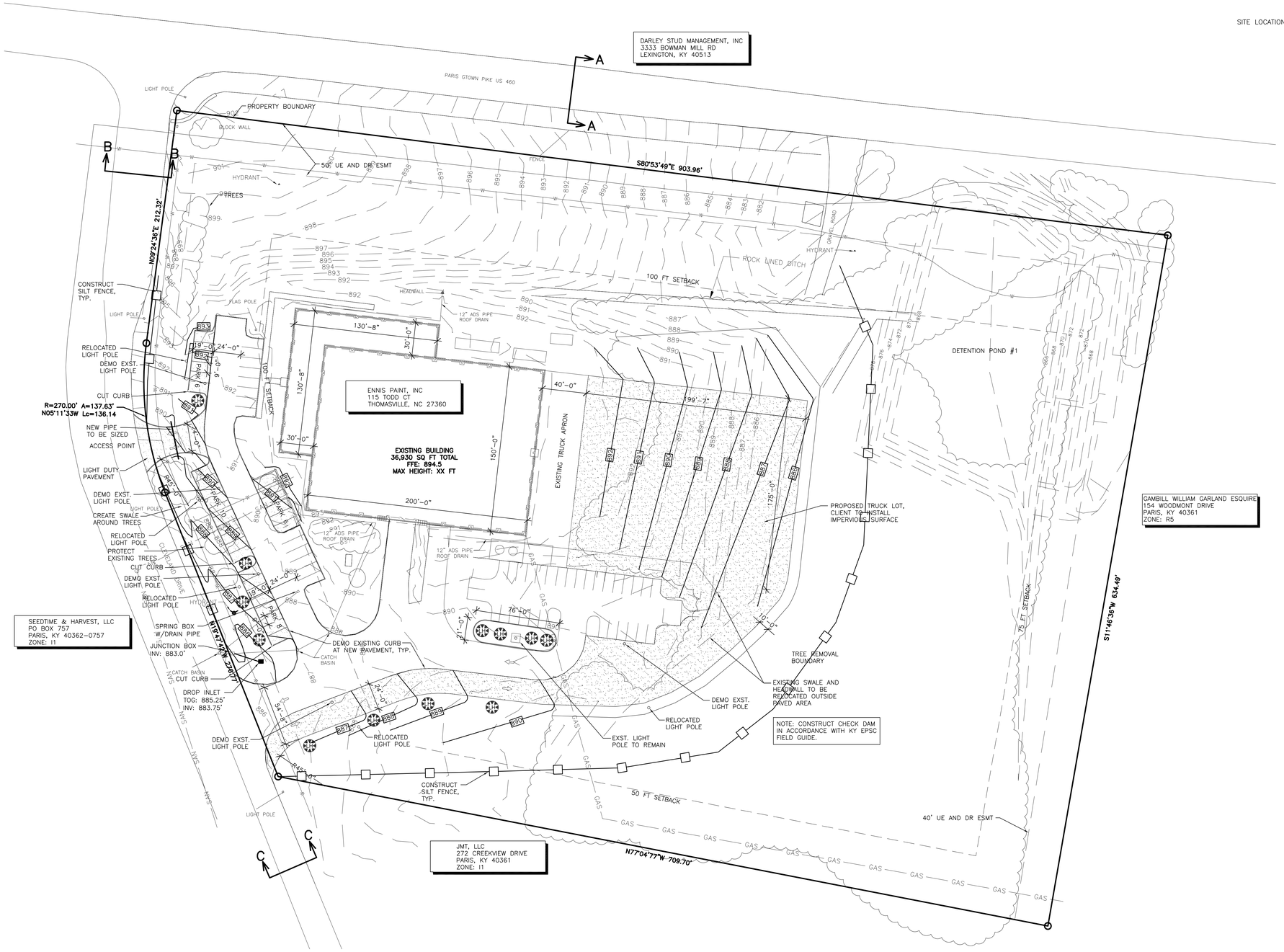
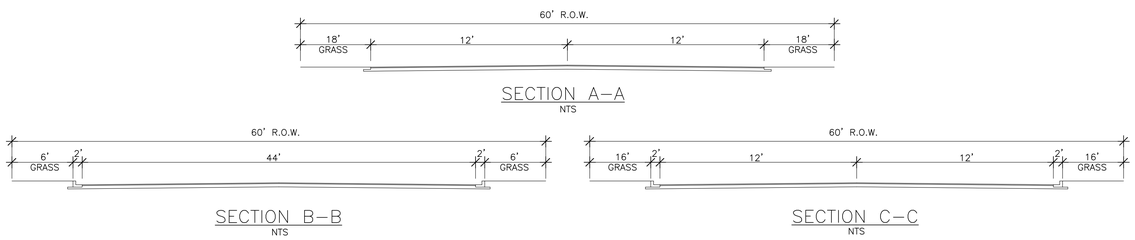
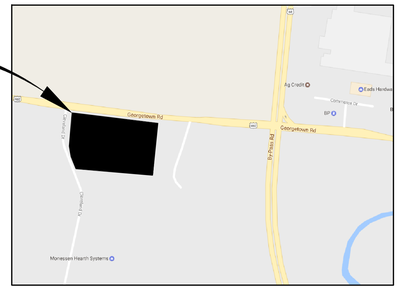


1 SITE PLAN
C001 SCALE: 1"=40'-0"





LOCATION MAP
NOT TO SCALE

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 AMENDED DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER SIGNATURE _____ DATE _____

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS AMENDED DEVELOPMENT PLAN WAS APPROVED BY THE PLANNING COMMISSION.

SIGNATURE _____ DATE _____

WATER & SEWER AVAILABILITY CERTIFICATION

I DO HEREBY CERTIFY THAT THE AMENDED DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON MEETS THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AS IT CAN BE SERVED BY THE PRESENT SEWER AND WATER SYSTEMS.

SIGNATURE _____ DATE _____

FIRE CERTIFICATION

I DO HEREBY CERTIFY THAT THE AMENDED DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON MEETS THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AS IT CAN BE SERVED BY ADEQUATE FIRE PROTECTION.

SIGNATURE _____ DATE _____

PURPOSE OF AMENDMENT

ADDITION OF AN IMPERVIOUS TRUCK DRIVE AISLE/LOADING LOT AND ADDITIONAL ACCESS POINT ON CLEVELEND DRIVE.

SITE STATISTICS

ZONE	I-1	
USE	MANUFACTURING	
BUILDING SQUARE FOOTAGE	36,930 SQ FT TOTAL	
BUILDING HEIGHT	APPROX. 32 FT (60 FT MAX)	
EMPLOYEES MAXIMUM SHIFT	25	
LOT SIZE	11.79 ACRE	
OPEN SPACE	8.390 ACRE	
FLOOR AREA RATIO	0.072	
PARKING REQUIRED	13 SPOTS (1 FOR EVERY 2 EMPLOYEES)	
EXISTING PARKING	14 SPOTS	
PARKING PROPOSED	30 SPOTS	
VEHICULAR USE AREA	59,736 SQ FT	
INTERIOR LANDSCAPING AREA REQUIRED	2,986 SQ FT	
INTERIOR LANDSCAPING AREA PROPOSED	2,993 SQ FT	
INTERIOR LANDSCAPE TREES NEEDED	12	
INTERIOR LANDSCAPE TREES PROPOSED	12	
TREE CANOPY STATISTICS:		
PRE-DEV CANOPY COVERAGE	4.0920 ACRES	34.7%
POST-DEV CANOPY COVERAGE	3.1975 ACRES	27.1%
SOIL TYPE	BLUEGRASS MAURY SILT LOAM (GROUP B) MCAFEE SILT LOAM (GROUP C)	

GENERAL SITE NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN ARE BASED ON EXISTING INFORMATION AND THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN.

DRAINAGE NOTES

1. SEE APPENDICIES 1-8 FOR STORMWATER RUNOFF PLAN.

LANDSCAPE DATA

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT
LH	CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	12	1¾" CAL.	B&B

N

GRAPHIC SCALE
40 0 20 40 80 120 240
(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

FIELD VERIFY ALL
EXISTING CONDITIONS

PRELIMINARY

ENNIS PAINT, INC
129 CLEVELAND DRIVE
PARIS, KY
AMENDED DEVELOPMENT PLAN

DENHAM BLYTHE design|build
855 SPRINGFIELD HIGHWAY
GOODLETTSVILLE, TN 37072
(615) 855-2249
FAX: (615) 855-2249
100 TRADE STREET
LEXINGTON, KY 40511
(859) 233-4069
FAX: (859) 233-4073

REV	DATE	ISSUED FOR:	BY
A	06-19-17	FOR PERMIT	GJR

PROJECT MGR SC
DESIGNER GJR
ORIGINAL DATE 05-01-17
JOB NUMBER P17-080

PRELIMINARY AMENDED DEVELOPMENT PLAN
C001