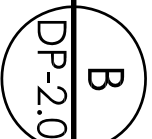
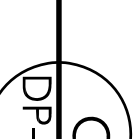


VICINITY MAP



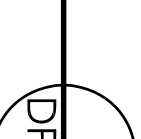
1. Property lines and boundary information NOT field verified by MLH CIVIL and are conceptual in nature.
2. All field surveying performed by MLH CIVIL indicated contours are from natural ground cover shall take place prior to approval of an erosion control plan.
3. All areas disturbed by grading shall have temporary vegetative cover provided. Such cover shall consist of annual grasses or small grains. Proposed erosion control shall have additional protection of mulching to prevent soil erosion.
4. Handicapped covers shall not be covered by grading, sodding, or any other construction operation.

GENERAL NOTES



- Property Line - Subject parcel
- Building Line - As noted
- Existing contour - one foot interval
- Existing contour - five foot interval
- Existing power pole
- Existing fire hydrant
- Existing water valve lid
- Existing water meter lid
- Proposed contour - one foot interval
- Proposed contour - five foot interval
- Proposed hedge planting
- Proposed tree planting
- Proposed storm sewer
- Proposed chain link fence

LEGEND



**SITE AREA**  
 Zoning: 26,995 acres (per Plat)  
 Est. Site Use: I-1 Light Industrial  
 Est. Site Use: Office, Warehouse  
 Building Setback: 42' +/-  
 Building Coverage Ratio: 55,600 Sq. Ft. / 26,995 Ac = 4.7%  
 Office/Warehouse Total: 55,600 Sq. Ft. / 26,995 Ac = 4.7%

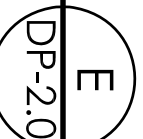
**Req. Parking**  
 22,730 SF Office Portion / 300 = 76 Spaces  
 10 Employees (Warehouse & Office) = 10 Spaces  
 5 Box Trucks = 5 Spaces  
 2 Passenger Vehicles = 2 Spaces  
**Parking Provided**  
 118 spaces (incl. 1 inside boy door)

**Perimeter Landscaping**  
 Zone to Zone Screening - None Required, Same Zone  
 Interior Landscaping  
 10 Space Lot - Loading Dock: 111' of shrubs (3' o.c.) & 3 trees  
 VUA: 3,870 Sq. Ft.  
 Req. Interior LUDSCP (5%): 5 Sq. Ft.  
 Prop. Interior LUDSCP: 8 Sq. Ft.  
 Req. Interior Trees: #  
 Prop. Interior Trees: #

**107 Space Lot**  
 Perimeter Screening: 601' of shrubs (3' o.c.) & 15 trees  
 VUA: 35,915 Sq. Ft.  
 Req. Interior LUDSCP (5%): 1,796 Sq. Ft.  
 Prop. Interior LUDSCP: 2,202 Sq. Ft.  
 Req. Interior Trees: 8  
 Prop. Interior Trees: 9

SITE STATISTICS

Employee info per Hunt Brothers



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 \_\_\_\_\_

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 \_\_\_\_\_

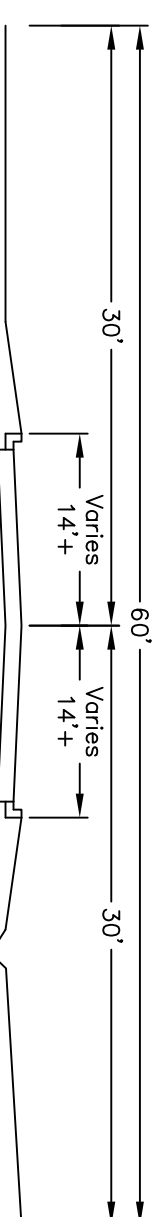
CERTIFICATIONS



**PURPOSE OF DEVELOPMENT PLAN**  
 The purpose of this Development Plan is to allow construction of a 55,600 +/- SQ. FT. Warehouse & Office, including ancillary truck dock, loading & parking areas.

PERIMETER / ZONE LANDSCAPING

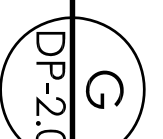
It is our understanding that the adjoining property to the North of the subject parcel (along 940.86 line) is to be transferred and then rezoned to Agricultural. This change in zone would result in a required landscape buffer between these parcels. That required landscaping to be addressed at time of the Final Development Plan.



TYPICAL SECTION

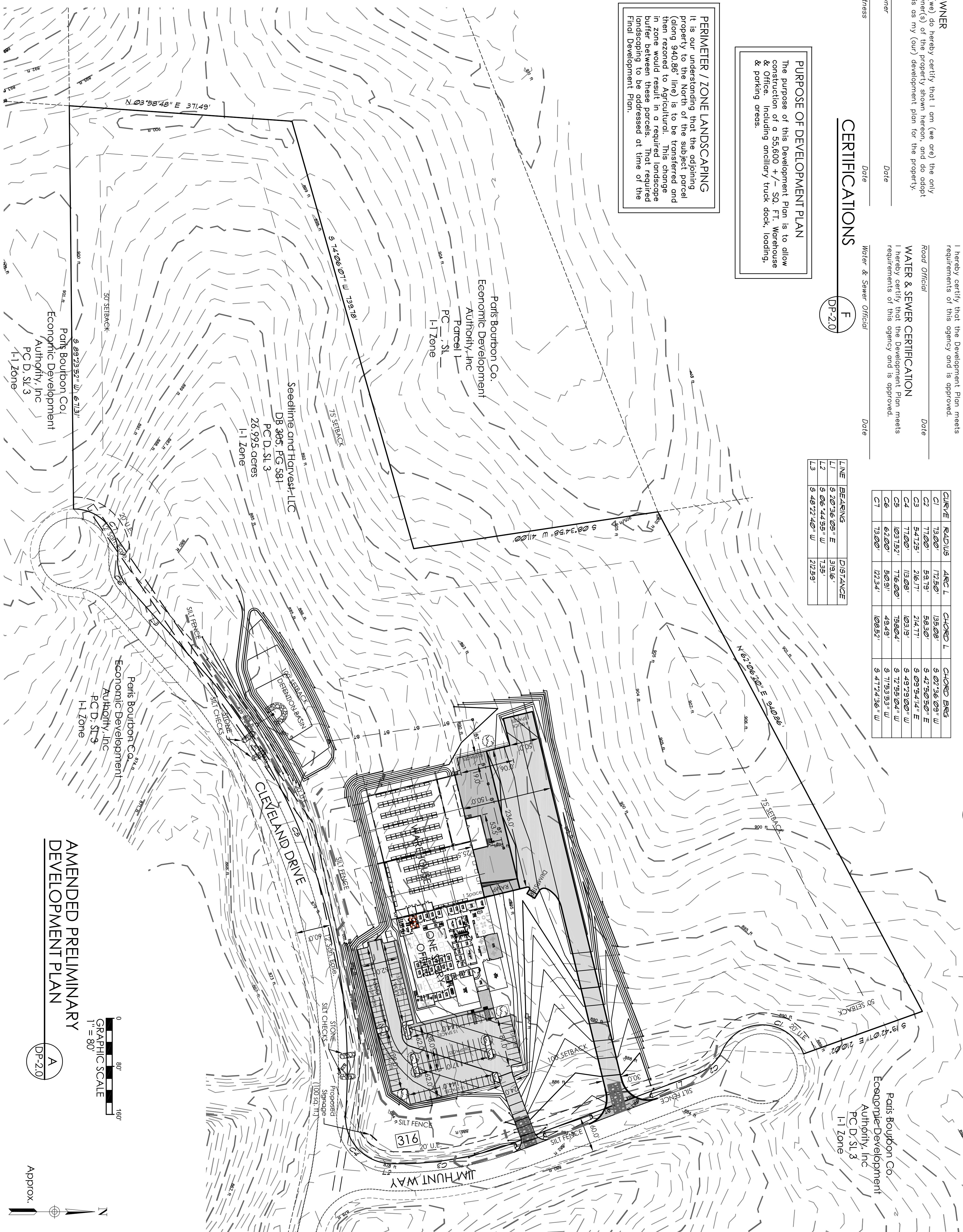
CLEVELAND DR / JIM HUNT WAY

NOT TO SCALE - APPROXIMATE



CURVE	RADIUS	ARC L	CHORD L	CHORD BEG
C1	15.00'	17.50'	13.60'	5 02' 36.09" W
C2	71.00'	53.19'	53.50'	5 42' 50.00" E
C3	54.75'	216.17'	214.71'	5 09' 54.14" E
C4	71.00'	113.08'	103.19'	5 49' 29.00" W
C5	103.15'	716.00'	758.04'	5 12' 55.04" W
C6	62.00'	50.51'	49.49'	5 11' 53.53" W
C7	73.00'	123.34'	108.52'	5 47' 24.56" W

LINE	BEARING	DISTANCE
L1	5 20' 36.05" E	319.16'
L2	5 02' 44.55" W	1.55'
L3	5 49' 22.40" W	272.59'



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



Paris Bourbon Co.  
 Economic Development  
 Authority, Inc.  
 PC D, SL 3  
 I-1 Zone

AMENDED PRELIM. DEVELOPMENT PLAN  
 HUNT BROTHERS PIZZA / SEEDTIME & HARVEST, LLC - 316 JIM HUNT WAY  
 SEEDTIME & HARVEST, LLC  
 110 CLEVELAND DRIVE  
 PARIS, KY 40361-9782

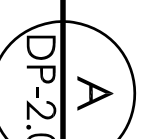
**MLH CIVIL ENGINEERS, PLLC**  
 3320 CLAYS MILL #208  
 PO BOX 910379  
 LEXINGTON KY 40591  
 john@mlhcivil.com  
 PH/FAX 859-219-1066  
 CELL 859-552-4103



DATE	21 MAY 2018
FILE	ARC1801AA
DRAWN	JWH
REVISION	

DRAWING	DP-2.0
1	OF 1

AMENDED PRELIMINARY DEVELOPMENT PLAN



GRAPHIC SCALE  
 1" = 80'

