

* DENOTES PROBABLE CONSTRUCTION ENTRANCE.

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 THIS PROPERTY.

OWNER _____ DATE _____

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____

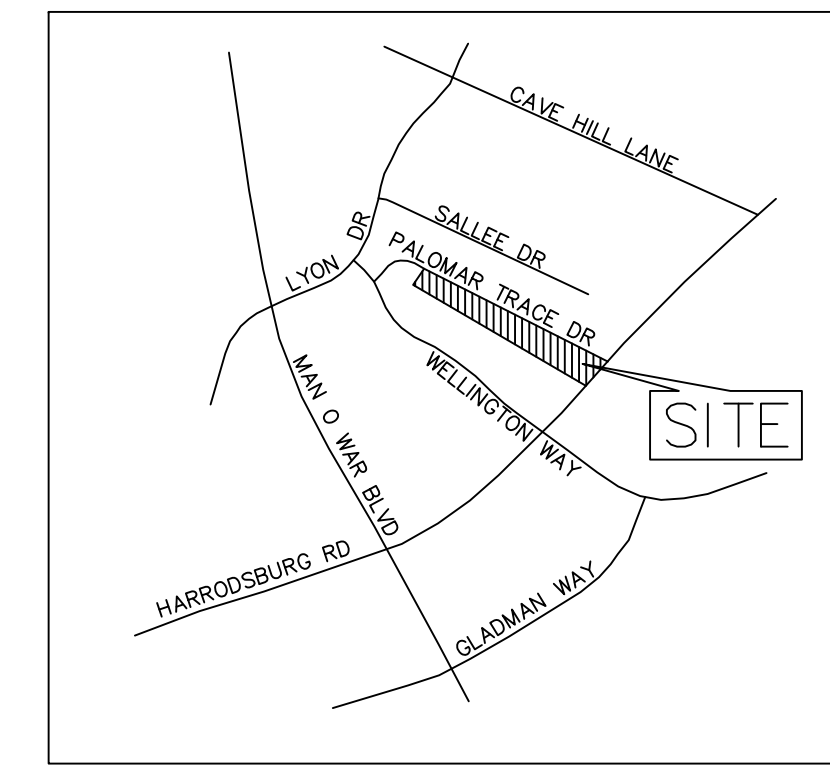
PLANNING COMMISSION SECRETARY _____ DATE _____

DEVELOPER:

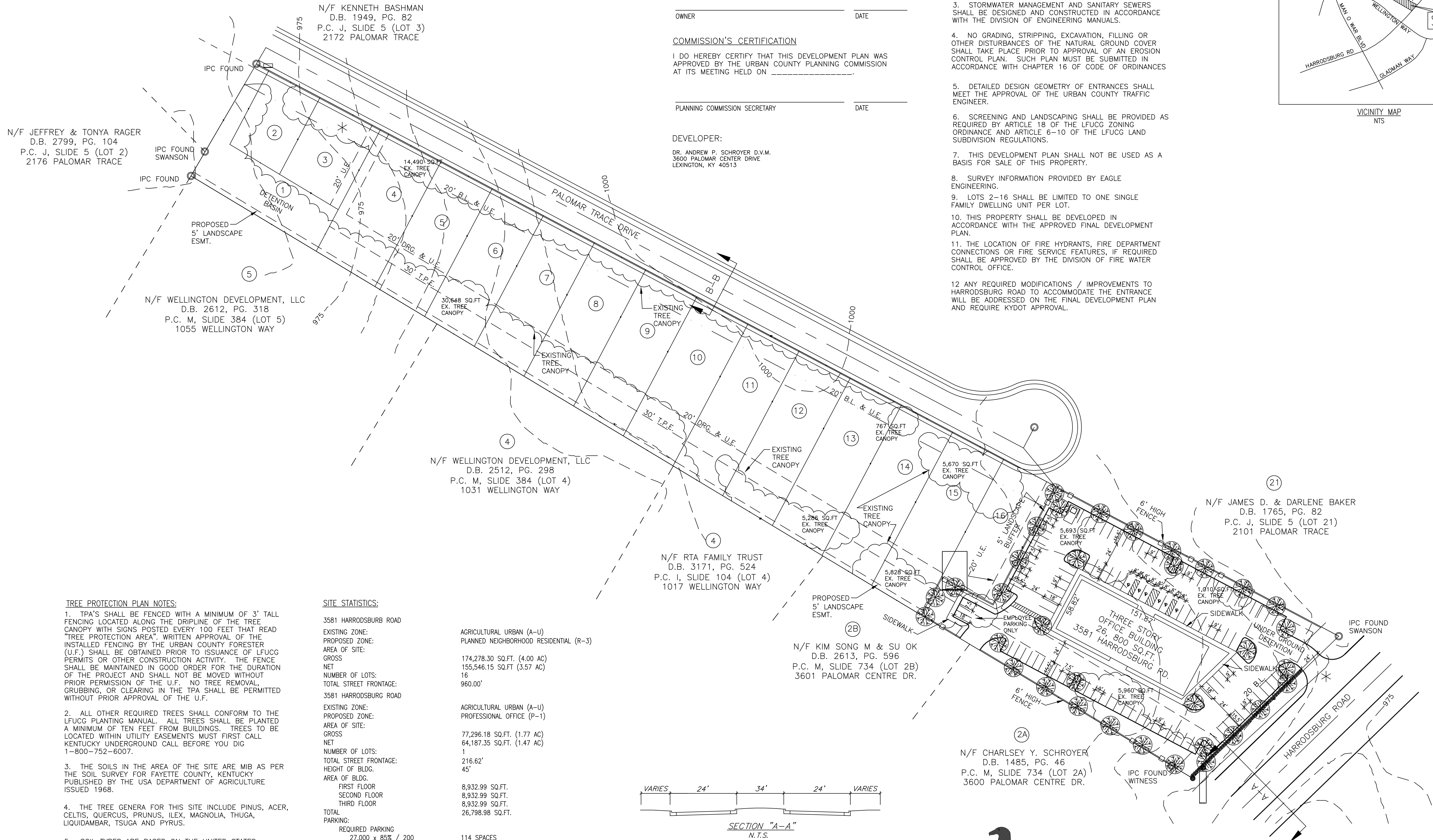
DR. ANDREW P. SCHROYER D.V.M.
3600 PALOMAR CENTER DRIVE
LEXINGTON, KY 40513

NOTES

- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES 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 CODE OF ORDINANCES
- DETAILED DESIGN GEOMETRY OF ENTRANCES SHALL MEET THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE LFUGG ZONING ORDINANCE AND ARTICLE 6-10 OF THE LFUGG LAND SUBDIVISION REGULATIONS.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
- SURVEY INFORMATION PROVIDED BY EAGLE ENGINEERING.
- LOTS 2-16 SHALL BE LIMITED TO ONE SINGLE FAMILY DWELLING UNIT PER LOT.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.
- THE LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR FIRE SERVICE FEATURES, IF REQUIRED SHALL BE APPROVED BY THE DIVISION OF FIRE WATER CONTROL OFFICE.
- ANY REQUIRED MODIFICATIONS / IMPROVEMENTS TO HARRODSBURG ROAD TO ACCOMMODATE THE ENTRANCE WILL BE ADDRESSED ON THE FINAL DEVELOPMENT PLAN AND REQUIRE KYDOT APPROVAL.



VICINITY MAP
NTS



TREE PROTECTION PLAN NOTES:

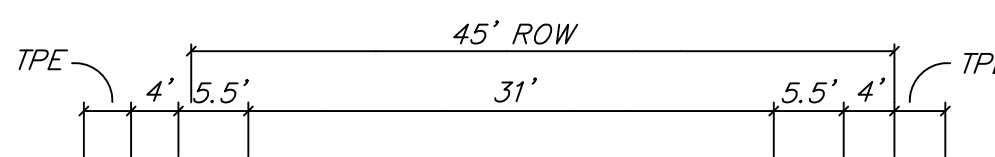
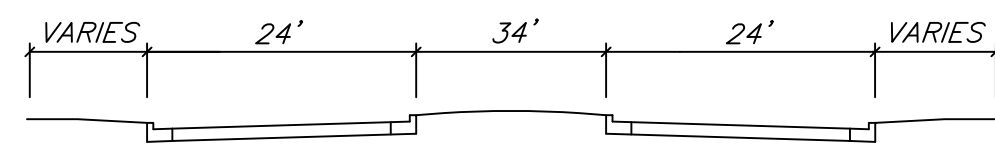
- TPA'S SHALL BE FENCED WITH A MINIMUM OF 3' TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN COUNTY FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUGG PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND SHALL NOT BE MOVED WITHOUT PRIOR PERMISSION OF THE U.F. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
- ALL OTHER REQUIRED TREES SHALL CONFORM TO THE LFUGG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL BEFORE YOU DIG 1-800-752-6007.
- THE SOILS IN THE AREA OF THE SITE ARE MIB AS PER THE SOIL SURVEY FOR FAYETTE COUNTY, KENTUCKY PUBLISHED BY THE USA DEPARTMENT OF AGRICULTURE ISSUED 1968.
- THE TREE GENERA FOR THIS SITE INCLUDE PINUS, ACER, CELTIS, QUERCUS, PRUNUS, ILEX, MAGNOLIA, THUJA, LIQUIDAMBAR, TSUGA AND PYRUS.
- SOIL TYPES ARE BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF FAYETTE COUNTY, KENTUCKY.
- THE REQUIRED TREE CANOPY AREA MAY BE REDUCED TO 20% IF PROPOSED ADDITIONAL LARGE TREES ARE GROUPED ON THIS SITE.

TREE CANOPY SITE STATISTICS:

2581 HARRODSBURG ROAD (R-3)	
SITE AREA:	155,546.15 SQ.FT. (3.57 AC)
REQUIRED TREE CANOPY COVERAGE (30%):	46,663.85 SQ.FT. (1.07 AC)
EXISTING TREE CANOPY COVERAGE (39%):	60,254.00 SQ.FT. (1.38 AC)
2581 HARRODSBURG ROAD (P-1)	
SITE AREA:	64,187.35 SQ.FT. (1.47 AC)
REQUIRED TREE CANOPY COVERAGE (20%):	12,837.47 SQ.FT. (0.29 AC)
EXISTING TREE CANOPY COVERAGE (24%):	15,097.00 SQ.FT. (0.35 AC)

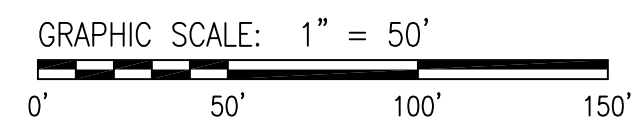
SITE STATISTICS:

3581 HARRODSBURG ROAD	
EXISTING ZONE:	AGRICULTURAL URBAN (A-U)
PROPOSED ZONE:	PLANNED NEIGHBORHOOD RESIDENTIAL (R-3)
AREA OF SITE:	174,278.30 SQ.FT. (4.00 AC)
GROSS:	155,546.15 SQ.FT. (3.57 AC)
NET:	16
NUMBER OF LOTS:	16
TOTAL STREET FRONTAGE:	960.00'
3581 HARRODSBURG ROAD	
EXISTING ZONE:	AGRICULTURAL URBAN (A-U)
PROPOSED ZONE:	PROFESSIONAL OFFICE (P-1)
AREA OF SITE:	77,296.18 SQ.FT. (1.77 AC)
GROSS:	64,187.35 SQ.FT. (1.47 AC)
NET:	1
NUMBER OF LOTS:	1
TOTAL STREET FRONTAGE:	216.62'
HEIGHT OF BLDG.:	45'
AREA OF BLDG.:	
FIRST FLOOR:	8,932.99 SQ.FT.
SECOND FLOOR:	8,932.99 SQ.FT.
THIRD FLOOR:	8,932.99 SQ.FT.
TOTAL:	26,798.98 SQ.FT.
PARKING:	
REQUIRED PARKING:	27,000 x 85% / 200
PROPOSED PARKING:	114 SPACES
STANDARD SPACES:	86 SPACES
COMPACT SPACES:	28 SPACES
LOT COVERAGE:	
MAXIMUM:	35%
EXISTING:	13.92%
FLOOR AREA RATIO:	
MAXIMUM:	83,443.56 / 64,187.35 = 1.3
EXISTING:	26,798.98 / 64,187.35 = 0.42
VEHICULAR USE AREA:	
REQUIRED:	1,854 SQ. FT.
PROPOSED:	2,349 SQ. FT.
INTERIOR LANDSCAPE AREA:	
REQUIRED:	8
PROPOSED:	11



ADDITIONAL RIGHT OF WAY TO BE DEDICATED ON THE FINAL RECORD PLAT.

EAGLE ENGINEERING
2351 VERSALLES RD.
LEXINGTON, KY 40504
(859) 252-7104



DOZIER PROPERTY
DEED BOOK 2887, PAGE 265
3581 HARRODSBURG ROAD
LEXINGTON, KY 40513

PRELIMINARY DEVELOPMENT PLAN

S. Mark McCain, RLA
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT
3063 OLD FIELD WAY, LEXINGTON, KENTUCKY 40513
PHONE: (859)-489-8921 EMAIL: SMARCC@GMAIL.COM

JOB NO: 2011.01
DATE: 11/04/13
DRAWN BY: SMM
CHECKED BY: BM

REVISIONS
11/08/13
12/03/13
12/20/13

SHEET