

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**January 14, 2016**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of December invoices
- B. Approval of December 10, 2015 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PDP-2015-32 Georgetown East – Wireless Communications Facility – Preliminary Development Plan for a 195' self-supported cell tower with a 5' lightning arrester, located on a 98' x 98' fenced area within a 100' x 100' lease area, located on the north side of Crumbaugh Road, east of Glen Creek Road.

**III. NEW BUSINESS**

- A. FSP-2015-39 Santa Barbara Fortiline – Final Subdivision Plat to subdivide 2.37 acres from the parent tract, leaving 11.67 acres, located on East Yusen Drive.
- B. PDP-2015-40 Canewood Unit 2 Townhomes – Amended Preliminary Development Plan for 27 townhome units located east of Canewood Center Dr.

**IV. OTHER BUSINESS**

- A. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
December 10, 2015**

The regular meeting was held in the Scott County Courthouse on December 10, 2015. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and John Shirley.

Motion by Holland, second by Mizell, to approve the November invoices. Motion carried.

Motion by Mizell, second by Smith, to approve the November 12, 2015 minutes. Motion carried.

With the addition of C) Pending Litigation under Other Business, motion by Smith, second by Caldwell, to approve the November agenda. Motion carried.

Postponements/Withdrawals

The Georgetown East – Wireless Communication Facility application was postponed.

Consent Agenda

A representative of the Raising Cane's Chicken Fingers application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Holland, to approve the Raising Cane's Chicken Fingers application. Motion carried.

A representative of the DHW Land Property application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Wiseman, to approve the DHW Land Property application. Motion carried.

A representative of the Smith Property application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Wiseman, second by Caldwell, to approve the Smith Property application. Motion carried.

PDP-2015-36 Cattleman's Roadhouse – Preliminary Development Plan for an 8,700 sq. ft. restaurant on 2.39 acres zoned B-2 (Highway Commercial), located at 240 Champion Way, at the intersection of Grandstand Drive.

Ms. Chan reviewed the staff report, including the general layout and pedestrian access. She requested that a condition be added requiring an additional connection be made on the northern side of the parcel to connect to Grandstand Drive and that the sidewalk be continued to meet the entrance to the Hilton Garden Inn.

She stated that a variance is being requested to reduce the sidewalk width from 6' to 4' to be consistent with the sidewalks shown on the plat for Thoroughbred Acres Unit 11. She recommended approval, adding that 4' sidewalks have been approved for other hotels in the area.

Ms. Chan reviewed the landscape plan, noting that a specie-specific plan will be required with the Final Development Plan, and stated that all other issues comply with the regulations.

Chairman Jones expressed concern about parking on Grandstand Drive. It was stated that parking is not allowed on Grandstand. He also expressed concern about the left turn into the site from Champion Way. That issue was discussed.

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

Rory Kahly, EA Partners and representing the applicant, agreed with the conditions of approval. He also stated that the southern parking spaces will be pull-through. Regarding the sidewalk on Grandstand Drive, he stated that it is a bonded item (for 4' width) from the earlier developer.

**Motion by Caldwell, second by Sulski, to approve the Preliminary Development Plan subject to the twelve (12) conditions of approval and including the requested variance to construct 4' sidewalks instead of 6'. Motion carried.**

PDP-2015-37 Santa Barbara – Fortiline – Preliminary Development Plan for an 8,000 sq. ft. industrial building with associated outdoor storage, located on East Yusen Drive in the Triport Industrial Park.

Mr. Summers reviewed the staff report, including the requested variance to allow gravel

in the storage areas. He reviewed access and landscaping, and noted that the applicant received Board of Adjustment approval for the outdoor storage with no additional screening required.

He recommended approval, including the variance to allow the use of gravel, as other properties in the industrial park have been granted the use of gravel for storage areas.

Greg Schickel, Sims Pike resident, expressed concern about noise.

Brian Hayes, representing the applicant, stated that activity on the site will be from 8:00-5:00 and that any noise will be associated with a delivery truck that may be loading or unloading water pipe. There will be no industrial machinery other than possibly a forklift or whatever is needed to load pipe.

Commissioner Sulski asked if recycled asphalt can be used instead of gravel. Mr. Hayes replied that companies that reclaim asphalt are selling it for a premium and using it for other purposes.

**Motion by Holland, second by Wiseman, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, and including the requested variance regarding the use of gravel in the storage areas. Motion carried.**

PDP-2015-38 Culton Properties, LLC - Preliminary Development Plan for a 14,000 sq. ft. construction equipment rental center on 3 acres, located on the east side of Carley Drive in the Georgetown Industrial Park.

Mr. Kane reviewed the staff report. He addressed issues regarding the Royal Spring Aquifer Recharge Area, parking calculations, outdoor storage, screening at rear of the property, landscaping, and Fire Department approval.

Lewis Brashear, applicant, addressed the stormwater plan and the gate system for Fire Department approval.

**Motion by Smith, second by Holland, to approve the Preliminary Development Plan, subject to the twelve (12) conditions of approval. Motion carried.**

Mr. Brashear complimented the Planning and Building Inspection staff for their cooperation through their difficult search for a suitable property for this project.

#### 2016 Application Deadline Schedule

Mr. Kane asked for a motion and approval of the schedule for 2016.

**Motion by Sulski, second by Wiseman, to approve the 2016 Application Deadline Schedule. Motion carried.**

Pending Litigation

**Motion by Sulski, second by Caldwell, to go into closed session to discuss pending litigation. Motion carried.**

**Motion by Sulski, second by Wiseman, to come out of closed session. Motion carried.**

No action was taken.

The meeting was then adjourned.

Respectfully,

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Rob Jones, Chair

Attest:

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Charlie Perkins, Secretary

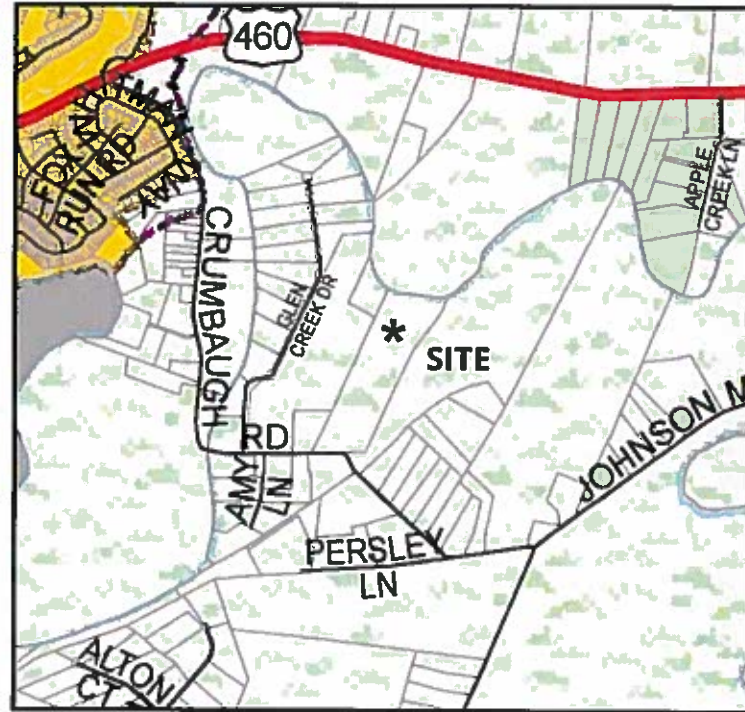
**Georgetown East Wireless Communications Facility  
Staff Report to the Georgetown-Scott County Planning Commission  
January 14, 2016**

**FILE NUMBER:** PDP-2015-32

**PROPOSAL:** Preliminary Development Plan for a 195' monopole tower with a 4' lightning arrester located on a 10,000 sq. ft. lease area zoned A-1

**LOCATION:** 570 Crumbaugh Road,  
Parcel # 210-30-032.000

**APPLICANT:** PI Telecom  
Infrastructure V, LLC  
and Cellco  
Partnership  
DBA: Verizon  
Wireless



**CONTACT:** David A. Pike,  
Pike Legal Group, PLLC

**STATISTICS:**

Zone	A-1
Surrounding Zones	A-1
Acreage	10,000 sq. ft. (Lease Area)36.5 Acres (Parent Tract)
Tower Height	199 ft.; 195 ft. monopole tower with 4 ft. lightening arrester
Water/Sewer Available	N/A
Access	Access Easement from Crumbaugh Road
Waiver Requested	None

**BACKGROUND:**

The applicant requests approval for a 195' tall monopole tower with an additional 4' lightening arrester on a 10,000 sq. ft. lease area, located at 570 Crumbaugh Road. The Project Site is

located on the north side of Crumbaugh Road. The site is an agricultural parcel with no residence and a few farm storage buildings. The tower will be set back at least 1,800 feet from Crumbaugh Road and at least 200 feet from North Elkhorn Creek.

The applicant has proposed a 30' wide access easement running along the western side of the property. The entrance would be shared with the existing driveway on the parcel.

### **TELECOMMUNICATION TOWER ANALYSIS**

1. Monopole cellular antenna towers shall be permitted in any zone. **The proposed tower is located within an A-1 zoning district.**
2. Lattice and guyed cellular antenna towers constructed in an agricultural zone shall be located a minimum distance of 250 feet from all existing residential structures. **The proposed tower is not a lattice and guyed tower.**
3. The applicant must provide a statement that they have considered the likely effects of the installation on nearby land uses and values and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided, and that there is no reasonably available opportunity to locate its antennas and related facilities on an existing structure (i.e., co-locate). **The applicant submitted a document by Martin C. Brown of Galloway Appraisal, finding that wireless communication facilities "will not have an adverse impact of property values." Mr. Brown states that numerous neighborhood impact studies have been done to address this issue.**

**The applicant has also submitted a site selection report as part of the application describing the process by which the project site was chosen. The applicant's engineers identified a service gap east of I-75 and south of Paris Pike. There were no suitable tall structures providing opportunities for co-location, and the nearest wireless communications facility was more than half a mile to the west.**

4. Setback for all structures constructed in connection with cellular antenna towers, except fences and/or guy wires, shall be a minimum distance from the property lines or lease line equal to the setback of the respective district plus one-half (1/2) the height of the tower. **The tower described in the application is 199 feet tall, and the A-1 zoning district has a setback of 50 feet from all property lines. If approved, the tower will need to be at least 149.5 feet from all property lines.  $((199/2) + 50 = 149.5)$  The proposed tower is shown to be located roughly 282' from the nearest property line.**
5. The Planning Commission may allow antennas greater than two hundred (200) feet in height upon review of the applicant's justification that the additional height meets the

criteria identified in Subsection K. **The applicant has requested a 199' tower, so no variance is required.**

6. The cellular antenna tower shall be constructed in compliance with the current ANS/EIA/TIAK 22-F standards and other applicable State standards. **The applicant has provided documentation stating they are compliant with current standards.**
7. Cellular antenna towers shall not be illuminated, except in accordance with other state or federal regulations. **Documentation submitted from the FAA indicates marking and lighting are not necessary on this proposed tower for aviation safety. The FAA went on to say, "if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2." A note on sheet TE-1 indicates that any lighting will comply with FAA regulations.**
8. Woven wire or chain link (80% open) or solid fences made from wood or other materials (less than fifty (50) percent open) shall be used to enclose the site. Such fences shall not be more than eight (8) feet in height. The use of barbed wire or sharp pointed fencing shall be prohibited. **The applicant proposes an 8' high chain link fence to enclose the site.**
9. Screening shall be provided by evergreen trees, with a minimum height of six (6) feet, planted in a staggered pattern at a maximum distance of ten (10) feet on center. **The Preliminary Development Plan includes a landscape plan which demonstrates compliance with this requirement.**
10. Surfacing of all driveways and off-street parking areas shall comply with the requirements of the applicable Subdivisions & Development Regulations and be at least constructed of gravel or other durable surface. The Planning Commission may require alternative surface materials based on grade, construction and potential for erosion. **The Applicant is proposing a 12' wide gravel access drive.**
11. There shall be no signs permitted except those displaying emergency information, owner contact information, warning or safety instructions, or signs which are required by a federal, State or local agency. Such signs shall not exceed five (5) square feet in area. **No signage is proposed.**
12. All new cellular antenna towers shall be designed and constructed to accommodate a minimum of three service providers. **In addition to the applicant's needs, the proposed tower will be able to accommodate four additional service providers.**

13. All option and site lease agreements shall not prohibit the possibility of co-location. **The applicant has submitted the required documentation.**

**Staff Comments:**

Section 2.55 (K) of the Zoning Ordinance requires approval or disapproval of the application to be based on an evaluation of the proposal's agreement with the Comprehensive Plan, Zoning Ordinance, and applicable Subdivision & Development Regulations. The proposal appears to meet the conditions of the Zoning Ordinance and the Subdivision & Development Regulations.

The 2011 Comprehensive Plan states the fundamental guiding principal for rural land use as, "that actions taken and decisions made should result in a proper balance between the needs of development associated with community growth, and the continuing need to preserve and protect Scott County's rural, agricultural, and historical assets for the benefit of the community as a whole." Without data on the number of impacted parcels, increased service area, type of service being increased, it can be difficult to determine whether the balance between development and the preservation of the rural areas is being met.

The maps provided by the Radio Frequency Engineer's Report shows expanded LTE coverage, but does not inform about the levels of other types of cell phone reception. The maps do not inform staff as to whether the service gap referenced by the engineer refer to a cell phone coverage gap or a gap of a certain type of signal.

**Additional Comments:**

Staff has received numerous communications from both the Applicant and the public regarding this application. Hard copies of all communications received have been stored in the file for this application, and can be made available to the Commission as requested.

The Applicant has requested that all discussion and comments at the Planning Commission meeting exclude environmental effects of radio frequency emissions. The Applicant rightly states that both the local ordinance, state, and federal law are all very clear that this is to be handled solely by the FCC.

Additionally, the Applicant has submitted documents describing: the site selection, radio frequency design search area, radio frequency engineer report, effects on property values, structural integrity, and appropriateness of the plan.

There has been some concern from nearby property owners regarding this application. These concerns include topics such as: **(Staff comments in bold)**

- Whether the plan is in compliance with the comprehensive plan, **(The Comprehensive Plan does not specifically mention wireless communication facilities. The tower is**

**not located in the flood plain or on any other environmentally sensitive areas as defined by the Comprehensive Plan.)**

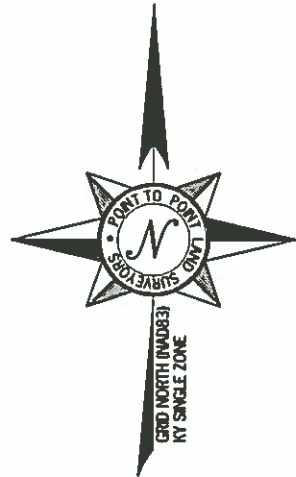
- The effects of the tower on the scenic view, **(Page 30 of the Environmental Quality Element of the Comprehensive Plan discusses Rural and Urban Landscapes and Natural Habitats. The proposed tower addresses this part of the plan by providing the required landscaping buffer around the facility.)**
- Whether the tower fits with the character of the surrounding area, **(There are currently wireless communication facilities visible from this area, so a new facility, while closer to the concerned neighbors, would not be out of character.**
- The effects the tower might have on surrounding properties, **(The Applicant provided a document written by an appraiser addressing the issue of impacted property values.)**
- Whether a sufficient effort to co-locate has been made, **(The Applicant provided documentation describing the site selection process. There are no existing towers or sufficiently tall structures near enough for the Applicant to co-locate on that will allow them to address their gap in coverage.)**
- Safety of having a tower taller than 200 feet, **(The revised proposal is now for a tower shorter than 200 feet.)**
- Whether the tower would have an adverse effect on North Elkhorn Creek. **(The tower is outside of all Environmentally Sensitive Areas as described by ordinance and the Comprehensive Plan.)**
- The Applicant is not required to have lighting by the FAA, but will the Applicant voluntarily install lighting on the tower.
- With diesel generators located on site, how will the proposed tower protect the Elkhorn Creek from potential spills or leaks? Can the Commission request they only provide 3 co-location points on the tower to reduce the number of potential generators on the Project Site?

## **RECOMMENDATION:**

Should the Planning Commission grant approval of this application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and the *Subdivision & Development Regulations*.
2. As part of the Final Development Plan approval, the applicant must provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
3. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).



N/F  
DOROTHY C. LAND, BRYAN  
ZACHARY LAND, & CHERYL L. LAND  
566 CRUMBAUGH RD.  
GEORGETOWN, KY 40324  
PARCEL# 210-30-031.000  
DB 242 PG 599  
ZONED A-1

N/F  
DOROTHY C. LAND, BRYAN  
ZACHARY LAND, & CHERYL L. LAND  
566 CRUMBAUGH RD.  
GEORGETOWN, KY 40324  
PARCEL# 210-30-030.000  
DB 341 PG 277  
ZONED A-1

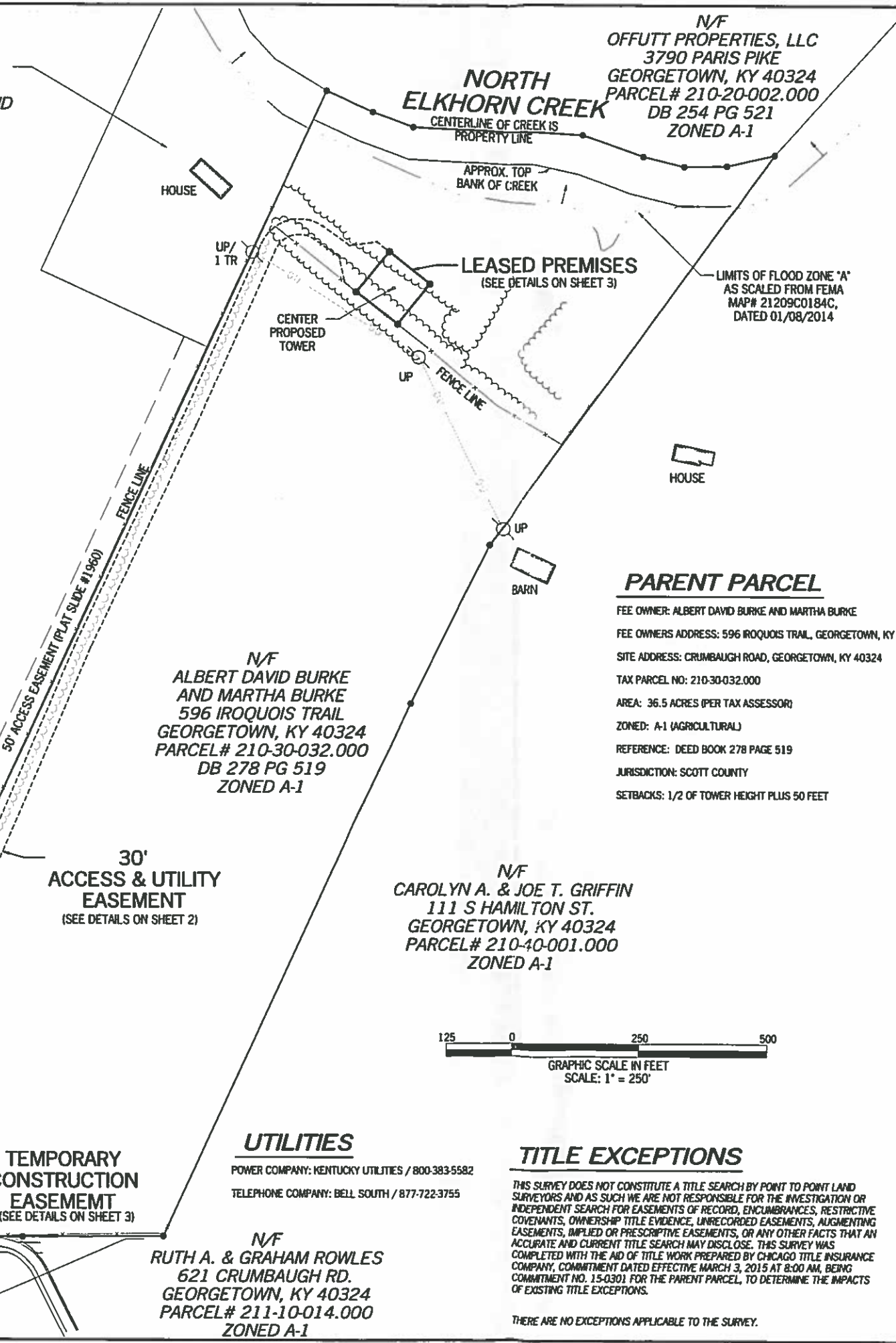
N/F  
DOROTHY C. LAND, BRYAN  
ZACHARY LAND, & CHERYL L. LAND  
566 CRUMBAUGH RD.  
GEORGETOWN, KY 40324  
PARCEL# 211-10-010.000  
DB 252 PG 222  
ZONED A-1

N/F  
ALBERT DAVID BURKE  
AND MARTHA BURKE  
596 IROQUOIS TRAIL  
GEORGETOWN, KY 40324  
PARCEL# 210-30-032.000  
DB 278 PG 519  
ZONED A-1

N/F  
CAROLYN A. & JOE T. GRIFFIN  
111 S HAMILTON ST.  
GEORGETOWN, KY 40324  
PARCEL# 210-40-001.000  
ZONED A-1

N/F  
RUTH A. & GRAHAM ROWLES  
621 CRUMBAUGH RD.  
GEORGETOWN, KY 40324  
PARCEL# 211-10-014.000  
ZONED A-1

N/F  
OFFUTT PROPERTIES, LLC  
3790 PARIS PIKE  
GEORGETOWN, KY 40324  
PARCEL# 210-20-002.000  
DB 254 PG 521  
ZONED A-1



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

THIS SURVEY IS FOR THE PROPOSED LEASED PREMISES AND EASEMENTS ONLY. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PI TELECOM INFRASTRUCTURE V. LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC. (DATE OF FIELD VISIT: 03/10/2015)

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) KENTUCKY SINGLE ZONE.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE 'X', COMMUNITY PANEL 21209C0184C, DATED JANUARY 8, 2014. PROPOSED TOWER IS LOCATED APPROXIMATELY 216 FEET FROM THE NEAREST FLOOD HAZARD AREA.

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

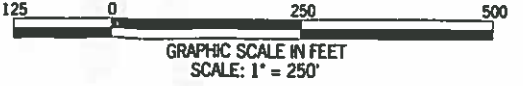
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE COMPUTED CRUMBAUGH ROAD RIGHT OF WAY. THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND. RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE BEST AVAILABLE TITLE INFORMATION AND RESEARCH.

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POINT TO POINT LAND SURVEYORS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

**PARENT PARCEL**

FEE OWNER: ALBERT DAVID BURKE AND MARTHA BURKE  
FEE OWNERS ADDRESS: 596 IROQUOIS TRAIL, GEORGETOWN, KY 40324  
SITE ADDRESS: CRUMBAUGH ROAD, GEORGETOWN, KY 40324  
TAX PARCEL NO: 210-30-032.000  
AREA: 36.5 ACRES (PER TAX ASSESSOR)  
ZONED: A-1 (AGRICULTURAL)  
REFERENCE: DEED BOOK 278 PAGE 519  
JURISDICTION: SCOTT COUNTY  
SETBACKS: 1/2 OF TOWER HEIGHT PLUS 50 FEET



**UTILITIES**

POWER COMPANY: KENTUCKY UTILITIES / 800-383-5582  
TELEPHONE COMPANY: BELL SOUTH / 877-722-3755

**TITLE EXCEPTIONS**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT TO POINT LAND SURVEYORS AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT DATED EFFECTIVE MARCH 3, 2015 AT 8:00 AM, BEING COMMITMENT NO. 15-0301 FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

THERE ARE NO EXCEPTIONS APPLICABLE TO THE SURVEY.

**LEGEND**

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IFP	IRON PIN FOUND
UP	UTILITY POLE
EP	EDGE OF PAVEMENT
OU	OVERHEAD UTILITY
TR	TRANSFORMER
N/F	NOW OR FORMERLY
○	UTILITY POLE
○	TELCO
○	IRON PIN FOUND
○	IRON PIN SET

STATE of KENTUCKY  
ROLAND D. McCANN  
1546  
LICENSED PROFESSIONAL LAND SURVEYOR

*Roland M. Cann*

NO.	DATE	REVISION
1	4/20/15	COMMENTS - KLS/NRW
2	8/12/15	CLIENT COMMENTS - NRW
3	8/31/15	CLIENT COMMENTS - NRW
4	11/17/15	CLIENT COMMENTS - NRW

SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
1010 Pennsylvania Avenue  
McDonough, GA 30253  
(p) 678.565.4440 (f) 678.565.4497  
(w) pointpointsurvey.com



SURVEY PREPARED FOR:  
**Parallel INFRASTRUCTURE**  
PI TELECOM INFRASTRUCTURE V, LLC



**'LV GEORGETOWN EAST'**  
SCOTT COUNTY, KENTUCKY

DRAWN BY: DRC / NRW  
CHECKED BY: KL  
APPROVED: C. INER  
DATE: APRIL 07, 2015  
P2P JOB #: G150107

SHEET:  
**1**  
OF 4

**SURVEYOR'S CERTIFICATE**

TO: PI TELECOM INFRASTRUCTURE V, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

I, ROLAND D. MCCANN, A KENTUCKY PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY OF THE PROPOSED LEASED PREMISES AND EASEMENTS AS DEPICTED BY THIS SURVEY, WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDED 1:5,000 AND WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AS ESTABLISHED BY THE STATE OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY.

*Roland M. Cann*  
ROLAND D. MCCANN, PLS 1546  
11/17/2015  
DATE

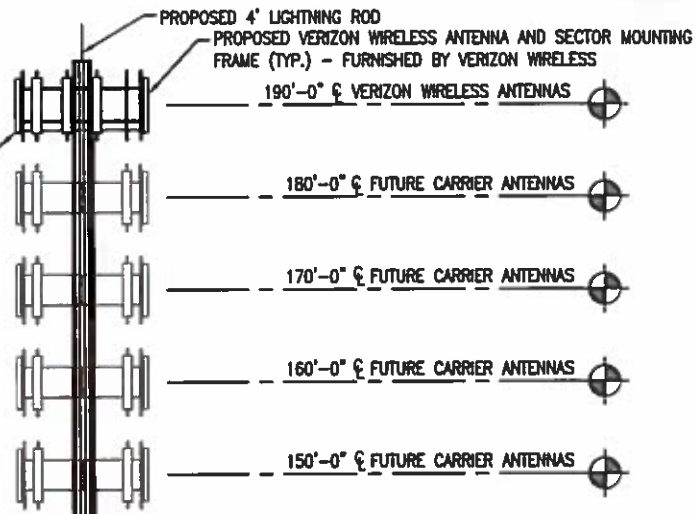
[SURVEY NOT VALID WITHOUT SHEETS 2, 3 & 4]



NOTICE: This drawing and the design shown are the property of Jacobs Engineering Group, Inc.

199'-0" TOP OF OVERALL STRUCTURE HEIGHT  
 195'-0" TOP OF TOWER

HEAVY DUTY ANTENNA MOUNTING SUPPORT STRUCTURE - FURNISHED BY VERIZON WIRELESS



TOWER LIGHTING WILL BE IN COMPLIANCE WITH APPLICABLE FAA REGULATIONS

PROPOSED 195' MONOPOLE TOWER W/ 4' LIGHTING ROD - 199' OVERALL TOWER (BY OTHERS) (190' VZW RAD CENTER)

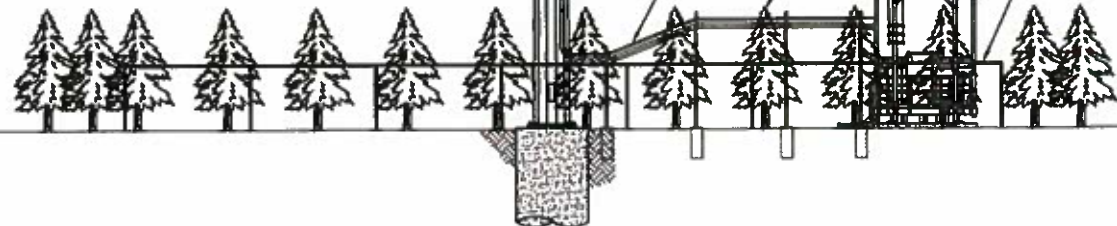
PROPOSED VERIZON WIRELESS CABLE ROUTING

PROPOSED VERIZON WIRELESS ICE CANOPY OVER PROPOSED EQUIPMENT

PROPOSED VERIZON WIRELESS ICE BRIDGE

PROPOSED LANDSCAPE BUFFER (SEE L-1)

PROPOSED 8' TALL CHAIN LINK FENCE (SEE D-1)



1 TOWER ELEVATION (WEST)  
 NOT TO SCALE

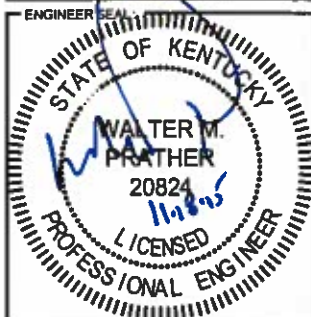
195' MONOPOLE TOWER  
 VERIZON WIRELESS CABLE ROUTING

2 CABLE PLAN  
 NOT TO SCALE



PREPARED FOR:  
**verizon wireless**  
 250 E. 96TH ST., STE. 175  
 INDIANAPOLIS, IN 46240

PREPARED BY:  
**JACOBS**  
 Jacobs Engineering Group, Inc.  
 5449 BELLS FERRY ROAD  
 ACWORTH, GA 30102  
 PHONE: 770-701-2500  
 FAX: 770-701-2501



DESIGN REVISION:

NO.	DATE	REVISIONS	BY
2	11/18/15	ISSUED FOR ZONING	AJM
1	09/14/15	ISSUED FOR ZONING	JTV
0	08/28/15	ISSUED FOR ZONING	MDA

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:  
**LV GEORGETOWN EAST**  
 CRUMBAUGH ROAD  
 GEORGETOWN, KY 40324

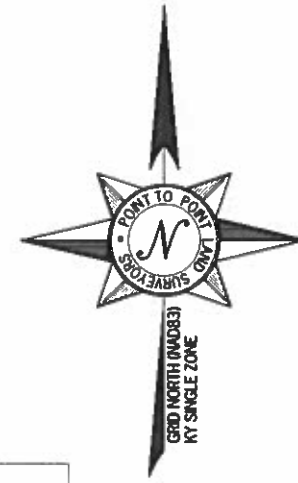
PARALLEL OWNER SITE ID:  
 P13KY00007.A  
 GEORGETOWN EAST, KY

PREPARED BY: K KRATNA  
 APPROVED BY: T VIEHE  
 PROJECT NO: ER001500  
 DATE: 03/27/15

SHEET NAME:  
 TOWER ELEVATION

SHEET NUMBER:  
**TE-1**

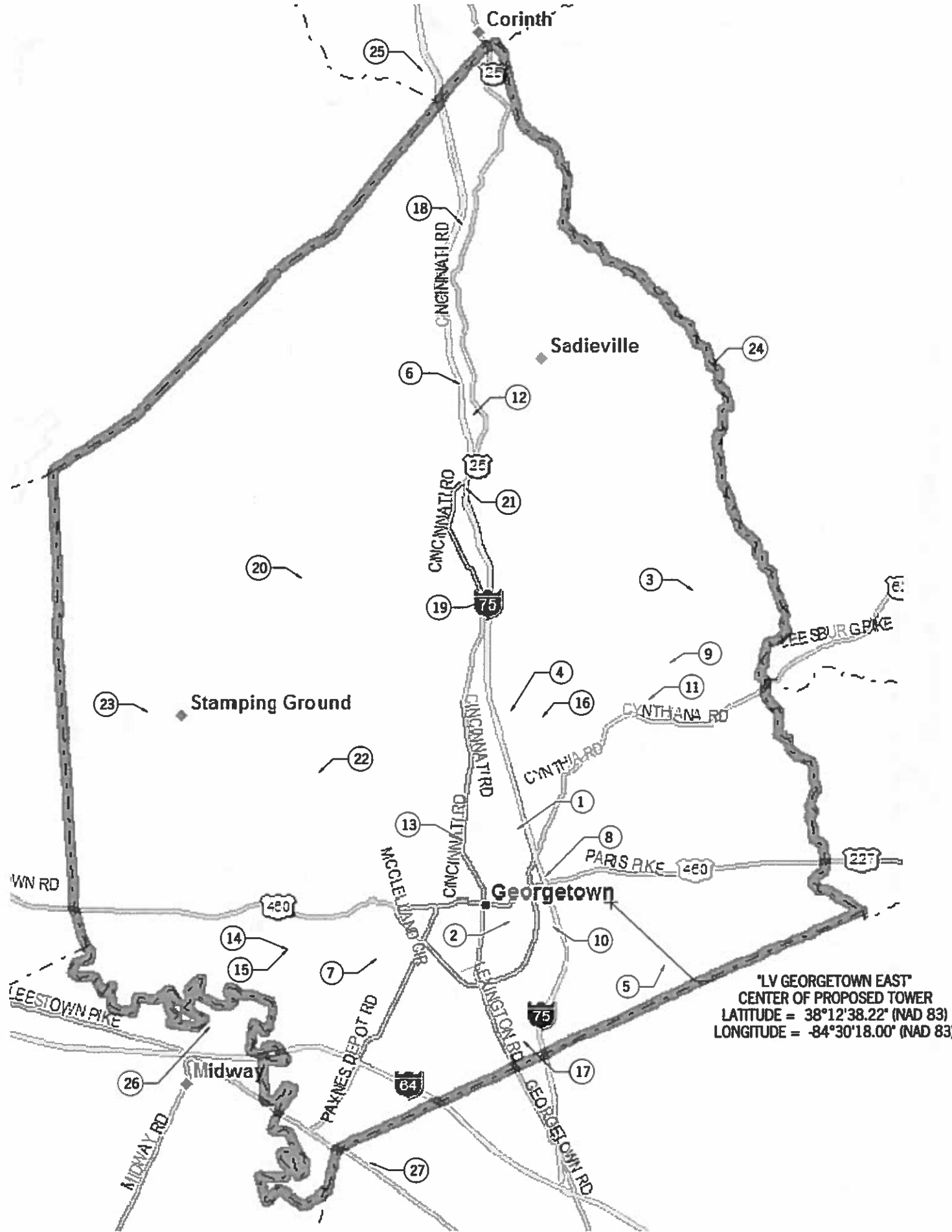
# COUNTY TOWER MAP



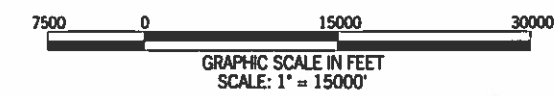
STATE OF KENTUCKY  
 ROLAND D. McCANN  
 1546  
 LICENSED PROFESSIONAL LAND SURVEYOR

*Roland McCann*

NO.	DATE	REVISION
1	11/17/15	COMMENTS - KLS



FCC REGISTRATION NUMBER	OWNER	LATITUDE	LONGITUDE	
1	1002101	CROWN CASTLE GT COMPANY LLC	38°14'05.0"	-84°32'00.0"
2	1020866	NEW TOWERS, LLC	38°12'15.0"	-84°32'51.0"
3	1030837	NORFOLK SOUTHERN CORP.	38°18'51.0"	-84°28'17.0"
4	1031518	NORFOLK SOUTHERN CORP.	38°16'26.0"	-84°32'51.0"
5	1034011	AMERICAN MESSAGING SERVICES, LLC	38°11'24.0"	-84°28'57.0"
6	1036181	CROWN CASTLE GT COMPANY LLC	38°22'57.0"	-84°34'12.0"
7	1036187	CROWN CASTLE GT COMPANY LLC	38°11'30.2"	-84°36'10.8"
8	1041496	SBA TOWERS, LLC	38°13'09.0"	-84°31'57.0"
9	1042988	AMERICAN TOWERS, LLC	38°17'23.5"	-84°28'51.2"
10	1043348	CROWN CASTLE SOUTH LLC	38°12'09.0"	-84°31'45.0"
11	1043458	AMERICAN TOWERS, LLC	38°16'39.9"	-84°29'22.8"
12	1043463	ESTATE OF J. DAVID FRIDLEY	38°22'20.0"	-84°33'51.0"
13	1044409	TIME WARNER CABLE MIDWEST LLC	38°13'51.6"	-84°34'02.7"
14	1047052	L.M. COMMUNICATIONS OF KENTUCKY, LLC	38°11'41.0"	-84°38'25.0"
15	1056851	WAHY-FM, INC.	38°11'41.0"	-84°38'25.0"
16	1060078	PINNACLE TOWERS LLC	38°16'19.0"	-84°32'03.0"
17	1060940	CROWN CASTLE PT INC	38°09'52.6"	-84°32'28.8"
18	1207423	CROWN COMMUNICATIONS INC	38°26'06.3"	-84°34'09.1"
19	1208654	CROWN CASTLE SOUTH LLC	38°18'36.9"	-84°33'36.5"
20	1226762	JOHN PALESKI	38°19'04.2"	-84°38'07.8"
21	1232820	AMERICAN TOWERS, LLC	38°20'52.3"	-84°34'00.5"
22	1268697	AMERICAN TOWERS, LLC	38°15'11.6"	-84°37'40.0"
23	1294798	CELLCO PARTNERSHIP	38°16'23.3"	-84°41'58.9"
24	1056242	EMKA TOWERS	38°23'20.0"	-84°27'50.0"
25	1058575	SBA TOWERS, LLC	38°29'09.0"	-84°35'10.2"
26	1201302	CROWN COMMUNICATIONS INC	38°10'08.1"	-84°40'22.2"
27	1226298	CROWN CASTLE GT COMPANY LLC	38°07'28.2"	-84°36'18.5"



COUNTY TOWER MAP PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointpointsurvey.com



COUNTY TOWER MAP PREPARED FOR:  
**Parallel INFRASTRUCTURE**  
 PI TELECOM INFRASTRUCTURE V, LLC



"LV GEORGETOWN EAST"  
 SCOTT COUNTY, KENTUCKY

DRAWN BY: NRW  
 CHECKED BY: KL  
 APPROVED: C. INER  
 DATE: 12 AUGUST, 2015  
 P2P JOB #: G150107

SHEET:  
**A-1**

K:\2015\G150107 - Georgetown East\G150107.dwg

**SANTA BARBARA FORTILINE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**January 14, 2015**

**FILE NUMBER:** FSP-2015-39

**PROPOSAL:** Subdivide 2.37 acres from the parent tract, leaving a remainder of 11.67 acres

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

**APPLICANT:** Robert Sims

**SURVEYOR:** Barry Brock, PLS



**STATISTICS:**

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial) & A-1 (Agricultural)
Acreage	2.37 acres of a roughly 14-acre parent tract
Access	East Yusen Drive
Variance/Waivers	None

**BACKGROUND:**

The Applicant is proposing to subdivide a 2.37-acre tract from the parent tract, leaving a remainder of 11.67 acres. The Project Site does not currently have an address but is located off of East Yusen Drive (Parcel # 161-40-018.000)

The Project Site received approval for a Preliminary Development Plan at the December 2015 Planning Commission meeting (PDP-2015-37).

**Issues:**

The Applicant is currently showing the building line as 12 feet along the southern property line, which is correct for the zoning district. However, there is a utility easement running along the southern property line. Since the utility easement is unbuildable, the setback along the southern property boundary should be adjusted to a 30-foot setback to take into account the 30-foot utility easement along the southern property line.

**RECOMMENDATION:**

Approve the Final Subdivision Plat to subdivide a 2.37-acre parcel from the parent tract, leaving a remainder of 11.67 acres with the following conditions of approval:

Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
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. The Applicant shall request an address for the created 2.37-acre lot from Planning Commission staff (GIS division).
5. Amend the southern property line to reflect a 30-foot setback.

**Certificate 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 of the development with my (our) free consent, establish the minimum building restriction line and dedicate all streets, alleys, walks parks and other open spaces to public or private use as shown in accordance with Georgetown-Scott County Subdivision and Development Regulations unless otherwise noted.

\_\_\_\_\_  
 Santa Barbara Land - Robert Sims Date

**Certificate of Accuracy**  
 I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Georgetown Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

\_\_\_\_\_  
 Barry Brock, PLS 3031 Date

**Surveyor's Certification**  
 I do hereby certify that the survey shown hereon was performed under my direct supervision by the method of random traverse with sideshots. The unadjusted mathematical error of closure ratio of the random traverse was 1:28,401 and the distances and bearings shown have not been adjusted. The survey shown hereon is an Urban Survey and the accuracy and precision of said survey meets all of the specifications of this class. Bearings are based on the southern property line of the parent tract (Plat Slide 1298) as shown. This property is subject to all easements apparent and of record and all monuments shown were found or set as noted. The completion date for this survey was November 20, 2015.

\_\_\_\_\_  
 Barry Brock, PLS # 3031 Date

**Certification of the Provision of Water Services**  
 I hereby certify that Kentucky American Water Co. has reviewed the plans and specs for the proposed water distribution system for this parcel, that the water distribution system of said parcel meets the requirements of this agency and all other requirements of the proper distribution of water and that Kentucky American Water Co. shall supply said parcel with water services.

\_\_\_\_\_  
 Kentucky American Representative Date

**Certification of the Provision of Sewage Services**  
 I hereby certify that Delaplain Disposal Systems has reviewed the plans and specifications for the proposed sewage system for the parcel, that the sewage system of said parcel meets the requirements of this agency and that Delaplain Disposal Systems shall supply said parcel with sewage disposal services.

\_\_\_\_\_  
 Delaplain Disposal Representative Date

**Certification of the Provision of Natural Gas Services**  
 I hereby certify that Columbia Gas has reviewed the plans for the proposed and that Columbia Gas shall supply the development with natural gas services.

\_\_\_\_\_  
 Columbia Gas Representative Date

**Certification of the Provision of Telephone Services**  
 I hereby certify that AT & T has reviewed the plans for the proposed development and that AT & T shall supply the development with Telephone services.

\_\_\_\_\_  
 AT & T Representative Date

**Certification of the Provision of Cable Services**  
 I hereby certify that Time Warner Cable has reviewed the plans for the proposed developments and that Time Warner Cable shall supply the development with Cable services.

\_\_\_\_\_  
 Time Warner Representative Date

Curve Data  
 Radius=99.15'  
 Delta 102-48-25 Rt  
 PI 32+71.17  
 PC 26+83.41  
 PT 35+25.21

E. Yusem Drive  
 Scott Co ROW  
 Plat Slide 665

Parent Tract  
 Corner

- NOTES:**
1. The real property shown hereon is subject to any and all valid easements, restrictions, reservations, conditions, and covenants as they may appear in the record chain of title of possessions and not shown hereon.
  2. Bearings are referenced along the southern property line of the parent tract. (See Plat Slide 1298 recorded in the Scott County Clerks Office).
  3. The parcel is bounded on the east by Norfolk-Southern Railroad. The RR property was researched but no deed of record could be found. A 100' ROW for the RR is referenced on Plat Slide 1298 recorded in the Scott County Clerks Office.
  4. This survey was performed without the benefit of a title report.
  5. This surveyor is not responsible for any inaccurate indexing of records that the county clerk or the PVA office may have made.
  6. No further subdivision of subject property (Lot 3 Parcel 3) or the parent tract (Lot 3 Parcel 2) without Planning Commission approval.

**FIRM Flood Note**  
 This property is not in a designated flood hazard area per FEMA map number 210207 0120C. The effective date is January 8, 2014. This is not a guarantee that flooding will not occur.

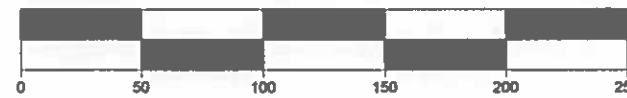
**Legend**  
 IPS Iron Pin Set (5/8" X 18" rebar with ID cap #3031)  
 RMS Reference Monument Set (5/8" X 18" rebar with ID cap #3031)

Parcel Surveyed 11/20/15.

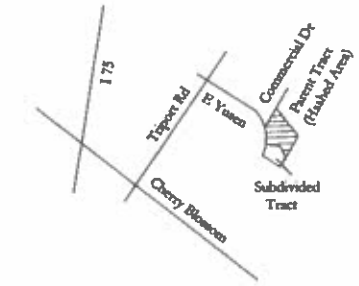
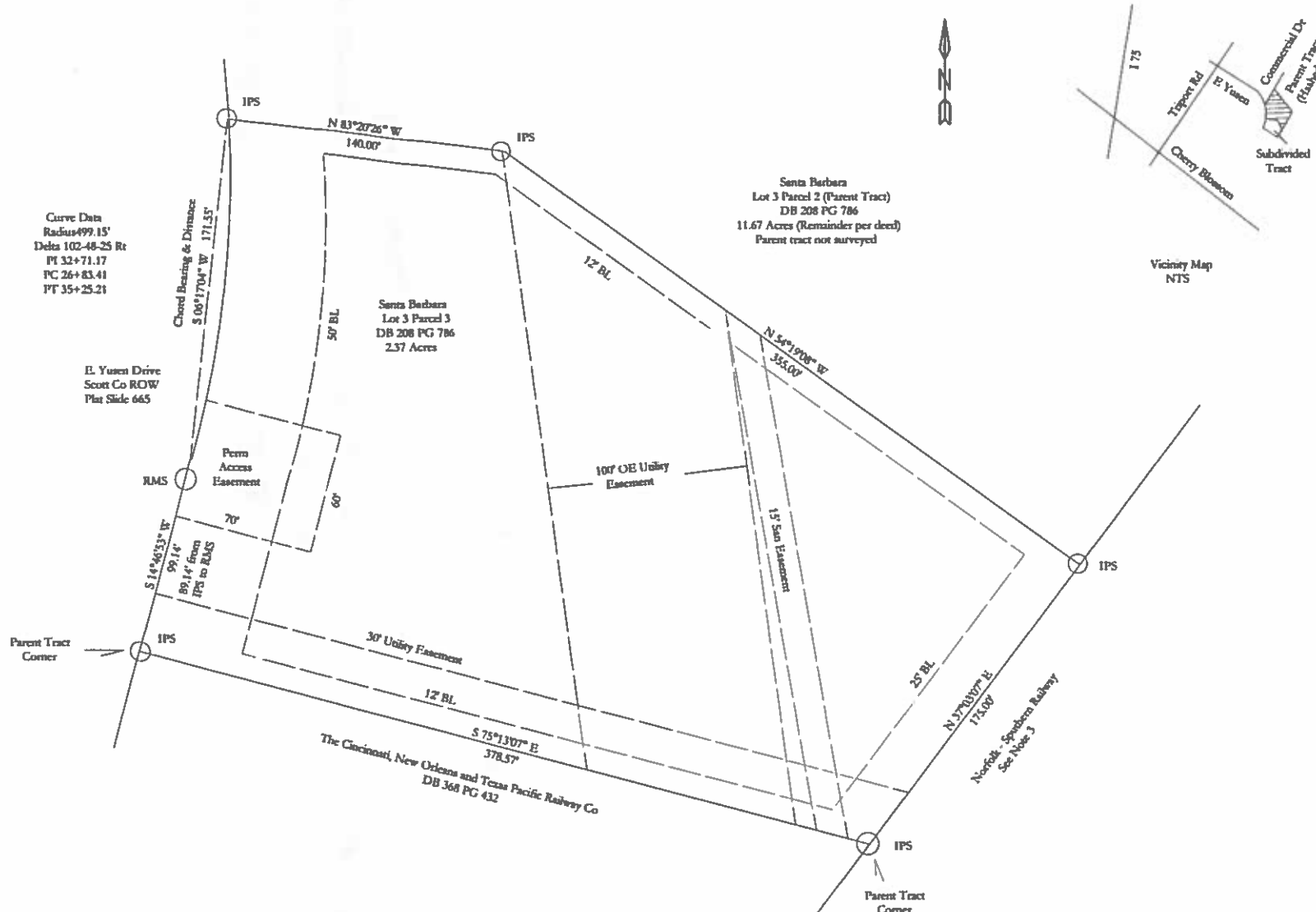
**Site Statistics**  
 Lot 3 Parcel 3 (new tract) - 2.37 acres  
 Lot 3 Parcel 2 (parent tract) - 11.67 acres (remainder)

Zoning is I1 (Industrial)

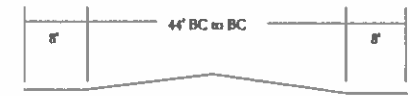
**Plat Purpose**  
 The purpose of this plat is to subdivide lot 3 parcel 2 and create a new lot (lot 3 parcel 3).



Scale: 1" = 50'  
 Date: November 20, 2015



Vicinity Map  
 NTS



Typical Section  
 E. Yusem Dr  
 NTS

Subdivision Plat  
 Lot 3 Parcel 3  
 Delaplain Industrial Park  
 Georgetown, Scott County, Kentucky  
 Deed Book 344, Page 514  
 Scott County Clerks Office  
 Owner: Santa Barbara Land Corporation  
 Address: 310 W. Short St.  
 Lexington, KY 40507

Surveyed By:  
 Barry Brock, PLS 3031  
 146 Gemini Trail  
 Georgetown, KY 40324  
 859-536-6480

This plat represents a boundary survey and complies with 201 KAR 18:150

**CANEWOOD UNIT 2, TOWNHOMES**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**January 14, 2016**

**FILE NUMBER:** PDP-2015-40

**PROPOSAL:** Amended Preliminary Development Plan for 27 townhome units.

**LOCATION:** Canewood Center Drive

**APPLICANTS:** Canewood, LLC.  
3445 Richmond Road,  
Lexington, KY 40509

**ENGINEER:** EA Partners  
3111 Wall Street  
Lexington, KY 40513



**STATISTICS:**

Zone	R-3 PUD
Surrounding Zones	R-2 to the north and east; B-2 to the south
Acreage	3.65 acres
Water/sewer available	Yes/Yes
Access	Access via Canewood Center Drive
Waivers Requested	None

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**BACKGROUND:**

The subject property is 3.65-acres in size with 27 platted lots, zoned R-3. It is located north of Frankfort Road and east of Canewood Center Drive in the partially developed Canewood townhome area. The adjacent properties are: R-2 to the north and east, and B-2 to the south. The Applicant is proposing to amend a previously approved Preliminary Development Plan for the townhome area to build a different townhome product with a new orientation and footprint.

The development was originally approved by the Planning Commission under application PDP-2002-85. The townhome area was partially built out with some minor amendments. This last section yet to be developed includes most of the interior lots. One building with four attached units was built in 2008 on this interior portion of the townhome area. The remaining lots have remained undeveloped since the interior roads were constructed.

**Proposed Layout:**

The Amended Preliminary Development Plan proposes a new townhome unit that will face the street, rather than a rear greenspace. In addition the previously proposed detached two-car garages are being replaced with attached single-car garages with a driveway/parking pad in front of the garage. The

subject property was previously platted and the new layout will fit on the existing lots. The subject property is part of a larger townhome area, of which 50 have been constructed. The remaining twenty-seven lots have remained vacant for a number of years. All utilities are roughed in, but the private roads within access easements on the property are not complete throughout and need final surface in the area of these units.

Some parking pads that have the base surface down will have to be torn out and reconfigured with this new layout. No public sidewalks were originally required in this townhome area. This was because the original townhome layout included detached two-car garages in the front yards and the private access roads functioned more as alleys. In the previous plan sidewalks were constructed between the garages and the townhome front doors in what essentially is a private access easement/greenspace behind the rear wall of garages. Sidewalks were also proposed in the interior greenspaces providing a walking path to the front door, similar to a garden apartment development. The sidewalks were proposed to be placed in private access easements and to be maintained by the HOA.

The rear of the townhomes on the perimeter of this area which are already constructed face the golf course for the most part. The townhomes that are part of this request are the remainder of the interior lots. They do not have golf course frontage.

#### **Parking and Circulation:**

The proposed Amended Preliminary Development Plan meets the minimum parking requirements. Two and one-half spaces per townhome are required for a total 68 spaces. 71 spaces are being provided.

The proposal shows no new sidewalks within the private access easements. These will be privately maintained. However, some retrofitting of sidewalks to provide a safe pedestrian connection to Canewood Center Drive would be beneficial. Staff would recommend that a sidewalk loop be installed along Mission Path and Stonewall Path. Also, the existing parking areas should be torn out and sodded where they no longer align with the new proposed driveways.

#### **Utilities:**

All utilities are in place, including hydrants. It's possible some water meters and laterals may need to be relocated. In any case, the Final Development Plan will require approval from the Georgetown Fire Department and GMWSS.

#### **Landscaping:**

The original approvals and agreements (2000-63 and 2002-85) stated the landscape buffer between Mission Path and the adjoining commercial area be constructed on the residential property at the time of development. The current plan appears to show that buffer to be on HOA property. In any case, the buffer has not been installed.

The applicant has stated that the installation of that buffer is the responsibility of the HOA. Construction of all unfinished improvements required as part of this development shall occur before Certificate of Occupancies are issued regardless of who is contractually responsible for their installation. The Applicant's proposed VUA areas are exempt from interior landscaping as they do not meet either the 20

parking spaces or 6,000 SF thresholds. The overflow VUA areas that exceed 1,800 SF and more than the 5 parking space threshold will need VUA perimeter screening.

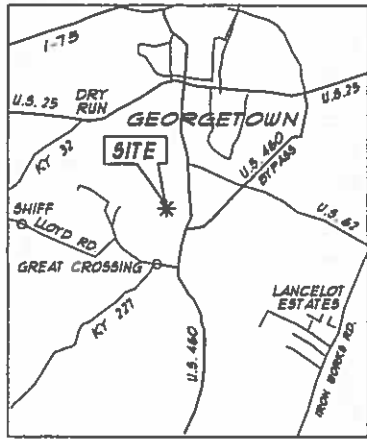
The subject property already has Preliminary Development Plan approval for the multi-family area that includes these 27 units. Since this amendment is not an expansion of the area or number of units, but only changing the building footprints and orientation, it is recommended that they be exempt from the new canopy standards. If the new canopy coverage standard were applied, an addition of approximately 12-15 large trees would be required to meet the 20% canopy coverage. It is possible that the required landscape buffer would provide the coverage needed to meet the minimum canopy standard.

#### **RECOMMENDATION:**

Staff recommends **Approval** of the Amended Preliminary Development Plan for twenty-seven townhome units. As part of that approval, staff suggests that the Planning Commission attach the following conditions:

#### Conditions of Approval:

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. The Applicant shall provide a copy of the agreement with the HOA that establishes who is responsible for the construction of unfinished infrastructure and landscaping.
5. The Landscape Buffer between residential area and commercial area shall be installed or bonded prior to Certificate of Occupancies being issued for the townhouse units.
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. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
8. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the Applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
9. All applicable requirements of the Georgetown Fire Department.
10. All applicable requirements of Georgetown Municipal Water and Sewer Service.
11. A sidewalk loop shall be installed along Mission Path and Stone Wall Path providing an off-street pedestrian connection from the townhome area to Canewood Center Drive.



VICINITY MAP  
N.T.S.

- NOTES:**
- CONSTRUCTION DOCUMENTS MUST BE APPROVED PRIOR TO ANY CONSTRUCTION.
  - LOCATION OF EXISTING SEWERS, WATER MAINS, FIRE HYDRANTS, STORM DRAINS, POWER TRANSMISSION LINES AND OTHER UNDERGROUND STRUCTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
  - LOCATION, SIZE AND TYPE OF SANITARY SEWER OR OTHER SEWAGE DISPOSAL FACILITIES, WATER MAINS AND OTHER UTILITIES, FACILITIES FOR STORMWATER DRAINAGE AND OTHER PROPOSED IMPROVEMENTS, SUCH AS SIDEWALKS, PLANTING AND PARKING, SHALL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
  - ALL PROPOSED SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION.
  - FIRE PROTECTION TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS. EXACT LOCATION WILL BE DETERMINED WITH THE SITE IMPROVEMENTS PLAN.
  - NO CONSTRUCTION IS ALLOWED ON UNITS 47-56 & 61-77 UNTIL THE CONSTRUCTION AND EROSION CONTROL PLANS HAVE BEEN REVIEWED AND APPROVED.
  - ALL AREAS NOT OCCUPIED BY A BUILDING SHALL BE AVAILABLE TO UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF SERVICE FOR THE UNIT 2 TOWNHOMES.

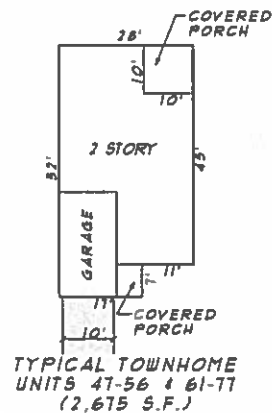
**SIZE STATISTICS-THIS AMENDMENT**

ZONE:	R-3
AREA:	5.89 ACRES
NO. OF LOTS:	31
NO. OF UNITS:	31 (71 ENTIRE DEVELOPMENT)
DENSITY:	6.8 UNITS/AC (ENTIRE DEVELOPMENT)
BLDG. COVERAGE:	23% (MAX 40%)
PARKING SPACES REQ. @ 1.5/UNIT:	46 (13 SPACES PER DS)
PARKING SPACES PROVIDED:	71 (71 GARAGES, 31 DRIVEWAYS, 17 SURFACE)
FRONT YARD:	10 FEET FROM PUBLIC R.O.B.
SIDE YARD:	7.5 FEET MINIMUM (WHEN NOT CONNECTED)
REAR YARD:	25 FEET
GARAGE SETBACK:	30 FEET MINIMUM FROM PRIVATE ACCESS

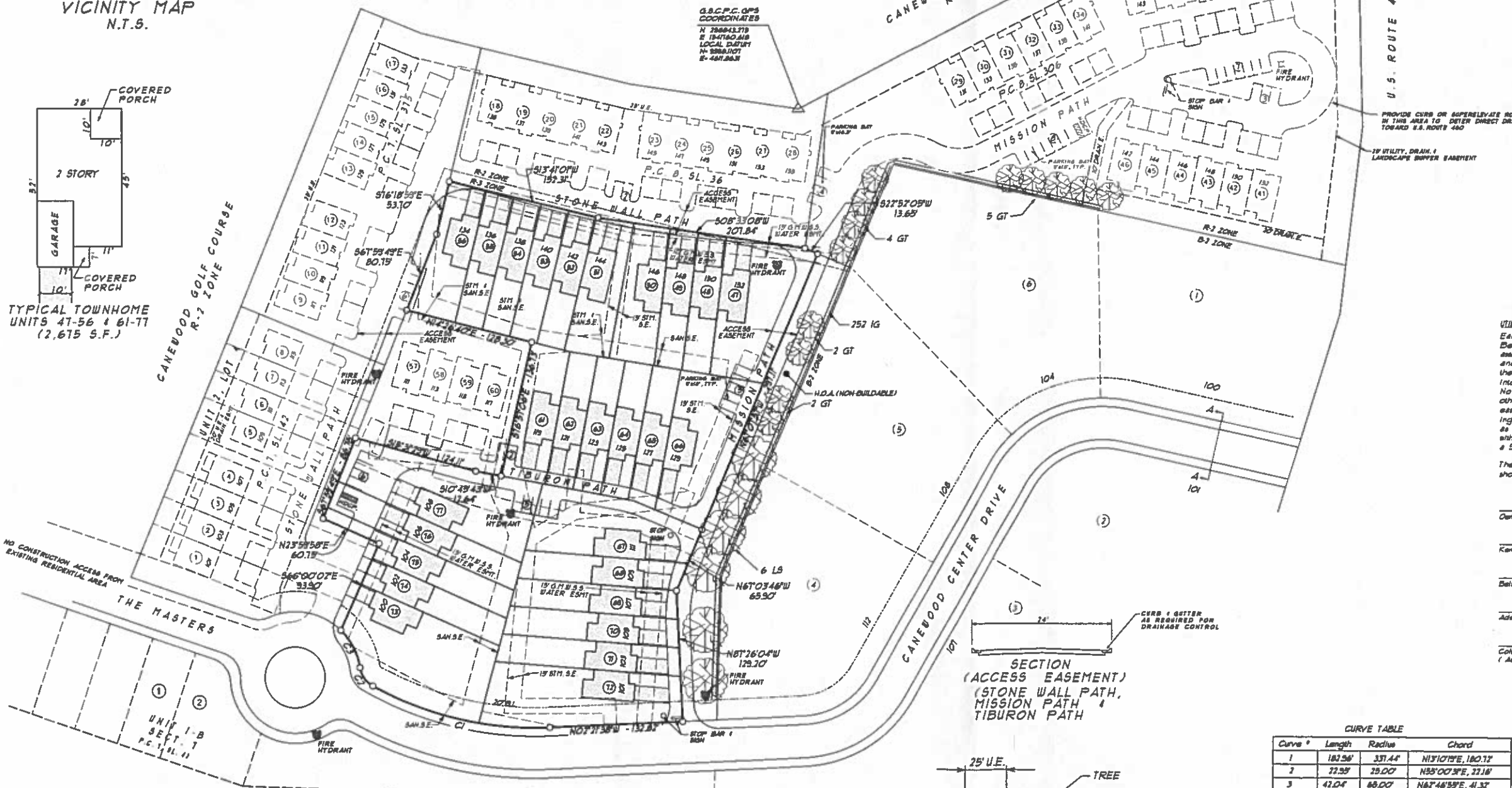
**PURPOSE OF AMENDMENT:**  
TO REVISE 21 TOWNHOME FOOTPRINTS (UNITS 47-56 & 61-77), REPLACING THE DETACHED 2-CAR GARAGE WITH A SINGLE ATTACHED GARAGE AND A DRIVE WAY.

**PLANT LIST**

KEY	SCIENTIFIC NAME	COMMON NAME	NOTES	SIZE	QTY
BT	BLEDITIA TRIACANTHOS	THORNLESS HONEYLOCUST	LIMB UP TO 6"	1 3/4" CAL.	13
LS	LIQUIDAMBAR STYRACIFLVA	SHRETTOWN TREE	LIMB UP TO 6"	1 3/4" CAL.	8
IS	LIX GLABRA	INKBERRY	3" ON CENTER	74"	192



TYPICAL TOWNHOME UNITS 47-56 & 61-77 (2,675 S.F.)



**UTILITY EASEMENT DESCRIPTION**  
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELL SOUTH COMPANY AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS, AND LESSEES THE RIGHT TO TRY OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREOF 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 SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE A 5' EASEMENT ON EACH SIDE OF THE LOT LINE WHICH OCCUPIES BY A RESIDENTIAL STRUCTURE.

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

**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 PLAN OF THE DEVELOPMENT WITH ITS (OUR) FREE CONSENT, ESTABLISH THE PROPERTY BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

**CERTIFICATE OF GIS DEPARTMENT APPROVAL**  
I hereby certify that the development plan or subdivision plan shown has been reviewed and found to comply with the digital database requirements set forth in the Subdivision and Development Regulations.

**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 AS NOTED IN THE FOOTNOTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

**CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**UTILITY EASEMENT DESCRIPTION**  
Easements grant and convey to the Kentucky Utilities Company (KU), Bell South, Columbia Gas and Adelphia Cable, their successors, assigns, and lessees the rights to install and maintain any and all trees, structures and obstacles located on the easements or in such proximity thereof that in the falling of or in their general presence they might interfere with the operation and maintenance of said facilities. No building or other structure shall be erected, and no landfill 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 is hereby granted to users of the utility easements as required to construct, operate, maintain and reinforce facilities within said easements. All lot lines not having an easement indicated shall have a 5' easement on them except where buildings are constructed.

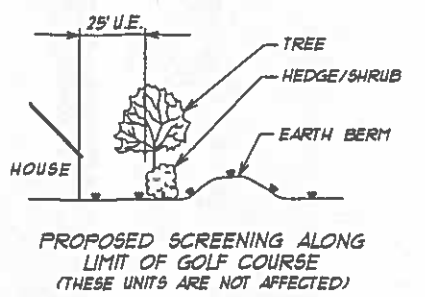
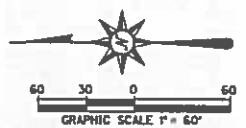
The undersigned agree to provide services to the subject units shown on this plan.

Owner/Developer	Date
Kentucky Utilities Company	Date
Bell South Telephone Company	Date
Adelphia Cable	Date
Columbia Gas (As Economically Feasible)	Date

**CURVE TABLE**

Curve #	Length	Radius	Chord
1	182.56'	331.44'	N13°07'58" E, 180.32'
2	22.99'	25.00'	N85°00'38" E, 22.18'
3	42.04'	88.00'	N67°48'59" E, 41.32'

**DEVELOPER/OWNER:**  
CANEWOOD, LLC  
3445 RICHMOND ROAD  
LEXINGTON, KY, 40503



PROPOSED SCREENING ALONG LIMIT OF GOLF COURSE (THESE UNITS ARE NOT AFFECTED)

**S&A Partners, PLLC**  
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
2111 WALL STREET  
LEXINGTON, KENTUCKY 40515  
PHONE: 606-258-7887

**4th AMENDED FINAL DEVELOPMENT PLAN**  
**CANEWOOD - UNIT 2**  
**TOWNHOMES (47-56 & 61-77)**  
**GEORGETOWN, SCOTT COUNTY, KENTUCKY**

DRAWN: \_\_\_\_\_  
DATE: 12/01/15  
CHECKED: \_\_\_\_\_  
REVISED: 12/21/15

SHEET  
2015-40

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