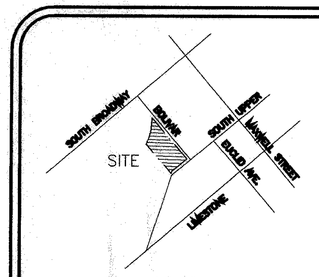
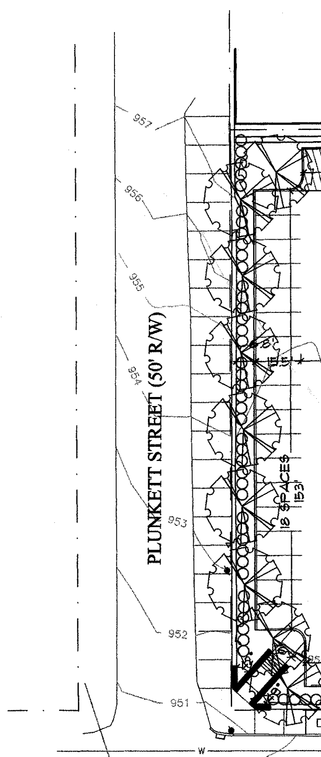
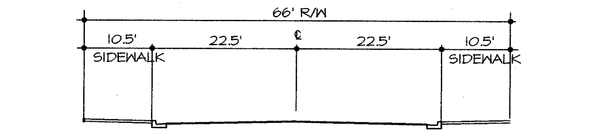


VICINITY MAP
N.T.S.





BOLIVAR STREET SECTION
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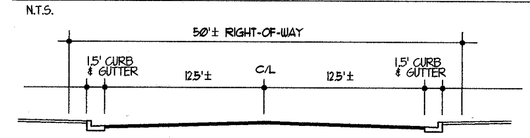
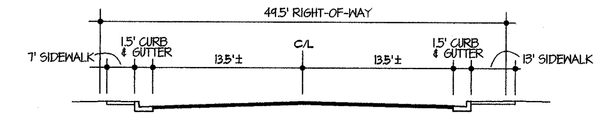


PLUNKETT STREET SECTION
N.T.S.



SOUTH MILL STREET SECTION
N.T.S.

5
14 PARKING SPACES
130-152 S. LAWRENCE ST.
OFF-SITE PARKING

3
620 S. BROADWAY
OFF-SITE PARKING
74 PARKING SPACES

2

1

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED SPOT ELEVATION

NOTES:

1. STORM SEWERS, STORM WATER DETENTION BASINS AND SANITARY SEWERS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER.
2. BUILDING USES AND REQUIRED PARKING STATISTICS SHOWN HEREON ARE BASED UPON EXISTING AND PROPOSED USES AS OF THE DATE OF THIS PLAN. DEVELOPER MAY MODIFY INDIVIDUAL USES WITHIN THE BUILDING SQUARE FOOTAGE SHOWN BASED UPON THE AVAILABILITY OF OFF-STREET PARKING WITHOUT AMENDMENT TO THIS PLAN. OCCUPANCY PERMITS FOR ANY USE SHALL ONLY BE ISSUED UPON DEVELOPERS' PROVIDING PROOF OF OFF-SITE PARKING TO THE APPROVAL OF THE DIVISION OF BUILDING INSPECTION, AND WHERE REQUIRED BY THE ZONING ORDINANCE, THE DEPARTMENT OF LAW.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
4. SCREENING AND LANDSCAPING WILL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE.
5. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED SUBDIVISION PLAT.
6. ACCESS SHALL BE LIMITED AS SHOWN ON THIS PLAN.
7. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH APPROVAL OF THE PLANNING COMMISSION SET FORTH IN THE ZONING ORDINANCE.
8. THE PURPOSE OF THIS AMENDED PLAN IS TO REVISE THE NUMBER OF APARTMENTS TO 90 UNITS AND REVISE THE PARKING.
9. SOIL TYPE CONSISTS OF (Ua) URBAN LAND - ARMOR - MAURY COMPLEX.
10. A VARIANCE SHALL BE SOUGHT FOR THE REQUIRED OPEN SPACE ON THE R-5 PORTION OF THE DEVELOPMENT, REQUIRED ZONE-TO-ZONE SCREENING, AND LOT, YARD & HEIGHT REQUIREMENTS.
11. THE TREE CANOPY REQUIREMENT FOR THE R-5 PORTION OF THE DEVELOPMENT SHALL BE WAIVED BY THE PLANNING COMMISSION'S APPROVAL OF THIS PLAN.
12. THERE ARE NO EXISTING TREES ON THIS SITE. ALL REQUIRED TREES SHALL CONFORM WITH THE LFUCG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND, CALL BEFORE YOU DIG 800-752-6007.

SITE STATISTICS

SITE AREA & ZONING: TOTAL 3.42 AC.

200 BOLIVAR (SOUTH HILL STATION):
B-3: 1.16 AC

224 BOLIVAR (APARTMENTS):
R-5: 1.01 AC
B-4: 0.22 AC

245 BOLIVAR (PARKING LOT):
B-4: 0.1 AC

GROSS BUILDING SQUARE FOOTAGE:
APARTMENTS (3 STORY): 104,952 S.F. = 1.17 F.A.R.
SOUTH HILL: 62,092 S.F. TOTAL = 1.23 F.A.R.
LASER QUEST - 12,912 S.F.
LEXINGTON ROCKS - 9,500 S.F.
VACANT - 40,080 S.F.
SEE NOTE #2

BUILDING COVERAGE:
APARTMENTS: 45,491 S.F. = 52%
SOUTH HILL: 38,144 S.F. = 75%

PARKING REQUIRED:
APARTMENTS (90 UNITS - 1BR)
(90 UNITS X 1.5/UNIT): 135 SPACES
LASER QUEST: 14
LEXINGTON ROCKS: 11
TOTAL = 160

PARKING PROVIDED:
SOUTH HILL (LOT 1): 20 SPACES
APARTMENTS (LOT 2): 66 SPACES
OFF-SITE (LOT 3): 74 SPACES
OFF-SITE (LOT 4): 85 SPACES
OFF-SITE (LOT 5): 14 SPACES
TOTAL: 259 SPACES

OPEN SPACE:
20% REQUIRED FOR R-5
NO LIMITATION FOR B-3 & B-4

TREE INVENTORY STATISTICS:

EXISTING TREE CANOPY: NONE
REQUIRED TREE CANOPY:
B-4: 10% X 0.12AC = 4,008 S.F.
B-3: 20% X 1.16AC = 10,106 S.F.
R-5: 30% X 1.01AC = 21,208 S.F.*
TOTAL = 14,114 S.F./70,755 S.F.
= 0% TREE CANOPY

*SEE NOTE #11

OWNERS 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 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

Secretary Date

AS-BUILT DRAWING

0 15 30 60
SCALE 1"= 30'

NORTH

FOR LOCATION OF UNDERGROUND UTILITIES, CALL B.U.D.
1-800-752-6007 2 WORKING DAYS IN ADVANCE OF DIGGING

AMENDED FINAL DEVELOPMENT PLAN

McTHOMAS, INC.

200, 224 & 245 Bolivar Street
Lexington, Kentucky

KELLY WARNER SIMS ASSOCIATE MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
1/3/03

JOHN L. CARMAN & ASSOCIATES, INC.
310 Old East Vine Street 859/254-8803
Lexington, Kentucky 40507
Landscape Architecture • Planning • Site Engineering

DRAWN JRC
DATE 11.15.02
CHECKED KLW
REVISED 11.27.02
12.31.02 1.9.03
JLC # 02-144

SHEET
AFDP