

**NOTE:**  
 BUFFER ZONE MAY BE USED AS TOP SOIL STORAGE AREA. EXCESS TOP SOIL CAN BE STORED IN THIS AREA. COORDINATE LOCATIONS AND SIZE OF STORAGE PILES WITH ELIZABETHTOWN INDUSTRIAL FOUNDATIONS. PROTECT PILES BY ENCIRCLING WITH SILT FENCE. TOP SOIL NOT RE-USED FOR THIS PROJECT MAY BE DISPOSED AT THIS LOCATION IF SPREAD SMOOTHLY IN "BERM" TYPE MOUNDS AND SEEDED. DO NOT BLOCK ANY NATURAL DRAINAGE CHANNELS.

**150' BUFFER (ZONED I-2)**

**NO ZONING**

**RAILROAD UNLOADING EQUIPMENT BUILDING 10'X40' 17' HEIGHT AREA #640 SF**

**CITY OF ELIZABETHTOWN CORPORATE LIMITS**

**NOTE:**  
 EXCESS TOPSOIL TO BE STORED IN BUFFER ZONE AT LOCATIONS APPROVED BY ENGINEER. TOPSOIL AREAS TO BE ENCLOSED BY SILT FENCE.

**40' DRAINAGE AND UTILITY EASEMENT**

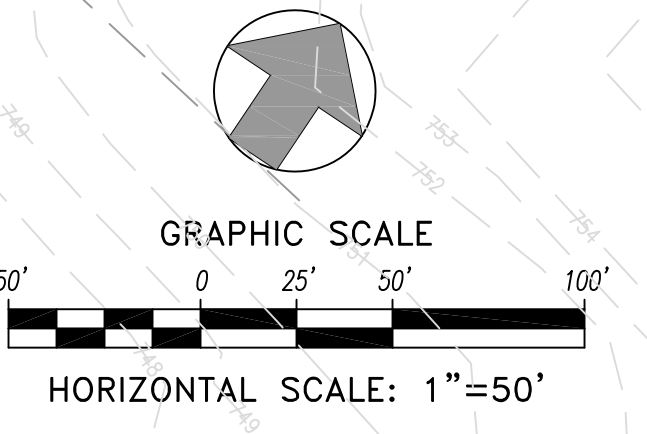
**150' BUFFER**

**PROPERTY BOUNDARY**

**PROPERTY BOUNDARY**

**25' BUILDING SETBACK LINE**

**(ZONED I-2)**



**SITE STATISTICS**

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

FLOOR AREA RATIO	MAX
LINE 1	0.13
LINE 2	0.25
LINE 3	0.37
CUMULATIVE INCLUDES LINE 1 THRU 3	0.75

IMPERVIOUS SURFACE RATIO	MAX
LINE 1	0.23
LINE 2	0.47
LINE 3	0.71
CUMULATIVE INCLUDES LINE 1 THRU 3	1.41

**SITE NOTES:**

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

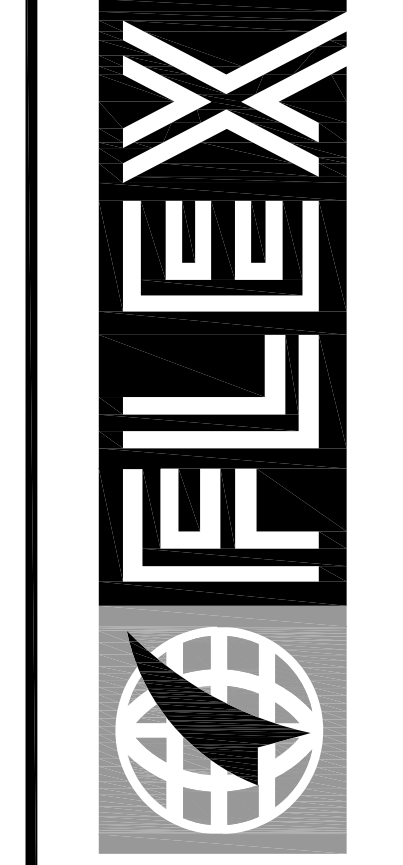
Stormwater runoff from the proposed development portions of this site is directed to a detention basin to be developed by the City of Elizabethtown on the north side of Black Branch Road.

Site Area	31.606 Acres	Regional Industrial
Zoning	I-2	Manufacturer of BOPET film
Proposed Use		First floor
Building Area	177,247 s.f.	Second floor
Building Coverage	11,146 s.f.	
Building Height	13 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	
Landscape 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



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

DATE	REVISION
10-2011	POST BID REVISIONS

PROJECT NO.	DESIGNED BY	CHECKED BY	REVIEWED BY	DATE	SCALE
2064-25	G.A.R.	J.R.M.	G.A.R.	JUNE 2011	AS SHOWN

**MSE OF KENTUCKY, INC.**  
 Engineers  
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**DRAWING NO.**  
 UFL-L12  
 C-101