

NEW HAVEN CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify that all utility improvements have been installed in an acceptable manner and according to relevant specifications in the subdivision entitled _____ or (2) that a security bond in the amount of \$_____ has been posted with the utility provider to ensure completion of utility improvements in case of default.

DATE: 12/23/16 UTILITY AGENT or Other Approving Agent

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Nelson County, Kentucky and is hereby approved by the Planning and Zoning Office of the County Clerk.

Date: 12/23/16 *Charles R. Meyer, Jr.*
Administrative Director, Nelson County Planning Commission

STORMWATER RUNOFF CALCULATIONS

THE EXISTING SITE HAS TWO METAL BUILDINGS, SOME CONCRETE PARKING AND ADDITIONAL GRAVEL PARKING. THE WATER FLOWS TO A SWALE NEAR THE FRONT OF THE BUILDING WHICH DRAINS TO THE EAST TO A WIDE SHALLOW GRASS SWALE ON THE BOWLING PROPERTY. THIS SWALE BECOMES A PERFORATED TRENCH JUST SOUTH OF THE DICK PROPERTY LINE AND FLOWS OF COURSE TO A BLUE LINE STREAM APPROXIMATELY 1000' SOUTH OF CENTER STREET. THERE ARE NO DEVELOPMENTS IN THE DOWNSTREAM AREA.

THE DRAINAGE PATTERN AFTER DEVELOPMENT IS TO REMAIN THE SAME. MOST OF THE PARKING LOT WILL BE COLLECTED IN A SWALE IN FRONT OF THE PROPOSED BUILDING AND DIRECTED TO THE EXISTING GRASS SWALE. A SMALL PORTION OF THE NEW PARKING LOT AND THE EXISTING BUILDING WILL DRAIN TOWARD THE REAR OF THE LOT.

A CALCULATION OF EXISTING AND POST DEVELOPMENT RUNOFF FOLLOWS:

EXISTING CONDITIONS
 IMPERVIOUS AREA - 4400 SQ. FT.
 GRAVEL AREA - 15,180 SQ. FT.
 GRASS AREA - 35,070 SQ. FT.
 EXISTING RUNOFF COEFFICIENT - .284
 DISCHARGE FOR 25 YEAR STORM - 6.5 cfs @ 1.411 ac = 6.60 cfs

POST DEVELOPMENT CONDITIONS
 IMPERVIOUS AREA - 41,000 SQ. FT.
 GRASS AREA - 20,400 SQ. FT.
 POST DEVELOPMENT RUNOFF COEFFICIENT - .264
 DISCHARGE FOR 25 YEAR STORM - 6.5 cfs @ 1.411 ac = 6.27 cfs

NOTE: THE DISCHARGE FROM THE PROPOSED DEVELOPMENT MORE THAN DOUBLES. IT IS A VERY SMALL AMOUNT OF WATER AND SHOULD NOT CAUSE FLOODING PROBLEMS DOWNSTREAM. CHANNEL LINING WILL BE PLACED AT THE DRAINAGE POINT TO ALLEVIATE ANY EROSION PROBLEMS.

SITE DATA

TOTAL AREA OF TRACT - 1.411 ACRES (61,459 SQ. FT.)
 CURRENT ZONING - B-4
 EXISTING BUILDING TRACT 1 - 8000 SQ. FT.
 EXISTING BUILDING TRACT 2 - 3000 SQ. FT.
 EXISTING PARKING SPACES: TRACT 1 - 34 SPACES (27 REQUIRED)
 TRACT 2 - 11 SPACES (10 REQUIRED)
 EXISTING OPEN SPACE: TRACT 1 - 0.296 ACRES (31.5%)
 TRACT 2 - 0.203 ACRES (43.0%)
 REQUIRED OPEN SPACE - 20.0 %

OWNERS CERTIFICATION

I (we) do hereby certify that I (we) own (we own) the interest(s) of record in the property shown and described herein and recorded in DEED BOOK 377 - PAGE 416 in Nelson County Clerk's Office do hereby accept this plan of lots for this property. It hereby declares the streets and any other spaces so indicated to exist here and do hereby and forever the indicated easements for public utilities and drainage purposes.

Charles R. Meyer, Jr.
12-23-16
Member

2016016460
 NELSON CO. KY FEE \$20.00
 RECORDED: 12-23-2016
 ELAINE F. FOSTER
 COUNTY CLERK
 BIK: PLAT CB18
 PG: 74-71



FLOOD HAZARD CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 22125C0202B, DATED 8-24-11.

SURVEYOR'S CERTIFICATE

I hereby certify that this plan and map were made by me or under my direction, by the method of modern surveying. The certificate is given only if the survey was made in accordance with the laws of the State of Kentucky and the rules and regulations of the Board of Surveyors of the State of Kentucky.

Charles R. Meyer, Jr.
12-23-16
Date

PROPERTY ADDRESS
 371 EAST CENTER STREET
 NEW HAVEN, KY 40051

**MINOR SUBDIVISION PLAT
 THREE STAR PROPERTIES TRACT**

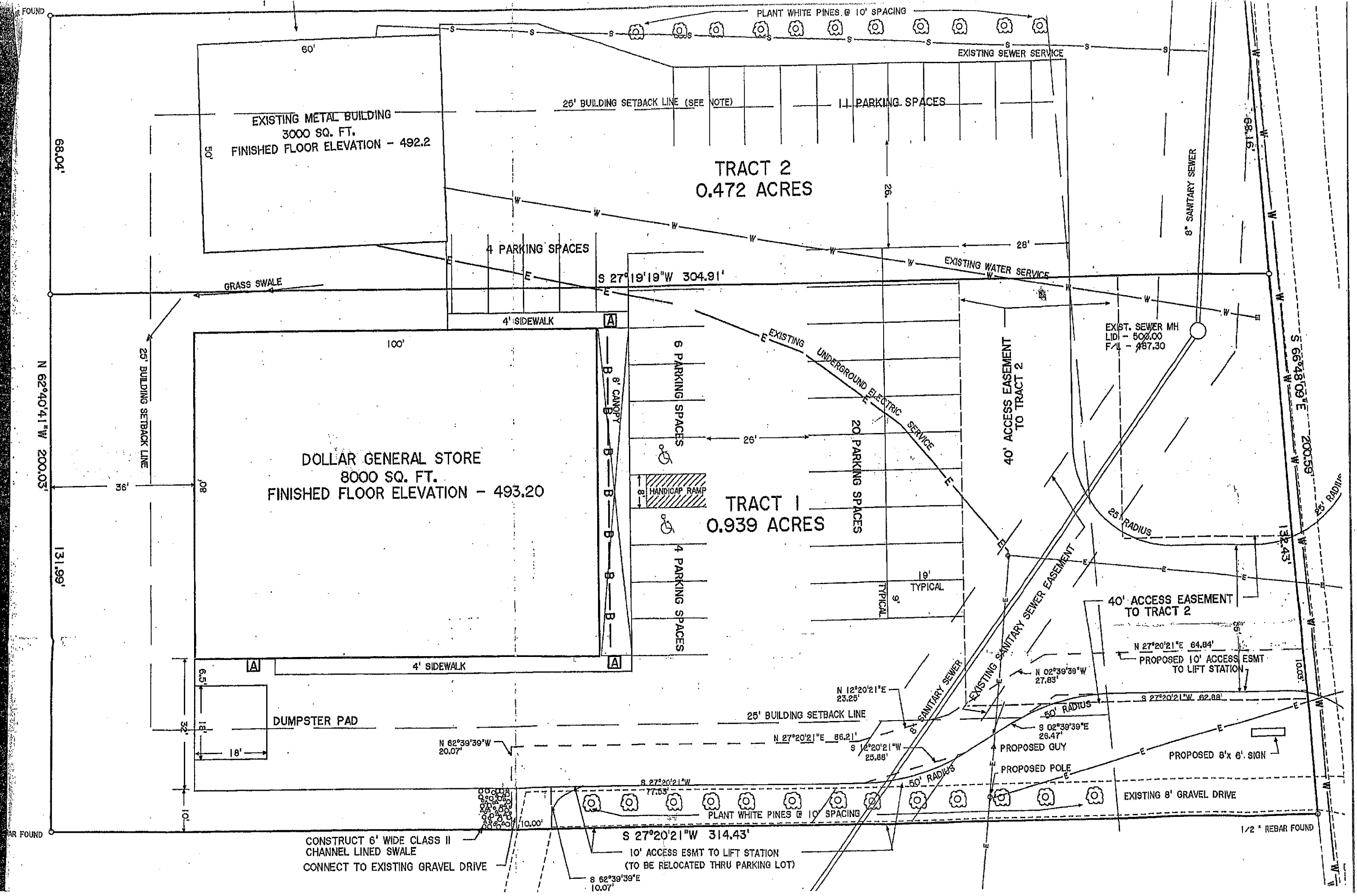
OWNER/DEVELOPER
THREE STAR PROPERTIES, LLC
 321 GLENWOOD DRIVE
 BARDSTOWN, KY 40004

ADVANCED LAND SURVEY'S
 CHARLES R. MEYER, P.E., L.S.
 234 Conroy Fork Road
 Bardstown, KY 40004
 (502) 348-2817

DATE: MARCH 10, 2010 REVISED: DECEMBER 23, 2016

SCALE: ONE INCH EQUALS TWENTY FEET

GRAPHIC SCALE



EXISTING METAL BUILDING
3000 SQ. FT.
FINISHED FLOOR ELEVATION - 492.2

TRACT 2
0.472 ACRES

DOLLAR GENERAL STORE
8000 SQ. FT.
FINISHED FLOOR ELEVATION - 493.20

TRACT 1
0.939 ACRES

CONSTRUCT 6' WIDE CLASS II
CHANNEL LINED SWALE
CONNECT TO EXISTING GRAVEL DRIVE

10' ACCESS ESMT TO LIFT STATION
(TO BE RELOCATED THRU PARKING LOT)

EXIST. SEWER MH
LID - 502.00
F/L - 487.30

40' ACCESS EASEMENT
TO TRACT 2

PROPOSED 10' ACCESS ESMT
TO LIFT STATION

PROPOSED 8'x 6' SIGN

1/2" REBAR FOUND