



LEGEND

EX. WATER LINE	— W —
EX. ELECTRIC	— E —
EX. SANITARY	— SS —
EX. CONTOUR	— 878 —
EX. TREE	
PROPOSED TREE	
PROPOSED PARKING	— (blue line) —
PROPOSED CONTOUR	— 876 —

TOTAL PROPERTY AREA = 1.08 AC. (PER PLAT)
 PROPOSED IMPERVIOUS AREA = 0.73 AC., 0.73/1.08 = 67.6%
 ZONING - GENERAL COMMERCIAL B2
 EXISTING SITE USE - VACANT
 PROPOSED SITE USE - RESTAURANT
 TOTAL BUILDING SQ. FOOTAGE = 4,957.5 SQ. FT.

PARKING:
 REQUIRED PARKING SPACES:
 RESTAURANT - 2,100 SQ. FT./ (1 SPACE/100 SQ. FT.) = 21 SPACES
 RETAIL/TAKEOUT - 2,860 SQ. FT./ (1 SPACE/250 SQ. FT.) = 11.44 SPACES, SAY 12 SPACES.
 PROVIDE PARKING: 33 (INCLUDES 2 H.C.)

INTERIOR LANDSCAPING:
 TOTAL PARKING USAGE AREA = 31,771.8 - 6973.8 = 24,798 SF
 REQUIRED LANDSCAPING = 24,798 * 0.05 = 1,239.9 SF
 PROVIDED LANDSCAPING = 1,241.3 SF
 NUMBER OF TREES REQUIRED = 1,239.9/250 = 4.95, SAY 5 TREES
 INTERIOR LANDSCAPING TREES SUPPLIED = 5

DRAINAGE CONTROL NOTE:
 DRAINAGE QUANTITY CONTROL DESIGN WAS CREATED IN 1999 AS PART OF THE WAYNE WEST COMMERCIAL PROPERTY (GEORGETOWN ROAD & PARIS BYPASS), BY BALDWIN ENGINEERING CORPORATION, WHICH INCLUDES THIS PROPERTY. A REVIEW OF THE PREVIOUS CALCULATIONS INDICATE THE PROPOSED DEVELOPED PROPERTY TO HAVE A POST CONSTRUCTION CURVE NUMBER OF 92, WHICH BASED ON PUBLISHED DATA, WOULD HAVE AN IMPERVIOUS AREA OF AROUND 72.0%. BASED ON THE PROPOSED IMPERVIOUS FINAL COVER (67.6%), THE PROPOSED DEVELOPMENT WOULD HAVE A CURVE NUMBER LOWER THAN THE PREVIOUS DESIGN CURVE NUMBER. THEREFORE, THE PROPOSED DEVELOPMENT SHOULD NOT EXCEED THE PEAK FLOW FOR WHICH THE DRAINAGE SYSTEM WAS INITIALLY DESIGNED.

SITE DRAINAGE. BECAUSE THE SITE IS ADJACENT TO A DRAINAGE EASEMENT, AND THE SIZE OF THE LOT IS SMALL, STORM DRAINAGE IS PROPOSED TO SHEET FLOW TO CURB CUTS AND ENTER THE DRAINAGE EASEMENT.

10' MINIMUM LANDSCAPING GRASSED WIDTH, WITH 1 MEDIUM TREE WITHIN 40' INTERVALS OR PART THERE OF, WITH 4' CONTINUOUS FENCE, TREE VARIETY AND PLACEMENT TO BE REVIEWED BY UTILITY COMPANIES IN SAME AREA.

SITE PLAN
 202 COMMERCE DR., PARIS, KY
 OWNER: BILL & HOLLI GIBSON
 2126 WYNDAMERE LANE, PARIS, KY
 ENGINEER: DUKE ENGINEERING CO.
 DUKE MARTIN
 POST OFFICE BOX 868
 MT. STERLING, KY 40353
 10-2-19
 SCALE 1"=20'

<p>COMMISSION CERTIFICATION</p> <p>I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.</p> <p>CHAIRMAN _____ DATE _____</p>	<p>OWNER</p> <p>I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.</p> <p>OWNER _____ DATE _____</p> <p>OWNER _____ DATE _____</p>	<p>FIRE PROTECTION CERTIFICATION</p> <p>I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.</p> <p>FIRE OFFICIAL _____ DATE _____</p>	<p>ROAD DEPARTMENT CERTIFICATION</p> <p>I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.</p> <p>ROAD OFFICIAL _____ DATE _____</p>	<p>WATER AND SEWER CERTIFICATION</p> <p>I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.</p> <p>WATER & SEWER OFFICIAL _____ DATE _____</p>
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