

UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40512
(859) 288-0215

KENTUCKY AMERICAN
WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 269-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
1-800-981-0600

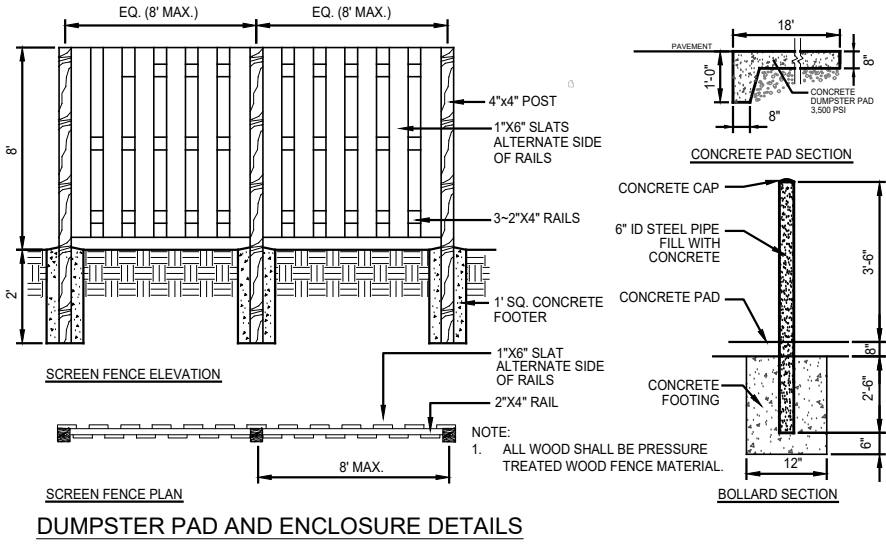
WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 770
LEXINGTON, KY 40505
(859) 357-6250

VICINITY MAP
NTS

GENERAL NOTES:

- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN-COUNTY TRAFFIC ENGINEER.
- STORMWATER MANAGEMENT, SANITARY SEWERS, AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUGC ENGINEERING MANUALS.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- LANDSCAPING SHALL CONFORM WITH ARTICLE 18 OF THE ZONING ORDINANCE, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND TREE PROTECTION ORDINANCE.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE OF ORDINANCES.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- UTILITY COMPANIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.
- SOIL TYPE: MAURY SILT LOAM
- EXISTING TREE CANOPY: NONE
- SITE TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPING REQUIREMENT SET FORTH IN ARTICLE 18 OF ZONING ORDINANCE, THE LFUGC PLANTING MANUAL, AND LFUGC STORMWATER MANUAL. ALL SITE TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. SITE TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL UTILITY OWNERS AND/OR KENTUCKY UNDERGROUND PROTECTION, INC. (CALL-BEFORE-YOU-DIG) AT (800) 752-6007.
- STREET TREES TO BE IN CONFORMANCE WITH ARTICLE 6-10 OF THE SUBDIVISION REGULATIONS.
- THE LOCATION OF THE FIRE HYDRANTS, FIRE DEPARTMENT OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE, WATER CONTROL OFFICE.
- A SANITARY SEWER CAPACITY APPLICATION IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- STORMWATER MANAGEMENT, SANITARY SEWERS, FLOODPLAIN INFORMATION, ETC ARE SUBJECT TO THE DESIGN AND CONSTRUCTION STANDARDS DEFINED IN THE DIVISION OF ENGINEERING TECHNICAL AND PROCEDURES MANUALS, AND ARE SUBJECT TO THE ACCEPTANCE OF THE URBAN COUNTY ENGINEERS.

- PAVEMENT MARKINGS AND SIGNAGE SHALL BE PER TE STANDARDS AND GUIDELINES FOR DEVELOPMENTS.
- POST DEVELOPMENT IS LESS THAN HISTORIC PREDEVELOPMENT PER AERIAL, NO DETENTION IS REQUIRED.
- THE LEXINGTON COMMUNITY LAND TRUST (CLT) WILL OWN AND MANAGE ALL LOTS ASSOCIATED WITH THIS DEVELOPMENT PLAN EXCEPT FOR THE "CITY PARK" LOT 28 (NOT SHOWN ON THIS PLAN) AND "RETAINING WALL" LOT 32. SEE THE "RECORD OF DECISION - NEWTOWN PIKE EXTENSION KYTO ITEM NO 7-593.00" PAGES 26-28 FOR A DESCRIPTION OF THE CLT'S RESPONSIBILITIES; WHICH HAS BEEN SUBMITTED WITH THIS PLAN. THE "PARK" LOT AND "RETAINING WALL" LOT WILL BE OWNED BY THE LFUGC.
- PAVEMENT DESIGN SUBJECT TO THE ACCEPTANCE OF THE URBAN COUNTY ENGINEER AT THE TIME OF IMPROVEMENT PLAN CONSIDERATION.
- FINAL DEVELOPMENT PLANS SHALL COMPLY WITH ORDINANCE 105-2009 AND NEWTOWN PIKE EXTENSION COMMERCIAL DESIGN AND ACCESS STANDARDS.
- OWNER SHALL OBTAIN RELEASES FOR ALL EASEMENTS THAT HAVE BEEN ABANDONED WHICH MAY BE WITHIN THE AREA OF THIS PLAT PRIOR TO OBTAINING BUILDING PERMITS.
- THE CURRENT DESIGN COMPLIES WITH ARTICLE 15-7 (GENERAL REGULATIONS FOR INFILL AND REDEVELOPMENT CONSTRUCTION).
- ALL SIDEWALK WIDTHS SHALL BE 5' MINIMUM.
- ALL BUILDINGS, PAVING, SIGNS, FENCES, WALLS AND RETAINING WALLS THAT ARE DEPICTED, DESCRIBED OR REQUIRED ON THIS DEVELOPMENT PLAN SHALL REQUIRE A SEPARATE REVIEW AND BUILDING PERMIT FROM THE DIVISION OF BUILDING INSPECTION PRIOR TO CONSTRUCTION.
- THE LOCATION OF THE FIRE HYDRANTS, FIRE DEPARTMENT OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE, WATER CONTROL OFFICE.
- THE SITE IS BOUND BY ENVIRONMENTAL COVENANTS BETWEEN THE COMMONWEALTH OF KENTUCKY AND LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT RECORDED IN DB 3838 PG 382 AND DB 3425 PG 309 WITH THE FAYETTE COUNTY CLERK. CONTRACTOR SHALL CONTACT STATE OF KENTUCKY DIVISION OF WASTE MANAGEMENT FOR APPROVAL BEFORE ANY CONSTRUCTION WORK COMMENCES.
- WASTE COLLECTION FOR THE COMMUNITY CENTER BUILDING WILL BE DONE THROUGH THE UTILIZATION OF ROLL CARTS THAT WILL BE PLACED AT THE CURB WHEN FULL.
- BOARD OF ADJUSTMENT APPROVAL: 3/13/2023 & CASE #: PLN-BOA-23-00022
- APARTMENT BUILDINGS AND MIXED USE BUILDING APPROVED ON MDP-22-00085 ARE NOT IMPACTED BY THIS FINAL DEVELOPMENT PLAN. ALL NOTES RELATED TO THIS AREA REMAIN IN EFFECT.
- UPON RECORDING OF A FINAL RECORD PLAT BUILDING ADDITIONS MAY BE MADE TO THE TOWNHOUSE UNITS WITHOUT FURTHER AMENDMENT TO THE FINAL DEVELOPMENT PLAN AS LONG AS THEY ARE OTHERWISE IN CONFORMANCE WITH THE ZONING ORDINANCE.
- A WAIVER OF ARTICLE 6-8(3)(a) OF THE SUBDIVISION REGULATIONS TO ALLOW INTERSECTION SPACING ALONG DE ROODE STREET TO BE LESS THAN 250' IS REQUIRED.



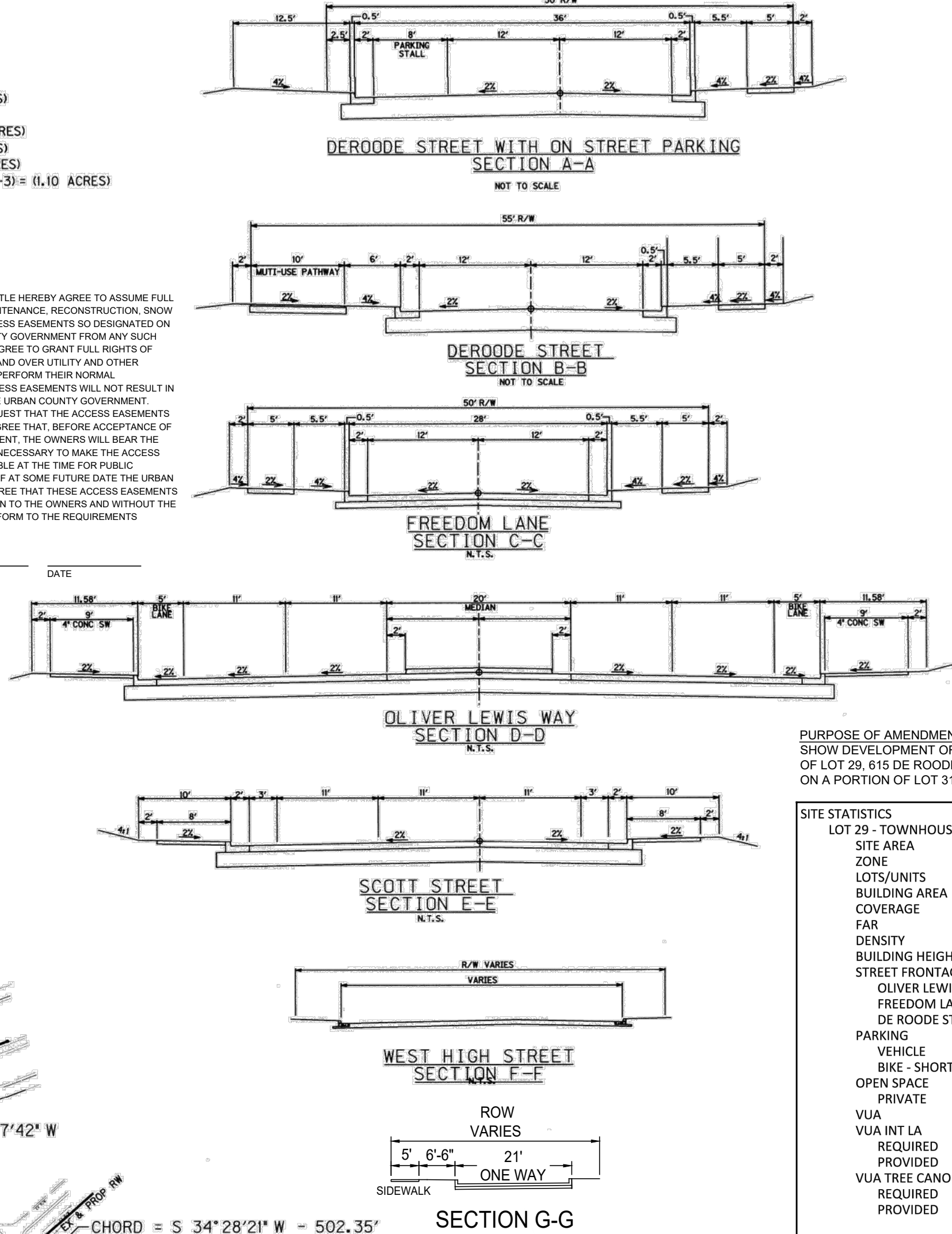
UNIT 2 - SITE STATISTICS

TOTAL ACREAGE = 19.99 ACRES
STREET R/W ACREAGE = 1.29 ACRES
AVERAGE LOT SIZE = 540' x 301'
LINEAL FEET OF STREETS = 5812 LF
COMMERCIAL LOT (B-3) = 11.75 ACRES
CITY PARK LOT (R-3) = 1.713 ACRES
INSTITUTIONAL LOT (R-3) = 1.147 ACRES
MIXED-USE LOT (MU-2) = 1.1310 ACRES
MULTI-FAMILY LOT (R-3) = 1.1415 ACRES
RETAINING WALL AND NOISE WALL (R-3) = 1.10 ACRES
PROPOSED ZONE MU-2 LOT = 1
PROPOSED ZONE R-3 LOTS = 4
PROPOSED ZONE B-3 LOT = 1
SEE BUILDING SCHEDULE TABLE

ACCESS EASEMENT RESPONSIBILITIES OF OWNERS -

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENTS SO DESIGNATED ON THIS PLAN AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE ACCESS EASEMENTS, AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO A PUBLIC STREET, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH ACCESS EASEMENTS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR THE FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE EASEMENT FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THE TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IF AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE ACCESS EASEMENTS SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS EXPENSE IN MAKING SUCH ACCESS EASEMENT CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER'S SIGNATURE



PURPOSE OF AMENDMENT
SHOW DEVELOPMENT OF TOWNHOUSE UNITS ON A PORTION OF LOT 29, 615 DE ROODE STREET AND SINGLE FAMILY LOTS ON A PORTION OF LOT 31, 530 DE ROODE STREET.

SITE STATISTICS	
LOT 29 - TOWNHOUSES	
SITE AREA	1.19 AC
ZONE	R-3
LOTS/UNITS	13
BUILDING AREA	29,696 SF
COVERAGE	14,848 SF
FAR	0.57
DENSITY	10.9
BUILDING HEIGHT	25 FT
STREET FRONTAGE	
OLIVER LEWIS WAY	233 FT
FREEDOM LANE	269 FT
DE ROODE STREET	106 FT
PARKING	
VEHICLE	27 SPACES
BIKE - SHORT	6 SPACES
OPEN SPACE	
PRIVATE	10% PER LOT
VIA	15,924 SF
VIA INT LA	
REQUIRED	1,392 SF
PROVIDED	1,404 SF
VIA TREE CANOPY	
REQUIRED	4,177 SF
PROVIDED	4,500 SF
6 LARGE TREES	32.3%
LOT 31 - SINGLE FAMILY LOTS	
SITE AREA	1.49 AC
ROW	0.25 AC
NET AREA	1.25 AC
ZONE	R-3
LOTS/UNITS	8
DENSITY	5.4
STREET FRONTAGE	
OLIVER LEWIS WAY	319 FT
STREET G	90 FT

TREE PRESERVATION PLAN NOTES, LOT 29 TOWNHOUSES

- SITE AREA: 15,970 SF
- REQUIRED CANOPY: 15,991 SF 30.0%
- EXISTING CANOPY: - SF 0.0%
- EXISTING CANOPY TO BE REMOVED: - SF 0.0%
- EXISTING CANOPY TO BE PRESERVED: - SF 0.0%
- ADDITIONAL CANOPY REQUIRED: 15,991 SF
- PROPOSED NEW CANOPY: 15,750 SF
- 21 LARGE TREES @ 750 S.F.: 15,750 SF
- 0 MEDIUM TREES @ 400 S.F.: - SF
- 0 SMALL TREES @ 100 S.F.: - SF
- TOTAL TREE CANOPY PROPOSED: 15,750 SF 30.3%
- SOIL TYPE: URBAN SOILS
- ALL REQUIRED TREES SHALL CONFORM WITH LFUGC PLANTING MANUAL
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM BUILDINGS
- PRIOR TO PLANTING TREES CALL 811 BEFORE YOU DIG

TREE PRESERVATION PLAN NOTES, LOT 31 SINGLE-FAMILY LOTS

- SITE AREA: 65,006 SF
- REQUIRED CANOPY: 19,508 SF 30.0%
- EXISTING CANOPY: - SF 0.0%
- EXISTING CANOPY TO BE REMOVED: - SF 0.0%
- EXISTING CANOPY TO BE PRESERVED: - SF 0.0%
- ADDITIONAL CANOPY REQUIRED: 19,508 SF
- PROPOSED NEW CANOPY: 17,250 SF
- 23 LARGE TREES @ 750 S.F.: 17,250 SF
- 6 MEDIUM TREES @ 400 S.F.: 2,400 SF
- 0 SMALL TREES @ 100 S.F.: - SF
- TOTAL TREE CANOPY PROPOSED: 19,650 SF 30.2%
- SOIL TYPE: URBAN SOILS
- ALL REQUIRED TREES SHALL CONFORM WITH LFUGC PLANTING MANUAL
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM BUILDINGS
- PRIOR TO PLANTING TREES CALL 811 BEFORE YOU DIG

OWNERS CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER: DATE:

PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN-COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON:

SECRETARY: DATE:

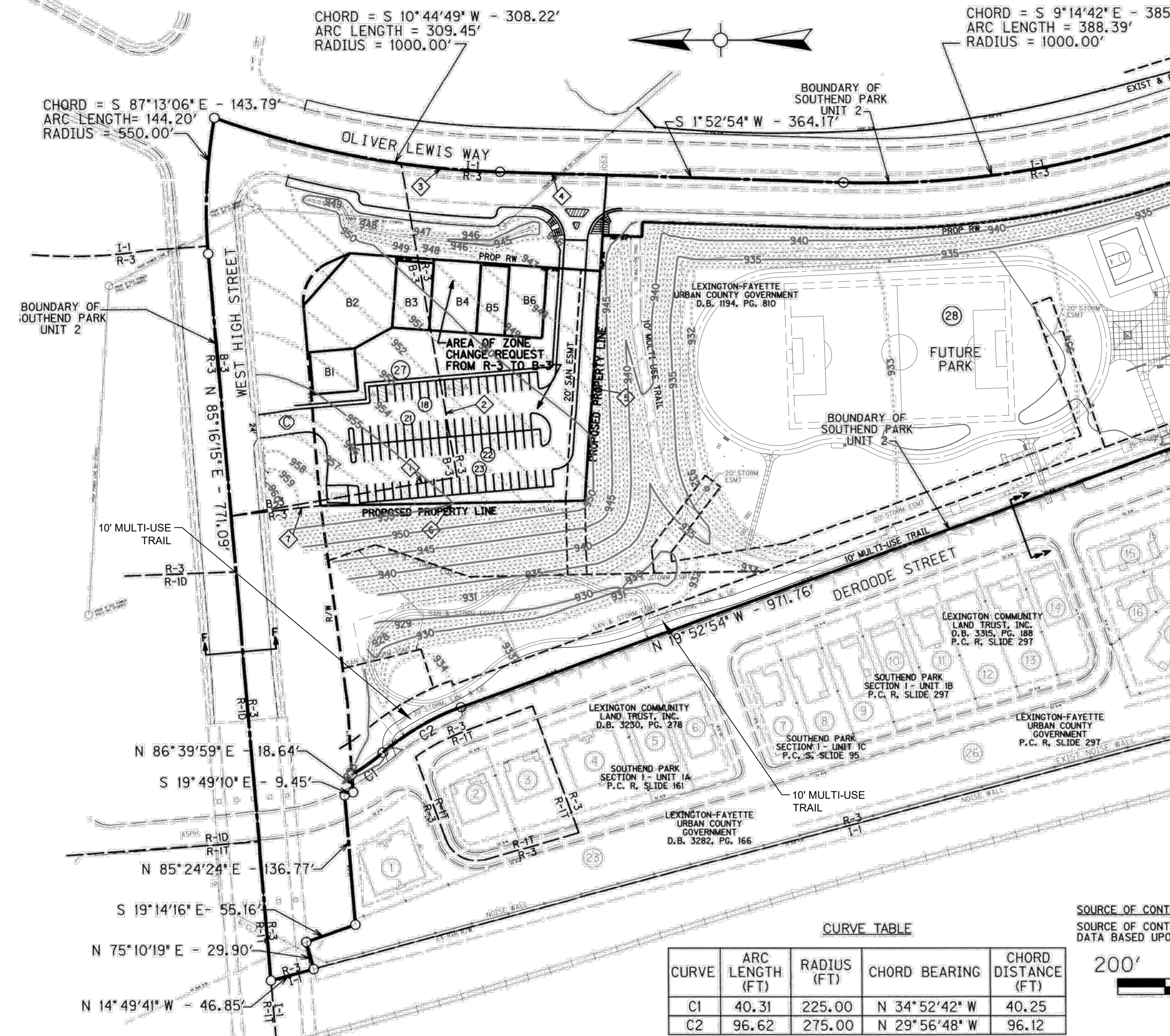
APPLICANTS CERTIFICATION

IN ACCORDANCE WITH THE FINAL ENVIRONMENTAL STATEMENT (FEMA) KY-618-01-F FOR THE NEWTOWN EXTENSION PROJECT (I/WE) DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

PROJECT MANAGER: DATE:

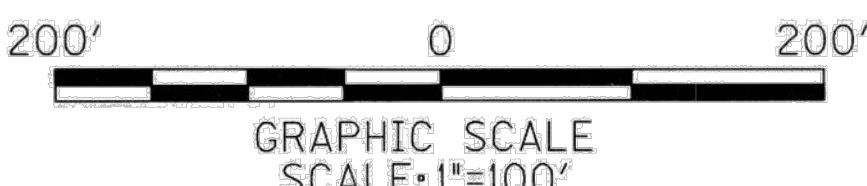
WITNESS: DATE:

BUILDING SCHEDULE											
B/D	LOT	ZONE	BUILDING USE	NUMBER OF BLDGS	WIDTH (FT)	DEPTH (FT)	HEIGHT (FT)	FOOT PRINT (SF)	NUMBER OF FLOORS	FLOOR AREA (SF)	PARKING REQUIRED
B1	27	B-3	RETAIL	1	48	45	35	2,160	1	2,160	
B2	27	B-3	RETAIL	1	VARIES	VARIES	35	7,832	1	7,832	
B3	27	B-3	RETAIL	1	40	71	35	2,840	1	2,840	
B4	27	B-3	RETAIL	1	50	75	35	3,750	1	3,750	84
B5	27	B-3	RETAIL	1	30	73	35	2,190	1	2,190	84
B6	27	B-3	RETAIL	1	40	75	35	3,000	1	3,000	4
B7	30	MU-2	1ST FLOOR NON-	1	88	60	55	5,280	2	10,560	
B8	30	MU-2	2ND FLOOR RESIDENTIAL/	2	30	50	55	3,000	2	6,000	108
B9	30	MU-2	2ND FLOOR RESIDENTIAL	3	80	60	55	14,400	2	28,800	119
B10	30	MU-2	2ND FLOOR RESIDENTIAL	1	40	60	55	2,400	2	4,800	5
B11	30	MU-2	2ND FLOOR RESIDENTIAL	2	45	60	55	5,400	2	10,800	
B12	31	R-3	2-BR TOWNHOME	21	16	42	40	14,112	2	28,224	65
B13	31	R-3	3-BR TOWNHOME	10	20	42	40	8,400	2	16,800	65
B14	31	R-3	1-BR APARTMENT	3	18	40	40	2,160	3	5,480	3
B15	31	R-3	2-BR APARTMENT	6	24	40	40	5,760	3	17,280	6
B16	29	R-3	COMMUNITY CENTER	1	86.66	52	20	3,800	1	3,800	2



CURVE	ARC LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
C1	40.31	225.00	N 34°52'42" W	40.25
C2	96.62	275.00	N 29°56'48" W	96.12

SOURCE OF CONTOURS
SOURCE OF CONTOURS FROM GROUND COLLECTED DATA BASED UPON NAVD 1988 VERTICAL DATUM



LOT 29 COMMUNITY CENTER

- SITE STATISTICS
- 0.279 ACRES (12,150 SQ FT) TOTAL LOT TO BE DEVELOPED
 - 1.202 ACRES NOT PART OF FDP
 - 3,800 SQ FT TOTAL BUILDING AREA
 - BUILDING HEIGHT: 20'
 - FLOOR AREA RATIO = 0.313
 - 0 SQ. FT. EXISTING BUILDING
 - 0 SQ. FT. NEW ADDITION
 - 4 PARKING SPACES REQUIRED
 - 16 PARKING SPACES THRU SHARED USE PARKING WITH ADJACENT PROPERTY
 - THERE IS NO EXISTING OR PROPOSED FENCING
 - OWNER: LEXINGTON COMMUNITY LAND TRUST

OPEN SPACE	REQUIRED	PROVIDED
VEGETATED AREA	1,215 SF (10%)	5,549 SF
USABLE AREA	1,215 SF (10%)	6,282 SF

OWNER/APPLICANT:
LEXINGTON COMMUNITY LAND TRUST, INC
PO BOX 171
LEXINGTON, KY 40588-0171

TYPICAL PARKING DIMENSIONS

LEGEND

- SUBDIVISION BOUNDARY BREAKPOINT
- UNIT 2 BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SET BACK LINE
- PROPOSED ZONE BOUNDARY LINE
- EXISTING R/W LINE
- EXISTING PROPERTY LINE
- EXISTING ZONE BOUNDARY LINE
- EXISTING EASEMENT LINE
- CONSTRUCTION ENTRANCE
- PARKING COUNT