

VICINITY MAP
Scale: 1" = 1,500'

LEGEND

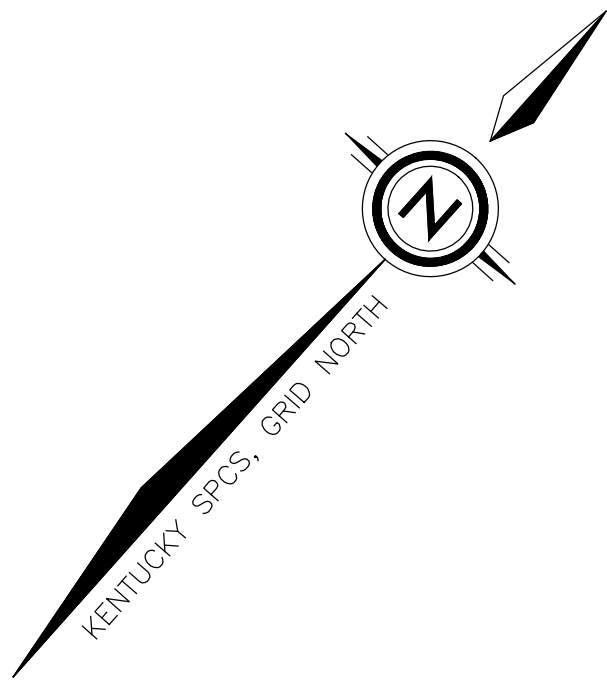
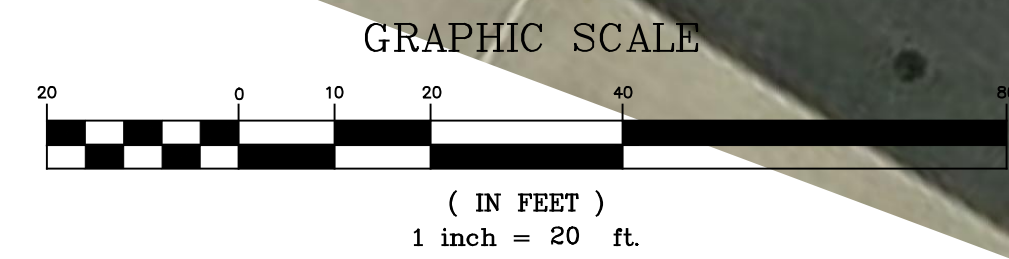
- FOUND MONUMENT
- AS NOTED ON SURVEY
- △ 24" LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- CONTROL POINT / BENCHMARK
- STREET LIGHT (LP)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- POST INDICATOR VALVE (PIV)
- CLEAN OUT (c/o)
- STORM MANHOLE
- SANITARY MANHOLE
- SIGNS
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- ADS PLASTIC PIPE
- CPP CORRUGATED PLASTIC PIPE
- VCP VITRIFIED CLAY PIPE
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. SURFACE ELEVATION (TOP-OF-GRADE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- WATER LINE PER KAWC SERVICE MAP - NOT LOCATED
- GAS LINE
- GAS LINE PER COLUMBIA GAS SERVICE MAP - NOT LOCATED
- SANITARY SEWER LINE PER LFUGG SERVICE MAP - NOT LOCATED
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELEPHONE/CABLE
- UOE UNDERGROUND ELECTRIC
- UOC UNDERGROUND TELEPHONE/CABLE
- INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN

ZONING REQUIREMENTS

	B-2A (DOWNTOWN FRAME BUSINESS) ZONE
MINIMUM LOT SIZE	NO LIMITATION.
MINIMUM LOT FRONTAGE	NO LIMITATION.
MINIMUM FRONT YARD	10'.
MINIMUM EACH SIDE YARD	NO LIMITATION, EXCEPT THAT SIDE STREET YARD SHALL BE TEN (10) FEET.
MINIMUM REAR YARD	NO LIMITATION.
MINIMUM USABLE OPEN SPACE	NO LIMITATION, EXCEPT THAT RESIDENTIAL USES SHALL PROVIDE USABLE OPEN SPACE EQUAL TO NOT LESS THAN TEN PERCENT (10%) OF ONLY THOSE FLOORS OCCUPIED BY DWELLING UNITS.
MAXIMUM LOT COVERAGE	NO LIMITATION.
MAXIMUM HEIGHT OF BUILDING	THREE (3) STORIES, OR THIRTY-FIVE (35) FEET, EXCEPT THAT BUILDINGS UP TO TEN (10) STORIES SHALL BE PERMITTED IF THE PLANNING COMMISSION APPROVES A DEVELOPMENT PLAN AND FOR EVERY STORY IN EXCESS OF THREE (3) STORIES, ON PERCENT (1%) OF THE TOTAL LOT AREA SHALL BE ADDED TO THE OTHERWISE REQUIRED FRONT YARD, OR SUCH AREA SHALL BE PROVIDED AS GROUND LEVEL OPEN SPACE ON LAND ADJOINING THE RIGHT-OF-WAY.

	B-4 (WHOLESALE AND WAREHOUSE BUSINESS) ZONE
MINIMUM LOT SIZE	NO LIMITATION.
MINIMUM LOT FRONTAGE	NO LIMITATION.
MINIMUM FRONT YARD	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM EACH SIDE YARD	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM REAR YARD	NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM USABLE OPEN SPACE	NO LIMITATION.
MAXIMUM LOT COVERAGE	NO LIMITATION.
MAXIMUM HEIGHT OF BUILDING	75', EXCEPT WHEN A SIDE OR REAR YARD ABUTS A PROFESSIONAL OFFICE OR A RESIDENTIAL ZONE, THEN A 3:1 HEIGHT-TO-YARD RATIO.

	R-3 (PLANNED NEIGHBORHOOD RESIDENTIAL) ZONE
MINIMUM LOT SIZE	6,000 SQUARE FEET.
MINIMUM LOT FRONTAGE	50'.
MINIMUM FRONT YARD	20'.
MINIMUM EACH SIDE YARD	5', UNLESS REQUIRED TO BE A MINIMUM OF 30 FEET BY ARTICLE 15-2(9)(3).
MINIMUM REAR YARD	10 FEET.
MINIMUM USABLE OPEN SPACE	20%
MAXIMUM LOT COVERAGE	25% AND A FLOOR AREA RATIO OF 0.5.
MAXIMUM HEIGHT OF BUILDING	35'.



ORIGIN OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY UTILIZING CONTINUOUSLY OPERATING REFERENCE STATION (CORS) 'KYTC', HAVING A POINT DESIGNATION OF 'KY HWY DIST 7 CORS ARP' AND HAVING GEOGRAPHIC COORDINATES OF N 38° 04' 31.96484", W 084° 29' 31.91127" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=209,682.94', E=1,570,696.89'.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ORIGIN OF ELEVATIONS IS THE CORS STATION 'KYTC' DESCRIBED ABOVE. THE PUBLISHED ELEVATION OF THIS MONUMENT IS 976.93 FEET (NAVD 88).

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) WITH THE 'KYTC' CORS STATION LOCATED AT THE KYOT DISTRICT 7 OFFICE IN LEXINGTON, KY.

SETBACK NOTE

THE BUILDING SETBACK LINES ARE NOT GRAPHICALLY SHOWN HEREON BECAUSE THEY ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2106070136E WITH A MAP REVISED DATE OF MARCH 03, 2014 FOR LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTES

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

UTILITY OWNERS

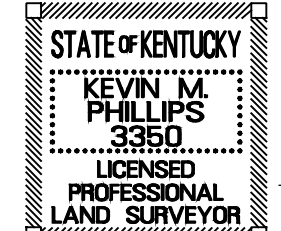
ELECTRIC KENTUCKY UTILITIES 500 STONE ROAD LEXINGTON, KY BRYAN SLONE (859) 278-9355	NATURAL GAS COLUMBIA GAS COMPANY 2001 MERGER ROAD LEXINGTON, KY BRYAN SLONE (859) 288-0253
WATER KENTUCKY AMERICAN WATER COMPANY 2300 RICHMOND ROAD LEXINGTON, KY DOUG BLANDFORD 1-859-357-6250 (859) 268-6362	TELEPHONE WINDSTREAM 130 WEST NEW CIRCLE ROAD LEXINGTON, KY LOUIS BLANDFORD 1-859-357-6250 (859) 268-6362
WASTE WATER LFUGG SANITARY DEPARTMENT 1516 INDUSTRIAL ROAD LEXINGTON, KY (859) 258-3410	CABLE TELEVISION INSIGHT COMMUNICATIONS 2544 PALUMBO DRIVE LEXINGTON, KY (859) 514-1400
STATE ROADS TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS DISTRICT OFFICE NO. 7 763 NEW CIRCLE ROAD NW LEXINGTON, KENTUCKY	

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON OCTOBER 8, 2014.



DATE: 10-13-2014
DATE: 10-13-2014

REVISION NUMBER	DATE	DESCRIPTION

EE ENDRIS
Engineering
Civil Design • Construction Layout • GPS

771 ENTERPRISE DRIVE
LEXINGTON, KY 40510
PH: 859-253-1425
TOLL: 800-613-9244
800-613-9244
FAX: 859-233-1436

BOUNDARY SURVEY OF
Fleetwood Land Management, LLC Property
133-164 Race Street, 143 & 155 Midland Avenue, 501 Short Street
Lexington, Fayette County, Kentucky

Fleetwood Land Management, LLC - 249 East Main Street, Lexington, Kentucky 40507

JOB NUMBER	3349
DRAWING DATE	10-13-2014
DRAWING FILE	1349 Fleetwood Land Management.dwg
SCALE:	1" = 20'
0	20'

SURVEY COMPLETED	10-08-2014
SHEET	1 of 1