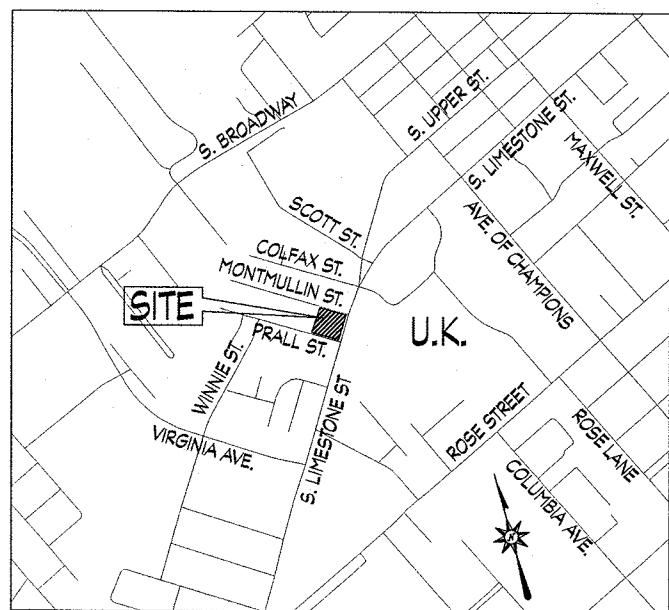




VICINITY MAP
(NOT TO SCALE)

PRIVATE UTILITY PROVIDERS:

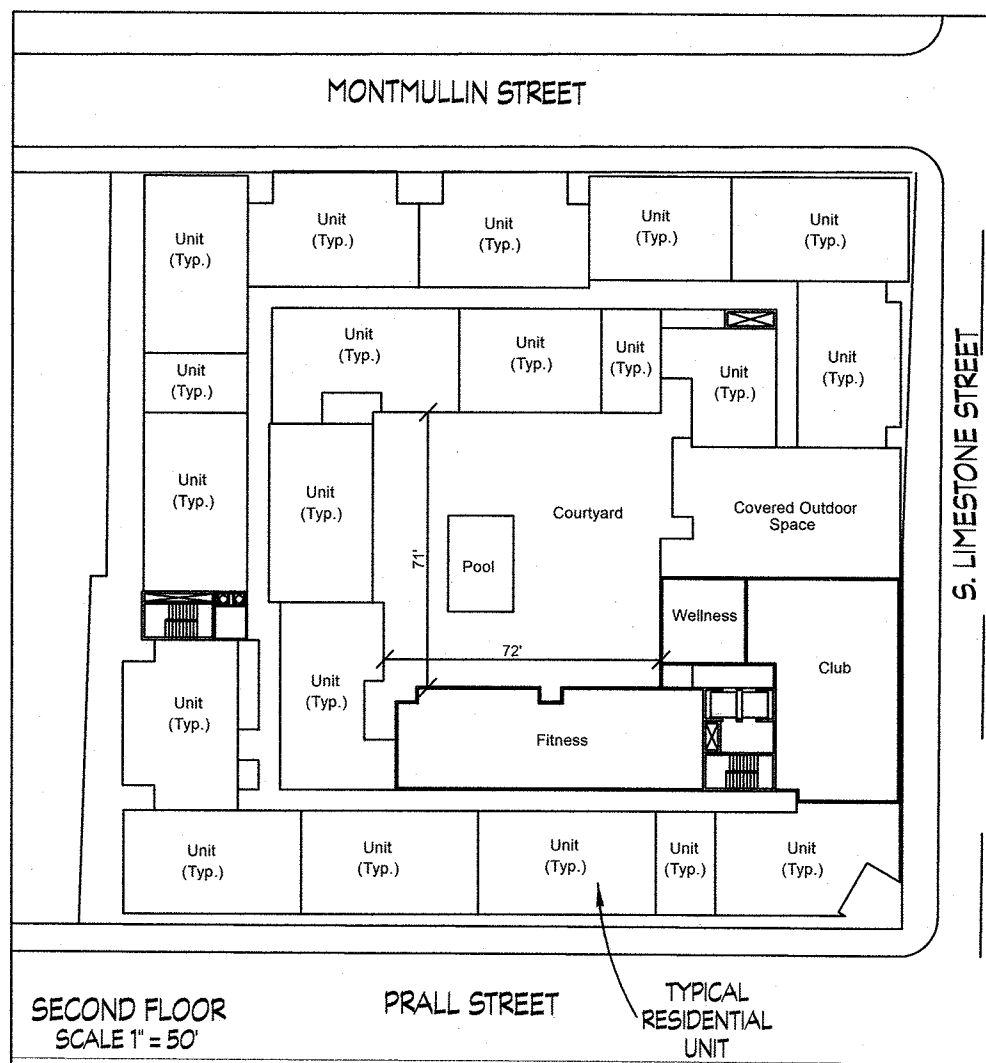
COLUMBIA GAS
2001 MERCER ROAD
P.O. BOX 1421
LEXINGTON, KY 40512
(859) 288-0215

KENTUCKY AMERICAN
WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
(859) 268-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
1-800-381-0600

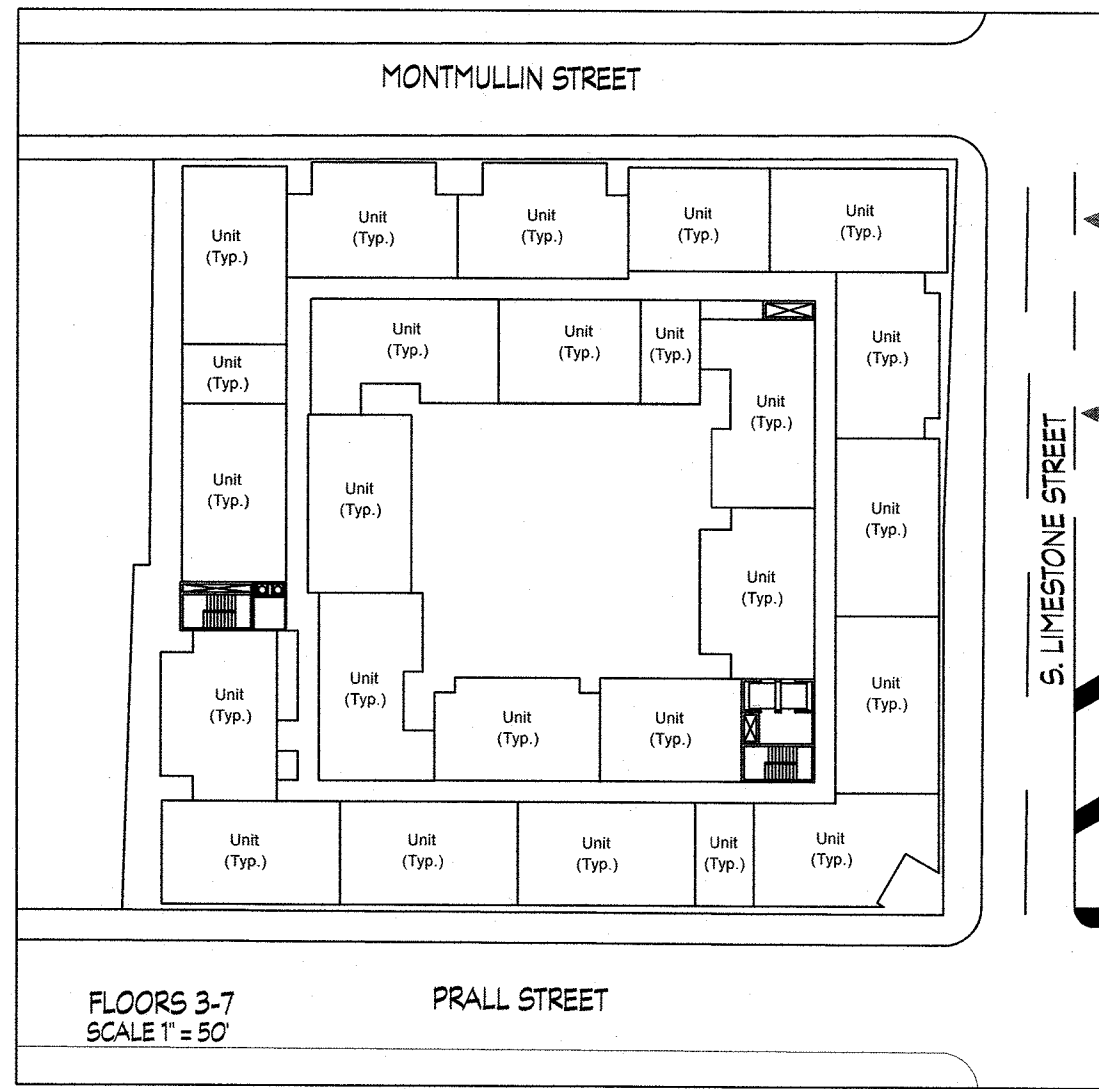
WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 100
LEXINGTON, KY 40505
(859) 351-6224

METRONET
3250 BLAZER PARKWAY
SUITE 100
LEXINGTON, KY 40509
(812) 916-1079



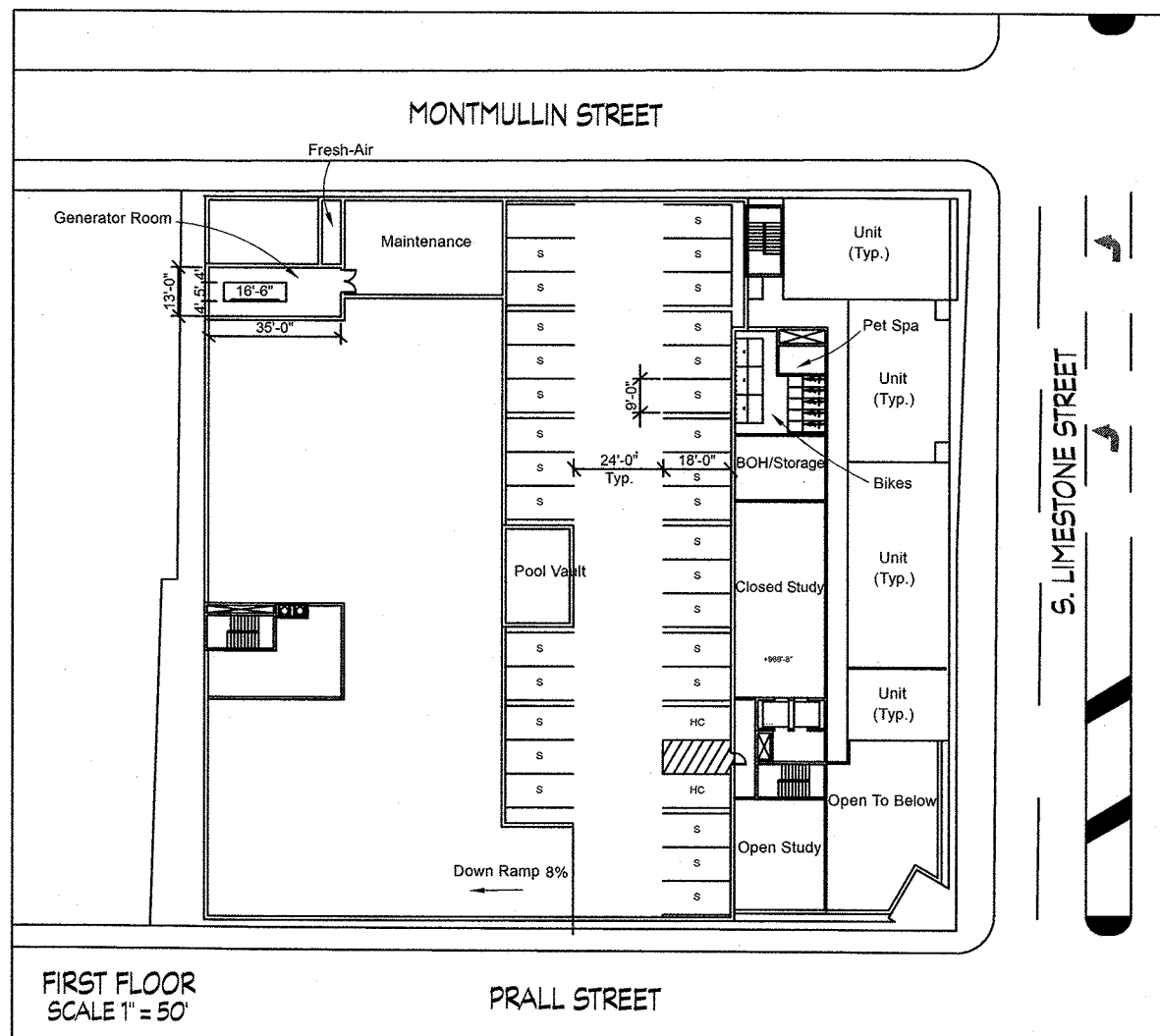
SECOND FLOOR
SCALE 1" = 50'

TYPICAL
RESIDENTIAL
UNIT



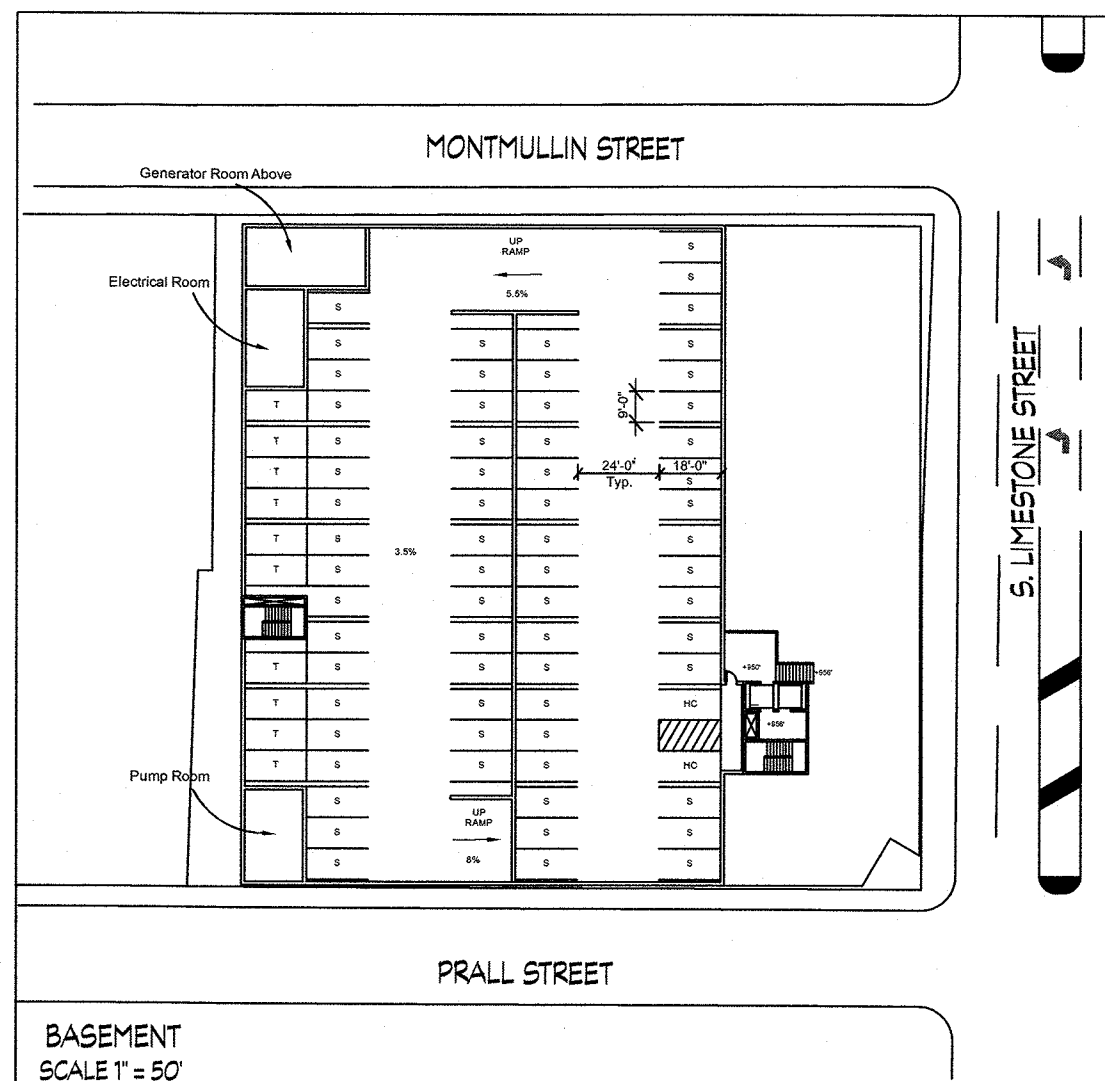
FLOORS 3-7
SCALE 1" = 50'

PRALL STREET



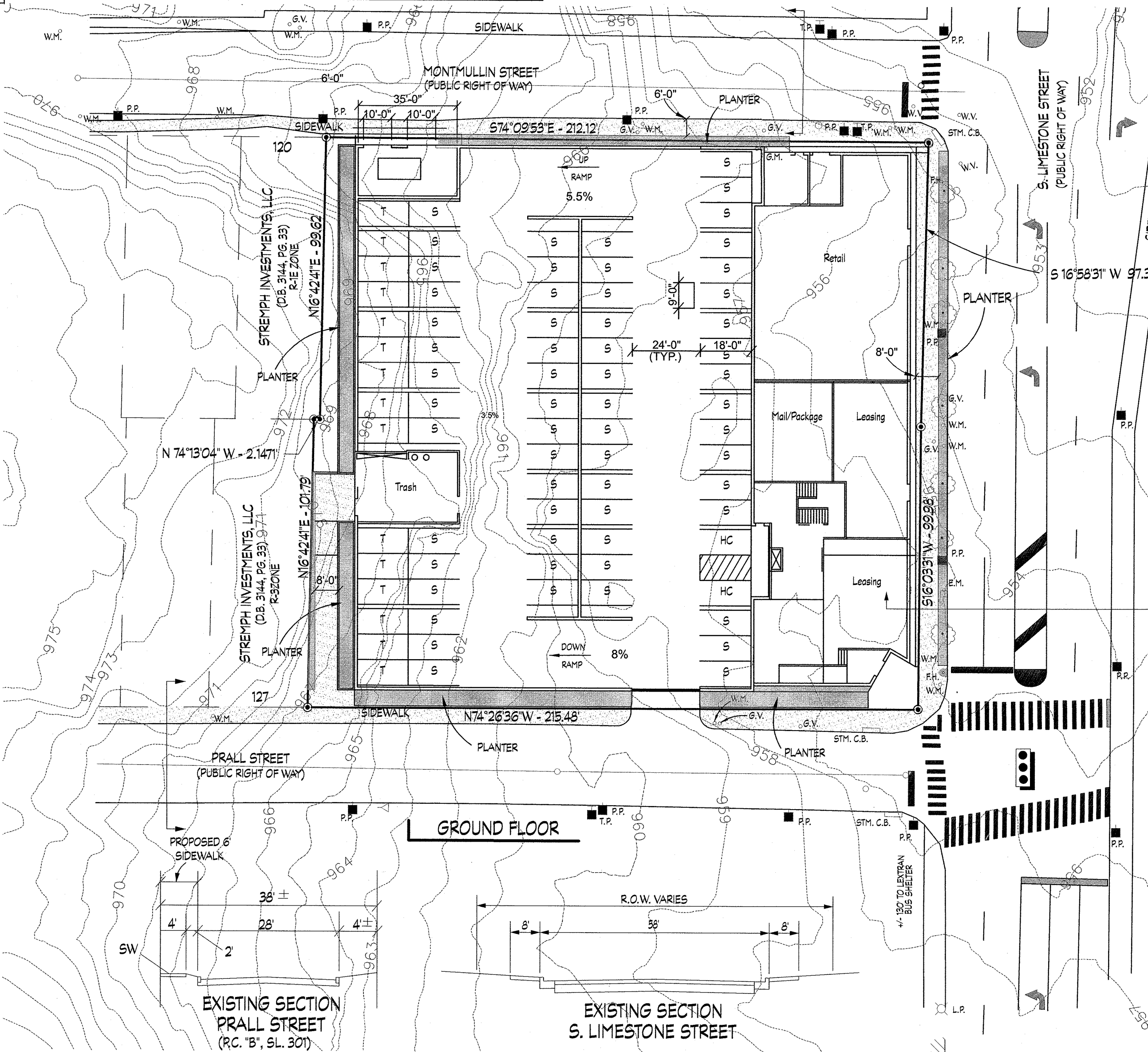
FIRST FLOOR
SCALE 1" = 50'

PRALL STREET



BASEMENT
SCALE 1" = 50'

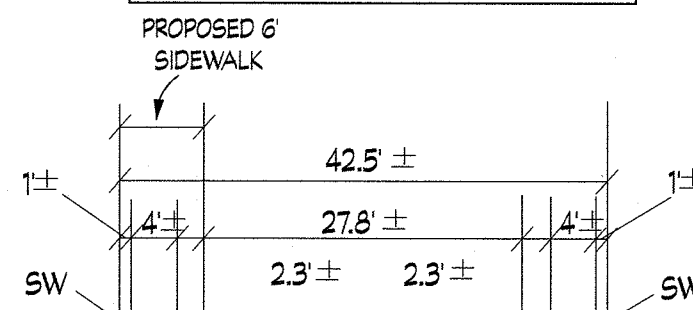
PRALL STREET



EXISTING SECTION
PRALL STREET
(R.C. 'B', SL 301)

EXISTING SECTION
S. LIMESTONE STREET

TREE INVENTORY MAP:
(PER TREE PROTECTION ORDINANCE)
0.99 Net Acres (Total Site)
0.20 Acres canopy requirement (20%)
For By Zone
EXISTING TREE SPECIES:
Hackberry, Maple
EXISTING SOIL TYPES
Urban Area - No Listings
TREE PROTECTION PLAN
No canopy requirements because of the
form base overlay.



EXISTING SECTION
MONTMULLIN STREET
(R.C. 'N', SL 473)

PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE URBAN
COUNTY PLANNING COMMISSION AT ITS MEETING HELD JANUARY 29, 2026.

SECRETARY DATE

OWNER'S CERTIFICATION

I DO (WE DO) HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE OWNER(S)
OF RECORD OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL
GRAPHIC AND TEXTURAL REPRESENTATIONS SHOWN HEREON, AND DO HEREBY
ADOPT THIS AS MY (OUR) PLAN FOR THIS PROPERTY.

NAME

OWNER SIGNATURE

ADDRESS

OWNER SIGNATURE

ADDRESS

NOTES:

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
- 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION AS SET FORTH IN THE ZONING ORDINANCE.
- 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- 4) 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 ORDINANCES.
- 5) 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 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- 6) LANDSCAPING SHALL CONFORM TO ARTICLES 18 OF THE ZONING ORDINANCE, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PROTECTION ORDINANCE.
- 7) SANITARY SEWERS, STREETS AND STORMWATER MANAGEMENT SHALL MEET THE SPECIFICATIONS OF THE L.F.U.C.G. ENGINEERING MANUALS.
- 8) CONSTRUCTION ACCESS SHALL BE FROM MONTMULLIN STREET AND PRALL STREET.
- 9) THE LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE LEXINGTON FIRE DEPARTMENT WATER CONTROL OFFICE. AUTOMATIC & MANUAL GATE SYSTEMS SHALL REQUIRE PRE-APPROVAL OF THE LEXINGTON FIRE DEPARTMENT WATER CONTROL OFFICE PRIOR TO BEING INSTALLED. AUTOMATIC GATES SHALL HAVE THE CLICK-TO-ENTER SYSTEM.
- 10) ALL BUILDINGS, PAVING, SIGNS, FENCES, WALLS AND RETAINING WALLS THAT ARE DEPICTED, DESCRIBED OR REQUIRED ON THIS DEVELOPMENT PLAN SHALL REQUIRE A SEPARATE REVIEW AND BUILDING PERMIT FROM THE DIVISION OF BUILDING INSPECTION PRIOR TO CONSTRUCTION.
- 11) NO VEHICULAR ACCESS TO SOUTH LIMESTONE.

SITE STATISTICS:	
Existing Zone	B-1 (Form Base)
Site Acreage	0.99 Acres
Lot Coverage	41,000 S.F.
Building Square Footage	223,000 S.F.
Number of Dwelling Units	155
Number of Bedrooms	525
Floor Area Ratio	5.16
Height of Building	94' (8 Story)
Parking Required	NONE
Parking Provided (incl H/C)	170
Handicap Parking Provided	7
Vehicular Use Area	N/A
VUA Interior Landscape Required	N/A (Parking Structure)
VUA Interior Landscape Provided	N/A
Open Space - Common	Fulfilled by Lou Johnson Park
Open Space - Usable Area Required	4,291 S.F. - 10%
Open Space - Usable Area Provided	5,625 S.F. - 13%
Open Space - Vegetated Area Required	4,291 S.F. - 10%
Open Space - Vegetated Area Provided	4,300 S.F. 10%
Tree Canopy - Required	No Requirements
Tree Canopy - Provided	No Requirements
Use	Multi-Family & Retail
Cabinet / Slide	N-473; N-450; E-113;

PURPOSE:
TO DEPICT A MULTI-STORY MIXED
USE BUILDING IN THE B-1 (FORM BASED) ZONE.

SOURCE OF CONTOURS:
L.F.U.C.G. MAPPING

FINAL DEVELOPMENT PLAN

HAZEN PROPERTY AND
MONTMULLIN STREET SUBDIVISION
(EVER LEXINGTON)

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN TA
DATE 04/06/26
CHECKED
REVISED

SHEET

1

APPLICANT

SUBMIT
ACQUISITION, LLC
3000 LOCUST STREET
970 LOUIS HILL, KY 40503

PROPERTIES

545 S. LIMESTONE - WAREHOUSES KY LLC
75 LANTERN WAY, NICHOLASVILLE KY 42666
553 S. LIMESTONE - PHILLIPS AND BENTLEY
553 S. LIMESTONE - LEXINGTON KY 40508
553 S. LIMESTONE - WAREHOUSES KY LLC
75 LANTERN WAY, NICHOLASVILLE KY 42666
75 LANTERN WAY, NICHOLASVILLE KY 42666
12 PRALL ST. - WAREHOUSES KY LLC
75 LANTERN WAY, NICHOLASVILLE KY 42666
75 LANTERN WAY, NICHOLASVILLE KY 42666

SA Partners, PLLC
CIVIL ENGINEERS & LAND SURVEYORS • LANDSCAPE ARCHITECTS
2111 W. MAIN STREET, SUITE 400
LEXINGTON, KY 40503
PHONE (859) 256-9889
FACSIMILE (859) 256-9887