

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

WEST MAIN STREET NO R/W AVAILABLE

PROPERTY STATISTICS
311 WEST JEFFERSON STREET
LaGRACE KY, 40031

OWNER: ADKINS-RADCLIFF INC.
 D.B. 135 P. 411
 MAILING ADDRESS: 12100 LAGRANGE ROAD
 LOUISVILLE, KY 40223
 PARCEL I.D.: 46-L4-04-8
 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
 WAIVERS 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
 * = VARIANCE NEEDED FOR SIDEYARD SETBACK FROM 7.5' (NEEDED) TO 4.4' (PROVIDED)

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 = 6,491 SQ. FT.
 SIDEWALK AREA (COURTYARD AREA) = 3,172 SQ. FT.
 TOTAL IMPERVIOUS AREA = 13,000 SQ. FT. / 24,511 SQ. FT.
 TOTAL IMPERVIOUS % = 53.0%
 (MAXIMUM IMPERVIOUS PERCENTAGE = 65%)
 BUILDING COVERAGE
 EXISTING BUILDING = 2,936 SQ. FT.
 PROPOSED BUILDING = 3,555 SQ. FT.
 TOTAL BUILDING COVERAGE = 6,491 SQ. FT.
 STRUCTURE COVERAGE = 6,491/24,511 = 26.5%
 (MAXIMUM ALLOWED STRUCTURE COVERAGE = 65%)

LANDSCAPING REQUIREMENTS:
INTERNAL LANDSCAPE (I.L.A.):
 5% OF TOTAL PARKING / VEHICLE USE AREA
 ADDITIONAL VEHICLE USE AREA = 0 SQ. FT.
 REQUIRED I.L.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
 REAR YARD = N/A

PROPERTY STATISTICS
312 WEST MAIN STREET
LaGRACE KY, 40031

OWNER: ADKINS-RADCLIFF INC.
 D.B. 135 P. 411
 MAILING ADDRESS: 12100 LAGRANGE ROAD
 LOUISVILLE, KY 40223
 PARCEL I.D.: 46-L4-04-8
 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
 WAIVERS 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-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 (R-4 ZONING: 7.5 FEET)
 STREET SIDE YARD SETBACK: NONE, EXCEPT WHEN A RESIDENTIAL DISTRICT
PROPOSED IMPERVIOUS AREA:
 NO CHANGE
LANDSCAPING REQUIREMENTS:
 NO CHANGE

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

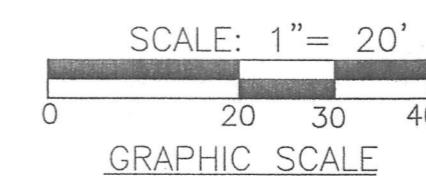
1. GAS = LOUISVILLE, GAS AND ELECTRIC
2. WATER = LAGRANGE WATER COMPANY
3. TELECOMMUNICATION: AT&T AND SPECTRUM
4. SEWER = LAGRANGE UTILITIES
5. ELECTRIC = KENTUCKY

LAND SURVEYOR'S CERTIFICATE
 I hereby certify that the survey depicted by this plat was done under
 my direct supervision by the method of **RANDOM TRAVERSE**.
 The unadjusted precision ratio of the traverse was **1:17,188**
 and was not adjusted. The survey as shown hereon is a **URBANI** Class survey
 and the accuracy and precision of said survey complies with 201 KAR 18:120.

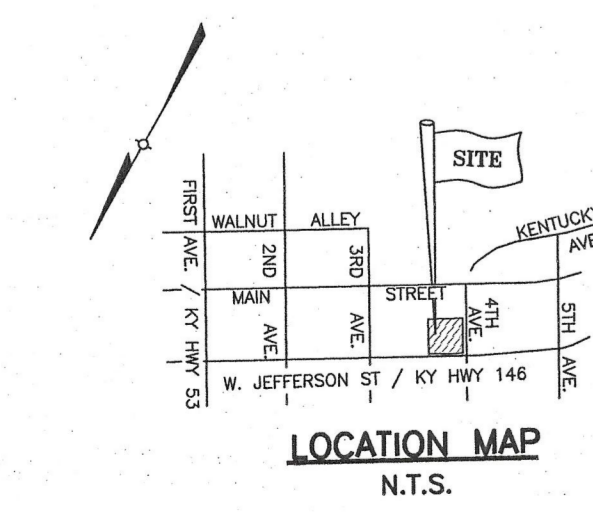
William A. Knizner
 Surveyor
 Land Surveyor License No. 4568

STATE OF KENTUCKY
 William A. Knizner
 4568
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

Kentucky 811
 Kentucky Underground
 1-800-752-6007



OFF STREET PARKING REQUIREMENTS:
PROPOSED EVENT SPACE (3521 SQ. FT.):
 1 SPACE PER 125 SQ. FT. (MINIMUM)
 3521 SQ. FT. / 125 SQ. FT. = 28.2
 = 28 SPACES (MINIMUM) **
 1 SPACE PER 50 SQ. FT. (MAXIMUM)
 3521 SQ. FT. / 50 SQ. FT. = 70.4
 = 70 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 (MINIMUM)
 1.5 SPACE X 12 SLEEPING ROOMS = 18 SPACES
TOTAL REQUIRED SPACES (MINIMUM 28 SPACES + 12 SPACES) = 40 SPACES
TOTAL REQUIRED SPACES (MAXIMUM 70 SPACES + 12 SPACES) = 88 SPACES
TOTAL SPACES PROVIDED = 15 SPACES *
 ** = WAIVER NEEDED FOR PARKING REQUIREMENTS (SPACES NEEDED ARE 25
 ADDITIONAL.)



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

MERIDIAN
 SURVEYING AND DESIGN SERVICES
 2249 Commerce Parkway, LaGrange, KY 40031
 Phone: 502-222-9216
 Boundary - Soil Off. Topographic - ALTA

SCALE	1" = 20'
DRAWN	WAK
CHECKED	WLD
DATE	10-28-2025
FILE	25-165
REVISION	
3-3-2026 ADD INVERTS	
PROJECT I.D.	24-165
	2100