NOTE: A title examination may reveal roads and easements of record not shown hereon.

NOTE:

EXHIBIT ONLY. NOT FOR RECORDING.

LEGEND

- TRAFFIC DIRECTION ARROW
- F.H. FIRE HYDRANT
- GUY ANCHOR
- UTILITY POLE
- EXISTING CONTOURS
- OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- CENTERLINE
- CHAINLINK FENCE
- SS SANITARY SEWER LINE
- CRUSHED STONE
- EXISTING SURFACE FLOW ARROW
- RCP REINFORCED CONCRETE PIPE
- I.E. INVERT ELEVATION
- EX. EXISTING
- TYP. TYPICAL
- D.B. DEED BOOK
- P. PAGE
- I.E. INVERT ELEVATION
- EX. EXISTING
- R/W RIGHT OF WAY
- O.A. OVERALL

FLOODPLAIN NOTE

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA "A" PER FIRM PANEL 21185C0140D, EFFECTIVE 3/23/2021.

UTILITY PROVIDERS

1. LOUISVILLE, GAS AND ELECTRIC
2. LAGRANGE WATER COMPANY
3. AT&T
4. LAGRANGE UTILITIES

EXISTING SETBACKS (I-1)

FRONT YARD SETBACK: 100'

REAR YARD SETBACK: 25'

SIDE YARD SETBACK: 25', OR 75' WHEN ABUTTING A RESIDENTIAL DISTRICT

STREET SIDE YARD SETBACK: 100'

PROPERTY STATISTICS

OWNER: FALLS CITY CONTRACTING, LLC
1101 MARKWELL LANE
TAYLORSVILLE, KY 40071

D.B. 1410 P. 64

PARCEL I.D.: 46-00-00-44

CURRENT ZONING: I-1

CURRENT USE: VACANT

PROPOSED ZONING: C-N

PROPOSED USE: RESIDENTIAL

PARCEL SIZE: 11,543 SQ. FT. = 0.265 ACRES

AREA OF STEEP SLOPE: NONE

WAIVERS OR VARIANCES: NONE

NUMBER OF SINGLE FAMILY LOTS: 2

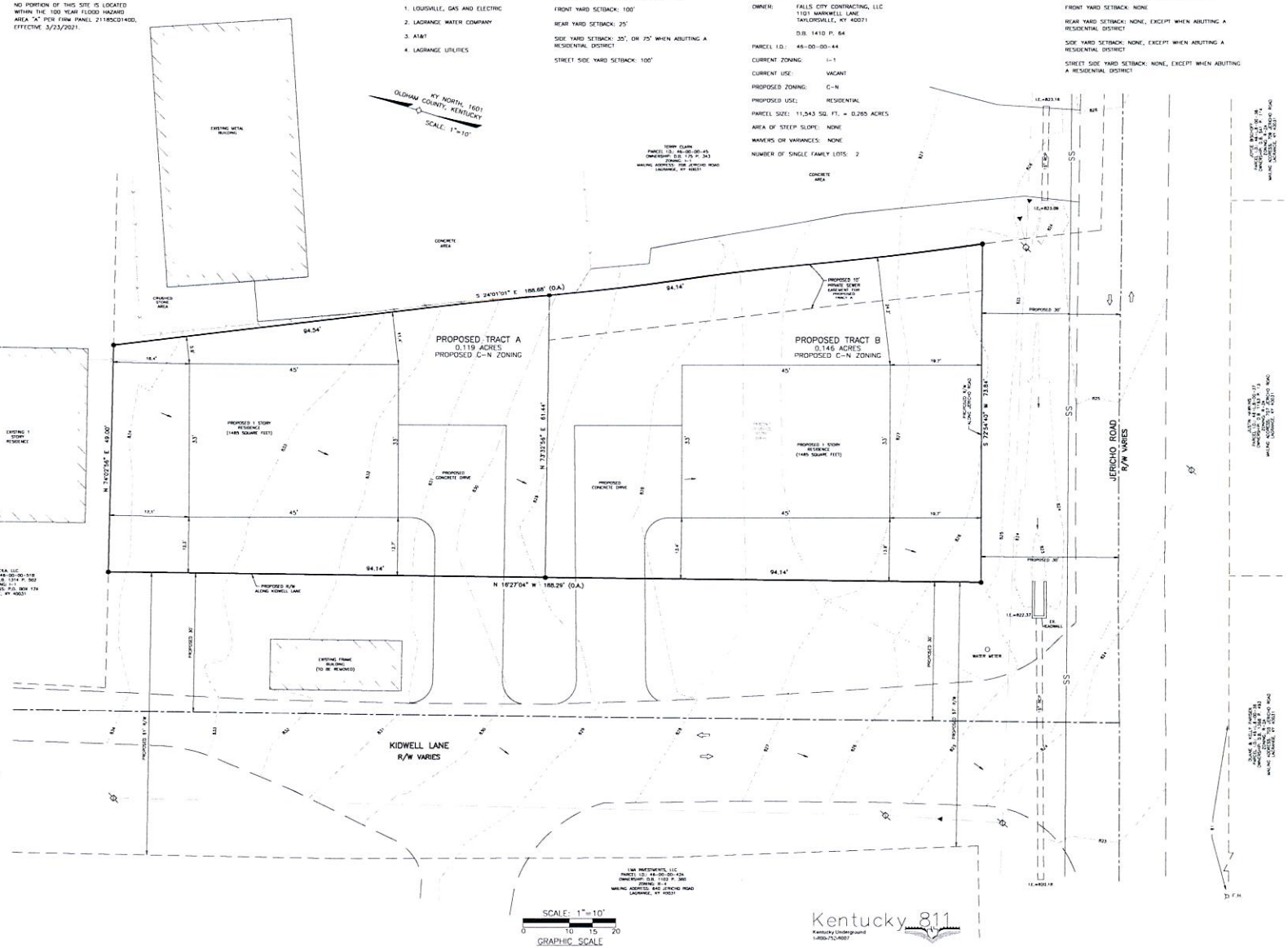
PROPOSED SETBACKS (C-N)

FRONT YARD SETBACK: NONE

REAR YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT

SIDE YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT

STREET SIDE YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT



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ZONING CHANGE EXHIBIT

FALLS CITY CONTRACTING, LLC
706 JERICHO ROAD
LAGRANGE, KENTUCKY 40031
PARCEL ID: 46-00-00-44 ~ D.B. 1410 P. 64

MERIDIAN
SURVEYING AND DESIGN SERVICES
2248 Commerce Parkway Lagrange, KY 40031
Phone: (502) 222-1241 Fax: (502) 222-1241
Boundary - Site Development - N/A
Land Surveying - Site Design - Civil Engineering

SCALE	1"=10'
DRAWN	WLD
CHECKED	MAK
DATE	8-18-2025
FILE	25-103

REVISION
8-27-2025
ADDRESS COMMENTS FROM TRC

PROJECT I.D.
25-103

ZONING