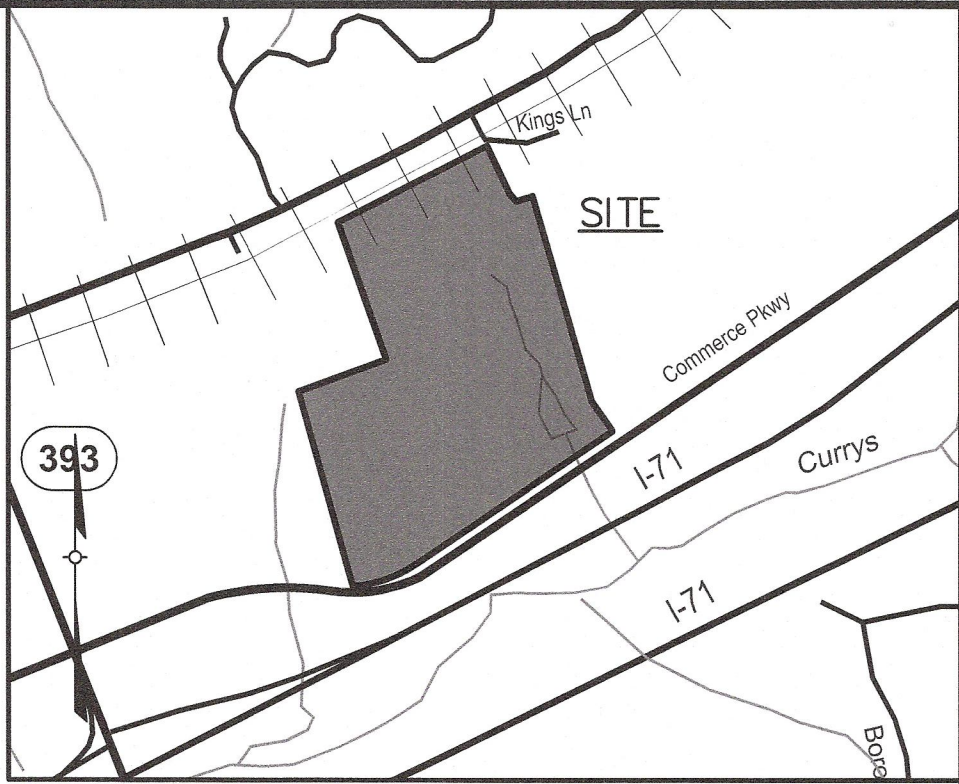




LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	±66.8 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	=	IPD
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	WAREHOUSE

TRACT #1 DATA

BUILDING HEIGHT	=	XX (45' MAX. ALLOWED)
BUILDING AREA	=	273,400 SF
LOT COVERAGE	=	26% (60% MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
WAREHOUSE (100 EMPLOYEES)		
1 SP/1.5 EMPLOYEE MIN.	=	67 SP
1 SP/EMPLOYEE MAX.	=	100 SP
OFFICE (20,000 SF)		
1 SP/300 SF	=	67 SP
1 SP/200 SF	=	100 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% (80% MAX. ALLOWED)

TRACT #2 DATA

BUILDING HEIGHT	=	XX (45' MAX. ALLOWED)
BUILDING AREA	=	629,800 SF
LOT COVERAGE	=	34% (60% MAX. ALLOWED)

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

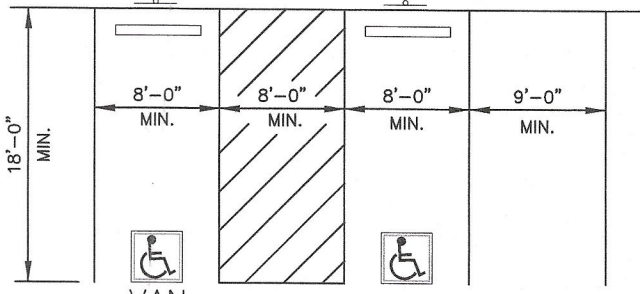
PROPOSED IMPERVIOUS = 1,177,561 SF/63% (80% MAX. ALLOWED)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No portion of the site is within the 100 year flood plain per FEMA Panel 21185 C 0120 E dated October 16, 2025.
4. Drainage patterns depicted by arrows (→) are for conceptual purposes.

DETENTION BASIN CALCULATIONS

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



TYPICAL PARKING SPACE LAYOUT
NO SCALE

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

NO.	DATE	DESCRIPTION	BY

ENGINEER'S SEAL	SURVEYOR'S SEAL

PROJECT DATA
FILE NAME: 26006 - SITE PLAN
DATE: 07.06.26
CHECKED BY: ZS
SCALE: AS SHOWN
CRANN BY: ZS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
502 WARREN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.464.9714
WEB: SITE: WWW.LD-D.COM

DEVELOPMENT PLAN
WAREHOUSE
COMMERCE PARKWAY
DEVELOPER
GLENVIEW PARTNERS
6363 POPLAR AVE STE 240
MEMPHIS, TN 38119

JOB NO. **26006**
SHEET **1** OF **1**