



LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N 80°38'06" W	50.00	L8	S 71°51'34" E	63.33	L15	N 20°26'38" W	242.00
L2	S 69°33'22" W	53.40	L9	S 69°49'14" E	27.35	L16	N 69°33'22" E	57.62
L3	N 20°26'38" W	48.86	L10	S 65°44'45" E	27.35	L17	S 20°26'38" E	9.33
L4	N 69°33'22" E	33.83	L11	S 63°42'28" E	93.01	L18	N 69°33'22" E	166.98
L5	N 69°38'55" E	111.83	L12	S 26°17'32" W	137.04	L19	N 16°42'38" W	15.00
L6	S 65°22'46" E	26.96	L13	S 52°46'37" E	137.09	L20	N 69°33'22" E	93.44
L7	S 70°29'47" E	32.57	L14	S 62°59'05" E	72.37	L21	S 20°26'38" E	10.14
						L22	S 20°26'38" E	154.97

CURVE NO.	CHORD BEARING	CHORD DISTANCE	RADIUS
C1	N 50°24'00" W	257.29	797.56
C2	N 16°42'38" W	22.46	15.00
C3	N 71°17'32" E	21.21	15.00

FDP BLDG. LABEL	MAXIMUM GROUND FLOOR BUILDING FOOTPRINT S.F.	PHASE 2	'LAND USE'	NUMBER OF STORES	BUILDING HEIGHT (ALLOWED)	BUILDING HEIGHT (PROPOSED)	RETAIL FLOOR AREA S.F. (GROSS AREA)	OFFICE FLOOR AREA S.F. (GROSS AREA)	RESIDENTIAL FLOOR AREA S.F. (GROSS AREA)	HOTEL FLOOR AREA S.F. (GROSS AREA)	TOTAL BUILDING FLOOR AREA S.F. (GROSS AREA)	NOTES
100	9,000		RETAIL	1 STORY	70 FT.	42 FT.	9,000				9,000	
200	25,000		OFFICE OVER RETAIL	3 STORY	70 FT.	42 FT.	25,000	90,000			115,000	
300	30,000		RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	70 FT.	29,307		62,838		92,145	BUILDING 400 & 500 ARE CONNECTED ABOVE THE 1ST FLOOR
400	27,000		RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	70 FT.	26,336		57,664		83,900	BUILDING 400 & 500 ARE CONNECTED ABOVE THE 1ST FLOOR
500	15,500		RESIDENTIAL OVER RETAIL	4 STORY	70 FT.	70 FT.	14,825		38,529		53,354	BUILDING 400 & 500 ARE CONNECTED ABOVE THE 1ST FLOOR
600	19,200		RETAIL	1 STORY	70 FT.	48 FT.	18,868				18,868	
700	38,800		RETAIL	1 STORY	70 FT.	42 FT.	38,400				38,400	BUILDINGS 700 AND 800 ARE COMBINED
800	NOT USED										NOT USED	
900	6,500		RETAIL	1 STORY	70 FT.	48 FT.	6,500				6,500	
950	9,000		RETAIL	1 STORY	70 FT.	48 FT.	9,000				9,000	
1000	29,100		RETAIL	1 STORY	70 FT.	42 FT.	28,479				28,479	
1050	3,400		RETAIL	1 STORY	70 FT.	50 FT.	3,400				3,400	MARKET BUILDING WITH OPTION OF BEING ENCLOSED IN WINTER
1100	22,300		RETAIL	1 STORY	70 FT.	48 FT.	21,254				21,254	
1200	23,100		RETAIL	1 STORY	70 FT.	48 FT.	21,988				21,988	
1300	43,000		RETAIL	1 STORY	70 FT.	42 FT.	41,468				41,468	
1400	26,000	X	RETAIL	1 STORY	70 FT.	48 FT.	26,000				26,000	
1500	36,000	X	RETAIL	1 STORY	70 FT.	48 FT.	35,000				35,000	
1600	4,500	X	RETAIL	1 STORY	70 FT.	36 FT.	4,500				4,500	
1700	3,000		RETAIL	1 STORY	70 FT.	32 FT.	3,000				3,000	
1750	3,000		RETAIL	1 STORY	70 FT.	32 FT.	3,000				3,000	
1800	3,000		RETAIL	1 STORY	70 FT.	32 FT.	3,000				3,000	
1900	20,000	X	HOTEL OVER RETAIL	5 STORY	70 FT.	70 FT.	20,000		80,000		100,000	136 ROOM HOTEL ON UPPER FLOORS OF BUILDINGS HAND 1
2000	9,500	X	RETAIL	1 STORY	70 FT.	42 FT.	9,500				9,500	BUILDING 2000 MAY BE COMBINED WITH 1900
2100	16,000	X	RETAIL	1 STORY	70 FT.	42 FT.	16,000				16,000	
2200	10,000	X	RETAIL	1 STORY	70 FT.	42 FT.	10,000				10,000	
2300	30,000	X	RETAIL	1 STORY	70 FT.	42 FT.	30,000				30,000	
2400	10,000	X	RETAIL	1 STORY	70 FT.	42 FT.	10,000				10,000	
2500	NOT USED									NOT USED		
2600	11,299	X	RETAIL	1 STORY	70 FT.	42 FT.	11,299				11,299	
2700	12,000	X	RETAIL	1 STORY	70 FT.	48 FT.	12,000				12,000	
A	37,500		RESIDENTIAL	4 STORY	70 FT.	70 FT.				148,081	148,081	
B	33,000		RESIDENTIAL	4 STORY	50 FT.	50 FT.				130,446	130,446	
TOTALS	557,699						491,225	50,000	424,458	80,000	1,056,683	

TYPE	QUANTITY	NUMBER
RESIDENTIAL	1.5 SPACE PER DWELLING UNIT (306 D.U.s)	459 SPACES
	0.5 SPACE PER BEDROOM (481 BR's)	433 SPACES (USE 459 SPACES)
RETAIL	1 SPACE PER 300 SF (481,225 SF)	1,605 SPACES
OFFICE	1 SPACE PER 300 SF (50,000 SF)	167 SPACES
HOTEL	1 SPACE PER ROOM (135 ROOM HOTEL)	135 SPACES
TOTAL MU-3 ZONE REQUIRED PARKING		2,366 SPACES
SURFACE PARKING PROVIDED		1,718 SPACES
PARKING STR. #1	169 SPACES (SHOWN)	361 SPACES
LEVEL 02 - 192 SPACES		
PARKING STR. #2	160 SPACES (SHOWN)	301 SPACES
LEVEL 01 - 141 SPACES (SHOWN)		
TOTAL PARKING PROVIDED		2,380 SPACES

RESIDENTIAL BREAKDOWN:	477 TOTAL BEDROOMS
143 - 1 BEDROOM = 143 BEDROOMS	
155 - 2 BEDROOM = 310 BEDROOMS	
8 - 3 BEDROOM = 24 BEDROOMS	
306 TOTAL UNITS	477 TOTAL BEDROOMS

OWNER'S CERTIFICATE	PLANNING COMMISSION'S CERTIFICATE
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.	I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____ DATE _____
OWNER _____ DATE _____	PLANNING COMMISSION'S CERTIFICATE
SECRETARY _____ DATE _____	I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____ DATE _____

PURPOSE OF AMENDMENT
THE PURPOSE OF THIS AMENDMENT IS FOR:
1. REVISED BUILDING, 100 DRIVE-THRU AND ASSOCIATED PARKING.
2. INTERNAL STREET NAMES & ADDRESSES REMOVED, AWAITING UPDATE, CONSENSUS.
3. MINOR ADJUSTMENTS TO BUILDING FOOTPRINTS FOR BUILDINGS 100, 900, 950, 1700, 1750, AND 1800.
4. BUILDINGS 1750 AND 1800 CSF ADJUSTED, TOTAL SITE FOOTPRINT AND CSF REMAINS THE SAME.
5. INTERSECTION TO THE WEST OF BUILDING 1700 WAS REVISED FOR PEDESTRIAN SAFETY.

SCALE: 1" = 100'
DATE: MAR. 7, 2016
JOB NO.:
DESIGNED:
DRAWN:
CHECKED:
Q/C:
OWNER APPROVAL:
BY:
TITLE:
REVISIONS:
NO. DATE:
1. AUGUST 2014
2. JANUARY 2015
3. JULY 2015
4. OCT 2015
5. MAR 2016

GENERAL 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.
3. ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
4. ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER. PARKING AREAS WILL BE PAVED, SPACES DELINEATED, SCREENED/LANDSCAPED ACCORDING TO ARTICLES 16 AND 18 OF THE ZONING ORDINANCE.
5. STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUCG ENGINEERING MANUALS.
6. PAVEMENT DESIGN SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER AT THE TIME OF IMPROVEMENT PLAN CONSIDERATION.
7. 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.
8. 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 2:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING, SOILING, OR OTHER APPROVED EROSION CONTROL METHOD IN ORDER TO PREVENT EROSION.
9. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE. LANDSCAPING ADJACENT TO THE DEVONDALE SUBDIVISION SHALL COMPLY WITH THE APPROVED EXHIBIT ON FILE WITH THE DIVISION OF PLANNING.
10. UTILITY TRENCHING SHOULD BE LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES IF POSSIBLE. THIS INFORMATION WILL BE PLACED ON ALL APPROPRIATE IMPROVEMENT PLANS.
11. PROPOSED AND MODIFIED TRAFFIC SIGNALS WILL BE AT THE DEVELOPER'S EXPENSE AND SHALL MEET THE REQUIREMENTS OF KY TRANSPORTATION CABINET OR LFUCG AS APPLICABLE.
12. THIS PLAN SHALL COMPLY WITH ARTICLE 28-6(c) THROUGH (g) OF THE ZONING ORDINANCES.
13. THE PLANNING COMMISSION APPROVED TWO (2) VARIANCES ON JUNE 27, 2013 UNDER ARTICLE 6-4(C) OF THE ZONING ORDINANCE:
1. ELIMINATION OF MU-3 DIMENSIONAL REQUIREMENT FOR 0-FOOT SETBACK FOR 15% OF FRONT BUILDING WALLS.
2. A VARIANCE FROM THE MU-3 1:1 HEIGHT-TO-YARD RATIO TO ALLOW A MAXIMUM HEIGHT OF 30' WITH A 1:1 SIDE YARD FOR BUILDING 200 - BUILDING 200 HAS MOVED SO THIS NO LONGER APPLIES.
14. THE PLANNING COMMISSION, AT THE JUNE 27, 2013 MEETING, PLACED A CONDITIONAL ZONING RESTRICTION ON THIS PROPERTY THAT NO COMMERCIAL/RETAIL USE SHALL BE CLOSER THAN 75 FEET TO AN ADJACENT RESIDENTIAL USE.
15. THE LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR FIRE SERVICE FEATURES AS REQUIRED SHALL BE APPROVED BY THE DIVISION OF FIRE WATER CONTROL OFFICE.
16. THE PLANNING COMMISSION GRANTED A WAIVER OF THE ACCESS SPACING STANDARDS DEFINED IN THE LAND SUBDIVISION REGULATIONS, ARTICLE 8-8(a)(2) AT ITS MEETING ON JANUARY 16, 2014, AND ALSO APPROVED THE R/R/O DESIGN FROM M.O.W. BLVD.
17. AN APPROVED ENCROACHMENT PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET FOR THE PROPOSED US HWY 27 (NICHOLASVILLE ROAD) ENTRANCE, LANE IMPROVEMENTS AND SIGNAL INSTALLATION SHALL BE PROVIDED TO LFUCG DIVISION OF ENGINEERING PRIOR TO APPROVAL OF SITE CONSTRUCTION PLANS.
18. TWELVE (12) BICYCLE PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 28-6(d) OF THE ZONING ORDINANCE. BIKE RACK LOCATIONS SHOWN ARE APPROXIMATE AND MAY MOVE TO BETTER ACCOMMODATE THE SITE WHEN FINAL CONSTRUCTION PLANS ARE DEVELOPED.
19. BUILDING OFFSETS DEPICTED ON THIS PLAN ARE INTENDED TO SHOW COMPLIANCE WITH ARTICLE 28-6(c)(1) AND (2). THESE ARE APPROXIMATE IN LOCATION AND MAY VARY SLIGHTLY DURING DEVELOPMENT OF FINAL CONSTRUCTION PLANS. FINAL BUILDING PLANS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 28-6(c)(1) AND (2) AND WILL BE CONFIRMED BY THE DIVISION OF PLANNING PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR ANY BUILDING.
20. RESIDENTIAL BUILDINGS A & B WILL BE CONSTRUCTED DURING THE FIRST PHASE OF THE SUMMIT PROJECT.
21. THE DEVELOPER WILL COORDINATE WITH LFUCG AND THE KENTUCKY TRANSPORTATION CABINET TO FACILITATE THE CONSTRUCTION OF A RIGHT TURN LANE ON EAST TIVERTON WAY.
22. FIRE DEPARTMENT CONNECTIONS MUST BE IN THE FRONT OF THE BUILDINGS.
23. FRITZ FARM RETAIL COMPANY LLC (APPLICANT/PROPERTY OWNER) WILL PAY LFUCG \$30,000 (PAYABLE BY FRITZ FARM RETAIL COMPANY LLC AT THE TIME OF BUILDING PERMIT APPLICATION) TOWARD INSTALLATION OF TRAFFIC CALMING DEVICES IN THE RESIDENTIAL NEIGHBORHOODS TO THE NORTH AND EAST OF THE DEVELOPMENT, AT THE END OF FIVE (5) YEARS, ANY REMAINING FUNDS SHALL BE RETURNED TO FRITZ FARM RETAIL COMPANY LLC UPON REQUEST.
24. BUILDING ADDRESSES ARE DENIED ON THE PLAN BY THE SYMBOL - STREET NAMES AND ADDRESS ARE TO BE APPROVED BY THE LFUCG ADDRESSING OFFICE PRIOR TO ANY BUILDING PERMITS BEING ISSUED.
25. THIS DEVELOPMENT IS DESIGNATED AS AN ENTERTAINMENT MIXED USE FACILITY AS PROVIDED IN ZONING ORDINANCE 28-5(b)(6).
26. ALL BUILDING FACADES FACING THE ARTERIAL STREETS SHALL SUBSTANTIALLY COMPLY WITH THE EXHIBIT SUBMITTED TO THE DIVISION OF PLANNING.
27. TRACTS A, B, C, D, AND E ARE SUBJECT TO THE CONSTRUCTION AND OPERATING AND RECIPROCAL EASEMENT AGREEMENT FOR THE SUMMIT AT FRITZ FARM EXECUTED ON JUNE 30, 2015, AND RECORDED ON JULY 11, 2015, IN DEED BOOK 3324, PAGE 382, IN THE OFFICE OF THE COUNTY CLERK OF FAYETTE COUNTY AND THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS AND AGREEMENTS EXECUTED ON JUNE 30, 2015, AND RECORDED ON JULY 11, 2015, IN DEED BOOK 3324 AT PAGE 349 IN THE FAYETTE COUNTY CLERK'S OFFICE.
28. DUMPSTER/COMPACTOR PADS HAVE BEEN DIMENSIONED TO THE INTERIOR WALLS, INSIDE THE GATED AREAS, ALL DUMPSTER LOCATIONS SHALL BE DESIGNED ACCORDING TO LFUCG STANDARDS.

EXISTING SOIL AND TREE TYPES
SOIL TYPES: LORDADE SILT LOAM (LDC), MAURY SILT LOAM (MBS), MERGER SILT LOAM (MUS), SEE FAYETTE COUNTY SOIL SURVEY MAP 26.
EXISTING ON SITE TREES INCLUDE: CHERRY, HACKBERRY, ELM, ASH, SYCAMORE, WALNUT, LOCUST AND OAK, UNDERBRUSH - BIRAR, ROSE, HONEYSUCKLE

PLANTING PLAN TPA - TREE INVENTORY MAP	
PLANNED MU-3 SITE AREA	49.82 NET ACRES
REQUIRED CANOPY COVERAGE (MU-3)	10% - 4.98 ACRES
EXISTING TREE CANOPY	2.36 ACRES
PROTECTED EXISTING TREE CANOPY	0.26 ACRES
TOTAL ADDITIONAL CANOPY REQUIRED	4.72 ACRES

TREE PROTECTION PLAN LEGEND
EXISTING TREE CANOPY BOUNDARY
PROTECTED EXISTING TREE CANOPY AREA

OWNER/DEVELOPER:
FRITZ FARM RETAIL COMPANY LLC
c/o BAYER PROPERTIES, L.L.C.
2222 ARLINGTON AVENUE
BIRMINGHAM, AL 35205

PREPARED BY:
HDR ENGINEERING
2517 SIR BARTON WAY
LEXINGTON, KY 40509
SHOOK KELLEY ARCHITECTURE
2151 HAWKINS ST., SUITE 400
CHARLOTTE, NC 28203

MARCH 7TH, 2016
Scale 1" = 100'

AMENDED FINAL DEVELOPMENT PLAN
FRITZ FARM RETAIL COMPANY LLC

SUMMIT LEXINGTON
AMENDED FINAL DEVELOPMENT PLAN

FRITZ FARM RETAIL COMPANY LLC
AMENDED FINAL DEVELOPMENT PLAN

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