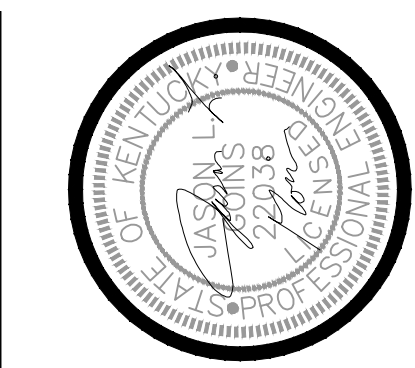
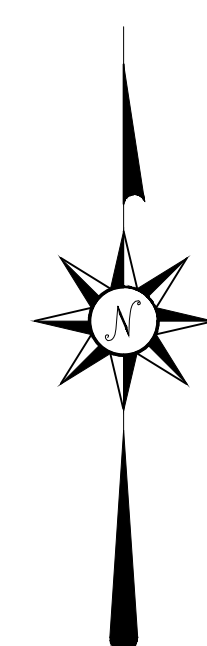


**Kentucky 811**  
 Know what's below.  
 Call before you dig.  
 Call 811 or 800-752-6007  
 www.kentucky811.org  
 Two Business Days Before You Dig  
 IT'S THE LAW

**BURIED UTILITIES NOTE**  
 BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM LOCAL UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE THAT ARE NOT SHOWN ON THIS DRAWING.

**EROSION CONTROL NOTE**  
 EROSION CONTROL SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH KENTUCKY BEST MANAGEMENT PRACTICES AND THE "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE".



**siteworx**  
 SURVEY & DESIGN, LLC  
 124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8491  
 www.siteworxdesign.com

KENTUCKY BELL, INC.  
 D.B. 728, PG. 545

KY MOTEL, INC.  
 D.B. 1040, PG. 667

PIZZA HUT OF AMERICA, INC.  
 D.B. 738, PG. 668

JAMES SANDERS BLVD  
 (ROW VARIES)

CITY OF PADUCAH  
 D.B. 864, PG. 198

CITY OF PADUCAH  
 D.B. 1007, PG. 720

CITY OF PADUCAH  
 D.B. 864, PG. 133

VICINITY MAP (N.T.S.)

**LEGEND**

	EXIST. PROPERTY CORNER (AS NOTED)
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	NEW CONCRETE PAVEMENT/SIDEWALK
	NEW HEAVY DUTY CONCRETE PAVEMENT
	VIA LANDSCAPE AREA (COORDINATE WITH LANDSCAPE PLAN)
	DETAIL #
	SHEET SHOWN

**UTILITY OWNERS:**

**ELECTRIC:**  
 PADUCAH POWER  
 1500 BROADWAY STREET  
 PADUCAH, KY 42001  
 CONTACT: BOB PIERCECALL  
 PH: 270-575-4015

**TELEPHONE:**  
 AT&T  
 810 KENTUCKY AVENUE  
 PADUCAH, KY 42001  
 CONTACT: ALAN SHILEY  
 PH: 270-444-5048

**CABLE:**  
 COMCAST  
 800 BROADWAY STREET  
 PADUCAH, KY 42001  
 CONTACT: DENNIS GRAMM  
 PH: 270-442-6382

**STORM WATER:**  
 CITY OF PADUCAH  
 ENGINEERING DEPT.  
 300 SOUTH 5TH STREET  
 P.O. BOX 2267  
 PADUCAH, KY 42002  
 CONTACT: RICK MURPHY, P. E.  
 PH: 270-444-8511

**WATER:**  
 PADUCAH WATER  
 1800 NORTH 8TH STREET  
 PADUCAH, KY 42001  
 CONTACT: DARRAN RANKIN  
 PH: 270-444-0527

**GAS:**  
 ATMOS ENERGY  
 3510 COLEMAN ROAD  
 PADUCAH, KY 42001  
 CONTACT: EDDIE TUCKER  
 PH: 270-201-2136

**SANITARY SEWER:**  
 PADUCAH MCCRACKEN JSA  
 621 NORTHVIEW STREET  
 PADUCAH, KY 42001  
 CONTACT: JOSH WEBB, P. E.  
 PH: 270-575-0056

**PLANNING/ZONING:**  
 CITY OF PADUCAH  
 PLANNING DIVISION  
 300 SOUTH 5TH STREET  
 P.O. BOX 2267  
 PADUCAH, KY 42002  
 CONTACT: STEVE ERVIN  
 PH: 270-444-8648

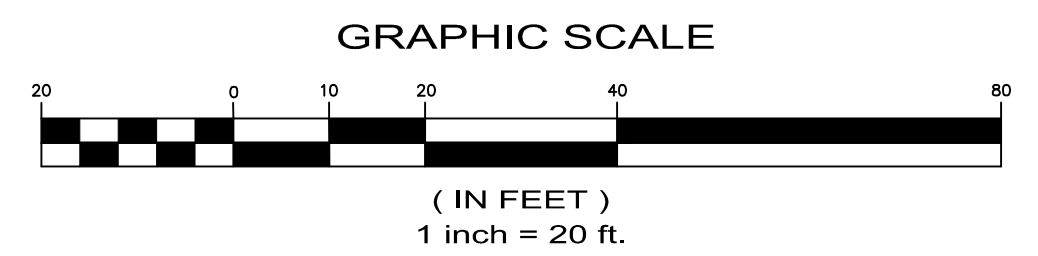
**VUA LANDSCAPING**  
 NEW VUA = 42,000 S.F.  
 \*RECD LANDSCAPING = 2,100 S.F. (5% OF VUA)  
 LANDSCAPING PROVIDED = 3,796 S.F.

**LANDSCAPING**  
 PARKING LOTS CONSISTING OF MORE THAN FOUR PARKING SPACES SHALL INCLUDE PLANTED TREES IN ACCORDANCE WITH SECTION 126-83 OF THE LANDSCAPE REGULATIONS. 90 PARKING SPACES WILL BE USED AS A RESULT OF THIS DEVELOPMENT, THEREFORE 14 ADDITIONAL TREES SHALL BE PLANTED.

**STARBUCKS NOTE:**  
 ALL MENU BOARDS, DIRECTIONAL SIGNAGE, CLEARANCE BARS, ORDER ITEMS, DIRECTIONAL PAVEMENT MARKINGS, AND WAYFINDING GRAPHICS ARE TO BE SUPPLIED AND INSTALLED BY THE STARBUCKS G.C. THE LANDLORD G.C. IS TO SUPPLY AND INSTALL ALL FOOTINGS AND CONDUITS FOR APPLICABLE ITEMS AS DIRECTED BY STARBUCKS STANDARD DETAILS. SEE ARCHITECTURAL PLANS FOR STARBUCKS STANDARD DETAILS.

**GENERAL SITE NOTES:**

- CLIENT: QUATTRO DEVELOPMENT, LLC  
 1100 JORIE BOULEVARD - SUITE 140  
 OAK BROOK, ILLINOIS 60523
- PROPERTY OWNER: 5015 HINKLEVILLE ROAD, LLC  
 1100 JORIE BOULEVARD - SUITE 140  
 OAK BROOK, ILLINOIS 60523
- DEED REFERENCE: DEED BOOK 1315, PAGE 730  
 PLAT SECTION H, PAGE 596
- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR MCCRACKEN COUNTY, COMMUNITY-PANEL NUMBER 2114500133F, DATED NOVEMBER 2, 2011.
- TOTAL PROPERTY AREA: 1.527 ACRES (66,499 SQ. FT.)
- THIS PROPERTY IS ZONED HED (HIGHWAY BUSINESS DISTRICT), FOR NON-RESIDENTIAL USE, AND IS SUBJECT TO ALL REGULATIONS SET FORTH FOR THIS ZONE BY THE CITY OF PADUCAH ZONING ORDINANCE.
- PROPOSED BUILDING SUMMARY: TOTAL = 8,947 SQ. FT.
- MINIMUM YARD REQUIREMENTS:  
 FRONT: 50 FEET (65 FEET PER D.B. 556, PG. 69)  
 SIDE: 12 FEET (25 FEET IF ADJUTING RESIDENTIAL)  
 REAR: 10 FEET (30 FEET IF COMMERCIAL & SERVICED FROM REAR OR ADJUTING RESIDENTIAL)
- MINIMUM LOT AREA: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 75 FEET AT BUILDING LINE
- MAXIMUM BUILDING HEIGHT: NONE
- PARKING SUMMARY:  
 REQUIRED PARKING: OUTLINED PER CITY OF PADUCAH ORDINANCE:  
 BUILDING 1, SUITE A (RESTAURANT-SIT-DOWN): 1 SP/3 SEATS  
 BUILDING 1, SUITE B (RESTAURANT-SIT-DOWN): 1 SP/3 SEATS  
 BUILDING 1, SUITE C (RESTAURANT-SIT-DOWN): 1 SP/3 SEATS  
 BUILDING 2 (RESTAURANT-QUICK STYLE): 1 SP/30 SQ. FT. DINING AREA  
 109 SPACES REQUIRED  
 SPACES PROVIDED:  
 REGULAR PARKING (9'x18') = 95  
 HANDICAP PARKING = 5  
 TOTAL PARKING PROVIDED = 100
- ALL PAVEMENT MARKINGS TO BE 4" WHITE STRIPE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE SIDEWALKS, CURBS, GUTTERS, AND/OR DRIVEWAY ENTRANCE APRONS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO OR EXCEEDS CURRENT CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- 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 IS RESPONSIBLE FOR OBTAINING AND PAYMENT OF ALL PERMITS REQUIRED TO COMPLETE THE PROJECT. ALL MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE CITY OF MURRAY STANDARDS AND SPECIFICATIONS.
- A COPY OF THIS APPROVED SITE PLAN AND ALL PERTINENT DOCUMENTS SHALL BE READILY AVAILABLE AT THE WORK SITE AT ALL TIMES.
- BEFORE CONSTRUCTION, THE CONTRACTOR SHOULD CONTACT B.U.D. 1-800-752-6007.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL REQUIRE A PERMIT ISSUED BY THE CITY OF PADUCAH ENGINEERING DEPARTMENT.
- NOTIFICATION SHALL BE GIVEN TO THE CITY ENGINEER'S OFFICE 48 HOURS PRIOR TO BEGINNING WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.



**SITE DEVELOPMENT PLAN**  
**PROPOSED DEVELOPMENT**  
**5015 HINKLEVILLE ROAD, LLC**  
**5011 & 5015 HINKLEVILLE ROAD, PADUCAH, KY 42001**

PROJECT NO.:	15185
DATE:	MAY 25, 2017
DRAWN BY:	BAG
CHECKED BY:	JLG
REV.	DESCRIPTION
7/7/17	REV. PER STARBUCKS
7/25/17	ADD'L CONC. REMOVAL

**SHEET**  
**C-2**

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