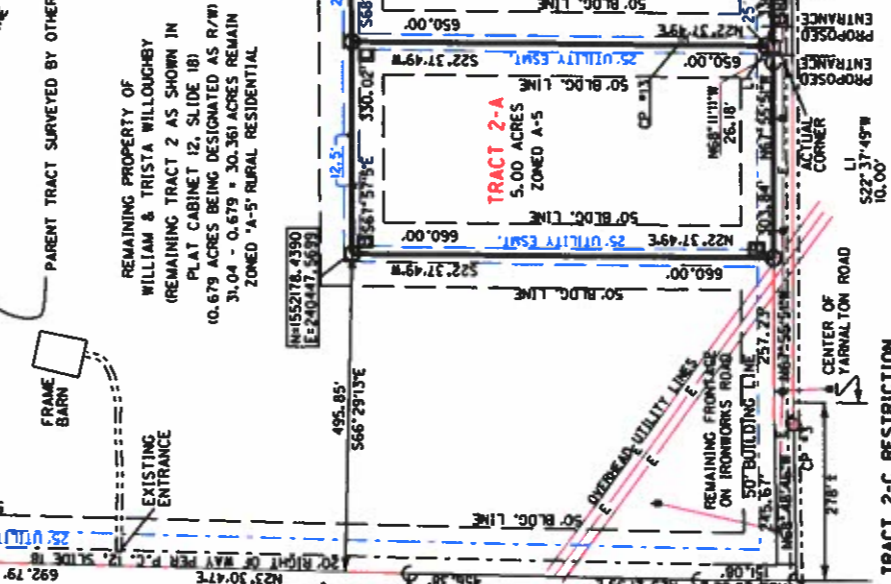
OWNER: WILLIAM & TRISTA WILLOUGHBY
DATE: 06/19/20

THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED FOR CLOSURE.

REFERENCE BEARING

1. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM GRID NORTH, KENTUCKY SINGLE ZONE, KENTUCKY NORTH ZONE 1601, NAD 1983 (CONUSA, GEODID, ISSE PLAT CABINET 12, SLIDE 18)

2. ANY NEW ENTRANCES FROM OF IRONWORKS ROAD WILL REQUIRE APPROVAL BY THE REQUIRED AGENCY.



REMAINING PROPERTY OF WILLIAM & TRISTA WILLOUGHBY (REMAINING TRACT 2 AS SHOWN IN PLAT CABINET 12, SLIDE 18) 10.679 ACRES BEING DESIGNATED AS R/RW 31.04 - 0.679 + 30.361 ACRES REMAIN ZONED "A-5" RURAL RESIDENTIAL

REMAINING PROPERTY OF DONALD AND AMANDA BRANDENBURG (REMAINING TRACT 2 AS SHOWN IN PLAT CABINET 12, SLIDE 18) 10.679 ACRES BEING DESIGNATED AS R/RW 31.04 - 0.679 + 30.361 ACRES REMAIN ZONED "A-5" RURAL RESIDENTIAL

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SITE STATISTICS
(BEFORE SUBDIVIDING)

AREA OF PARENT TRACT (TRACT 2) = 46.04 ACRES

(AFTER SUBDIVIDING)

TRACT 2-A - 5.00 ACRES
TRACT 2-B - 5.00 ACRES
TRACT 2-C - 5.00 ACRES

DEDICATED RIGHT OF WAY FOR IRONWORKS ROAD = 24,561.88 SQUARE FEET (0.679 ACRES)

REMAINING PORTION OF ORIGINAL TRACT 2 AS SHOWN IN PLAT CABINET 12, SLIDE 18 = 46.04-15.00-0.679 = 30.361 ACRES

ZONED "A-5" RURAL RESIDENTIAL

NUMBER OF TRACTS CREATED - 4 (INCLUDING REMAINDER OF PARENT TRACT)

PURPOSE OF PLAT

- TO ILLUSTRATE THE DIVISION OF TRACT 2-A (5.00 ACRES) FROM THE PROPERTY OF WILLIAM & TRISTA WILLOUGHBY AS DESCRIBED IN DB 386, PG 533 AND PLAT CABINET 12, SLIDE 18.
- TO ILLUSTRATE THE DIVISION OF TRACT 2-B (5.00 ACRES) FROM THE PROPERTY OF WILLIAM & TRISTA WILLOUGHBY AS DESCRIBED IN DB 386, PG 533 AND PLAT CABINET 12, SLIDE 18.
- TO ILLUSTRATE THE DIVISION OF TRACT 2-C (5.00 ACRES) FROM THE PROPERTY OF WILLIAM & TRISTA WILLOUGHBY AS DESCRIBED IN DB 386, PG 533 AND PLAT CABINET 12, SLIDE 18.
- TO ILLUSTRATE THE DEDICATION OF 30' RIGHT OF WAY FROM THE CENTER OF IRONWORKS ROAD FOR TRACTS SHOWN. (0.679 ACRES)

TOTAL AREA - 15.679 ACRES THIS SURVEY

EXCEPTIONS TO SURVEY

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAYS, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY. NO CEMETERY FOUND ON SITE OF SUBJECT SURVEY

CLIENT

WILLIAM WILLOUGHBY
266 NEW COLEMAN LANE
GEORGETOWN, KY 40324
859-553-6906

NOT TO SCALE

PLAT & SURVEY BY:

SEMONES LAND SURVEYING, PLLC
PERMIT 1833
ROBERT T. SEMONES
KY PLS 3141
317 WEST FOURTH STREET
FRANKFORT, KY. 40601
502-319-5311
robert.semones@gmail.com
robert.semones@yahoo.com
NO CEMETERY FOUND ON DIVISION SHOWN

MINOR SUBDIVISION PLAT
SCOTT COUNTY, KY.

OWNERS

WILLIAM & TRISTA WILLOUGHBY
266 NEW COLEMAN LANE
GEORGETOWN, KY. 40324

ADDRESS OF PROPERTY SURVEYED
266 NEW COLEMAN LANE

TITLE REFERENCE DEED BOOK 386, PAGE 533
PLAT CABINET 12, SLIDE 18

COUNTY OF SCOTT

ZONED "A-5"
RURAL RESIDENTIAL DISTRICT

GIS PVA ID: 170-40-001-000

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150. PROPERTY LOCATED APPROXIMATELY 0.50 MILES WEST FROM THE INTERSECTION OF US 25 LYING ON THE NORTH SIDE OF IRONWORKS ROAD

FIELD COMPLETION DATE: MAY 9, 2020
INITIAL PLAT COMPLETION DATE: MAY 12, 2020
REVISED PLAT COMPLETION DATE: JUNE 18, 2020

**HUMPHREY PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
July 9, 2020**

FILE NUMBER: FSP-2020-27

PROPOSAL: Final Subdivision Plat to subdivide a parent tract of 66.53 acres into four new tracts.

LOCATION: North side of Glass Pike north of J.R. Lear Lane

OWNER: Darrell Humphrey

SURVEYOR: Tom Leach



STATISTICS:

| | |
|---------------------|--|
| Zone | A-1 (Agricultural) |
| Surrounding Zone(s) | A-1 (Agricultural) |
| Site Acreage | 66.53 acres (Tract 1: 13.18 ac; Tract 2 18.74 ac; Tract 3 8.84 ac; Tract 4 24.63 ac; Remainder: 1.14 ac to be consolidated into adjoining tract) |
| Access | Glass Pike |
| Variances/Waivers | None |

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide four tracts, that vary in size but are all larger than 5 acres, from a parent tract of 66.53 acres. In addition, a remainder tract, 1.14 acres in size, which is noted as tract 5 on the plat, will be consolidated into an existing rural tract of land to the west of the parent tract. The Project Site is zoned A-1 (Agricultural).

Plat Review:
The proposed subdivision meets all A-1 zoning requirements. The A-1 zoning district requires new tracts to be a minimum 5-acres in size, 250' wide at the building line, with 50-foot front, side and rear yard setbacks. The four proposed new tracts have frontage along Glass Pike, and the four proposed new entrances off Glass Pike have sufficient separation (350' +/-). Site distance will need to be verified by the county engineer and the entrance locations approved. There is sufficient frontage to allow for safe access to the tracts.

The parent tract, according to the plat sources referenced, includes an additional 28-acres of land, on the east side of Glass Pike. The final plat shall show this property for clarification purposes.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Humphrey Property into four tracts with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Show on the final plat to be recorded, the entire boundary and final acreage of the tract created by the consolidation of tract 5.
3. Final entrance locations for the new tracts shall be approved by the Planning Commission Engineer.
4. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
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 plat.
6. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled, Darrell Humphrey Minor Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.
(date), 20
(County Health Department official)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Owen County R.E.C. shall supply the Darrell Humphrey Minor Subdivision with electric/gas/telephone services and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.
(date), 2020

Company representative (title)

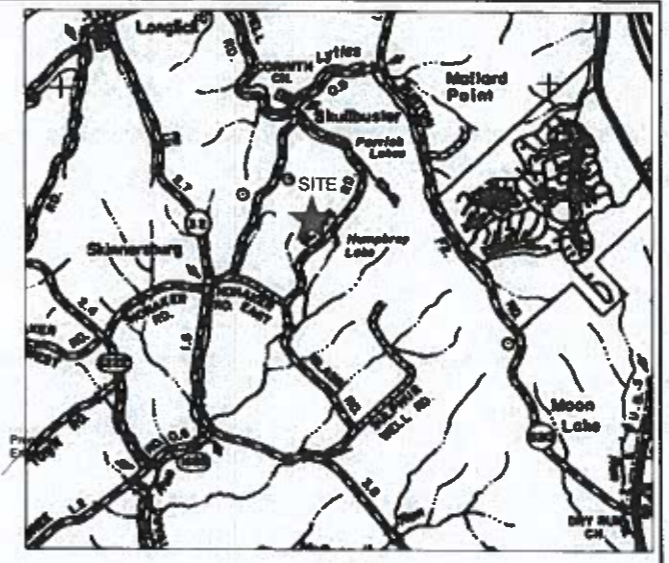
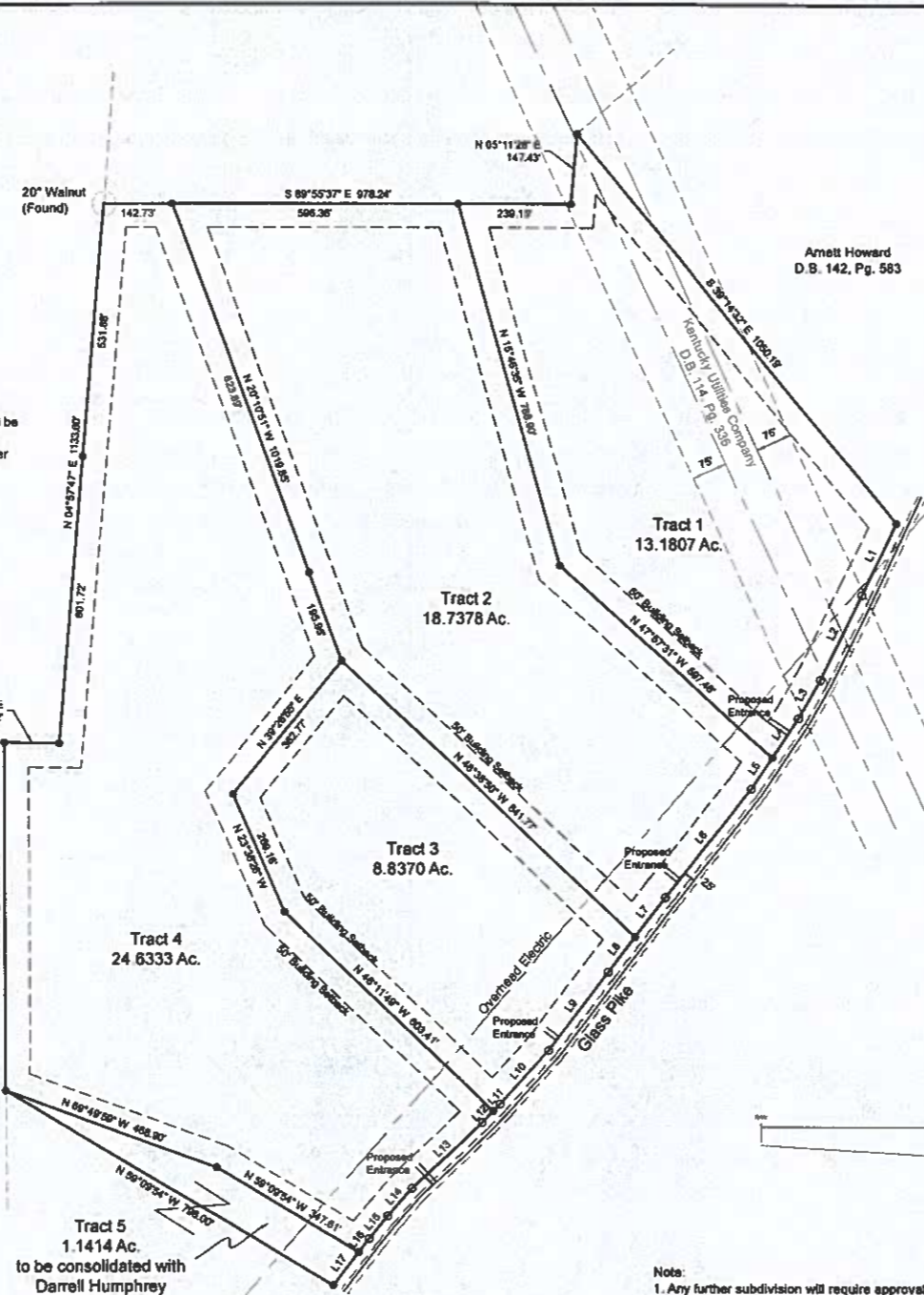
CERTIFICATION OF THE PROVISION OF WATER ONLY

I hereby certify that Georgetown Scott County Water has the capacity within the water distribution system to supply Darrell Humphrey Minor Subdivision with water services. Provision of service will be contingent upon the review and approval of a on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be by/at the cost of the developer without reimbursement, built to Harrison County Water approved specifications and approval by Harrison County Water of the as-built improvements and hereby dedicated to Georgetown Scott County Water.
Date

General Manager

Gary A. Cornett
D.B. 300, Pg. 345
P.C. 7, Slide 213

Matthew Graathouse
D.B. 412, Pg. 40
P.C. 4, Slide 1503
P.C. 7, Slide 100



| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 23° 29' 49" W | 180.87 |
| L2 | S 25° 23' 03" W | 119.87 |
| L3 | S 25° 23' 03" W | 119.87 |
| L4 | S 33° 27' 45" W | 103.51 |
| L5 | S 33° 27' 45" W | 111.17 |
| L6 | S 39° 42' 22" W | 121.29 |
| L7 | S 37° 11' 51" W | 103.00 |
| L8 | S 37° 11' 51" W | 103.74 |
| L9 | S 37° 11' 51" W | 106.09 |
| L10 | S 41° 12' 34" W | 133.57 |
| L11 | S 44° 54' 11" W | 21.23 |
| L12 | S 44° 54' 11" W | 33.02 |
| L13 | S 41° 12' 34" W | 133.57 |
| L14 | S 26° 25' 29" W | 176.82 |
| L15 | S 26° 25' 29" W | 161.89 |
| L16 | S 37° 20' 12" W | 135.19 |
| L17 | S 37° 20' 12" W | 137.42 |

Purpose of Survey
Creation of 4 Lot and consolidation of Tract 5 into an existing tract.
Owner
Darrell Humphrey
1142 Glass Pike
Stamping Ground, KY 40379

Tract 5
1.1414 Ac.
to be consolidated with
Darrell Humphrey
D.B. 194, Pg. 137
Darrell Humphrey
D.B. 194, Pg. 137



CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of the development with my (our) free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted. For all Final Development Plans add the following "Standard Requirements" after the above paragraph.
(date), 2020

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY STK GPS SURVEY USING A SPECTRA SP 80 BARE AND SPECTRA SP 80 ROVER, THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN 201 KAR 18:150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"
W. Thomas Leach PLS #3407 Date

- Notes:**
- Any further subdivision will require approval of the Georgetown - Scott County Planning Commission.
 - Subject Property and surrounding properties are all zoned A-1.
 - Subject to all easements and right of ways recorded or unrecorded.
 - No cemetery found on site of subject property.
 - Current source deed is located in Deed Book 231, Page 475 (Plat Slide 1885).
 - Current Deed information acquired from Scott County P.V.A. Office
 - Only readily visible utilities are shown as part of this survey.
 - GMWSS Water Lines shall maintain existing cover on the main and at the entrance locations. If cover cannot be maintained the water line shall be relocated and paid for by the property owner; built to GMWSS standards and specifications. Extra fill over the water line must have written approval from GMWSS. A testable backflow device shall be installed on the customer side of the water meter for agricultural uses. Backflow devices shall be tested yearly.



THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPIES WITH 201 KAR 18:150

MINOR SUBDIVISION

DARRELL HUMPHREY

**ON THE WEST SIDE OF GLASS PIKE
1.0 MILE NORTH OF J.B. LEAR LANE
SCOTT COUNTY, KENTUCKY**

SCALE 1" = 200'
DATE: 5/09/2020
DWG BY: W.T. LEACH
JOB NO. 20-44
Surveyed 5/01/20
Fluanna, D. Humphrey

Tom Leach
Land Surveying
P.O. Box 125
195 Jenni Lane
Dry Ridge, KY 41035
859-393-2947
tomleach18@gmail.com

- LEGEND**
- These standard symbols will be found in the drawing
- IRON PIN SET (1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
 - POINT
 - FOUND 1/2" IRON PIN LS #318
 - ▲ 2" MAG NAIL SET
 - ▭ RIGHT OF WAY TO BE DEDICATED

**DEARINGER - 944 E. MAIN STREET
PRELIMINARY SUBDIVISION PLAT AND DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 9, 2020**

FILE NUMBER: PSP-2020-28; PDP-2020-29

PROPOSAL: Preliminary Subdivision Plat to create a new 2.15 acre tract and Preliminary Development Plan for a 4,168 square feet Industrial/Contractor building.

LOCATION: 944 East Main Street Extended

OWNER: Drake and Ditardi Partnership

CONSULTANT: Brett Combs, Thoroughbred Engineering



STATISTICS:

| | |
|------------------------|---|
| Zone | B-5 (General Commercial Park) |
| Surrounding Zones | B-5; C-1; I-1 |
| Site Acreage | 2.15 Acres |
| Building Area | 2,568 square feet footprint / 1,600 square feet future expansion area |
| Max. Building Coverage | 50% |
| Building Coverage | 4.2% |
| Access | Wells Avenue |
| Parking Required | 4 spaces |
| Parking Proposed | 4 spaces (1 handicap accessible) |
| Variances/Waivers | None |

BACKGROUND:

The application before the Planning Commission is a Preliminary Subdivision Plat to create a 2.15 acre tract from a 35.78-acre tract, zoned B-5 and a Preliminary Development Plan to construct a 2,568 square foot industrial building with a 1,600' building expansion area (4,168 SF Total) for a contracting business. The project site is zoned B-5 (General Commercial Park).

B-5 PERFORMANCE STANDARDS (project analysis is underlined):

1. All buildings shall be setback 25 feet from street rights-of-way and 50 feet from state routes: This application meets this requirement. All proposed buildings are at least 25 feet from Wells Avenue.
2. The side yard setback is 10 feet. This application meets this requirement.
3. The rear yard setback is 20 feet. This application meets this requirement.
4. The periphery boundary (where the B-5 adjoins any district other than B-5) setback for the zoning district is 50 feet: This application meets this requirement adjacent to the C-1 and I-1 zoned areas.
5. Maximum Building Ground Coverage is 50%: This application meets this requirement.
6. Maximum height permitted is 5 stories or 60 feet. This application meets this requirement.
7. Four (4) parking spaces are required. This application meets this requirement.

Vehicular Access & Pedestrian Circulation:

The Project Site will have one (1) vehicular entrance from Wells Avenue, a private street. The Development Plan shows adequate parking for the use proposed. Wells Avenue is a shared private street with no sidewalks. The proposed plat will need to provide an access and maintenance agreement for shared use and maintenance of the private commercial street. Sidewalks are not present on the street currently and there are not sidewalks in the area. Due to the industrial nature of the businesses on the street, sidewalks along the street on this lot do not make sense at this time. It is recommended that the proposed plat dedicate right-of-way along the entire length of the owners frontage on Wells Avenue.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

The Project Site adjoins the C-1 Conservation Zone on the north and east sides. It does not require property perimeter buffering per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*, but it is recommended that the existing tree lines in front of the building setback lines on the north and east side be maintained to provide a natural buffer adjacent to the C-1 zone.

Section 6.13: Vehicular Use Area Perimeter Requirements

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

Section 6.22: Interior Landscaping for Vehicular Use Areas

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

Section 6.2215: Minimum Canopy Requirements

The Applicant is proposing to retain existing trees and plant an appropriate number of trees to meet the canopy requirements.

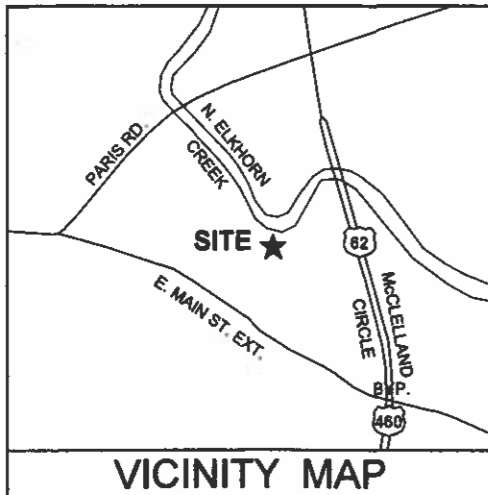
RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat to create a 2.15-acre lot and a Preliminary Development Plan to construct a 4,168 SF industrial building with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Preliminary Subdivision Plat shall include an access and maintenance agreement for the shared use of Wells Avenue.

3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. The existing tree lines shall be maintained in the building setbacks adjacent to the C-1 zone.
5. The Final Development Plan will need to comply with all stormwater management requirements.
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. 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

PROPERTY OWNER
 DRAKE & DITARDI PARTNERSHIP
 11211 N. 44TH CT
 PHOENIX, AZ 85028-3006

PROPERTY LOCATION
 944 E. MAIN ST. EXT.
 GEORGETOWN, KY 40324
 WILL BOOK 6, PAGE 350
 PLAT CABINET 12, SLIDE 267

PURPOSE
 PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TRACT 2 FROM TRACT 1 AS SHOWN.

LEGEND

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

CERTIFICATE OF OWNERSHIP & DEDICATION

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

_____(DATE), 20____
 (OWNER OR OWNERS)

ACCESS EASEMENT & MAINTENANCE AGREEMENT NOTE

AN ACCESS AND MAINTENANCE AGREEMENT IS CURRENTLY BEING WRITTEN UP BETWEEN THE OWNERS OF LOTS 1-2 AND HAMILTON HINKLE & RUTH.

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:
 _____ SHALL _____ SUPPLY THE _____
 WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.
 DATE _____ ELECTRIC Co. OFFICER

CERTIFICATE OF ACCURACY

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

KEITH G. WINSTEAD
 SURVEYOR
 DATE: 2020-08-23

KEITH G. WINSTEAD, PLS 3870
 THOROUGH-BRED ENGINEERING
 110 E. MAIN ST. SUITE 208
 GEORGETOWN, KY 40324

DATE OF SURVEY - 2020-08-08

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 16:150

Site Statistics
 Parcel Number: 190-30-050.000
 Zoning: B-2, B-5, C-1
 Setback Dimensions:
 Front - 50' } C-1 Front - 0' } B-2
 Side - 50' } B-5 Side - 0' }
 Rear - 50' } Rear - 0' }

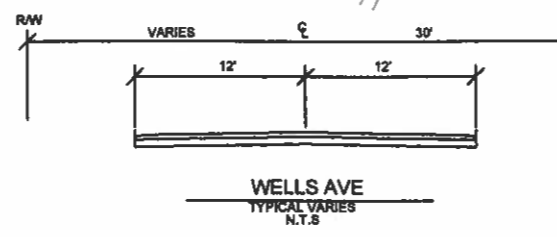
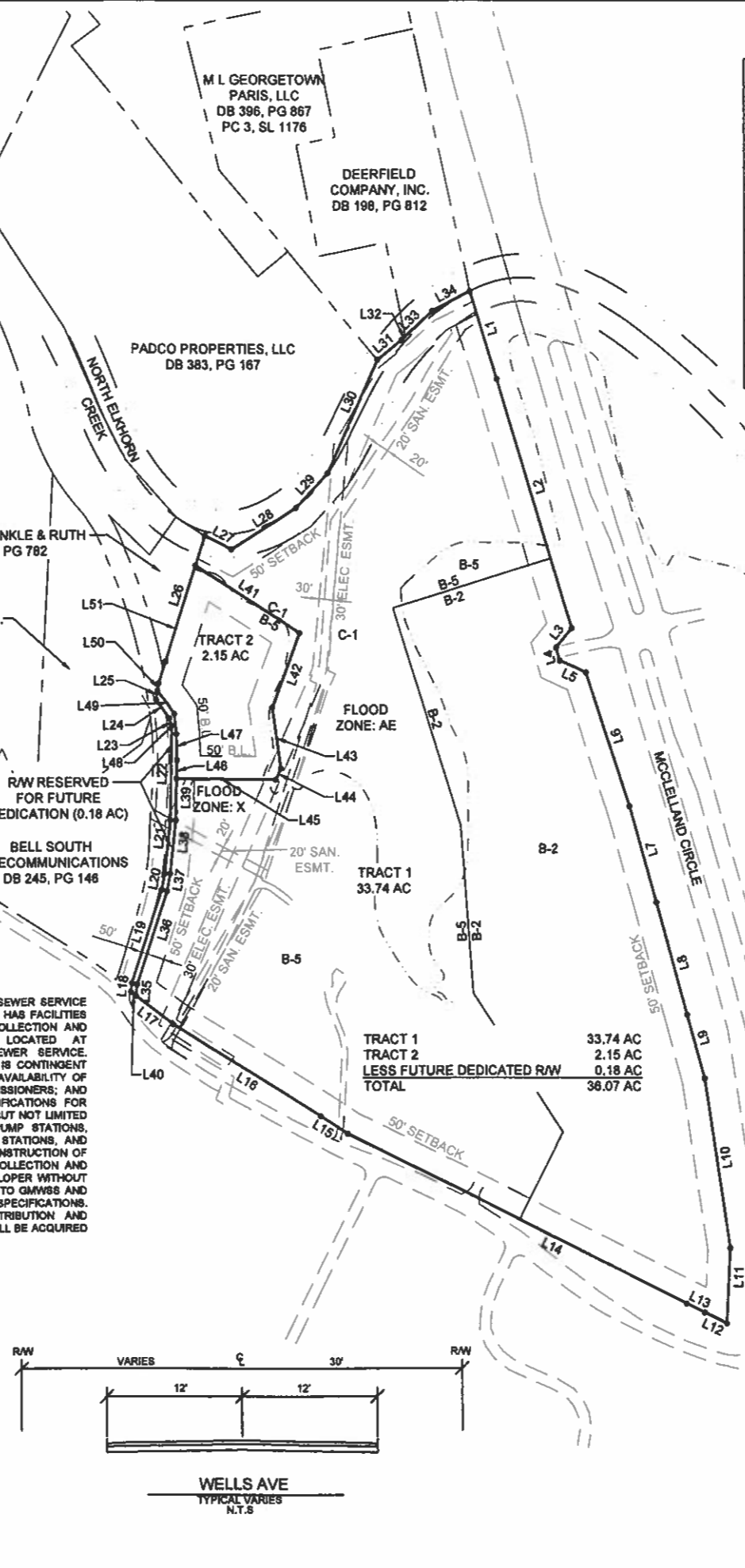
CERTIFICATION OF WATER & SEWER SERVICES

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM TO SUPPLY THE PROPERTY LOCATED AT _____ WITH WATER AND SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMWSS BOARD OF COMMISSIONERS; AND GMWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS, GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMWSS AND CONSTRUCTED ACCORDING TO GMWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

_____(DATE)
 GENERAL MANAGER.

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Will Book 6, Page 350; Plat Cabinet 12, Slide 267), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).



TRACT 2

| Line # | Length | Direction |
|--------|---------|---------------|
| L41 | 264.77' | S 57°02'44" E |
| L42 | 170.27' | S 20°21'17" W |
| L43 | 132.18' | S 07°47'28" E |
| L44 | 28.49' | S 25°17'48" W |
| L45 | 211.78' | N 89°29'45" W |
| L46 | 39.76' | N 02°08'04" E |
| L47 | 56.12' | N 01°38'37" W |
| L48 | 43.22' | N 05°32'04" W |
| L49 | 28.89' | N 35°08'28" W |
| L50 | 34.90' | N 09°09'48" E |
| L51 | 265.58' | N 17°38'24" E |

TRACT 1

| Line # | Length | Direction |
|--------|---------|---------------|
| L1 | 199.23' | S 17°17'16" E |
| L2 | 557.30' | S 16°52'13" E |
| L3 | 54.09' | S 38°52'58" W |
| L4 | 28.82' | S 16°01'45" E |
| L5 | 61.36' | S 05°52'06" E |
| L6 | 300.51' | S 17°38'51" E |
| L7 | 214.50' | S 15°34'17" E |
| L8 | 249.80' | S 15°19'52" E |
| L9 | 142.02' | S 15°21'41" E |
| L10 | 368.92' | S 08°30'00" E |
| L11 | 162.02' | S 02°45'48" W |
| L12 | 54.03' | N 63°55'18" W |
| L13 | 43.59' | N 62°52'49" W |
| L14 | 813.45' | N 63°20'57" W |
| L15 | 69.77' | N 57°11'54" W |
| L16 | 372.36' | N 58°04'23" W |
| L17 | 114.88' | N 53°00'09" W |
| L18 | 18.71' | N 07°14'15" E |
| L19 | 210.81' | N 18°02'28" E |
| L20 | 35.58' | N 10°53'12" E |
| L21 | 115.01' | N 08°07'48" E |
| L22 | 202.19' | N 01°05'23" E |
| L23 | 18.98' | N 17°09'58" W |
| L24 | 49.38' | N 35°51'31" W |
| L25 | 34.80' | N 09°09'48" E |
| L26 | 332.47' | N 17°38'24" E |
| L27 | 63.06' | S 82°35'05" E |
| L28 | 184.84' | N 57°17'05" E |
| L29 | 100.87' | N 42°48'41" E |
| L30 | 265.72' | N 24°08'10" E |
| L31 | 67.23' | N 50°51'15" E |
| L32 | 9.97' | N 48°15'13" E |
| L33 | 78.33' | N 48°17'56" E |
| L34 | 90.11' | N 62°13'22" E |
| L35 | 24.44' | S 07°14'15" W |
| L36 | 210.43' | S 18°02'28" W |
| L37 | 38.49' | S 10°36'36" W |
| L38 | 115.01' | S 08°07'48" W |
| L39 | 69.35' | S 01°05'23" W |
| L40 | 13.82' | N 53°00'09" W |

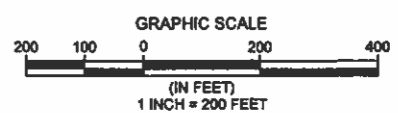
TRACT 1 33.74 AC
 TRACT 2 2.15 AC
 LESS FUTURE DEDICATED RAW 0.18 AC
 TOTAL 36.07 AC

SURVEY NOTES

SURVEY PERFORMED BY THOROUGH-BRED ENGINEERING EQUIPMENT USED; TRIMBLE R10 GNSS RECEIVER COORDINATE SYSTEM; KY NORTH BASE NAD 83 VERTICAL BASED ON NAVD88

SURVEYOR NOTES

- 1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
- 2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
- 3) FLOOD MAP # 21209C0183D EFFECTIVE 12/21/2017. SITE IS LOCATED IN ZONE X, AREA AT MINIMAL HAZARD RISK AND A PORTION IS IN ZONE AE.



THOROUGH-BRED ENGINEERING
 P.O. BOX 481 LEWISTOWN, KY 40358
 (502) 863-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CONSTRUCTION SERVICES



FINAL SUBDIVISION PLAT
DRAKE & DITARDI PARTNERSHIP
944 E. MAIN ST. EXT.
 GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

| | |
|-------------|-------------|
| PROJECT NO. | DRAWN BY |
| DATE | REVISION BY |

| | |
|-------------------|------|
| ISSUED FOR REVIEW | DATE |
| | |



SHT#

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

_____, (DATE), 20__

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____, (DATE), 20__

(OWNER OR OWNERS)

NOTE: SITE TO MEET CURRENT GSCPC AND GEORGETOWN STORMWATER REGULATIONS.



SITE STATISTICS

| | |
|--|-------------------------------|
| LOT AREA | 2.21 ACRES |
| ZONE | B-5 |
| BUILDING AREA | 2400 (+1600) |
| % LOT COVERAGE | 2.5 (4.2) |
| REQUIRED PARKING: | |
| 1 SPACE PER 1000 S.F. (TRUCK TERMINAL) | 4 |
| PROPOSED PARKING | 4 |
| PROPOSED PAVEMENT | 7086 S.F. |
| INTERIOR LANDSCAPING PROPOSED | 0 |
| VIA PERIMETER LANDSCAPING | HEDGE + 1 TREE PER 40' |
| EXISTING TREE CANOPY | 48230 S.F. (=50% OF LOT AREA) |
| ADD'L REQUIRED TREE CANOPY | 0 |



OWNER:
RICK DEARINGER (Under Contract with Drake Family Trust)
166 CARRIAGE LANE
GEORGETOWN, KY 40324

PRELIMINARY DEVELOPMENT PLAN

DEARINGER CONTRACTING
PORTION OF 944 EAST MAIN STREET

GEORGETOWN, SCOTT COUNTY, KENTUCKY

THOROUGHBRD ENGINEERING
P.O. BOX 482 LEXINGTON, KY 40588
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING,
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES



PDP

FIRESTONE COMPLETE AUTO CARE PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission JULY 9, 2020

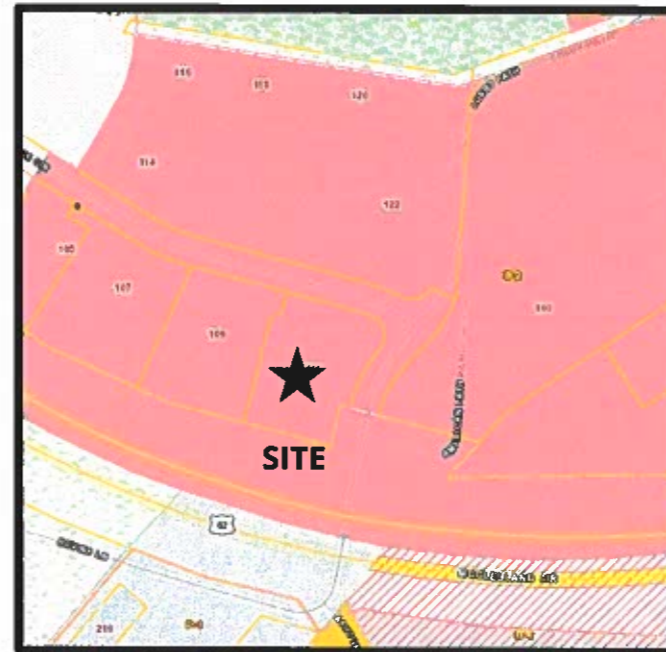
FILE NUMBER: PDP-2020-30

PROPOSAL: Preliminary Development Plan for a 6,262 square feet commercial building.

LOCATION: 111 Marketplace Circle

OWNER: BB GT 109 Realty Co, LLC
c/o Brent Rice

CONSULTANT: Chris Harty
CEI Engineering



STATISTICS:

| | |
|------------------------|--|
| Zone | B-2 (Highway Commercial) |
| Surrounding Zones | B-2 |
| Site Acreage | 0.88 Acres |
| Building Area | 6,262 square feet |
| Max. Building Coverage | 50% |
| Building Coverage | 16.2% |
| Access | Marketplace Circle |
| Parking Required | 16 spaces |
| Parking Proposed | 28 spaces |
| Variations/Waivers | 1. Variance to reduce the front yard setback along Lusby Path from 50 feet to 7 feet. 2. Variance to reduce the front yard setback along Marketplace Circle from 50 feet to 35 feet. 3. Waiver of property perimeter landscaping required along McClelland Circle by Section 6.12 of the Landscape and Land Use Buffers Ordinance. 4. Waiver to allow the use of small trees near the waterline for buffering required by Section 6.13 of the Landscape and Land Use Buffers Ordinance. |

BACKGROUND:

The Project Site is located at 111 Marketplace Circle and has a B-2 Highway Commercial zoning. It was subdivided from the neighboring property in September 2019 (see plat Cabinet 12, Slide 261).

SITE PLAN REVIEW:

Site Layout:

The proposed building is proposed to be constructed along the eastern side of the Project Site. The proposed layout does require variances to the setbacks on the Project Site. The B-2 zoning district requires setbacks of 50 feet from all rights-of-way. This site, as a triple frontage lot has more setbacks to navigate than most commercial developments in Georgetown. The Applicant has stated that complying with the setbacks would increase the construction costs considerably as it would require "excavation into the limestone bedrock, relocation of existing water main, tall retaining wall and a pump for the sanitary sewer". The Applicant, using the justification above, has requested setback reductions along Lusby Path and Marketplace Circle as described below.

Lusby Path:

The Applicant is proposing reducing the setback along Lusby Path from 50 feet to 7 feet. Looking at the Preliminary Development Plan, due to the shape of the lot, the reduction to 7 feet would only apply to a section of the southeastern corner of the building. The remainder of the building would not comply with the setback of 50 feet from Lusby Path, but it would be around 17-48 feet from the eastern property line. Looking at the preliminary landscaping plan, it would be nice to have one or two more large trees (utilities permitting) and some shrubs to soften the view of the building due to decreased setbacks.

Marketplace Circle:

The Applicant is proposing reducing the setback along Marketplace Circle from 50 feet to 35 feet.

Dumpster Location:

The dumpster is shown in the northeastern corner of the lot. Staff has spoken to the Applicant and neighboring property owners regarding the location of the proposed dumpster on the Project Site. The location of service structures (which includes dumpsters) is not regulated in the *Zoning Ordinance or Subdivision & Development Regulations*. There are screening requirements for these structures, which the Applicant has complied with.

The neighboring property owner feels that as this intersection operates as an entryway into this commercial area, the presence of even a screened dumpster at the corner would negatively impact the character of the development. It may be possible to relocate the dumpster to the south side of the site where it would not be as prominent.

Vehicular Access & Pedestrian Circulation:

The Project Site will have access from Marketplace Circle. This development plan proposes a 26 feet wide vehicular access to the site. The Project Site will also have cross access to 109 Marketplace Circle. There is no access available or proposed from Lusby Path or McClelland Circle.

The required parking for the site is one (1) space per service bay and one (1) space per mechanic per shift. The Applicant is proposing to provide 28 total parking spaces (2 accessible) to meet this requirement.

Pedestrian facilities already exist along Marketplace Circle and Lusby Path. Should these facilities be damaged, the Applicant is responsible for all repairs.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

The Project Site requires property perimeter buffering per Section 6.12 row 5 of the *Landscape and Land Use Buffers Ordinance*. This would require a substantial buffer including a 6 ft. hedge and trees. The Applicant has requested that this buffer be waived.

This landscape buffer for double frontage lots, was waived for the other commercial properties on the south side of Marketplace Circle. The Applicant is still required to provide some screening along the bypass to screen the parking lot from McClelland Circle. Staff supports this waiver.

Section 6.13: Vehicular Use Area Perimeter Requirements

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*. The plan meets the requirements of the ordinance except for the size of the proposed trees. The ordinance requires large or medium trees to be planted in the buffer between the vehicular use area and adjoining rights-of-way. The Applicant is requesting a waiver to allow small trees to be planted along this boundary due to the presence of a water line. Staff supports this waiver.

Section 6.22: Interior Landscaping for Vehicular Use Areas

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

Section 6.2215: Minimum Canopy Requirements

The Project Site will require 24% canopy coverage (9,294 SF) to meet the requirements of this ordinance. The landscaping plan shows 6 small trees (600 SF), 5 medium trees (2,000 SF), and 7 large trees (5,250 SF) for a total of 7,850 SF. The Final Development Plan will need to provide additional trees to meet the canopy requirements.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 6,262 SF building with the following variances/waivers and conditions of approval:

Variances/Waivers:

1. Variance to reduce the front yard setback along Lusby Path from 50 feet to 7 feet.
2. Variance to reduce the front yard setback along Marketplace Circle from 50 feet to 35 feet.
3. Waiver of property perimeter landscaping required along McClelland Circle by Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.
4. Waiver to allow the use of small trees near the waterline for buffering required by Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to

review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

4. The Final Development Plan will need to comply with all stormwater management requirements.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Landscaping Plan submitted as part of the Final Development Plan shall provide the full 24% canopy coverage.
8. The Applicant shall provide additional trees and shrubs between the building and Lusby Path to soften, not hide, the building from the adjoining right-of-way.

Firestone
COMPLETE AUTO CARE

111 MARKET PLACE CIRCLE
GEORGETOWN, KY

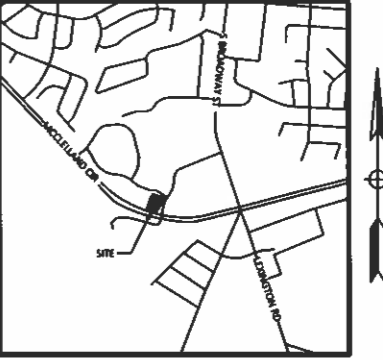
FIRESTONE COMPLETE AUTO CARE
2020-8-BAY-FCAC-I-RIGHT
111 MARKET PLACE CIRCLE
GEORGETOWN, KY



| | |
|------------------------|-----------|
| PROFESSIONAL OF RECORD | JDG |
| PROJECT MANAGER | BCJ |
| DESIGNER | MAP |
| CEI PROJECT NUMBER | 31480 |
| DATE | 6/24/2020 |
| REVISION | REV-1 |
| 6 DIGIT NO. | 798151 |
| 4 DIGIT NO. | 01P9 |
| ENTRY ID NO. | 1182548 |
| SITE ID NO. | 2.140 |
| PROPERTY NO. | 169512 |

SITE PLAN
SHEET TITLE
SHEET NUMBER

C1



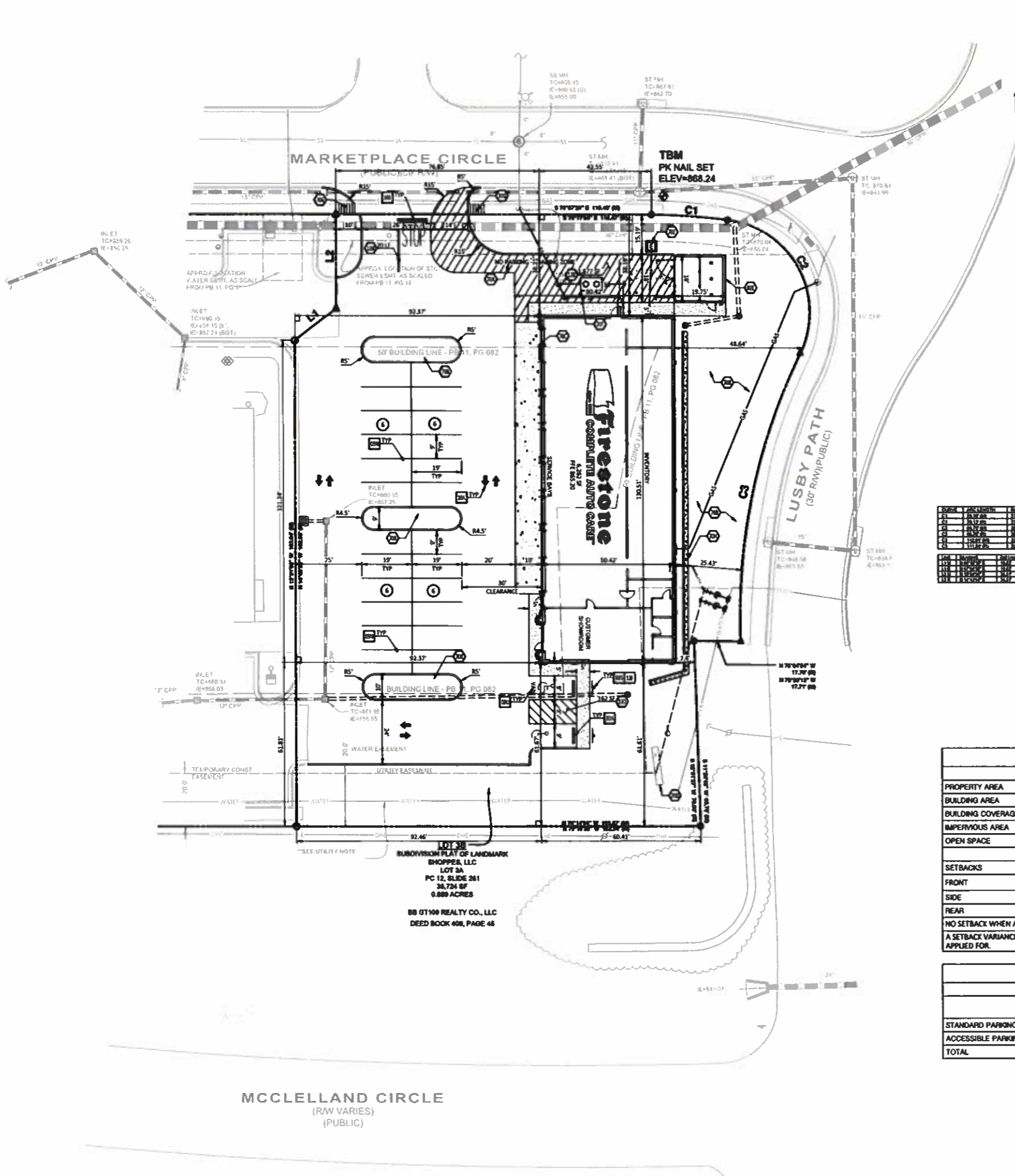
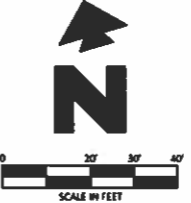
Vicinity Map
Not to Scale



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.



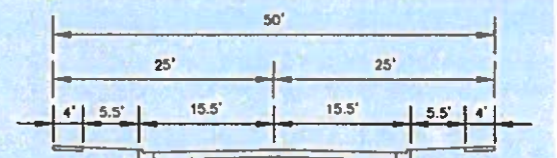
| EXISTING LEGEND | |
|-----------------|--------------------------------|
| ● | POINT OF COMMENCEMENT |
| ○ | POINT OF COMMENCEMENT |
| ○ | IRON PIN SET (IPS) |
| ○ | IRON PIN FOUND, AS NOTED |
| △ | P.E. HUB SET (PES) |
| △ | P.E. HUB FOUND (PEF), AS NOTED |
| ⊕ | BENCHMARK, AS NOTED |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | WATER METER |
| ⊕ | UTILITY POLE |
| ⊕ | GLY WIRE |
| ⊕ | ELECTRIC METER |
| ⊕ | CONCRETE MONUMENT FOUND (CMF) |
| ⊕ | LIGHT POLE |
| ○ | BOLLARD |
| ○ | SOIL, AS NOTED |
| ○ | GAS VALVE |
| ○ | SEWER CLEANOUT |
| ○ | GRATE INLET |
| ○ | STORM MANHOLE |
| ○ | PROPERTY LINE |
| ○ | EASEMENT LINE |
| ○ | OVERHEAD WIRE |
| ○ | UNDERGROUND ELECTRIC |
| ○ | STORM PIPE, AS NOTED |
| ○ | FENCE LINE |
| ○ | GAS LINE, AS NOTED |
| ○ | WATER LINE, AS NOTED |

| PROPOSED LEGEND | |
|-----------------|---|
| --- | PROPERTY LINE/RIGHT OF WAY LINE |
| --- | CONCRETE CURB AND GUTTER. SEE DETAIL 04A1B. |
| ○ | BUILDING CONTROL POINT |
| ○ | PROPOSED PARKING SPACES |
| --- | LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS) |

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ALPHABETIC PARKING SHALL BE INSTALLED PER PAVING PLAN. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER PAVING PLAN. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STROPPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09H.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F, UNLESS OTHERWISE SPECIFIED.
 - ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
 - ALL BOLLARDS AND CURBING ADJACENT TO BUILDING SHALL BE PAINTED SAFETY YELLOW UNLESS OTHERWISE SPECIFIED HEREON.

- SITE NOTES**
- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
 - 4 INCH WIDE PAINTED YELLOW STRIPES, 30 INCH O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
 - 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL)
 - "NO PARKING - LOADING ZONE" PAINTED 2" HIGH LETTERS WITH 2" MINIMUM STROKE.
 - LANDSCAPE AREA
 - BOLLARDS AT EACH BAY (PER ARCH. PLANS)
 - EXISTING SIGN BY OTHERS
 - PROPOSED ELECTRICAL TRANSFORMER
 - OIL / WATER SEPARATOR
 - ADA RAMP IN SIDEWALK PER LOCAL CODES
 - CONCRETE FLARE IN GRASS

- SITE DETAILS**
- PRECAST CONCRETE WHEEL STOP
 - NO DECURVE PARKING
 - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
 - ACCESSIBLE PARKING SYMBOL
 - TRAFFIC FLOW ARROW
 - STOP BAR
 - SIGN BASE

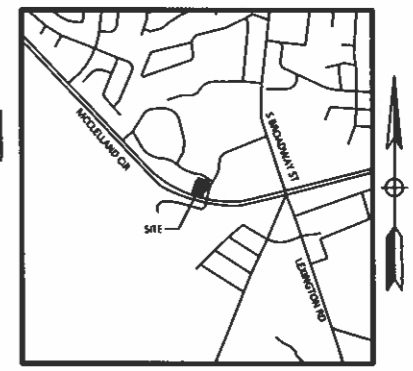
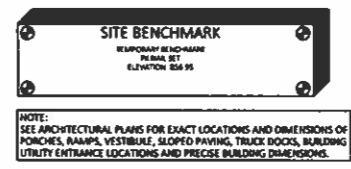
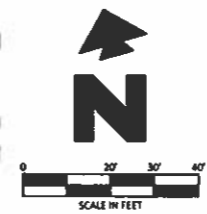
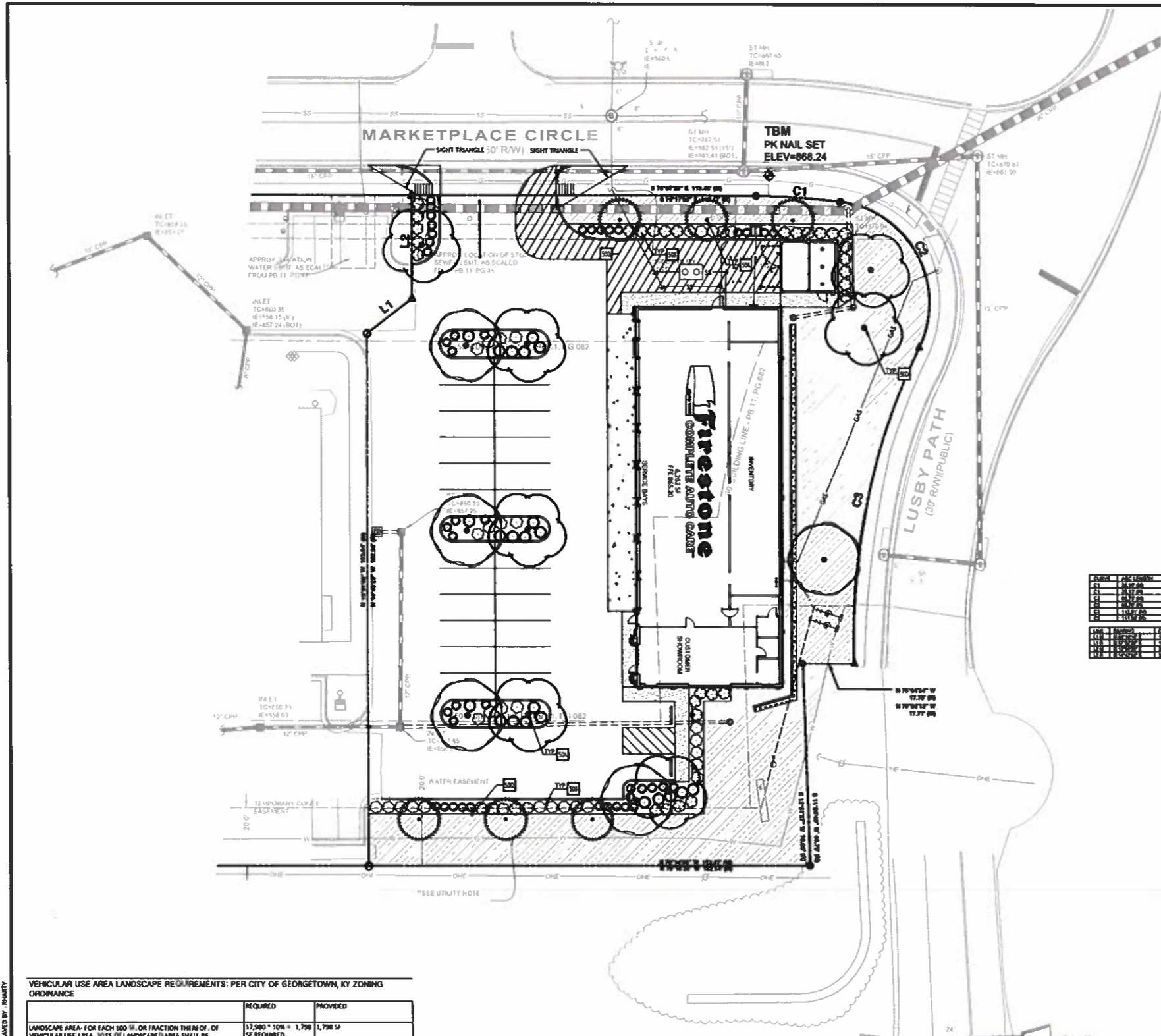


TYPICAL SECTION - MARKETPLACE CIRCLE
50' RIGHT-OF-WAY
NOT TO SCALE

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|----------------------|------------|-----|-------|
| 1 | ISSUED FOR PERMIT | 6/24/2020 | JDG | BCJ |
| 2 | REVISED PER COMMENTS | 7/15/2020 | JDG | BCJ |
| 3 | REVISED PER COMMENTS | 7/22/2020 | JDG | BCJ |
| 4 | REVISED PER COMMENTS | 8/11/2020 | JDG | BCJ |
| 5 | REVISED PER COMMENTS | 8/18/2020 | JDG | BCJ |
| 6 | REVISED PER COMMENTS | 8/25/2020 | JDG | BCJ |
| 7 | REVISED PER COMMENTS | 9/1/2020 | JDG | BCJ |
| 8 | REVISED PER COMMENTS | 9/8/2020 | JDG | BCJ |
| 9 | REVISED PER COMMENTS | 9/15/2020 | JDG | BCJ |
| 10 | REVISED PER COMMENTS | 9/22/2020 | JDG | BCJ |
| 11 | REVISED PER COMMENTS | 9/29/2020 | JDG | BCJ |
| 12 | REVISED PER COMMENTS | 10/6/2020 | JDG | BCJ |
| 13 | REVISED PER COMMENTS | 10/13/2020 | JDG | BCJ |
| 14 | REVISED PER COMMENTS | 10/20/2020 | JDG | BCJ |
| 15 | REVISED PER COMMENTS | 10/27/2020 | JDG | BCJ |
| 16 | REVISED PER COMMENTS | 11/3/2020 | JDG | BCJ |
| 17 | REVISED PER COMMENTS | 11/10/2020 | JDG | BCJ |
| 18 | REVISED PER COMMENTS | 11/17/2020 | JDG | BCJ |
| 19 | REVISED PER COMMENTS | 11/24/2020 | JDG | BCJ |
| 20 | REVISED PER COMMENTS | 12/1/2020 | JDG | BCJ |

| PROPERTY INFO | | |
|--|-----------|-----------------|
| PROPERTY AREA | 38,724 SF | 0.89 ACRES |
| BUILDING AREA | 6,282 SF | 0.14 ACRES |
| BUILDING COVERAGE | 14.97% | |
| IMPERVIOUS AREA | 26,164 SF | .60 ACRES (68%) |
| OPEN SPACE | 12,560 SF | .29 ACRES (32%) |
| SETBACKS | BUILDING | LANDSCAPE |
| FRONT | 50 FEET | 5 FEET |
| SIDE | 0 FEET | 5 FEET |
| REAR | 0 FEET | 5 FEET |
| NO SETBACK WHEN ADJACENT TO SIMILAR USE (WEST) | | |
| A SETBACK VARIANCE ALONG LUSBY PATH AND MARKETPLACE CIRCLE IS BEING APPLIED FOR. | | |

| PARKING RATIO | | |
|--------------------|------------------------------------|-----------|
| | REQUIRED | PROVIDED |
| | 1 SPACE / BAY & 1 SPACE / MECHANIC | |
| STANDARD PARKING | 14 SPACES | 26 SPACES |
| ACCESSIBLE PARKING | 2 SPACES | 2 SPACES |
| TOTAL | 16 SPACE | 28 SPACES |



EXISTING LEGEND

| | | | |
|---|----------------------------------|---|----------------------|
| ● | POINT OF COMMENCEMENT | ○ | BOLLARD |
| ○ | POINT OF COMMENCEMENT | ○ | SIGNAL AS NOTED |
| ○ | IRON PIN SET (IPS) | ○ | GAS VALVE |
| ○ | IRON PIN FOUND, AS NOTED | ○ | SEWER CLEANOUT |
| ○ | P.I. NAIL SET (PIS) | ○ | GRATE INLET |
| ○ | P.I. NAIL FOUND (PIFL) AS NOTED | ○ | STORM MANHOLE |
| ○ | BENCHMARK, AS NOTED | ○ | PROPERTY LINE |
| ○ | FIRE HYDRANT | ○ | EASEMENT LINE |
| ○ | WATER VALVE | ○ | OVERHEAD WIRE |
| ○ | WATER METER | ○ | UNDERGROUND ELECTRIC |
| ○ | UTILITY POLE | ○ | STORM PIPE, AS NOTED |
| ○ | GLY WIRE | ○ | FENCE LINE |
| ○ | ELECTRIC METER | ○ | GAS LINE, AS NOTED |
| ○ | CONCRETE ENCUMBRANCE FOUND (CMF) | ○ | WATER LINE, AS NOTED |
| ○ | LIGHT POLE | | |

PROPOSED

| | |
|-----|---|
| --- | PROPERTY LINE/RIGHT OF WAY LINE |
| --- | STORM DRAIN |
| ○ | TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST) |

SITE DETAILS

| | |
|-----|------------------------|
| 50A | TREE PLANTING |
| 50B | SHRUB PLANTING |
| 50C | TREE PLANTING ON SLOPE |
| 50Q | STEEL EDGING |

| QTY | LANDSCAPE | DATE | BY | CHKD BY | DATE |
|-----|-----------|------------|-----|---------|------|
| 1 | AS NOTED | 11/17/2020 | ... | ... | ... |

PLANT SCHEDULE

| QTY | CITY | BOTANICAL / COMMON NAME | CONT | CAL | DETAIL |
|---------------|------|--|-------|-----------|------------|
| 5 | | ACER BURGERIANUM / TRIDENT MAPLE | 8.8 B | 1.75" CAL | 50A |
| 8 | | CORNUS KOUSA 'MILKY WAY' / MILKY WAY DOGWOOD | 8.8 B | 1.5" CAL | |
| 7 | | QIKO GO BLOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE | 8.8 B | 1.75" CAL | 50A |
| SHRUBS | | | | | |
| QTY | CITY | BOTANICAL / COMMON NAME | SIZE | DETAIL | INSTALL HT |
| 23 | | BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERY | 5 GAL | 50B | |
| 32 | | FORSYTHIA VINDOSMAA 'BRONZE HISS' / BRONZE FORSYTHIA | 5 GAL | 50B | |
| 44 | | ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY | 5 GAL | 50B | |
| 35 | | MYRTICA PENNSYLVANICA / NORTHERN BAYBERRY | 5 GAL | 50B | |
| GROUND COVERS | | | | | |
| QTY | CITY | BOTANICAL / COMMON NAME | TYPE | DETAIL | |
| 9,720 SF | | POA PRATENSIS / KENTUCKY BLUEGRASS | 500 | | |

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS: PER CITY OF GEORGETOWN, KY ZONING ORDINANCE

| | REQUIRED | PROVIDED |
|--|----------------------------------|------------|
| LANDSCAPE AREA- FOR EACH 100 SQ. FT. OR FRACTION THERE OF OF VEHICULAR USE AREA, 10% OF LANDSCAPE AREA SHALL BE PROVIDED. | 17,280 * 10% = 1,728 SF REQUIRED | 1,798 SF |
| MINIMUM AREA. THE MINIMUM LANDSCAPE AREA PERMITTED SHALL BE 84 SQ FT WITH A 4' MINIMUM DIMENSION TO ALL TREES FROM EDGE OF PAVEMENT WHERE VEHICLES OVERHANG. | YES | YES |
| MAXIMUM CONTIGUOUS AREA. IN ORDER TO ENCOURAGE THE REQUIRED LANDSCAPE AREAS TO BE PROPERLY DISPERSED, NO VEHICULAR USE AREA SHALL BE LARGER THAN 3500 SF IN VEHICULAR USE AREAS UNDER 30,000 SF IN SIZE, AND NO REQUIRED AREA SHALL BE LARGER THAN 1,500 SF IN VEHICULAR USE AREAS OVER 30,000 SF. IN BOTH CASES, THE LEAST DIMENSION OF ANY REQUIRED AREA SHALL BE 4' MINIMUM DIMENSION TO ALL TREES FROM EDGE OF PAVEMENT WHERE VEHICLES OVERHANG. THE MAXIMUM DISTANCE BETWEEN LANDSCAPE AREAS SHALL BE 120' MEASURED FROM THE CLOSEST PERIMETER LANDSCAPE AREA CURB EDGE OR THE CLOSEST CURB EDGE OF EACH REQUIRED INTERIOR AREA. LANDSCAPE AREAS LARGER THAN THE ABOVE ARE PERMITTED AS LONG AS THE ADDITIONAL AREA IS IN EXCESS OF THE REQUIRED MINIMUM. | YES | YES |
| MINIMUM TREES - A MINIMUM OF 1 TREE SHALL BE REQUIRED FOR EACH 250 SF OR FRACTION THEREOF REQUIRED LANDSCAPE AREA. TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 3" ABOVE THE GROUND. THE REMAINING AREA SHALL BE LANDSCAPED WITH SHRUBS OR GROUND COVER, NOT TO EXCEED 2' IN HEIGHT. | 1,798 / 250 = 7 TREES | 8 PROVIDED |
| VEHICLE OVERHANG - PARKED VEHICLES MAY HANG OVER THE INTERIOR LANDSCAPED AREA NO MORE THAN 2.5', AS LONG AS CONCRETE OR OTHER WHOLE STOPS ARE PROVIDED TO INSURE NO GREATER OVERHANG OR PENETRATION OF THE LANDSCAPED AREA. | YES | YES |
| MINIMUM CANOPY REQUIREMENTS - FOR 0% OF PRESERVED TREE CANOPY COVERAGE AREA, THE NEW TREE CANOPY COVERAGE AREA SHALL BE 24%, WHERE THE TOTAL TREE CANOPY COVERAGE AREA REQUIRE IT WILL EQUAL 24%. | 9,273 SF | 9,600 SF |

LANDSCAPE REQUIREMENTS: PER CITY OF GEORGETOWN, KY ZONING ORDINANCE

| | REQUIRED | PROVIDED |
|---|----------|----------|
| TO ASSURE THAT LANDSCAPE MATERIALS DO NOT CONSTITUTE A DRIVING HAZARD, A "SIGHT TRIANGLE" WILL BE OBSERVED AT ALL STREET INTERSECTIONS OR INTERSECTIONS OF DRIVEWAYS WITH STREETS. AT STREET INTERSECTIONS, THE SIGHT TRIANGLE SHALL BE FORMED BY MEASURING FROM THE INTERSECTION OF THE CURB LINES AT LEAST 35' IN EACH DIRECTION ALONG THE CURB LINES AND CONNECTING THESE POINTS. AT DRIVEWAY INTERSECTIONS, THE SIGHT TRIANGLE SHALL BE FORMED BY MEASURING AT LEAST 15' BACK INTO THE DRIVEWAY AND 20' IN EACH DIRECTION ALONG THE CURB LINE FORMING TWO TRIANGLES. NO LANDSCAPE MATERIAL SHALL BE PLACED WITHIN THE SIGHT TRIANGLE THAT IS GREATER THAN 18" IN HEIGHT. TREES HAVING AT LEAST 3" OF CLEAR TRUNK (NO LIMBS) OR OTHERWISE NOT PRESENTING A TRAFFIC VISIBILITY HAZARD SHALL BE PERMITTED WITHIN THE SIGHT TRIANGLE. | YES | YES |
| A "PLANTING MANUAL AND A PLANT MATERIALS LIST" SHALL BE MAINTAINED BY THE PLANNING OFFICE AND AVAILABLE IN THE OFFICES OF THE BUILDING INSPECTION OFFICE, TO PROVIDE MORE DETAILED INFORMATION ON ACCEPTABLE PLANT MATERIAL. | YES | YES |

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY POWY
BENTONVILLE, AR 72712
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FAX: (479) 273-0844

Firestone COMPLETE AUTO CARE

FIRESTONE COMPLETE AUTO CARE
2020-8-BAY-FCAC-I-RIGHT
11.1 MARKET PLACE CIRCLE
GEORGETOWN, KY

PROFESSIONAL OF RECORD: JDS
PROJECT MANAGER: BCH
DESIGNER: SAPD
CEI PROJECT NUMBER: 31680
DATE: 6/14/2020
REVISION: REV-1
4 DIGIT NO.: 796351
ENTRITY ID NO.: 1382548
SITE ID NO.: 2,140
PROPERTY NO.: 106612

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER
C7

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWING LOCATION: P:\31000\31000-08-BAY-FCAC-I-RIGHT.DWG... SAVED BY: JHARTY
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GSCPC Active Development Projects

| Status | Application number | Project Name | Type |
|---------------------------|-------------------------------|--|-------|
| Under Construction | | | |
| | Number of Projects: 17 | | |
| | 2017-33 | American Mini (Self-Storage_1047 Paris Pike)-Ph I | DEV-C |
| | 2019-30 | Amerson Daycare_301 Schoolhouse | DEV-C |
| | 2018-22 | Amerson South Townhomes | DEV-R |
| | 2018-25 | Bluegrass RV Storage - Soil Relocation | DEV-C |
| | 2015-22 | Cherry Blossom Townhomes Phase 5 (Haddix triplex) | DEV-R |
| | 2018-41 | Commonwealth T&M - 220 Endeavor | DEV-C |
| | 2018-08 | Dominos (Oxford Place) Perfect Properties | DEV-C |
| | 2016-49 | Hiserbob - 411 Triport Road | IND |
| | 2020-11 | Jiffy Lube - 120 Osborne Way | DEV-C |
| | 2020-04 | Oser Paint & Flooring | DEV-C |
| | 2006-07 | Overlook Apartments (Dover Dr) Phase 3 & 4 | DEV-C |
| | 2018-18 | Pleasant Valley, Section II - Phase 3 Condominiums | DEV-C |
| Minor DP | | Simply Southern Properties_618 E Main | DEV-R |
| | 2018-62 | Sleep-in/Mainstay_Cherry Blossom Connector | DEV-C |
| | 2018-56 | Texas Roadhouse (ML Georgetown) | DEV-C |
| | 2017-53 | Top Gun Safe Auto Sales | DEV-C |
| | 2003-56 | White Oak Village - Development (Units) | DEV-R |
| Final Inspection | | | |
| | Number of Projects: 8 | | |
| | 2017-49 | Ashton Grove Senior Living (Highgrove) | DEV-C |
| | 2019-09 | Bastian Solutions - Bristol Group - Corporate Blvd | IND |
| | 2015-27 | Country Boy Brewing_2019 Expansion | DEV-C |
| | 2016-38 | Cyron Holdings | IND |
| | 2019-23 | Ecofibre - Hemp Black, Corporate Dr. | DEV-C |
| | 2019-10 | Landmark Shoppes - 109 Marketplace Circle | DEV-C |
| | 2019-14 | Titan Project (QSI Banking)_Technology Ct | DEV-C |
| | 2018-26 | Toyota Tsusho - North Access Road | DEV-C |

GSCPC Active Subdivision Projects

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

List of all Active Projects/status

| Application | Project Name | Type | Status |
|-------------|--|-------|-----------------------|
| 2017-34 | Adient USA (Hillps) Amended DP (Parking and dock) | DEV-C | No Activity |
| 2017-33 | American Mini (Self-Storage_1047 Paris Pike)-Ph 1 | DEV-C | Under Construction |
| 2014-22 | Amerson Apartments North | DEV-R | Dedication/Final Work |
| 2017-20 | Amerson Commercial Grading and Site Work | DEV-C | Approved/Bonded |
| 2019-30 | Amerson Daycare_301 Schoolhouse | DEV-C | Under Construction |
| 2018-22 | Amerson South Townhomes | DEV-R | Under Construction |
| 2017-49 | Ashton Grove Senior Living (Highgrove) | DEV-C | Final Inspection |
| 2019-09 | Bastian Solutions - Bristol Group - Corporate Blvd | IND | Final Inspection |
| 2018-25 | Bluegrass RV Storage - Soil Relocation | DEV-C | Under Construction |
| 2016-47 | Canewood Unit 1-C Sect 4 | RES | Approved/Bonded |
| 2017-13 | Canewood Unit 6, Lot 1 | RES | Under Review |
| 2014-21 | Central Church of God-Coleman Lane | DEV-C | Complete |
| 2005-47 | Cherry Blossom Subdivision Phase 7 & 8 | RES | Dedication/Final Work |
| 2019-13 | Cherry Blossom Townhomes - Phase 6 | RES | Under Construction |
| 2015-22 | Cherry Blossom Townhomes Phase 5 (Haddix triplex) | DEV-R | Under Construction |
| 2015-22 | Cherry Blossom Townhomes-Phase 5 | DEV-R | Approved/Bonded |
| 2018-41 | Commonwealth T&M - 220 Endeavor | DEV-C | Under Construction |
| 2015-27 | Country Boy Brewing_2019 Expansion | DEV-C | Final Inspection |
| 2016-38 | Cyron Holdings | IND | Final Inspection |
| 2006-86 | December Estates Cluster Subdivision | RES | Approved/Bonded |
| 2013-11 | Deer Run - Phase 3A | RES | Approved/Bonded |
| 2013-11 | Deer Run - Phase 3B | RES | Approved/Bonded |
| 2018-10 | Dog Haus Development | DEV-C | No Activity |
| 2018-08 | Dominos (Oxford Place) Perfect Properties | DEV-C | Under Construction |
| 2019-23 | Ecofibre - Hemp Black, Corporate Dr. | DEV-C | Final Inspection |
| 2005-26 | Edgewood Subdivision - Phase 1 | RES | Dedication/Final Work |

| Application | Project Name | Type | Status |
|--------------------|--|-------------|-----------------------|
| 2011-29 | Falls Creek Drive extension | DEV-C | Approved/Bonded |
| 2004-49 | Falls Creek Phase 1 - Unit 1 | RES | Warranty Period |
| 2004-49 | Falls Creek Phase 1- Units 2, 3, 4, & 5 | RES | Warranty Period |
| 2017-43 | Fox Run Subdivision - Phase 1 | RES | Approved/Bonded |
| 2019-39 | Harbor Village Unit 1, Phase 3C | RES | Under Construction |
| 2015-08 | Heritage Apartments at Falls Creek - Phase 2 | DEV-R | Under Review |
| 2016-49 | Hiserbob - 411 Triport Road | IND | Under Construction |
| 2019-06 | Hoghead Trailer Sales-Showalter | DEV-C | No Activity |
| 2020-11 | Jiffy Lube - 120 Osborne Way | DEV-C | Under Construction |
| 2018-52 | Jimmy Johns - 121 Southgate Dr | DEV-C | Under Review |
| 2019-46 | Jones Prop - Willow Brook Ln Ext | RES | Under Review |
| 2019-10 | Landmark Shoppes - 109 Marketplace Circle | DEV-C | Final Inspection |
| 2004-02 | Leesburg Landing | RES | Dedication/Final Work |
| 2006-28 | McClelland Springs Subdivision Phase 2A | RES | Dedication/Final Work |
| 2009-20 | Morgan Property | DEV-C | No Activity |
| 2017-14 | Morgan Property (Tract 2) 2017 | DEV-C | No Activity |
| 2020-04 | Oser Paint & Flooring | DEV-C | Under Construction |
| 2006-07 | Overlook Apartments (Dover Dr) Phase 3 & 4 | DEV-C | Under Construction |
| 2008-40 | Paynes Crossing Phase 4 - Section 1 & 2 | RES | Approved/Bonded |
| 2015-05 | Pemberley Cove | RES | Warranty Period |
| 2018-29 | Penn Ave Baptist Parking - Stamping Ground | DEV-C | Under Review |
| 2017-24 | Pinnacle At Mallard Point | RES | Under Construction |
| 2004-51 | Pleasant Valley Phase 4B, 4C, & 4F | RES | Approved/Bonded |
| 2004-51 | Pleasant Valley Phase 4D & 4E | RES | Approved/Bonded |
| 2004-51 | Pleasant Valley Phase 5 | RES | Under Review |
| 2008-47 | Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe) | RES | Approved/Bonded |
| 2008-47 | Pleasant Valley Section 2, Ph2, Unit 2 | RES | Warranty Period |
| 2018-18 | Pleasant Valley, Section II - Phase 3 Condominiums | DEV-C | Under Construction |

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

| Application | Project Name | Type | Status |
|---|--|-------------|--------------------|
| 2006-06 | Ward Hall Property - Phase 1B & 1C (Remainder) | RES | Warranty Period |
| 2019-10 | White Oak Condominiums Phase 2 | DEV-R | Warranty Period |
| 2019-10 | White Oak Condominiums Phase 4 (Remaining) | RES | Approved/Bonded |
| 2003-56 | White Oak Village - Development (Units) | DEV-R | Under Construction |
| 2016-13 | Winding Oaks Cluster | RES | Warranty Period |
| 2018-05 | Woodland Park (Betty Yancey) Phase 1 | RES | Under Construction |
| 2018-05 | Woodland Park (Betty Yancey) Phase 2 | RES | Under Construction |
| Total Number of Active Projects: | | 89 | |