

LOT 5 (ZONE I-1) CONDITIONAL ZONING - ALLOWABLE USES

- Wholesale business and storage.
- Shops of special trade and general contractors, such as plumbing, heating, carpentry, masonry, painting, plastering, metal work, printing, publishing, lithographing, engraving, electrical, major automobile repairs, sign painting, upholstering, tile, mosaic on terrazzo work and interior decorating.
- Laundry (excluding self-service laundry), clothes cleaning or dyeing shops.
- Parking lots and structures.
- Garden centers.
- Establishments and lots for the display, rental, sale and repair of automobiles, trucks and recreational vehicles, such as minibuses, motorcycles, bicycles, boats, and supplies for such items.
- Automobile service stations subject to the conditions of Article 16.
- Major or minor automobile repair.
- Retail sale of building materials and lumber.
- The manufacturing, compounding, assembling, processing, packaging, or similar treatment of such products as: bakery goods, candy, ceramics, drafting instruments, small appliances, electronic instruments, ice cream, medical and dental instruments, musical instruments, pottery, china or figurines, radios, record players, rubber stamps, scientific instruments and equipment, shoes, toys, watches and clocks, as long as 10-30% of the total floor and storage area is used for the accessory sale of finished products related to or incidental to the principal use.
- Caterers.

- Off-street parking areas and structures, and loading facilities.
- Laundry pick-up station when accessory to a laundry or dry-cleaning establishment.
- Retail sale of hardware-related items, when accessory to the sale of building materials and/or lumber.
- Satellite dish antennas as further regulated by Article 15-7.
- Sale of finished products related to or incidental to the principal use, provided that the area set aside for such sales of finished products or incidental items does not constitute more than thirty percent (30%) of the total floor and storage area.

- Public utilities and public service uses and structures.
- Indoor recreational activities that require buildings which, as a result of their size and design, are not compatible with residential and business zones, but would be compatible in a Light Industrial (I-1) zone, including indoor tennis courts, skating rinks, athletic club facilities, and bowling alleys.
- Churches, Sunday schools, and church-related schools for academic instruction.
- Retail sale of furniture, and household-related items such as antiques, fabrics, fixtures, furnishings, glassware and china, when accessory to its storage, refinishing, repairing or upholstering on the same premises.
- Community Centers.
- Child care centers.

CONDITIONAL USES

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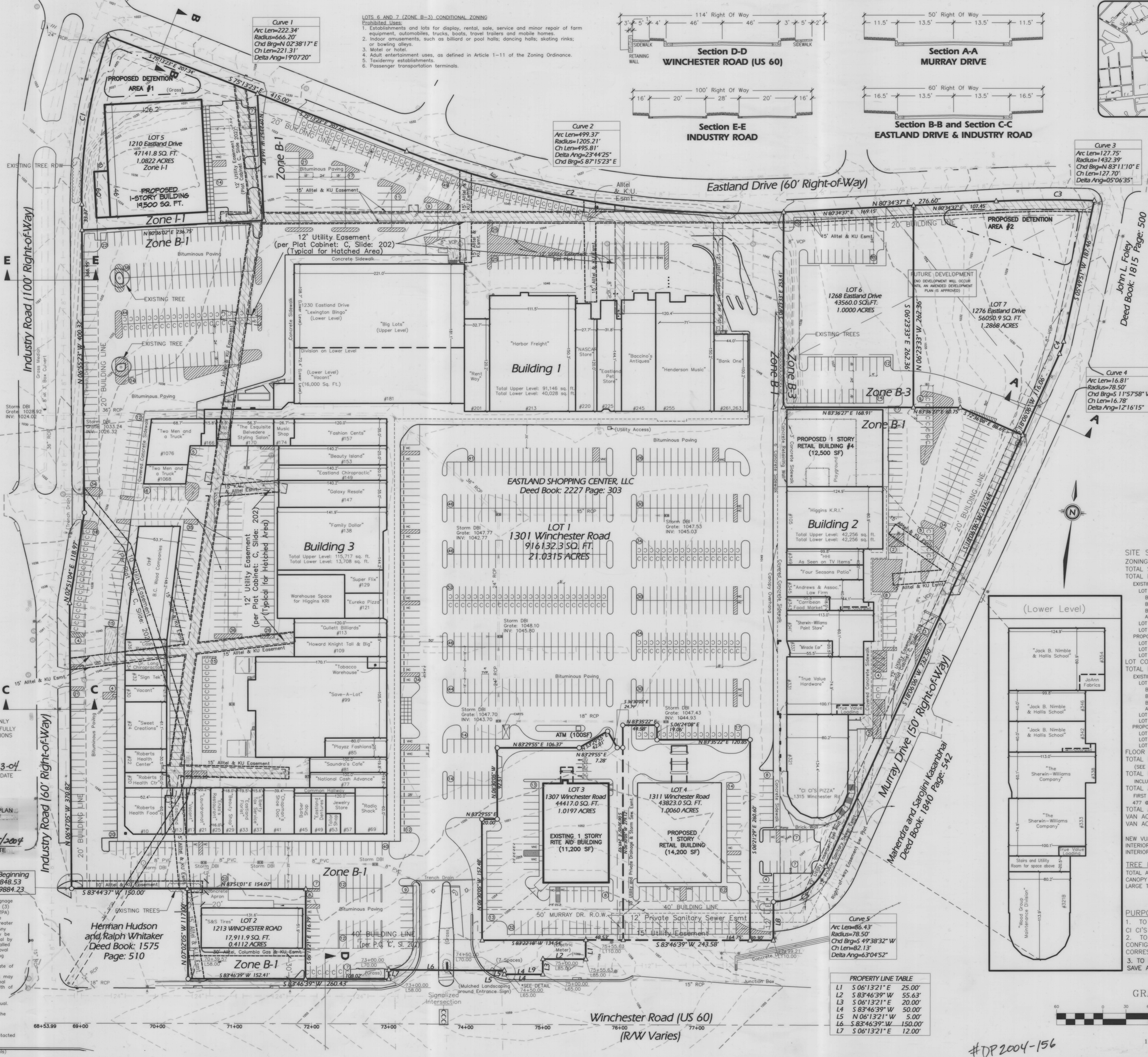
OWNER(S) CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I (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.

COMMISSIONER'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN AMENDMENT COMPLIES WITH THE PROVISIONS OF ARTICLE 21-7 OF THE ZONING ORDINANCE.

- Fencing at least three (3) feet tall, clearly visible with signage posted every one hundred (100) feet, and lettered with three (3) inch high letters clearly identifying the Tree Protection Area (TPA) shall be used to surround all tree protection areas. The tree protection fencing will be placed at a distance equal to or greater than the critical root zone of the tree(s) to be protected. Any proposed TPA areas less than the minimal standards can only be delineated by approval of the Urban Forester. Written approval by the Urban Forester that the TPA requirements have been installed shall be provided to the Division of Engineering prior to approval of an erosion control plan and/or the issuance of any grading permit or other construction activity. The fencing shall be maintained and remain standing until issuance of the Certificate of Occupancy or until the Urban Forester has determined that construction activity has ceased to the point that the fencing may be removed or that the fence may be relocated to permit final grading provided the activity will not adversely affect the health of the protected tree(s).
- All new trees shall conform with the LFUCG Planting manual.
- All trees shall be planted a minimum of ten feet from the face of any building.
- Prior to planting any tree within an easement, Kentucky Underground Protection, Inc. (1-800-752-6007) shall be contacted to locate all underground utilities.
- The existing soils are ME (made land over clayey material) and UA (Urban Land, Armour Maury Complex).



NOTES

- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE 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 SHALL BE LIMITED TO THE POINTS SHOWN ON THIS PLAN.
- ENTRANCE DETAILS AND ROADWAY IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION AND THE DIVISION OF TRAFFIC ENGINEERING, AND WHERE APPLICABLE, THE KENTUCKY DEPARTMENT OF HIGHWAYS.
- ANY NEW ACCESS POINTS TO THIS DEVELOPMENT SHALL COMPLY WITH CURRENT LFUCG REQUIREMENTS REGARDING EMERGENCY VEHICLES.
- STORM AND SANITARY SEWER DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION AND THE DIVISION OF TRAFFIC ENGINEERING, AND WHERE APPLICABLE, THE KENTUCKY DEPARTMENT OF HIGHWAYS.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN, IN ACCORDANCE TO ARTICLE 20. ALL AREAS THAT ARE DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- LANDSCAPING IN AREAS OF NEW CONSTRUCTION SHALL CONFORM WITH ARTICLE 18 OF THE LFUCG ZONING ORDINANCE.
- THE REQUIREMENTS OF ARTICLE 26, TREE PROTECTION, OF THE LFUCG ZONING ORDINANCE SHALL BE MET FOR AREAS OF NEW CONSTRUCTION.
- THERE SHALL BE RECIPROCAL ACCESS AND PARKING BETWEEN ALL BUILDINGS.

SITE STATISTICS

ZONING: B-1, B-3 AND I-1
 TOTAL SITE AREA: 28,021.6 ACRES, 1,220,618.9 SF
 TOTAL BUILDING GROUND FLOOR AREA: 313,449
 EXISTING BUILDING GROUND FLOOR AREA
 LOT 1 (Shopping Center): 249,219 SF
 BUILDING #1: 91,146 SF
 BUILDING #2: 42,256 SF
 BUILDING #3: 115,717 SF
 ATM: 100 SF
 LOT 2 (S & S Tire): 6,830 SF
 LOT 3 (Rite Aid): 11,200 SF
 PROPOSED BUILDING GROUND FLOOR AREA
 LOT 1, BLDG. #4: 12,500 SF
 LOT 4: 14,200 SF
 LOT 5: 19,500 SF
 LOT COVERAGE: 25.7%
 TOTAL BUILDING AREA: 409,441 SF
 EXISTING BUILDING FLOOR AREA
 LOT 1: 345,211 SF
 BUILDING #1: 131,174 SF
 BUILDING #2: 84,512 SF
 BUILDING #3: 129,425 SF
 ATM: 100 SF
 LOT 2: 6,830 SF
 LOT 3: 11,200 SF
 PROPOSED BUILDING FLOOR AREA
 LOT 1, BLDG. #4: 12,500 SF
 LOT 4: 14,200 SF
 LOT 5: 19,500 SF
 FLOOR AREA RATIO: 0.335
 TOTAL PARKING REQUIRED: 1463
 (SEE PARKING EXHIBIT ON FILE)
 TOTAL PARKING SHOWN: 1498
 INCLUDES 278 COMPACT SPACES (19%)
 TOTAL ACCESSIBLE PARKING REQUIRED: 25
 FIRST 1000 @ 20 = 20
 477 @ 1/100 = 5
 TOTAL ACCESSIBLE PARKING SHOWN: 33
 VAN ACCESSIBLE PARKING REQUIRED: 4
 VAN ACCESSIBLE PARKING SHOWN: 9
 NEW VUA (CI C'S PIZZA ONLY) = 3110 SF
 INTERIOR AREA REQUIRED = 156 SF
 INTERIOR AREA SHOWN = 297 SF

PURPOSE OF AMENDMENT

- TO CREATE A SMALL PARKING LOT FOR CI C'S PIZZA.
- TO CHANGE THE MAIN ENTRANCE DRIVE CONFIGURATION AND INCREASE NUMBER OF CORRESPONDING PARKING SPACES.
- TO REMOVE THE BUS STOP IN FRONT OF SAVE A LOT.

GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.

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Scale: 1" = 60'
Development Plan
DP 2004-156