

South Market

Retail Center

Leasing Information

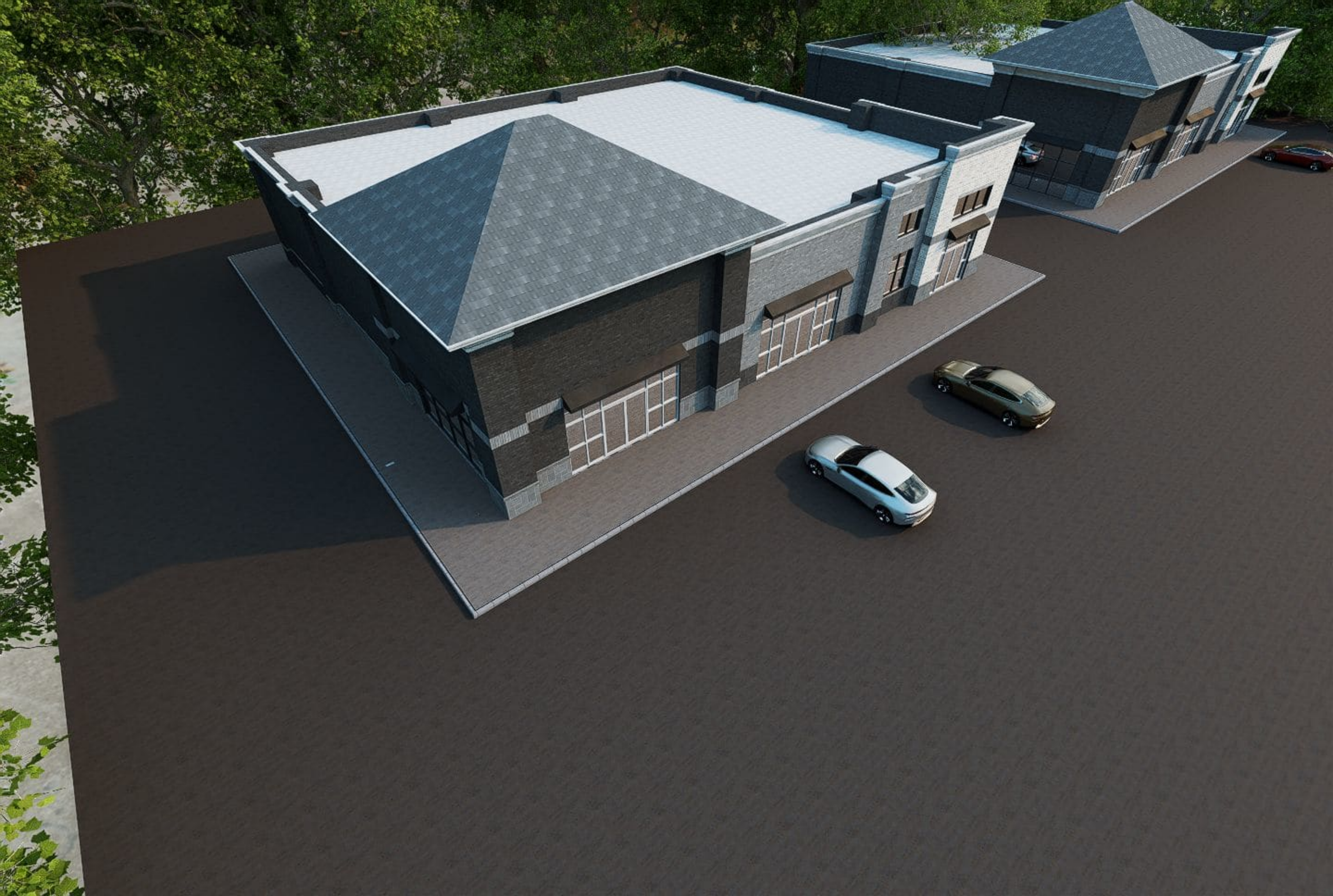
- Building 1 remaining SF Available: 5,000 sf
- Building 1 Proposed Rent: \$30.00/sf
- Building 1 Estimated CAM: \$3.00/sf
- Building 1 Tenant Allowance: \$25.00/sf
- Minimum Lease Term: 5 years
- Smallest Unit Size: 1,500 sf
- Drive Through Available: Yes

Notes:

- Building 2 Planned SF: 10,000 sf



South 
Market
Retail Center



NASHVILLE ROAD
60' R/W ~ 30' PVMT

EXISTING SEWER MANHOLE
RIM: 578.20
INV: 567.00



































EXISTING SEWER MANHOLE
RIM: 572.99-
INV: 564.89

Building 1 Tenant 3 space available and size can be adjusted to 2,000 sf

RENT INVESTMENTS, LLC
6130 NASHVILLE RD
DEED BK 1273 PG 647
PVA: 030A-62-003
PLAT BK 27 PG 5

THE SOUTHERN
PARTNERS, LLC
442 BOURBON ST
DEED BK 1108 PG 886
PVA: 030A-61C-002
PLAT BK 41 PG 285

LEGEND:

- | | | | | |
|---|-------------------------|---|--------------------|----------------------------------|
|  | EXISTING GUY WIRE |  | — USE — | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING POWER POLE |  | — ONE — | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING SEWER MANHOLE |  | — / — | PROPOSED PRIMARY (UNDERGROUND) |
|  | PROPOSED SEWER MANHOLE |  | — USE — | PROPOSED SECONDARY (UNDERGROUND) |
|  | EXISTING GATE VALVE |  | — GAS — | EXISTING GAS LINE |
|  | PROPOSED GATE VALVE |  | — GAS — | PROPOSED GAS LINE |
|  | EXISTING WATER METER |  | — S — | EXISTING SANITARY SEWER |
|  | PROPOSED WATER METER |  | — S — | PROPOSED SANITARY SEWER |
|  | PROPOSED SEWER SERVICE |  | — FM — | EXISTING FORCE MAIN |
|  | EXISTING FIRE HYDRANT |  | — FM — | PROPOSED FORCE MAIN |
|  | PROPOSED FIRE HYDRANT |  | — W — | EXISTING WATER LINE |
|  | PROPOSED TRANSFORMER |  | — W — | PROPOSED WATER LINE |
|  | PROPOSED ELEC. VAULT |  | — T — | EXISTING TELEPHONE |
|  | PROPOSED SECONDARY PED. |  | — T — | PROPOSED TELEPHONE |
|  | EXISTING TELEPHONE PED. |  | — CTV — | PROPOSED CABLE TV |
|  | EXISTING CATV PED. | | | |
|  | EXISTING CURB BOX INLET | | | |
|  | PROPOSED CURB BOX INLET | | | |
|  | PROPOSED STREET LIGHT | | | |
- BENCHMARK:**
 EXISTING STORM WATER STRUCTURE
 CONCRETE RM
 12' x 12' x 12'

CURVE TABLE:

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 103.96' | 5779.58' | 1°01'50" | N 28°53'13" E | 103.96' |
| C2 | 174.92' | 630.00' | 15°54'28" | S 38°56'29" W | 174.35' |
| C3 | 174.25' | 575.00' | 17°21'46" | S 38°12'51" W | 173.58' |
| C4 | 85.94' | 270.00' | 18°14'13" | S 52°30'36" E | 85.58' |
| C5 | 105.34' | 330.00' | 18°17'20" | N 52°29'02" W | 104.89' |

GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. NOTICE TO ALL UTILITY OWNERS AND THE ENGINEER SHALL BE PROVIDED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SURFACE EVIDENCE AND RECORD DRAWINGS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT AROUND OVERHEAD AND UNDERGROUND CABLES, WIRES, AND PIPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE REPAIR OF ANY DAMAGE TO SAID UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTICES TO OBTAIN ALL PERMITS.
4. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO E.P.A. NOTICE OF INTENT.
5. PROJECT CONTROL FOR THE PROJECT SHALL BE PROVIDED BY THE OWNER IN THE FORM OF A PROJECT CONTROL SHEET AND GRADING, SLOPE, TYPICAL LINE AND GRADE STAKES SHALL BE ESTABLISHED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN THROUGHOUT THE PROJECT ADEQUATE INSURANCE PER THE REQUIREMENTS AS SPECIFIED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE AVAILABLE TO THE OWNER. MINIMUMS REQUIRED FOR CONTRACTORS LICENSE MAY BE INCREASED PRIOR TO ANY WORK ON SITE.
7. SEE TYPICAL DETAILS SHEET FOR DETAILS.
8. THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT EROSION AND SEDIMENT RUNOFF.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE KENTUCKY DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR MATERIALS AND INSTALLATION.
10. ALL SIGNS TO BE INSTALLED AND CONSTRUCTED PER M.U.T.C.D. MANUAL.
11. ALL UNPAVED ROADWAYS TO BE CONSTRUCTED PER M.U.T.C.D. MANUAL.
12. ALL STRIPING AND PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND INSTALLED PER CITY OF BOWLING GREEN REGULATIONS.
13. ALL DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB/FLOWLINE UNLESS OTHERWISE NOTED.




GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY-COUNTY PLANNING COMMISSION, WARREN COUNTY, AND THE KENTUCKY DEPARTMENT OF TRANSPORTATION REGULATIONS. THE EVENT OF CONFLICT, THE MOST RESTRICTIVE REGULATION SHALL BE THE GOVERNING STANDARD. THE BEST PRACTICES TO BE USED, UNLESS DIRECTED OTHERWISE BY LANDMARK ENGINEERING, INC.
2. THE LOCATION OF THE BEST PRACTICES SHALL BE COMMENCED WITH DEEPEST UTILITY OR PIPING 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.
3. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
4. ALL STORM SEWER PIPE TO HAVE A MANNINGS "n" VALUE OF 0.015 OR BETTER.
5. PRICE BEYOND PER MANUFACTURER'S RECOMMENDATIONS.

PAVING NOTES:

1. ALL FILLED SUBGRADES SHALL BE COMPACTED TO 97% OF STANDARD PROCTOR.
2. DGA SHALL BE PLACED AND COMPACTED TO 84% OF THE SOLID VOLUME DENSITY (165 #/FT³).
3. PAVEMENT COURSES SHALL BE AS NOTED IN DETAILS.
4. ALL PAVEMENTS SHALL BE SMOOTH, UNIFORM SURFACES.

PAVING LEGEND:

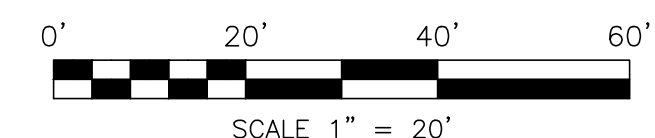
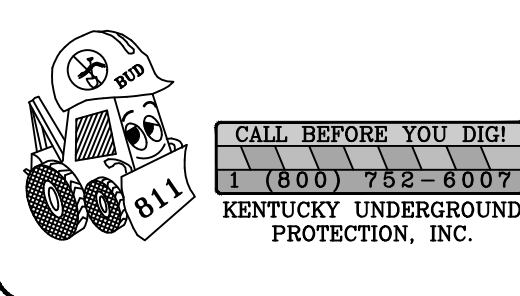
| | |
|---|---|
|  | EXISTING ASPHALT PAVEMENT |
|  | LIGHT DUTY ASPHALT PAVEMENT (AS PER DETAIL). |
|  | CEMENTITIOUS CONCRETE PAVEMENT (AS PER DETAIL). |

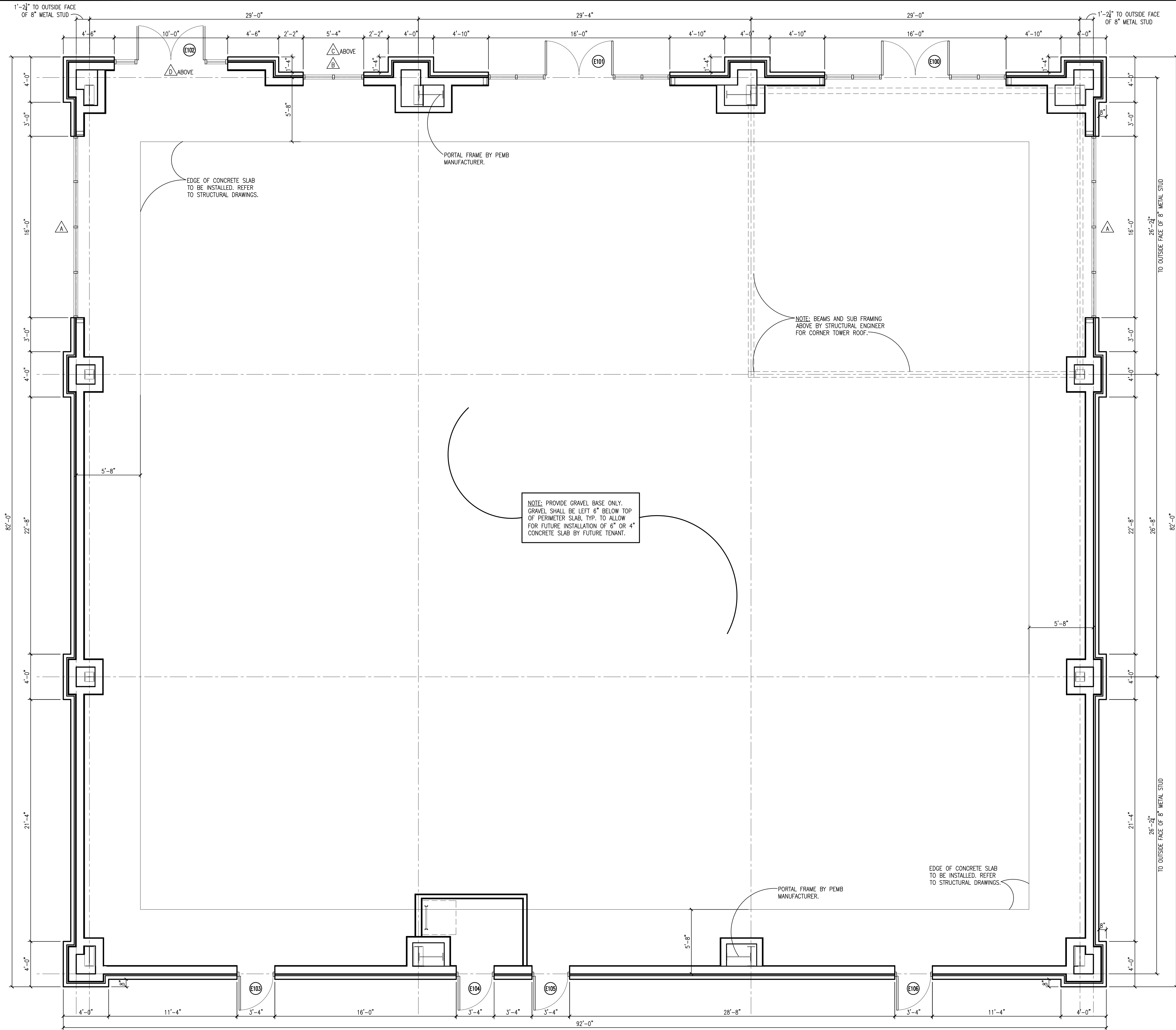
NOTES:

- ① STRIPED HANDICAP ACCESS AISLE AS PER ADA GUIDELINES
- ② INSTALL VAN ACCESSIBLE HANDICAP PARKING AS PER ADA GUIDELINE
- ③ HANDICAP PARKING SYMBOL AS PER DETAIL ON C6.0
- ④ INSTALL HANDICAP PARKING SIGN AS PER DETAIL ON C6.0
- ⑤ INSTALL TURNDOWN SIDEWALK AS PER DETAIL ON C6.0 (WIDTH VARIES)
- ⑥ INSTALL IN-LINE HANDICAP SIDEWALK RAMP PER DETAIL ON C6.0
- ⑦ INSTALL 5' SIDEWALK ALONG BACK OF BUILDING
- ⑧ TIE STANDARD CURB AND GUTTER INTO EXISTING CURB AND GUTTER OF BOURBON STREET
- ⑨ TIE PROPOSED PAVEMENT INTO EXISTING PAVEMENT ON BOURBON STREET
- ⑩ INSTALL STANDARD CURB AND GUTTER AS PER DETAIL ON C6.0
- ⑪ INSTALL 6" HEADER CURB AND GUTTER AS PER DETAIL ON C6.0
- ⑫ INSTALL MOUNTABLE LIP CURB AS PER DETAIL ON C6.0
- ⑬ DUMPSTER ENCLOSURE
- ⑭ POTENTIAL DUMPSTER ENCLOSURE TO BE INSTALLED BASED OFF FUTURE USE NEED (REMOVE CURB AND GUTTER AS NECESSARY)
- ⑮ INSTALL STACK BLOCK RETAINING WALL
- ⑯ RECOMMENDED PICK-UP WINDOW LOCATION AND CONCRETE STOP-PAD (AT DISCRETION OF CLIENTS WITH FUTURE USE)
- ⑰ INSTALL PAVEMENT STRIPING AS SHOWN FOR DIRECTING TRAFFIC
- ⑱ INSTALL DO NOT ENTER SIGN FACING ENTRANCE

UTILITY LOCATION DISCLAIMER:

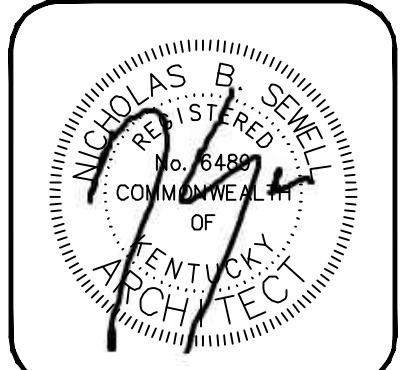
LOCATIONS OF UTILITIES SHOWN
HEREON HAVE BEEN DETERMINED FROM
FIELD OBSERVATIONS OR REVIEW OF
UTILITY COMPANY RECORDS.
CONTRACTORS WHO PERFORM
EXCAVATION ARE ADVISED TO CALL FOR
ON-THE-GROUND LINE LOCATION FROM
KENTUCKY UNDERGROUND (B.U.D.) AT
1-800-752-6007.





A BUILDING 1 FLOOR PLAN
1/4" = 1'-0"

- ### GEN. FLOOR PLAN NOTES
- CONTRACTOR SHALL COORDINATE ALL WORK REGARDING MEP ITEMS.
 - REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING WORK AT ROOF.
 - REFER TO SHEET A0.1 FOR GEN. NOTES AND WALL/PARTITION TYPES.
 - REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AT PEMB STRUCTURE AND FRAMING.



**SOUTH MARKET
RETAIL CENTER**
BOWLING GREEN, KY



**BUILDING 1
FLOOR PLAN**

JOB NUMBER: 2242
DATE: OCT. 17, 2024
DRAWN: NBS
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SEWELL AND SEWELL
ARCHITECTS, PLLC

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