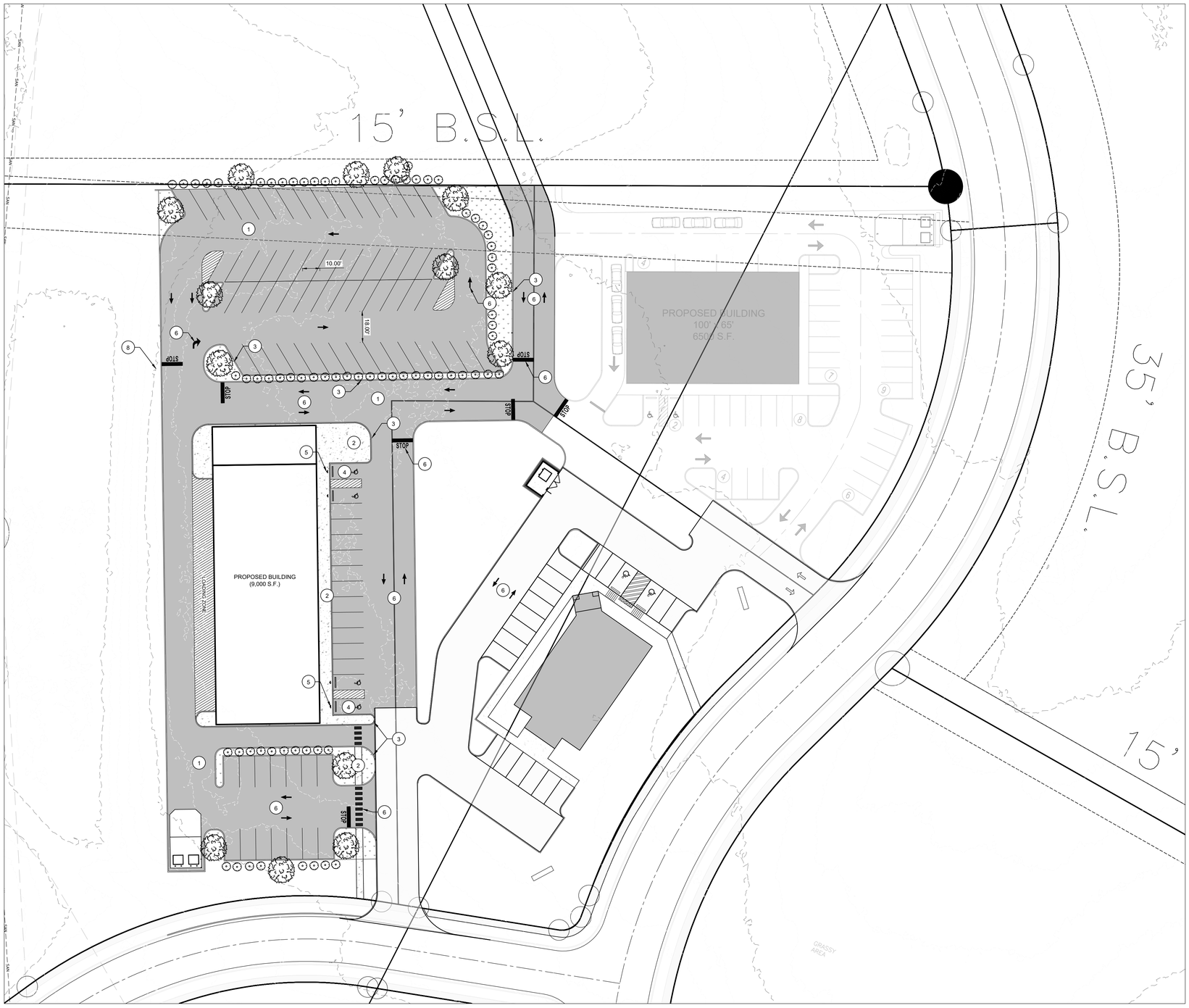

PROPERTY OWNER

55 BYPASS LLC,725 AIKEN ROAD
SHELBYVILLE, KY 40065

PART OF DEED BOOK 685, PAGE 874

PLAT CABINET 10, SLIDE 220

SITE STATISTICS

ADDRESS:

PVA # 040-00-008G
ZONING: C-4 - GENERAL COMMERCIAL DISTRICT

DESIGN ENGINEER:

THOROUGHBRED
CONTACT: AARON DOCKERY, PE
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: 859-785-0383

PROJECT INFORMATION:

PROPOSED USE :	COMMERCIAL, RESTAURANT AND RETAIL ESTABLISHMENT
PROPOSED SQUARE FOOTAGE:	9000 S.F TOTAL, RESTAURANT 5310 S.F, RETAIL 3690 S.F

PARKING INFORMATION:

PARKING REQUIRED:	RESTAURANT: ONE SPACE PER 75 S.F (5310 / 75 = 71 SPACES) RETAIL: ONE SPACE PER 250 S.F (3690/250 =15 SPACES)
ADA PARKING REQUIREMENT:	FOUR MINIMUM SPACES FOR 76-100 TOTAL PARKING SPACES
PARKING PROVIDED:	86 SPACES (82 STANDARD SPACES, 4 ADA SPACES)

LANDSCAPE DATA:

VEHICULAR USE AREA (V.U.A.):	45,789.65 S.F.
INTERIOR LANDSCAPE AREA REQUIRED:	2,289.5 S.F. (5%)
INTERIOR LANDSCAPE AREA PROVIDED:	4,482.80 S.F.
REQUIRED INTERIOR TREES:	1 TREE / 250 S.F. = 10 TREES
PROPOSED TREES:	10 TREES
REQUIRED V.U.A. PERIMETER:	1 TREE / 40 L.F. AND MIN 3' TALL PLANTING HEDGE

LEGEND:

- = CONCRETE WALK/ PAVEMENT
- = NEW ASPHALT PAVEMENT
- = INTERIOR LANDSCAPING
- PROPERTY CORNER FOUND (AS NOTED)
- IPX - IRON PIN FOUND WITH NO CAP
- WATER VALVE
- WATER METER
- SPIGOT/ HOSEBIB
- UTILITY POLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- DOWNSPOUT
- ELECTRIC METER
- HVAC UNIT
- LIGHT POLE
- TELEPHONE BOX
- BOLLARD
- FLAG POLE
- UTILITY HAND HOLE
- GUY ANCHOR
- SIGN
- UTILITY LINE MARKER
- GAS METER
- PROPERTY BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY
- EDGE OF ASPHALT
- CENTERLINE OF ROAD
- GAS — NATURAL GAS LINE
- OE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- FO — FIBER OPTIC LINE
- BUILDING OVERHANG
- IPF — IRON PIN FOUND

KEY NOTES:

1. STANDARD DUTY ASPHALT PAVEMENT.
2. CONCRETE SIDEWALK / PAD.
3. 6" CONCRETE HEADER CURB.
4. ADA PARKING STALL.
5. ADA PARKING SIGN.
6. PAVEMENT MARKINGS. TYP.
7. CONCRETE BOLLARD.
8. STOP SIGN.

Kentucky 811
Dial 811 for Buried Line & Cable Locations

NOT FOR CONSTRUCTION

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

1409 N. FORBES RD. LEXINGTON, KY 40511
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
ARCHITECTURAL, GEOTECHNICAL ENGINEERING,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
STRUCTURAL ENGINEERING

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THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCT

CONCEPT PLAN
SADDLEBRED DEVELOPMENT
THE POINTE RETAIL STORE

FREEDOM WAY, SHELBYVILLE, SHELBY COUNTY, KENTUCKY 40065

PROJECT NO.: 250025	DRAWN BY: CBT
DATE: 02/18/2025	REVIEW BY: AD

PROJECT STATUS

NO.	REVISION:	DATE:

NOT FOR CONSTRUCTION - REFERENCE ONLY

PLOT DATE: 2/18/2025 12:12 PM

C:\USERS\CT\PTONR\TC360 DROPBOX\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\SADDLEBRED POINTE RETAIL STORE\CIVIL\CONCEPT PLAN\CAD\C-1.0_CONCEPT PLAN (CAELEN).DWG