

NOTES

1. THERE ARE NO ONGOING EXISTING GENERAL USES OF THE PROPERTY.
2. ONSET STRUCTURES
 RESIDENCE: 2,000 S.F. - 14' HIGH
 SHED: 1,000 S.F. - 12' HIGH
 MODULAR: 375 S.F. - 10' HIGH
3. PROPERTY IS SURROUNDED WITH A 4' HIGH WIRE FENCE, THERE ARE NO EXISTING WALLS.
4. THERE ARE NO EXISTING UTILITIES OR STRUCTURES ON THE PROPERTY. THERE IS AN UNPAVED ROAD FROM THE EASTING CULMINATION AREA TO HIGHWAY A COUNTY MAINTAIN PAVED ROAD.
5. STRUCTURAL DISTANCES:
 RESIDENCE TO NORTH PL: 1937'
 CULMINATION SITE TO RESIDENCE: 220'/100' TO WEST PL: 100' TO HIGHWAY PL
6. PROPOSED CULMINATION SITE TO RESIDENCE: 290'
7. RESIDENCE TO CHANGE PROCESSING BUILDING: 436'
8. CHANGE PROCESSING BUILDING TO SHOP: 152'
9. SHOP TO MODULAR: 228'
10. WELL LOCATION: LN 386 56.4'N - LAT: 1226 57.44' W
11. THERE ARE NO TRASH ENCLOSURES
12. THERE IS NO ON-DUTY STORAGE
13. THERE ARE NO SHEDS READY FACILITIES FROM STRUCTURES ABOVE SEA LEVEL
14. THERE ARE NO FLOOD ZONES. ELEVATION OF SITE IS 1337'
15. THERE IS NO MODIFICATION TO (E) WATERCOURSE
16. THERE ARE NO OUTDOOR STORAGE SALES OR STORAGE
17. THERE ARE NO PILES OF TRASH OR DEBRIS
18. THERE ARE NO PROPOSED SHED FACILITIES
19. NO TREES OR SHRUBS ARE TO BE REMOVED
20. ALL LANDSCAPING WILL INCLUDE PLANTING OF BENEFICIAL PLANTS AROUND THE SITE PERIMETER

PROJECT DATA

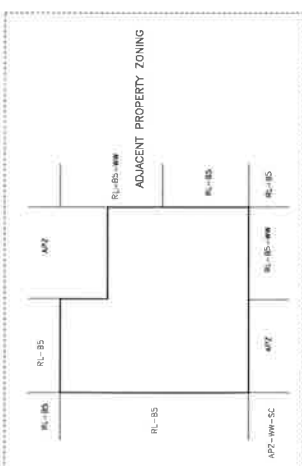
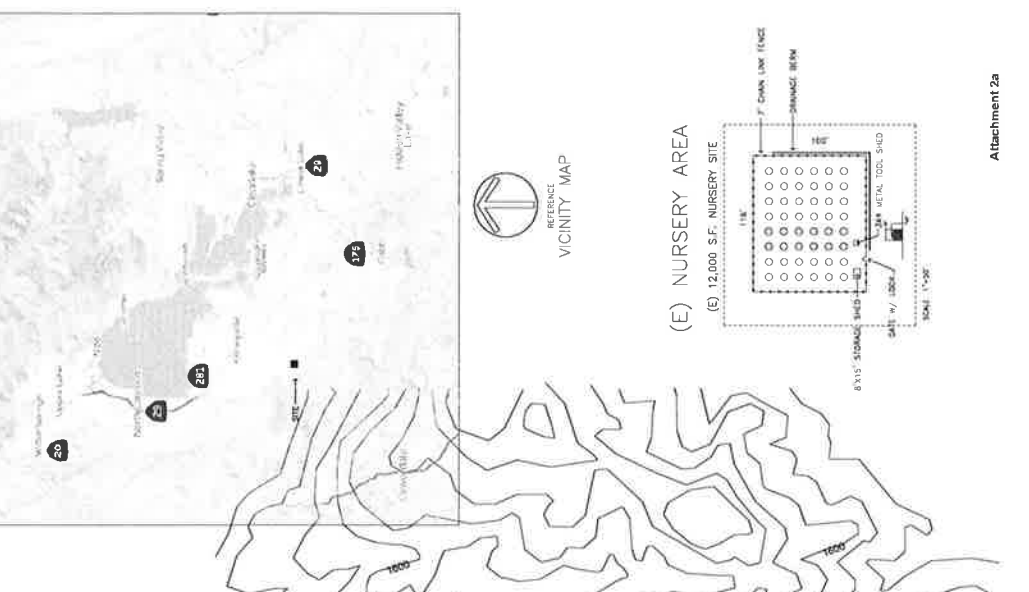
PROJECT NAME:	AGRONICA, LLC dba HEDONE FARMS
PROJECT ADDRESS:	8559 HIGHWAY 101, KELETSVILLE
FACILITY OWNER:	MR. MICHAEL DONOVAN
OWNER'S ADDRESS:	8559 HIGHWAY 101, KELETSVILLE
OWNER'S EMAIL:	MICHAELDONOVAN@GMAIL.COM
ZONING:	R-1B-W-10
PARCEL NUMBER:	2027-23A-03
SITE AREA:	140 ACRES

SITE PLAN - EXISTING CONDITIONS

AGRONICA, LLC dba HEDONE FARMS

VINCENT PRICE DESIGN GROUP
 3775 W. 12TH STREET, SUITE 100, KELETSVILLE, MO 64508
 PHONE: 660-333-1111 FAX: 660-333-1112
 WWW.VINCENTPRICEDESIGN.COM

NO.	DATE	BY	DESCRIPTION
1	01/20/2021	J.P.	PRELIMINARY
2	02/10/2021	J.P.	REVISED
3	03/10/2021	J.P.	REVISED
4	04/10/2021	J.P.	REVISED
5	05/10/2021	J.P.	REVISED
6	06/10/2021	J.P.	REVISED
7	07/10/2021	J.P.	REVISED
8	08/10/2021	J.P.	REVISED
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119	11/10/2030	J.P.	REVISED
120	12/10/2030	J.P.	REVISED



Attachment 2a - Existing Site Plan

SITE DATA
 OWNER: AGRONYCA, LLC
 SCALE: 1/8" = 1'-0" (AS SHOWN)
 DATE: 05/15/2018

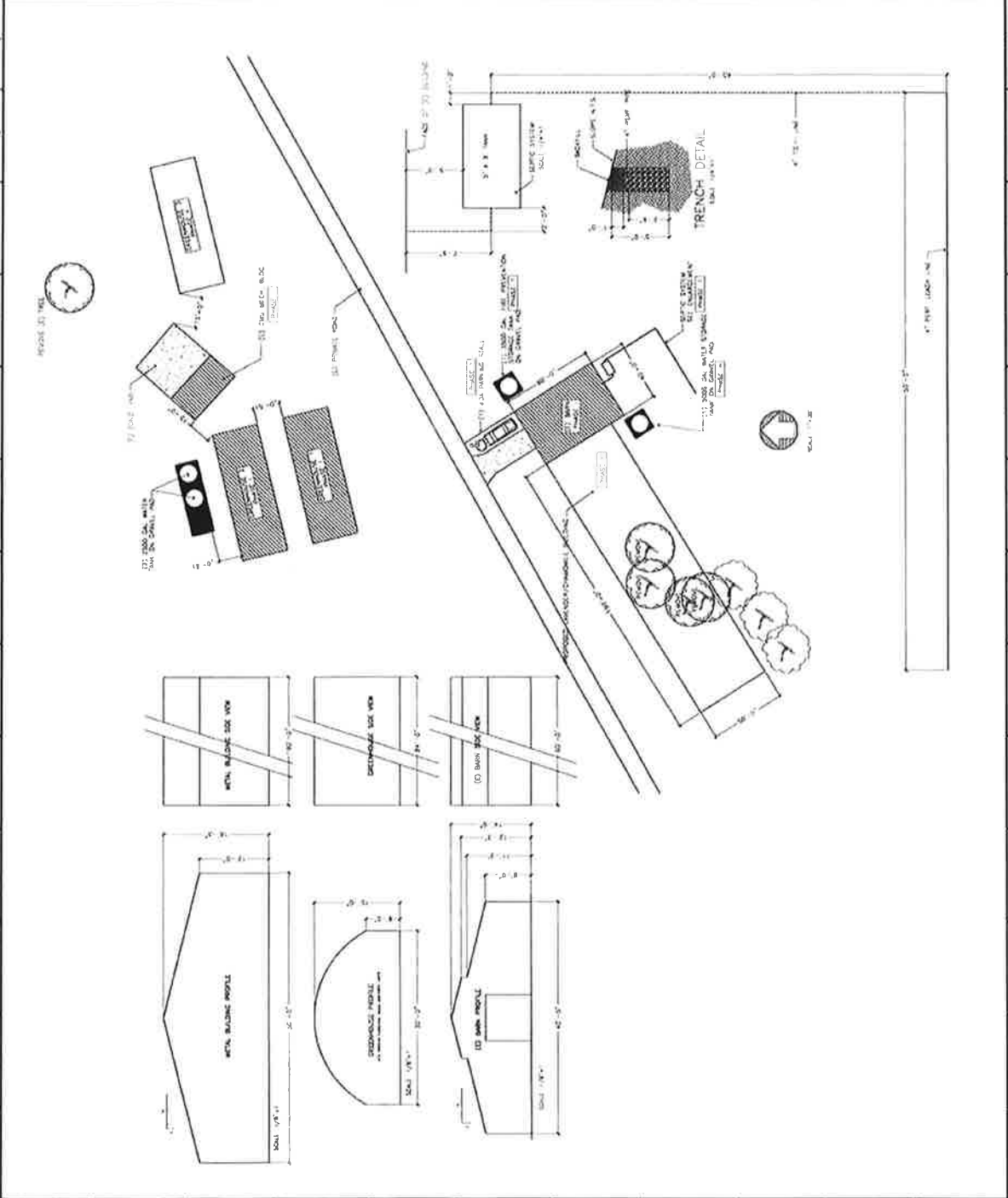
PROJECT DATA
 1. SITE: 10000 S. 100TH ST., SUITE 100, EDEN PRAIRIE, MN 55424
 2. EXISTING STRUCTURES: 10000 S. 100TH ST., SUITE 100, EDEN PRAIRIE, MN 55424
 3. EXISTING UTILITIES: SEE UTILITY RECORDS AND FIELD SURVEY
 4. EXISTING DRIVEWAYS: 10000 S. 100TH ST., SUITE 100, EDEN PRAIRIE, MN 55424

SCOPE OF WORK
 1. DEMOLITION OF EXISTING GREENHOUSE STRUCTURES
 2. CONSTRUCTION OF NEW GREENHOUSE STRUCTURES
 3. CONSTRUCTION OF NEW DRIVEWAYS
 4. CONSTRUCTION OF NEW UTILITY LINES

(E) STRUCTURES ON PROPERTY
 1. GREENHOUSE STRUCTURE 1
 2. GREENHOUSE STRUCTURE 2
 3. GREENHOUSE STRUCTURE 3
 4. GREENHOUSE STRUCTURE 4
 5. GREENHOUSE STRUCTURE 5
 6. GREENHOUSE STRUCTURE 6
 7. GREENHOUSE STRUCTURE 7
 8. GREENHOUSE STRUCTURE 8
 9. GREENHOUSE STRUCTURE 9
 10. GREENHOUSE STRUCTURE 10

PROJECT PHASES
 1. DEMOLITION OF EXISTING STRUCTURES
 2. CONSTRUCTION OF NEW STRUCTURES
 3. CONSTRUCTION OF NEW DRIVEWAYS
 4. CONSTRUCTION OF NEW UTILITY LINES

NOTES
 1. PROJECT LOCATION HAS BEEN VERIFIED BY SURVEY.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS NOTED OTHERWISE.



SITE PLAN - PROPOSED CONDITIONS

AGRONYCA, LLC dba HEDONE FARMS

VINCENT PRICE DESIGN GROUP

NO.	DATE	BY	CHKD.	DESCRIPTION
1	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
2	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
3	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
4	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
5	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
6	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
7	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
8	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
9	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT
10	05/15/2018	J.P.	J.P.	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0" (AS SHOWN)

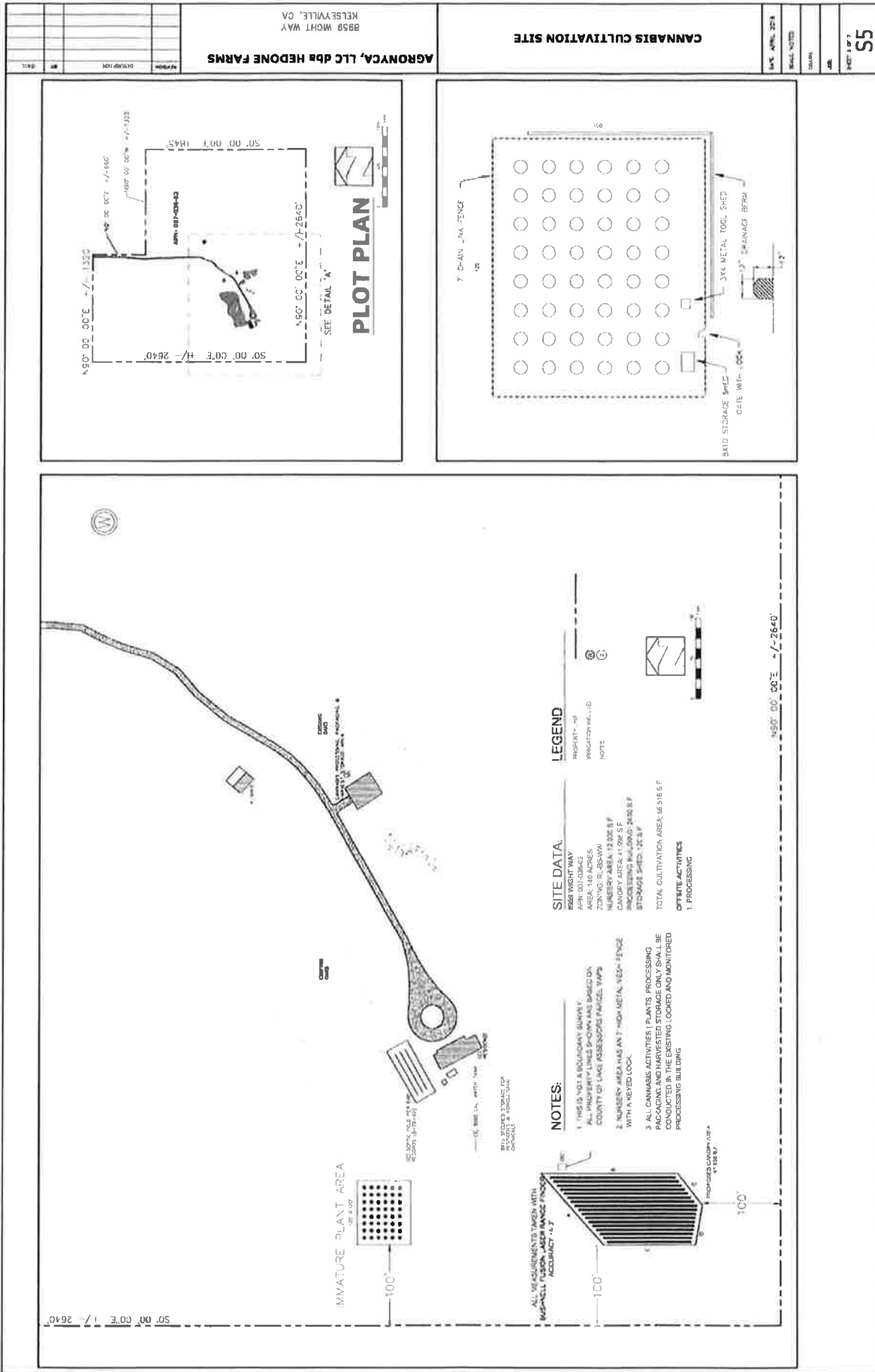
DATE: 05/15/2018

PROJECT: 10000 S. 100TH ST., SUITE 100, EDEN PRAIRIE, MN 55424

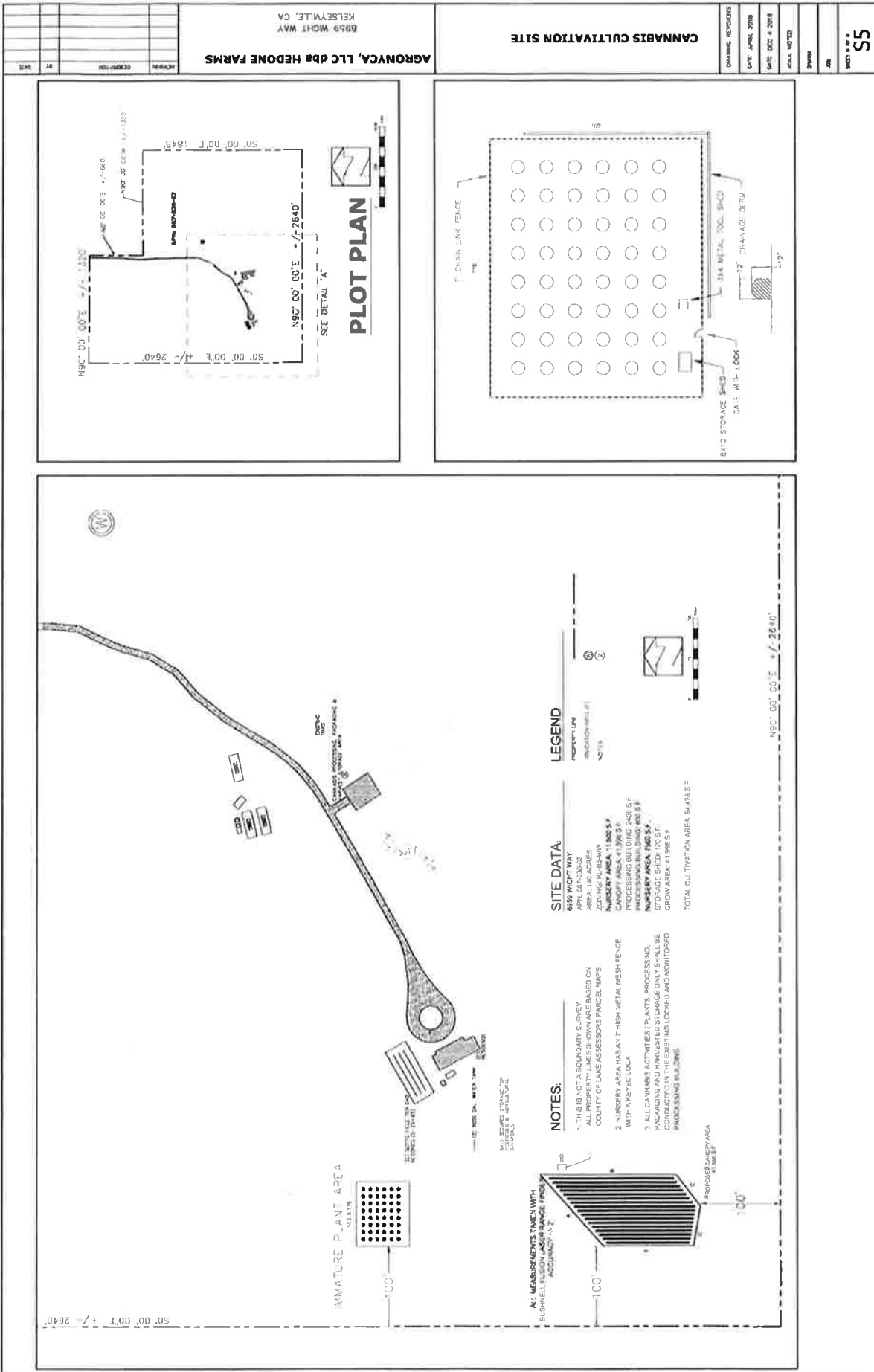
PROJECT NO.: 18-001

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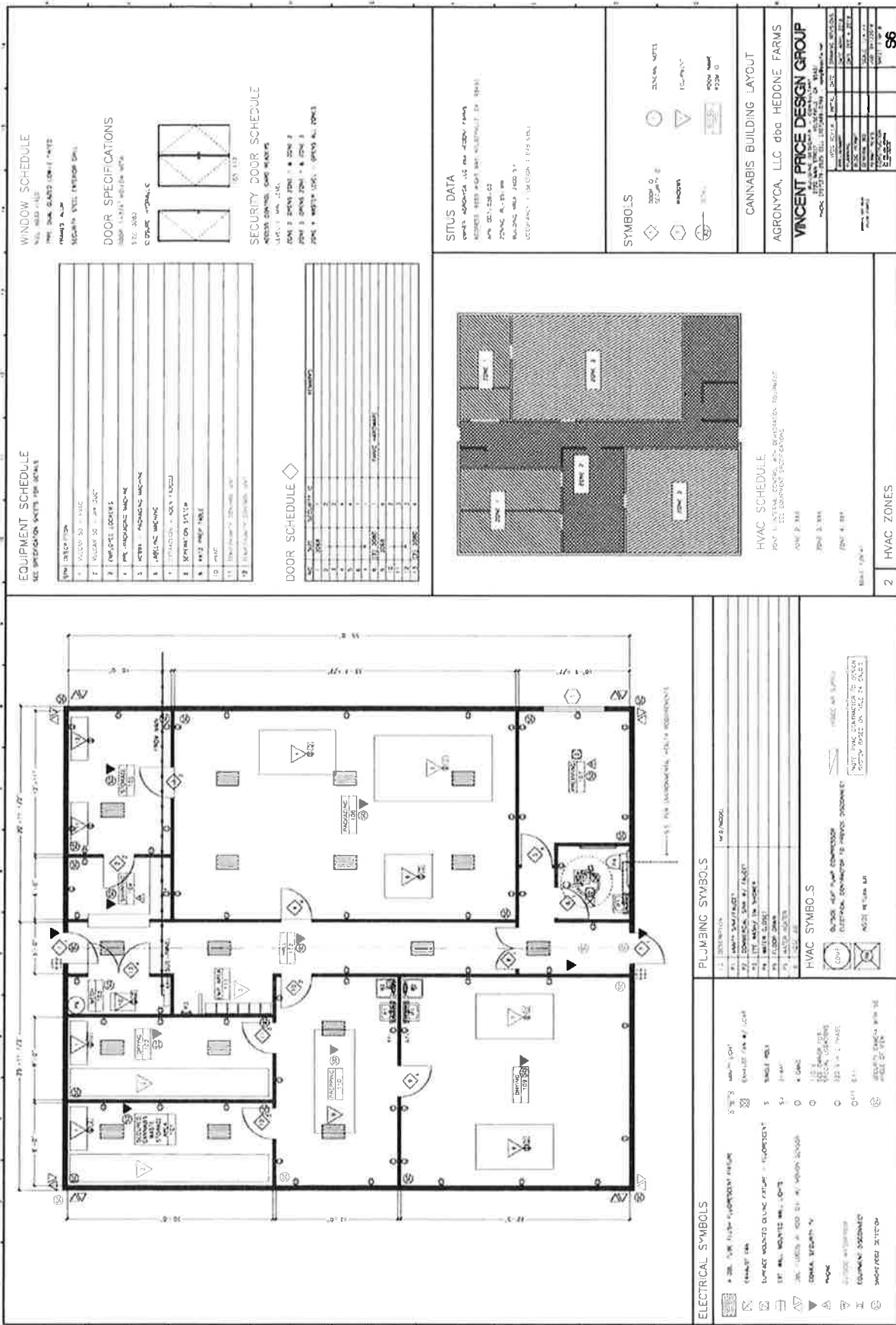
Attachment 2c - Greenhouses



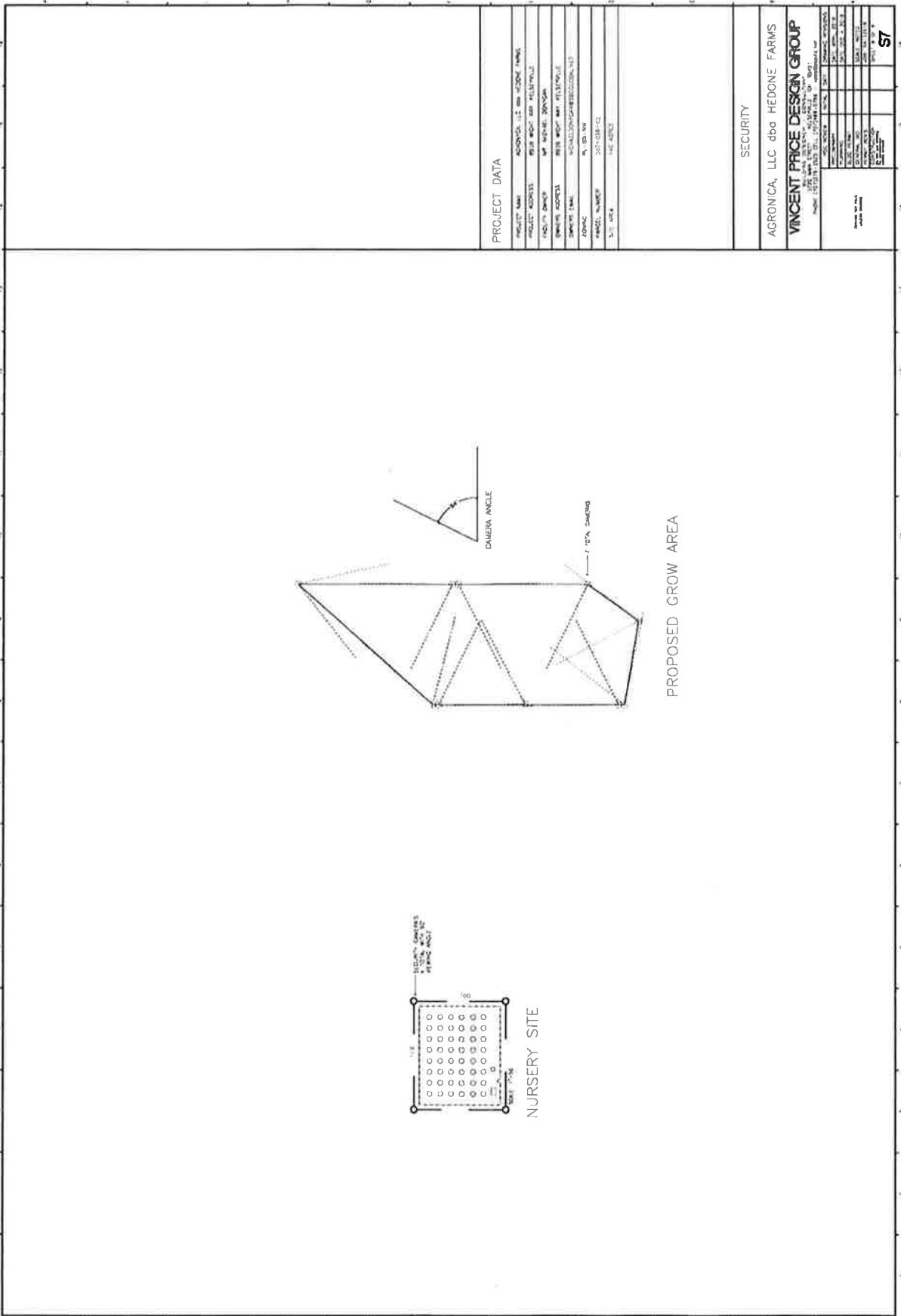
Attachment 2d - Cultivation Site



Attachment 2e - Cultivation Site



Attachment 2f - Building Layout



PROJECT DATA

PROJECT NAME	AGRONICA, LLC dba HEDONE FARMS
PROJECT ADDRESS	1010 WOODLAND DR. HILLSVILLE, OH 44122
CLIENT NAME	MR. MICHAEL DUNN
OWNER ADDRESS	1010 WOODLAND DR. HILLSVILLE, OH 44122
OWNER NAME	AGRONICA, LLC dba HEDONE FARMS
ZONING	R-16B USE
PERMIT NUMBER	20170817-02
DATE	11/15/17

SECURITY

AGRONICA, LLC dba HEDONE FARMS

VINCENT PRICE DESIGN GROUP

1010 WOODLAND DR. HILLSVILLE, OH 44122
 (614) 235-8800
 www.vincentprice.com

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/17	VP
2	REVISION	11/15/17	VP
3	REVISION	11/15/17	VP
4	REVISION	11/15/17	VP
5	REVISION	11/15/17	VP
6	REVISION	11/15/17	VP
7	REVISION	11/15/17	VP
8	REVISION	11/15/17	VP
9	REVISION	11/15/17	VP
10	REVISION	11/15/17	VP