

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 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.
- 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.

PRIVATE STREET (OR ACCESS EASEMENT)

RESPONSIBILITY OF OWNERS - THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN THE 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 AGREEMENT), AND OVER UTILITY AND OTHER EASEMENTS FOR THE 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 EASEMENTS) 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.

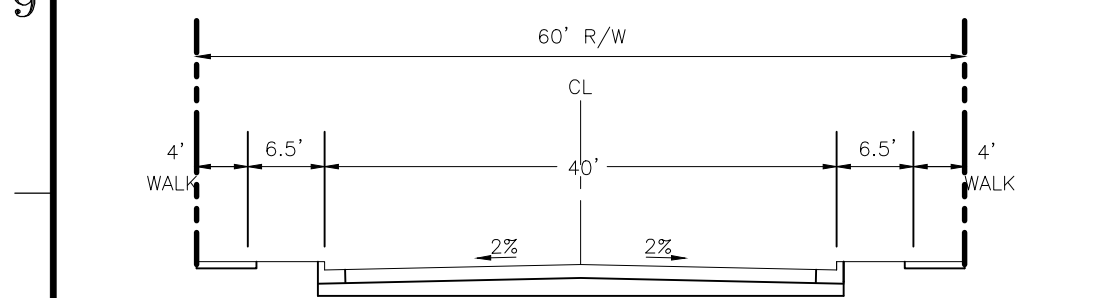
OWNER: _____
DATE: _____

OWNER'S CERTIFICATION

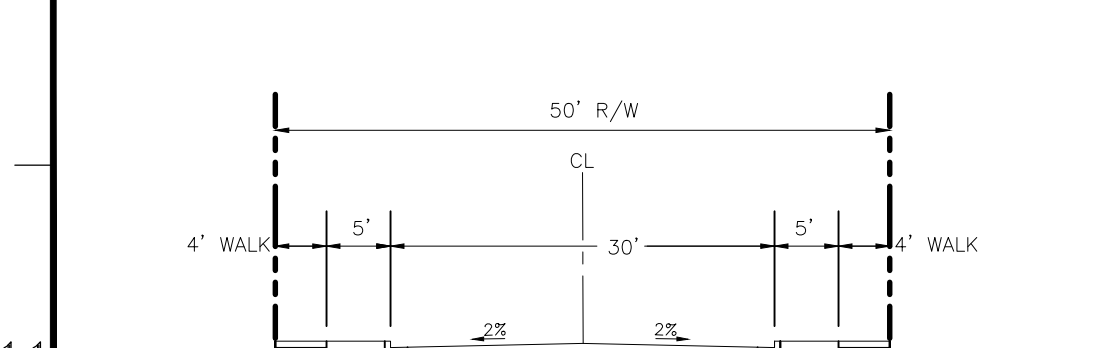
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON. DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY:
DATE: _____ OWNER: _____

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: _____



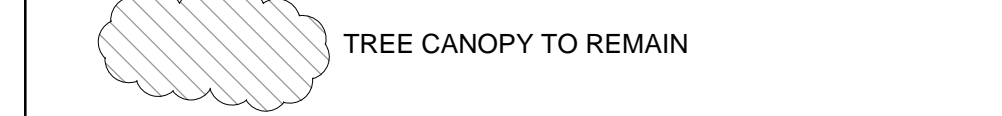
SECTION A - A: MADRONE WAY
NOT TO SCALE



SECTION B - B
NOT TO SCALE

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.



EXISTING TREE INVENTORY LIST

A FIELD INSPECTION WAS PERFORMED DURING WHICH THE FOLLOWING PRIMARY TREE SPECIES WERE IDENTIFIED: CHERRY, HACKBERRY, MAPLE, WALNUT, PINE AND BLACK LOCUST; WITH SIZE RANGING FROM FROM 4" TO 48" IN DIAMETER. NOTE: A MATURE GINKGO IS INTENDED TO BE PRESERVED IN GREEN SPACE

THE LIMITS OF EXISTING TREE CANOPY HAS BEEN DETERMINED FROM COMBINATION OF FIELD INSPECTION AND AERIAL IMAGERY.

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)

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

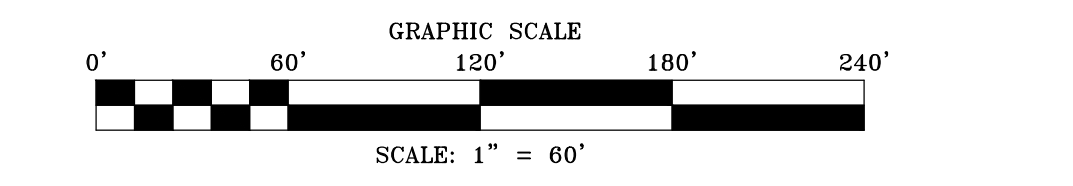
R-1D: SINGLE FAMILY RESIDENTIAL
38 SINGLE FAMILY UNITS

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 R1-D	ZONE R1-T	ZONE B-1					
				TOTAL	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
TOTAL AREA	17.92 ACRES	6.93 ACRES	4.6 ACRES	6.39 ACRES	1.53 ACRES	1.19 ACRES	1.12 ACRES	1.27 ACRES	1.28 ACRES
GROSS BUILDING AREA (GBA)	90,126 S.F.	N/A	52,765 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	273	38	33	186	50	27	50	52	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.



DEVELOPER:
TAYLORMADE REAL ESTATE, LLC
881 CORPORATE DRIVE
LEXINGTON, KY 40503

ETHINGTON & ETHINGTON PROPERTY
TRACT 1
4235 HARRODSBURG ROAD
LEXINGTON, KY 40509

DATE: JULY 1, 2016
REVISED: AUGUST 23, 2016

