SITE STATISTICS

AREA	17.76 Acres (Lots 1–4, 5–14 and Road "A" ROW)
ZONING	B–2
ADDRESS	CLEVELAND DRIVE PARIS, KY
# OF LOTS	14
LOTS USAGE	BUSINESS

PURPOSE STATEMENT:

The purpose of this plan is to create a plan for the property which will have 14 separate, commercial Lots, a new road, utilities, and storm water control.

PROJECT INFORMATION

OWNER/DEVELOPER

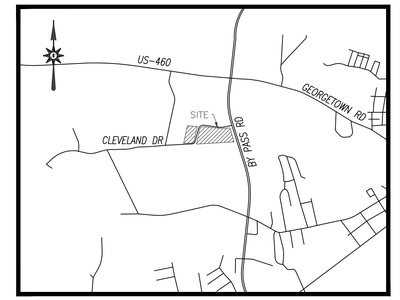
MAG LAND & DEVELOPMENT
154 WOODMONT DR
PARIS, KY 40361

CIVIL ENGINEER

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

GENERAL NOTES:

1. THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO SHOW THE SUBDIVISION OF NEW COMMERCIAL BUSINESS LOTS, A NEW ROAD, UTILITIES, AND STORM WATER CONTROL.
2. THIS PROPERTY HAS BEEN FOUND TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 21017C0134D - EFFECTIVE DATE FEBRUARY 28, 2025.
3. PROPER SOIL EROSION CONTROL MEASURES MUST BE IN PLACE DURING ALL PHASES OF CONSTRUCTION ACCORDING TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY GUIDELINES.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL PAVEMENTS, CURBS, SIDEWALKS, LANDSCAPING, AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE OWNER/DEVELOPER AND PRIOR TO COMPLETION OF CONSTRUCTION.
9. 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.
10. FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB.
11. 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.
12. THE CONTRACTOR SHALL NOT DUMP ANY DIRT OR OTHER MATERIALS ONTO A PROPERTY BEING OUTSIDE 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.
13. DETENTION/RETENTION TO BE DESIGNED FOR EACH INDIVIDUAL LOT AT TIME OF INDIVIDUAL LOT DEVELOPMENT.
14. FUTURE PRELIMINARY DEVELOPMENT PLANS SHALL BE SUBMITTED BY EACH LOT RELATED TO THIS PRELIMINARY DEVELOPMENT PLAN AT A LATER TIME. FUTURE DEVELOPMENT PLANS PER EACH LOT SHALL THEN DEMONSTRATE CONFORMANCE TO THE CITY OF PARIS ZONING ORDINANCE AND ANY OTHER REGULATIONS NECESSARY WHICH INCLUDES, BUT IS NOT LIMITED TO, APPROPRIATE LAND USE, LOT COVERAGE, BUILDING HEIGHT, LANDSCAPING, PARKING, OPEN SPACE, SIGNAGE, AND DETENTION REQUIREMENTS.



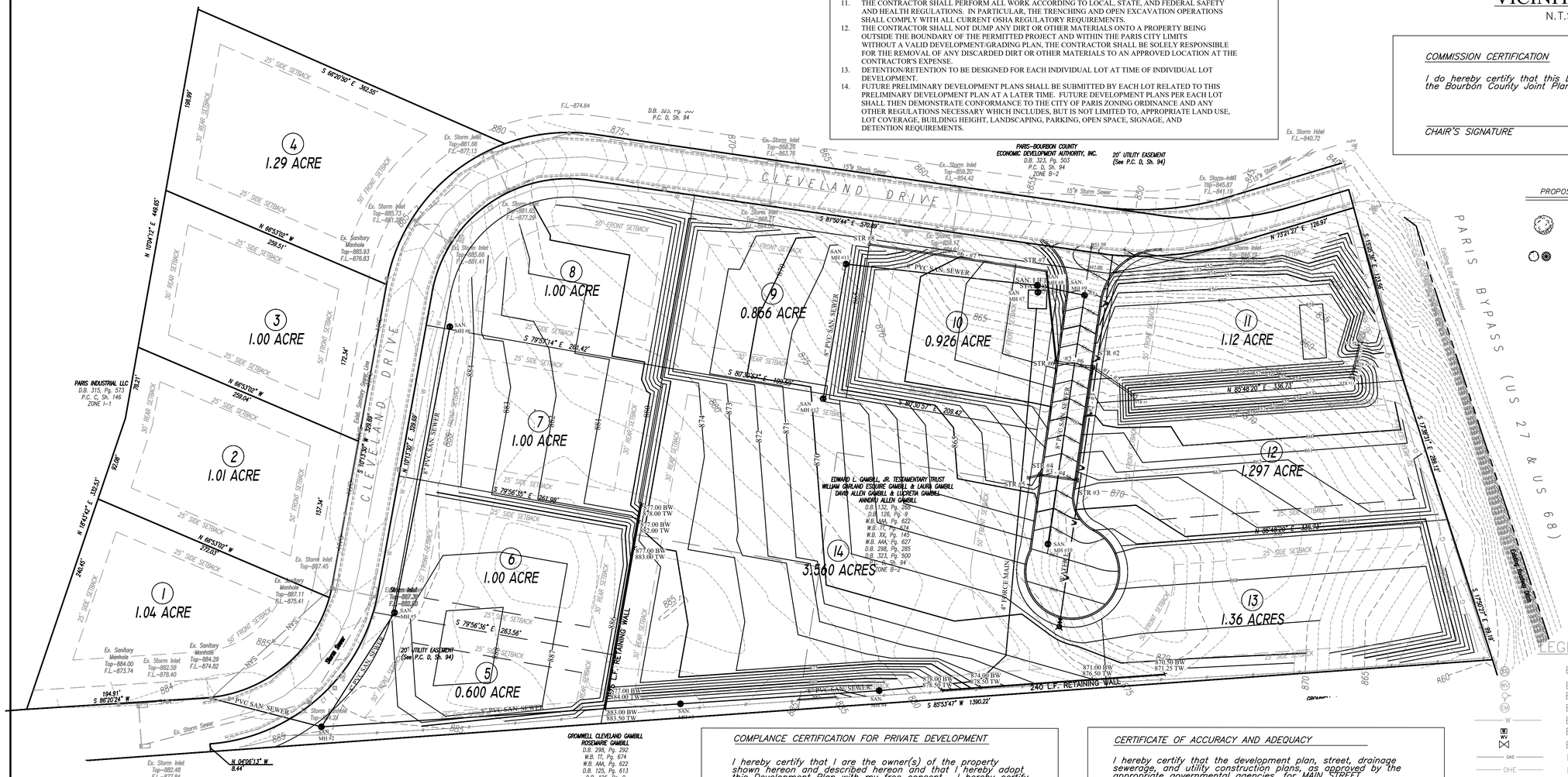
VICINITY MAP

N.T.S.

COMMISSION CERTIFICATION

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

CHAIR'S SIGNATURE *DATE*



PROPOSED LANDSCAPING LEGEND

- MEDIUM SIZED TREE PERIMETER OR INTERIOR
- SMALL SIZED SHRUB

UTILITY SERVICE PROVIDERS

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

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

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

STATE OF KENTUCKY — MARY GEISLER DOMIGAN — 27649 — LICENSED PROFESSIONAL ENGINEER — 10/19/2026

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
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- PROPOSED 1" WATER SERVICE LINE
- PROPOSED 6" SEWER SERVICE LINE

60' 0' 60' 120'
SCALE: 1" = 60'

UTILITY APPROVAL SIGNATURES

APPROVAL BY CITY OF PARIS COMBINED UTILITIES *DATE*

APPROVAL BY CITY OF PARIS STORMWATER *DATE*

APPROVAL BY KU ELECTRIC CO. *DATE*

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.

CITY OF PARIS FIRE DEPARTMENT CERTIFICATION

This is to certify that the project depicted hereon is located in the area of responsibility of the City of Paris Fire Department and that the proposed fire hydrants, spacing, and accessibility meet the requirements of this department.

CITY OF PARIS FIRE CHIEF *DATE*

COMPLIANCE CERTIFICATION FOR PRIVATE DEVELOPMENT

I hereby certify that I are 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 Main Street Warehouses 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 MAIN STREET WAREHOUSES located on Main Street 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

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

MAG LAND & DEVELOPMENT
CLEVELAND DRIVE
PARIS, KENTUCKY, BOURBON CO.
MAJOR SUBDIVISION PLAN

SCALE:	1" = 60'
DATE:	JULY 2026
JOB NO.:	26-0106
DESIGNED:	MGD
DRAWN:	MGD
CHECKED:	MGD
Q/C:	

OWNER APPROVAL:
BY:
TITLE:

REVISIONS:
NO.: DATE:

DRAWING:
MSP
OF