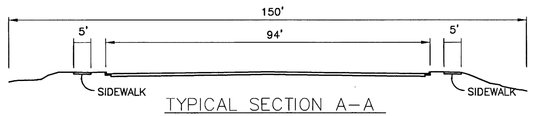
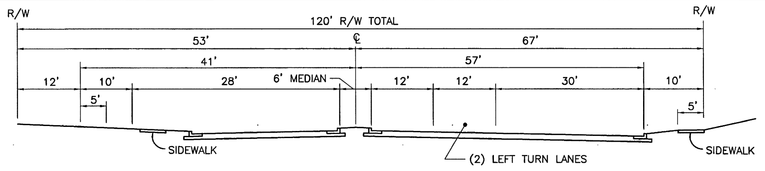
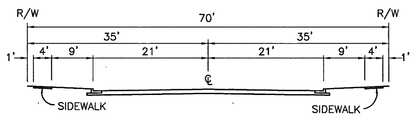


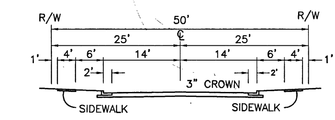
TYPICAL SECTION A–A
NICHOLASVILLE ROAD
N.T.S.



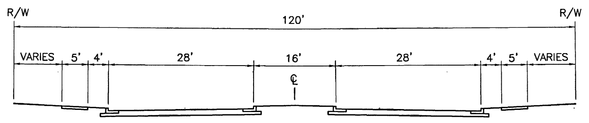
TYPICAL SECTION B–B
MAN O' WAR BOULEVARD



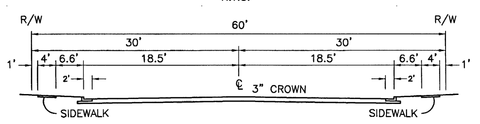
TYPICAL SECTION C–C
TIVERTON WAY



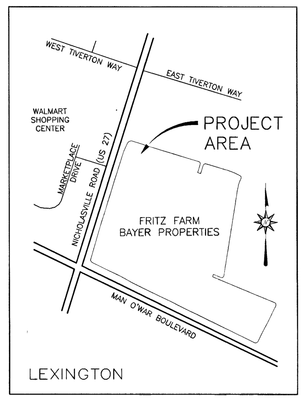
TYPICAL SECTIONS D–D & E–E
WALHAMPTON DRIVE, TANGLEY WAY



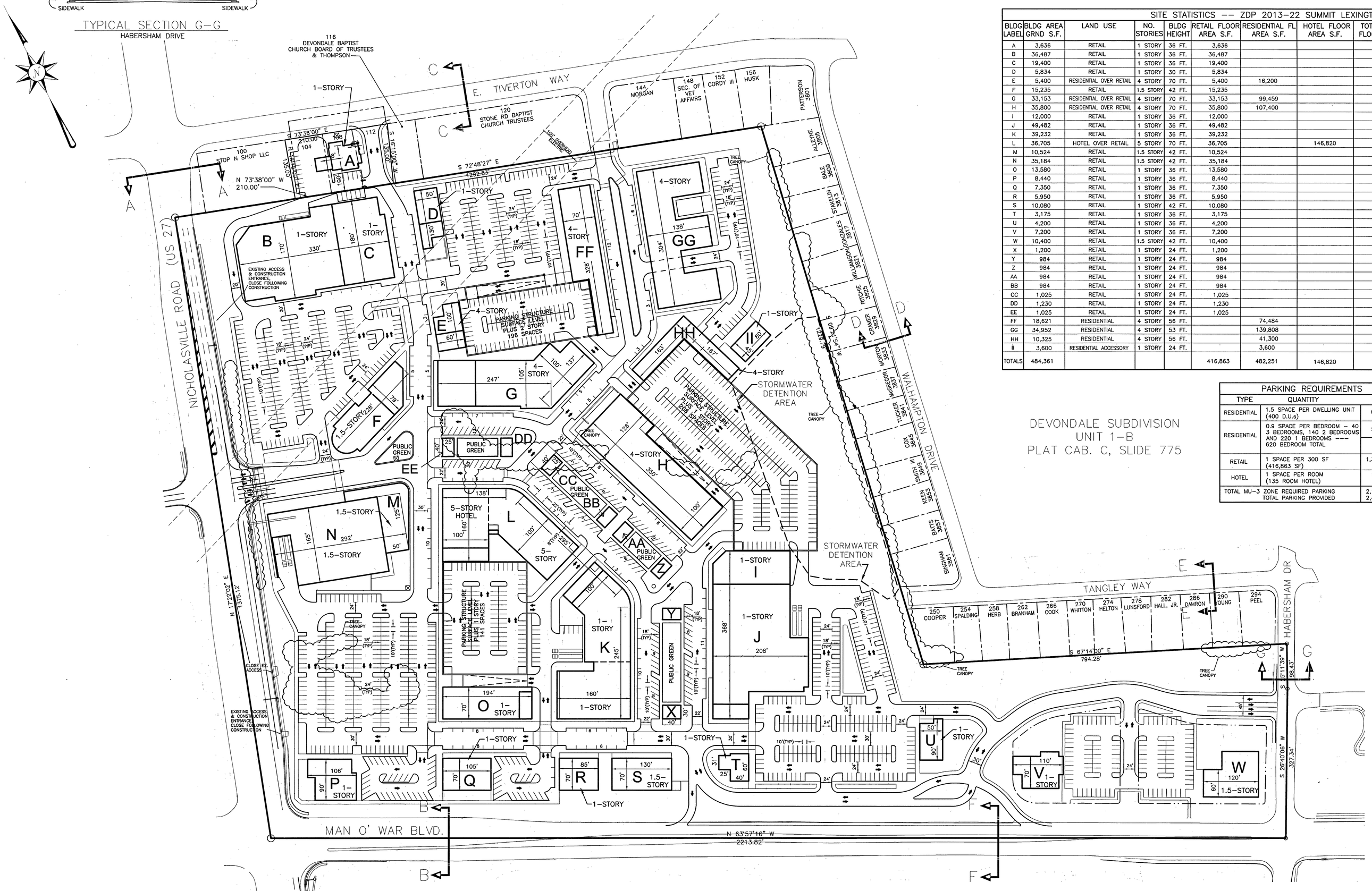
TYPICAL SECTION F–F
MAN O' WAR BOULEVARD



TYPICAL SECTION G–G
HABERSHAM DRIVE



VICINITY MAP
N.T.S



DEVONDALE SUBDIVISION
UNIT 1–B
PLAT CAB. C, SLIDE 775

SITE STATISTICS -- ZDP 2013–22 SUMMIT LEXINGTON								
BLDG LABEL	BLDG AREA GRND S.F.	LAND USE	NO. STORIES	BLDG HEIGHT	RETAIL FLOOR AREA S.F.	RESIDENTIAL FL AREA S.F.	HOTEL FLOOR AREA S.F.	TOTAL BUILDING FLOOR AREA S.F.	NOTES
A	3,636	RETAIL	1 STORY	36 FT.	3,636			3,636	
B	36,487	RETAIL	1 STORY	36 FT.	36,487			36,487	
C	19,400	RETAIL	1 STORY	36 FT.	19,400			19,400	
D	5,834	RETAIL	1 STORY	30 FT.	5,834			5,834	
E	5,400	RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	5,400	16,200		21,600	
F	15,235	RETAIL	1.5 STORY	42 FT.	15,235			15,235	
G	33,153	RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	33,153	99,459		132,612	
H	35,800	RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	35,800	107,400		143,200	
I	12,000	RETAIL	1 STORY	36 FT.	12,000			12,000	
J	49,482	RETAIL	1 STORY	36 FT.	49,482			49,482	
K	39,232	RETAIL	1 STORY	36 FT.	39,232			39,232	
L	36,705	HOTEL OVER RETAIL	5 STORY	70 FT.	36,705		146,820	183,525	135 ROOM HOTEL
M	10,524	RETAIL	1.5 STORY	42 FT.	10,524			10,524	
N	35,184	RETAIL	1.5 STORY	42 FT.	35,184			35,184	
O	13,580	RETAIL	1 STORY	36 FT.	13,580			13,580	
P	8,440	RETAIL	1 STORY	36 FT.	8,440			8,440	
Q	7,350	RETAIL	1 STORY	36 FT.	7,350			7,350	
R	5,950	RETAIL	1 STORY	36 FT.	5,950			5,950	
S	10,080	RETAIL	1 STORY	42 FT.	10,080			10,080	
T	3,175	RETAIL	1 STORY	36 FT.	3,175			3,175	
U	4,200	RETAIL	1 STORY	36 FT.	4,200			4,200	
V	7,200	RETAIL	1 STORY	36 FT.	7,200			7,200	
W	10,400	RETAIL	1.5 STORY	42 FT.	10,400			10,400	
X	1,200	RETAIL	1 STORY	24 FT.	1,200			1,200	
Y	984	RETAIL	1 STORY	24 FT.	984			984	
Z	984	RETAIL	1 STORY	24 FT.	984			984	
AA	984	RETAIL	1 STORY	24 FT.	984			984	
BB	984	RETAIL	1 STORY	24 FT.	984			984	
CC	1,025	RETAIL	1 STORY	24 FT.	1,025			1,025	
DD	1,230	RETAIL	1 STORY	24 FT.	1,230			1,230	
EE	1,025	RETAIL	1 STORY	24 FT.	1,025			1,025	
FF	18,621	RESIDENTIAL	4 STORY	56 FT.		74,484		74,484	
GG	34,952	RESIDENTIAL	4 STORY	53 FT.		139,808		139,808	
HH	10,325	RESIDENTIAL	4 STORY	56 FT.		41,300		41,300	
II	3,600	RESIDENTIAL ACCESSORY	1 STORY	24 FT.		3,600		3,600	
TOTALS	484,361				416,863	482,251	146,820	1,045,934	

PARKING REQUIREMENTS		
TYPE	QUANTITY	NUMBER
RESIDENTIAL	1.5 SPACE PER DWELLING UNIT (400 D.U.s)	600 SPACES
RESIDENTIAL	0.9 SPACE PER BEDROOM – 40 3 BEDROOMS, 140 2 BEDROOMS AND 220 1 BEDROOMS --- 620 BEDROOM TOTAL	558 SPACES
RETAIL	1 SPACE PER 300 SF (416,863 SF)	1,390 SPACES
HOTEL	1 SPACE PER ROOM (135 ROOM HOTEL)	135 SPACES
TOTAL MU–3	ZONE REQUIRED PARKING	2,125 SPACES
	TOTAL PARKING PROVIDED	2,477 SPACES

SITE STATISTICS MIXED–USE COMMUNITY ZONE (MU–3)

LEXINGTON ZONING REGULATIONS ARTICLE 28–5(f) LOT, YARD AND HEIGHT REQUIREMENTS SHALL BE AS FOLLOWS:

FLOOR AREA RATIO – MAXIMUM 2.0, PROVIDED 0.482

OPEN SPACE – REQUIRED 15%, PROVIDED 16.1% (350,641 SF)

LOT COVERAGE – MAXIMUM 50%, PROVIDED 22.3%

28–5(G) PARKING REQUIREMENTS – OFF–STREET PARKING SHALL BE REQUIRED AT THE RATE OF THREE (3) SPACES FOR EVERY TWO DWELLINGS, OR 0.9 SPACES PER BEDROOM (WHICHEVER IS GREATER) FOR RESIDENTIAL USES.

ZERO (0) PARKING SPACES PER MIXED–INCOME HOUSING UNIT;

ONE (1) SPACE PER 300 SQUARE FEET FOR OTHER NONRESIDENTIAL USES.

FIFTY PERCENT (50%) OF THE PARKING PROVIDED FOR NON–RESIDENTIAL USES MAY BE COUNTED TO SATISFY RESIDENTIAL PARKING REQUIREMENTS.

PARKING PROVIDED SHALL NOT EXCEED THE MINIMUM REQUIRED NUMBER OF SPACES, PLUS 50% OF THE MINIMUM.

CERTIFICATION

OWNER'S CERTIFICATE

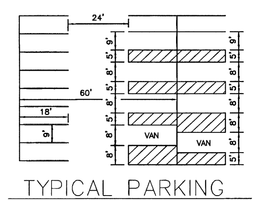
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER _____ DATE 7-3-13

PLANNING COMMISSION'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT IT'S MEETING HELD ON JUNE 27, 2013.

SECRETARY _____ DATE 7/11/2013



TYPICAL PARKING
NOT TO SCALE

GENERAL NOTES

1. THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
2. THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
3. ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
4. ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER. PARKING AREAS WILL BE PAVED, SPACES DELINEATED, SCREENED/ LANDSCAPED ACCORDING TO ARTICLES 16 AND 18 OF THE ZONING ORDINANCE.
5. STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUCG ENGINEERING MANUALS.
6. PAVEMENT DESIGN SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER AT THE TIME OF IMPROVEMENT PLAN CONSIDERATION.
7. 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.
8. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 2:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING, SODDING, OR OTHER APPROVED EROSION CONTROL METHOD IN ORDER TO PREVENT EROSION.
9. LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE.
10. UTILITY TRENCHING SHOULD BE LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES IF POSSIBLE. THIS INFORMATION WILL BE PLACED ON ALL APPROPRIATE IMPROVEMENT PLANS.
11. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
12. PROPOSED AND MODIFIED TRAFFIC SIGNALS WILL BE AT THE DEVELOPER'S EXPENSE AND SHALL MEET THE REQUIREMENTS OF KY TRANSPORTATION CABINET OR LFUCG AS APPLICABLE.
13. COMPLIANCE WITH ARTICLE 28–6(b) THROUGH (g) SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
14. PLANNING COMMISSION APPROVED 2 VARIANCES ON JUNE 27, 2013 UNDER ARTICLE 6–4(C) OF THE ZONING ORDINANCE:
    1. ELIMINATION OF MU–3 DIMENSIONAL REQUIREMENT FOR 0–FOOT SETBACK FOR 15% OF FRONT BUILDING WALLS.
    2. A VARIANCE FROM THE MU–3 1:1 HEIGHT–TO–YARD RATIO TO ALLOW A MAXIMUM HEIGHT OF 30' WITH A 15' SIDE YARD FOR BUILDING D.
15. BUILDING AND PARKING LOT ORIENTATION TO ARTERIAL STREETS WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN
16. RESOLVE PROPOSED ACCESS AND POTENTIAL ROAD IMPROVEMENTS AT THE TIME OF FINAL DEVELOPMENT PLAN.

EXISTING SOIL AND TREE TYPES
SOIL TYPES: LORADALE SILT LOAM (LOC2), MAURY SILT LOAM (MIB), MERCER SILT LOAM (MUB). SEE FAYETTE COUNTY SOIL SURVEY MAP 26.
EXISTING ON SITE TREES INCLUDE: CHERRY, HACKBERRY, ELM ASH, SYCAMORE, WALNUT, LOCUST AND OAK. UNDERBRUSH – BRIAR, ROSE, HONEYSUCKLE

PLANTING PLAN	TPA -- TREE INVENTORY MAP
PLANNED MU–3 SITE AREA	49.82 NET ACRES
REQUIRED CANOPY COVERAGE (MU–3)	10% – 4.98 ACRES
EXISTING TREE CANOPY	2.36 ACRES
PROTECTED EXISTING TREE CANOPY	0.95 ACRES
TOTAL ADDITIONAL CANOPY REQUIRED	4.03 ACRES

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 SIR BARTON WAY
LEXINGTON, KY 40509

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

Scale: 1" = 100' JUNE 2013

100 0 100 200 300
Scale 1" = 100'

SUMMIT LEXINGTON
BAYER PROPERTIES
FRITZ FARMS LLC
PRELIMINARY DEVELOPMENT PLAN

shook kelley

HDR Engineering, Inc.
Lexington, Kentucky Louisville, Kentucky
Columbus, Ohio Cincinnati, Ohio

SUMMIT LEXINGTON
BAYER PROPERTIES - FRITZ FARMS LLC
PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 100'
DATE: JUNE 2013
JOB NO.:
DESIGNED:
DRAWN:
CHECKED:
Q/C:
OWNER APPROVAL:
BY:
TITLE:
REVISIONS:
NO.: DATE:

ZDP 2013-22

PDP

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