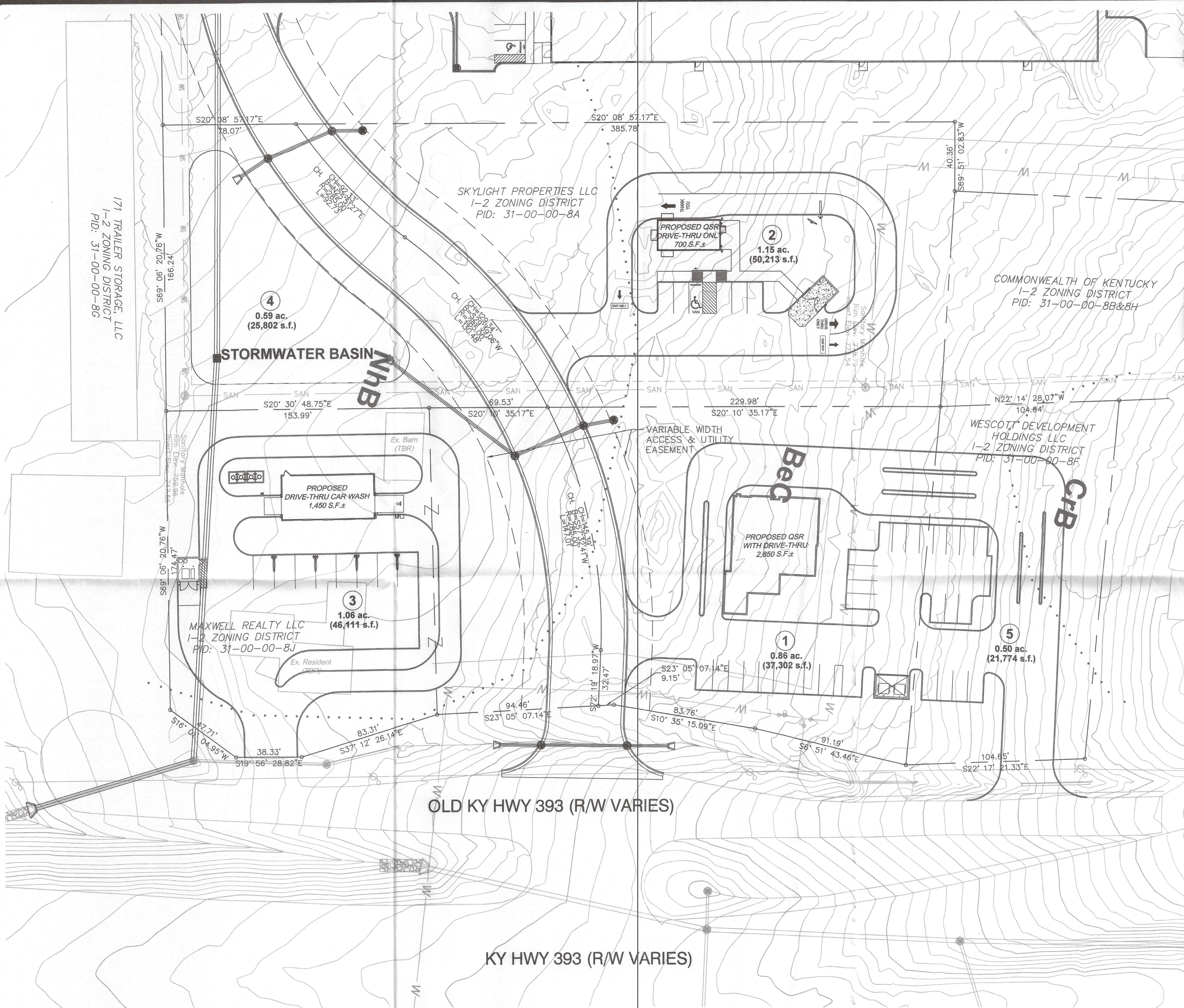




#### UTILITY PROTECTION NOTE

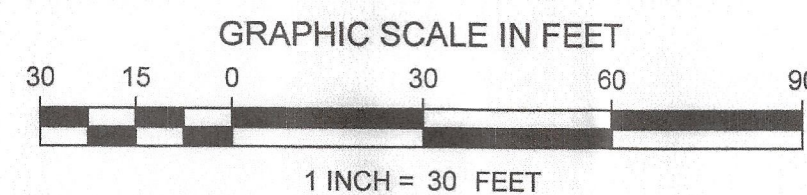
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



#### UTILITY NOTE

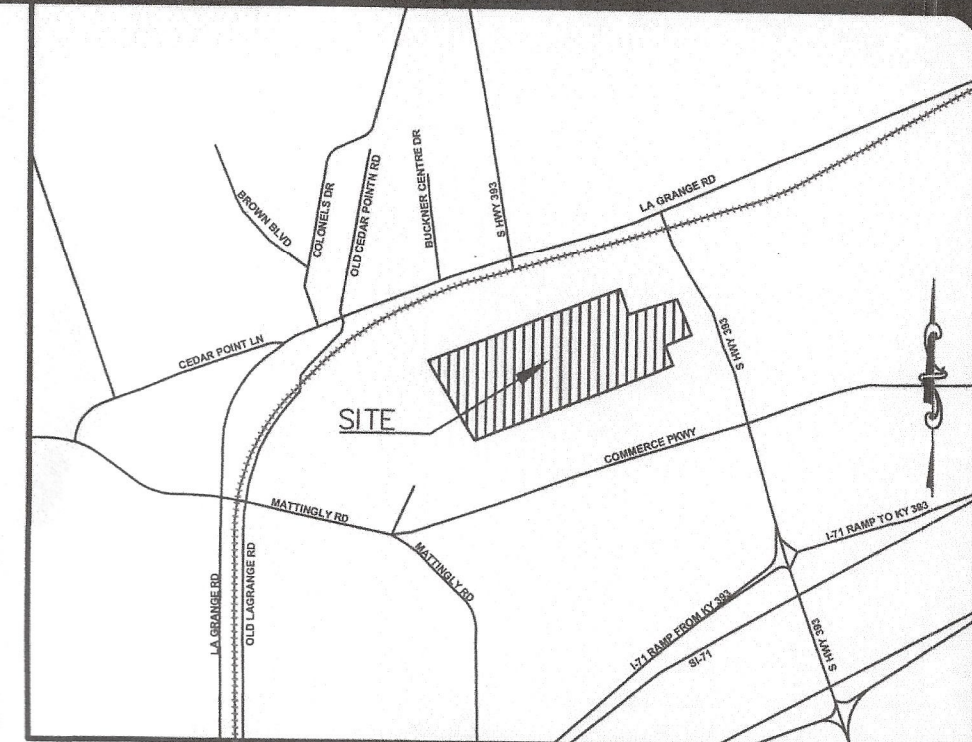
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY CARDINAL SURVEYING DATED 06/06/2024. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

#### CATEGORY 2 DEVELOPMENT PLAN



#### MINIMUM REQUIREMENTS

FRONT YARD SETBACK: NONE  
STREET SIDE YARD SETBACK: NONE  
SIDE YARD SETBACK: NONE  
REAR YARD SETBACK: NONE



#### LOCATION MAP

NOT-TO-SCALE

#### LEGEND

- Section Corner Found (type as noted)
- 5/8" Rebar
- Rebar Found
- Mag nail Set
- Mag/PK Nail found
- Railroad Spike found
- Railroad Spike Set
- Iron Pipe Found
- Wood Corner Post Found
- (R) Record Deed Dimension
- R/W Right of Way Fenceline
- Light Pole
- Power Pole
- Soil Boring
- Tree
- Tree Mass (Various Types & Sizes)
- Soil Classification

#### PROJECT SUMMARY

EXISTING ZONING: I-2  
PROPOSED ZONING: C-2  
PARCEL I.D.: 31-00-00-8A  
31-00-00-8F  
31-00-00-8J  
EXISTING USE: VACANT  
PROPOSED USE: VARIOUS C-2 USES  
GROSS AREA: 181,202 SF (4.16 AC)  
LOT 1: 37,302 SF (0.86 AC)  
LOT 2: 50,213 SF (1.15 AC)  
LOT 3: 46,111 SF (1.06 AC)  
LOT 4: 25,802 SF (0.59 AC)  
LOT 5: 21,774 SF (0.50 AC)

#### PRELIM. DRAINAGE CALCS

OVERALL SITE AREA: 181,202 SF (4.16 AC.)  
COMPOSITE "C" FACTORS FOR SOIL GROUP "C"  
PRE-DEV: 0.26  
POST-DEV: 0.75  
PRELIMINARY DETENTION VOLUME ESTIMATES  
 $V = (C_{POST} - C_{PRE}) \times (2.8) \times (AREA) / 12$   
 $V = (0.49 - 0.26) \times (2.8) \times (4.16) / 12 = 0.48 \text{ AC-FT}$   
 $= 20,718 \text{ CF}$

#### PARKING SUMMARY

LOT 1/5: QSR (WITH DRIVE-THRU) BLDG=2,850 SF  
MIN: 23 MAX: 38 PROVIDED: 29  
LOT 2: QSR (DRIVE-THRU ONLY) BLDG=700 SF  
MIN: 4 MAX: 6 PROVIDED: 6  
LOT 3: CAR WASH BLDG=1,450 SF  
MIN: 3 MAX: 3 PROVIDED: 3

#### GENERAL NOTES

- BEFORE LAND-DISTURBING ACTIVITIES CAN BEGIN, DEVELOPER SHALL OBTAIN A KYR10 PERMIT FROM THE KENTUCKY DIVISION OF WATER (KYDOW) AND AN OLDHAM COUNTY STORMWATER QUALITY MANAGEMENT AND EROSION CONTROL (SQMEC) PERMIT.
- DEVELOPER SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT OF WAY OF HWY 393.
- TOPOGRAPHIC INFORMATION PREPARED THROUGH AERIAL PROCESSING BY LJB ENGINEERING.
- PROPERTY BOUNDARY LINES PREPARED BY SCHROLL LAND SURVEYING.
- THE PROPOSED SITE CONFIGURATION IS CONCEPTUAL.
- THIS SITE IS NOT LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF FEMA FIRM NO. 21185C0120D, DATED 03/23/2021.
- THERE ARE NO AREAS OF STEEP SLOPE (OVER 30%) WITHIN THE PROJECT BOUNDARY BASED UPON CURRENT TOPOGRAPHIC DATA.
- A LANDSCAPE AND LIGHTING PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ISSUING BUILDING PERMITS.

#### OWNER

PARCEL 31-00-00-8A  
Skylight Properties LLC  
7500 W Hwy 42  
Goshen, KY 40026

PARCEL 31-00-00-8F  
Wescott Development Holdings LLC  
13304 Hwy 42  
Prospect, KY 40059

PARCEL 31-00-00-8J  
Maxwell Realty LLC  
8110 Worrick Ave.  
Louisville, KY 40222

#### DEVELOPER

Wescott Development LLC  
13304 Hwy 42  
Prospect, KY 40059

BUCKNER INDUSTRIAL PARK  
3926 WEST HWY 146, BUCKNER, KY 40010  
ZONING MAP AMENDMENT (I-2 TO C-2)  
DEVELOPMENT PLAN

PLAT NO. N/A  
JOB NO. 23200066-003  
DATE JULY 22, 2026  
DESIGNER P. GAMBRELL  
CHECKED PRG DRAWN PRG  
SHEET DP-1

PAPE-DAWSON  
2303 WATKINSON TRAIL SUITE 200 LOUISVILLE, KY 40299 | 502.491.1891  
KENTUCKY ENGINEERING PERMIT #0311 KENTUCKY SURVEYING PERMIT #1166

NO. REVISION  
1  
DATE 7/7/2026  
Revised Lot Numbers  
STATE OF KENTUCKY  
PHILIP R. GAMBRELL  
18018  
LICENSED PROFESSIONAL ENGINEER