

SITE STATISTICS

AREA OF LOT	Parcel 1 - 0.50 Acres Parcel 2 - 0.61 Acres Parcel 3 - 0.39 Acres
ZONING	B-2
ADDRESS	1519, 1531, 1539 MAIN STREET PARIS, KY
SOURCE OF TITLE	DB 327 PG 316
PROP. BUSINESS	COMMERCIAL
AREA OF BUILDINGS	12,000 SQ. FT. 13,020 SQ. FT. 25,020 SQ. FT.
AREA OF ADDITIONAL PAVEMENT	18,108 SQ. FT.
# PARKING SPACES REQUIRED	15 WAREHOUSES * 2 EMPLOYEES 30 SPACES
# PARKING SPACES SHOWN	42 SPACES
# OF HANDICAP PARKING SPACES	2 SPACES
AREA OF INTERIOR LANDSCAPE REQUIRED	906 SQ. FT.
# OF TREES SHOWN	4 MEDIUM TREES

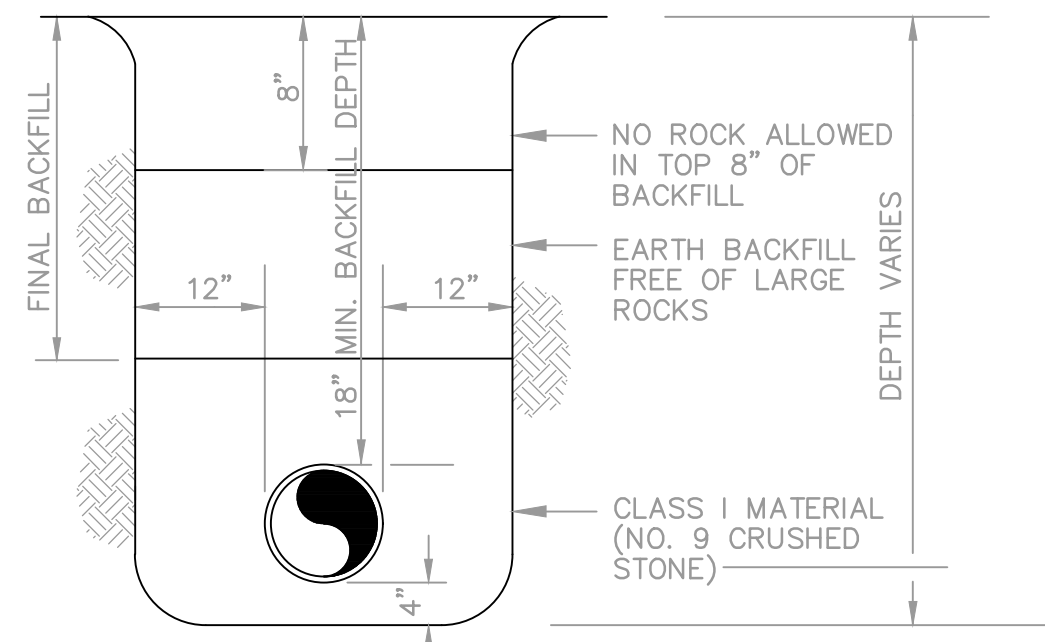
PROJECT INFORMATION

OWNER/DEVELOPER

DLP INVESTMENTS, LLC
102 CEDAR STREAM DR
PARIS, KY 40361
(859) 699-4908

CIVIL ENGINEER

MARY GEISLER DOMIGAN
GEISLER DOMIGAN ENGINEERS, PLLC
2297 SHANNON ROAD
PARIS, KY 40361
(859) 494-4540



CASE I BACKFILL

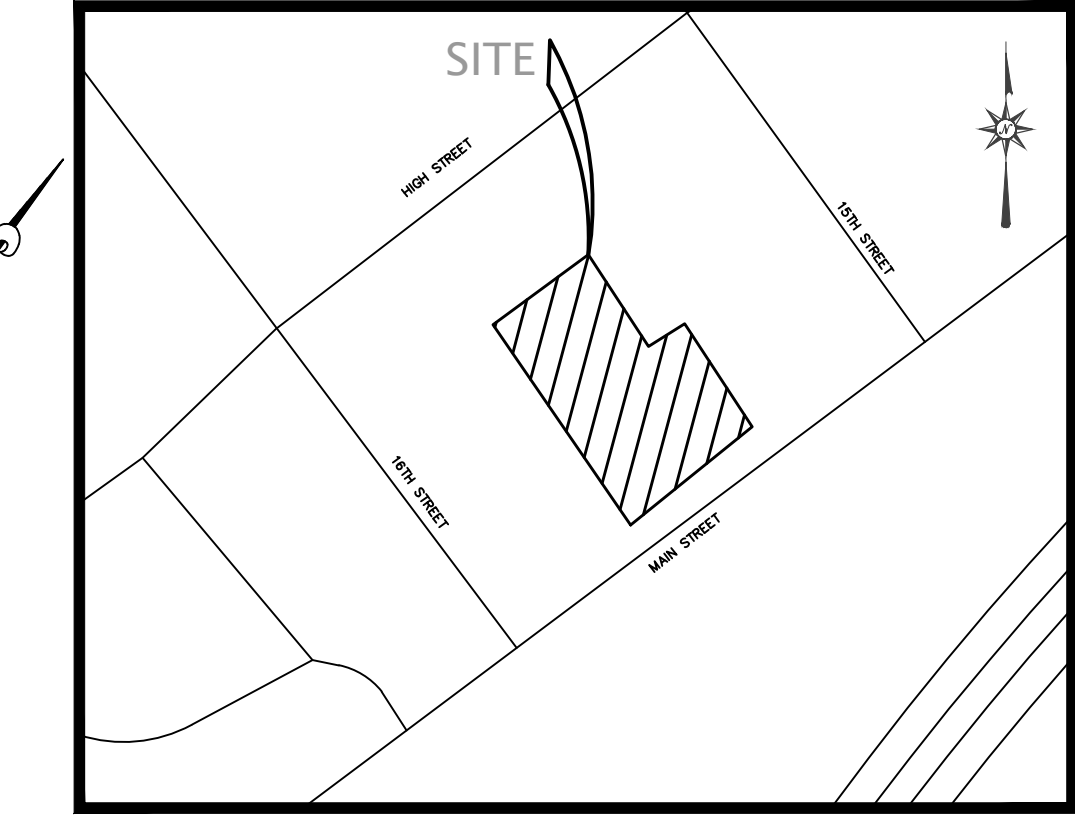
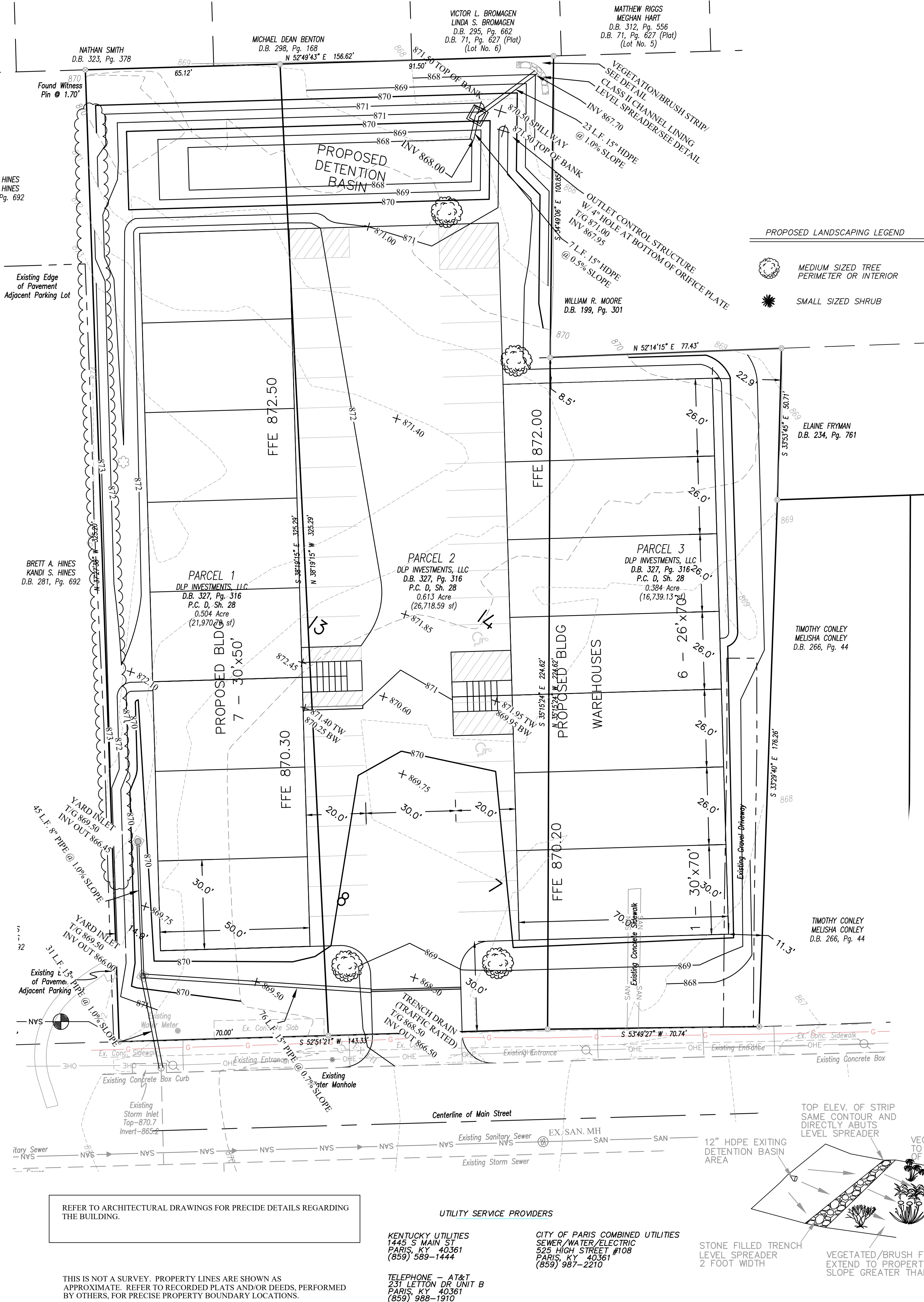
BACKFILL IN AREA NOT SUBJECT TO VEHICULAR TRAFFIC

NOTES: FOR PIPE LAID IN ROCK TRENCH PROVIDE 6" CRUSHED STONE BENEATH PIPE

STORM SEWER BEDDING AND BACKFILLING DETAILS
N.T.S.

GENERAL NOTES:

- THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO SHOW PROPOSED ADDITIONAL BUILDING.
- THIS PROPERTY HAS BEEN FOUND TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 21017C0134C - EFFECTIVE DATE JANUARY 6, 2011.
- SOURCE OF TITLE: DEED BOOK 482 PAGE 687. PLAT BOOK 13 PAGE 124 AMENDED PLAT BOOK 15 PAGE 3.
- PROPER SOIL EROSION CONTROL MEASURES MUST BE IN PLACE DURING ALL PHASES OF CONSTRUCTION ACCORDING TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY GUIDELINES.
- THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS AND JOB SITE INSPECTION LOG WITH ALL OTHER APPLICABLE PERMITS, SPECIFICATIONS, BOOKS, AND MANUALS.
- ALL SURFACE WATER AND BUILDING RUNOFF GENERATED BY THIS DEVELOPMENT SHALL BE DIRECTED TOWARDS CATCH BASINS AND/OR DETENTION AREA. UNLESS CONVEYED BY A PROPOSED APPROVED WATER COURSE, STORM WATER MAY NOT BE DIRECTED TOWARDS OR DISCHARGED ONTO ADJOINING LOTS TO CAUSE STANDING WATER, PROPERTY DAMAGE, OR CREATE AN UNSAFE HEALTH ISSUE.
- NO FIRE HYDRANT SHALL BE OBSTRUCTED IN ANY MANNER SUCH AS FENCES, LANDSCAPING, AND INCORRECT DEPTH INSTALLATION. THE HYDRANTS SHALL BE ABLE TO BE TURNED IN FULL REVOLUTIONS TO ACTIVATE THE STEM ALLOWING WATER TO COME FROM THE OUTLETS.
- THE OWNER/DEVELOPER BY SIGNING THIS DEVELOPMENT PLAN AGREES TO ALLOW ACCESS TO ALL CITY OF PARIS STAFF, OFFICERS, AND INSPECTORS ASSOCIATED WITH THIS PLAN FOR INSPECTION AND ANY ENFORCEMENT NECESSARY AS IT PERTAINS TO THE CITY OF PARIS DEVELOPMENT ORDINANCE AND THE LIKE.
- ALL PAVEMENTS, CURBS, SIDEWALKS, LANDSCAPING, AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE OWNER/DEVELOPER AND PRIOR TO COMPLETION OF CONSTRUCTION.
- ALL SIDEWALKS SHALL MEET ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION. PAVING CONFORMS SHALL BE MADE WITH A SMOOTHLY TRIMMED BUTT JOINT WITHOUT OVERLAPPING EXISTING PAVEMENT.
- FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB.
- THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT OSHA REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL NOT DUMP ANY DIRT OR OTHER MATERIALS ONTO A PROPERTY BEING OUTSIDE OF THE BOUNDARY OF THE PERMITTED PROJECT AND WITHIN THE PARIS CITY LIMITS WITHOUT A VALID DEVELOPMENT GRADING PLAN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF ANY DISCARDED DIRT OR OTHER MATERIALS TO AN APPROVED LOCATION AT THE CONTRACTOR'S EXPENSE.
- LANDSCAPING TO BE INSTALLED AT PERIMETER OF PROPERTY IN ACCORDANCE WITH THE CITY OF PARIS ZONING ORDINANCE.



VICINITY MAP
N.T.S.

PROPOSED LANDSCAPING LEGEND

- MEDIUM SIZED TREE PERIMETER OR INTERIOR
- SMALL SIZED SHRUB

COMMISSION CERTIFICATION

I do hereby certify that this Development Plan was approved by the Bourbon County Joint Planning Commission.

CHAIR'S SIGNATURE _____ DATE _____

COMPLIANCE CERTIFICATION FOR PRIVATE DEVELOPMENT

I hereby certify that I am the owner(s) of the property shown hereon and described hereon and that I hereby adopt this Development Plan with my free consent. I hereby certify that the Development Plan known as Paris Church of Christ have been prepared in accordance with the City of Paris Development Ordinance; all technical Manuals and Standard Drawings, all requirements on the Certified Development Plan; all applicable State and Federal Regulations and permits, and that construction will be done in accordance with these development plans. I agree to retain Mary Domigan, PE to provide sufficient oversight during construction to enable her to certify that the construction was done in accordance with these City approved and stamped development plans.

OWNER/DEVELOPER'S SIGNATURE _____ DATE _____

OWNER /DEVELOPER'S PRINTED NAME _____

CERTIFICATE OF ACCURACY AND ADEQUACY

I hereby certify that the development plan, street, drainage sewerage, and utility construction plans, as approved by the appropriate governmental agencies, for PARIS CHURCH OF CHRIST located at 1923 S MAIN ST are adequate to meet the requirements for the city of Paris.

I also certify that as a Kentucky Licensed Engineer, I will provide sufficient oversight, reporting, and documentation during construction to enable us to certify that the construction was done in accordance with the approved Development Plans, State and Federal Regulations so long as we are under contract with the Owner/Developer for such services.

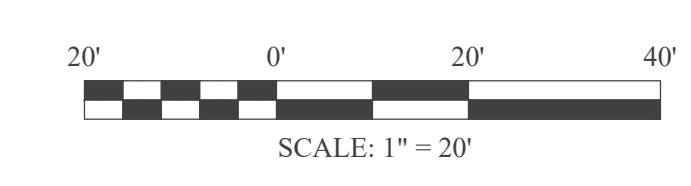
DESIGN PROFESSIONAL ENGINEER _____ DATE _____

DESIGN PROFESSIONAL'S FIRM _____

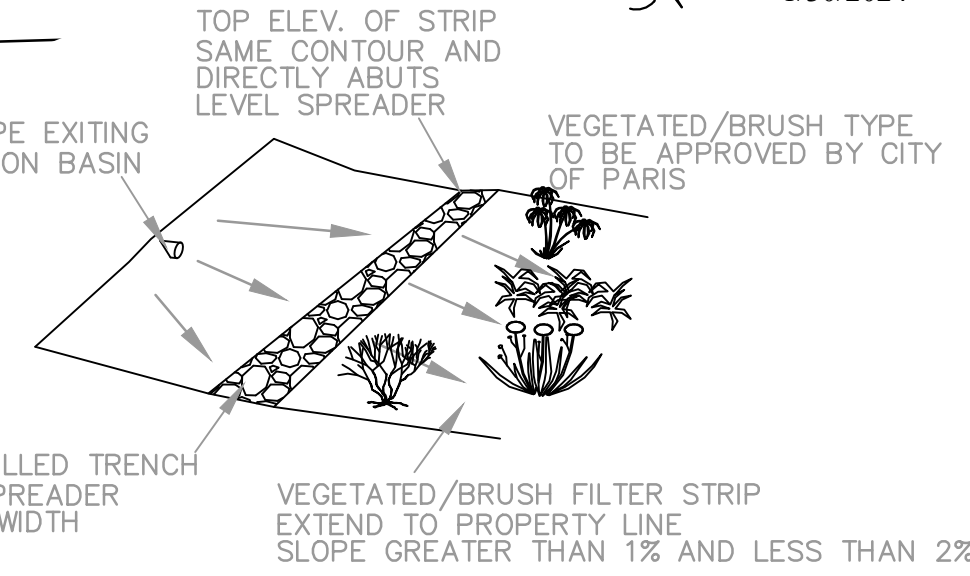


LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC METER
- EXISTING UNDERGROUND WATER LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE



LEVEL SPREADER DETAIL
N.T.S.



REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE DETAILS REGARDING THE BUILDING.

UTILITY SERVICE PROVIDERS

KENTUCKY UTILITIES
1445 S MAIN ST
PARIS, KY 40361
(859) 589-1444

CITY OF PARIS COMBINED UTILITIES
SEWER/WATER/ELECTRIC
525 HIGH STREET #108
PARIS, KY 40361
(859) 987-2210

TELEPHONE - AT&T
431 LETTON DR UNIT B
PARIS, KY 40361
(859) 988-1910

THIS IS NOT A SURVEY. PROPERTY LINES ARE SHOWN AS APPROXIMATE. REFER TO RECORDED PLATS AND/OR DEEDS, PERFORMED BY OTHERS, FOR PRECISE PROPERTY BOUNDARY LOCATIONS.

GEISLER DOMIGAN ENGINEERS
GEISLER DOMIGAN ENGINEERS, PLLC
2297 SHANNON ROAD
PARIS, KENTUCKY 40361
(859) 494-4540

MAIN STREET WAREHOUSES
1519-1539 SOUTH MAIN STREET
PARIS, KENTUCKY, BOURBON CO.
PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 20"
DATE: JANUARY 2024
JOB NO.: 23-0144
DESIGNED: MGD
DRAWN: MGD
CHECKED: MGD
QC:

OWNER APPROVAL:
BY: _____
TITLE: _____

REVISIONS:
NO. DATE:

DRAWING:
PDP
OF