



SITE STATISTICS -- SUMMIT LEXINGTON

BLDG/LOT AREA LABELS	LAND USE	NO. STORES	BLDG HEIGHT ALLOWED	BLDG RETAIL FLOOR AREA S.F.	OFFICE FLOOR AREA S.F.	RESIDENTIAL FLOOR AREA S.F.	HOTEL FLOOR AREA S.F.	TOTAL BUILDING FLOOR AREA S.F.	NOTES
A	4,138	RETAIL	1 STORY	30 FT.	4,138			4,138	
B	26,772	RETAIL	1 STORY	48 FT.	26,772			26,772	
C	24,408	RETAIL	1 STORY	48 FT.	24,408			24,408	
D	24,408	OFFICE OVER RETAIL	1 STORY	70 FT.	21,408	4800		21,527	
E	28,432	RESIDENTIAL OVER RETAIL	1 STORY	70 FT.	27,500			27,500	
F	28,184	RESIDENTIAL OVER RETAIL	1 STORY	70 FT.	27,044			27,044	
G	18,480	RESIDENTIAL OVER RETAIL	1 STORY	70 FT.	14,280			14,280	
H	2,180	HOTEL OVER RETAIL	1 STORY	48 FT.	2,180			2,180	
I	10,607	HOTEL OVER RETAIL	1 STORY	70 FT.	12,507			12,507	
J	6,515	OFFICE OVER RETAIL	1 STORY	70 FT.	4,815	6,515		11,330	
K	11,616	RETAIL	1 STORY	48 FT.	11,616			11,616	
L	28,231	OFFICE OVER RETAIL	1 STORY	70 FT.	24,831	2,500		27,331	
M	18,710	RETAIL	1 STORY	48 FT.	18,710			18,710	
N	22,408	OFFICE OVER RETAIL	1 STORY	48 FT.	22,408			22,408	
O	26,220	RETAIL	1 STORY	48 FT.	26,220			26,220	
P	23,847	OFFICE OVER RETAIL	1 STORY	48 FT.	23,847			23,847	
Q	28,575	RETAIL	1 STORY	48 FT.	28,575			28,575	
R	20,288	RETAIL	1 STORY	48 FT.	20,288			20,288	
S	7,288	RETAIL	1 STORY	48 FT.	7,288			7,288	
T	14,701	RETAIL	1 STORY	48 FT.	14,701			14,701	
U	4,808	RETAIL	1 STORY	48 FT.	4,808			4,808	
V	10,883	RETAIL	1 STORY	48 FT.	10,883			10,883	
W	2,940	RETAIL	1 STORY	48 FT.	2,940			2,940	
X	11,273	RETAIL	1 STORY	48 FT.	11,273			11,273	
Y	3,180	RETAIL	1 STORY	48 FT.	3,180			3,180	
Z	1,840	RETAIL	1 STORY	48 FT.	1,840			1,840	
AA	9,099	RETAIL	1 STORY	48 FT.	9,099			9,099	
BB	20,288	RETAIL	1 STORY	48 FT.	20,288			20,288	
BB	17,890	RETAIL	1 STORY	48 FT.	17,890			17,890	
CC	167,000	INDUSTRIAL	1 STORY	30 FT.	167,000			167,000	
DD	38,887	INDUSTRIAL	1 STORY	30 FT.	38,887			38,887	
EE	107,000	INDUSTRIAL	1 STORY	30 FT.	107,000			107,000	
FF	38,888	INDUSTRIAL	1 STORY	30 FT.	38,888			38,888	
GG	107,000	INDUSTRIAL	1 STORY	30 FT.	107,000			107,000	
TOTALS	942,215			482.748	118,228	288.444		815.895	1,077,434

RESIDENTIAL BREAKDOWN

147	1	BEDROOM	147	BEDROOMS	147
11	2	BEDROOM	22	BEDROOMS	22
11	3	BEDROOM	33	BEDROOMS	33
308	TOTAL	UNIT	461	TOTAL	BEDROOMS

PERMITTING REQUIREMENTS

TYPE	QUANTITY	NUMBER
RESIDENTIAL	1.3 SPACE PER DWELLING UNIT (OR 6.0 SPA)	458 SPACES
RETAIL	1.0 SPACE PER 300 SF (OR 1.5 SPACE PER 1,000 SF)	1,243 SPACES
OFFICE	1.0 SPACE PER 300 SF	388 SPACES
HOTEL	1.0 SPACE PER ROOM	1,181 SPACES
TOTAL	MIXED-USE ZONE REQUIRED PARKING	2,069 SPACES
RETAIL	1.0 SPACE PER 1,000 SF	1,243 SPACES
OFFICE	1.0 SPACE PER 300 SF	388 SPACES
HOTEL	1.0 SPACE PER ROOM	1,181 SPACES
TOTAL	REQUIRED MIN. LOT PROVIDED	3,881 SPACES
RESERVED	RESERVED PARKING	1,712 SPACES
RETAIL	1.0 SPACE PER 1,000 SF	1,243 SPACES
OFFICE	1.0 SPACE PER 300 SF	388 SPACES
HOTEL	1.0 SPACE PER ROOM	1,181 SPACES
TOTAL	REQUIRED MIN. LOT PROVIDED	3,881 SPACES
RETAIL	1.0 SPACE PER 1,000 SF	1,243 SPACES
OFFICE	1.0 SPACE PER 300 SF	388 SPACES
HOTEL	1.0 SPACE PER ROOM	1,181 SPACES
TOTAL	REQUIRED MIN. LOT PROVIDED	3,881 SPACES

SUMMIT LEXINGTON BAYER PROPERTIES - FRITZ FARMS LLC AMENDED FINAL DEVELOPMENT PLAN

CERTIFICATION

OWNER'S CERTIFICATE

I, **FRITZ FARMS LLC**, DO HEREBY CERTIFY THAT I AM THE ONLY OWNER OF THE PROPERTY SHOWN HEREON, AND DO HEREBY AGREE TO ALL ZONING AND REGULATORY REQUIREMENTS SHOWN HEREON, AND DO AGREE TO ALL CITY DEVELOPMENT PLANS FOR THE PROPERTY.

PLANNING COMMISSION'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN ACCORDINGLY COMPLETES WITH THE PROVISIONS OF ARTICLE 21-7 OF THE ZONING ORDINANCE.

DATE: _____

SECRETARY: _____

PRIVATE ACCESS EASEMENT NOTES

MAINTENANCE OF THE PRIVATE DRIVE ALLEGED LOCATED ON THIS PROPERTY AS WELL AS ALL OTHER ACCESS DRIVEWAYS/PARKWAYS WITHIN THE BOUNDARIES OF THIS PROPERTY SHALL BE THE RESPONSIBILITY OF BAYER PROPERTIES, ITS AGENTS, SUCCESSORS OR DESIGNEES.

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO MAKE MINOR ADJUSTMENTS TO THE BOUNDARIES OF THE PROPERTY SHOWN HEREON, AND TO CORRECT THE ZONING AND REGULATORY REQUIREMENTS SHOWN HEREON, AND TO AGREE TO ALL CITY DEVELOPMENT PLANS FOR THE PROPERTY.

OWNER: FRITZ FARMS LLC, 4100 NICHOLASVILLE ROAD, LEXINGTON, KY 40503

APPLICANT/DEVELOPER: BAYER PROPERTIES, 2222 ARLINGTON AVENUE, BIRMINGHAM, AL 35205

PREPARED BY: HDR ENGINEERING, 2517 SR BARTON WAY, LEXINGTON, KY 40509

SHOOK KELLEY ARCHITECTURE, 2151 HAWKINS ST., SUITE 400, CHARLOTTE, NC 28203

Scale 1" = 100'

shook kelley

HDR Engineering, Inc.

SUMMIT LEXINGTON BAYER PROPERTIES - FRITZ FARMS LLC AMENDED FINAL DEVELOPMENT PLAN

SCALE: 1" = 100'

DATE: JANUARY 2015

JOB NO.: _____

DESIGNED: _____

DRAWN: _____

CHECKED: _____

D/C: _____

OWNER APPROVAL: BY: _____ TITLE: _____

REVISED: NO. 1, DATE: AUGUST 2014; NO. 2, DATE: JANUARY 2015

DP-