

OWNER
 INTERTECH GROUP, LLC
 5836 FERN VALLEY ROAD
 LOUISVILLE, KY 40228-1052

SITE DATA
 TRACT 1:
 5836 FERN VALLEY ROAD
 LOUISVILLE, KY 40228
 D.B. 10041, Pg. 784
 TAX BLOCK 2091, LOT 39
 TRACT 1 SITE AREA: 2.64 ACRES
 TRACT 2 SITE AREA: 2.473 ACRES
 TOTAL SITE AREA: 5.114 ACRES
 FORM DISTRICT: SUBURBAN WORKPLACE
 EX. ZONING: SUBURBAN WORKPLACE
 EX. LAND USE: INDUSTRIAL/VACANT
 FR. LAND USE: INDUSTRIAL
 P.A.R.: 0.12
 EX. BUILDING: 15,150 SF
 FR. BUILDING: 11,200 SF
 TOTAL BUILDING: 26,350 SF
 PERCENTAGE OF CHANGE: 74%

SETBACK DATA
 MIN. FRONT YARD: 65' FRONT CL
 MAX. FRONT YARD: 270' FRONT CL
 STREET SIDE YARD: 30' FROM CL
 SIDE YARD: NONE
 REAR YARD: NONE
 MAX. BUILDING HEIGHT: 50'

PARKING SUMMARY
 EMPLOYEES (1 BY SHIFT ONLY, NO 2ND OR 3RD SHIFT OF EMPLOYEES): 30 TOTAL
 MINIMUM PARKING REQUIRED (1 SPACE/1.5 EMPLOYEES): 20 SPACES
 MAXIMUM PARKING PERMITTED (1 SPACE/1 EMPLOYEE): 30 SPACES
 TOTAL PARKING PROVIDED: 20 SPACES

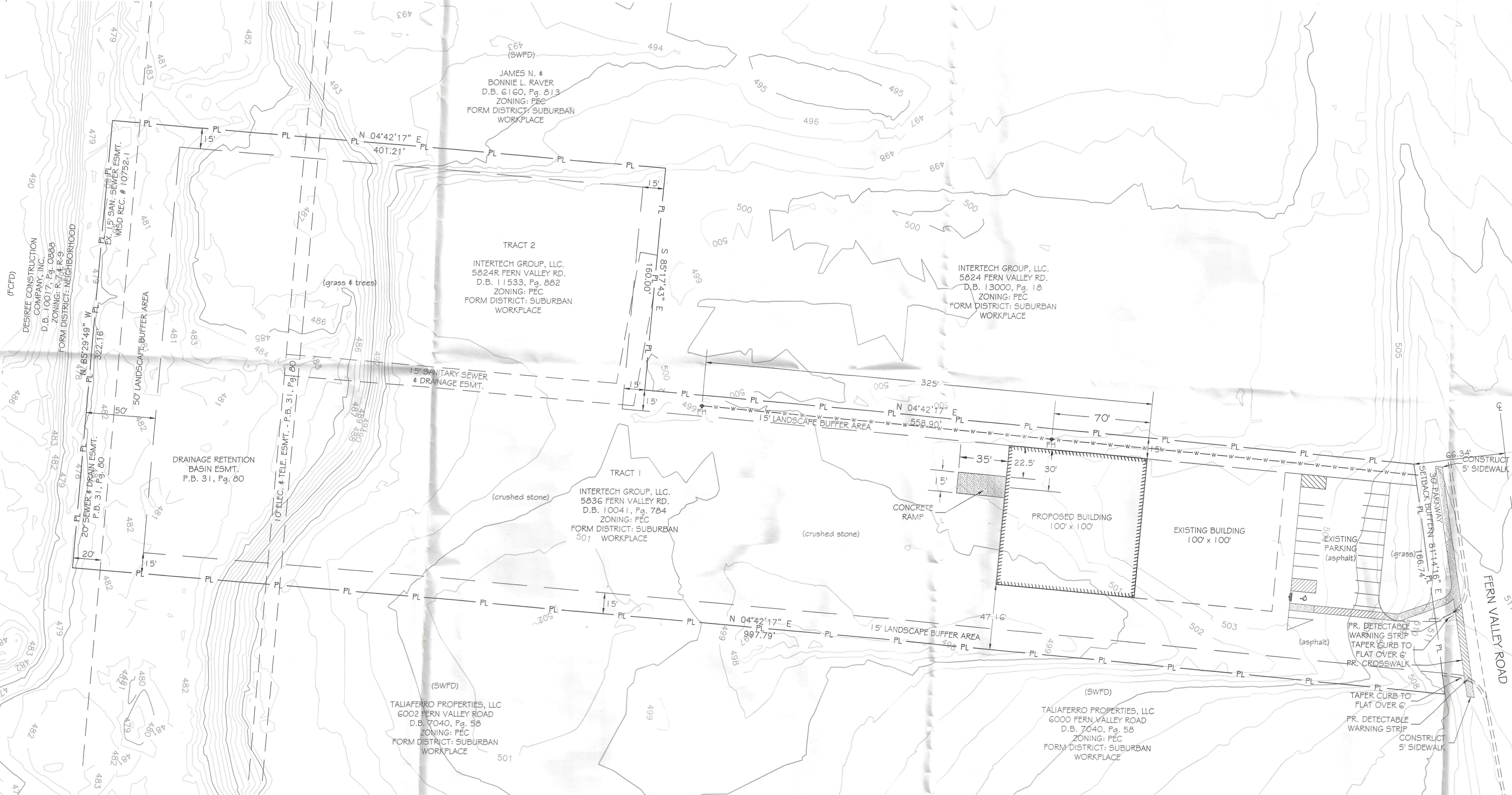
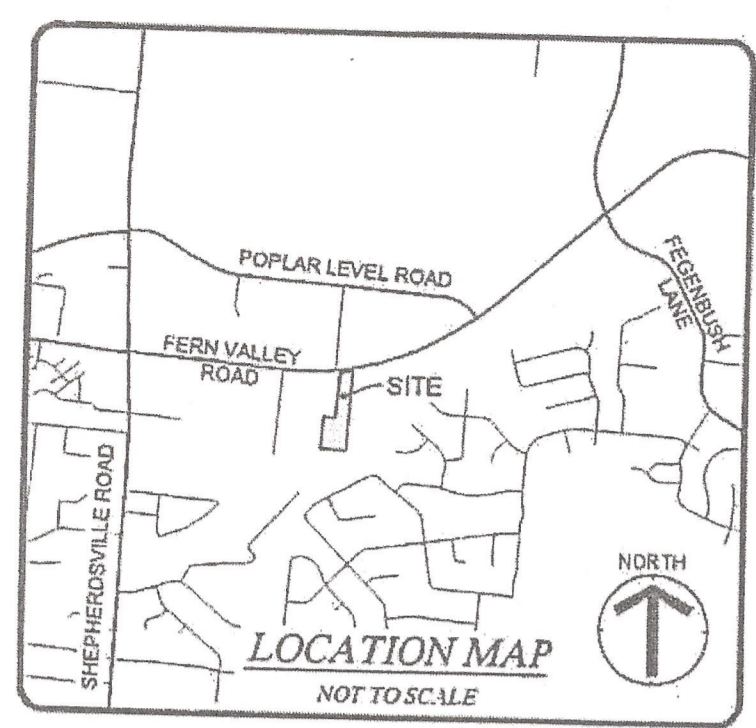
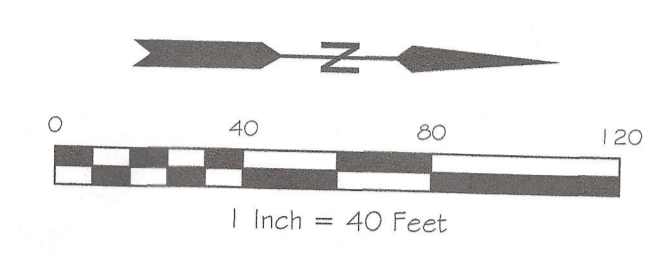
BICYCLE SUMMARY
 SHORT TERM REQUIRED (NONE): NA
 LONG TERM REQUIRED (2 SPACES OR 1/50 EMPLOYEES): 2 SPACES
 TOTAL SHORT LONG TERM PARKING PROVIDED: 2 SPACES
 NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

LANDSCAPE DATA
 EXISTING V.U.A.: 10,643 SF
 EXISTING V.U.A. REMOVED: 515 SF
 TOTAL V.U.A.: 10,128 SF
 I.L.A. REQUIRED (5%): 509 SF
 I.L.A. PROVIDED: 515 SF

TREE CANOPY CALCULATIONS
 GROSS SITE AREA: 222,766 SF
 AREA OF SITE WITH EX. TREE CANOPY: 82,612 SF (37%)
 CANOPY COVERAGE CLASS: CLASS C - 0% - 40%
 TREE CANOPY REQUIRED: 20% - 43,233 SF
 TREE CANOPY TO BE PRESERVED: NONE
 TREE CANOPY TO BE PLANTED: 44,533 SF (20%)
 TOTAL TREE CANOPY PROVIDED: 44,533 SF (20%)
 *NOTE: AT TIME OF CONSTRUCTION PLAN PREPARATION AND BASED ON FINAL SITE GRADING, TREE CANOPY AREAS CAN BE DETERMINED TO REMAIN. THEY MAY BE INCLUDED AS PART OF THE PROJECT AND WILL BE SHOWN ON THE LANDSCAPE PLAN AS TREE CANOPY CREDIT AREAS (TCCA).

UTILITY NOTES
 1) CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
 2) CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
 3) PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
 4) CONTRACTOR TO COORDINATE ALL BUILDING SERVICE UTILITY CONNECTIONS (DOMESTIC WATER, FIRE, ELECTRIC, GAS & TELECOMMUNICATION), SIZES, ELEVATIONS & LOCATIONS WITH ARCHITECTURAL PLANS.
 5) CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALL UTILITY CONNECTION LOCATIONS AND FEES.
 6) THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 7) ALL TRAFFIC SIGNS & PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF THE MUTCD.
 8) ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 9) ALL RADI NOT LABELED SHALL BE 4'R.

LDC REVIEWER REQUESTED COMMENTS ADDED
 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 2) MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 3) SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 4) THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 200 S.F.
 5) AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.



PROPOSED BUILDING SUMMARY
 BUILDING HEIGHT MAX: 35 FT
 HEIGHT PROPOSED: 18 FT (SEE ATTACHED ELEVATIONS)
 BUILDING FOOTPRINT BETWEEN 30,000 & 40,000 SQ FT

EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON ABOVE GROUND EVIDENCE AT THE TIME OF SURVEY AND VERBAL REPORTS FROM OWNER. OTHER ABOVE AND BELOW GROUND UTILITIES AND FEATURES MAY EXIST WHICH ARE NOT SHOWN ON THIS DRAWING.

THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION.

THE SUPPLYING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUIT AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS AND OTHER STRUCTURES.

THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES SHALL BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

PRIOR TO START OF ANY WORK, CONTRACTOR MUST LOCATE ALL UNDERGROUND AND AERIAL UTILITIES AS WELL AS FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES.

CONTRACTOR MUST COORDINATE FINAL LOCATIONS, SIZE CONNECTION AND METER WITH PROVIDER, OWNER AND SUB-CONTRACTOR(S).

FIELD VERIFY SIZES, LOCATIONS AND INVERTS OF EXISTING SANITARY PIPES BEFORE ORDERING SEWER STRUCTURES. COORDINATE FINAL LOCATIONS, SIZE, CONNECTION AND INVERTS WITH PROVIDER, OWNER AND SUBCONTRACTOR(S).

CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH THE UTILITY PROVIDER OWNER AND SUBCONTRACTOR(S).

EXERCISE CAUTION WHEN CROSSING EXISTING UTILITIES. COORDINATE ANY TEMPORARY OUTAGE AND CONNECTIONS WITH THE INDIVIDUAL UTILITY PROVIDERS.

PROVIDE 24" MIN. EARTH BURIAL FOR UNDERGROUND UTILITIES OR CODE MINIMUMS, WHICHEVER IS MORE STRINGENT.

SEE GRADING AND DRAINAGE PLAN FOR STORM SEWER PIPELINE DETAILS.

OVERHEAD ELECTRIC 3" CONDUIT & CONDUCTORS, COORDINATE LOCATION OF TRANSFORMER, PAD & METER WITH PROVIDER, OWNER AND SUBCONTRACTORS.

FIELD VERIFY LOCATION OF SERVICE LINE TO BUILDING

UTILITY SERVICE PROVIDERS
 ELECTRIC - LOUISVILLE GAS & ELECTRIC
 DOMESTIC WATER SUPPLY - LOUISVILLE WATER CO.
 SANITARY SEWER - METROPOLITAN SEWER DISTRICT
 NATURAL GAS - LOUISVILLE GAS & ELECTRIC

MSD NOTES:
 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 2. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 3. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 4. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 1,2750 S.F.
 5. AN EPSC PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

The Highview Neighborhood Plan applies to the site.

EXISTING IMPERVIOUS AREA: 54,887 S.F.
 PROPOSED IMPERVIOUS AREA: 54,887 S.F.

EXISTING LEGEND

ADJOINER INFO	LANDSCAPE
BUILDING HOUSE LINE	OVERHEAD ELECTRIC
DIM	PARKING STRIPE
EASEMENTS	SEWER SANITARY LINE
EDGE OF PAVEMENT	SEWER STORM LINE
FINAL BOUNDARY	SIDEWALK
GUTTER	WATER LINE
	FIRE HYDRANT

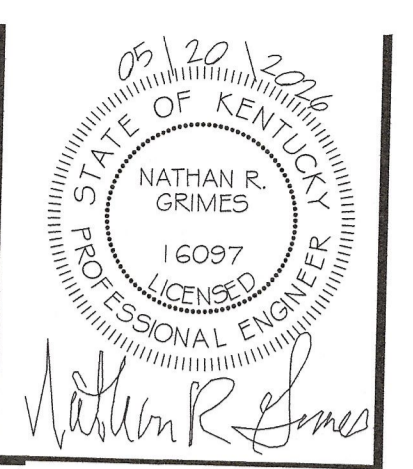
PROPOSED LEGEND

BUILDING HOUSE LINE	GUTTER
CONCRETE	LANDSCAPE
EDGE OF PAVEMENT	PARKING STRIPE
FENCE CHAINLINK	SEWER STORM LINE
	SIDEWALK

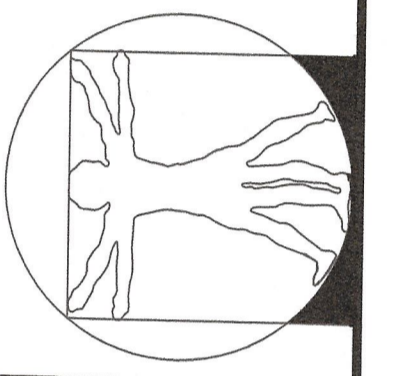
EROSION CONTROL LEGEND

TEMPORARY TOPSOIL STOCKPILE	TEMPORARY CONCRETE WASHOUT FACILITY
CATCH BASIN WITH INLET PROTECTION	TEMPORARY CONSTRUCTION ENTRANCE / EXIT

Note: Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.



RENAISSANCE DESIGN BUILD, INC.
 1012 S. Fourth Street
 Louisville, Kentucky 40203
 Tel: 502-424-8373
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SITE PLAN
 INTERTECH MECHANICAL SERVICES, INC.
 5836 FERN VALLEY ROAD
 LOUISVILLE, KENTUCKY 40228

DATE: May 21, 2026
 DRAWN BY: J. McMahon
 CHECKED BY: N. Woodcox
 APPROVED BY: N. Grimes

REVISIONS:
 6-2-2026: Added MSD Notes on Sheet C2.0
 06-12-2026: ADDED LDC NOTES
 06-24-2026: FH BUFFER DIMS

SCALE: AS INDICATED
 JOB NO.: 2026-114A

SHEET NUMBER:

RECEIVED
 JUN 25 2026
 OFFICE OF PLANNING

WM No. 3574
 Case No. 26-DDP-0024
 DOC No. 9-41-75

C2.0

26-DDP-0024



UTILITY NOTE:
 ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "811" (TOLL FREE PHONE NO. 1-800-752-6007) 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

NOTICE:
 The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.