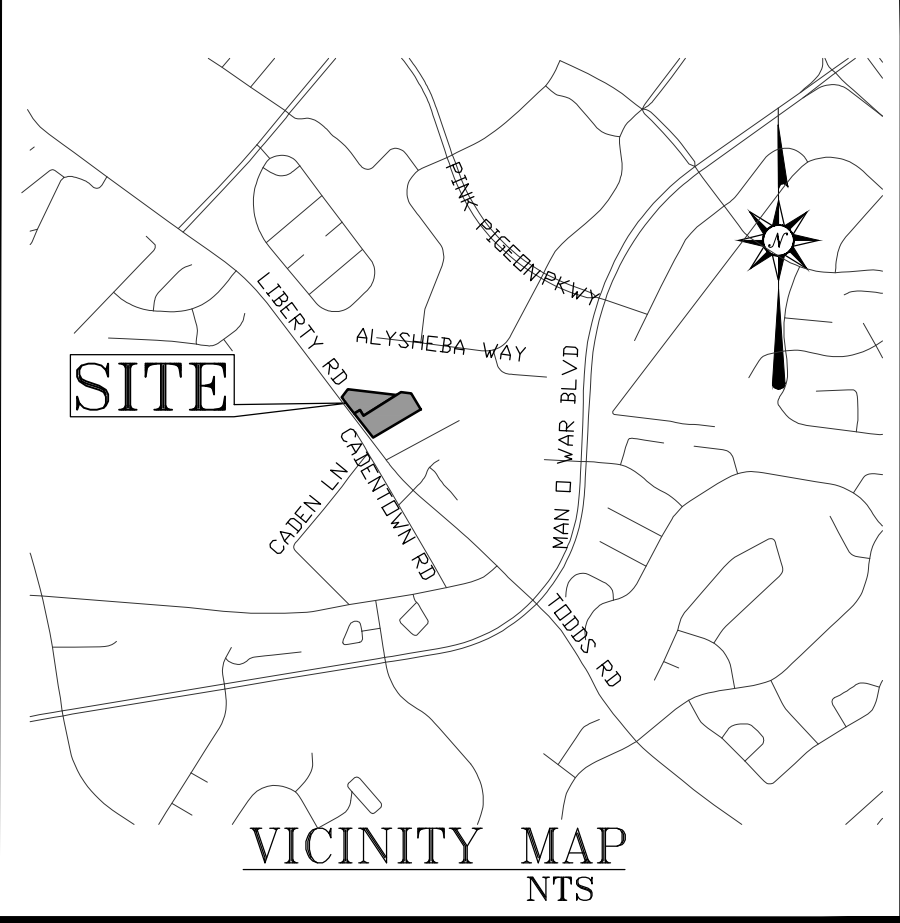
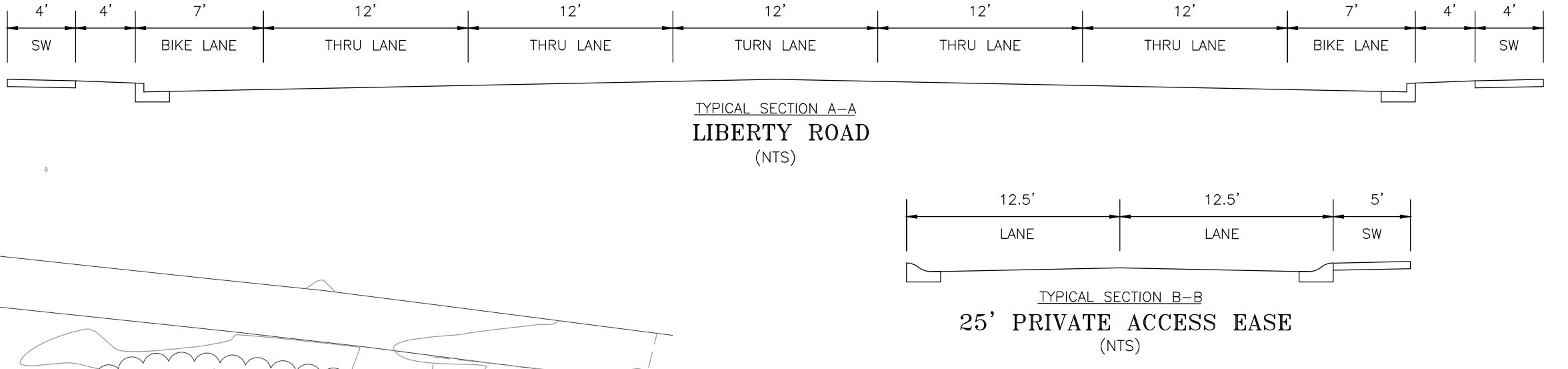




2801 LIBERTY ROAD
 LEXINGTON FAYETTE
 URBAN COUNTY
 GOVERNMENT
 "LIBERTY TRAIL"
 D.B. 3521, PG. 112
 PARCEL "B"
 P.C. R. SLD. 651
 ZONE A-U



APPLICANT/OWNER:
 LIBERTY PARK
 DEVELOPMENT, LLC
 301 W. WINE ST.
 LEXINGTON, KY 40507

ROSE H BRIGDEN & MARK McCLURE PROPERTY
 TRACT A
 2833 & 2853 LIBERTY ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 PRELIMINARY DEVELOPMENT PLAN

PURPOSE NOTE:
 THE PURPOSE OF THIS FINAL DEVELOPMENT PLAN IS TO REPRESENT A PROPOSED 56 UNIT TOWN HOME DEVELOPMENT IN A R-3 ZONE.

- GENERAL NOTES**
1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
 2. ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
 3. 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.
 4. STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
 5. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR THE SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 6. SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY ZONING ORDINANCE.
 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 CODE OF ORDINANCES CHAPTER 16 (SECTION 21-6 (a)(14) OF THE ZONING ORDINANCE).
 8. LANDSCAPING AND SCREENING SHALL CONFORM TO THE LATEST ARTICLE 18 OF THE URBAN COUNTY ZONING ORDINANCE, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND TREE PROTECTION ORDINANCE.
 9. 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 ADDITIONAL PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
 10. THE NEED FOR ON-SITE STORM WATER DETENTION SHALL BE RESOLVED AT TIME OF FINAL CONSTRUCTION DOCUMENTS.
 11. PROPOSED ENTRANCE ONTO LIBERTY ROAD SHALL BE SUBJECT TO KYTC APPROVAL.
 12. MAINTENANCE OF THE PROPOSED CROSS ACCESS EASEMENT SHALL BE JOINTLY SHARED BY ALL PROPERTY OWNERS IN THIS DEVELOPMENT.
 13. THE FRONT OF UNITS 5-14 SHALL FACE THE BRIGHTON EAST TRAIL RIGHT OF WAY MEETING A 10' FRONT YARD SETBACK REQUIREMENT.
 14. A PLAT WILL BE REQUIRED TO REDUCE THE 30' BUILDING SETBACK ALONG LIBERTY ROAD TO 10' AS PERMITTED WITHIN THE R-11 ZONE.
 15. NO PARALLEL PARKING ALONG ACCESS EASEMENT.
 16. ANY WORK IN AN ALONG THE BRIGHTON EAST TRAIL RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT WITH LUFGC.
 17. STORM WATER RUNOFF SHALL BE DIRECTED TOWARD A FUTURE SWALE ALONG BRIGHTON TRAIL EAST.
 18. SUBDIVIDED TOWNHOUSES MUST COMPLY WITH PRIVATE OPEN SPACE STANDARDS PER R-11 ZONE.

SUBDIVISION REGULATIONS 6-6 (D) WAIVER:
 THE LEXINGTON-FAYETTE URBAN COUNTY PLANNING COMMISSION APPROVED A WAIVER REQUEST ON JUNE 8, 2023 TO ARTICLE 6-6 (D) OF THE LAND SUBDIVISION REGULATIONS FOR THE PROVISION OF A PRIVATE PUMP STATION AND SANITARY SEWER LATERAL LINE TO SERVE FOURTEEN (14) TOWNHOUSE UNITS.

WAIVER:
 ON JANUARY 26, 2023, THE LEXINGTON-FAYETTE URBAN COUNTY PLANNING COMMISSION APPROVED A WAIVER REQUEST TO ARTICLE 6-4(C) OF THE LAND SUBDIVISION REGULATIONS PERTAINING TO LOT FRONTAGE AND ACCESS FOR FOURTEEN TOWNHOUSE UNITS IN ORDER TO USE AN ACCESS EASEMENT TO PROVIDE ACCESS TO THE PROPOSED LOTS.

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 _____ 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 SEPT. 28, 2023.

SECRETARY _____ DATE _____

SITE STATISTICS

ITEM	TOTAL SITE
ZONE	R-3
TOTAL AREA	3,633 ACRES
TOTAL UNITS	56
GROSS BUILDING AREA (GBA)	133,056 S.F.
32 - 1 CARD UNITS (X) 2,079 SF/UNIT	66,528 S.F.
24 - 2 CARD UNITS (X) 2,772 SF/UNIT	66,528 S.F.
PARKING SPACES PROVIDED	80
32 - 1 CAR GARAGE UNITS	32
24 - 2 CAR GARAGE UNITS	48

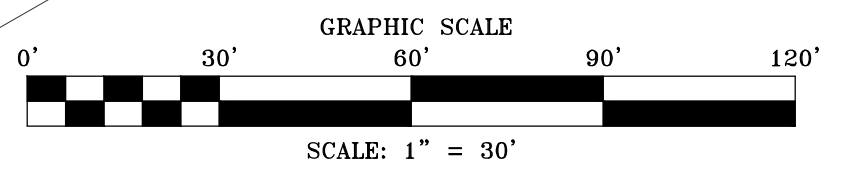
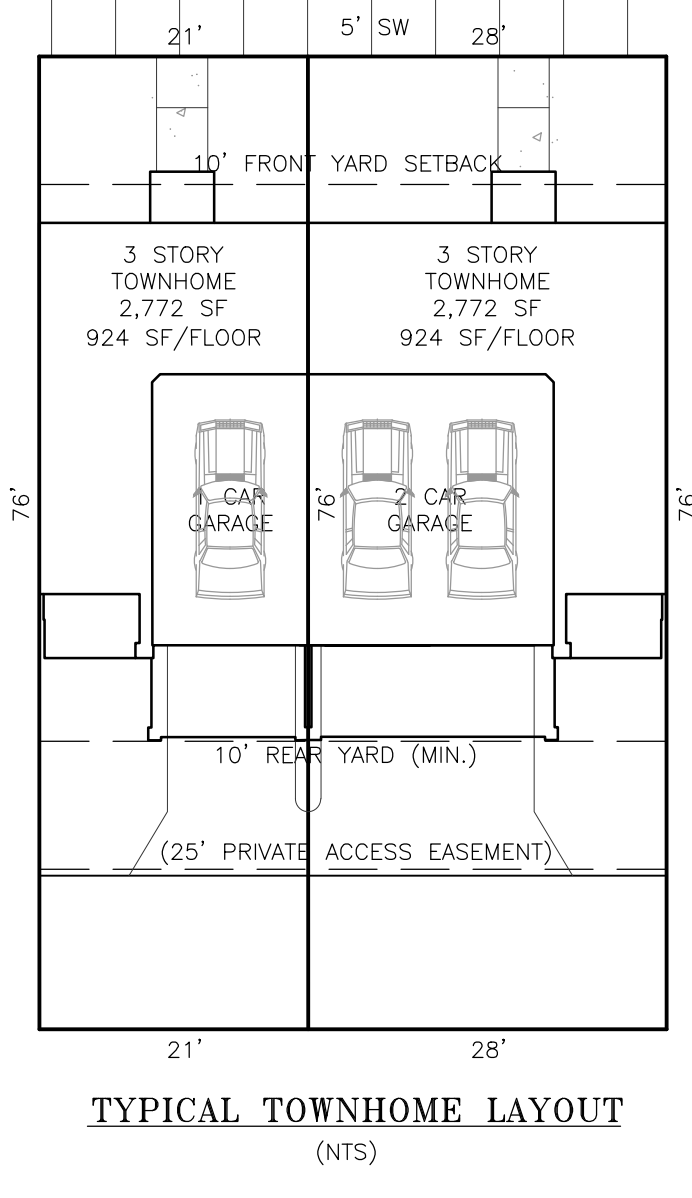
PRIVATE STREET (OR ACCESS EASEMENT)

RESPONSIBILITY OF OWNERS - THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING, OR OTHER NEEDS RELATED TO THE PRIVATE STREETS (OR ACCESS EASEMENTS) SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE PRIVATE STREET (OR ACCESS EASEMENT), AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS (OR ACCESS EASEMENTS) BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE STREETS (OR ACCESS EASEMENTS) FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, AT SOME FUTURE DATE, THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE STREETS (OR ACCESS EASEMENT) SHALL BE DEDICATED TO PUBLIC USE WITHOUT THE OWNERS' EXPENSE IN MAKING SUCH STREETS (OR ACCESS EASEMENTS) CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER: _____
 DATE: _____

LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)
1	2,051	30	1,975
2	1,596	31	2,045
3	1,596	32	2,394
4	1,596	33	2,781
5	1,596	34	1,701
6	2,077	35	1,701
7	2,051	36	1,701
8	1,595	37	1,701
9	1,595	38	1,701
10	1,596	39	1,701
11	1,596	40	1,728
12	1,596	41	1,728
13	1,596	42	1,701
14	1,595	43	1,701
15	2,126	44	2,678
16	2,132	45	2,748
17	2,428	46	1,700
18	2,988	47	1,700
19	2,504	48	1,700
20	1,701	49	1,701
21	1,701	50	1,701
22	2,556	51	1,701
23	2,280	52	2,781
24	1,932	53	2,197
25	1,932	54	1,791
26	2,369	55	1,791
27	2,392	56	2,183
28	1,932	57	49,104
29	1,932	TOTAL	158,269

* HGA AREA



PRELIMINARY DEVELOPMENT PLAN
 ZDP

PLN-MJDP-23-00046