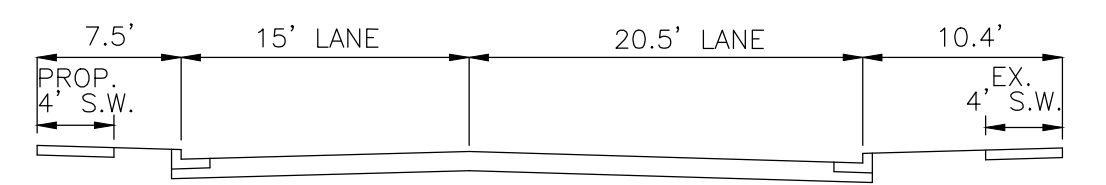
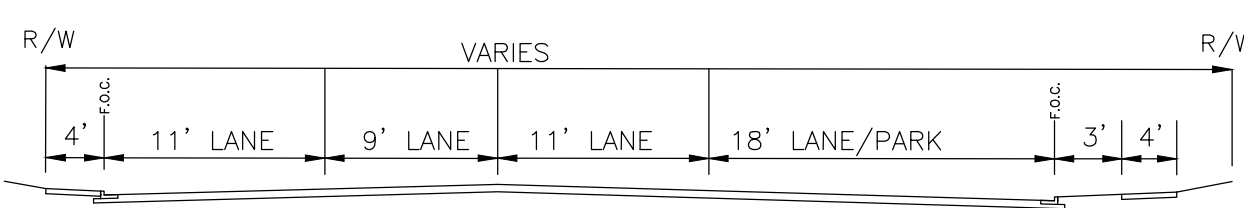
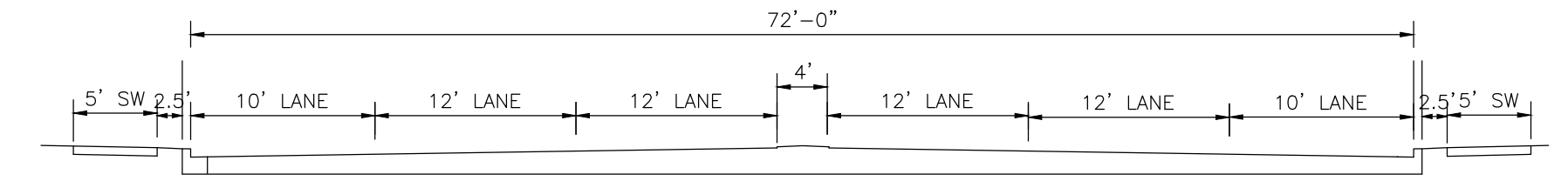
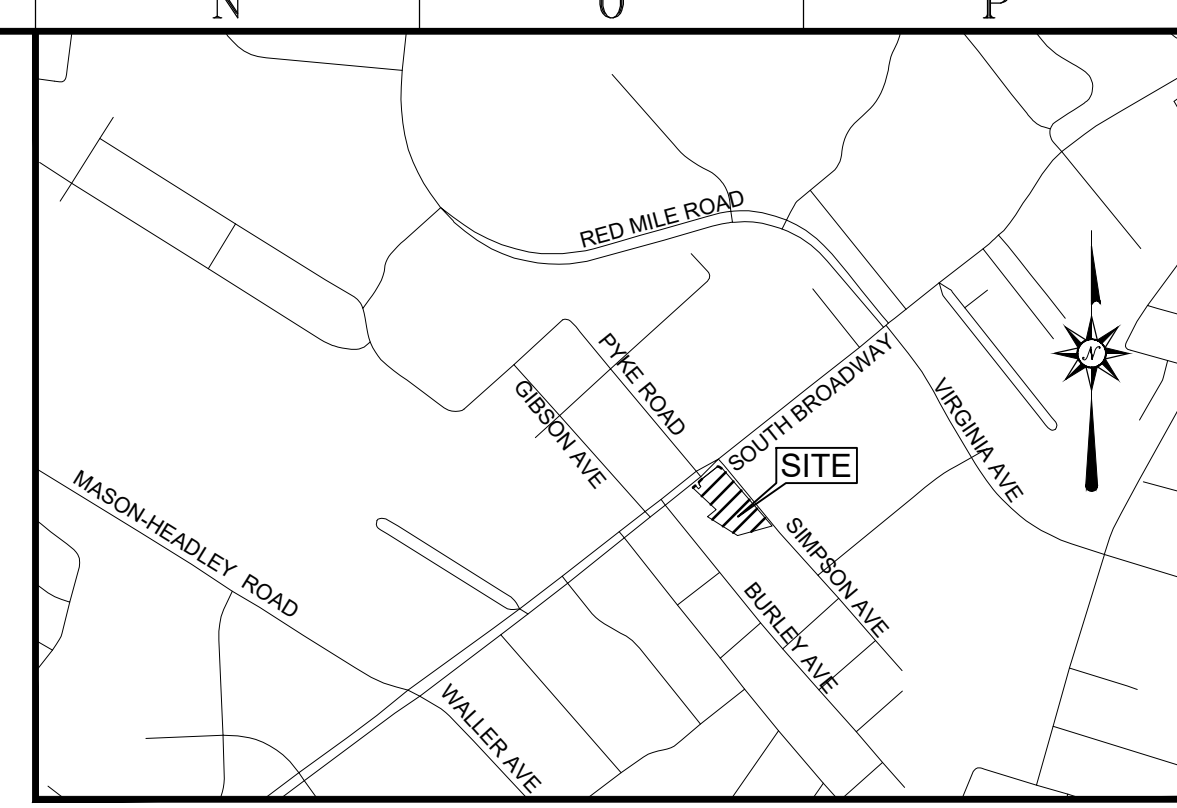


TREE INVENTORY MAP LIST
 THERE ARE NO EXISTING TREES ON SITE LARGER THAN 6" DIAMETER.

SITE STATISTICS

EXISTING ZONES	B-1
TOTAL AREA	1.59 ACRES
GROSS BUILDING AREA (GBA)	10,500 S.F.
PARKING SPACES REQUIRED *	33
RETAIL / RESTAURANT (41 INDOOR SEATS)	20 / 13
HANDICAP PARKING REQ./PROP.	2/4
TOTAL PARKING SPACES PROPOSED	52
RETAIL / RESTAURANT (41 INDOOR SEATS)	27 / 25
VEHICULAR USE AREA (VUA)	37,475 S.F.
INTERIOR LANDSCAPING REQUIRED (VUA x .05)	1,874 S.F.
INTERIOR LANDSCAPING PROPOSED	2,403 S.F.
INT. VUA TREES REQ'D.**	8
INT. VUA TREES PROP.	9

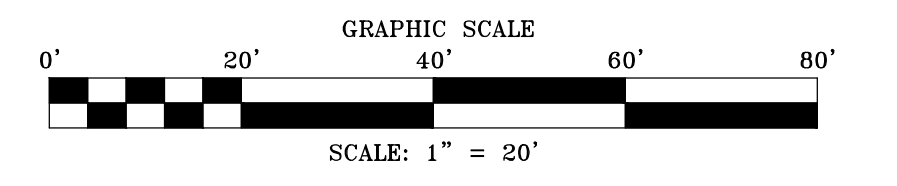
*RETAIL USE: 1 SPACE PER 400 S.F. FOR 1ST 10,000 S.F. THEN 1 SPACE PER 200 S.F.
 **1 TREE PER 250 S.F. OF FLOOR SPACE OR 1 SPACE FOR EVERY 4 INDOOR SEAT, PLUS 1 SPACE FOR EVERY 8 OUTDOOR SEATS, WHICHEVER IS GREATER
 **1 TREE PER 250 S.F. OF REQUIRED INTERIOR LANDSCAPING



OWNER'S CERTIFICATION
 I DO HEREBY CERTIFY THAT I AM 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.
 OWNER _____ DATE _____

PLANNING COMMISSION'S CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON 9-24-2015.
 SECRETARY _____ DATE _____

- GENERAL NOTES**
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
 - ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
 - THE LOCATION OF ADDITIONAL FIRE SERVICE FEATURES; FIRE HYDRANTS AND OR FIRE DEPARTMENT CONNECTIONS, AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE - WATER CONTROL OFFICE.
 - STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DIVISION OF ENGINEERING MANUALS.
 - THIS PRELIMINARY 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 PLAN.
 - SIGNAGE SHALL COMPLY WITH ARTICLE 17 OF THE LEXINGTON FAYETTE COUNTY ZONING ORDINANCE.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 16 OF THE CODE OF ORDINANCE.
 - LANDSCAPING AND SCREENING SHALL CONFORM TO ARTICLE 18 OF THE URBAN COUNTY ZONING ORDINANCE.
 - ALL AREAS DISTURBED BY GRADING SHALL HAVE A TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITION PROTECTION OF MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
 - NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - THE NEED FOR ON-SITE STORMWATER DETENTION SHALL BE RESOLVED AT TIME FINAL DEVELOPMENT PLAN.
 - CONTOURS ARE FIELD SURVEYED. HORIZONTAL DATUM IS KYSPC NORTH NAD83, VERTICAL DATUM IS NAVD88.



VISION ENGINEERING
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 128 E Reynolds Road, Ste 150, Lexington, KY 40517
 PH: (609)559-0516 FAX: (609)559-0523
 www.visioneng.com

DEVELOPER:
 GREER LAND COMPANY SMYRA #2, LLC
 866 MALABU DR, STE 250
 LEXINGTON, KY 40502

PROPERTY OWNER:
 GREER LAND COMPANY SMYRA #2, LLC
 866 MALABU DR, STE 250
 LEXINGTON, KY 40502

**RIDDELL PLAZA, LOT 3
 (PARKER ROPEY)
 1100, 1108 SOUTH BROADWAY
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 FINAL DEVELOPMENT PLAN**

DATE: MARCH 5, 2018

FINAL DEVELOPMENT PLAN
FDP