

- To resolve entrance encroachment into 164 North Ashland, an easement minor plat shall be recorded prior to certification of any final development plan.
- At the 10/27/11 public hearing, the petitioner offered the following note:
"In the event that the residential structures that exist are, for whatever reason, destroyed, they shall be substantially rebuilt in the same style and architecture as they were prior to destruction."

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 DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THIS PROPERTY.

[Signature] 4-7-11
OWNER 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 OCTOBER 27, 2011.

[Signature] 11/10/2011
PLANNING COMMISSION SECRETARY DATE

TREE PROTECTION PLAN NOTES:

- TPA'S SHALL BE FENCED WITH A MINIMUM OF 3' 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 COUNTY FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND SHALL NOT BE MOVED WITHOUT PRIOR PERMISSION OF THE U.F. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
- ALL OTHER REQUIRED TREES SHALL CONFORM TO THE LFUCG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL BEFORE YOU DIG 1-800-752-6007.
- THE SOILS IN THE AREA OF THE SITE ARE MIB AS PER THE SOIL SURVEY FOR FAYETTE COUNTY, KENTUCKY PUBLISHED BY THE USA DEPARTMENT OF AGRICULTURE ISSUED 1988.
- THE TREE GENERA FOR THIS SITE INCLUDE ACER, CELTIS, QUERCUS, CORNUS AND PRUNUS

TREE CANOPY SITE STATISTICS:

SITE AREA: 42,999.25 SQ.FT.
REQUIRED TREE CANOPY COVERAGE (50%): 21,499.62 SQ.FT.
EXISTING TREE CANOPY COVERAGE (36%): 15,674.52 SQ.FT.

VARIANCE REQUEST

THE FOLLOWING VARIANCES WERE REQUESTED BY THE APPLICANT AND APPROVED BY THE PLANNING COMMISSION AT THE MEETING HELD ON OCTOBER 27, 2011.

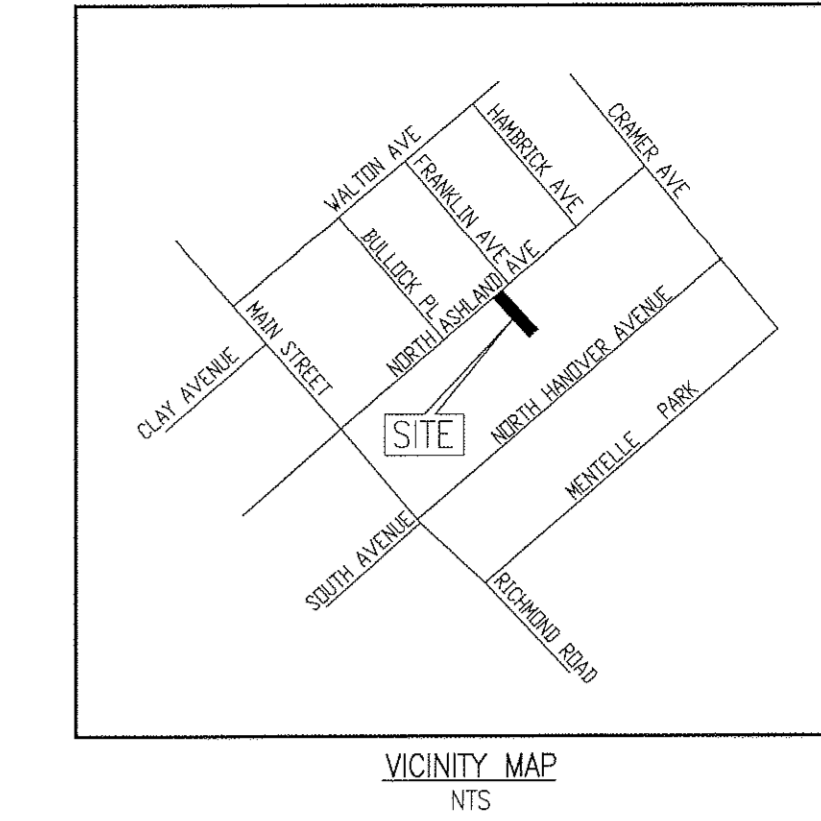
- REDUCE THE REQUIRED PARKING BY 50%, FROM 49 SPACES TO 25 SPACES.
- INCREASE THE MAXIMUM ALLOWABLE HEIGHT FOR 154 N. ASHLAND FROM 8' TO 20' AND FOR 158 - 162 N. ASHLAND FROM 0' TO 24'.
- REDUCE THE REQUIRED SIDE YARD FOR 154 N. ASHLAND FROM 12' TO 2' AND FOR 158 - 162 N. ASHLAND FROM 12' TO 9'.
- REDUCE THE ZONE TO ZONE SCREENING ALONG THE SIDE YARD OF 154 N. ASHLAND AND 158 - 162 N. ASHLAND FROM 15' TO 0' AND TO ELIMINATE THE REQUIREMENT FOR TREES AND SHRUBS.
- REDUCE THE INTERIOR LANDSCAPE REQUIREMENT FOR 158 - 162 N. ASHLAND FROM 5% TO 3%.

DEVELOPER:

THE LEXINGTON HEARING & SPEECH CENTER
(FKA) THE LEXINGTON DEAF ORAL SCHOOL
162 NORTH ASHLAND AVE.
LEXINGTON, KY 40502

SITE STATISTICS:

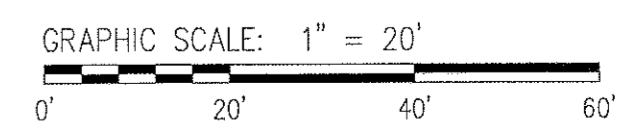
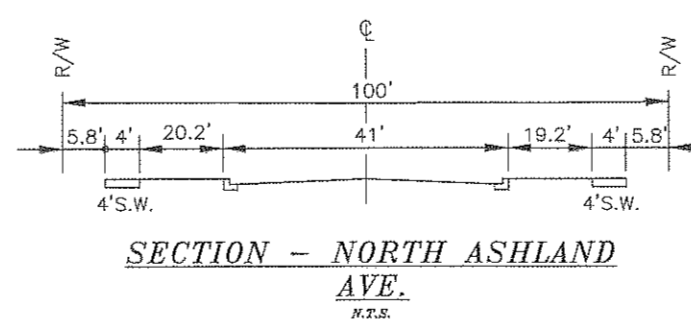
154 NORTH ASHLAND AVENUE	
EXISTING ZONE:	RESIDENTIAL (R-10)
PROPOSED ZONE:	PROFESSIONAL OFFICE (P-1)
AREA OF SITE:	
GROSS:	0.34
NET:	0.28
NUMBER OF LOTS:	1
PARKING:	
REQUIRED PARKING:	9 SPACES
PROPOSED PARKING:	2 SPACES
LOT COVERAGE:	
MAXIMUM:	35%
EXISTING:	17.16%
FLOOR AREA RATIO:	
MAXIMUM:	15971.15 / 12285.50 = 1.3
EXISTING:	2108.15 / 12285.50 = 0.17
VEHICULAR USE AREA:	3215 SQ.FT.
INTERIOR LANDSCAPE AREA:	N/A
158 - 162 NORTH ASHLAND AVENUE	
EXISTING ZONE:	RESIDENTIAL (R-10)
PROPOSED ZONE:	PROFESSIONAL OFFICE (P-1)
AREA OF SITE:	
GROSS:	0.85
NET:	0.71
NUMBER OF LOTS:	2
PARKING:	
REQUIRED PARKING:	40 SPACES
PROPOSED PARKING:	23 SPACES
LOT COVERAGE:	
MAXIMUM:	35%
EXISTING:	15.28%
FLOOR AREA RATIO:	
MAXIMUM:	39927.88 / 30713.75 = 1.3
EXISTING:	9365.92 / 30713.75 = 0.31
VEHICULAR USE AREA:	10530 SQ.FT.
INTERIOR LANDSCAPE AREA:	
REQUIRED:	526.50 SQ. FT.
PROPOSED:	350 SQ. FT.
REQUIRED TREES:	
REQUIRED:	3
PROPOSED:	3



NOTES

- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
- 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 SOIL IN ORDER TO PREVENT EROSION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
- 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 LFUCG ZONING ORDINANCE AND ARTICLE 6-10 OF THE LFUCG LAND SUBDIVISION REGULATIONS.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- SURVEY INFORMATION PROVIDED BY FOSTER-ROLAND INC. PLAT REFERENCE: PLAT CABINET "E", SLIDE 36.
- SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE 17 OF THE LFUCG ZONING ORDINANCE.
- THERE WILL BE RECIPROCAL ACCESS AND PARKING.
- PRIVATE CLUBS ARE DELETED FROM THE LIST OF ALLOWABLE USES UNDER THE PROPOSED CONDITIONAL ZONING RESTRICTIONS.
- THE OWNER OF THE PROPERTY MUST GIVE THIRTY DAYS ADVANCED WRITTEN NOTICE TO THE PRESIDENT OF THE BELL COURT NEIGHBORHOOD ASSOCIATION AND THE PRESIDENT OF THE MENTELLE PARK NEIGHBORHOOD ASSOCIATION OF ANY SUBSEQUENT DEVELOPMENT PLAN AMENDMENTS. THE NAMES AND ADDRESSES OF EACH NEIGHBORHOOD ASSOCIATION PRESIDENT RECEIVING SUCH NOTICE SHALL BE BASED ON THE NEIGHBORHOOD ASSOCIATION'S DIRECTORY MAINTAINED BY THE DIVISION OF PLANNING.
- ~~PELETED~~
- THE NON-RESIDENTIAL ADDITION TO THE REAR OF 158-162 NORTH ASHLAND AVENUE THAT WAS ADDED IN THE 1980'S MAY BE REBUILT WITH A NON-RESIDENTIAL APPEARANCE SUBSTANTIALLY SIMILAR TO THE WAY IT CURRENTLY LOOKS.
- THE TREES AND SHRUBS AT THE REAR OF THE PROPERTY WILL REMAIN IN PLACE.
- ONLY THE FOLLOWING USES AND THEIR ACCESSORY USES SHALL BE PERMITTED:

- A. OFFICES FOR BUSINESS, PROFESSIONAL, REAL ESTATE, GOVERNMENTAL, CIVIC, SOCIAL FRATERNAL, POLITICAL, RELIGIOUS AND CHARITABLE ORGANIZATIONS;
- B. SCHOOLS FOR ACADEMIC INSTRUCTION;
- C. LIBRARIES, MUSEUMS, ART GALLERIES, AND READING ROOMS;
- D. STUDIOS FOR WORK OR TEACHING OF FINE ARTS SUCH AS PHOTOGRAPHY, MUSIC, DRAMA, DANCE AND THEATER;
- E. COMMUNITY CENTERS, HOUSES OF WORSHIP AND ASSOCIATED SCHOOLS FOR RELIGIOUS INSTRUCTION;
- F. KINDERGARTENS, NURSERY SCHOOLS AND CHILD CARE CENTERS FOR FOUR OR MORE CHILDREN. A FENCED AND SCREENED PLAY AREA SHALL BE PROVIDED, WHICH SHALL CONTAIN NOT LESS THAN 25 SQUARE FEET PER CHILD;
- G. DWELLING UNITS ON UPPER FLOORS OF STRUCTURES IN WHICH THE FIRST FLOOR IS OCCUPIED BY ANOTHER PERMITTED USE IN THE P-1 ZONE, WITH NO MIXING OF DWELLING UNITS AND OTHER PERMITTED UNITS ON ANY FLOOR.



ROGER'S & CLARK SUBDIVISION, LOTS 21, 22, 23, & 24
(LEXINGTON HEARING & SPEECH CENTER)
FKA - LEXINGTON DEAF ORAL SCHOOL
154 - 162 N. ASHLAND AVENUE
LEXINGTON, KY 40502

PRELIMINARY DEVELOPMENT PLAN

S. Mark McCain, RLA
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT
3069 OLD FIELD WAY, LEXINGTON, KENTUCKY 40513
PHONE: (859)-489-8821 EMAIL: SMARCMCCAIN@GMAIL.COM

JOB NO: 2011.01
DATE: 07/01/11
DRAWN BY: SMM
CHECKED BY: SMM

REVISIONS
11/07/11

SHEET

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