

- NOTES:**
1. Property platted hereon is the same as that described in Deed Book 264, page 288.
 2. Property platted hereon was conveyed to Mike Blankenship and Angela Blankenship by deed dated January 31, 2006, and recorded in Deed Book 264, page 288.
 3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the survey.
 4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
 5. The purpose of this plat is for development purposes only, and this plat does not contain all information necessary for a record plat.

SITE STATISTICS:
 LOT AREA: 24,010 S.F.
 WIDTH AT BUILDING SETBACK LINE: 166.64'
 LOT COVERAGE: 20%
 FRONT SETBACK: 58.8' (MIN.)
 SIDE SETBACK (RESIDENTIAL): 25'
 SIDE SETBACK (RAILROAD): 10'

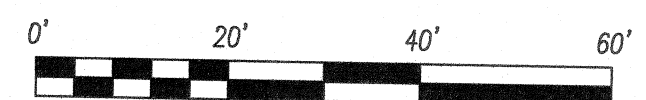
ZONING:
 EXISTING ZONING: R-3 (RESIDENTIAL)
 PROPOSED ZONING: B-2 (GENERAL COMMERCIAL)

OWNER:
 Mike Blankenship
 Angela Blankenship
 527 Old Peacock Road
 Paris, KY 40311

APPLICANT:
 David Puryear
 107 Main Street
 Paris, KY 40311
 859-707-5989

- LEGEND:**
- ⊙ Iron Pipe Found
 - ⊙ Iron Pin Found (No I.D.)
 - ⊙ #4 Rebar, 18" long, with I.D.
 - Property Corner
 - ⊙ Water Meter
 - ⊙ Water Valve
 - ⊙ Utility Pole
 - △ Anchor

- LINETYPE LEGEND:**
- Property Boundary
 - - - Adjacent Property Line
 - - - Setback Line
 - - - Proposed Landscaping Easement
 - - - Edge of Pavement
 - - - Overhead Utility Line



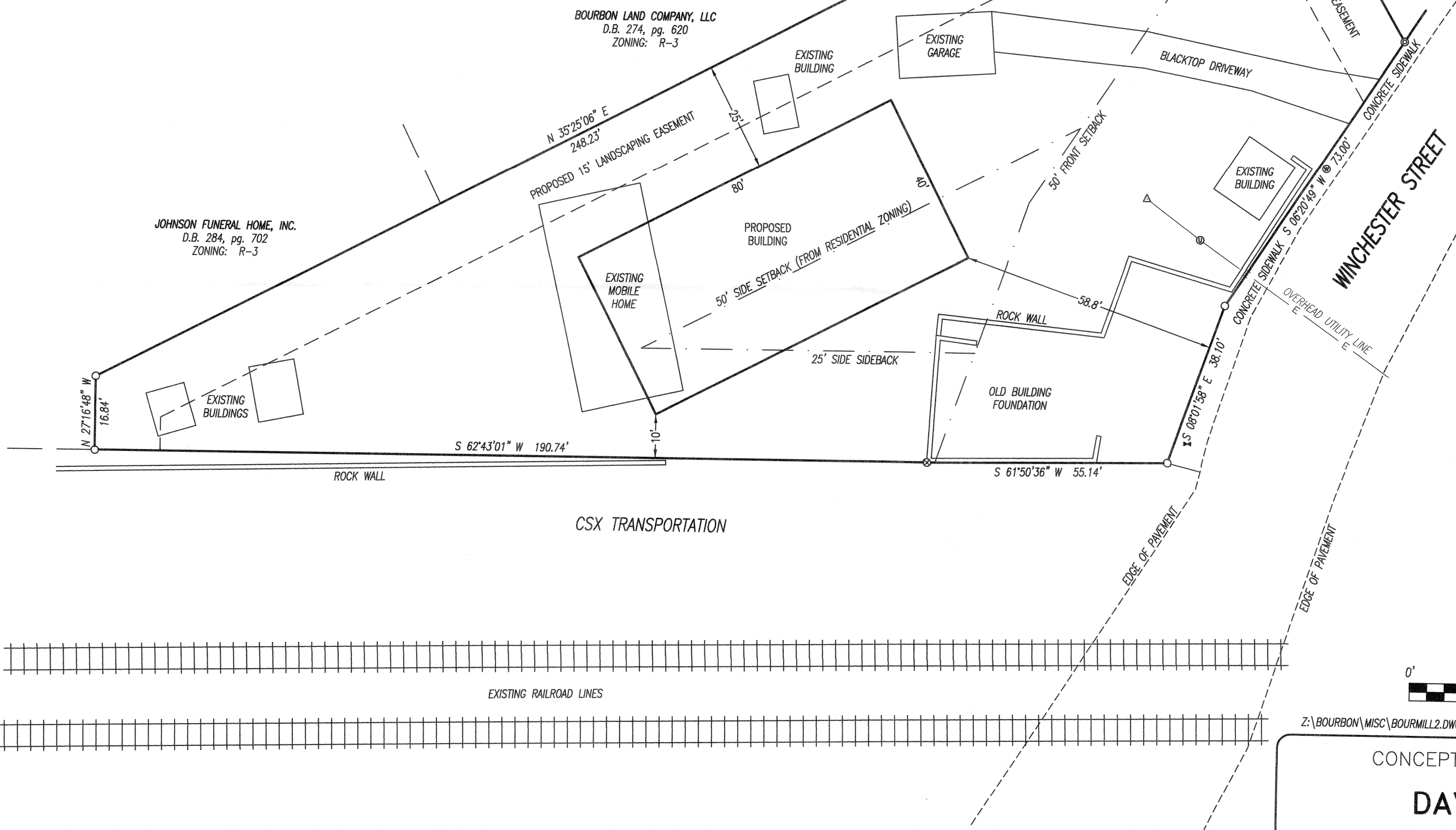
Z:\BOURBON\MISC\BOURMILL2.DWG PLOTTED: 9/5/18 @ 1:45 BY HLB

CONCEPTUAL DEVELOPMENT PLAN
DAVID PURYEAR
 141 WINCHESTER STREET

STATE OF KENTUCKY
 ROBERT L. BALDWIN
 1366
 LICENSED PROFESSIONAL LAND SURVEYOR

SCALE 1" = 20'	DATE 8/22/18
FILE NO. 18-5767	FILENAME BOURMILL2
FIELD BOOK 306-62	.CRD FILE BOURGPS
DRAWN BY HLB	CHECKED BY RLB

Baldwin ENGINEERING
 116 South Highland Street - P.O. Box 4315
 Winchester, Kentucky 40392



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 Conceptual Development Plan for the property.

 Date Owner

COMMISSION'S CERTIFICATION
 I do hereby certify that this Conceptual Development Plan was approved by the planning commission.

 Date Planning Commission Chairman