

General/Detailed Development Plan
(Sample)

Happy Acres Development

Developers: Big Bucks Development Company LLC
Joe Wanabee President
Little Bucks Limited Partner

Address: 456 Skyhigh Drive
Scottsville, KY 42164

Property Location: Happy Acres Drive, Scottsville, KY

Site Conditions:

The property consists of 1.2 Acres or approximately 64,000 square feet and is located on Old Gallatin Road, .8 miles North of the Franklin Road intersection. The property is located within the city limits of Scottsville. The property is a vacant lot with gentle rolling topography (or). *The property improvements consist of a 2 story, 1200 SF house with attached garage on a steep sloping lot.*

Development Type:

Commercial business center consisting of four (4) 1,200 square foot retail/office suites (or) *Multifamily development consisting of eight (8) apartments. Duplex Units will be one and two bedroom combinations with 800 and 1,000 square foot layouts, typically.*

Zoning:

The property is currently zoned B-2 with no zone change required. (or) *The property is currently zoned AO with a zone change requested for MF.* The property is bounded on the North and west sides by commercial property and bounded on the South and East sides by single family residential.

Utilities:

All utilities are available from the City of Scottsville and are of adequate size and capacity for the intended development (or) *The developer will construct a new 8" water main and 6" sewer main as a part of this development. New utilities will be constructed in accordance with the City of Scottsville requirements.*

Entrance:

Entry into the site will be gained via Old Gallatin Road in the center of 100-foot road frontage. Entry can also be gained from Franklin Road.

Building:

The new commercial building will be 48 x 100 feet with the long dimension facing Old Gallatin Road. The building will be situated 25 feet from the rear setback line and 15 feet from the right setback line and will consist of block walls and gabled roof. (or) *The complex will consist of 4 - 40'x48' brick and aluminum sided duplex units constructed in a horseshoe arraignment*

(Add any additional information regarding unique features or characteristics that identify your development)

Parking Requirements:

We will construct a 90' x 100' parking lot on the southeast side of the lot, adjacent to the new building. There will be 48 parking spaces with 3 handicap parking spaces in accordance with the zoning ordinance. (or) *The existing 10'x40' driveway will be expanded to 40'x60' to provide 16 parking spaces and 2 handicap parking spaces in accordance with the zoning ordinance*

Site Grading and/or Excavation:

Site grading will consist of a 4 foot cut to the northeastern corner and 3 foot fill in the southwestern corner of the property in accordance to the attached drainage plan. Water retention basin is shown on attached plan. (or) *Site grading and excavation will be limited to building footers and drainage ditch along the driveway. No change in elevations or change in natural water coarse will be effected.*

Site Landscape:

The landscaping of the property will be as follows:

Trees and shrubs will be placed on the south side along boundary and on West Side next to Franklin Road. No trees or shrubs will be planted within 100 feet of the entrance to minimize obstruction of traffic at the entrance.

Bushes and flowers shall be placed around the buildings to provide a pleasant look to the property.

Signage:

In addition to a 10' double leg street sign, each building will have a 2'x6' wall mounted illuminated sign. Street signs will be limited to 3'x5' and will mounted no lower than 8' to minimize sighting distance at exits. (or) *No signs will be erected.*

Unique features:

A central postal box will located at the entrance to the central unit. (or) The parking lot will be lit with 7' antique lights. (or) The apartments will be designed to give the appearance of single family units with a central hallway.

(list any unusual feature, which distinguishes your development from everybody else. Give us a reason for wanting your development in the area you have chosen.)

Other Topics:

(Create any new category you fill is appropriate. The more information the easier it is to understand your concepts and ideas and to obtain quick approvals)