

NOTES:

- NO PART OF A PRINCIPAL BUILDING INCLUDING CRAWL SPACES OR BASEMENTS PROPOSED TO BE CONSTRUCTED UPON A LOT SHALL BE LOCATED LESS THAN (1) ONE FOOT ABOVE 100 YEAR FLOOD PLAIN (ELEVATIONS TO BE SHOWN ON FINAL RECORD PLAT).
- NO TREES SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENTS.
- NO CHANGES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.
- ALL MONUMENTS ARE TO BE SET IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS IN KENTUCKY AND SECTION 211.09 OF THE NICHOLASVILLE SUBDIVISION REGULATIONS (AT THE TIME OF FINAL RECORD PLATS).
- SILT CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SILTATION. SILT CONTROL MEASURES SHALL CONSIST OF TEMPORARY SILT FENCES. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
- THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENTS FROM DRAWING ANY VARIANCE FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTIONS EFFECTING THESE LOTS.
- CONTOUR INTERVAL = 2'.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN IN ACCORDANCE WITH ARTICLE 16 OF THE NICHOLASVILLE ZONING ORDINANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL, AT THEIR OWN EXPENSE, WATER TAPS, SEWER TAPS, LATERALS, METER BOXES, ETC. TO CITY, JESSAMINE COUNTY WATER DISTRICT NO. 1 AND STATE REGULATIONS. IF IT IS NECESSARY TO EXTEND WATER SERVICE TO THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, THE STREET SHALL BE BORED UNDER, IT SHALL NOT BE CUT.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- THE FLOOR LINE OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2 FEET ABOVE THE MANHOLE TOP EITHER UPSTREAM OR DOWNSTREAM ON THE SANITARY SEWER MAIN LINE SERVING THE STRUCTURE IN ORDER TO PROVIDE IN SUCH EVENT THAT A SANITARY SEWER OVERFLOW WILL FLOW OUT OF THE MANHOLE INSTEAD OF THE HOME. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP ON THE SANITARY SEWER MAIN SERVING THE STRUCTURE.
- OFF-STREET PARKING AND LOADING AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 9.
- LANDSCAPING FOR THE VEHICULAR USE AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 14.
- ACCESS EASEMENTS SHOWN HEREON ARE NOT ALLEYS NOR ARE THEY TO BE PUBLICLY MAINTAINED. MAINTENANCE OF SAME SHALL BE BY AGREEMENT BETWEEN EFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATE PARTIES.
- SOURCE OF TITLE: DEED BOOK 831, PAGE 476 OF RECORD IN THE JESSAMINE COUNTY CLERK'S OFFICE.
- NO SPECIFIC USER IS KNOWN AT THIS TIME FOR LOTS 3-C AND 3-D. PRIOR TO ISSUANCE OF A BUILDING PERMIT, AN AMENDED DEVELOPMENT PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FEMA FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 2113C0060D, DATED DECEMBER 21, 2017.
- THERE SHALL BE NO DIRECT ACCESS TO EAST BRANNON ROAD FROM LOTS 3-A, 3-B OR 3-D EXCEPT VIA ACCESS EASEMENT SHOWN HEREON.
- ADDITIONAL FIRE HYDRANTS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AND TO CITY SPECIFICATIONS IF ANY BUILDINGS ARE LOCATED MORE THAN 250 FEET FROM AN EXISTING FIRE HYDRANT. IF A BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A FIRE HYDRANT MEETING CITY OF NICHOLASVILLE SPECIFICATIONS SHALL BE INSTALLED WITHIN 50 FEET OF THE FIRE DEPARTMENT CONNECTION AND SHALL BE LOCATED WITHIN 10 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF SUPPORTING A FIRE APPARATUS.
- OWNERS OF LOTS FRONTING ALL OR ANY PORTION OF THE LANDSCAPED ISLAND OF EAST BRANNON ROAD SHALL BE REQUIRED TO MAINTAIN SAME. MAINTENANCE SHALL CONSIST OF THAT WHICH ONE CUSTOMARILY COMPLETES FOR HIS OWN YARD SUCH AS SPRAYING, MOWING, RAKING, PRUNING, ETC. LOT OWNERS(S) SHALL BE REQUIRED TO REMOVE DEAD PLANT MATERIAL, BUT SHALL NOT BE REQUIRED TO REPLACE SAME, BUT MAY AT THEIR OWN OPTION DO SO. PLANT MATERIAL SHALL BE AS APPROVED IN WRITING BY THE CITY BEFORE BEING INSTALLED.
- THE PROPERTY OWNER OR DEVELOPER SHALL PAY THE CITY OF NICHOLASVILLE THE TOTAL SUM OF \$10,500.00 PER ACRE AT THE TIME A FINAL RECORD PLAT IS RECORDED. IN ORDER TO GUARANTEE PAYMENT OF THIS INCENTIVE FEE, THERE IS A COVENANT RUNNING WITH THE LAND RECORDED IN THE JESSAMINE COUNTY CLERK'S OFFICE.
- PROPOSED UTILITY EASEMENTS TO BE DETERMINED WHEN CONSTRUCTION PLANS ARE PREPARED AND WILL BE SHOWN ON AND DEDICATED BY THE FINAL RECORD PLAT(S).

- WITHIN NINETY (90) DAYS OF THE PLANNING COMMISSION'S APPROVAL, THE FOLLOWING STEPS SHALL BE COMPLETED, OR ELSE THE PLANNING COMMISSION'S APPROVAL BECOMES NULL AND VOID: 1) THE DEVELOPER SHALL FULLY COMPLY WITH ANY CONDITIONS OF APPROVAL PLACED ON THE FINAL DEVELOPMENT PLAN BY THE PLANNING COMMISSION; 2) THE DEVELOPMENT PLAN SHALL BE CERTIFIED BY THE PLANNING COMMISSION CHAIRPERSON, IF IT IS IN CONFORMANCE WITH ALL REQUIREMENTS. FIVE (5) COPIES OF THE CERTIFIED DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AT THE DEVELOPER'S EXPENSE.
- DOOR LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. FINAL LOCATIONS TO BE SHOWN ON BUILDING PLANS.
- PROPOSED GRADING SHALL BE ADDRESSED AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.
- A OIL/WATER SEPARATOR SHALL BE REQUIRED FOR THE GAS STATION AS PART OF WATER QUALITY.
- DETENTION HAS BEEN PROVIDED OFF-SITE FOR LOTS 3-A THROUGH 3-D.
- AREAS NOT REQUIRING TREE OR SHRUB PLANTINGS SHALL INCLUDE "GRASS OR GROUND COVER" PER TABLE 1402.11 OF THE ZONING ORDINANCE.
- METAL FACADES ARE PROHIBITED ON ALL BUILDING ELEVATIONS.
- ADDITIONAL FIRE HYDRANTS, IF NEEDED TO SERVE LOTS 3-C AND 3-D SHALL BE SHOWN ON THE DEVELOPMENT PLAN(S) FOR THOSE LOTS AT TIME OF DEVELOPMENT.

LOT 3-A INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

VEHICULAR USE AREA	38663.5 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (5%)	1933 S.F.
PROPOSED	4131 S.F.

LOT 3-B INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

VEHICULAR USE AREA	16232.9 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (5%)	812 S.F.
PROPOSED	1237 S.F.

ZONE B-2 REQUIREMENTS

MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	50 FT.
MINIMUM FRONT YARD	7.25 FT.
MINIMUM EACH SIDE YARD	15 FT.
MINIMUM REAR YARD	25 FT.
MAXIMUM LOT COVERAGE	55%
MAXIMUM HEIGHT OF BLDG.	7.45 FT.

*SEE ZONING REGULATIONS.

SITE STATISTICS

TOTAL AREA	5.66 ACRES
AREA IN LOTS	5.66 ACRES
AREA IN RIGHT OF WAY	N/A
NO. OF LOTS	4
LENGTH OF STREET	N/A
ZONE	B-2

SMALLEST LOT IS LOT 3-B WITH 26136.0 SQ. FT.

PARKING STATISTICS

LOT 3-A

REQUIRED PARKING: C-STORE

1/2 PUMPS (ASSUMED 10'-5" 1400 SQ. FT. RETAIL (3500/400-9))

1200 RETAIL (LIQUOR) (2100/300-7) 1200 RESTAURANT (1000/200=5)

REQUIRED: 26 SPACES

TOTAL PROVIDED SPACES: 29 SPACES

LOT 3-B

REQUIRED PARKING: RESTAURANT: >1/4 SEATS (38/4=10) OR 1/200 SQ. FT. (2200/200=11)

REQUIRED: 11 SPACES

TOTAL PROVIDED SPACES: 16 SPACES

LEGEND

- ⊙ RAILROAD SPIKE SET
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- B.D. BUILDING SETBACK LINE AND DRAINAGE AND UTILITY EASEMENT
- O.H.E. OVERHEAD ELECTRIC EASEMENT
- △ DRIVEWAY
- FH EXISTING FIRE HYDRANT

ARCHITECTURAL AND SCREENING REQUIREMENTS

- THE EXTERIOR WALLS OF ALL STRUCTURES ERECTED ON A PARCEL THAT ADJOINS AND/OR ABUTS ANY RESIDENTIAL ZONED PROPERTY AND PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED OF A MASONRY VENEER OR SIMILAR MATERIAL, SUCH AS DRIVIT OR HARDIPLANK FOR A MINIMUM OF 45% OF WALL AREA. NO METAL SIDING WILL BE ALLOWED ON THE EXTERIOR OF ANY WALLS.
- (SEE ARTICLE 14 FOR SCREENING REQUIREMENTS). (ADOPTED: 07-23-18 ORDINANCE #1027-2018)

PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AT ITS MEETING HELD ON _____ DATE _____

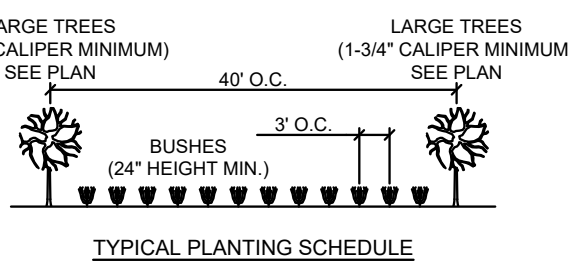
OWNER'S CERTIFICATION

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 TEXTURAL REPRESENTATION SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY. THIS CERTIFICATION IS BINDING ON HEIRS, ASSIGNS, OR SUCCESSORS IN TITLE.

OWNER _____ DATE _____

GENERAL NOTES

- ALL UNSURFACED DISTURBED AREAS NOT RECEIVING MULCH ARE TO RECEIVE A MINIMUM OF 4" TOPSOIL, SOD AND BE WATERED UNTIL SOD IS WELL ESTABLISHED.
- PROVIDE A MINIMUM OF 5' FROM EDGE OF PAVING WHERE VEHICLES OVERHANG TO ALL TREES AND/OR SHRUBS. OTHERWISE, MAINTAIN 4' TO EDGE OF PAVING.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF NICHOLASVILLE ZONING ORDINANCE, ARTICLE 14.

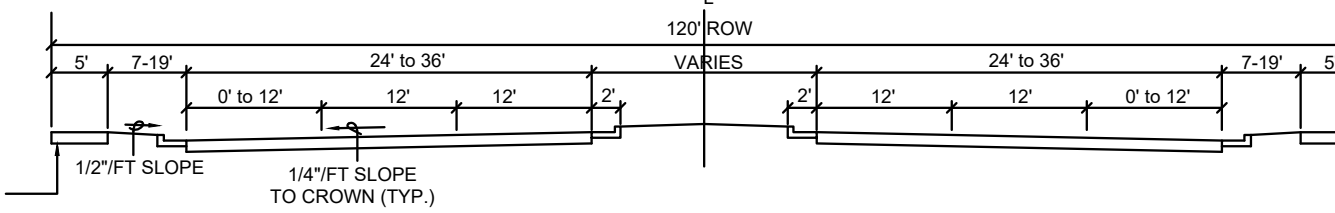


TREE PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME
48	GLEDITSIA TRICANTHOS	SHADEMASTER THORNLESS HONEY LOCUST
85	ACER RUBRUM	RED MAPLE
71	EUONYMUS ALATUS	BURNING BUSH
	TAXUS X MEDA	YEW

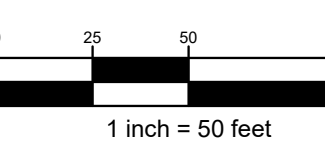
NOTES:

- ANY CHANGES IN PLANT SPECIES OR PLANT LOCATION SHALL BE UNACCEPTABLE WITHOUT SPECIFIC PRIOR APPROVAL FROM THE NICHOLASVILLE PLANNING COMMISSION.
- ALL INTERIOR TREES OR THOSE LOCATED IN SITE TRIANGLE SHALL HAVE A MINIMUM OF 5 (FIVE) FEET CLEARANCE BELOW THE LOWEST BRANCHES.
- ALL LANDSCAPE AREAS NOT PLANTED WITH OTHER TYPES OF GROUND COVER SHALL BE SEEDED (FESCUE OR BLUEGRASS), FERTILIZED, AND MULCHED OR SODDED (BLUEGRASS) SO ALL SITE AREAS HAVE VEGETATIVE COVER.



TYPICAL SECTION EAST BRANNON ROAD

GRAPHIC SCALE



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OWNER/DEVELOPER
B&B HOLDING, LLC
1608 PASCOUL CV, LEANINGTON, KY 40509

DDD&W, LLC PROPERTY
LOT 3
EAST BRANNON ROAD, NICHOLASVILLE, KY
AMENDED
FINAL DEVELOPMENT PLAN

BANKS
1211 JESSAMINE STATION, NICHOLASVILLE, KY 40501-8810 (202) 211-5555 | BANKSENGINEERING.NET

DATE	FEB. 21, 2022
REVISION	
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SHEET	1 OF 1
JOB#	21155
DRAWN	CBS
CHECKED	JDB