

TREE PROTECTION AREA NOTES

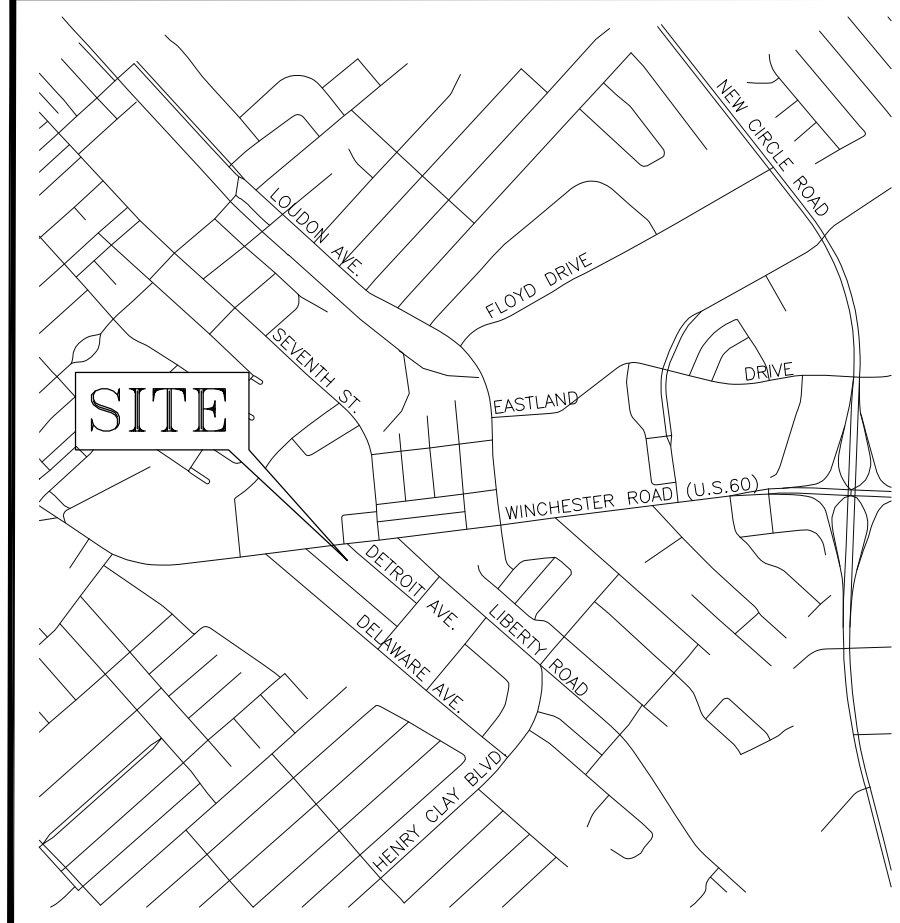
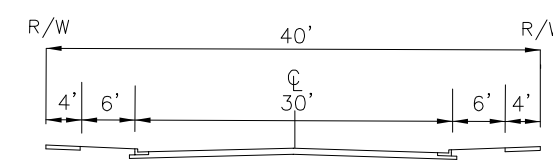
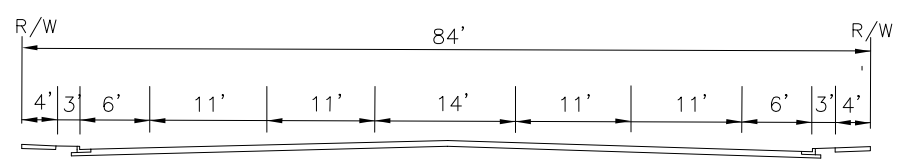
- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF LFUGS PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE 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 REQUIRED TREES SHALL COMPLY WITH THE LFUGC PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG AT 1-800-752-6007.

TREE INVENTORY MAP LIST

THE EXISTING SITE IS LANDSCAPED WITH VARIOUS NATIVE TREES CONSISTING OF BOX ELDERS, MAPLES AND HACKBERRYS.

TREE PRESERVATION PLAN

B-3 AREA	1.01 Ac. (44,304 S.F.)
EXISTING TREE CANOPY	13,428 S.F.
REQUIRED CANOPY	20% = 8,861 S.F.
PROTECTED EXISTING CANOPY	0% (0 S.F.)
ADDITIONAL CANOPY REQUIRED	8,861 S.F.
12 LARGE TREES* FULLFILLS THE REQUIREMENT (750 S.F. PER LARGE TREE). MEDIUM OR SMALL TREES CAN BE USED AT THE CANOPY COVERAGE CREDITS PROVIDED IN ATRICLE 26-5(e)2.	



SITE STATISTICS

EXISTING ZONES	B-4 & R-2
PROPOSED ZONES	B-3
TOTAL AREA - (B-3 & R-2) ZONES	1.45 ACRES
TOTAL AREA - B-3 ZONES	1.01 ACRES
GROSS BUILDING AREA (GBA)	3,652 S.F.
NO. SEATS FOR RESTAURANT	70
PARKING SPACES REQUIRED	18
PARKING SPACES PROPOSED	50
HANDICAP PARKING REQ./PROP.	2/2
VEHICULAR USE AREA (VUA)	29,803 S.F.
INTERIOR LANDSCAPING REQUIRED (VUA x .05)	1,490.15 S.F.
INTERIOR LANDSCAPING PROPOSED	2,440 S.F.
INT. VUA TREES REQ'D.	6
INT. VUA TREES PROP.	8

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW DEVELOPMENT OF THE SUBJECT PROPERTIES SHOWN HEREON AS A FAST FOOD RESTAURANT WITH ACCESSORY DRIVE THRU IN A PROPOSED B-3 (HIGHWAY COMMERCIAL) ZONE.

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (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.

OWNER _____ DATE _____
 OWNER _____ DATE _____

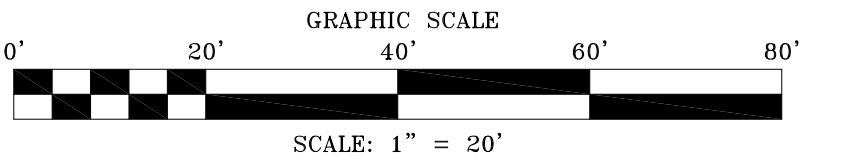
PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON 03/26/2015.

SECRETARY _____ DATE _____

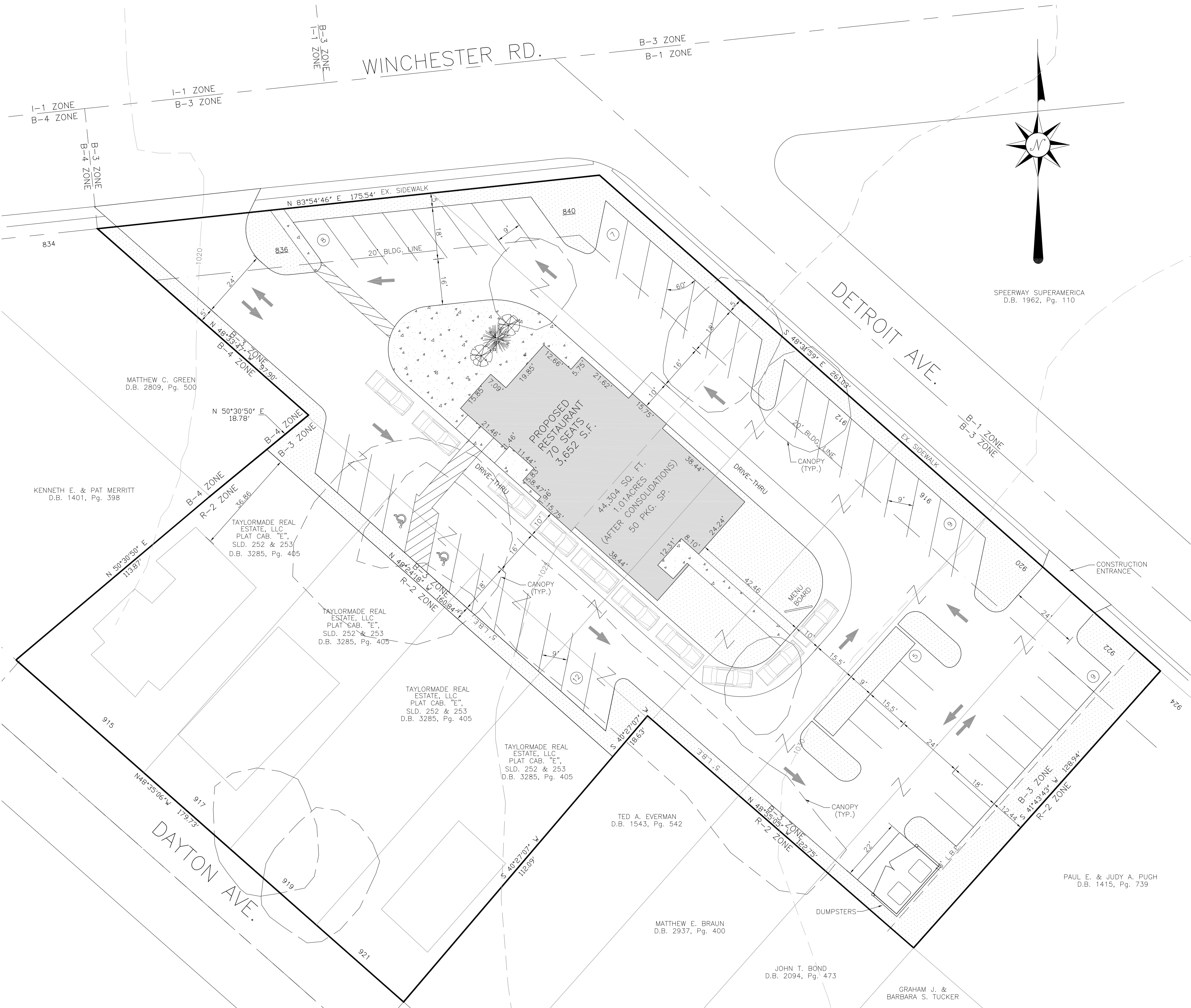
GENERAL NOTES

- THIS PRELIMINARY 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 FINAL 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.
- 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.
- A MINOR CONSOLIDATION PLAT SHALL BE APPROVED PRIOR TO CERTIFICATION OF A FINAL DEVELOPMENT PLAN FOR THIS PROPERTY.



ZDP 2015-____
 PLAN PREPARATION DATE: 01-21-2015

TPA/CANOPY SYMBOLS



Kentucky811
 Call 811 Before You Dig.

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

VISION ENGINEERING

White River, Environmental, Civil & GIS Consultant
 1399 Tates Creek Road Ste 130 Lexington, KY 40502
 Ph: (859)595-0516 Fax: (859)595-0523
 www.visioneng.com

OWNER:
 TAYLORMADE REAL ESTATE, LLC,
 MA JETER, INC. &
 MARK A. & CHRISTINE C. JETER

LIBERTY HEIGHTS SUBDIVISION
 PROPOSED RESTAURANT
 836-840 WINCHESTER ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 FINAL DEVELOPMENT PLAN

DATE FILED: FEBRUARY 2, 2015
 REVISED:
 REVISED:

PRELIMINARY DEVELOPMENT PLAN
 ZDP