

109 Marketplace Circle

Georgetown, KY 40324



Property Description:

New construction at Georgetown's last outlot in front of the Kroger Marketplace. 2,590 SF is leased to T Mobile, leaving 4,461 SF available for lease. Can be subdivided. This property is prominently located at the entrance to the center, offering Bypass frontage along the front and access to the Kroger Center and Landmark Shoppes from the rear. Other tenants include Kroger, Starbucks, MOD Pizza, PetSense, Shoe Gallery, Papa Murphy's, World Finance, Fantastic Sams, Complete Dental, Rooster's, and more. The immediate area has seen significant growth in recent years in retail, housing, medical, and senior living. According to the US Census Bureau, Scott County was the fastest growing county in Kentucky in 2013.

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Georgetown, KY 40324

2,181-4,461 SF
\$32.00/SF + NNN

Zoning: B-2
Year Built: 2020 (Under Construction)

Contact:

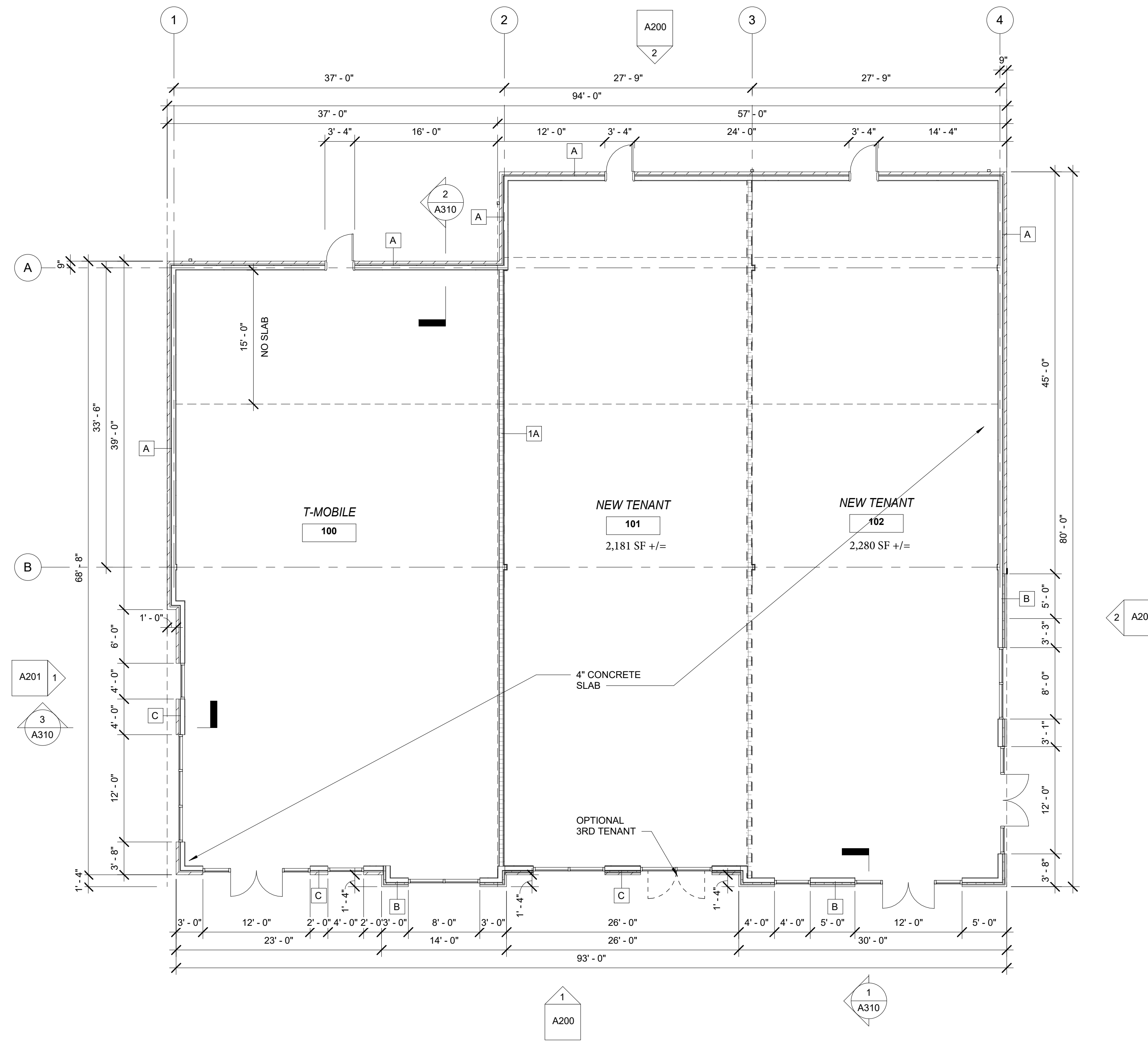
Greg Leveridge
O: 859.309.0099 X222
C: 859.421.8959
Greg@BALrealstate.com



109 Marketplace Circle

Aerial & Demographics





LIGHTING NOTES:
 1. ALL PERIMETER LIGHTING SHALL BE DIRECTED INWARD, DOWNWARD AND AWAY FROM MCCLELLAND CIRCLE AND THE ADJOINING PROPERTIES.
 2. WHERE NECESSARY, POLE MOUNTED LIGHTING SHALL BE EQUIPPED WITH LIGHTING SHIELDS FOR THE PURPOSE OF DIRECTING LIGHTING AWAY FROM THE AREAS MENTIONED IN NOTE 1 ABOVE.

UTILITY CONTACTS:

SANITARY SEWER AND WATER:
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE
 125 WEST CLAYTON STREET
 GEORGETOWN, KY 40324
 (502) 867-8240
 (859) 753-8377

ELECTRIC:
 KENTUCKY UTILITIES
 ATTN: LES MCCLURE
 PO BOX 4996
 MIDWAY, KY 40347
 (502) 367-1384
 les@kuc.com

GAS:
 COLUMBIA GAS
 ATTN: TOM WALKER
 2001 MERCER ROAD
 LEXINGTON, KY 40502
 (859) 288-0238
 twalker@colgasc.com

CITY ENGINEER:
 EDDIE HIGHTOWER
 100 COURT STREET
 GEORGETOWN, KY 40324
 (502) 570-8272

LINETYPES LEGEND

ST	SANITARY SEWER
FD	PERMETER DRAIN
SM	SANITARY SEWER
FW	SANITARY FORCE MAIN
W	WATER LINE
G	GAS LINE
CM	CONTOUR MAJOR
CM	CONTOUR MINOR
---	STREAM/EDGE OF WATER
---	PROPERTY LINE
---	UNDERGROUND UTILITY
OHE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
U	UNDERGROUND CONDUIT
X	EXISTING FENCE
---	EXISTING TREELINE

SYMBOLS LEGEND

○	UTILITY POLE
○	LIGHT POLE
△	UTILITY POLE ANCHOR
□	CONTROL POINT
⊕	BENCHMARK
⊙	PROPERTY CORNER
⊗	GAS METER
⊗	WATER VALVE
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	STORM SEWER MANHOLE
⊗	STORM SEWER INLET
⊗	HEADWALL
⊗	SANITARY SEWER MANHOLE
⊗	CLEAN-OUT
⊗	ELECTRIC BOX
⊗	ELECTRIC METER
⊗	TELEPHONE BOX
⊗	TREE
⊗	TRAFFIC CONTROL DEVICE
⊗	MALIBU
⊗	TOWER
⊗	SIGN

STORM STRUCTURES PER KYTC STANDARD SPECIFICATIONS [ST]

STRUCTURE #	TYPE	RM/GL	INVERT IN	INVERT OUT
ST0*	EXISTING STORM MANHOLE	829.50'	852.50'	851.50'
ST1**	TYPE 11 DROP BOX INLET	828.50'	852.80'	852.70'
ST2**	HOOT TYPE "F" CURB BOX INLET	857.20'	853.40'	853.30'
ST3**	HOOT TYPE "F" CURB BOX INLET	856.31'	854.25'	854.00'
ST4**	TYPE 11 DROP BOX INLET	860.14'	856.10'	856.00'
ST5**	TYPE 11 DROP BOX INLET	861.68'	856.60'	856.50'
ST6**	TYPE 11 DROP BOX INLET	859.18'	856.30'	856.20'
ST7**	HOOT TYPE "F" CURB BOX INLET	860.56'	---	857.15'
ST8	TYPE 11 DROP BOX INLET	860.15'	---	857.15'

* RISE EX. MANHOLE RIM 2.35'
 ** FLEXSTORM INSERTS AS PER DETAIL N/CB.0

STORM PIPES [ST]

PIPE #	LENGTH (L7)	DIAMETER	MATERIAL	SLOPE
P1	27'	15"	ADS N-12	0.7%
P2	85'	15"	ADS N-12	0.6%
P3	87'	15"	ADS N-12	0.7%
P4	139'	12"	ADS N-12	1.3%
P5	45'	12"	ADS N-12	0.9%
P6	50'	12"	ADS N-12	4.8%
P7	46'	12"	ADS N-12	1.8%
P8	66'	12"	ADS N-12	0.8%

CONSTRUCTION NOTES

- CONSTRUCT 6" 50R-35 SANITARY SEWER LATERAL PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS. SEE DETAIL W/FDP-9.0
- RELOCATE SANITARY SEWER CLEANOUT PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS. SEE DETAIL E/FDP-9.0
- CONNECT TO EXISTING SANITARY SEWER LATERAL PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT 4" DOMESTIC WATER SERVICE LINE AND RELOCATE EXISTING METER PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT 3/4" 50R-35 SANITARY SEWER LATERAL PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT CONCRETE TRANSFORMER PAD PER KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT (4) 4" SCHEDULE 40 CONDUIT FOR ELECTRIC, TELEPHONE, CABLE AND AN EXTRA CONDUIT FOR KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT TELEPHONE/COMMUNICATIONS PEDESTAL PER TELCO PROVIDER'S SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT 8" SOLID ADS N-12 PERMETER DRAIN STORM SEWER PIPE. CONNECT DOWNSPOUTS AND ROOF DRAINS. SEE DETAIL P/FDP-9.0, N/FDP-9.0.
- CONSTRUCT STORM SEWER CLEAN-OUT. SEE DETAIL E/FDP-9.0
- THE PERMETER DRAIN TO STORM SEWER SYSTEM
- CONTRACTOR SHALL EXPOSE EXISTING SANITARY SEWER AND REPORT INVERT TO DESIGN ENGINEER TO FACILITATE STORM AND SANITARY SEWER CROSSING WITHOUT CONFLICT.
- CONNECT ELECTRICAL TO EXISTING SERVICES PER KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
- CONNECT PROPOSED SIGN TO ELECTRICAL SERVICE. COORDINATE WITH KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS AND OWNER FOR CONNECTION.
- CONNECT 3/4" 50R-35 SANITARY SEWER LATERAL PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS.
- CONSTRUCT SANITARY SEWER CLEANOUT PER GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE SPECIFICATIONS AND REQUIREMENTS.

SEWERAGE FACILITIES NOTES:

- ALL SEWER LINES SHALL BE P.V.C. 50R-35 MEETING THE REQUIREMENTS OF THE CITY OF GEORGETOWN AND ASTM DESIGNATION D-3034, UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION PLANS. ALL PIPE SHALL BE OF THE BELL AND SPOUT TYPE AND FURNISHED WITH RUBBER GASKET JOINTS.
- SEWER LATERAL SHALL BE THE SAME MATERIAL AS THE MAIN LINE. SHALL HAVE A MINIMUM LENGTH OF 3 FEET FROM A TEE PLACED AT AN ANGLE. NO STEEPER THAN 4% DEGREE, AND SHALL BE EXTENDED INTO THE INDIVIDUAL PROPERTIES. THE ENDS OF THE LATERALS SHALL BE MARKED WITH A 1/4" DIA. 6 FEET LONG AS DETAILED IN THE GENERAL SPECIFICATIONS.
- BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:
 A) THE SEWER PIPE SHALL BE BEDDED ON 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE. BACKFILL ABOVE THIS COURSE SHALL NOT CONTAIN PIECES OF ROCK LARGER THAN 12 INCHES IN ANY DIMENSION
 B) WHEN A TRENCH EXCAVATION IS WITHIN THE STREET (IE BACK OF CURB TO BACK OF CURB), THE ENTIRE TRENCH SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 STONE

STORM DRAINAGE FACILITIES NOTES:

- STORM SEWER PIPE SHALL BE AS DESIGNATED ON THE APPROVED CONSTRUCTION PLANS, AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS OF THE CITY OF GEORGETOWN. SEE DETAIL D/C9.0, FOR A MORE PARTICULAR DESCRIPTION.
- BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:
 A) WHEN THE TRENCH EXCAVATION IS IN SOIL, THE PIPE SHALL BE BEDDED ON AT LEAST 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE TO THE TOP OF THE PIPE. THE REMAINING PORTION OF THE TRENCH NOT LOCATED WITHIN A STREET, CAN BE BACKFILLED WITH SELECT SOIL CONTAINING ROCKS LARGER THAN 3/4" IN SIZE.
 B) WHEN THE TRENCH EXCAVATION IS IN SOIL, HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND POLY VINYL CHLORIDE (PVC) PIPE SHALL BE BEDDED ON AT LEAST 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE TO THE TOP OF THE PIPE. THE REMAINING PORTION OF THE TRENCH NOT LOCATED WITHIN A STREET, CAN BE BACKFILLED WITH SELECT SOIL CONTAINING ROCKS LARGER THAN 3/4" IN SIZE.
 C) WHEN THE TRENCH EXCAVATION IS WITHIN A STREET (BACK OF CURB TO BACK OF CURB), THEN THE ENTIRE TRENCH SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE. MANHOLES SHALL BE CONSTRUCTED AND PRECAST CONCRETE AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS. ALL MANHOLE TOPS SHALL BE EGCENTRIC IN DESIGN. CONCRETE TOPS SHALL BE USED FOR ALL MANHOLES. WITH DEPTHS SUFFICIENT FOR THEIR USE. MINOR GRADE ADJUSTMENTS (THROUGH THE USE OF GRADE RINGS) TO THE ELEVATION SHALL NOT EXCEED 12 INCHES. NO MORE THAN 2" GRADE RINGS SHALL BE PERMITTED. BITUMINOUS MASTIC SEALANT SHALL BE USED AT EACH JOINT OF THE MANHOLE AND BETWEEN GRADE RINGS AND/OR CASTINGS. NON-SHRINK (HYDRAULIC) GROUT SHALL BE REQUIRED INSIDE THE MANHOLES WHERE THE PIPES ENTER AND EXIT.

GENERAL NOTES:

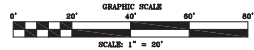
- REFER TO THE GEORGETOWN MUNICIPAL WATER AND SEWER GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, INSTALLATION METHODS, TESTING PROCEDURES, AND INSPECTION REQUIREMENTS.
- ANY CHANGES FROM THE APPROVAL PLANS SHALL BE SUBMITTED IN WRITING TO AND APPROVED BY THE CITY OF GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND ENGINEER PRIOR TO THE WORK BEING DONE.
- REFER TO THE LATEST CITY OF GEORGETOWN SPECIFICATIONS AND REQUIREMENTS.

CONTROL POINTS

CP-1	SEE WFO M&L & W&SHER	X = 1549671.33	Y = 249244.43	Z = 857.38
CP-2	SEE WFO M&L & W&SHER	X = 1549246.91	Y = 249373.10	Z = 848.95

CAUTION:
 THE HORIZONTAL, SLOPE AND BEARS OF BEARINGS FOR THIS SURVEY IS (NAD83) (NAD83) TO BE AS DERIVED BY GPS STATIC OBSERVATION AND AN GPS CONTROL POINT 9/7/2004. VERTICAL DATA IS TO BE AS DERIVED BY GPS STATIC OBSERVATION.

Kentucky811
 Call 811 Before You Dig.
 BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-722-6027, OR CALL THE RESPECTIVE UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



COMMERCIAL DEVELOPMENT
 108 MARKETPLACE CIRCLE
 GEORGETOWN, KY 40324
FINAL DEVELOPMENT PLAN

UTILITY PLAN
FDP-5.0

DATE: APRIL, 2019
 DATE: MAY, 2019
 DATE: JUNE, 2019

CLIENT

ARCHITECT
 MORRIS WORKSHOP ARCHITECTS
 151 N EAGLE CREEK DR, Suite 105
 LEXINGTON, KY 40509
 bmorris@morrisworkshop.com
 859.300.3745

STRUCTURAL

SUBMITTAL	DATE

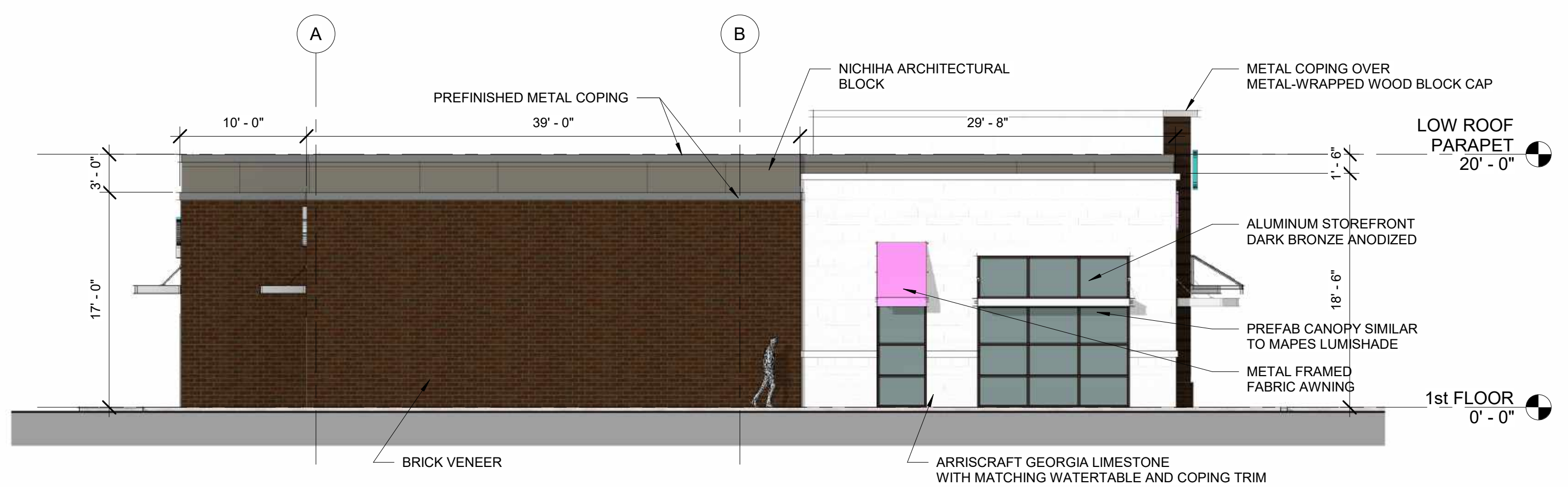
GEORGETOWN RETAIL
 109 MARKETPLACE CIRCLE
 GEORGETOWN, KY 40324
 SCHEMATIC DESIGN



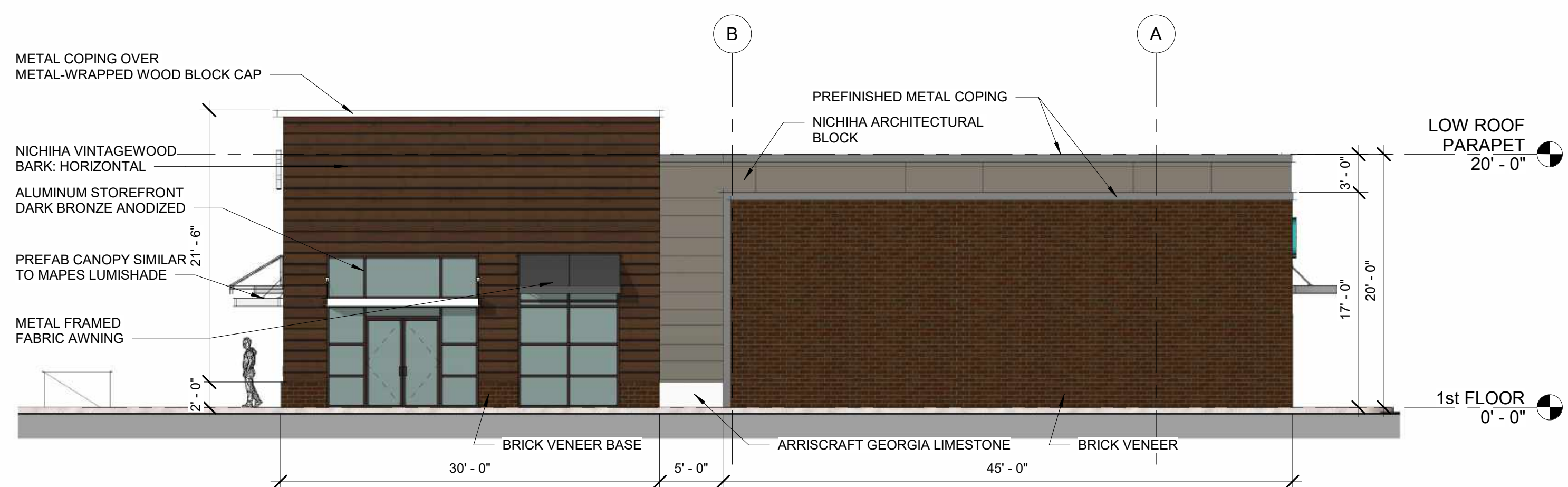
No.	Date

Project Number 1903
 FEB 28, 2019
 Drawn By BM
 Checked By BM

A110



2 NORTH ELEVATION
 A110 SCALE: 1/8" = 1'-0"

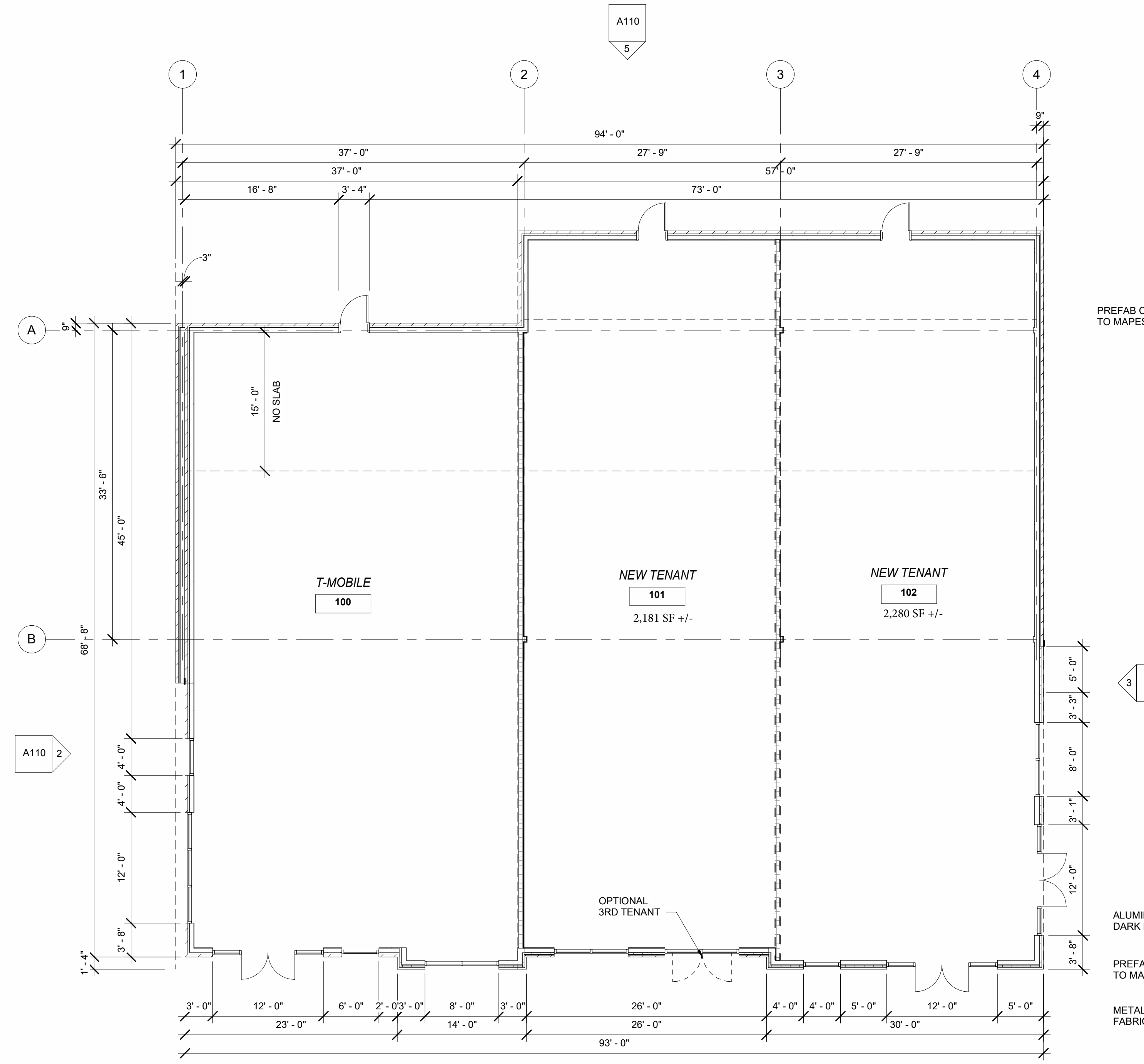


3 SOUTH ELEVATION
 A110 SCALE: 1/8" = 1'-0"

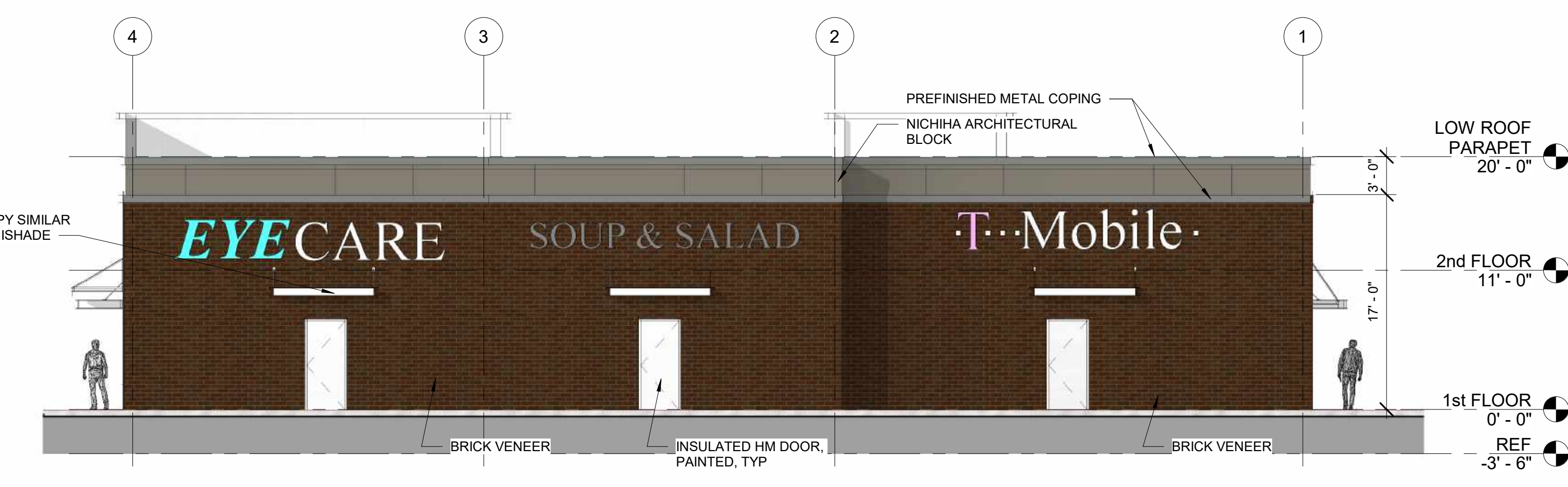
ELEVATION LEGEND

ARCHITECT TO CONFIRM ALL COLORS WITH SAMPLE BOARD

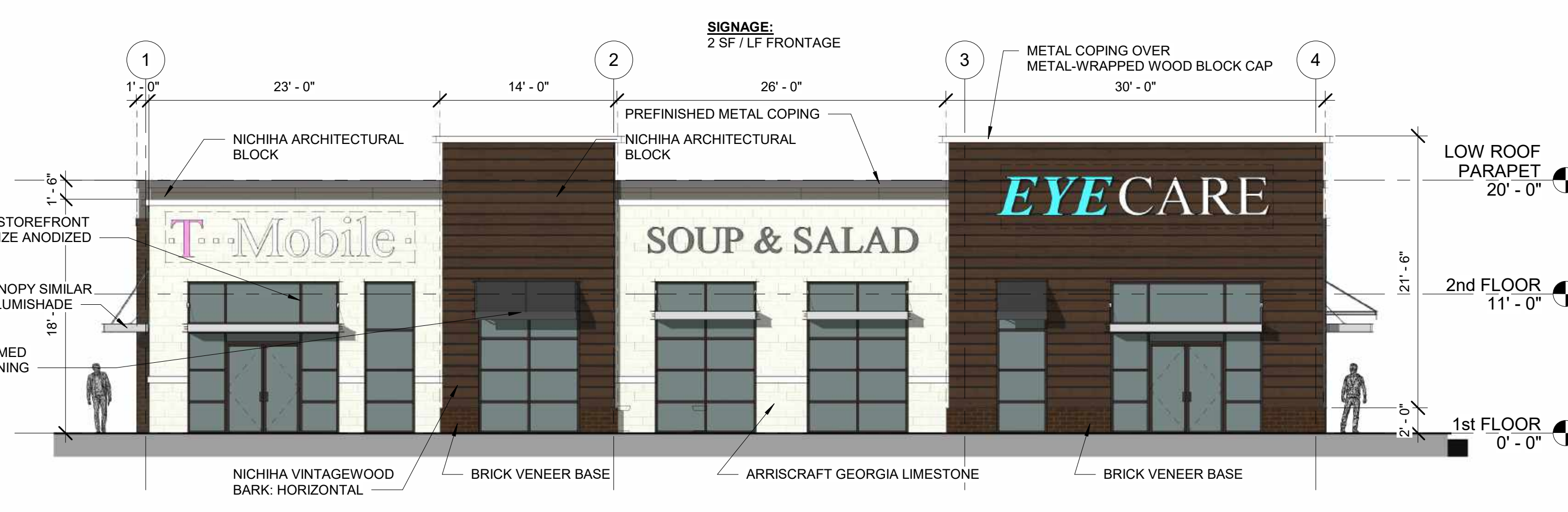
- BRICK VENEER - BELDEN 8601 DARK
- CEMENT FIBER PLANK - NICHIIA VINTAGE WOOD BARN COLOR: HORIZONTAL
- CEMENT FIBER BLOCK - NICHIIA - ARCHITECTURAL BLOCK - GRAY COLOR
- ARRISCRAFT - RENAISSANCE GEORGIA LIMESTONE SMOOTH FACE



1 FLOOR PLAN
 A110 SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
 A110 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
 A110 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION