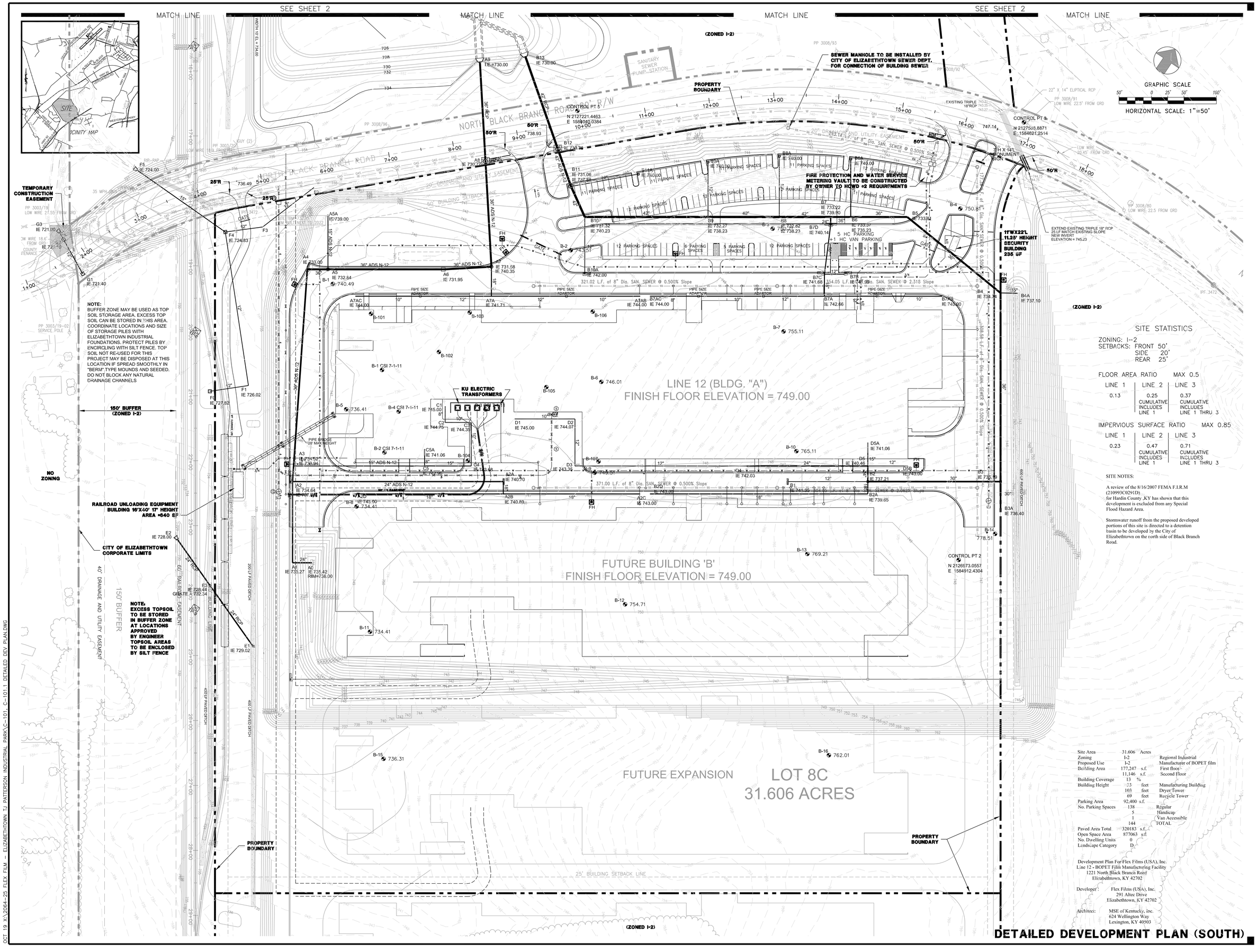

SITE STATISTICS

ZONING: I--2
SETBACKS: FRONT 50'
SIDE 20'
REAR 25'

FLOOR AREA RATIO MAX 0.5

LINE 1	LINE 2	LINE 3
0.13	0.25 CUMULATIVE INCLUDES LINE 1	0.37 CUMULATIVE INCLUDES LINE 1 THRU 3

IMPERVIOUS SURFACE RATIO MAX 0.85

LINE 1	LINE 2	LINE 3
0.23	0.47 CUMULATIVE INCLUDES LINE 1	0.71 CUMULATIVE INCLUDES LINE 1 THRU 3

SITE NOTES:

A review of the 8/16/2007 FEMA F.I.R.M (210993C0291D) for Hardin County ,KY has shown that this development is excluded from any Special Flood Hazard Area.

Stormwater runoff from the proposed developed portions of this site is directed to a detention basin to be developed by the City of Elizabethtown on the north side of Black Branch Road.

Site Area	31.606	Acres	
Zoning	I-2		Regional Industrial
Proposed Use	I-2		Manufacturer of BOPET film
Building Area	177,247	s.f.	First floor
	11,146	s.f.	Second Floor
Building Coverage	13	%	
Building Height	73	feet	Manufacturing Building
	103	feet	Dryer Tower
	69	feet	Recycle Tower
Parking Area	92,400	s.f.	
No. Parking Spaces	138		Regular
	5		Handicap
	1		Van Accessible
	144		TOTAL
Paved Area Total	320183	s.f.	
Open Space Area	877063	s.f.	
No. Dwelling Units	0		
Lendscape Category	D		

Development Plan For Flex Films (USA), Inc.
Line 12 - BOPET Film Manufacturing Facility
1221 North Black Branch Road
Elizabethtown, KY 42702

Developer: Flex Films (USA), Inc.
291 Altec Drive
Elizabethtown, KY 42702

Architect: MSE of Kentucky, inc.
624 Wellington Way
Lexington, KY 40503

DETAILED DEVELOPMENT PLAN (SOUTH)

FLEX

FLEX FILMS (U.S.A.) INC.
1221 NORTH BLACK BRANCH ROAD
ELIZABETHTOWN, KENTUCKY 42702

PROJECT L-12 BOPET U.S.A.

DATE	REVISION	BY
10-2011	POST BID REVISIONS	A.C.

DESIGN DOCUMENTS
The Engineer/Architect assumes any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and the design intent they convey.
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PROJECT NO.	2064-25
DESIGNED BY	G.A.R.
DRAWN BY	J.R.M.
CHECKED BY	G.A.R.
REVIEWED BY	G.A.R.
DATE	JUNE 2011
SCALE	AS SHOWN

MSE OF KENTUCKY, INC.
Engineers
Architects
Planners
624 Wellington Way
Lexington, KY 40503
www.mseblex.com
Phone: (859)223-5694
Fax: (859)223-2607

DRAWING NO.
UFL-L12
C-101

OCT 19 X:\2064-25 FLEX FILM - ELIZABETHTOWN TJ PATTERSON INDUSTRIAL PARK\C-101, C-101.1 DETAILED DEV PLAN.DWG