

US HIGHWAY 150 BYPASS (R/W VARIES)

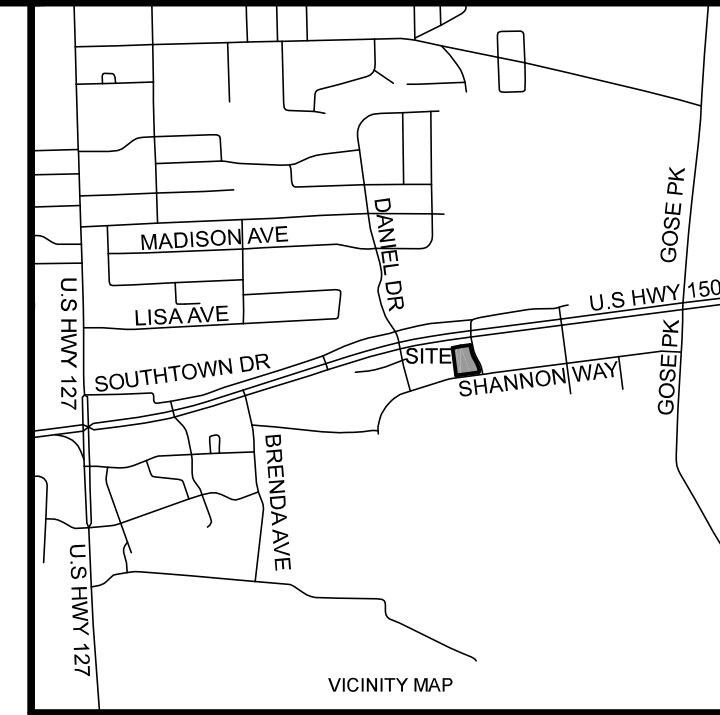
SITE INFORMATION

OWNER/CLIENT: JAMAX, LLC
PO BOX 181
DANVILLE, KY 40423

LAND CLASS: "URBAN"
TOTAL ACREAGE: 1.439 ACRES
LANDUSE ZONE: HB
NUMBER OF LOTS: 1
PARKING REQUIRED: 1 SPACE:200 SQ FT= 45 SPACES
PARKING PROVIDED:80 SPACES

PURPOSE STATEMENT:

TO GAIN APPROVAL FOR THE CONSTRUCTION OF A
8976 SQ FT COMMERCIAL & RESTAURANT SPACE AND
ASSOCIATED SITE IMPROVEMENTS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	145.34'	144.13'	S 20°56'03" E	25°37'20"
C2	20.00'	32.80'	29.25'	S 35°36'30" W	93°58'43"

KEY	QTY	PLANT	REMARKS
(A)	6	BLACK GUM Nyssa sylvatica	2" CALIPER, 6' HT. DECIDUOUS
(B)	73	HETZ MIDGET Thuja Occidentalis	#2 CONT., 15"-30" HT., 5' CENTERS EVERGREEN

STORMWATER DETENTION NOTE:
STORMWATER DETENTION AND WATER QUALITY IS PROVIDED BY THE EXISTING
REGIONAL RETENTION BASIN FOR THE BYPASS CENTRE SUBDIVISION.

PLUMBING NOTE:
SANITARY SEWER LATERAL TO BE INSTALLED IN ACCORDANCE WITH STATE
PLUMBING CODE REQUIREMENTS WHICH MAY REQUIRE A GREASE SEPARATOR
DEPENDING ON THE USE OF THE BUILDING.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND
TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE DANVILLE-BOYLE COUNTY
PLANNING AND ZONING COMMISSION, KENTUCKY, AND THAT IT HAS BEEN APPROVED
FOR RECORDING IN THE OFFICE OF THE BOYLE COUNTY CLERK.

PLANNING COMMISSION CHAIRMAN OR VICE-CHAIRMAN _____ DATE _____

PLANNING COMMISSION DIRECTOR _____ DATE _____

UTILITY CERTIFICATION
ALL UTILITY EASEMENTS ARE SHOWN ON THIS PLAT. ALL UTILITY EASEMENTS SHALL
BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE INFRASTRUCTURE OVER
WHICH SAID EASEMENTS CROSS AND NO EASEMENTS SHALL BE ALTERED IN ANY WAY,
EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE AUTHORITY.

WATER UTILITY _____ DATE _____

SANITARY SEWER UTILITY _____ DATE _____

ELECTRIC UTILITY _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY
FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND
DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO
PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

CERTIFICATE OF THE LICENSED PROFESSIONAL ENGINEER
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT THE
ENGINEERING DESIGN FOR THE STORMWATER IMPROVEMENTS WAS PREPARED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, THE
SUBDIVISION REGULATIONS AND WITH THE STORMWATER MANUAL, AND TO THE BEST
OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREIN IS ACCURATE.

Colton McGlone
COLTON MCGLONE, PE #39918 _____ DATE 05/01/2025

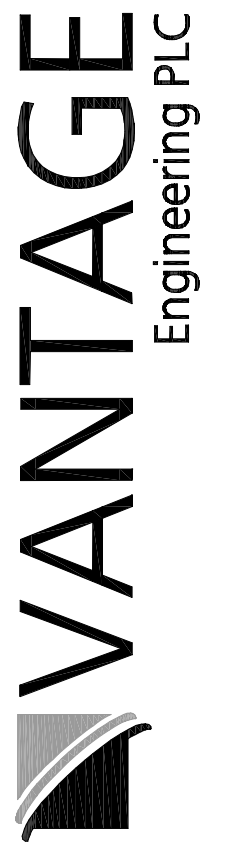
SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY
DIRECTION AND SATISFIES THE STANDARDS OF PRACTICE PER 201 KAR 18:150. THIS
SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING
AUTHORITIES AND THE BOYLE COUNTY SUBDIVISION REGULATIONS. ALL OF THIS SURVEY
WAS PERFORMED USING A CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER REAL
TIME KINEMATIC (RTK) GPS SYSTEM. THE PRECISION OF THIS EQUIPMENT FOR THE RTK
SURVEY WAS 8 MM + 1 PPM. THE HORIZONTAL DATUM OF THIS SURVEY IS THE NORTH
AMERICAN DATUM OF 1983 (NAD83), WITH ALL COORDINATES, DISTANCES, AND BEARINGS,
PROJECTED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM
(SPCS), SINGLE ZONE. 5/8" REBARS WITH YELLOW PLASTIC SURVEY CAPS STAMPED PLS
3816 HAVE BEEN SET AS SHOWN HEREON.

Kendal Wise
KENDAL WISE, PLS #3816 _____ DATE 05/01/2025

SURVEY NOTES
1. THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE,
WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING
ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT
THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.

- LEGEND
- 5/8" X 18" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP BEARING PLS #3816 SET
 - MAG NAIL WITH ALUMINUM SURVEY WASHER BEARING PLS #3816 SET
 - INTERNAL PROPERTY CORNER
 - △ FOUND MONUMENT
 - BOUNDARY LINE OF VANTAGE SURVEY
 - - - ADJOINING PROPERTY BOUNDARY PER DEEDED DESCRIPTION



2038 Danville Road, Harrodsburg, Kentucky 40330
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DEVELOPMENT PLAN

JAMAX, LLC

DEEN WAY
DANVILLE, BOYLE COUNTY, KENTUCKY

DATE: 04/25/2025

SCALE: 1"=30'

DRAWN BY: CJM

CHECKED BY: KMW

JOB NUMBER: 1456002