



**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 Final Development Plan for the property.

\_\_\_\_\_  
Date Owner

**COMMISSION'S CERTIFICATION**

I do hereby certify that this Final Development Plan was approved by the planning commission.

\_\_\_\_\_  
Date Planning Commission Chairman

**NOTES:**

1. Parcel 1 and Parcel 2 platted hereon are a portion of that tract or parcel of land described in Deed Book 296, Page 710.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. Landscape buffer along Seventeenth Street shall contain a continual row of viburnum bushes, two redbud trees, and a four foot concrete sidewalk.
5. Proposed fence shown hereon shall be a minimum six feet chain link fence. Gates shall be a minimum height of six feet.
6. Maximum height of the proposed building is seventeen (17) feet.

**LINETYPE LEGEND:**

- Survey Boundary
- Road Centerline
- Original Tract
- - - Right-of-Way Easement
- - - Adjacent Property Line
- - - Entrance Driveway Centerline
- - - Existing Power Line

**LEGEND:**

- ⊙ Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "J. Smith LS 3419"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Concrete
- ⊙ Point @ Right-of-Way
- ⊙ Mag Nail Found in Pavement
- ⊙ Railroad Spike Found
- ⊗ Address

- \* Proposed Shrub or Bush
- ⊗ Proposed Deciduous Tree
- Proposed Storage Container



PLOTTED: 03/06/19 @ 5:00 BY APD

**SITE STATISTICS:**

AREA = 1.176 Acres  
USAGE: Outside Storage

**OWNER/APPLICANT:**

OWNER:  
Joes Investment Properties, LLC  
#3312 Pittman Creek Ct.  
Lexington, KY 40515

APPLICANT:  
Micah Carrel  
P.O. Box 623  
Paris, KY 40362

**ZONE:**

EXISTING ZONING:  
B-2 (General Commercial)

**FINAL DEVELOPMENT PLAN  
JOES INVESTMENT  
PROPERTIES, LLC**

MAIN STREET (US 68X); WAYNE AVENUE; & 17th STREET

	SCALE 1" = 40'	DATE 10/18/17	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 17-3729	FILENAME DEVPLAN	
	FIELD BOOK 151-42	.CRD FILE JRLPROP	
	DRAWN BY APD	CHECKED BY APD	