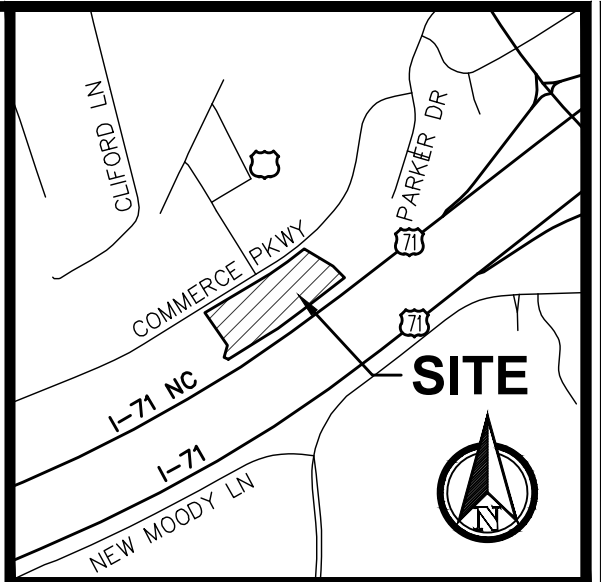


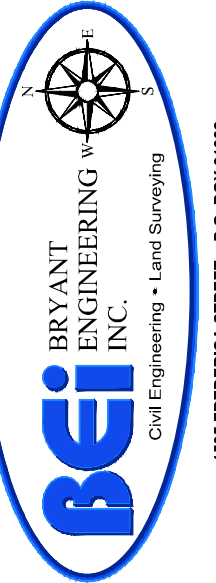


VICINITY MAP

1139 COMMERCE PKWY
LAGRANGE BAPTIST CHURCH INC
1139 COMMERCE PKWY
PO BOX 619
LAGRANGE, KY 40031
D.B. 977, PG. 526
PARCEL NO. 47-00-00-29C

1190 COMMERCE PKWY
LKAC LLC
2905 FERN VALLEY ROAD
LOUISVILLE, KY 40213
D.B. 1179, PG. 70
PARCEL NO. 47-32G-00-20G

PLANS PREPARED BY:



OWNER / DEVELOPER:

GULF STREAM
C/O MATT HAYDEN
2960 FAIRVIEW DRIVE
OWENSBORO, KY 42303

DEVELOPMENT PLAN

PROJECT TITLE:
LA GRANGE
COMMERCE PARKWAY
LA GRANGE, KY 40031

PLAN DATE:

07-21-2025

SCALE:

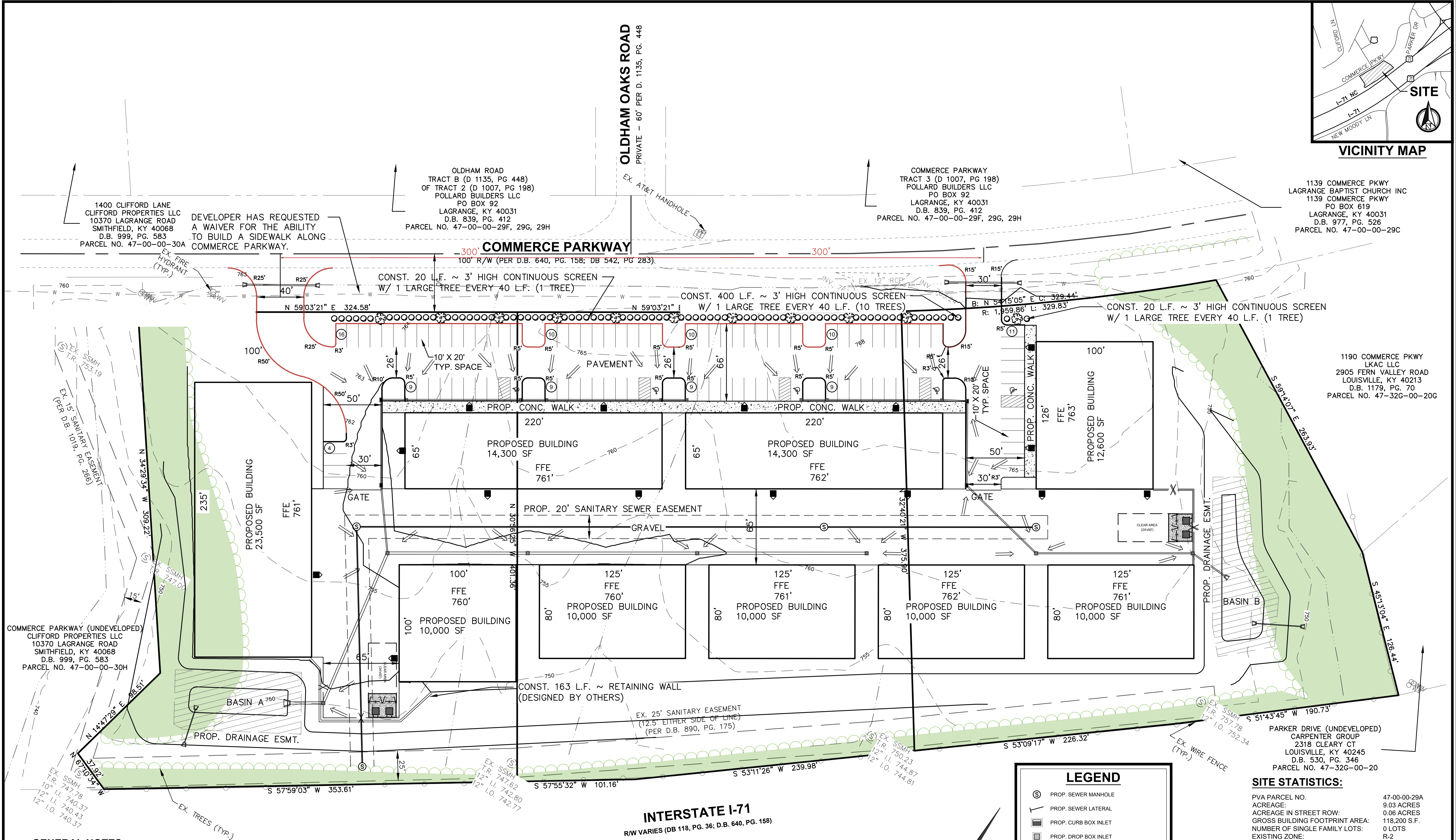
' = 40'

PROJECT NO:

5-7091

SHEET NO:

C1.02



GENERAL NOTES:

1. THE ENTIRE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA OR FLOODWAY PER F.I.R.M. NO. 21185C0120D, EFFECTIVE MARCH 23, 2021.
2. THE SITE HAS AREAS OF EXCESSIVE SLOPE OVER 30%. SEE THE EROSION PROTECTION AND SEDIMENT CONTROL PLAN SHEET FOR ADDITIONAL INFORMATION REGARDING SLOPE PROTECTION.

LEGEND

- | | |
|---|--------------------------------|
|  | PROP. SEWER MAN-HOLE |
|  | PROP. SEWER LATERAL |
|  | PROP. CURB BOX INLET |
|  | PROP. DROP BOX INLET |
|  | SLOPED & FLARED HEADWALL |
|  | PROP. REGRADE CONTOUR |
|  | EX./PROP. SHEET FLOW DIRECTION |
|  | PROP. TREE / LANDSCAPING |
|  | PROP. FIRE HYDRANT ASSEMBLY |
|  | PROP. WATER METER |
|  | PROP. WATER LINE |
|  | PROP. ELECTRICAL TRANSFORMER |
|  | PROP. BUILDING LIGHT |
|  | PROP. FENCE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | PROPOSED GRAVEL |
| | EX. TREE CANOPY |

SITE STATISTICS:

PVA PARCEL NO.	47-00-00-29A
ACREAGE:	9.03 ACRES
ACREAGE IN STREET ROW:	0.06 ACRES
GROSS BUILDING FOOTPRINT AREA:	118.200 S.F.
NUMBER OF SINGLE FAMILY LOTS:	0 LOTS
EXISTING ZONE:	R-1
PROPOSED ZONE:	C-3
OPEN SPACE:	N/A (ZONED C-3)
LOT COVERAGE (STRUCTURES):	30.0% COVERED
IMPERVIOUS SURFACE:	43.7%
REQUIRED PARKING:	71 SPACES*
PROVIDED PARKING:	98 SPACES
REQUIRED ADA PARKING:	6 SPACES
PROVIDED ADA PARKING:	5 SPACES
REQUIRED ADA VAN PARKING:	1 SPACES
PROVIDED ADA VAN PARKING:	1 SPACES

*REQUIRED PARKING BASED ON REQUIREMENT
1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED
EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE
SECOND SHIFT.

**ADA PARKING IS TO BE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

MINIMUM REQUIRED - 106 EMPLOYEES / 1.5 = 71 SPACES
MAXIMUM ALLOWED - 106 EMPLOYEES / 1 = 106 SPACES

GRAPHIC SCALE



1 inch = 40 feet

