

PLOT DATE: 3/18/2021 11:18 AM
D:\WORKBOOK\PROJECTS\THOROUGH BRED ENGINEERING\PROJECTS\BIGGBY COFFEE - VERSAILLES, KY\LOCAL\AMENDED DEVELOPMENT PLAN.DWG

SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: 120 AP INDY LANE, VERSAILLES, KY
LOT SIZE: 0.85 AC (37,026 S.F.)

OWNER/DEVELOPER:

TRANSYLVANIA LAND COMPANY, INC.
8344 BAINBRIDGE DRIVE
MATTAWAN, MI 48071

PROJECT INFORMATION:

PROPOSED USE: COFFEE SHOP (SUITE A 1,735 S.F.) AND COMMERCIAL RETAIL SPACE (SUITE B 1,674 S.F.)
PROPOSED BUILDING HEIGHT: 1 STORY
PROPOSED SQUARE FOOTAGE: 3,600+ S.F.
PROPOSED BUILDING LOT COVERAGE: 3,600 S.F. / 37,026 S.F. = 0.972 (9.72%)

ZONING INFORMATION:

ZONING CLASSIFICATION: B-1 (NEIGHBORHOOD BUSINESS DISTRICT)
BUILDING SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 20'
PARKING REQUIREMENT (RETAIL): FOR THE FIRST 10,000 S.F. PROVIDE 1 SPACE FOR EVERY 400 S.F. OF FLOOR AREA WITH A MINIMUM OF 3 SPACES
PARKING PROVIDED (RETAIL): 1,674 S.F. / 400 S.F. = 4.18 (5 SPACES)
PARKING REQUIRED (RETAIL): 5 SPACES

ZONING CLASSIFICATION: B-4 (HIGHWAY BUSINESS DISTRICT)
BUILDING SETBACKS:
FRONT: 30'
SIDE: 30'
REAR: 20'
PARKING REQUIREMENT (RESTAURANT): 1 SPACE FOR EVERY 200 S.F. OF FLOOR AREA OR 1 SPACE FOR EVERY 4 SEATS WHICHEVER IS GREATER
PARKING PROVIDED (RESTAURANT): 1,735 S.F. / 200 S.F. = 8.67 (9 SPACES)
PARKING REQUIRED (RESTAURANT): 7 SPACES + 1 ADA SPACE + 4 ON-STREET SPACES CREDIT = 12 SPACES

*PER RECORDED PLAT IN CABINET F, SLIDE 21 IN THE WOODFORD COUNTY CLERK'S OFFICE, 4 PARKING SPACE CREDITS OUT OF THE 10 ORIGINAL ON-STREET PARKING SPACES HAVE BEEN ALLOTTED TO THIS LOT.

SURVEY INFORMATION:

THE EXISTING INFORMATION SHOWN ON THIS AMENDED DEVELOPMENT PLAN IS FROM A SURVEY PERFORMED BY THOROUGH BRED OF LEXINGTON, KY. EQUIPMENT USED: TRIMBLE R10 GNSS RECEIVER AND TRIMBLE DATA COLLECTOR AND PHANTOM 4 PRO DRONE COORDINATE SYSTEM, KY NORTH BASE NAD83 VERTICAL BASED ON NAVD83.

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 21236C0080D, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.

GENERAL NOTES:

1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
2. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
3. THE ZONING LINES AND THE SETBACK TRANSITION FROM 30 FEET TO 25 FEET SHOWN HEREON WERE AS SCALED FROM THE PLAT OF RECORD IN PLAT CABINET E, SLIDE 107.
4. THE BOARD OF ADJUSTMENT APPROVED A CONDITIONAL USE PERMIT IN THE B-1 ZONE TO ALLOW DRIVE-THRU ON NOVEMBER 2, 2020. CASE NO. 11-014-2020

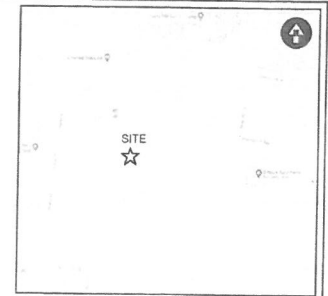
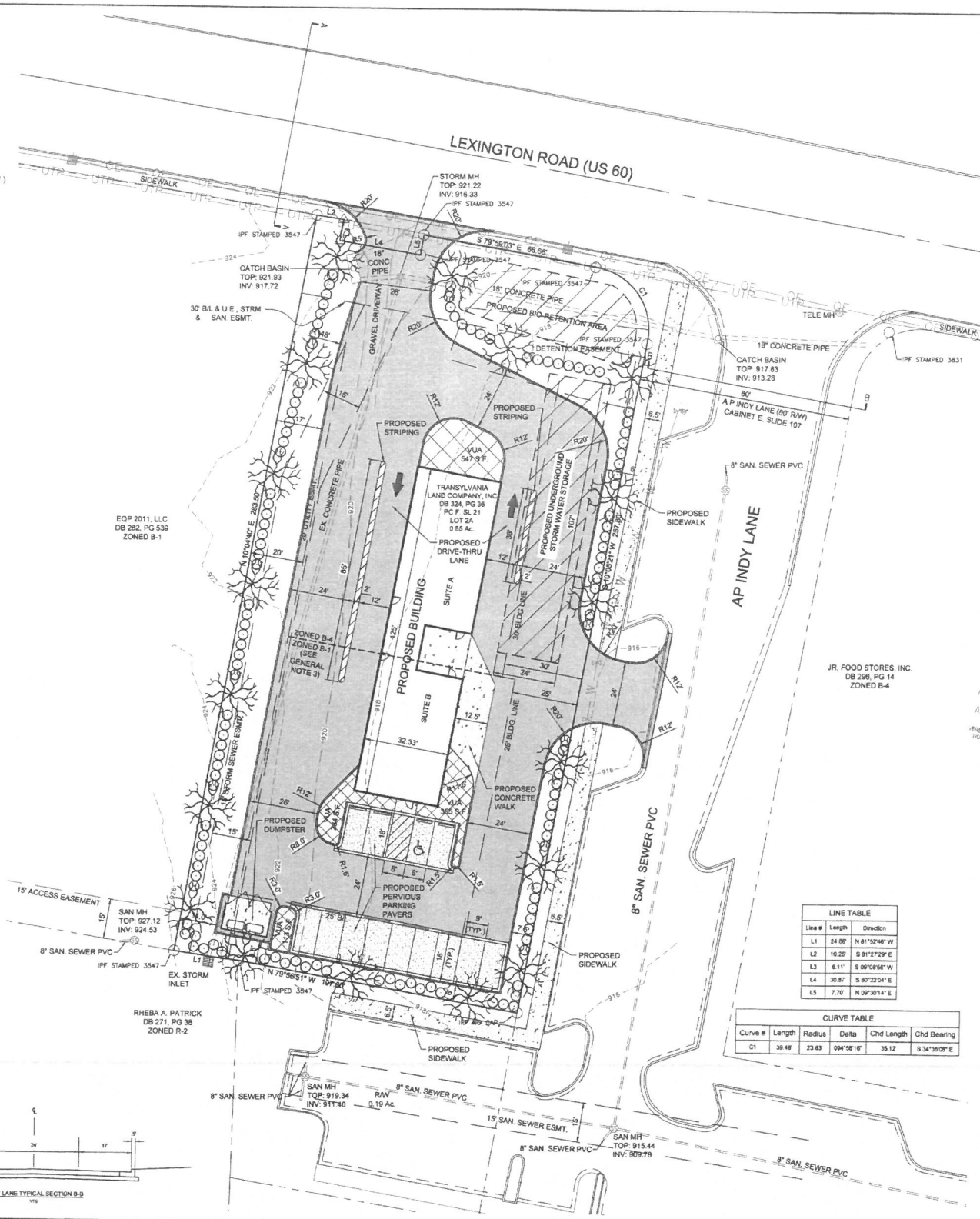
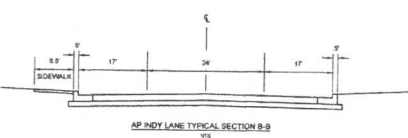
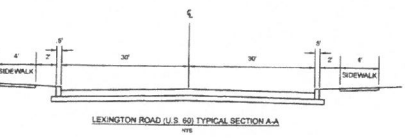
LANDSCAPE DATA:

VEHICULAR USE AREA (VUA): 21,277 S.F.
INTERIOR LANDSCAPE AREA REQUIRED: 21,277 S.F. / 100 S.F. x (5 S.F.) = 1,063.85 (1,064 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED: 1,097 S.F.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 1,064 S.F. / 250 S.F. = 4.25 (5 TREES REQUIRED)

PERIMETER LANDSCAPE LENGTH: 899 L.F.
PERIMETER LANDSCAPE REQUIRED: 1 TREE / 40 L.F. OF BOUNDARY OF VEHICULAR USE AREA OR FRACTION THEREOF
PERIMETER LANDSCAPE PROVIDED: 899 L.F. / 40 L.F. = 22.47 (18 TREES PLUS ADDITIONAL SCREENING PER ARTICLE 11 OF THE WOODFORD COUNTY ZONING ORDINANCE)

RETENTION / DETENTION MAINTENANCE NOTE:

THE RETENTION / DETENTION, UNDERGROUND STORAGE UNIT AND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE RETENTION / DETENTION AND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER IN SUCH A FASHION AS TO INSURE THAT THE VEGETATIVE GROWTH WILL NOT EXCEED EIGHT (8) INCHES IN HEIGHT. ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE RETENTION SITE. NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD WILL BE CREATED. THE UNDERGROUND STORAGE UNIT WILL BE INSPECTED AND MAINTAINED PER MANUFACTURER RECOMMENDATIONS. THE OWNER SHALL PERFORM PERIODIC MAINTENANCE ON ALL AREAS AND THE UNDERGROUND STORAGE UNIT, OTHER THAN STORM DRAINAGE PIPES AND HEAD WALLS, TO INSURE THE HYDRAULIC FUNCTION OF THE PROJECT STRUCTURAL AND LANDSCAPING INTRUSIONS ONTO THE RETENTION AREA SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE CITY OR COUNTY ENGINEER. THE OWNER SHALL PERMIT NECESSARY ACCESS TO THE CITY OR COUNTY ENGINEER FOR PERIODIC INSPECTION. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY OR COUNTY ENGINEER TO TAKE THE NECESSARY ACTION TO CORRECT THE NON-COMPLIANCE AND THE COST THEREOF SHALL BE BORNE BY THE OWNER. WOODFORD FISCAL COURT, THE CITY OF VERSAILLES, OR THE CITY OF MIDWAY, SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO ASSURE PAYMENT.



VICINITY MAP
NTS

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- MAG NAIL STAMPED 3418
- PROPERTY BOUNDARY
- CONTOURS
- PROCP ADJOINER
- ROAD
- E ROAD
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE LINE
- STORM
- SANITARY
- WATERLINE
- POWER POLE
- WATER VALVE
- FIRE HYDRANT

PURPOSE OF THIS PLAN:

THE PURPOSE OF THIS PLAN IS TO AMEND THE DEVELOPMENT PLAN CURRENTLY ON FILE AND TO DEVELOP THE 3.60 AC TRACT OF LAND WITH A 3,600 ± S.F. BUILDING CONTAINING A COFFEE SHOP AND COMMERCIAL / RETAIL RENTAL SPACE AND PARKING.

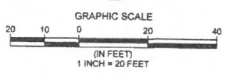
OWNER'S CERTIFICATION

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.

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE PLANNING COMMISSION AT ITS MEETING HELD ON 4/15/2021.

OWNER: [Signature] DATE: 3/24/2021
PLANNING COMMISSION: [Signature] DATE: 4/15/2021



P.O. BOX 481 LEXINGTON, KY 40588
(502) 863-1756

CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CONCRETE CONSTRUCTION SERVICES

THOROUGH BRED
DESIGN | ENGINEER | CONSTRUCT

1st AMENDED FINAL DEVELOPMENT PLAN
BIGGBY COFFEE
120 AP INDY LANE, VERSAILLES, WOODFORD COUNTY, KENTUCKY

PROJECT NO.	120
DATE	3-8-2021
ISSUED FOR:	
DATE	3-24-21
REVISION	
CITY TRC COMMENTS	



DP-1.0