

PERMIT PLANS FOR BURGER KING - FRANKFORT, KY

161 ARROWHEAD COURT
FRANKFORT, KY

PERMIT SET: 12/28/2021

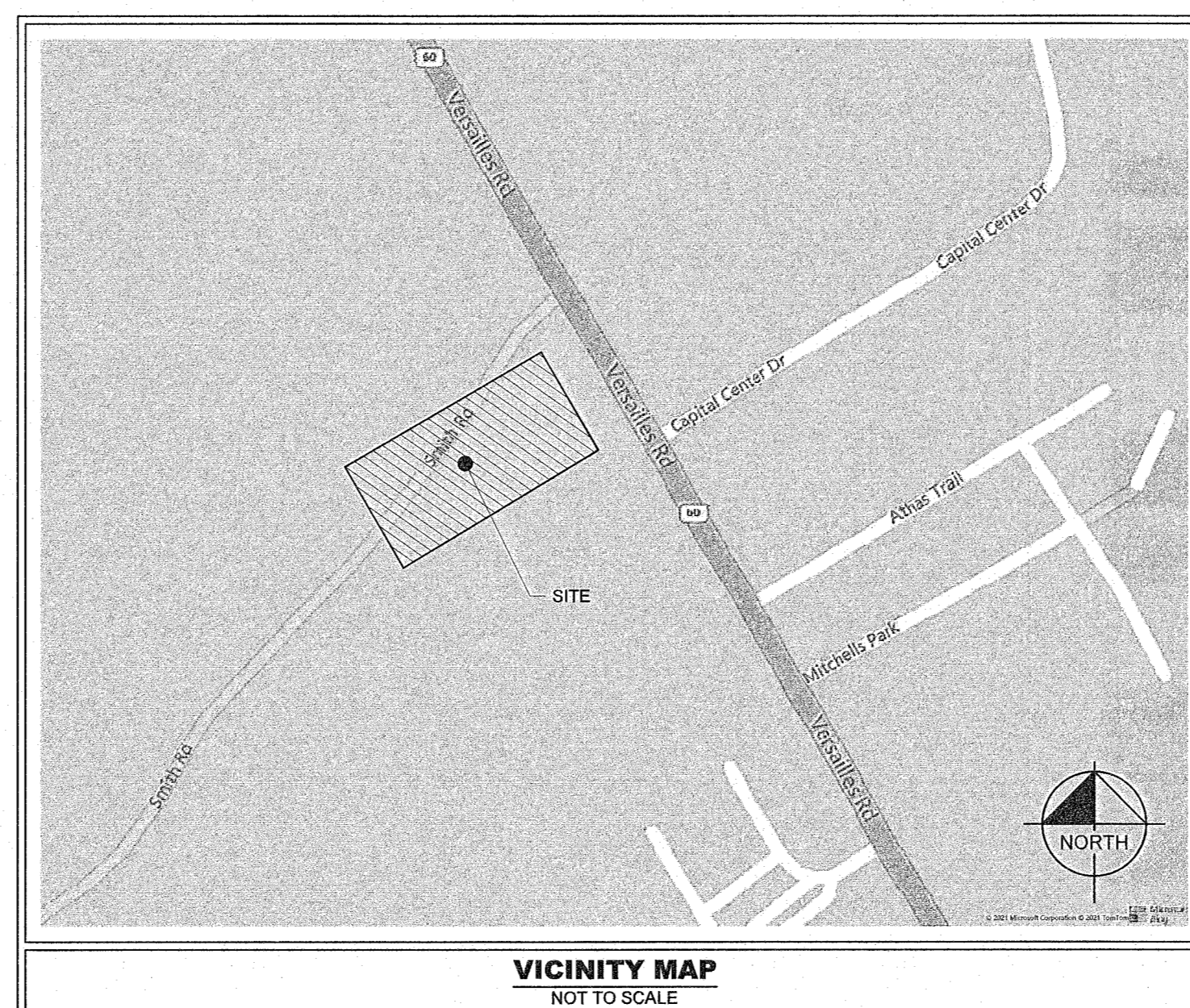
SITE DATA TABLE		
SITE ADDRESS	161 ARROWHEAD COURT FRANKFORT, KY, 40601	
TAX MAP	MAP 86 PARCEL 017.11	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	1.00 AC	1.00 AC
DISTURBED AREA	N/A	0.96 AC
IMPERVIOUS AREA	0.00 AC	0.70 AC
PERVIOUS AREA	1.00 AC	0.30 AC
LOT DATA	REQUIRED	PROVIDED
MINIMUM LOT SIZE	N/A	1.00 AC
MINIMUM LOT WIDTH	65 FT	146.50 FT
MAXIMUM LOT COVERAGE	40%	6.52%
BUILDING DATA	REQUIRED	PROVIDED
BUILDING FLOOR AREA	N/A	2840 SF
MAXIMUM BUILDING HEIGHT	N/A	24 FT
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTHEAST	30 FT	62 FT
REAR: SOUTHWEST	N/A	150 FT
SIDE: NORTHWEST	10 FT	73 FT
SIDE: SOUTHEAST	10 FT	33 FT
PARKING	REQUIRED	PROVIDED
TOTAL STANDARD PARKING SPACES	24	34
ACCESSIBLE SPACES	2	2

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	161 ARROWHEAD COURT FRANKFORT, KY
MAP AND PARCEL ID:	MAP 86 PARCEL 017.11
U.S. FEMA FIRM PANEL:	21073C0137E DATED 12/21/2017
EXISTING ZONING:	CH
EXISTING LAND USE:	UNDEVELOPED

PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD
WATER PERMIT:	TBD
SEWER PERMIT:	TBD

GENERAL DEVELOPMENT NOTES	
THE SUBJECT PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREAS OF MINIMUM FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 21073C0137E DATED DECEMBER 21, 2017.	

CERTIFICATION OF OWNERSHIP AND DEDICATION	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS FINAL DEVELOPMENT PLAN WITH MY (OUR) FREE CONSENT, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION. I (WE) FURTHERMORE UNDERSTAND THAT BUILDING PERMITS FOR CONSTRUCTION CAN ONLY BE ISSUED FOLLOWING THIS PLAN AND THAT AMENDMENTS TO THE PLAN CAN BE MADE ONLY BY OFFICIAL COMMISSION ACTION.	
OWNER	DATE



CITY OF FRANKFORT
FRANKLIN COUNTY, KY

CERTIFICATE OF APPROVAL	
HEREBY CERTIFY THAT THE FINAL DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE REGULATIONS FOR FRANKLIN COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED AS THE OFFICIAL PLAN FOR WHICH BUILDING PERMITS MAY BE ISSUED.	
CHAIRMAN, FRANKFORT-FRANKLIN CO. PLANNING COMMISSION OR DESIGNEE	DATE

CERTIFICATION BY REVIEW AGENCIES	
I (WE) HEREBY CERTIFY THAT THESE PLANS HAVE BEEN REVIEWED BY OUR AGENCY AND THAT THE IMPROVEMENTS SHOWN HEREIN MEET OR EXCEED ALL THE REQUIREMENTS OF OUR AGENCY (AGENCIES) AND BUILDING PERMITS MAY BE ISSUED PURSUANT TO THESE PLANS.	
FRANKFORT PLANT BOARD - WATER	DATE
FRANKFORT PLANT BOARD - ELECTRIC	DATE
FRANKFORT PLANT BOARD - TELECOM	DATE
FRANKLIN COUNTY FIRE DEPARTMENT	DATE
COUNTY ENGINEER	DATE
COLUMBIA GAS	DATE
AT&T	DATE

SHEET INDEX	
SHEET	SHEET TITLE
0.1	COVER SHEET
1.1	DEMOLITION SITE PLAN
2.1.1	SITE PLAN (DIMENSION CONTROL PLAN)
2.1.2	PAVING PLAN
2.2.1	SITE UTILITY PLAN
2.3.1	GRADING PLAN
2.4.1	EROSION CONTROL PLAN
2.4.2	EROSION CONTROL DETAILS
2.5.1	CIVIL GENERAL NOTES
2.5.2	CIVIL SITE DETAILS
2.5.3	CITY OF FRANKFORT SEWER DEPT. DETAILS
2.5.4	CITY OF FRANKFORT SEWER DEPT. DETAILS
2.5.5	CITY OF FRANKFORT SEWER DEPT. DETAILS
2.7.1	LANDSCAPE PLAN

ACCEPTANCE OF EASEMENT RESTRICTIONS	
THE AREAS INDICATED ON THE SITE PLAN BY DASHED LINES AND MARKED UTILITY EASEMENTS ARE HEREBY RESERVED FOR USE BY FRANKFORT PLANT BOARD, COLUMBIA GAS OF KENTUCKY, INC., IDENTIFIED UTILITIES AND CITY OF FRANKFORT-FRANKLIN COUNTY FACILITIES, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO: 1. CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES, GAS LINES, PIPELINES, AND/OR UNDERGROUND LINES TOGETHER WITH VALVES, LINE MARKERS, SERVICE CONNECTIONS, LATERAL CONNECTIONS AND ALL APPURTENANCES FACILITIES TO THE SAME 2. RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM INDICATED EASEMENTS 3. RIGHT TO TRIM OR REMOVE ANY TREES, SHRUBS, OR UNDERGROWTH NECESSARY TO MAINTAIN PROPER SERVICE AND 4. RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD, OR PREVENT USE OF THE EASEMENT FOR ITS INTENDED PURPOSE, OR TO LIMIT OR HINDER ACCESS THROUGH, OVER, AND ALONG EASEMENT, TO THE SAID SERVICE OF POLES, CABLES, TRANSFORMERS, ENCLOSURES, OR LINES. IT IS UNDERSTOOD THAT AS PART OF THE EASEMENT STIPULATION THAT OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED FACILITIES INSTALLED WITHIN THE EASEMENT HEREIN DEFINED. BURIED FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION BY FOLLOWING THE KENTUCKY DIS LAW AND CALLING 811 OR 1-800-752-6007, PROPERTY OWNERS WHO PLACE, CONSTRUCT, BUILD, OR INSTALL STRUCTURES, TREES, FENCES, LANDSCAPING, OR ANY OTHER ITEM WITHIN THE EASEMENT, SHALL BE SUBJECT TO CHARGES RELATING TO THE REMOVAL OF SUCH ITEMS. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LANDS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT AND PRIVILEGES HEREIN RESERVED.	
OWNER/APPLICANT SIGNATURE	DATE

PROJECT DESIGN TEAM

ARCHITECT CHARLES WILLIAM POPE & ASSOCIATES 7400 BLANCO ROAD #257 SAN ANTONIO, TX 78216 PHONE: (210) 349-6005 CONTACT: CHARLES POPE EMAIL: CHARLES@CPOPE.COM	CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 10 LEA AVE, SUITE 400 NASHVILLE, TN 37210 PHONE: (615) 564-2701 CONTACT: WILL SPAULDING, P.E EMAIL: WILL.SPAULDING@KIMLEY-HORN.COM	SURVEY ENDRIS ENGINEERING 771 ENTERPRISE DRIVE LEXINGTON, KY 40510 PHONE: (859) 253-1425 CONTACT: KEVIN M. PHILLIPS EMAIL: KEVIN@ENDRIS.COM	LANDSCAPE ARCHITECT INSIDE OUT LANDSCAPE DESIGN 100 OLD GEORGETOWN ROAD FRANKFORT, KY 40601 PHONE: (502) 695-7020 CONTACT: ANDREA WILSON MUELLER EMAIL: ANDREAM@KENTUCKYLANDSCAPEDESIGN.COM
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PERMITTING / UTILITY CONTACTS

BUILDING DEPT. FRANKLIN COUNTY BUILDING CODE ENFORCEMENT 321 W MAIN STREET FRANKFORT, KY 40601 PHONE: (502) 875-8751	STORMWATER OTIS ENGINEERING 234 W MAIN STREET #2 FRANKFORT, KY 40601 PHONE: (502) 352-2808 CONTACT: JONATHAN OTIS	WATER FRANKFORT PLANT BOARD 305 HICKORY DRIVE FRANKFORT, KY 40601 PHONE: (502) 352-4372	SANITARY SEWER CITY OF FRANKFORT SEWER DEPARTMENT 1200 KENTUCKY AVENUE FRANKFORT, KY 40601 PHONE: (502) 875-2448	ZONING FRANKLIN COUNTY PLANNING AND ZONING 321 W MAIN STREET FRANKFORT, KY 40601 PHONE: (502) 875-8751 CONTACT: BEN JUDAH	FIRE CHIEF FRANKLIN COUNTY FIRE DEPARTMENT 106 DARBYSHIRE CIRCLE FRANKFORT, KY 40601 PHONE: (502) 695-1617
KYTC DEPARTMENT OF HIGHWAYS DISTRICT OFFICE NO. 5 8310 WESTPORT ROAD LOUISVILLE, KY 40242 PHONE: (502) 210-5400	NATURAL GAS COLUMBIA GAS OF KY, INC. 2001 MERCER ROAD LEXINGTON, KY 40511 PHONE: (800) 440-6111	TELEPHONE AT&T KENTUCKY 305 HICKORY DRIVE LEXINGTON, KY 40511 CONTACT: ART STROBL	ELECTRIC FRANKFORT PLANT BOARD 305 HICKORY DRIVE FRANKFORT, KY 40601 PHONE: (502) 352-4372	CABLE / TELECOMMUNICATIONS FRANKFORT PLANT BOARD 305 HICKORY DRIVE FRANKFORT, KY 40601 PHONE: (502) 352-4443	

ROADWAY ENTRANCE CERTIFICATION	
CERTIFY THAT AN ENTRANCE FROM THE PROPOSED DEVELOPMENT MAY BE GRANTED ONTO THE CITY STREET, COUNTY ROAD, OR STATE HIGHWAY SHOWN ON THE PLAT DESCRIBED HEREON. HOWEVER, AN ENTRANCE PERMIT FOR EACH LOT WILL BE REQUIRED AFTER STRUCTURE LOCATION IS ESTABLISHED.	
STREET, ROAD OR HIGHWAY OFFICIAL	DATE

CERTIFICATION OF SANITARY SEWERS WHEN SEWERS ARE EXISTING & ADJACENT	
THE FRANKFORT SEWER DEPARTMENT HEREBY CERTIFIES THAT THE PROPERTY (PROPERTIES) CREATED BY THIS ACTION CAN BE SERVED BY A PUBLIC SEWER BY ACCESS ACROSS PUBLIC RIGHT OF WAY OR DEDICATED EASEMENT AND WITHOUT OTHERWISE CROSSING PRIVATE PROPERTY. WE FURTHER CERTIFY THAT ALL EASEMENTS OR RIGHTS OF WAYS NOTED ON THIS PLAT ARE ACCEPTABLE TO THE FRANKFORT SEWER DEPARTMENT AND BASED ON THE INFORMATION PROVIDED TO US. MEET THE PROPERTY RIGHTS REQUIREMENTS OF THE FRANKFORT SEWER DEPARTMENT. THIS ACTION DOES NOT RELEASE ANY PROPERTY RIGHT NOT SPECIFICALLY NOTED.	
FRANKFORT SEWER DEPARTMENT	DATE

OWNER

ANCHOR FRANKFORT RETAIL, LLC
128 E. 2ND STREET
COVINGTON, KY 41011
CONTACT: THOMAS W. BOWERS

DEVELOPER

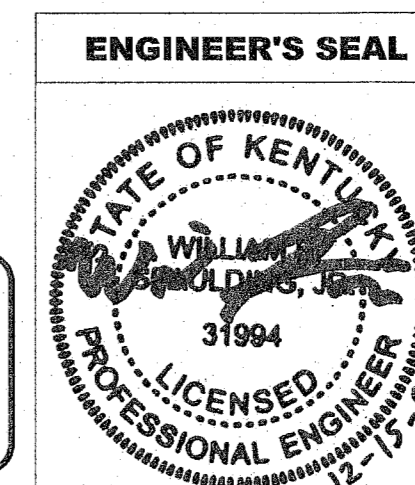
AMPLER RESTAURANT GROUP
C/O QUATRO BUSINESS SUPPORT SERVICES
1850 PARKWAY PLACE, SUITE 1150
MARIETTA, GA 30067
PHONE: (513) 484-0965
CONTACT: DAN PEYTON

PLANS PREPARED BY

Kimley»Horn

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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	02/08/2022	STORM LINE UPDATES



PERMIT SET

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118423003	0.1	14



Know what's below.
Call before you dig.