

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.

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 _____

PLANNING COMMISSION SECRETARY _____ DATE _____

TREE PROTECTION PLAN NOTES:

1. 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 LFUGG 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.
2. ALL OTHER REQUIRED TREES SHALL CONFORM TO THE LFUGG 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 1-800-752-8007.
3. 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 1968.
4. THE TREE GENERA FOR THIS SITE INCLUDE ACER, CELTIS, CERCIS, ILEX, QUERCUS, ROBINA, TSUGA, ULMUS.
5. SOIL TYPES ARE BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF FAYETTE COUNTY, KENTUCKY.
6. THE REQUIRED TREE CANOPY AREA MAY BE REDUCED TO 20% IF PROPOSED ADDITIONAL LARGE TREES ARE GROUPED ON THIS SITE.
7. SOIL TYPES BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF FAYETTE COUNTY, KENTUCKY.

VARIANCE REQUEST
THE FOLLOWING VARIANCES WERE REQUESTED BY THE APPLICANT AND APPROVED BY THE PLANNING COMMISSION AT THE MEETING HELD ON _____

1. REDUCE THE REQUIRED PARKING BY 50%, FROM 49 SPACES TO 25 SPACES.
2. INCREASE THE MAXIMUM ALLOWABLE HEIGHT FOR 154 N. ASHLAND FROM 8' TO 20' AND FOR 158 - 162 N. ASHLAND FROM 0' TO 24'.
3. REDUCE THE REQUIRED SIDE YARD FOR 154 N. ASHLAND FROM 12' TO 2' AND FOR 158 - 162 N. ASHLAND FROM 12' TO 9'.
4. 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.
5. REDUCE THE INTERIOR LANDSCAPE REQUIREMENT FOR 158 - 162 N. ASHLAND FROM 5% TO 3%.

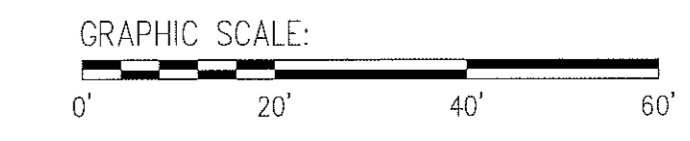
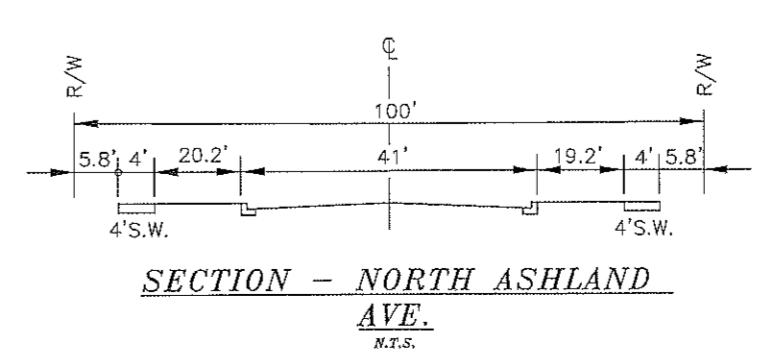
NOTES

1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
3. STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
4. 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.
5. NO GRADING, STRIPPING, OR OTHER CONSTRUCTION SHALL BEGIN UNTIL A SOIL EROSION CONTROL PLAN IS APPROVED BY THE URBAN COUNTY ENGINEER.
6. DETAILED DESIGN GEOMETRY OF ENTRANCES SHALL MEET THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER.
7. SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE LFUGG ZONING ORDINANCE AND ARTICLE 6-10 OF THE LFUGG LAND SUBDIVISION REGULATIONS.
8. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
9. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
10. SURVEY INFORMATION PROVIDED BY FOSTER - ROLAND INC. PLAT REFERENCE: PLAT CABINET "E", SLIDE 36.

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:	2198.15 / 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.
INTERIOR TREES:	
REQUIRED:	3
PROPOSED:	3



LEXINGTON HEARING & SPEECH CENTER
FKA - LEXINGTON DEAF ORAL SCHOOL
154 - 162 N. ASHLAND AVENUE
LEXINGTON, KY 40502

PRELIMINARY DEVELOPMENT PLAN
S. Mark McCain, P.E.
LANDSCAPE ARCHITECTURE / SITE DEVELOPMENT
3068 OLD FIELD WAY, LEXINGTON, KENTUCKY 40513
PHONE: (502) 499-5921 EMAIL: SMARK@CCANONMAIL.COM

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

REVISIONS

SHEET
28P 2011-09