



### **Leasing Information**

- Building 1 remaining SF Available: 5,000 sf
- Building 1 Proposed Rent: \$30.00/sf
- Building 1 Estimated CAM: \$3.00/sf
- Building 1 Tenant Allowance: \$25.00/sf
- Minimum Lease Term: 5 years
- Smallest Unit Size: 1,500 sf
- Drive Through Available: Yes

### **Notes:**

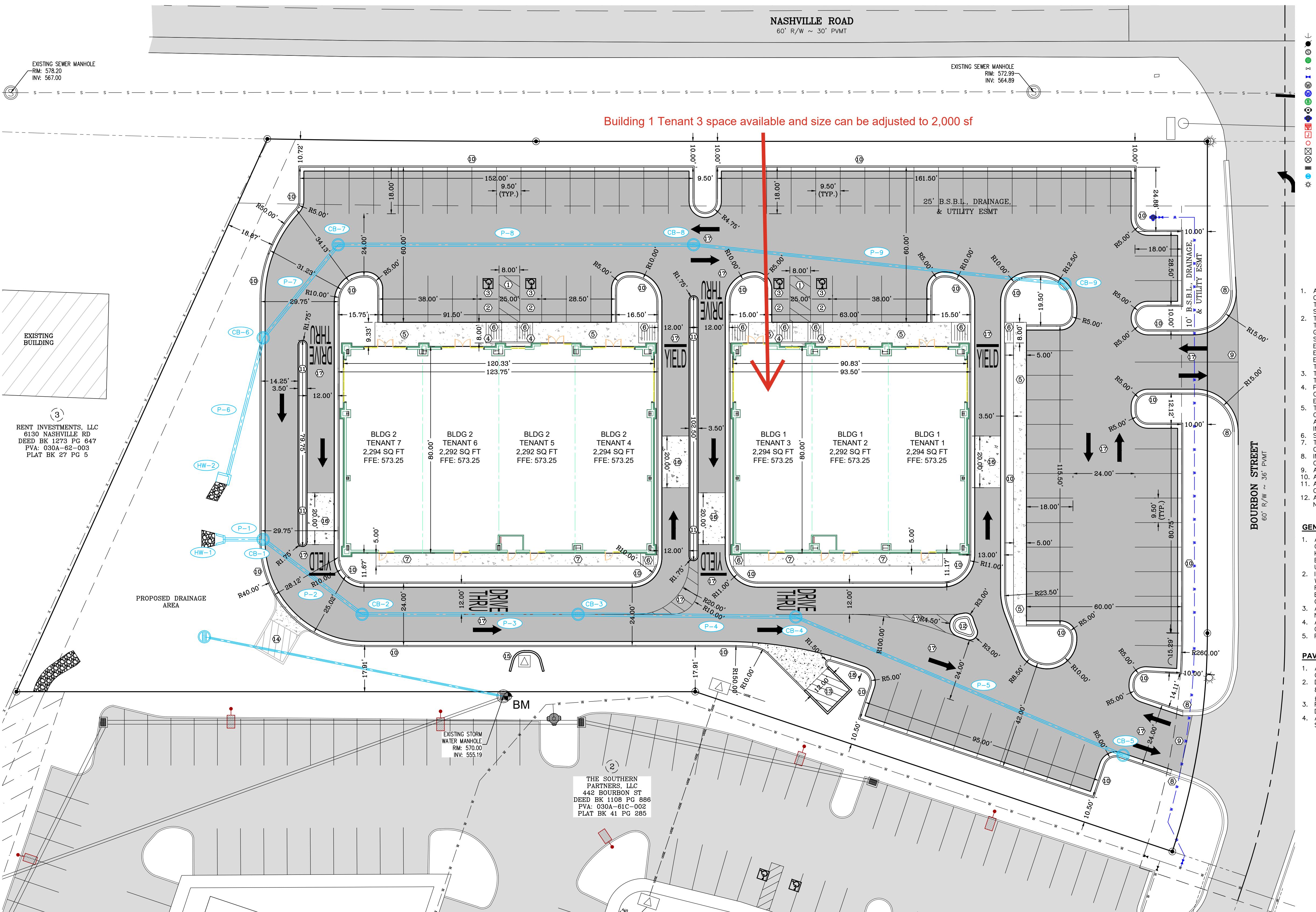
- Building 2 Planned SF: 10,000 sf



**South**  
**Market**  
Retail Center



# LANDMARK ENGINEERING



## LEGEND:

USE	EXISTING GUY WIRE
ONE	EXISTING OVERHEAD ELECTRIC
PROPOSED PRIMARY (UNDERGROUND)	PROPOSED SECONDARY (UNDERGROUND)
USE	EXISTING GAS LINE
S	EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER	PROPOSED FORCE MAIN
FM	EXISTING WATER LINE
W	PROPOSED WATERLINE
T	EXISTING TELEPHONE
PROPOSED TELEPHONE	PROPOSED CABLE TV
EXISTING CAV PED.	PROPOSED CURB BOX INLET
EXISTING CURB BOX INLET	PROPOSED STREET LIGHT
CONCRETE RIM	
BM	

**BENCHMARK:**  
EXISTING STORM WATER STRUCTURE  
CONCRETE RIM  
ELEVATION: 570.00' BM

## CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.96'	579.58'	101°50'	N 28°53'13" E	103.96'
C2	174.92'	630.00'	155°24'28"	S 38°56'29" W	174.35'
C3	174.92'	630.00'	155°24'28"	S 38°56'29" W	174.35'
C4	85.94'	270.00'	181°41'13"	S 52°30'36" E	85.58'
C5	105.34'	330.00'	181°41'20"	S 52°29'02" W	104.89'

## GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS CITY-COUNTY PLANNING COMMISSION AND THE KENTUCKY DEPARTMENT OF TRANSPORTATION. IN THE EVENT OF CONFLICT THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. NOTICE TO ANY UTILITY OWNERS AND THE ENGINEER SHALL BE GIVEN AS SOON AS POSSIBLE. EXISTING UTILITIES ARE BASED ON SURFACE EVIDENCE AND RECORD DRAWINGS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE REPAIR OR ANY DAMAGE TO SUCH UTILITIES SHALL BE MADE BY THE CONTRACTOR AT EXPENSE.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO E.P.A. NOTICE OF INTENT.
- PROJECT CONTROL FOR THE PROJECT SHALL BE PROVIDED BY THE OWNER IN THE FORM OF STREET CENTERLINE AND GRADE. ADDITIONAL LINE AND GRADE STAKES SHALL BE ESTABLISHED BY THE CONTRACTOR AS EXPRESSED IN THESE PLANS.
- THE CONTRACTOR SHALL MAINTAIN THROUGHOUT THE PROJECT ADEQUATE INSURANCE PER COVERAGE AS REQUESTED. THE DOCUMENTS VERIFYING COVERAGE SHALL BE MADE AVAILABLE TO THE OWNER. MINIMUMS REQUIRED FOR CONTRACTORS LICENSE MAY BE INCREASED PRIOR TO ANY WORK ON SITE.
- SEE THE APPENDED DRAWINGS FOR DETAILS.
- THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT EROSION AND SEDIMENT RUNOFF.
- INSTALLATION OF STORM DRAIN SYSTEMS SHALL CONFORM TO THE KENTUCKY DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR MATERIALS AND INSTALLATION.
- ALL SIGNS SHALL BE PLACED AND CONSTRUCTED PER M.U.T.C.D. MANUAL.
- ALL WORK UNDER ROADWAYS TO BE DONE PER CITY ROAD DEPARTMENT.
- ALL STRIPING AND PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND INSTALLED PER CITY OF BOWLING GREEN REGULATIONS.
- ALL DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB/FLOWLINE UNLESS OTHERWISE NOTED.

## GENERAL SITE NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY-COUNTY PLANNING COMMISSION, WARREN COUNTY, KY, THE KENTUCKY DEPARTMENT OF TRANSPORTATION REGULATIONS. IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE REGULATION IS TO BE USED, UNLESS DIRECTED OTHERWISE BY LANDMARK ENGINEERING, INC.
- INSTALLATION OF UTILITIES AND STORM SEWER SHOULD COMMENCE WHILE THE STORM DRAIN PIPING IS TO BE INSTALLED FIRST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LANDMARK ENGINEERING, INC. OF ANY DISCREPANCY WITH THESE PLANS PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- ALL STORM SEWER PIPE TO HAVE A MANNINGS "n" VALUE OF 0.015 OR BETTER.
- PIPE BEDDING PER MANUFACTURER'S RECOMMENDATIONS.

## PAVING NOTES:

- ALL FILLED SUBGRADES SHALL BE COMPAKTED TO 97% OF STANDARD PROCTOR.
- DOA SHALL BE PLACED AND COMPAKTED TO 94% OF THE SOLID VOLUME DENSITY (165 #/FT³).
- PAVEMENT COURSES SHALL BE AS NOTED IN DETAILS.
- ALL PAVEMENTS SHALL BE SMOOTH, UNIFORM SURFACES.

## PAVING LEGEND:

Existing Asphalt Pavement	EXISTING ASPHALT PAVEMENT
Light Duty Asphalt Pavement (as per detail)	LIGHT DUTY ASPHALT PAVEMENT (AS PER DETAIL).
Cementitious Concrete Pavement (as per detail)	CEMENTITIOUS CONCRETE PAVEMENT (AS PER DETAIL).

## NOTES:

- STRIPED HANDICAP ACCESS AISLE AS PER ADA GUIDELINES
- INSTALL VAN ACCESSIBLE HANDICAP PARKING AS PER ADA GUIDELINE
- HANDICAP PARKING SYMBOL AS PER DETAIL ON C6.0
- INSTALL HANDICAP PARKING SIGN AS PER DETAIL ON C6.0
- INSTALL TURNDOWN SIDEWALK AS PER DETAIL ON C6.0 (WIDTH VARIES)
- INSTALL IN-LINE HANDICAP SIDEWALK RAMP PER DETAIL ON C6.0
- INSTALL 5' SIDEWALK ALONG BACK OF BUILDING
- TIE STANDARD CURB AND GUTTER INTO EXISTING CURB AND GUTTER OF BOURBON STREET
- TIE THE PROPOSED PAVEMENT INTO EXISTING PAVEMENT ON BOURBON STREET
- INSTALL STANDARD CURB AND GUTTER AS PER DETAIL ON C6.0
- INSTALL 6" HEADER CURB AND GUTTER AS PER DETAIL ON C6.0
- INSTALL MOUNTABLE LIP CURB AS PER DETAIL ON C6.0
- DUMPSTER ENCLOSURE
- POTENTIAL DUMPSTER ENCLOSURE TO BE INSTALLED BASED OFF FUTURE USE NEED (REMOVE CURB AND GUTTER AS NECESSARY)
- INSTALL STACk BLOCK RETAINING WALL
- RECOMMENDED PICK-UP WINDOW LOCATION AND CONCRETE STOP-PAD (AT DISCRETION OF CLIENTS WITH FUTURE USE)
- INSTALL PAVEMENT STRIPING AS SHOWN FOR DIRECTING TRAFFIC
- INSTALL DO NOT ENTER SIGN FACING ENTRANCE



Civil Engineering  
Transportation  
Materials Testing  
Land Surveying  
Land Planning  
Landscape Architecture

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Bowling Green, KY 42101  
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lei@landmarkengineering.net

Drawn By: C. Esters  
Checked By: T. Lucas  
Approved By: T. Lucas

Job Number: 22415

Date: Drawn: January 3, 2024  
Plot Stamp: Jan. 3, 2024

SITE LAYOUT  
C2.0

REVISIONS

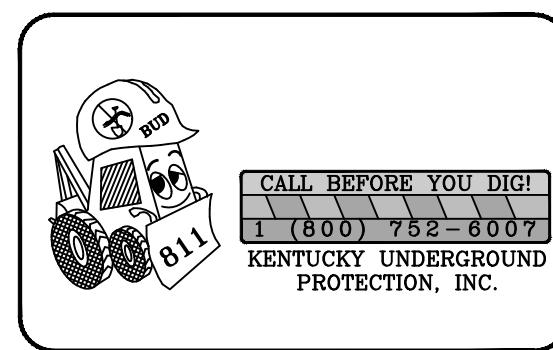
Date: Description: ---

THADDEUS J. LUCAS  
LICENCED PROFESSIONAL ENGINEER  
1/3/2024

THADDEUS J. LUCAS  
LICENCED PROFESSIONAL LAND SURVEYOR  
1/3/2024

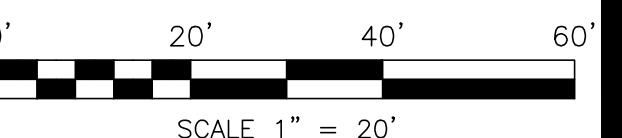
**SOUTH MARKET RETAIL CENTER**  
NASHVILLE ROAD/BOURBON STREET  
BOWLING GREEN, WARREN COUNTY, KENTUCKY

CONSTRUCTION SET



### UTILITY LOCATION DISCLAIMER:

LOCATIONS OF UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM FIELD OBSERVATION OR REVIEW OF UTILTY COMPANY RECORDS. CONTRACTORS WHO PERFORM EXCAVATION ARE ADVISED TO CALL FOR ON-THE-GROUND LINE LOCATION FROM KENTUCKY UNDERGROUND (B.U.D.) AT 1-800-752-6007.



SCALE 1" = 20'

