

TREE INVENTORY MAP LIST

THE EXISTING TREES; HACKBERRY (6"-18"), BOXELDER (10"-18" MULTI-TRUNKED), SYCAMORE (10"-18"), WALNUT (8"-15"), AND ASH (18").

TREE CANOPY STATISTICS

TOTAL AREA	3.78 ACRES (161,629 S.F.) NET
ZONE	B-1
REQUIRED CANOPY	(20%) 32,326 S.F.
EXISTING CANOPY TO BE SAVED (TFA)	(0%) 0 S.F.
ADDITIONAL CANOPY REQUIRED	(20%) 32,326 S.F.

ADDITIONAL TREE PLANTING: 43 LARGE TREES (750 SF), 81 MEDIUM TREES (400 SF) OR COMBINATION OF LARGE AND MEDIUM TREES TO PROVIDE REQUIRED COVERAGE.

NOTE: REQUIRED STREET TREE CANOPIES SHALL COUNT TOWARD TOTAL SITE CANOPY REQUIREMENTS.

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 THE PROPERTY.

OWNER: *THISTLE HOLDINGS, LLC* DATE: *12-APR-2016*

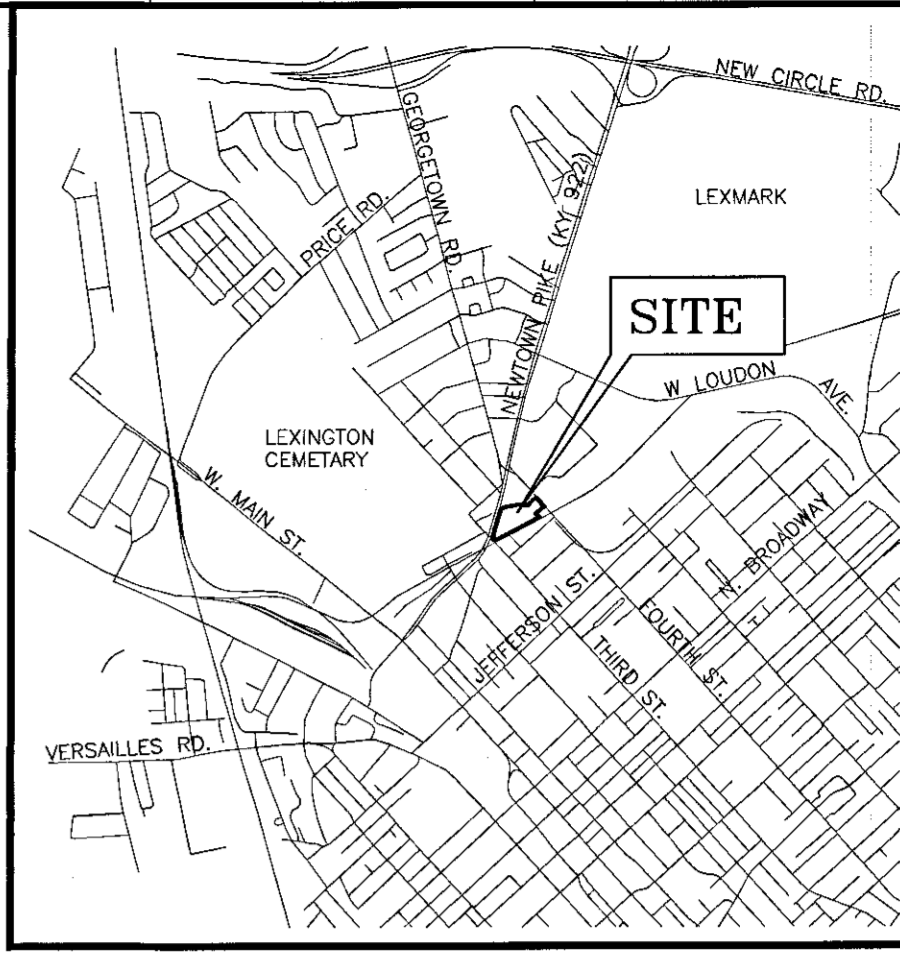
OWNER: *Bus. John Van Vleet* DATE: _____

PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON *6-11-15*.

SECRETARY: *Jim Duncan* DATE: *5-4-16*

622 WEST FOURTH ST.
EMERGE PROPERTY, LLC
D.B. 3199, PG. 031
ZONED I-1

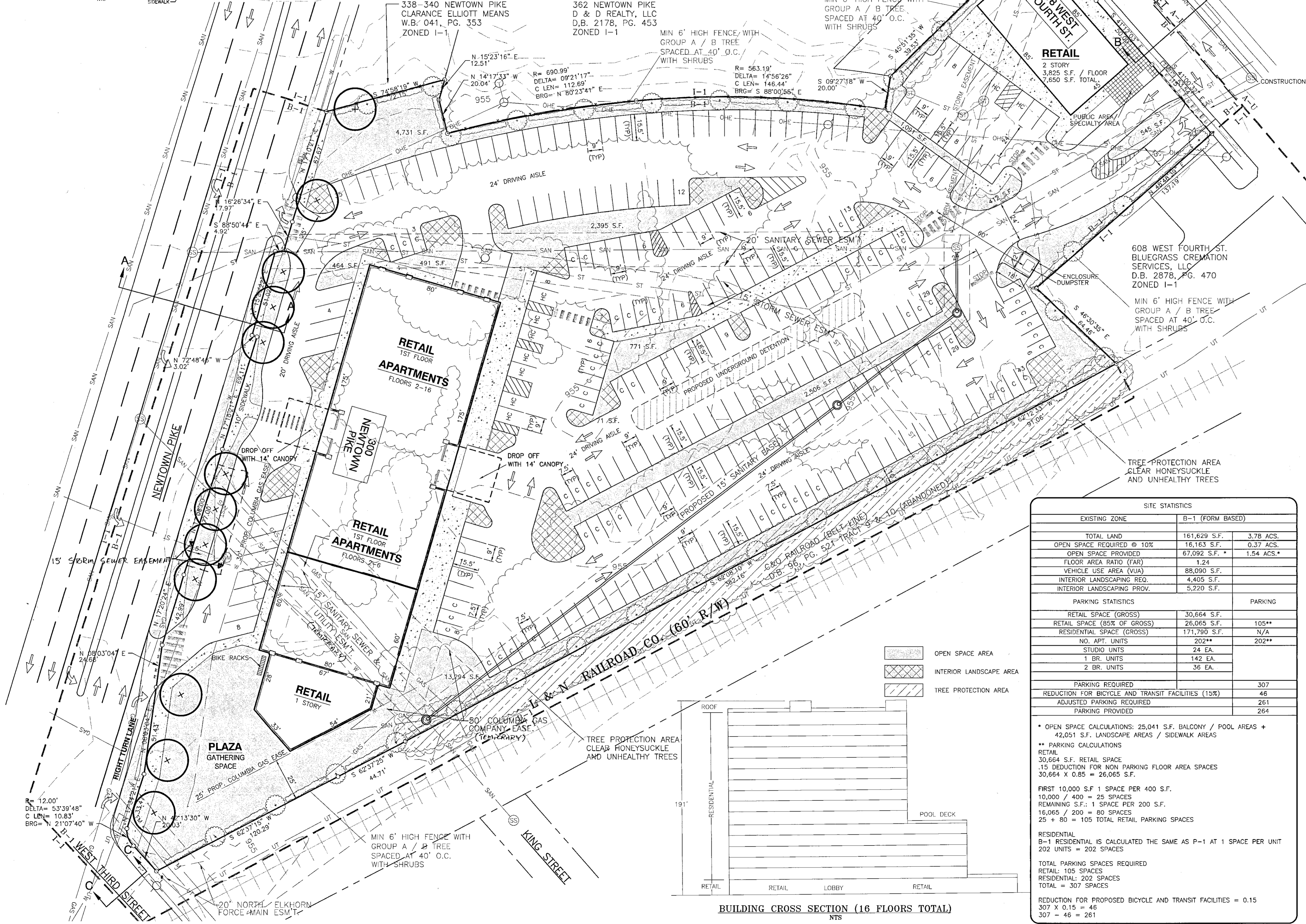


VISION ENGINEERING

135 E. MAIN ST., SUITE 302
LEXINGTON, KY 40504
PHONE: 606-251-0806

PROPERTY OWNER:
THISTLE HOLDINGS, LLC
135 E. MAIN ST., SUITE 302
LEXINGTON, KY 40504
PHONE: 606-251-0806

THISTLE STATION
308-310, 322 AND 330 NEWTOWN PIKE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
FINAL DEVELOPMENT PLAN



GENERAL NOTES

- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
- THE LOCATION OF ADDITIONAL FIRE SERVICE FEATURES; FIRE HYDRANTS AND OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE - WATER CONTROL OFFICE.
- STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY 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 ARTICLE 16 OF THE CODE OF ORDINANCE.
- LANDSCAPE IMPROVEMENTS AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING RESOLUTION AND NEWTOWN PIKE LANDSCAPE ORDINANCE.
- ALL AREAS DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITION PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- THIS PLAN INCLUDES PROVISIONS FOR SUPPLEMENTAL LANDSCAPING INCLUDING EXTRA WIDE MEDIANS AND PLANTING STRIPS. THESE WILL BE PLANTED WITH COMBINATIONS OF GROUND COVER, SHRUBBERY AND SHADE TREES. FLORA WILL BE SELECTED WITH A GOAL OF MAXIMIZING INDIGENOUS PLANTINGS AND PLANTINGS THAT ARE FRIENDLY TO POLLINATORS, SUCH AS BEES.
- UNLESS SHOWN OTHERWISE ALL EXISTING UTILITIES HAVE PRESCRIPTIVE EASEMENTS.
- KING STREET RIGHT OF WAY WAS OFFICIALLY CLOSED BY URBAN COUNTY COUNCIL ORDINANCE 0-87-2015 ON JULY 7, 2015.
- EXISTING EASEMENT ON SITE ARE DESCRIBED AS FOLLOWS:
 - SANITARY SEWER TRUNK LINE AND STORM SEWER LINES DEPICTED HEREON HAVE A PERPETUAL EASEMENT AS DEFINED IN DEED BOOK 248, PAGE 259. EASEMENT DESCRIPTION DOES NOT SPECIFY WIDTH.
 - DUE TO EXCESSIVE DEBRIS COVER ON SITE, THE EXACT LOCATION OF ALL SANITARY AND STORM SEWER STRUCTURES ARE NOT KNOWN AT THIS TIME.
- SUPPLEMENTAL LANDSCAPING AS REQUIRED BY ZONING ORDINANCE SHALL BE PER LANDSCAPE EXHIBIT FILED WITH LUCC PLANNING OFFICE.
- SOLID WASTE DISPOSAL FOR 300 NEWTOWN PIKE SHALL BE ACCOMMODATED BY A TRASH COMPACTOR INSIDE THAT BUILDING.
- DUMPSTER ENCLOSURE DIMENSIONS ARE AS FOLLOWS: FRONT ENCLOSURE WIDTH BETWEEN GATE POSTS: 12' REAR ENCLOSURE WIDTH: 12' ENCLOSURE DEPTH: 10' ENCLOSURE HEIGHT: 8'
- SOLID WASTE DISPOSAL FOR 300 NEWTOWN PIKE SHALL BE ACCOMMODATED BY A TRASH COMPACTOR INSIDE THAT BUILDING.
- ANY EASEMENT CONFLICTS TO BE RESOLVED PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT.
- THIS PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THE CHARACTER AND CONTEXT SENSE SUBMITTED AND APPROVED AT THE TIME OF THE ZONING DEVELOPMENT PLAN!

SITE STATISTICS

EXISTING ZONE	B-1 (FORM BASED)	
TOTAL LAND	161,629 S.F.	3.78 ACS.
OPEN SPACE REQUIRED @ 10%	16,163 S.F.	0.37 ACS.
OPEN SPACE PROVIDED	67,092 S.F. *	1.54 ACS.*
FLOOR AREA RATIO (FAR)	1.24	
VEHICLE USE AREA (VUA)	88,090 S.F.	
INTERIOR LANDSCAPING REQ.	4,405 S.F.	
INTERIOR LANDSCAPING PROV.	5,220 S.F.	
PARKING STATISTICS		
RETAIL SPACE (GROSS)	30,664 S.F.	PARKING
RETAIL SPACE (85% OF GROSS)	26,065 S.F.	105**
RESIDENTIAL SPACE (GROSS)	171,790 S.F.	N/A
NO. APT. UNITS	202**	202**
STUDIO UNITS	24 EA.	
1 BR. UNITS	142 EA.	
2 BR. UNITS	36 EA.	
PARKING REQUIRED		307
REDUCTION FOR BICYCLE AND TRANSIT FACILITIES (15%)		46
ADJUSTED PARKING REQUIRED		261
PARKING PROVIDED		264

* OPEN SPACE CALCULATIONS: 25,041 S.F. BALCONY / POOL AREAS + 42,051 S.F. LANDSCAPE AREAS / SIDEWALK AREAS

** PARKING CALCULATIONS

RETAIL: 30,664 S.F. RETAIL SPACE
15 DEDUCTION FOR NON PARKING FLOOR AREA SPACES
30,664 X 0.85 = 26,065 S.F.

FIRST 10,000 S.F. 1 SPACE PER 400 S.F.
10,000 / 400 = 25 SPACES
REMAINING S.F.: 1 SPACE PER 200 S.F.
16,065 / 200 = 80 SPACES
25 + 80 = 105 TOTAL RETAIL PARKING SPACES

RESIDENTIAL: 171,790 S.F. RESIDENTIAL SPACE
15 DEDUCTION FOR NON PARKING FLOOR AREA SPACES
171,790 X 0.85 = 146,021 S.F.

202 UNITS = 202 SPACES

TOTAL PARKING SPACES REQUIRED
RETAIL: 105 SPACES
RESIDENTIAL: 202 SPACES
TOTAL = 307 SPACES

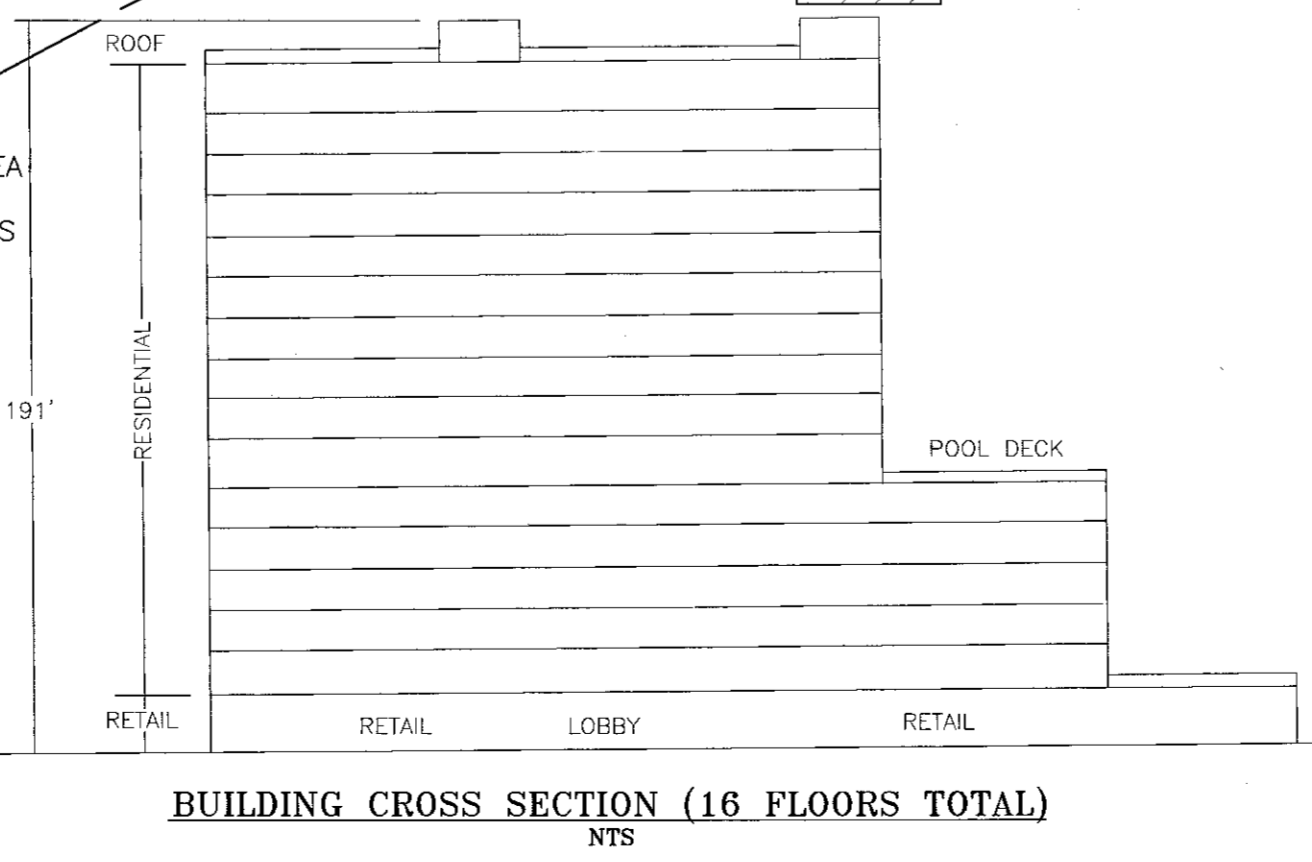
REDUCTION FOR PROPOSED BICYCLE AND TRANSIT FACILITIES = 0.15
307 X 0.15 = 46
307 - 46 = 261

ZONING RESTRICTIONS:

THE FOLLOWING USES ARE PROHIBITED ON THIS PROPERTY:

- AUTOMOBILE REPAIR BUSINESSES.
- BUSINESSES UTILIZING GAS PUMPS.
- ANIMAL HOSPITALS.
- BUSINESSES WITH DRIVE-THRU FACILITIES.
- LIVE ENTERTAINMENT WITHIN 100 FEET OF A RESIDENTIAL ZONE.

GRAPHIC SCALE
0' 30' 60' 90' 120'
SCALE: 1" = 30'



FINAL DEVELOPMENT PLAN

FDP

DATE: MAY 4, 2015
REVISED: MAY 14, 2015

"FORM BASED DEVELOPMENT"