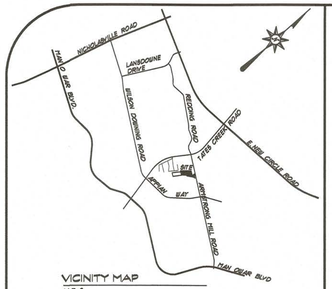


VICINITY MAP
N.T.S.

TREE PRESERVATION PLAN:

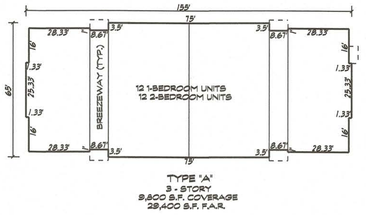
(PER TREE PROTECTION ORDINANCE)

9.33 NET ACRES (TOTAL SITE)
2.81 ACRES REQUIRED CANOPY COVERAGE (30%)
1.28 ACRES (CANOPY TO REMAIN)
4.00 + ACRES CREEK, PATH AND OPEN AREAS
CANOPY REQUIREMENTS MET

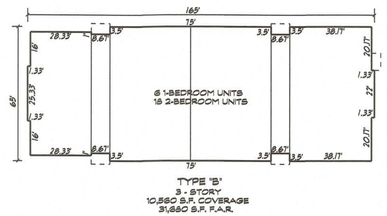
MEDIUM OR SMALL TREES CAN BE USED AT THE CANOPY COVERAGE CREDITS PROVIDED IN ARTICLE 28-5 (e)(2). THERE IS A 10% REDUCTION OF REQUIRED CANOPY FOR THE TREES PLANTED IN OPEN SPACES. SITE IMPROVEMENT PLANS SHALL INCLUDE CANOPY PLANTINGS ON THE LANDSCAPE PLAN.

EXISTING TREE SPECIES: PINE, PEAR, LOCUST, SYCAMORE, HACKBERRY

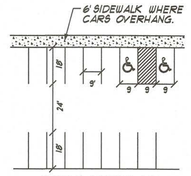
EXISTING SOILS TYPES
ARMOUR SILT LOAM
HUNTINGTON SILT LOAM



TYPE 'A'
3 - STORY
9,600 S.F. COVERAGE
28,400 S.F. F.A.R.



TYPE 'B'
3 - STORY
10,560 S.F. COVERAGE
31,680 S.F. F.A.R.



TYPICAL PARKING LOT DIMENSIONS
(NOT TO SCALE)

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) 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. THE ACCEPTANCE OF THE EROSION CONTROL PLAN IS TO OBTAIN A LAND DISTURBANCE PERMIT.

5) 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 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.

6) LANDSCAPING SHALL CONFORM TO ARTICLES 18 OF THE ZONING ORDINANCE, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND TREE PROTECTION ORDINANCE.

7) SANITARY SEWERS, STREETS AND STORMWATER MANAGEMENT SHALL MEET THE SPECIFICATIONS OF THE L.F.U.C.G. ENGINEERING MANUALS.

8) CONSTRUCTION ACCESS SHALL BE FROM ARMSTRONG MILL ROAD.

9) A SPECIAL USE PERMIT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY HABITABLE STRUCTURE WITHIN THE FEMA FLOODPLAIN OR LFUCG 25' FLOODPLAIN SETBACK.

10) UTILITY COMPANIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.

11) THIS PROPERTY SUBSTANTIALLY COMPLIES WITH THE MULTI-FAMILY DESIGN STANDARDS.

12) 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.

13) THE PROPERTY OWNER IS WILLING TO DEDICATE AN EASEMENT FOR A SHARED USE TRAIL/PEDESTRIAN PATH SUBJECT TO A MUTUALLY AGREED UPON MEMORANDUM OF UNDERSTANDING BEING EXECUTED BY AN AUTHORIZED REPRESENTATIVE OF THE LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT AND THE PROPERTY OWNER.

14) THE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH ARTICLE 19 OF THE ZONING ORDINANCE.

15) A CLOMR HAS BEEN FILED WITH FEMA TO REFLECT, AND CONSTRUCT, THE PROPOSED DEVELOPMENT.

MULTI-FAMILY STANDARDS

HIP OR GABLED ROOF.
MINIMUM OF 20% BRICK OR STONE VENEER.
MINIMUM OF 5% GLASS OR OPENING.
MAXIMUM ROOF PITCH 9:12.

OWNER: D.B. 3845, PG. 255
WAVELAND WOODS, LLC
101 STABLE WAY
NICHOLASVILLE, KY. 40356

DEVELOPER:
WYNDALE DEVELOPMENT, LLC
2930 REGENCY ROAD, SUITE 102
LEXINGTON, KY. 40503

E.A Partners, PLLC
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
101 ENTERPRISE DRIVE, SUITE 100
LEXINGTON, KENTUCKY 40513
PHONE (859) 269-1011
FACSIMILE (859) 269-2697

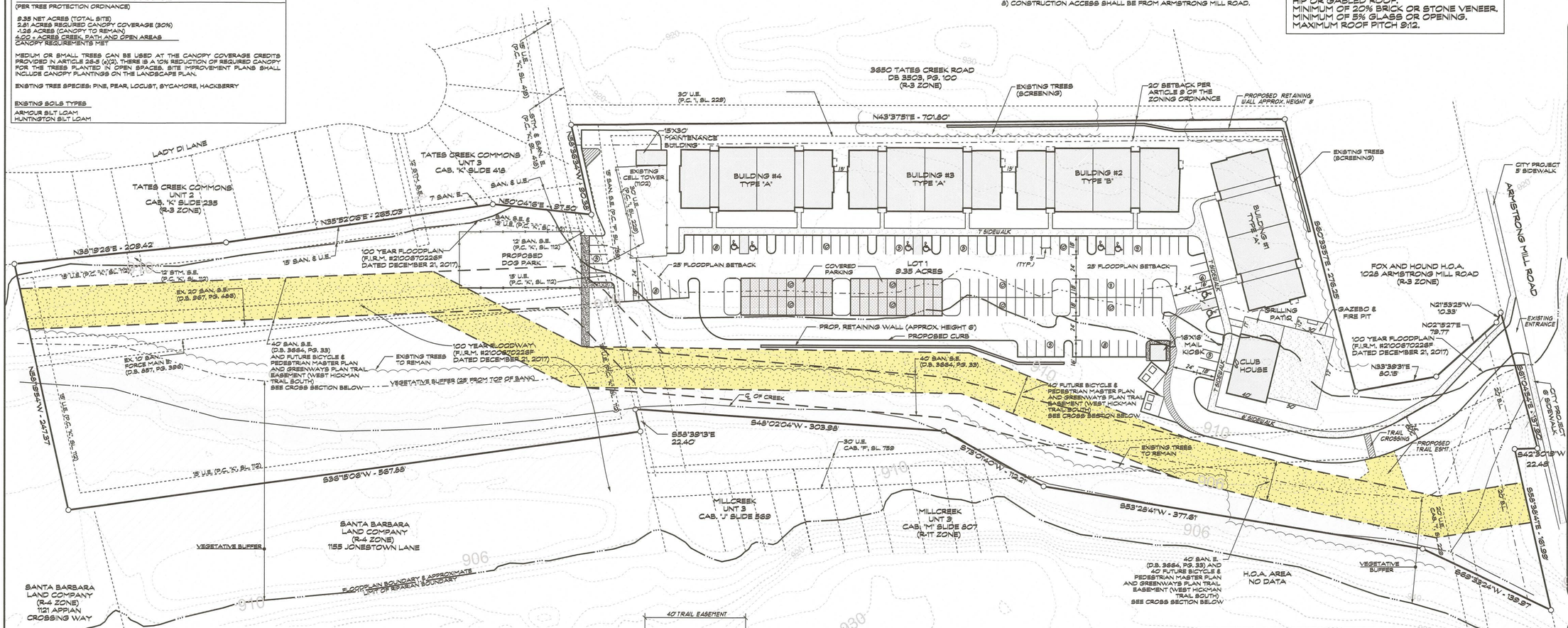
TRAIL EASEMENT EXHIBIT

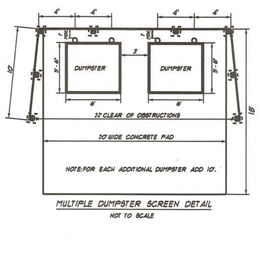
LFUCG, MILLCREEK SUBDIVISION UNIT 3 AND JONESTOWN
1100 ARMSTRONG MILL ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN RS/LLW
DATE 08/02/21
CHECKED
REVISED 09/20/21
11/06/23

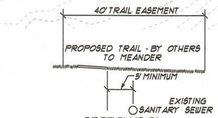
SHEET

MJDP-21-00039

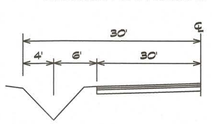




MULTIPLE DUMPSTER SCREEN DETAIL
NOT TO SCALE



SECTION 'B-B'
WEST HICKMAN TRAIL SOUTH



SECTION 'A-A'
ARMSTRONG MILL ROAD
P.C. 'K', SLIDE 112

PRIVATE UTILITY PROVIDERS:

COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY. 40512
(859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY. 40502
(859) 269-2356

METRONET
3250 BLAZER PARKWAY
SUITE 100
LEXINGTON, KY. 40509
(812) 316-1079

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

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY. 40505
(859) 357-6224

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) DEVELOPMENT PLAN FOR THIS PROPERTY.

NAME

SIGNATURE ADDRESS

PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON FEBRUARY 10, 2022 AND MARCH 9, 2023.

SECRETARY DATE

SITE STATISTICS:

TOTAL AREA = 9.35 ACRES (NET)
EXISTING ZONE = R-3
NO. OF LOTS = 1
NUMBER OF UNITS = 96 UNITS
1 BEDROOM UNITS = 42
2 BEDROOM UNITS = 54
TOTAL UNITS = 96 UNITS
TOTAL BEDROOMS = 150

PARKING PROVIDED = 183 SPACES

MAXIMUM LOT COVERAGE = 25% (101,822 S.F.)
SHOWN LOT COVERAGE = 14% (56,836 S.F.)
MAXIMUM F.A.R. = 0.75 (305,465 S.F.)
SHOWN F.A.R. = 0.30 (122,730 S.F.)
USEABLE OPEN SPACE = 20% REQUIRED (1.87 AC.)
USEABLE OPEN SPACE PROVIDED = 2.02 AC. (22%)
VEGETATED OPEN SPACE = 20% REQUIRED (1.87 AC.)
VEGETATED OPEN SPACE PROVIDED = 1.87 AC. (20%)
COMMON AREA = 8,500 S.F. MIN. (WITH 30% CANOPY)
V.U.A. SHOWN = 67,550 S.F.
V.U.A. LANDSCAPE AREA = 6,755 S.F. (10% REQUIRED)
V.U.A. LANDSCAPE AREA = 7,319 S.F. (11% PROVIDED)
V.U.A. CANOPY REQUIRED = 20,265 S.F. (30%)
BUILDING HEIGHT = 40' SHOWN (40' MAX.)

SOURCE OF CONTOURS: AERIAL MAPPING PROVIDED BY L.F.U.C.G.

TRAIL EASEMENT

J:\850\steve_perry\armstrong_mill\zone change\color FINAL_DEV_PLAN_Lot_1.dgn