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Commission Members
Steve Rice, Chairperson
Ken Dozer, Vice Chairperson
Kasey McCrary
Maurice Young
Kyle Souleyrette

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

Elizabethtown Planning Commission
Regular Meeting Agenda
February 25, 2025
6:00 p.m.
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – February 11, 2025
3. Continuation of a Development Plan and Parking Waiver for Olive and Oak Realty, The Still Group
Location: 310 College Street
4. Director's Report
5. Commission Member Items
6. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
FEBRUARY 11, 2025**

A meeting of the Elizabethtown Planning Commission was held on February 11, 2025 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

Marty Fulkerson, City Council Representative (non-voting member)

Commission members absent:

Steve Rice, Chairperson

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Madeline Drake, Planner I

Stephen Van Zant (substituting for Commission Attorney Matt Hess)

The following matters were considered:

**PLANNING COMMISSION MINUTES
FEBRUARY 11, 2025**

APPROVAL OF MINUTES

JANUARY 28, 2025 PLANNING COMMISSION REGULAR MEETING MINUTES

On a motion made by Commissioner Young, seconded by Commissioner McCrary, the following resolution was adopted.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on January 28, 2025.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

**PLANNING COMMISSION MINUTES
FEBRUARY 11, 2025**

PRELIMINARY SUBDIVISION PLAT for 1031 Ring Road

Request: Preliminary Subdivision Plat
Project Name: Cox Farm Subdivision
Location: 1031 Ring Road
Owner: Aulbach Pence, LLC
Applicant: Aulbach Pence, LLC

Agency Testimony:

The Vice Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. This plat is for the Cox Farm Subdivision. This subdivision is proposed to be developed as a Kroger Marketplace with six out lots for commercial developments. The detention basin for this development is proposed to be on the adjacent property and will cover the stormwater requirements for the grocer and the out lots.

This plat proposes the dedication of two new city streets. One from Patriot Parkway providing access to the development and the Aulbach Pence, LLC property to the south. The other will come from Ring Road and provide access to the development and the unincorporated property to the south. No waivers are being requested. Staff recommends approval of the preliminary subdivision plat with no conditions.

Those speaking in favor of the request:

John Campbell, 642 S. 4th Street, Suite 100, Louisville, KY 40202

Summary of those speaking in favor:

John Campbell, Heritage Engineering, stated the plat has been submitted to create a regional development with the primary lot being a Kroger Marketplace. Mr. Campbell discussed the road network within the subdivision. Commissioner McCrary asked when the proposed roundabout on Ring Road would be constructed. Mr. Campbell responded he would go into more detail about the roundabout during the development plan proposal. Commissioner Souleyrette asked what is being proposed for Lot 6. Mr. Campbell stated at this point it's just another out lot in the subdivision as there is nothing proposed.

Those speaking in opposition to the request:

No one spoke in opposition.

Preliminary Subdivision Plat for Cox Farm Subdivision

On a motion by Commissioner McCrary, seconded by Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Preliminary Subdivision Plat for Cox Farm Subdivision, 1031 Ring Road, with no conditions.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

**PLANNING COMMISSION MINUTES
FEBRUARY 11, 2025**

DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES for 1479 Patriot Parkway

Request: Development Plan & Commercial Design Guidelines
Project Name: Kroger Marketplace
Location: 1479 Patriot Parkway
Owner: Aulbach Pence, LLC
Applicant: The Kroger Company

Agency Testimony:

The Vice Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The applicant is proposing a Kroger Marketplace on this site. The development will also include a separate liquor store and a fuel station. Approximate square footage will be 123,000 sqft of total floor area. As was discussed with the preliminary plat, there will be 6 out lots for future development, which at this time have no proposals for development. Two new City streets will be dedicated with this development. The property owner will be required to construct a roundabout at the intersection of Street A and Ring Road. Street A would be required to continue east when the adjoining property develops and tie into Street B. Access will come from Ring Road and Patriot Parkway as well as the two new City streets. Stormwater will be handled with an offsite detention basin, which the out parcels will be piped into. While water and gas are available on-site, the developer is proposing a sewer extension to bring public sewer to this development. A parking waiver of 107 spaces, to reduce the minimum parking required from 615 to 508, is being requested. A landscape plan has been submitted and is in compliance with the Zoning Ordinance. Staff recommends approval of the development plan and landscape plan with the parking waiver request and conditions.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. The two buildings proposed with this development will use similar materials and have a uniformed look throughout. The predominant material will be split face CMU with accents of smooth face CMU, metals panels, and James Hardie siding. Different tones of gray, light brown, and corporate blue will be used. The kiosk for the fuel station will be split face CMU with two different tones of gray, along with a band of red and light blue metal fascia lining the top of the structure.

Three waivers are being requested. A waiver of Section 154.134(B)(2) – Facades and Exterior Walls, to waive the requirement for building projection on the east/south/west facades of the grocer building and for the requirement of animating features on the south façade of the grocer building. Waiver of Section 154.134(D)(2) – Roofs, to waive the requirement of a roofline variation on the south façade of the grocer building. Waiver of Section 154.135(C) – Parking Lot Orientation, to waive the requirement of no more than 70% of parking spaces in the principal front yard. Staff recommends approval of the commercial design guidelines with requested waivers.

Commissioner Souleyrette asked if the location of the proposed roundabout is to be constructed near another access point to the development. Mr. Hawkins stated that access point is the right in right out the State approved across from Ruth Lane. Commissioner Young asked for clarification on the 492 spaces required instead of the proposed 508 in staff's justification for approval of the parking waiver. Mr. Hawkins stated that number is to be taken into consideration should the Zoning Ordinance be amended to change the minimum parking standards for grocery stores. Commissioner Young also asked

**PLANNING COMMISSION MINUTES
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about signage. Mr. Hawkins stated one sign would be located at the corner of Patriot Parkway and Ring Road and another sign will be placed on site near the roundabout.

Those speaking in favor of the request:

John Campbell, 642 S. 4th Street, Suite 100, Louisville, KY 40202

Summary of those speaking in favor:

John Campbell discussed the development of the grocer, liquor store, and fuel station. Mr. Campbell stated it is his understanding that when Kroger opens, the construction of the traffic circle will be complete. He also discussed the RCUTs that are to be installed along Patriot Parkway adjacent to this development. Mr. Campbell also reviewed the waiver requests and proposed landscaping.

Vice Chairperson Dozer asked in what other locations in Kentucky, Kroger has used this design. Mr. Campbell stated the other locations are in Buckner, a site near Norton Commons, and a location off Buelah Church Road.

Commissioner McCrary asked where stacking and parking would be for the fuel station and pick up orders and how many employees this location expects to employ. Mr. Campbell stated order pick up would be located in the back left corner near the pharmacy and will have 18 dedicated spaces, the fuel center is anticipated to be on one of the out lots, and the store plans to employ 250 – 300 employees.

Commissioner Souleyrette asked if there would be crosswalks installed between the out lots. Mr. Campbell stated while it would be up to the developer of the out lots to install the crosswalks, the site was designed for interconnectivity to those lots from the Kroger site, which should eventually include sidewalks and crosswalks.

Commissioner Souleyrette asked why KYTC is requiring a roundabout at that location. Mr. Campbell stated KYTC was not in favor of a signal at that location and felt a roundabout was a better solution. He stated this roundabout will be two lanes and will be able to accommodate large delivery trucks. Council Member Fulkerson noted the State is not in favor of installing more traffic lights in the City and studies show roundabouts are a safer option for vehicular traffic.

Commissioner McCrary asked staff if the Commission grants a parking waiver for this development, how will that affect other developments in the subdivision if they also request a parking waiver. Mr. Reverman stated if another development requests a parking waiver, it will be considered on its own merit, however, he also noted he would like the Commission to consider reducing the parking requirements for grocery stores in general, and in this circumstance, Kroger has more than enough adequate parking even with the waiver request.

Those speaking in opposition to the request:

No one spoke in opposition.

**PLANNING COMMISSION MINUTES
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Development Plan for Kroger Marketplace located at 1479 Patriot Parkway

On a motion by Commissioner Young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

WHEREAS, the Planning Commission finds that this development is more similar to a shopping center than just a grocery store in terms of size, that the requirement for shopping centers is less than for a grocery store, that using the requirement for a shopping center would eliminate the need for the parking waiver, and that parking requirements for grocery stores should be researched to consider reducing the minimum requirement.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan and Parking Waiver to reduce the minimum parking required from 615 to 508, a 17.4% reduction for Kroger Marketplace, 1479 Patriot Parkway, with the following condition:

1. Submit a Preliminary Subdivision Plat and subsequently an Amended Record Plat showing lot and right of way configuration for approval by the Planning Commission.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

**PLANNING COMMISSION MINUTES
FEBRUARY 11, 2025**

Commercial Design Guidelines for Kroger Marketplace located at 1479 Patriot Parkway

On a motion by Commissioner Young, seconded by Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

Waiver of Section 154.134(B)(2) – Facades and Exterior Walls

WHEREAS, the lack of projections on the east/south/west facades and animating features on the south facade will not detract from the appearance of the adjacent residentially and commercially zoned properties to the east and south. Extra landscaping and an out lot along the east/west lot lines will be used to provide screening from the east/north/west. Additional landscaping will be used to provide screening from the south; and

WHEREAS, the site is located in Sub Area 7 (Ring Road West) and Targeted Planning Area C which states this area should be developed as Regional Commercial; that landscaping, signage and lighting should be aesthetically pleasing; that pedestrian connections should be considered to adjacent development as well as development behind the property; that developments in this area should be held to a higher standard for landscaping, signage and building materials; that landscaping should provide visual interest from Ring Road; and that all materials should be durable and varied in a thoughtful manner to enhance the aesthetic quality of the development. With the grocer building facing three rights of ways (Ring Road, Patriot Parkway and Street B), the front and side façades will be visible from all three roads and will be comprised of approved predominant materials. The lack of projection on the sides will be screened from landscaping and the proposed out lots. The south facade will be adequately screened by an aesthetically pleasing landscape plan that goes above and beyond the requirements of the *Zoning Ordinance*.

Waiver of Section 154.134(D)(2) – Roofs

WHEREAS, the lack of a roofline variation on the south facade will not detract from the appearance of the adjacent residentially and commercially zoned properties to the south. Extra landscaping will be used to provide screening from the south; and

WHEREAS, the site is located in Sub Area 7 (Ring Road West) and Targeted Planning Area C which states this area should be developed as Regional Commercial; that landscaping, signage and lighting should be aesthetically pleasing; that pedestrian connections should be considered to adjacent development as well as development behind the property; that developments in this area should be held to a higher standard for landscaping, signage and building materials; that landscaping should provide visual interest from Ring Road; and that all materials should be durable and varied in a thoughtful manner to enhance the aesthetic quality of the development. An enhanced Landscape Plan is being proposed to provide additional screening of the roofline.

Waiver of 154.135(C) – Parking Lot Orientation

WHEREAS, the site is located in Sub Area 7 (Ring Road West) and Targeted Planning Area C which states this area should be developed as Regional Commercial; that landscaping, signage and lighting should be aesthetically pleasing; that pedestrian connections should be considered to adjacent development as

**PLANNING COMMISSION MINUTES
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well as development behind the property; that developments in this area should be held to a higher standard for landscaping, signage and building materials; that landscaping should provide visual interest from Ring Road; and that all materials should be durable and varied in a thoughtful manner to enhance the aesthetic quality of the development. An enhanced Landscape Plan is being proposed to screen and break up the parking area in the principal front yard. Putting most of the parking in the principal front yard allows the developer to install a publicly dedicated right of way on the east side of the property which will also provide interconnections with the adjacent residential property to the south.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Kroger Marketplace, 1479 Patriot Parkway, with the following waivers:

- Waiver of Section 154.134(B)(2) – Facades and Exterior Walls, to waive the requirement for building projection on the east/south/west facades of the grocer building and for the requirement of animating features on the south façade of the grocer building.
- Waiver of Section 154.134(D)(2) – Roofs, to waive the requirement of a roofline variation on the south façade of the grocer building.
- Waiver of 154.135(C) – Parking Lot Orientation, to waive the requirement of no more than 70% of parking spaces in the principal front yard.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

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Directors Report:

The Vice Chairperson introduced the agenda item. Mr. Reverman discussed roundabouts noting KYTC's current policy is to not install more traffic signals in Elizabethtown and even though the cost is higher to install a roundabout, they have been proven to be significantly safer than a traffic signal. Mr. Reverman discussed upcoming agenda items, noting 310 College Street would be coming back to the Commission to amend their parking waiver due to the Council approving a C-1 zoning designation, instead of C-2, which was recommended by the Commission. Mr. Reverman also noted that staff reports and associated plans that will be brought to the Commission will be placed online the Friday before the upcoming Planning Commission meeting. Council Member Fulkerson thanked staff for their efforts to better inform the public of the steps taken by staff and other agencies prior to bringing proposals to the Commission.

Commission Member Items:

The Vice Chairperson introduced the agenda item. There were no items to discuss.

Adjournment:

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Young. The Vice Chairperson declared the meeting adjourned at 7:14 p.m.

Prepared by:

Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

_____ day of _____, 2024

Steve Rice, Chairperson
Elizabethtown Planning Commission



Continuation of a Development Plan and Parking Waiver

Olive and Oak Realty, The Still Group
310 College Street



Staff Report

Elizabethtown Planning Commission
February 25, 2025

REQUEST

Development Plan Approval for Olive & Oak Realty
The Still Group Office (Continuation)

Waiver of *Section 154.061(H) – Parking, C-1 Zone*

APPLICANT

Olive & Oak The Still Group

OWNER

Brown Funeral Homes Inc.

PROPERTY INFORMATION

Address: 310 College Street

Size: 0.62 acres

Zone: C-1, Neighborhood Office

Use: Real Estate Office



SUMMARY

A development plan for this site was brought to the Planning Commission, alongside an initial map amendment request to C-2, Neighborhood Commercial, with waiver requests for landscaping and parking on December 10th, 2024. This plan was tabled and approved on January 14th, 2025. Upon approval of a map amendment for this site from R-4, Urban Residential, General, to C-1, Neighborhood Office, made by the Elizabethtown City Council on February 3, 2025, the required number of parking spaces for this development has changed from a total of thirteen to a total of eight. No changes are proposed to the previously approved development plan, the number of parking spaces provided will remain as seven.

RECOMMENDATION

Staff recommends approval of the development plan and requested waiver on the condition that the property owner shall work with the Elizabethtown Stormwater Department to properly channel stormwater runoff to the rear of the property and minimize runoff to 312 College Street.

DEVELOPMENT PLAN ANALYSIS

A development plan with the required landscaping has been submitted. The plan has been reviewed by all required utilities and departments and is in compliance with the Elizabethtown Zoning Ordinance, with the exception of the parking requirement of one space per 400 square feet for offices in the C-1 zoning district and the previously approved landscape waiver. The applicant is requesting a waiver for the parking requirement.

PARKING WAIVER REQUEST

Waiver of *Section 154.061(H) – Parking, C-1 Zone*. Applicant is requesting to reduce the required number of parking spaces from 8 to 7 (a waiver of 1 parking space).

- The parking required for 'Office, real estate' land use is 1 space/400 square feet of building coverage.
 - The existing structure that will be used as an office has an area of 3,050 square feet and is therefore required to have eight parking spaces, including one van-accessible space. The proposed development plan shows seven total parking spaces with one accessible.

As part of the waiver request, the applicant shall have the burden of proof in showing that there will be no adverse impact upon the neighborhood or general area by the granting of the waiver. In granting a waiver, the Commission shall consider the following:

1. The special circumstances of the proposed use; and
2. The peak demand for parking that the proposed use would require; and
3. The potential for on-street parking or public parking in the general area; and
4. The guidelines listed in the comprehensive plan.
5. The Commission may also consider other factors it may deem relevant in making its decision. In granting a waiver, the Commission shall not reduce the number of parking spaces by more than 50% when 50 or fewer spaces are required and shall not reduce the number of parking spaces by more than 30% when 51 or more spaces are required. The Commission may not increase the number of parking spaces by more than 50% of the required number of parking spaces as provided by the zoning regulations. A waiver of the required number of parking spaces does not exempt the parking area and development from any other requirements of the zoning regulations.

Staff Analysis

1. The use of this site as a real estate office provides special circumstances in that the real estate industry has shifted in the last decade to become primarily online. A result of this shift is that this office will not generate the client traffic that another office type may.
2. The proposed location of this office within a structure initially built as a single-family residence provides a desire for the applicant to prioritize maintaining the look and feel of the surrounding residential neighborhood by not increasing the paved area for parking more than what is necessary.
3. A smaller parking area will provide transition between the surrounding single-family residences and the funeral home, which has 80 parking spaces.

STAFF RECOMMENDATION

Staff recommends approval of the development plan on the condition that the property owner shall work with the Elizabethtown Stormwater Department to properly channel stormwater runoff to the rear of the property and minimize runoff to 312 College Street.

Staff recommends approval of the requested parking waiver with no conditions.

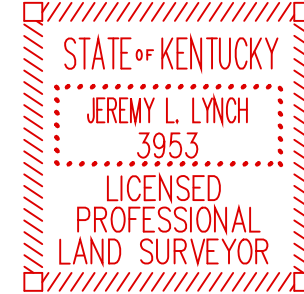
~GENERAL PLAT NOTES~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED; INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. THIS BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
4. ADJOINING OWNERS ARE SHOWN PER TAX RECORDS.
5. THIS SURVEY IS SUBJECT TO ANY PLANNING & ZONING REGULATIONS THAT MAY APPLY.
6. FIELD WORK WAS COMPLETED ON NOV 5TH, 2024
7. ALL EXISTING LANDSCAPING IS TO REMAIN. ANY LANDSCAPING REMOVED WILL BE REPLACED PER ZONING ORDINANCE REGULATIONS.
8. THE BASEMENT OF THIS STRUCTURE DOES NOT QUALIFY AS USEABLE FLOOR AREA UNDER THE ZONING ORDINANCE AND IS NOT USED FOR CALCULATING MINIMUM REQUIREMENTS.

~SURVEYORS CERTIFICATION~

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK". GPS EQUIPMENT OR BY RANDOM TRAVERSE. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS+ & T3 BASE GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON P5103A ROBOTIC TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACIES OF EACH POINT IS (±0.05" + 100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED.
HORIZONTAL DATUM—NAD'83, VERTICAL DATUM—NAVD'88, GEOID MODEL—GEOID '18; KENTUCKY SINGLE ZONE; US SURVEY FEET

DATE OF SIGNATURE: JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953



DATE OF FIELD SURVEY: 11/05/24

~STORMWATER CERTIFICATION~

I DO HEREBY CERTIFY THAT THE APPROPRIATE STORMWATER PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

DATE OF SIGNATURE: STORMWATER MANAGER

~OWNERS CERTIFICATION~

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREIN. DO ACCEPT THIS AS MY (OUR) DEVELOPMENT FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SHOWN HEREON IN THEIR ENTIRETY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDING(S) AND PROPERTY. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

DATE OF SIGNATURE: OWNER SIGNATURE

~COMMISSION CERTIFICATION~

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS THE REQUIREMENTS SET BY THE CITY OF ELIZABETHTOWN AND IS APPROVED.

DATE OF SIGNATURE: PLANNING COMMISSION CHAIR OR DIRECTOR

~FLOOD PLAIN NOTE~

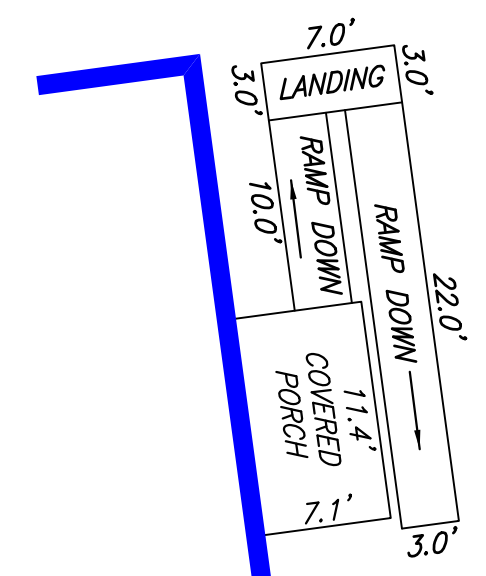
AS INDICATED ON MAP NUMBER 21093C, Q303D OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN. MAP DATED 08/16/2007

~IMPROVEMENT CERTIFICATION~

I DO HEREBY CERTIFY THAT THE APPROPRIATE UTILITY PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

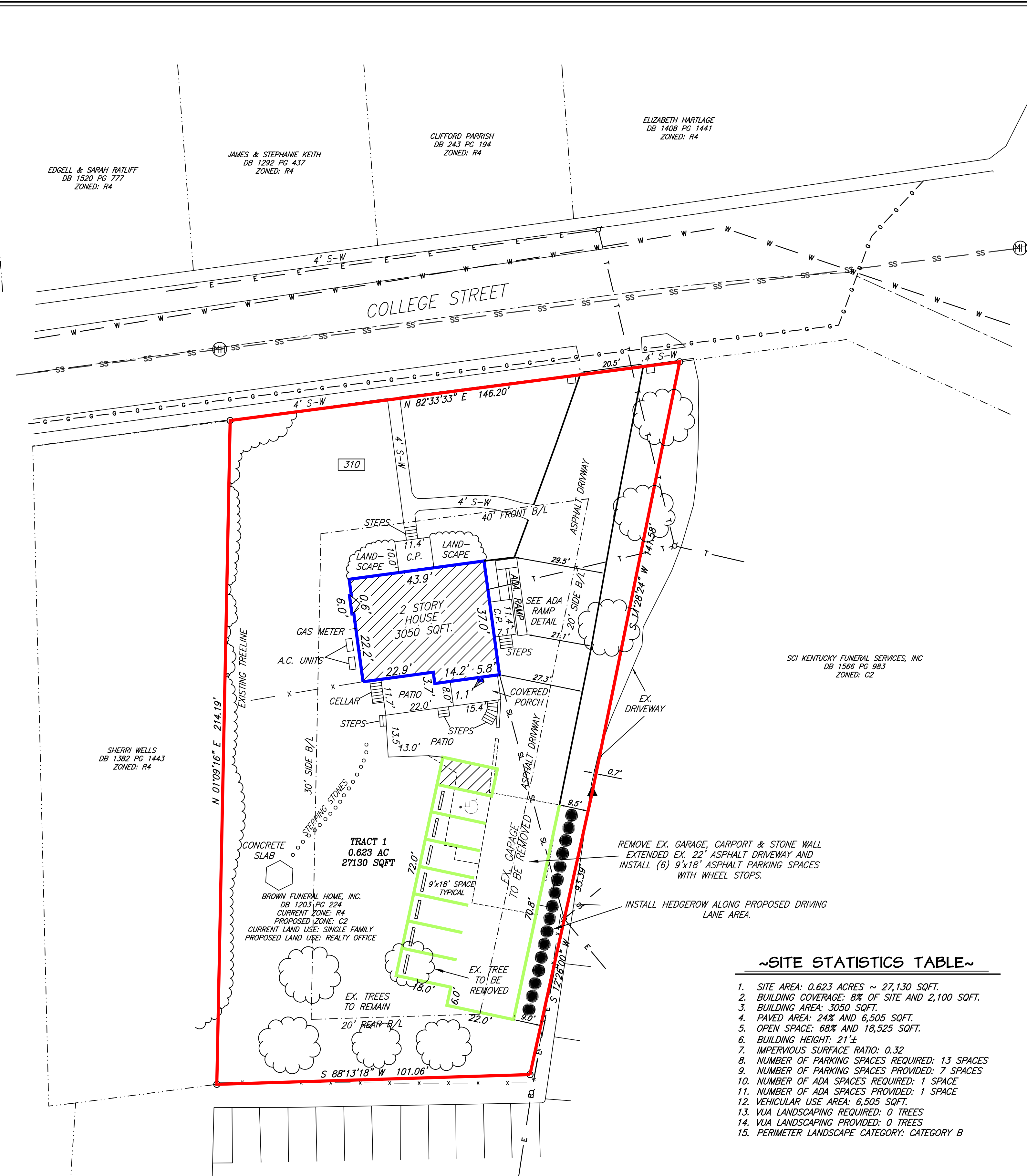
DATE OF SIGNATURE: CITY ENGINEER

DATE OF SIGNATURE: HARDIN COUNTY WATER DISTRICT



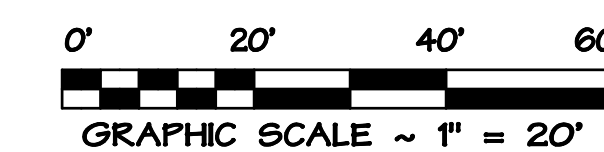
~ADA RAMP DETAIL~

NOT TO SCALE



~SITE STATISTICS TABLE~

1. SITE AREA: 0.623 ACRES ~ 27,130 SQFT.
2. BUILDING COVERAGE: 8% OF SITE AND 2,100 SQFT.
3. BUILDING AREA: 3050 SQFT.
4. PAVED AREA: 24% AND 6,505 SQFT.
5. OPEN SPACE: 68% AND 18,525 SQFT.
6. BUILDING HEIGHT: 21'±
7. IMPERVIOUS SURFACE RATIO: 0.32
8. NUMBER OF PARKING SPACES REQUIRED: 13 SPACES
9. NUMBER OF PARKING SPACES PROVIDED: 7 SPACES
10. NUMBER OF ADA SPACES REQUIRED: 1 SPACE
11. NUMBER OF ADA SPACES PROVIDED: 1 SPACE
12. VEHICULAR USE AREA: 6,505 SQFT.
13. VUA LANDSCAPING REQUIRED: 0 TREES
14. VUA LANDSCAPING PROVIDED: 0 TREES
15. PERIMETER LANDSCAPE CATEGORY: CATEGORY B



VICINITY MAP

NOT TO SCALE

PLAT LEGEND

- 1/2" STEEL REBAR FOUND WITHOUT AN ID CAP UNLESS OTHERWISE NOTED
- ▲ MAG NAIL SET WITH AN ALUMINUM ID WASHER STAMPED "J. LYNCH PLS 3953"
- ⊕ UTILITY POLES
- E — C/L OF OVERHEAD ELECTRIC LINE
- SL — C/L OF OVERHEAD ELECTRIC LINE SERVICE LINE
- W — C/L OF WATER LINE
- SS — C/L OF SANITARY SEWER LINE
- Ⓜ EXISTING MANHOLES
- C/L OF GAS LINE
- 310 PROPERTY ADDRESS
- x — EX. FENCE LINES
- BOUNDARY LINE
- PROPOSED PARKING ADDITION
- PROPOSED HEDGEROW

OWNER: BROWN FUNERAL HOME, INC.
306 COLLEGE STREET
ELIZABETHTOWN, KY. 42701

DEVELOPMENT PLAN FOR:

**OLIVE + OAK REALTY
THE STILL GROUP**

310 COLLEGE STREET, ELIZABETHTOWN, HARDIN CO., KENTUCKY

CLIENT: TARA STILL
112 NORTH MAIN STREET
ELIZABETHTOWN, KY. 42701

SCALE: 1 IN. = 20 FT.	DWG. BY: J. LYNCH PLS	PVA #221-110-06-002
DATE: 11/05/24	AREA: 0.623 ACRES	DWG. NAME: C:\DRAWINGS\HARDIN\COLLEGE\24356
BILL # 24-356	SOURCE: DEED BOOK 1203 PAGE 224	

Lynch Land Surveying

(270) 401-8140 ~ jlynch3953@hotmail.com
3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.