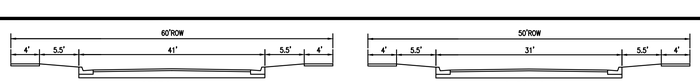


LEGEND

EVERGREEN TREE

DICIDUOUS TREE

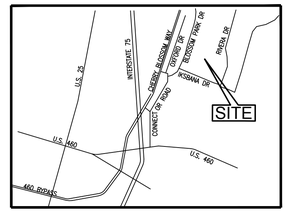
SHRUB

OWNER / DEVELOPER

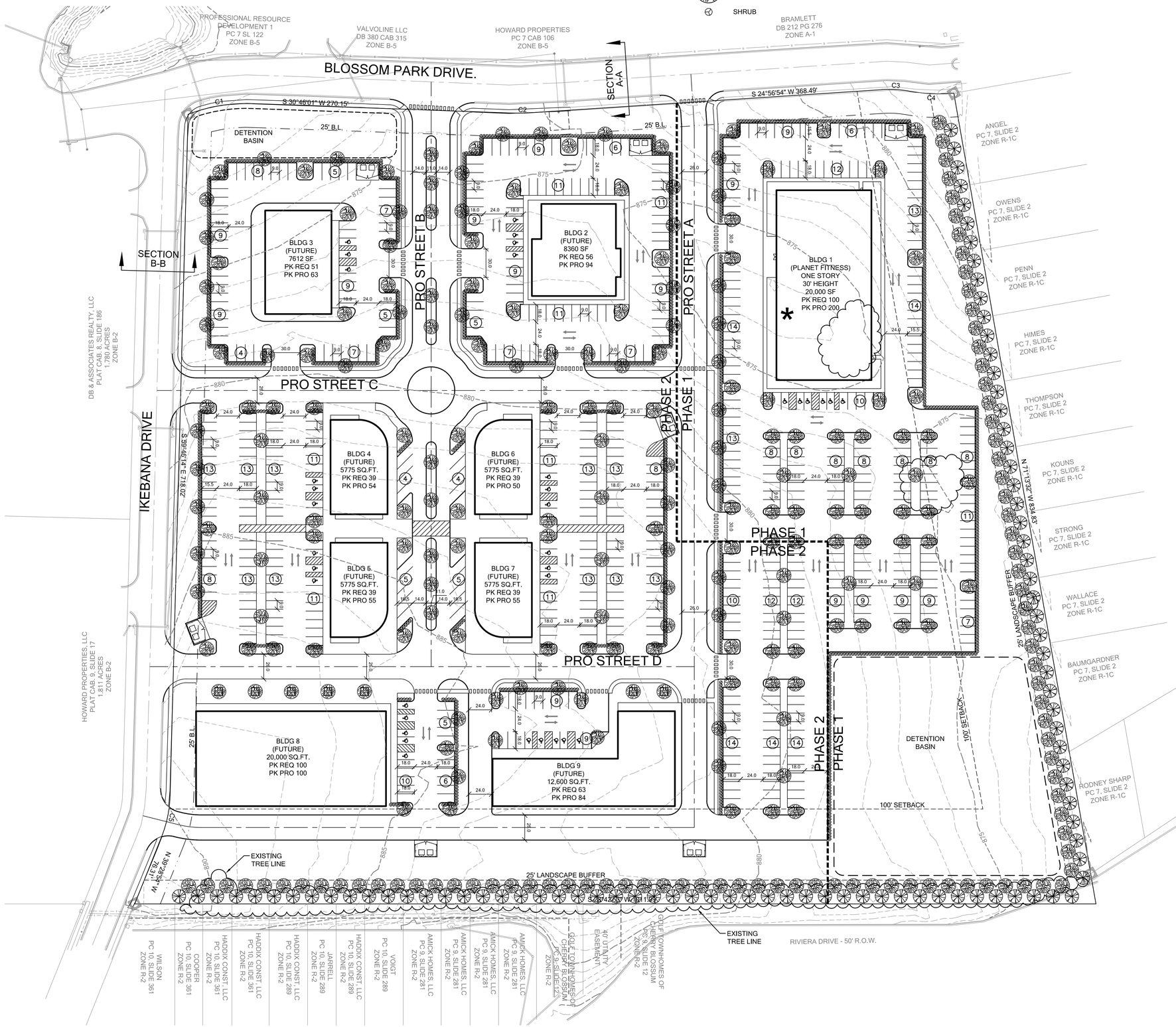
GEORGETOWN BLOSSOM PARK, LLC
445 E. MARKET STREET
SUITE 310
LOUISVILLE, KY 40202
PH: 270-505-1929

CURVE TABLE

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHD BEARING	CHD LEN
C1	69.47'	170.00'	23°24'52"	S 19°21'36" W	68.99'
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'



VICINITY MAP
N.T.S.



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. 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 BE FIRST APPROVED BY THE PLANNING COMMISSION. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH. 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 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 EXCEPTIONS 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

1. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
2. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
4. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF GEORGETOWN.
5. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
6. SCREENING FOR DUMPSTER SHALL MEET LANDSCAPE ORDINANCE.
7. EXISTING LANDSCAPE SCREENING ADJACENT TO RESIDENTIAL ZONES SHALL BE SUPPLEMENTED AS REQUIRED IN ARTICLE IV, 4.454.
8. KYTC ENTRANCE PERMITS ARE NOT REQUIRED FOR THIS DEVELOPMENT.
9. STORM WATER QUALITY AND QUANTITY SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM WATER MANUALS OF THE CITY OF GEORGETOWN.
10. BUILDING ONE WILL BE UTILIZE INTERIOR SPRINKLERS WITH LIFE SAVING DEVICES PER LOCAL AND STATE CODE.
11. PLACEMENT OF FIRE HYDRANTS WILL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
12. ✱ DENOTES POTENTIAL KARST TOPOGRAPHY.

SITE STATISTICS

ZONE:	B-5
SITE AREA:	
GROSS	
NET	754,332.95 S.F. (17.32 AC.)
BUILDING COVERAGE:	
BLDG 1	20,000 S.F.
BLDG 2	8,360 S.F.
BLDG 3	7,612 S.F.
BLDG 4	5,775 S.F.
BLDG 5	5,775 S.F.
BLDG 6	5,775 S.F.
BLDG 7	5,775 S.F.
BLDG 8	20,000 S.F.
BLDG 9	12,600 S.F.
TOTAL	91,572 S.F.
MAXIMUM COVERAGE	50%
PROPOSED COVERAGE	12.15%
PARKING:	
BLDG 1	100 SP (1/200 S.F.)
BLDG 2	56 SP (1/150 S.F.)
BLDG 3	51 SP (1/150 S.F.)
BLDG 4	39 SP (1/150 S.F.)
BLDG 5	39 SP (1/150 S.F.)
BLDG 6	39 SP (1/150 S.F.)
BLDG 7	39 SP (1/150 S.F.)
BLDG 8	100 SP (1/200 S.F.)
BLDG 9	63 SP (1/200 S.F.)
REQUIRED PARKING	526 SP
PROPOSED PARKING	690 SP
VEHICULAR USE AREA:	343,900 S.F.
INTERIOR LANDSCAPE AREA:	
REQUIRED	34,390 S.F. (5% OF VUA)
PROPOSED	35,525 S.F.
INTERIOR TREES	
REQUIRED	137 (34,390 / 250)
PROPOSED	137

WAIVER REQUEST

1. TO INCREASE THE MINIMUM CENTER LINE OFFSET DISTANCE BETWEEN ACCESS POINTS ON OPPOSING SIDES OF THE STREET ALONG IKEBANA DRIVE FROM +/- 5' TO +/- 15', AND TO DECREASE THE MAXIMUM CENTER LINE OFFSET DISTANCE BETWEEN ACCESS POINT ON OPPOSING SIDES OF THE STREET ALONG IKEBANA DRIVE FROM +/- 100' TO +/- 70'.

GRAPHIC SCALE: 1" = 50'

0' 50' 100' 150'

THE SHOPPES AT CHERRY POINT

BLOSSOM PARK DRIVE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

AMENDED PRELIMINARY DEVELOPMENT PLAN

S. Mark McCain, RLA
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT
3213 SUMMIT SQUARE PLACE, LEXINGTON, KENTUCKY 40509
PHONE: (859)-489-8921 EMAIL: SMARKMCCAIN@GMAIL.COM

JOB NO:	2017.11
DATE:	10/01/17
DRAWN BY:	SMM
CHECKED BY:	SMM

REVISIONS
CORRECTIONS 10/2517

SHEET