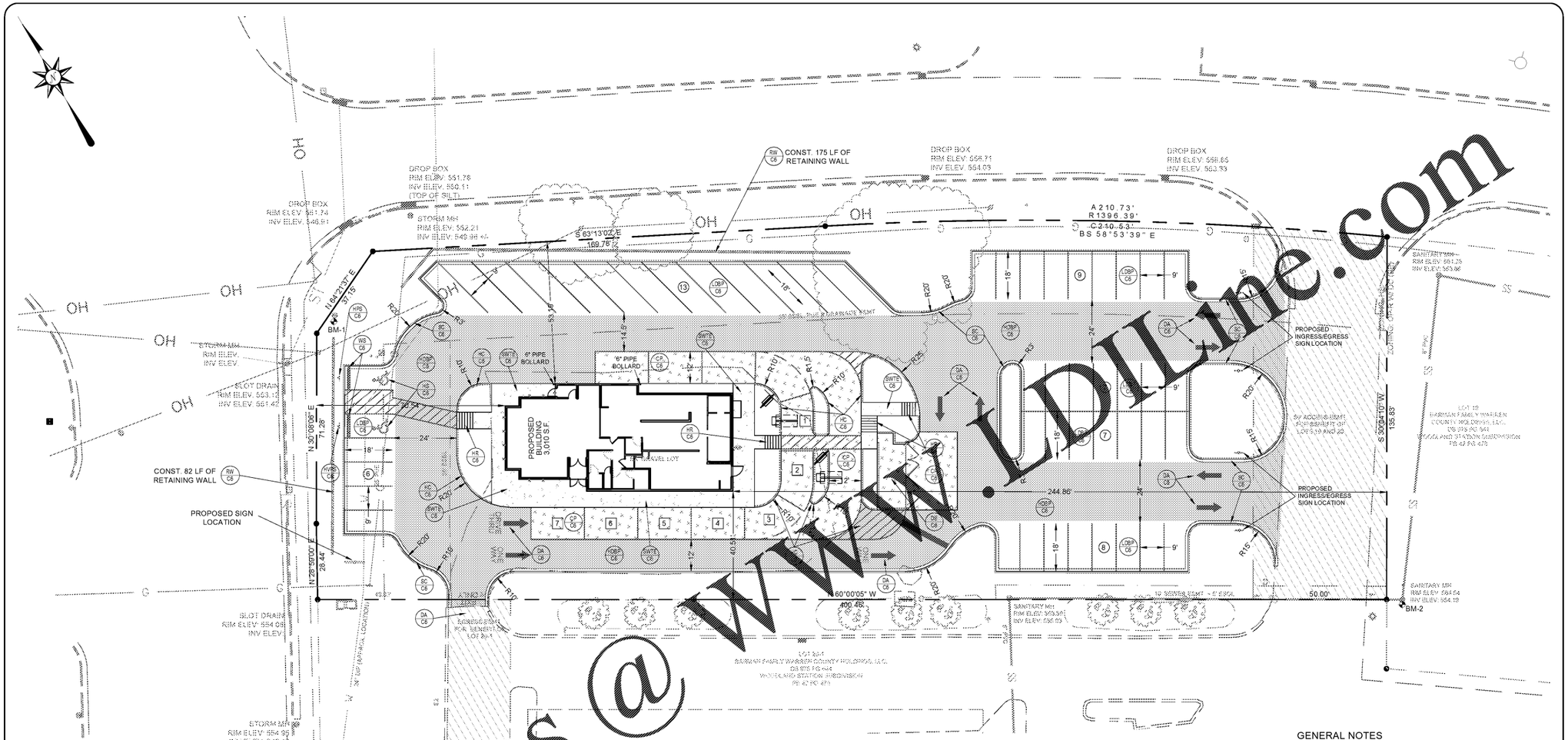

Order Plans @ WWW.LDLine.com

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

Kentucky 811
Know what's below. Call before you dig.

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CONSTRUCTION LEGEND

- LDBP C6 — LIGHT DUTY BITUMINOUS PAVEMENT
- HDBP C6 — HEAVY DUTY BITUMINOUS PAVEMENT
- CP C6 — CONCRETE PAVEMENT
- SWTE C6 — SIDEWALK WITH TURNDOWN EDGE
- DA C6 — DIRECTIONAL ARROW
- HS C6 — HANDICAP SYMBOL
- HVPS C6 — HANDICAP PARKING SIGN (VAN ACCESSIBLE)
- HPS C6 — HANDICAP PARKING SIGN
- WS C6 — WHEEL STOP
- SC C6 — STANDARD CURB
- HC C6 — HEADER CURB
- HC C6 — HANDICAP RAMP
- DE C6 — DUMPSTER ENCLOSURE
- RW C6 — RETAINING WALL

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	HB - HIGHWAY BUSINESS	HB - HIGHWAY BUSINESS
PROPOSED USE	N/A	RESTAURANT W/ DRIVE-THRU
FUTURE LAND USE	COMMERCIAL	COMMERCIAL
TOTAL SITE AREA	MIN. 0.115 +/- AC MIN. 5,000 SF	1.26 +/- AC 54,889 +/- SF
LOT COVERAGE	90%	0.93 +/- AC. (73.7%) 40,460 +/- SF. (73.7%)
BUILDING SETBACKS	FRONT 50' (NASHVILLE RD) FRONT 35' (DISHMAN LANE) SIDE 0' (WEST) REAR 0' (SOUTH)	FRONT 70.54' (NASHVILLE RD) FRONT 53.91' (PATTON WAY) SIDE 40.51' (WEST) REAR 244.86' (SOUTH)
TOTAL PARKING	1 SPACE / 200 SF 3,010 SF / 200 = 15.05 = 16 SPACES	50 TOTAL SPACES 48 STANDARD SPACES 2 ADA SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	N / A	N / A
SITE ACCESS	PER CITY OF BOWLING GREEN	TWO ACCESS POINTS ONTO SHARED ACCESS DRIVE

BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N / A	3,010 SF
BUILDING AREA	N / A	3,010 SF
BUILDING HEIGHT	N / A	22 FT

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS AREAS FOLLOWS:
   PRATT AND LAMBERT TRAFFIC PAINT
   SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
   -PAINT B29 SERIES
   GLIDDEN ROMARK TRAFFIC PAINT
   PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

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

REVISIONS

POPEYES
NASHVILLE ROAD
BOWLING GREEN, KY 42103

ACES
ARNOLD CONSULTING ENGINEERING SERVICES, INC.
1760 LOVERS LANE
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 20-1338-L
DATE: 04-23-2020
SCALE: 1" = 20'
DRAWN: B. MCDANIEL
CHECKED: A. ARNOLD
FILE PATH: Z:\SITDEV\C2-SITE LAYOUT.DWG

STATE OF KENTUCKY
ANDREW C. ARNOLD
20018
LICENSED PROFESSIONAL ENGINEER

C2
SITE LAYOUT