

PLANNING COMMISSION CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE PLANNING COMMISSION AT ITS MEETING HELD _____ DATE _____

SECRETARY _____ DATE _____

OWNER'S CERTIFICATION:

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

OWNER: _____

WITNESS _____

GENERAL NOTES:

- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- IF ANY PART OF THIS PLAN SHOULD BE JUDGED TO BE INVALID, SUCH JUDGMENT SHALL NOT INVALIDATE THE REMAINDER OF THE PLAN.
- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND IN THIS PARCEL SHALL BE BASED UPON A RECORDED PLAT AND NOT THIS SUBDIVISION PLAN.
- STORMWATER MANAGEMENT, SANITARY SEWERS AND STREETS SHALL BE DESIGN AND CONSTRUCTED IN ACCORDANCE WITH THE LFUGC ENGINEERING MANUALS.
- ACCESS SHALL BE LIMITED AS SHOWN ON THE PLAN.
- LANDSCAPE IMPROVEMENTS AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING RESOLUTION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUALS, GRASSES, OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- STORMWATER DETENTION AND DRAINAGE FOR THIS DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2001 LFUGC STORM WATER MANUAL.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL SUBDIVISION PLAN AND FINAL DEVELOPMENT PLANS, AS APPROPRIATE. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL SUBDIVISION PLAN OR FINAL DEVELOPMENT PLAN IS APPROVED.
- STREET TREES SHALL CONFORM TO ARTICLE 6-9 OF THE SUBDIVISION REGULATIONS.
- THERE SHALL BE A 6' TALL SOLID FENCE ALONG THE IBM INFORMATION PRODUCTS CORPORATION AND NEWTOWN SPRINGS COMMON BOUNDARY. THERE SHALL ALSO BE ADDITIONAL LANDSCAPING AS AGREEABLE TO THE IBM INFORMATION PRODUCTS CORPORATION AND NEWTOWN SPRINGS.
- EXISTING ON-SITE TREES: INDIGENOUS SPECIES INCLUDING BLACK LOCUST, SUGAR MAPLE, BLACK CHERRY, HACKBERRY, AND BLACK WALNUT.
- SOIL TYPES: MAURY SILT LOAMS, EGAM SILT LOAMS, HUNTINGTON SILT LOAMS, DONERAIL SILT LOAMS, AND LOWELL SILT LOAMS
- THE APPLICABLE BIG BOX GUIDELINES SHALL BE ADDRESSED AT THE FINAL DEVELOPMENT PLAN.
- KENTUCKY DEPARTMENT OF TRANSPORTATION'S APPROVAL OF ACCESS AND IMPROVEMENTS TO NEWTOWN PIKE AT TIME OF FINAL DEVELOPMENT PLAN.
- NO ACCESS TO NEWTOWN PIKE OR CITATION BOULEVARD EXCEPT FROM APPROVED STREET INTERSECTIONS.
- THE R-3 APARTMENT AREA SHOWN ON THIS PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR THE R-3 ZONE AND GROUP RESIDENTIAL DEVELOPMENT.
- THIS AMENDMENT AFFECTS ONLY THE R-3 AREA.
- THE HOLLOW CREEK ROAD CONNECTION SHALL NOT BE CONSTRUCTED UNTIL AFTER CITATION BOULEVARD HAS BEEN COMPLETED BY THE LFUGC BETWEEN NEWTOWN PIKE AND RUSSELL CREEK ROAD.

SPECIAL NOTES FROM THE GRIFFIN GATE DEVELOPMENT:

- THE OWNER AND/OR ITS SUCCESSORS IN TITLE HEREBY OFFER TO DEDICATE TO PUBLIC USE ALL LAND AS SHOWN ON THE PLAN FOR THE COLLECTOR STREET(S) LINKING WINBURN DRIVE TO NEWTOWN PIKE.
- THE FOLLOWING PROVISIONS SHALL GOVERN THE AMOUNT OF MONEY WHICH THE OWNER AND/OR ITS SUCCESSORS IN TITLE OF THE LAND TO BE DEDICATED AS SET FORTH IN SPECIAL NOTE 1 ABOVE AND/OR OF THE GOLF COURSE SHALL CONTRIBUTE TO THE COSTS OF CONSTRUCTION OF THE COLLECTOR STREET(S) LINKING WINBURN DRIVE TO NEWTOWN PIKE.
 - IF AT ANY TIME THIS PLAN IS SUBSTANTIALLY CHANGED, (INCLUDING BUT NOT LIMITED TO ELIMINATION OF ALL, OR PART OF THE GOLF COURSE), THE OWNER AND/OR SUCCESSORS IN TITLE OF THE LAND TO BE DEDICATED AS SET FORTH IN SPECIAL NOTE 1 ABOVE AND/OR OF THE GOLF COURSE SHALL CONTRIBUTE TO THE URBAN COUNTY GOVERNMENT A SUM EQUAL TO ONE-HALF THE COST OF CONSTRUCTION OF SAID STREETS AT THAT TIME, WITH THE OWNER TO BE GIVEN CREDIT FOR THE VALUE OF THE LAND DEDICATED AS OF THE DATE OF THE PLANNING COMMISSION SECRETARY'S SIGNATURE ON THIS PLAN. (THIS PLAN REFERS TO DP 80-48, DP 80-49, AND DP 80-50, SIGNED 10/15/80.)
 - IF AT ANY TIME AND FOR ANY REASON, THE URBAN COUNTY GOVERNMENT SHALL DECIDE TO CONSTRUCT THE ABOVE-MENTIONED COLLECTOR STREET(S) THE OWNER AND/OR SUCCESSORS IN TITLE OF THE LAND TO BE DEDICATED AS SET FORTH IN SPECIAL NOTE 1 ABOVE AND/OR OF THE GOLF COURSE SHALL CONTRIBUTE TO THE URBAN COUNTY GOVERNMENT A SUM EQUAL TO ONE-THIRD OF THE TOTAL COST OF CONSTRUCTION OF SAID COLLECTOR STREETS AT THAT TIME. SAID CONTRIBUTION SHALL BE MADE UPON REQUEST OF THE URBAN COUNTY GOVERNMENT, AND THE OWNER SHALL BE GIVEN CREDIT FOR THE LAND DEDICATED FOR SAID STREETS AS OF THE DATE OF THE PLANNING COMMISSION SECRETARY'S SIGNATURE ON THIS PLAN. (THIS PLAN REFERS TO DP 80-48, DP 80-49, AND DP 80-50 SIGNED 10/15/80.)
 - IF AT ANY TIME THE PROPERTY TO THE IMMEDIATE SOUTH SHALL DEVELOP AND IF SAID PROPERTY SHALL UTILIZE SAID COLLECTOR STREETS, THE OWNER AND/OR SUCCESSORS IN TITLE OF THE LAND TO BE DEDICATED AS SET FORTH IN SPECIAL NOTE 1 ABOVE AND/OR OF THE GOLF COURSE SHALL CONTRIBUTE TO THE URBAN COUNTY GOVERNMENT A SUM EQUAL TO ONE-THIRD OF THE TOTAL COST OF CONSTRUCTION OF SAID COLLECTOR STREETS AT THAT TIME. SAID CONTRIBUTION SHALL BE MADE UPON REQUEST OF THE URBAN COUNTY GOVERNMENT, AND THE OWNER SHALL BE GIVEN CREDIT FOR THE LAND DEDICATED FOR SAID STREETS AS OF THE DATE OF THE PLANNING COMMISSION SECRETARY'S SIGNATURE ON THIS PLAN. (THIS PLAN REFERS TO DP 80-48, DP 80-49, AND DP 80-50 SIGNED 10/15/80.)

CONDITIONAL ZONING RESTRICTIONS:

AS A CONDITION TO THE GRANTING OF THIS ZONE CHANGE, THE FOLLOWING CONDITIONS ARE IMPOSED PURSUANT TO SECTION 6-7 OF THE ZONING ORDINANCE:

- THE DEVELOPER SHALL CONSTRUCT A FOUR-PLANK HORSE FARM FENCE AND INSTALL PLANTINGS WITHIN THE 75-FOOT BUFFER AREA ALONG NEWTOWN ROAD ALL AS MORE PARTICULARLY SHOWN ON THE RENDERED LANDSCAPE PLAN.
- THE DEVELOPER SHALL INSTALL A CONTINUOUS THREE-FOOT HIGH LANDSCAPED BERM BETWEEN THE NORTH PROPERTY LINE AND GRIFFIN GATE AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN. EXISTING TREES AND THE EXISTING FENCE ADJACENT TO GRIFFIN GATE SHALL BE PRESERVED. IN ADDITION, THE EXISTING TREES AND FENCE ON THE NORTH PROPERTY LINE OF THE NEWTOWN SPRINGS PROPERTY SHALL BE PRESERVED. ADDITIONAL TREES SHALL BE INSTALLED IN THE BUFFER AREA ALONG NEWTOWN PIKE, AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, CONSISTING OF RED OAK, ASH, IRONWOOD, GINKGO, SUGAR MAPLE, DOGWOOD, SERVICEBERRY, SERBAM SPRUCE, AND DOUGLAS FIR.

CONDITIONAL ZONING RESTRICTIONS: (CONTINUED)

PURSUANT TO SECTION 6-7 OF THE ZONING ORDINANCE, THE DEVELOPER AGREES TO THE FOLLOWING USE RESTRICTIONS OF THE DEVELOPMENT THROUGH CONDITIONAL ZONING.

- THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED IN THE B-1 ZONE:
 - CIRCUSES AND CARNIVALS.
 - ARCADES, INCLUDING PINBALL AND ELECTRONICS GAMES.
 - PAWNSHOPS.
- THE FOLLOWING ACCESSORY USES SHALL BE PROHIBITED IN THE B-1 ZONE:

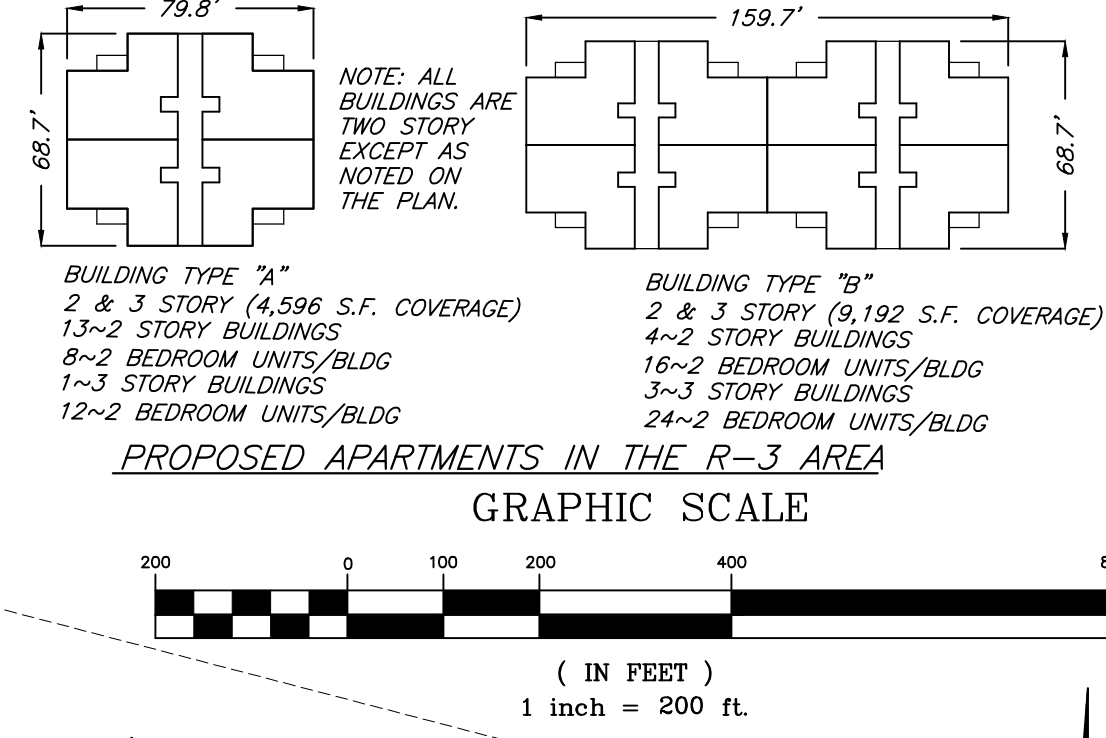
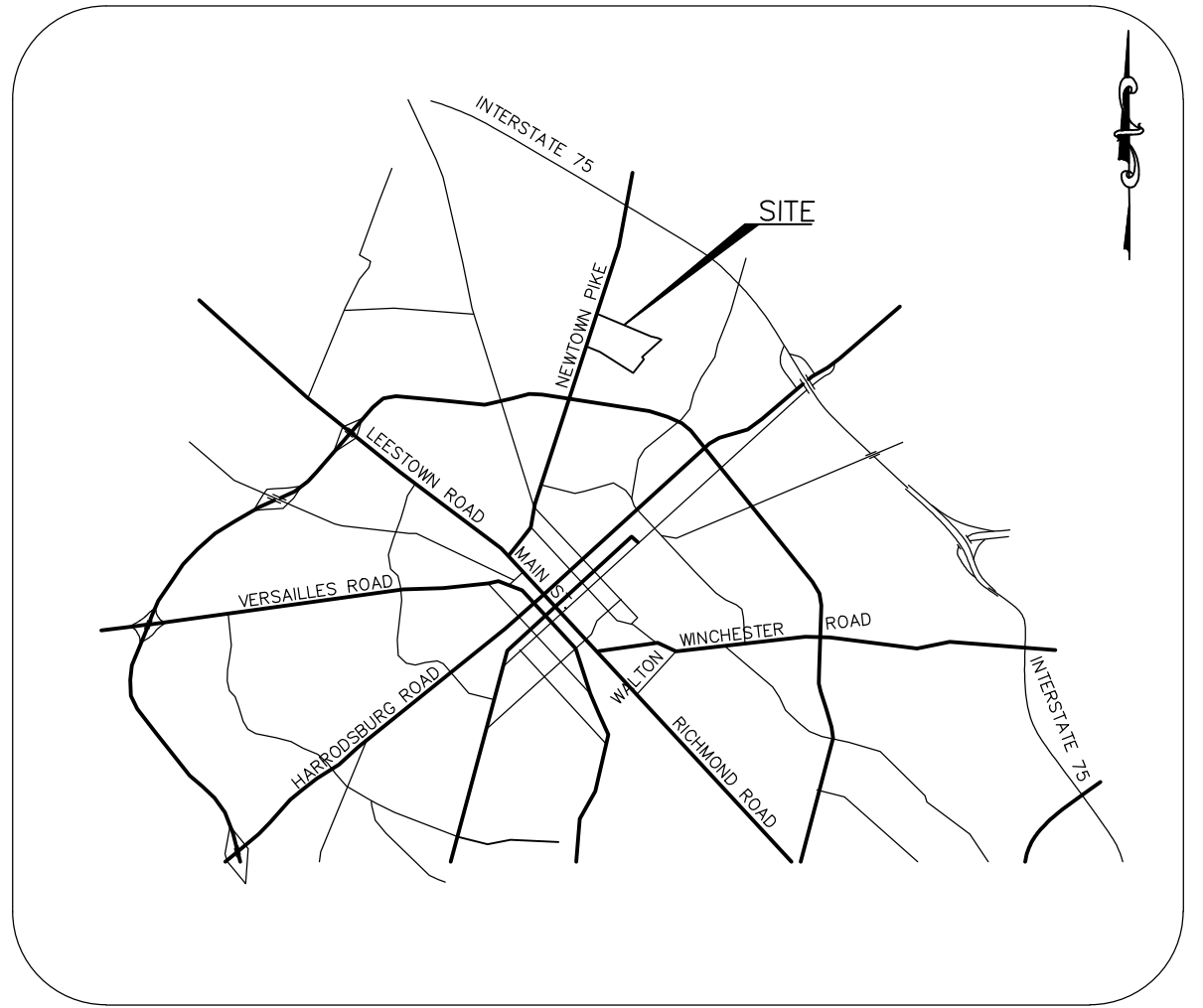
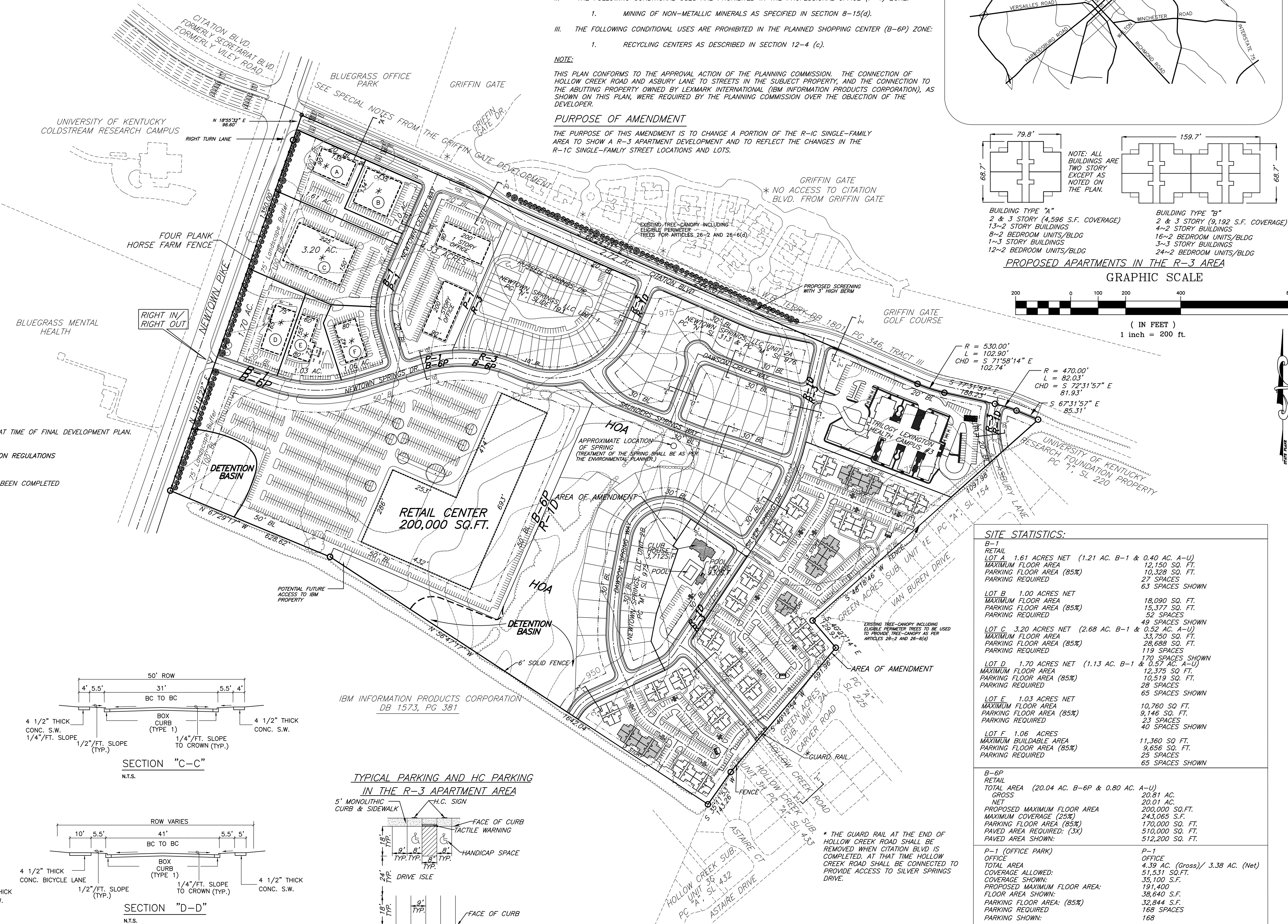
THE RENTAL OF TRUCKS AS SPECIFIED IN SECTION 8-16(c).
- THE FOLLOWING CONDITIONAL USES SHALL BE PROHIBITED IN B-1 ZONE:
 - THE RENTAL OF TRUCKS AS SPECIFIED IN SECTION 8-16(d).
 - MINING OF NON-METALLIC MINERALS AS DESCRIBED IN SECTION 8-16(d)(8).
 - GASOLINE PUMPS AVAILABLE TO THE PUBLIC WITHOUT AN EMPLOYEE ON SITE AS DESCRIBED IN SECTION 8-16(d)(10).
- THE FOLLOWING CONDITIONAL USES ARE PROHIBITED IN THE PROFESSIONAL OFFICE (P-1) ZONE:
 - MINING OF NON-METALLIC MINERALS AS SPECIFIED IN SECTION 8-15(d).
- THE FOLLOWING CONDITIONAL USES ARE PROHIBITED IN THE PLANNED SHOPPING CENTER (B-6P) ZONE:
 - RECYCLING CENTERS AS DESCRIBED IN SECTION 12-4 (c).

NOTE:

THIS PLAN CONFORMS TO THE APPROVAL ACTION OF THE PLANNING COMMISSION. THE CONNECTION OF HOLLOW CREEK ROAD AND ASBURY LANE TO STREETS IN THE SUBJECT PROPERTY, AND THE CONNECTION TO THE ABUTTING PROPERTY OWNED BY LEXMARK INTERNATIONAL (IBM INFORMATION PRODUCTS CORPORATION), AS SHOWN ON THIS PLAN, WERE REQUIRED BY THE PLANNING COMMISSION OVER THE OBJECTION OF THE DEVELOPER.

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE A PORTION OF THE R-1C SINGLE-FAMILY AREA TO SHOW A R-3 APARTMENT DEVELOPMENT AND TO REFLECT THE CHANGES IN THE R-1C SINGLE-FAMILY STREET LOCATIONS AND LOTS.



PROPOSED APARTMENTS IN THE R-3 AREA

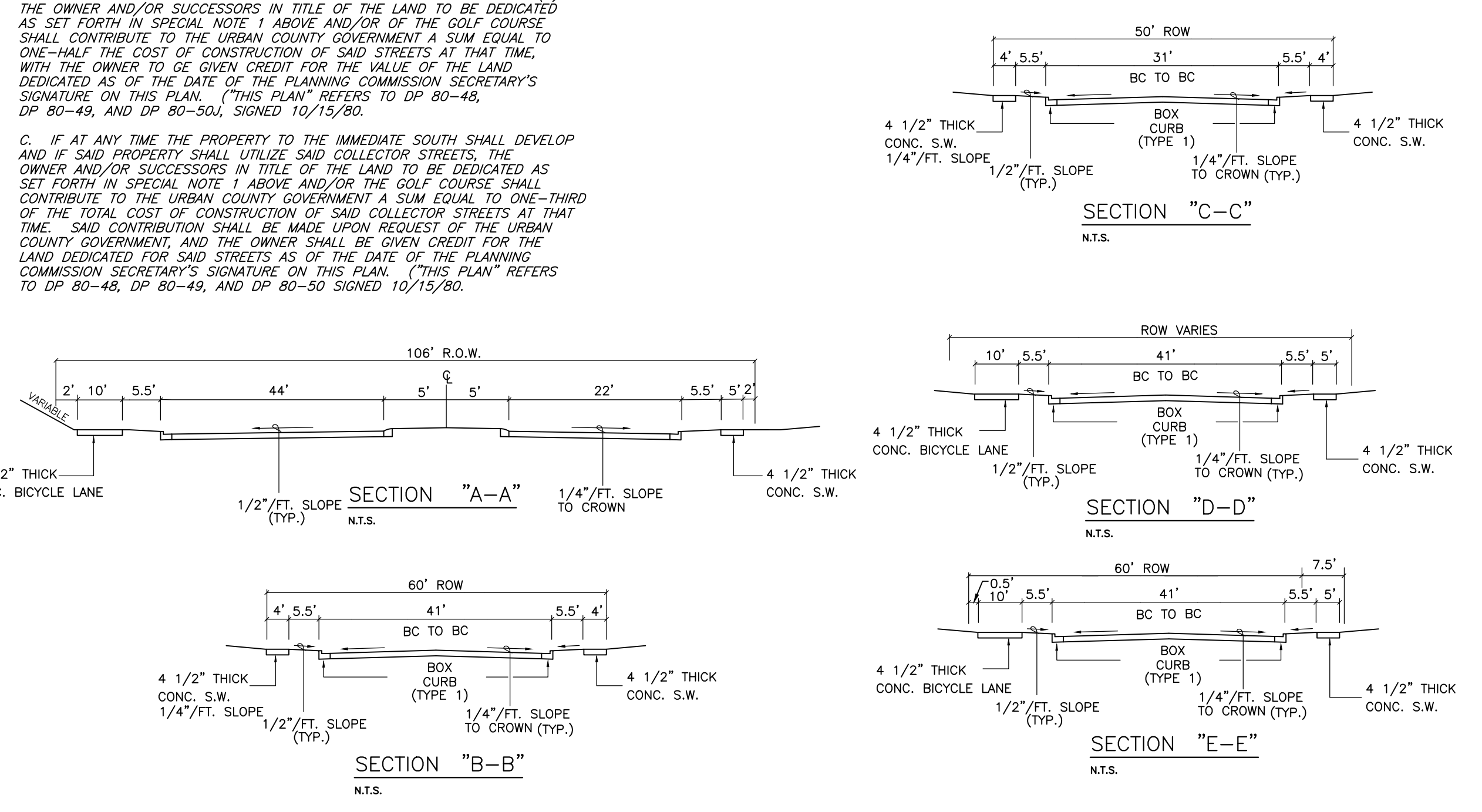
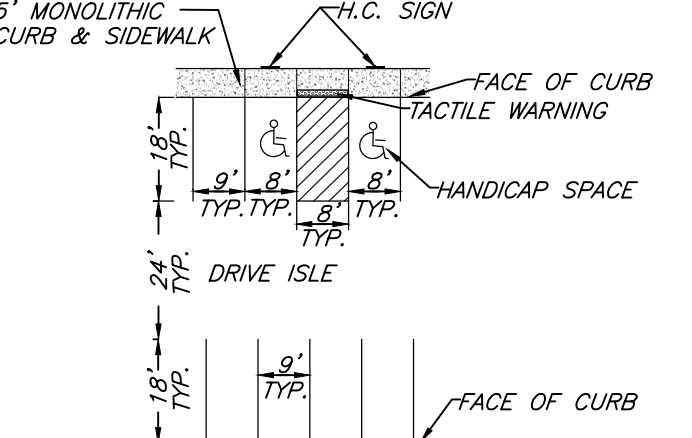
Building Type	Units/Spaces
2 & 3 STORY (4,596 S.F. COVERAGE)	2 & 3 STORY BUILDINGS
13-2 STORY BUILDINGS	8-2 BEDROOM UNITS/BLDG
1-3 STORY BUILDINGS	1-3 BEDROOM UNITS/BLDG
12-2 BEDROOM UNITS/BLDG	24-2 BEDROOM UNITS/BLDG
	3-3 STORY BUILDINGS
	24-2 BEDROOM UNITS/BLDG

SITE STATISTICS:

Lot/Zone	Area	Max Floor Area	Parking	Spaces
B-1	1.61 ACRES NET	12,150 SQ. FT.	27 SPACES	63 SPACES SHOWN
B-6P	1.00 ACRES NET	18,090 SQ. FT.	28 SPACES	52 SPACES SHOWN
B-1	3.20 ACRES NET	33,750 SQ. FT.	119 SPACES	170 SPACES SHOWN
B-1	1.70 ACRES NET	12,375 SQ. FT.	28 SPACES	65 SPACES SHOWN
B-1	1.03 ACRES NET	10,760 SQ. FT.	23 SPACES	43 SPACES SHOWN
B-1	1.06 ACRES NET	11,360 SQ. FT.	25 SPACES	65 SPACES SHOWN
B-6P	20.04 AC. B-6P & 0.80 AC. A-U	20,81 AC. GROSS	20,01 AC. NET	200,000 SQ. FT. PROPOSED MAXIMUM FLOOR AREA
P-1	4.39 AC. (GROSS) / 3.38 AC. (NET)	57,531 SQ. FT. COVERAGE ALLOWED	35,100 S.F. COVERAGE SHOWN	191,400 PROPOSED MAXIMUM FLOOR AREA
R-1D	23.36 AC. (GROSS) / 13.76 AC. (NET)	6,000 SQ. FT. MINIMUM LOT SIZE	61 (EXISTING) NUMBER OF LOTS	2.61 UNITS/ACRE DENSITY

IBM INFORMATION PRODUCTS CORPORATION DB 1573, PG 381

TYPICAL PARKING AND H.C. PARKING IN THE R-3 APARTMENT AREA



SITE STATISTICS: (CONTINUED)

R-3 (GROUP RESIDENTIAL DEVELOPMENT)	14.53 AC. (GROSS) / 13.33 AC. (NET)
APARTMENT COMPLEX	252- 2 BEDROOM UNITS
TOTAL AREA	145,163.7 S.F.
PROPOSED TOTAL BUILDING LOT COVERAGE	289,548 S.F.
MAXIMUM LOT COVERAGE (25%)	290,327 S.F.
PROPOSED FAR	504
PROPOSED NUMBER OF BEDROOMS	511 SPACES (483 SPACES + 28 H.C.)
PROPOSED PARKING	454
REQUIRED PARKING (0.9 * BEDROOMS)	171,682 S.F.
VIA AREA	18,377 S.F.
PROPOSED INTERNAL LANDSCAPING AREA	171,682 S.F. * 5% = 8,585 S.F.
REQUIRED INTERNAL LANDSCAPING AREA	128,435 S.F.
PROPOSED OPEN SPACE	87,098 S.F.
REQUIRED OPEN SPACE (15%)	

REVISIONS:

NO.	DATE	DESCRIPTION

JOB # _____ **DATE** **AUG. 29, 2016**

SCALE **HORIZ. 1" = 200'** **OF** _____

SHEET **1** **OF** **1**

AMENDED PRELIMINARY DEVELOPMENT PLAN FOR:
NEWTOWN SPRINGS
564 ASBURY LANE
LEXINGTON, KENTUCKY

CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS & DESIGNERS
859.282.7104

