

**VISION ENGINEERING**  
 Water Resources, Civil Engineering, Geotechnical, Land Surveying,  
 128 E. Reynolds Road Suite 150, Lexington, KY 40517  
 Ph: (609) 333-8015 • Fax: (609) 523-0095  
 www.visionengr.com

**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 LFUGG 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.
- 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 PLAN.
- ALL LOTS IN THIS DEVELOPMENT SHALL BE CONSOLIDATED PRIOR TO APPROVAL OF A FINAL DEVELOPMENT PLAN FOR THIS PROPERTY.
- A VARIANCE TO REDUCE THE FRONT YARD SETBACK LINE FROM 20 FEET TO 8 FEET.

DEVELOPER:  
 WINCHESTER 836 LLC  
 LEXINGTON, KY 40511

OWNER:  
 WINCHESTER 836 LLC  
 1150 HUGHES LANE  
 LEXINGTON, KY 40511

**SITE STATISTICS**

EXISTING ZONE	B-1
PROPOSED ZONE	R-5
TOTAL AREA	0.849 AC 36,872 S.F.
GROSS BUILDING AREA (GBA)	33,474 S.F.
FLOOR AREA RATIO (ALLOWED/PROPOSED)	1.3 / 0.9
LOT COVERAGE	30.3%
OPEN SPACE REQ'D. (20%)	7,374 S.F.
OPEN SPACE PROP. (20%)*	7,450 S.F.
TOTAL No. of UNITS/BEDROOMS	36/72
REQ'D PKG. (1.5/UNIT OR 0.9/BR)	54/65
PARKING REDUCTION ALLOWANCES**	15%
REQ'D PKG. AFTER ALLOWANCES	55
PARKING VARIANCE REDUCTION REQUESTED**	3
PARKING PROVIDED	52
HANDICAP PARKING REQ./PROP.	3/3
VEHICULAR USE AREA (VUA)	13,356 S.F.
INTERIOR LANDSCAPING REG. (VUA X 0.05)	668 S.F.
INTERIOR LANDSCAPING PROPOSED	700 S.F.
REQ'D INT. TREES	3
PROP. INT. TREES	3

\* 5,129 SF OF OPEN SPACE WILL BE PROVIDED ON THE ROOF OF THE PROPOSED APARTMENT BUILDING, 2,321 SF WILL BE IN SIDEWALK.  
 \*\* PARKING REDUCTION ALLOWANCES:  
 BIKE RACK ALLOWANCE: 5% OR 3 SPACES  
 COVERED BUS SHELTER ALLOWANCE: 10% OR 7 SPACES  
 VARIANCE REDUCTION REQUEST: 7.2% OR 4 SPACES

**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 \_\_\_\_\_ OWNER \_\_\_\_\_

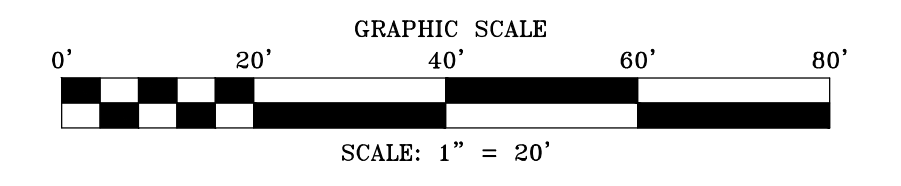
**COMMISSION'S CERTIFICATION**

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

DATE \_\_\_\_\_ PLANNING COMMISSION SECRETARY \_\_\_\_\_

**PURPOSE NOTE:**

THE PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN IS TO DEPICT THE REDEVELOPMENT OF THE SUBJECT PROPERTY AFTER CONSOLIDATION OF ALL LOTS IN THE DEVELOPMENT AS SHOWN HEREON.



ARLINGTON SUBDIVISION  
 1104, 1106, 1186 & 1190 N. LIMESTONE  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 PRELIMINARY DEVELOPMENT PLAN

DATE: NOV. 20, 2017

PRELIMINARY DEVELOPMENT PLAN  
 ZDP

**OWNER / APPLICANT**

WINCHESTER 836 LLC  
 1150 HUGHES LANE  
 LEXINGTON, KY 40511

**EXISTING TREE INVENTORY LIST**

A FIELD INSPECTION WAS PERFORMED DURING WHICH THE FOLLOWING PRIMARY TREE SPECIES WERE IDENTIFIED: HACKBERRY, WILD CHERRY, WALNUT & MAPLE.  
 THE LIMITS OF EXISTING TREE CANOPY HAS BEEN DETERMINED FROM COMBINATION OF FIELD INSPECTION AND AERIAL IMAGERY.

**TREE CANOPY STATISTICS**

TOTAL SITE AREA = 0.846 AC. (36,872 S.F.)  
 REQUIRED CANOPY COVERAGE (30%) 11,062 S.F.  
 EXISTING TREE CANOPY = 9,000 S.F.  
 TREE CANOPY REQUIREMENTS MAY BE MET BY THE PLANTING OF 15 LARGE TREES OR 28 MEDIUM TREES. EXISTING TREES MAY COUNT TOWARD TREE CANOPY REQUIREMENT, WHERE ACCEPTABLE.



CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

**Kentucky811**  
 Call 811 Before You Dig.

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.

