

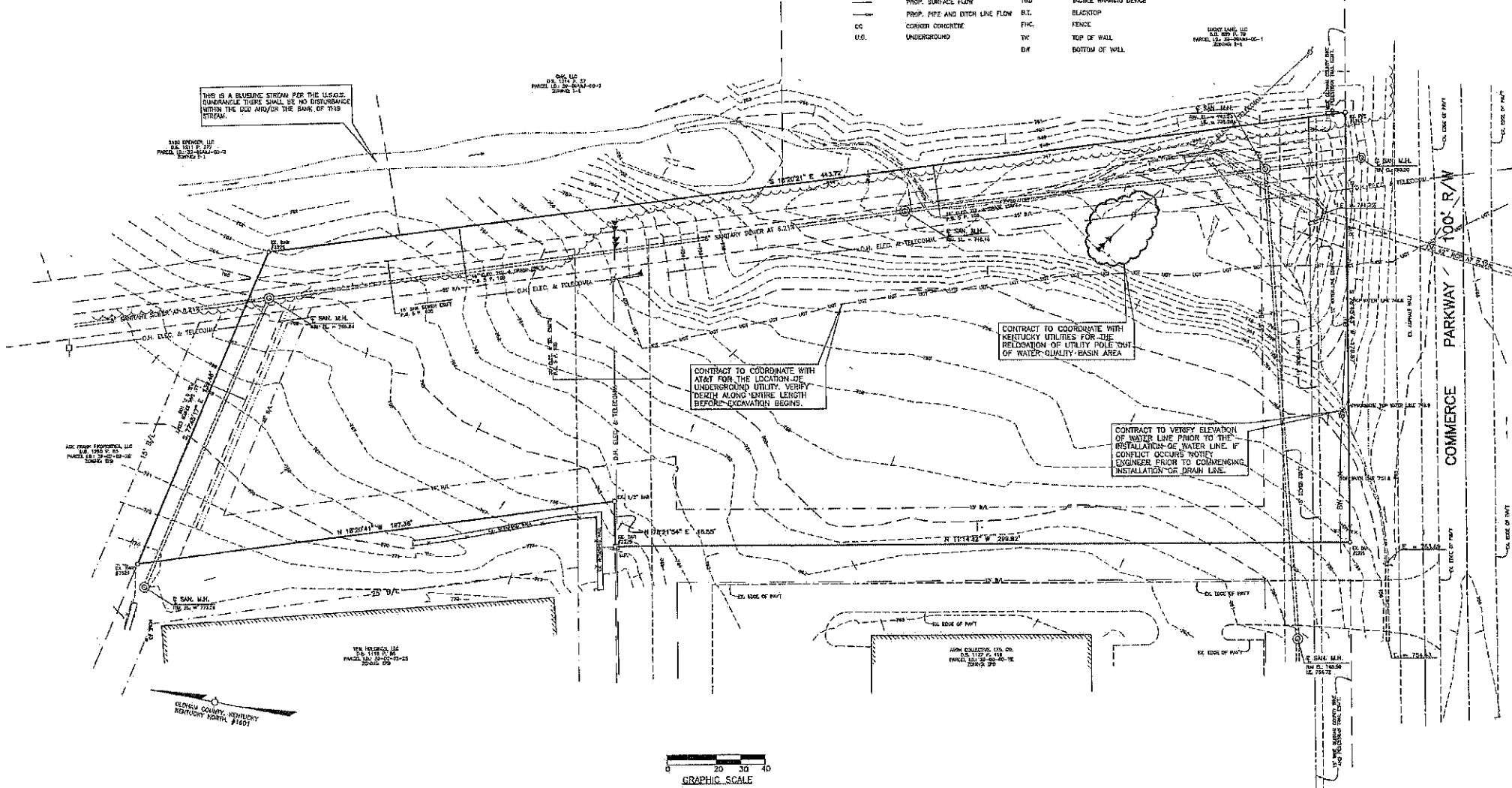
LOCATION MAP
N.T.S.

PROPERTY STATISTICS

OWNER: 3243 SP LLD
D.B. 1385 P. 423
MAILING ADDRESS: 0002 CARPENTER LANE
CRESTWOOD, KY 40014
PARCEL I.D.: 39-00-00-7A
ZONING: IFO
PARCEL SIZE: 1.006 ACRES (67,780 SQ. FT.)
SET BACKS: FRONT YARD: 25 FEET
SIDEYARD: 15 FEET & 25 FEET
REAR YARD: 25 FEET

LEGEND

TRAFFIC DIRECTION ARROW	CONG	CONCRETE
TIME HYDRANT	RCR	REINFORCED CONCRETE PIPE
MAIL BOX	MUX	SIDEWALK
GAS SERVICE VALVE	LEV	INVERT ELEVATION
WATER GATE	EX	EXISTING
WATER METER	R/W	RIGHT-OF-WAY
OUT ANCHOR	TOP	TYPICAL
UTILITY POLE	CRST	CRUSHED STONE
TREELINE	C.P.	EDGE OF PAVEMENT
UNDERGROUND GAS WITH SIZE	C.B.	DITCH BASIN
UNDERGROUND WATER WITH SIZE	F.A.	FLOW LINE
UNDERGROUND TV	ELEC	ELECTRIC
EXISTING CONTOURS	Q	CENTERLINE
PROPOSED CONTOURS	C.H.	CUTHEAD
TOP OF BANK	EC	EDGE OF CONCRETE
EXISTING SURFACE FLOW	TD	TOP OF CURB
EXISTING FLOW LINE	BC	BOTTOM OF CURB
EXISTING DRAIN PIPE WITH FLOW	TWO	TAGGLE WARNING DEVICE
PROP. SURFACE FLOW	B.T.	BLACKTOP
PROP. PIPE AND DITCH LINE FLOW	FHC	FENCE
CONCRETE	TY	TOP OF WALL
UNDERGROUND	BT	BOTTOM OF WALL



MERIDIAN
SURVEYING AND DESIGN SERVICES
2245 Commerce Parkway, Louisville, KY 40203
Surveying & Design - Civil Engineering

SCALE	1" = 50'
DRAWN	W.M.
CHECKED	M.D. & J.L.
DATE	1-10-2024
FILE	62-154-100
REVISION	
1	DESIGN AND PREPARE FOR CONSTRUCTION

PROJECT NO.
23-154
C100

SITE SURVEY & DEMO PLAN
FOR
TOM ABLE
PROPERTY ADDRESS: 2245 COMMERCE PARKWAY
LOUISVILLE, KY 40203
PARCEL I.D.: 39-00-00-7A

STATE OF KENTUCKY
WILLIAM A. KATZ
REGISTERED PROFESSIONAL LAND SURVEYOR
2-1-2023

EROSION CONTROL LEGEND
SEE SHEET C201 FOR DETAILS

- 100' SLOPE AND OUTLET PROTECTION
- 075 CONCRETE WASHOUT
- 050 STONE BAG CHECK DAM
- 025 CATCH BASIN SEDIMENT BARRIER
- ST — SLOPE FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- EXISTING SURFACE FLOW
- PROPOSED PIPE AT DITCH FLOW
- PROPOSED SURFACE FLOW
- EXISTING DITCH & PIPE FLOW

OLDHAM COUNTY EROSION CONTROL INSPECTIONS AND REPORTS

1. ALL EROSION CONTROL SITE INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL INSPECTOR.
2. INSPECTOR SHALL USE THE INSPECTION FORM PROVIDED BY OLDHAM COUNTY.
3. ALL INSPECTIONS SHALL BE MAINTAINED ON-SITE FOR OFFICIAL REVIEW BY COUNTY ENGINEER'S OFFICE.

FLOOD PLAIN NOTE:

NO PORTION OF THIS SITE IS WITH IN THE 100 YEAR FLOOD HAZARD AREA. PER FIRM FIRM: 2116000/280 DATED 3-23-2021.

CONSTRUCTION PHASING:

1. PRE-CONSTRUCTION MEETING WITH OLDHAM COUNTY SITE INSPECTOR.
2. INITIAL CONSTRUCTION PHASE: SLOPE FENCE 1 AND OTHER AVAILABLE EROSION CONTROL MEASURES.
3. SLOPE FENCE 2: PROCEED TO CONSTRUCT PERMANENT PROTECTION FOLLOWING THE INSTALLATION OF PERMANENT SEDIMENT MEASURES.
4. MAINTAIN SLOPE FENCE 1 THROUGHOUT CONSTRUCTION AND REMOVE IT ONLY AFTER THE PERMANENT PROTECTION IS IN PLACE.
5. SLOPE FENCE 3: PROCEED TO CONSTRUCT PERMANENT PROTECTION FOLLOWING THE INSTALLATION OF PERMANENT SEDIMENT MEASURES.
6. FINAL DRAINAGE: INSTALLATION OF DRAIN FOR IMPROVED DRAINAGE AND REMOVAL OF SLOPE FENCE 3.
7. COMPLETION OF THE BUILDING: REMOVE SLOPE FENCE 1 AND OTHER AVAILABLE EROSION CONTROL MEASURES.
8. REMOVAL OF ALL EROSION CONTROL MEASURES: REMOVE SLOPE FENCE 1 AND OTHER AVAILABLE EROSION CONTROL MEASURES.
9. FENCE 1: REMOVE SLOPE FENCE 1.
10. FENCE 2: REMOVE SLOPE FENCE 2.
11. FENCE 3: REMOVE SLOPE FENCE 3.

CONTRACTOR'S RESPONSIBILITIES

EROSION CONTROL MEASURES FOR ROADWAY CONSTRUCTION, ROADWAY DITCHES AND OTHER SOIL DISTURBANCES.

1. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.
2. THE CONTRACTOR SHALL MAINTAIN THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.
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ROCK DITCH CHECK

ROCK DITCH CHECK SHALL BE PERFORMED AT THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.

1. THE CONTRACTOR SHALL MAINTAIN THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.
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OLDHAM COUNTY STANDARD EROSION CONTROL NOTES:

1. THE DISTRICT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT EROSION AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.
2. DISTURBANCE LIMITS SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS AND SHALL BE LIMITED TO THE DISTURBANCE LIMITS.
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LOCATION MAP
N.T.S.

EROSION CONTROL PLAN
FOR
TOM ABLE

PROPERTY ADDRESS: 2243 COMMERCE PARKWAY
LOGRIDGE KY 40031
PARCEL ID: 39-00-00-7A

MERIDIAN
SURVEYING AND DESIGN SERVICES
2200 COMMERCE PARKWAY, SUITE 200
LOGRIDGE, KY 40031
PHONE: 502-255-4378
FAX: 502-255-4379
WWW.MERIDIAN-SURVEYING.COM

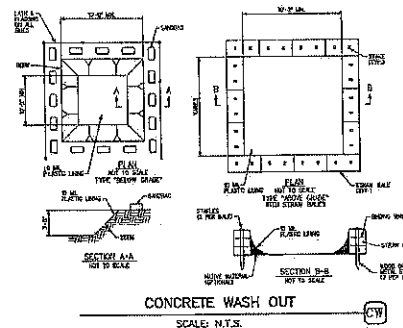


SCALE	1" = 50'
DRAWN	WJ
CHECKED	WJ
DATE	1-7-2024
FILE	

REVISED: 1-7-2024 FOR E.C. D.C.
REV. 1-7-2024 FOR E.C. D.C.
REV. 1-7-2024 FOR E.C. D.C.

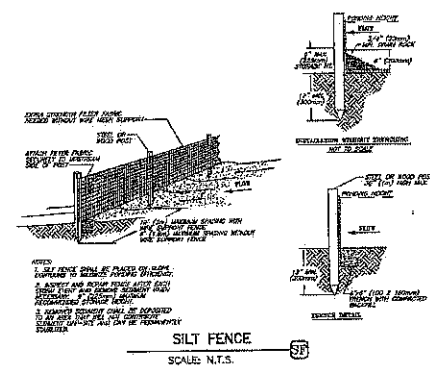
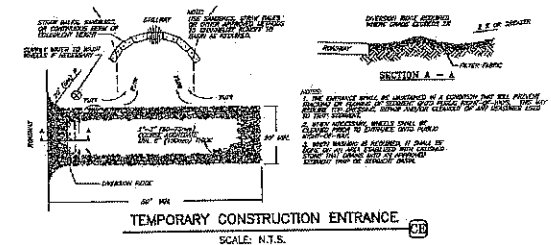
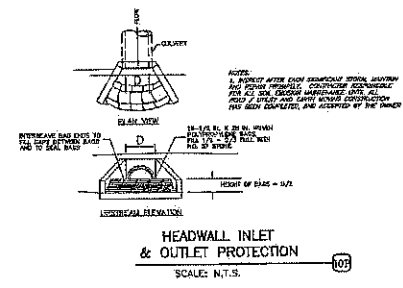
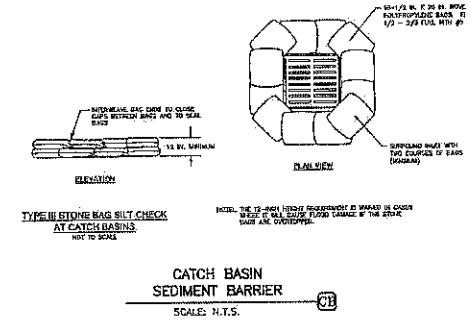
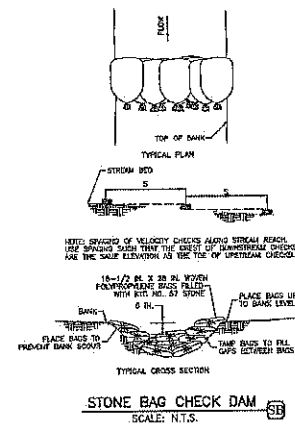
PROJECT NO. 23-154

C200



INSPECTION AND MAINTENANCE

1. The contractor is responsible for all EPC reports. Contractor to use a qualified professional for all inspection and maintenance work.
2. MAINTENANCE INSPECTIONS SHALL BE PERFORMED AT ALL DESIGNATED LOCATIONS AT THE FOLLOWING FREQUENCIES:
3. AT LEAST EVERY FOURTH YEAR, BUT NOT MORE THAN 10 YEARS, THE CONTRACTOR SHALL CONDUCT A COMPREHENSIVE INSPECTION OF THE ENTIRE PROJECT. THE CONTRACTOR SHALL SUBMIT A REPORT TO THE OWNER detailing the condition of the project and any recommended maintenance or repairs.
4. The contractor shall maintain the project in good condition at all times.
5. The contractor shall maintain the project in good condition at all times.
6. The contractor shall maintain the project in good condition at all times.
7. The contractor shall maintain the project in good condition at all times.
8. The contractor shall maintain the project in good condition at all times.
9. The contractor shall maintain the project in good condition at all times.
10. The contractor shall maintain the project in good condition at all times.



James Brammell

2-1-2024

EROSION CONTROL DETAILS

FOR

TOM ABLE

PROPERTY ADDRESS: 2243 COMMERCE PARKWAY

LOCRANGE KY 40031

PARCEL I.D.: 39-00-00-7A

MERIDIAN

SURVEYING AND DESIGN SERVICES

2243 Commerce Parkway, Louisville, KY 40031

Phone: (502) 455-1234

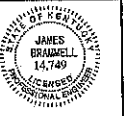
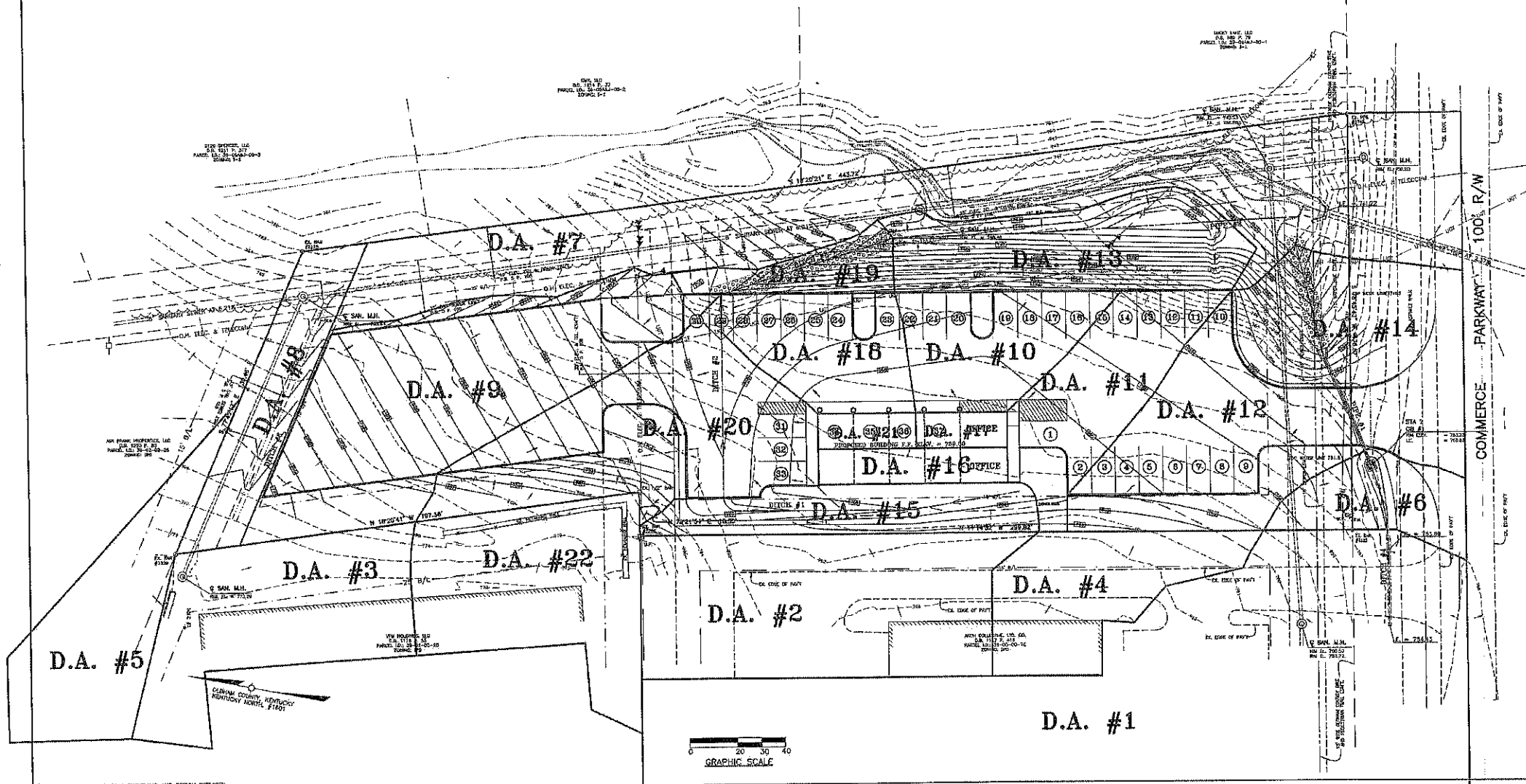
www.meridian-surveying.com

SCALE	1" = 20'
GENERAL	1/4" = 10'
DETAILS	1/8" = 5'
DATE	1-5-2024
FILE	
REVISION	
REV. 1-5-2024 FOR D.E. ENCL.	
REV. 2-1-2024 FOR D.E. ENCL.	
PROJECT NO.	23-154
C201	

LOCATION MAP
N.T.S.

FLOW DEPTH																							
PIPE #	DRAINAGE AREA #	AREA	C	K ₁	K ₂	K ₃	K ₄	LENGTH	SIZE/TYPE	INLET ELEV.	OUTLET ELEV.	SLOPE	FLOW DEPTH										
													Q ₂	V ₂	FD ₂	Q ₁₀	V ₁₀	FD ₁₀	Q ₁₀₀	V ₁₀₀	FD ₁₀₀	Q ₂₄₀ AT 755.07	
		ACRES		MA	M/PS	N/A	N/A	FEET		FEET			PERCENT	(CFS)	(FPS)	(INCHES)	(CFS)	(FPS)	(INCHES)	(CFS)	(FPS)	(INCHES)	
1	D.A. #1 & D.A. #5	1.485	0.05	100	4.50	6.20	20.31	157' ADX H=12		750.83	750.00		1.64%	3.28	6.36	8.65	4.80	7.01	8.19	0.65	7.52	10.20	11.36
DITCH #1	DRAINAGE AREA #	LENGTH	SIDE SLOPE	INLET ELEV.	OUTLET ELEV.	SLOPE	Q ₂	FD ₂	V ₂	Q ₁₀	FD ₁₀	V ₁₀	Q ₁₀₀	FD ₁₀₀	V ₁₀₀	Q _{MAX}	FD _{MAX}	V _{MAX}					
2	D.A. #2, D.A. #15 & D.A. #10	128.44	3.0:1 & 6.0:1				756.90	756.53		2.00%	0.57	0.33	2.45	0.81	0.37	2.58	1.11	0.30	2.50	3.51	0.65	3.27	
3	DITCH #1, D.A. #70 & D.A. #22	86.00	20.0:1 & 10.0:1				756.33	754.81		2.00%	1.20	0.17	3.00	1.61	0.19	3.35	1.81	0.21	2.99	4.00	2.00	16.14	
4	DITCH #2, D.A. #3, D.A. #4, D.A. #16 & D.A. #21	70.42	3.0:1 & 3.0:1				754.01	746.00		11.36%	2.02	0.44	4.42	3.76	0.51	4.84	5.11	0.57	4.22	48.58	1.90	3.30	
5	D.A. #1 & D.A. #5	27.80	4.0:1 & 4.0:1				753.89	753.33		2.00%	2.28	0.48	3.20	4.21	0.55	5.40	5.60	0.62	3.77	20.26	1.00	5.18	
6	DITCH #4, D.A. #4, D.A. #12 & D.A. #14	49.13	4.0:1 & 4.0:1				750.00	743.00		15.26%	3.04	0.44	5.16	6.58	0.50	5.63	7.64	0.58	5.04	242.48	3.05	6.79	
7	D.A. #5 & D.A. #5	114.56	4.0:1 & 4.0:1				771.93	753.87		7.50%	3.13	0.34	1.54	0.10	0.05	1.90	0.28	0.06	2.14	55.04	1.00	11.01	

NOTE: DITCH #5 & #6 TO BE LINED WITH 12" RCP-24" DEEP TO REDUCE VELOCITY AND PREVENT SOIL EROSION.



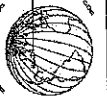
James Brumfield
2-1-2024

COMPOSITE DRAINAGE PLAN

FOR
TOM ABLE
PROPERTY ADDRESS: 2243 COMMERCE PARKWAY
LICKING, KY 40031
PARCEL ID: 59-00-00-7A

MERIDIAN

SURVEYING AND DESIGN SERVICES
2243 Commerce Parkway, Licking, KY 40031
Meridian - Surveying, Mapping, Engineering, GIS
Site Design - Civil Engineering



SCALE	1" = 30'
DRAWN	WAK
CHECKED	WAK
DATE	1-4-2024
FILE	
PROJECT	23-154
PROJECT ID	C300

PROPERTY STATISTICS

OWNER: 2243 CP LLC
D.S. 1363 P. 423

MAILING ADDRESS: 5002 CARPENTER DRIVE
DREHMAN, KY 40014

PARCEL ID: 39-00-00-7A

ZONING: PD

PARCEL SIZE: 1.566 ACRES (67,793 SQ. FT.)

SET BACKS:

FRONT YARD	35 FEET
SIDE YARD	15 FEET & 25 FEET
REAR YARD	25 FEET

LOT COVERAGE FOR STRUCTURES:

TOTAL PROPOSED STRUCTURES:

TOTAL STRUCTURE	= 2,400 SQ. FT.
2,400 / 67,778	= 0.00354
MAXIMUM ALLOWED	= 3.0%

FLOOR AREA RATIO:

2,400 / 67,778	= 0.00354
MAXIMUM F.A.R.	= 1.0

PROPOSED IMPERVIOUS AREA:

TOTAL SITE AREA	= 67,793 SQ. FT.
TOTAL PAVED AREA	= 29,623 SQ. FT.
N/A	= 17,818 SQ. FT.
(STORAGE LOT)	= 8,768 SQ. FT.
TOTAL BUILDINGS AREA	= 2,400 SQ. FT.
SIDWALK AREA	= 153 SQ. FT.
TOTAL IMPERVIOUS AREA	= 29,676 SQ. FT.
TOTAL IMPERVIOUS %	= 43.78%
MAXIMUM IMPERVIOUS PERCENTAGE	= 43.0%

LANDSCAPING REQUIREMENTS:

MINIMUM LANDSCAPING (L.L.A.):

5% OF TOTAL PARKING/VEHICLE USE AREA

VEHICLE USE AREA = 17,818 SQ. FT.

17,818 X 0.05 = 890.9 SQ. FT. (MINIMUM)

PROVIDED L.L.A. = 1,312 SQ. FT.

PROPERTY PERIMETER LANDSCAPING:

FRONT YARD = 1 - 2" CALIBER TREE PER 40 L.F.

SIDE YARD = 1 - 2" CALIBER TREE PER 75 L.F.

REAR YARD = N/A

OFF STREET PARKING REQUIREMENTS:

PROPOSED OFFICE AREA (800 SQ. FT.):

1 SPACE PER 300 SQ. FT. (MINIMUM)

800 SQ. FT. / 300 SQ. FT. = 2.67 = 3 SPACES (MINIMUM)

1 SPACE PER 200 SQ. FT. (MAXIMUM)

800 SQ. FT. / 200 SQ. FT. = 4.0 = 4 SPACES (MAXIMUM)

PROPOSED SERVICE BAYS (3 EMPLOYEES):

1 SPACE PER EMPLOYEE + 2 SPACES PER BAY (SERVICE BAY MAY COUNT AS 1 SPACE) (MINIMUM)

3 SPACES + 4 SPACES = 7 SPACES

1 SPACE PER EMPLOYEE + 8 SPACES PER BAY (SERVICE BAY MAY COUNT AS 1 SPACE) (MAXIMUM)

3 SPACES + 24 SPACES = 27 SPACES

PROPOSED AUTO SALES (5,000 SQ. FT. DISPLAY AREA = 24 SPACES AT 200 SQ. FT. PER SPACE):

1 SPACE PER 7000 SQ. FT. OF OUTDOOR DISPLAY AREA (MINIMUM)

5,000 SQ. FT. / 7,000 SQ. FT. = 0.71 = 1 SPACE

1 SPACE PER 9,000 SQ. FT. OF OUTDOOR DISPLAY AREA (MAXIMUM)

5,000 SQ. FT. / 9,000 SQ. FT. = 0.56 = 1 SPACE

TOTAL REQUIRED SPACES (MINIMUM 10 SPACES + 24 SPACES) = 34 SPACES

TOTAL REQUIRED SPACES (MAXIMUM 27 SPACES + 24 SPACES) = 51 SPACES

TOTAL SPACES PROVIDED = 34 SPACES

DETAIL LABEL

C
C800
SHEET NUMBER

LEGEND

TRAFFIC DIRECTION ARROW	CONCRETE
PIPE HYDRANT	REINFORCED CONCRETE PIPE
MAN HOLE	STORMWATER
GAS SERVICE VALVE	INVERT ELEVATION
WATER GATE	EXISTING
WATER METER	RIGHT-OF-WAY
BUY ANCHOR	TYP.
UTILITY POLE	CRUST.
TRAILLINE	E.P.
UNDERGROUND GAS WITH SIZE	C.B.
UNDERGROUND WATER WITH SIZE	F.L.
UNDERGROUND TV	ELEC.
EXISTING CONTOURS	Q
PROPOSED CONTOURS	Q
TOP OF BANK	O.H.
EXISTING SURFACE FLOW	EC
EXISTING FLOW LINE	TC
EXISTING DRAIN PIPE WITH FLOW	UD
PROP. SURFACE FLOW	TWO
PROP. PIPE AND DITCH LINE FLOW	P.T.
CORNER CONCRETE	FINC.
UNDERGROUND	DN
EXISTING SPOT ELEVATION "MATCH"	
PROPOSED SPOT ELEVATION	

LOCATION MAP

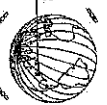
N.T.S.

SITE GRADING PLAN

FOR
TOM ABLE
PROPERTY ADDRESS: 2243 COMMERCE PARKWAY
LAGRANGE KY 40031
PARCEL ID: 39-00-00-7A

MERIDIAN

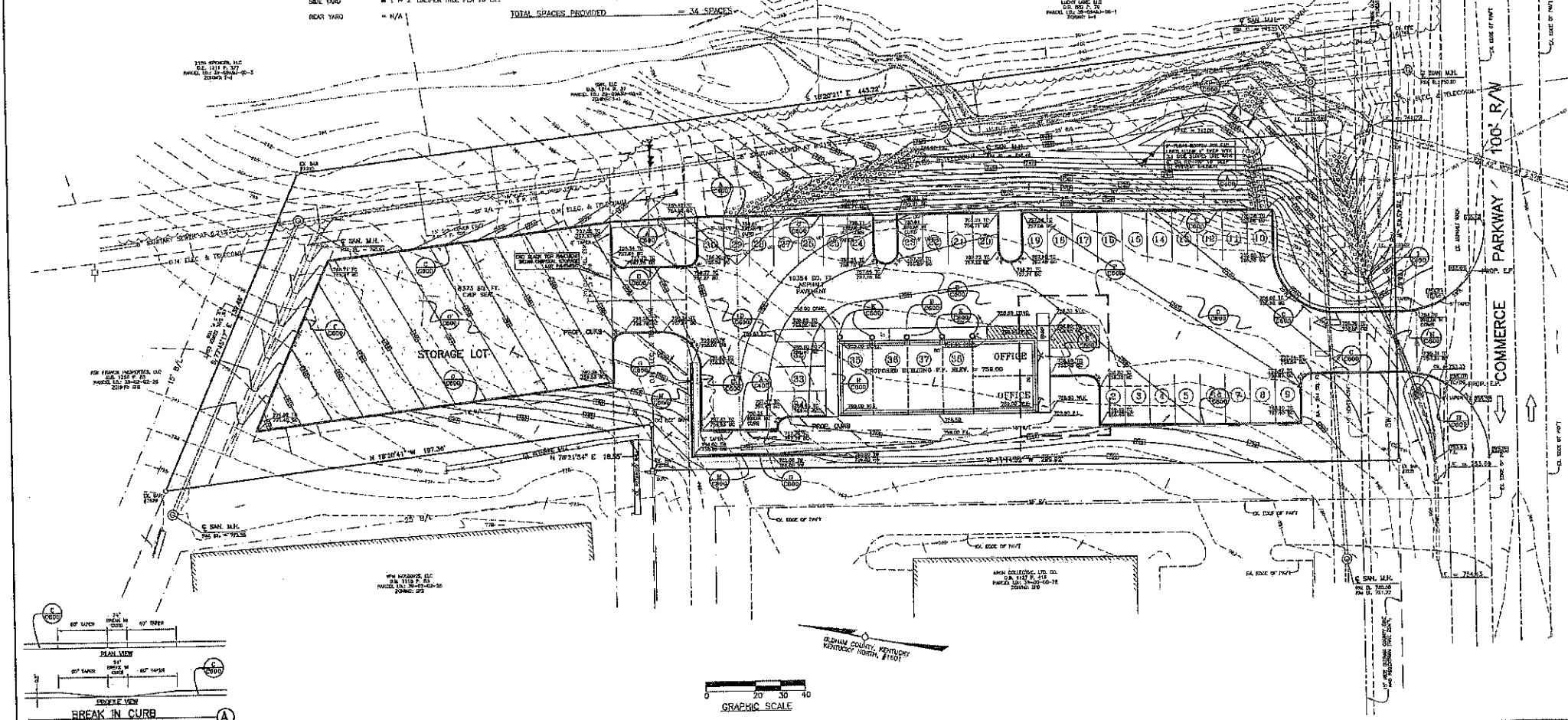
SURVEYING AND DESIGN SERVICES
2200 Commerce Parkway, Suite 200, Louisville, KY 40201
Surveying - 502.497.1000
Design - 502.497.1001



SCALE	1" = 30'
DATE	1/21/2024
PROJECT	2243 CP LLC
FILE	2243 CP LLC

23-154

C400



PIPE #	DRAINAGE AREA #	AREA ACRES	C	tc MIN	L ₀ N/100	L ₁₀₀ N/100	LENGTH BY/100 (LINEAR FEET)	SIZE/TYPE	INLET ELEV. FEET	OUTLET ELEV. FEET	SLOPE PERCENT	FLOW DEPTH										Q _{CUL} AT 755.0
												Q ₂	V ₂	FD ₂	Q ₁₀	V ₁₀	FD ₁₀	Q ₁₀₀	V ₁₀₀	FD ₁₀₀	Q _{CUL}	
												(CFS)	(FPS)	(INCHES)	(CFS)	(FPS)	(INCHES)	(CFS)	(FPS)	(INCHES)	(CFS)	
1	D.A. #1 & D.A. #8	1.463	1.060	10.0	4.50	6.20	50.51	15' ADE N-12	750.83	430.00	1.94%	3.28	8.36	6.65	4.30	7.01	8.19	6.68	7.52	10.20	11.35	
DITCH#	DRAINAGE AREA #	LENGTH	SIDE SLOPE	INLET ELEV.	OUTLET ELEV.	SLOPE	Q ₂	FD ₂	V ₂	Q ₁₀	FD ₁₀	V ₁₀	Q ₁₀₀	FD ₁₀₀	V ₁₀₀	Q _{CUL}						
1	D.A. #2, D.A. #18 & D.A. #19	128.44	3:01 & 6:01	756.90	756.33	2.00%	0.27	0.23	2.46	0.81	0.87	2.68	1.11	0.32	2.90	0.51	0.50	5.27				
2	DITCH #1, D.A. #20 & D.A. #22	85.00	3:01 & 10:01	756.33	754.81	2.00%	1.26	0.17	3.06	1.81	0.14	3.35	1.81	0.21	2.00	0.68	2.00	16.14				
3*	DITCH #2, D.A. #3, D.A. #6, D.A. #18 & D.A. #21	76.42	3:01 & 3:01	754.01	746.09	11.28%	2.62	0.14	4.42	3.76	0.91	4.04	5.11	0.37	3.22	49.58	1.90	3.30				
4	D.A. #20 & D.A. #6	27.00	4:01 & 4:01	753.69	753.33	2.00%	0.28	0.49	3.20	4.21	0.35	3.48	6.80	0.02	3.77	20.76	1.00	0.18				
5*	DITCH #4, D.A. #4, D.A. #12 & D.A. #14	18.13	4:01 & 4:01	750.00	743.00	15.23%	3.84	0.14	0.18	0.58	0.50	5.63	7.84	0.06	5.60	242.88	3.00	5.75				
6	D.A. #9 & D.A. #5	114.86	4:01 & 4:01	771.89	763.87	7.00%	0.18	0.04	1.64	0.10	0.65	1.90	0.29	0.09	2.14	68.04	1.00	11.01				

* = DITCH #3 & #5 TO BE LINED WITH 12" RUP-NAP 24" DEEP TO REDUCE VELOCITY AND PREVENT SOIL EROSION.

PROPERTY STATISTICS

OWNER: 2243 CP LLC
D.B. 1383 P. 423
MAILING ADDRESS: 5002 CARPENTER DRIVE
CRESTWOOD, KY 40014
PARCEL I.D.: 38-00-00-7A
ZONING: IFO
PARCEL SIZE: 3.558 ACRES (87,793 SQ. FT.)
SET BACKS: FRONT YARD: 33 FEET
SIDEYARD: 16 FEET & 25 FEET
REAR YARD: 25 FEET

LOT COVERAGE FOR STRUCTURES

TOTAL PROPOSED STRUCTURES:

TOTAL STRUCTURE = 2,400 SQ. FT.
2,400 / 87,776 = 0.0034
= 3.2%

FLOOR AREA RATIO:

2,400 / 87,776 = 0.0034
MAXIMUM F.A.R. = 1.0

PROPOSED IMPERVIOUS AREA:

TOTAL SITE AREA = 87,793 SQ. FT.
TOTAL PAVED AREA = 26,827 SQ. FT.
PAV. AREA = 17,819 SQ. FT.
(STORAGE LOT) = 6,708 SQ. FT.
TOTAL BUILDING AREA = 2,400 SQ. FT.
SIDEWALK AREA = 803 SQ. FT.
TOTAL IMPERVIOUS AREA = 28,040 SQ. FT.
TOTAL IMPERVIOUS % = 28,040 / 87,793

MAXIMUM IMPERVIOUS PERCENTAGE = 60%

LANDSCAPING REQUIREMENTS:

MINIMUM LANDSCAPE (L.A.)

6% OF TOTAL PARKING / VEHICLE USE AREA
VEHICLE USE AREA = 17,819 SQ. FT.
17,819 X 0.06 = 931 SQ. FT. (MINIMUM)
PROVIDED L.A. = 1,234 SQ. FT.

PROPERTY PERIMETER LANDSCAPING

FRONT YARD = 1 ~ 2" CALIPER TREE PER 40 L.F.
SIDE YARD = 1 ~ 2" CALIPER TREE PER 75 L.F.
REAR YARD = N/A

OFF STREET PARKING REQUIREMENTS:

PROPOSED OFFICE AREA (600 SQ. FT.):

1 SPACE PER 300 SQ. FT. (MINIMUM)
600 SQ. FT. / 300 SQ. FT. = 2.0
= 2 SPACES (MINIMUM)
1 SPACE PER 200 SQ. FT. (MAXIMUM)
600 SQ. FT. / 200 SQ. FT. = 3.0
= 3 SPACES (MAXIMUM)

PROPOSED SERVICE BAY (5 EMPLOYEES):

1 SPACE PER EMPLOYEE + 2 SPACES PER BAY
(SERVICE BAY MAY COUNT AS 1 SPACE) (MINIMUM)
3 SPACES + 4 SPACES = 7 SPACES
1 SPACE PER EMPLOYEE + 5 SPACES PER BAY
(SERVICE BAY MAY COUNT AS 1 SPACE) (MAXIMUM)
3 SPACES + 10 SPACES = 13 SPACES

PROPOSED AUTO SALES = 3,000 SQ. FT.

(DISPLAY AREA = 24 SPACES AT 200 SQ. FT. PER SPACE)

1 SPACE PER 7000 SQ. FT. OF OUTDOOR DISPLAY AREA (MINIMUM)
3,000 SQ. FT. / 7,000 SQ. FT. = 0.71
= 1 SPACE
1 SPACE PER 5000 SQ. FT. OF OUTDOOR DISPLAY AREA (MAXIMUM)
3,000 SQ. FT. / 5,000 SQ. FT. = 1.0
= 1 SPACE

TOTAL REQUIRED SPACES (MINIMUM 10 SPACES + 24 SPACES) = 34 SPACES

TOTAL REQUIRED SPACES (MAXIMUM 27 SPACES + 24 SPACES) = 51 SPACES

TOTAL SPACES PROVIDED = 34 SPACES

NO DETENTION PROVIDED FOR SITE. DETENTION IS AVAILABLE VIA REGIONAL DETENTION BASIN LOCATED ON THE SOUTHWEST CORNER OF COMMERCE PARKWAY ACROSS FROM THIS SITE. SITE DRAINAGE WILL PASS THROUGH WATER QUALITY BASIN PRIOR TO CONTINUING TO DETENTION BASIN.

LOCATION MAP
N.T.S.

MERIDIAN
SURVEYING AND DESIGN SERVICES
2005 W. 10TH STREET, SUITE 100
LOUISVILLE, KY 40203
PHONE: 502-222-0000
FAX: 502-222-0001
WWW.MERIDIANSDS.COM

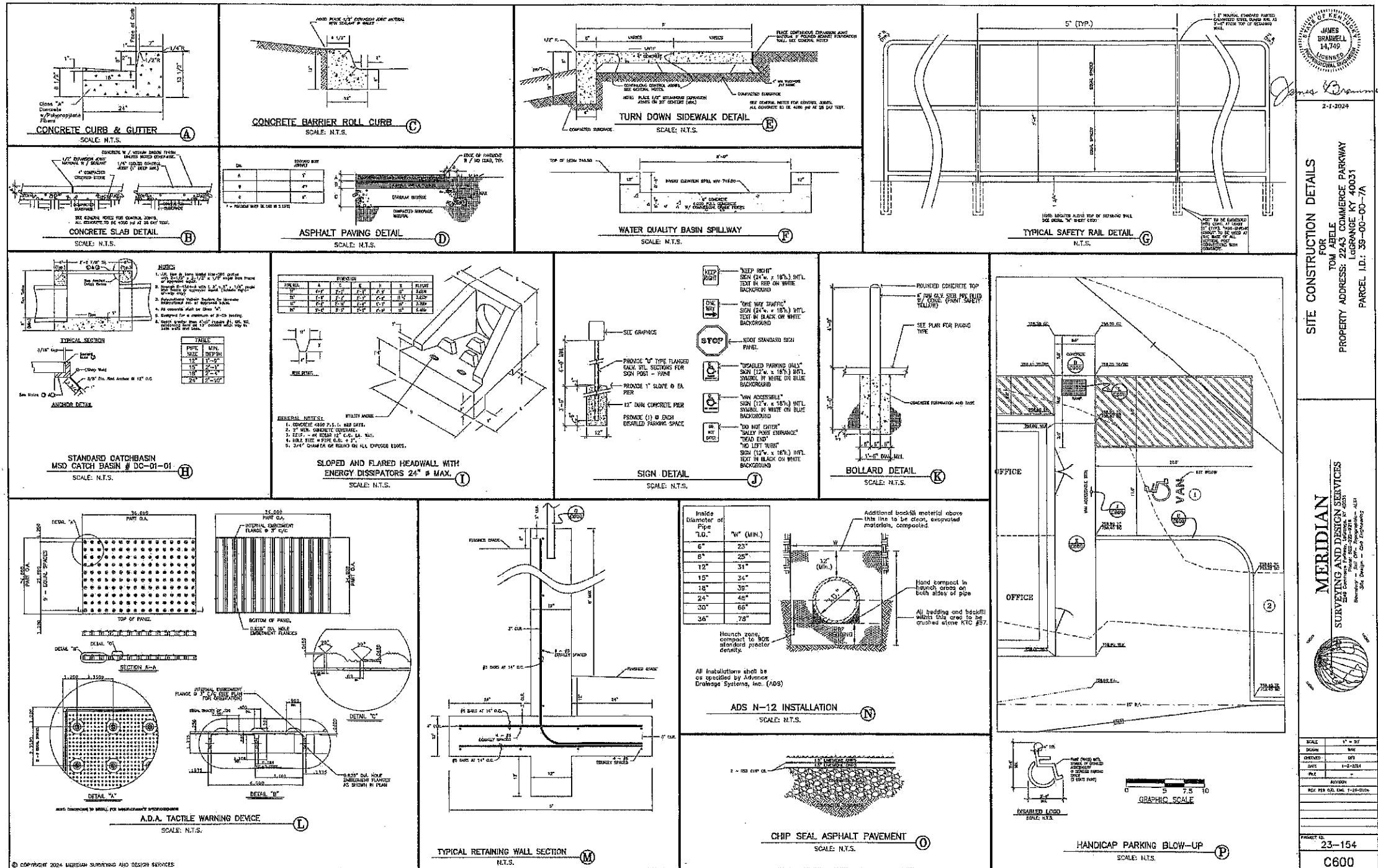


SCALE: 1" = 20'
GRAPHIC SCALE
DATE: 1-2-2024
FILE: 23-154

PROJECT NO: 23-154

C500

PIPE #	DRAINAGE AREA #	AREA	Q	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425	430	435	440	445	450	455	460	465	470	475	480	485	490	495	500	505	510	515	520	525	530	535	540	545	550	555	560	565	570	575	580	585	590	595	600	605	610	615	620	625	630	635	640	645	650	655	660	665	670	675	680	685	690	695	700	705	710	715	720	725	730	735	740	745	750	755	760	765	770	775	780	785	790	795	800	805	810	815	820	825	830	835	840	845	850	855	860	865	870	875	880	885	890	895	900	905	910	915	920	925	930	935	940	945	950	955	960	965	970	975	980	985	990	995	1000	1005	1010	1015	1020	1025	1030	1035	1040	1045	1050	1055	1060	1065	1070	1075	1080	1085	1090	1095	1100	1105	1110	1115	1120	1125	1130	1135	1140	1145	1150	1155	1160	1165	1170	1175	1180	1185	1190	1195	1200	1205	1210	1215	1220	1225	1230	1235	1240	1245	1250	1255	1260	1265	1270	1275	1280	1285	1290	1295	1300	1305	1310	1315	1320	1325	1330	1335	1340	1345	1350	1355	1360	1365	1370	1375	1380	1385	1390	1395	1400	1405	1410	1415	1420	1425	1430	1435	1440	1445	1450	1455	1460	1465	1470	1475	1480	1485	1490	1495	1500	1505	1510	1515	1520	1525	1530	1535	1540	1545	1550	1555	1560	1565	1570	1575	1580	1585	1590	1595	1600	1605	1610	1615	1620	1625	1630	1635	1640	1645	1650	1655	1660	1665	1670	1675	1680	1685	1690	1695	1700	1705	1710	1715	1720	1725	1730	1735	1740	1745	1750	1755	1760	1765	1770	1775	1780	1785	1790	1795	1800	1805	1810	1815	1820	1825	1830	1835	1840	1845	1850	1855	1860	1865	1870	1875	1880	1885	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100	2105	2110	2115	2120	2125	2130	2135	2140	2145	2150	2155	2160	2165	2170	2175	2180	2185	2190	2195	2200	2205	2210	2215	2220	2225	2230	2235	2240	2245	2250	2255	2260	2265	2270	2275	2280	2285	2290	2295	2300	2305	2310	2315	2320	2325	2330	2335	2340	2345	2350	2355	2360	2365	2370	2375	2380	2385	2390	2395	2400	2405	2410	2415	2420	2425	2430	2435	2440	2445	2450	2455	2460	2465	2470	2475	2480	2485	2490	2495	2500	2505	2510	2515	2520	2525	2530	2535	2540	2545	2550	2555	2560	2565	2570	2575	2580	2585	2590	2595	2600	2605	2610	2615	2620	2625	2630	2635	2640	2645	2650	2655	2660	2665	2670	2675	2680	2685	2690	2695	2700	2705	2710	2715	2720	2725	2730	2735	2740	2745	2750	2755	2760	2765	2770	2775	2780	2785	2790	2795	2800	2805	2810	2815	2820	2825	2830	2835	2840	2845	2850	2855	2860	2865	2870	2875	2880	2885	2890	2895	2900	2905	2910	2915	2920	2925	2930	2935	2940	2945	2950	2955	2960	2965	2970	2975	2980	2985	2990	2995	3000	3005	3010	3015	3020	3025	3030	3035	3040	3045	3050	3055	3060	3065	3070	3075	3080	3085	3090	3095	3100	3105	3110	3115	3120	3125	3130	3135	3140	3145	3150	3155	3160	3165	3170	3175	3180	3185	3190	3195	3200	3205	3210	3215	3220	3225	3230	3235	3240	3245	3250	3255	3260	3265	3270	3275	3280	3285	3290	3295	3300	3305	3310	3315	3320	3325	3330	3335	3340	3345	3350	3355	3360	3365	3370	3375	3380	3385	3390	3395	3400	3405	3410	3415	3420	3425	3430	3435	3440	3445	3450	3455	3460	3465	3470	3475	3480	3485	3490	3495	3500	3505	3510	3515	3520	3525	3530	3535	3540	3545	3550	3555	3560	3565	3570	3575	3580	3585	3590	3595	3600	3605	3610	3615	3620	3625	3630	3635	3640	3645	3650	3655	3660	3665	3670	3675	3680	3685	3690	3695	3700	3705	3710	3715	3720	3725	3730	3735	3740	3745	3750	3755	3760	3765	3770	3775	3780	3785	3790	3795	3800	3805	3810	3815	3820	3825	3830	3835	3840	3845	3850	3855	3860	3865	3870	3875	3880	3885	3890	3895	3900	3905	3910	3915	3920	3925	3930	3935	3940	3945	3950	3955	3960	3965	3970	3975	3980	3985	3990	3995	4000	4005	4010	4015	4020	4025	4030	4035	4040	4045	4050	4055	4060	4065	4070	4075	4080	4085	4090	4095	4100	4105	4110	4115	4120	4125	4130	4135	4140	4145	4150	4155	4160	4165	4170	4175	4180	4185	4190	4195	4200	4205	4210	4215	4220	4225	4230	4235	4240	4245	4250	4255	4260	4265	4270	4275	4280	4285	4290	4295	4300	4305	4310	4315	4320	4325	4330	4335	4340	4345	4350	4355	4360	4365	4370	4375	4380	4385	4390	4395	4400	4405	4410	4415	4420	4425	4430	4435	4440	4445	4450	4455	4460	4465	4470	4475	4480	4485	4490	4495	4500	4505	4510	4515	4520	4525	4530	4535	4540	4545	4550	4555	4560	4565	4570	4575	4580	4585	4590	4595	4600	4605	4610	4615	4620	4625	4630	4635	4640	4645	4650	4655	4660	4665	4670	4675	4680	4685	4690	4695	4700	4705	4710	4715	4720	4725	4730	4735	4740	4745	4750	4755	4760	4765	4770	4775	4780	4785	4790	4795	4800	4805	4810	4815	4820	4825	4830	4835	4840	4845	4850	4855	4860	4865	4870	4875	4880	4885	4890	4895	4900	4905	4910	4915	4920	4925	4930	4935	4940	4945	4950	4955	4960	4965	4970	4975	4980	4985	4990	4995	5000	5005	5010	5015	5020	5025	5030	5035	5040	5045	5050	5055	5060	5065	5070	5075	5080	5085	5090	5095	5100	5105	5110	5115	5120	5125	5130	5135	5140	5145	5150	5155	5160	5165	5170	5175	5180	5185	5190	5195	5200	5205	5210	52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PROPERTY STATISTICS

OWNER: 2243 CP LLC
D.B. 1365 P. 423
MAILING ADDRESS: 5842 CARPENTER DRIVE
GREENWOOD, KY 40014
PARCEL I.D.: 33-00-03-7A
ZONING: RPD
PARCEL SIZE: 1.856 ACRES (87,793 SQ. FT.)
SETBACKS:
FRONT YARD: 35 FEET
SIDEYARD: 15 FEET & 25 FEET
REAR YARD: 35 FEET

LOT COVERAGE FOR STRUCTURES:

TOTAL PROPOSED STRUCTURES:
TOTAL STRUCTURE = 2,400 SQ. FT.
2,400 / 87,793 = 0.00274
MAXIMUM ALLOWED = 60%

FLOOR AREA RATIO:

2,400 / 87,793 = 0.00274
MAXIMUM F.A.R. = 1.0

LANDSCAPING REQUIREMENTS:

INTERNAL LANDSCAPE (I.L.A.):

3% OF TOTAL PARKING / VEHICLE USE AREA
VEHICLE USE AREA = 17,915 SQ. FT.
17,915 X 0.03 = 895 SQ. FT. (MINIMUM)
PROVIDED I.L.A. = 1,332 SQ. FT.

PROPERTY PERIMETER LANDSCAPING:

FRONT YARD = 1 - 2" CALIBER TREE PER 40 L.F.
SIDE YARD = 1 - 2" CALIBER TREE PER 75 L.F.
REAR YARD = N/A

PROPOSED IMPERVIOUS AREA:

TOTAL SITE AREA = 87,793 SQ. FT.
TOTAL PAVED AREA = 26,623 SQ. FT.
(V.I.U.A. (STORMWATER LOT))
TOTAL BUILDINGS AREA = 2,400 SQ. FT.
SIDEWALK AREA = 453 SQ. FT.
TOTAL IMPERVIOUS AREA = 29,876 SQ. FT.
TOTAL IMPERVIOUS % = 28.870 / 87.793
= 42.8X
MAXIMUM IMPERVIOUS PERCENTAGE = 60X

LANDSCAPE NOTES:

1. ALL TREES AND TREE AREAS PROPOSED SHALL HAVE CONSTRUCTION FERTILIZER PLACED AROUND PRIOR TO ANY EARTH MOVEMENT.
2. TREES, SHRUBS, AND VINES DETAILS SHALL COMPLY WITH AMERICAN ASSOCIATION OF HORTICULTURISTS.
3. ALL NEWLY PLANTED TREES AND SHRUBS TO HAVE MULCH PLACED AROUND THE BASE AS SHOWN IN.
4. AREAS OUTSIDE OF PLANTINGS TO BE SOAKED AND STRAW MULCHED (PER FOLLOWING SPECIFICATIONS).

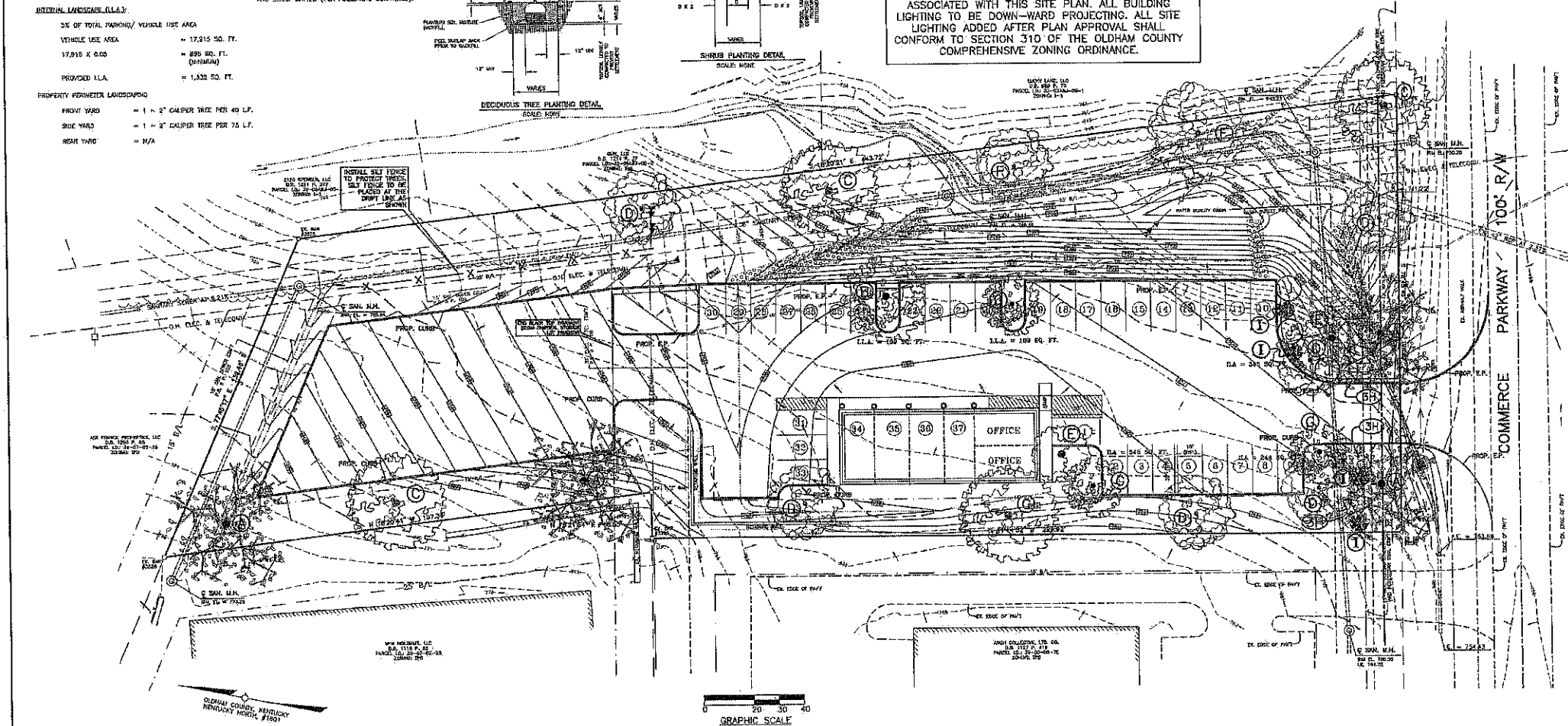
PLANT LIST

ITEM NO.	GRAPHIC	BOTANICAL NAME	COMMON NAME	QUANTITY	SPACING	MIN. SIZE	MIN. SPREAD
A		ZELKOVA JAPONICA	JAPANESE ZELKOVA	3	AS SHOWN	2" CAL.	60" - 70"
B		ULMUS PARVIFOLIA 'EMERALD GREEN'	EMERALD GREEN ELM	1	AS SHOWN	2" CAL.	25' - 35'
C		ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	4	AS SHOWN	2" CAL.	35' - 40'
D		CERCUS CAMBODICUS 'FOREST PAINTY MAPLE'	FOREST PAINTY MAPLE	8	AS SHOWN	2" CAL.	25' - 35'
E		ACER RUBROBICARBUM	TENDER HEART MAPLE	2	AS SHOWN	2" CAL.	20' - 30'
F		QUERCUS PHAEOLIS	WILLOW OAK	1	AS SHOWN	2" CAL.	30' - 40'
G		FRANKLINIA ALABAMICA	FRANKLINIA	3	AS SHOWN	2" CAL.	15' - 25'
H		TAXUS x MEDIA	DENSE VEIN HYBRID	8	1' - 5' O/C	3 CAL.	8'
I		HYDRANGEA PANCULATA 'UNIQUE'	WAXY LEAFY HYDRANGEA	4	3' - 5' O/C	3 CAL.	5'
J		VIBURNUM DENTATUM	AMERICAN VIBURNUM	3	AS SHOWN	3 CAL.	10'

LEGEND

- TRAFFIC DIRECTION ARROW
FIRE HYDRANT
MAIL BOX
GAS SERVICE VALVE
WATER GATE
WATER METER
GUY ANCHOR
UTILITY POLE
WIRELINE
UNDERGROUND GAS WITH SIZE
UNDERGROUND WATER WITH SIZE
UNDERGROUND TV
EXISTING CONTOURS
PROPOSED CONTOURS
TOP OF BANK
EXISTING SURFACE FLOW
EXISTING FLOW LINE
EXISTING DRAIN PIPE WITH FLOW
PROP. SURFACE FLOW
PROP. PIPE AND DITCH LINE FLOW
CATCHER CONCRETE
UNDERGROUND
- CONC.
REINFORCED CONCRETE PIPE
SIDEWALK
INVERT ELEVATION
EXISTING
RIGHT-OF-WAY
TYP.
CRST.
E.P.
C.B.
F.A.
E.L.S.C.
Q.H.
ED
TD
BC
TWO
D.T.
FAC.
TW
BW
- CONCRETE
REINFORCED CONCRETE PIPE
SIDEWALK
INVERT ELEVATION
EXISTING
RIGHT-OF-WAY
TYPICAL
CRUSHED STONE
EDGE OF PAVEMENT
GUTCH BASIN
FLOW LINE
BLASTING
CENTERLINE
OVERROAD
EDGE OF CONCRETE
TOP OF CURB
BOTTOM OF CURB
TACTILE WARNING DEVICE
DRAINAGE
FENCE
TOP OF WALL
BOTTOM OF WALL

THERE IS NO PLANNED PARKING LOT LIGHTING ASSOCIATED WITH THIS SITE PLAN. ALL BUILDING LIGHTING TO BE DOWN-WARD PROJECTING. ALL SITE LIGHTING ADDED AFTER PLAN APPROVAL SHALL CONFORM TO SECTION 310 OF THE OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE.



SITE LANDSCAPING PLAN
FOR
TOM ABELE
PROPERTY ADDRESS: 2243 COMMERCE PARKWAY
LOUGHRAN KY 40031
PARCEL I.D.: 33-00-03-7A

wee
landscape
architecture
William E. Easley
121 South Main
Winchester, KY 40391

MERIDIAN
SURVEYING AND DESIGN SERVICES
2243 COMMERCE PARKWAY, LOUGHRAN, KY 40031
Phone: 502-522-4433
Fax: 502-522-4434
www.meridian-sds.com
Surveying - Civil Engineering



SCALE	1" = 30'
CHANG	N/A
CREATED	WLP
DATE	1-15-2024
FILE	
PROJECT	
KEY 1-15-2024 FOR PLAN & DCA	

PROJECT NO.
23-154
C700

PROPERTY STATISTICS

OWNER: 2243 CP LLC
D.S. 1385 P. 423
MAILING ADDRESS: 5002 CARPENTER DRIVE
CRESTWOOD, KY 40014
PARCEL I.D.: 39-00-00-7A
ZONING: UPD
PARCEL SIZE: 1.568 ACRES (67,793 SQ. FT.)
SET BACKS: FRONT YARD: 35 FEET
SIDEYARDS: 15 FEET & 25 FEET
REAR YARD: 25 FEET

LOT COVERAGE FOR STRUCTURES:

TOTAL PROPOSED STRUCTURES:
TOTAL STRUCTURE = 2,400 SQ. FT.
2,400 / 67,779 = 0.0354
= 3.5%
MAXIMUM ALLOWED = 60%

FLOOR AREA RATIO:

2,400 / 67,779 = 0.0354
MAXIMUM F.A.R. = 1.0

PROPOSED IMPERVIOUS AREA:

TOTAL SITE AREA = 67,793 SQ. FT.
TOTAL PAVED AREA = 26,667 SQ. FT. = 15,748 SQ. FT.
(N.I.A.)
(STORAGE LOT)
TOTAL BUILDINGS AREA = 2,400 SQ. FT.
SIDEWALK AREA = 443 SQ. FT. = 607 SQ. FT.
TOTAL IMPERVIOUS AREA = 30,510 SQ. FT. = 15,415 SQ. FT.
TOTAL IMPERVIOUS % = 36.50% = 24.2%
MAXIMUM IMPERVIOUS PERCENTAGE = 80%



THIS AS-BUILT PLAN ONLY SHOWS CONDITIONS OF THE CONSTRUCTED PARKING, ENTRANCE AND BUILDING. NO AS-BUILT INFORMATION WAS OBTAINED FOR AREAS OUTSIDE OF THE PARKING AND BUILDING AREAS. ALL AS-BUILT INFORMATION WAS OBTAIN ON 8-26-2025.

LANDSCAPING REQUIREMENTS:

INTERNAL LANDSCAPE (I.L.A.):
5% OF TOTAL PARKING/VEHICLE USE AREA
VEHICLE USE AREA = 19,019 SQ. FT. 15,748 SQ. FT.
15,748 / 19,019 = 0.83
PROVIDED I.L.A. = 1,984 SQ. FT. 949 SQ. FT.
PROPERTY PERIMETER LANDSCAPING
FRONT YARD = 1 ~ 2" CALIPER TREE PER 40 L.F.
SIDE YARD = 1 ~ 2" CALIPER TREE PER 75 L.F.
REAR YARD = N/A

OFF-STREET PARKING REQUIREMENTS:

PROPOSED OFFICE AREA (600 SQ. FT.):

1 SPACE PER 300 SQ. FT. (MINIMUM)
600 SQ. FT. / 300 SQ. FT. = 2.0
= 2 SPACES (MINIMUM)
1 SPACE PER 200 SQ. FT. (MAXIMUM)
600 SQ. FT. / 200 SQ. FT. = 3.0
= 3 SPACES (MAXIMUM)

PROPOSED SERVICE BAYS (3 EMPLOYEES):

1 SPACE PER EMPLOYEE + 2 SPACES PER BAY
(SERVICE BAY MAY COUNT AS 1 SPACE) (MINIMUM)
3 SPACES + 4 SPACES = 7 SPACES
1 SPACE PER EMPLOYEE + 5 SPACES PER BAY
(SERVICE BAY MAY COUNT AS 1 SPACE) (MAXIMUM)
3 SPACES + 20 SPACES = 23 SPACES

PROPOSED AUTO SALES (5,000 SQ. FT.):

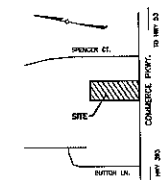
(DISPLAY AREA = 24 SPACES AT 200 SQ. FT. PER SPACE)

1 SPACE PER 7000 SQ. FT. OF OUTDOOR DISPLAY AREA (MINIMUM)
5,000 SQ. FT. / 7,000 SQ. FT. = 0.71
= 1 SPACE
1 SPACE PER 5,000 SQ. FT. OF OUTDOOR DISPLAY AREA (MAXIMUM)
5,000 SQ. FT. / 5,000 SQ. FT. = 1.0
= 1 SPACE

TOTAL REQUIRED SPACES (MINIMUM 10 SPACES + 24 SPACES) = 34 SPACES
TOTAL REQUIRED SPACES (MAXIMUM 27 SPACES + 24 SPACES) = 51 SPACES

TOTAL SPACES PROVIDED = 34 SPACES

NO DETENTION PROVIDED FOR SITE. DETENTION IS AVAILABLE VIA REGIONAL DETENTION BASIN LOCATED ON THE SOUTHWEST SIDE OF COMMERCE PARKWAY ACROSS FROM THIS SITE. SITE DRAINAGE WILL PASS THROUGH WATER QUALITY BASIN PRIOR TO CONTINUING TO DETENTION BASIN.



LOCATION MAP
N.T.S.

AS-BUILT PARKING LOT PLAN
FOR
TOM ABELE
PROPERTY ADDRESS: 2243 COMMERCE PARKWAY
LOUGHRAN KY 40031
PARCEL I.D.: 39-00-00-7A

JAMES B. BRAMM
14749
KENTUCKY
REGISTERED PROFESSIONAL ENGINEER
10-3-2025

MERIDIAN
SURVEYING AND DESIGN SERVICES
224 Commerce Parkway
Loughran, KY 40031
Phone: 502-222-2271
Fax: 502-222-2272
Email: info@meridiansurveying.com

SCALE: 1" = 30'
DATE: 8-26-2025
FILE: 23-187
REVISION:
REV. 10-3-2025

PROJECT NO.: 23-154
AS-BUILT

