

# STREET SECTION A-A' F

DP-10

No Scale

SITE: 6.41 acres, gross & net

ZONE: I-1 light industrial

FLOOR AREA (TOTAL GROSS): 116,400 sf

TOTAL PARKING REQUIRED: Dependent on use See General Note 13

PARKING AS PROPOSED:

	total	handicapped	compact	standard
Stage 1	31	4	0	27
Stage 2	79	0	2	77
Stage 3	47	4	2	41
Stage 4	41	0	3	38

## SITE STATISTICS

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**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 7 July 2011.

**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.

date \_\_\_\_\_

date \_\_\_\_\_

## CERTIFICATIONS

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## VICINITY MAP

No Scale

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- No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan.
- All landscaping and screening improvements shall comply with Article 16 of the LFCUG Zoning Regulations.
- If any part of this plan should be judged to be invalid, such judgment shall not invalidate the remainder of the plan.
- This plan may be amended with the approval of the Urban County Planning Commission.
- Access shall be limited as shown on the plan.
- All areas that have been disturbed by grading shall have a temporary vegetative cover. Such cover will consist of annual grasses or small grains. Slopes exceeding 4:1 (H:V) will have additional protection of mulching or sodding in order to prevent erosion.
- This plan shall not be used as a basis for sale of this property. Any sale of land in this parcel shall be based upon a recorded plat and not this development plan.
- Stormwater Management, Sanitary Sewers, and other applicable design & construction items to be performed in accordance with the Division of Engineering Technical Manuals.
- Existing substantial trees within 5-feet of the western, northern, and eastern property lines are to be maintained, except for damaged or diseased trees.
- This document does NOT represent a boundary survey. All metes and bounds shown were taken from DB 2754 Pg 433 -- not verified by J.E. Black, PLLC.
- Parking lot layout may be modified to meet storm water Best Management Practices.
- A grant for storm water management has been applied for and may require alternate parking layout and materials.
- Additional uses allowed by Adaptive Reuse Project will be governed by availability of parking per Article 16 of the Zoning Ordinance.

## GENERAL NOTES

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CLIENT & PROPERTY OWNER:  
Merv Properties, LLC  
208 Stone Avenue  
Lexington, KY 40508

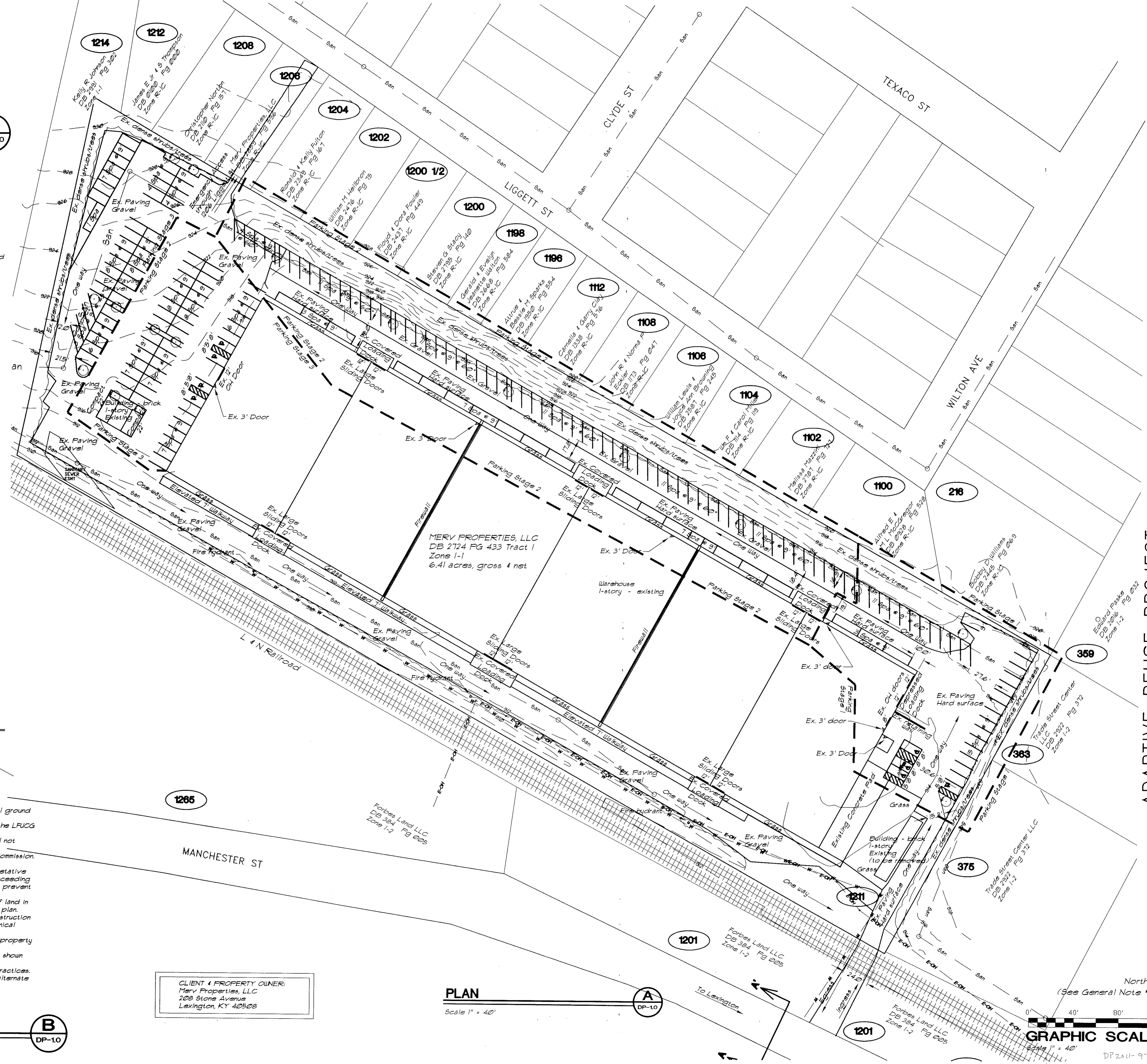
## PLAN

Scale 1" = 40'

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## GRAPHIC SCALE

Scale 1" = 40'



## ADAPTIVE REUSE PROJECT

### FINAL DEVELOPMENT PLAN

MERV PROPERTIES LLC  
1211 MANCHESTER STREET  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

### REVISIONS

DATE	JOB NO.	Drawn by	Checked by
31 Oct 2011	EB20244	JEB	JEB

### DRAWING

DP-1.0  
1 OF 1

## J. E. BLACK PLLC

CIVIL ENGINEERING SURVEYING GEOLOGY SITE PLANNING  
LEXINGTON KY 40504-1153  
735 RED MILE RD  
859-255-3800



North (See General Note #3)