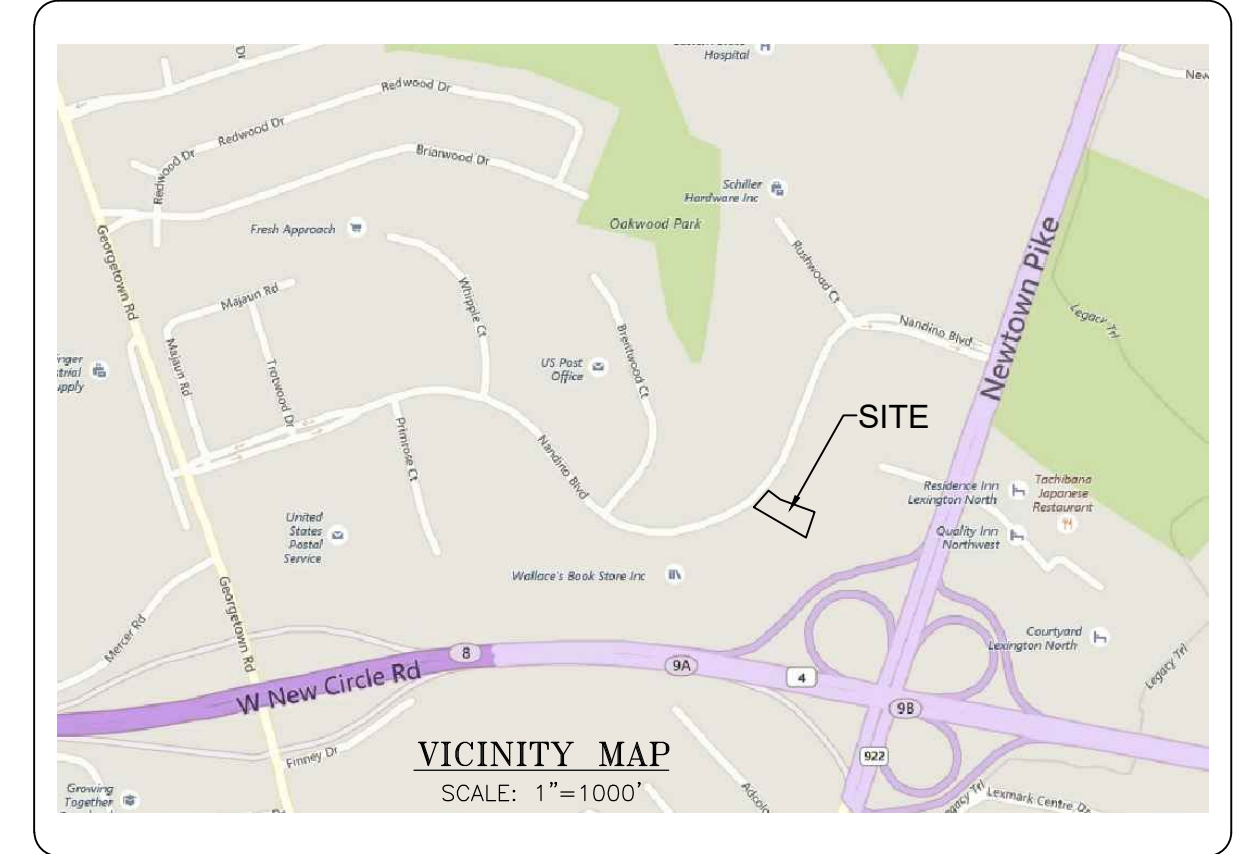
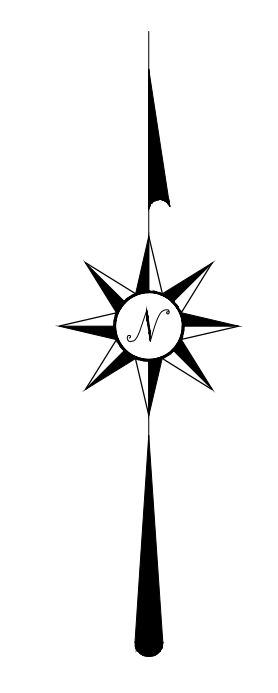


**NANDINO BLVD.  
SECTION A-A**  
80' RIGHT-OF-WAY  
NOT TO SCALE



**GENERAL NOTES**

- DIMENSIONS SHOWN FOR BUILDINGS ON THIS PLAN ARE TO OUTSIDE FACE OF BUILDING.
- THE DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUGG ENGINEERING MANUALS
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- 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 ORDINANCE.
- DETAILED DESIGN GEOMETRY OF ENTRANCES SHALL MEET THE APPROVAL OF THE LFUGG TRAFFIC ENGINEER.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- PROPERTY LINE INFORMATION SHOWN TAKEN FROM THE PLAT OF RECORD IN PLAT CAB. N, SLIDE 493. IN THE FAYETTE COUNTY CLERK'S OFFICE.
- THE LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE PREVENTION.

**SITE STATISTICS**

PROPERTY ADDRESS	892 NANDINO BLVD.
AREA (ACRES)	0.698
ZONE	I-1
GROSS BLDG. AREA	7,920 SF
REQUIRED PARKING @ 1 SPACE/600 (SF) GBA	14
PROPOSED PARKING	18
VEHICLE USE AREA (VUA)	7,900 SF
REQ. INTERIOR LANDSCAPE AREA (ILA) @ 0.05XVUA	395 SF
PROP. INTERIOR LANDSCAPE AREA (ILA)	487 SF

**OWNER'S CERTIFICATION**

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS 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 \_\_\_\_\_.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**TREE INVENTORY MAP LIST**

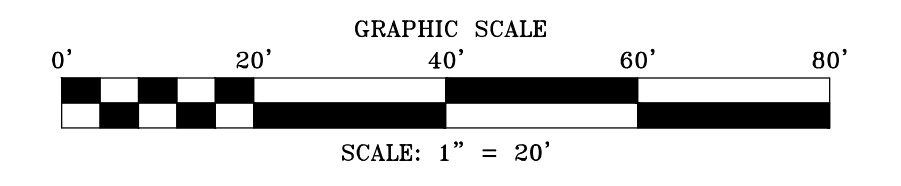
THE EXISTING TREES ARE PROPERTY PERIMETER TREES. THE SPECIES ARE ALL PINE WITH HONEY SUCKLE UNDERGROWTH.

**TREE CANOPY STATISTICS**

TOTAL AREA	0.698 ACRES (30,338 S.F.)
ZONE	I-1
REQUIRED CANOPY	(10%) 3,334 S.F.
EXISTING CANOPY (TPA)	(13.60%) 4,140 S.F.
ADDITIONAL CANOPY REQUIRED	(0%) 0 S.F.
EXISTING SOIL TYPE	Mib

**PURPOSE OF PLAN**

TO ADD 7,920 SF INDUSTRIAL BUILDING AND ASSOCIATED LOADING AREA, PARKING SPACES AND ACCESS AISLES TO THE PROPERTY LOCATED AT 892 NANDINO BLVD.



**DEVELOPER:**  
892 NANDINO LLC  
2414 PALMBO DRIVE  
LEXINGTON, KY 40509

**PROPERTY OWNER:**  
RASNICK FAMILY PARTNERSHIP LLLP  
1440 LAKEWOOD DRIVE  
LEXINGTON, KY 40502

**MELBOURNE INDUSTRIAL PARK  
UNIT 1-G, LOT 12-B**  
892 NANDINO BOULEVARD  
LEXINGTON, KY 40511  
**CONSTRUCTION PLANS**

DATE: MARCH 6, 2017

**FDP**