

STEVE NICKELL
GEORGINA NICKELL
D.B. 830, Pg. 173

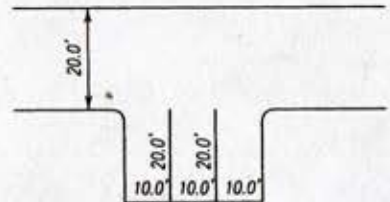
PROPOSED ZONE:
SETBACK REQUIREMENTS:
Area = 20,000 sq ft
Lot Width = 100 feet
Front Yard Depth = 35 feet
Side Yard = 15 feet
Rear Yard = 15 feet

ZONING:
CURRENT ZONE:
A-1 (Agricultural One)
PROPOSED ZONE:
B-3 (Highway Business)

STEVE NICKELL
GEORGINA NICKELL
D.B. 230, Pg. 7173

- NOTES:**
- Parcel 1 shown hereon is based on information of record in Deed Book 234, Page 483 of the Office of the Harrison County Clerk.
 - The purpose of this drawing is for Preliminary Conceptual Plan only and does not represent a complete boundary survey. This plan is prepared for recording only.
 - Property shown hereon is subject to any suit-of-claim or right-of-way of record, and in addition of the date of this drawing.
 - Property shown hereon is subject to those restrictions set forth by the Cynthiana-Harrison County-Surrey Joint Planning and Zoning Commission for its respective zoning classification.
 - Boundary information shown hereon is based on an unrecorded plat prepared by R. David Ford.
 - Building height shall conform to those requirements of the proposed zone.
 - Dumpster to be totally fenced or enclosed.
 - Parking spaces to conform with requirements, one space per pump island and one per employee during largest shift.
 - Entrances calculable with the two existing entrances. An encroachment permit will be submitted if required by the Commonwealth of Kentucky, Department of Transportation Development Plan stage.
 - Proposed sign shall conform to those zoning requirements and permits of the Development Plan stage.
 - Grading and drainage plan to be provided during the Development Plan stage.
 - No docks or unloading ramps planned at this stage. Deliveries shall be made at the main entrance.
 - Sidewalks proposed at the front of the store only.
 - Existing water line to be relocated during construction per the requirements and specifications of the Harrison County Water Association.

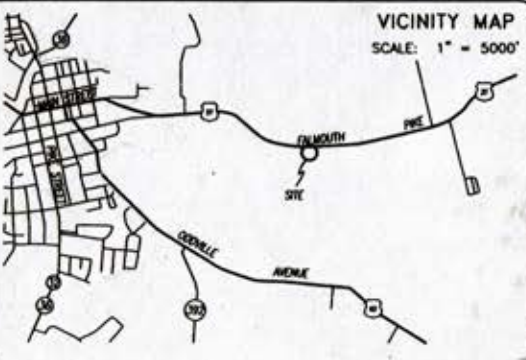
APPLICANT/OWNER:
Pine Villa, LLC
Scott McCooly
P.O. Box 58
Cynthiana, KY 41031



TYPICAL PARKING SPACE:
Scale: NOT TO SCALE

STEVE NICKELL
GEORGINA NICKELL
D.B. 162, Pg. 409

LIN PROPERTIES
D.B. 148, Pg. 285
D.B. 148, Pg. 100
W.R. 2, Pg. 304



- LEGEND:**
- Water Meter
 - Water Valve
 - Gas Valve
 - Gas Meter
 - Gas Line Marker
 - Power Pole
 - Anchor
 - Survey Point
 - Sign
 - Mailbox
 - Manhole
 - Fire Hydrant
 - Night of Day Marker
 - Telephone Box
 - Electric Box
 - Chimney
 - Iron Pin Found
 - Iron Pin Set
 - Mag Nail Set
 - Mag Nail Found
 - Fence



OWNER'S CERTIFICATION
(We) do hereby certify that I am (we are) the owner(s) of record 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 _____

PLOTTED: 05/03/11 @ 1:00 BY APD

DEVELOPMENT PLAN
PINE VILLA, LLC
#1704 US HIGHWAY 27 NORTH (FALMOUTH PIKE)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 355.3 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 03/17/11	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
FILE NO. 11-1992	PLUMB PINEVILLAZ	DATE FILED 08-17-11	
ISSUED BY APD	DATE APD		