

LANDSCAPING LEGEND:

- * Proposed Shrub or Bush
- ☼ Proposed Deciduous Tree

LEGEND:

- ⊙ Water Meter
- ⊕ Water Valve
- ⊖ Power Pole
- △ Anchor
- Sign
- ▢ Mailbox
- ⊗ Manhole
- ⊕ Fire Hydrant
- ⊖ Right of Way Marker
- ⊙ Telephone Box
- ⊖ Electric Box
- Fence Post
- ☐ Cleanout
- ⊙ Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail in Road
- ⊙ Railroad Spike Found
- Fence

ADDRESS:

#1620 S. Main Street
Paris, KY 40361
(Bourbon County)

OWNERS:

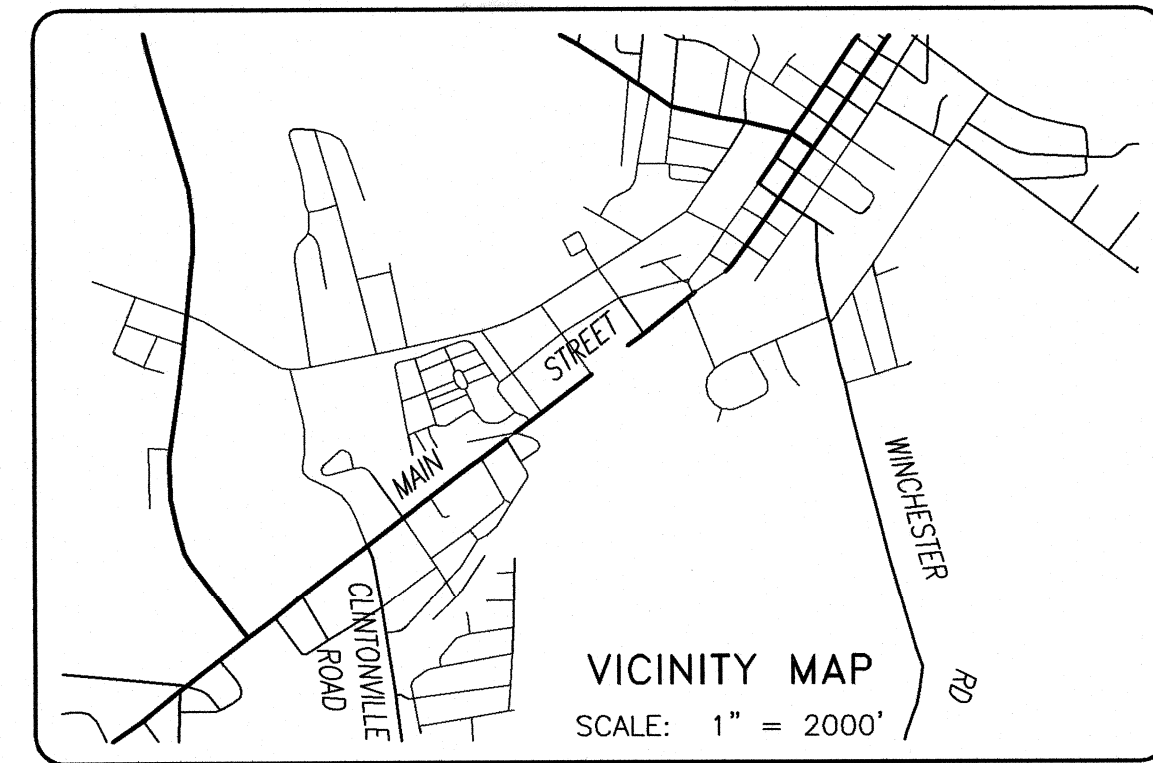
Donna Thwaites
Randy A. Thwaites
Christopher Thwaites
#1620 S. Main Street
Paris, KY 40361

ZONE:

B-2 (General Commercial)

SETBACKS:

Front Setback = 50'
Side Setback = 25'
Rear Setback = 25'



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

NOTES:

1. Parcel 1 shown hereon is the same as those properties or tracts of land described in Deed Book 295, Page 488.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification shown hereon.
4. The purpose of this "Final Development Plan" is for planning purposes only. This Final Development Plan does not contain all information necessary for a boundary survey.
5. Accessory building shown hereon is the "Display Area" are approximate only and does not intend to convey the exact location.



PLOTTED: 09/02/23 @ 5:00 BY APD

FINAL DEVELOPMENT PLAN

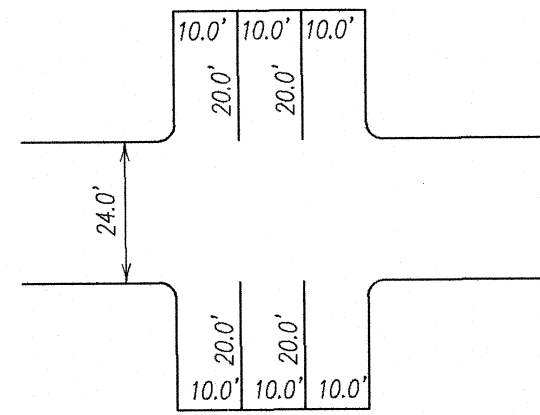
DONNA THWAITES; RANDY A. THWAITES; & CHRISTOPHER THWAITES

#1620 SOUTH MAIN STREET (US 68X)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 05/19/23	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.*
	FILE NO. 23-5416	FILENAME THWAITESCH	
	FIELD CREW JF/WR/AM	CRD FILE THWAITESCH	
	DRAWN BY APD	CHECKED BY APD	

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines
- Existing Edge of Pavement
- Existing Edge of Gravel Area



TYPICAL PARKING SPACE:

Scale: 1"=30'

PETE DAILEY, III
RANDALL DAILEY
ANNE DAILEY
D.B. 304, Pg. 309
{Zone: B-2}

PETE DAILEY, III
RANDALL DAILEY
ANNE DAILEY
D.B. 304, Pg. 309
{Zone: B-2}

CHRISTOPHER THWAITES
SARAH THWAITES
D.B. 299, Pg. 428
{Zone: I-2}

CHRISTOPHER THWAITES
SARAH THWAITES
D.B. 299, Pg. 428
{Zone: I-2}

COBRA AUTO SALES INC.
D.B. 291, Pg. 181
{Zone: I-2}

COBRA AUTO SALES INC.
D.B. 291, Pg. 181
{Zone: I-2}

CITY OF PARIS
D.B. 314, Pg. 311
{Zone: I-2}

CITY OF PARIS
D.B. 314, Pg. 311
{Zone: I-2}

MINDEN STREET

MINDEN STREET

ASTRIO STREET

PROPOSED HERBIE LOCATION

Existing Realty Office Building

Existing Gravel Display Area

Existing Building (To Be Removed)

Existing Concrete Vault

Curb & Landscaping

Storm Grate Inlet

Storm Grate Inlet

Storm Grate Inlet

Existing Storm Manhole

Original Lot No. 6

Original Lot No. 4

Original Lot No. 5

6 PARKING SPACES

N 23°39'16" W 159.88'

N 88°34'07" E 162.16'

S 19°20'00" E 99.00'

S 66°32'29" W 137.08'