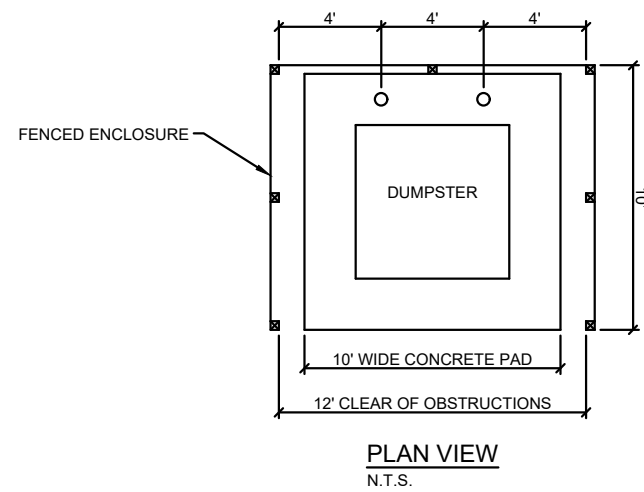
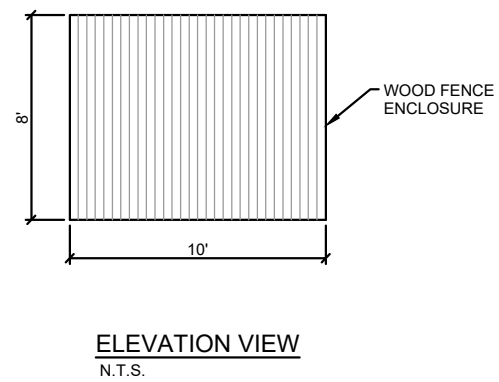


VICINITY MAP - NTS

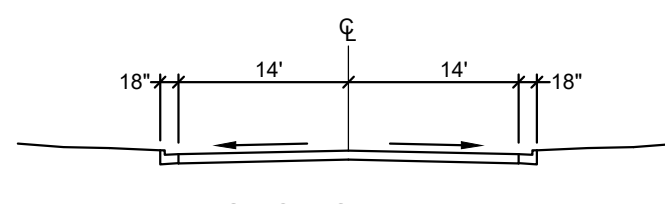
NOTE: ACTUAL CONFIGURATION MAY VARY. DIMENSIONS SHOWN IN THE DETAIL ARE MINIMUMS.



DUMPSTER ENCLOSURE DETAIL



ELEVATION VIEW N.T.S.



SECTION "A-A" N.T.S.

PERIMETER LANDSCAPING FOR VEHICULAR USE AREAS

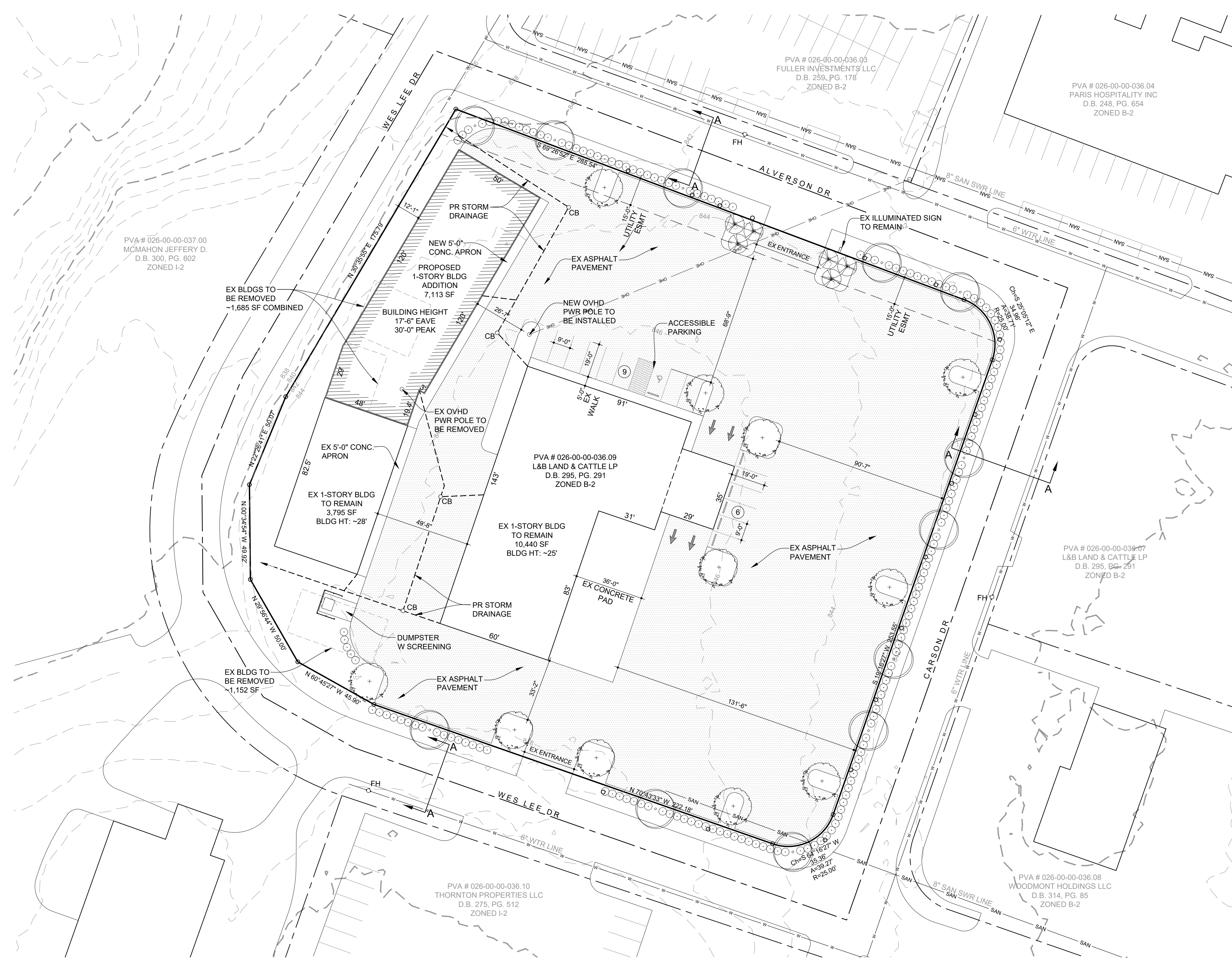
PERIMETER VUA LENGTH.....	773 L.F.
REQUIRED PERIMETER TREES (1 TREE / 40') REQUIRED.....	20 TREES
PROPOSED.....	20 TREES

INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

VEHICULAR USE AREA.....	67,984 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (10%).....	3,400 S.F.
PROPOSED.....	3,804 S.F.
INTERIOR LANDSCAPING TREES (1 TREE/250 S.F. REQUIRED INTERIOR LANDSCAPE AREA) REQUIRED.....	14
PROPOSED.....	16

SITE STATISTICS

SITE AREA(SQ. FT.)	100,565 SQ. FT.
SITE AREA(ACRES)	2.30 AC.
ZONE	B-2
NO. OF LOTS	1
GROSS BLDG. FLR. AREA	20,732 SQ. FT.
FLOOR AREA RATIO	2
PARKING REQ.*	15
PARKING PROV.	15 (1 ACCESS)
VEHICLE USE AREA (VUA)	67,984 SQ. FT.
REQ. INT. LANDSCAPE(VUA*.05)	3,400 SQ. FT.
PROP. INT. LANDSCAPE	3,442 SQ. FT.
* (1 SP. / EVERY EMPLOYEE AT PEAK SHIFT)	
ST FRONTAGE (ALVERSON)	304.89 L.F.
ST FRONTAGE (CARSON)	273.15 L.F.
ST FRONTAGE (WES LEE)	613.49 L.F.



PURPOSE OF AMENDED DEVELOPMENT PLAN:

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO ADD A 7,113 SF BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS TO SITE.

GENERAL NOTES

- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE BOURBON COUNTY JOINT PLANNING COMMISSION.
- ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE POINTS INDICATED HEREON, OR AS MAY BE AMENDED.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED, CONSISTING OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF MULCHING OR SODDING TO PREVENT EROSION. LANDSCAPING AND BUFFERING OF THIS PROPERTY SHALL COMPLY WITH THE PARIS / BOURBON COUNTY LANDSCAPE AND LAND USE BUFFER ORDINANCE.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH THE PARIS / BOURBON COUNTY STORMWATER MANUAL.
- STORMWATER MANAGEMENT AND SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL PARIS / BOURBON COUNTY ENGINEERING MANUALS.
- ALL STREETS SHOWN HEREON ARE EXISTING.
- THIS DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOURBON COUNTY TRAFFIC ENGINEER.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 2101700134C DATED JANUARY 6, 2011.
- THE LOCATION OF ADDITIONAL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTION(S), AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF FIRE-WATER CONTROL OFFICE.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- ANALYSES FOR STORMWATER MANAGEMENT WILL BE PROVIDED WITH THE IMPROVEMENT PLANS. THE ANALYSES SHALL CONSIDER THE PROPOSED INCREASES IN IMPERVIOUS AREAS AND ASSOCIATED STORMWATER QUANTITY AND QUALITY MANAGEMENT NEEDS PER THE REQUIREMENTS OF THE STORMWATER MANUAL.

SURVEY NOTES

- CONTOUR INTERVAL: 2 FOOT. CONTOURS GENERATED FROM DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM COMMONWEALTH OFFICE OF TECHNOLOGY.
- BOUNDARY SHOWN WAS TAKEN FROM PRIOR PLAT OF RECORD LODGED IN PLAT CABINET "A", SLIDE 358 IN THE BOURBON COUNTY CLERK'S OFFICE.
- EXISTING EASEMENTS SHOWN WERE TAKEN FROM PRIOR PLAT OF RECORD LODGED IN PLAT CABINET "A", SLIDE 358 IN THE BOURBON COUNTY CLERK'S OFFICE.
- SOURCE OF DEEDS: 1010 CARSON DRIVE - LOT 9, L&B LAND AND CATTLE LP, PLAT CABINET "A", SLIDE 358, DEED BOOK 295, PAGE 291 OF RECORD IN THE BOURBON COUNTY CLERK'S OFFICE.

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA: 100,250 SF
 PROPOSED IMPERVIOUS AREA: 89,731 SF
 10,519 SF REDUCTION IN IMPERVIOUS AREA (11.7% REDUCTION)

TREE PRESERVATION PLAN:

- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRILLLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U) SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION TO THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN FORESTER.
- ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE PARIS / BOURBON COUNTY / FUGG PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-6007.
- ALL EXISTING TREES SHOWN (NOTED AS TREE SYMBOL WITH AN 'EX') SHALL REMAIN AND ARE TO BE PROTECTED. OTHER TREES SHOWN ON PLAN ARE NEW TREES TO BE PLANTED.

TREE PRESERVATION STATISTICS:

TOTAL SITE AREA: 100,565 SF
 EX TREE CANOPY COVERAGE TO REMAIN: 0 SF (0% OF TOTAL SITE AREA)
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED: N/A
 NEW TREES TO BE PLANTED:
 LG TREES (750 SF): 23 = 17,250 SF
 SM TREES (100 SF): 6 = 600 SF
 TOTAL TREE CANOPY COVERAGE: 17,850 SF (17.7%)

EROSION CONTROL DESCRIPTION:

THE SITE HAS A CENTRAL HIGH POINT LOCATED AROUND EXISTING MAIN BUILDING. FROM THE MAIN BUILDING, THE SITE GENERALLY DRAINS AWAY IN ALL DIRECTIONS. PRIOR TO CONSTRUCTION SILT FENCE WILL BE PLACED AROUND THE SITE PERIMETER ON ALL APPLICABLE SIDES TO CONTAIN ANY SILT / CONTAMINANTS THAT MAY BE DISPLACED. INLET PROTECTION WILL BE INSTALLED ON ALL EXISTING STORM DRAINS ON SITE AND IMMEDIATELY ADJACENT. ROCK CHECK DAMS WILL BE INSTALLED ON PROMINENT SWALES ON THE NORTH WEST SIDE OF SITE BETWEEN EX / PROPOSED BUILDING AND WES LEE DRIVE IF DEEMED NECESSARY.

COMMISSIONS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE BOURBON COUNTY JOINT PLANNING COMMISSION AT ITS MEETING HELD ON _____, 2021.

SIGNED: PLANNING COMMISSION SECRETARY

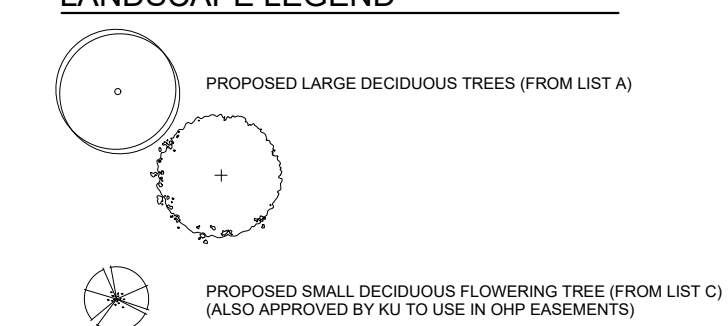
OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I (AM WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTURAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER ADDRESS:

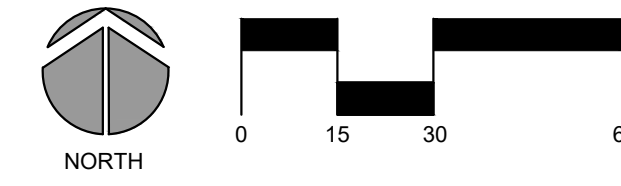
WITNESS:

LANDSCAPE LEGEND



AMENDED FINAL DEVELOPMENT PLAN

SCALE: 1"=30'-0"



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Drawing: 1010_FDP.dwg

OWNER
DAN CUMMINS
 1020 M.L.K. BLVD., PARIS, KY, 40361

DEVELOPER
BRETT CONSTRUCTION CO.
 354 WALLER AVE., LEXINGTON, KY, 40504

DAN CUMMINS - DODGE, JEEP, RAM OF PARIS
 1010 CARSON DRIVE, PARIS, KY, 40361

AMENDED FINAL DEVELOPMENT PLAN

BANKS
 1211 JESSAMINE STATION | NICHOLASVILLE, KY | 858.881.0020 | BANKSENGINEERING.NET

DATE:	OCT. 28, 2021
REVISION:	
SHEET:	FDP
DRAWN:	GWS
CHECKED:	JDB