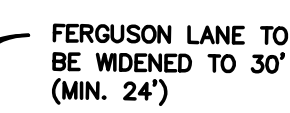




Docket No:	2025SP-12
Owner:	IDI Logistics
Location	400 and 430 Ferguson Ln
Parcel:	036-000-00-013D
Legislative Body:	Hillview
Size:	40 Acres more or less
Purpose:	Site Plan Approval/Landscape Plan

Requirements that have been met:

- Lot Size/Width
- Drainage Approval (in progress by the City of Hillview as of 7-28-25)
- Sewage/Septic
- Kentucky Stormwater (Over 1 acre)
- Water Will Serve
- Electric/Gas Will Serve
- Fire Hydrant review
- Street/Highway Encroachment
- EPSC
- Setbacks
 - 2023V-58 Encroach 18 feet into front yard setback
 - 2023V-59 Encroach 18 feet into rear yard setback
- Parking Size/Number
 - 2023V-57 Parking number reduction to 683
 - 2023V-60 Reduce parking stall size to 9x18 or 162 Sq. Feet
- Landscape Plan IL/IG Zoning – Sidewalk waiver being requested
- Zoning use
- Building height
- Street ROW
- Post Construction Stormwater Agreement
- Zoning Restrictions – Seeking relief from Planning Commission restriction that construction not begin until highway improvements are complete.



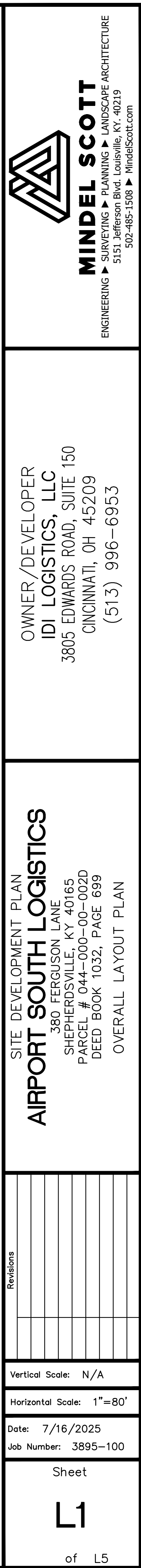
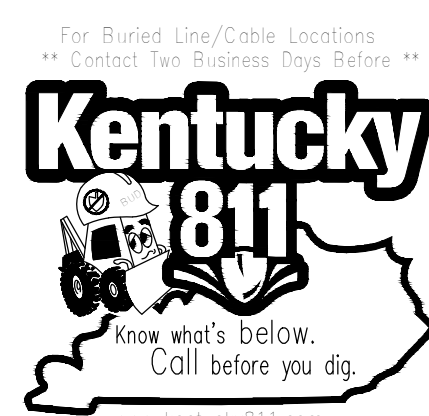
- SITE DATA:**
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
LAND AREA
BUILDING AREA
BUILDING 1
BUILDING 2
TOTAL BUILDING AREA
PARKING PROVIDED
BUILDING 1
BUILDING 2
TOTAL PARKING PROVIDED

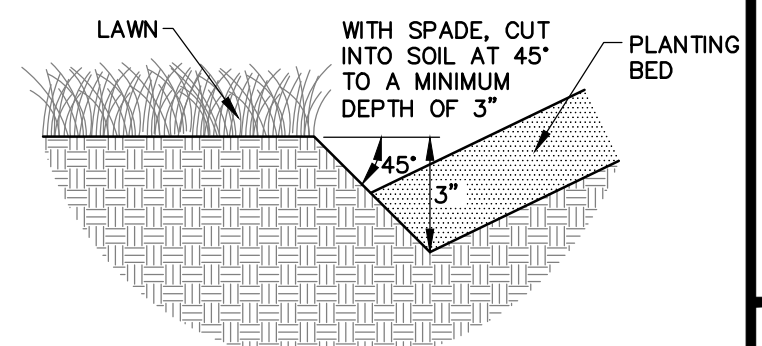
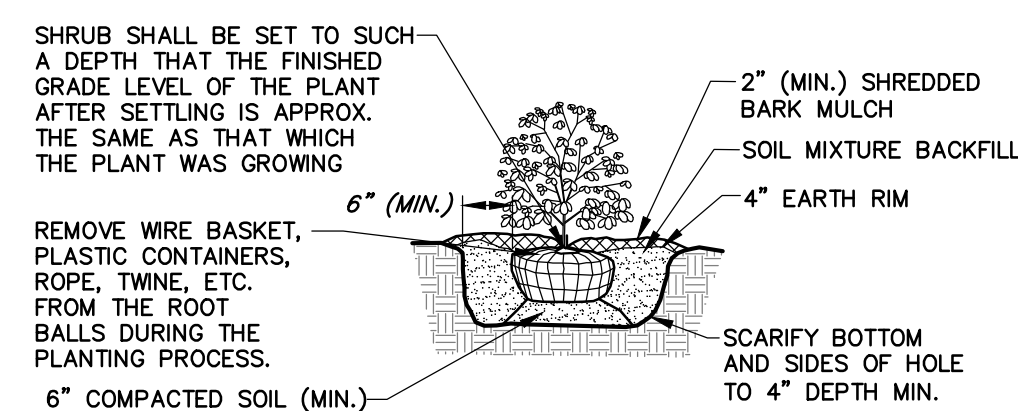
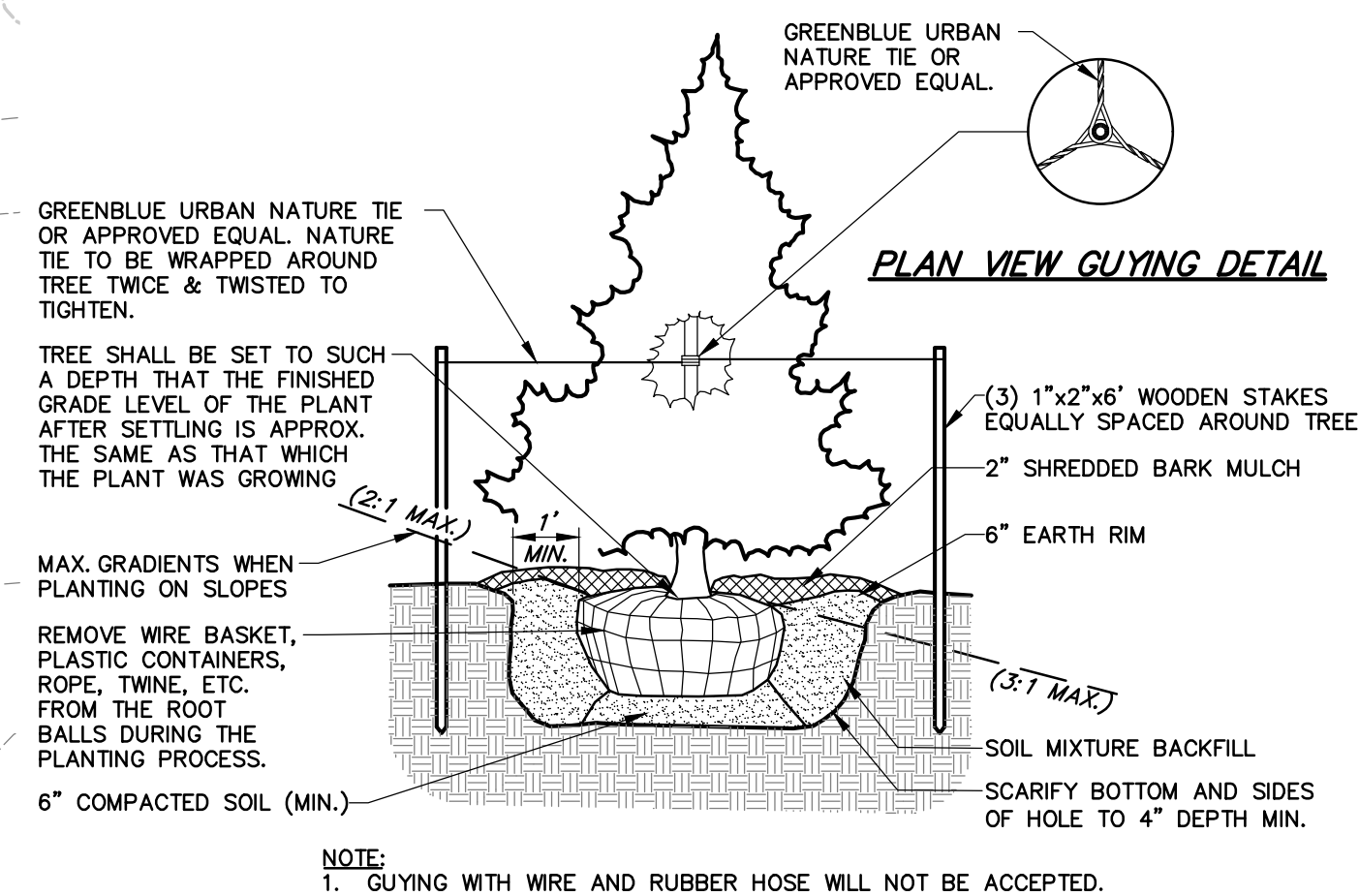
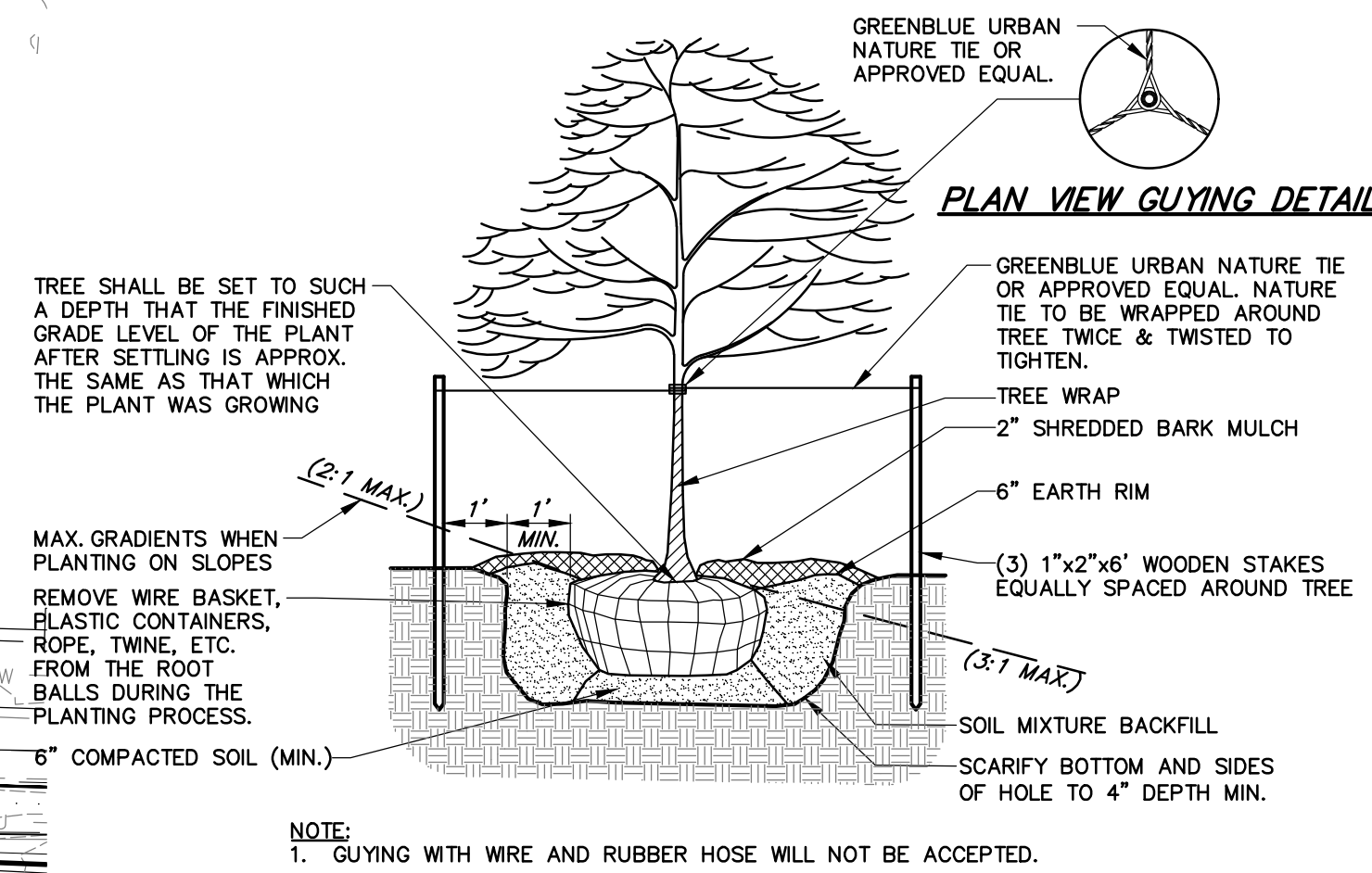
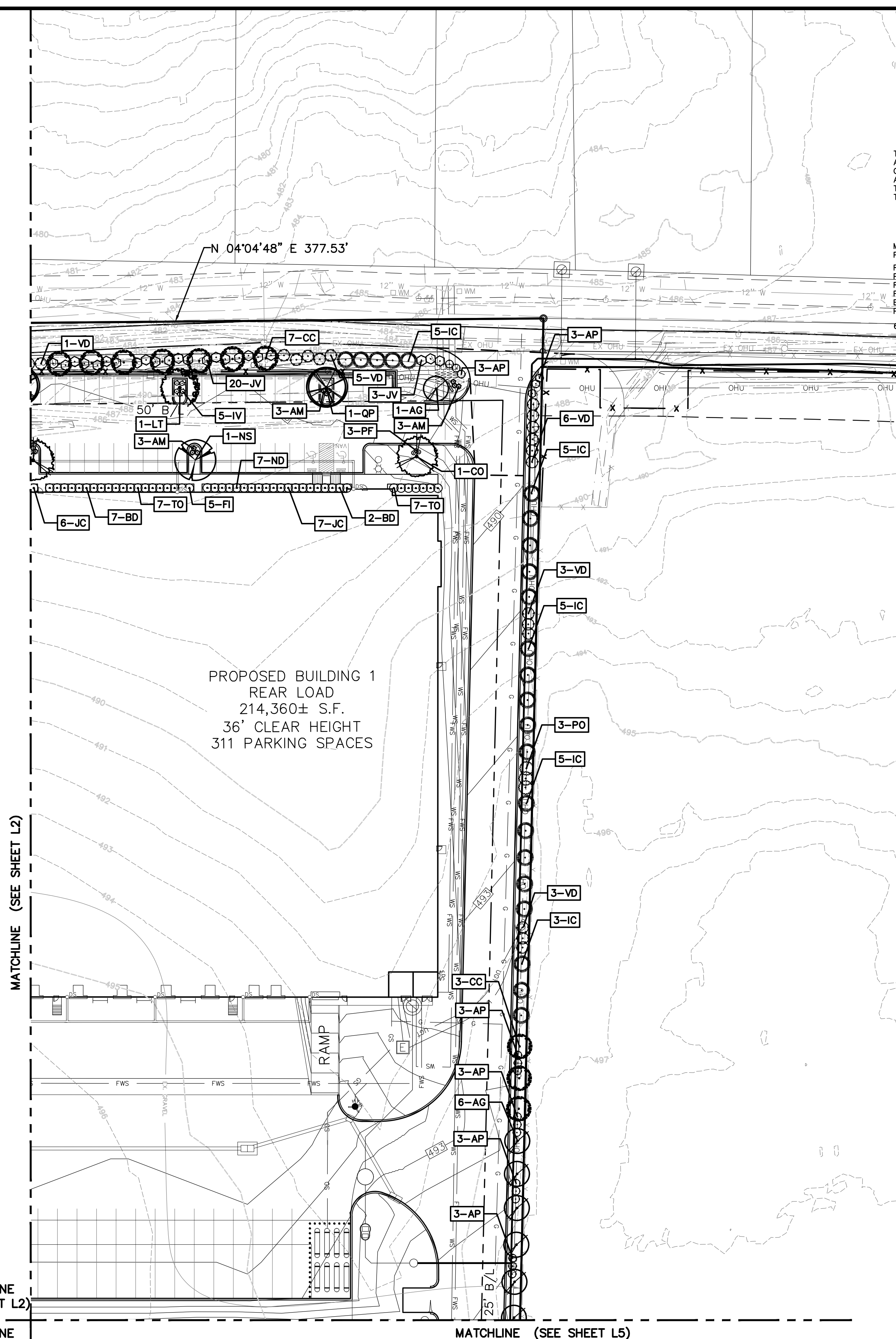
- SPLIT B-1/I-L
I-L
VACANT
WAREHOUSE
40.028± AC.

214,360± S.F.
403,300± S.F.
617,660± S.F.

311 SPACES
472 SPACES
683 SPACES

- | | |
|---|---|
| — X — | EXISTING FENCE |
|  | EXISTING STREET SIGN |
| — EX. W — | EXISTING WATER LINE W/SIZE |
|  | EXISTING FIRE HYDRANT |
| OGV | EXISTING GAS VALVE |
| WM | 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 SANITARY MANHOLE |
| — EX. W — | EXISTING WATER LINE W/SIZE |
| EX OHU | EXISTING OVERHEAD UTILITIES |
|  | EXISTING SPLICE POLE |
|  | PROPOSED STREET SIGN |
|  | PROPOSED ACCESSIBLE SPACE |
|  | PROPOSED WHEEL STOP |
| WM | PROPOSED WATER METER |
| BGM | 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 SANITARY MANHOLE W/PIPE |
|  | PROPOSED DROP INLET |
|  | PROPOSED 4" PROPERTY SERVICE CONNECTION |
|  | PROPOSED 6" PROPERTY SERVICE CONNECTION |
| o CO | PROPOSED CLEANOUT |
| ===== | PROPOSED FORCEMAIN |
| | PROPOSED DITCH/SWALE |
| DWS | PROPOSED DOMESTIC WATER SERVICE W/SIZE |
|  | PROPOSED FIRE HYDRANT |
| FW | PROPOSED FIRE WATER SERVICE W/SIZE |
| G G | PROPOSED GAS W/SIZE |
| OHU | PROPOSED OVERHEAD UTILITIES |
| UGT | UNDERGROUND TELECOMMUNICATIONS |
|  | PROPOSED CONTOUR |





AREA	FERTILIZER	SEED	MULCH
WITHIN STREET RIGHT-OF-WAY (EXCEPT MEDIAN)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	30% PENNINE PERENNIAL RYE 70% TALL FESCUE BLEND ● 20 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.
WITHIN STREET RIGHT-OF-WAY (INCLUDING SAN. SEWERS)			
DITCHES & SWALES (SOIL INVERT & SIDEWALKS TO ELEV. AS SHOWN ON CONSTRUCTION DWG. DITCH & SEWER DETAIL)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	100% PENNINE PERENNIAL RYE ● 80 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.

PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	NOTES / TYPE
DECIDUOUS TREE					
AG	30	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1-3/4" CAL. / AS SHOWN	B&B
CC	27	CERCIS CANADENSIS	FLAMETHROWER REDBUD	1-3/4" CAL. / AS SHOWN	B&B
CO	19	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1-3/4" CAL. / AS SHOWN	B&B
LS	20	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1-3/4" CAL. / AS SHOWN	B&B
LT	16	LIRIODENDRON TULIPIFERRA	TULIP POPLAR	1-3/4" CAL. / AS SHOWN	B&B
MG	19	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1-3/4" CAL. / AS SHOWN	B&B
NS	18	NYSSA SYLVATICA	BLACKGUM	1-3/4" CAL. / AS SHOWN	B&B
QP	18	QUERCUS PALUSTRIS	PIN OAK	1-3/4" CAL. / AS SHOWN	B&B
EVERGREEN TREES					
IC	31	ILEX X 'CONAF'	OAKLEAF RED HOLLY	6' HT / AS SHOWN	B&B
PS	29	PINUS STROBUS	WHITE PINE	6' HT / AS SHOWN	B&B
SHRUBS					
AM	134	ARONIA MELANOCARPA	LOW SCAPE MOUND CHOKEBERRY	24" HT. / AS SHOWN	#3 CONT.
AP	69	AESCULUS PARVIFOLIA	BOTTLEBRUSH BUCKEYE	24" HT. / AS SHOWN	B&B
BD	69	BUDDLEJA DAVIDII 'MISS MOLLY'	MISS MOLLY BUTTERFLY BUSH	24" HT. / AS SHOWN	#3 CONT.
FI	73	FOTHERGILLA X INTERMEDIA	MOUNT AIRY FOTHERGILLA	24" HT. / AS SHOWN	#3 CONT.
IV	102	ITEA VIRGINICA 'MERLOT'	SHORT N SWEET SWEETSPIRE	24" HT. / AS SHOWN	#3 CONT.
JC	86	JUNIPERUS CHINENSIS 'MONLEP'	MINT JULEP JUNIPER	24" HT. / AS SHOWN	#3 CONT.
JV	59	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HT. / AS SHOWN	#3 CONT.
LA	97	LINDERA AUGUSTIFOLIA	SPICE BUSH	24" HT. / AS SHOWN	B&B
ND	70	NANDINA DOMESTICA	GULF STREAM NANDINA	24" HT. / AS SHOWN	B&B
PF	72	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	24" HT. / AS SHOWN	#3 CONT.
PO	37	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO NINEBARK	24" HT. / AS SHOWN	#3 CONT.
TO	90	THUJA OCCIDENTALIS 'BOBOZAM'	MR BOWLING BALL ARBORVITAE	24" HT. / AS SHOWN	#3 CONT.
VD	55	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT. / AS SHOWN	B&B
NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLANT AND NOT FROM PLANT LIST.					

NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.

