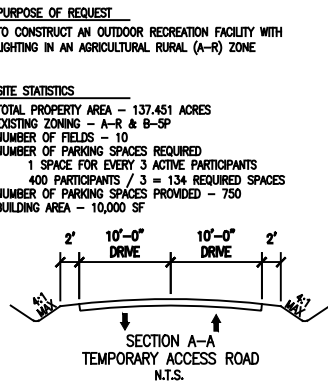


PROPERTY OWNER
MCP ATHENS SOUTH LLC
810 BULL LEA RUN, SUITE 300
LEXINGTON KY 40511

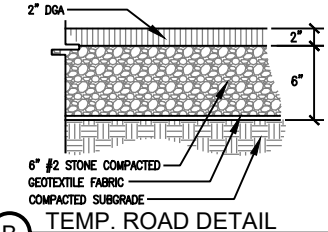
DEVELOPER
VISIONARY CAPITAL PARTNERS LLC
810 BULL LEA RUN, SUITE 300
LEXINGTON KY 40511

PURPOSE OF REQUEST
TO CONSTRUCT AN OUTDOOR RECREATION FACILITY WITH LIGHTING IN AN AGRICULTURAL RURAL (A-R) ZONE

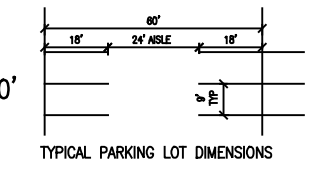
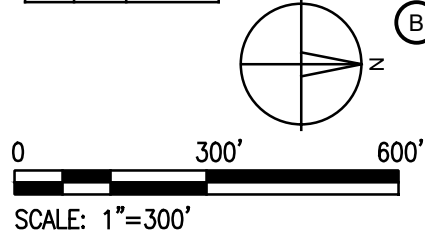
SITE STATISTICS
TOTAL PROPERTY AREA - 137.451 ACRES
EXISTING ZONING - A-R & B-SP
NUMBER OF FIELDS - 10
NUMBER OF PARKING SPACES REQUIRED
1 SPACE FOR EVERY 3 ACTIVE PARTICIPANTS
400 PARTICIPANTS / 3 = 134 REQUIRED SPACES
NUMBER OF PARKING SPACES PROVIDED - 750
BUILDING AREA - 10,000 SF



NOTE:
1. SUBGRADE TO BE PROOFROLLED WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK PRIOR TO PLACING #2 STONE. SUB-GRADE THAT RUTS DEEPER THAN 1/2" MUST TO BE UNDER-CUT, REPLACED, AND PROOF-ROLLED AGAIN.



CURVE	RADIUS	ARC LEN.	CHORD LEN.	CHORD BEARING
C1	485.00'	20.00'	20.00'	S37°40'24"W
C2	485.00'	67.32'	67.26'	N43°03'11"E
C3	10.00'	16.56'	14.73'	S11°00'33"E
LINE	LENGTH	BEARING		
L1	85.50'	S51°05'40"E		
L2	23.01'	N37°40'24"E		
L3	4.50'	S51°05'40"E		



CONDITIONAL USE REQUEST - SITE PLAN

IVCP ATHENS SOUTH LLC
5354 Athens-Boonesboro Rd
Lexington, KY

BOA REQUEST

Issue Date: 8/10/2022
Drawn By: --
Checked By: --
Revisions: --

Mark	Date

Project Number
22037.01
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C-100