

TREE PROTECTION AREA NOTES

- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA." WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION OF THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.
- ALL REQUIRED TREES SHALL COMPLY WITH THE LFUCG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG AT 1-800-752-6007.

TREE CANOPY STATISTICS

TOTAL AREA	0.976 Ac. (42,514.56 S.F.)
ZONE	R-3
REQUIRED CANOPY	(30%) (12,755 S.F.)

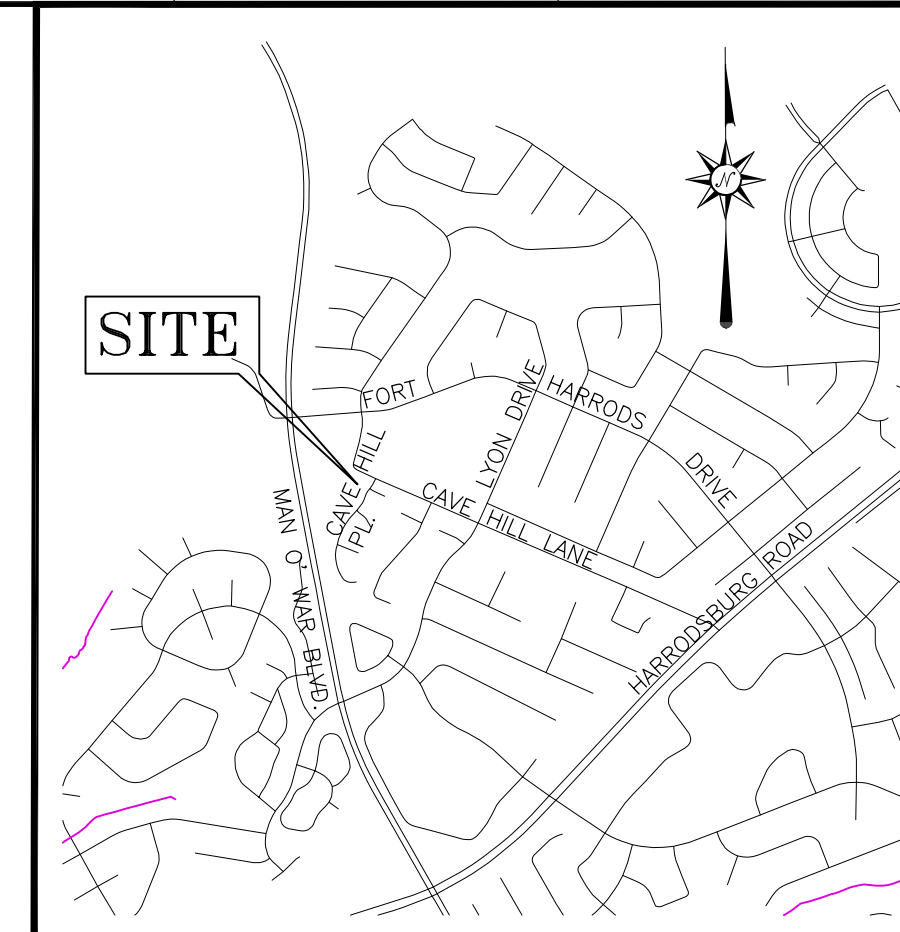
SITE STATISTICS:

TOTAL AREA	0.976 Ac. (42,514.56 S.F.)
ZONE	R-3 PLANNED NEIGHBORHOOD RESIDENTIAL
TOTAL NUMBER OF UNITS	9
TOTAL NUMBER OF BEDROOMS	27
REQUIRED PARKING - 0.9/BEDROOM	24.3 SPACES
PARKING PROVIDED	25 SPACES
TOTAL VUA	8,687 S.F.
INT. G/S REC'D	435 S.F.
INT. G/S PROVIDED	500 S.F.
REQUIRED OPEN SPACE	10% 0.0976 Ac. (4,251.45 S.F.)
OPEN SPACE PROVIDED	SEE OPEN SPACE STATISTICS

THIS SITE IS TO BE DEVELOPED PER R-11 LOT, YARD AND HEIGHT CRITERIA.

OPEN SPACE STATISTICS:

LOT No.	AREA	PERCENTAGE
LOT 1	1,168 S.F.	21.00%
LOT 2	1,077 S.F.	22.65%
LOT 3	1,045 S.F.	21.22%
LOT 4	2,390 S.F.	26.54%
LOT 5	3,155 S.F.	60.24%
LOT 6	715 S.F.	24.98%
LOT 7	750 S.F.	26.22%
LOT 8	713 S.F.	24.93%
LOT 9	1,057 S.F.	24.01%



VICINITY MAP NTS

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW DEVELOPMENT OF THE SUBJECT PROPERTIES SHOWN HEREON AS A TOWNHOME DEVELOPMENT.

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: \_\_\_\_\_

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 03/26/2015

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

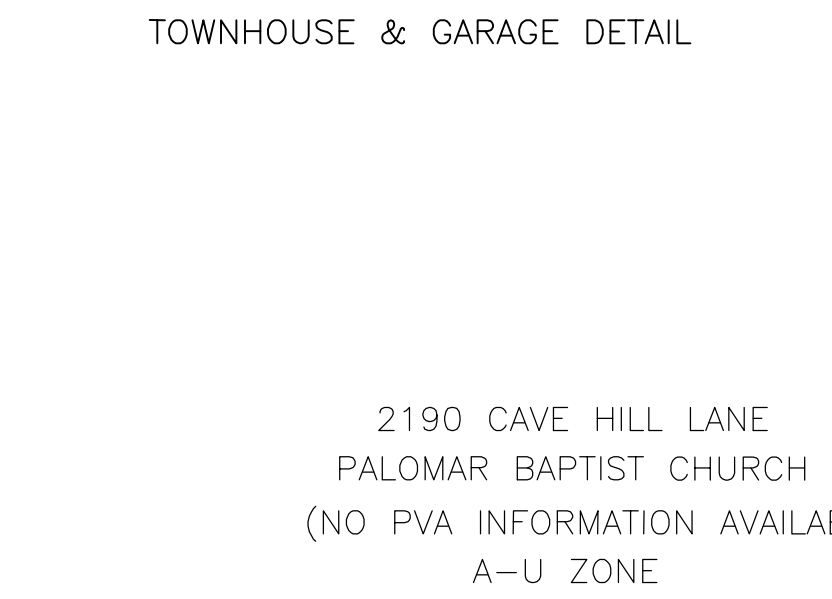
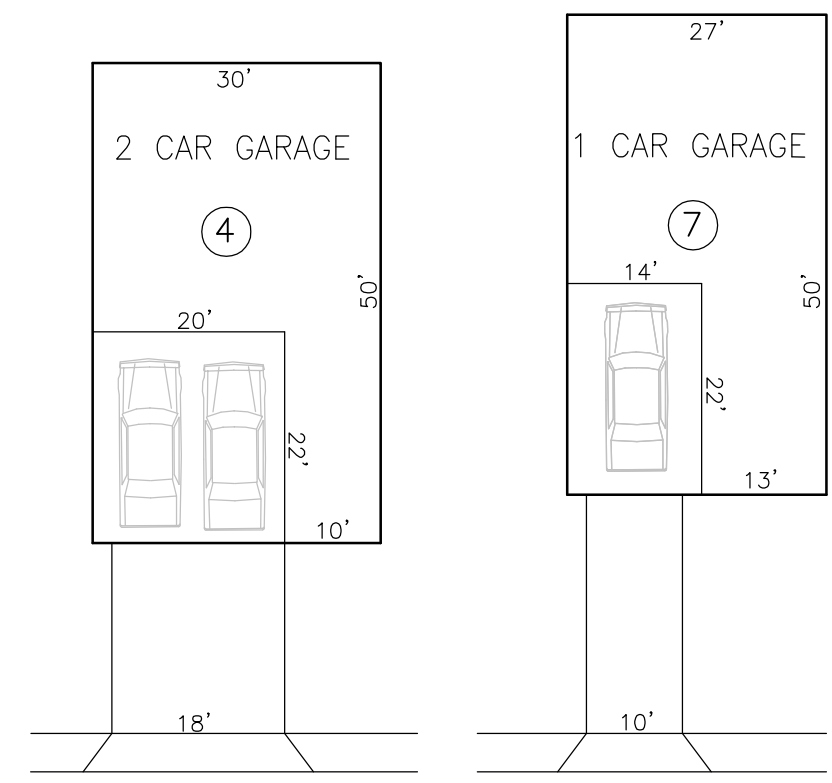
ACCESS EASEMENTS RESPONSIBILITIES OF OWNERS

THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENTS SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE ACCESS EASEMENTS, AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH ACCESS EASEMENTS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE ACCESS EASEMENTS FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE ACCESS EASEMENTS SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS' EXPENSE IN MAKING SUCH ACCESS EASEMENTS CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

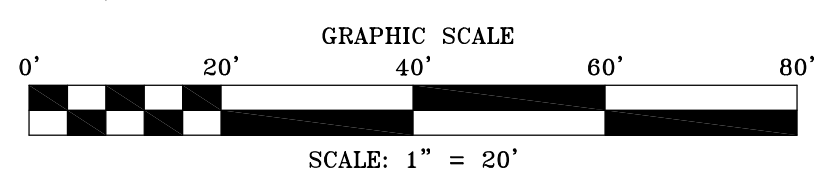
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

GENERAL NOTES:

- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
- LANDSCAPE IMPROVEMENTS AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING RESOLUTION.
- 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.
- THE LOCATION OF ADDITIONAL FIRE SERVICE FEATURES; FIRE HYDRANTS AND OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF WATER CONTROL OFFICE.
- 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.
- STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
- 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 PLAN.
- SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY ZONING ORDINANCE.
- SOURCE OF CONTOURS SHOWN HEREON IS L.F.U.C.G. GIS DEPT.
- MAINTENANCE AND UPKEEP OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OF THE DEVELOPMENT.



2190 CAVE HILL LANE PALOMAR BAPTIST CHURCH (NO PVA INFORMATION AVAILABLE) A-U ZONE



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



OWNER: FRANK & DORRIS WELLS  
DEVELOPER: FRANK & DORRIS WELLS  
881 CORPORATE DRIVE  
LEXINGTON, KY 40503

FINAL DEVELOPMENT PLAN  
CAVE HILL PLACE TOWNHOMES  
2236 CAVE HILL LANE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DATE FILED: AUGUST 3, 2015

FINAL DEVELOPMENT PLAN  
FDP