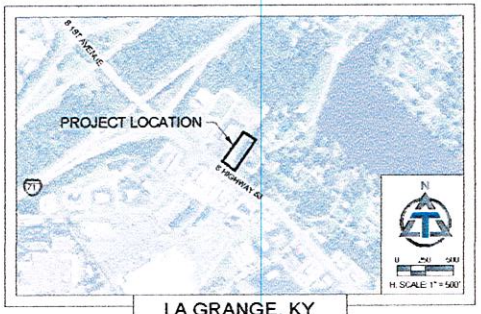

LA GRANGE, KY

PROPOSED USE

RESTAURANT WITH DRIVE THRU

ZONING

ZONING: C-4 HIGHWAY SERVICE DISTRICT

PARKING REQUIREMENTS:

1 SPACE PER EACH 200 S.F. OF GROSS FLOOR AREA @ 580 S.F. = 3 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 5,696 S.F.
PRE-PROJECT PERVIOUS AREA	= 36,436 S.F.
TOTAL	= 42,132 S.F.
POST-PROJECT IMPERVIOUS AREA	= 24,822 S.F.
POST-PROJECT PERVIOUS AREA	= 17,310 S.F.
TOTAL	= 42,132 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE BOUND BY THE PROPERTY LINE.

BUILDING AND LOT DATA:

PROJECT CONTROL	= 42,132 S.F. = 1.01 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =	1,160 S.F.
PROPOSED BUILDING HEIGHT =	15 FT
REMOTE COOLER	= 280 S.F.
CONSTRUCTION TYPE: V-B	

INTERIOR VUA LANDSCAPING:

5% VUA SQ FT. @ 19,235 SQ. FT. = 962 SQ. FT.
ACQUIRES, 105 SQ. FT. PROVIDED

C-4 REQUIREMENTS:

MIN LOT AREA	= 5,000 SQ. FT.
MIN LOT WIDTH	= 50'
MAX BUILDING HEIGHT	= 45'
MIN FRONT YARD SETBACK	= 50'
MIN SIDE YARD SETBACK	= 25'
MIN REAR YARD SETBACK	= NONE
MAX IMPERVIOUS AREA	= 85%

GENERAL NOTES:

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
3. THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE PER FEMA PANEL # 21185C0143G DATED MARCH 23, 2021
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
5. ACCORDING TO THE WEB SOIL SURVEY MAP, THE SITE SOILS ARE BIG BEAVER SILT LOAM, 6 TO 12 PERCENT SLOPES AND BHB NICHOLSON SILT LOAM, 2 TO 6 PERCENT SLOPES.
6. THERE ARE NO SLOPES GREATER THAN 20% ON THIS SITE.

CIVIL LEGENDS

SYMBOLS

MANHOLE STORM
RIGHT OF WAY MARKER
IRON PIN FOUND
IRON PIN SET
CUT CROSS
CONTROL POINT
BENCHMARK
SANITARY SEWER MANHOLE
STORM SEWER INLET
TELEPHONE MANHOLE
POWER POLE
GUY ANCHOR
LIGHT POLE
TELEPHONE RISER
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
SPRINKLER HEAD
IRRIGATION VALVE
WELL
MAIL BOX
POST
CLEANOUT
SIGN
AIR CONDITIONING UNIT

LINE TYPES

PL — PROPERTY LINE
ROW — RIGHT OF WAY LINE
S — SANITARY SEWER LINE
FM — SANITARY SEWER FORCE MAIN
ST — STORM SEWER LINE
BW — BRIGHAM WATER LINE
FL — FLOW LINE
OHE — OVERHEAD ELECTRIC LINE
UE — UNDERGROUND ELECTRIC LINE
G — GAS LINE
W — WATER LINE
C — COMMUNICATIONS LINE
T — TELEPHONE LINE
FO — FIBER OPTIC LINE
CTV — CABLE TELEVISION
O — CHAIN LINK FENCE
? — BARBED WIRE FENCE
□ — WOOD FENCE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
TREE LINE
FEMA FLOODPLAIN
FEMA FLOODWAY
LIMITS OF DISTURBANCE
COMPOST FILTER SOCK

N
0 25 50
H. SCALE 1" = 50'

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SEVEN 7 BREW COFFEE
DRIVE THRU

ENGINEER OF RECORD:
NAME: [illegible]
LICENSE NO: [illegible]

PROJECT NUMBER:
91170

REVISION:

7 BREW COFFEE
LA GRANGE, KY

807 KY-53,
LA GRANGE, KY 40031

FDP
FINAL DEVELOPMENT PLAN

DATE: NOVEMBER 18, 2025