

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way, dated October 16, 2025.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21185 C 0140 E dated October 16, 2025.
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.
5. Sanitary sewer service to be provided by connection and subject to applicable fees.
6. PSC to existing force main to be installed by LaGrange utilities with backflow preventer.

VARIANCE REQUESTED

1. A Variance is requested from Section 190-020 of the Oldham County Comprehensive Zoning Ordinance for the encroachment of the building into the required 100' front yard setback and 35' side yard setback.
2. A Variance is requested from Section 190-020 of the Oldham County Comprehensive Zoning Ordinance for the encroachment of the parking area into the required 35' front yard setback.

WAIVER REQUESTED

1. A Waiver is requested from Section 300-050 of the Oldham County Comprehensive Zoning Ordinance to provide the required plantings for the 10' Vehicular Use Area Perimeter Landscape Buffer Area (VUA LBA) and to allow for the parking area to encroach into the 10' VUA LBA.

I-1 REQUIREMENTS

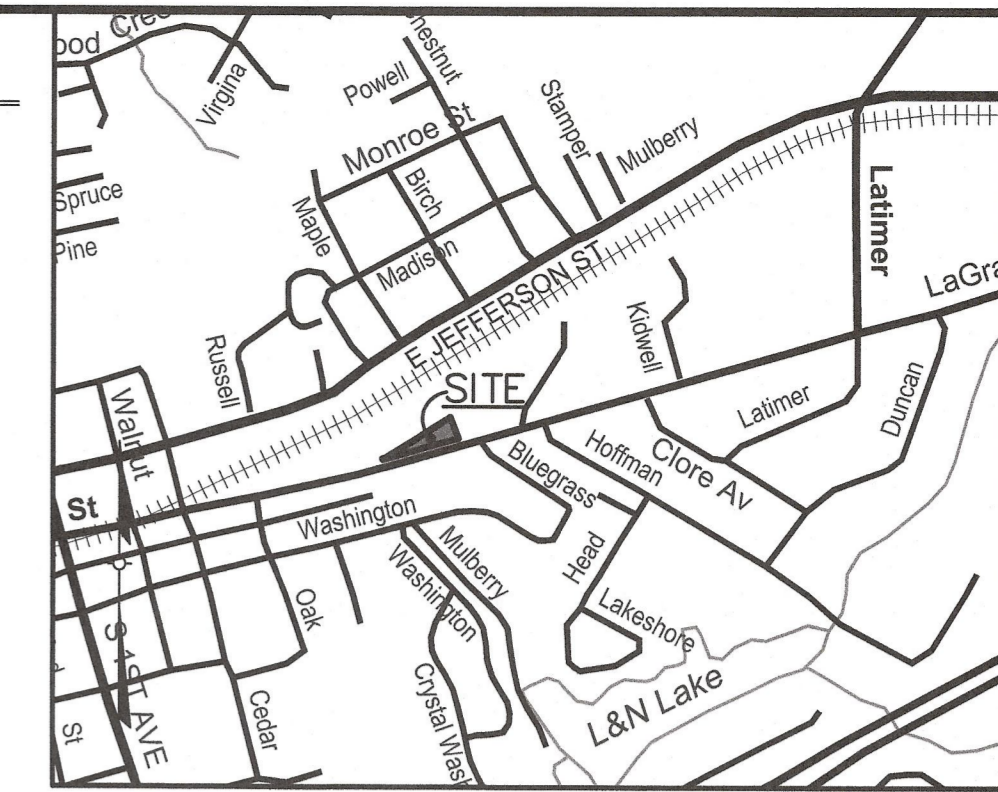
MINIMUM LOT AREA	= 10,000 SF
MINIMUM SIDE YARD	= 35'
MIN. FRONT YARD & STREET SIDE YARD	= 100' FOR STRUCTURES
	= 35' FOR PARKING AREAS
MINIMUM LOT WIDTH	= 150'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 50'
MAX. LOT COVERAGE	= 75%

PROJECT DATA

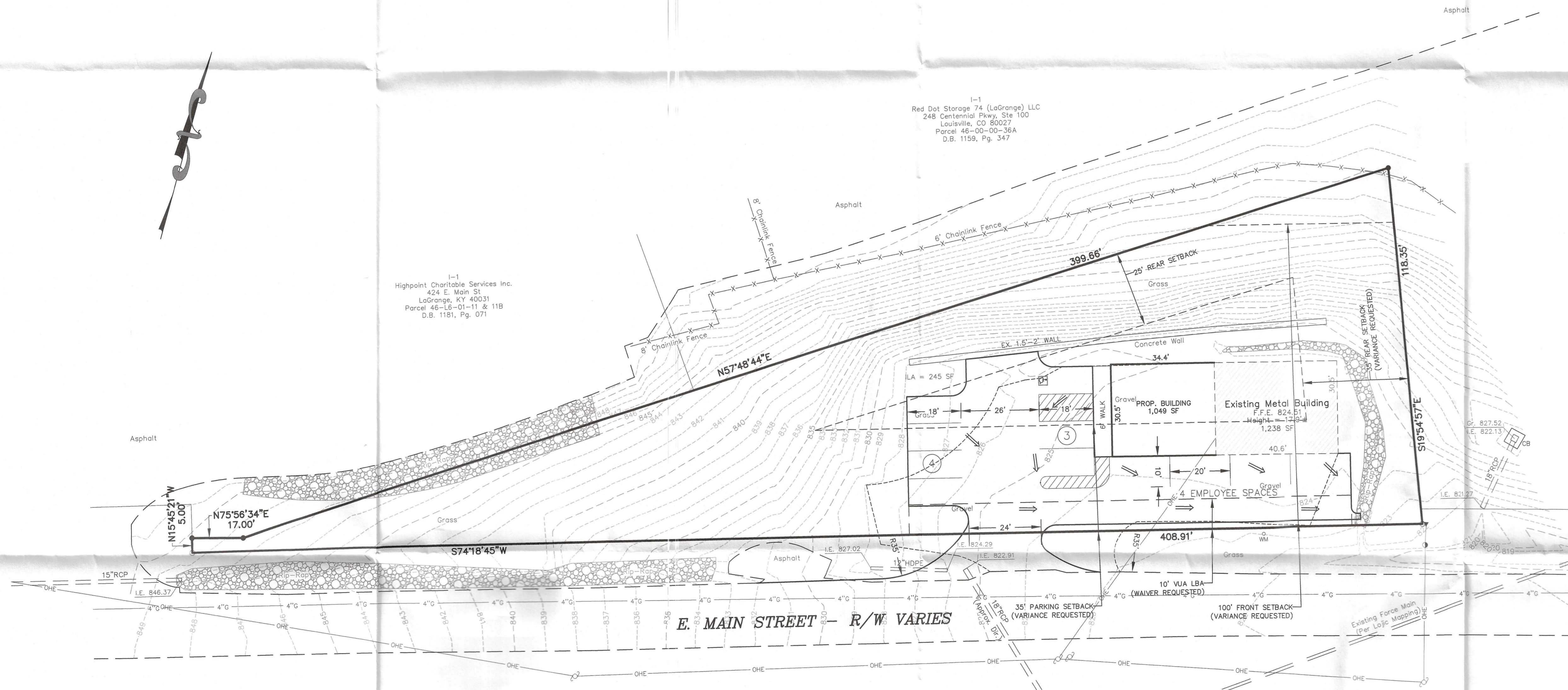
TOTAL SITE AREA	= 0.55 Ac.± (24,075 SF)
EXISTING ZONING	= I-1
EXISTING USE	= INDUSTRIAL SHOP/OFFICE
PROPOSED USE	= INDOOR BASEBALL PRACTICE FACILITY
BUILDING HEIGHT	= 17.9'
BUILDING AREA	= 2,287 SF (9% OF LOT AREA)
EXISTING BUILDING	= 1,238 SF
PROPOSED ADDITION	= 1,049 SF
F.A.R.	= 0.09 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
INDOOR ATHLETIC AND EXERCISE FACILITY		
1 SP/300 S.F. MIN.	= 8 SP	
1 SP/100 S.F. MAX.		= 23 SP

PARKING PROVIDED	= 11 SPACES
TOTAL VEHICULAR USE AREA	= 4,907 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 245 SF (5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 245 SF
PROPOSED IMPERVIOUS	= 7,418 SF (31% OF LOT AREA)



LOCATION MAP
NOT TO SCALE



I-1
Highpoint Charitable Services Inc.
424 E. Main St
LaGrange, KY 40031
Parcel 46-16-01-11 & 11B
D.B. 1181, Pg. 071

I-1
Red Dot Storage 74 (LaGrange) LLC
248 Centennial Pkwy, Ste 100
Louisville, CO 80027
Parcel 46-00-00-36A
D.B. 1159, Pg. 347

NO.	DATE	DESCRIPTION	BY

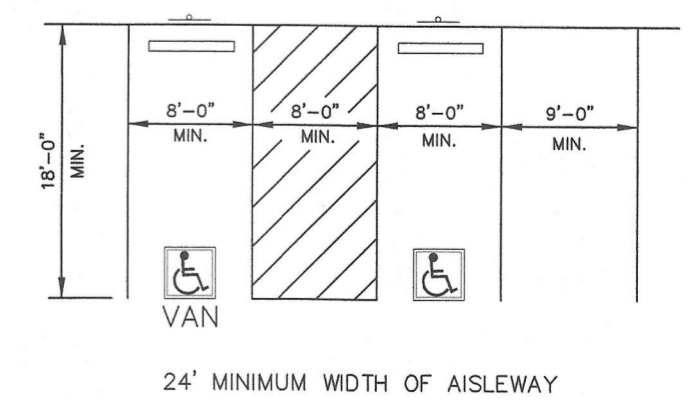
PROJECT DATA
FILE NAME: 26018 - SITE PLAN
DATE: 03/11/2026
CHECKED BY: ZS
DRAWN BY: ZS
SCALE: AS SHOWN

REVISIONS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
605 WILSON MILLS RD., KENTUCKY, 40324
PHONE: 502-442-9714
WEB SITE: WWW.LD&D.COM

INDOOR BASEBALL PRACTICE FACILITY
428 E MAIN ST
DEVELOPER
THOMAS FINCH
401 EAST MAIN ST
LAGRANGE, KY 40031
(502) 641-9252

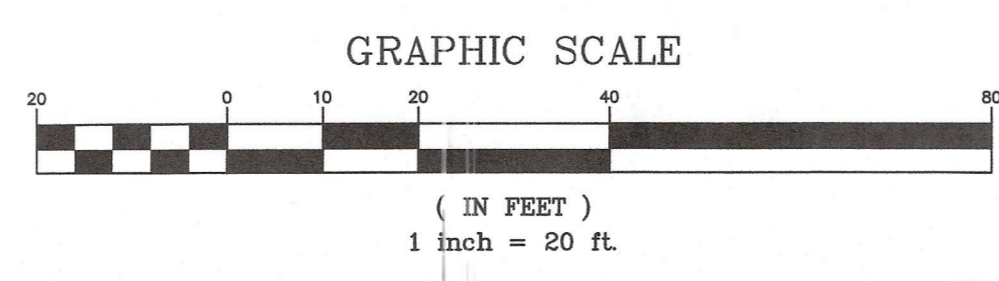
JOB NO. **26018**
SHEET **1** OF **1**



TYPICAL PARKING SPACE LAYOUT
NO SCALE

OWNER: BRIGHTFIELD PROPERTIES LLC
2703 STONEFIELD LN
LAGRANGE, KY 40031

SITE ADDRESS: 428 E. MAIN ST
LAGRANGE, KY 40031
PARCEL #46-00-00-35
D.B. 1218, PG. 392



LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE