

X:\AA-Projects-2026\26010 - Berkel - LaGrange Office Building\Preliminary\Devel Plan\BERKEL - DEVEL PLAN.dwg PLOT DATE: February 18, 2026 - 1:39pm



39-09A6J-00-13  
Togor Properties LLC  
D.B. 1203, Pg. 160  
Zoned: I-1 (Light Industrial)

39-00-00-9F  
Williamson, George F. III &  
D.B. 0408, Pg. 179  
Zoned: I-1 (Light Industrial)

Variable Sanitary Sewer  
& Drainage Easement  
Esmt.D.B.860, Pg. 115

39-00-00-9Y  
JTD Enterprises, Inc.  
D.B. 1386, Pg. 48  
Zoned: I-1 (Light Industrial)

10' Temporary Sanitary Sewer  
& Drainage Easement  
D.B.1219, Pg. 531

5' Sanitary Sewer &  
Drainage Easement  
D.B.1219, Pg. 531

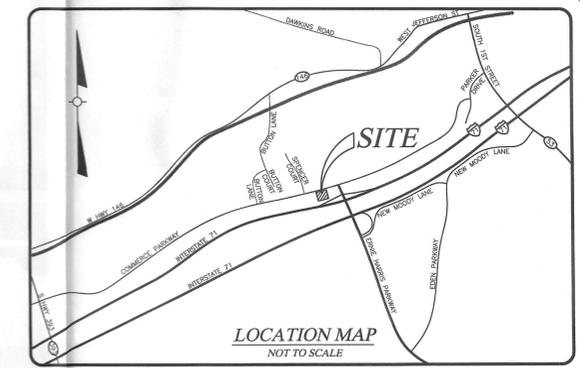
10' Sanitary Sewer &  
Drainage Easement  
Esmt.D.B.860, Pg. 115

39-00-00-9D  
H & B Regional Holding Company, LLC  
D.B. 1217, Pg. 383  
Zoned: I-1 (Light Industrial)

39-00-00-9C  
Shelley A. Huberty Living Trust  
D.B. 1164, Pg. 388  
Zoned: I-1 (Light Industrial)  
(Consolidation and Resubdivision  
D.B. 1217, Pg. 347)

I-71 ROW  
As shown on "As Located" plans  
for project filed with 000-001-  
0044 7/27/2022

Interstate 71 Ramp (South Bound)



**OWNER**  
H & B REGIONAL HOLDING COMPANY LLC  
2849 S 142ND STREET  
BONNER SPRINGS, KANSAS 66012  
DB 000, PG 000  
PARCEL# 39-00-00-9D

**SITE DATA**  
SITE AREA 3.49 ACRES  
EX. ZONING I-1 (LIGHT INDUSTRIAL)  
EX. LAND USE SHOP, OFFICE  
PR. LAND USE SHOP, OFFICE  
EX. BUILDING 6,000 S.F.  
PR. BUILDING 2,400 S.F. (FOOTPRINT)  
PR. BLDG. HEIGHT 28' (50' MAX)  
TOTAL BUILDING 8,000 S.F.  
F.A.R. .07 (1.0 MAX)  
FIRE DISTRICT LAGRANGE FIRE  
CITY DISTRICT LAGRANGE

**SETBACK DATA**  
BUILDING SETBACK 100'  
FRONT YARD SETBACK 35'  
SIDE YARD SETBACK 35'  
REAR YARD SETBACK 25'

**PARKING SUMMARY**  
USE: INDUSTRIAL (I-1) (TOTAL EMPLOYEE: 10)  
MINIMUM (1 SPACE/1.5 EMPLOYEE) 7 UNITS  
MAXIMUM (1 SPACE/1 EMPLOYEE) 10 SPACES

**IMPERVIOUS AREA**  
PRE-CONSTRUCTION 116,238 S.F.  
POST-CONSTRUCTION 118,080 S.F.  
PERCENTAGE OF CHANGE 1.02%

**DISTURBANCE AREA**  
DISTURBED AREA 3,415 S.F.

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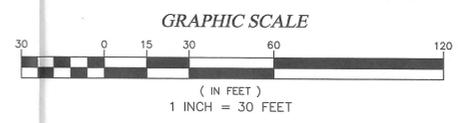
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- LEGEND**
- EX. FIRE HYDRANT
  - EX. LIGHT POLE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. SIGN
  - EX. GAS METER
  - EX. GAS VALVE
  - EX. ELECTRIC METER
  - EX. TELEPHONE LINE MARKER
  - EX. 2"x3" TELEPHONE BOX
  - EX. A/C UNIT
  - EX. FLAG POLE
  - EX. PROPERTY LINE
  - EX. BUILDING
  - EX. 6" CHAIN LINK FENCE
  - EX. CONCRETE
  - EX. EDGE OF PAVEMENT
  - EX. EDGE OF GRAVEL
  - EX. GUARDRAIL
  - EX. SWALE
  - EX. STORM SEWER
  - EX. GAS LINE
  - EX. OVERHEAD ELECTRIC
  - EX. UNDERGROUND ELECTRIC
  - EX. UNDERGROUND FIBER
  - PR. CONCRETE
  - PR. BUILDING
  - EX. GRAVEL STORAGE AREA
  - EX. TREE MASS



**UTILITY NOTE:**  
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) TWO (2) WORKING DAYS 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.



**TEMPORARY BENCHMARKS**  
#1 DESCRIPTION: Mag Nail in Power Pole  
ELEVATION: 755.06'  
COORDINATES: 38.391793, -85.396223

Revision	Date	Description	Drawn By	Checked By	Approved By

**HERITAGE ENGINEERING, LLC**  
642 South 10th Street  
Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

**ENGINEER:** HERITAGE ENGINEERING, LLC

**OWNER/DEVELOPER:** BERKEL & COMPANY CONTRACTORS, INC.  
2120 COMMERCE PKWY.  
LAGRANGE, KENTUCKY 40031  
(502)225-0053

**PROJECT:** SITE DEVELOPMENT PLAN FOR BERKEL & COMPANY CONTRACTORS, INC.  
2120 COMMERCE PKWY.  
LAGRANGE, KENTUCKY 40031

**JOB NO:** 26010  
**HORIZ. SCALE:** 1" = 30'  
**VERTICAL SCALE:**                      
**DESIGNED BY:** MW  
**DETAILED BY:** MW  
**CHECKED BY:** GB  
**DATE:** 2/18/26

**SHEET**  
1 of 1