

TOWNHOUSE TEMPLATES
SCALE: 1" = 30'-0"

GENERAL NOTES:

- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- 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.
- 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 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- NO BURIAL GROUNDS OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT, SANITARY SEWERS AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFCUG DIVISION OF ENGINEERING MANUALS.
- 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 ZONING ORDINANCE.
- STORMWATER DETENTION WILL BE ADDRESSED IN DETAIL AS PART OF THE FINAL DEVELOPMENT PLAN REQUIREMENTS.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS OF SALE FOR THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- THE TIMING OF THE ACCESS TO MADRONE WAY SHALL BE RESOLVED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE RESPONSIBILITY FOR OFFSITE ROAD IMPROVEMENTS TO MADRONE WAY SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- ARCHITECTURAL DETAILS FOR BUILDINGS ALONG THE HARRODSBURG ROAD FRONTAGE SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE NEED FOR SIDEWALK IMPROVEMENTS TO HARRODSBURG ROAD (HIGBEE MILL ROAD TO PALOMAR BLVD.) SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE STORMWATER MANAGEMENT CONCEPT FOR THE SITE SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- SIGNIFICANT TREES AND POTENTIAL DEVELOPMENT CONFLICTS IN THE PROPOSED B-1 AND TOWNHOUSE AREAS SHALL BE RESOLVED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- APPROPRIATE VEHICULAR USE AREA BUFFERS ALONG HARRODSBURG ROAD FRONTAGE SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE NEED FOR FURTHER INVESTIGATION AND MITIGATION FOR THE PRESENCE OF A POSSIBLE ENVIRONMENTALLY SENSITIVE AREA (SINKHOLE) SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.

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 ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.
DATE: 11-9-16
OWNER: *John D. ...*

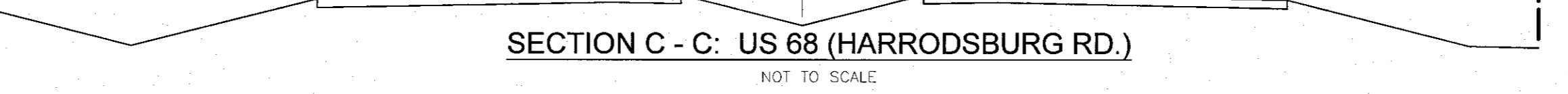
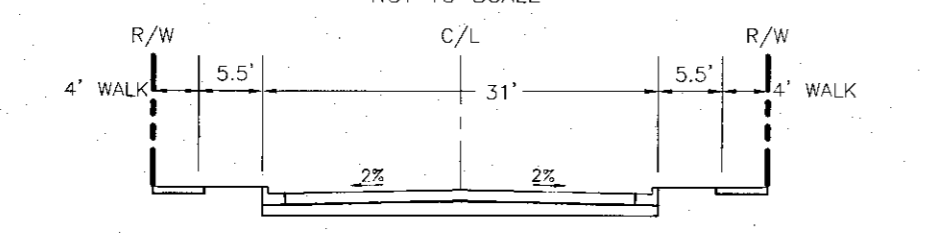
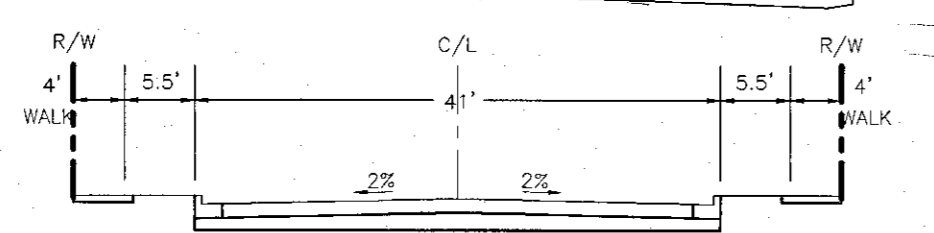
COMMISSION'S CERTIFICATION
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON THE FOLLOWING DATE: OCTOBER 27, 2016.
DATE: 11-10-16
PLANNING COMMISSION SECRETARY: *Jim Duncan*

SITE STATISTICS

TOTAL AREA	17.92 Acres
EXISTING ZONES: R-1D, R-1T, AND A-U	
PROPOSED ZONES: R-1D, R-1T, AND B-1	
R-1D: SINGLE FAMILY RESIDENTIAL	6.93 AC (38 Units)
R-1T: TOWNHOUSE RESIDENTIAL	4.6 AC (33 Units)
B-1: NEIGHBORHOOD BUSINESS	6.39 AC (37,361 SF)

TREE CANOPY STATISTICS

TOTAL AREA	17.92 ACRES
REQUIRED CANOPY COVERAGE (20%)	156,119 S.F.
EXISTING CANOPY TO REMAIN (12%)	94,300 S.F.
ADDITIONAL CANOPY REQUIRED (8%)	61,819 S.F.



PARKING STATISTICS

B-1: NEIGHBORHOOD BUSINESS (37,361 S.F.)
PARKING: REQUIRED: 10,000 S.F. / 400 = 25 SPACES
37,361 S.F. - 10,000 S.F. = 27,361 / 200 = 137 SPACES
137 SPACES + 25 SPACES = 162 SPACES TOTAL
PROVIDED: 186 SPACES

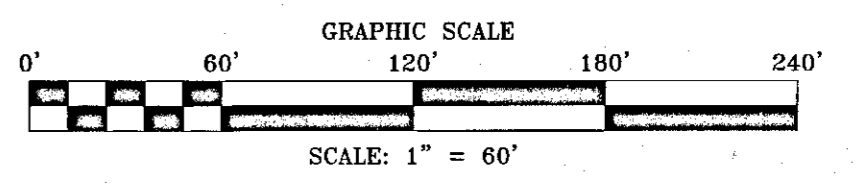
R-1D: SINGLE FAMILY RESIDENTIAL
38 SINGLE FAMILY UNITS

R-1T: TOWNHOUSE RESIDENTIAL
UNITS #1 - #23 (23) ARE REAR-LOADED GARAGE ENTRY
UNITS #24 - #33 (10) ARE FRONT-LOADED GARAGE ENTRY

SITE STATISTICS

ITEM	TOTAL SITE	ZONE R-1D	ZONE R-1T	ZONE B-1					
				TOTAL	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
TOTAL AREA	18.13 ACRES	8.21 ACRES	4.13 ACRES	5.79 ACRES	1.40 ACRES	1.10 ACRES	1.04 ACRES	1.13 ACRES	1.12 ACRES
GROSS BUILDING AREA (GBA)	90,126 S.F.	N/A	52,785 S.F.	37,361 S.F.	13,111 S.F.	3,750 S.F.	8,000 S.F.	8,000 S.F.	4,500 S.F.
PARKING SPACES REQUIRED	233	38*	33*	162**	41**	19**	40**	40**	23**
PARKING SPACES PROVIDED	265	38	33	186	50	27	44	50	23
HANDICAP PARKING REQ./PROP.	10/10	n/a	n/a	10/10	2/2	2/2	2/2	2/2	2/2
VEHICULAR USE AREA (VUA)	132,911 S.F.	n/a	n/a	132,911 S.F.	39,975 S.F.	24,576 S.F.	23,939 S.F.	25,614 S.F.	25,808 S.F.
INTERIOR LANDSCAPING REG. (VUA X 0.05)	6,646 S.F.	n/a	n/a	6,646 S.F.	1,649 S.F.	1,229 S.F.	1,197 S.F.	1,281 S.F.	1,290 S.F.
INTERIOR LANDSCAPING PROPOSED	7,159 S.F.	n/a	n/a	7,159 S.F.	1,695 S.F.	1,246 S.F.	1,485 S.F.	1,418 S.F.	1,315 S.F.
BUILDING COVERAGE ALLOWED	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT

* ONE (1) SPACE PER DWELLING UNIT.
** RETAIL USES - FOR THE FIRST 10,000 SQUARE FEET, ONE (1) SPACE FOR EVERY 400 SQUARE FEET OF FLOOR AREA, WITH A MINIMUM OF THREE SPACES; FOR ALL FLOOR AREA EXCEEDING THE FIRST 10,000 SQUARE FEET, ONE (1) SPACE FOR EVERY 200 SQUARE FEET. COMBINED USES LOCATED IN A SINGLE BUILDING SHALL CALCULATE REQUIRED PARKING ON THE TOTAL SQUARE FOOTAGE OF THE BUILDING AND NOT THE INDIVIDUAL RETAIL USES THEREIN.



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ETHINGTON & ETHINGTON PROPERTY TRACT 1
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LEXINGTON, KY 40509

DATE: JULY 1, 2016
REVISED: OCTOBER 23, 2016
REVISED: NOVEMBER 2, 2016

ZDP
PRELIMINARY DEVELOPMENT PLAN