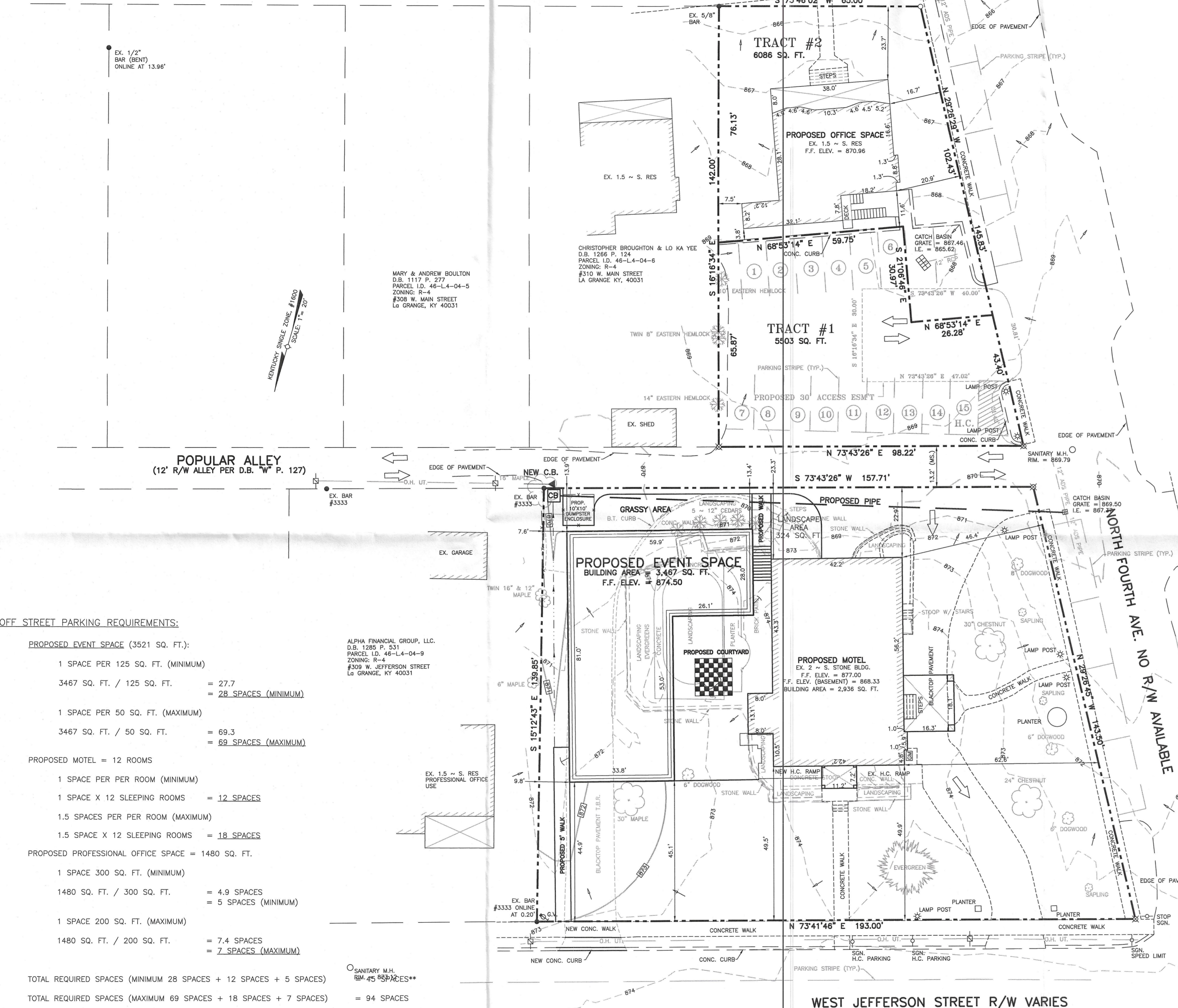


NOTE: A title examination may reveal roads and easements of record not shown hereon.

WEST MAIN STREET NO R/W AVAILABLE



OFF STREET PARKING REQUIREMENTS:

PROPOSED EVENT SPACE (3521 SQ. FT.):

- 1 SPACE PER 125 SQ. FT. (MINIMUM)
- 3467 SQ. FT. / 125 SQ. FT. = 27.7
- = 28 SPACES (MINIMUM)
- 1 SPACE PER 50 SQ. FT. (MAXIMUM)
- 3467 SQ. FT. / 50 SQ. FT. = 69.3
- = 69 SPACES (MAXIMUM)

PROPOSED MOTEL = 12 ROOMS

- 1 SPACE PER PER ROOM (MINIMUM)
- 1 SPACE X 12 SLEEPING ROOMS = 12 SPACES
- 1.5 SPACES PER PER ROOM (MAXIMUM)
- 1.5 SPACE X 12 SLEEPING ROOMS = 18 SPACES

PROPOSED PROFESSIONAL OFFICE SPACE = 1480 SQ. FT.

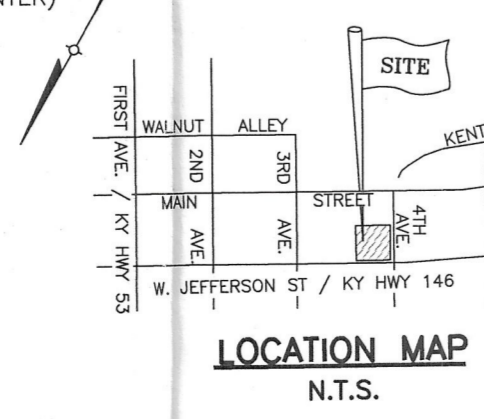
- 1 SPACE 300 SQ. FT. (MINIMUM)
- 1480 SQ. FT. / 300 SQ. FT. = 4.9 SPACES
- = 5 SPACES (MINIMUM)
- 1 SPACE 200 SQ. FT. (MAXIMUM)
- 1480 SQ. FT. / 200 SQ. FT. = 7.4 SPACES
- = 7 SPACES (MAXIMUM)

TOTAL REQUIRED SPACES (MINIMUM 28 SPACES + 12 SPACES + 5 SPACES) = 45 SPACES

TOTAL REQUIRED SPACES (MAXIMUM 69 SPACES + 18 SPACES + 7 SPACES) = 94 SPACES

TOTAL SPACES PROVIDED = 15 SPACES *

** = WAIVER NEEDED FOR PARKING REQUIREMENTS (SPACES NEEDED ARE 30 ADDITIONAL.)
SECTION 280-060 SOCIAL / PATERNAL CLUBS OR LODGES, UNION HALLS AND SIMILAR CLUBS (FOR EVENT CENTER)
SECTION 280-070 BUSINESS AND PROFESSIONAL OFFICE (W. MAIN STREET OFFICE USE)



PROPERTY STATISTICS
311 WEST JEFFERSON STREET
Lo GRANGE KY, 40031

OWNER: ADKINS-RADCLIFF INC.
D.B. 106 P. 506
MAILING ADDRESS: 12100 LAGRANGE ROAD
LOUISVILLE, KY 40223
PARCEL I.D.: 46-L4-04-8
CURRENT ZONING: R-4
CURRENT USE: FUNERAL HOME
PROPOSED ZONING: C-2
PROPOSED USE: EVENT CENTER
PARCEL SIZE: 24,511 SQ. FT. = 0.563 ACRES
EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 1
AREA OF STEEP SLOPE: NONE
WAVERS OR VARIANCES: 2 ~ WAVERS (MINIMUM PARKING & P.L.B.A. WIDTH)
EXISTING SETBACKS (R-4)
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 7.5 FEET PLUS 3 FOR EVERY STORY OVER 3 + 15 FEET PLUS 6 FEET FOR EVERY STORY OVER 3 TOTAL
STREET SIDE YARD SETBACK: 25 FEET
PROPOSED SETBACKS (C-2)
FRONT YARD SETBACK: NONE
REAR YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT
SIDE YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT (R-4 ZONING: 7.5 FEET)
STREET SIDE YARD SETBACK: NONE, EXCEPT WHEN A RESIDENTIAL DISTRICT

PROPOSED IMPERVIOUS AREA:
TOTAL SITE AREA = 24,511 SQ. FT.
PROPOSED TOTAL PAVED AREA = 3,337 SQ. FT.
PROPOSED TOTAL BUILDINGS AREA = 6,403 SQ. FT.
SIDEWALK AREA (COURTYARD AREA) = 3,172 SQ. FT.
TOTAL IMPERVIOUS AREA = 12,912 SQ. FT.
TOTAL IMPERVIOUS % = 12,912 SQ. FT. / 24,511 SQ. FT. = 0.527
= 52.7%
(MAXIMUM IMPERVIOUS PERCENTAGE = 85%)
BUILDING COVERAGE = 2,936 SQ. FT.
EXISTING BUILDING COVERAGE = 3,487 SQ. FT.
TOTAL BUILDING COVERAGE = 6,403 SQ. FT.
STRUCTURE COVERAGE = 6,403/24,511 = 0.261 = 26.1%
(MAXIMUM STRUCTURE COVERAGE = 65%)

LANDSCAPING REQUIREMENTS:

INTERNAL LANDSCAPING (I.L.A.):

- SIX OF TOTAL PARKING/ VEHICLE USE AREA
- ADDITIONAL VEHICLE USE AREA = 0 SQ. FT.
- REQUIRED V.I.A. = 0 SQ. FT.
- PROVIDED I.L.A. = 324 SQ. FT.

PROPERTY PERIMETER LANDSCAPING

- FRONT YARD = 3" TALL CONTINUOUS SCREENING (ALONG JEFFERSON AT PARKING AREA)
 - STREET SIDE YARD = 3" TALL CONTINUOUS SCREENING 15' WIDE* + 1 LARGE TREE PER 40' L.F.
 - REAR YARD = N/A
- A LANDSCAPING AND LIGHTING PLAN WILL NEED TO BE SUBMITTED AND APPROVED BY PLANNING AND DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.

PROPERTY STATISTICS
312 WEST MAIN STREET
Lo GRANGE KY, 40031

OWNER: ADKINS-RADCLIFF INC.
D.B. 135 P. 411
MAILING ADDRESS: 12100 LAGRANGE ROAD
LOUISVILLE, KY 40223
PARCEL I.D.: 46-L4-04-7
CURRENT ZONING: R-4
CURRENT USE: RESIDENTIAL
PROPOSED ZONING: CN
PROPOSED USE: PARKING LOT AND PROFESSIONAL OFFICE / RESIDENTIAL
EXISTING PARCEL SIZE: 11,588 SQ. FT. = 0.266 ACRES
PARKING LOT: 5,503 SQ. FT. = 0.126 ACRES
OFFICE/RESIDENTIAL LOT: 6,086 SQ. FT. = 0.140 ACRES
EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 2
AREA OF STEEP SLOPE: NONE
WAVERS OR VARIANCES: NONE
EXISTING SETBACKS (R-4)
FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 7.5 FEET PLUS 3 FOR EVERY STORY OVER 3 + 15 FEET PLUS 6 FEET FOR EVERY STORY OVER 3 TOTAL
STREET SIDE YARD SETBACK: 25 FEET
PROPOSED SETBACKS (C-2)
FRONT YARD SETBACK: NONE
REAR YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT
SIDE YARD SETBACK: NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT (R-4 ZONING: 7.5 FEET)
STREET SIDE YARD SETBACK: NONE, EXCEPT WHEN A RESIDENTIAL DISTRICT

PROPOSED IMPERVIOUS AREA:
THERE WILL BE NO CHANGE TO THIS SITE
LANDSCAPING REQUIREMENTS:
THERE WILL BE NO CHANGE TO THIS SITE

LEGEND

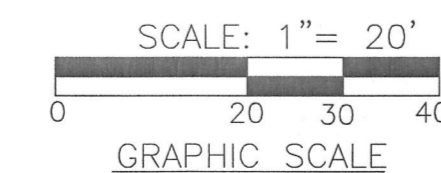
| | | |
|-------------------------------|--------|--------------------------|
| TRAFFIC DIRECTION ARROW | CONC | CONCRETE |
| FIRE HYDRANT | RCP | REINFORCED CONCRETE PIPE |
| MAIL BOX | CMP | CORRUGATED METAL PIPE |
| GAS SERVICE VALVE | I.E. | INVERT ELEVATION |
| WATER GATE | EX. | EXISTING |
| TELECOMMUNICATION PEDESTAL | R/W | RIGHT-OF-WAY |
| GUY ANCHOR | TYP. | TYPICAL |
| UTILITY POLE | CRST. | CRUSHED STONE |
| EX. CONIFEROUS TREE | E.P. | EDGE OF PAVEMENT |
| EX. DECIDUOUS TREE WITH SIZE | C.B. | CATCH BASIN |
| OVERHEAD UTILITIES | FL | FLOW LINE |
| UNDERGROUND ELECTRIC | ELEC. | ELECTRIC |
| UNDERGROUND TELECOMMUNICATION | TEL. | TELEPHONE |
| EXISTING CONTOURS | O.H. | OVERHEAD |
| PROPOSED CONTOURS | B.T. | BLACKTOP |
| TOP OF BANK | FNC. | FENCE |
| EXTERIOR BOUNDARY | U.G. | UNDERGROUND |
| EXISTING SURFACE FLOW | D.N.D. | DO NOT DISTURB |
| EXISTING PIPE FLOW | SERV. | SERVICE |

FLOOD NOTE:

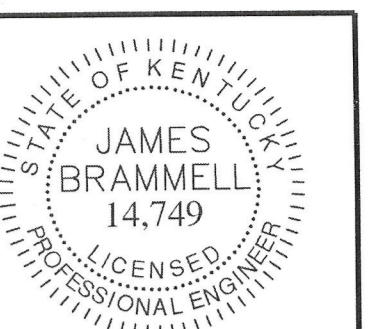
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA BASED ON FIRM 21185C0120D DATED 03/23/2021

UTILITY PROVIDERS

1. GAS = LOUISVILLE, GAS AND ELECTRIC
2. WATER = LAGRANGE WATER COMPANY
3. TELECOMMUNICATION: AT&T AND SPECTRUM
4. SEWER = LAGRANGE UTILITIES
5. ELECTRIC = KENTUCKY



Kentucky 811
Kentucky Underground
1-800-752-6007



James Brammell

REZONING EXHIBIT FOR MERRELL CONSTRUCTION 311 WEST JEFFERSON ST. & 312 W. MAIN ST. Lo GRANGE KY, 40031

MERIDIAN SURVEYING AND DESIGN SERVICES
2248 Commerce Parkway, LoGrange, KY 40031
Phone: 502-222-9216
Boundary - Self Off - Topographic - ALTA



| | |
|----------------------------------|------------|
| SCALE | 1" = 20' |
| DRAWN | WAK |
| CHECKED | WLD |
| DATE | 10-28-2025 |
| FILE | 25-165 |
| REVISION | |
| 3-3-2026 ADD INVERTS | |
| 4-20-26 REVISE BLDG. & TRC. COM. | |
| 5-19-26 REVISE P & Z | |
| PROJECT I.D. | 25-165 |
| | Z100 |