

1460 Maysville Road

Flemingsburg, KY 41041



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**Appx. 16.4 Acres
\$595,000
Zoned: Commercial**

Property Description

Commercially zoned 16.4 acres on a visible corner in Flemingsburg. This property has all utilities available to the site and has curb cuts on both Maysville Rd and KY-57.

Location

Located at the Northeast intersection of Maysville Rd. and KY - 57 with access on to both roads. Property is minutes from downtown and seconds from the large manufacturer Toyo Seat USA.

Google Maps View: [CLICK HERE](#)

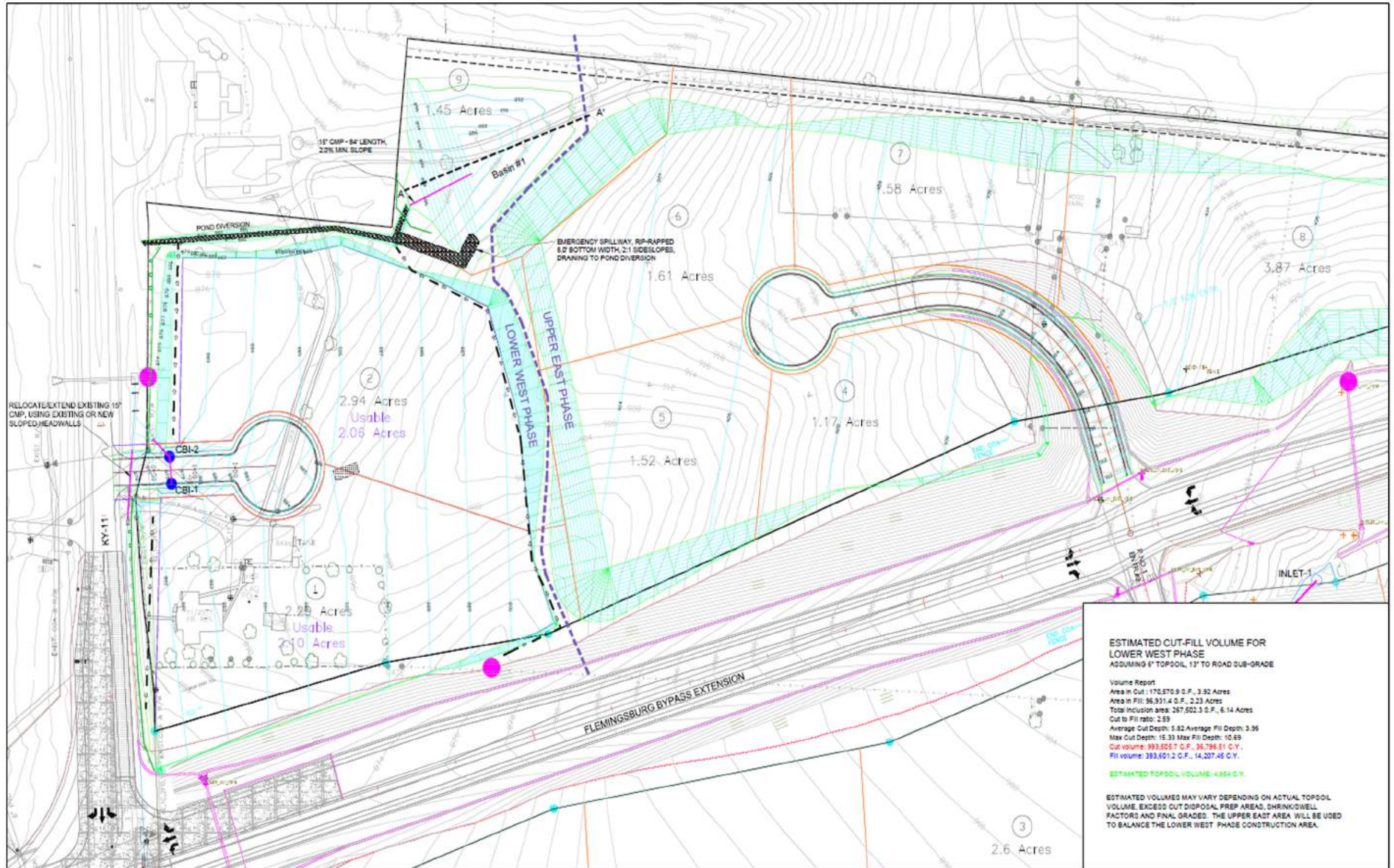
Google Street View: [CLICK HERE](#)

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1460 Maysville Road Grading Plan



ESTIMATED CUT-FILL VOLUME FOR LOWER WEST PHASE
ASSUMING 6" TOPSOIL, 13" TO ROAD SUB-GRADE

Volume Report
 Area in Cut: 170,870.9 S.F., 3.92 Acres
 Area in Fill: 96,931.4 S.F., 2.23 Acres
 Total Inclusion area: 267,802.3 S.F., 6.14 Acres
 Cut to Fill ratio: 2.59
 Average Cut Depth: 3.82 Average Fill Depth: 3.36
 Max Cut Depth: 15.33 Max Fill Depth: 10.69
 Cut volume: 993,005.7 C.F., 36,796.61 C.Y.
 Fill volume: 383,401.2 C.F., 14,207.46 C.Y.

ESTIMATED TOPSOIL VOLUME: 4,884 C.Y.

ESTIMATED VOLUMES MAY VARY DEPENDING ON ACTUAL TOPSOIL VOLUME, EXCESS CUT DISPOSAL, PREP AREAS, SHRINK/WELL FACTORS AND FINAL GRADES. THE UPPER EAST AREA WILL BE USED TO BALANCE THE LOWER WEST PHASE CONSTRUCTION AREA.