COPYRIGHTS AND DISCLAIMERS

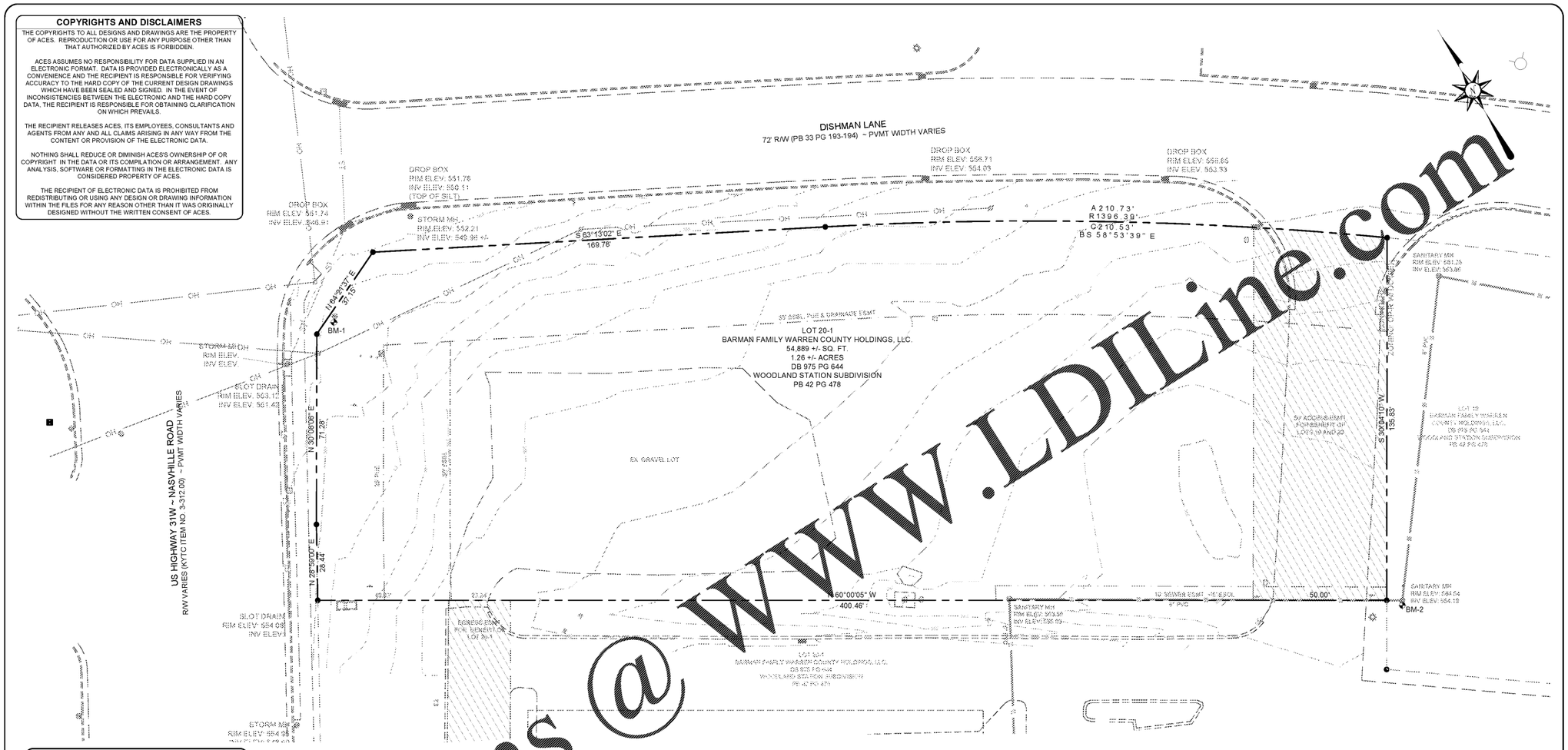
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ACES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ACES IS FORBIDDEN.

ACES ASSUMES NO RESPONSIBILITY FOR DATA SUPPLIED IN AN ELECTRONIC FORMAT. DATA IS PROVIDED ELECTRONICALLY AS A CONVENIENCE AND THE RECIPIENT IS RESPONSIBLE FOR VERIFYING ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS WHICH HAVE BEEN SEALED AND SIGNED. IN THE EVENT OF INCONSISTENCIES BETWEEN THE ELECTRONIC AND THE HARD COPY DATA, THE RECIPIENT IS RESPONSIBLE FOR OBTAINING CLARIFICATION ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE CONTENT OR PROVISION OF THE ELECTRONIC DATA.

NOTHING SHALL REDUCE OR DIMINISH ACES'S OWNERSHIP OF OR COPYRIGHT IN THE DATA OR ITS COMPILATION OR ARRANGEMENT. ANY ANALYSIS, SOFTWARE OR FORMATTING IN THE ELECTRONIC DATA IS CONSIDERED PROPERTY OF ACES.

THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



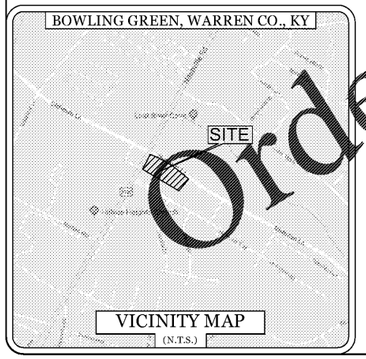
Order Plans @ WWW.LDILine.com

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21227C0303E, WITH AN EFFECTIVE DATE OF MAY 2, 2007.

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

LOT 20-1	BARMAN FAMILY WARREN COUNTY HOLDINGS, LLC. 600 BAY BROWN RD. SCOTTSVILLE, KY 42164 DEED BOOK 976 PAGE 644 PLAT BOOK 42 PAGES 478-479



BENCHMARK DATA:

BENCHMARK 1
TELEPHONE MANHOLE LOCATED APPROX. 9.45' FROM A SET IRON PIN.
N: 1866416.17
E: 1428472.26
KY SPC (SOUTH)
ELEV: 554.71

BENCHMARK 2
SANITARY SEWER MANHOLE LOCATED APPROX. 5.88' FROM A SET IRON PIN.
N: 1866124.04
E: 1428765.42
KY SPC (SOUTH)
ELEV: 564.52

LEGEND

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE
- DRAINAGE ESMT.

0' 20' 40' 60'
GRAPHIC SCALE: 1" = 20'

GENERAL NOTES

1. THIS EXHIBIT IS A TOPOGRAPHIC SURVEY ONLY, AND IS NOT TO BE USED AS A BOUNDARY SURVEY, OR AS AN INSTRUMENT TO TRANSFER TITLE. THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 975 PAGE 644 AS FOUND IN THE OFFICE OF THE WARREN COUNTY CLERK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
3. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
5. *AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY DID NOT HAVE A DESIGNATED PHYSICAL ADDRESS.*
6. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1602. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 AS OBTAINED FROM STATIC OPUS OBSERVATION.

REVISIONS

POPEYES
NASHVILLE ROAD
BOWLING GREEN, KY 42103

ACES
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1368
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER:	20-1338-L
DATE:	04-30-2020
SCALE:	1" = 20'
DRAWN:	J. HOGUE
CHECKED:	B. HESTER
FILE PATH:	Z:\SITDEV\C1-EXISTING CONDITIONS

STATE OF KENTUCKY
AMON T. ARNOLD
20018
LICENSED PROFESSIONAL ENGINEER

C1
EXISTING TOPOGRAPHY