

**DIVISION OF PLANNING
STREET CLOSURE REQUEST RESPONSE FORM**

Part 1: Technical Review

Note: The below-listed request for right-of-way closure has been forwarded to the Division of Planning. This Technical Review Form is intended to provide the first part of the Division of Planning review for distribution to other Divisions to assist them in making their recommendations.

STREET NAME(S): RACE
SUBDIVISION NAME(S): N/A
UNITS(S): N/A
ESTIMATED YEAR BUILT: 1901

RIGHT-OF-WAY WIDTH: 45' FEET
PAVING TYPE: ASPHALT CONCRETE OTHER
PAVING WIDTH: 24' **CURB/GUTTER:** YES NO
SIDEWALKS: NO YES ONE SIDE BOTH SIDES
WIDTH OF UTILITY STRIP: 5' FEET
UTILITIES: WATER GAS ELECTRIC NONE UNKNOWN
PAVING SPECS (IF NOTED): " SURFACE " BINDER "BASE

APPLICABLE PUBLIC STREET SPECIFICATIONS AT TIME OF CONSTRUCTION

RIGHT-OF-WAY WIDTH: 45' FEET
PAVING TYPE: ASPHALT CONCRETE OTHER
PAVING WIDTH: **CURB/GUTTER:** YES NO
SIDEWALKS: NO YES ONE SIDE BOTH SIDES
WIDTH OF UTILITY STRIP: FEET
PAVING SPECS (IF NOTED): " SURFACE " BINDER "BASE VARIABLE

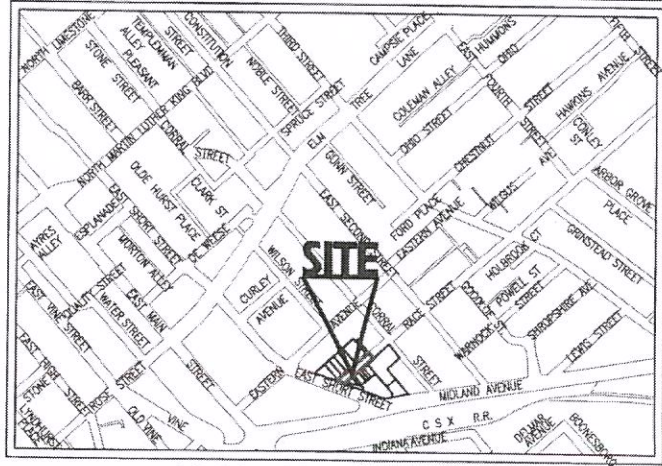
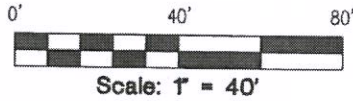
OTHER COMMENTS OR SPECIAL CIRCUMSTANCES:

THERE APPEARS TO BE NO ISSUES WITH CLOSING THE STREET. THERE IS A PRELIMINARY DEVELOPMENT PLAN FOR MOST OF THE PROPERTY. IT APPEARS KU MAY HAVE AN ACCESS ON THIS FRONTAGE.

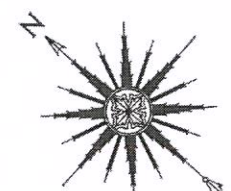
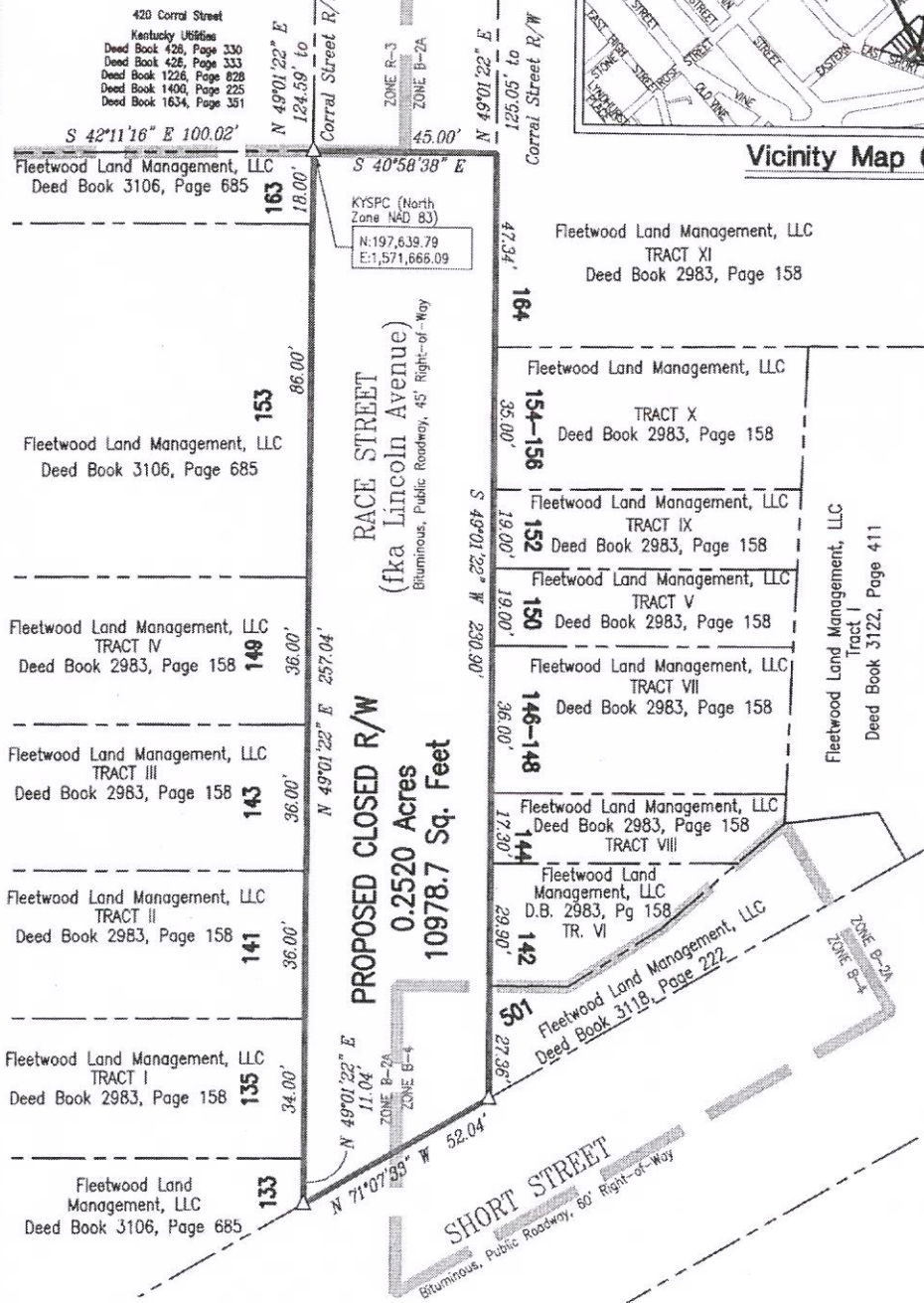
Completed By: Thomps/Maria Senior Planner Date: 2/13/15

Legend

- △ 18"-long, 5/8" diameter rebar with plastic surveyor's cap (PLS 3350) SET
- MAG Nail w/ ID Washer (PLS 3350) SET
- ◇ FOUND Monument (as noted)



Vicinity Map (1" = 1,000')



Survey Notes

According to the Flood Insurance Rate Map number 2100670136E for Lexington-Fayette Urban County Government, this property is not in a FEMA special flood hazard area.

This survey was made by the method of random traverse; the bearings and distances have been adjusted for closure. The unadjusted error of closure was 1: 19,031.

The bearings and coordinates shown hereon are based on Kentucky State Plane Grid North, (NAD83). Particularly, the bearings are based on a GNSS survey utilizing K.D.O.T. CORS (Continuously Operating Reference Station) data broadcast from "KYTG" located at the Transportation Cabinet District 7 Office. The station broadcasts Kentucky State Plane Coordinates of N(y)=209682.94, E(x)=1570696.89, Elevation=978.91. A Trimble R8 GNSS rover was used to establish the State Plane coordinates on-site.

Surveyor's Certification

I hereby certify that this plat and survey were prepared under my supervision and that the angular and linear measurements shown hereon are true and correct to the best of my knowledge and belief. This is an "Urban" Survey and meets the standards of 201 KAR 18:150. No title search was conducted in the preparation of this survey.

Proposed Street Closure

Southwestern Terminal End of Race Street

Being a parcel of land located in Lexington, Fayette County, Kentucky and being located approximately 125 feet southwest of the intersection of the southwest right-of-way of Corral Street and the northwest right-of-way of Race Street and being more particularly described as follows:

BEGINNING at a 24"-long, 5/8" diameter rebar with plastic surveyor's cap (set, PLS 3350) on the northwest side of Race Street, said point being located 124.59 feet from the intersection of the southwest right-of-way of Corral Street and the northwest right-of-way of Race Street, said point being the northeast corner of Fleetwood Land Management, LLC (Deed Book 3106, Page 685), and said point having Kentucky State Plane Coordinates of N(Y) = 197,639.79', E (X) = 1,571,666.09' (NAD 83, KY North Zone, US survey feet);

thence leaving the line of said Fleetwood Land Management and through the Race Street right-of-way, South 40°58'38" East a distance of 45.00 to a point in the southeast right-of-way of Race Street and said point being in the northwest line of Fleetwood Land Management, LLC (Deed Book 2983, Page 158);

thence with the line of said Fleetwood Land Management, South 49°01'22" West a distance of 203.54 feet and then continuing on the same bearing with the northwest line of Fleetwood Land Management, LLC (Deed Book 3118, Page 222) a distance of 27.36 feet, for a total of 230.90 feet to a 24"-long, 5/8" diameter rebar with plastic surveyor's cap (set, PLS 3350) set in the northeast right-of-way of Short Street;

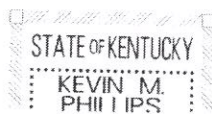
thence leaving the line of said Fleetwood Land Management and with the northeast right-of-way of Short Street, North 71°07'33" West a distance of 52.04 feet to a 24"-long, 5/8" diameter rebar with plastic surveyor's cap (set, PLS 3350) set in the northeast right-of-way of Short Street, said point being the southeast corner of Fleetwood Land Management, LLC (Deed Book 3106, Page 685);

thence leaving Short Street and with the southeast line of said Fleetwood Land Management, LLC, North 49°01'22" East a distance of 11.04 feet and then continuing along the same bearing along the southeast line of Fleetwood Land Management (Deed Book 2983, Page 158) for 142.00 feet and then continuing along the same bearing along the southeast line of Fleetwood Land Management (Deed Book 3106, Page 685) for 104.00 feet for a total of 257.04 feet to a 24"-long, 5/8" diameter rebar with plastic surveyor's cap (set, PLS 3350),

which is the Point of Beginning, having an area of 10,978.7 square feet, or 0.2520 acre.

The description above being based on an actual ground survey of the property conducted under the supervision of Kevin M. Phillips (PLS 3350). The ground survey was concluded on October 16, 2012.

The bearings above are based on Kentucky State Plane Grid North, North American Datum (NAD) 83. Particularly, the bearings are based on a GPS survey utilizing a Trimble R8 GPS receiver linked to Continuously Operating Reference Station (CORS) "KYTG", having a point designation of "KY HYW DIST 7 CORS ARP" and having geographic coordinates of N 38° 04' 31.96484, W 084° 29' 31.91127" and Kentucky State Plane Coordinates (North Zone, NAD 83) of N=209,682.94', E=1,570,696.89'.



[Handwritten Signature]
Kevin M. Phillips, PLS 3350

01-03-2015
Date



GESS MATTINGLY & ATCHISON, P.S.C.
A TRADITION *of* EXCELLENCE

January 5, 2015

Natalie S. Wilson
C. Timothy Cone
William W. Allen
Guy M. Graves
John T. Hamilton
Jeffrey R. Walker
Stephen P. Stoltz
Lori B. Shelburne
Samuel G. Carneal
Huston B. Combs
Nora A. Koffman
Benjamin D. Allen
Ross T. Ewing
Stefan J. Bing

William B. Gess
(1906-1985)
John G. Atchison, Jr.
(1924-2002)
Jack F. Mattingly
(1921-2006)
Joseph H. Miller
(1944-2011)

Special Counsel:
James E. Keller

Of Counsel:
William R. Hilliard, Jr.

Mr. Chester Hicks
Lexington-Fayette Urban County Government
Traffic Engineering
101 E. Vine Street, Ste. 300
Lexington, Kentucky 40507

Re: Closure of a Portion of Race Street

Dear Mr. Hicks:

As we have discussed, my client, Fleetwood Land Management, LLC, a Kentucky limited liability company, would like for the southwestern terminal end of Race Street to be closed, and the 0.2520 acre of terminated right-of-way transferred to it.

As you can see from the attached survey and legal description, the southwestern terminus end of Race Street is surrounded on both sides by property owned by Fleetwood Land Management, LLC. We would not seek to close Race Street all the way to Corral Street as we are not seeking to close that portion of Race Street adjacent to property owned by Kentucky Utilities.

Though the Race Street right-of-way to be closed appears to intersect Short Street, there is a significant grade change at this area and the two streets do not actually intersect.

I understand from our conversation that this must go through an internal review and be reviewed by the Urban-County Council in its work session. We would hope that the review would be done in such a time that as we can make it on the earliest possible work session so that the right-of-way can be closed and the property consolidated with an eye towards eventual redevelopment. Having the proper property boundaries and configuration is a necessary first step to planning any future use of the property.

I appreciate your attention to this matter, and look forward to speaking with you about it at your earliest possible convenience.

Sincerely,

Samuel G. Carneal

Enclosure
SGC/ffr

S:\SCarnal\Attorney\REAL ESTATE\GMG\Scanlon\Race Street Closure\C Hicks ltr 1.5.14.docx



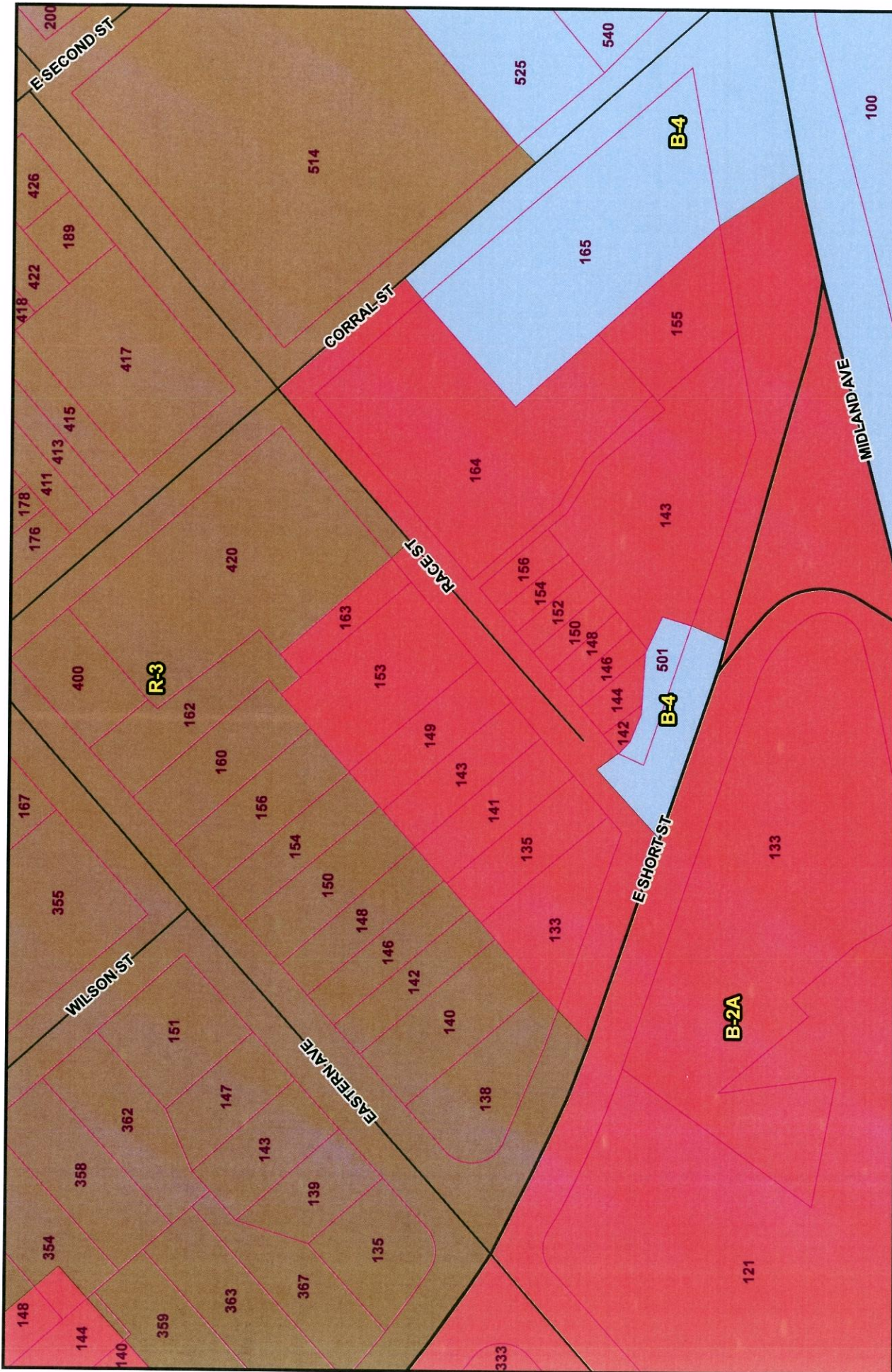
Race Street ROW Closure Request

Lexington, Kentucky

Notes:

Date: ___ / ___ / ___





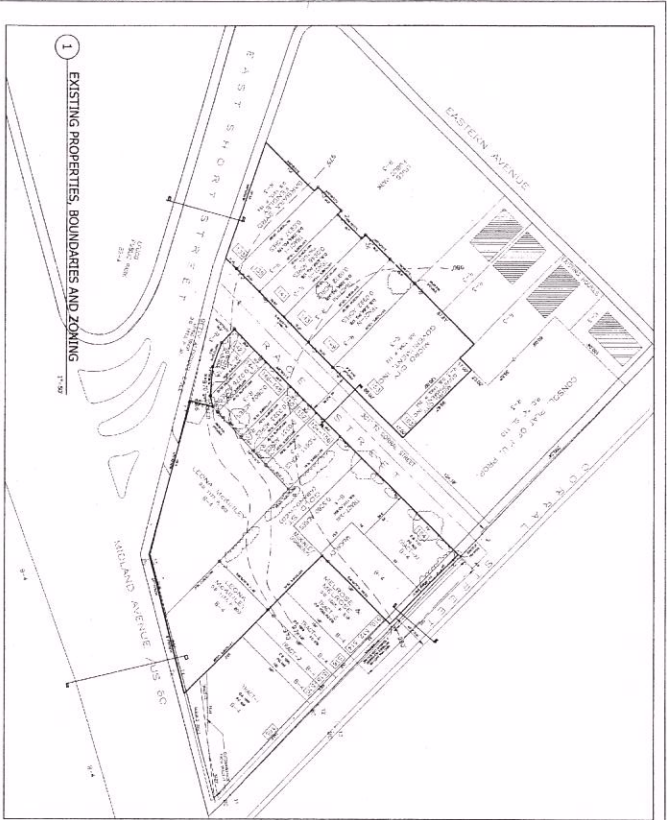
Race Street ROW Closure Request

Lexington, Kentucky

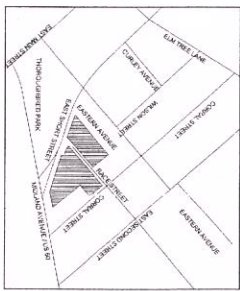
Notes: _____

Date: ___/___/___

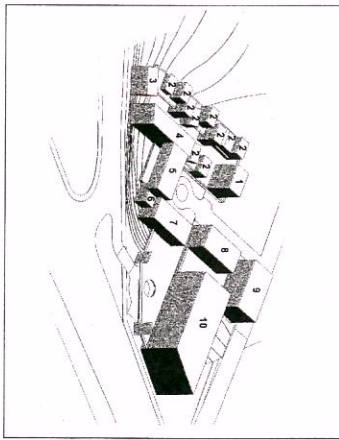




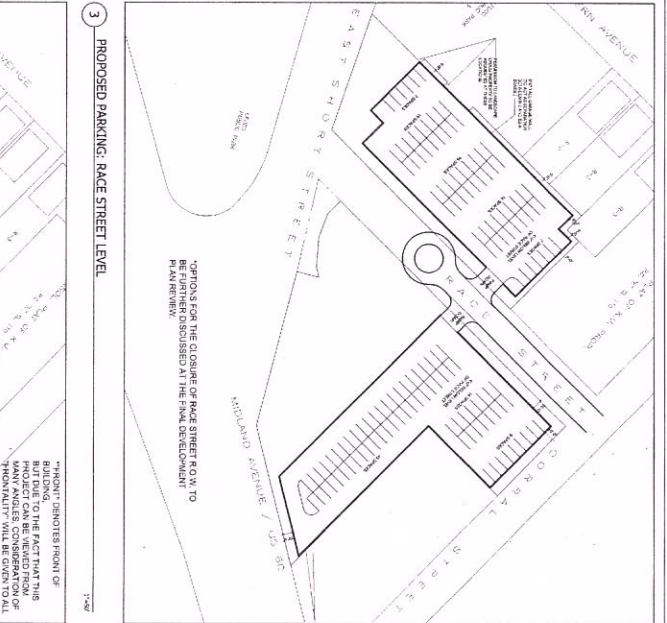
1 EXISTING PROPERTIES, BOUNDARIES AND ZONING



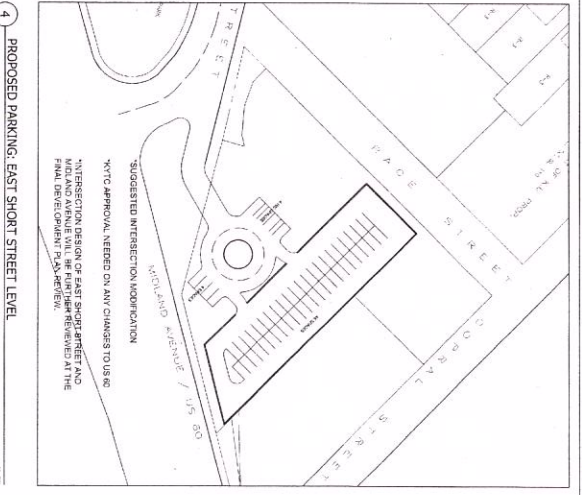
2 VICINITY MAP



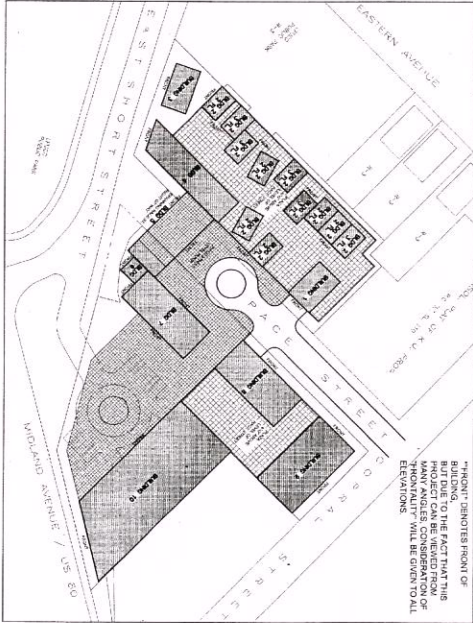
3 AERIAL VIEW



3 PROPOSED PARKING: RACE STREET LEVEL



4 PROPOSED PARKING: EAST SHORT STREET LEVEL



6 PROPOSED BUILDING LAYOUT

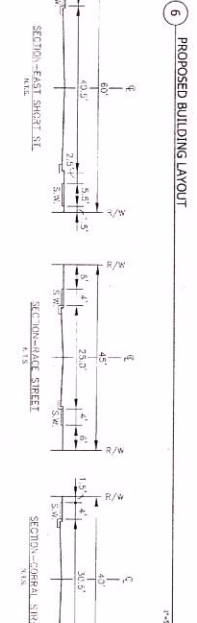
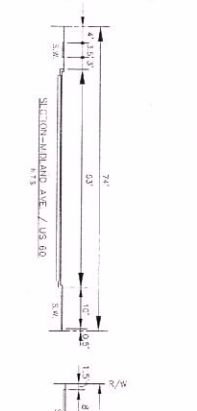
BUILDING INFORMATION:

Building	Area (sq ft)	Volume (cu ft)	Stories	Height (ft)	Use
Building 1 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 2 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 3 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 4 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 5 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 6 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 7 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 8 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 9 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Building 10 (Rear Building)	2,800 sq ft	16,800 cu ft	2	28.0	Office
Total for 10 Buildings	28,000 sq ft	168,000 cu ft	20	28.0	Office

THE FOLLOWING LIST IS NOT TO BE CONSIDERED AS A COMPLETE LIST OF ALL ITEMS TO BE REVIEWED BY THE PLANNING COMMISSION. ITEMS NOT LISTED HEREIN ARE TO BE REVIEWED BY THE PLANNING COMMISSION. ITEMS NOT LISTED HEREIN ARE TO BE REVIEWED BY THE PLANNING COMMISSION.

1. Building height
2. Building setbacks
3. Building footprint
4. Building use
5. Building materials
6. Building design
7. Building construction
8. Building location
9. Building orientation
10. Building access
11. Building signage
12. Building lighting
13. Building landscaping
14. Building parking
15. Building security
16. Building safety
17. Building health
18. Building environment
19. Building community
20. Building future

- NOTES:**
1. THIS PLAN SHALL BE VALID FOR THE USE OF THE PROPERTY. ANY SALE OF LAND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS PLAN.
 2. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 3. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 4. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 5. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 6. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 7. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 8. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 9. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 10. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 11. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 12. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 13. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.
 14. THE PLANNING COMMISSION SHALL REVIEW THIS PLAN AND MAKE RECOMMENDATIONS TO THE BOARD OF ZONING OFFICIALS.
 15. THE BOARD OF ZONING OFFICIALS SHALL REVIEW THE PLAN AND MAKE A FINAL DECISION ON THE PLAN.



PRELIMINARY DEVELOPMENT PLAN

TRINITY FLATS

141 & 155 MIDLAND AVENUE
LEXINGTON, KENTUCKY

OWNERS CERTIFICATION:

I, the undersigned, hereby certify that I am the owner of the above described property and that the information provided herein is true and correct to the best of my knowledge and belief.

COMMISSIONS:

PLANNING COMMISSION: [Signature]

ZONING OFFICIALS: [Signature]

Thought E
ARCHITECTURE & INTERIOR DESIGN

431 MAIN STREET, LEXINGTON, KY 40502
773.315.1389
WWW.THOUTHSPEACE-FLC.COM

PROPERTIES:
150-156, 162, 168 RACE STREET
151 & 155 MIDLAND AVENUE
150-156, 162, 168 RACE STREET
151 & 155 MIDLAND AVENUE
150-156, 162, 168 RACE STREET
151 & 155 MIDLAND AVENUE

SITE STATISTICS:
TOTAL AREA: 10,000 SQ FT
TOTAL VOLUME: 168,000 CU FT
TOTAL FLOOR AREA: 28,000 SQ FT
TOTAL GARAGE FLOOR AREA: 2,800 SQ FT
TOTAL PARKING SPACES: 100

PARKING:
PROPOSED PARKING: 100 SPACES
EXISTING PARKING: 0 SPACES
TOTAL PARKING SPACES: 100

OWNERS CERTIFICATION:

COMMISSIONS:

PLANNING COMMISSION: [Signature]

ZONING OFFICIALS: [Signature]

DATE: 2/14/16