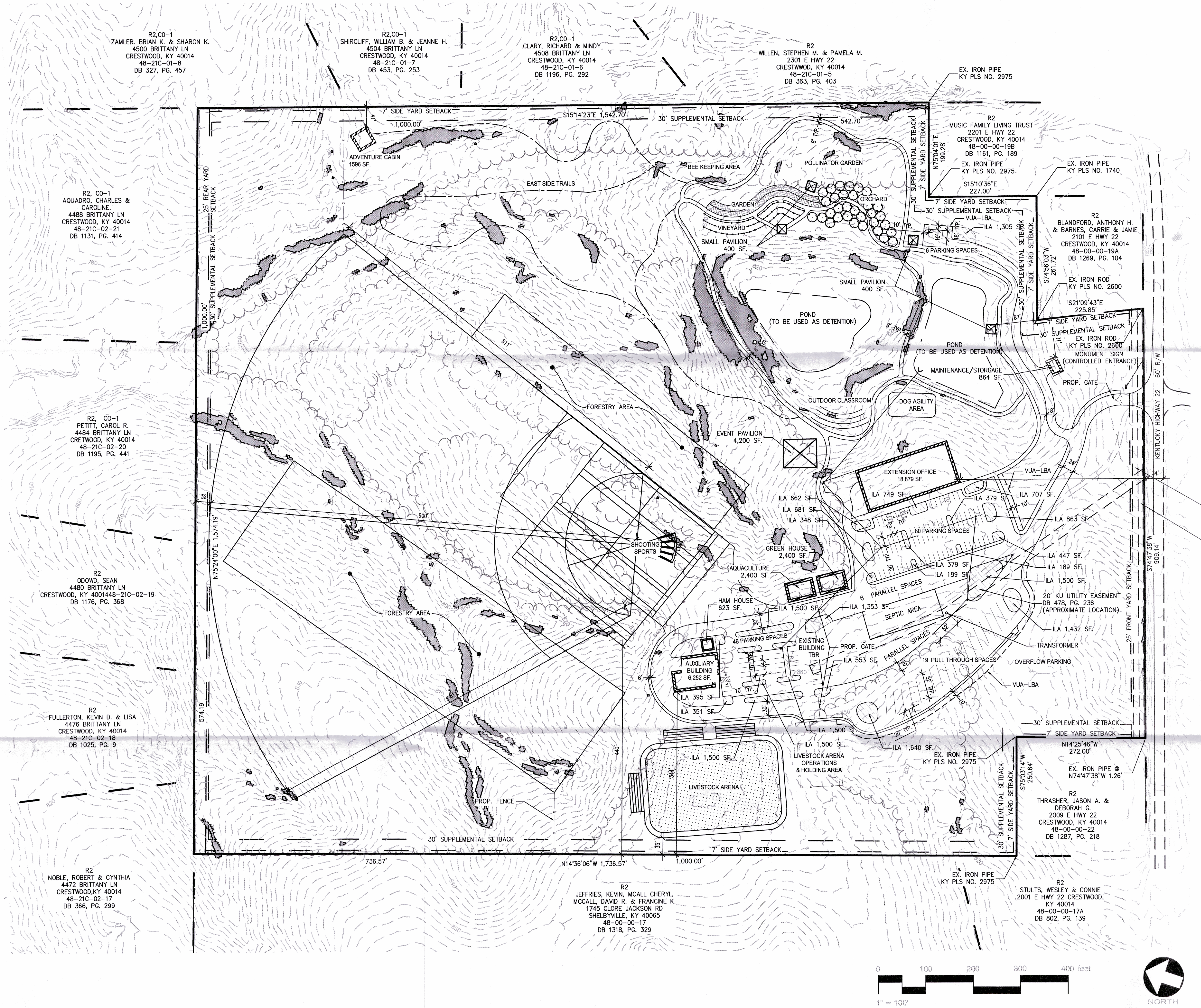
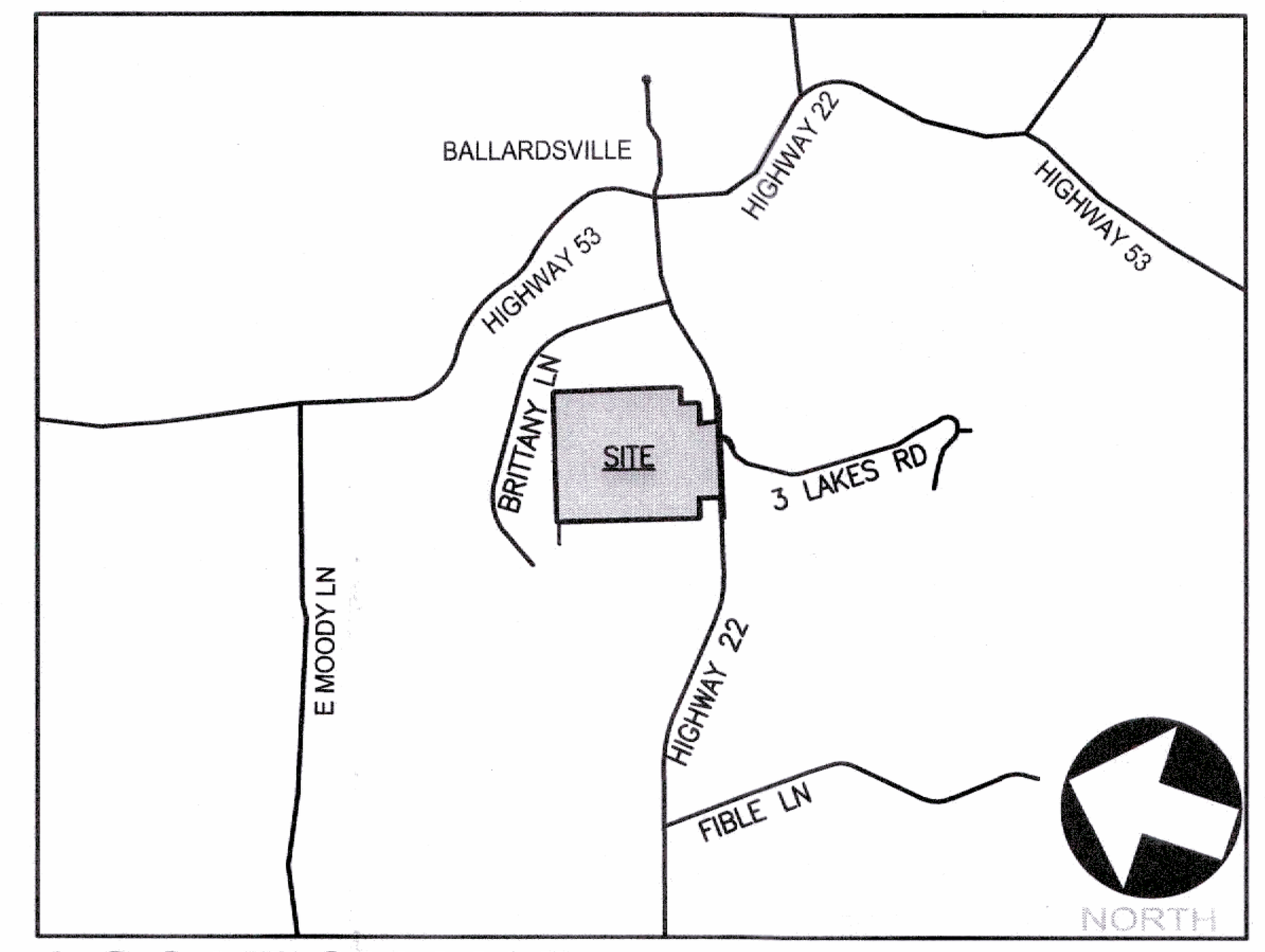




LOCATION MAP

NOT TO SCALE

BRANDSTETTER CARROLL INC
ARCHITECTS + ENGINEERS + PLANNERS
2360 Chauvin Drive, Lexington, KY 40517
p. 859.268.1933 www.brandstettercarroll.com

SCHEMATIC DESIGN

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING EASEMENT
- HIKING TRAIL
- PROPERTY LINE
- PROPOSED TREE
- EXISTING TREE LINE
- PROP. FENCE
- 30% OR GREATER SLOPE AREA
- INTERIOR LANDSCAPE AREA
- PROP. STORM

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.
3. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 221185C0230D DATED OCTOBER 16, 2025.
4. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPTUAL PURPOSES.
5. ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2,10,25, AND 100 YEAR STORMS. DETAILS OF BASIN TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW BY THE COUNTY ENGINEER. EXISTING PONDS TO BE USED AS DETENTION WITH APPROPRIATE CALCULATIONS AND APPROVALS.
6. SITE TO BE SERVED BY SEPTIC SYSTEM AND WILL BE APPLICABLE TO ALL FEES AND APPROVALS.

SITE DATA

TOTAL SITE AREA	= 67.87± ACRES (2,956,417±S.F.)
EXISTING ZONE	= R-2 & CO-2
EXISTING USE	= VACANT
PROPOSED USE	= EXTENSION OFFICE/EDUCATIONAL RESEARCH CAMPUS
BUILDING HEIGHT	= 30' MAX.
TOTAL BUILDING FOOTPRINT	=
EXTENSION OFFICE	= 18,879 SF.
AUXILIARY BUILDING	= 6,252 SF.
GREENHOUSE	= 2,400 SF.
AQUACULTURE	= 2,400 SF.
MAINTENANCE	= 864 SF.
EVENT PAVILION	= 4,200 SF.
SMALL PAVILION	= 400 SF.
HAM HOUSE	= 623 SF.
ADVENTURE CABIN	= 1,596 SF.
TOTAL BUILDING AREA	= 37,614 SF.
DENSITY	= N/A
BUILDING LOT COVERAGE	= 37,614
F.A.R.	= 0.13
PARKING REQUIRED	
MIN.	= TO BE DETERMINED BY PLANNING DIRECTOR
MAX.	= TO BE DETERMINED BY PLANNING DIRECTOR
TOTAL PARKING REQUIRED	= TO BE DETERMINED BY PLANNING DIRECTOR
PARKING PROVIDED	
CAR PARKING	= 134
HORSE TRAILER	= 32
TOTAL (INCLUDES 6 ADA SPACES)	= 163
	= 190,288 SF.
VEHICULAR USE AREA	= 19,029 SF.
INTERIOR LANDSCAPE AREA REQUIRED	= 19,982 SF.
INTERIOR LANDSCAPE AREA PROVIDED	
	= 294,822 SF.
PROPOSED IMPERVIOUS AREA	

R2,CO-1
OLDHAM COUNTY EXTENSION DISTRICT
207 PARKER DR
LAGRANGE, KY 40031
48-00-00-19
DB 1390, PG. 115

REVISIONS:
ISSUE DATE: 10/19/2026

OLDHAM COUNTY EXTENSION OFFICE

2031 EAST HWY 22
CRESTWOOD, KY 40014

COMMUNITY FACILITY PLAN

PROJECT NO
25122

C-100

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