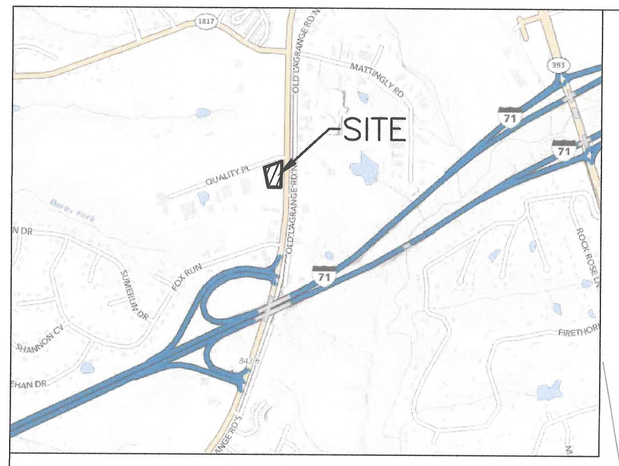

LOCATION MAP
NO SCALE

SITE STATISTICS

EXISTING ZONING:	C-2
LOT FRONTAGE =	680'
LOT AREA =	2.01 Ac
(Less 0.01 Ac R/W to Co. = 2.00 Ac)	
MINIMUM SETBACKS	
Front =	0 ft
Side Yard (Next to R-4) =	7.5 ft
Rear Yard (Next to R-4) =	25 ft
USE: Gas Station/Convenience Store	
BUILDING	
AREA =	5,203 sf
STORIES =	1
HEIGHT =	<45'
FLOOR AREA RATIO =	6%
TOTAL VUA =	50,565 sf
ILA REQUIRED =	2,528 sf
IMPERVIOUS COVERAGE=	70%
PARKING SPC. REQUIRED:	
(1 spc./200 s.f. = 26 spc.)	
Total Minimum Required =	21
PARKING PROVIDED:	
Regular =	32
Handicap =	2
Total Provided =	34

WAIVERS REQUESTED:

1. WAIVER OF 65% MAX. LOT COVERAGE
2. WAIVER OF 8 FC MAX. LIGHTING REQUIREMENT

MAINTENANCE NOTE:
All vehicle use areas of this development including, but not limited to entrances, drives and parking areas will be privately owned and maintained.

FLOOD STATEMENT:

This development is not in a flood designated area according to FEMA Maps:
21185C0250E (Eff. Oct. 16, 2025)
21185C0115D (Eff. Mar. 23, 2021)

NOTE:
This plan does not represent a boundary survey and was drawn from existing deeds and plats for the purpose of a development plan.

LEGEND

- FOUND MONUMENT AS NOTED
- MONUMENT PER RECORDED PLAT
- B/L — BUILDING SETBACK LINE
- RCP — REINFORCED CONCRETE PIPE
- CPP — CORRUGATED POLYETHYLENE PIPE
- IE — INVERT ELEVATION
- R/W — RIGHT OF WAY
- HANDICAP SPACE
- PROPOSED HANDICAP PARKING SIGN
- PROPOSED LIGHT POLE
- DRAINAGE ARROW
- EXISTING SEWER MANHOLE
- CB — EXISTING CATCH BASIN
- HW — EXISTING HEADWALL
- PP — EXISTING UTILITY POLE
- LP — EXISTING LIGHT POLE
- WV — EXISTING WATER VALVE
- GV — EXISTING GAS VALVE
- WM — WATER METER
- GM — GAS METER
- FH — EXISTING FIRE HYDRANT
- EP — ELECTRIC PAD
- TP — TELEPHONE PEDESTAL
- EXISTING CONTOUR
- 788 — PROPOSED CONTOUR
- EASEMENT AS NOTED
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS MAIN
- EXISTING WATER MAIN

GRAPHIC SCALE
20' 10' 0' 20' 40'
SCALE: 1"=20'

DEVELOPER (CONTRACT TO OWN)
Newcomb Oil Co., LLC
951 Withrow Court
Bordstown, KY 40004

OWNER:
J.R. Food Stores, Inc.
P.O. Box 90009
Bowling Green, KY 42102

SOURCES OF TITLE:
D.B. 1218 P. 81; D.B. 1158 P. 280

Final
Development Plan

REVISION	DATE	DESCRIPTION
#1	-	
#2		
#3		

Newcomb Oil Co.
Tract 2 Rev. - Floyd Hartlage Family, LP Subd.
4703 LAGRANGE ROAD
BUCKNER, KENTUCKY 40010
PVA ID# 31-00-00-4Z

STATE OF KENTUCKY
WILLIAM H. HAGAN, III
27,659
LICENSED PROFESSIONAL ENGINEER

506 MAIN STREET
SHELBYVILLE, KY 40065
(502) 633-4365

HAGAN ENGINEERING PLLC

-

DATE: 6/25/2026
REV.: -
REV.:

6/25/2026 11:43 AM
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PVA ID# 31-00-00-4AA
BUCKNER POINTE INVESTORS, LLC &
HIGHWAY 146 HOLDINGS, LLC
31866 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675
ZONE: R-4

PVA ID# 31-00-00-40
HARTLAGE INVESTMENT PROPERTIES, LLC
9904 SECRETARIAT DR
GOSHEN, KY 40026
ZONE: R-4

PVA ID# 31-00-00-4E
GUZ PROPERTIES, LLC
1700 GRAND VILLA DRIVE
LAGRANGE, KY 40031
ZONE: I-2

PVA ID# 31-00-00-4W
THE CARRIAGE HOUSE COMPANIES, INC.
C/O CONAGRA PROPERTY TAX GROUP
ONE CONAGRA DR, MS-PTG
OMAHA, NE 68102
ZONE: CO-1

EXISTING APARTMENT BUILDING

EXISTING STORM WATER DETENTION

PROPOSED GAS STATION
5,230 S.F.
FFE 821.49

PROPOSED CANOPY
4,788 S.F.

PROPOSED UNDERGROUND DETENTION
(11,800 C.F.)

12'x65' LOADING/UNLOADING

TRASH

PROPOSED SIGN

PROPOSED TRANSFER TO COUNTY

FND NAIL

QUALITY PLACE
80' R/W
(D.B. 672 PG. 254)

KY 146 (LAGRANGE RD)
60' R/W
(D.B. 672 PG. 254)

N69°32'37"E 286.29'

S00°08'04"W 393.27'

S89°45'01"W 236.32'

N06°00'49"W 295.87'