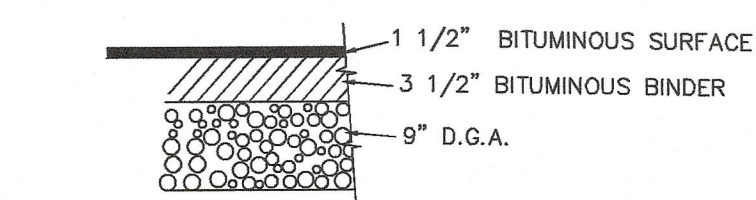


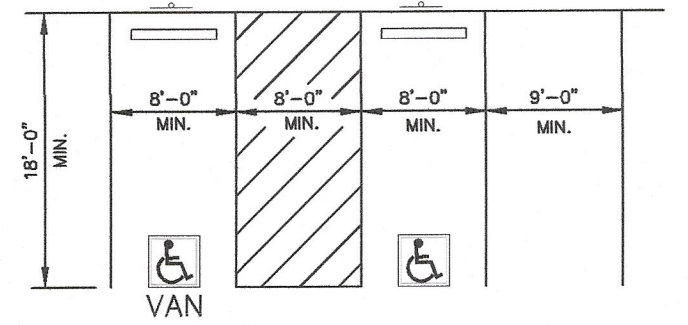


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeC	Beasley silt loam, 6 to 12 percent slopes	21.1	30.4%
BfC3	Beasley silty clay loam, 6 to 12 percent slopes, severely eroded	8.8	12.7%
BfD3	Beasley silty clay loam, 12 to 20 percent slopes, severely eroded	3.9	5.6%
CrB	Order silt loam, 2 to 6 percent slopes	0.5	0.8%
NhB	Nicholson silt loam, 2 to 6 percent slopes	34.3	49.3%
W	Water	0.9	1.3%
Totals for Area of Interest		69.6	100.0%

SOILS MAP
NOT TO SCALE

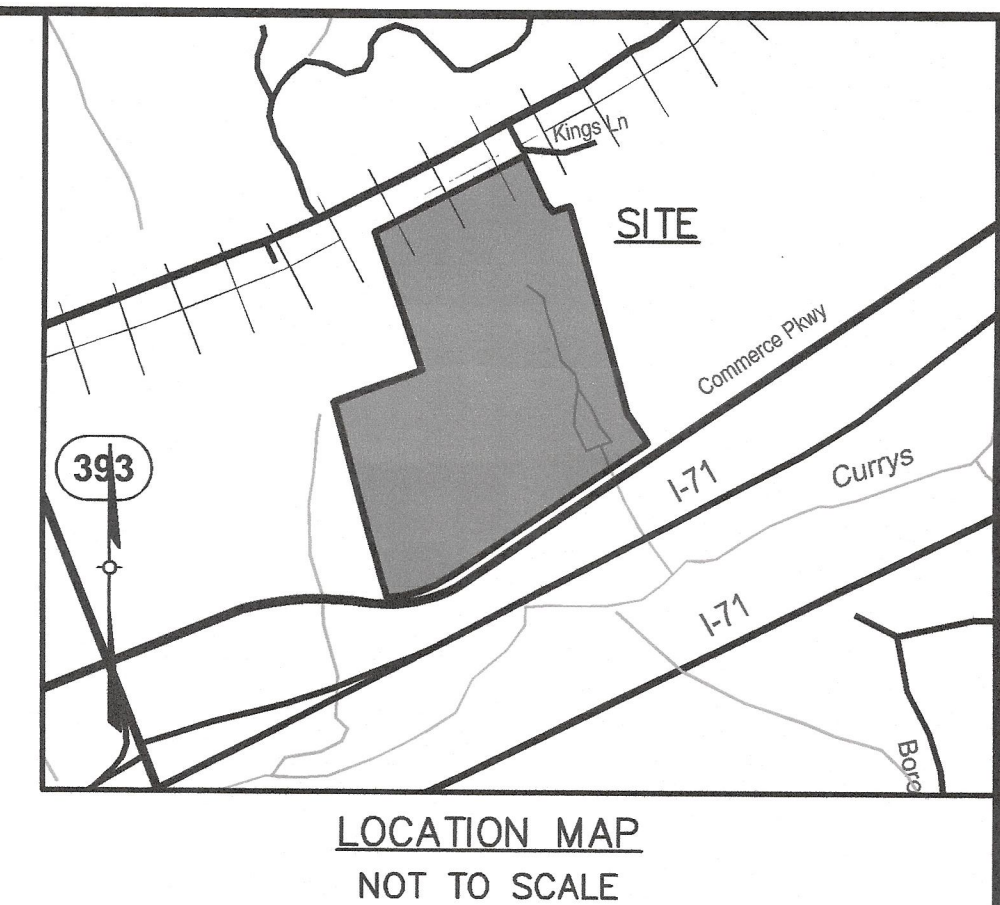


PROPOSED ROAD PAVEMENT DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

- LEGEND**
- PROPOSED STORM SEWER, CATCH BASIN
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE
 - EXISTING STORM SEWER, CATCH BASIN
 - EXISTING SEWER AND MANHOLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED WATER LINE
 - EXISTING JURISDICTIONAL WETLAND
 - PROPOSED WATER QUALITY UNIT



LOCATION MAP
NOT TO SCALE

PROJECT DATA	
TOTAL SITE AREA	= 666.8 Ac. (2,909,302 SF)
TRACT #1	= 23.7 Ac. (1,032,987 SF)
TRACT #2	= 43.1 Ac. (1,876,315 SF)
EXISTING ZONING	= PUD
PROPOSED ZONING	= L-1
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= LOGISTICS WAREHOUSE

TRACT #1 DATA	
BUILDING HEIGHT	= 36' (50' MAX. ALLOWED)
BUILDING AREA	= 273,400 SF
LOT COVERAGE	= 26% (75% MAX. ALLOWED)

PARKING REQUIRED	
WAREHOUSE (100 EMPLOYEES)	MIN. MAX.
1 SP/1.5 EMPLOYEE MIN.	= 67 SP 100 SP
1 SP/EMPLOYEE MAX.	= 67 SP 100 SP
OFFICE (20,000 SF)	= 67 SP 100 SP
1 SP/300 SF	= 67 SP 100 SP
1 SP/200 SF	= 134 SP 200 SP

TOTAL PARKING REQUIRED = 134 SP 200 SP

PARKING PROVIDED = 148 SPACES (6 ADA SP INCLUDED)

TOTAL VEHICULAR USE AREA = 144,143 SF
INTERIOR LANDSCAPE AREA REQUIRED = 14,414 SF (10% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED = 14,450 SF

PROPOSED IMPERVIOUS = 417,543 SF/40% (90% MAX. ALLOWED)

TRACT #2 DATA	
BUILDING HEIGHT	= 40' (50' MAX. ALLOWED)
BUILDING AREA	= 629,800 SF
LOT COVERAGE	= 34% (75% MAX. ALLOWED)

PARKING REQUIRED	
WAREHOUSE (200 EMPLOYEES)	MIN. MAX.
1 SP/1.5 EMPLOYEE MIN.	= 133 SP 200 SP
1 SP/EMPLOYEE MAX.	= 133 SP 200 SP
OFFICE (20,000 SF)	= 67 SP 100 SP
1 SP/300 SF	= 67 SP 100 SP
1 SP/200 SF	= 200 SP 300 SP

TOTAL PARKING REQUIRED = 200 SP 300 SP

PARKING PROVIDED = 295 SPACES (8 ADA SP INCLUDED)

TOTAL VEHICULAR USE AREA = 547,761 SF
INTERIOR LANDSCAPE AREA REQUIRED = 54,776 SF (10% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED = 56,250 SF

PROPOSED IMPERVIOUS = 1,177,561 SF/63% (90% MAX. ALLOWED)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No portion of the site is within the 100 year flood plain per FEMA Panel 21185 C 0120 E dated October 16, 2025.
 - Drainage patterns depicted by arrows (→) is for conceptual purposes.
 - Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
 - Prior to the completion of construction of this development, the existing multi-use trail/sidewalk along the site frontage of Commerce Pkwy shall be maintained, removed, and/or replaced as necessary.
 - Prior to building permit approval, a landscape plan must be submitted and approved. The landscape plan shall identify any existing significant trees.

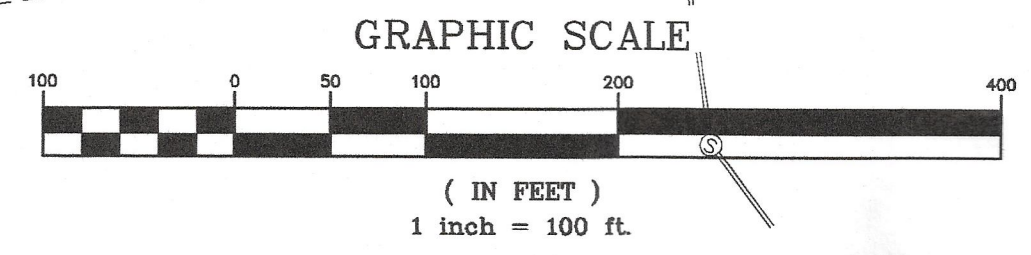
DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.80 - 0.35 = 0.45$
 $A = 66.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.45)(66.8)(2.8) / 12 = 7.014 \text{ AC.-FT REQUIRED}$
 $X = 305,530 \text{ CU.FT.}$

PROVIDED BASIN = 92,840 SQ.FT.

TOTAL = 92,840 SQ.FT. @ APPROX. 7 FT. DEPTH
= 649,880 CU.FT. > 305,530 CU.FT.

SLOPES TABLE		
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
30.00%	>	



OWNER:
TOMATO FIELD LLC
C/O ALBERT HORTON
416 ROLLING LANE
LOUISVILLE, KY 40207

SITE ADDRESS:
HWY 146
LAGRANGE, KY 40031
PARCEL #39-00-00-2A
D.B. 789, PG. 384

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 26006 - SITE PLAN

DATE: 08.11.26

CHECKED BY: ZS

SCALE: AS SHOWN

DRAWN BY: ZS

DEVELOPMENT PLAN

WAREHOUSE

COMMERCE PARKWAY

DEVELOPER

GLENVIEW PARTNERS

6363 POPLAR AVE, STE 240

MEMPHIS, TN 38119

JOB NO. **26006**

SHEET **1** OF **1**

ENGINEER'S SEAL

SURVEYOR'S SEAL