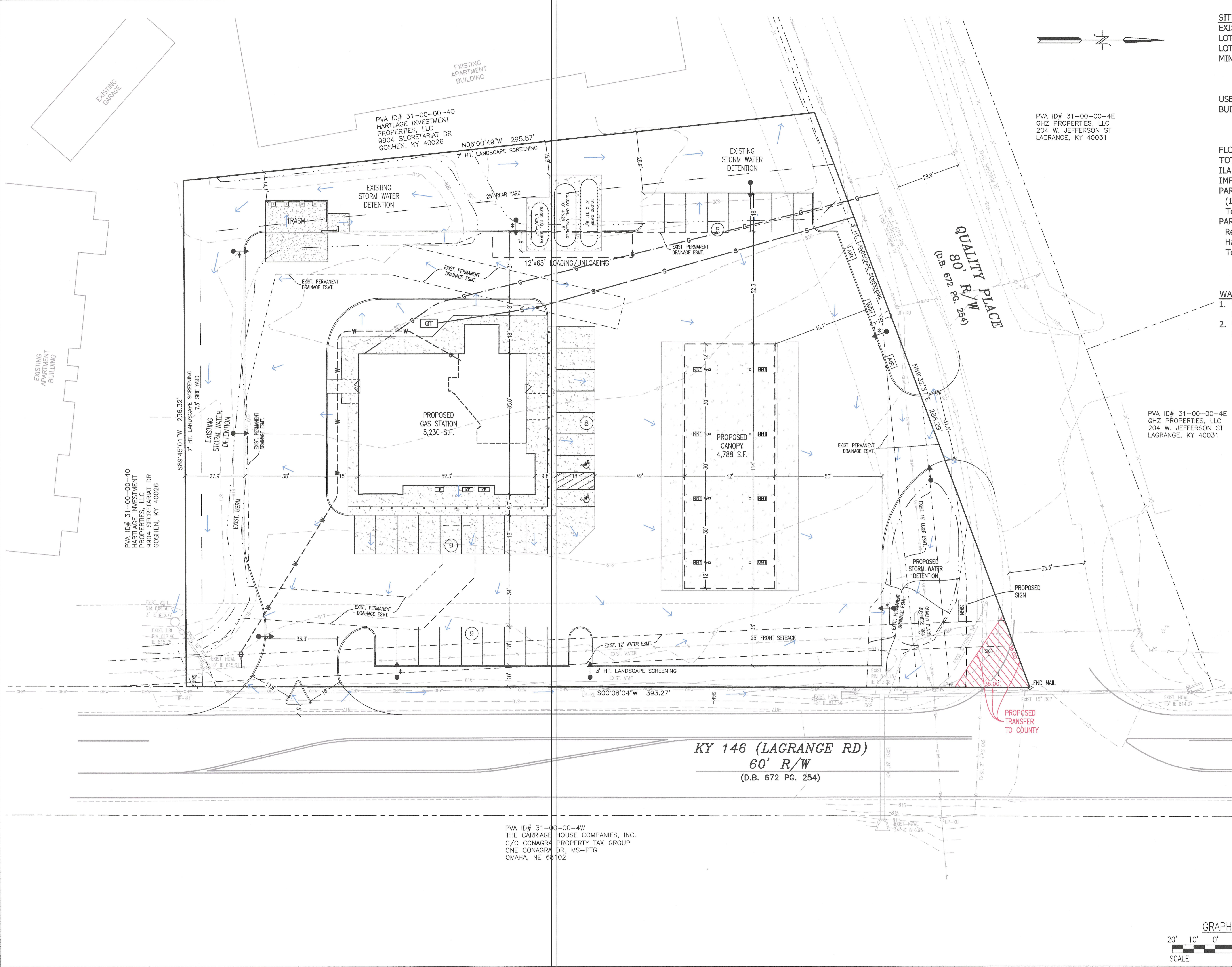


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SITE STATISTICS

EXISTING ZONING:	C-2
LOT FRONTAGE =	680'
LOT AREA =	2.01 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 =	51,645 sf
ILA REQUIRED =	2,582 sf
IMPERVIOUS COVERAGE =	71%
PARKING SPC. REQUIRED: (1 spc./250 s.f. = 21 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

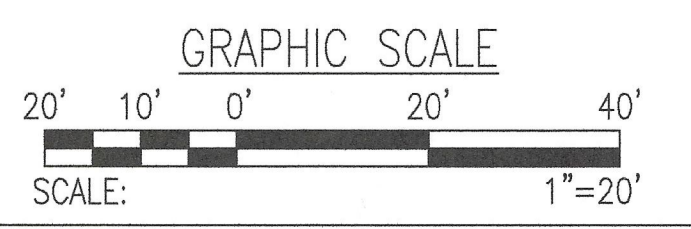
FLOOD STATEMENT:

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
- - -	EXISTING CONTOUR
● BM #1	BENCHMARK
—	PROPOSED SEWER
—	PROPOSED STORM SEWER
—	PROPOSED LIGHT POLE
—	EXISTING SANITARY SEWER
—	EXISTING CATCH BASIN
—	EXISTING STORM MANHOLE
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING GAS MAIN
—	EXISTING WATER MAIN
—	EXISTING UTILITY POLE
—	EXISTING GUY ANCHOR
—	EXISTING LIGHT POLE
—	EXISTING WATER VALVE
—	EXISTING GAS VALVE
—	WATER METER
—	GAS METER
—	EXISTING FIRE HYDRANT
—	EXISTING BOLLARD
—	ELECTRIC PAD
—	TELEPHONE PEDESTAL
→	DRAINAGE ARROW



DEVELOPER (CONTRACT TO OWN)
 Newcomb Oil Co., LLC
 951 Withrow Court
 Bardonia, KY 40004
 (502) 373-7289

SOURCES OF TITLE: P.C. Slide

Technical Review Committee
Development Plan

REVISION	DATE	DESCRIPTION
P1		
P2		
F1		

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



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

HAGAN
 ENGINEERING PLLC

DATE: 4/21/2026
 REV.: -
 REV.: -