SITE NOTES:

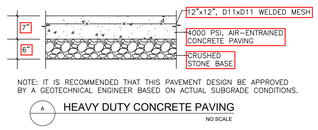
1. ALL CONSTRUCTION MUST CONFORM TO CITY OF PARIS, BOURBON COUNTY, AND STATE OF KENTUCKY STANDARDS.
2. ALL DIMENSIONS AND COORDINATES, UNLESS NOTED OTHERWISE, ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT. FOR BUILDINGS OR WALLS, DIMENSIONS ARE AT THE FACE OF THE STRUCTURE.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE KPDES PERMIT.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO KENTUCKY STATE PLANE GRID, NAD 83, SINGLE ZONE.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
7. ALL ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALK SHALL HAVE GREATER THAN A 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES.
8. HANDICAP SPACES AND ACCESS AISLE SHALL BE EQUAL TO OR LESS THAN 2% SLOPE IN ANY DIRECTION.
9. ALL RADII ARE FIVE (5) FEET UNLESS OTHERWISE NOTED.
10. FINAL DUMPSTER AND SCREENING LOCATION TO BE DETERMINED BY CMWA.

SITE DATA

ZONING	I-1
ACREAGE:	
TRACT E-2	40.35
PARCEL 1-A	1.393
TRACT A	53.73
PROPOSED USE:	
INDUSTRIAL	
SETBACKS:	
FRONT	100 FT
SIDE	50 FT
REAR	75 FT
BUILDING AREA:	
PROPOSED FACILITY	265,911 S.F.
BUILDING COVERAGE RATIO:	15%
MAX. BUILDING HEIGHT:	60'
PARKING REQUIREMENTS:	
TOTAL PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES AT MAXIMUM SHIFT	
ADDED REGULAR PARKING SPACES:	44
HANDICAPPED PARKING ADDED:	2
TOTAL PARKING ADDED:	46

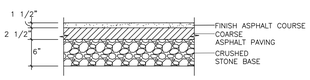
SITE PLAN KEY:

- (A) WHEEL STOP (SEE DETAIL SHEET FOR ALL DETAILS)
- (B) 6' HANDICAP ACCESSIBLE RAMP (1:12 MAXIMUM SLOPE)
- (C) HANDICAP SYMBOL - 4" BLUE PAINT (WITH ASSOCIATED HANDICAP SIGN)
- (D) 4" SOLID WHITE PAINT STRIPE
- (E) DUMPSTER PAD WITH ENCLOSURE INCLUDES 2 BOLLARDS FINAL SIZE AND LOCATION BY CMWA
- (F) 24" STANDARD CURB & GUTTER
- (G) 6' SIDEWALK (WITH MONOLITHIC CURB WHERE APPLICABLE)
- (H) 4" BLUE STRIPING AT 45° ANGLE
- (I) PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- (J) PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- (K) PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- (L) STAIRS (SEE ARCHITECTURAL PLANS)
- (M) 6" HEADER CURB
- (N) 1.5' GUTTER (CURB CUT) FOR DRAINAGE THROUGH ISLAND
- (O) 40' FORKLIFT RAMP WITH GUARDRAIL (SEE STRUCTURAL PLANS)
- (P) EDGE KEY
- (Q) 1 FOOT CURB TAPER
- (R) BOLLARD
- (S) 10' SIDEWALK
- (T) CONCRETE PAD (SEE STRUCTURAL PLANS)
- (U) 5' SIDEWALK (WITH CURB WHERE APPLICABLE)
- (V) PEDESTRIAN / FORKLIFT CROSSING SIGN
- (W) 4" WHITE STRIPING AT 45° ANGLE
- (X) TACTILE WARNING (TRANSPO INDUSTRIES OR APPROVED EQUAL)
- (Y) 5'x5' CONCRETE PAD
- (Z) VAN ACCESSIBLE HANDICAP SYMBOL (WITH ASSOCIATED VAN ACCESSIBLE SIGN)
- (AA) 3' CURB CUT FOR DRAINAGE (WITH 2 - 1' CURB TAPERS)
- (7) NUMBER OF PARKING SPACES



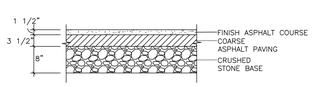
NOTE: IT IS RECOMMENDED THAT THIS PAVEMENT DESIGN BE APPROVED BY A GEOTECHNICAL ENGINEER BASED ON ACTUAL SUBGRADE CONDITIONS.

A HEAVY DUTY CONCRETE PAVING — NO SCALE



NOTE: IT IS RECOMMENDED THAT THIS PAVEMENT DESIGN BE APPROVED BY A GEOTECHNICAL ENGINEER BASED ON ACTUAL SUBGRADE CONDITIONS.

B REGULAR DUTY ASPHALT PAVING — NO SCALE

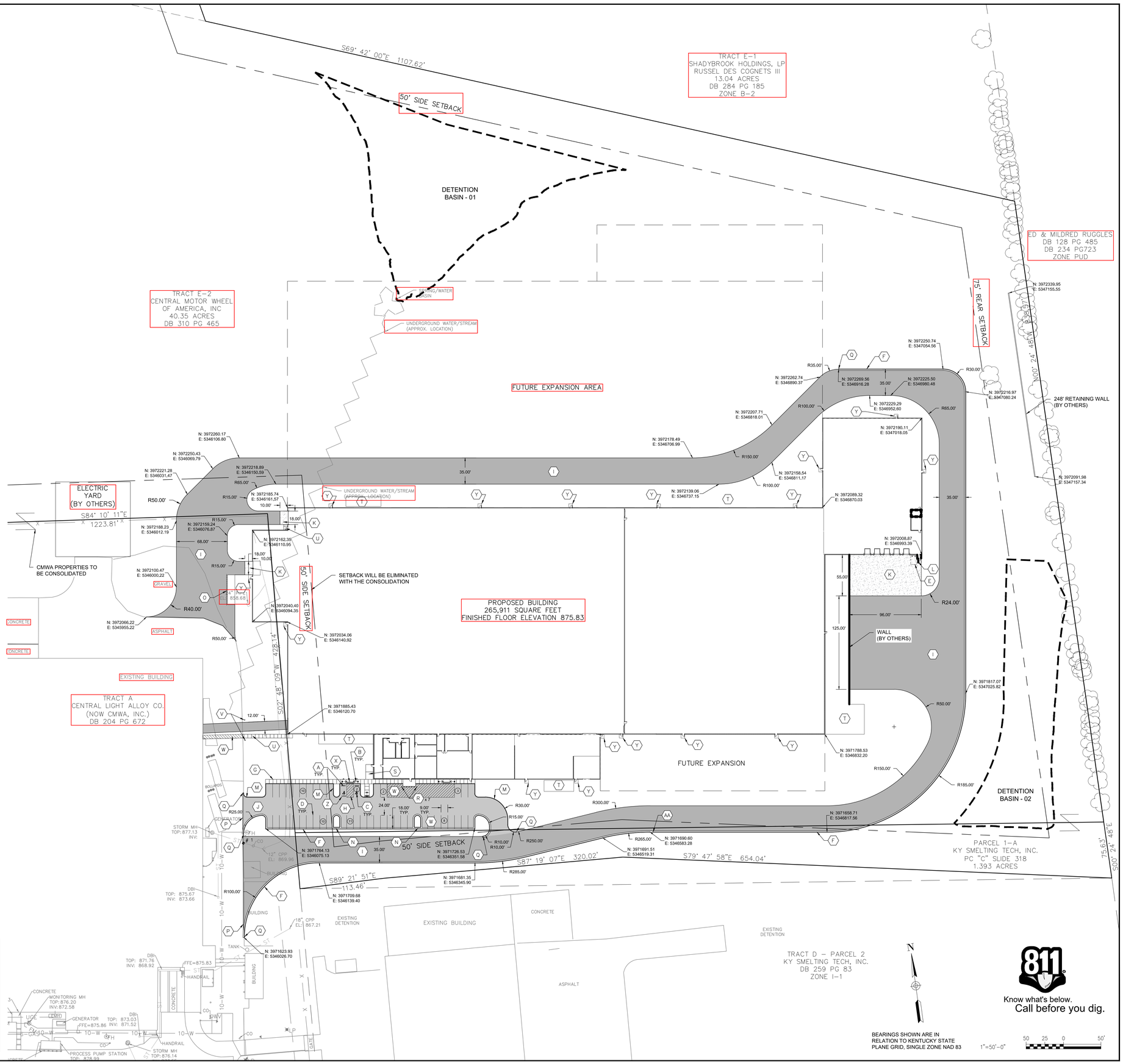


NOTE: IT IS RECOMMENDED THAT THIS PAVEMENT DESIGN BE APPROVED BY A GEOTECHNICAL ENGINEER BASED ON ACTUAL SUBGRADE CONDITIONS.

C HEAVY DUTY ASPHALT PAVING — NO SCALE

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- (12) PARKING SPACES PER ROW
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT



Palmer ENGINEERING
PALMER ENGINEERING
301 EAST MAIN STREET
SUITE 200
LEXINGTON, KY 40507
(859) 389-6293

NOTICE: This document discloses subject matter considered confidential by the Bristol Group, and as an unpublished work of authorship, may not be used, except nor possession thereof confers or transfers any right to reproduce, to exhibit or to make any use thereof, nor to disclose any information contained therein to others, or to use it for any purpose without the written permission of the Bristol Group.

DATE	DESCRIPTION
07/30/19	DP RESUBMITTAL
07/19/19	DEVELOPMENT PLAN

BristolGroup ENGINEERING | CONSTRUCTION

A NEW FACILITY
CENTRAL MOTOR WHEEL OF AMERICA
PARIS, KENTUCKY

SITE PLAN

JOB NUMBER

SHEET NUMBER C-1.0

C:\pw_work\efs\pwm_ondrew:c:\pwtk3334\002_CMWA_C-1.0_Site_Plan.dwg Plotted:Tue, 30 Jul 2019 - 10:45am by ondrew:c Plot Style: Bristol-Full.ctb