

OWNER'S CERTIFICATION

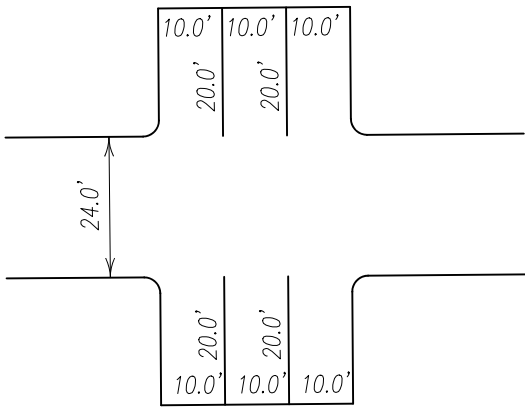
I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Preliminary Plat for the property.

_____ Date _____ Owner

COMMISSION'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

_____ Date _____ Planning Commission Chairman

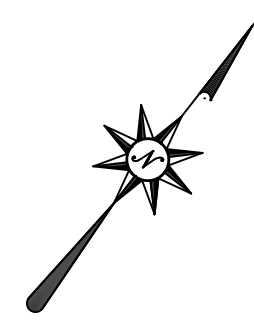


TYPICAL PARKING SPACE:

Scale: 1"=30'

MAIN STREET (US 68X)

BOONE STREET



ADDRESS:

#1462 S. Main Street
Paris, KY 40361
(Bourbon County)

OWNERS:

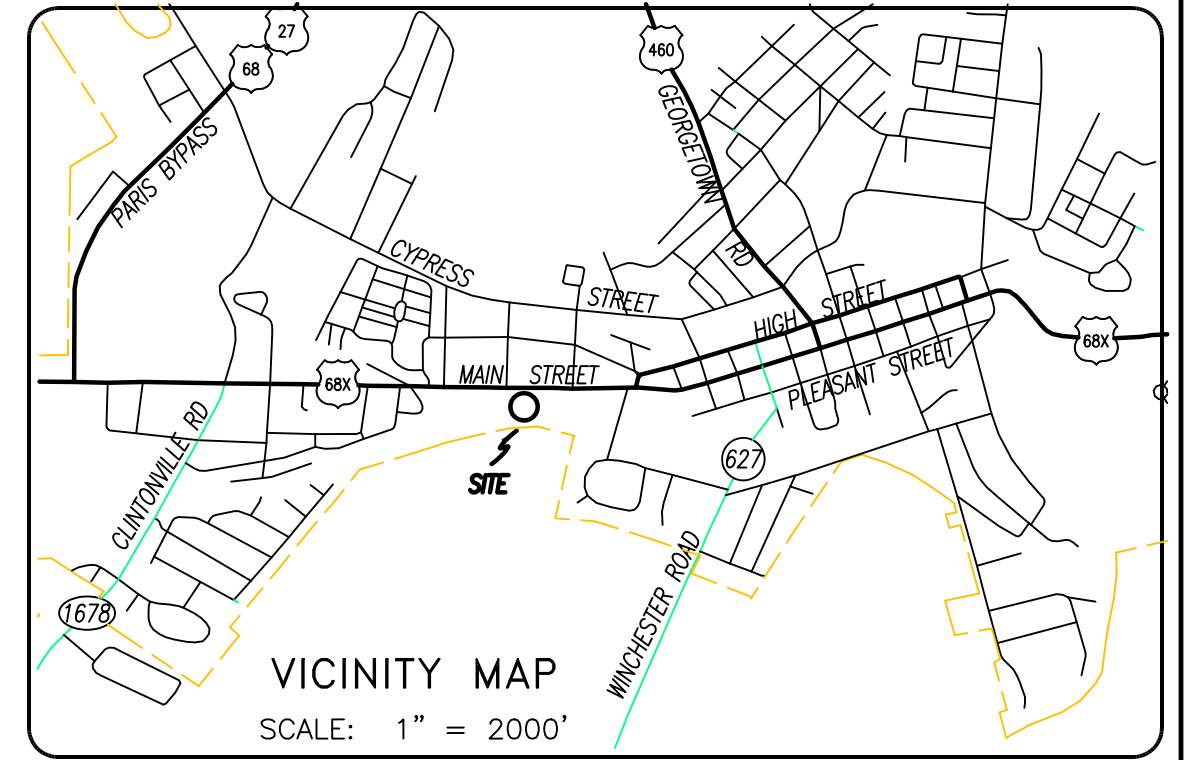
Janets Investments LLC
%Marti Wells
P.O. Box 188
Paris, KY 40362

ZONE:

B-2 (General Commercial)

SETBACKS:

Proposed Front Setback = 40'
Proposed Side Setback = 20'
Proposed Rear Setback = 20'



VICINITY MAP

SCALE: 1" = 2000'

INTERIOR VEHICULAR USE AREA:

FRONT PARKING AREA = 2,648 SF
REAR ACCESS AREA = 5,177 SF
TOTAL AREA = 7,825 SF
5% = 392 sf

SITE STATISTICS:

LOT AREA = 13,805.48 SF = 0.317 ACRE
BUILDING COVERAGE: 27.8%
TOTAL AREA = 7,825 SF
PARKING SPACES: 4 SPACES

LANDSCAPING:

2 Trees Required for Frontage
2 Trees Required for Rear
*Landscaping shall meet requirements of Section 81.102 of current Zoning Ordinance.

LEGEND:

- Iron Pin Found
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point @ Right-of-Way
- ⊗ Fence Post Found
- ⊗ Railroad Spike Found
- ⊗ Address
- * Proposed Shrub or Bush
- ⊗ Proposed Deciduous Tree

NOTES:

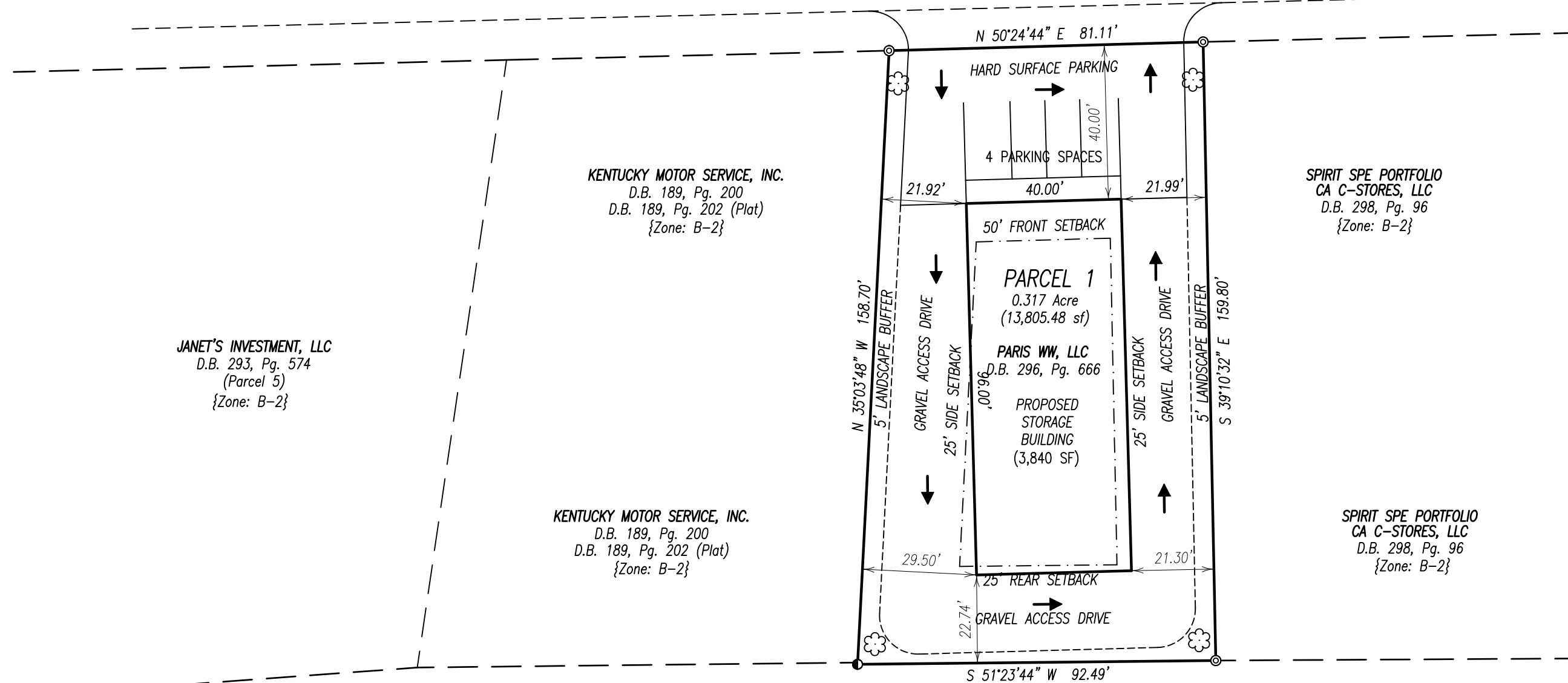
1. Parcel 1 platted hereon is the same as that tract or parcel of land described in Deed Book 296, Page 703.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing shown hereon.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning and Zoning Commission for its respective zoning classification.
4. The purpose of this plat is for preliminary development only.

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines



PLOTTED: 05/04/23 @ 8:00 BY APD



JANET'S INVESTMENT, LLC
D.B. 293, Pg. 574
(Parcel 5)
{Zone: B-2}

KENTUCKY MOTOR SERVICE, INC.
D.B. 189, Pg. 200
D.B. 189, Pg. 202 (Plat)
{Zone: B-2}

KENTUCKY MOTOR SERVICE, INC.
D.B. 189, Pg. 200
D.B. 189, Pg. 202 (Plat)
{Zone: B-2}

SPIRIT SPE PORTFOLIO
CA C-STORES, LLC
D.B. 298, Pg. 96
{Zone: B-2}

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{Zone: B-2}

CSX RAILROAD

**PRELIMINARY DEVELOPMENT PLAN
JANETS INVESTMENTS, LLC**

#1462 SOUTH MAIN STREET

STATE OF KENTUCKY
ALLEN PATRICK
DARNELL
3553
LICENSED
PROFESSIONAL
LAND SURVEYOR

| | |
|-----------------------|--------------------|
| SCALE 1" = 30' | DATE 01/31/23 |
| FILE NO. 20-4333 | FILENAME WESTW3 |
| FIELD CREW JBF/WDR | .CRD FILE WESTW |
| DRAWN BY APD | CHECKED BY APD |

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."