



1602 ELIJAH CREEK RD.

HEBRON, KY 41048

AVAILABLE FOR SALE

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0.40 acre future expansion area

Existing 0.60 acre useable area

FIRST PARK PLACE LLC

PROPERTY HIGHLIGHTS



2.287 Acres



[CLICK HERE FOR AERIAL VIDEO](#)

- Available for Sale: \$350,000
- Located in Hebron, KY with immediate access to CVG international airport & site visibility from I-275
- Two points of ingress/egress creating drive-thru capability/convenient truck flow
- Fully fenced, gated, lit, and secured lot
- 200 amp electric service already in place at the site, other utilities at street
- Majority of the site is cleared and 8" compacted gravel base already in place
- Zoned I-1 Industrial
- Existing trailer storage area approximately 0.6 acres with approximately 0.4 usable acres for expansion/future development
- Boone County Parcel ID: 047.00-00-022.01

OWNERS	FIRST PARK PLACE LLC
LEGAL DESCRIPTION	2.2870 ACRES ON ELIJAH CREEK RD
PARCEL ID	047.00-00-022.01
UNITS SUBJECT TO 911 FEE ?	0
ASSESSED VALUE	\$72,000
HOMESTEAD / DISABILITY EXEMPTION	None
ACRES	2.2870
DEED BOOK/PAGE	832 /468
TAX DISTRICT	500005
CITY LIMITS	Out of City
SALE DATE	02/21/2002
SALE PRICE	\$72,000

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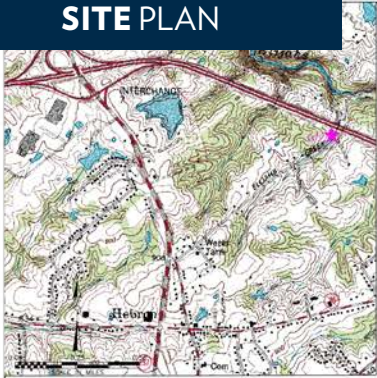
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SITE PLAN



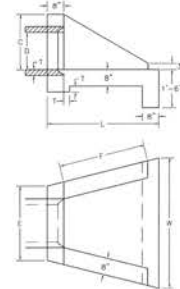
Project Notes

1. PROJECT DEVELOPER: PLOTT BUILDING CORPORATION
1437 COMMERCIAL AVENUE
PLAZER, KENTUCKY 41018-1047
(502) 523-5558 PHONE
(502) 525-8529 FAX
2. PROJECT AREA:
SOURCE OF TILES: 2-200 ACRES
CURRENT ZONING: 1-1 (INDUSTRIAL) ONE
3. LANDSCAPING NOTE: THE GENERAL CONTRACTOR IS TO CLEAR THE SITE OF ALL DEBRIS AND REMOVE ALL UNDESIRABLE PLANTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON THE SITE AS SOON AS POSSIBLE TO PREVENT EROSION AND LOSS OF SOIL INTO THE STREETS.
4. WARNING: ALL BEFORE 501-200
UTILITIES ARE APPROPRIATE AND SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ON THE PROJECT. SHOWN LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE BOONE COUNTY GIS.
5. "COMMONLY ACCEPTED BEST PRACTICES" SHALL BE FOLLOWED FOR EROSION AND SEDIMENT CONTROL. MEASURES SHALL BE INSTALLED AS THE PROJECT PROGRESSES TO PREVENT TO CONTROL EROSION AND SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE BOUNDARY LINES SHOWN HEREIN WERE TAKEN FROM PLATS OF RECORD AND DOES NOT REPRESENT A SURVEY BY HICKS & MAHN, INC.
7. SITE TOPOGRAPHY WAS TAKEN FROM INFORMATION PROVIDED BY BOONE COUNTY PLANNING DEPARTMENT. GIS SERVICES ENGINEER ON NOVEMBER 1, 2001.
8. DETENTION AREA HAS BEEN DESIGNED TO ACCOMMODATE THE DEVELOPMENT OF THE ENTIRE SITE, INCLUDING THE FUTURE BUILDING AREA.
9. ALL DISTURBED AREAS TO BE SEED & MULCHED AS SOON AS POSSIBLE. MULCH TO BE 2" DEEP. SEED SHALL BE 100% PURE VETCH IN ADDITION TO THE STANDARD SEED MIXTURE.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL LOCATIONS WHERE THERE IS A POSSIBILITY OF EROSION AND TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE (APPROXIMATELY 2001).
11. SECURITY LIGHTS SHALL BE STANDARD 150 WATT MOUNTED 300 WATT SECURITY LIGHT POLE HEIGHT SHALL BE 20'. AND LIGHTS SHALL BE SHIELDED.
12. DUMPSTER NOT REQUIRED. ALL WASTE SHALL BE REMOVED FROM SITE DAILY.

PIPE DIA.	DIMENSIONS					
	C	E	F	L	W	T
12"	1'-0"	2'-6"	2'-3"	5'-6"	4'-0"	2"
14"	2'-0"	2'-6"	2'-9"	6'-0"	4'-9"	2.25"
16"	2'-3"	2'-9"	2'-6"	6'-6"	5'-3"	2.5"
24"	2'-9"	2'-6"	4'-0"	9'-0"	6'-6"	3"

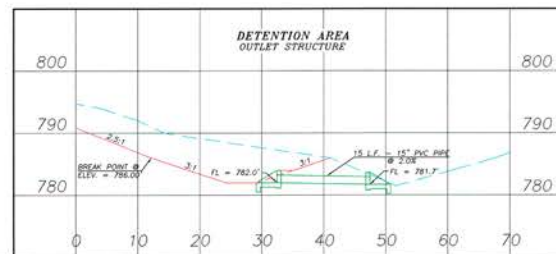
HEADWALL NOTES:

1. USE KENTUCKY STANDARD DRAWING NO. KCH-320 FOR ADDITIONAL INFORMATION. HEADINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH KY. D.O.T. DRAWINGS AND SPECIFICATIONS.
2. DIMENSIONS ARE BASED ON CIRCULAR CONCRETE PIPE AND WILL VARY FOR DIFFERENT MATERIAL AND NON-CIRCULAR PIPE.
3. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH KY. D.O.T. DRAWINGS AND SPECIFICATIONS.



SLOPED & FLARED HEADWALL

N.T.S.



1	1/22/02	REVISED PER B.C.P.C. LETTER DATED JANUARY 18, 2002
NO.	DATE	REVISIONS

Storage & Pre-Assembly Yard
Site Plan
Boone County, Kentucky

Scale: As Noted

Design By: L.D. Murphy

James R. L.D. Murphy

Checked By:



HICKS & MANN, INC.
*Consulting Engineers
 Land Surveyors
 Planners*
 P.O. Box 9
 Williamsstown, Ky. 41097
 (606) 324-5731

Date: January 2002

Job No. 01-547

Sheet No. 1 of 1

File name: DS-CT-WF00

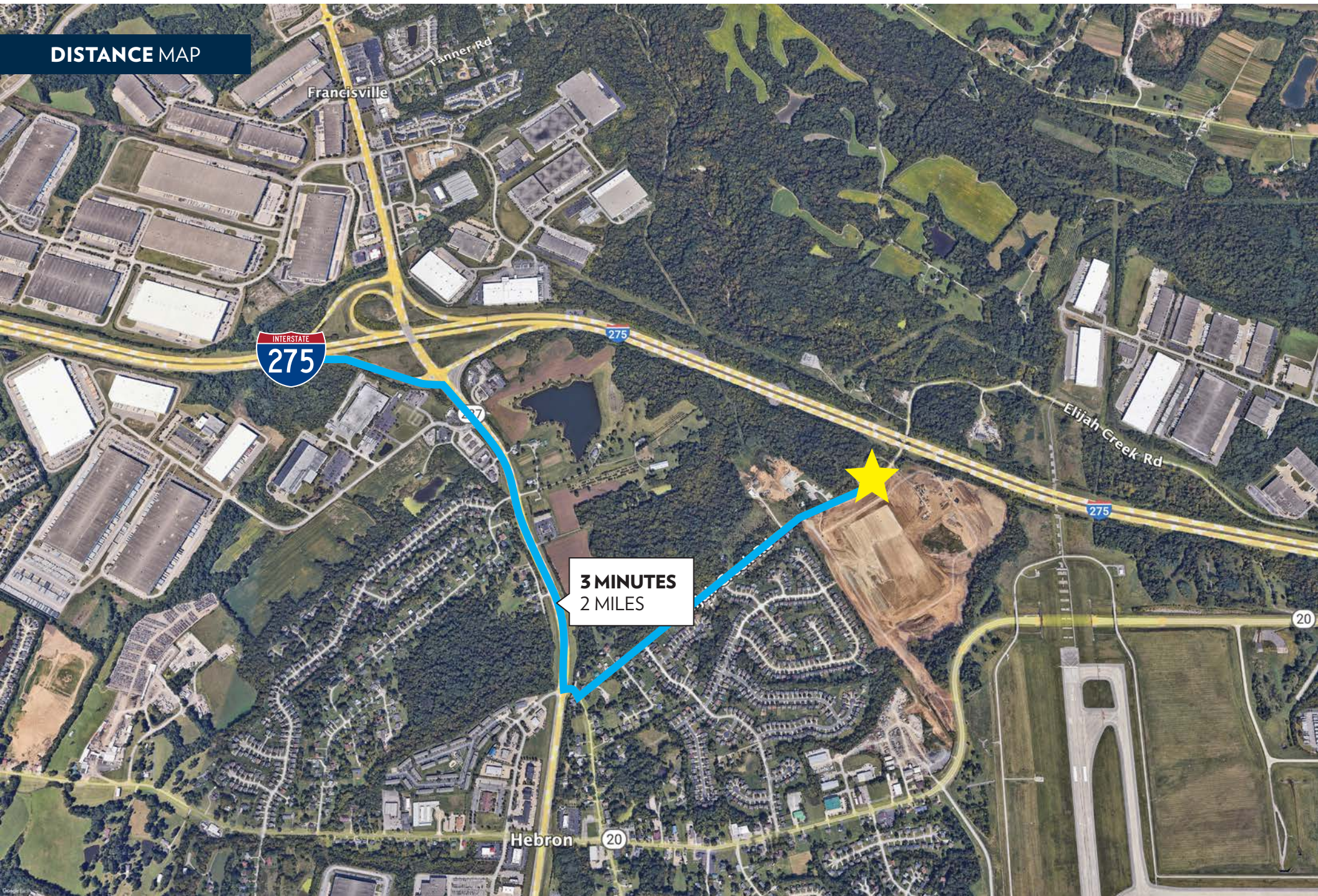
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DISTANCE MAP



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REGIONAL MAP

