

LANDSCAPING NOTES:

Interior Landscaping:
 Vehicular Use Area = 19,089 square feet
 Area of Interior Landscaping Required = 19,089 x 5% = 589 square feet
 Trees Required: 955 / 250 = 4 trees
 Request that the Interior Landscaping requirement be waived because the existing pavement would need to be cut in at least three areas.

Property Perimeter Landscaping (Roadways):
 Trees Required: 194 feet / 30 = 7 trees
 Property Perimeter Landscaping to include 7 trees plus a 4' high continuous planting of bush/hedge in a 10' easement. (approximately 74 shrubs). A 6' high fence may be substituted for the planting if desired by the developer.
 Request that the landscaping requirement between Commercial and Industrial be waived because the Industrial Zone is the City of Paris Fire Station.



WAIVER REQUESTS:

- Any sidewalk requirement.
- Any interior landscaping requirement.
- Any landscaping requirement between Commercial and Industrial.
- Any Stormwater Runoff Plan requirement.

NOTES:

- Property platted hereon is the same as that shown as Lot No. 1 in Plat Cabinet A, Slide 358.
- Property platted hereon was conveyed to Brandywine Explosives & Supply, Inc. by deed dated January 28, 2022, and recorded in Deed Book 320, page 653.
- 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.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this plat is for development purposes only, and this plat does not contain all information necessary for a record plat.
- There will be no explosives stored on this lot.
- There will be no dumpster on this lot.
- This plan proposes to construct an office building on an existing paved area that previously had a car wash. No additional area will be disturbed and therefore there will be no additional runoff and no additional Stormwater Runoff Plan should be required.
- Because there will be no additional ground area disturbed, the only erosion control needed is a silt fence south of the paved area to keep any tainted runoff from getting onto the property to the south.
- Because of the steepness of the existing ground between the back of the ditch and the property, we request the any sidewalk requirement be waived.

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

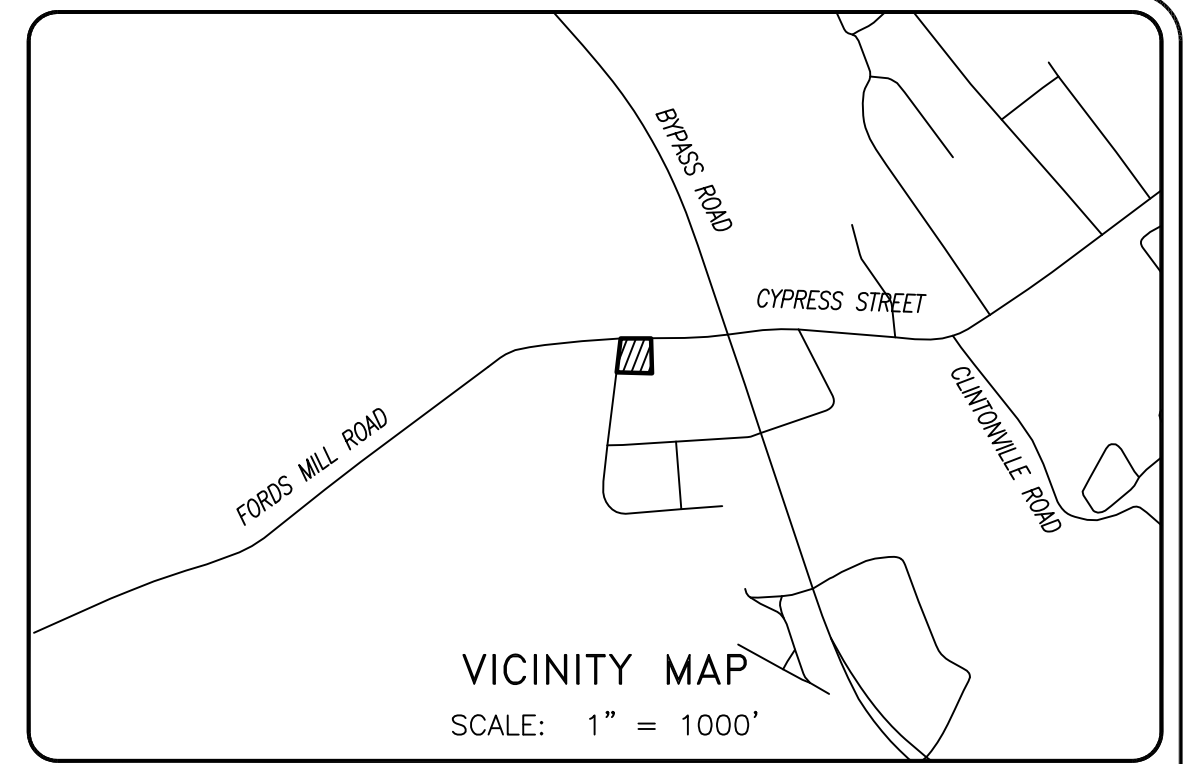
Date _____ Witness

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

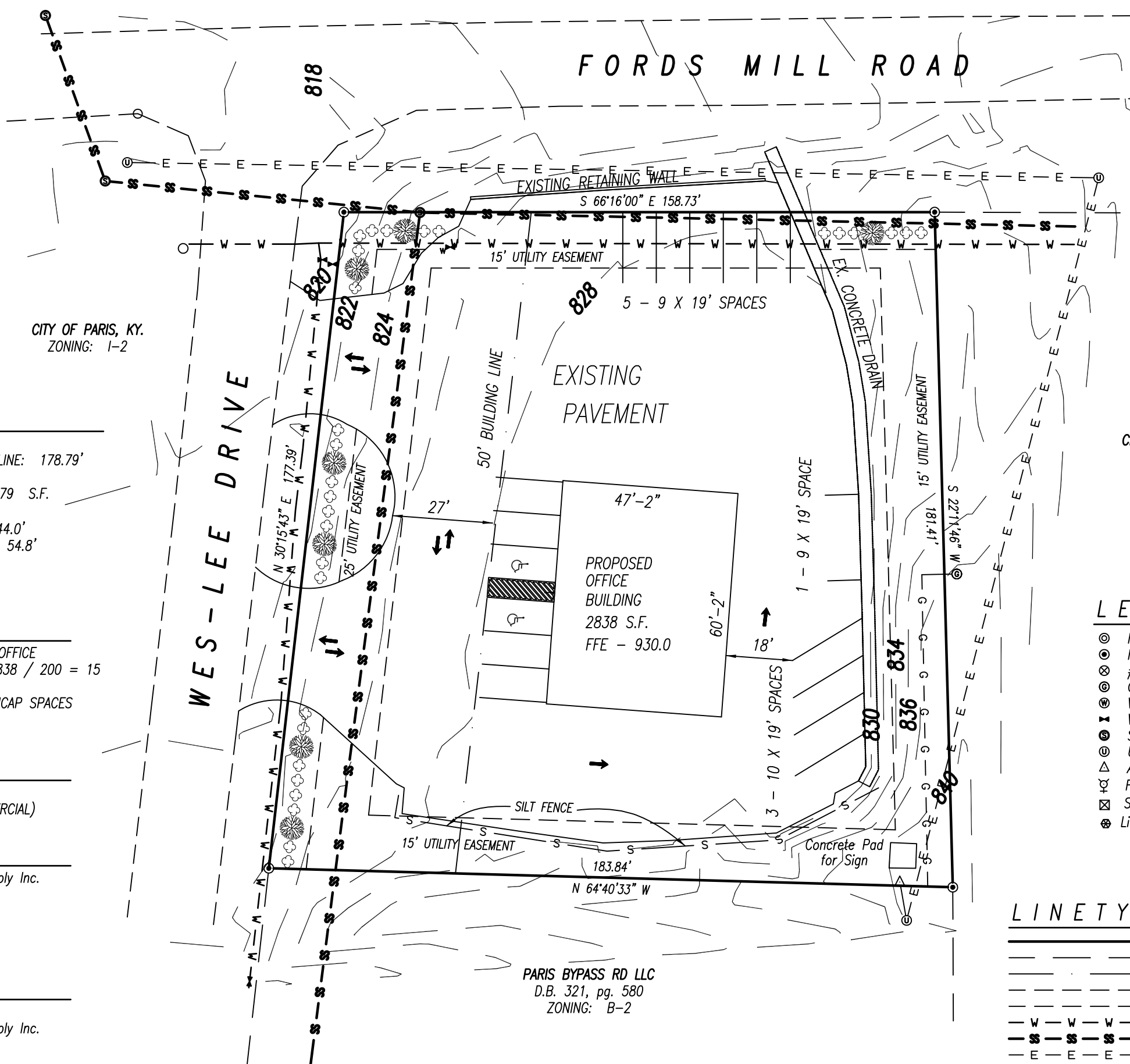
I hereby certify that the Development Plan meets the requirements of this agency and is approved.

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: 178.7'
 LOT COVERAGE: 9.3%
 VEHICULAR USE AREA: 19,079 S.F.
 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:

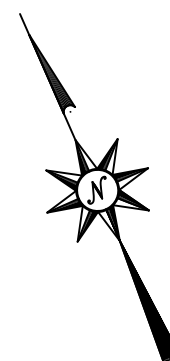
Morgan Miller
 Brandywine Explosives & Supply Inc.
 P.O. Box 440
 Paris, KY 40362
 859-948-1850

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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FINAL 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 1/4/23
FILE NO. 22-6431	FILENAME WES-LEE
FIELD BOOK 331-65	.CRD FILE WES-LEE
DRAWN BY DLB	CHECKED BY RLB

Baldwin ENGINEERING
 116 South Highland Street - P.O. Box 4315
 Winchester, Kentucky 40392