

Vicinity Map

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.

ANDOVER COMMON PROPERTY NFP, INC.
BY: *Oliver C. Chubb* DATE: **4/18/2019**
OWNER PRESIDENT

COMMISSION'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION ON APRIL 25, 2019.

By: *Jan L. Wolf* DATE: **5/9/19**
PLANNING COMMISSION SECRETARY

TREE INVENTORY MAP NOTES

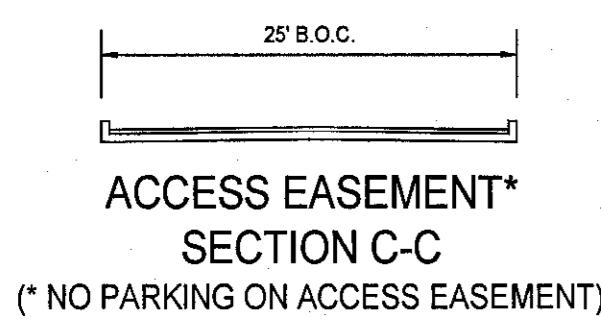
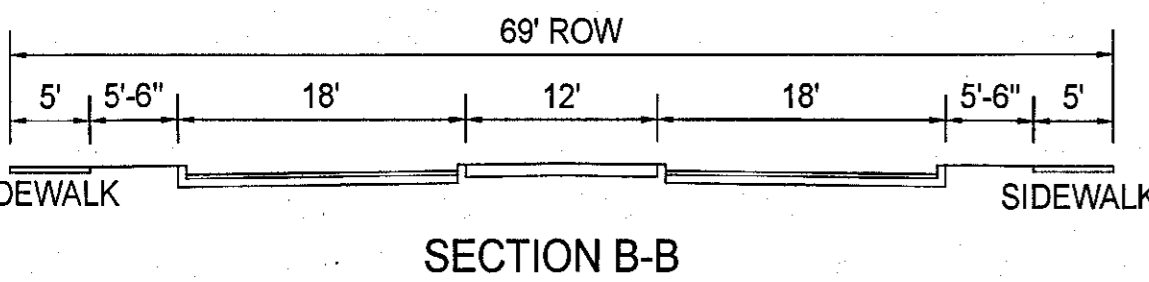
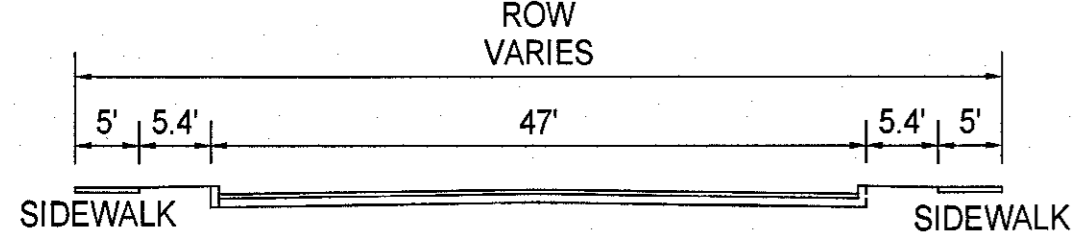
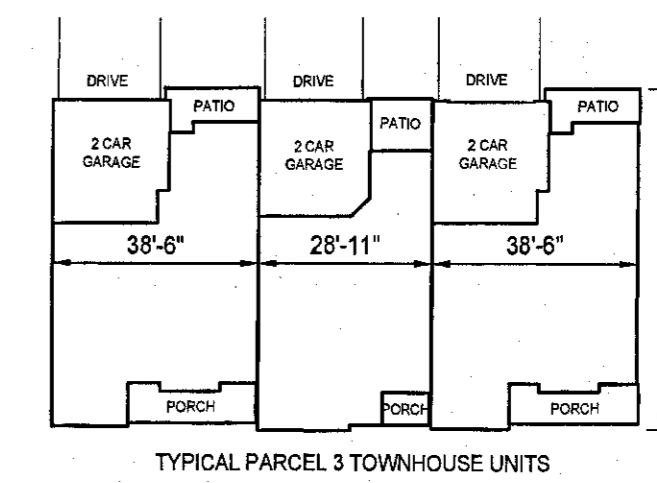
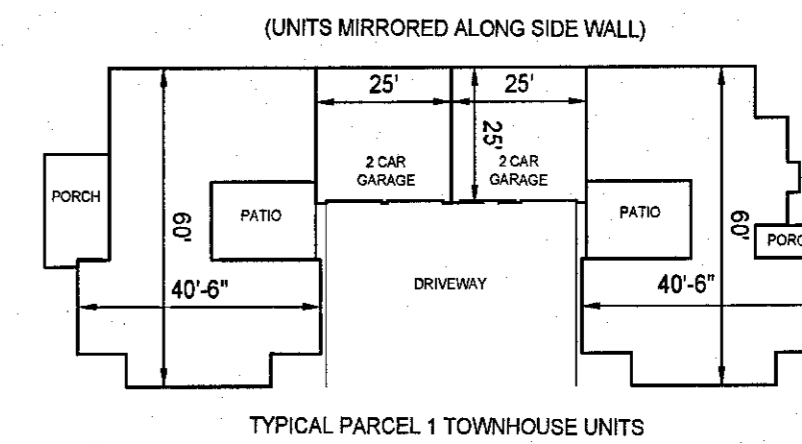
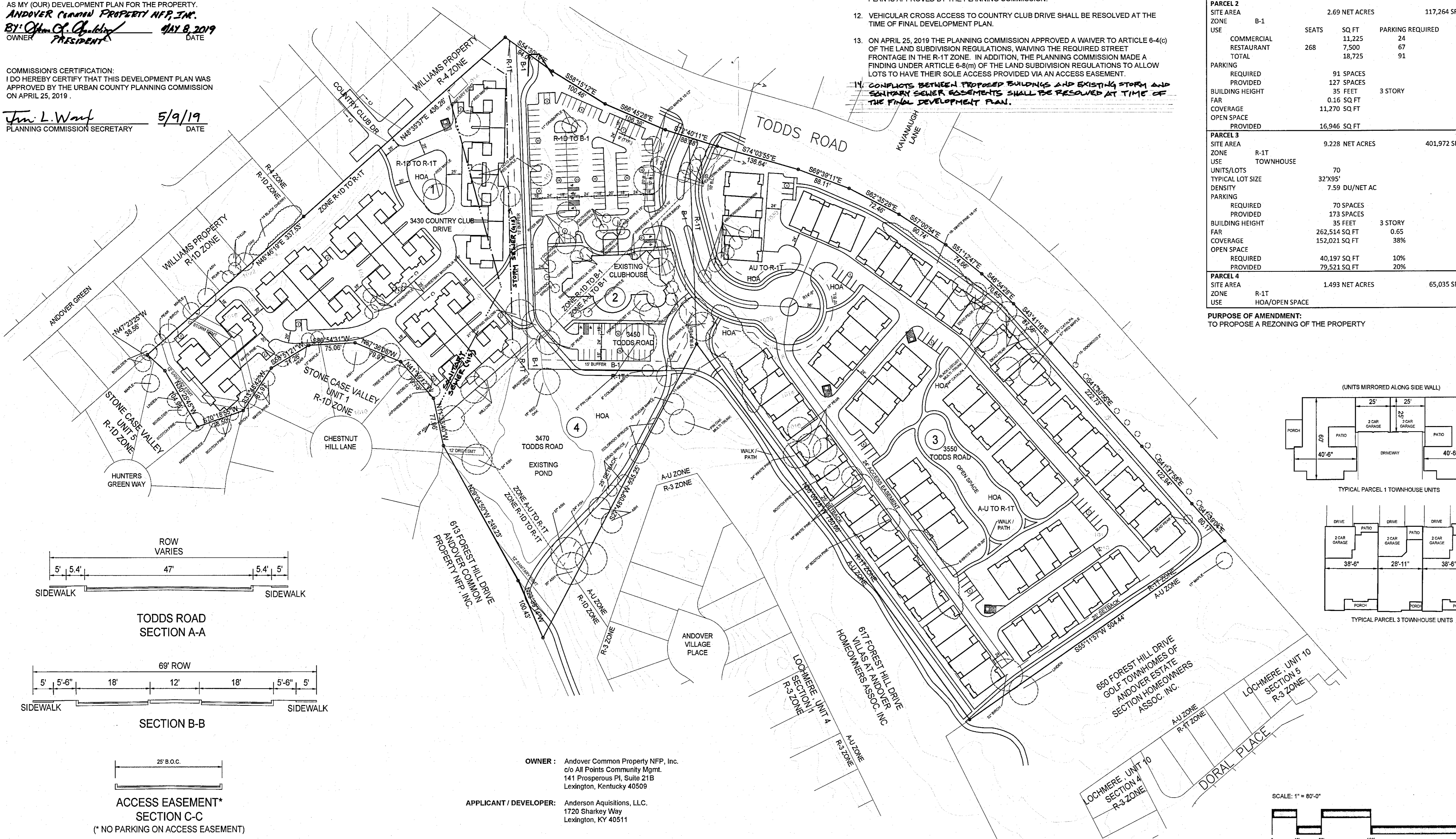
- EXISTING VEGETATION**
129 LARGE TREES @ 750 SF 96,750 SF
63 MEDIUM TREES @ 400 SF 25,200 SF
- EXISTING TREE COVERAGE**
121,950 SF 15.3%
- SOIL TYPE**
MERCER SILT LOAM, 2 TO 6 PERCENT SLOPES
MERCER SILT LOAM, 6 TO 12 PERCENT SLOPES
BLUEGRASS-MAURY SILT LOAMS, 2 TO 6 PERCENT SLOPES
MAURY-BLUEGRASS SILT LOAMS, 6 TO 12 PERCENT SLOPES

- 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 AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUGG ENGINEERING MANUALS.
 - SCREENING AND LANDSCAPING SHALL BE AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE AND ARTICLE 6-10 OF THE LAND SUBDIVISION REQUIREMENTS.
 - IF ANY PART OF THIS PLAN SHALL BE JUDGED INVALID, SUCH JUDGEMENT SHALL NOT INVALIDATE THE REMAINDER OF THE PLAN.
 - THE 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 CABINET 'R', SLIDE 842.
 - NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - VEHICULAR CROSS ACCESS TO COUNTRY CLUB DRIVE SHALL BE RESOLVED AT THE TIME OF FINAL DEVELOPMENT PLAN.
 - ON APRIL 25, 2019 THE PLANNING COMMISSION APPROVED A WAIVER TO ARTICLE 6-4(c) OF THE LAND SUBDIVISION REGULATIONS, WAIVING THE REQUIRED STREET FRONTAGE IN THE R-1T ZONE. IN ADDITION, THE PLANNING COMMISSION MADE A FINDING UNDER ARTICLE 6-8(m) OF THE LAND SUBDIVISION REGULATIONS TO ALLOW LOTS TO HAVE THEIR SOLE ACCESS PROVIDED VIA AN ACCESS EASEMENT.
 - CONFLICTS BETWEEN PROPOSED BUILDINGS AND EXISTING STORM AND SANITARY SEWER EASEMENTS SHALL BE RESOLVED AT TIME OF THE FINAL DEVELOPMENT PLAN.**

SITE STATISTICS

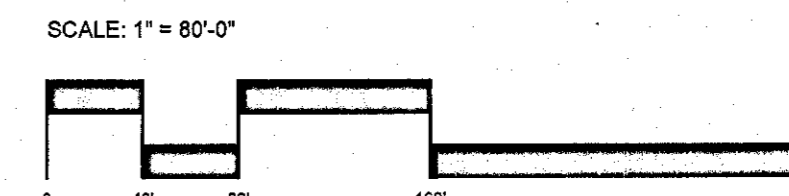
SITE AREA	NET ACRES	GROSS ACRES
	18.297	19.97
ZONING		
EXISTING ZONE		
A-U	11.708	12.916
R-1D	6.589	7.054
PROPOSED ZONE		
A-U TO R-1T	10.668	11.876
R-1D TO R-1T	4.937	5.052
TOTAL R-1T	15.605	16.928
A-U TO B-1	1.04	1.04
R-1D TO B-1	1.652	2.002
TOTAL B-1	2.692	3.042
TOTAL UNITS DENSITY	5.64 DU/NET AC (R-1T AREA ONLY)	
PARCEL 1		
SITE AREA	4.886 NET ACRES	212,834 SF
ZONE	R-1T	
USE	TOWNHOUSE	
UNITS/LOTS	18	
TYPICAL LOT SIZE	75'X90'	
DENSITY	3.68 DU/NET AC	
PARKING		
REQUIRED	18 SPACES	
PROVIDED	50 SPACES	
BUILDING HEIGHT	30 FEET	2 STORY
FAR	47,900 SQ FT	0.23
COVERAGE	54,814 SQ FT	26%
OPEN SPACE		
REQUIRED	21,283 SQ FT	10%
PROVIDED	20,619 SQ FT	10%
PARCEL 2		
SITE AREA	2.69 NET ACRES	117,264 SF
ZONE	B-1	
USE	COMMERCIAL RESTAURANT	
SEATS	SQ FT	PARKING REQUIRED
268	11,225	24
	7,500	67
TOTAL	18,725	91
PARKING		
REQUIRED	91 SPACES	
PROVIDED	127 SPACES	
BUILDING HEIGHT	35 FEET	3 STORY
FAR	0.16 SQ FT	
COVERAGE	11,270 SQ FT	
OPEN SPACE		
REQUIRED	16,946 SQ FT	
PROVIDED		
PARCEL 3		
SITE AREA	9.228 NET ACRES	401,972 SF
ZONE	R-1T	
USE	TOWNHOUSE	
UNITS/LOTS	70	
TYPICAL LOT SIZE	32'X95'	
DENSITY	7.59 DU/NET AC	
PARKING		
REQUIRED	70 SPACES	
PROVIDED	173 SPACES	
BUILDING HEIGHT	35 FEET	3 STORY
FAR	262,514 SQ FT	0.65
COVERAGE	152,021 SQ FT	38%
OPEN SPACE		
REQUIRED	40,197 SQ FT	10%
PROVIDED	79,521 SQ FT	20%
PARCEL 4		
SITE AREA	1.493 NET ACRES	65,035 SF
ZONE	R-1T	
USE	HOA/OPEN SPACE	

PURPOSE OF AMENDMENT:
TO PROPOSE A REZONING OF THE PROPERTY



OWNER: Andover Common Property NFP, Inc.
c/o All Points Community Mgmt.
141 Prosperous Pl, Suite 21B
Lexington, Kentucky 40509

APPLICANT / DEVELOPER: Anderson Acquisitions, LLC.
1720 Sharkey Way
Lexington, KY 40511



Date: February 27, 2019



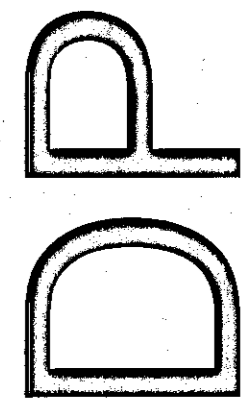
Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
209 East High Street - Lexington, Kentucky 40507
859.381.9697
www.barrettpartnersinc.com

**LOCHMERE, TRACT 4-B (STONECASE VALLEY)
(ANDOVER CLUB)**

3450 & 3550 TODDS ROAD
LEXINGTON, KENTUCKY 40509

Amended Preliminary Development Plan

Revised:
04/02/2019 PER TRC
04/23/2019 NO DUBEX
04/26/2019 AU SHEK
05/07/2019 NOTE 13



PLN-MJDP-19-00012