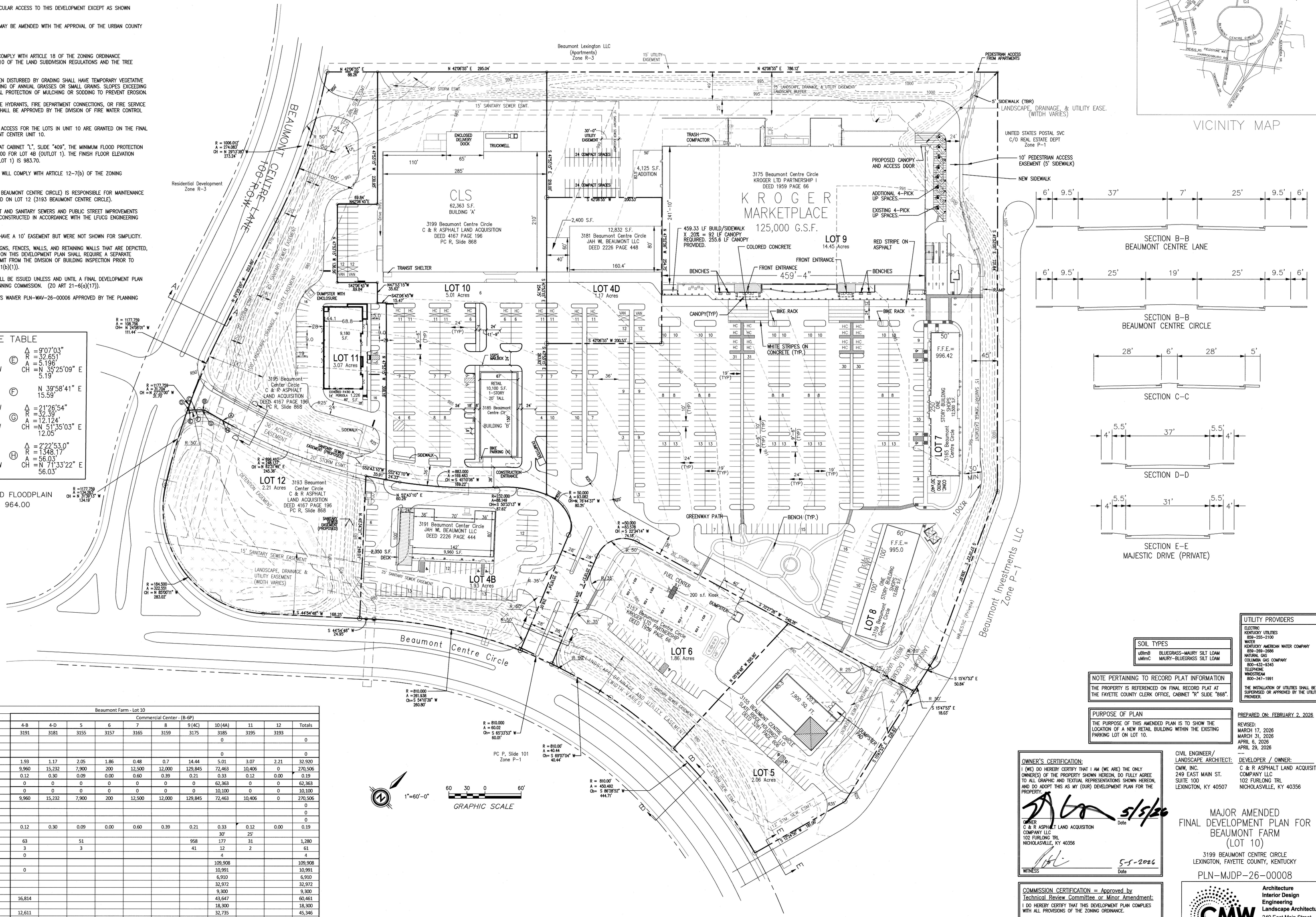
NOTES:

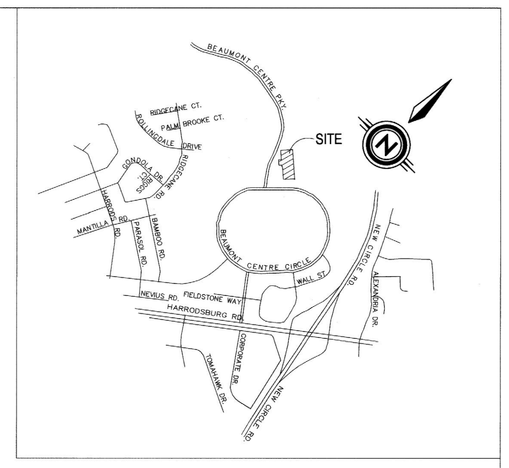
1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE OF ORDINANCES.
2. THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
3. THERE SHALL BE NO VEHICULAR ACCESS TO THIS DEVELOPMENT EXCEPT AS SHOWN HEREON.
4. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
5. OMIT.
6. ALL LANDSCAPING SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
7. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED, CONSISTING OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF MULCHING OR SODDING TO PREVENT EROSION.
8. THE LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE WATER CONTROL OFFICE.
9. RECIPROCAL PARKING AND ACCESS FOR THE LOTS IN UNIT 10 ARE GRANTED ON THE FINAL RECORD PLAT OF BEAUMONT CENTER UNIT 10.
10. AS PER FINAL RECORD PLAT CABINET "L", SLIDE "409", THE MINIMUM FLOOD PROTECTION ELEVATION (F.P.E.) IS 970.00 FOR LOT 4B (OUTLOT 1). THE FINISH FLOOR ELEVATION (F.F.E.) FOR LOT 4B (OUTLOT 1) IS 983.70.
11. THE PROPOSED BUILDINGS WILL COMPLY WITH ARTICLE 12-7(b) OF THE ZONING ORDINANCE (3' OFFSETS).
12. OWNER OF LOT 10 (3199 BEAUMONT CENTRE CIRCLE) IS RESPONSIBLE FOR MAINTENANCE OF STORM DETENTION POND ON LOT 12 (3193 BEAUMONT CENTRE CIRCLE).
13. STORM WATER MANAGEMENT AND SANITARY SEWERS AND PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LFUCG ENGINEERING MANUALS.
14. ALL STORM SEWER LINES HAVE A 10' EASEMENT BUT WERE NOT SHOWN FOR SIMPLICITY.
15. ALL BUILDINGS, PAVING, SIGNS, FENCES, WALLS, AND RETAINING WALLS THAT ARE DEPICTED, DESCRIBED, OR REQUIRED ON THIS DEVELOPMENT PLAN SHALL REQUIRE A SEPARATE REVIEW AND BUILDING PERMIT FROM THE DIVISION OF BUILDING INSPECTION PRIOR TO CONSTRUCTION. (ZO ART 21(b)(1)).
16. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. (ZO ART 21-6(a)(17)).
17. OPEN SPACE REQUIREMENTS WAIVER PLN-WAV-26-00006 APPROVED BY THE PLANNING COMMISSION APRIL 2026.

## COURSE TABLE

| | | | |
|---|---|---|---|
| Ⓐ | Δ = 2°22'53.0" R = 1348.17' A = 56.03' CH = S 71°33'22" W 56.03' | Ⓔ | Δ = 9°07'03" R = 32.651' A = 5.196' CH = N 35°25'09" E 5.19' |
| Ⓑ | Δ = 21°26'54" R = 32.39' A = 12.124' CH = S 51°35'03" W 12.05' | Ⓕ | N 39°58'41" E 15.59' |
| Ⓒ | S 39°58'41" W 15.59' | Ⓖ | Δ = 21°26'54" R = 32.39' A = 12.124' CH = N 51°35'03" E 12.05' |
| Ⓓ | Δ = 9°07'03" R = 32.651' A = 5.196' CH = S 35°25'09" W 5.19' | Ⓗ | Δ = 2°22'53.0" R = 1348.17' A = 56.03' CH = N 71°33'22" E 56.03' |

+ + + AMENDED FLOODPLAIN ELEV. = 964.00




VICINITY MAP




SECTION B-B
BEAUMONT CENTRE LANE




SECTION B-B
BEAUMONT CENTRE CIRCLE




SECTION C-C




SECTION D-D




SECTION E-E
MAJESTIC DRIVE (PRIVATE)

| Beaumont Farm - Lot 10 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Zoning | Commercial Center - (B-6P) | | | | | | | | | | |
| | 4-B | 4-D | 5 | 6 | 7 | 8 | 9 (4C) | 10 (4A) | 11 | 12 | Totals |
| Beaumont Centre Circle | 3191 | 3181 | 3155 | 3157 | 3165 | 3159 | 3175 | 3185 | 3195 | 3193 | |
| Street Frontage | | | | | | | | 0 | | | 0 |
| Beaumont Centre Lane | | | | | | | | | | | |
| Street Frontage | | | | | | | | 0 | | | 0 |
| Site Acreage | 1.93 | 1.17 | 2.05 | 1.86 | 0.48 | 0.7 | 14.44 | 5.01 | 3.07 | 2.21 | 32.920 |
| Lot Coverage | 9,960 | 15,232 | 7,900 | 200 | 12,500 | 12,000 | 129,845 | 72,463 | 10,406 | 0 | 270,506 |
| * - Lot Coverage Ratio | 0.12 | 0.30 | 0.09 | 0.00 | 0.60 | 0.39 | 0.21 | 0.33 | 0.12 | 0.00 | 0.19 |
| Building 'A' Square Footage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 62,363 | 0 | 0 | 62,363 |
| Building 'B' Square Footage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,100 | 0 | 0 | 10,100 |
| Total Building Square Footage | 9,960 | 15,232 | 7,900 | 200 | 12,500 | 12,000 | 129,845 | 72,463 | 10,406 | 0 | 270,506 |
| Number of Dwelling Units | | | | | | | | | | | 0 |
| Number of Seats - in | | | | | | | | | | | 0 |
| Number of Seats - Out | | | | | | | | | | | 0 |
| * - Floor Area Ratio | 0.12 | 0.30 | 0.09 | 0.00 | 0.60 | 0.39 | 0.21 | 0.33 | 0.12 | 0.00 | 0.19 |
| Height of Building - In Feet | | | | | | | | 30' | 25' | | |
| Parking Provided (incl H/C) | 63 | | 51 | | | | 958 | 177 | 31 | | 1,280 |
| Handicap Parking Provided | 3 | | 3 | | | | 41 | 12 | 2 | | 61 |
| Bicycle Parking | 0 | | | | | | | 4 | | | 4 |
| Vehicular Use Area | | | | | | | | 109,908 | | | 109,908 |
| * - Interior Landscape Required | 0 | | | | | | | 10,991 | | | 10,991 |
| Interior Landscape Provided | | | | | | | | 6,910 | | | 6,910 |
| * - Interior Tree Canopy - Required | | | | | | | | 32,972 | | | 32,972 |
| Interior Tree Canopy - Provided | | | | | | | | 9,300 | | | 9,300 |
| * - Tree Canopy - Required | 16,814 | | | | | | | 43,647 | | | 60,461 |
| Tree Canopy - Provided | | | | | | | | 18,300 | | | 18,300 |
| * - Open Space - Useable Required | 12,611 | | | | | | | 32,735 | | | 45,346 |
| Usable Open Space - Provided (4.8%) | | | | | | | | 10,450 | | | 10,450 |
| * - Open Space - Vegetated Required | 12,611 | | | | | | | 32,735 | | | 45,346 |
| Vegetated Open Space - Provided (4.0%) | | | | | | | | 8,758 | | | 8,758 |
| Common Open Space | | | | | | | | 0 | | | 0 |

| SOIL TYPES | |
|---|---|
| uBlmB | BLUEGRASS-MAURY SILT LOAM |
| uMrmC | MAURY-BLUEGRASS SILT LOAM |

**NOTE PERTAINING TO RECORD PLAT INFORMATION**

THE PROPERTY IS REFERENCED ON FINAL RECORD PLAT AT THE FAYETTE COUNTY CLERK OFFICE, CABINET "R" SLIDE "868".

**PURPOSE OF PLAN**

THE PURPOSE OF THIS AMENDED PLAN IS TO SHOW THE LOCATION OF A NEW RETAIL BUILDING WITHIN THE EXISTING PARKING LOT ON LOT 10.

**UTILITY PROVIDERS**

ELECTRIC
KENTUCKY UTILITIES
859-255-2100
WATER
KENTUCKY AMERICAN WATER COMPANY
859-269-2686
NATURAL GAS
COLUMBIA GAS COMPANY
800-432-9345
TELEPHONE
WINDSTREAM
800-347-1991

THE INSTALLATION OF UTILITIES SHALL BE SUPERVISED OR APPROVED BY THE UTILITY PROVIDER.

PREPARED ON: FEBRUARY 2, 2026

REVISED:
MARCH 17, 2026
MARCH 31, 2026
APRIL 6, 2026
APRIL 29, 2026

**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
C & R ASPHALT LAND ACQUISITION COMPANY LLC
102 FURLONG TRL
NICHOLASVILLE, KY 40356

Date 5/5/26

WITNESS

Date 5-5-2026

**COMMISSION CERTIFICATION = Approved by Technical Review Committee or Minor Amendment:**

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN COMPLIES WITH ALL PROVISIONS OF THE ZONING ORDINANCE.

Secretary

Date 5-7-2026

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
CMW, INC.
249 EAST MAIN ST.
SUITE 100
LEXINGTON, KY 40507

DEVELOPER / OWNER:
C & R ASPHALT LAND ACQUISITION COMPANY LLC
102 FURLONG TRL
NICHOLASVILLE, KY 40356

# MAJOR AMENDED FINAL DEVELOPMENT PLAN FOR BEAUMONT FARM (LOT 10)

3199 BEAUMONT CENTRE CIRCLE
LEXINGTON, FAYETTE COUNTY, KENTUCKY

PLN-MJDP-26-00008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Architecture
Interior Design
Engineering
Landscape Architecture
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