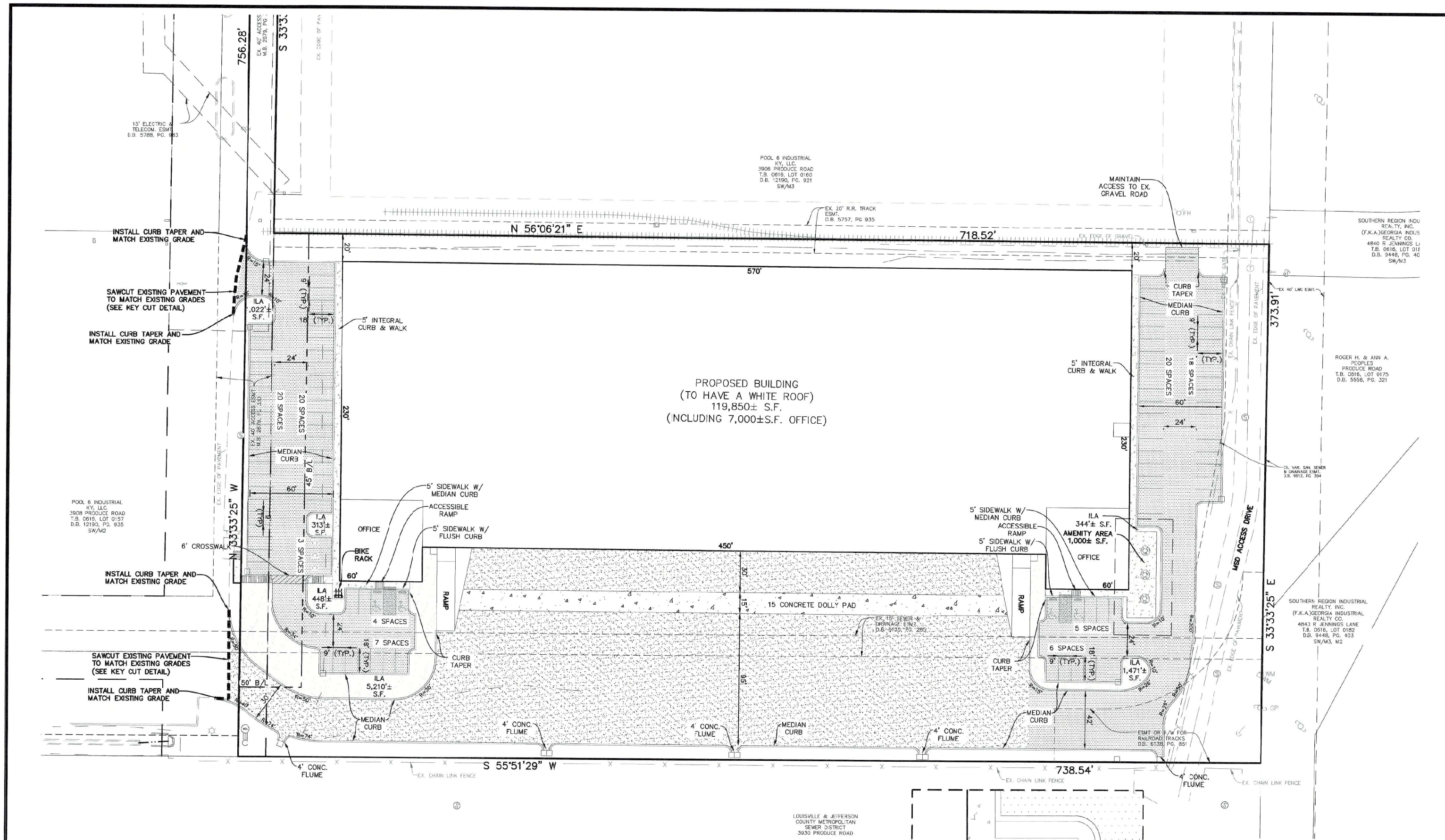

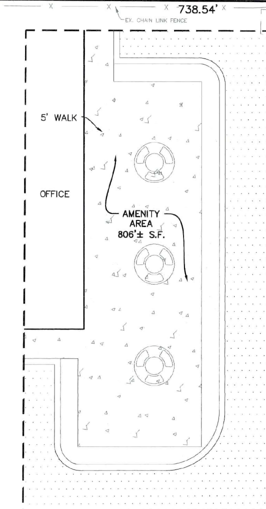

AMENITY AREA DETAIL
SCALE 1"=10'

LEGEND

EXISTING FENCE
EXISTING STREET SIGN
EXISTING RAILROAD TRACKS
EXISTING WATER LINE W/SIZE
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING WATER METER
EXISTING UTILITY POLE
EXISTING DOWN GUY
EXISTING GUY UTILITY POLE
EXISTING LIGHT POLE
EXISTING TELEPHONE MANHOLE
EXISTING CATCH BASIN & YARD DRAIN
EXISTING STORM MANHOLE
EXISTING STANDARD HEADWALL
EXISTING TOP OF BANK
EXISTING TOE OF SLOPE/DITCH
EXISTING SANITARY MANHOLE
PROPOSED STREET SIGN
PROPOSED ACCESSIBLE SPACE
PROPOSED WHEEL STOP
PROPOSED WATER METER
PROPOSED GAS METER
PROPOSED ELECTRIC TRANSFORMER
PROPOSED UTILITY POLE
PROPOSED CATCH BASIN & YARD DRAIN
PROPOSED DOUBLE CATCH BASIN
PROPOSED STORM MANHOLE
PROPOSED HEADWALL
PROPOSED ROOF DRAIN
PROPOSED DITCH/SWALE

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	M2, M3
EXISTING LAND USE	PARKING
PROPOSED LAND USE	WAREHOUSE/DISTRIBUTION
TOTAL LAND AREA	6.54± AC.
BUILDING AREA	119,850± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 4.0)	0.42
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/400)	18 SPACES
MAXIMUM (1 SPACE/150)	47 SPACES
WAREHOUSE	
MINIMUM (1 SPACE/10,000)	12 SPACES
MAXIMUM (1 SPACE/500)	226 SPACES
TOTAL	30–273 SPACES
PARKING PROVIDED	
CAR PARKING	103 SPACES
(INCLUDES 3 ACCESSIBLE & 3 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES
AMENITY AREA REQUIRED	1,000 S.F.
SEATS REQUIRED	5 SEATS
AMENITY AREA PROVIDED	1,020± S.F.
SEATS PROVIDED	9 SEATS

LANDSCAPE DATA:

V.U.A.	107,786± S.F.
I.L.A. REQUIRED (7.5%)	8,084 S.F.
I.L.A. PROVIDED	8,777± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	118,948± S.F.
PROPOSED IMPERVIOUS AREA	124,918± S.F.
TOTAL	243,866± S.F.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1–800–752–6007 OR LOCAL NO. 502–266–5123) FORTY–EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

PAVEMENT DATA LEGEND

PAVEMENT SECTIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR DETAILED INFORMATION.

LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT	CONCRETE SIDEWALK	HEAVY DUTY CONCRETE DOLLY PAD
ASPHALT SURFACE: 1"	ASPHALT SURFACE: 1"	3500 PSI CONCRETE: 4"	4500 PSI CONCRETE: 7"
ASPHALT BASE: 2"	ASPHALT BASE: 3"	DGA: 4"	DGA: 5"
DGA: 4"	DGA: 4"		#3 STONE: 12"
#3 STONE: 12"	#3 STONE: 12"		

GRAPHIC SCALE 1"=40'
0 20 40 80

For Buried Line/Cable Locations
** Contact Two Business Days Before **
Kentucky 811
www.kentucky811.com

CASE #22-CAT3-0009
MSD SUB #12460

STATE OF KENTUCKY
STEPHEN H. SCOTT
16,225
LICENSED PROFESSIONAL ENGINEER
11/2/23
PROFESSIONAL ENGINEER'S SEAL

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson blvd. Louisville, KY. 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
PRODUCE PARTNERS, LLC
7410 NEW LAGRANGE ROAD
LOUISVILLE, KY 40222
(502) 681–4379

CONSTRUCTION PLANS
264COMMERCE CENTER
3910 PRODUCE ROAD
TAX BLOCK 0616, LOT 0156
DEED BOOK 10957, PAGE 815
LAYOUT PLAN

Revisions	
6/1/23	AGENCY SUBMITTAL
7/7/23	AGENCY COMMENTS
7/18/23	AGENCY SUBMITTAL
8/15/23	AGENCY COMMENTS
11/02/23	AGENCY SUBMITTAL

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 5/09/23
Job Number: 3890
Sheet
C3
of C15