



PUD MINIMUMS:
 SINGLE FAMILY
 LOT WIDTH - 50'
 LOT SIZE - 6,500 S.F.
 FRONT YARD - 25' SETBACK
 SIDE YARD - 7.5' SETBACK
 REAR YARD - 25' SETBACK

SITE STATISTICS:
 TOTAL AREA = 105.74 ACRES
 ZONE = SINGLE FAMILY (R-2 PUD), NEIGHBORHOOD BUSINESS (B-4) & CONSERVATION DISTRICT (C-1)
 CONSERVATION AREA = 40.44 ACRES
 RESIDENTIAL (R-2 PUD) AREA = 62.05 ACRES
 NEIGHBORHOOD BUSINESS (B-4) AREA = 3.25 AC.
 ACREAGE IN STREET R.O.W. = 14.51 AC.
 NUMBER OF LOTS = 256 (254 BUILDABLE, 1 CONSERVATION LOT @ 1 H.O.A.)



LOCATION	PROPERTY OWNER	ADDRESS	D.B. / PG.
1	BRIAN & KIMBERLY SIMPKINS	163 FERGUSON LN.	364 / 104
2	DOUGLAS & STEPHANIE BUNGE	161 FERGUSON LN.	363 / 269
3	ROBERT & NAOMI WITT	159 FERGUSON LN.	359 / 400
4	DARRELL & EMITY CHASE	157 FERGUSON LN.	455 / 631
5	RYAN & JESSICA MARSHALL	151 FERGUSON LN.	366 / 556
6	JERRY & CHERYL COOVER	149 FERGUSON LN.	363 / 734
7	STEVEN & DEBORAH DELK	147 FERGUSON LN.	393 / 676
8	JERRY & CAROLYN BER GEN HAGEN	145 FERGUSON LN.	360 / 576
9	GERALD & ANDREA ADAIR	143 FERGUSON LN.	371 / 356
10	CHRISTOPHER & TAMMY DULEY	141 FERGUSON LN.	397 / 90
11	TRAVIS & WENDY AMBROSE	139 FERGUSON LN.	402 / 398
12	MATHEW & STACY WEIR	137 FERGUSON LN.	442 / 110
13	JAMES & SHUMIN CHANGS LEBEE	135 FERGUSON LN.	364 / 679
14	STEPHEN & LISA MANNING	133 FERGUSON LN.	377 / 790
15	HOME OWNERS ASSOCIATION	H.O.A.	395 / 525

UTILITY EASEMENT DESCRIPTION
 EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY (KU), KENTUCKY AMERICAN WATER COMPANY, AT&T, TIME WARNER CABLE, COLUMBIA GAS OF KENTUCKY INC., GIMSS, AND THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREBY THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE IN EXCESS OF 6" SHALL BE PERFORMED UPON SAID EASEMENT AFTER INSTALLATION OF FACILITIES. BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REINFORCE FACILITIES WITHIN SAID EASEMENTS.

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

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

SIGNATURE OF OWNER OR OWNERS _____ DATE _____

CERTIFICATION OF PRELIMINARY PLAN 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. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

NOTES:
 INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.

STORMWATER MANAGEMENT SHALL MEET THE REQUIREMENTS OF THE GEORGETOWN STORMWATER BMP MANUAL AND SANITARY SEWERS AND WATER SUPPLY SHALL BE APPROVED BY GIMSS.

ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.

THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORD PLAT.

GRADING, BUILDING FINISH FLOOR ELEVATIONS & H.C. PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.

THERE IS A 15' LANDSCAPE SCREENING COMPONENT WITHIN THE 50' BUFFER ADJOINING AGRICULTURAL ZONES.

THE C-1 LAND CAN FULFILL OPEN SPACE REQUIREMENTS FOR THIS DEVELOPMENT. PEDESTRIAN 'PATHS' WILL ALSO COUNT TOWARDS THE OPEN SPACE.

LINE	BEARING	DISTANCE
L1	N 50°02'47" E	62.00
L2	N 39°09'13" W	126.69
L3	N 49°37'24" W	85.83
L4	S 58°39'57" E	116.17
L5	S 45°50'07" E	68.42
L6	S 65°03'11" E	69.47
L7	S 26°25'59" E	69.14
L8	S 19°53'37" E	84.37
L9	S 13°01'11" E	42.76
L10	N 42°25'07" W	84.12
L11	N 67°22'28" W	84.41
L12	N 60°02'04" W	84.72
L13	N 77°21'18" E	69.55
L14	N 25°21'46" W	126.52
L15	S 45°03'11" W	62.00
L16	S 14°17'47" E	24.88
L17	N 15°03'11" W	79.02
L18	N 14°55'58" E	62.04
L19	N 79°36'22" W	61.87

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	181.11	N 54°17'25" W	24.55
C2	138.11	N 56°19'56" E	194.36
C3	89.24	N 100°59'52" E	34.36
C4	33.54	N 29°08'04" W	82.29
C5	62.22	S 29°08'04" E	61.33
C6	102.69	N 54°16'39" E	124.46

OWNER/DEVELOPER:
 BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEWISTON, KY 40317
 D.B. 452, PG. 131
 PLAT CAB. 14, PG. 114

SA Partners, PLLC
 CIVIL ENGINEERS & LAND SURVEYORS & LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LEWISTON, KY 40317
 PHONE (606) 296-9888
 FACSIMILE (606) 296-9887

PRELIMINARY SUBDIVISION PLAN
GAINES FARM PROPERTY
 1367 PAYNES DEPOT ROAD, LOTS 2 & 3
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN LLW
 DATE 01/02/26
 CHECKED _____
 REVISED _____

SHEET

PSP-2026-0

