



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

January 8, 2021

Louisville Metro Planning
& Design Services
444 South 5th Street Suite 300
Louisville, KY 40202

RE: Letter Of Explanation Outlining Proposal

To Whom It May Concern,

We respectfully submit an application for a Category 3B development plan of the property located at 6001 Camp Ground Road, Parcel ID: 101204560000. The parent tract contains approximately 82.70 acres, however the proposed development plan only encompasses a proposed lot of approximately 36 acres. There are currently no buildings located on the existing property. We are proposing development of the 36 acres at this time. We are proposing one (1) 253,500 square foot building for industrial warehouse use office space and an employee/visitor parking area facing Camp Ground Road. The building and all truck areas will be enclosed by fencing and a gated entrance including a guard shack. The proposed development also provides a rail spur for loading and unloading along the west side of the building. The surrounding area is primarily all industrial zoned and currently being used for industrial purposes. The project will provide a substantial investment into the community. Also being uploaded with this request is our site plan and building elevations as well as application and other documentation required by the application for your review.

Respectfully,

Brandy Zackery, P.E.
Project Manager
Arnold Consulting Engineering Services, Inc.

RECEIVED

JAN 12 2021

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21-CAT3-0002