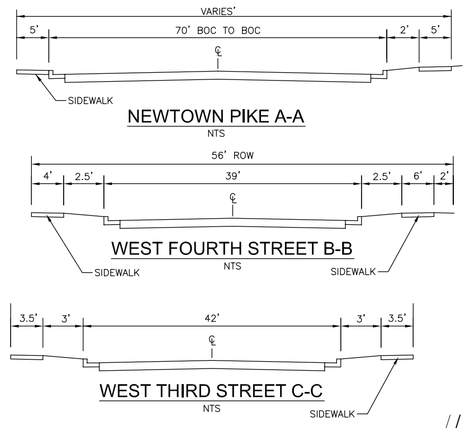


TREE INVENTORY MAP LIST

THE EXISTING TREES; HACKBERRY (6"–18"), BOXELDER (10"–18" MULTI–TRUNKED), SYCAMORE (10"–18"), WALNUT (8"–15"), AND ASH (18").

TREE CANOPY STATISTICS

TOTAL AREA	3.78 ACRES (161,629 S.F.) NET	
ZONE	B–1	
REQUIRED CANOPY	(20%)	32,326 S.F.
EXISTING CANOPY TO BE SAVED (TPA)	(0%)	0 S.F.
ADDITIONAL CANOPY REQUIRED	(20%)	32,326 S.F.

ADDITIONAL TREE PLANTING: 43 LARGE TREES (750 SF), 81 MEDIUM TREES (400 SF) OR COMBINATION OF LARGE AND MEDIUM TREES TO PROVIDE REQUIRED COVERAGE.
NOTE:
REQUIRED STREET TREE CANOPIES SHALL COUNT TOWARD TOTAL SITE CANOPY REQUIREMENTS.

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 TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

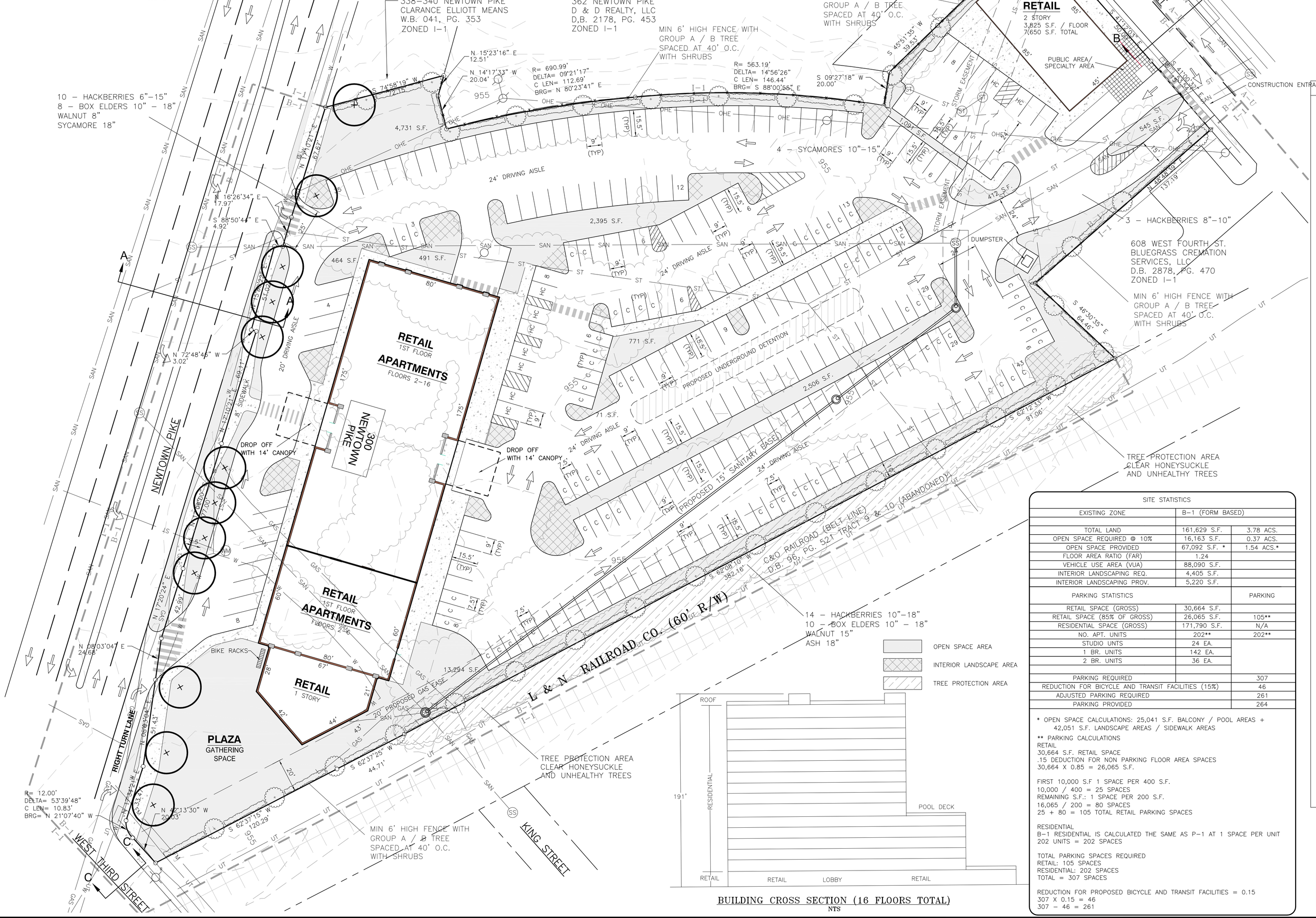
OWNER _____ DATE _____

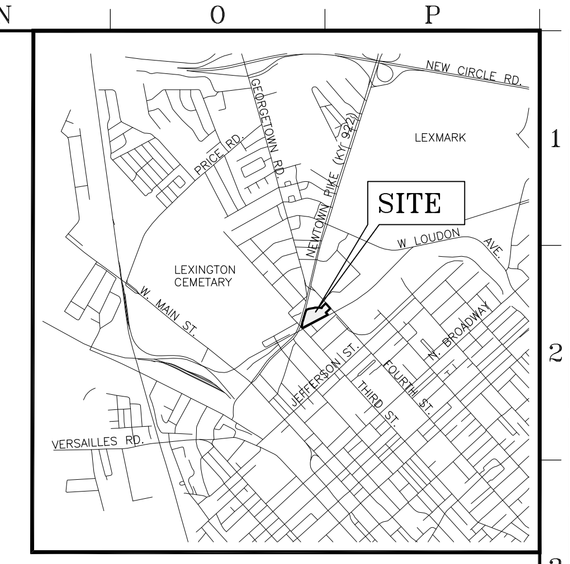
OWNER _____ DATE _____

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 _____.

SECRETARY _____ DATE _____





VICINITY MAP

NTS

BUILDING CROSS SECTION (16 FLOORS TOTAL)

NTS

SITE STATISTICS

EXISTING ZONE	B–1 (FORM BASED)	
TOTAL LAND	161,629 S.F.	3.78 ACS.
OPEN SPACE REQUIRED @ 10%	16,163 S.F.	0.37 ACS.
OPEN SPACE PROVIDED	67,092 S.F. *	1.54 ACS.*
FLOOR AREA RATIO (FAR)	1.24	
VEHICLE USE AREA (VUA)	88,090 S.F.	
INTERIOR LANDSCAPING REQ.	4,405 S.F.	
INTERIOR LANDSCAPING PROV.	5,220 S.F.	
PARKING STATISTICS		PARKING
RETAIL SPACE (GROSS)	30,664 S.F.	
RETAIL SPACE (85% OF GROSS)	26,065 S.F.	105**
RESIDENTIAL SPACE (GROSS)	171,790 S.F.	N/A
NO. APT. UNITS	202**	202**
STUDIO UNTS	24 EA.	
1 BR. UNITS	142 EA.	
2 BR. UNITS	36 EA.	
PARKING REQUIRED		307
REDUCTION FOR BICYCLE AND TRANSIT FACILITIES (15%)		46
ADJUSTED PARKING REQUIRED		261
PARKING PROVIDED		264

* OPEN SPACE CALCULATIONS: 25,041 S.F. BALCONY / POOL AREAS + 42,051 S.F. LANDSCAPE AREAS / SIDEWALK AREAS

** PARKING CALCULATIONS
RETAIL
30,664 S.F. RETAIL SPACE
.15 DEDUCTION FOR NON PARKING FLOOR AREA SPACES
30,664 X 0.85 = 26,065 S.F.

FIRST 10,000 S.F 1 SPACE PER 400 S.F.
10,000 / 400 = 25 SPACES
REMAINING S.F.: 1 SPACE PER 200 S.F.
16,065 / 200 = 80 SPACES
25 + 80 = 105 TOTAL RETAIL PARKING SPACES

RESIDENTIAL
B–1 RESIDENTIAL IS CALCULATED THE SAME AS P–1 AT 1 SPACE PER UNIT
202 UNITS = 202 SPACES

TOTAL PARKING SPACES REQUIRED
RETAIL: 105 SPACES
RESIDENTIAL: 202 SPACES
TOTAL = 307 SPACES

REDUCTION FOR PROPOSED BICYCLE AND TRANSIT FACILITIES = 0.15
307 X 0.15 = 46
307 – 46 = 261

GENERAL NOTES

1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
2. ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
3. THE LOCATION OF ADDITIONAL FIRE SERVICE FEATURES; FIRE HYDRANTS AND OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE – WATER CONTROL OFFICE.
4. STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
5. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
6. SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY ZONING ORDINANCE.
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 ARTICLE 16 OF THE CODE OF ORDINANCE.
8. LANDSCAPE IMPROVEMENTS AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING RESOLUTION.
9. ALL AREAS DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITION PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
10. THIS PLAN INCLUDES PROVISIONS FOR SUPPLEMENTAL LANDSCAPING INCLUDING EXTRA WIDE MEDIANS AND PLANTING STRIPS. THESE WILL BE PLANTED WITH COMBINATIONS OF GROUND COVER, SHRUBBERY AND SHADE TREES. FLORA WILL BE SELECTED WITH A GOAL OF MAXIMIZING INDIGENOUS PLANTINGS AND PLANTINGS THAT ARE FRIENDLY TO POLLINATORS, SUCH AS BEES.
11. UNLESS SHOWN OTHERWISE ALL EXISTING UTILITIES HAVE PRESCRIPTIVE EASEMENTS.
12. EXISTING EASEMENT ON SITE ARE DESCRIBED AS FOLLOWS:
    1. SANITARY SEWER TRUNK LINE AND STORM SEWER LINES DEPICTED HEREON HAVE A PERPETUAL EASEMENT AS DEFINED IN DEED BOOK 248, PAGE 259. EASEMENT DESCRIPTION DOES NOT SPECIFY WIDTH.
    2. DUE TO EXCESSIVE DEBRIS COVER ON SITE, THE EXACT LOCATION OF ALL SANITARY AND STORM SEWER STRUCTURES ARE NOT KNOWN AT THIS TIME.
13. SUPPLEMENTAL LANDSCAPING AS REQUIRED BY ZONING ORDINANCE SHALL BE PER LANDSCAPE EXHIBIT FILED WITH LFUCG PLANNING OFFICE.

ZONING RESTRICTIONS:

THE FOLLOWING USES ARE PROHIBITED ON THIS PROPERTY:
1. AUTOMOBILE REPAIR BUSINESSES.
2. BUSINESSES UTILIZING GAS PUMPS.
3. ANIMAL HOSPITALS.
4. BUSINESSES WITH DRIVE–THRU FACILITIES.
5. LIVE ENTERTAINMENT WITHIN 100 FEET OF A RESIDENTIAL ZONE.

GRAPHIC SCALE
0' 30' 60' 90' 120'
SCALE: 1" = 30'

"FORM BASED DEVELOPMENT"

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Water Resources, Environmental, Civil & GIS Consultant
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Ph.(859)559-0516 Fax (859)559-0523
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PROPERTY OWNER:
THISTLE STATION, LLC
135 E. MAXWELL ST., STE 302
LEXINGTON, KY 40504
PHONE: 859–231–6606

THISTLE STATION
308–310, 322 AND 330 NEWTOWN PIKE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
FINAL DEVELOPMENT PLAN

DATE: MAY 4, 2015
REVISED: MAY 14, 2015

FINAL DEVELOPMENT PLAN
FDP