

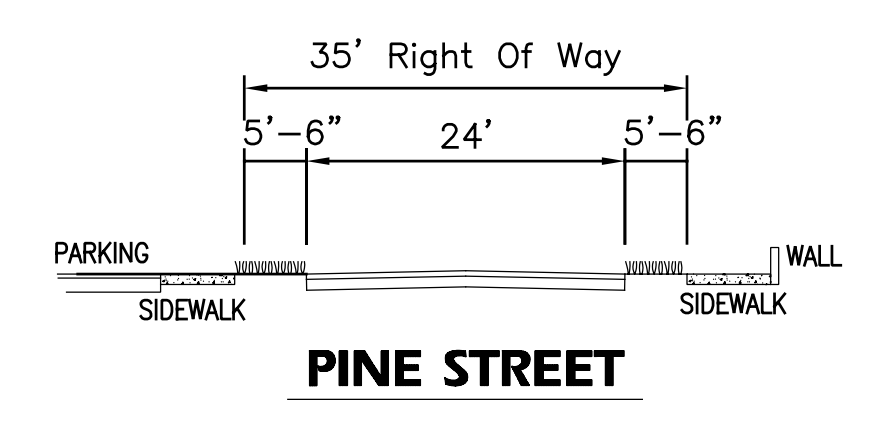
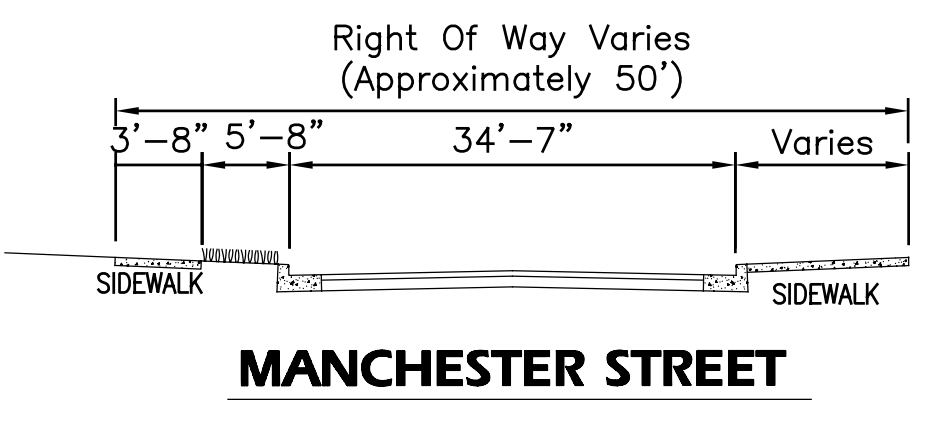
VICINITY MAP

**LEGEND**

- MONUMENT FOUND AS NOTED
- △ 24"-LONG, 5/8" DIAMETER REBAR W/ SURVEYOR'S CAP (PLS 3350) SET
- SURVEY NAIL WITH STAINLESS STEEL ID TAG (PLS 3350) SET
- ◆ CONTROL POINT/BENCHMARK
- ⊕ GROUND LIGHT
- ⊕ LIGHT POLE (LP)
- ⊕ STREET LIGHT (LP)
- ⊕ FIRE HYDRANT (FH)
- ⊕ POWER POLE (PP)
- ⊕ TELEPHONE POLE (TP)
- BOLLARD
- ⊕ WATER VALVE (WV)
- ⊕ WATER METER (WM)
- ⊕ POST INDICATOR VALVE (PIV)
- ⊕ GAS METER (GM)
- ⊕ GAS VALVE (GV)
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ ELECTRIC METER
- SIGNS
- PLASTIC PIPE
- CONCRETE PIPE
- METAL PIPE
- VITRIFIED CLAY PIPE
- STORM STRUCTURE HEADWALL
- MANHOLE
- INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.O.G. SURFACE ELEVATION (TOP-OF-GRATE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- ELECTRIC METER
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE/CABLE

**ZONING REQUIREMENTS**

- |  |  |
|--|--|
| <b>I-1 (LIGHT INDUSTRIAL)</b>  | <b>B-4 (WHOLESALE AND WAREHOUSE BUSINESS)</b>  |
| MINIMUM LOT SIZE<br>NO LIMITATION  | NO LIMITATION  |
| MINIMUM LOT FRONTAGE<br>NO LIMITATION  | NO LIMITATION  |
| MINIMUM FRONT YARD<br>20'  | NO LIMITATION, EXCEPT AS PROVIDED IN SECTION B-21(e)   |
| MINIMUM EACH SIDE YARD<br>NO LIMITATION, EXCEPT AS PROVIDED IN SECTION B-22(c)   | NO LIMITATION, EXCEPT AS PROVIDED IN SECTION B-21(e)   |
| MINIMUM REAR YARD<br>NO LIMITATION, EXCEPT AS PROVIDED IN SECTION B-22(c)  | NO LIMITATION, EXCEPT AS PROVIDED IN SECTION B-21(e)   |
| MAXIMUM LOT COVERAGE<br>NO LIMITATION  | NO LIMITATION  |
| MAXIMUM HEIGHT OF BUILDING<br>75', EXCEPT WHEN A SIDE OR REAR YARD ABUTS A PROFESSIONAL OFFICE OR A RESIDENTIAL ZONE, THEN A 3:1 HEIGHT-TO-YARD RATIO. | 75', EXCEPT WHEN A SIDE OR REAR YARD ABUTS A PROFESSIONAL OFFICE OR A RESIDENTIAL ZONE, THEN A 3:1 HEIGHT-TO-YARD RATIO. |



**ARTICLE 26**

**TREE INVENTORY:**  
ON THIS SITE THERE ARE EXISTING FENCE ROW TREES CONSISTING PRIMARILY OF BLACK CHERRY, HACKBERRY AND LOCUST IN VARYING CONDITION FROM POOR TO GOOD. THE TREES TO BE REMOVED ARE SHOWN WITH THIN, SHADED LINES.

**TREE PLANTING PLAN (ARTICLE 26)**  
TOTAL SITE AREA I-1 = 2.39 ACRES (104,209 SF)  
TOTAL SITE AREA B-4 = 0.34 ACRES (14,949 SF)  
CANOPY REQUIRED FOR I-1 @ 10% = 10,421 SF  
CANOPY REQUIRED FOR B-4 @ 10% = 1,495 SF  
TOTAL CANOPY REQUIRED = 11,916 SF  
EXISTING CANOPY TO REMAIN = 3,000 SF  
NEW CANOPY REQUIRED = 8,916 SF (12 LARGE TREES)  
NEW CANOPY PROVIDED: A MINIMUM OF 14,200 SF  
12 LT @ 750 SF = 9,000 SF  
13 MT @ 400 SF = 5,200 SF  
SOIL TYPE = MADE LAND, OVER SILTY MATERIALS

**TREE PROTECTION AREA:**  
FENCING AT LEAST THREE (3) FEET TALL, CLEARLY VISIBLE WITH SIGNAGE POSTED EVERY ONE HUNDRED (100) FEET, AND LETTERED WITH THREE (3) INCH HIGH LETTERS CLEARLY IDENTIFYING THE TREE PROTECTION AREA (TPA) SHALL BE USED TO SURROUND ALL TREE PROTECTION AREAS. THE TREE PROTECTION FENCING WILL BE PLACED AT A DISTANCE EQUAL TO OR GREATER THAN THE CRITICAL ROOT ZONE OF THE TREE(S) TO BE PROTECTED. ANY PROPOSED TPA AREAS LESS THAN THE MINIMAL STANDARDS CAN ONLY BE DELINEATED BY APPROVAL OF THE URBAN FORESTER. WRITTEN APPROVAL BY THE URBAN FORESTER THAT THE TPA REQUIREMENTS HAVE BEEN INSTALLED SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN AND/OR THE ISSUANCE OF ANY GRADING PERMIT OR OTHER CONSTRUCTION ACTIVITY. THE FENCING SHALL BE MAINTAINED AND REMAIN STANDING UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR UNTIL THE URBAN FORESTER HAS DETERMINED THAT CONSTRUCTION ACTIVITY HAS CEASED TO THE POINT THAT THE FENCING MAY BE REMOVED OR THAT THE FENCE MAY BE RELOCATED TO PERMIT FINAL GRADING PROVIDED THE ACTIVITY WILL NOT ADVERSELY AFFECT THE HEALTH OF THE PROTECTED TREE(S).

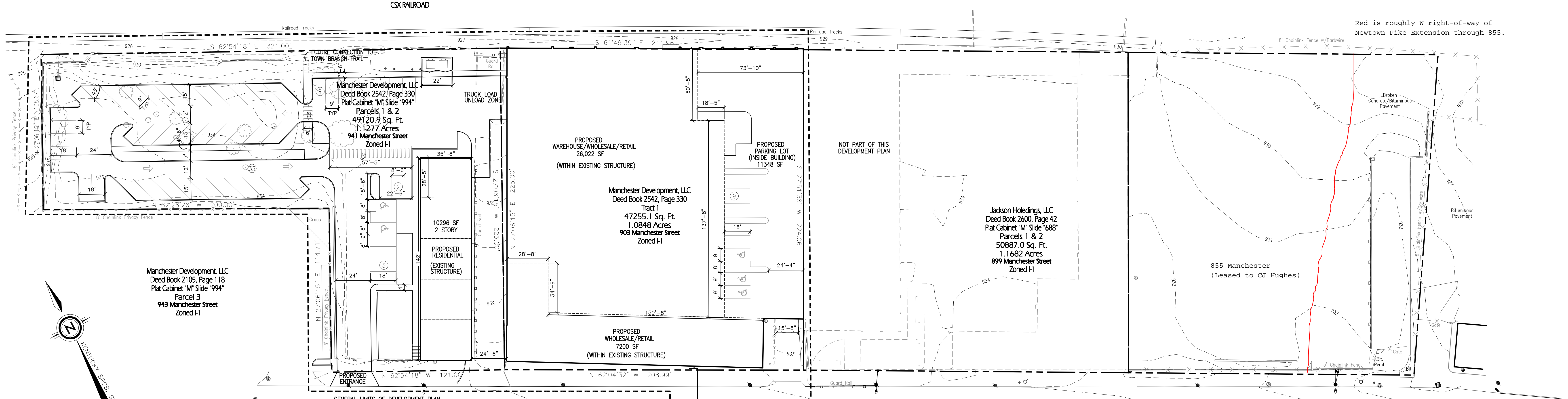
**SITE STATISTICS**

ZONING: I-1 & B-4  
SITE AREA: 2.7354 ACRES  
TOTAL PARKING SPACES REQUIRED = 60  
TOTAL PARKING SPACES SHOWN = 113  
ACCESSIBLE PARKING REQUIRED = 5  
ACCESSIBLE PARKING SHOWN = 5 (4 VAN ACCESSIBLE)

I-1 VEHICULAR USE AREA = 27,370 SF  
INTERIOR AREA REQUIRED = 1,369 SF  
INTERIOR AREA SHOWN = 3,718 SF  
B-4 VEHICULAR USE AREA = 10,401 SF  
INTERIOR AREA REQUIRED = 521 SF  
INTERIOR AREA SHOWN = 1,391 SF

I-1 2.39 ACRES  
GROSS BUILDING FLOOR AREA = 54,866 SF  
INTERIOR PARKING AREA (11,348 SF)  
INDUSTRIAL MIXED USE: 43,518 SF OF TOTAL FLOOR AREA  
WHOLESALE/WAREHOUSE:  
MINIMUM 23,222 SF @ 1/600 = 39 SPACES  
MAXIMUM 32,752 SF @ 1/600 = 55 SPACES  
RETAIL:  
MINIMUM 470 SF X 85% = 400 SF @ 1/200 = 2 SPACES  
MAXIMUM 10,000 SF X 85% = 8,500 SF @ 1/200 = 43 SPACES  
RETAIL MAXIMUM = 23.0 % OF TOTAL FLOOR AREA  
RESIDENTIAL (10,296 SF) 5 UNITS @ 1.5 SPACE/UNIT = 8 SPACES  
RESIDENTIAL (10,296 SF) = 23.7% OF TOTAL FLOOR AREA  
TOTAL PARKING REQUIRED:  
MINIMUM = 65 SPACES  
MAXIMUM = 90 SPACES  
PARKING PROVIDED = 113

B-4 0.34 ACRES  
NO BUILDING FLOOR AREA



**NOTES:**

1. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
2. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
3. ACCESS SHALL BE LIMITED TO THE POINTS SHOWN ON THIS PLAN. ONE PROPOSED ENTRANCE SHOWN MUST BE APPROVED BY THE KENTUCKY DEPARTMENT OF TRANSPORTATION. ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION AND DIVISION OF TRAFFIC ENGINEERING.
4. LANDSCAPING SHALL CONFORM WITH ARTICLE 18 OF THE LFUCO ZONING ORDINANCE AND ARTICLE 6-10 OF THE SUBDIVISION REGULATIONS. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE LFUCO PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM ANY BUILDING. BEFORE ANY TREES ARE LOCATED WITHIN UTILITY EASEMENTS KENTUCKY UNDERGROUND (1-800-752-6007) MUST BE CONTACTED TO LOCATE THE UTILITIES.
5. THE REQUIREMENTS OF ARTICLE 26, TREE PROTECTION, OF THE LFUCO ZONING ORDINANCE SHALL BE MET.
6. 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 20.
7. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
8. THE EXISTING STRUCTURES ON 903 AND 941 MANCHESTER STREET WERE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA (SFHA) BY A LETTER OF MAP AMENDMENT (LOMA) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED 10/17/2006 (CASE NO.: 06-04-BT1A).

**OWNER(S) CERTIFICATION**

I (WE) DO HEREBY CERTIFY THE I (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(S) SIGNATURE _____	DATE _____
WITNESS _____	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 \_\_\_\_\_

COMMISSION'S SECRETARY _____	DATE _____
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**FLOOD PLAN**

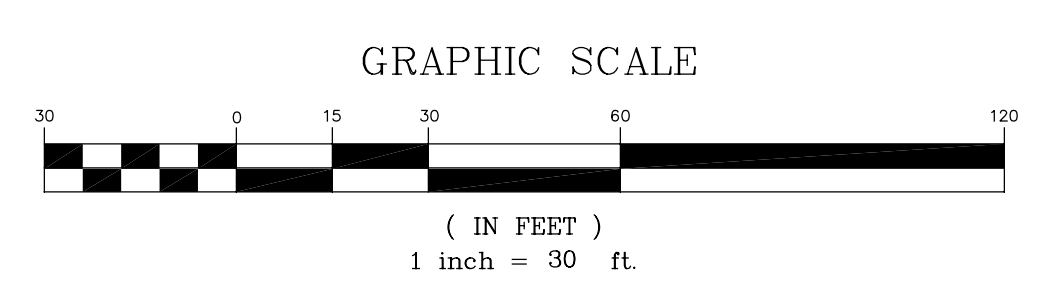
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21067 0080 C WITH A DATE OF IDENTIFICATION OF SEPTEMBER 3, 1992 FOR COMMUNITY NUMBER 210087 IN FAYETTE COUNTY, STATE OF KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE PROPERTY LIES IN ZONE "X" (unshaded), DESIGNATED AS AREAS OUTSIDE 500 YEAR FLOOD PLAN.

**ORIGIN OF BEARINGS AND COORDINATES**

THE BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM (NAD) 83. PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY COMMENCING AT LFUCO GPS STATION 0038 LOCATED IN LEXINGTON AT THE NORTHEAST INTERSECTION OF NEWTOWN PIKE AND GRIFFIN GATE BLVD., HAVING A POINT DESIGNATION OF "LFUCO GPS STA 0038" AND HAVING GEODOMIC COORDINATES OF N 38° 05' 13.16341" W 084° 29' 22.38866" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=213,848,407; E=1,271,469,172.

**ORIGIN OF ELEVATIONS**

THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. PARTICULARLY, THE ORIGIN OF ELEVATIONS IS THE LFUCO BENCHMARK "BM 274" LOCATED ON EAST HIGH STREET JUST EAST OF THE RAILROAD CROSSING. THE PUBLISHED ELEVATION OF THIS MONUMENT IS 957.88 FEET (NGVD 29).



REVISION NUMBER	DATE	SUMMARY

**EE ENDRIS**  
engineering  
Civil Design - Construction Layout - GPS

771 ENTERPRISE DRIVE  
LEXINGTON, KY 40510  
PH: 859 253-4425  
FAX: 859 233-1436

**Manchester Development**  
896, 903, 904, 910, 941 Manchester St., 962, 964 Pine St.  
Lexington, Fayette County, Kentucky  
Prepared For: Manchester Development, LLC

FINAL DEVELOPMENT PLAN	JOB NUMBER 2324
MANCHESTER DEVELOPMENT, LLC	DRAWING DATE 1-31-07
896, 903, 904, 910, 941 MANCHESTER ST., 962, 964 PINE ST.	DRAWING FILE 2324 DevPlanRev
LEXINGTON, KY	SCALE: 1" = 30'
DP 2007-12	DEVELOPMENT PLAN