

LEGEND

- PROF. FDC
- EX. FIRE HYDRANT
- PROF. VALVE
- EX. VALVE
- PROF. MANHOLE
- EX. MANHOLE
- PROF. BOX INLET
- EX. BOX INLET
- EX. POWER POLE
- EX. TREE
- EX. LIGHT POLE
- EX. CABLE T.V. LINE
- PROF. ELECTRIC LINE
- EX. ELECTRIC LINE
- PROF. GAS LINE
- EX. GAS LINE
- PROF. TELEPHONE LINE
- EX. TELEPHONE LINE
- PROF. SANITARY SEWER
- PROF. SANITARY LATERAL
- EX. SANITARY SEWER
- PROF. STORM SEWER
- PROF. ROOF DRAIN
- EX. STORM SEWER
- PROF. WATER LINE
- PROF. WATER SERVICE
- EX. WATER LINE
- EX. FENCE
- EX. CURB
- PROF. CURB
- FLOOD PLAIN LIMITS

UTILITY CONTACTS

- PLANNING/ZONING**
BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
BURLINGTON, KY 41005
KEVIN WALL
859-334-2196
kwall@boonecountyky.org
- FIRE MARSHAL**
CITY OF FLORENCE FIRE DEPARTMENT
1152 WEAVER ROAD
FLORENCE, KY 41042
BOB KREBS
859-647-5660
- SANITARY SEWER**
CITY OF FLORENCE PUBLIC SERVICES DEPARTMENT
8100 EWING BLVD.
FLORENCE, KY 41042-7588
PETER GLENN
859-647-5416
pglenn@cityofflorenceky.com
- WATER SERVICE**
CITY OF FLORENCE PUBLIC SERVICES DEPARTMENT
8100 EWING BLVD.
FLORENCE, KY 41042-7588
PETER GLENN
859-647-5416
pglenn@cityofflorenceky.com
- STORM DRAINAGE**
BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
BURLINGTON, KY 41005
MITCHELL A. LIGHT
859-334-2196
mlight@boonecountyky.org
- GAS SERVICE**
DUKE ENERGY
1252 COX ROAD
ERLANGER, KY 41018
MICHAEL BILLOW
859-534-4370
mike.billow@duke-energy.com
- ELECTRIC SERVICE**
DUKE ENERGY
1252 COX ROAD
ERLANGER, KY 41018
MICHAEL BILLOW
859-534-4370
mike.billow@duke-energy.com
- TELEPHONE SERVICE**
CINCINNATI BELL
201 EAST 4TH STREET
CINCINNATI, OH 45202
DON FREDHOFF
513-397-5661

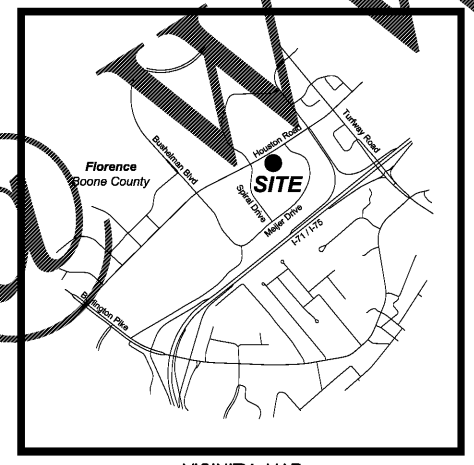


HOUSTON ROAD FSU

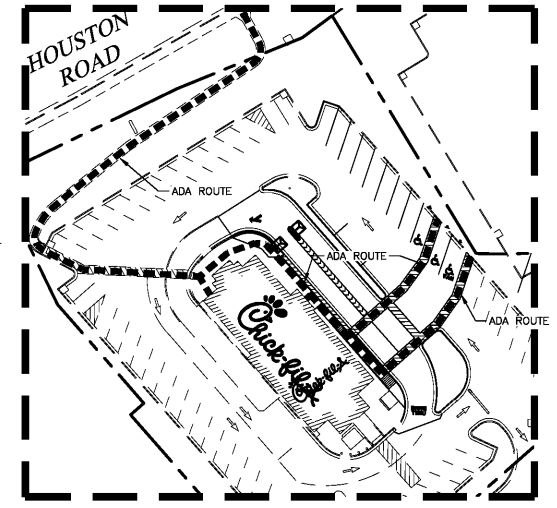
STORE #2593

SITE PLAN DOCUMENTS

4980 HOUSTON ROAD
CITY OF FLORENCE
COUNTY OF BOONE
STATE OF KENTUCKY



VICINITY MAP
NOT TO SCALE
LATITUDE N 39°00'47" (39.0131)
LONGITUDE W 84°38'22" (-84.6394)



ADA ACCESSIBLE ROUTE SCHEMATIC
SCALE: 1" = 50'

INDEX	DESCRIPTION	SHEET NO.
TITLE SHEET		C-0.0
ALTA/ACSM SURVEY		C-0.1
ALTA/ACSM SURVEY		C-0.2
EXISTING CONDITIONS PLAN		C-1.0
DEMOLITION PLAN		C-1.1
SITE PLAN		C-2.0
ENLARGED SITE PLAN		C-2.1
GRADING PLAN		C-3.0
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)		C-3.1
SWPPP DETAILS		C-3.2
CHICK-FIL-A CIVIL CONSTRUCTION SITE DETAILS		C-4.0
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811
Call before you dig.

Under Plans

- GENERAL NOTES
- THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE KENTUCKY TRANSPORTATION CABINET (KYTC) CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, THE KYTC STANDARD CONSTRUCTION DRAWINGS, AND THE CITY ENGINEERS AND STANDARD CONSTRUCTION DRAWINGS.
 - ALL DISTURBED GREEN AREAS SHALL BE TOP DRESSED AND RE-SEEDED.
 - CALL KYTC ONE CALL, 811, 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL STORM SEWERS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH LINED PIPE MEETING ASHOTO M294, TYPE S MAY BE USED.
 - EARTHWORK AND SITE PREPARATION SHALL BE AS SPECIFIED IN THE SOILS REPORT.
 - ELECTRICAL CONDUIT SHALL BE AS REQUIRED BY THE POWER COMPANY.
 - TELEPHONE CONDUIT SHALL BE AS REQUIRED BY THE PHONE COMPANY.
 - GAS SERVICE SHALL BE AS REQUIRED BY THE GAS COMPANY.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE ENGINEERING AND BUILDING DEPARTMENTS.
 - ROOF DRAINS MUST BE CONNECTED DIRECTLY TO THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR LEGAL REMOVAL OF DEMOLITION MATERIAL AND DEBRIS.
 - THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION, OR BETTER.
 - ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
 - PRICES BID PER FOOT FOR ALL PIPES IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
 - TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED IN ACCORDANCE WITH THE CITY OF FLORENCE ENGINEERING DEPARTMENTS.
 - THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY ENGINEER AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.
 - ALL STORM SEWER RUNS SHALL BE 18" FROM CENTERLINE TO CENTERLINE OF MANHOLES OR CATCH BASINS. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. ALL STORM SEWER INLETS AND MANHOLES ARE TO HAVE 18" ELEVATIONS.
 - A 12 IN. MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER.
 - A 4 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
 - A 10 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF THE WATER MAIN PIPE TO THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE OR FORCE MAIN PIPE.
 - AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL SANITARY SEWER OR FORCE MAIN PIPE.
 - ALL SANITARY SEWERS SHALL CONSIST OF PVC SDR-35 MEETING ASTM D-3034 WITH JOINTS CONFORMING TO ASTM D-3212 UNLESS OTHERWISE NOTED.

PREPARED BY:
GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782
CONTACT: GARY R. ROUSE, P.E.
EMAIL: grouse@gbcdesign.com

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION:
An interest in land, said interest being over a portion of the following described parent parcel:
Being Lot 8B, Plat of which is of record in Plat Cabinet 5, Slide 524, in the Office of the Clerk of Boone County, Kentucky, and being more particularly described as follows:
Being a tract of land on the Southerly side of Houston Road on the Westerly side of Meijer Drive, Part of Lot 8 of the Houston Lakes Subdivision, Plat Cabinet 2, Slide 319B, City of Florence, Boone County, State of Kentucky, being more particularly described as follows: Commencing at the same Point of Beginning of Lot 8-A as recorded in Record Plat Cabinet 5, Slide 472 of the Boone County Clerks Office in Burlington, Kentucky, said P.O.B. being an existing steel pin with cap (G.L.Jones 3729); Thence leaving the right-of-way and along the Western property line of Lot 8-A, South 31 degrees 11 minutes 21 seconds East a distance of 157.84 feet to an existing steel pin with cap (Abercrombie KY-1887); Thence along a curve to the left with a chord bearing of North 73 degrees 37 minutes 03 seconds East a chord distance of 248.61 feet, an arc length of 252.91 feet and a radius of 395.00 feet to a point; Thence along a new line South 48 degrees 49 minutes 34 seconds West for a distance of 433.72 feet to a point; Thence along a new line North 41 degrees 10 minutes 25 seconds West for a distance of 10.00 feet to a point; Thence along a new line North 48 degrees 49 minutes 35 seconds East for a distance of 74.44 feet to a point; Thence along a new line North 25 degrees 50 minutes 57 seconds West for a distance of 80.66 feet to a point in the Southerly right-of-way of Houston Road; Thence continuing along said right-of-way, North 64 degrees 09 minutes 03 seconds East a distance of 114.85 feet to a point; Thence continuing along said right-of-way, North 67 degrees 03 minutes 55 seconds East a distance of 78.44 feet to a Kentucky Transportation Cabinet (KTC) monument with a found iron pin with cap next to said monument (WM Finke); Thence continuing along said right-of-way, North 53 degrees 52 minutes 37 seconds East a distance of 21.10 feet to the Real Point of Beginning, containing 69,697.40 sq. ft. 6,800 ac. or more or less, subject to all easements and restrictions of record.
TOGETHER WITH AND SUBJECT TO (i) Nonexclusive Access Easement Agreement recorded at EA Book 74, Page 8, (ii) Nonexclusive Storm Water Discharge Agreement recorded at EA Book 74, Page 31 and (iii) Nonexclusive Electrical Easement Agreement recorded at EA Book 74, Page 21, and (iv) First Amendment to Nonexclusive Access Easement recorded in EA Book 74, Page 39 (which amends the Nonexclusive Access Easement recorded on January 28, 2008 in Book EA 72, Pages 477-489) all of the records of the Office of the Clerk of Boone County, Kentucky.
AND BEING the same property conveyed to Paint Lamps, Inc., a Cincinnati limited liability company from Florence Investors II, LLC, an Ohio limited liability company, by Deed recorded June 30, 2011 and recorded June 30, 2011 in Deed Book 993, Page 969.

BENCHMARKS:
BM#1 = 892.53
TOP OF MAG NAIL FOUND AT FACE OF CURB.
BM#2 = 894.13
TOP OF CAPPED REBAR FOUND AT REAR OF CURB.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782



CHICK-FIL-A
HOUSTON ROAD FSU
4980 HOUSTON ROAD
FLORENCE, KY 41042

FSU# 02593

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
	1	7/11/2017	ISSUED FOR BID

GBC PROJECT #	41141A
PRINTED FOR	Bid
DATE	7/5/17
DRAWN BY	B.A.W.

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SHEET
TITLE SHEET

Bid
SHEET NUMBER
C-0.0