

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHD BEARING	CHD LEN
C1	69.47'	170.00'	23°24'52"	S 19°21'36" W	68.39'
C2	24.56'	230.00'	6°07'07"	N 28°00'28" E	24.55'
C3	29.07'	120.00'	13°52'49"	N 31°52'58" E	29.00'
C4	47.04'	180.00'	14°58'26"	S 31°17'52" W	46.91'
C5	44.23'	125.00'	20°16'25"	N 49°38'05" W	44.00'

**SITE STATISTICS (PHASE ONE)**

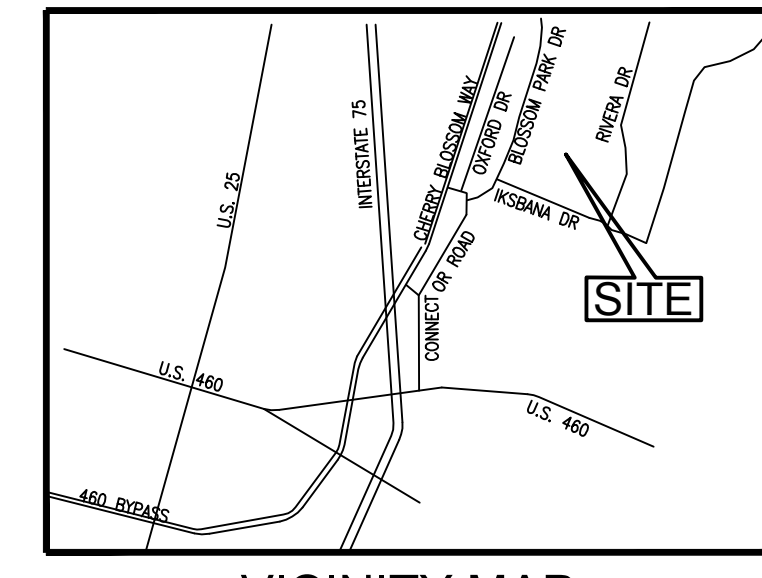
ZONE:	B-5	VEHICULAR USE AREA:	96,700 S.F.
SITE AREA:	PHASE 1	INT. LANDSCAPE AREA:	9,670 S.F. (10% OF VUA)
PHASE 1		PRO.	10,599 S.F.
GROSS	275,109.21 S.F. (6.32 AC.)	INT. TREES	39 (9670 / 250)
NET	266,478.69 S.F. (6.12 AC.)	PRO.	41
BLDG COVERAGE:			
MAX. COVERAGE	50%		
PRO. COVERAGE	20,098 S.F. (7.54%)		
PARKING:	201 SP		
REQ. PARKING	222 SP		
PRO. PARKING			

**OWNER / DEVELOPER**

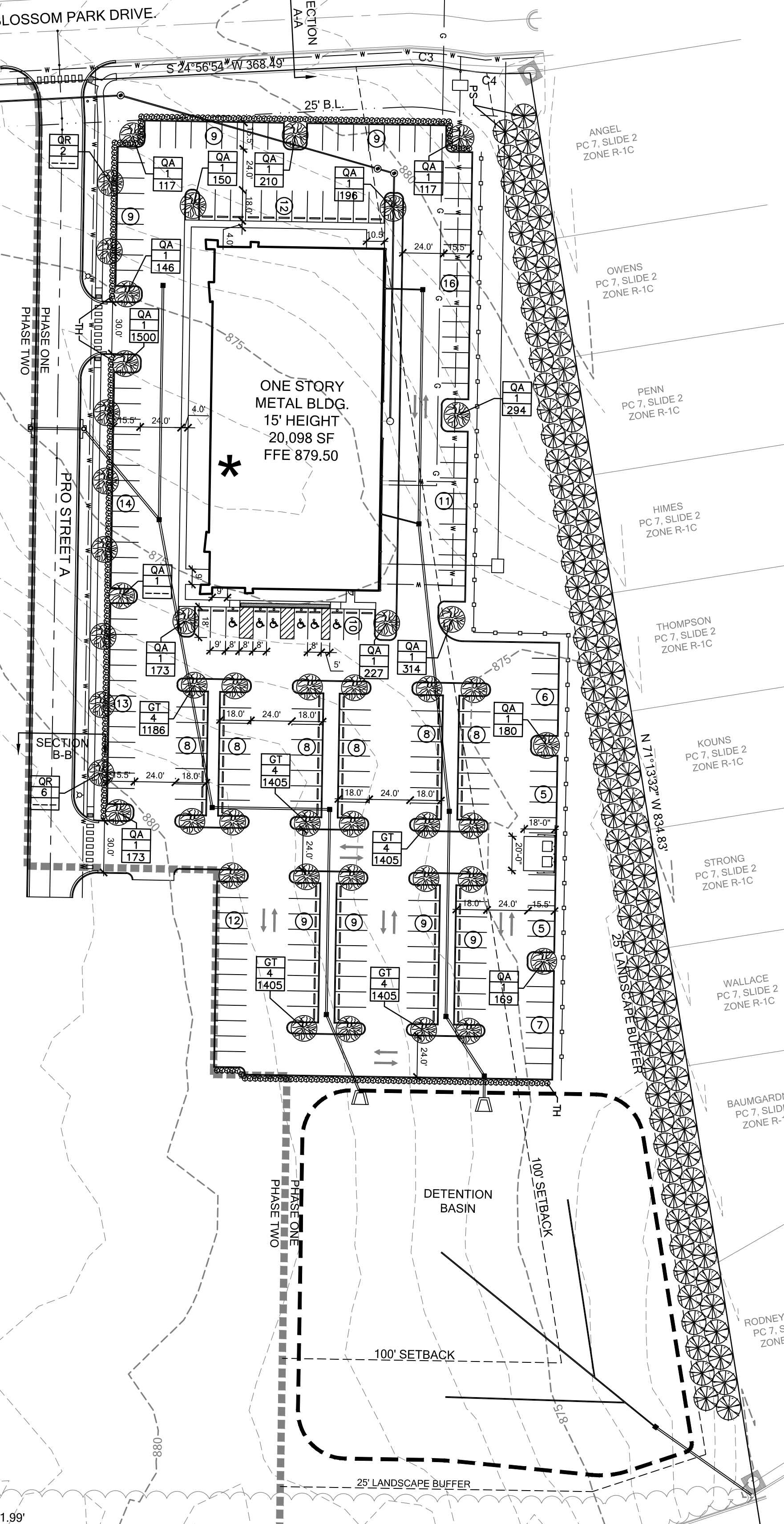
GEORGETOWN BLOSSOM PARK, LLC  
 445 E. MARKET STREET  
 SUITE 310  
 LOUISVILLE, KY 40202  
 PH: 270-505-1929

**NOTES**

- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF GEORGETOWN.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
- SCREENING FOR DUMPSTER SHALL MEET LANDSCAPE ORDINANCE.
- EXISTING LANDSCAPE SCREENING ADJACENT TO RESIDENTIAL ZONES SHALL BE SUPPLEMENTED AS REQUIRED IN ARTICLE IV. 4.454.
- KYTC ENTRANCE PERMITS ARE NOT REQUIRED FOR THIS DEVELOPMENT.
- STORM WATER QUALITY AND QUANTITY SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM WATER MANUALS OF THE CITY OF GEORGETOWN.
- BUILDING ONE WILL UTILIZE INTERIOR SPRINKLERS WITH LIFE SAVING DEVICES PER LOCAL AND STATE CODE.
- \* DENOTES POTENTIAL KARST TOPOGRAPHY.



**PHASE 2  
 ZONE B-5  
 NET ACRES: 11.20 AC**



**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 RESTRICTIONS, 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.

- SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS AND WATER QUALITY FEATURES, SHALL BE MAINTAINED FOR PROPER FUNCTIONING AND FREE OF ANY DEBRIS, SILT OR TRASH. A STORMWATER OPERATION AND MAINTENANCE AGREEMENT WILL BE FILED AFTER CONSTRUCTION AND CERTIFICATION OF THE FACILITIES AND PRIOR TO OCCUPANCY.
- A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF THE WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF PROVISION OF WATER AND SEWER SERVICE**

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

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF FINAL DEVELOPMENT 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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF REVIEW OF STREET AND DRAINAGE PLANS**

I (WE) HEREBY CERTIFY THAT THE PLANS AND PROFILES FOR THE STREETS, STORMWATER MANAGEMENT PLANS AND OTHER IMPROVEMENTS FOR THE VANMETER PROPERTY HAVE BEEN REVIEWED AND ARE PROPOSED IN AN ACCEPTABLE MANNER ACCORDING TO THE SUBDIVISION AND DEVELOPMENT REGULATIONS SPECIFICATIONS.

PLANNING COMMISSION ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

GIS ANALYSIS / TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

FIRE DEPARTMENT REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY SERVICES**

I (WE) HEREBY CERTIFY THAT THE UTILITY COMPANY AS LISTED BELOW SHALL SUPPLY THE VANMETER PROPERTY WITH UTILITY SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

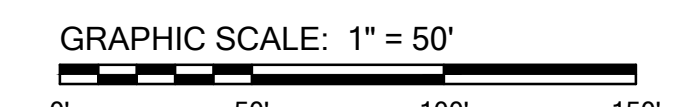
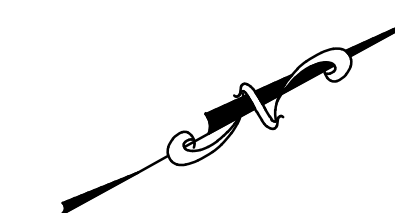
KENTUCKY UTILITIES COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

BELLSOUTH TELECOMMUNICATIONS, INC. \_\_\_\_\_ DATE \_\_\_\_\_

COLUMBIA GAS \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- EVERGREEN TREE
- DICIDUOUS TREE
- SHRUB
- WOOD PRIVACY FENCE



**THE SHOPPES AT CHERRY POINT  
 (PHASE ONE)**  
 BLOSSOM PARK DRIVE  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

**FINAL DEVELOPMENT PLAN (PHASE ONE)**

**S. Mark McCain, RLA**

LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT  
 3213 SUMMIT SQUARE PLACE, LEXINGTON, KENTUCKY 40509  
 PHONE: (659)-489-8921 EMAIL: SMARKMCCAIN@GMAIL.COM

JOB NO: 2018.01  
 DATE: 02/01/18  
 DRAWN BY: SMM  
 CHECKED BY: SMM

**REVISIONS**

**SHEET**