

# 1833, 1837, & 1865 Liberty Road

## Lexington, KY 40505



### 1833, 1837, & 1865 Liberty Road Lexington, KY 40505

**5.31 Acres** (To be verified by boundary survey)  
**\$260,000/AC**

#### Property Description

RARE Land Available! Property consists of 1833, 1837, & 1865 Liberty Road in Lexington, KY. Zoned B-4. Land located inside New Circle Road. Easy access to New Circle Road and Winchester Road. Property to be sold as one tract.

#### Property Highlights

- Only B-4 land on the market
- Easy access to New Circle Road
- Great road frontage
- Vacant land ready for development

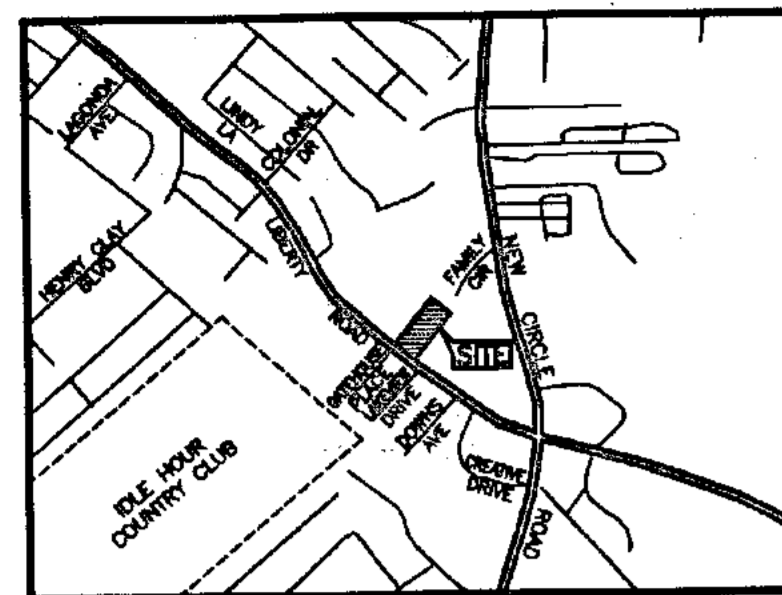
#### Location

From New Circle turn onto Liberty Road at the Lexus Dealership and property is 0.3 miles on the right. From Winchester Road, turn on Liberty Road and property is 0.95 miles on the left.

#### Contact:

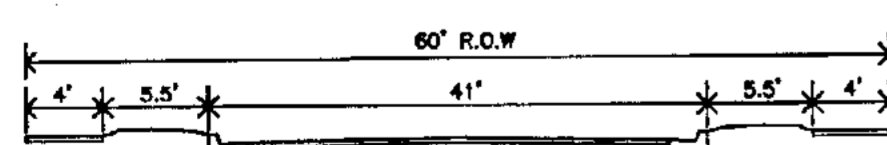
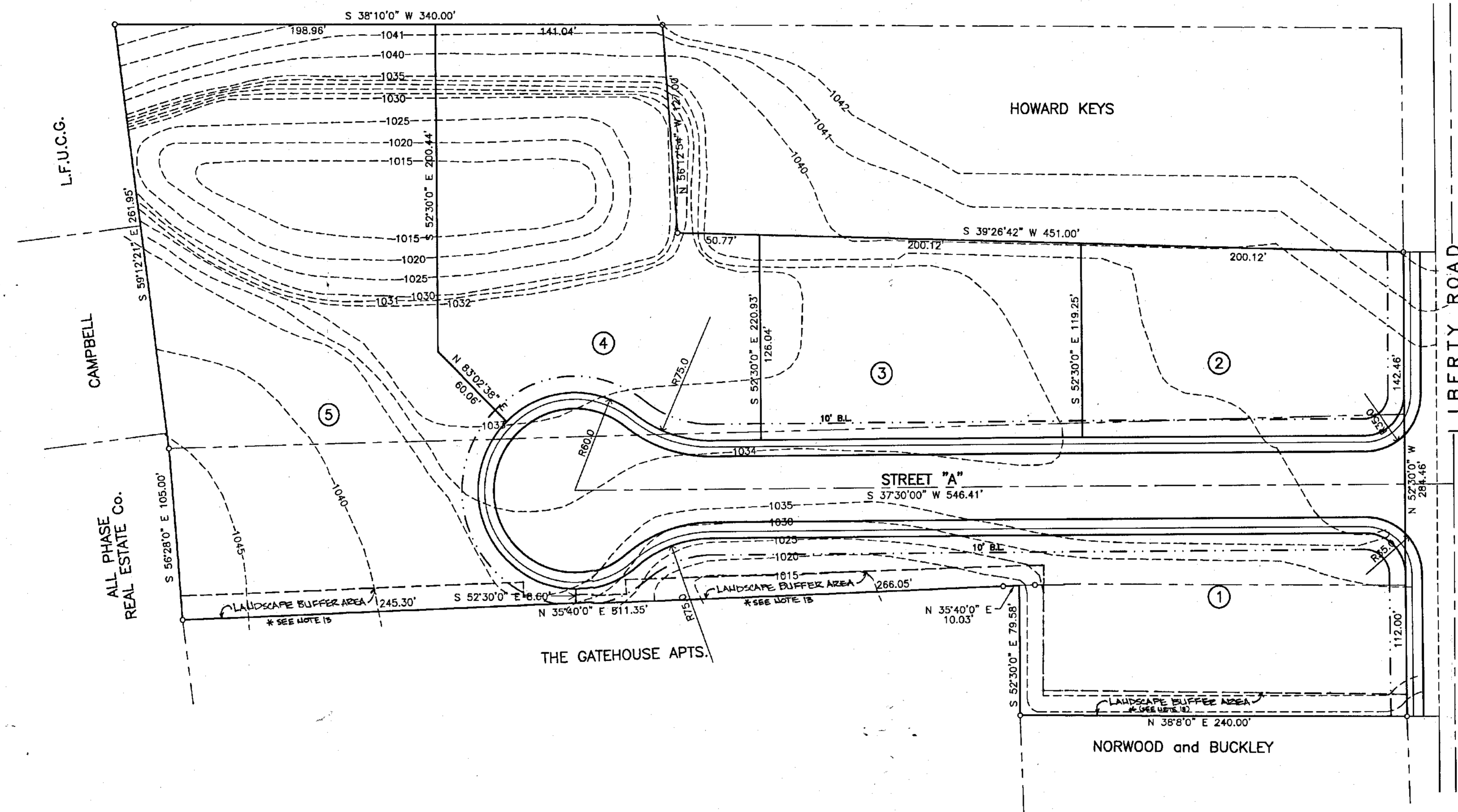
Lesli Lawrence, CCIM  
O: 859.309.0099 X228  
C: 859.576.4907  
Lesli@BALrealestate.com



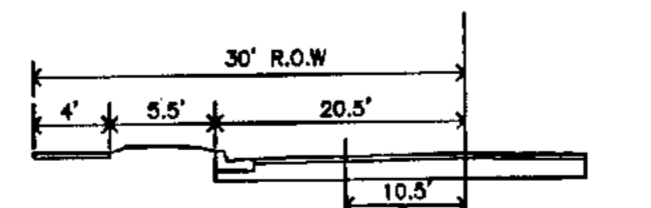


VICINITY MAP  
n.t.s.

SUTHERLAND



SECTION STREET "A"  
n.t.s.



HALF SECTION - LIBERTY ROAD  
n.t.s.

OWNER'S CERTIFICATION

I DO HEREBY CERTIFY THAT I AM THE ONLY OWNER OF THE PROPERTY SHOWN HEREON. I DO FULLY AGREE TO ALL GRAPHIC AND TEXTURAL REPRESENTATIONS SHOWN HEREON AND DO ADOPT THIS AS MY DEVELOPMENT PLAN FOR THIS PROPERTY.

SIGNED: J. Harold Hays DATE: 3/4/96  
ADDRESS: 764 Westland Dr. Box 154  
WITNESS: Duy Bui DATE: 3/4/96

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN-COUNTY PLANNING COMMISSION AT ITS MEETING HELD 2/22/96

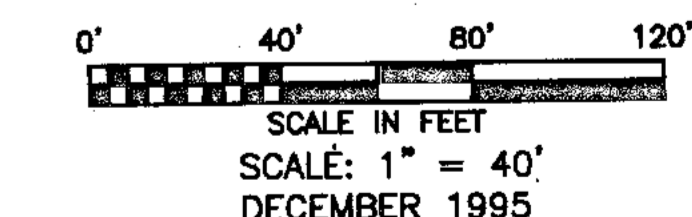
Franklin S. Hays 3/7/96  
PLANNING COMMISSION SECRETARY DATE

SITE DEVELOPMENT NOTES

- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION AND THE DIV. OF TRAFFIC ENGINEERING.
- STORM AND SANITARY SEWER DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN-COUNTY ENGINEER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE 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 SODDING IN ORDER TO PREVENT EROSION.
- LANDSCAPING SHALL CONFORM TO ARTICLE 18 AND ARTICLE 6.9 OF THE ZONING ORDINANCE RESOLUTION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN BY THE DIV. OF ENVIRONMENTAL AFFAIRS.
- PRIOR TO ANY HEARING FOR APPROVAL OF A FINAL DEVELOPMENT PLAN ON THE PROPERTY, OR ANY PART THEREOF, SHOWN ON THIS PRELIMINARY DEVELOPMENT PLAN, THE APPLICANT WILL GIVE 30 DAYS WRITTEN NOTICE, WITH A COPY OF THE PROPOSED FINAL DEVELOPMENT PLAN TO:  
THE GATEHOUSE APARTMENTS LOCATED AT 1825 LIBERTY ROAD  
C/O CHRISTY COWGILL  
STUDIO PLUS, INC.  
1999 RICHMOND ROAD  
LEXINGTON, KY 40502  
WITH A COPY TO:  
JOB D. TURNER, III  
GREENBAUM DOLL & McDONALD  
1400 WINE CENTER TOWER  
P.O. BOX 1808  
LEXINGTON, KY 40563-1637
- ISSUES RELATIVE TO THE REQUIREMENT OF A RETAINING WALL OR OTHER SOLUTIONS TO THE ISSUE OF SOIL MOVEMENT AND EROSION CONTROL, AND THE ISSUE OF LANDSCAPE BUFFERING REQUIREMENTS ALONG THE BOUNDARY OF THE GATEHOUSE APARTMENT COMPLEX SHALL BE DEFERRED TO THE FINAL DEVELOPMENT PLAN PROCESS.
- THE STREET SYSTEM SHOWN IS BASED ON THE LOT LAYOUT SHOWN HEREON. IF A PRELIMINARY PLAN IS SUBMITTED ALTERING THE LOTS, THE PLANNING COMMISSION CAN RECONSIDER THE ISSUE AS TO THE TYPE OF ACCESS (PUBLIC STREET vs. PRIVATE ACCESS EASEMENT).
- THIS PROPERTY SHALL NOT BE DEVELOPED UNTIL A FINAL DEVELOPMENT/PRELIMINARY SUBDIVISION PLAN IS APPROVED BY THE PLANNING COMMISSION.
- THE LANDSCAPE BUFFER AREA WILL BE 15' WIDE (OVERLAP) OR 5' WIDE WITH A 6' HIGH SOLID FENCE.

SITE STATISTICS

CURRENT ZONE: B-4  
No. of LOTS: 5  
AREA: 5.31 Acres



SCALE IN FEET  
SCALE: 1" = 40'  
DECEMBER 1995

ZDP 96-18

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Project No.: \_\_\_\_\_  
Revisions: \_\_\_\_\_

PRELIMINARY DEVELOPMENT PLAN  
**LIBERTY ROAD SERVICE CENTER**  
**1833, 1837, and 1865 LIBERTY ROAD**

LEXINGTON, FAYETTE COUNTY, KENTUCKY

**EUGENE M. WEST and ASSOC. P.S.C.**  
**CONSULTING ENGINEERS**  
713 ALLENDALE DRIVE  
LEXINGTON, KENTUCKY 40503  
(606) 275-1918

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_