



VICINITY MAP
(n.t.s.)

COMMISSIONS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____, 20____.

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS 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: _____
ADDRESS: _____

WITNESS: _____ DATE: _____

GENERAL NOTES

- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEERS.
- STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LUED ENGINEERING MANUALS.
- LANDSCAPING SHALL CONFORM TO ARTICLE 15 OF THE ZONING ORDINANCE RESTRICTION. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRASS, SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOILING IN ORDER TO PREVENT EROSION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN. SUCH A PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 18 OF THE CODE OF ORDINANCES.
- THE DEVELOPMENT SHOWN HEREON SHALL COMPLY WITH ARTICLE 6-9 OF THE LAND SUBDIVISION REGULATIONS REGARDING STREET TREES.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- ALL SIDS SHALL COMPLY WITH ARTICLE 17 OF THE ZONING ORDINANCE.
- A RECIRCULAR ACCESS AND PARKING AGREEMENT IS HEREIN CREATED OVER ALL THE PROPERTY SHOWN ON THIS PLAN.
- THE LOCATION OF ADDITIONAL FIRE HYDRANT(S) AND/OR FIRE DEPARTMENT CONNECTION(S), AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
- EXISTING LOT LINES OF RECORD SHALL BE AMENDED TO FOLLOW THE LOT LINES SHOWN HEREON.

TREE PRESERVATION PLAN:

- TREE PROTECTION AREAS (TPA) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DISRUPT 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 (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF LUED 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 TO THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.
- ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE LUED PLANTING MANUAL. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-6007.

TREE PROTECTION STATISTICS:

SITE AREA: 6.93 ACRES
REQUIRED TREE CANOPY AREA (20%): 1.39 ACRES
EXISTING TREE CANOPY COVERAGE: 0.12 ACRES
CANOPY REQUIRED: 1.27 ACRES
(EQUIVALENT OF 74 LARGE TREES)

INTERIOR LANDSCAPE AREA STATISTICS

VEHICULAR USE AREA (VUA): 153,376 SQ. FT.
AREA REQUIRED: 5% x 153,376 = 7,669 SQ. FT.
AREA PROVIDED: 13,451 SQ. FT.

PROHIBITED USES

UNDER THE PROVISIONS OF ARTICLE 6-7 OF THE ZONING ORDINANCE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SUBJECT PROPERTY:

- ESTABLISHMENTS FOR THE DISPLAY, RENTAL, SALE, SERVICE AND MINOR REPAIR OF FARM EQUIPMENT, CONTRACTOR EQUIPMENT, AUTOMOBILES, MOTORCYCLES, TRUCKS, BOATS, TRAVEL TRAILERS, MOBILE HOMES OR SUPPLIES FOR SUCH ITEMS
- GARDEN CENTERS
- KENNELS, ANIMAL HOSPITALS OR CLINICS, INCLUDING OFFICES OF VETERINARIANS
- CARNIVALS
- TAXIDERMY ESTABLISHMENTS
- ADULT MOVIES, MASSAGE PARLORS, ADULT BOOKSTORES, ADULT VIDEO STORES, ADULT CABARETS, ADULT DANCING ESTABLISHMENTS, ADULT ENTERTAINMENT ESTABLISHMENTS, AND SEXUAL ENTERTAINMENT CENTERS
- RETAIL SALE OF AUTOMOTIVE PARTS WITH STORAGE AND DISTRIBUTION OF INVENTORY TO OTHER LOCAL ESTABLISHMENTS UNDER THE SAME OWNERSHIP
- OUTDOOR LIVE ENTERTAINMENT, WHEN LOCATED WITHIN 100 FEET OF A RESIDENTIAL ZONE.
- ALL CONDITIONAL USES LISTED UNDER ARTICLE 8-20(G), EXCEPT:
 - TEMPORARY STRUCTURES DESIGNED FOR USE OR OCCUPANCY FOR 61 TO 180 DAYS PER 12-MONTH PERIOD ON A SINGLE PROPERTY, CALCULATING SAID PERIOD BY CUMULATIVE CONSIDERATION FOR THE USE OF ANY AND ALL SUCH STRUCTURES ON A SINGLE PROPERTY.

PURPOSE OF AMENDMENT

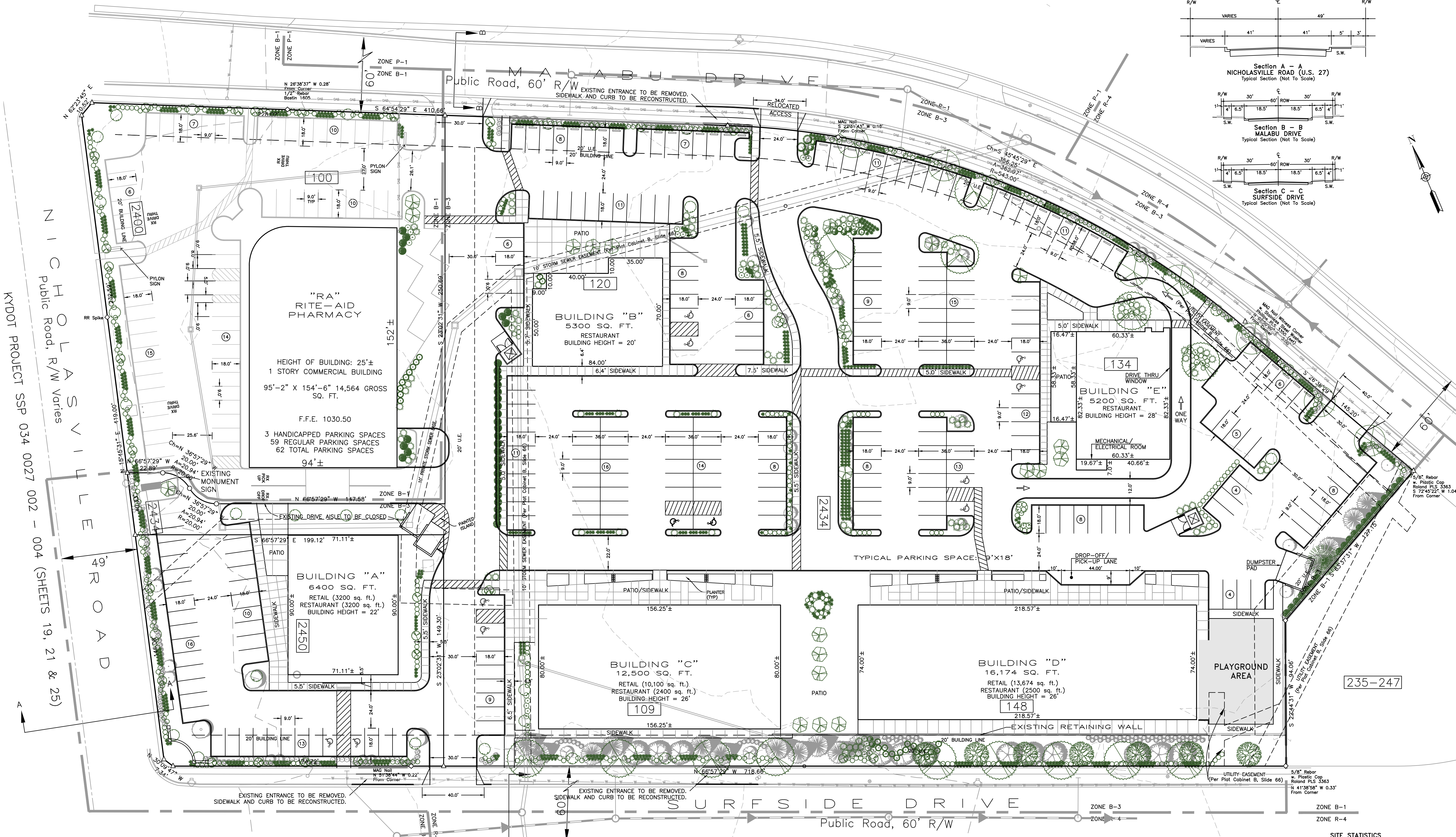
THE PURPOSE OF THIS AMENDMENT IS TO:
1. ADD THE DROP-OFF/PICK-UP LANE IN FRONT OF BUILDING "D"
2. REPLACE THE VEHICULAR USE AREA (10 PARKING SPACES) AT THE EAST END OF BUILDING "D" WITH A PLAYGROUND AND 4 PARKING SPACES.

PARKING STATISTICS

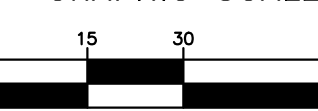
RETAIL PARKING
BUILDING "A" 3200 SQ. FT. 3200 SQ. FT.
BUILDING "B" 5300 SQ. FT. 5300 SQ. FT.
BUILDING "C" 12,500 SQ. FT. 12,500 SQ. FT.
BUILDING "D" 16,174 SQ. FT. 16,174 SQ. FT.
BUILDING "E" 5,200 SQ. FT. 5,200 SQ. FT.
TOTAL RETAIL SPACES = 152 SPACES
TOTAL RESTAURANT SPACES = 146 SPACES
TOTAL PARKING SPACES PROVIDED: 319 SPACES
TOTAL PARKING SPACES REQUIRED: 298 SPACES
TOTAL RESTAURANT SPACES = 146 SPACES
TOTAL PARKING SPACES PROVIDED: 319 SPACES

SITE STATISTICS

TOTAL AREA: 6.93 ACRES
AREA IN RIGHT OF WAY: N/A
AREA IN LOTS: 6.93 ACRES
NO. OF LOTS: 3
LENGTH OF STREET: 2,270 L.F.
ZONING: B-1 AND B-3



GRAPHIC SCALE



PROJECT: 17008
DRAWN BY: GAA
DATE: Feb., 2017
DRAWING: 17008-2ND MAJOR AMENDED-FDP.DWG

PROJECT: 17008

DATE: April, 2017

DRAWN BY: G.A.A.

CHECKED BY: JDB

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BANKS ENGINEERING, INC.
1211 JESSAMINE STATION
NICHOLASVILLE, KY 40356

REVISIONS: _____ DATE: _____

ONE VENUE, LLC
1056 WELLINGTON WAY
SUITE 190
LEXINGTON, KY 40513

SECOND MAJOR AMENDED FINAL DEVELOPMENT PLAN
BROOKHAVEN SUBDIVISION
UNIT 14
2434 NICHOLASVILLE ROAD
8.148 SURFSIDE DRIVE
LEXINGTON, KENTUCKY

BANKS Engineering, Inc.
Site Development/Planning • Water/Wastewater • Surveying
Phone (859) 881-0020
1211 Jessamine Station Nicholasville, Kentucky 40356

SHEET: 1 OF: 1