

OWNER/APPLICANT:

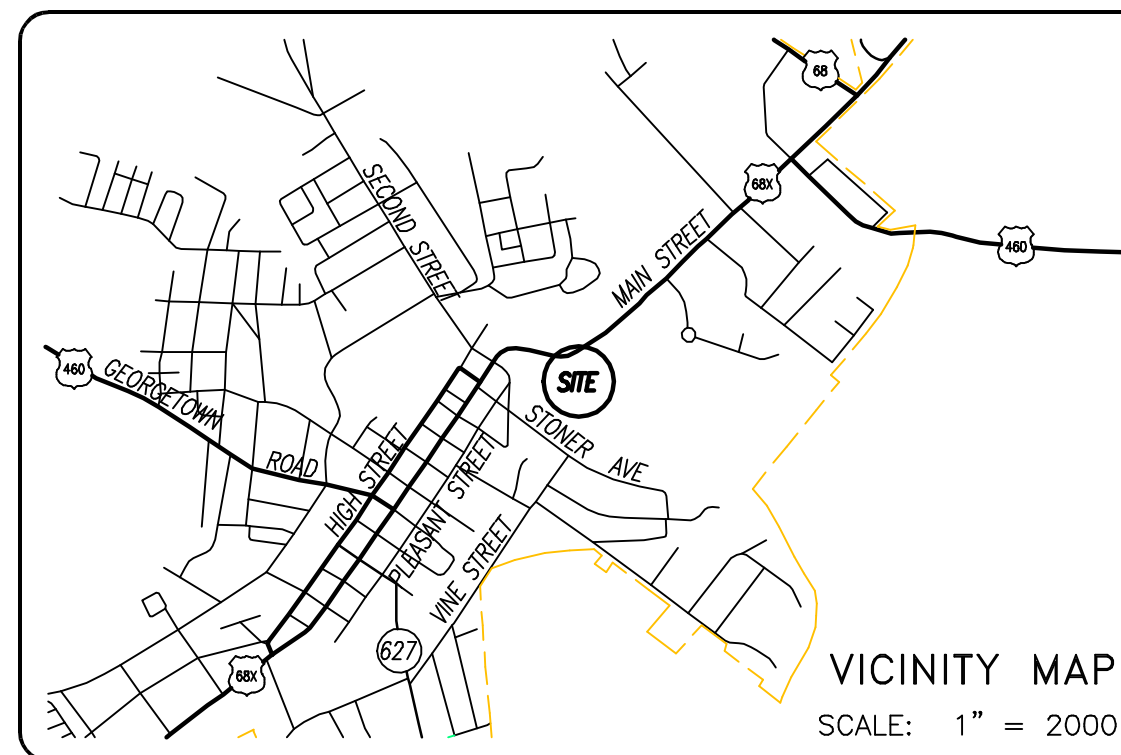
OWNER:
 Stoner Creek Partners, LLC
 What Could Be Next, LLC
 P.O. Box 188
 Paris, KY 40362

APPLICANT:
 The City of Paris
 %Daron Jordan, City Manager
 #525 High Street
 Paris, KY 40361

ZONING:
 Existing: Conservation (C)
 Proposed: Industrial (I-1)
 & Conservation (C)

I-1 Setbacks:
 Front Yard: 100 Feet
 Side Yard: 50 Feet
 Rear Yard: 75 Feet
 Lot Width: 125 Feet
 Lot Area: 1 Acre

AREA: 48.4± Acres



VICINITY MAP

SCALE: 1" = 2000'

LEGEND:

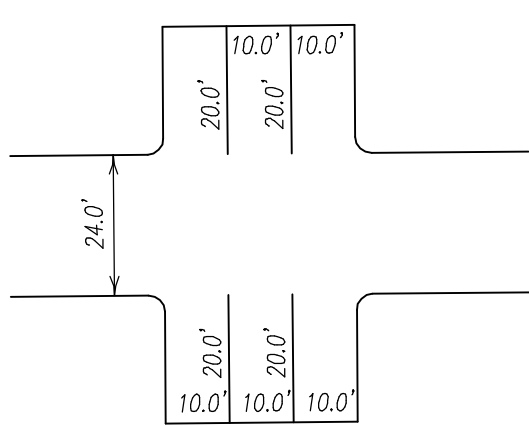
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Gas Valve
- ⊙ Gas Meter
- ⊙ Gas Line Marker
- ⊙ Gas Line Test Station
- ⊙ Power Pole
- ⊙ Survey Point
- ⊙ Sign
- ⊙ Mailbox
- ⊙ Manhole
- ⊙ Fire Hydrant
- ⊙ Right of Way Marker
- ⊙ Telephone Box
- ⊙ Electric Box
- ⊙ Fence Post
- ⊙ Cleanout
- ⊙ Iron Pin Found
- ⊙ Iron Pin Set
- ⊙ P.K. Nail in Road
- ⊙ Property Corner
- ⊙ P.K. Nail in Tree
- ⊙ Railroad Spike Found
- ⊙ Fence

LINE	BEARING	DISTANCE
L1	N 52°45'00" E	50.00'
L2	N 36°38'51" W	145.75'
L3	N 28°06'38" W	181.00'
L4	N 58°48'22" E	24.00'
L5	N 04°21'38" W	104.00'
L6	N 85°53'37" E	59.93'
L7	S 08°22'38" E	61.00'
L8	N 86°34'22" E	40.00'
L9	N 78°18'03" E	43.17'
L10	S 10°00'00" W	125.25'
L11	S 81°45'00" E	243.50'
L12	N 08°45'00" W	137.70'
L13	S 61°00'00" W	54.00'
L14	N 39°30'00" W	120.50'
L15	N 59°03'19" E	86.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	523.29'	132.55'	132.20'	N 87°55'18" E



PLOTTED: 07/31/18 @ 4:00 BY APD



TYPICAL PARKING SPACE:
 Scale: 1"=30'

- NOTES:**
- Parcel 1 shown hereon is the same as Tract 1 described in Deed Book 300, Page 18.
 - Parcel 2 shown hereon is the same as Tract 2 described in Deed Book 300, Page 18.
 - Parcel 3 shown hereon is the same as that tract or parcel of land described in Deed Book 304, Page 30.
 - Parcel 4 shown hereon is the same as that tract or parcel of land described in Deed Book 304, Page 107.
 - Property shown hereon is based on information of record in the Bourbon County Clerk's Office and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of this drawing.
 - Property shown hereon is subject to a water line easement in favor of the City of Paris, Kentucky as recorded in Deed Book 159, Page 188.
 - Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing.
 - Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
 - Flood plain shown hereon is scaled from FEMA FIRM Community Panel Number 21017C 0153C dated January 6, 2011 and does not represent an actual flood elevation determination by Darnell Engineering, Inc. at the date of this drawing.
 - Contour information shown hereon are scaled from the USGS Topographic Quad for Paris, Kentucky; and does not represent actual elevation data collected by Darnell Engineering, Inc. at the date of this drawing. Same to be used for information purposes only.
 - Building footprint, parking area, and dock area are shown hereon for conceptual purposes only in order to demonstrate a conceptual industrial usage for subject property hereon.

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Preliminary Plat for the property.

 Date Owner

COMMISSION'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

 Date Planning Commission Chairman

PRELIMINARY CONCEPTUAL DEVELOPMENT PLAN
**STONER CREEK PARTNERS, LLC
 & WHAT COULD BE NEXT, LLC**
 #4, #20, & #38 EAST MAIN STREET (US 68X)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 07/27/18	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 *THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*
	FILE NO. 18-3942	FILENAME STONERCRE	
	FIELD BOOK 25-79	CRD FILE HENSWARE	
	DRAWN BY APD	CHECKED BY APD	