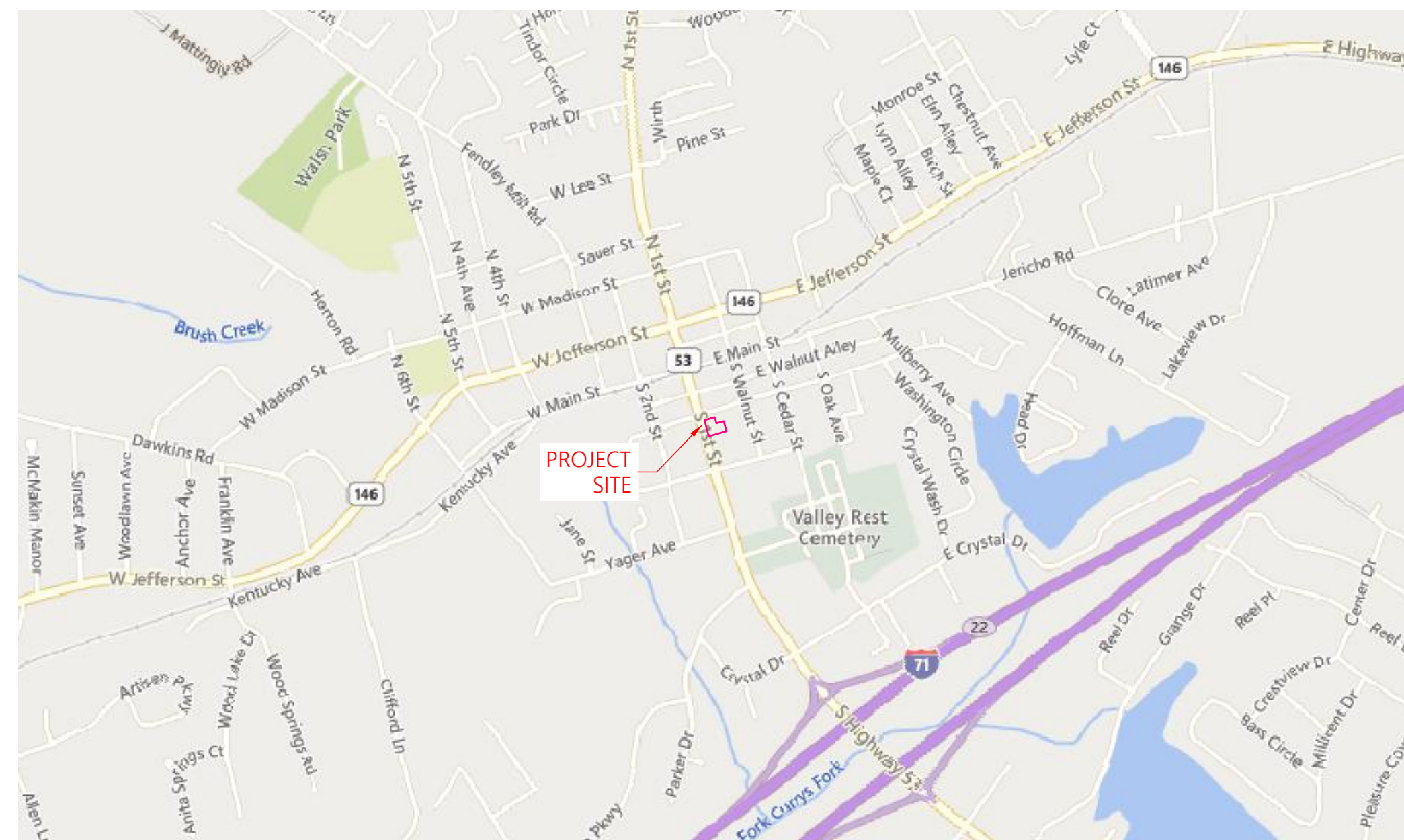


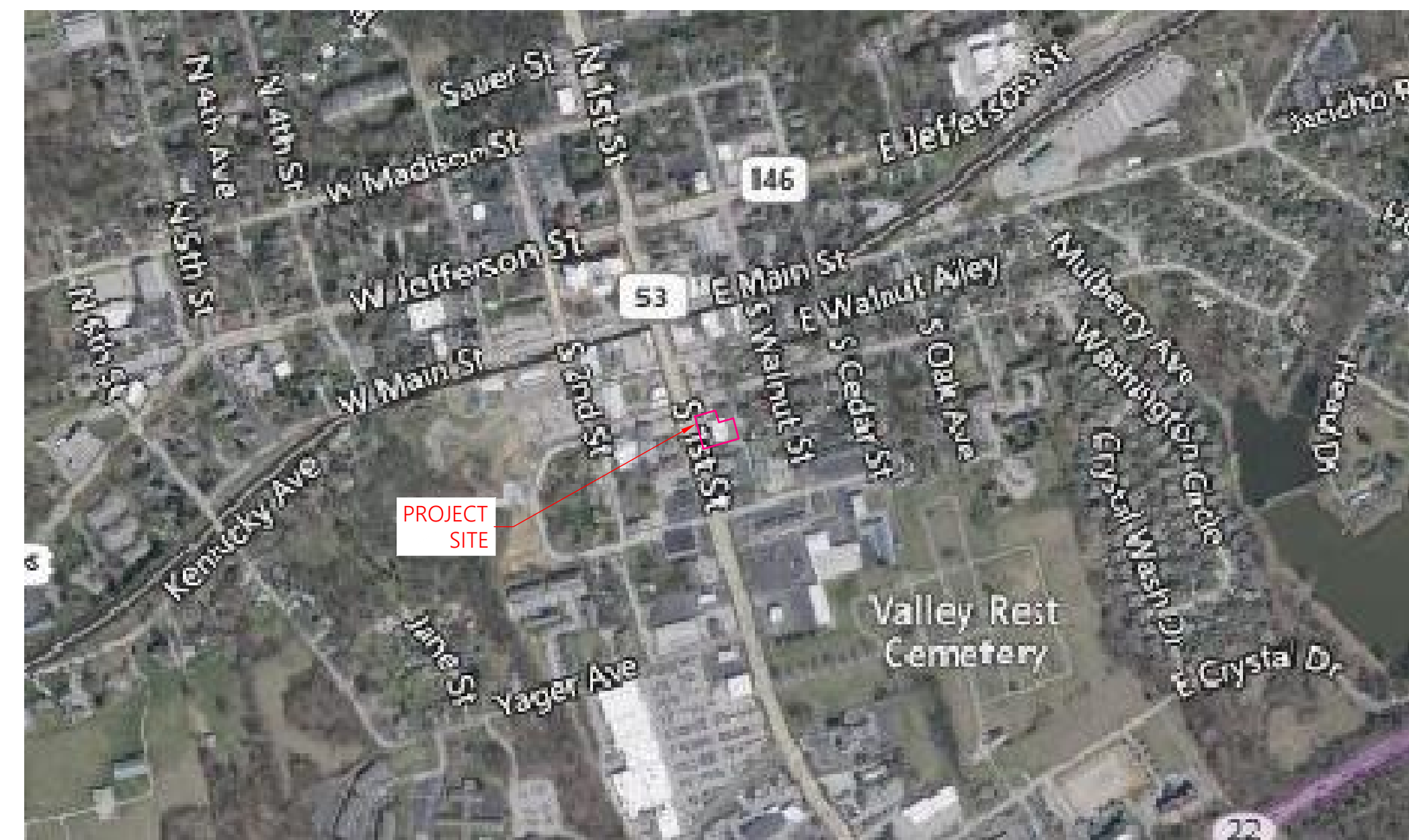
Proposed Pump Island and Canopy

201 South First Avenue, LaGrange, Kentucky
 Oldham County
 0.361 Acres Project

LEGEND			
OK	AIR CONDITIONER UNIT	1	SIGN
OSANCO	SANITARY SEWER CLEANOUT	2	BOLLARD
OSM	SANITARY SEWER MANHOLE	3	FLAG POLE
OSGT	GREASE TRAP MANHOLE	4	MAIL BOX
OSB	CATCH BASIN	5	HANDICAPPED PARKING SPACE
OST	STORM SEWER MANHOLE	6	GATE
OTPEL	TELEPHONE PEDESTAL	7	SURFACE DRAINAGE FLOW DIRECTION
OTELCAB	TELEPHONE CABINET	8	ELECTRIC LINE OVERHEAD
OTELB	TELEPHONE BOX	9	TELEPHONE LINE OVERHEAD
OTVB	C.A.T.V. BOX	10	GAS LINE
OTVM	C.A.T.V. MANHOLE	11	STORM SEWER
OTSPR	AUTOSPRINKLER	12	SANITARY SEWER
OTV	WATER VALVE	13	FENCE
OTM	FIRE HYDRANT	14	PROPERTY LINE
OTW	WATER METER	15	BOUNDARY OF EASEMENT
OTU	UTILITY POLE	16	EXISTING CONTOUR LINES
OTWA	GUY WIRE ANCHOR	17	PROPOSED CONTOUR LINES
OTEP	ELECTRIC PANEL	18	DEGREES
OTEM	ELECTRIC METER	19	FEET OR MINUTES
OTET	ELECTRIC TRANSFORMER	20	INCHES OR SECONDS
OTEB	ELECTRIC JUNCTION BOX	21	PLUS OR MINUS
OTLP	LIGHT POLE	22	CALC.
OTFL	FLOOD LIGHT	23	E
OTGM	GAS METER	24	MEAS.
OTGMP	GAS METER POST	25	N
OTGV	GAS VALVE	26	RIGHT-OF-WAY
OTMUK	MANHOLE USE UNKNOWN	27	RW
OTFOP	FIBER OPTIC MARKER POST	28	S
		29	W
		30	HATCHING ON PAVEMENT (NO PARKING)



SITE VICINITY MAP (N.T.S.)



SITE AERIAL MAP (N.T.S.)

SITE DEVELOPMENT REQUIREMENTS BY ZONING	
<p>ZONING JURISDICTION - Oldham County Planning & Development Ryan Fischer, Director Phone: 502-222-1476 RFischer@OldhamCountyKY.gov</p> <p>THE SITE IS CURRENTLY ZONED "C-3" (General Business District)</p> <p>MINIMUM LOT AREA - 6,000 Square Feet</p> <p>MINIMUM LOT WIDTH - 50 Feet</p> <p>MAXIMUM DENSITY / INTENSITY - 1.0 Floor Area Ratio</p> <p>MAXIMUM BUILDING HEIGHT - 45 Feet</p> <p>MINIMUM YARD/SETBACK:</p> <p>FRONT - None</p> <p>SIDE STREET - None except when abutting a residential district (shall take on that of the abutting district)</p> <p>SIDE - None except when abutting a residential district (shall take on that of the abutting district)</p> <p>REAR - None except when abutting a residential district (shall take on that of the abutting district)</p> <p>MAXIMUM IMPERVIOUS LOT COVERAGE -</p> <p>STRUCTURES: 40%</p> <p>IMPERVIOUS SURFACES INCLUDING STRUCTURES: 65%</p> <p>PARKING SPACE FORMULA - For a use of Convenience Stores and Gas Stations:</p> <p>Minimum: 1.0 Space for each 200 square feet of gross floor area (Parking spaces at gasoline pumps may be used to satisfy these requirements).</p> <p>Maximum: 1.0 Space for each 150 square feet of gross floor area</p> <p>PARKING SPACES REQUIRED - (For a 3,037.5 s.f. building)</p> <p>Minimum: 15.18 (15 spaces)</p> <p>Maximum: 20.25 (20 spaces)</p>	<p>SPECIAL DESIGN REQUIREMENTS WHEN USE OF "Fuel Sales and Vehicle Repair" See Sec 250-100 of Ordinance</p> <ol style="list-style-type: none"> Fuel Pumps: All fuel pumps including liquefied petroleum retail sales storage tanks and necessary dispensing apparatus shall be located at least fifteen feet (15') from the rights-of-way line. Groundwater Contamination: Federal and State groundwater contamination standards shall be deemed a part of this Section. Driveway Width Requirements: Fuel sales and vehicle sales service stations require wider driveways than other uses; however, proper traffic control requires that such driveway widths not be excessive. Driveway widths for these uses shall therefore conform to the following requirements: Maximum Width - thirty six (36') feet Minimum Width - twenty four (24') feet

FLOOD NOTE:
 THIS SITE IS LOCATED IN A ZONE "X-UNSHADED" PER FIRM MAP PANEL #21185C0120E, DATED OCTOBER 16, 2025. WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE: ALL PROPERTY LINES, LOTS, RIGHT-OF-WAYS AND BEARINGS & DISTANCE LABELS SHOWN HEREIN ARE APPROXIMATE IN NATURE. THIS DRAWING IS NOT A BOUNDARY, ROUTE OR RETRACEMENT SURVEY AND SHOULD NOT BE USED TO MARK OR DETERMINE ANY PROPERTY LINES. IT IS RECOMMENDED THAT YOU OBTAIN A BOUNDARY SURVEY FROM A LICENSED LAND SURVEYOR IN ORDER TO DETERMINE THE ACTUAL LOCATION SHAPE & DIMENSION OF THESE ITEMS.

UTILITY NOTE:
 EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY CONFLICTS EXIST.

Indiana811
 HOLEY MOLEY SAYS
 "DON'T DIG BLIND"

 "IT'S THE LAW"
 CALL 2 WORKING DAYS BEFORE YOU DIG
 1-800-382-5544
 or 811
 CALL TOLL FREE
PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO DIG A HOLE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

Sheet Index	
Sheet #	Description
C-000	Title Page
C-101	Existing Site Plan
C-102	Proposed Site Plan

OWNER
 TJ & Sons Investments, Inc.
 201 South First Ave.
 La Grange, KY 40031

ENGINEER
 Jonathan L. McCoy, P.E.
 JLM Engineering
 720 Rolling Creek Drive, Suite 207
 New Albany, Indiana, 47150
 Phone: (502) 380-7360
 E-Mail: jonmccoy@live.com

NO.	DATE	COMMENT
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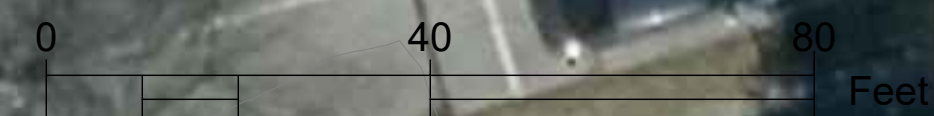
Review Print

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 Civil & Environmental Solutions
 720 Rolling Creek Dr., Suite 207
 New Albany, IN 47150
 502-275-7777 phone
 502-280-7360 mobile
 jonmccoy@live.com



Title Page
 Proposed Site Plan
 201 South First Avenue, LaGrange, Kentucky

FILE NAME:
 260319
 SHEET NO.
C-000




NORTH
SCALE: 1" = 10'
OLDHAM COUNTY
TOWNSHIP
OLDHAM COUNTY
STATE OF KENTUCKY

NO.	DATE	COMMENT
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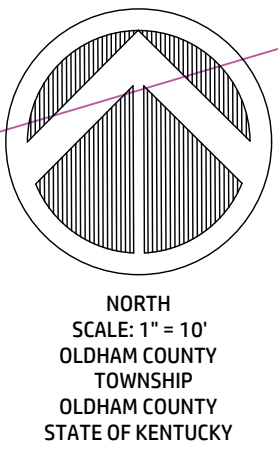
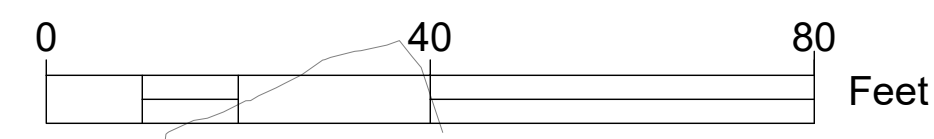
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JLM Engineering
Civil & Environmental Solutions
720 Rolling Creek Dr., Suite 207
New Albany, IN 47150
502-757-7777 phone
502-380-7260 mobile
jommccoy@jve.com

JONATHAN L. MCCOY, P.E.
DATE: 03/19/2026



Existing Site Plan
Proposed Site Plan
201 South First Avenue, LaGrange, Kentucky



NO.	DATE	COMMENT
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Review Print

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DATE: 03/19/2026

Proposed Site Plan

Proposed Site Plan

201 South First Avenue, LaGrange, Kentucky