

VICINITY MAP
B
DP-1.0

COMMISSION CERTIFICATION
I do hereby certify that this development plan was approved by the Planning Commission.

Chairman _____ Date _____

OWNER

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this as my (our) development plan for the property.

Owner _____ Date _____

Witness _____ Date _____

CERTIFICATIONS
C
DP-1.0

FIRE PROTECTION CERTIFICATION
I hereby certify that the Development Plan meets requirements of this agency and is approved.

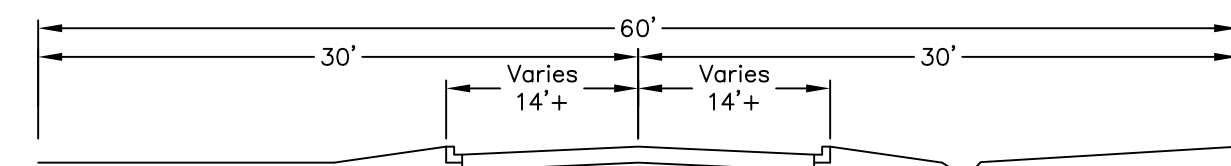
Fire Official _____ Date _____

ROAD DEPARTMENT CERTIFICATION
I hereby certify that the Development Plan meets requirements of this agency and is approved.

Road Official _____ Date _____

WATER & SEWER CERTIFICATION
I hereby certify that the Development Plan meets requirements of this agency and is approved.

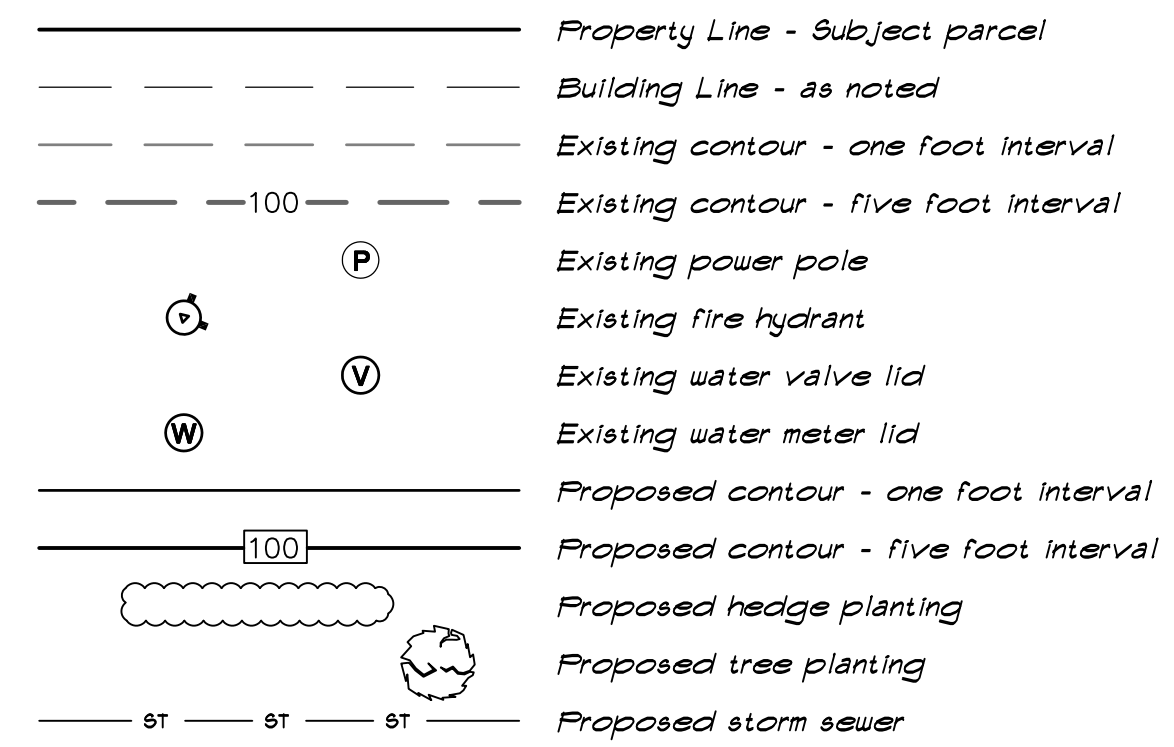
Water & Sewer Official _____ Date _____



TYPICAL SECTION
CLEVELAND DR
NOT TO SCALE - APPROXIMATE
D
DP-1.0

- GENERAL NOTES**
- Property lines and boundary information NOT field verified by MLH Civil and are conceptual in nature.
 - NO field surveying performed by MLH Civil, indicated contours are from KY Geonet.
 - No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan.
 - All areas disturbed by grading shall have temporary vegetative cover provided. (Such cover shall consist of annual grasses or small grains.) Slopes exceeding 4:1 shall have additional protection of mulching to prevent erosion.
 - Manhole covers shall not be covered by grading, sodding, or any other construction operation.

GENERAL NOTES
E
DP-1.0

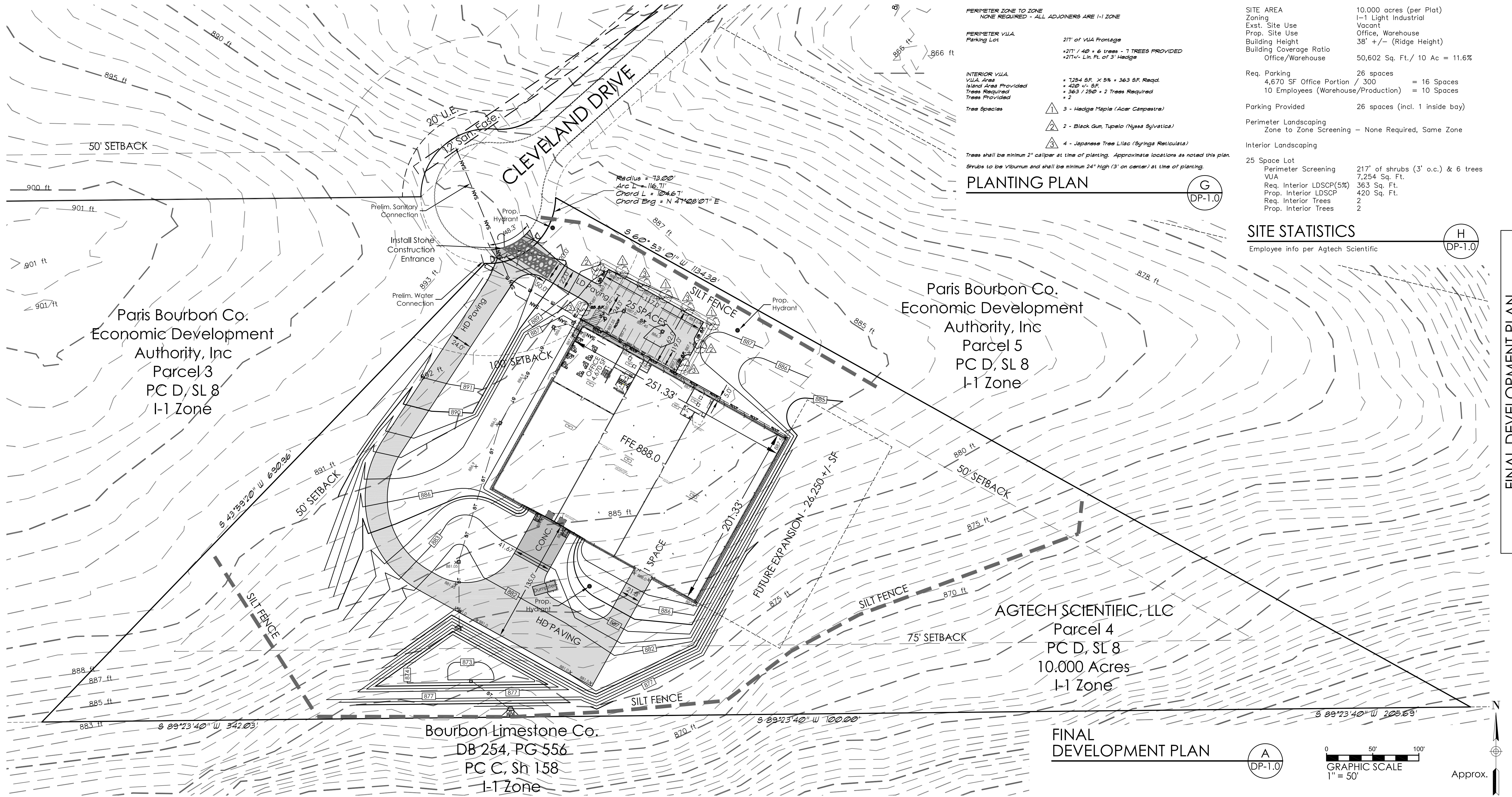


LEGEND
F
DP-1.0



NOTE:
Contractor to complete and submit Notice of Intent (NOI) application to KFDDES Branch, Division of Water and provide BMP plan prior to beginning site disturbance.

PURPOSE OF DEVELOPMENT PLAN
The purpose of this Development Plan is to allow construction of a 50,602 +/- SQ. FT. Warehouse & Office. Including ancillary truck dock, loading, & parking areas.



PERIMETER ZONE TO ZONE
NONE REQUIRED - ALL ADJOINERS ARE I-1 ZONE

PERIMETER VILLA
Parking Lot
217' of VUA Frontage
+ 217' x 40' = 6 trees - 7 TREES PROVIDED
+ 217' x 1/4" Lin. Ft. of 3' Hedge

INTERIOR VILLA
VILLA Area
+ 420' x 85'
+ 363' / 250' = 2 Trees Required
+ 2
Tree Species
3 - Hedge Maple (Acer Campestre)
2 - Black Gum, Tupelo (Nyssa Sylvatica)
4 - Japanese Tree Lilac (Syringa Reticulata)

Trees shall be minimum 2" caliper at time of planting. Approximate locations as noted this plan.
Shrubs to be Viburnum and shall be minimum 24" High (3' on center) at time of planting.

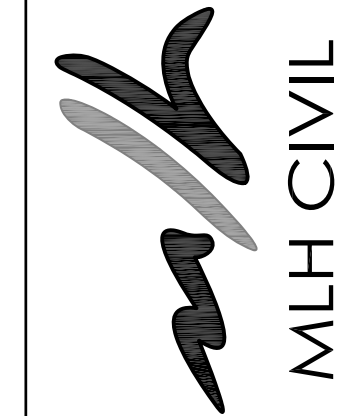
PLANTING PLAN
G
DP-1.0

SITE AREA

10,000 acres (per Plat)	
Zoning	I-1 Light Industrial
Ext. Site Use	Vacant
Prop. Site Use	Office, Warehouse
Building Height	38' +/- (Ridge Height)
Building Coverage Ratio	
Office/Warehouse	50,602 Sq. Ft. / 10 Ac = 11.6%
Req. Parking	26 spaces
4,670 SF Office Portion / 300	= 16 Spaces
10 Employees (Warehouse/Production)	= 10 Spaces
Parking Provided	26 spaces (incl. 1 inside bay)
Perimeter Landscaping	Zone to Zone Screening - None Required, Same Zone
Interior Landscaping	
25 Space Lot	
Perimeter Screening	217' of shrubs (3' o.c.) & 6 trees
VUA	7,254 Sq. Ft.
Req. Interior LDSCP(5%)	363 Sq. Ft.
Prop. Interior LDSCP	420 Sq. Ft.
Req. Interior Trees	2
Prop. Interior Trees	2

SITE STATISTICS
Employee info per Agtech Scientific
H
DP-1.0

MLH CIVIL ENGINEERS, PLLC
3320 CLAYS MILL #208
PO BOX 910379
LEXINGTON KY 40591
PH/FAX 859-219-1066
CELL 859-552-4103
john@mlhcivil.com



FINAL DEVELOPMENT PLAN
AGTECH SCIENTIFIC, LLC
CLEVELAND DR.
AGTECH SCIENTIFIC, LLC
1057 TANBARK ROAD
LEXINGTON, KY 40515

DATE	06 JUL 2018
FILE	WSC1802AA
DRAWN	JWH
REVISION	

DRAWING
DP-1.0
1 OF 1

FINAL DEVELOPMENT PLAN
A
DP-1.0

