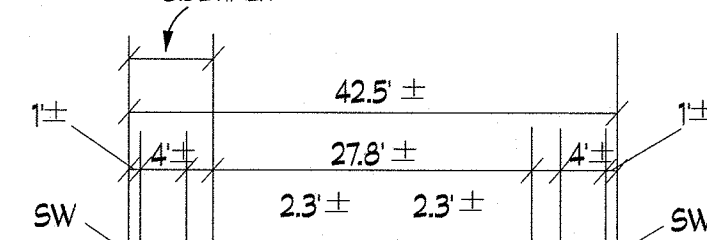


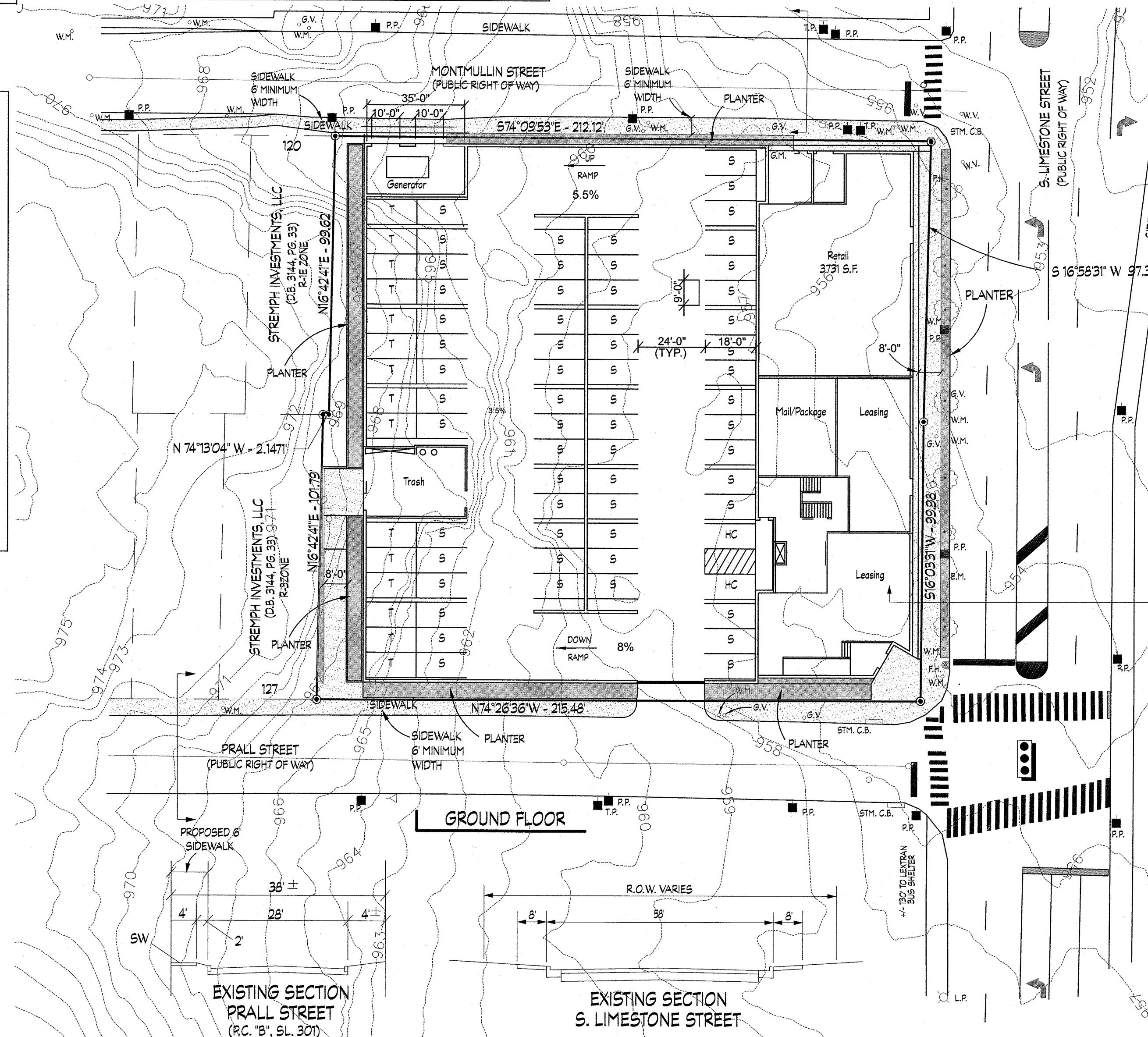
METRONET
3250 BLAZER PARKWAY
SUITE 100
LEXINGTON, KY. 40509
(812) 916-1079



PROPOSED
SIDEWALK



EXISTING SECTION
MONTMULLIN STREET
(P.C. "N", S.L. 473)



PROPOSED BUILDING

STREET TREE WELL (4' ± WIDE)

PROPOSED SOUTH LIMESTONE SECTION

4'-11"

4'

55'

8'

8' MIN.

R.O.W. VARIES

This diagram illustrates the proposed layout for the South Limestone Section. It shows a cross-section of the road and adjacent areas. On the left, a 'PROPOSED BUILDING' is indicated. Next to it is a 'STREET TREE WELL (4' ± WIDE)'. The main road section is labeled 'PROPOSED SOUTH LIMESTONE SECTION'. Dimensions are provided for various segments: a 4'-11" segment from the building, a 4' segment for the tree well, a 55' segment for the main road, and an 8' segment for the right-of-way. A minimum 8' distance is also noted from the building to the tree well. The right-of-way is noted as 'R.O.W. VARIES'.

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

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

DATE _____

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.

ADDRESS

ADDRESS

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDS SUBDIVISION PLAT.
- 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 MUST CONSIST OF ANNUAL GRASSES OR SMALL GRAINS SOWING EXCEEDING 41 LBS. HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SLOPES 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 EQUIPMENT SHALL BE PROVIDED BY THE LEXINGTON FIRE DEPARTMENT WATER CONTROL OFFICE. AUTOMATIC FIRE ALARM 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.
- 12) NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- 13) THIS DEVELOPMENT PLAN SHALL COMPLY WITH THE AREA CHARACTER AND CONTEXT STUDY AS APPROVED BY THE PLANNING COMMISSION.

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.
Commercial Area	3731 S.F.
Number of Dwelling Units	155
Number of Bedrooms	525
Floor Area Ratio	5.16
Height of Building	9'1" (8 Story)
Parking Required	NONE
Parking Provided (incl H/C)	110
Handicap Parking Provided	7
Vehicular Use Area	N/A
VJA Interior Landscape Required	N/A (Parking Structure)
VJA 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-118;

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

SUBTEXT
ACQUISITIONS, LLC
3000 LOCUST STREET
ST LOUIS MO 63103

545 S. LIMESTONE - WAREHOUSES KY LLC
73 LANTERN WAY, NICHOLASVILLE KY, 40356
553 S. LIMESTONE - PHILLIPS AND BENTLEY
553 S. LIMESTONE, LEXINGTON KY, 40508
563 S. LIMESTONE - WAREHOUSES KY LLC
73 LANTERN WAY, NICHOLASVILLE KY, 40356
18 MONTMULLIN ST - WAREHOUSES KY LLC
73 LANTERN WAY, NICHOLASVILLE KY, 40356
121 PRALL ST - WAREHOUSES KY LLC
73 LANTERN WAY, NICHOLASVILLE KY, 40356

EA Partners, PLLC



ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
LEXINGTON, MA 02465-13
PHONE (859) 296-9889
FACSIMILE (859) 296-9887

FINAL DEVELOPMENT PLAN
HAZEN PROPERTY AND
MONTMULLIN STREET SUBDIVISION
(EVER LEXINGTON)
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN	TAH
DATE	05/04/26
CHECKED	
REVISED	

SHEET

1