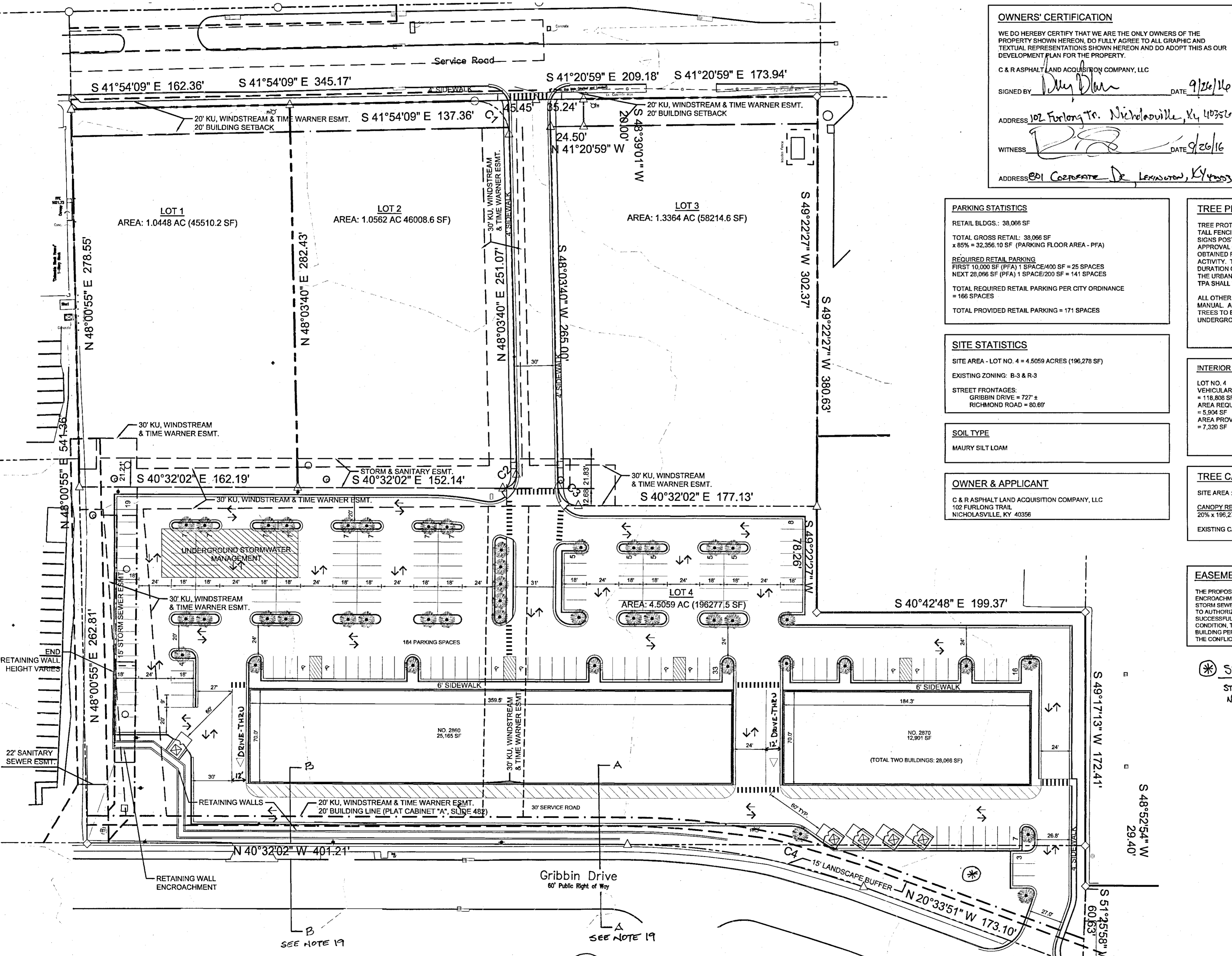
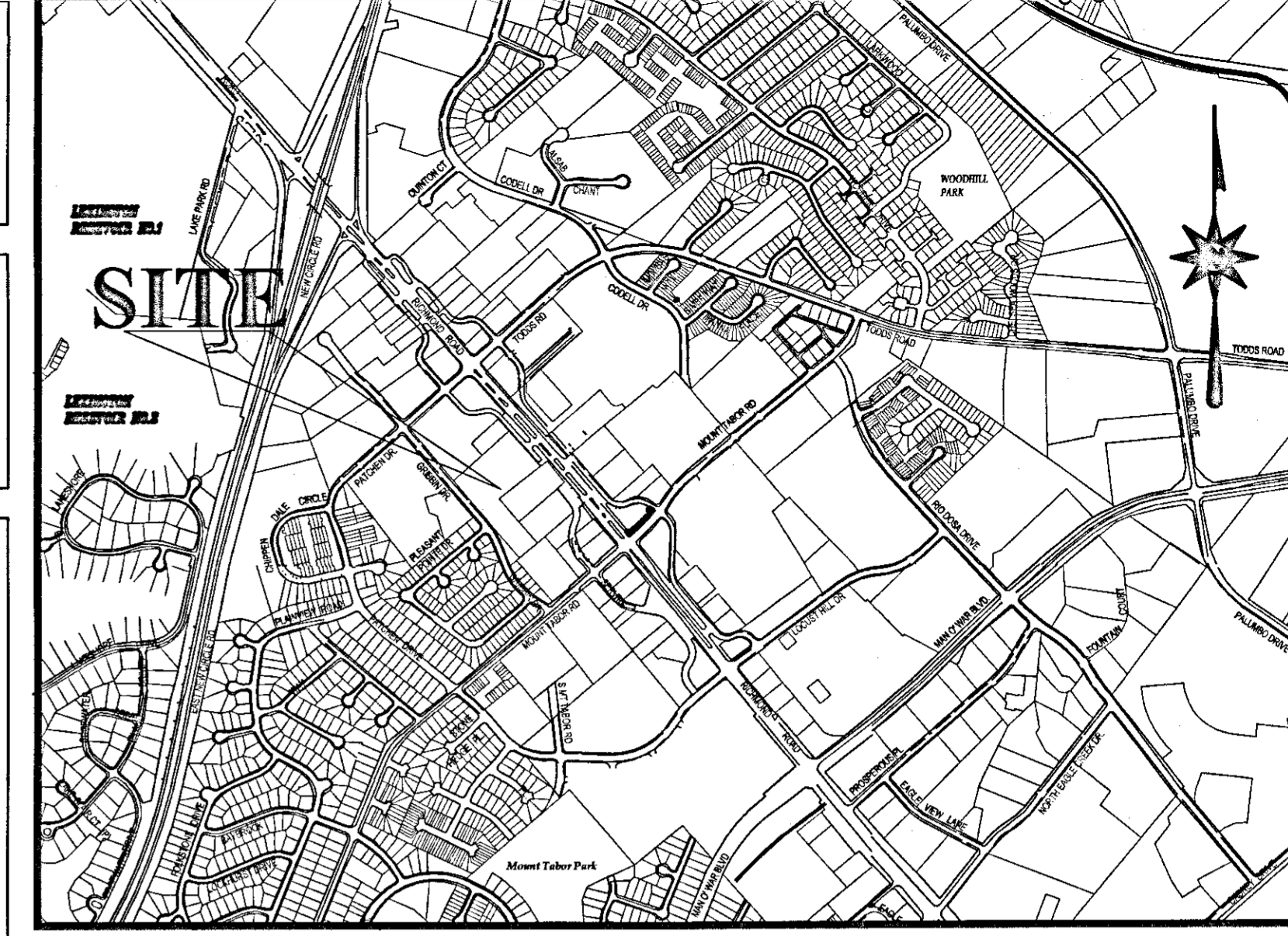


**RECIPROCAL PARKING AND ACCESS**  
 CROSS ACCESS TO BE PROVIDED WITH LOT 4 FROM LOTS 1 AND 2. LOT 1, LOT 2 AND LOT 3 ARE NOT PERMITTED TO UTILIZE ANY OFFSITE PARKING SPACES TO MEET THE MINIMUM REQUIRED PARKING FOR THEIR RESPECTIVE LOTS PER ZONING ORDINANCE. THE OWNER OF LOT 4 SHALL REVIEW AND APPROVE LOCATION OF ALLOWED VEHICULAR ACCESS CONNECTIONS WITH LOT 4. PRIMARY ACCESS FOR LOT 1, LOT 2 AND LOT 3 IS TO BE ON TO THE RICHMOND ROAD SERVICE ROAD.

**COMMISSION'S CERTIFICATION**  
 I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON:  
 2/25/16  
 SIGNED BY: *Jim Duncan* 11-16-16

**OWNERS' 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.  
 C & R ASPHALT LAND ACQUISITION COMPANY, LLC  
 SIGNED BY: *Jim Duncan* DATE: 9/26/16  
 ADDRESS: 102 Furlong Tr. Nicholasville, KY 40356  
 WITNESS: *[Signature]* DATE: 9/26/16  
 ADDRESS: 801 COOPERATE DR. LEXINGTON, KY 40505



**PARKING STATISTICS**  
 RETAIL BLDGS.: 38,066 SF  
 TOTAL GROSS RETAIL: 38,066 SF  
 x 85% = 32,356.10 SF (PARKING FLOOR AREA - PFA)  
 REQUIRED RETAIL PARKING  
 FIRST 10,000 SF (PFA) 1 SPACE/400 SF = 25 SPACES  
 NEXT 28,066 SF (PFA) 1 SPACE/200 SF = 141 SPACES  
 TOTAL REQUIRED RETAIL PARKING PER CITY ORDINANCE = 166 SPACES  
 TOTAL PROVIDED RETAIL PARKING = 171 SPACES

**SITE STATISTICS**  
 SITE AREA - LOT NO. 4 = 4.5059 ACRES (196,278 SF)  
 EXISTING ZONING: B-3 & R-3  
 STREET FRONTAGES:  
 GRIBBIN DRIVE = 727' ±  
 RICHMOND ROAD = 80.69'

**SOIL TYPE**  
 MAURY SILT LOAM

**OWNER & APPLICANT**  
 C & R ASPHALT LAND ACQUISITION COMPANY, LLC  
 102 FURLONG TRAIL  
 NICHOLASVILLE, KY 40356

**TREE PROTECTION NOTES**  
 TREE PROTECTION AREAS (TPA'S) SHALL BE FENCED WITH THE MINIMUM 3'-0" TALL FENCING LOCATED ALONG THE DRIP LINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100' THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUCG PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT MOVED WITHOUT PRIOR PERMISSION OF THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.  
 ALL OTHER REQUIRED TREES SHALL CONFORM TO THE LFUCG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM 10'-0" FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENT. MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-U-DIG 1-800-752-6007.

**INTERIOR LANDSCAPE AREAS REQUIRED:**

LOT NO. 4	A:174 SF	J:320 SF	R1:1525 SF
VEHICULAR USE AREA (VUA)	B:174 SF	K:320 SF	R2:1525 SF
= 118,806 SF	C:174 SF	L:131 SF	S:1465 SF
AREA REQUIRED 5% X 118,806	D:174 SF	M:0 SF	T:1185 SF
= 5,904 SF	E:725 SF	N:241 SF	T1:1525 SF
AREA PROVIDED	F:93 SF	O:241 SF	T2:1525 SF
= 7,320 SF	G:200 SF	P:241 SF	U:1185 SF
	H:200 SF	Q:241 SF	V:1250 SF
	I:146 SF	R:146 SF	W:1500 SF
			X:665 SF

**TREE CANOPY CALCULATIONS**  
 SITE AREA : 4.5059 ACRES (196,278 SF)  
 CANOPY REQUIRED  
 20% X 196,278 SF = 39,256 SF (EQUIV. OF 52 LARGE TREES)  
 EXISTING CANOPY: NONE

**EASEMENT ENCROACHMENT NOTE:**  
 THE PROPOSED RETAINING WALL DEPICTED ON LOT NO. 4 ILLUSTRATES AN ENCROACHMENT OVER A PROPOSED STORM SEWER AND ASSOCIATED FUTURE STORM SEWER EASEMENT. AN ENCROACHMENT AGREEMENT WOULD BE NEEDED TO AUTHORIZE THE PROPOSED CONSTRUCTION. IF THE DEVELOPER IS NOT SUCCESSFUL IN OBTAINING AN ENCROACHMENT AGREEMENT FOR THIS CONDITION, THE FINAL DEVELOPMENT PLAN WILL NEED TO BE AMENDED. NO BUILDING PERMIT OR RETAINING WALL PERMIT SHALL BE ISSUED FOR LOT 4 UNTIL THE CONFLICT IS RESOLVED.

**STREET CLOSURE**  
 STREET CLOSURE PER RESOLUTION NO. 322-2016.

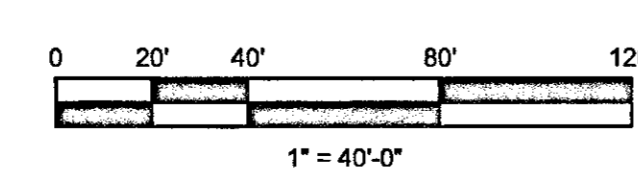
- NOTES:**
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
  - THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION.
  - ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE POINTS INDICATED HEREON, OR AS MAY BE AMENDED.
  - 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.
  - DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE.
  - NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN, SUBJECT TO ARTICLE 16 OF THE CODE OF ORDINANCES.
  - STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL LFUCG ENGINEERING MANUALS.
  - THIS DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN-COUNTY TRAFFIC ENGINEER.
  - THE LOCATION OF ADDITIONAL FIRE HYDRANT(S) AND/OR FIRE DEPARTMENT CONNECTION(S), AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
  - SOURCE OF TOPOGRAPHY: GIS
  - ALL SIGNS SHALL COMPLY WITH ARTICLE 17 OF THE ZONING ORDINANCE.
  - HEIGHT OF PROPOSED BUILDINGS: ONE-STORY, 45' MAX.
  - EXISTING 30' UTILITY EASEMENT TO BE RELOCATED PRIOR TO GRANTING OF BUILDING PERMIT.
  - EXISTING ACCESS TO GRIBBIN DRIVE TO BE REMOVED AND RELOCATED AS SHOWN HEREON.
  - DRIVE-THRU ACCESS TO BUILDINGS SHALL BE RETAIL USE.
  - LOT 4 SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE RICHMOND ROAD ORDINANCE FOR THE ENTIRE RICHMOND ROAD FRONTAGE FOR LOT 1, LOT 2, LOT 3 AND LOT 4. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ZONING COMPLIANCE PERMIT FOR LOT 4.
  - REAR FAÇADE OF BUILDINGS ALONG GRIBBIN DRIVE SHALL UTILIZE DECORATIVE ARCHITECTURAL FEATURES TO ENHANCE APPEARANCE.
  - HEIGHTS OF RETAINING WALLS ARE REFERENCED ON EXHIBIT FILED WITH DIVISION OF PLANNING.
  - LANDSCAPING TO THE REAR OF THE BUILDINGS ALONG GRIBBIN DRIVE ARE REFLECTED BY SECTIONS 'A', 'E', 'B', 'D' ON EXHIBITS FILED WITH THE DIVISION OF PLANNING.

**FINAL DEVELOPMENT PLAN OF LOT NO. 4**  
 OF  
**PATCHEN PLACE SUBDIVISION - UNIT 1 - LOT 4**  
 (fka DALLAS PLAZA UNIT 1)  
 (CONRAD CHEVROLET, INC.)

PROPERTY LOCATED AT:  
 2860 & 2870 RICHMOND ROAD  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.25'	35.34'	N 03°04'46" E	89°57'48"
C2	10.00'	15.95'	14.31'	S 86°14'11" E	91°24'19"
C3	15.00'	23.19'	20.95'	S 03°45'49" E	88°35'41"
C4	513.72'	178.97'	178.07'	N 30°32'47" W	19°57'39"



REVISED:

1/12/16	2/2/16	2/3/16	2/3/16	2/4/16	3/24/16	3/31/16	9/20/16
correct addresses	complete cond's.	remove drive-thru	move parking	dumpsters	details	add sidewalk/details	encroachment note