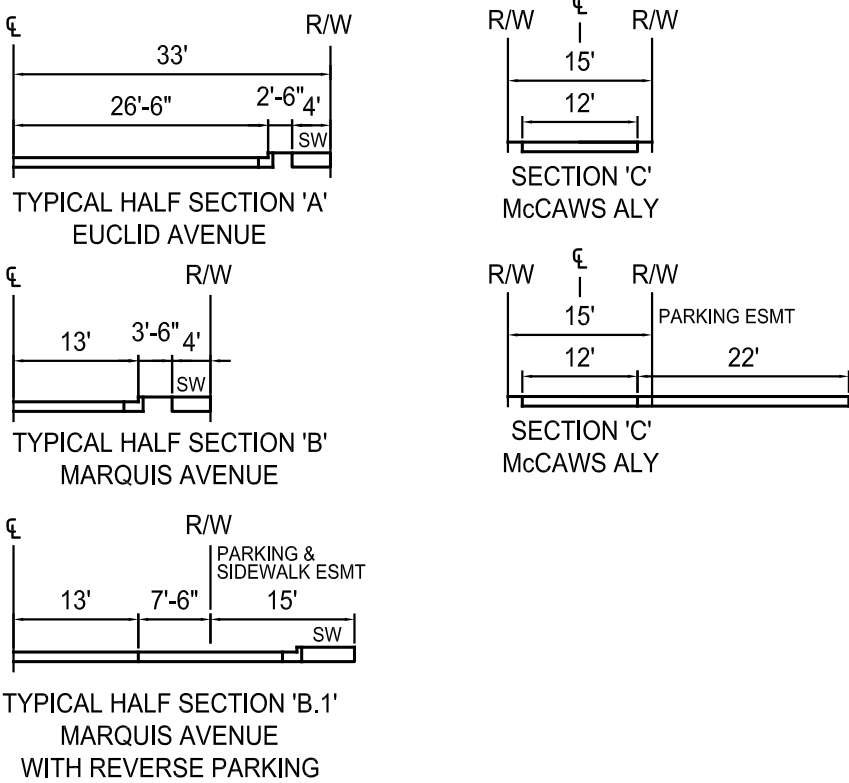


VICINITY MAP
SCALE: NTS



SITE STATISTICS

EXISTING ZONE	B-1	
TOTAL NET AREA	0.588 ACRES	25,613 SQ. F.T.
USES	PARKING FLOOR AREA (85%)	
RETAIL / RESTAURANT	9,600 SQ. FT.	
RETAIL	5,600 SQ. FT.	4,760 SQ. FT.
RESTAURANT	4,000 SQ. FT.	140 SEATS
		(128 INDOOR, 16 OUTDOOR)
BUILDING HEIGHT	1 STORY	20 FT.
PARKING REQUIRED		
RETAIL	12	(1 SPACE/400 SQ. FT.)
RESTAURANT	34	(1 SPACE/4 SEATS)
	-2	(BUS SHELTER CREDIT)
TOTAL REQUIRED	44	
PARKING PROVIDED	34	(ON-SITE / INCL. 2 H.C.)
	10	(ON-STREET PARKING)
	10	(OFF SITE LEASE)
TOTAL PARKING	44	
INTERIOR LANDSCAPE REQUIREMENTS		
VEHICULAR USE AREA	12,080	SQ. FT.
REQ'D LANDSCAPE AREA	5.0%	604 SQ. FT.
PROV'D LANDSCAPE AREA	6.3%	755 SQ. FT.

OWNERS CERTIFICATION:
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 _____

COMMISSION'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON.

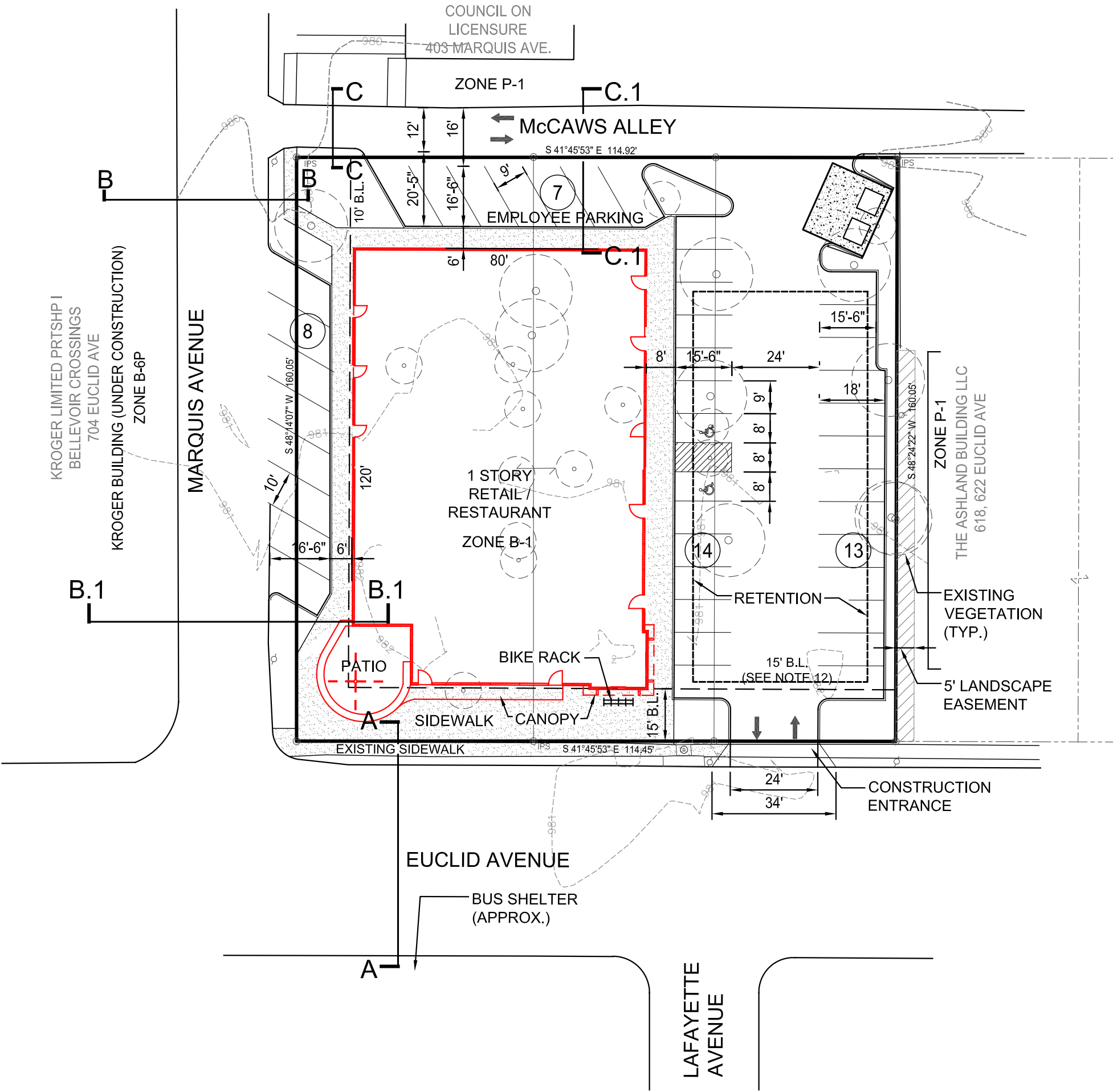
PLANNING COMMISSION SECRETARY _____ DATE _____

NOTES:

- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED SUBDIVISION PLAN.
- ACCESS SHALL BE LIMITED AS SHOWN ON THIS PLAN.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION AS SET FORTH IN THE 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 CHAPTER 16 OF THE CODE OF ORDINANCES.
- ACCESS DETAILS SHALL BE APPROVED BY THE DIVISION OF TRAFFIC ENGINEERING.
- STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS OF THE DIVISION OF ENGINEERING MANUALS.
- SCREENING AND LANDSCAPING SHALL BE AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE.
- IF ANY PART OF THIS PLAN SHALL BE JUDGED INVALID, SUCH JUDGEMENT SHALL NOT INVALIDATE THE REMAINDER OF THE PLAN.
- EXISTING VEGETATION CONSISTS OF SPECIES SUCH AS WALNUT, BLACK CHERRY, MAPLE, OAKS, SPRUCE, WHITE PINE, AND HONEYSUCKLE.
- LOCATION OF ANY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, FIRE SERVICE FEATURES, IF REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
- UNDER THE PROVISIONS OF ARTICLE 6-7 OF THE ZONING ORDINANCE, THE SUBJECT PROPERTY SHALL BE RESTRICTED WITH THE FOLLOWING RESTRICTIONS VIA CONDITIONAL ZONING:
PROHIBITED USES:
a. SCHOOLS FOR ACADEMIC INSTRUCTION
b. FUNERAL PARLORS
c. LIQUOR STORES
d. AUTOMOBILE SERVICES STATIONS
e. BANQUET FACILITIES
f. COCKTAIL LOUNGES, NIGHTCLUBS OR BARS
g. LIVE ENTERTAINMENT
- THE BUILDING LINE ALONG EUCLID AVENUE SHALL BE WITHIN 5' OF THE ASHLAND BUILDING (618, 622 EUCLID AVENUE) IN ACCORDANCE WITH ARTICLE 15-2 (a)(6).

TREE PRESERVATION NOTES

- EXISTING TREE COVERAGE
11 LARGE TREES @ 750 SQ FT = 8,250
6 MEDIUM TREES @ 400 SQ FT = 2,400
5 SMALL TREES @ 100 SQ FT = 500
22 TOTAL EXISTING = 11,150 SQ. FT. 43.5%
- SOIL TYPE
URBAN SOILS
- EXISTING TREES TO BE REMOVED 22
- EXISTING TREES TO REMAIN 0
- PROPOSED TREES TO BE ADDED 7
- SITE AREA 25,613 SQ. FT. 0.588 ACRES
TREE COVERAGE REQUIRED 5,123 SQ. FT. 20.0%
TREE COVERAGE PROPOSED 5,250 SQ. FT. 20.5%
- NO TREE PROTECTION AREA ON THIS SITE
ALL REQUIRED TREES SHALL CONFORM WITH THE LFUCG PLANTING MANUAL.
ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM BUILDINGS.
PRIOR TO PLANTING TREES CALL BEFORE YOU DIG KENTUCKY 811.

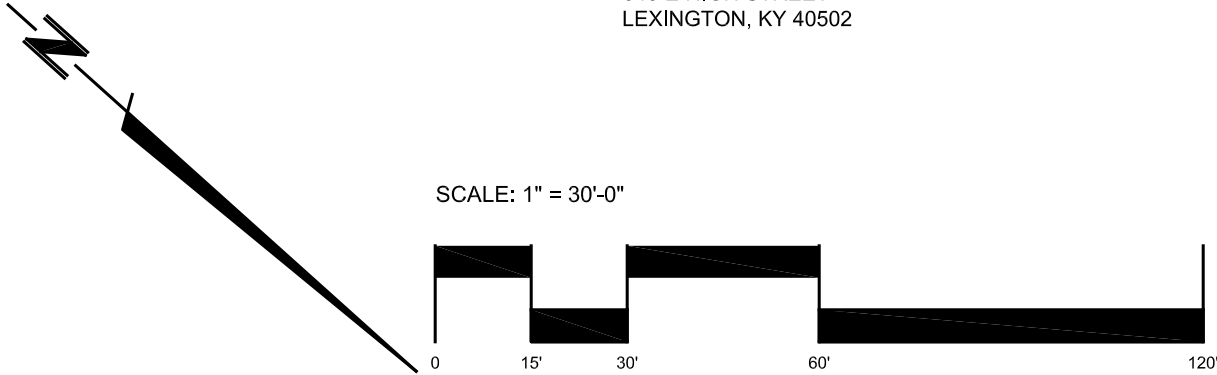


OWNER: JENNY B. TALBOTT
634 EUCLID AVENUE
LEXINGTON, KY 40502

REVERSE EUCLID 630, LLC
301 E MAIN STREET, SUITE 600
LEXINGTON, KY 40507

DEVELOPER: CALLER PROPERTIES, LLC
840 E HIGH STREET
LEXINGTON, KY 40502

SCALE: 1" = 30'-0"



FINAL DEVELOPMENT PLAN

Revised:

Feb 3, 2015

Per Tech. Meeting

DP

Date: January 5, 2015

CHEVY CHASE
SHOPPES

634 Euclid Avenue
Lexington, Fayette County, Kentucky

Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE

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