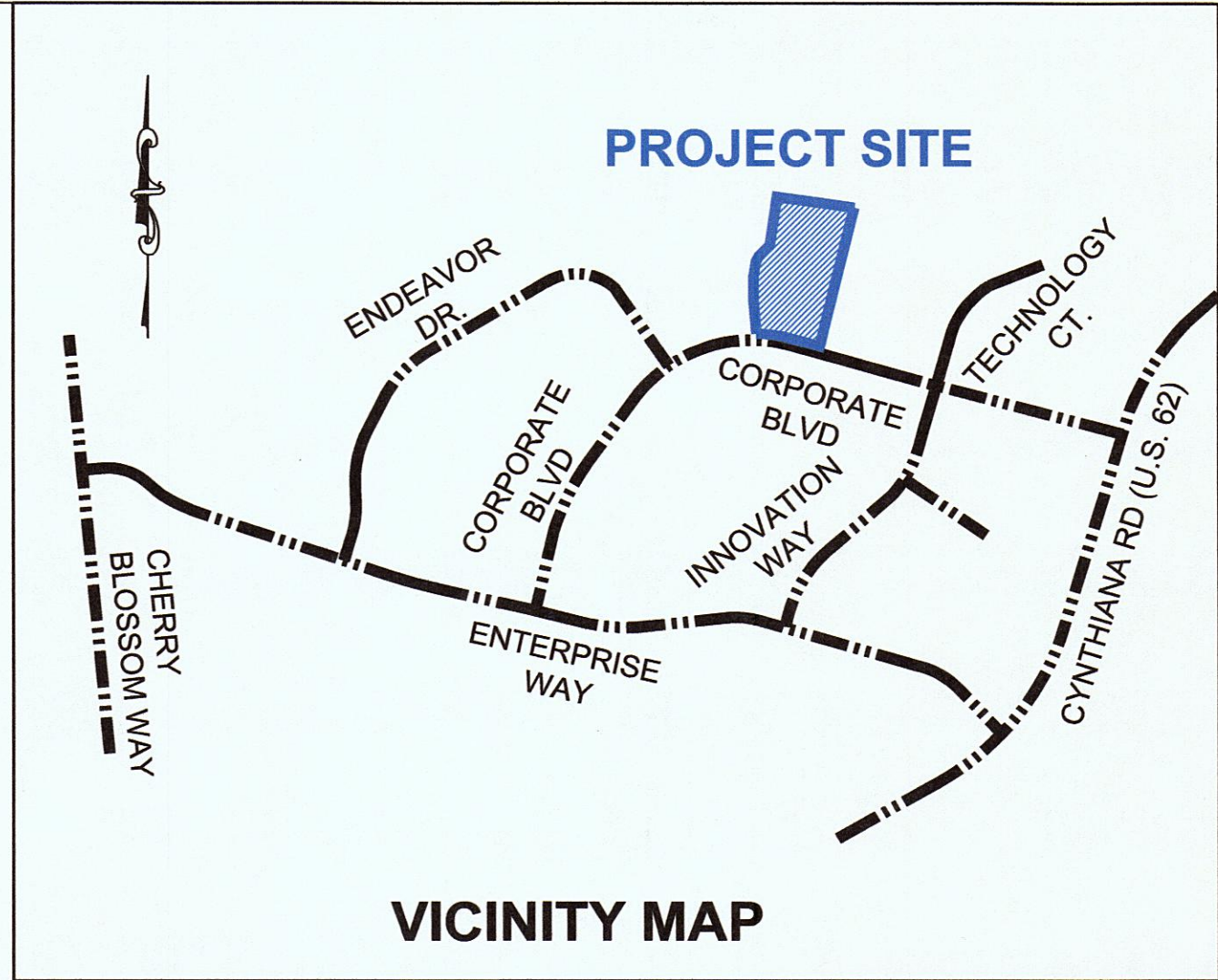
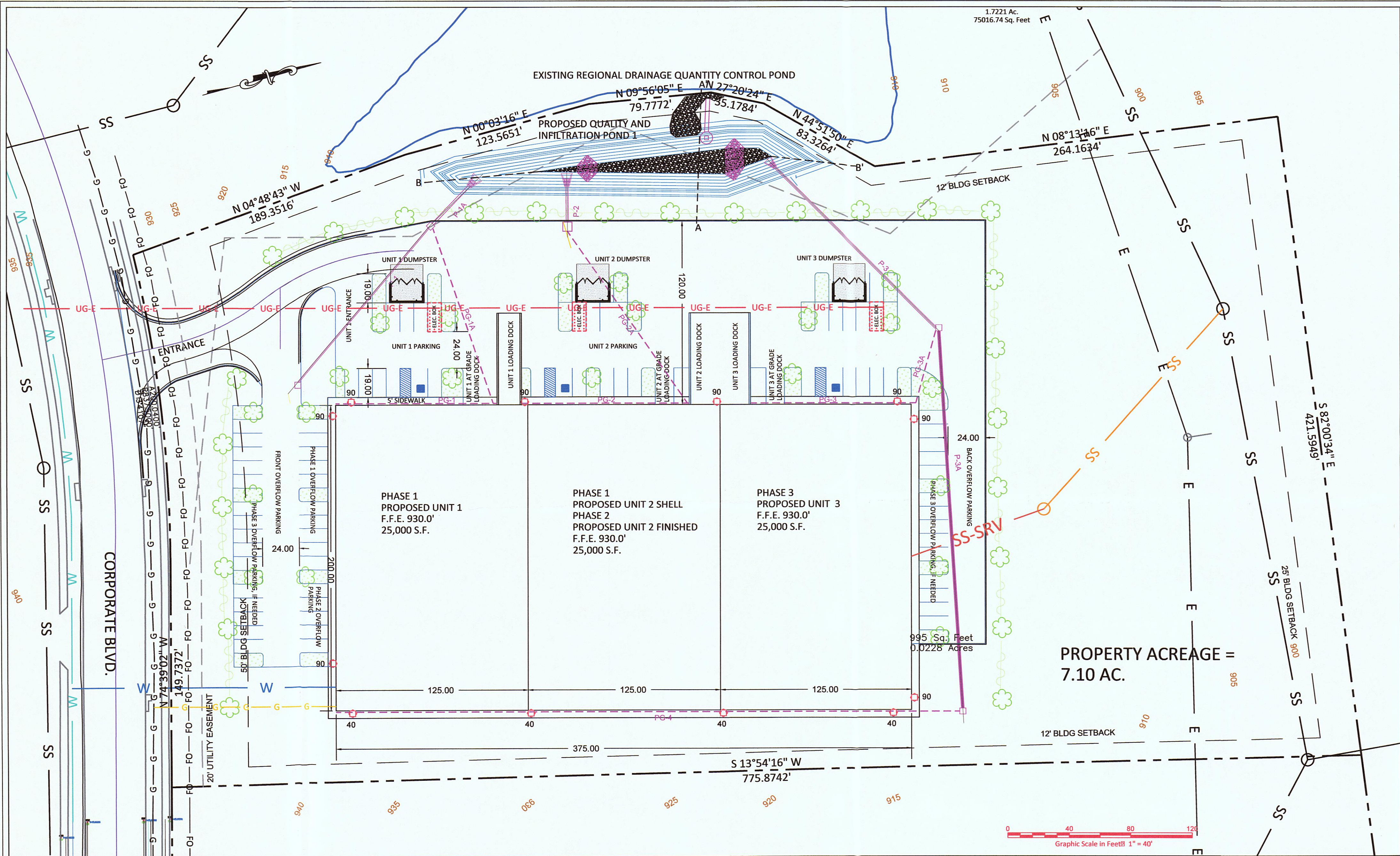




- LEGEND**
- EX. WATER LINE
 - PROPOSED WATERLINE
 - EX. UNDERGROUND ELECTRIC
 - PROPOSED ELECTRIC
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - PROPOSED DITCH
 - PROPERTY LINE (BY OTHERS)
 - EASEMENT (BY OTHERS)
 - PROPOSED STORM
 - PROPOSED WALL PACK LIGHTING (Lighting Location, Calculations and specifications by others)
- FINAL COVER**
- PROPOSED PAVEMENT
 - PROPOSED GRASS
 - PAVEMENT SIDEWALK
 - RIP-RAP
- NOTE: PROPOSED SERVICE UTILITIES ARE CONCEPTUAL. ACTUAL UTILITIES WILL VARY BASED ON FINAL BUILDING LAYOUT AND UTILITY COMPANY REQUIREMENTS AND RECOMMENDATIONS.

SITE STATISTICS:
Total acreage of property: 7.1 acres
Zoning District: I-1, Enhanced/BP-1
Proposed use: Industrial
Source of treated water: Kentucky-American Water
Source of sewage disposal: Georgetown Municipal Water & Sewer
Proposed building height: 24 feet
Proposed building coverage: 24.25% (Building), 50.56% (Total Impervious)

PARKING STATISTICS:
Required Parking By Regulations:
Per Unit: 2 Spaces/3 Employees, With Estimated Total occupancy of 8
Per Unit, $\frac{8}{3} \times 8 = 5.33$, say 6 required parking spaces. Additional Parking for 2 trucks Per Unit. Total Spaces Needed Per Unit = 8 Spaces Per Unit. Total Required For 3 Units = 24 Spaces

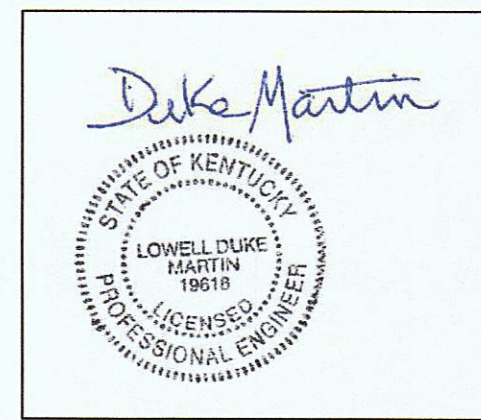
Proposed Parking Unit 1: 9 spaces (Includes 1 H.C.)
Proposed Parking Unit 2: 9 spaces (Includes 1 H.C.)
Proposed Parking Unit 3: 11 spaces (Includes 1 H.C.)
Total Parking Proposed For All 3 Units = 29 spaces (Includes 3 H.C.)

Additional Overflow Parking (Only to be constructed, If needed)
Proposed Front Overflow Parking: 30 spaces
Proposed Back Overflow Parking: 14 spaces

NOTE: PROPERTY LINES SHOWN ARE BY OTHERS. SEE FINAL PLAT FOR PROPERTY DETAILS AND PROPERTY CERTIFICATION. PROPERTY CERTIFICATION FOR THIS DRAWING IS NOT EXPRESSED OR IMPLIED.

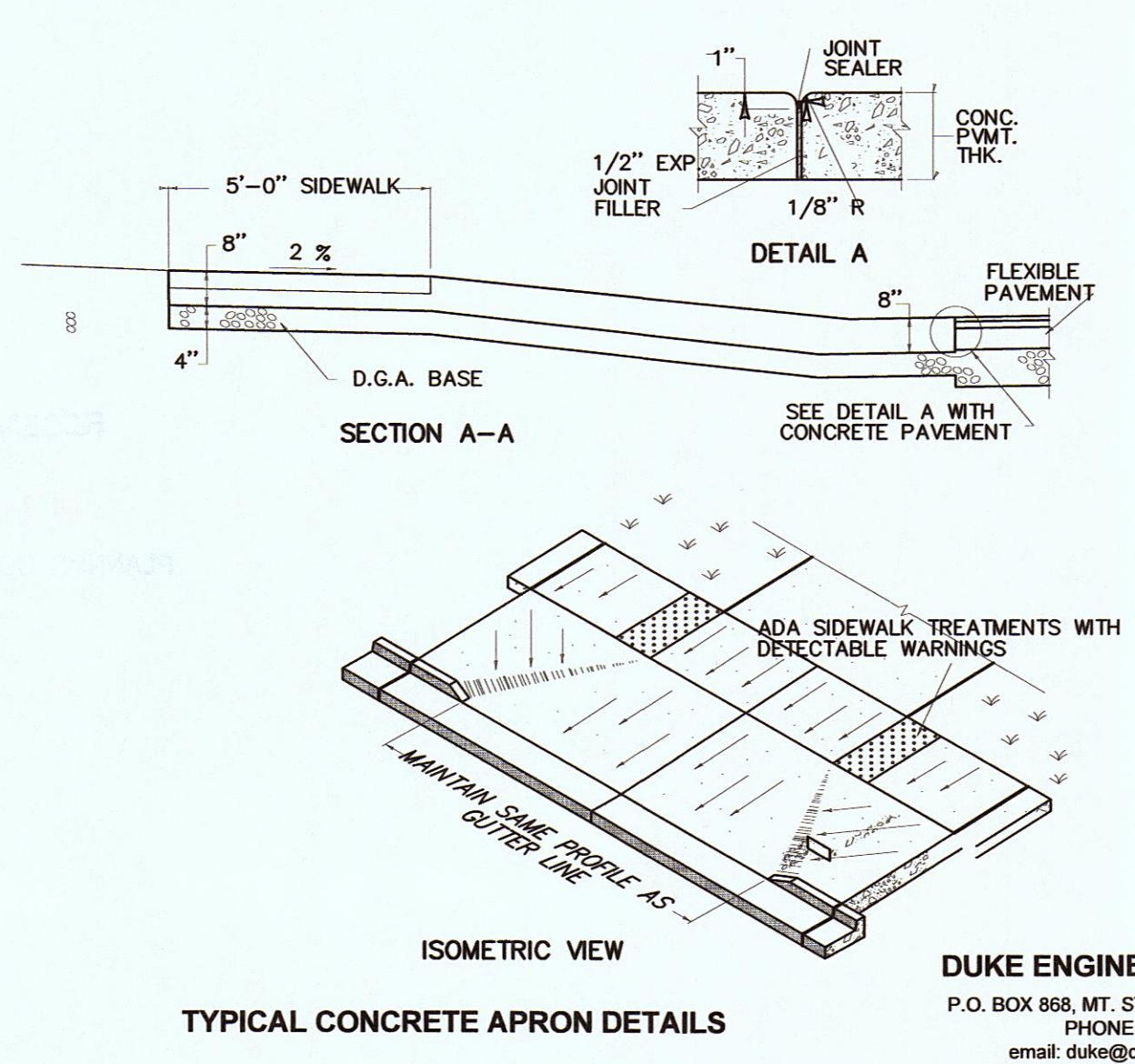
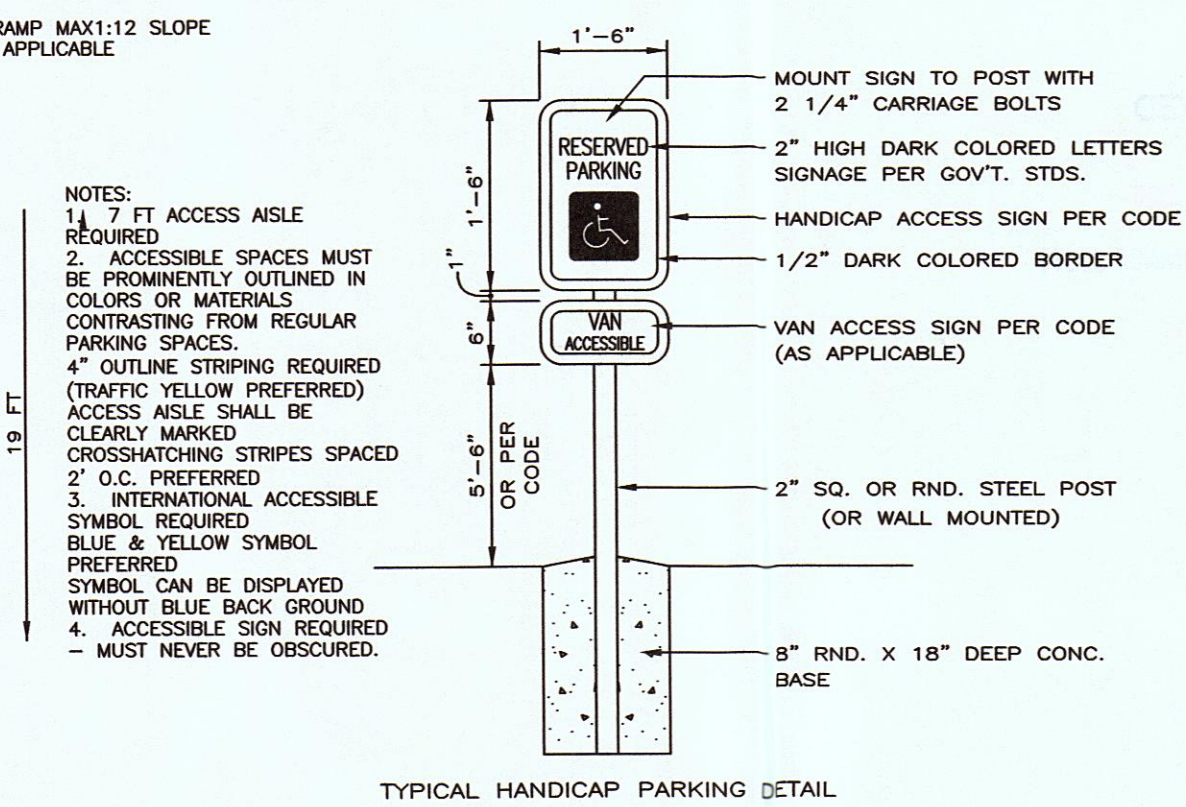
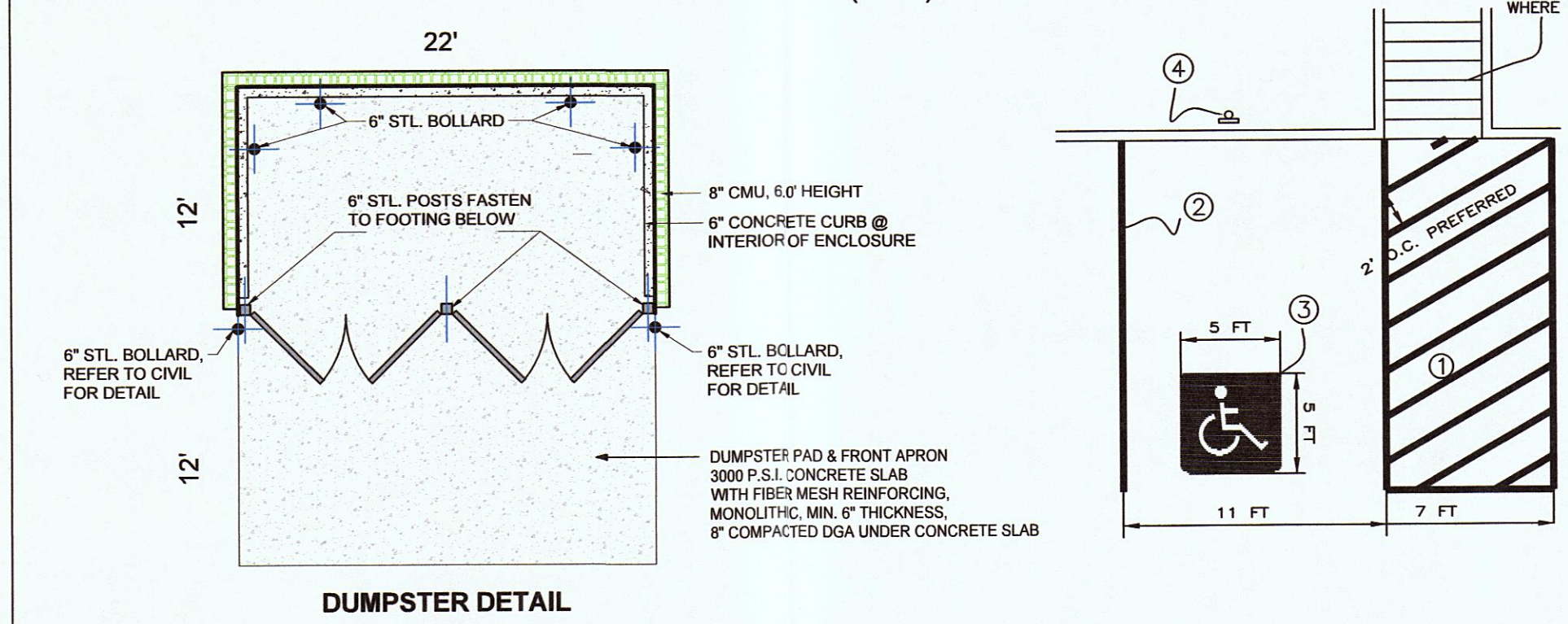
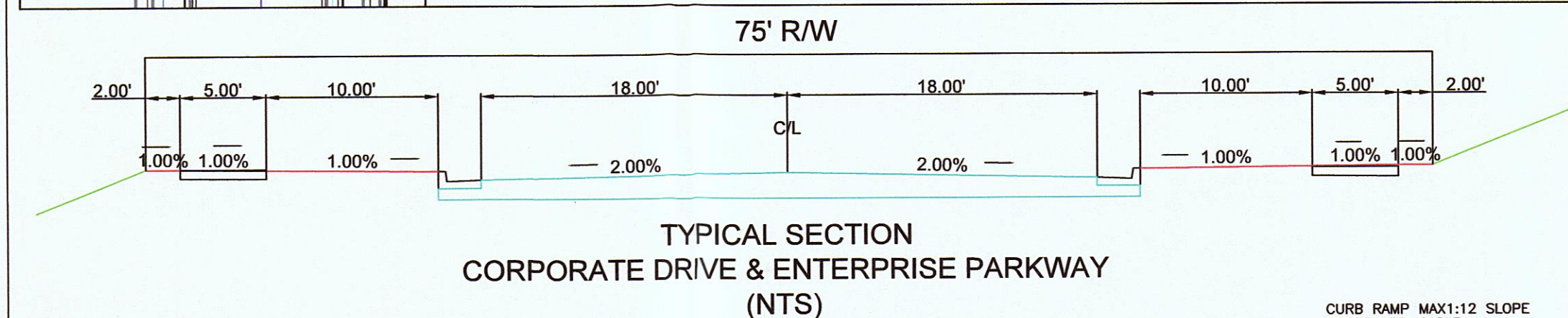
NOTE: PROJECT IN NAD 83 KY STATE PLANE NORTH ZONE.

- Columbia Gas will determine the feasibility, path, location and configuration of the service line(s) and the meter(s), which may not be as depicted on the these plans.
- For the area depicted on these plans, no encroachments of any kind including, but not limited to trees, shrubs or landscaping, shall be placed over top of or within five (5) feet of service line(s) or over top of or within ten (10) feet of a gas main(s).



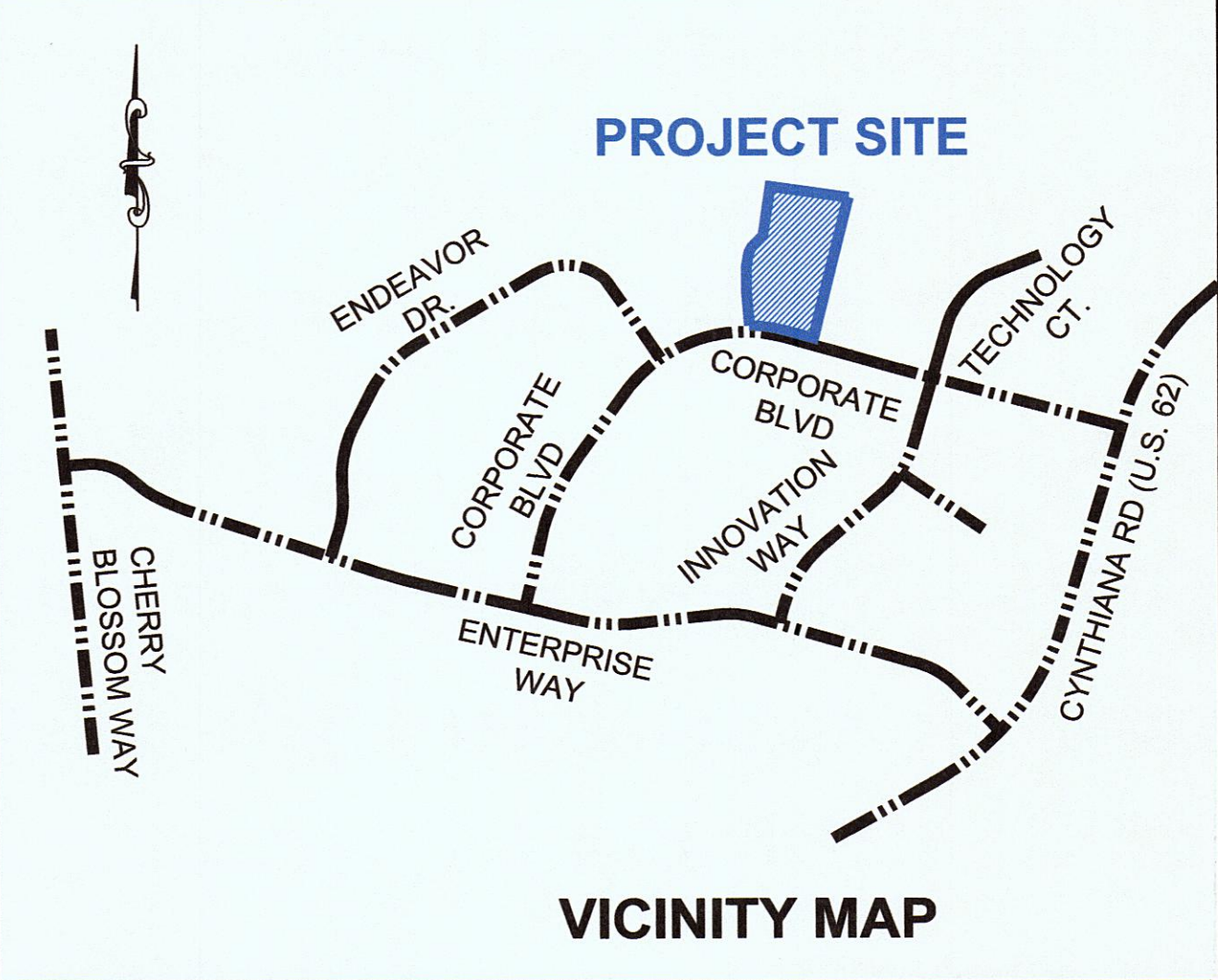
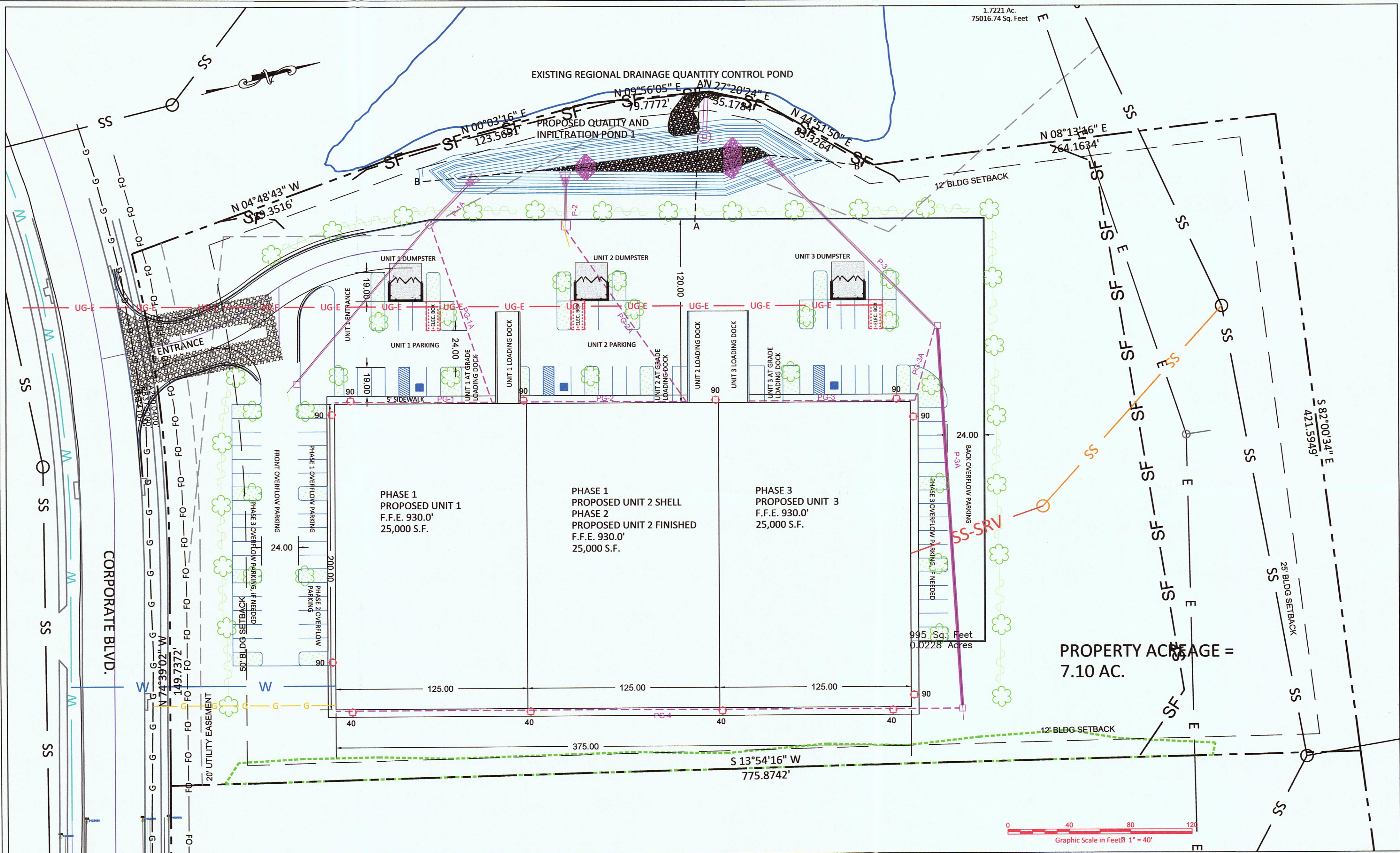
Digitally signed by L. Duke Martin
Date: 2026.07.29 14:46:49 -04'00'

L. Duke Martin



JEFF WELLMAN 171 CORPORATE BLVD., GEORGETOWN, KY LANE'S RUN BUSINESS PARK		
DRAWN: D.M.	DEVELOPMENT PLAN	SCALE: 1" = 40'
CHECKED: D.M.	OWNER: JEFF WELLMAN 1007 DELAPLAIN, RD., SUITE B GEORGETOWN, KY 40324	DWG. No.
DATE: 7/29/26		SHEET 2 OF 6

DUKE ENGINEERING COMPANY
P.O. BOX 868, MT. STERLING, KENTUCKY 40353
PHONE: (859) 585-6832
email: duke@dukeengineeringco.com



Vehicular Use Area Landscaping Interior Requirements:

Unit 1: Total Vehicular Use Area (Parking and Drives): 9,301 Sq. Ft.
Required Interior Parking Landscaping: 10% * 9,301 = 930.1 Sq. Ft.
Proposed Interior Parking Landscaping Area: 1,053 Sq. Feet
Parking Landscaping Trees Required: 930.1 / 250 = 3.72 Trees, say 4 Trees
Trees Provided: 4 Trees

Unit 2: Total Vehicular Use Area (Parking and Drives): 9,389 Sq. Ft.
Required Interior Parking Landscaping: 10% * 9,389 = 938.9 Sq. Ft.
Proposed Interior Parking Landscaping Area: 1,129 Sq. Feet
Parking Landscaping Trees Required: 938.9 / 250 = 3.75 Trees, say 4 Trees
Trees Provided: 4 Trees

Unit 3: Total Vehicular Use Area (Parking and Drives): 9,761 Sq. Ft.
Required Interior Parking Landscaping: 10% * 9,761 = 976.1 Sq. Ft.
Proposed Interior Parking Landscaping Area: 1,055 Sq. Feet
Parking Landscaping Trees Required: 976.1 / 250 = 3.9 Trees, say 4 Trees
Trees Provided: 4 Trees

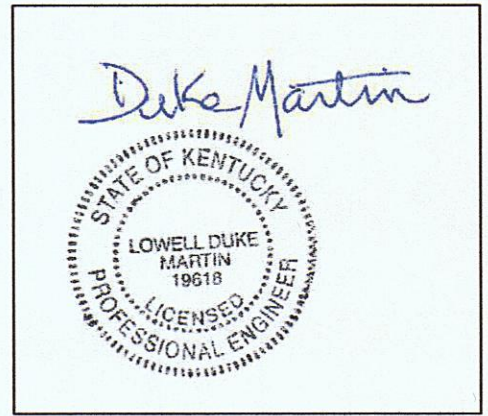
Front Overflow Parking: Total Vehicular Use Area (Parking and Drives): 11,964 Sq. Ft.
Required Interior Parking Landscaping: 10% * 11,964 = 1,196.4 Sq. Ft.
Proposed Interior Parking Landscaping Area: 1,354 Sq. Feet
Parking Landscaping Trees Required: 1,196.4 / 250 = 4.78 Trees, say 5 Trees
Trees Provided: 5 Trees

Back Overflow Parking: Total Vehicular Use Area (Parking and Drives): 7,875 Sq. Ft.
Required Interior Parking Landscaping: 10% * 7,875 = 787.5 Sq. Ft.
Proposed Interior Parking Landscaping Area: 995 Sq. Feet
Parking Landscaping Trees Required: 787.5 / 250 = 3.14 Trees, say 4 Trees
Trees Provided: 4 Trees

Existing Natural Heavy Vegetative Area (Combination of Trees/Brush) To Remain, Canopy Requirement:

Total Project Property: 7.1 Acres
Estimated Existing Heavy Vegetative Area: 0.55 Acres
Estimated Vegetative Canopy to Remain: 0.20 Acres
0.20 Ac. / 0.55 Ac. = 36.36 % of Current To Remain
0.20 Ac. / 7.1 Ac. = 2.82% of Total Property

L. Duke Martin
Digitally signed by L. Duke Martin
Date: 2026.07.29 14:48:05 -04'00'



DUKE ENGINEERING COMPANY
P.O. BOX 868, MT. STERLING, KENTUCKY 40353
PHONE: (859) 585-6832
email: duke@dukeengineeringco.com

JEFF WELLMAN
171 CORPORATE BLVD., GEORGETOWN, KY
LANE'S RUN BUSINESS PARK

LANDSCAPING AND LIGHTING			SCALE: 1" = 40'
DRAWN: D.M.	OWNER: JEFF WELLMAN 1007 DELAPLAIN, RD., SUITE B GEORGETOWN, KY 40324	DATE: 7/29/26	DWG. No.
CHECKED: D.M.			
DATE: 7/29/26			SHEET 2 OF 6

LEGEND

EX. WATER LINE
PROPOSED WATERLINE
EX. UNDERGROUND ELECTRIC
PROPOSED ELECTRIC
EXISTING SANITARY
PROPOSED SANITARY
EXISTING GAS LINE
PROPOSED GAS LINE
PROPOSED DITCH
PROPERTY LINE (BY OTHERS)
EASEMENT (BY OTHERS)
PROPOSED STORM

W W W W W
W W W W W
E E E E E
SS SS SS SS SS
SS SS SS SS SS
G G G G G
G G G G G
→ → → → →
— — — — —
— — — — —

PROPOSED WALL PACK LIGHTING
(Lighting Location, Calculations and specifications by others)
A CURB AND GUTTER IN FRONT OF PARKING.
SIDEWALK SLOPED TO PARKING GRADE IN
FRONT OF HANDICAP ACCESS.

LIGHTING DETAILS

EXTERIOR LIGHTING BUILDING MOUNTED WALL PACKS
40 40 WATT LED - 5,100 LUMENS
90 90 WATT LED - 10,500 LUMENS

NOTE: LIGHTING REQUIREMENTS TO MEET BP-1 STANDARDS.

- A. ANY EXTERIOR ILLUMINATION SHALL BE DIRECTED AWAY FROM ADJOINING PROPERTIES. FOR PROPERTIES ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONED PROPERTY, ALL LIGHTING SHALL BE DIRECTED AWAY FROM AND SHALL NOT CREATE ANY IMPACTS ON THESE PROPERTIES.
- B. THE MAXIMUM HEIGHT OF ANY LIGHTING STRUCTURES SHALL BE 25 FEET.
- C. LIGHTING STRUCTURES ARE TO BE A DARK OR NEUTRAL COLOR.
- D. ALL PARKING, ROAD AND SECURITY LIGHTS SHALL BE CUT-OFF LUMINARIES.

LIGHT LAYOUT BY OTHERS.

Proposed Tree

Proposed Tree
40' O.C Shown For VUA Perimeter Landscaping
3 Feet Average Height Continuous Planting
Hedge, Fence, Wall or Earth Mound.

Perimeter and Interior Trees Will Be From The Following List Depending on Availability At The Time of Planting:

Common Name: Shade Master Locust Coral Burst Crabapple Red Bud Winter King Hawthorn	Scientific Name: Gleditsia Triacanthos Var. Inermis Malus Coralcole Cercis Canadensis Crataegus Viridis
--	--

Perimeter Shrubs Will Be From The Following List Depending on Availability At The Time of Planting:

Common Name: Japanese Holly	Scientific Name: Ilex Crenata
---------------------------------------	---

Permitted Uses

- Non-retail commercial
- Light industry: BOA shall distinguish between light and heavy industry
- Research laboratories
- Planned developments for industrial use only
- Manufactured building systems used as office buildings
- Adult oriented uses
- Sanitary landfill for refuse
- Junkyards
- Outdoor storage

Setbacks

- Main Structure
Front: 50 FT, Side: 12 FT (50 FT when adjacent to residential), Rear: 25 FT
- Accessory Structure
Front: 50 FT, Side: 12 FT, Rear: 25 FT

Signage

- Freestanding Pole/Pylon, blade: 25 FT, Monument: 8 FT
- 1 SF/1 FT of Frontage (150 SF Max) 50 SF
- 10 FT minimum

Wall Signs

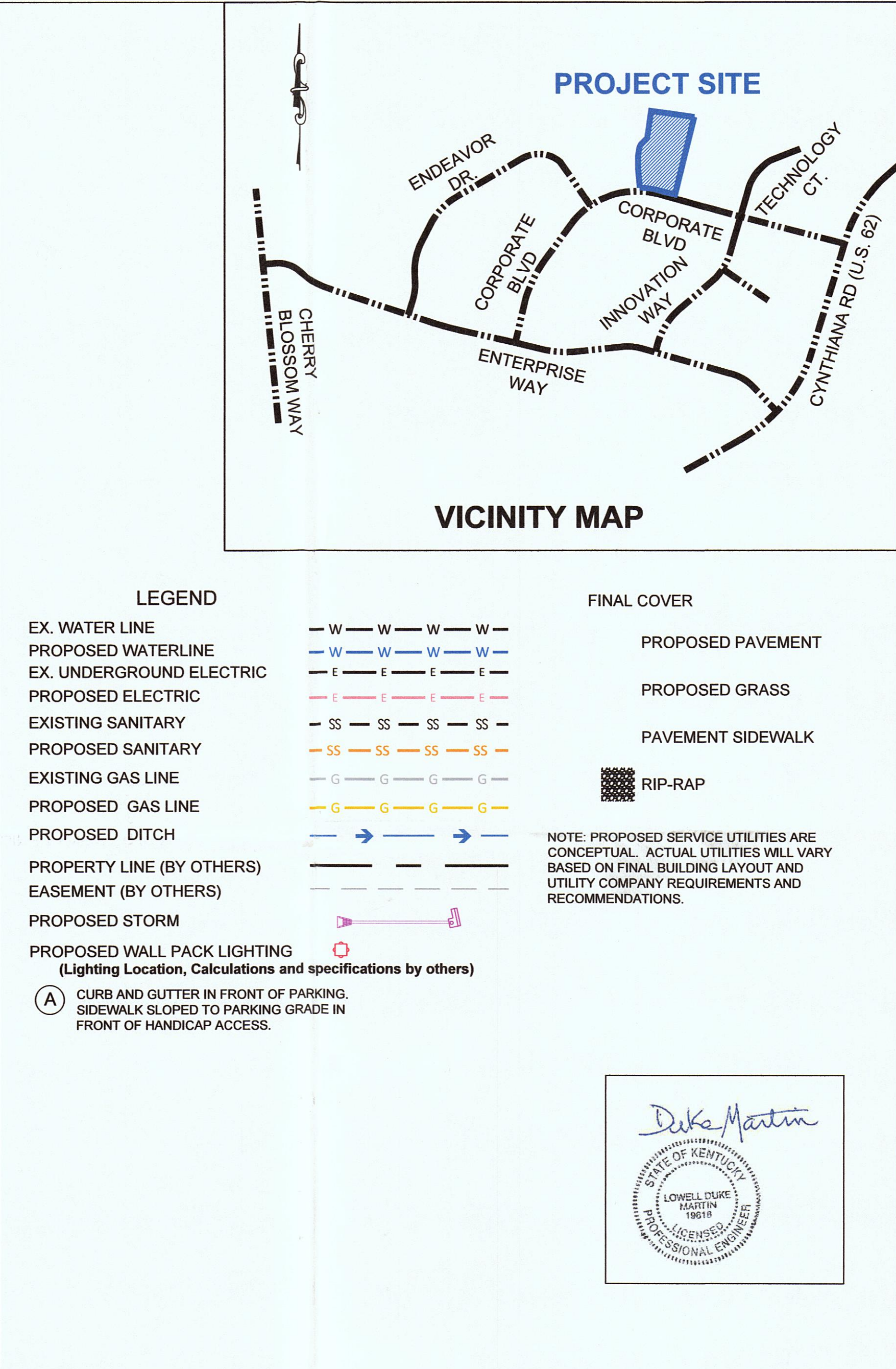
Up to 150 SF

Window

25% Total Window Area

Types Not Allowed

Marquee, Drive-Thru Menu Boards, Projecting/Suspended, Rummage Sale



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SILTATION AND EROSION FROM THE PROJECT DISTURBED LIMITS. ANY DAMAGE CAUSED BY EROSION OR DEPOSITION OF EXCAVATED MATERIAL FOR THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
2. PROCUREMENT, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE MEASURES TO KEEP DIRT, SEDIMENT, OR ANY OTHER MATERIAL OFF OF EXISTING PAVED ROADS PUBLIC OR PRIVATE.
4. AREAS DISTURBED AND INACTIVE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. SEED SHALL CONSIST OF ANNUAL RYE GRASS SOWN AT A RATE OF 12 POUNDS PER 1,000 SQUARE YARDS. WATER AND FERTILIZER SHALL BE APPLIED TO SEEDED AREAS AS NECESSARY TO PROMOTE SEED GROWTH AND PREVENT EROSION.
5. SILT FENCING SHALL BE INSTALLED DOWN-SLOPE OF DISTURBED AREAS AND AROUND SOIL STOCKPILES PRIOR TO CLEARING AND GRUBBING. SILT FENCING MUST BE SITUATED SUCH THAT THE TOTAL AREA DRAINING TO THE FENCE IS NOT GREATER THAN ONE-FOURTH ACRES PER 100 FEET OF FENCE.
6. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAINFALLS OF 0.5 INCHES OR MORE. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SILT FENCES WHEN DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE.

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING AND AS A RESULT OF CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL K.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AT LEAST 4 INCHES OF TOPSOIL AND GROUND COVER.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS LOTS TO NATURAL AND PAVED AREAS.
7. CONTRACTOR IS RESPONSIBLE TO FOR KPDES NOI.

- Note: Structural fill shall be Inorganic natural soil with maximum particle sizes of 3 inches.
- Note: Structural fill should be placed in no greater than 8-inch thick layers. Structural fill should be compacted to at least 98 percent of the soil's maximum dry density as determined by the standard Proctor compaction test.
- Note: The moisture content of the fill material should be maintained about 2 percent (above or below) of its standard Proctor optimum moisture content depending on the results of the Proctor tests.
- Note: These are general recommendations and do not represent a site specific Geotechnical Report or testing.

DRAWN: D.M.	GRADING PLAN OWNER: JEFF WELLMAN 1007 DELAPLAIN, RD., SUITE B GEORGETOWN, KY 40324	SCALE: 1" = 40'
CHECKED: D.M.		DWG. No.
DATE: 7/29/26		SHEET 2 OF 6

PLANNING COMMISSION