

VICINITY MAP
B DP-2.0

- 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 disturbances 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
C DP-2.0

- 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 - evergreen
- Proposed tree planting - deciduous
- Proposed storm sewer

LEGEND
D DP-2.0

SITE AREA	26.995 acres (per Plot)
Zoning	I-1 Light Industrial
Exst. Site Use	Vacant
Prop. Site Use	Office, Warehouse
Building Height	42' +/-
Building Coverage Ratio	
Office/Warehouse	55,870 Sq. Ft.
Total=	55,870 Sq. Ft./ 26.995 Ac = 4.8%
Req. Parking	95 spaces
23,400 SF Office Portion / 300	= 78 Spaces
10 Employees (Warehouse & Office)	= 10 Spaces
5 Box Trucks	= 5 Spaces
2 Passenger Vehicles	= 2 Spaces
Parking Provided	110 spaces (incl. 1 inside bay door)
Perimeter Landscaping	
Zone to Zone Screening - Paul Property Line - 47 Evergreen Trees	
Interior Landscaping	
109 Space Lot	
Perimeter Screening	597' of shrubs (3' o.c.) & 15 trees
VUA	37,922 Sq. Ft.
Req. Interior LDSCP(5%)	1,896 Sq. Ft.
Prop. Interior LDSCP	2,225 Sq. Ft.
Req. Interior Trees	8
Prop. Interior Trees	9

SITE STATISTICS
E DP-2.0

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 _____

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 _____

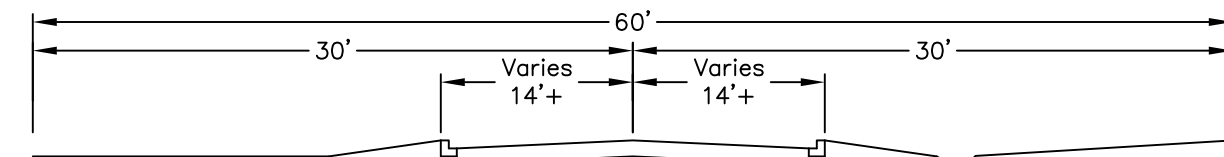
CERTIFICATIONS
F DP-2.0

PURPOSE OF DEVELOPMENT PLAN

The purpose of this Development Plan is to allow construction of a 55,870 +/- SQ. FT. Warehouse & Office. Including ancillary truck dock, loading, & parking areas.

VARIANCE REQUEST

Variance to install a staggered, double row of evergreen trees along the Agricultural - Industrial screening in lieu of the required tree / shrub / fence screening.



TYPICAL SECTION
CLEVELAND DR / JIM HUNT WAY
NOT TO SCALE - APPROXIMATE
G DP-2.0

CURVE	RADIUS	ARC L	CHORD L	CHORD BRG
C1	73.00'	172.50'	135.00'	S 02°36'09" W
C2	77.00'	59.79'	59.30'	S 42°50'50" E
C3	547.25'	216.17'	214.77'	S 03°54'14" E
C4	77.00'	113.08'	103.19'	S 49°29'00" W
C5	1037.52'	776.00'	758.04'	S 72°55'04" W
C6	62.00'	50.91'	49.49'	S 71°53'53" W
C7	73.00'	122.34'	108.52'	S 47°24'36" W

LINE	BEARING	DISTANCE
L1	S 20°36'05" E	319.16'
L2	S 06°44'55" W	7.35'
L3	S 48°22'40" W	212.59'

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



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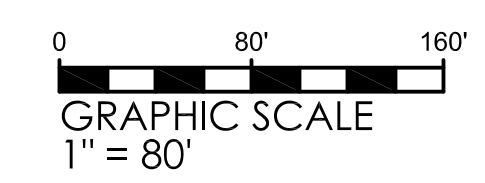
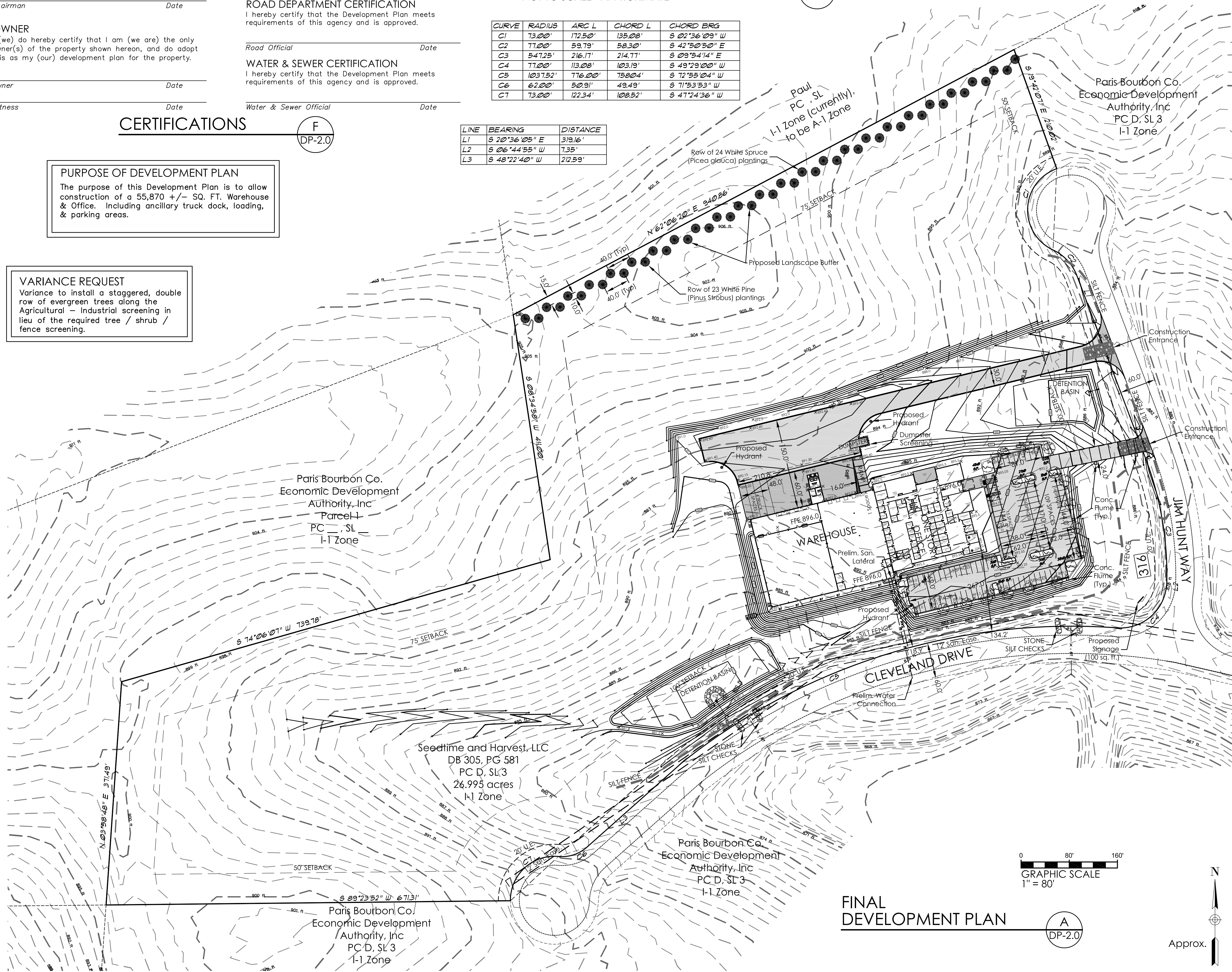


DRAFT

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

DATE 06 JUL 2018
FILE ARC1801AA2
DRAWN JWH
REVISION

DRAWING DP-3.0
1 OF 1



FINAL DEVELOPMENT PLAN
A DP-2.0

