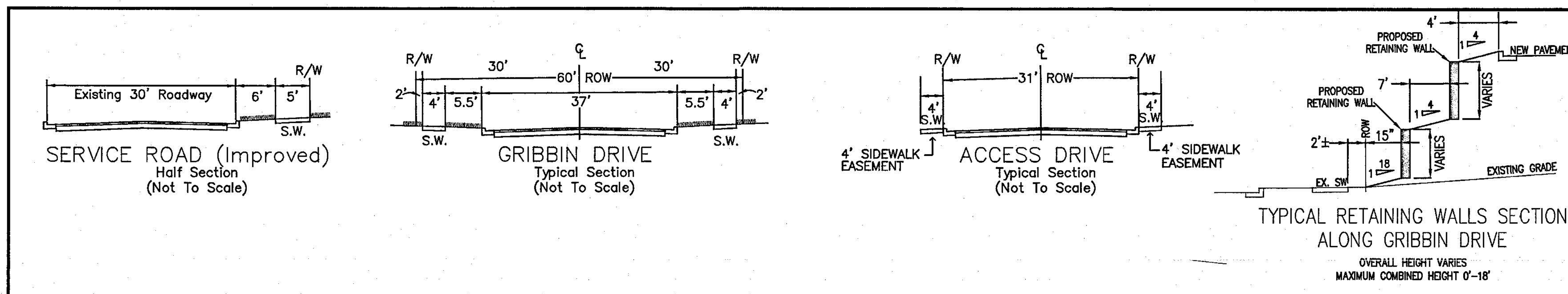
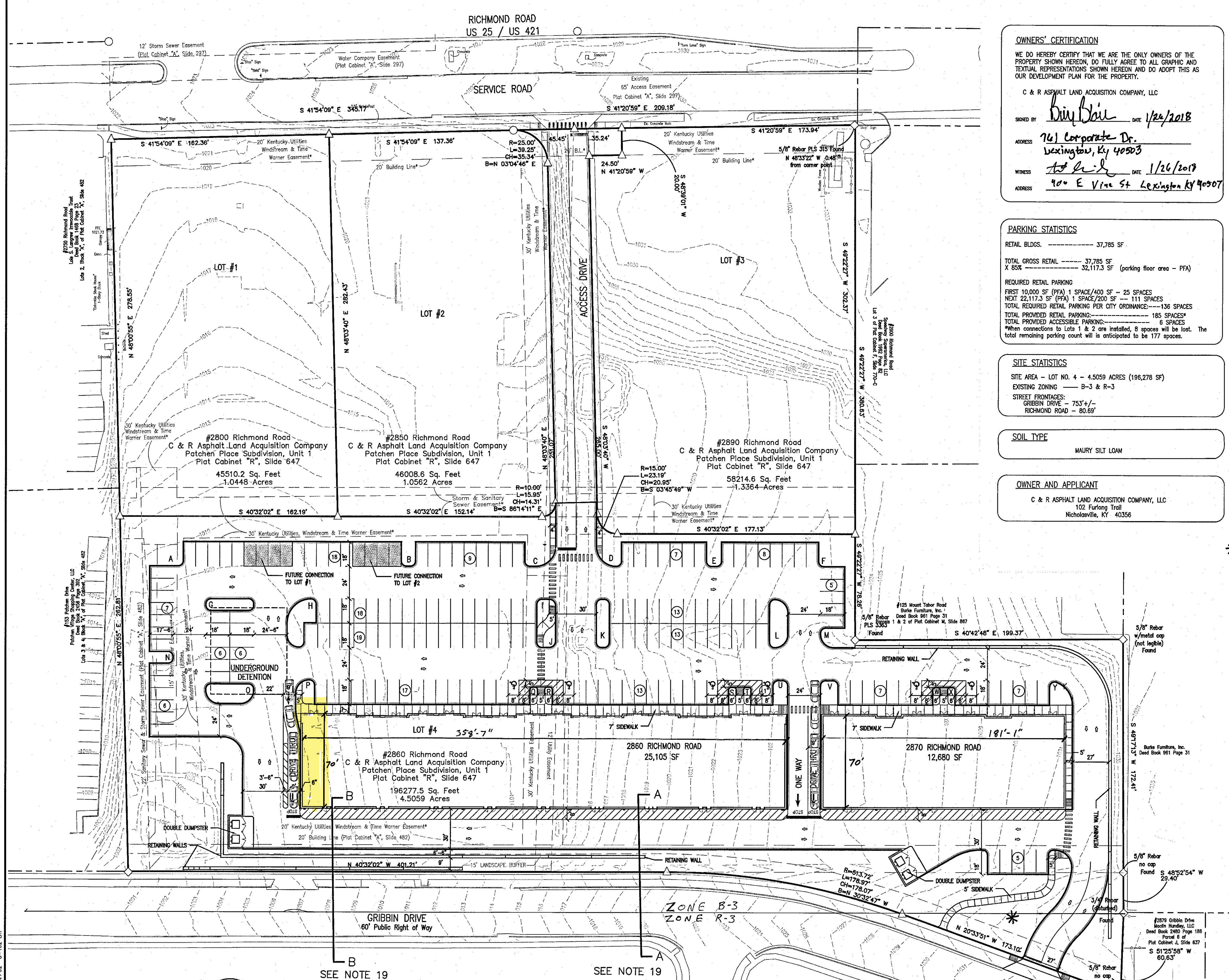




PURPOSE OF AMENDMENT

THE PURPOSE OF THIS PLAN AMENDMENT IS TO REVISE THE PARKING LOT LAYOUT, REVISE THE NUMBER AND LOCATION OF THE DUMPSTERS, REVISE THE RETAINING WALL LAYOUT AND SECTION, REMOVE THE EASEMENT ENCROACHMENT NOTE, CHANGE THE ENTRANCE LOCATION OFF GRIBBIN DRIVE, AND UPDATE NOTES AND SITE STATISTICS.

COMMISSION'S CERTIFICATION

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

SIGNED BY *Jim Duncan 2-16-18*

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.

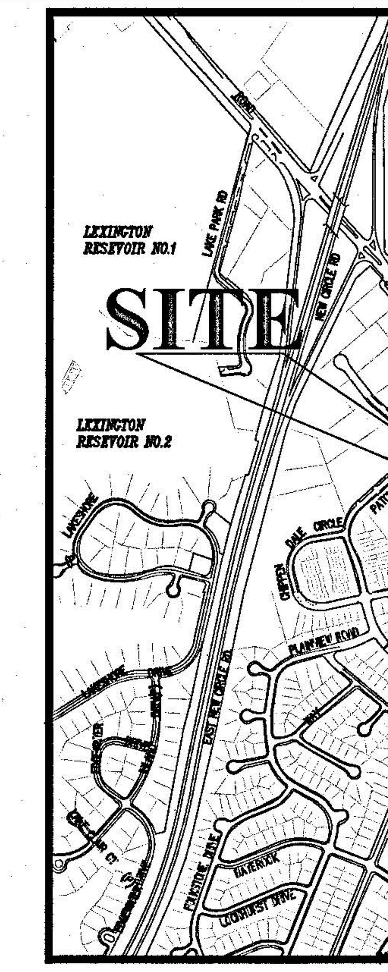
C & R ASPHALT LAND ACQUISITION COMPANY, LLC

SIGNED BY *[signature]* DATE *1/26/2018*

ADDRESS *761 Corporate Dr. Lexington, Ky 40503*

WITNESS *[signature]* DATE *1/26/2018*

ADDRESS *400 E Vine St Lexington KY 40507*



VICINITY MAP
SCALE: 1"=1000'

PARKING STATISTICS

RETAIL BLDGS. ------------ 37,785 SF

TOTAL GROSS RETAIL ------ 37,785 SF
X 85% -------------- 32,117.3 SF (parking floor area – PFA)

REQUIRED RETAIL PARKING
FIRST 10,000 SF (PFA) 1 SPACE/400 SF – 25 SPACES
NEXT 22,117.3 SF (PFA) 1 SPACE/200 SF -- 111 SPACES
TOTAL REQUIRED RETAIL PARKING PER CITY ORDINANCE:---136 SPACES
TOTAL PROVIDED RETAIL PARKING:--------------- 185 SPACES*
TOTAL PROVIDED ACCESSIBLE PARKING:------------ 6 SPACES
*When connections to Lots 1 & 2 are installed, 8 spaces will be lost. The total remaining parking count will is anticipated to be 177 spaces.

SITE STATISTICS

SITE AREA – LOT NO. 4 – 4.5059 ACRES (196,278 SF)
EXISTING ZONING —— B-3 & R-3
STREET FRONTAGES:
GRIBBIN DRIVE – 753'+/-
RICHMOND ROAD – 80.69'

SOIL TYPE

MAURY SILT LOAM

OWNER AND 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'-0" 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
VEHICULAR USE AREA (VUA): 103,004 SF
AREA REQUIRED 5% X 103,004 = 5,150 SF
AREA PROVIDED: 5,394 SF

A:222SF	J:130SF	T:71SF
B:191SF	K:346SF	U:198SF
C:316SF	L:454SF	V:235SF
D:237SF	M:245SF	W:71SF
E:200SF	N:155SF	X:71SF
F:172SF	O:475SF	Y:239SF
G:301SF	P:163SF	
H:536SF	Q:71SF	
I:152SF	R:71SF	
	S:71SF	

TREE CANOPY CALCULATIONS

SITE AREA : 4.5059 ACRES (196,278 SF)
CANOPY REQUIRED :
20%X196,278 SF = 39,256SF
EXISTING CANOPY: NONE
CANOPY REQUIRED: 39,256 SF (EQUIV. OF 52 LARGE TREES)

*STREET CLOSURE

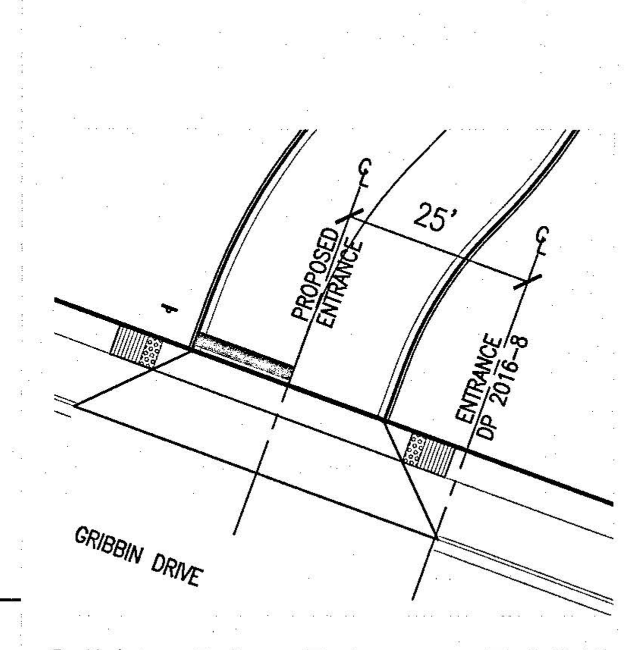
STREET CLOSURE PER RESOLUTION NO. 322-2016.

RECIPROCAL PARKING AND ACCESS

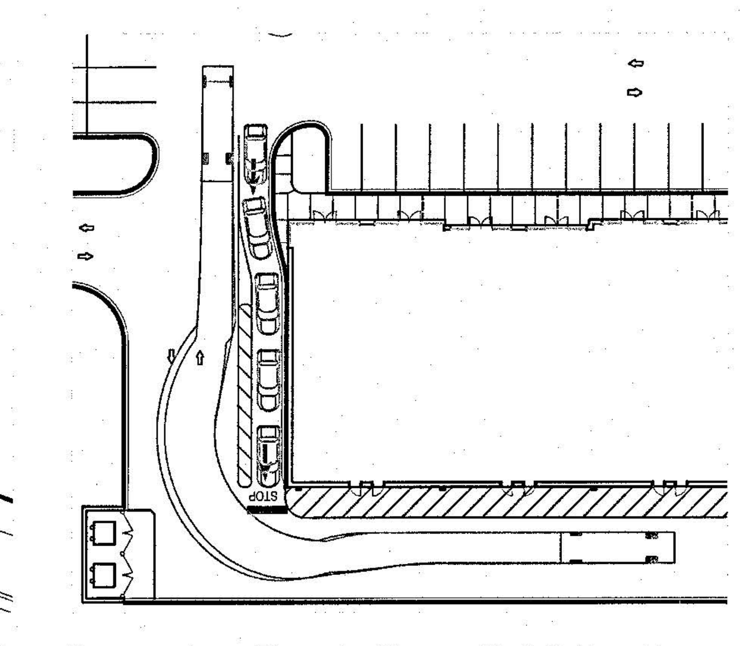
LOT 1, LOT 2 AND LOT 3 MAY BENEFIT FROM CROSS PARKING AND ACCESS WITH LOT 4 ONLY. LOT 1, LOT 2 AND LOT 3 ARE NOT PERMITTED TO UTILIZE ANY OFFSITE PARKING SPACES TO MEET THE MINIMUM REQUIRED PARKING FOR THEIR RESPECTIVE LOTS PER LFUCG ZONING ORDINANCE. THE OWNER OF LOT 4 RESERVES THE RIGHT TO REVIEW AND APPROVE THE LOCATION OF 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.

NOTES:

1. 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.
2. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION.
3. ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE POINTS INDICATED HEREON, OR AS MAY BE AMENDED.
4. 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.
5. DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE.
6. 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.
7. STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL LFUCG ENGINEERING MANUALS.
8. THIS DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN-COUNTY TRAFFIC ENGINEER.
9. 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.
10. SOURCE OF TOPOGRAPHY: GIS
11. ALL SIGNS SHALL COMPLY WITH ARTICLE 17 OF THE ZONING ORDINANCE.
12. HEIGHT OIF PROPOSED BUILDINGS: ONE-STORY, 45' MAX.
13. EXISTING 12' UTILITY EASEMENT TO BE REMOVED PRIOR TO GRANTING OF *A BUILDING PERMIT*
14. EXISTING ACCESS TO GRIBBIN DRIVE TO BE REMOVED AND RELOCATED AS SHOWN HEREON.
15. DRIVE-THRU ACCESS TO BUILDINGS SHALL BE RETAIL USE.
16. 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.
17. REAR FACADE OF BUILDINGS ALONG GRIBBIN DRIVE SHALL UTILIZE DECORATIVE ARCHITECTURAL FEATURES TO ENHANCE APPEARANCE.
18. HEIGHTS OF RETAINING WALLS ARE REFERENCED ON EXHIBIT FILED WITH DIVISION OF PLANNING.
19. LANDSCAPING TO THE REAR OF THE BUILDINGS ALONG GRIBBIN DRIVE ARE REFLECTED BY SECTIONS 'A' & 'B' ON EXHIBITS FILED WITH THE DIVISION OF PLANNING.
20. EXISTING 30' KENTUCKY UTILITIES WINDSTREAM AND TIME WARNER EASEMENT TO BE RELOCATED PRIOR TO GRANTING OF *A BUILDING PERMIT.****



Gribbin Drive Entrance Exhibit
SCALE 1"=20'



Dumpster Truck Turn Exhibit
SCALE 1"=40'

PLN-MNDP-17-00047

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o: (859) 254-6623
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FAILURE TO ABIDE BY DESIGN DOCUMENTS OR TO OBTAIN GUIDANCE
THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

MINOR AMENDED FINAL DEVELOPMENT PLAN

PATCHEN PLACE SUBDIVISION - UNIT 1 - LOT 1 (aka DALLAS PLAZA UNIT 1) (CONRAD CHEVROLET, INC.)

Issue Date:	Nov, 2017
Drawn By:	ABS/PD
Checked By:	BH
Revisions:	
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	–
Mark	Date

Project Number
16049.03

DP

Xrefs: C-SV C-SP AFP01 AFP02 C-102 LAY
File Name: Q:\Patchen Place\16049.03 – Lot 4\02 DWG\01 CIVIL\SHEET\C-800 DP.dwg
Plot Date: Friday, January 26, 2018 8:11:25 AM