

NOTES:

1. Property platted hereon is the same as that shown as Lot No. 1 in Plat Cabinet A, Slide 358.
2. Property platted hereon was conveyed to Brandywine Explosives & Supply, Inc. by deed dated January 28, 2022, and recorded in Deed Book 320, page 653.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the survey.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. The purpose of this plat is for development purposes only, and this plat does not contain all information necessary for a record plat.
6. The owner will adhere to the silt fence and erosion control requirements.

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.

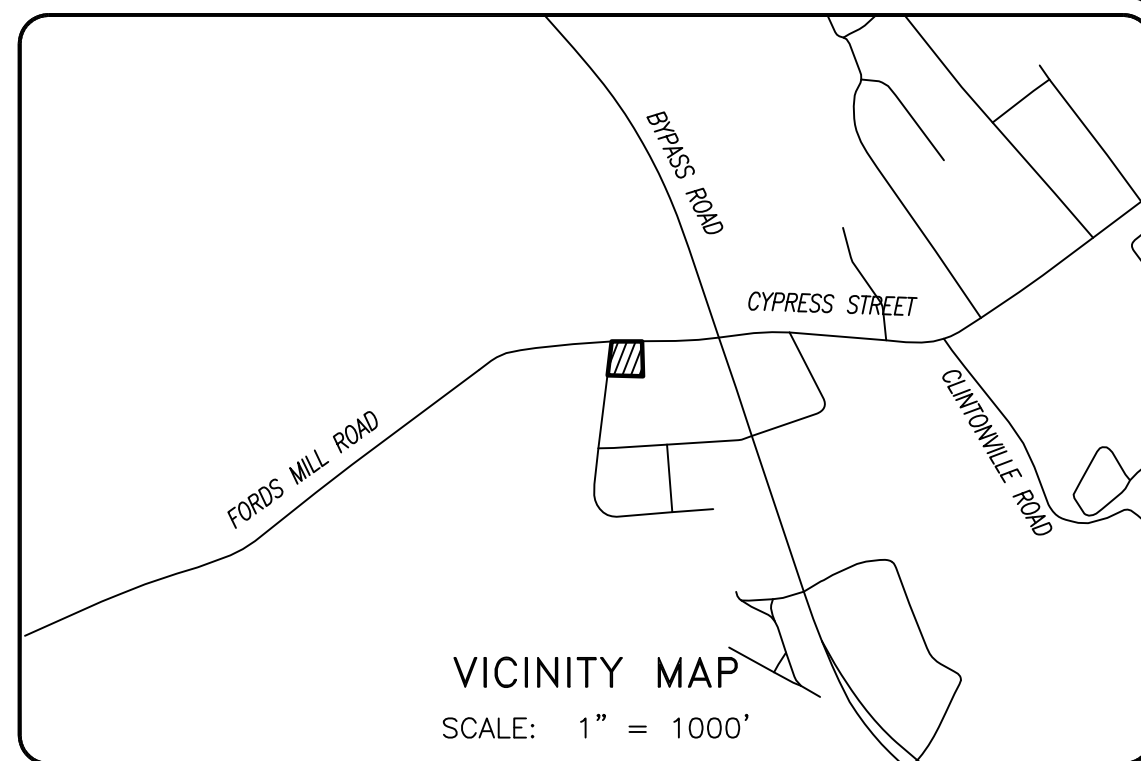
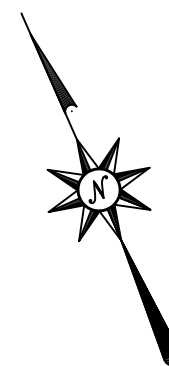
Date _____ Owner _____

Date _____ Witness _____

LAND SURVEYOR'S CERTIFICATION

I hereby certify that the Development Plan was prepared by me or under my direction.

Date _____ Robert L. Baldwin, PLS
P. O. Box 4315
Winchester, KY 40392



CROMWELL CLEVELAND GAMBILL
ROSEMARIE GAMBILL
D.B. 125, pg. 613
ZONING: B-3

COMMISSION'S CERTIFICATION

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

Date _____ Planning Commission Chairman

FIRE PROTECTION CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Fire Department Official

ROAD DEPARTMENT CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Road Department Official

WATER & SEWER CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Water & Sewer Official

SITE STATISTICS:

LOT AREA: 30,510 S.F.
WIDTH AT BUILDING SETBACK LINE: 178.79'
LOT COVERAGE: 9.3%
FRONT SETBACK: 66.7'
SIDE SETBACK (BUSINESS): 44.0'
REAR SETBACK (INDUSTRIAL): 54.8'
BUILDING HEIGHT: 20'

PARKING NOTE:

2,838 SF OF PROFESSIONAL OFFICE
@ 200 SF/SPACE = 2,838 / 200 = 15
TOTAL SPACES SHOWN:
13 REGULAR & 2 HANDICAP SPACES

ZONING:

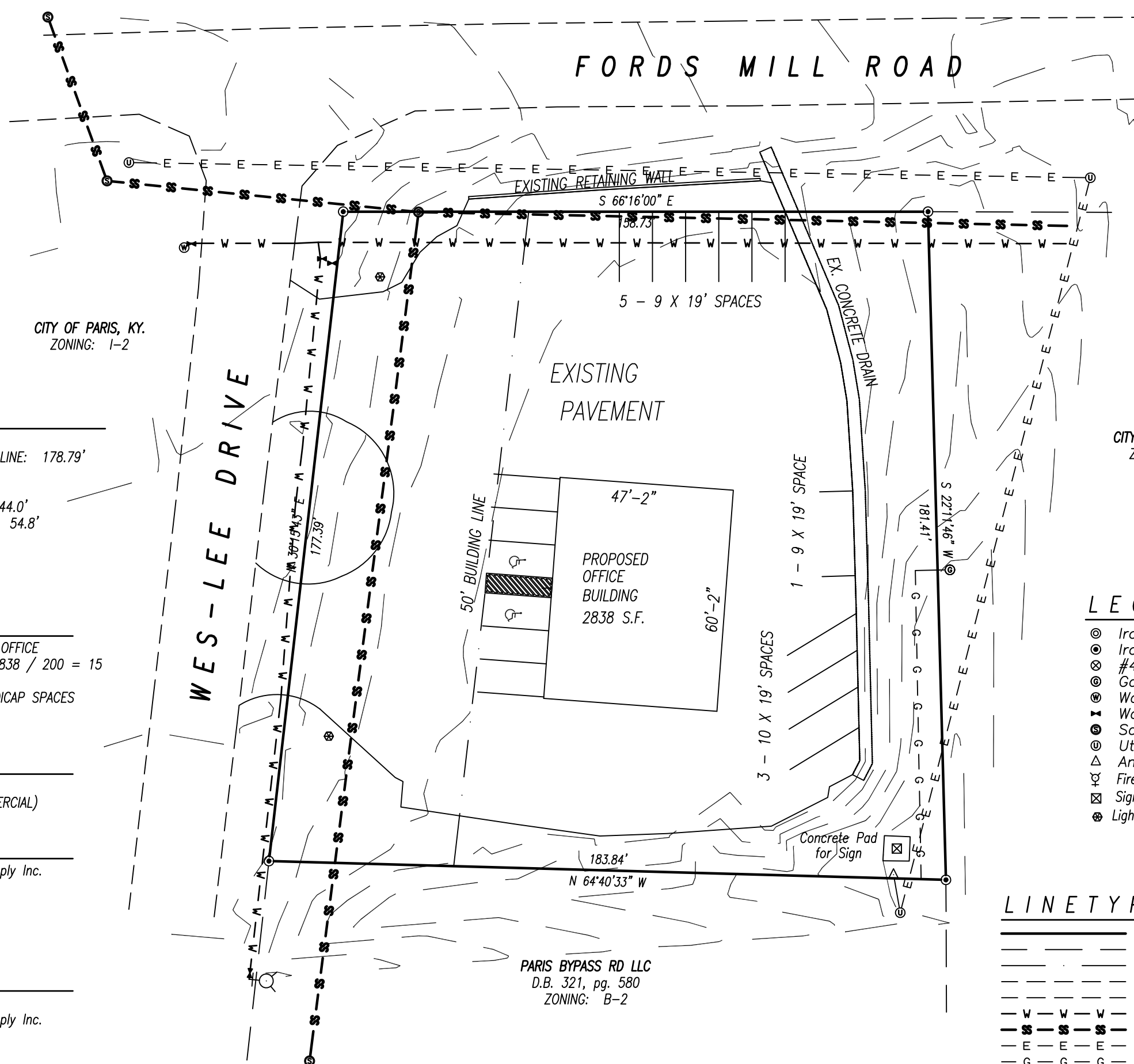
EXISTING ZONING:
B-2 (GENERAL COMMERCIAL)

OWNER:

Brandywine Explosives & Supply Inc.
P.O. Box 440
Paris, KY 40362

APPLICANT:

Morgan Miller
Brandywine Explosives & Supply Inc.
P.O. Box 440
Paris, KY 40362
859-948-1850



LEGEND:

- ⊙ Iron Pipe Found
- ⊙ Iron Pin Found (No I.D.)
- ⊙ #4 Rebar, 18" long, with I.D.
- ⊙ Gas Meter
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Sanitary Sewer Manhole
- ⊙ Utility Pole
- ⊙ Anchor
- ⊙ Fire Hydrant
- ⊙ Sign
- ⊙ Light Post

LINETYPE LEGEND:

- Property Boundary
- - - Adjacent Property Line
- - - Setback Line
- - - Proposed Landscaping Easement
- - - Edge of Pavement
- - - Water Line
- - - Sanitary Sewer Line
- - - Overhead Utility Line
- - - Buried Gas Line



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PLOTTED: 12/8/22 @ 12:00 BY DLB

DEVELOPMENT PLAN

BRANDYWINE EXPLOSIVES & SUPPLY INC.

1001 Wes-Lee Drive, Paris, KY

STATE OF KENTUCKY ROBERT L. BALDWIN 1366 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 12/8/22	<h1 style="margin: 0;">Baldwin</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="font-size: small;">116 South Highland Street - P.O. Box 4315 Winchester, Kentucky 40392</p>
	FILE NO. 22-6431	FILENAME WES-LEE	
	FIELD BOOK 331-65	.CRD FILE WES-LEE	
	DRAWN BY DLB	CHECKED BY RLB	