

VICINITY MAP

SITE STATISTICS					
EXISTING ZONE	B-5P				
PROPOSED ZONE	B-3				
SITE AREA	2.47 NET AC	3.50 GROSS AC			
BUILDING USE	COVERAGE	GROSS AREA	HEIGHT	PARKING REQUIRED*	
A RETAIL/OFFICE	4,820 SF	9,640 SF	40' 2 STORY	41 SPACES	
B AUTO SALES/ SERVICE/OFFICE	1,750 SF	3,500 SF	30' 2 STORY	15 SPACES	
C DAYCARE, 60 CHILDREN	5,000 SF	5,000 SF	20' 1 STORY	8 SPACES	
D RETAIL/OFFICE	1,600 SF	3,200 SF	30' 2 STORY	14 SPACES	
TOTAL	13,170 SF	21,340 SF		78 SPACES	
PARKING PROVIDED				114 SPACES	
FAR		0.20			
OPEN SPACE	43.6%	46,945 SF			
STREET FRONTAGE					
N BROADWAY	456'				
PARKSIDE DRIVE	138'				

\* REQUIRED PARKING: 1 SPACE/200 SF PFA FOR RETAIL/OFFICE/SALES & SERVICE.  
DAYCARE 3 SPACE PER FIRST 12 CHILDREN PLUS 1 SPACE PER EACH ADDITIONAL 10 CHILDREN.

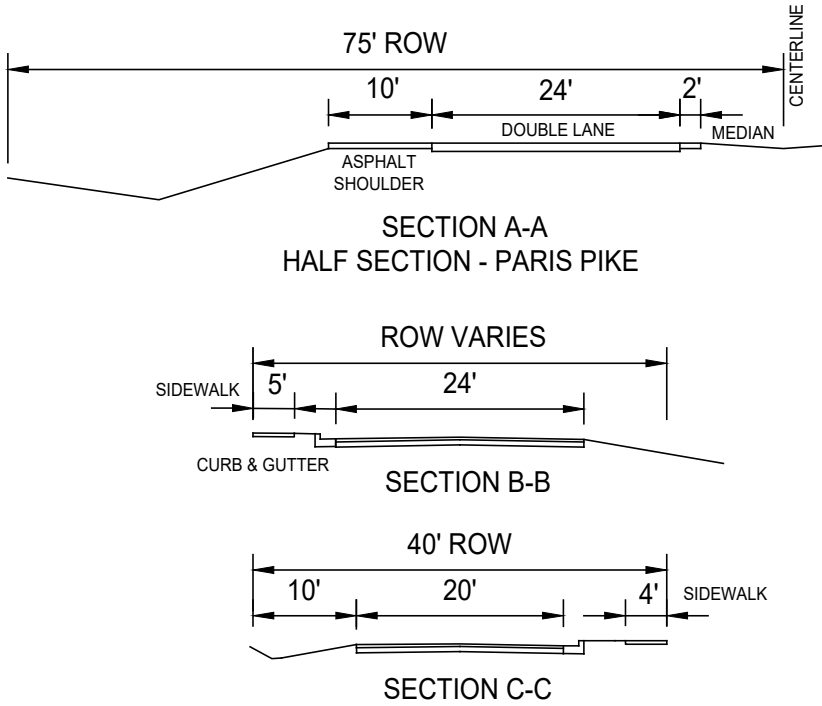
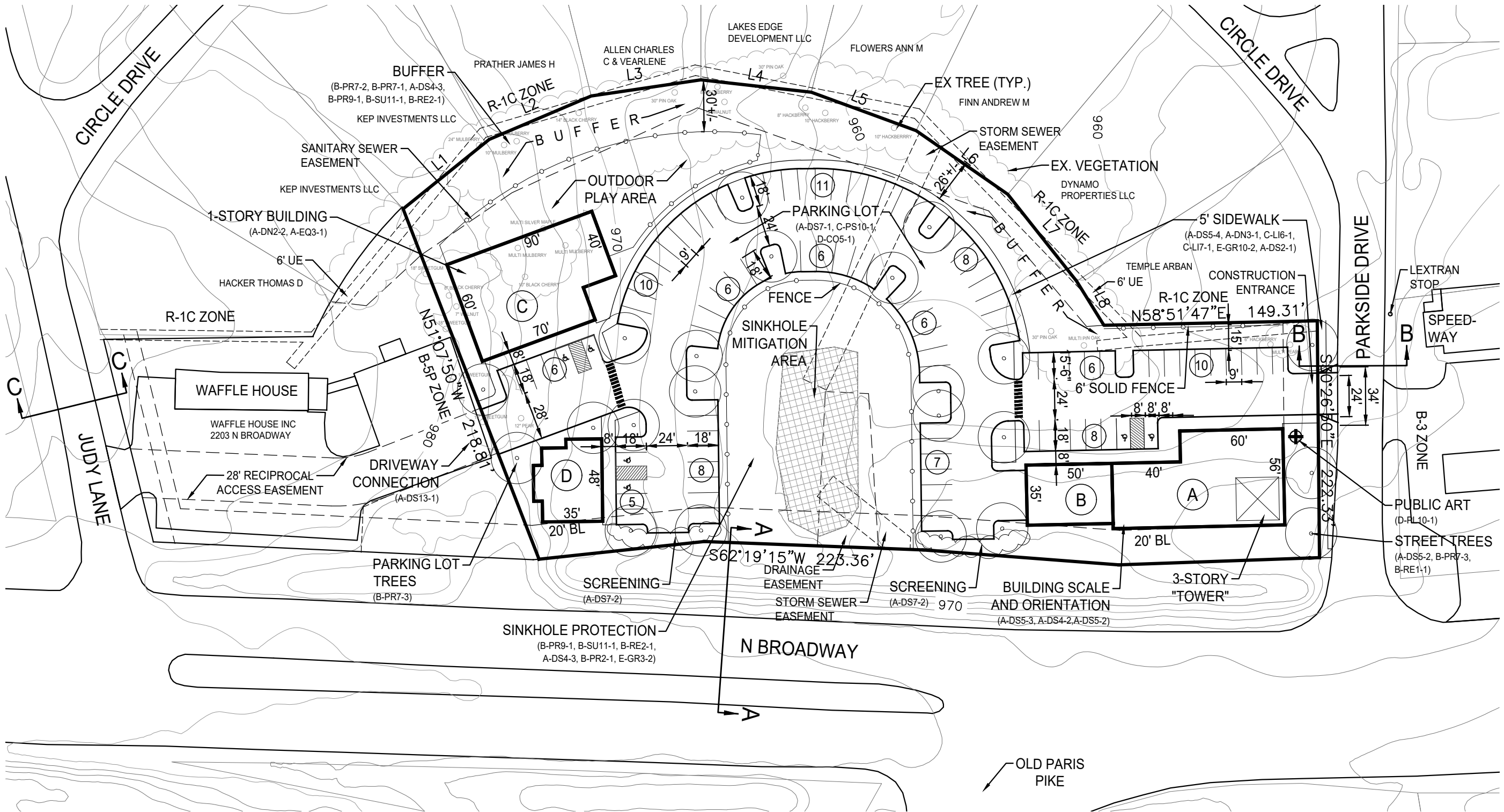
OWNERS CERTIFICATION:  
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER \_\_\_\_\_ 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 \_\_\_\_\_

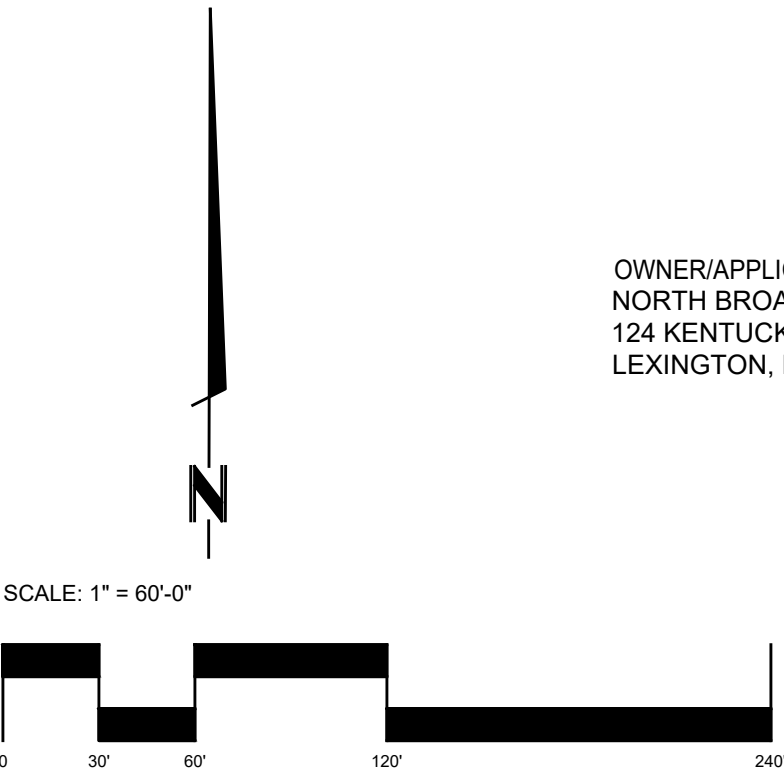
- NOTES:
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED SUBDIVISION PLAN.
  - ACCESS SHALL BE LIMITED AS SHOWN ON THIS PLAN.
  - THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION AS SET FORTH IN THE ZONING ORDINANCE.
  - 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.
  - ACCESS DETAILS SHALL BE APPROVED BY THE DIVISION OF TRAFFIC ENGINEERING.
  - STORMWATER MANAGEMENT, SANITARY SEWERS, STORM SEWERS, AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUCG ENGINEERING MANUALS.
  - SCREENING AND LANDSCAPING SHALL BE AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE.
  - IF ANY PART OF THIS PLAN SHALL BE JUDGED INVALID, SUCH JUDGEMENT SHALL NOT INVALIDATE THE REMAINDER OF THE PLAN.
  - LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
  - THIS PROPERTY IS OF RECORD PER RECORD PLAT FOUND IN PLAT CABINET E, SLIDE 671.
  - NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
  - THIS PROPERTY IS WITHIN THE ROYAL SPRINGS WELL HEAD PROTECTION AREA WATERSHED BUT NOT WITHIN THE ROYAL SPRING AQUIFER.
  - SINKHOLE MITIGATION AND RELATED STORMWATER MANAGEMENT PRACTICES SHALL BE RESOLVED AT TIME OF THE FINAL DEVELOPMENT PLAN/SITE IMPROVEMENT PLANS.
  - RECIPROCAL ACCESS SHALL BE PROVIDED BETWEEN THE SUBJECT PROPERTY AND 2203 N BROADWAY.
  - GREEN INFRASTRUCTURE PRACTICES SUCH AS GRASS FILTER STRIPS, PERMEABLE PAVEMENT, OR BIO-SWALES SHALL BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN FOR THE PROPERTY.



LINE TABLE		
L1	N21°10'10"E	64.46'
L2	N36°59'10"E	64.62'
L3	N51°44'10"E	64.61'
L4	N66°30'10"E	64.67'
L5	N80°11'10"E	65.05'
L6	S85°07'50"E	65.06'
L7	S68°18'50"E	64.61'
L8	S61°39'50"E	30.20'

- TREE INVENTORY MAP NOTES:
- EXISTING VEGETATION: 24 LARGE TREES @ 750 SF = 18,000 SF  
2 MEDIUM TREES @ 400 SF = 800 SF  
TOTAL= 18,800 SF
  - EXISTING TREE COVERAGE: 17.5 %
  - SOIL TYPE: URBAN SOIL  
BLUEGRASS MAURY SILT LOAMS

\* EXISTING VEGETATION CONSISTS OF OAK, HACKBERRY, WALNUT, CHERRY, MAPLE, MULBERRY, PEAR, AND SWEETGUM.



OWNER/APPLICANT:  
NORTH BROADWAY, LLC  
124 KENTUCKY AVENUE  
LEXINGTON, KENTUCKY 40502

PRELIMINARY DEVELOPMENT PLAN

Revised:

DP

PLN-MJP-21-000

NORTH PARKWAY ACRES

2275 N Broadway  
Lexington, Kentucky

Date: September 7, 2021



Barrett Partners, Inc.  
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209 EAST HIGH STREET • SUITE 201 • LEXINGTON, KY 40507

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