

TREE PROTECTION AREA NOTES

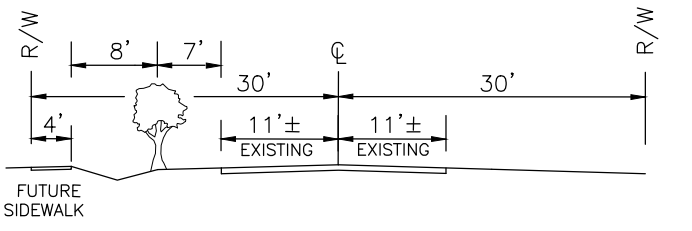
- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCC 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 LFUCC PLANTING MANUAL. ALL TREES SHALL BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG AT 1-800-752-6007.

TREE PRESERVATION PLAN

R-3 AREA	6.98 AC. (304,049 S.F.)
EXISTING TREE CANOPY	304,049 S.F.
REQUIRED CANOPY	30% = 91,215 S.F.
PROTECTED EXISTING CANOPY	48% = 145,730 S.F.
ADDITIONAL CANOPY REQUIRED	0 S.F.

TREE INVENTORY MAP LIST

THE EXISTING SITE IS LANDSCAPED WITH PEAR TREES, HACKBERRY, MAPLE, BOX ELDERS, WALNUT, AND SYCAMORES.



GENERAL NOTES

- THIS FINAL 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.
- 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.
- STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
- THIS FINAL 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.
- 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.
- LANDSCAPING AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING ORDINANCE.
- 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.
- THERE SHALL BE NO VEHICULAR ACCESS TO MAN O WAR BLVD.
- THERE SHALL BE NO PARALLEL PARKING ALONG EITHER SIDE OF DRIVE AISLE. 24 FT. (MIN.) WIDTH SHALL BE MAINTAINED UNOBSTRUCTED AT ALL TIMES.
- THERE WILL BE A HOA ESTABLISHED FOR LOTS 1-21 AND IT WILL BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS INCLUDING THE AREA IN THE ACCESS EASEMENT AND ALL MOWING.
- A LDMR SHALL BE APPROVED PRIOR TO THE ISSUANCE OF ZONING COMPLIANCE PERMITS FOR THE TOWNHOMES.
- IN ACCORDANCE WITH ARTICLE 19 OF THE ZONING ORDINANCE, A "SPECIAL PERMIT" WILL BE REQUIRED PRIOR TO INITIATION OF THE PROPOSED WORK WITHIN THE REGULATORY FLOODPLAIN.
- BASED ON FEMA FLOOD INSURANCE RATE MAP NO. 2106670202E, EFFECTIVE DATE OF MARCH 3, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE "AE" FLOOD ZONE.
- STEEP SLOPE AREAS: NO BUILDINGS OR STRUCTURES SHALL BE LOCATED ON ANY LAND WITH A SLOPE OF 30%. FOR AREAS WITH SLOPES BETWEEN 15% AND 30% THE PROVISIONS OF ARTICLE 6-11 OF THE LAND SUBDIVISIONS REGULATIONS SHALL BE APPLICABLE.
- SANITARY CAP SUBJECT TO REVIEW BY TAP-ON DESK AT TIME OF BUILDING PERMIT.



VICINITY MAP
SCALE: 1" = 600'

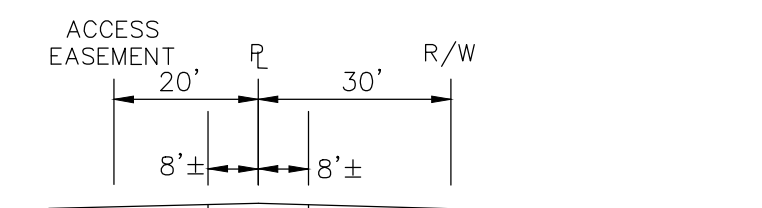
OWNERS CERTIFICATION:

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

COMMISSION'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON MAY 12, 2016 AND SEP 14, 2017 AND IS NOW ELIGIBLE FOR RECORDING.

OWNER: _____ DATE: _____
PLANNING COMMISSION SECRETARY: _____ DATE: _____



TYPICAL SECTION C-C
OLD CLAYS MILL RD
(NTS)

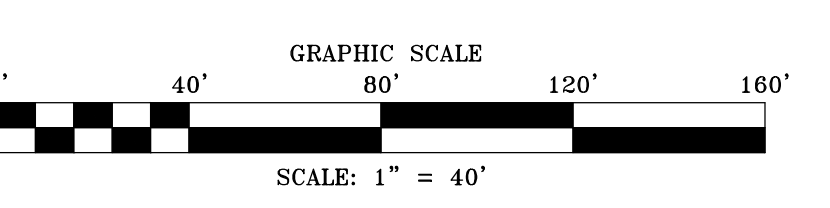
INTERIOR LANDSCAPE AREAS

INT LA AREA	280 S.F.
INT LA AREA 1	280 S.F.
INT LA AREA 2	280 S.F.
INT LA AREA 3	280 S.F.
INT LA AREA 4	280 S.F.
INT LA AREA 5	280 S.F.
INT LA AREA 6	280 S.F.
INT LA AREA 7	662 S.F.
TOTAL	2,342 S.F.

LOT NO.	LOT AREA (SF)	OPEN SPACE (SF)	OPEN SPACE % OF LOT
1	3,052	930	30%
2	2,521	750	30%
3	2,574	825	32%
4	2,628	825	31%
5	2,681	750	28%
6	2,734	750	27%
7	2,788	825	30%
8	2,841	825	29%
9	2,894	750	26%
10	2,948	750	25%
11	3,005	825	27%
12	4,587	1,676	37%
13	4,408	1,567	36%
14	2,794	750	27%
15	2,634	825	31%
16	2,526	825	33%
17	2,467	750	30%
18	2,450	750	31%
19	2,450	825	34%
20	3,338	1,023	31%
21	80,783	36,863	46%
22	165,179	141,816	86%

SITE STATISTICS

EXISTING ZONES	R-1T
TOTAL AREA	304,282 SF OR 6.98 ACRES
TOTAL AREA (LOTS 1-21)	139,103 SF OR 3.19 ACRES
TOTAL AREA (LOT 22)	165,179 SF OR 3.79 ACRES
LOT COVERAGE (LOTS 1-21)	22,500 SF OR 16.2%
FLOOR AREA RATIO	0.32
GROSS BUILDING AREA (GBA)	45,000 S.F.
BLDG. HEIGHT (ALL UNITS 2 STORY)	28 FT.
TOTAL BEDROOMS (ALL UNITS 3 BR)	60
PARKING SPACES REQUIRED	60
20 TOTAL UNITS @ 1/UNIT*	20 SPACES
PARKING SPACES PROPOSED**	38 SPACES
OPEN SPACE	196,475 SF OR 65%
OPEN SPACE (LOTS 1-21)	54,659 SF OR 39%
OPEN SPACE (LOT 22)	141,816 SF OR 86%
VEHICULAR USE AREA (VUA)	18,065 S.F.
INTERIOR LANDSCAPING REQUIRED (VUA x .05)	903 S.F.
INTERIOR LANDSCAPING PROPOSED	2,342 S.F.



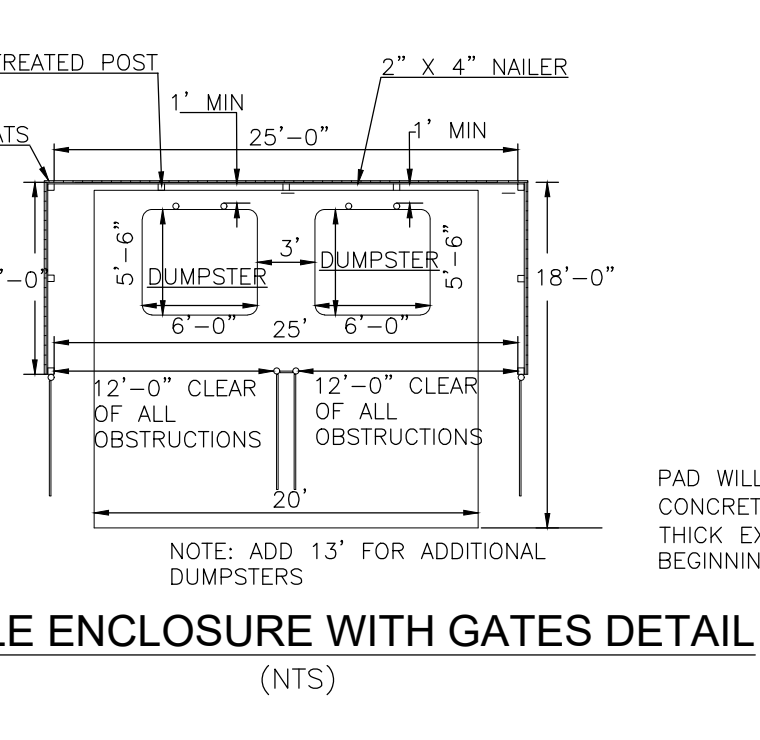
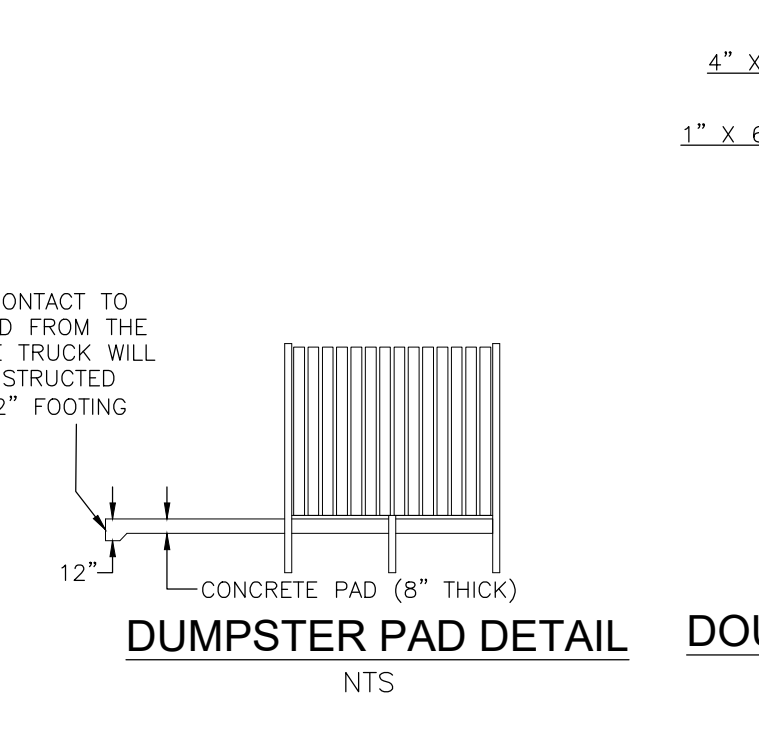
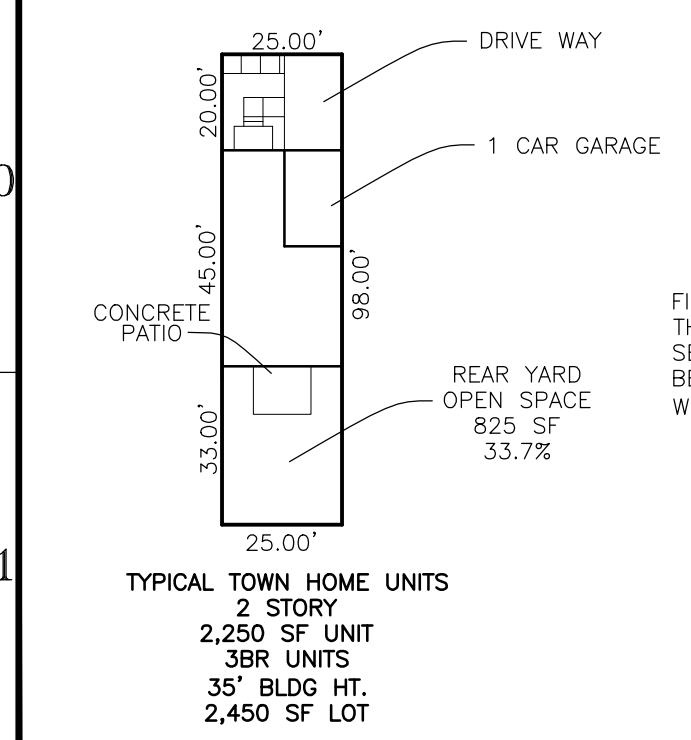
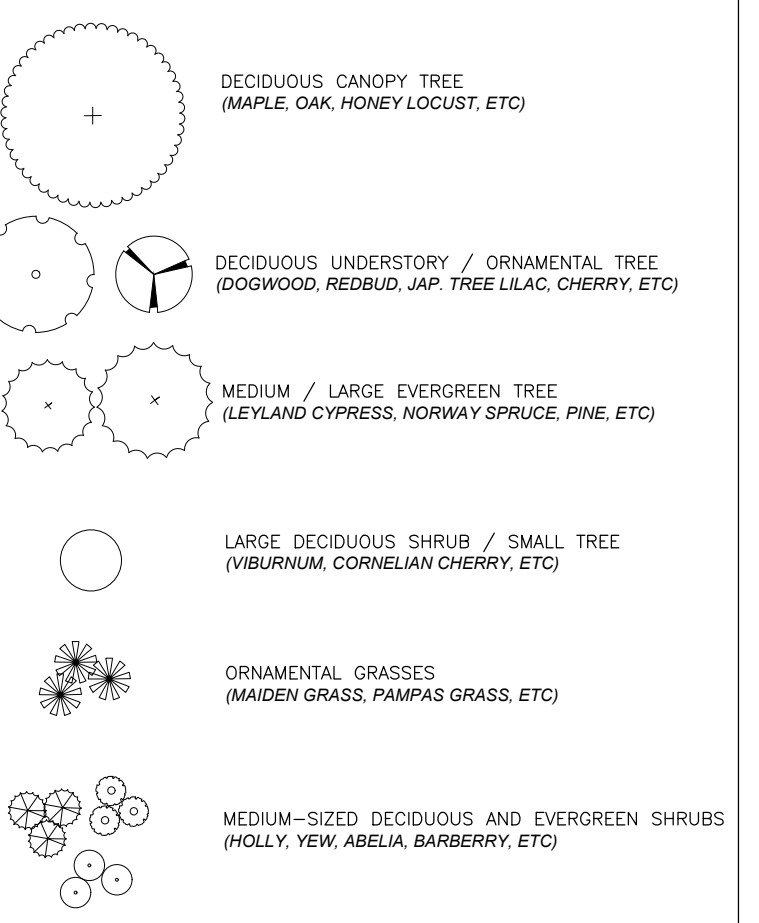
SCALE: 1" = 40'

PRIVATE STREET (OR ACCESS EASEMENT)

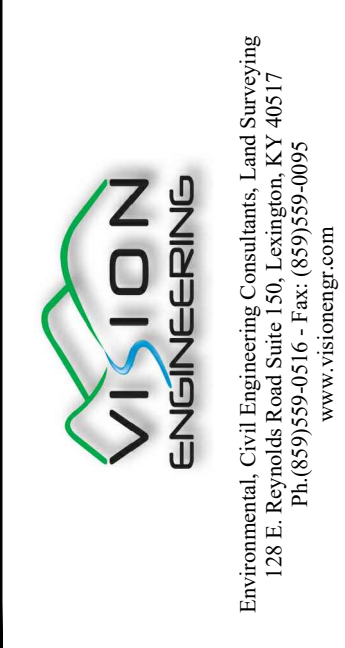
RESPONSIBILITY OF OWNERS - THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING, OR OTHER NEEDS RELATED TO THE PRIVATE STREETS (OR ACCESS EASEMENTS) SO DESIGNATED ON THIS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

OWNER: _____
DATE: _____

LEGEND



PAD WILL BE CONSTRUCTED OF 3,500 PSI CONCRETE. PAD WILL BE POURED 8" THICK EXCLUDING 12" FOOTING FOR BEGINNING OF PAD



OWNER / DEVELOPER:
TAYLORMADE REAL ESTATE LLC
LEXINGTON, KY 40513

WYNNDALE SUBDIVISION
1580 HIGBEE MILL ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
PRELIMINARY SUBDIVISION PLAN
AND FINAL DEVELOPMENT PLAN

DATE: NOVEMBER 23, 2015
REVISION: MAY 17, 2016
APRIL 5, 2016

PRELIM. SUBD. PLAN
FINAL DEVEL. PLAN
PSP / FDP

DP2016-39