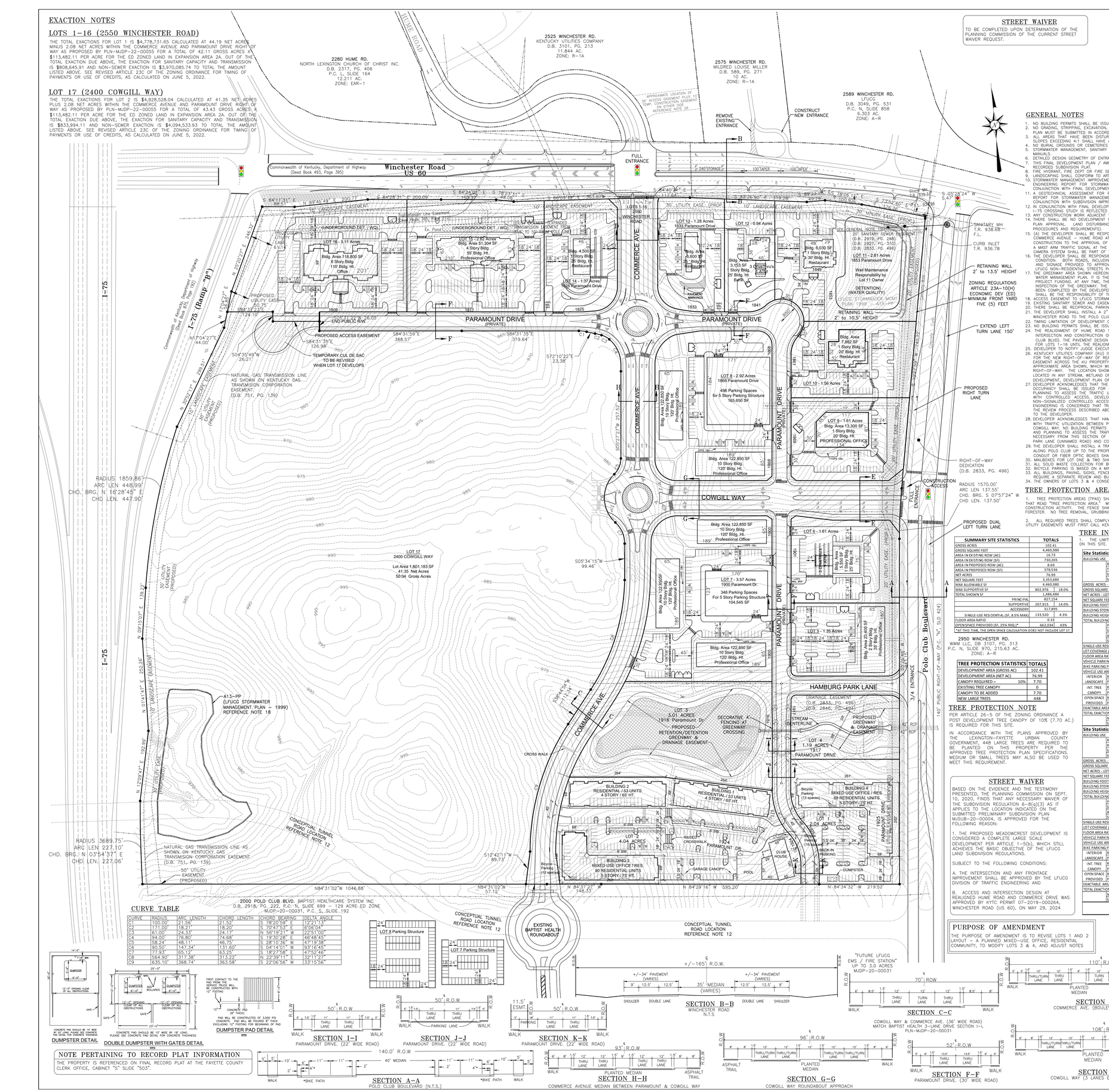
EXACTION NOTES

LOTS 1–16 (2550 WINCHESTER ROAD)

THE TOTAL EXACTIONS FOR LOT 1 IS $4,778,731.65 CALCULATED AT 44.19 NET ACRES MINUS 2.08 NET ACRES WITHIN THE COMMERCE AVENUE AND PARAMOUNT DRIVE RIGHT OF WAY AS PROPOSED BY PLN-MJDP-22-00055 FOR A TOTAL OF 42.11 GROSS ACRES X $113,482.11 PER ACRE FOR THE ED ZONED LAND IN EXPANSION AREA 2A. OUT OF THE TOTAL EXACTION DUE ABOVE, THE EXACTION FOR SANITARY CAPACITY AND TRANSMISSION IS $808,645.91 AND NON-SEWER EXACTION IS $3,970,085.74 TO TOTAL THE AMOUNT LISTED ABOVE. SEE REVISED ARTICLE 23C OF THE ZONING ORDINANCE FOR TIMING OF PAYMENTS OR USE OF CREDITS, AS CALCULATED ON JUNE 5, 2022.

LOT 17 (2400 COWGILL WAY)

THE TOTAL EXACTIONS FOR LOT 2 IS $4,928,528.04 CALCULATED AT 41.35 NET ACRES PLUS 2.08 NET ACRES WITHIN THE COMMERCE AVENUE AND PARAMOUNT DRIVE RIGHT OF WAY AS PROPOSED BY PLN-MJDP-22-00055 FOR A TOTAL OF 43.43 GROSS ACRES X $113,482.11 PER ACRE FOR THE ED ZONED LAND IN EXPANSION AREA 2A. OUT OF THE TOTAL EXACTION DUE ABOVE, THE EXACTION FOR SANITARY CAPACITY AND TRANSMISSION IS $835,994.11 AND NON-SEWER EXACTION IS $4,094,533.93 TO TOTAL THE AMOUNT LISTED ABOVE. SEE REVISED ARTICLE 23C OF THE ZONING ORDINANCE FOR TIMING OF PAYMENTS OR USE OF CREDITS, AS CALCULATED ON JUNE 5, 2022.


2280 HUME RD.
NORTH LEXINGTON CHURCH OF CHRIST INC.
D.B. 2317, PG. 406
P.C. L, SLIDE 164
12.211 AC.
ZONE: EAR-1
HUME ROAD
2525 WINCHESTER RD.
KENTUCKY UTILITIES COMPANY
D.B. 3101, PG. 213
11.844 AC.
ZONE: R-1A
2575 WINCHESTER RD.
MILDRED LOUISE MILLER
D.B. 589, PG. 271
1.0 AC.
ZONE: R-1A
2589 WINCHESTER RD.
LFUCG
D.B. 3049, PG. 531
P.C. N, SLIDE 858
6.303 AC.
ZONE: A-R
APPROXIMATE LOCATION OF 30' ACCESS EASEMENT PLUS 10' CONSTRUCTION EASEMENT ON OTHER SIDE. REFERENCE NOTE 26
REMOVE EXISTING ENTRANCE
CONSTRUCT NEW ENTRANCE
FULL ENTRANCE
Commonwealth of Kentucky, Department of Highway (Deed Book 493, Page 395)
Winchester Road US 60
I-75
I-75 (Ramp "B")
Commonwealth of Kentucky, Department of Highway (Deed Book 615, Page)
LOTS 1-16 2550 WINCHESTER ROAD
LOT 17 2400 COWGILL WAY
Lot Area 1,801,183 SF
41.35 Net Acres
50.04 Gross Acres
LOT 18 - 3.11 Acres
Bldg. Area 118,800 SF
8 Story Bldg.
110' Bldg. Ht.
Office
LOT 16 - 2.82 Acres
Bldg. Area 51,304 SF
4 Story Bldg.
55' Bldg. Ht.
Professional Office
LOT 15 - 1.37 Acres
1825 Paramount Drive
LOT 14 - 1.37 Acres
1825 Paramount Drive
Bldg. 4,500 SF
1 Story Bldg.
25' Bldg. Ht.
Restaurant
LOT 13 - 1.28 Acres
1833 Paramount Drive
Bldg. Area 8,800 SF
1 Story Bldg.
25' Bldg. Ht.
Restaurant
LOT 12 - 0.94 Acres
Bldg. Area 3,153 SF
1 Story Bldg.
25' Bldg. Ht.
Bank
48' Bldg. 6,030 SF
1 Story Bldg.
30' Bldg. Ht.
Restaurant
1840
LOT 11 - 2.81 Acres
1853 Paramount Drive
Wall Maintenance Responsibility by Lot 11 Owner
DETENTION/ WATER QUALITY)
LFUCG STORMWATER MGMT PLAN 1998 - 415 - PP
RETAINING WALL 2' to 10.5' HEIGHT
RETAINING WALL 2' to 13.5' HEIGHT
ZONING REGULATIONS ARTICLE 23A–10(H) ECONOMIC DEV (ED) MINIMUM FRONT YARD FIVE (5) FEET
EXTEND LEFT TURN LANE 150'
PROPOSED RIGHT TURN LANE
PROPOSED DUAL LEFT TURN LANE
RIGHT-OF-WAY DEDICATION (D.B. 2833, PG. 496)
PROPOSED ACCESS EASEMENT
TEMPORARY CUL DE SAC TO BE REVISED WHEN LOT 17 DEVELOPS
NATURAL GAS TRANSMISSION LINE AS SHOWN ON KENTUCKY GAS TRANSMISSION CORPORATION EASEMENT (D.B. 751, PG. 139)
PROPOSED UTILITY EASEMENT
PARAMOUNT DRIVE (PRIVATE)
COMMERCE AVE.
PARAMOUNT DRIVE
COWGILL WAY
HAMBURG PARK LANE
Polo Club Boulevard
LOT 3 5.01 ACRES 1918 Paramount Dr.
PROPOSED RETENTION/DETENTION GREENWAY & DRAINAGE EASEMENT
DECORATIVE 4' FENCING AT GREENWAY CROSSING
PROPOSED GREENWAY & DRAINAGE EASEMENT
DRAINAGE EASEMENT (D.B. 2833, PG. 492)
STREAM CENTERLINE
LOT 4 1.19 ACRES 1917 PARAMOUNT DRIVE
CROSS WALK
BUILDING 2 RESIDENTIAL / 53 UNITS 4 STORY / 65' HT.
BUILDING 1 RESIDENTIAL / 53 UNITS 4 STORY / 65' HT.
BUILDING 4 MIXED USE OFFICE / RES 88 RESIDENTIAL UNITS 5 STORY / 72' HT.
BUILDING 3 MIXED USE OFFICE / RES 80 RESIDENTIAL UNITS 5 STORY / 75' HT.
LOT 5 - 1.35 Acres
LOT 6 - 1.61 Acres
LOT 7 - 3.57 Acres
1900 Paramount Dr.
346 Parking Spaces For 5 Story Parking Structure
104,545 SF
LOT 8 - 2.92 Acres
1868 Paramount Drive
496 Parking Spaces for 5 Story Parking Structure
165,650 SF
LOT 9 - 1.61 Acres
Bldg. Area 13,300 SF
1 Story Bldg.
20' Bldg. Ht.
PROFESSIONAL OFFICE
LOT 10 - 1.56 Acres
Bldg. Area 7,982 SF
1 Story Bldg.
20' Bldg. Ht.
Restaurant
Bldg. Area 122,850 SF
10 Story Bldg.
120' Bldg. Ht.
Professional Office
Bldg. Area 122,850 SF
10 Story Bldg.
120' Bldg. Ht.
Professional Office
Bldg. Area 122,850 SF
10 Story Bldg.
120' Bldg. Ht.
Professional Office
Bldg. Area 23,409 SF
5 Story Bldg.
55' Bldg. Ht.
Professional Office
Bldg. Area 122,850 SF
10 Story Bldg.
120' Bldg. Ht.
Professional Office
Bldg. Area 122,850 SF
10 Story Bldg.
120' Bldg. Ht.
Professional Office
LOT 18 - 2.04 Acres
LOT 19 - 4.04 Acres
LOT 20 - 4.04 Acres
LOT 21 - 2.04 Acres
LOT 22 - 2.04 Acres
LOT 23 - 2.04 Acres
LOT 24 - 2.04 Acres
LOT 25 - 2.04 Acres
LOT 26 - 2.04 Acres
LOT 27 - 2.04 Acres
LOT 28 - 2.04 Acres
LOT