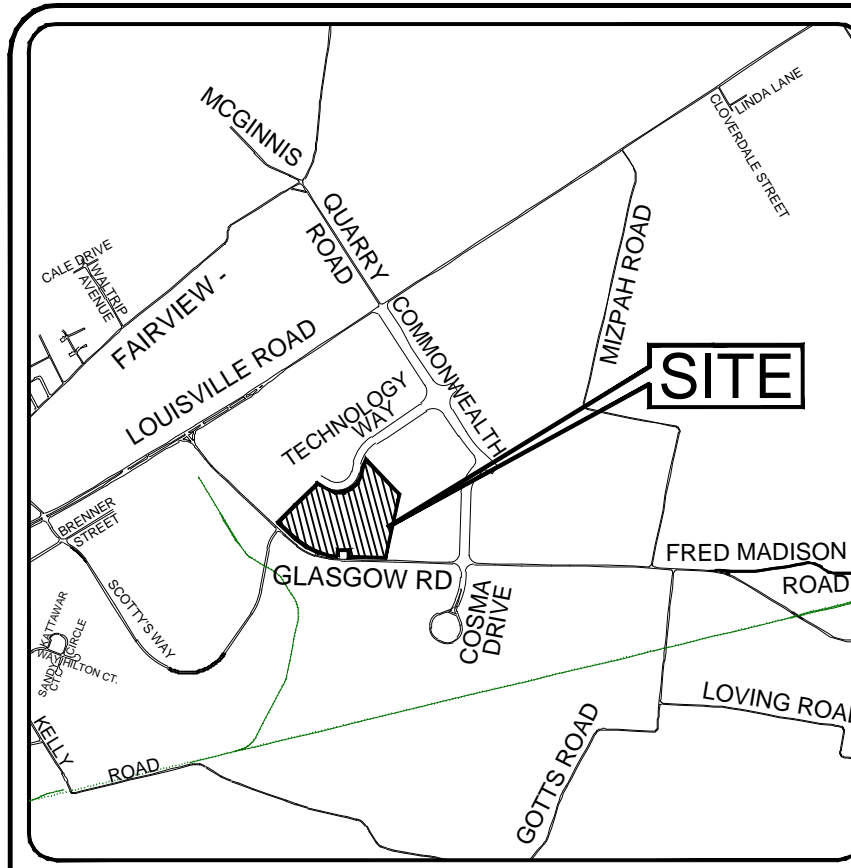




DETAILED DEVELOPMENT PLAN KENTUCKY TRANSPARK LOT 9-5, 192 TECHNOLOGY WAY SPECULATIVE BUILDING

TECHNOLOGY WAY
BOWLING GREEN, KY 42101

AUGUST 8, 2014
SEPTEMBER 5, 2014
SEPTEMBER 8, 2014



BOWLING GREEN - WARREN CO., KY
VICINITY MAP
(N.T.S.)

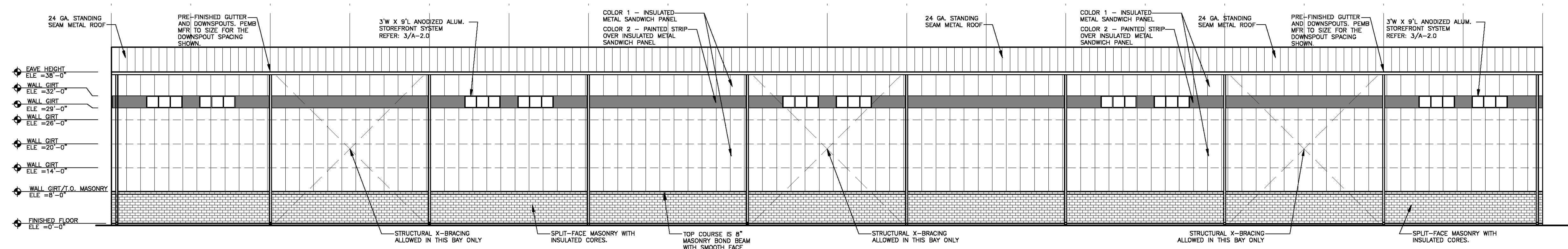


IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING INDEX

- C0 COVER SHEET
- CIVIL
- C1 EXISTING TOPOGRAPHY
- C2 SITE LAYOUT
- C3 SITE GRADING AND DRAINAGE
- C4.0 EROSION & SEDIMENT CONTROL
- C5 UTILITIES
- C6 SITE DETAILS
- L1 LANDSCAPE PLAN

ARCHITECTURAL BUILDING VII (LOT 9-5)

- CS-1.0 COVER SHEET
- CS-1.1 DRAWING INDEX SHEET
- A-1.0 MASTER FLOOR PLAN
- A-1.1 ENLARGED FLOOR PLAN
- A-2.0 DOOR AND ROOM SCHEDULES
- A-3.0 EXTERIOR ELEVATIONS
- A-3.1 WALL SECTIONS
- A-3.2 DETAILS

CONTRACT VENDEE / DEVELOPER



BOWLING GREEN AREA ECONOMIC
DEVELOPMENT AUTHORITY
710 COLLEGE STREET
BOWLING GREEN, KY 42101
CONTACT: RON BUNCH
270-781-3200

PARCEL OWNER:



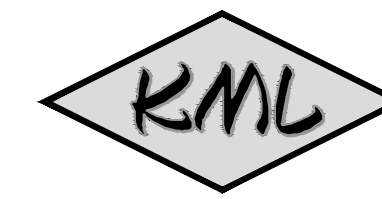
INTER-MODAL TRANSPORTATION
AUTHORITY
PO BOX 51
BOWLING GREEN, KY 42102
270-781-3200
DB 916 PG 456, DB 892 PG 719,
DB 869 PG 547, PB 37 PG 488

CIVIL ENGINEER:



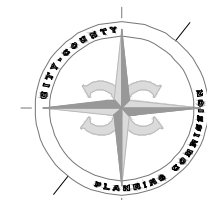
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
PO BOX 1338
BOWLING GREEN, KY 42101
270-780-9445

ARCHITECT:



KENNETH M. LASLEY,
ARCHITECT, LLC.
4840 OLD SCOTTSVILLE ROAD
ALVATON, KY 42122
270-791-2456

UTILITY COMPANIES/ GOVERNMENT OFFICIALS



PLANNING COMMISSION:
CITY-COUNTY PLANNING COMMISSION
1141 STATE STREET
BOWLING GREEN, KY 42101
CONTACT: MR. STEVE MCWHORTER
TELEPHONE: (270)842-1953



WATER & SEWER:
WARREN COUNTY WATER DISTRICT
523 US-31W BYPASS
BOWLING GREEN, KY 42101
CONTACT: TIM MINNICKS
TELEPHONE: (270) 842-0052



ELECTRICITY:
WARREN RECC
951 FAIRVIEW AVENUE
BOWLING GREEN, KY 42101
CONTACT: JONATHAN LINDSEY
TELEPHONE: (270) 842-5214



TELEPHONE:
AT&T
1061 LOVERS LANE
BOWLING GREEN, KY 42103
CONTACT: BUZZ COLBURN
TELEPHONE: (270)782-4811



BUILDING INSPECTOR:
CITY OF BOWLING GREEN
BUILDING INSPECTOR
1021 COLLEGE STREET
BOWLING GREEN, KY 42101
CONTACT: GLEN BURNS
TELEPHONE: (270)393-3000



CITY ENGINEER:
BOWLING GREEN CITY PUBLIC WORKS
1011 COLLEGE STREET
BOWLING GREEN, KY 42101
CONTACT: MELISSA CANSLER, P.E.
TELEPHONE: (270)393-3657



GAS:
ATMOS ENERGY
2850 RUSSELLVILLE ROAD
BOWLING GREEN, KY 42101
CONTACT: BYRON OOST
TELEPHONE: (270)901-1710



CABLE:
TIME WARNER CABLE
515 DOUBLE SPRINGS RD.
BOWLING GREEN, KY 42103
CONTACT: TOSH MRACEK
TELEPHONE: (270)780-2186



ARNOLD CONSULTING
ENGINEERING SERVICES
P.O. BOX 1338 BOWLING GREEN KY, 42101
PHONE (270) 780-9445



**BOWLING GREEN - WARREN CO., KY
VICINITY MAP**
(N.T.S.)

BENCHMARK DATA:

- BENCHMARK 1
SANITARY MANHOLE IN THE
NORTHERN PORTION OF THE SURVEY
LOCATED 32.1' FROM EDGE OF
SIDEWALK
ELEV. 555.78
- BENCHMARK 2
1/2" IRON PIN W/ 1" PLASTIC CAP
STAMPED "PEDIGO PLS 2933" IN THE
SOUTHEASTERN PORTION OF THE
SURVEY LOCATED 27.5' FROM THE
EDGE OF US HWY 68/KY HWY 80.
ELEV. 550.53

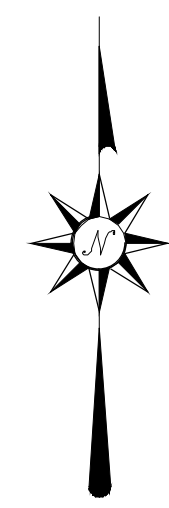
**PARCEL OWNER, ADDRESS,
AND SOURCE OF TITLE**

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
PO BOX 51
BOWLING GREEN, KY 42102
DB 916 PG 456, DB 892 PG 719,
DB 869 PG 547, PB 37 PG 488

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE CLASS "A" SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES (SOUTH ZONE 1602), TAKEN FROM STATIC GPS OBSERVATION.

JEFF ARNOLD P.L.S. # 2934 _____ DATE _____



LEGEND

- BENCHMARK
- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "PEDIGO PLS 2933" FOUND UNLESS NOTED
- IRON PIN SET
- ⊕ 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
- ⊖ 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.

CLASS "A" SURVEY
URBAN OR SUBURBAN
DATE OF FIELD SURVEY
AUGUST 6, 2013

TOTAL AREA OF SURVEY
1,911.595 +/- SQ. FT.
43.88 +/- ACRES



GENERAL NOTES

1. THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 916 PAGE 456, DEED BOOK 892 PAGE 719 AND DEED BOOK 869 PG 547 AS FOUND IN THE OFFICE OF THE WARREN COUNTY CLERK.
2. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
3. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934".
4. 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.
5. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. 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.
7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, SOUTH ZONE 1602.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1125.12	130.14	130.07	N 83° 12' 09" W	6° 37' 38"
C2	1115.08	642.69	633.83	N 63° 20' 56" W	33° 01' 23"
C3	366.07	667.09	690.55	N 67° 50' 45" E	107° 33' 42"
C4	556.50	130.37	130.08	N 20° 40' 55" E	13° 25' 23"

LINE	BEARING	DISTANCE
L1	N 46° 19' 38" W	8.53

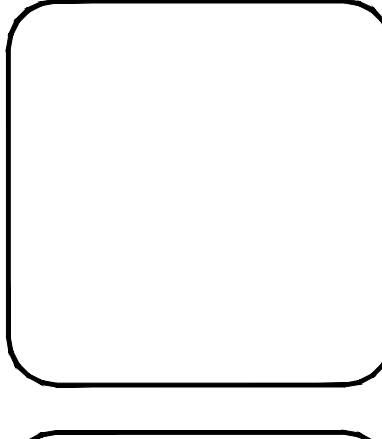
REVISIONS

8-25-14 PER PC COM.
8-28-14 PER PC COM.

**KENTUCKY TRANSPARK
LOT 9-5
SPECULATIVE BUILDING
TECHNOLOGY WAY
BOWLING GREEN, KY 42101**

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: L4633
DATE: 8/8/2014
SCALE: 1" = 100'
DRAWN: J. BEGLEY
CHECKED: J. ARNOLD
FILE PATH:
Z:\SITE\DEV1-EXISTING CONDITIONS



C1.0
EXISTING TOPOGRAPHY



FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON LIES IN A NON-FLOODPRONE COMMUNITY PER (FIRM) FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY, MAP PANEL #212270300E, COMMUNITY OF OAKLAND. SAID PANEL IS NOT A PRINTED PANEL.

SOUTH CENTRAL KY REGIONAL
DEVELOPMENT AUTHORITY
062A-60
DB 896 PG 383
ZONING: HI WITH B.E.

PHILIP AND
DEBORAH WHEELER
062A-62-001
DB 594 PG 88
ZONING: AG

WILLIAM & GENEVA PENICK
062A-62
DB 556 PG 546
ZONING: AG

LOT 9
INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
1,911.595 +/- SQ. FT.
43.88 +/- ACRES
DB 916 PG 456, DB 892 PG 719,
DB 869 PG 547, PB 37 PG 488

PARCEL 49
DB 869 PG 547

PARCEL 48
DB 869 PG 547
MP BOOK 14 PG 139

PARCEL 143
DB 869 PG 547
MP BOOK 14 PG 139

SCOTTYS DEVELOPMENT CO
062A-70
DB 679 PG 412
ZONING: HI

PARCEL I
BG AREA ECONOMIC
DEVELOPMENT AUTHORITY
062A 66E
DB 890 PG 934
ZONING: LI WITH B.E.

PARCEL I
INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
062A 66E
DB 890 PG 934
ZONING: LI WITH B.E.

PARCEL I
BG AREA ECONOMIC
DEVELOPMENT AUTHORITY
062A 66
DB 823 PG 792
ZONING: LI WITH B.E.

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
062A-60-009
DB 916 PG 456
ZONING: LI WITH B.E.

GREEN RIVER REGIONAL
EDUCATION CO-OP
062A-60-009B
DB 942 PG 149
PB 37 PG 488
ZONING: LI WITH B.E.

SANITARY MH
RIM: 554.41
INV: 550.26

STORM MH
RIM ELEV: 555.24
INV. ELEV: 546.94

SANITARY MH
RIM: 554.35
INV: 549.30

SANITARY MH
RIM: 557.29
INV: 551.96

STORM MH
RIM ELEV: 555.53
INV. ELEV: 548.78

STORM MH
RIM ELEV: 555.16
INV. ELEV: 550.26

STORM MH
RIM ELEV: 555.21
INV. ELEV: 550.71

SANITARY MH
RIM: 555.44
INV: 551.04

SANITARY MH
RIM: 555.78
INV: 551.63

1" IRON PIN W/ 1"
PLASTIC CAP STAMPED
"CROWE 3375"

1" ALUMINUM ROD W/
3" ALUMINUM CAP
STAMPED "KYTC RW"

1" ALUMINUM ROD W/
3" ALUMINUM CAP
STAMPED "KYTC RW"

1" ALUMINUM ROD W/
3" ALUMINUM CAP
STAMPED "KYTC RW"

COMMONWEALTH
OF KENTUCKY

US HWY 68 AND KY HWY 80 - GLASGOW RD
RW VARIES - PVMT VARIES

APPROXIMATELY 1.279' TO THE
CENTERLINE OF JODY RICHARDS DR.

REVISIONS	
9-10-2014 REV. PER CCPC	

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. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
4. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
5. 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
7. 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.
8. ALL CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.
9. SIDEWALK AND HANDICAP ACCESS SHALL COMPLY WITH LATEST ADA REGULATIONS.
10. ALL PARKING SPACES ARE 9' x 18' UNLESS OTHERWISE NOTED.
11. HANDICAPPED RAMPS ARE TO BE CONSTRUCTED IN ALL INCIDENTS IN WHICH A SIDEWALK TERMINATES INTO A VEHICULAR TRAVEL WAY.
12. ALL SINKHOLES ARE TO BE EVALUATED BY A THIRD PARTY CONTRACTOR OF THE BOWLING GREEN ECONOMIC DEVELOPMENT AUTHORITY AND REMEDIATION PRICING WILL BE BASED ON THEIR RECOMMENDATION.

CONSTRUCTION LEGEND

- SC
C6 STANDARD CURB
N.T.S.
- ENT
C6 ENTRANCE PAVEMENT
N.T.S.
- LDBP
C6 LIGHT DUTY BITUMINOUS PAVEMENT
N.T.S.
- HDBP
C6 HEAVY DUTY BITUMINOUS PAVEMENT
N.T.S.
- SWTE
C6 SIDEWALK WITH TURN DOWN EDGE
N.T.S.
- HR
C6 HANDICAP RAMP
N.T.S.
- HS
C6 HANDICAP SYMBOL
N.T.S.
- HPS
C6 HANDICAP PARKING SIGN
N.T.S.
- HVPS
C6 HANDICAP VAN PARKING SIGN
N.T.S.
- WS
C6 WHEEL STOPS
N.T.S.
- CF
C6 CONCRETE FLUME
N.T.S.
- TD
C6 TRENCH DRAIN
N.T.S.

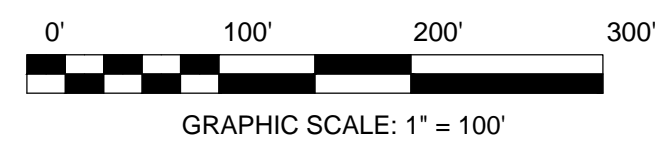
DEVELOPMENT SUMMARY FUTURE LOT 9-5

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	L1 WITH B.E.	L1 WITH B.E.
TOTAL SITE AREA	5,000 SQ. FT. MINIMUM	17.03 +/- AC 741,713 SQ. FT.
LOT COVERAGE	15.32 AC (90%) 667,541 SQ. FT. (90%)	5.92 +/- AC (34.78%) 258,000 +/- SF (34.78) 8.40 +/- AC (49.35%) 366,030 +/- SF (49.35%)
PHASE I		
PHASE II		
BUILDING SETBACKS	FRONT 25' (NORTH TECHNOLOGY WAY) 100' (SOUTH US68/80) SIDE 0' (EAST & WEST)	FRONT 151.4' (NORTH) 153.0' (SOUTH) 69.9' (WEST) 60.0' (EAST)
PARKING	REQUIRED ONE PER EMPLOYEE OF THE MAXIMUM SHIFT	130 SPACES PROVIDED 124 REGULAR SPACES 6 H.C. SPACES
LANDSCAPE PLAN	YES	SEE SHEET L1
DRAINAGE PLAN	YES	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	
SITE ACCESS	PER CITY OF BOWLING GREEN	2 ACCESS POINT ON TECHNOLOGY WAY

BUILDING PAD SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
PHASE I	N/A	18,000 SQ FT OFFICE 108,000 SQ FT BUILDING
PHASE II	N/A	108,000 SQ FT BUILDING
TOTAL	N/A	234,000 SQ FT

- LOT 9-6 NOTE:**
1. ALL EXISTING RESIDENCES LOCATED WITHIN LOT 9-6 MUST BE REMOVED IN ORDER TO COMPLY WITH BOWLING GREEN CITY ORDINANCES FOR THE CURRENT ZONING.
 2. IN ORDER TO DEVELOP LOT 9-5 AND LOT 9-6 TOGETHER, ALL EXISTING RESIDENCES LOCATED WITHIN LOT 9-6 MUST BE REMOVED. LOT 9-6 MUST THEN BE CONSOLIDATED INTO LOT 9-5 TO CREATE ONE LOT.
 3. LOT 9-6 MUST BE REZONED, THEN SUBDIVIDED SO THAT EACH OF THE THREE EXISTING RESIDENCES WILL BE ON SEPARATE LOTS.



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 46°19'38" W	8.53'						
C1				1125.12'	130.14'	130.07'	N 83°12'09" W	06°37'38"
C2				1115.08'	642.69'	633.83'	N 63°20'56" W	33°01'23"
C3				366.00'	342.72'	330.33'	S 85°11'56" E	53°39'03"
C4				366.00'	71.45'	71.34'	N 62°22'59" E	11°11'09"
C5				366.00'	272.92'	266.64'	N 35°25'38" E	42°43'30"
C6				556.50'	130.37'	130.08'	N 20°40'55" E	13°25'23"
C7				906.20'	484.39'	478.64'	S 62°08'50" E	30°37'35"

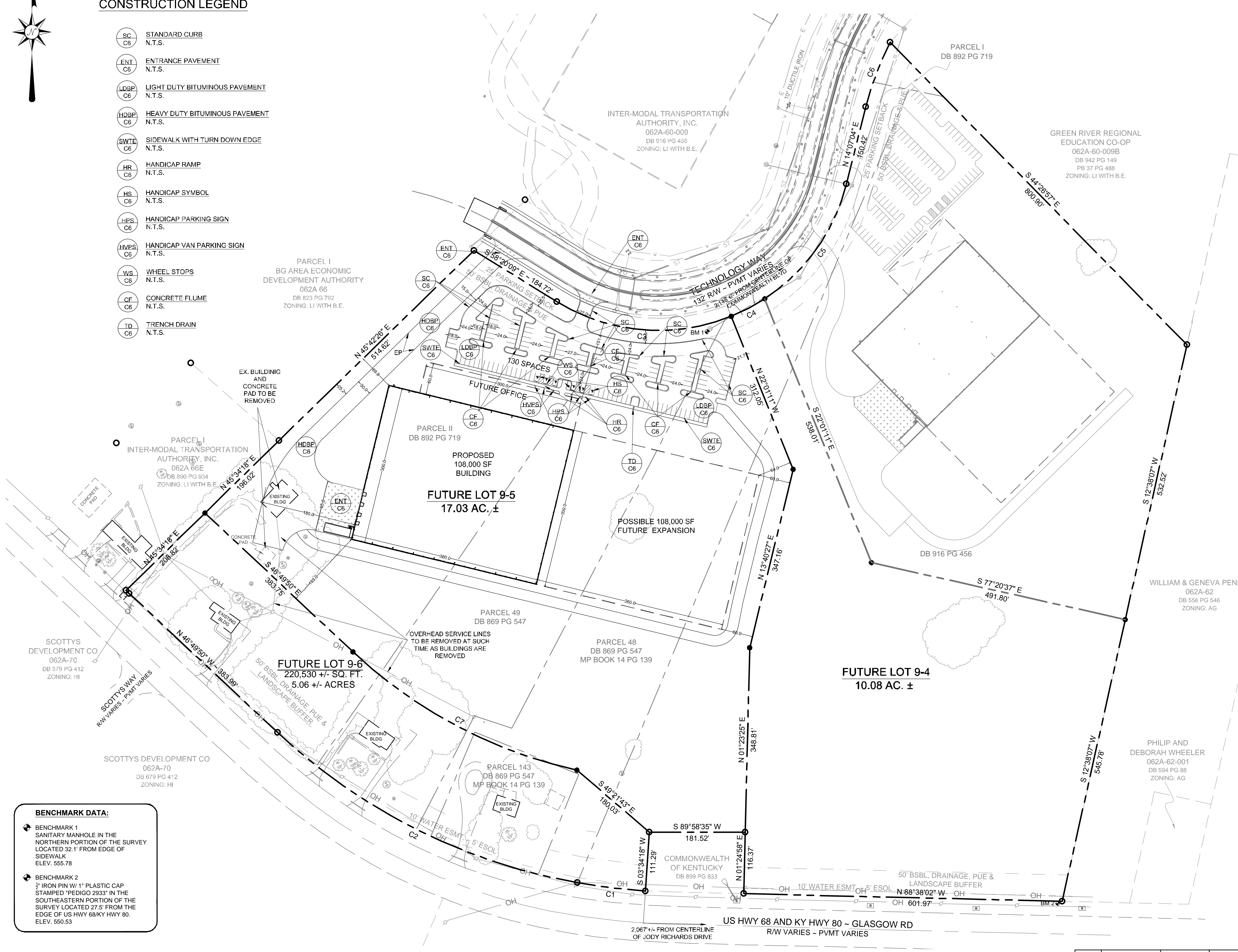
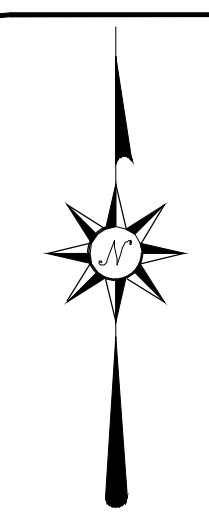
KENTUCKY TRANSPARK
LOT 9-5
SPECULATIVE BUILDING
TECHNOLOGY WAY
BOWLING GREEN, KY 42101



ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER:
DATE: 9/4/2014
SCALE: 1" = 100'
DRAWN: B. SHIRLEY
CHECKED: J. ARNOLD
FILE PATH:
 Z:\SITEDEV\2.0-Overall Site Layout

C2.0
 SITE LAYOUT

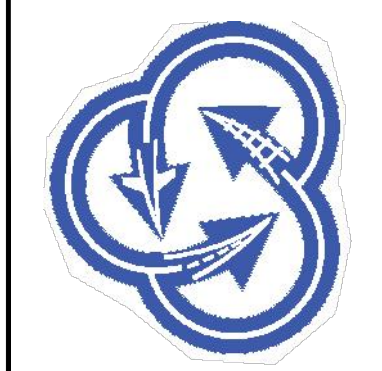


REVISIONS	
9-10-2014	REV. PER CCPC

GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY BUD AT 1-800-752-6007 48 HOURS PRIOR TO EXCAVATION.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
- SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
- FILL, INCLUDING FINAL TOPSOIL SHALL BE PLACED A MINIMUM OF 3 INCHES BELOW FFE AT BUILDING SLABS UNLESS OTHERWISE INDICATED BY ARCHITECTURAL WALL SECTION DETAILS.
- GRADES WITHIN 10' OF BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING.
- ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
- ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
- STONE BASES SHOULD BE COMPACTED TO A DENSITY SATISFACTORY TO ENGINEER, TYPICALLY 84% OF SOLID VOLUME OR BY TEST STRIP METHODS.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE.
- GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
- CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0%. IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE, REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL VERIFY POSITIVE FLOW FOR ALL STORM SEWER SYSTEMS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
- ALL SINKHOLES ARE TO BE EVALUATED BY A THIRD PARTY CONTRACTOR OF THE BOWLING GREEN ECONOMIC DEVELOPMENT AUTHORITY AND REMEDIATION PRICING WILL BE BASED ON THEIR RECOMMENDATION. SEE TYPICAL SINKHOLE REPAIR DETAIL ON SHEET C-5.

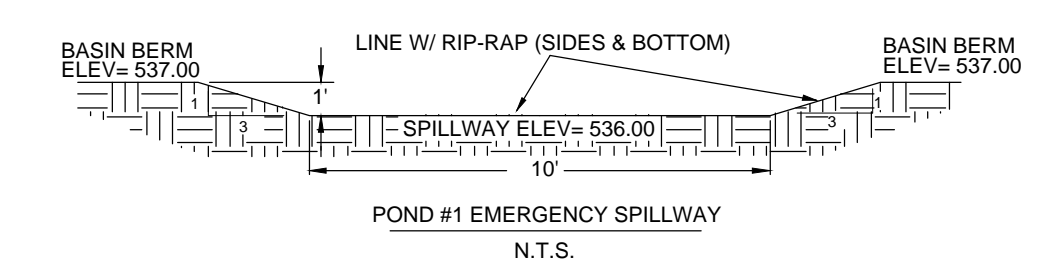
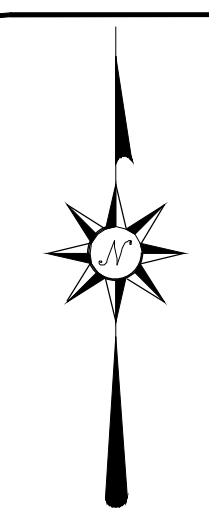
**KENTUCKY TRANSPARK
 LOT 9-5
 SPECULATIVE BUILDING
 TECHNOLOGY WAY
 BOWLING GREEN, KY 42101**



ACES
 ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER:
 DATE: 9/4/2014
 SCALE: 1" = 100'
 DRAWN: A. ARNOLD
 CHECKED: J. ARNOLD
 FILE PATH:
 Z:\SITE\DEV\C3.0 SITE GRADING & DRAINAGE.DWG

C3.0
 SITE GRADING
 AND DRAINAGE



DOWNSPOUT NOTE:
 DOWNSPOUTS ON WEST SIDE OF BUILDING TO BE CONNECTED TO 30" RCP

INSTALL FLOATING AEROMIX SOLAR AER ASPIRATOR

INSTALL EPDM 40 MIL LINER IN BOTTOM OF POND #2 UP TO ELEVATION 532.00 PERMANENT POOL ELEV: 532.00

PROPOSED POND #2
 HIGH WATER ELEV.: 533.20
 SINKHOLE BOX T.G.: 532.00
 BOTTOM ELEV.: 528.00
 REV. 9-10-2014

BENCHMARK DATA:

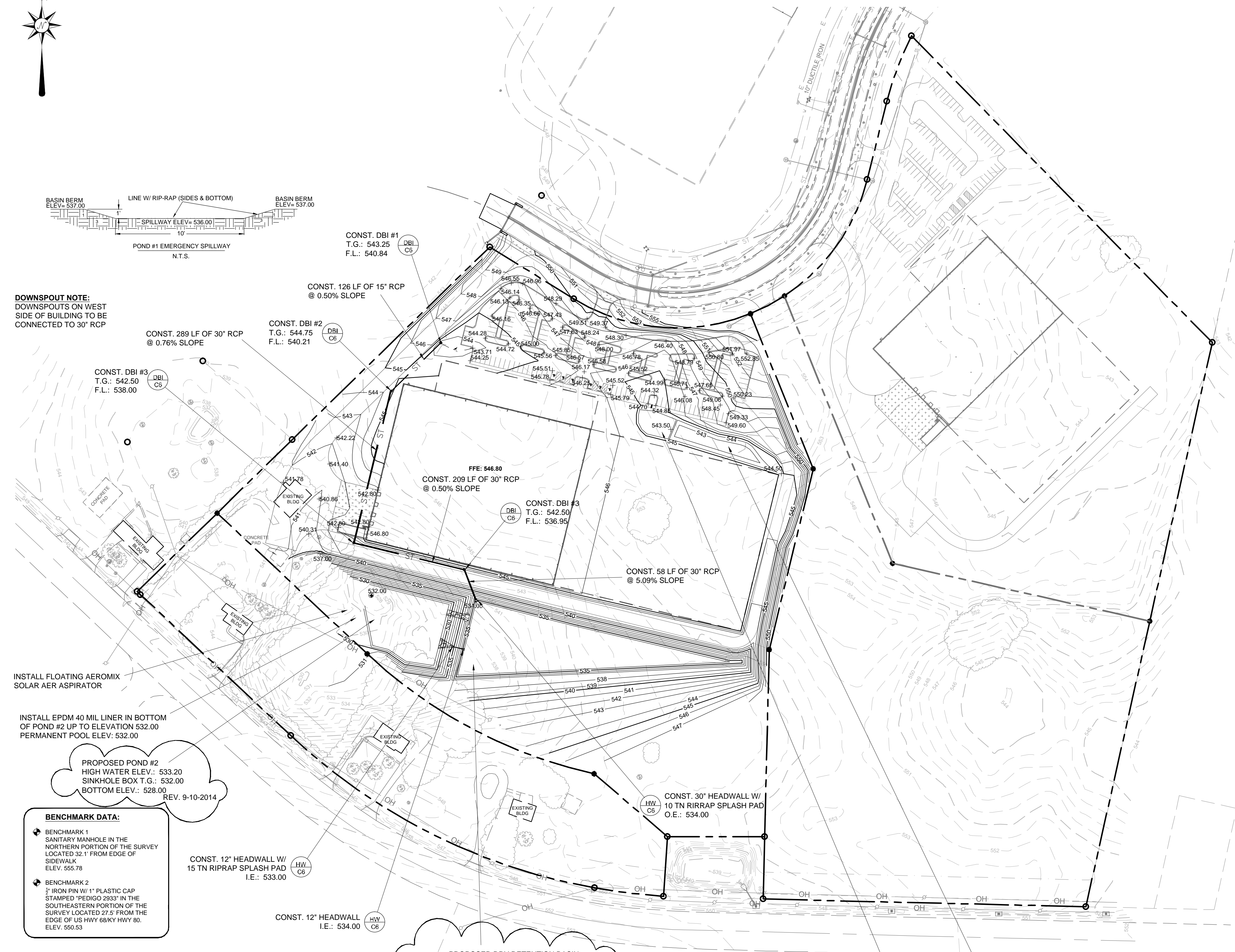
- BENCHMARK 1
 SANITARY MANHOLE IN THE NORTHERN PORTION OF THE SURVEY LOCATED 32.1' FROM EDGE OF SIDEWALK. ELEV. 555.78
- BENCHMARK 2
 1" IRON PIN W/ 1" PLASTIC CAP STAMPED "PEDIGO 2933" IN THE SOUTHEASTERN PORTION OF THE SURVEY LOCATED 27.5' FROM THE EDGE OF US HWY 68/KY HWY 80. ELEV. 550.53



PROPOSED DRY DETENTION BASIN
 TOP ELEV.: = 537.00
 SPILLWAY ELEV.: = 536.00
 HIGH WATER ELEV.: = 535.80
 BOTTOM ELEV.: 534.00
 REV. 9-10-2014

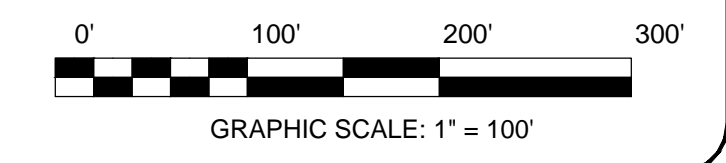
CONSTRUCTION LEGEND

- DBI DROP BOX INLET N.T.S.
- HW SLOPED AND FLARED HEADWALL N.T.S.



CONST. FOREBAY
 TOP: 544.50
 BOTTOM: 543.50

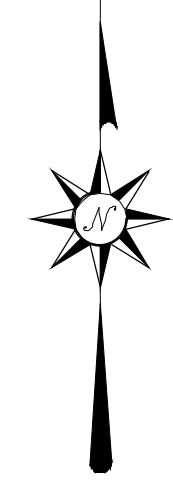
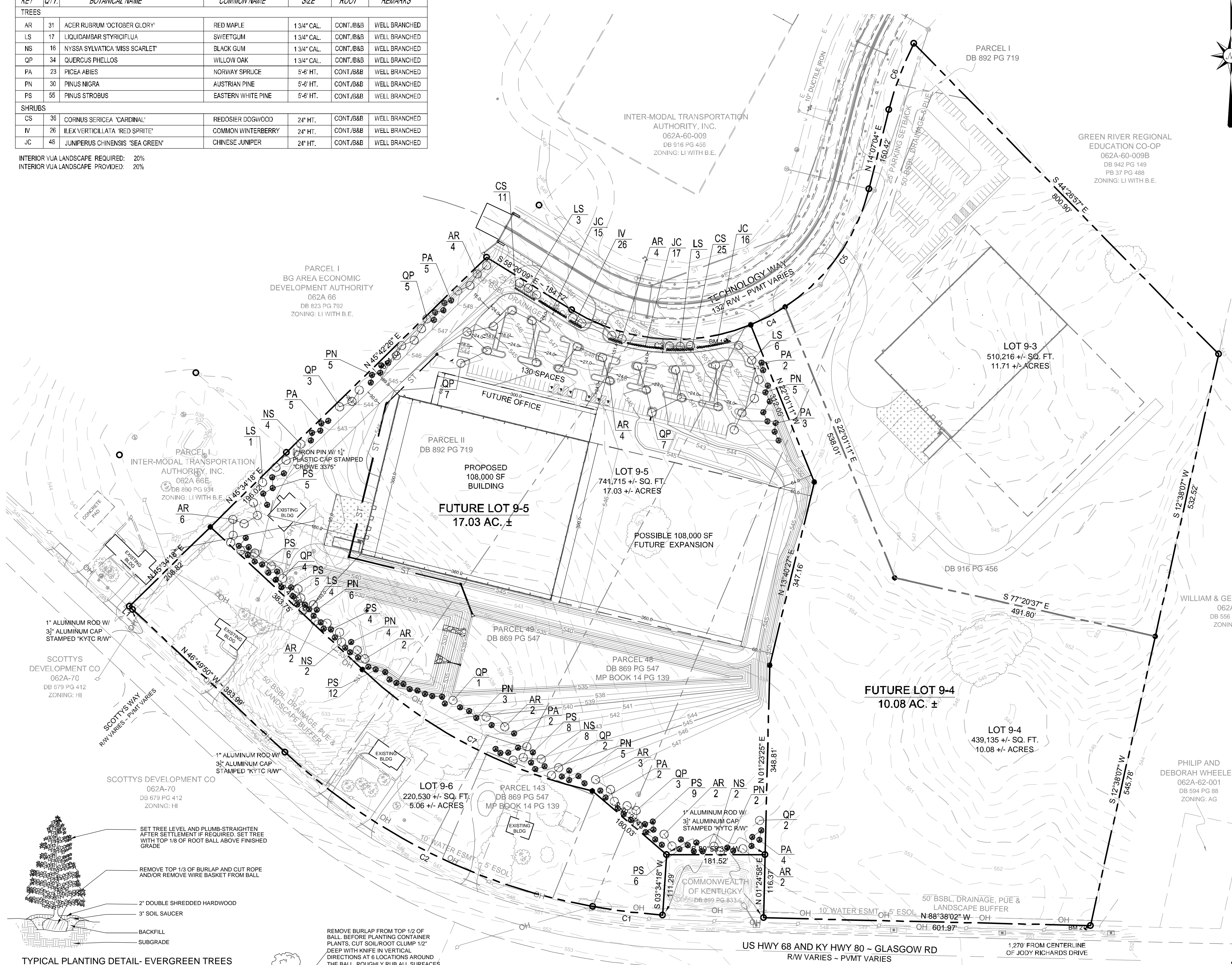
CONST. SURFACE SAND FILTER
 TOP: 544.50
 BOTTOM: 543.00
 2.5" SAND LAYER BOTTOM: 540.50



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AR	31	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	1 3/4" CAL.	CONT./B&B	WELL BRANCHED
LS	17	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1 3/4" CAL.	CONT./B&B	WELL BRANCHED
NS	16	NYSSA SYLVATICA 'MISS SCARLET'	BLACK GUM	1 3/4" CAL.	CONT./B&B	WELL BRANCHED
QP	34	QUERCUS PHELLOS	WILLOW OAK	1 3/4" CAL.	CONT./B&B	WELL BRANCHED
PA	23	PICEA ABIES	NORWAY SPRUCE	5-6 HT.	CONT./B&B	WELL BRANCHED
PN	30	PINUS NIGRA	AUSTRIAN PINE	5-6 HT.	CONT./B&B	WELL BRANCHED
PS	55	PINUS STROBUS	EASTERN WHITE PINE	5-6 HT.	CONT./B&B	WELL BRANCHED
SHRUBS						
CS	36	CORNUS SERICEA 'CARDINAL'	REDOSIER DOGWOOD	2 1/2" HT.	CONT./B&B	WELL BRANCHED
IV	26	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	2 1/2" HT.	CONT./B&B	WELL BRANCHED
JC	48	JUNIPERUS CHINENSIS 'SEA GREEN'	CHINESE JUNIPER	2 1/2" HT.	CONT./B&B	WELL BRANCHED

INTERIOR VIA LANDSCAPE REQUIRED: 20%
 INTERIOR VIA LANDSCAPE PROVIDED: 20%



LANDSCAPE NOTES:

- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
- PLANTS & TREES
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE DESIGNER TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
- MULCHING
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (PLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
- PLANT MAINTENANCE
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
- ACCEPTANCE AND GUARANTEE
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
- DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
- ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
- BERMS ALONG 68-80 WILL BE COMPLETED AFTER SUCH TIME AS THE EXISTING RESIDENTIAL STRUCTURES ARE REMOVED. ADDITIONAL PLANTINGS WILL BE REQUIRED AT SUCH TIME.
- PLANTING RATES TO THE SIDE AND REAR OF THE EXISTING RESIDENCES ARE AT THE RATE OF NON COMPATIBLE LAND USES.
- AREAS ALONG 68-80 ARE PLANTED AS REQUIRED BY BINDING ELEMENTS.

MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS, SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

REVISIONS
9-8-2014

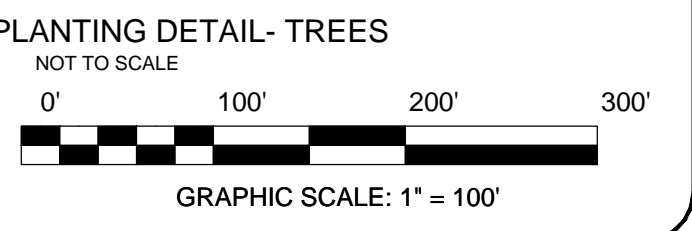
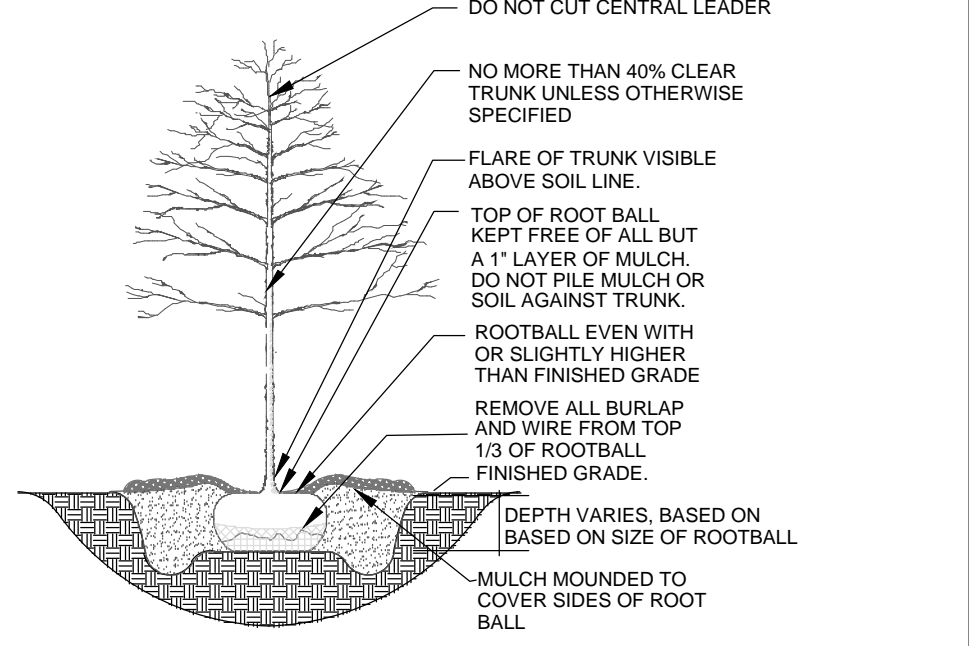
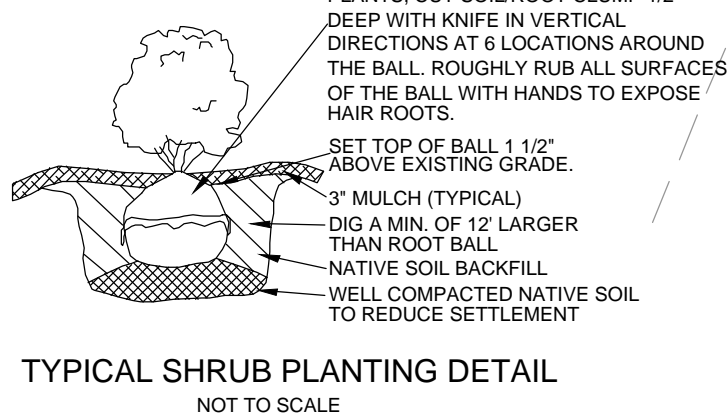
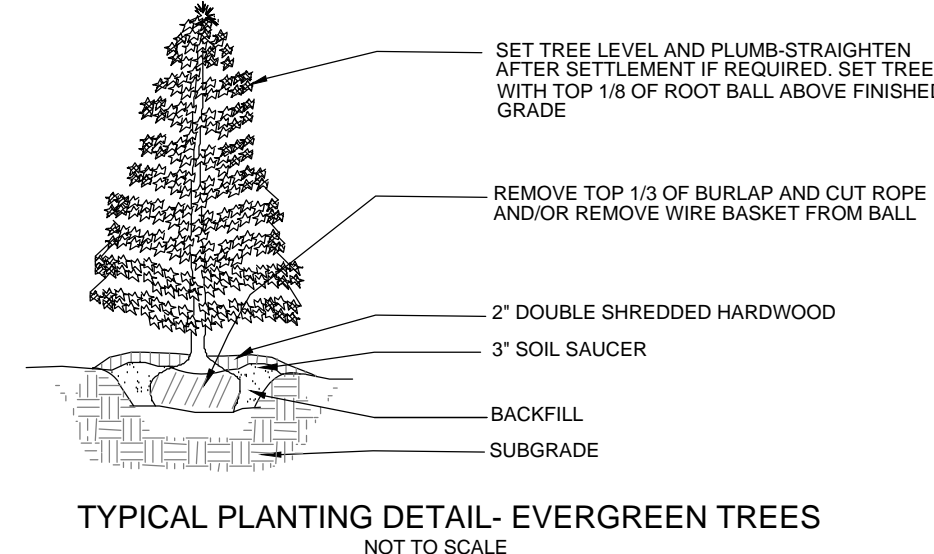
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 FILE PATH:
 Z:\SITE\DEV1 - LANDSCAPE PLAN

L1
 LANDSCAPE PLAN



THIS SHEET FOR LANDSCAPE PURPOSES ONLY

