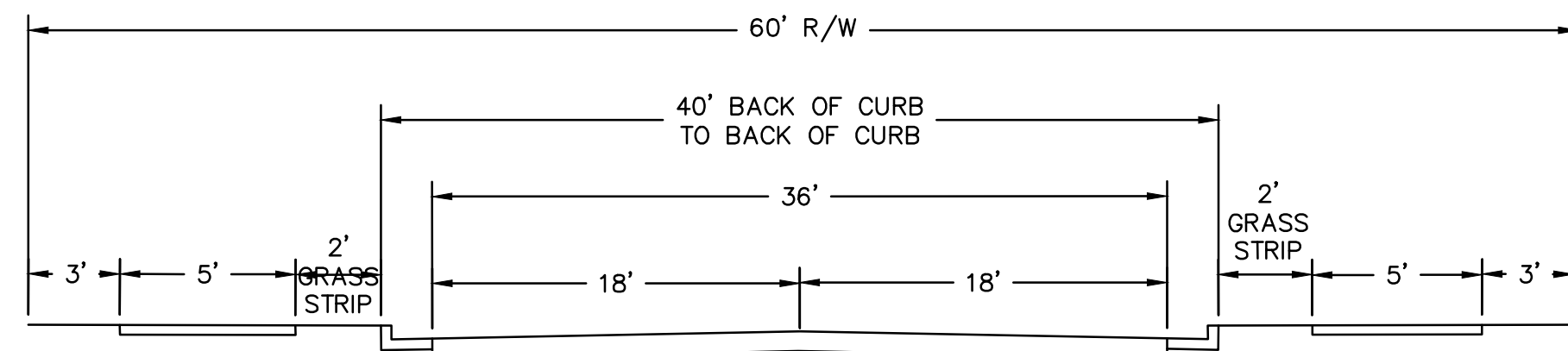


VICINITY MAP
NTS



TYPICAL ENTRANCE SECTION B-B
NTS



TYPICAL STREET SECTION A-A
LOCUST DRIVE & LETTON AVENUE
NTS

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	241.89	470.00	29.49	S25° 32' 52"E	239.23
C2	60.97	40.00	87.33	S32° 51' 46"W	55.24
C3	112.78	286.00	22.59	S65° 13' 57"W	112.05

ABBREVIATIONS

POINT OF BEGINNING:	P.O.B.
NOW OR FORMERLY:	N/F
DEED BOOK:	D.B.
PAGE:	PG.
CENTERLINE:	CL
CONCRETE:	CONC.
REINFORCED CONCRETE PIPE:	R.C.P.
CORRUGATED METAL PIPE:	C.M.P.
SANITARY SEWER:	S.S.

MAPPING SYMBOLS

IRON PIPE OR PIN FOUND (AS NOTED)	○	WATER METER	⊕
RIGHT-OF-WAY MONUMENT (FOUND)	⊕	UTILITY POLE	⊕
RAILROAD SPIKE (FOUND)	⊕	OVERHEAD ELECTRIC, TELEPHONE & CABLE	--- OETC
MAG NAIL (FOUND)	⊕	NATURAL GAS LINE	--- GAS
#5 REBAR & TRIAD CAP (SET)	●	SANITARY SEWER	--- SAN
COMPUTED CORNER (NOT SET)	×	BURIED TELEPHONE LINE	--- UT
MAG SPIKE & TRIAD BACKING PLATE (SET)	⊕	BURIED FIBER OPTIC LINE	--- UFO
		BURIED ELECTRICAL LINE	--- UE
		EXISTING CONTOUR	--- 886
		PROPOSED CONTOUR	--- 887

EXISTING LEGEND

SURVEYED PROPERTY LINE	---
UN-SURVEYED PROPERTY LINE	---
RIGHT-OF-WAY / EASEMENT LINE	---
OVERHEAD ELECTRIC, TELEPHONE & CABLE	--- OETC
NATURAL GAS LINE	--- GAS
SANITARY SEWER	--- SAN
BURIED TELEPHONE LINE	--- UT
BURIED FIBER OPTIC LINE	--- UFO
BURIED ELECTRICAL LINE	--- UE
EXISTING CONTOUR	--- 886
PROPOSED CONTOUR	--- 887

EROSION CONTROL NOTES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE KENTUCKY BEST MANAGEMENT PRACTICES (BMP) FOR CONTROLLING EROSION SEDIMENT AND POLLUTION RUNOFF FROM CONSTRUCTION SITES: PLANNING AND TECHNICAL SPECIFICATIONS MANUAL. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS). THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

SITE GRADING IS TO DRAIN TO THE SEDIMENT TRAPPING DEVICES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. INITIAL EFFORTS SHOULD BE TO LIMIT THE AMOUNT OF AREA DISTURBED BY MAINTAINING AS MUCH OF THE ORIGINAL VEGETATIVE COVER AS POSSIBLE. SEDIMENT CONTROL MEASURES SHALL REMAIN ACTIVE UNTIL ALL DISTURBED AREAS HAVE BEEN SATISFACTORILY STABILIZED. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

A. VEGETATIVE CONTROL

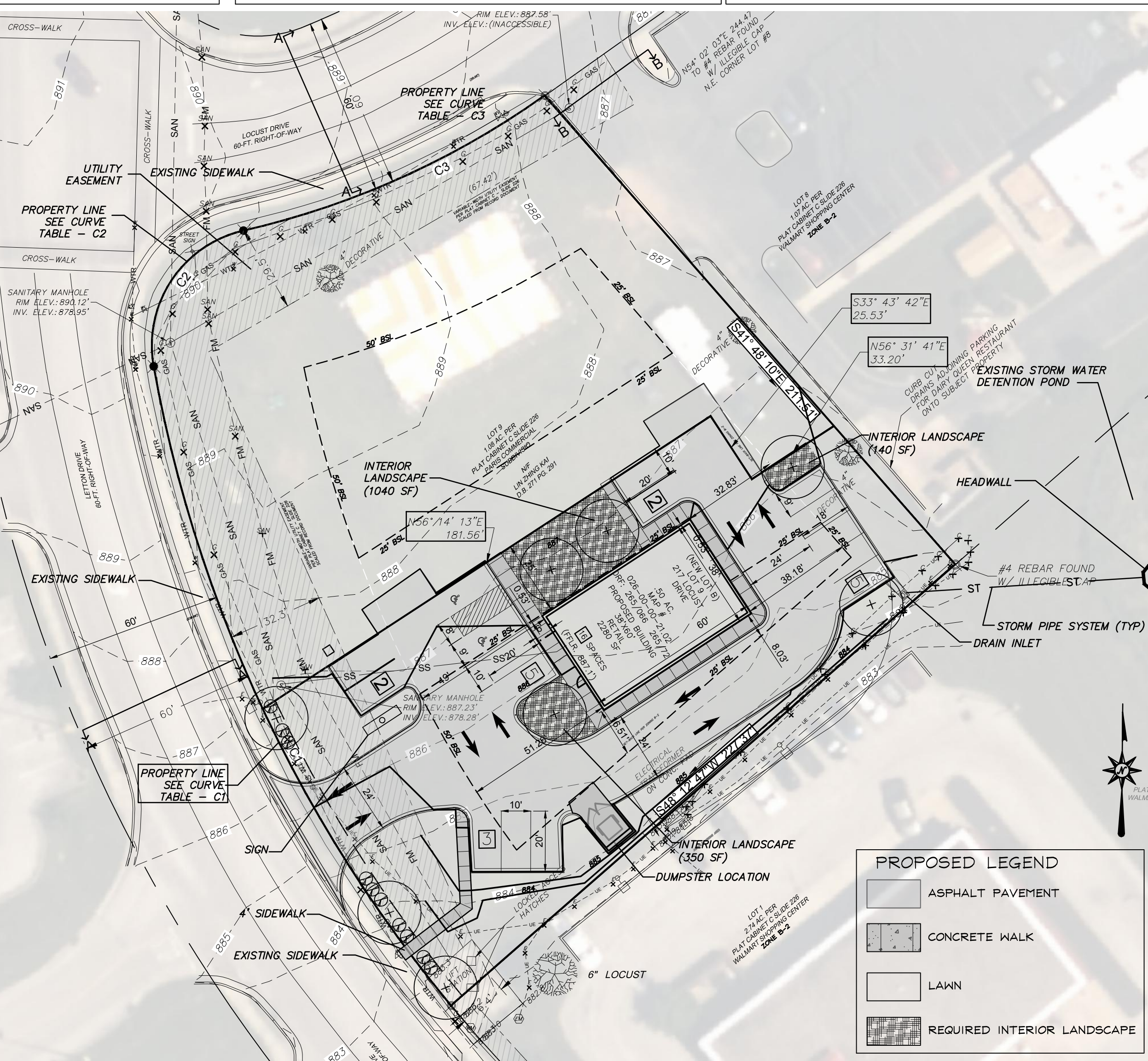
TEMPORARY VEGETATIVE CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE KENTUCKY BEST MANAGEMENT PRACTICES (BMP) FOR CONTROLLING EROSION SEDIMENT AND POLLUTION RUNOFF FROM CONSTRUCTION SITES: PLANNING AND TECHNICAL SPECIFICATIONS MANUAL.

B. STRUCTURAL CONTROL

TEMPORARY STRUCTURAL CONTROL IS PROVIDED BY INSTALLING FIBER ROLLS AROUND THE PERIMETER AND DROP INLETS. THE CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE TO SEDIMENT TRAPPING DEVICES. ALL SEDIMENT LADEN WATER SHALL PASS THROUGH AN APPROPRIATE SEDIMENT TRAPPING DEVICE.

GENERAL NOTES:

- DIMENSIONS SHOWN ON THE BUILDING ARE FROM OUTSIDE FACE OF BUILDING.
- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- STORM SEWER, STORM WATER RETENTION BASIN, AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE CITY ENGINEER.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY VEGETATIVE COVER. SUCH COVER WILL CONSIST OF ANNUAL GRASSES.
- NO GRADING OR OTHER CONSTRUCTION SHALL BEGIN UNTIL A SOIL EROSION CONTROL PLAN HAS BEEN APPROVED.
- ENTRANCE SHALL MEET THE APPROVAL OF THE CITY TRAFFIC ENGINEER.
- SCREENING AND LANDSCAPE SHALL BE PROVIDED AS REQUIRED UNDER APPENDIX "B" OF THE ZONING ORDINANCE.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS OF SALE ON THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- EXISTING TREES SHALL BE FENCES WITH A MINIMUM OF 3" TALL ORANGE FENCE LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCE BY THE COUNTY FORESTER SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITIES. THE FENCE SHALL BE MAINTAINED IN GOOD WORKING CONDITION FROM THE DURATION OF THE PROJECT AND SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL.
- ALL OTHER REQUIRED TREES SHALL CONFORM TO THE PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM BUILDINGS. TREES LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND.



PROPOSED LEGEND

ASPHALT PAVEMENT	▨
CONCRETE WALK	▨
LAWN	▨
REQUIRED INTERIOR LANDSCAPE	▨

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO DEPICT BUILDING, PARKING, AND ACCESS TO THIS PROPERTY.

OWNER'S CERTIFICATION

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

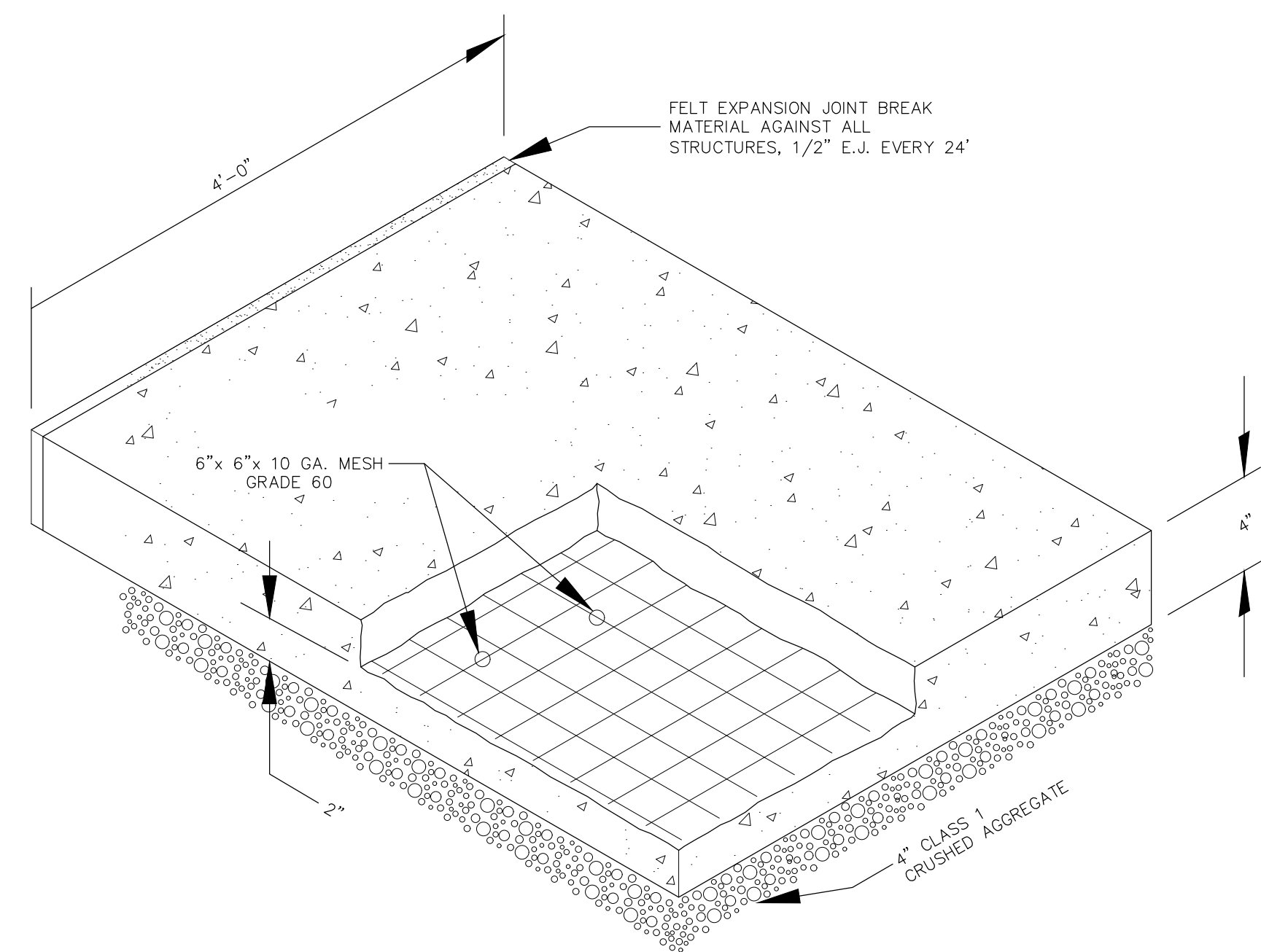
DATE _____ OWNER _____

COMMISSION'S CERTIFICATION

I DO CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY BOURBON COUNTY PLANNING COMMISSION AT THIS MEETING HELD ON:

DATE _____ PLANNING COMMISSION CHAIRMAN _____

SITE SUMMARY	
TOTAL SITE AREA	.50 AC / 21,780 SF
NUMBER OF LOTS	1
BUILDING AREA	2280 SF / 11%
BUILDING HEIGHT	20'-4"
OPEN SPACE AREA	5034 SF / 23%
PARKING/PAVED AREA	14,466 SF / 66%
TOTAL REQUIRED PARKING	8 SPACES
PROVIDED PARKING	16 SPACES
PARKING SPACE SIZE	10'X18' & 10'X20'
ZONING	B-2
INTERIOR LANDSCAPE SUMMARY	
LOT 2- PAVED AREA=10201 SF-REQ. (55F/1005F) (10,201 / 100 *5 =510 SF) 510 SF REQUIRED, 490 SF ISLANDS +1040 CENTER GREEN. TOTAL PROVIDED 1530 SF.	
LANDSCAPE PERIMETER BUFFER SUMMARY	
5' BUFFER, 1 SMALL TO MEDIUM TREE EVERY 40' WITH 3' CONTINUOUS HEDGE. (310 SF)	



TYPICAL SIDEWALK DETAIL
N.T.S.

TRIAD ENGINEERING, INC.

10541 TEAYS VALLEY ROAD
SCOTT DEPOT, WV 25560
PH: 304.755.0721 FAX: 304.755.1880

OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA • OHIO

RETAIL DEVELOPMENT - PARIS, KY
DEVELOPER: HUTTON ST. 21, LLC,
736 CHERRY STREET, CHATTANOOGA, TN

PRELIMINARY DEVELOPMENT PLAN



SHEET NUMBER:
C-1B

PROJECT No.: 04-22-0313

Printed by: jyoung
P:\sw_042021_3_04-22-0313 final floor plans by site design\04-22-0313 preliminary site plan - retail.dwg