

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
93430
SEP 26 2025
BOONE COUNTY
PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: JAGGERS
3. Location of Project: Houston Road and Turfway Road (Parcel ID 061.00-11-015.00)
4. Total Acreage of Project: 1.55
5. Current Zoning of Property: C-2/PD/CD/HDO Zoning District
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
NA

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: NA

8. Proposed Use(s) (specify each use):
To construct a brand-new 3,506-square foot JAGGERS restaurant and drive-thru.

9. Proposed Building Intensities (specify for each building):
67,624-square feet / 1.55-acres = 43,628.39

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: Turfway Commons Trust
Address: 2734 Chancellor Drive, Unit 208
Crestview Hills KY 41017
City State Zip Code
Phone Number: 513-784-1106 Fax Number: NA
Email: gmeyer@anchor-associates.com

13. Applicant: GreenbergFarrow / Brandon Goldberg

Address: 8600 W Bryn Mawr Avenue, Suite 800N
Chicago IL 60631
City State Zip Code
Phone Number: 224-764-0369 Fax Number: NA
Email: bgoldberg@greenbergfarrow.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: NA
15. 1199 297 2033B
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No
October 17, 2024


17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/18/2025

Property Owner's Signature: 

Applicant's Signature: Brandon Goldberg

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 9/20/25 Fee Received: \$2347⁰⁰ Receipt #: 93430
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: C. Gulick
7. Scheduled Public Hearing Date: 11/5/2025
8. Boone County Planning Commission Action: _____ Date of Action: 12/3/2025

- _____ Approved
- Approved with Conditions
- _____ Denial
- _____ Other

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

EXHIBIT

“A”

STAFF REPORT

#1

Request of **GreenbergFarrow, per Brandon Goldberg (applicant)** for **Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through.

November 5, 2025

REQUEST

- A. The submitted request is for a Change in an Approved Concept Development Plan for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road. The proposal is to construct an approximate 3,500 square foot eating and drinking establishment with a drive-through facility.

SITE HISTORY

- 1986 On October 21, 1986, Boone Fiscal Court adopted ordinance Number 920.98, changing the zoning of the site, and the adjoining area, from I-1/PD and C-2/PD to I-1 and C-2 (R-35-86).
- 1987 On June 30, 1987, Florence City Council adopted Ordinance Number O-22-87, changing the zoning of the site, and the adjoining area, to C-2/PD (R-32-87).
- 1990 – 1992 Based on information contained in the Boone County GIS, the site was developed.
- 1992 On July 21, 1992, Florence City Council adopted Ordinance Number O-22-92, changing the zoning of the site to C2/PD (R-92-013-A).
- 1999 Florence City Council adopted ordinance Number O-10-99, approving a Change of Concept Development Plan for the site in question (R-99-009-A).
- 2014 On March 11, 2014, Florence City Council adopted the Houston – Donaldson Study and on March 25, 2014, Boone Fiscal Court adopted the Houston – Donaldson Study.
- 2024 On June 11, 2024, Florence City Council adopted Ordinance Number O-10-2024, approving a Change of Concept Development Plan for the site in question (R-24-007-A).

APPLICABLE REGULATIONS

- A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive

effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.

- B. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.
- C. Section 1500.A of the Boone County Zoning Regulations states that the PD District establishes a permissive, flexible and alternative zoning district and procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of providing substantial benefit to the community over the conventional districts and standards in these regulations, but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- D. Section 1506 of the Boone County Zoning Regulations provides for the following planned development criteria:
1. Mixed Use Development and Pedestrian Orientation: Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1501 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.
 2. In general, Planned Developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal.

Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

3. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a Planned Development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of these regulations when needed to address impacts of the proposed development.
4. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying district, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publicly dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
5. **Multi-Modal Transportation System:** Planned Developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, carpooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 4. Multi-modal facilities should connect to existing and future facilities that lie outside of the site.
6. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 4 "Open Space" and Section 7 "Landscaping."
7. **Landscaping:** Substantial landscaping shall be provided in a Planned

Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site. The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

8. Architecture: Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.
9. For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.
10. Historic and Prehistoric Features: Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
11. Signage: A consistent signage theme shall be provided within a Planned Development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

12. **Transportation Connections and Entry Points:** The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a Planned Development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.
 13. **Conformance with Comprehensive Plan:** All Planned Developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.
 14. Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.
 15. A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.
- E. Section 1509 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development district. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying district (formerly called a "Utilization of an Underlying District Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- F. Section 505.3 of the Boone County Zoning Regulations identifies eating and drinking establishments as a principally permitted use in the underlying C-2 district.

RELATIONSHIP TO HOUSTON-DONALDSON STUDY

- A. Section 1702.A of the Boone County Zoning Regulations states that the Houston-Donaldson Study Corridor Overlay District (HDO) application and review requirements shall be applied to all properties identified on Figure 1.1 of the 2013 Houston-Donaldson Study and other applicable articles of this zoning order. Specific land uses, building intensities and zoning of parcels in the study area are identified in the "Land Use Recommendations," "Infrastructure," "Development Design and Signage Requirements," and "Current Zoning and Recommended Changes" chapters of the 2013 Houston-Donaldson Study. Application and review procedural requirements are specified in the 2013 Houston-Donaldson Study as well as other appropriate articles in this zoning order.
- B. Section 1704.B.4 of the Boone County Zoning Regulations identifies the site as being located within Subarea 4 of the Houston-Donaldson Study.
- C. Section 1704.B.4 of the Boone County Zoning Regulations states that the Future Land Use for Subarea Four is made up of three designations. Most of the Subarea is designated as Commercial. The northern portion of the Subarea is designated as Industrial. Finally, there is a small piece of property designated as Public/Institutional. Looking at the uses allowed in these districts, the entire Subarea is in alignment with the Comprehensive Plan.
1. Most of Subarea Four is built out and economically viable. The cluster of office buildings on Meijer Drive are important to the city's and the region's marketing efforts for gaining corporate or corporate support offices. It is recommended that the unfinished retail building be completed and that office space be leased. In the alternative, the unfinished retail building could be razed and developed for office or medical office type uses.
 2. It is recommended that future land use efforts in Subarea Four be focused on redevelopment and that, if and when such development occurs, that it aesthetically fits in with the surrounding land uses.
 3. In summary, the Planning Commission makes the following recommendations for the future of Subarea Four:
 - a. Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
 - b. Existing office and retail structures on Meijer Drive be either completed or occupied.
 - c. That redevelopment in Subarea Four aesthetically fit in with the existing land uses.
- D. Section 1705.M of the Boone County Zoning Regulations identifies the following goals and objectives for subarea 4:

1. Goal: Maintain the successful business climate of the Subarea.
 - a. Objectives:
 - (1) Continue to consistently apply the Design Standards for future development and/or redevelopment.
 - (2) Continue to support the Commercial and Office uses and zoning classifications in future editions Boone County Zoning Ordinance and future editions of the Boone County Comprehensive Plan and its Future Land Use map.

2. Goal: Enhance the non-motorized system in the South Entrance Subarea.
 - a. Objectives:
 - (1) Disconnects in the sidewalk network within the Subarea should be filled in.
 - (2) Redevelopments in the Subarea should incorporate new internal sidewalks that connect to the Subarea's sidewalk system.

3. Goal: Protect the integrity of the Gunpowder Creek Watershed.
 - a. Objectives:
 - (1) Use future development and/or redevelopment of properties in the Subarea for opportunities to apply efforts to improve quality and quantity of stormwater runoff.

E. Section 1707 of the Boone County Zoning Regulations provides for the following development design requirements:

1. Site Design Requirements
 - a. Site Arrangement:
 - (1) Improvements shall be arranged on a site so that:
 - (a) Large blank walls are not directly visible along street frontages or areas frequented by the public.
 - (b) No more than 60 percent of the parking and vehicular areas for outlot type developments shall be placed in a front yard or corner side road.

- (c) A minimum 20 foot wide landscaped area is provided between the right-of-way and on-site improvements. For sites with multiple street frontages, the landscape area width may be reduced to 10 feet for secondary frontages along local or subcollector roadways. Such approval shall be granted through the Design Review process.
- b. Landscape/Green Space Area:
 - (1) Landscaping shall be provided in accordance with ARTICLE 36 "Landscaping" of the zoning regulations. Additionally, a minimum of 22 percent of the overall site area shall be devoted to landscaping as permanent green space. The computation of this green space ratio can include areas such as landscaped parking lot islands and peninsulas, landscape areas along street frontages and building frontages, buffer yards, water features and sculptural elements, and storm management facilities which are integrally designed as part of the landscape. Storm water management facilities that are placed in front yards or corner side yards must be designed as an integral, visual part of the site's landscape.
- c. I-71/75 Streetscape:
 - (1) The pavement surface of any parking or vehicular area which adjoins the I-71/75 right-of-way shall be at least 3 feet lower than the highest point in the adjoining right-of-way or on-site landscaped area adjoining the right-of-way; this shall be accomplished by either depressing the grade of the vehicular area or by constructing berming as part of the required landscaping. Any right-of-way fencing along the I-71/75 right-of-way shall be a white post and rail type fence.
- d. Pedestrian Facilities:
 - (1) Each development or land use within the Study Area shall provide pedestrian sidewalk connections to other developments, recreation and public or civic facilities, and public open space areas, if appropriate. These connections are in addition to sidewalk connections between the building, parking, and street normally required by ARTICLE 33 of the zoning regulations. Comprehensive pathway/sidewalk systems which logically connect destinations shall be provided in multi-lot

developments. Access easements shall be of a paved surface and shall not use gravel.

- (2) Outdoor spaces with fixed seating, landscaping, and other pedestrian oriented improvements shall be provided at a main building entrance for multi-tenant and multi-building retail and office developments, and other major developments with a high volume of pedestrians such as public facilities. These outdoor spaces shall be surfaced with decorative pavers or concrete treated to appear as unit pavers. Crosswalks on public and private roadways within planned development should also have a tactile, decorative surface such as cast in place units made to look like unit pavers or concrete treated to appear as such.

e. Site Furniture:

- (1) Site furniture includes items such as benches/seating and outdoor tables, light fixtures and masts, waste receptacles, bollards, railings around outdoor seating areas, and street/regulatory signage. There are no proprietary specifications or requirements for site furniture, or prototypes which must be followed. Rather, site furniture must be architectural grade and the various items selected for any given site must visually correlate to one another as components of an overall design system. Also, site furniture must use neutral or dark colors, and shall not use wood or wood products.

f. Underground Utilities:

- (1) All utility lines shall be placed underground. Existing overhead utility lines shall be placed underground when a site develops or redevelops.

2. Design Review Process

- a. Complete Design Review applications shall initially be reviewed by the Boone County Planning Commission's staff, who will then report their findings and conclusions to the appropriate committee of the Planning Commission. The Committee shall evaluate the proposal and Staff input, and then formulate a recommendation on the application to the full Boone County Planning Commission. Upon consideration of the Committee's recommendation, the full Planning Commission shall vote to approve, approve with conditions, or deny the application at a regularly scheduled Business Meeting. The

Planning Commission's decision shall be based upon the requirements stated in this section, and any applicable conditions of approval from previous Zoning Map Amendment, Concept Development Plan, or Board of Adjustment applications for which compliance is to be determined through the Design Review process.

- b. Complete Design Review applications must be received at least fourteen (14) days in advance of a Planning Commission Business Meeting in order to be considered at said meeting. Final action on Design Review applications shall occur within sixty (60) days of submission to the Planning Commission's office. An approval of a Design Review application shall be valid for two (2) years.

3. Architectural Design Review Requirements

a. Previously Approved Design Standards:

- (1) Sites which are subject to Design Review type standards, requirements or conditions from a prior zoning approval such as a Zoning Map Amendment, Concept Development Plan, or Board of Adjustment application shall be evaluated for compliance with said standards, requirements, or conditions.

b. Relationship to Neighboring Structures:

- (1) Building design shall correlate to adjoining structures, and those in the same overall center or subdivision if applicable, through the use of comparable and compatible facade composition, materials, colors, roof forms, and stylistic or thematic traits.

c. Architectural Style:

- (1) Developments with multiple uses, owners, and/or tenants are encouraged to use architectural designs from a single recognized academic style.

d. Massing and Proportions:

- (1) The overall three dimensional envelope of the building shall be proportionate in terms of length, width, and height. Individual components on building facades, such as windows, doors, projections, placement of design details, and changes in footprint, rooflines and forms, materials, and colors, shall also be proportionate to one another and balanced on the overall structure. Three dimensional relief may be added with

the provision of projections such as covered walkways/arcades, canopies, and simple fabric awnings, and/or by providing jogs or breaks in the building footprint.

- (2) For large scale structures such as anchor style retail buildings, parking structures, and civic/institutional buildings, the amount of detailing and fenestration will need to be adjusted to match the scale and function of the building. The exterior walls of larger office/commercial buildings can be designed to appear as a collection of multiple zero lot line buildings or tenants.

e. Façade Composition and Detailing:

- (1) Facades shall be designed to have a defined base, mid section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the lower portion of the exterior wall along the foundation (or entire ground floor for multi-story buildings) from the upper portion of the wall. Additionally for multi-story buildings, a change in the fenestration pattern between the ground floor and the upper floors can be employed. The top or cap effect should be created through the provision of a three dimensional detail(s) which breaks or jogs the wall plane from the roof such as a defined cornice or projecting eave.
- (2) Main public building entrances shall be emphasized in the facade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or by changing the building materials, detailing, or color around the entrance opening.
- (3) Detailing should be used at the base, top of facades, openings, transitions, and across large wall expanses to reduce monotony and provide a finished appearance and dimension throughout. This could include: defined window sills and lintels, masonry quoins, soldier courses, herringbone or tile detailing, or medallions; recessing windows, storefront units, and/or doors within the façade to provide "punched" openings that create shadow lines and three-dimensional relief; metalwork, specialty glass, and signature light fixtures; and alternating materials, finish textures, colors, and/or size or shape of unit materials such as brick or stone on a facade. Corporate trademark features which uniquely identify one specific company shall not be used in the building design

unless they meet the requirements of this chapter and can be readily removed or adapted without scarring the building for future occupants.

f. Building Materials:

- (1) The primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance. These materials shall have an integral color. Architectural grade metals such as Alucobond type products are also permitted. Glass curtain walls used in conjunction with these materials are also permitted. Other materials such as EIFS/stucco, wood or cement board siding, glass block, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas. EIFS/stucco and precast concrete wall panels with a similar light texture finish may be used as a primary building material for industrial buildings which are larger than 100,000 square feet and not located along collector or arterial roadways, and may be used on rear facades which are not subject to public view for other structures.
- (2) Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, EIFS systems with visually pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl or aluminum siding, or hard board type materials are not permitted. Snap-in grids or applied mullions are not permitted in windows; only mullions which physically separate window glass into multiple panes shall be used for divided light type windows.
- (3) Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis and approved if they are integral to the overall design of the structure.

g. Building Material Colors:

- (1) Exterior walls shall primarily use colors which are reflective of rich, natural tones such as those in the red, red-brown/terra cotta, brown, clay, beige/tan/blond, mustard, and/or warm gray ranges. White or exceptionally dark colors are not permitted. Other colors may be used for trim and detailing. The color of pitched roof materials shall complement, yet

contrast with the exterior wall materials. Color schemes shall use at least two colors to highlight building features and details, create contrast, and to avoid monotony and starkness in the overall building design. A consistent color scheme shall be provided on all facades so that the appearance of a rear or service side of the building is minimized.

h. Roof Types and Shapes:

- (1) Parapet designs which have a defined cornice line and pitched roofs are permitted. Pitched roof forms shall appear complete and symmetrical when viewed from public vantage points both on and off the subject site. Mansard or other "stage set" type designs are not permitted.

i. Screening, Accessory Structures, and Retaining Walls:

(1) Mechanical Equipment Screening:

- (a) All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens or mansards are not permitted. Roof mounted equipment on flat roofed buildings shall be painted to match the roof surface material if it is visible from adjoining sites or roadways that are at a higher elevation. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

(2) Loading/Unloading/Service Areas:

- (a) Loading/unloading and/or service areas shall be placed in the side or rear yard only, excluding corner side yards. Any such area shall be enclosed with a screen wall which is at least 8 feet high and which uses the same materials, colors, and design detailing as the building which it serves. Alternatively, dense landscape hedging which will provide year round

screening and that will grow to at least 8 feet high without routinely overtaking the planting space may be considered.

(3) Trash Enclosures and Accessory Structures:

- (a) Garbage storage areas and accessory structures shall be placed in the side or rear yard only, excluding corner side yards. Garbage storage areas shall be enclosed per the requirements of SECTION 3151 of the zoning regulations. Additionally, garbage enclosure structures and accessory structures shall be constructed with the same materials, colors, and design detailing as the principal building.

(4) Retaining Walls:

- (a) Retaining walls shall be constructed of brick, architectural grade CMU, concrete which is formed to have a unit masonry appearance, or segmental retaining wall blocks. The face material shall have a texture and integral color which correlates to the materials used for the principal building. Plain faced CMU and/or materials with a painted finish are not permitted.

SITE CHARACTERISTICS

- A. The approximate 1.55 acre site is located along the northwest side of Houston Road, between 4953 and 5001 Houston Road.
- B. The site is part of the properties currently addressed as 4951-4997 and 4999 Houston Road.
- C. The site has approximately 450 feet of frontage along Houston Road.
- D. The site is currently occupied by off-street parking spaces and drive aisles.
- E. Access to the site is from several curb cuts onto Spiral Drive and Thoroughbred Boulevard, via the internal circulation area of the existing developments.
- F. Topographically, the site is relatively flat with an average grade of one (1) percent.
- G. Fronting the site in question, the right-of-way of Houston Road varies from a width of 142 feet to 181 feet.

- H. The distance from the property line of the site to the pavement of Houston Road varies from 30 feet to 62 feet.
- I. Fronting the site in question, there is no landscaping along Houston Road.
- J. The site in question sits approximately six (6) to eight (8) feet lower than the pavement of Houston Road.

ADJACENT LAND USES AND ZONES

North: A multi-tenant commercial building (C-2/PD/HDO)
South: Chili's, Chick-fil-A, and a multi-tenant commercial building (O-2/C-2/PD/HDO)
East: Texas Roadhouse (C-2/PD/HDO)
West: Family Allergy and Asthma (C-2/PD/HDO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Commercial" uses, which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. Houston Road is a state maintained arterial street providing for two way traffic within two lanes in each direction and a multiple center left-turn lanes. Sidewalks are located along both sides of the roadway.
- C. The following are excerpts from Our Boone County Plan 2040:
 - 1. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. Open Space and Cluster subdivision designs should be considered to blend new subdivisions in with areas that have a rural character (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, pages 95).
 - 2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access

where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

3. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).

EXISTING APPROVED CONCEPT DEVELOPMENT PLAN

- A. The existing approved Concept Development Plan depicts the current conditions.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
 1. Construction of an approximate 3,600 square foot eating and drinking establishment having a maximum seating capacity of 93 seats.
 2. Provision for two (2) drive through lanes.
 3. Provision for off-street parking, utilities, stormwater retention, lighting, landscaping, and signage.
 4. Installation of a new 6" water main.

- B. The Turfway Commons Shopping Mall, Sam's Club, Texas Roadhouse, and Family Allergy and Asthma sites have a combined 1,241 off-street parking spaces. Based on the gross square footage of the buildings and the seating capacity of Texas Roadhouse, these sites are required to have 1,093 off-street parking spaces.
- C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations and offers the following comments (some of these requirements can be adjusted by the Planning Commission and Florence City Council pursuant to the Planned Development (PD) regulations):

- 1. Section 1707.E.1.a.i states that improvements shall be arranged on a site so that large blank walls are not directly visible along street frontages or areas frequented by the public.

The submitted plan indicates that the rear (east) building façade will be largely blank, with no windows or openings. This building elevation will be facing the existing Texas Roadhouse restaurant and will be visible by drivers travelling west on Houston Road.

- 2. Section 1707.E.2.a requires that a minimum of twenty-two (22) percent of the site be kept as open space.

The existing site has approximately fifteen (15) percent of open space and the proposed concept development plan keeps that ratio at approximately fifteen (15) percent.

- 3. Section 1707.G.5.a states that facades shall be designed to have a defined base, mid section, and top or cap.

The submitted plan does not provide for this design for the buildings north, south, and west facades.

- 4. Section 1707.G.6.a states that the primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance. Other materials such as EIFS/stucco, wood, or cement board siding, glass block, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas.

The following table provides the amount and percentage of building materials used on each building façade, as well as a total:

	Total Square Feet	Brick Veneer		EIFS		Corrugated Metal Siding		Metal, Windows, Doors, etc.	
		Sq. Ft.	Percent	Sq. Ft.	Percent	Sq. Ft.	Percent	Sq. Ft.	Percent
North Elevation	2,163.03	962.61	45.00	851.49	39.00	61.91	3.00	287.02	13.00
South Elevation (Houston Road)	2,159.10	1,044.86	48.00	721.29	33.00	75.13	4.00	317.82	15.00
East Elevation (Texas Roadhouse)	1,239.35	537.12	43.00	581.50	47.00	0.00	0.00	120.73	10.00
West Elevation (Family Allergy)	1,260.24	449.41	37.00	370.46	29.00	81.89	6.00	358.48	28.00
TOTAL	6,821.72	2,994.00	44.00	2,524.74	37.00	218.93	3.00	1,084.05	16.00

- 5. Section 3155.A.3 states that canopies, awnings, or other structural components

which are part of drive-through operations shall be attached to the principal building and have a design which is integral with the principal building by using the same materials, colors, and design details or stylistic features.

The submitted plan indicates that there will be a canopy located to the rear of the building that will not be attached to the principal structure. Additionally, no plans have been submitted to determine if the canopy will match the principal structure.

6. Section 3155.A.9.c provides stacking requirements for eating and drinking establishments.

The submitted plan does not provide the required stacking spaces for eating and drinking establishments.

7. Section 3323.A states that the minimum width of an internal two-way driveway shall be twenty (20) feet.

The submitted plan indicates that the driveway between the building and Houston Road will have a width of fourteen (14) feet. While the plan does not indicate that this will be a two-way driveway, the design necessitates to be a two-way driveway.

8. Section 3407.5.A.1.a.III provides the regulations for building mounted signage for outlots within commercial/retail/shopping centers, as follows: one building mounted sign shall be permitted on each facade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet per each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed two hundred (200) square feet in area.

Section 3408.1.G states that the square footage allotted to any one elevation may be divided into three (3) separate sign areas.

The submitted plan shows that signage will be provided on all four sides of the building.

The following tables provide a comparison between what is allowed and what is being proposed:

	Rear (east) Elevation		Side (north) Elevation	
	Number of Signs	Maximum Sign Area	Number of Signs	Maximum Sign Area
Allowed	1 (up to 3 separate sign areas)	104 sq. ft.	1 (up to 3 separate sign areas)	159 sq. ft.
Proposed	1 Green LED Stripe	8.09 sq. ft. 8.09 sq. ft.	3 Jagger's Green LED Stripe Yellow LED Stripe	59.94 sq. ft. 48 sq. ft. 7.91 sq. ft. 4.03 sq. ft.

	Front (west) Elevation		Side (south) Elevation	
	Number of Signs	Maximum Sign Area	Number of Signs	Maximum Sign Area
Allowed	1 (up to 3 separate sign areas)	104 sq. ft.	1 (up to 3 separate sign areas)	159 sq. ft.
Proposed	3 Jagger's Green LED Stripe Yellow LED Stripe	63.23 sq. ft. 48 sq. ft. 8.16 sq. ft. 7.07 sq. ft.	3 Jagger's Real Ingredients Green LED Stripe Yellow LED Stripe	218.68 sq. ft. 48 sq. ft. 157.9 7.93 4.85 sq. ft.

9. Section 3625 requires vehicular use area landscaping to include a combination of tree and shrubs. The submitted plan indicates:
 - a. That the island between the drive-through lane and the north property line will only have shrubs as the plant material.
 - b. That the island between the drive-through lane and the east property line will only have shrubs as the plant material.
10. Section 3645 provides the regulations for buffer yard landscaping.

The following table provide a comparison between what is required and what is being proposed:

	North		South		East		West	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Buffer Yard	A (10' width)	None	A (10' width)	A (20' - 38' width)	A (10' width)	None	A (10' width)	None
Plant Material	18 trees (C) or 11 trees (A, B, D) and 105 shrubs (E) or 53 shrubs (C)	None	22 trees (C) or 14 trees (A, B, D)	14 (B)	10 trees (C) or 6 trees (A, B, D) and 57 shrubs (E) or 29 shrubs (C)	None	9 trees (C) or 6 trees (A, B, D) and 53 shrubs (E) or 27 shrubs (C)	None

- D. Staff sent out an Agency Memo to the Boone County Building Department, Boone County Planning Commission Community Development Division, City of Florence, and Florence Fire Department.
 1. Bridget Striker, Boone County Planning Commission Community Development Division, replied that she did not have any comments.
 2. Paul Stephenson, Boone County Building Department, replied that he had no comments.
 3. Randy Childress, Florence Fire, replied that he had no comments.
 4. Todd Morgan, City of Florence replied with the following comments:

- a. The two remainder parcels (4951-4997 and 4999 Houston Road) need to meet code or exceptions need to be approved with the application. The following issues need to be analyzed:
 - (1) Maximum permitted building intensity.
 - (2) Minimum road frontage requirements.

- b. Parking requirements.
 - (1) Are shared access easements existing or proposed to give the proposed lot legal access?
 - (2) Drive through and trash questions/issues.
 - (a) It appears that vehicles in the outermost drive through lane will merge back into the inner lane after an order is placed. Has Jagger's experienced any issues with this design?
 - (b) Where do customers pull over and wait if their order isn't ready when they reach the pickup window?
 - (c) The current drive through layout should be reanalyzed. We can visualize scenarios where customers try to enter the outer drive through lane near the end of the bypass lane. The bypass lane could become obstructed at peak times unless a barrier is installed to prevent this.
 - (d) What is the peak vehicle stack they have experienced at other restaurants?
 - (e) What is the typical waiting time between ordering and receiving food?
 - (f) When will the trash be picked up? The dumpster can only be accessed from the drive through lanes.

- c. The following Planned Development standards from Section 1506 of the Boone County Zoning Regulations need to be analyzed:
 - (1) Architecture_- This standard calls out that the predominant building material for a commercial development in a Planned Development zone shall have a "solid appearance, such as could be achieved with brick, stone, and architectural grade concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three-dimensional roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines."

- d. Please have the applicant address the following:
 - (1) The masonry percentage needs to meet the standard. Building material percentages need to be provided on each building elevation.
 - (2) Can a more substantial cornice be used?

- (3) Can a picture be provided of the drive through canopy? We would suggest that the canopy columns be wrapped in brick which matches the building.
 - (4) Will the dumpster enclosure comply with Section 3151 of the Zoning Regulations?
- e. Landscaping_– Substantial landscaping shall be provided in a Planned Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscapes, and quantity of landscape materials) within the developed portions of the site. We recommend the following:
- (1) The street frontage landscaping buffer along Houston Road shall be planted per Section 3620 of the Zoning Regulations.
 - (2) All VUA landscaping islands in the southwestern portion of the parking lot shall be planted with large trees per Section 3625 of the Zoning Regulations.
 - (3) The landscaped island between the drive-through lane and northern property boundary shall be landscaped with small trees and large shrubs. 1 tree shall be required every 33.3 linear feet.
 - (4) The landscaping island between the drive-through lane and eastern property boundary shall be landscaped with large shrubs. 15 shrubs shall be required every 100 linear feet.
 - (5) The other building landscaping shown on the Concept Development Plan is required.
 - (6) The transformer shown in the street frontage buffer shall be screened with large shrubbery.
- f. Signage_– The property is subject to the Houston-Donaldson Study's special sign regulations. Exceptions to the sign package can be analyzed through this application process or a future Design Review application. The sign code allows:
- (1) One building mounted sign on two facades. The maximum sign size is two square feet per each lineal foot of the building elevation on which the sign will be mounted.
 - (2) Permitted building mounted sign types include channel letters, individual pin mounted letters, L.E.D. accent bands, etc. The vinyl graphics shown on the right elevation would not be permitted without an exception.
 - (3) An 8' tall, 24 square foot monument sign.
- We recommend the monument sign be traded in for some extra building mounted signage. The proposed monument sign location sits well below Houston Road and would not be as effective as some extra building mounted signage.
- g. Conformance with the Comprehensive Plan and Houston Donaldson Study

- (1) Is the 22% site green space requirement being met?
- (2) Is any outside dining or waiting area proposed on the front sidewalk? If so, the applicant needs to provide fence details and address the architectural grade site furniture requirements. Such an area would help meet the pedestrian facilities requirement of the Study.
- (3) Are the roof parapets tall enough to screen all roof mounted equipment from public view? The Study requires all roof mounted mechanicals to be screened by parapet walls.
- (4) Where will deliveries take place and what kind of trucks make them? Loading/unloading/and service areas shall be placed in the side or rear yard.
- (5) Can some material samples be provided so the building colors can be better analyzed?

h. We have currently identified the following exceptions that would need to be approved:

- (1) The parcel which contains the smaller Tufway Business Park tenant spaces (4951-4997 Houston Road) will not have any road frontage if the outlot is platted as proposed.
- (2) The drive through lane does not comply with Section 3155 of the Zoning Regulations.
 - (a) The drive through lane is in the front yard and does not have an intervening row of parking between the drive through and right-of-way.
 - (b) The canopy isn't attached to the building and is in the front yard.
 - (c) The drive through clearance bar is in the front yard.
- (3) The amount of building mounted signage does not comply with the Houston-Donaldson Study.
- (4) The stenciled building mounted sign does not comply with the Houston-Donaldson Study.
- (5) Some of the perimeter landscaping buffers do not appear to meet code.

E. The following table provides a comparison of the proposed development and other eating and drinking establishments fronting Houston Road:

	Setback From Houston Road Pavement	Freestanding Sign	Building Mounted Signage
Red Robin	44'	Yes	2 sides
Hooter's	61'	Yes	2 sides
El Rio Grande	136'	Yes	2 sides
Panera	101'	Yes	3 sides
Fuji	163'	No	2 sides
Cheddar's	163'	Yes	2 sides
IHOP	193'	Yes	2 sides
Twin Peaks	176'	No	4 sides
Chuy's	164'	No	3 sides
Chili's	128'	Yes	2 sides
Chick-fil-A	120'	Yes	2 sides
Cracker Barrel	109'	Yes	1 side
Texas Roadhouse	62'	No	2 sides
Stek N Shake	98'	No	4 sides
McAlister's	115'	Yes	2 sides
O'Charley's	111'	Yes	3 sides
Ford's Garage	88'	Yes	3 sides
Burger King	140'	Yes	3 sides
Golden Corral	56'	Yes	3 sides
Proposed Jagger's	75'	Yes	4 sides

STAFF CONCERNS

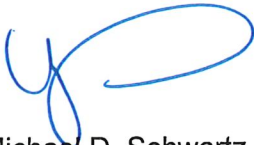
- A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:
1. Allow a largely blank wall on the rear (east) building elevation.
 2. Allow the site to retain the approximate fifteen (15) percent of open space rather than the required twenty-two (22) percent
 3. Allow the north, south, and west building facades to not have a defined mid section and top or cap.
 4. Allow EIFS to be used as a primary building material.
 5. Allow the drive-through canopy to be freestanding.
 6. Allow a reduction in the number of required stacking spaces for eating and drinking establishments.
 7. Allow an internal driveway to be less than twenty (20) feet in width.

8. Allow signage on all four sides of the building.
9. Allow building mounted signage that is not allowed in the HDO Special Sign district.
10. The elimination of the Buffer Yard A requirements along the north, east, and west property lines.
11. Allow only plants in the two islands between the drive through lanes and the north and east property lines.

CONCLUSION

- A. The request for change of concept development plan needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

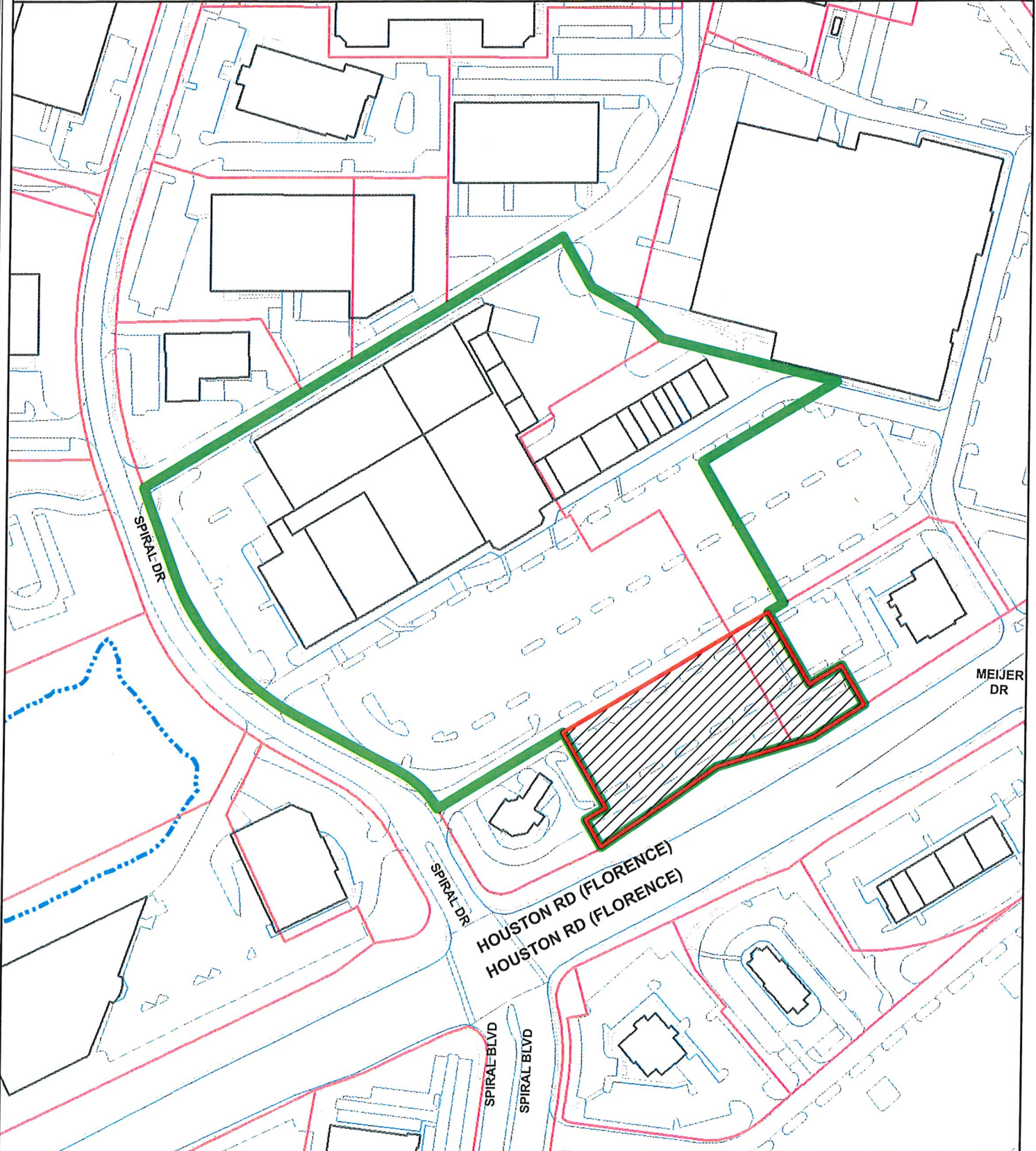
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Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

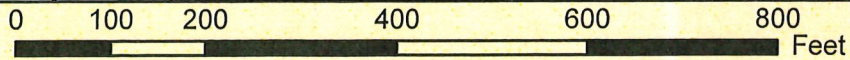
Vicinity Map

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Aerial Map

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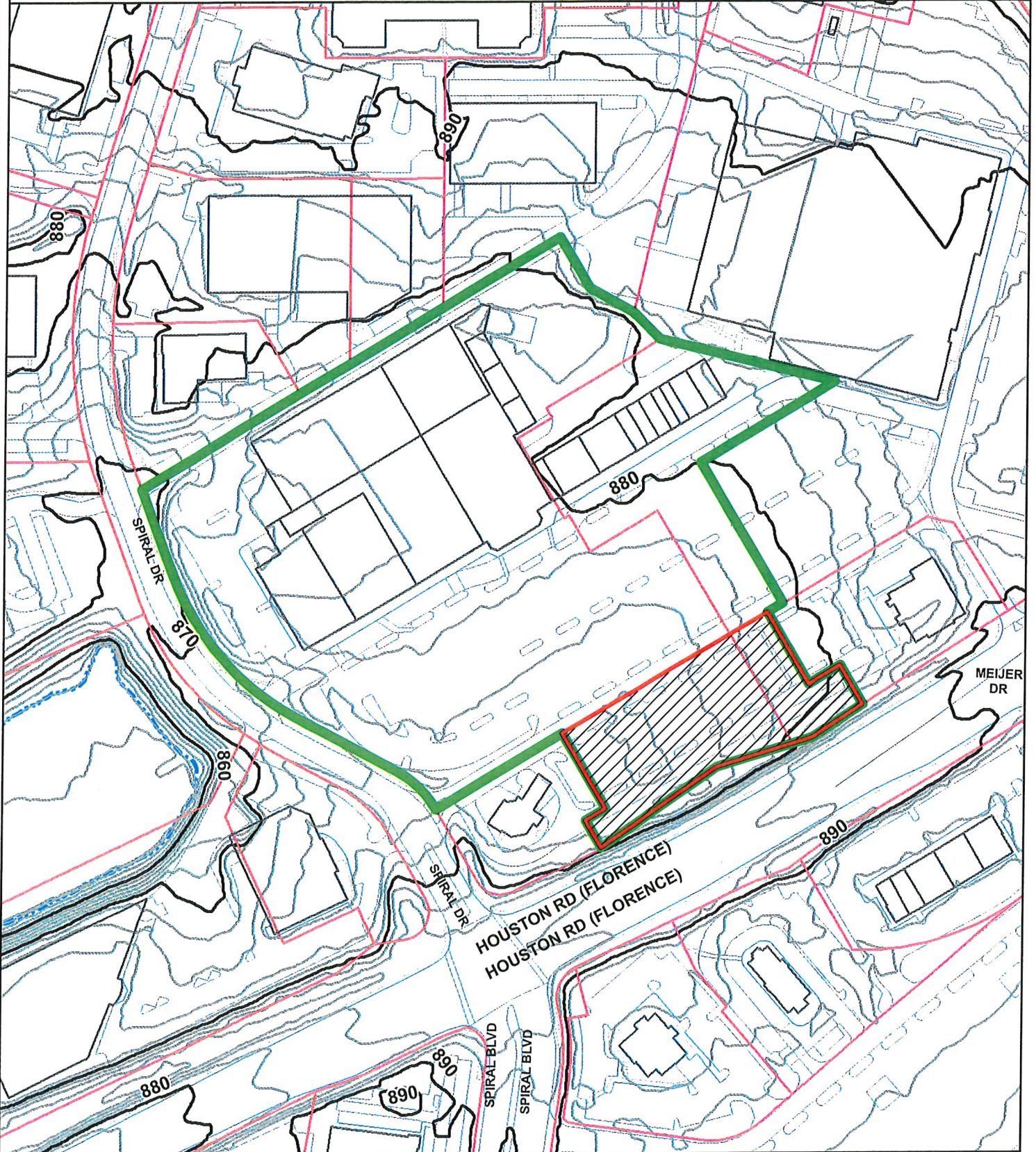
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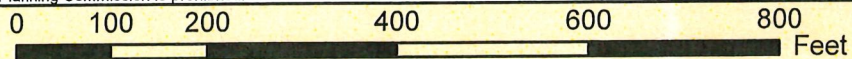
Topographic Map

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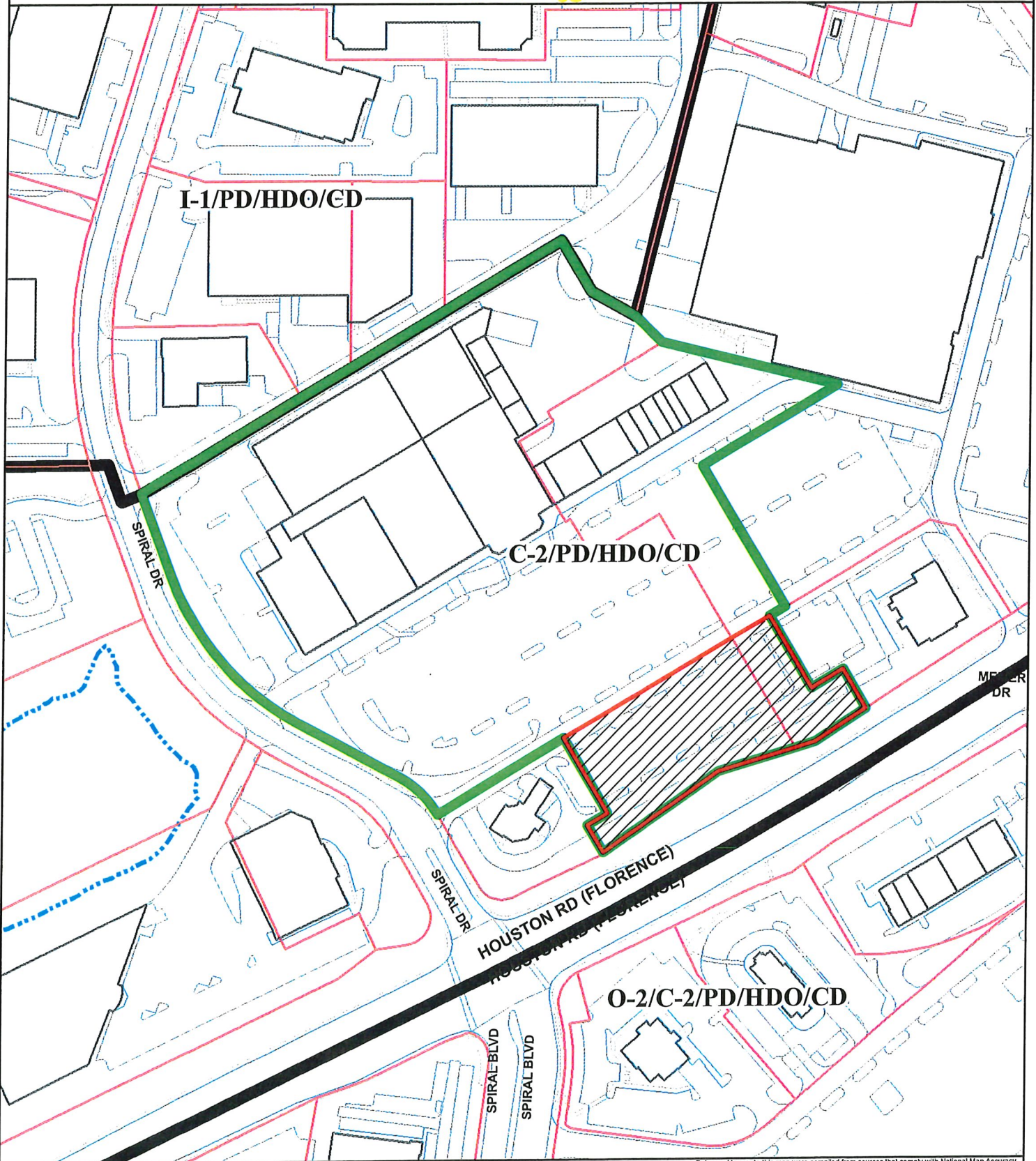


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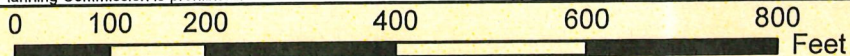
Zoning Map

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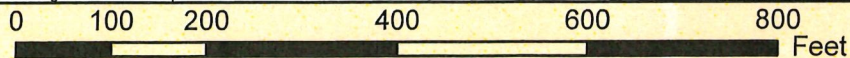
2040 Future Land Use Map

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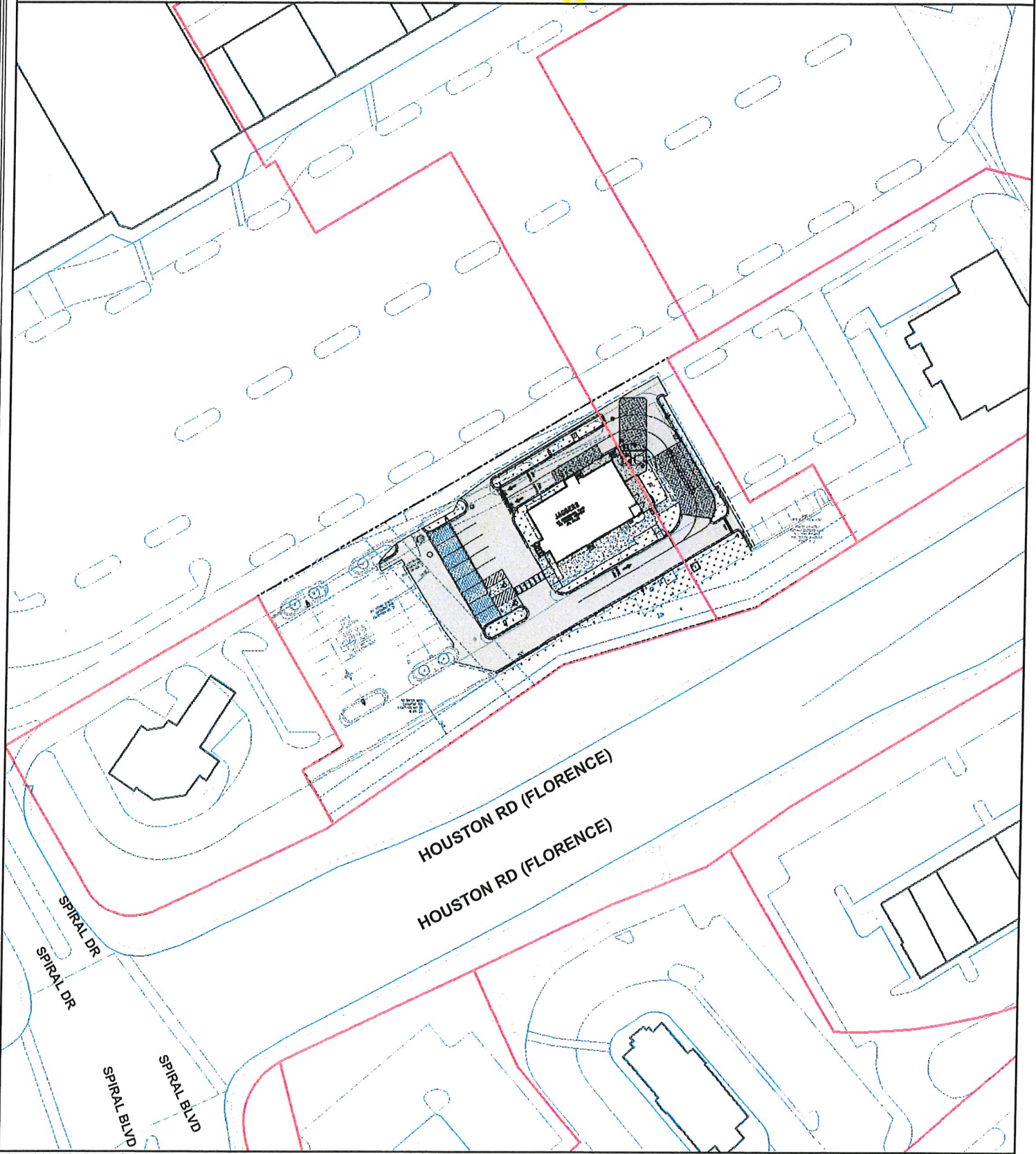
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Concept Plan Map

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**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: JAGGERS

3. Location of Project: Houston Road and Turfway Road (Parcel ID 061.00-11-015.00)

4. Total Acreage of Project: 1.55

5. Current Zoning of Property: C-2/PD/CD/HDO Zoning District

6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable):
NA

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
If yes, indicate the name of the study: NA

8. Proposed Use(s) (specify each use):
To construct a brand-new 3,506-square foot JAGGERS restaurant and drive-thru.

9. Proposed Building Intensities (specify for each building):
67,624-square feet / 1.55-acres = 43,628.39

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance

12. Current Owner: Turfway Commons Trust

Address: 2734 Chancellor Drive, Unit 208

Crestview Hills KY 41017
City State Zip Code

Phone Number: 513-784-1106 Fax Number: NA

Email: gmeyer@anchor-associates.com

13. Applicant: GreenbergFarrow / Brandon Goldberg

8600 W Bryn Mawr Avenue, Suite 800N

Address: _____

Chicago

IL

60631

City

State

Zip Code

Phone Number: 224-764-0369 Fax Number: NA

Email: bgoldberg@greenbergfarrow.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: NA

15. 1199 297 2033B
Deed Book Page Number Group Number

October 17, 2024

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input checked="" type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/18/2025

Property Owner's Signature: _____



Applicant's Signature: _____

Brandon Goldberg

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 9/26/25 Fee Received: \$2347⁰⁰ Receipt #: 93430

2. Number of Copies Received: 7

3. Has the following been submitted (check all that apply):

- Completed Application
- Concept Development Plan
- Legal Description
- Names and Mailing Addresses of Adjacent Property Owners

4. Date the application is Administratively Complete (as defined in KRS 100.211): _____

5. Staff Reviewer: _____

6. Committee Chairperson: _____

7. Scheduled Public Hearing Date: _____

8. Boone County Planning Commission Action: _____ Date of Action: _____

- _____ Approved
- _____ Approved with Conditions
- _____ Denial
- _____ Other

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org



www.greenbergfarrow.com
 6000 W. 91st Street, Suite 100
 Overland Park, KS 66204
 Chicago, IL 60631

RESUBMISSION RECORD
 DATE: 08/21/2023
 BY: JAGGERS
 PROJECT NO: 24-157-0

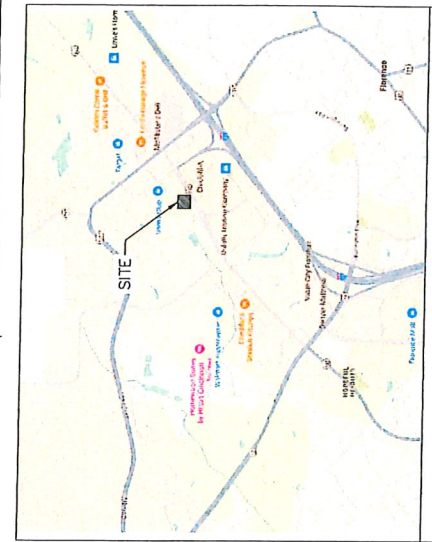
PROFESSIONAL SEAL
 STATE OF KENTUCKY
 REGISTERED PROFESSIONAL ENGINEER
 NO. 10000
 JAGGERS

PROJECT TEAM
 PROJECT MANAGER
 QUALITY CONTROL
 DESIGN BY
 PROJECT MAKE
 JAGGERS

FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD

PROJECT NUMBER
 SHEET TITLE
 COVER

SHEET NUMBER
C0.0
 NOT FOR CONSTRUCTION



**HOUSTON ROAD
 AND SPIRAL DRIVE
 BOONE COUNTY,
 FLORENCE, KY**

ZONING: C-2/PD/HDO

DEVELOPER:

TEXAS ROADHOUSE
 CONTACT: DUANE BANET
 6040 DUTCHMANS LANE, SUITE 400
 LOUISVILLE, KENTUCKY 40205
 EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

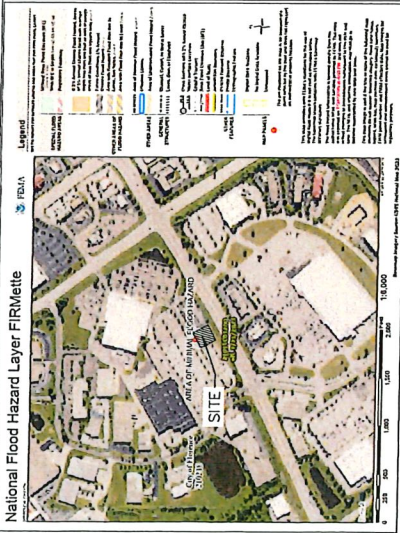
ENGINEER:



CONTACT: EDWARD GOSS, P.E.
 8600 W BRYN MAWR AVE, SUITE 800N
 CHICAGO, IL 60631
 TEL: (847) 975-6067
 EMAIL: EGROSS@GREENBERGFARROW.COM

GEOTECHNICAL ENGINEER:

TERRACON
 611 LINKEN PARK DRIVE
 CINCINNATI, OH 45226
 TEL: 513-521-5816
 PROJECT NO: N255028



FLOOD INSURANCE RATE MAP
 N.T.S.

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAN FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAZARD, CONSIDER PANEL NUMBER 2 FOLLOWS. URGENT DATE: MARCH 21, 2023.

SHEET INDEX:

- C.00 COVER
- C.01 GENERAL NOTES
- C.10 DEMOLITION PLAN
- C.20 OVERALL SITE PLAN
- C.31 SITE PLAN
- C.32 ENLARGED SITE PLAN
- C.40 GRADING PLAN
- C.41 DRAINAGE PLAN
- C.42 STORMWATER POLLUTION PREVENTION PLAN PHASE 1
- C.43 STORMWATER POLLUTION PREVENTION PLAN PHASE 2
- C.45 EROSION CONTROL DETAILS
- C.50 UTILITY PLAN
- C.60 CONSTRUCTION DETAILS
- C.61 CONSTRUCTION DETAILS
- C.62 CONSTRUCTION DETAILS
- C.63 CONSTRUCTION DETAILS
- C.64 CONSTRUCTION DETAILS
- C.65 CONSTRUCTION DETAILS
- C.66 CONSTRUCTION DETAILS
- C.67 CONSTRUCTION DETAILS

ATTACHMENTS

- ALTA/ASPS
- L1.0 LANDSCAPE PLAN
- L2.0 LANDSCAPE NOTES AND DETAILS
- L2.1 IRRIGATION NOTES AND DETAILS
- PH1.0 PHOTOMETRIC PLAN
- PH2.0 PHOTOMETRIC PLAN

SURVEYOR:

GREENBERG FARROW
 1220 PEACHTREE ST. NW
 SUITE 2500
 ATLANTA, GA 30309
 TEL: 770-422-8181
 PROJECT NO.: 24-157-0



www.gfgeneral.com
8000 Springwater Ave.
Suite 2000
Chicago, IL 60631

PROJECT NAME
GENERAL NOTES

REVISION RECORD
07/17/25 CORRECTIONS 02
02/27/25 CORRECTIONS 02
02/27/25 REVISION 02



PROFESSIONAL IN CHARGE
PROJECT NUMBER
QUALITY CONTROL
DRAWN BY
PROJECT NAME

FLORENCE
KENTUCKY
ROAD &
TURMAN ROAD



PROJECT NUMBER
SHEET TITLE
GENERAL
NOTES

SHEET NUMBER
C1.0

NOT LISTED FOR CONSTRUCTION

GENERAL NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND ALL WMS, LOGS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCY CODES, STATUTES AND SPECIFICATIONS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY SITE PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AGENCIES.
4. ALL SLOTTED AND SLOTTED OR NON-SLOTTED MANHOLE COVERS SHALL BE IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
5. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AGENCIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
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10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.

SITE GRADING AND PAVING NOTES:

- 1. ALL SITE WORK, EXCAVATION, AND PAVING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
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WATER AND SEWER SEPARATION NOTES:

- 1. WATER MAINS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER SERVICE CONNECTIONS.
2. WATER MAINS SHALL BE LOCATED CLASER THAN TEN (10) FEET TO THE RIGHT OF THE EXISTING OR PROPOSED SEWER SERVICE CONNECTION.
3. THE WATER AND SEWER MAINS SHALL BE LOCATED IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDERGROUND WATER MAIN SHALL BE LOCATED TO THE RIGHT OF THE SEWER.
4. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS BENCH IS A MINIMUM OF 18 INCHES ABOVE THE SEWER.
5. THE WATER MAIN SHALL BE LOCATED AT LEAST SIX (6) FEET ABOVE THE SEWER.
6. UNLESS OTHERWISE NOTED, THE WATER MAIN SHALL BE LOCATED TO THE RIGHT OF THE SEWER.
7. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF 24" DIA. OR LARGER.
8. EQUIVALENT TO WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
9. A VERTICAL SEPARATION OF FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND SEWER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.

STORM SEWER NOTES:

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
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SANITARY SEWER NOTES:

- 1. ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
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WATER MAIN AND SERVICE NOTES:

- 1. ALL WATER MAIN AND SERVICE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES AND STRUCTURES TO REMAIN.
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www.gfglobals.com
10000 Highway 101
Chicago, IL 60631

PROJECT TEAM
JAGGERS
FLORENCE
KENTUCKY
HOUSTON ROAD &
TURBWAY ROAD

DATE	REVISION	BY
01/27/23	COORDINATE SET	AS
02/27/23	REVISION SET	AS

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
M. JAGGERS
PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
DATE

JAGGERS
FLORENCE
KENTUCKY
HOUSTON ROAD &
TURBWAY ROAD



PROJECT NUMBER
2023-001
SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C2.0
NOT ISSUED FOR CONSTRUCTION

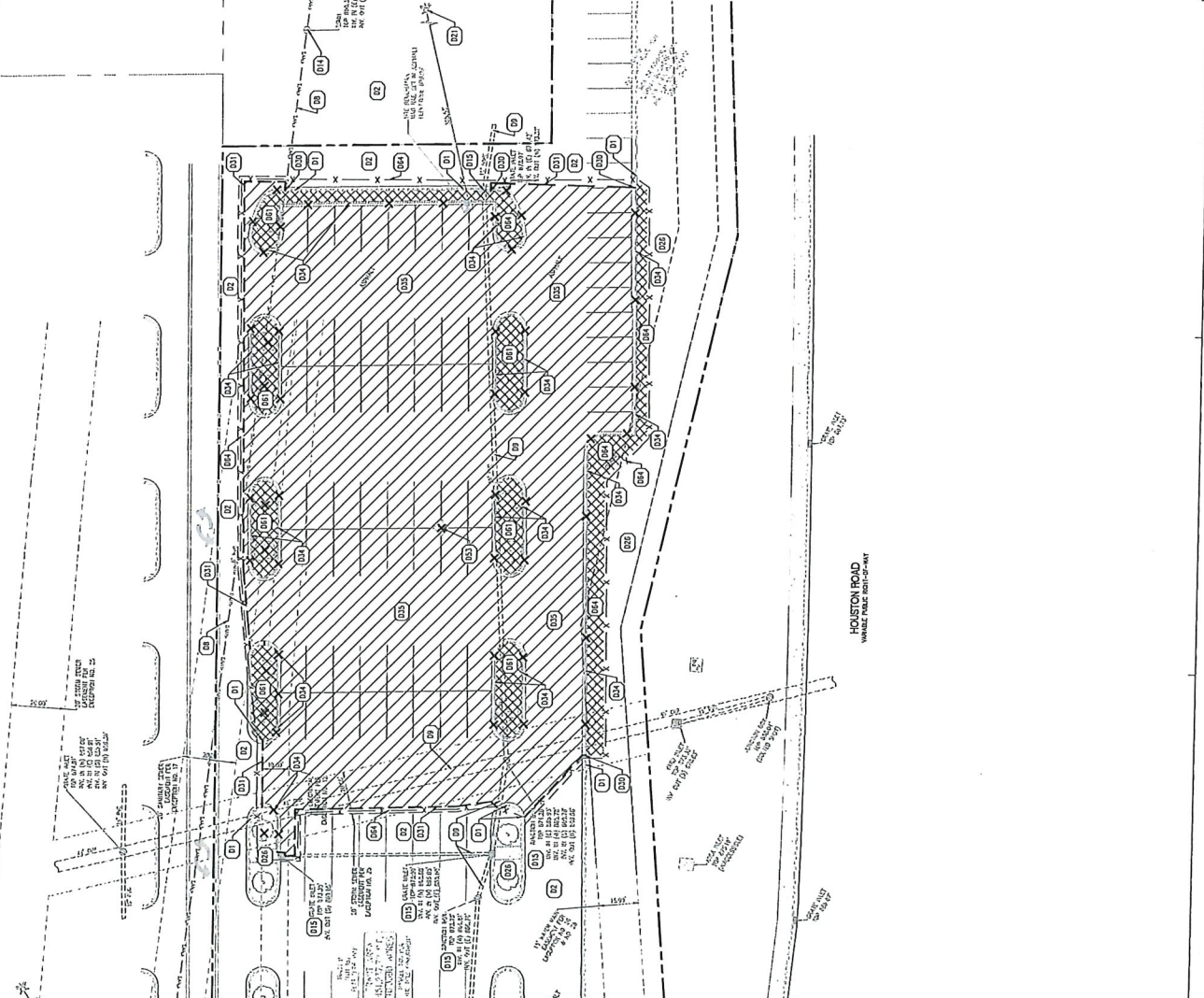


PROPOSED LEGEND:

- PROPOSED SW CUT LINE
- PROPOSED CURB TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING SOLE TIE/DRAIN LINE TO BE REMOVED
- C --- EXISTING CURB TO BE REMOVED
- S --- EXISTING SIDEWALK TO BE REMOVED
- ST --- EXISTING STORM SEWER TO BE REMOVED
- T --- EXISTING TELEPHONE SERVICE TO BE REMOVED
- W --- EXISTING WATER SERVICE TO BE REMOVED
- X --- PROPOSED CONSTRUCTION FENCE
- UTILITY LINE CAP LOCATION
- EXISTING TREE TO BE REMOVED

DEMOLITION KEY NOTES:

- D1 EXISTING CONCRETE CURB TO REMAIN
- D2 EXISTING ASPHALT PAVEMENT TO REMAIN
- D3 APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE TO REMAIN
- D4 APPROXIMATE LOCATION OF EXISTING STORM SEWER LINE TO REMAIN
- D5 EXISTING STORM SEWER TO REMAIN
- D6 EXISTING FIRE HYDRANT TO REMAIN
- D7 EXISTING LANDSCAPING TO REMAIN AND BE PROTECTED
- D8 SW CUT EXISTING CONCRETE CURB
- D9 SW CUT EXISTING ASPHALT PAVEMENT
- D10 EXISTING CONCRETE CURB TO BE REMOVED
- D11 EXISTING ASPHALT PAVEMENT TO BE REMOVED
- D12 EXISTING LIGHT POLE TO BE REMOVED
- D13 EXISTING LANDSCAPING TO BE REMOVED
- D14 EXISTING UTILITY SERVICE TO BE REMOVED
- D15 PROPOSED CONSTRUCTION FENCE



GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATION AND/OR EXISTING, DUCT LOCATIONS OF ANY EXISTING ELECTRICAL, GAS, TELEPHONE, ETC. UTILITIES PRIOR TO THE START OF ANY DEMOLITION WORK.
- CONTRACTOR SHALL REMOVE ALL EXISTING WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL REMOVE ALL EXISTING WORK AND PROVIDE FRAMES AND CONNECTIONS TO REMAIN WITH THE UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES TO BE REMOVED. CONTRACTOR SHALL PROVIDE FRAMES AND CONNECTIONS TO REMAIN WITH THE UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES TO BE REMOVED.
- ALL EXISTING WORK SHALL BE REMOVED TO THE BOTTOM OF THE EXISTING FOUNDATION. CONTRACTOR SHALL PROVIDE FRAMES AND CONNECTIONS TO REMAIN WITH THE UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES TO BE REMOVED.
- THE UNDERGROUND UTILITY COMPANY SHALL BE CONTACTED FOR ANY UNDERGROUND UTILITIES TO BE REMOVED. CONTRACTOR SHALL PROVIDE FRAMES AND CONNECTIONS TO REMAIN WITH THE UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES TO BE REMOVED.
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ROAD MAINTENANCE
EXISTING DIMENSIONED DRIVEWAY CONSTRUCTION SHALL BE REMOVED BY A CONTRACTOR THAT IS EQUAL TO OR EXCEEDS CURRENT CONDITIONS BY THE CONTRACTOR/OWNER.

DEMOLITION HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED

GRAPHIC SCALE
1" = 20' (1" IN FEET)
1" = 20' (1" IN FEET)



8600 W. Park Drive, Suite 500N Chicago, IL 60631

REVISION RECORD
DATE DESCRIPTION
BY

PROJECT YEAR

PROFESSIONAL SEAL
ZACHARY P. MICHELS
35550

PROFESSIONAL IN CHARGE
PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
PROJECT NAME

JAGGERS
EXTERIORS
KEVIN
HOUSTON ROAD &
TURFWAY ROAD

JAGGERS
2200712
SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
3.0
FOR CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 in. = 20 ft.

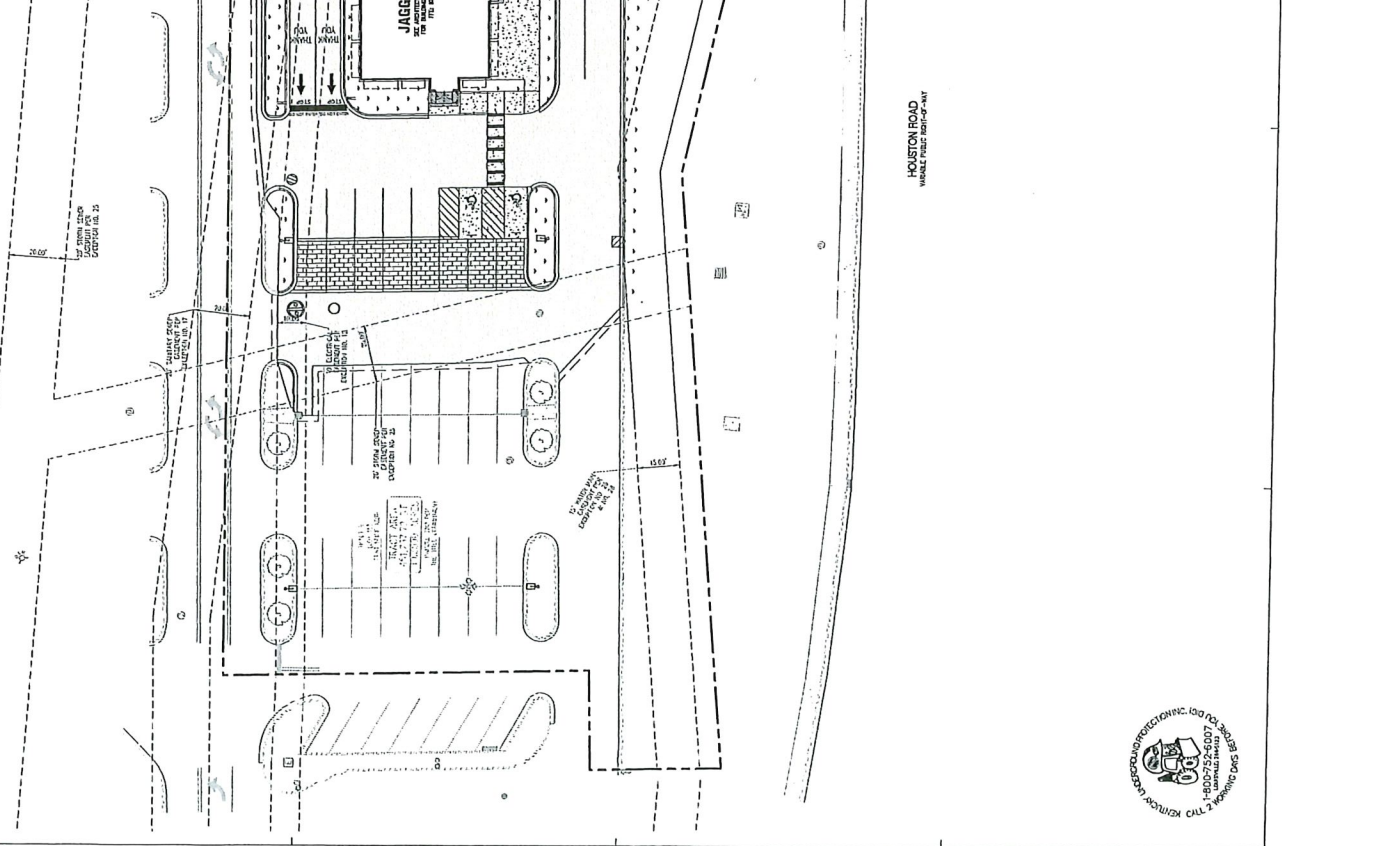
GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHET AND ADJACENT HOMEOWNERS WITH NOTIFICATION...
3. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO...
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO...
5. ALL HANDY ACCESSIBLE SITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO...
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO...
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PROJECT INFORMATION:
SITE AREA: 67,674 SF / 1.55 ACRES
PROPOSED BUILDING AREA: 23,500 SQ. FT.
REQUIREMENT: 23,500 SQ. FT.
PARKING REQUIREMENT: 51 1/2-SEATS / 2-SEATS X 1-PARKING SPALL (INCLUDING 2 ADA SPALLS)
PARKING PROVIDED:

SITE PLAN NOTES:
1. REFER TO THE CORRESPONDING EXISTING SITE PLAN FOR THE PROJECT AND DATED MARCH 10, 2023 FOR ADDITIONAL INFORMATION AND REQUIREMENTS AND PROPOSED PARKING RECOMMENDATIONS (CONTRACT PROJECT NO. 18255089).



HOUSTON ROAD
TURFWAY ROAD





www.greenebaum.com
 8000 North Liberty Ave.
 Chicago, IL 60621

RESUME/REVISION RECORD
 DATE DESCRIPTION
 11/15/10 100% CONSTRUCTION
 11/15/10 100% CONSTRUCTION
 11/15/10 100% CONSTRUCTION
 11/15/10 100% CONSTRUCTION

PROJECT TEAM

PROFESSIONAL SEAL
 ZACHARY A. MICHELS
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF KENTUCKY
 LICENSE NO. 10000

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME
JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD



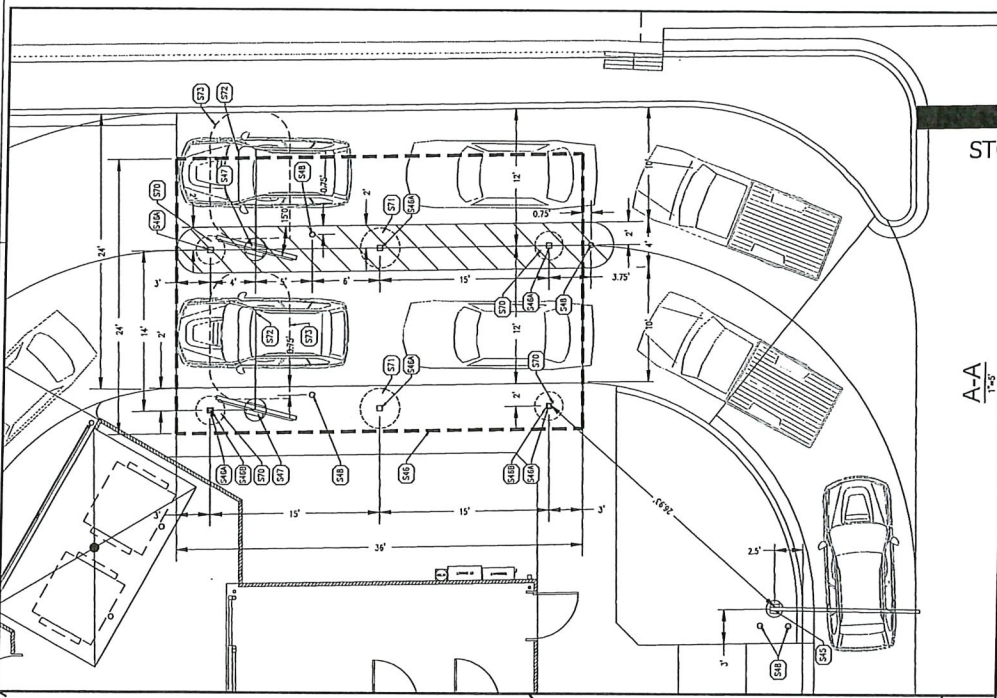
JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD



SHEET NUMBER
PROJECT NUMBER
SHEET TITLE
SITE PLAN
ENLARGEMENT

SHEET NUMBER
C3.2

NOT RELEVANT FOR CONSTRUCTION



SITE KEY NOTES:

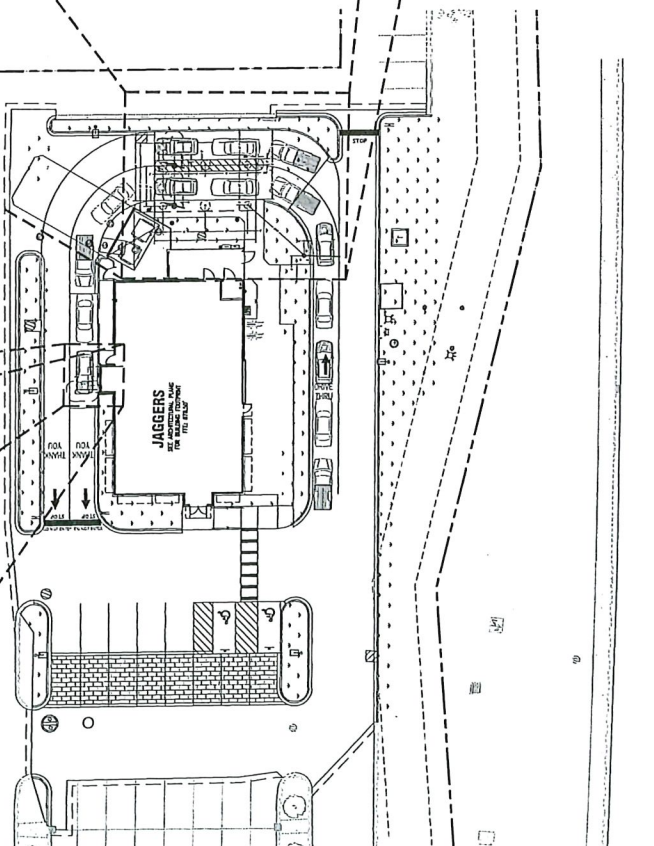
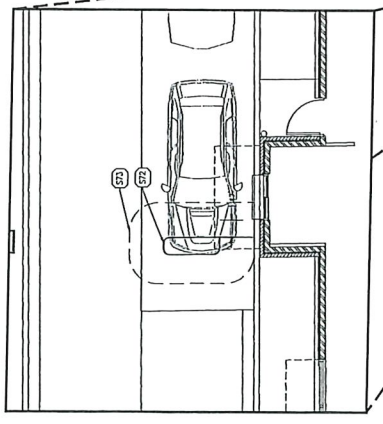
- S33 PROPOSED STEREO PAVIDENT BOARD TO BE THERMOPLASTIC PER LOCAL CODE
- S34 PROPOSED MENU PAVEMENT BOARD (FINISHED BY THE GENERAL CONTRACTOR) (1) 35' OUTDOOR DISPLAY AT THE PROPOSED BOARD
- S35 PROPOSED MENU BOARD (FINISHED BY THE GENERAL CONTRACTOR) (1) 35' OUTDOOR DISPLAY AT THE PROPOSED BOARD
- S36 PROPOSED MENU BOARD CANOPY (FINISHED BY THE GENERAL CONTRACTOR) (1) 35' OUTDOOR DISPLAY AT THE PROPOSED BOARD
- S37 PROPOSED CANOPY COLUMN (FINISHED BY THE GENERAL CONTRACTOR) (1) 35' OUTDOOR DISPLAY AT THE PROPOSED BOARD
- S43 PROPOSED 4" CHAMPY BOLLARDS WITH RED PVC SLEEVES (ULINE H-BOLLER OR EXTERIOR PER 30"X40" SEE CHAMPY BRANING FOR DETAILS
- S44 PROPOSED 4" CHAMPY BOLLARDS WITH RED PVC SLEEVES (ULINE H-BOLLER OR EXTERIOR PER 30"X40" SEE CHAMPY BRANING FOR DETAILS
- S45 PROPOSED 4" CHAMPY BOLLARDS WITH RED PVC SLEEVES (ULINE H-BOLLER OR EXTERIOR PER 30"X40" SEE CHAMPY BRANING FOR DETAILS
- S46 PROPOSED 4" CHAMPY BOLLARDS WITH RED PVC SLEEVES (ULINE H-BOLLER OR EXTERIOR PER 30"X40" SEE CHAMPY BRANING FOR DETAILS
- S47 PROPOSED 4" CHAMPY BOLLARDS WITH RED PVC SLEEVES (ULINE H-BOLLER OR EXTERIOR PER 30"X40" SEE CHAMPY BRANING FOR DETAILS

SITE PLAN NOTES:

- 1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON AND DATED JANUARY 2, 2005 FOR ADDITIONAL INFORMATION REGARDING SOIL CONDITIONS AND FOUNDATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 10054510).

UNDERGROUND CONDUITS

- 1. UNDERGROUND CONDUITS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL CODES.
- 2. ALL UNDERGROUND CONDUIT TYPE, SIZE AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET CSP-1.





www.gfglobals.com
 1-800-888-8888
 GROUNDWORK INTERNATIONAL
 1-520-858-8741/137

PROPOSED LANE DISTURBANCE UNITS
 PROPOSED CONCRETE CURB AND GUTTER
 PROPOSED REINFORCED PITCH CURB AND GUTTER
 PROPOSED EXPOSED CURB AND GUTTER
 PROPOSED STORM SENIOR
 PROPOSED LIGHT POLE
 PROPOSED STORM SENIOR STRUCTURE
 PROPOSED CONDUIT
 PROPOSED BONDING REINCE LINE
 PROPOSED DRAINAGE TYP. INSECTION
 PROPOSED SPOT ELEVATION

REVISION RECORD

DATE	DESCRIPTION	BY	CHK
07/22/23	COORDINATION		
07/24/23	FINAL SET		

PROFESSIONAL SEAL
 COMMONWEALTH OF KENTUCKY
 ZACHARY A. MICHELS
 PROFESSIONAL ENGINEER
 0242025

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME
JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD

PROJECT NUMBER
 SHEET TITLE
GRADING PLAN
 SHEET NUMBER
C4.0
 NOT TESTED FOR CONTAMINATION



PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
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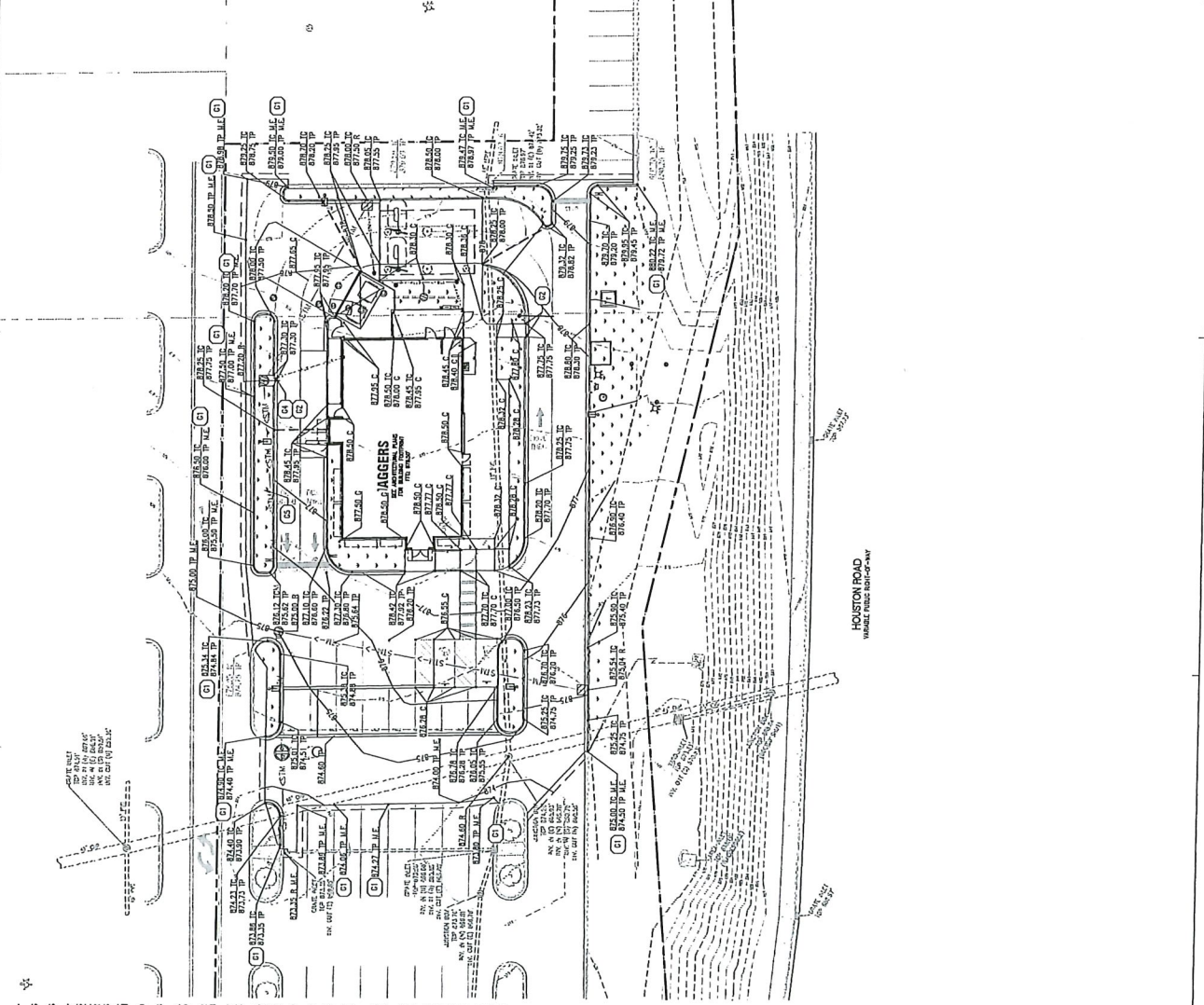


PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED LANE DISTURBANCE UNITS
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REINFORCED PITCH CURB AND GUTTER
- PROPOSED EXPOSED CURB AND GUTTER
- PROPOSED STORM SENIOR
- PROPOSED LIGHT POLE
- PROPOSED STORM SENIOR STRUCTURE
- PROPOSED CONDUIT
- PROPOSED BONDING REINCE LINE
- PROPOSED DRAINAGE TYP. INSECTION
- PROPOSED SPOT ELEVATION

GRADING & DRAINAGE KEY NOTES:

- G1 FIELD VERIFY AND MATCH EXISTING ELEVATION AT PROJECT SCOPE OF WORK UNITS
- G2 CURB TRANSITION FROM 0' TO 0' IN HEIGHT
- G3 PROPOSED 2" WIDE CURB OPENING FOR DRAINAGE
- G4 PROPOSED 2" WIDE CONCRETE FLANGE

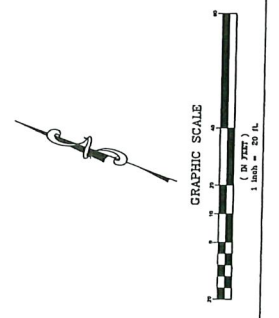


GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENTS AND REFERENCED POINTS.
2. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
3. CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF THE VARIOUS UNITS, CURBS, AND STRUCTURES SHALL BE BASED ON RECORDS OF THE VARIOUS AGENCIES AND SHALL BE RECORDED AS SUCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR ELEVATION OF THE VARIOUS UNITS, CURBS, AND STRUCTURES BEFORE ANY CONSTRUCTION BEGINS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
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FLOOD NOTE:

PROPERTY IS LOCATED IN FLOOD "Y" AND NOT LOCATED WITHIN THE FLOOD HAZARD FOR FEDERAL FLOODING MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 2105010200.



PROPOSED LEGEND:

- PROPOSED CONSTRUCTION FENCE
- PROPOSED SUT DIKE
- PROPOSED LAND DISTURBANCE LIMITS
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FENCE FROM CURB AND GUTTER
- PROPOSED STORM SEWER CURB AND GUTTER
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE FENCE LINE
- PROPOSED PERMANENT FLOOD BARRI
- PROPOSED SUT DIKE
- PROPOSED MET PROTECTION INSERT

SWPPP KEY NOTES:

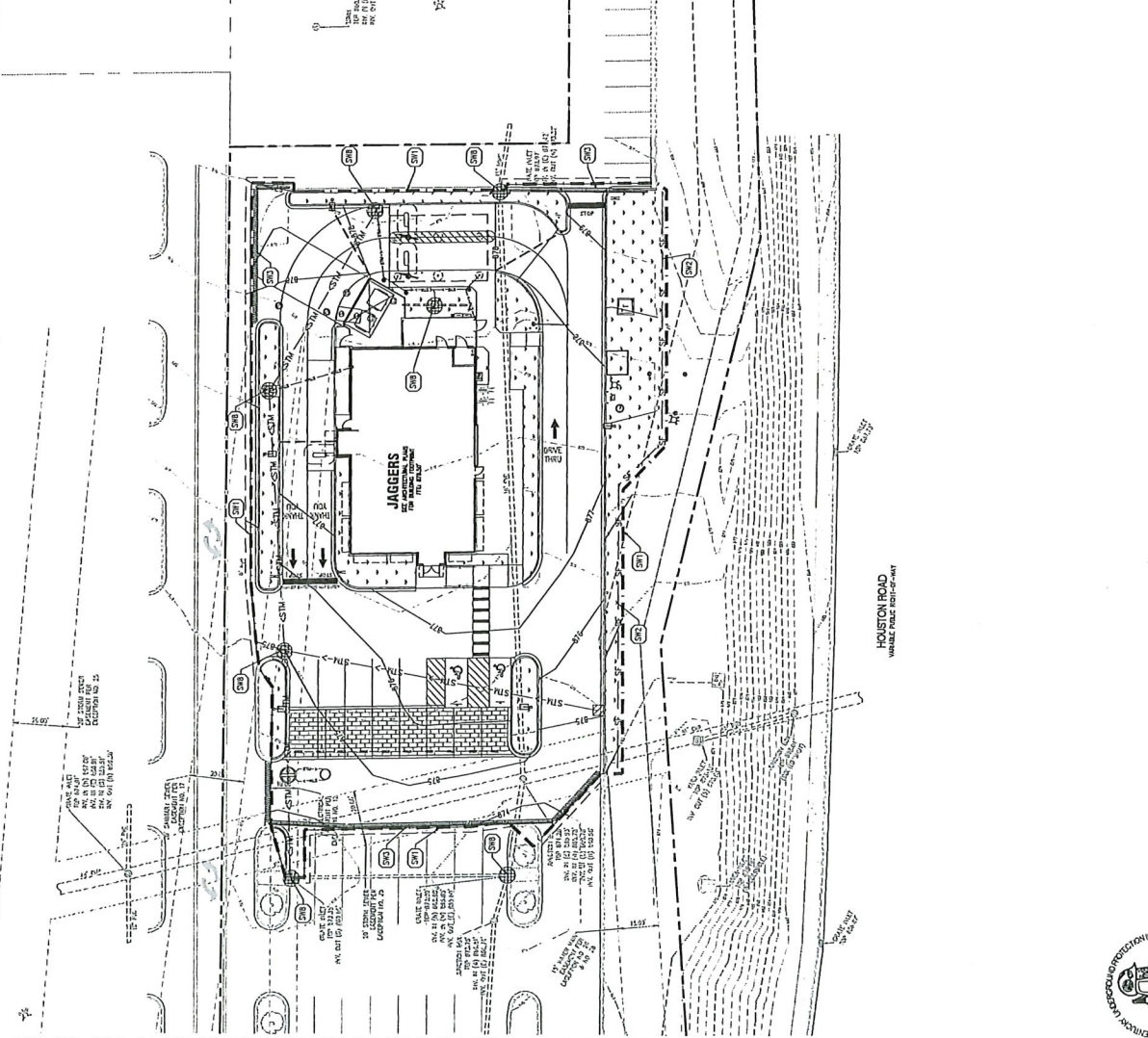
- SW1 PROPOSED PROJECT LAND DISTURBANCE LIMITS
- SW2 PROPOSED SUT DIKE
- SW3 PROPOSED SUT DIKE
- SW4 PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- SW5 PROPOSED CONCRETE STAGING AREA INCLUDING MATERIALS STORAGE, COVERED TRUCK UNLOADING, AND PORTABLE TOILET FACILITIES
- SW6 PROPOSED TEMPORARY STORM SEWER WITH DOUBLE SUT FENCE PROTECTION
- SW7 PROPOSED MET PROTECTION

SWPPP CONSTRUCTION SCHEDULE:

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STRUCTURE OPERATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. INSTALL FENCE STABILIZED CONSTRUCTION ENTRANCES (SUT FENCE AND STABILIZED STRUCTURES).
3. INSTALL MET PROTECTION DEVICES FOR EXISTING STORM SEWER RACES AND DRAINAGE STRUCTURES.
4. INSTALL MET PROTECTION ON A KEYWAY BASIS AND WITHIN THE PERMITS FOR THE EXISTING STORM SEWER RACES AND DRAINAGE STRUCTURES. THE MET SHALL BE 36" HIGH AND 3" THICK. THE MET SHALL BE INSTALLED AT A MINIMUM, THE OPERATIONS SHALL INCLUDE THE DISTURBED AREAS OF THE STORM SEWER RACES AND DRAINAGE STRUCTURES. THE MET SHALL BE INSTALLED AT A MINIMUM, THE OPERATIONS SHALL INCLUDE THE DISTURBED AREAS OF THE STORM SEWER RACES AND DRAINAGE STRUCTURES.
5. INSTALL CONSTRUCTION ENTRANCE STABILIZATION (C.E.S.) AT ALL CONSTRUCTION ENTRANCES. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTORS SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE COMPLETION OF THE CONSTRUCTION.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROLS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS INDICATED ON THE PLANS.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
8. INSTALL CURBS AND BEANS. SITE FINISH OPERATIONS (E.G. DRIVEWAYS, SIDEWALKS, ETC.) SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
9. ALL EXISTING UTILITY LINES SHALL BE PROTECTED PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
10. ALL EXISTING UTILITY LINES SHALL BE PROTECTED PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
11. BEFORE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE SITE ARE REMOVED, ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE SITE ARE REMOVED, ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE SITE ARE REMOVED.

DISTURBED SITE AREA TABLE:

TOTAL PANEL AREA	67,624 SQ. FT. / 1.55 ACRES
TOTAL DISTURBED AREA	32,819 SQ. FT. / 0.75 ACRES
EXISTING CONTOURS:	
CONCRETE IMPROVEMENT AREA	23,000 SQ. FT. / 0.53 ACRES (0.64%)
EXISTING PERVIOUS ASK	3,749 SQ. FT. / 0.09 ACRES (1.14%)
PROPOSED CONTOURS:	
CONCRETE IMPROVEMENT AREA	26,482 SQ. FT. / 0.61 ACRES (0.64%)
PROPOSED PERVIOUS ASK	6,340 SQ. FT. / 0.15 ACRES (1.93%)



SWPPP NOTES:

1. COPIES OF THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH ANY NECESSARY PERMITS AND APPROVALS.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
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4. ALL EXISTING UTILITY LINES SHALL BE PROTECTED PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
5. FEDERAL, STATE, OR LOCAL REGULATIONS, STANDARDS, AND SPECIFICATIONS OF MAJOR DISTURBED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
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7. ALL STORMWATER POLLUTION PREVENTION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
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23. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES.
24. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



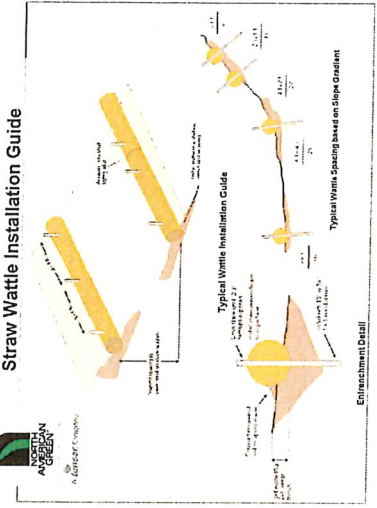
OPERATION & MAINTENANCE
The maximum side of the ditch check, located at the outlet of the ditch check, should be established prior to the start of construction. The ditch check should be inspected and repaired or replaced immediately. Additional information per manufacturer specifications or permit requirements.
Products shall be installed in same condition as when installed. Holes, cracks, voids, etc. must be repaired. Holes, cracks, voids, etc. must be repaired. Holes, cracks, voids, etc. must be repaired.
Any fabric used as a base or wrap, underneath the plastic, permeable or synthetic porous geotextile, should be replaced or repaired. Remove debris (litter, tree stumps) when stored.
Water or sediment going around the ditch check indicates that the ditch check is not functioning properly. The flow of water entering the ditch check should be inspected and repaired or replaced. The ditch check must be reestablished. The manufacturer ditch check may need impregnation up the slope. Sediment should be removed from the ditch check. The flow velocity is too great for the type of ditch check.
Manufactured ditch checks are not designed to be part of the permanent storm water system. Their primary components have no condition in being incorporated into such once they are installed.
Remove manufactured ditch checks once all conditions are stabilized and seeds or ditch stabilization is complete. The ditch check should be replaced with a permanent stabilization such as grass, sod, or other permanent stabilization such as a permanent stabilization. Vegetated ditch checks may be hazardous to motorists. Vegetated ditch checks may result in poor water flow. If permanent stabilization is not achieved, such as in the case of establishing a vegetative cover.

Highway and construction sites
Perimeter control
Inlet capture
Silt traps

UV stabilized netting
Economic option

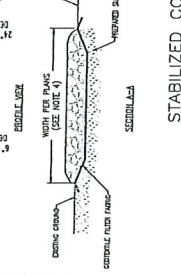
Straw/fiber matrix cloth
tougher poly netting

564Mx-5W9
Diameter: 9 inches (23 cm)
Length: 32 ft (10 m)
Weight: 60 lb (27.2 kg)

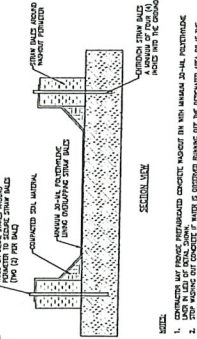


STRAW WATTLE DETAIL
NOT TO SCALE

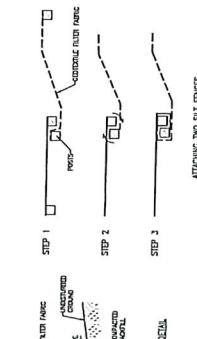
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



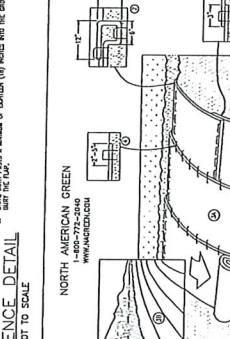
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



CONCRETE WASHOUT DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



EROSION CONTROL BLANKET DETAIL
NOT TO SCALE

NOTES:
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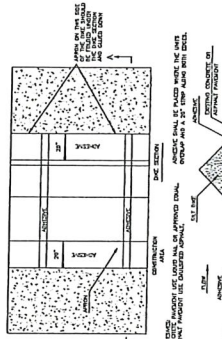
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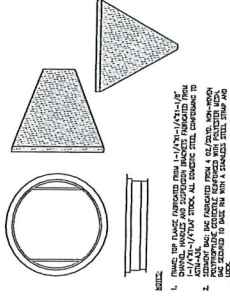
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1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE ENTRANCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
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SILT DIKE ON PAVEMENT DETAIL
NOT TO SCALE



CATCH-ALL INLET PROTECTION DETAIL
NOT TO SCALE



www.gfgeneral.com
800 South Dearborn Ave.
Suite 200N
Chicago, IL 60621

REVISIONS
DATE DESCRIPTION
BY/REV
DATE DESCRIPTION
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DATE DESCRIPTION
BY/REV

PROJECT TEAM

REVISION RECORD
DATE DESCRIPTION
BY/REV
DATE DESCRIPTION
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DATE DESCRIPTION
BY/REV

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
PROJECT MANAGER
QUALITY CONTROL
DESIGNED BY
PROJECT NAME

JAGGERS
FLORENCE
KENTUCKY
HOUSTON ROAD &
TURMAY ROAD



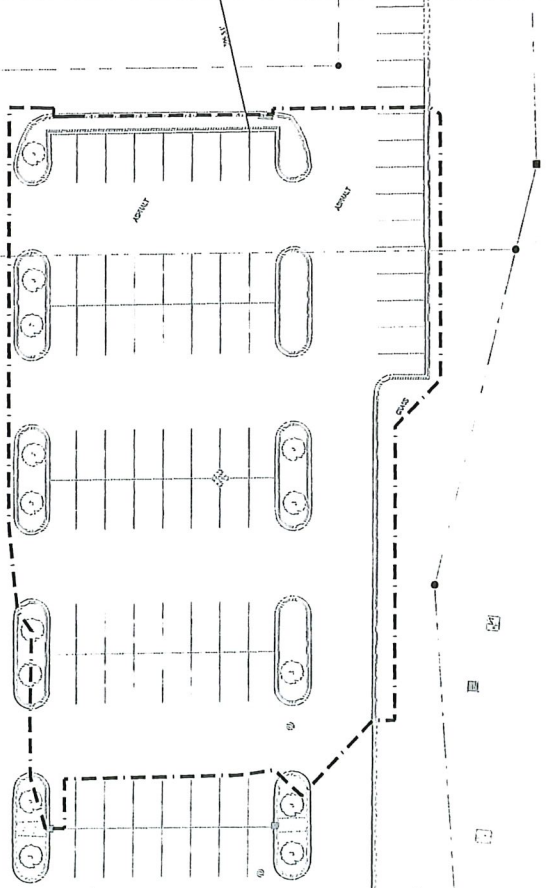
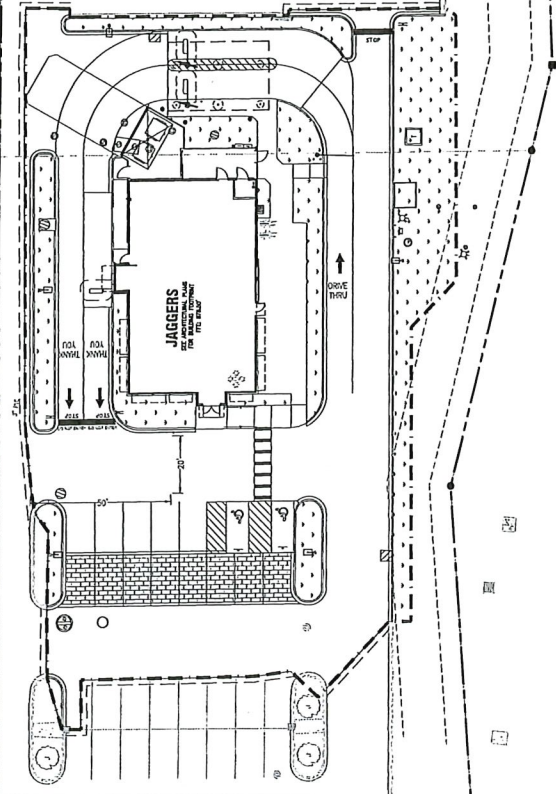
PROJECT NUMBER
PROJECT TITLE
PRE-POST LAND USE COMPARISON

SHEET NUMBER
G4.5

NOT SUITABLE FOR CONSTRUCTION

PROPOSED CONDITIONS

EXISTING CONDITIONS



HOUSTON ROAD
UNDEVELOPED RIGHT-OF-WAY

HOUSTON ROAD
UNDEVELOPED RIGHT-OF-WAY

DISTURBED SITE AREA TABLE:

TOTAL PAVED AREA:	6784 SQ. FT. / 0.15 ACRES
TOTAL DISTURBED AREA:	32816 SQ. FT. / 0.75 ACRES
DISTURBED CONDITIONS:	
EXISTING IMPERVIOUS AREA:	58320 SQ. FT. / 1.33 ACRES (14.84%)
EXISTING PERVIOUS AREA:	3,740 SQ. FT. / 0.08 ACRES (1.14%)
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	16,416 SQ. FT. / 0.37 ACRES (0.41%)
PROPOSED PERVIOUS AREA:	6,400 SQ. FT. / 0.14 ACRES (0.16%)

EXHIBIT LEGEND:

- PROPERTY LINE
- IMPERVIOUS AREA
- PERVIOUS AREA
- PROPOSED LAND DISTURBANCE LIMITS





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 8000 Spring Valley Ave.
 Chicago, IL 60631

REVISIONS
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 EXISTING 1/1197262141

CONTRACTOR
 JAGGERS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 561-1111

PROJECT TEAM

ISSUE/REVISION RECORD	
07/27/23	COORDINATION
07/27/23	COORDINATION
07/27/23	FINAL SET



PROFESSIONAL IN CHARGE
 GREGORY A. MICHELS
 LICENSE NO. 94242933

PROJECT MANAGER
 JAGGERS

QUALITY CONTROL
 JAGGERS

DRAWN BY
 JAGGERS

PROJECT NAME
 FLORENCE KENTUCKY HIGHWAY ROAD & TURNPIKE ROAD

JAGGERS

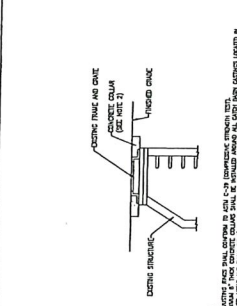
FLORENCE KENTUCKY HIGHWAY ROAD & TURNPIKE ROAD

CONSTRUCTION DETAILS

SHEET NUMBER
 06.0

SHEET NUMBER
 06.0

NOT ISSUED FOR CONSTRUCTION



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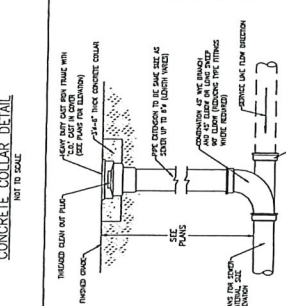
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CONCRETE BARRIER CURB DETAIL
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CONCRETE DETAIL
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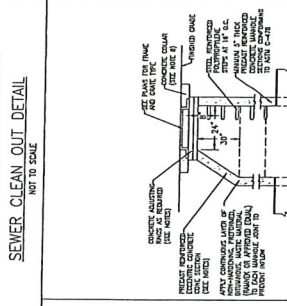
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CONCRETE CURB AND GUTTER DETAIL
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MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL
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CONCRETE CURB AND GUTTER DETAIL
 NOT TO SCALE



PERFORATED PIPE UNDERDRAIN DETAIL
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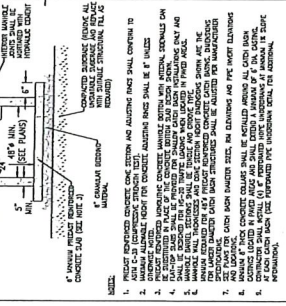
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MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL
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CONCRETE CURB AND GUTTER DETAIL
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CONCRETE CURB AND GUTTER DETAIL
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CONCRETE CURB AND GUTTER DETAIL
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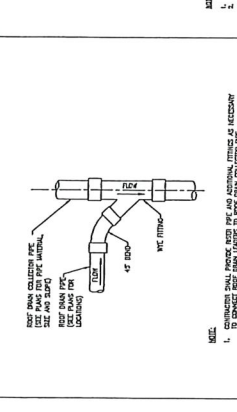
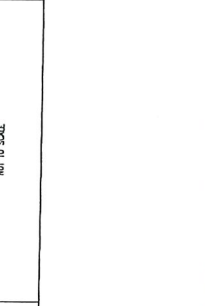
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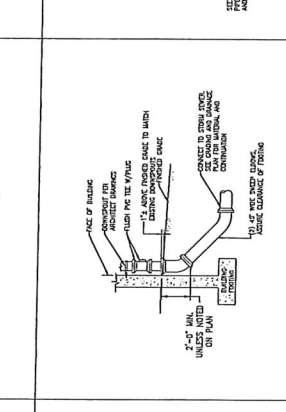
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CONCRETE CURB AND GUTTER DETAIL
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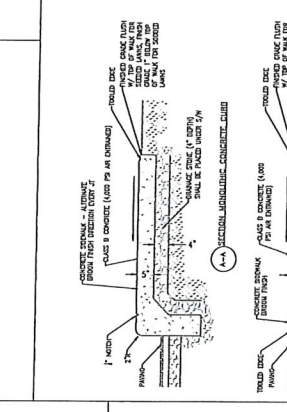
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CONCRETE CURB AND GUTTER DETAIL
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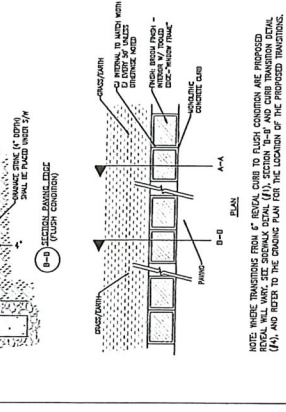
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CONCRETE CURB AND GUTTER DETAIL
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SIDEWALK DETAIL
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CONCRETE CURB AND GUTTER DETAIL
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CONCRETE CURB AND GUTTER DETAIL
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CONCRETE CURB AND GUTTER DETAIL
 NOT TO SCALE

CONCRETE CURB AND GUTTER DETAIL
 NOT TO SCALE



CONTRACT NO.
DATE
PROJECT
LOCATION
DATE
PROJECT TEAM

BY
DATE
PROJECT
LOCATION
DATE
PROJECT TEAM

PROFESSIONAL SEAL
DATE
PROJECT
LOCATION
DATE
PROJECT TEAM



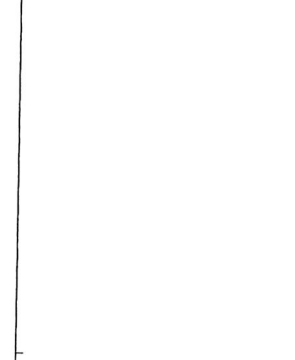
PROFESSIONAL IN CHARGE
PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
CHECKED BY
PROJECT NAME
PROJECT NUMBER

JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD



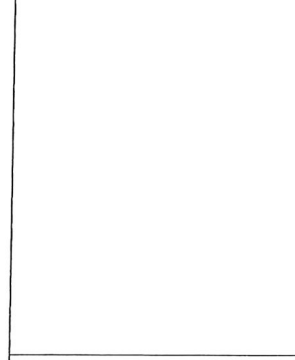
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PROJECT NUMBER
SHEET TITLE
DATE

CONSTRUCTION DETAILS
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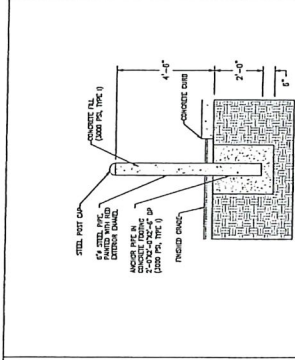
STEEL PIPE BOLLARD DETAIL
SCALE: 1/8"=1'-0"

NOTE:
 1. BOLLARD SHALL BE 3'-0" AT BUMPER
 BOLLARD SHALL BE 3'-0" AT BUMPER



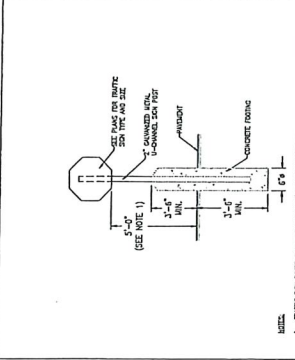
TRAFFIC SIGN DETAIL - GRASS AREA
NOT TO SCALE

NOTE:
 1. ALL SIGNPOSTS SHALL BE 3'-0" HIGH
 2. SIGNPOST SHALL BE 3'-0" HIGH
 3. SIGNPOST SHALL BE 3'-0" HIGH



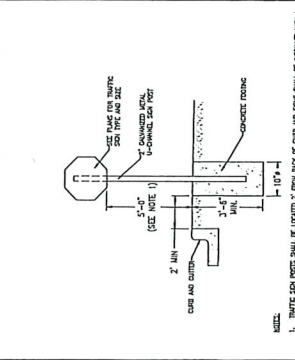
SIGN POST & BOLLARD DETAIL - PAVED AREAS
NOT TO SCALE

NOTE:
 1. BOLLARD SHALL BE 3'-0" HIGH
 2. BOLLARD SHALL BE 3'-0" HIGH
 3. BOLLARD SHALL BE 3'-0" HIGH



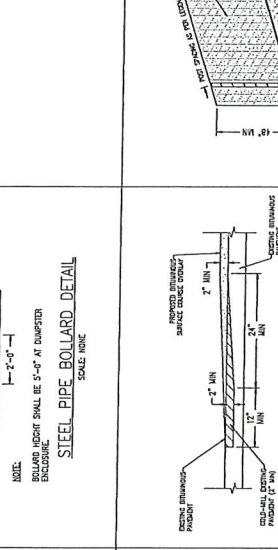
TRAFFIC SIGN DETAIL - PAVED AREAS
NOT TO SCALE

NOTE:
 1. BOLLARD SHALL BE 3'-0" HIGH
 2. BOLLARD SHALL BE 3'-0" HIGH
 3. BOLLARD SHALL BE 3'-0" HIGH



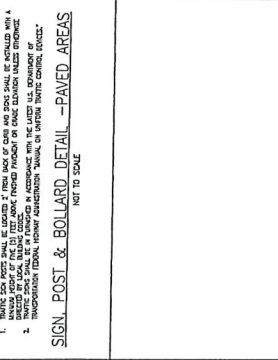
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

NOTE:
 1. ALL SIGNPOSTS SHALL BE 3'-0" HIGH
 2. SIGNPOST SHALL BE 3'-0" HIGH
 3. SIGNPOST SHALL BE 3'-0" HIGH



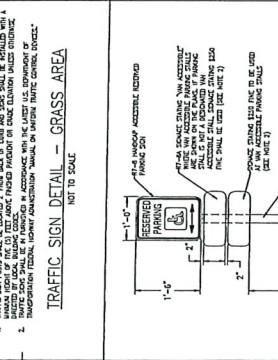
CONSTRUCTION FENCE DETAIL
NOT TO SCALE

NOTE:
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 2. FENCE SHALL BE 4'-0" HIGH
 3. FENCE SHALL BE 4'-0" HIGH



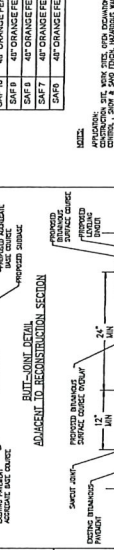
HEAVY DUTY AREA DRAIN DETAIL
NOT TO SCALE

NOTE:
 1. DRAIN SHALL BE 18" X 18"
 2. DRAIN SHALL BE 18" X 18"
 3. DRAIN SHALL BE 18" X 18"



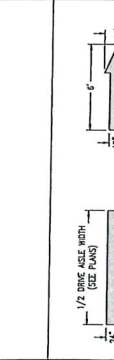
CURB TRANSITION DETAIL
NOT TO SCALE

NOTE:
 1. CURB SHALL BE 4'-0" HIGH
 2. CURB SHALL BE 4'-0" HIGH
 3. CURB SHALL BE 4'-0" HIGH



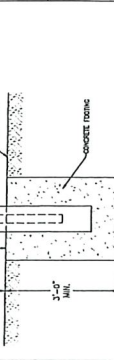
CURB INLET FRAME & GRATE
Metallic curb, 18"

NOTE:
 1. CURB SHALL BE 4'-0" HIGH
 2. CURB SHALL BE 4'-0" HIGH
 3. CURB SHALL BE 4'-0" HIGH



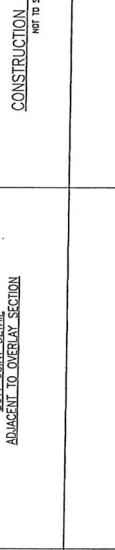
CURB TRANSITION DETAIL
NOT TO SCALE

NOTE:
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 2. CURB SHALL BE 4'-0" HIGH
 3. CURB SHALL BE 4'-0" HIGH



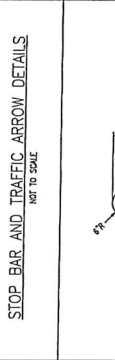
ACCESSIBLE PARKING SYMBOL DETAIL
NOT TO SCALE

NOTE:
 1. SYMBOL SHALL BE 18" X 18"
 2. SYMBOL SHALL BE 18" X 18"
 3. SYMBOL SHALL BE 18" X 18"



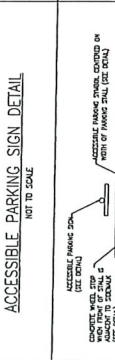
STOP BAR AND TRAFFIC ARROW DETAILS
NOT TO SCALE

NOTE:
 1. STOP BAR SHALL BE 18" X 18"
 2. STOP BAR SHALL BE 18" X 18"
 3. STOP BAR SHALL BE 18" X 18"



ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

NOTE:
 1. STALL SHALL BE 12' X 12'
 2. STALL SHALL BE 12' X 12"
 3. STALL SHALL BE 12' X 12"



ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

NOTE:
 1. STALL SHALL BE 12' X 12'
 2. STALL SHALL BE 12' X 12"
 3. STALL SHALL BE 12' X 12"



www.florenceky.gov
 8800 Westport Ave.
 Suite 200A
 Chicago, IL 60631

PROFESSIONAL SEAL
 I am a duly Licensed Professional Engineer in the State of Kentucky. My license number is 1042925. I hereby certify that I am the author of the design and drawings herein and that they conform to the requirements of the Kentucky Engineering Act of 1990, Chapter 183, Kentucky Revised Statutes, and I am not providing engineering services to anyone other than the City of Florence.

PROJECT TEAM

ISSUE/REVISION RECORD
 NO. DATE DESCRIPTION
 1 10/15/2021 PRELIMINARY
 2 11/15/2021 REVISION 1
 3 12/15/2021 REVISION 2
 4 1/15/2022 REVISION 3

PROFESSIONAL SEAL
 I am a duly Licensed Professional Engineer in the State of Kentucky. My license number is 1042925. I hereby certify that I am the author of the design and drawings herein and that they conform to the requirements of the Kentucky Engineering Act of 1990, Chapter 183, Kentucky Revised Statutes, and I am not providing engineering services to anyone other than the City of Florence.



PROFESSIONAL IN CHARGE
 PROJECT NUMBER
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME

JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD



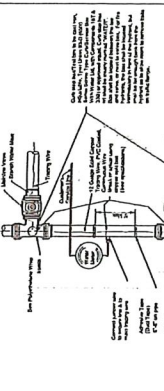
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 CONSTRUCTION
 DETAILS

SHEET NUMBER
C6.4
 NOTED FOR CONSTRUCTION

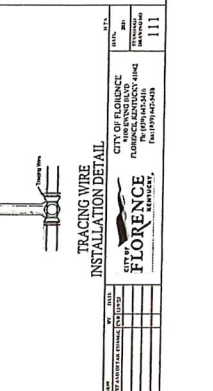
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 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300-A



300-B
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 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300-B

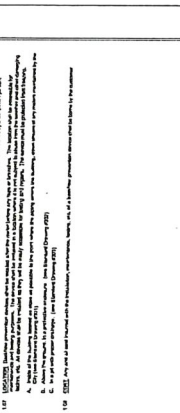


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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300-C

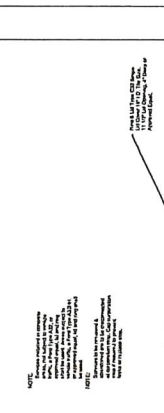


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 FLORENCE, KENTUCKY
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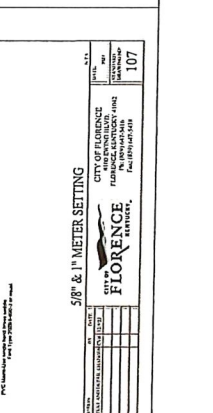
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 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300



300
 BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS
 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300



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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300

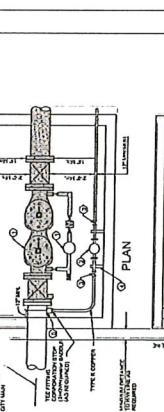


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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300

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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300



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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
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 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
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 BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS
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 FLORENCE, KENTUCKY
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 PROJECT NUMBER: 202-A
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 FLORENCE, KENTUCKY
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 BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS
 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300



300
 BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS
 CITY OF FLORENCE
 FLORENCE, KENTUCKY
 PROJECT NUMBER: 202-A
 SHEET NUMBER: 300



www.granitegroup.com
 8500 Bryn Mawr Ave.
 Skokie, IL 60076
 Chicago, IL 60631

DESIGNER'S NOTE:
 The Engineer shall be responsible for the design of the hydrant assembly and for the selection of the hydrant assembly. The hydrant assembly shall be designed to meet the requirements of the applicable codes and standards. The hydrant assembly shall be designed to meet the requirements of the applicable codes and standards. The hydrant assembly shall be designed to meet the requirements of the applicable codes and standards.

PROJECT TEAM

REVISION RECORD

NO.	DATE	DESCRIPTION
01/25/25		ISSUED FOR PERMIT
01/25/25		CONSTRUCTION
01/25/25		PERMIT SET

PROFESSIONAL SEAL



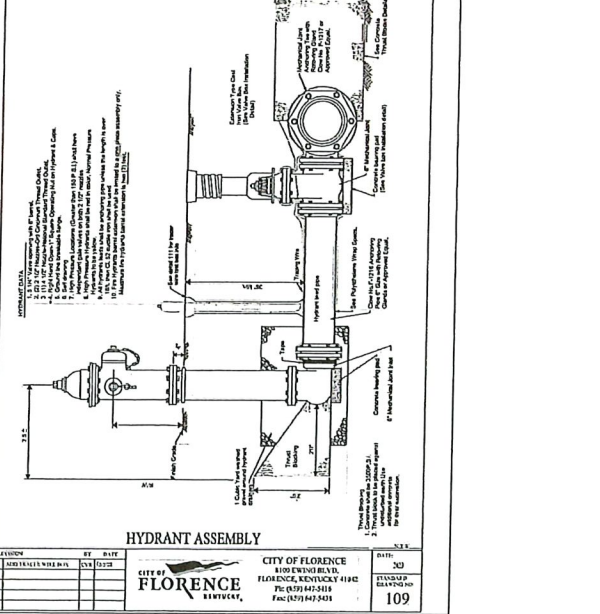
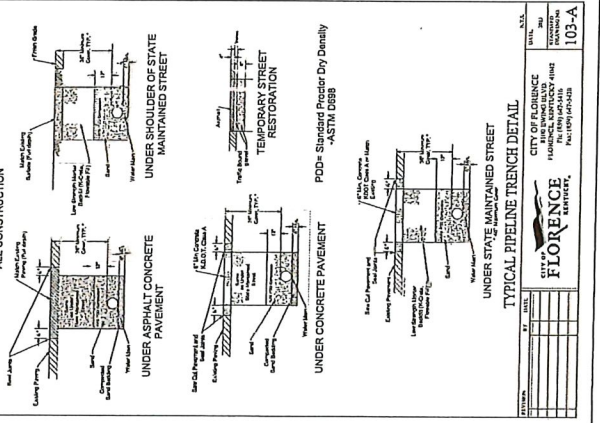
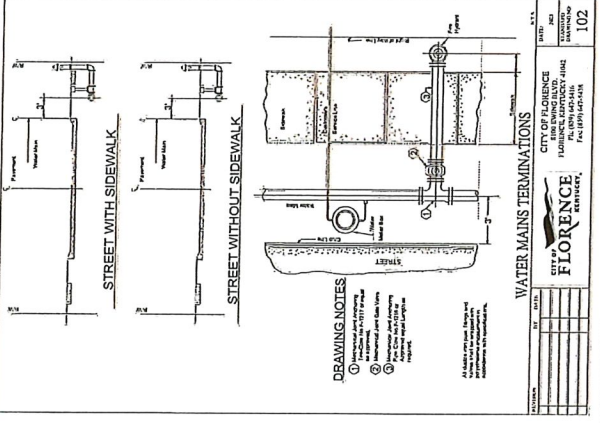
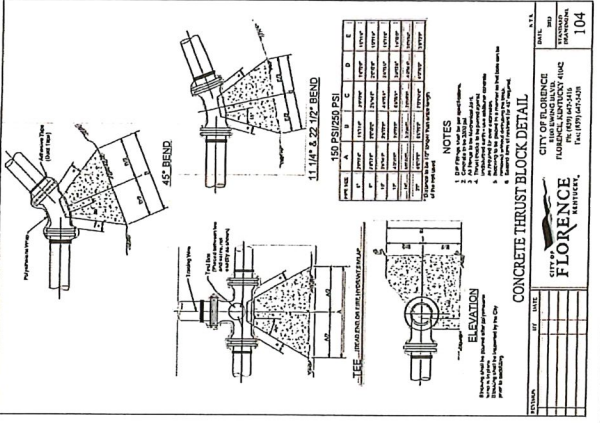
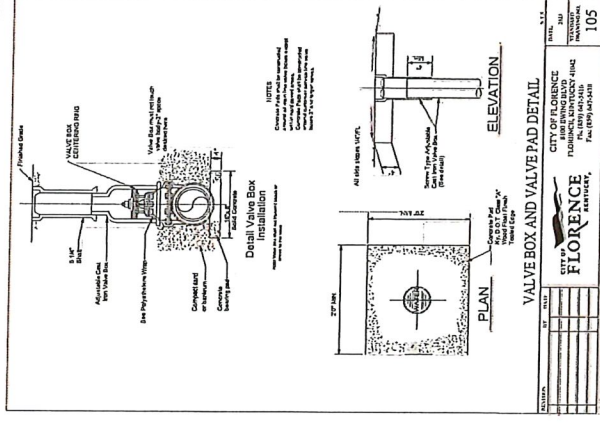
PROFESSIONAL IN CHARGE
PROJECT MANAGER
QUALITY CONTROL
DESIGNED BY
PROJECT NAME
JAGGERS

FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURNPIKE ROAD



PROJECT NUMBER
PROJECT TITLE
CONSTRUCTION
DETAILS

SHEET NUMBER
C6.5
 NOT DESIGNED FOR CONSTRUCTION

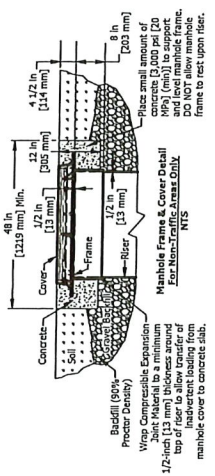


**Aqua-Swirl® Polymer Coated Steel (PCS)
 Stormwater Treatment System**

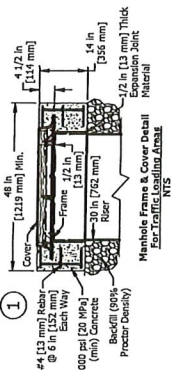


**Projected View
 SCALE 1:80**

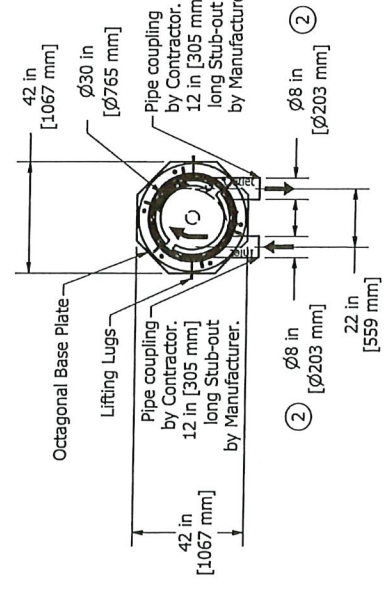
Unless other traffic barriers are present, 14-inch [356 mm] thick reinforced concrete pad must be used over the stormwater treatment system riser to support and level the manhole cover. The concrete pad must be wrapped with compressible expansion joint material to a minimum of 12-inch [305 mm] thickness to allow transfer of wheel loads from the slab and not on riser pipes. This concrete slab shall bear on concrete strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] steel bars spaced at 18 inches [457 mm]. Minimum cover over reinforcing steel shall be 1-inch [25 mm] for manhole cover and concrete slab shall be level with finish grade.



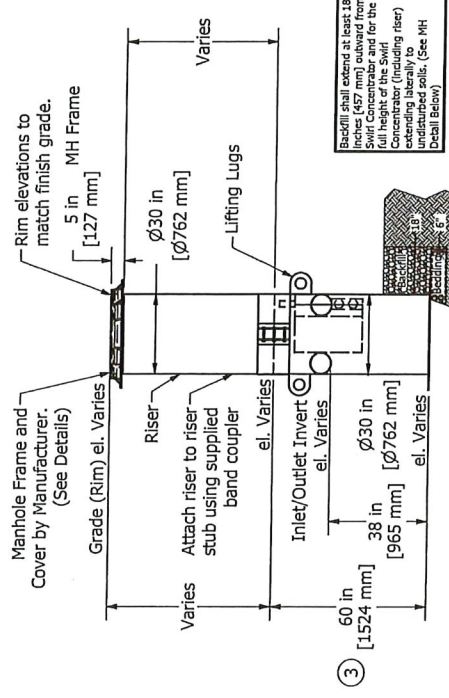
If traffic loading (MS-215) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be used over the stormwater treatment system riser to support and level the manhole cover. The concrete pad must be wrapped with compressible expansion joint material to a minimum of 12-inch [305 mm] thickness to allow transfer of wheel loads from the slab and not on riser pipes. This concrete slab shall bear on concrete strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] steel bars spaced at 18 inches [457 mm]. Minimum cover over reinforcing steel shall be 1-inch [25 mm] for manhole cover and concrete slab shall be level with finish grade.



- Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 1,000 lbs [500 kg].
- ① As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
 - ② AS-2 inlet/outlet pipe size ranges from 4 in [102 mm] to 8 in [203 mm].
 - ③ AS-2 chamber height may vary from 48 in [1219 mm] to 60 in [1524 mm], depending on inlet/outlet pipe size.



**Plan View
 SCALE 1:40**



**Elevation View
 SCALE 1:40**

REVISION RECORD

NO.	DATE	DESCRIPTION
01/27/23	CONSTRUCTION	
01/27/23	CONSTRUCTION	
01/27/23	CONSTRUCTION	

PROFESSIONAL SEAL

CPM
 MICHAEL P. MICHELS
 68242028

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME
JAGGERS
 FLORENCE
 HOUSTON ROAD &
 TURFWAY ROAD

JAGGERS

20200715
 SHEET NUMBER
 CONSTRUCTION
 DETAILS

86242028
 SHEET NUMBER
 CONSTRUCTION
 DETAILS

86242028
 SHEET NUMBER

AquaShield® AQUASHIELD 2703 Knappa Drive, Suite 111, Chicago, Illinois 60631 Phone (888) 344-8044 Fax (432) 825-2112 www.aquashieldinc.com	Structure #: Drawn By: Scale: Date: U.S. Patent No. 6524473 and other Patent Pending	AS-2 STD AS-Shown 9/15/2022	Rowed AS Shown 9/15/2022	Rev. Date AS Shown 9/15/2022
	Standard Detail			

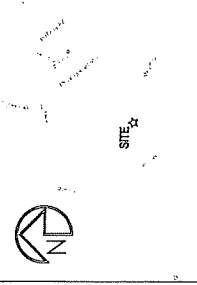


EXHIBIT 'A' LEGAL DESCRIPTION

PARCEL 264

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 264]

EXHIBIT 'B' LEGAL DESCRIPTION

PARCEL 265

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 265]

EXHIBIT 'C' LEGAL DESCRIPTION

PARCEL 266

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 266]

EXHIBIT 'D' LEGAL DESCRIPTION

PARCEL 267

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 267]

EXHIBIT 'E' LEGAL DESCRIPTION

PARCEL 268

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 268]

EXHIBIT 'F' LEGAL DESCRIPTION

PARCEL 269

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 269]

EXHIBIT 'G' LEGAL DESCRIPTION

PARCEL 270

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 270]

EXHIBIT 'H' LEGAL DESCRIPTION

PARCEL 271

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 271]

EXHIBIT 'I' LEGAL DESCRIPTION

PARCEL 272

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 272]

EXHIBIT 'J' LEGAL DESCRIPTION

PARCEL 273

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 273]

EXHIBIT 'K' LEGAL DESCRIPTION

PARCEL 274

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 274]

EXHIBIT 'L' LEGAL DESCRIPTION

PARCEL 275

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 275]

EXHIBIT 'M' LEGAL DESCRIPTION

PARCEL 276

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 276]

EXHIBIT 'N' LEGAL DESCRIPTION

PARCEL 277

SECTION 14, T10N, R10E, S1E, BOONE COUNTY, KY

ACRES: 10.00

LEGAL DESCRIPTION: [Detailed description of Parcel 277]

BOONE COUNTY - KENTUCKY
FLORENCE, KENTUCKY 41042
LOT 15 ~ PLAT SLIDE 1558
499 HOUSTON ROAD

ALTA/NGPS LAND TITLE SURVEY FOR
TEXAS ROADHOUSE HOLDINGS, LLC
AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT NO. 24-157-0
DRAWING FILE 24-157-0 SURVEY/DWG
SHEET NO. 158
1 of 1

GENERAL NOTES

- THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.
- THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.
- THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.
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TITLE EXCEPTIONS

- THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.
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LEGAL DESCRIPTION

THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.

CERTIFICATION

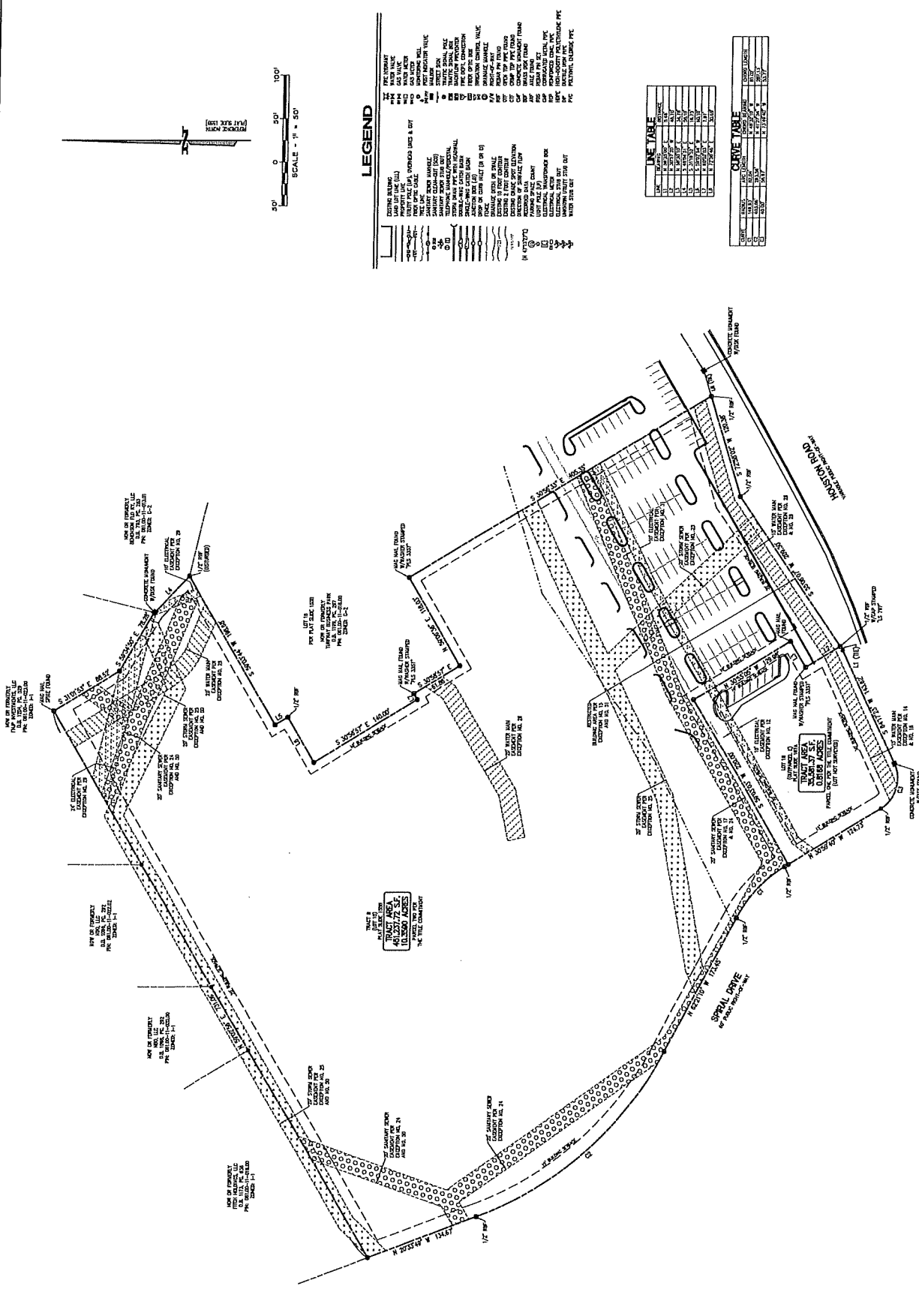
I, THE SURVEYOR, CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY AND THE LEGAL DESCRIPTION OF THE PROPERTY AS SHOWN ON THE RECORD SURVEY.

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CURVE TABLE

STATION	CHORD BEG.	CHORD END	CHORD DIST.	ARC DIST.	ANGLE
1	0+00.00	0+04.85	4.85	4.85	90.00
2	0+04.85	0+09.70	9.70	9.70	90.00
3	0+09.70	0+14.55	14.55	14.55	90.00
4	0+14.55	0+19.40	19.40	19.40	90.00
5	0+19.40	0+24.25	24.25	24.25	90.00
6	0+24.25	0+29.10	29.10	29.10	90.00
7	0+29.10	0+33.95	33.95	33.95	90.00
8	0+33.95	0+38.80	38.80	38.80	90.00
9	0+38.80	0+43.65	43.65	43.65	90.00
10	0+43.65	0+48.50	48.50	48.50	90.00
11	0+48.50	0+53.35	53.35	53.35	90.00
12	0+53.35	0+58.20	58.20	58.20	90.00
13	0+58.20	0+63.05	63.05	63.05	90.00
14	0+63.05	0+67.90	67.90	67.90	90.00
15	0+67.90	0+72.75	72.75	72.75	90.00
16	0+72.75	0+77.60	77.60	77.60	90.00
17	0+77.60	0+82.45	82.45	82.45	90.00
18	0+82.45	0+87.30	87.30	87.30	90.00
19	0+87.30	0+92.15	92.15	92.15	90.00
20	0+92.15	0+97.00	97.00	97.00	90.00
21	0+97.00	0+101.85	101.85	101.85	90.00
22	0+101.85	0+106.70	106.70	106.70	90.00
23	0+106.70	0+111.55	111.55	111.55	90.00
24	0+111.55	0+116.40	116.40	116.40	90.00
25	0+116.40	0+121.25	121.25	121.25	90.00
26	0+121.25	0+126.10	126.10	126.10	90.00
27	0+126.10	0+130.95	130.95	130.95	90.00
28	0+130.95	0+135.80	135.80	135.80	90.00
29	0+135.80	0+140.65	140.65	140.65	90.00
30	0+140.65	0+145.50	145.50	145.50	90.00
31	0+145.50	0+150.35	150.35	150.35	90.00
32	0+150.35	0+155.20	155.20	155.20	90.00
33	0+155.20	0+160.05	160.05	160.05	90.00
34	0+160.05	0+164.90	164.90	164.90	90.00
35	0+164.90	0+169.75	169.75	169.75	90.00
36	0+169.75	0+174.60	174.60	174.60	90.00
37	0+174.60	0+179.45	179.45	179.45	90.00
38	0+179.45	0+184.30	184.30	184.30	90.00
39	0+184.30	0+189.15	189.15	189.15	90.00
40	0+189.15	0+194.00	194.00	194.00	90.00
41	0+194.00	0+198.85	198.85	198.85	90.00
42	0+198.85	0+203.70	203.70	203.70	90.00
43	0+203.70	0+208.55	208.55	208.55	90.00
44	0+208.55	0+213.40	213.40	213.40	90.00
45	0+213.40	0+218.25	218.25	218.25	90.00
46	0+218.25	0+223.10	223.10	223.10	90.00
47	0+223.10	0+227.95	227.95	227.95	90.00
48	0+227.95	0+232.80	232.80	232.80	90.00
49	0+232.80	0+237.65	237.65	237.65	90.00
50	0+237.65	0+242.50	242.50	242.50	90.00
51	0+242.50	0+247.35	247.35	247.35	90.00
52	0+247.35	0+252.20	252.20	252.20	90.00
53	0+252.20	0+257.05	257.05	257.05	90.00
54	0+257.05	0+261.90	261.90	261.90	90.00
55	0+261.90	0+266.75	266.75	266.75	90.00
56	0+266.75	0+271.60	271.60	271.60	90.00
57	0+271.60	0+276.45	276.45	276.45	90.00
58	0+276.45	0+281.30	281.30	281.30	90.00
59	0+281.30	0+286.15	286.15	286.15	90.00
60	0+286.15	0+291.00	291.00	291.00	90.00
61	0+291.00	0+295.85	295.85	295.85	90.00
62	0+295.85	0+300.70	300.70	300.70	90.00
63	0+300.70	0+305.55	305.55	305.55	90.00
64	0+305.55	0+310.40	310.40	310.40	90.00
65	0+310.40	0+315.25	315.25	315.25	90.00
66	0+315.25	0+320.10	320.10	320.10	90.00
67	0+320.10	0+324.95	324.95	324.95	90.00
68	0+324.95	0+329.80	329.80	329.80	90.00
69	0+329.80	0+334.65	334.65	334.65	90.00
70	0+334.65	0+339.50	339.50	339.50	90.00
71	0+339.50	0+344.35	344.35	344.35	90.00
72	0+344.35	0+349.20	349.20	349.20	90.00
73	0+349.20	0+354.05	354.05	354.05	90.00
74	0+354.05	0+358.90	358.90	358.90	90.00
75	0+358.90	0+363.75	363.75	363.75	90.00
76	0+363.75	0+368.60	368.60	368.60	90.00
77	0+368.60	0+373.45	373.45	373.45	90.00
78	0+373.45	0+378.30	378.30	378.30	90.00
79	0+378.30	0+383.15	383.15	383.15	90.00
80	0+383.15	0+388.00	388.00	388.00	90.00
81	0+388.00	0+392.85	392.85	392.85	90.00
82	0+392.85	0+397.70	397.70	397.70	90.00
83	0+397.70	0+402.55	402.55	402.55	90.00
84	0+402.55	0+407.40	407.40	407.40	90.00
85	0+407.40	0+412.25	412.25	412.25	90.00
86	0+412.25	0+417.10	417.10	417.10	90.00
87	0+417.10	0+421.95	421.95	421.95	90.00
88	0+421.95	0+426.80	426.80	426.80	90.00
89	0+426.80	0+431.65	431.65	431.65	90.00
90	0+431.65	0+436.50	436.50	436.50	90.00
91	0+436.50	0+441.35	441.35	441.35	90.00
92	0+441.35	0+446.20	446.20	446.20	90.00
93	0+446.20	0+451.05	451.05	451.05	90.00
94	0+451.05	0+455.90	455.90	455.90	90.00
95	0+455.90	0+460.75	460.75	460.75	90.00
96	0+460.75	0+465.60	465.60	465.60	90.00
97	0+465.60	0+470.45	470.45	470.45	90.00
98	0+470.45	0+475.30	475.30	475.30	90.00
99	0+475.30	0+480.15	480.15	480.15	90.00
100	0+480.15	0+485.00	485.00	485.00	90.00
101	0+485.00	0+489.85	489.85	489.85	90.00
102	0+489.85	0+494.70	494.70	494.70	90.00
103	0+494.70	0+499.55	499.55	499.55	90.00
104	0+499.55	0+504.40	504.40	504.40	90.00
105	0+504.40	0+509.25	509.25	509.25	90.00
106	0+509.25	0+514.10	514.10	514.10	90.00
107	0+514.10	0+518.95	518.95	518.95	90.00
108	0+518.95	0+523.80	523.80	523.80	90.00
109	0+523.80	0+528.65	528.65	528.65	90.00
110	0+528.65	0+533.50	533.50	533.50	90.00
111	0+533.50	0+538.35	538.35	538.35	90.00
112	0+538.35	0+543.20	543.20	543.20	90.00
113	0+543.20	0+548.05	548.05	548.05	90.00
114	0+548.05	0+552.90	552.90	552.90	90.00
115	0+552.90	0+557.75	557.75	557.75	90.00
116	0+557.75	0+562.60	562.60	562.60	90.00
117	0+562.60	0+567.45	567.45	567.45	90.00
118	0+567.45	0+572.30	572.30	572.30	90.00
119	0+572.30	0+577.15	577.15	577.15	90.00
120	0+577.15	0+582.00	582.00	582.00	90.00
121	0+582.00	0+586.85	586.85	586.85	90.00
122	0+586.85	0+591.70	591.70	591.70	90.00
123	0+591.70	0+596.55	596.55	596.55	90.00
124	0+596.55	0+601.40	601.40	601.40	90.00
125	0+601.40	0+606.25	606.25	606.25	90.00
126	0+606.25	0+611.10	611.10	611.10	90.00
127	0+611.10	0+615.95	615.95	615.95	90.00
128	0+615.95	0+620.80	620.80	620.80	90.00
129	0+620.80	0+625.65	625.65	625.65	90.00
130	0+625.65	0+630.50	630.50	630.50	90.00
131	0+630.50	0+635.35	635.35	635.35	90.00
132	0+635.35	0+640.20	640.20	640.20	90.00
133	0+640.20	0+645.05	645.05	645.05	90.00
134	0+645.05	0+649.90	649.90	649.90	90.00
135	0+649.90	0+654.75	654.75	654.75	90.00
136	0+654.75	0+659.60	659.60	659.60	90.00
137	0+659.60	0+664.45	664.45	664.45	90.00
138	0+664.45	0+669.30	669.30	669.30	90.00
139	0+669.30	0+674.15	674.15	674.15	90.00
140	0+674.15	0+679.00	679.00	679.00	90.00
141	0+679.00	0+683.85	683.85	683.85	90.00
142	0+683.85	0+688.70	688.70	688.70	90.00
143	0+688.70	0+693.55	693.55	693.55	90.00
144	0+693.55	0+698.40	698.40	698.40	90.00
145	0+698.40	0+703.25	703.25	703.25	90.00
146	0+703.25	0+708.10	708.10	708.10	90.00
147	0+708.10	0+712.95	712.95	712.95	90.00
148	0+712.95	0+717.80	717.80	717.80	90.00
149	0+717.80	0+722.65	722.65	722.65	90.00
150	0+722.65	0+727.50	727.50	727.50	90.00
151	0+72				



DESIGN/REVISION RECORD
 07/27/25 DESIGN
 07/27/25 CONSTRUCTION
 07/27/25 FINAL

PROJECT YEAR

PROFESSIONAL SEAL
 STATE OF KENTUCKY
 FRED
 ADDRESS
 012/14/2025

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME
 JAGGERS
 FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD

WORK SHEET NUMBER
 22020217
 SHEET TITLE
 LANDSCAPE
 PLAN
 SHEET NUMBER
 L1.0
 NOT TO SCALE FOR CONSTRUCTION



- GENERAL NOTES:**
- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND ACTS IN PLAN.
 - CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THE CONSTRUCTION. OUTSIDE PROJECT LIMITS, ANY DISTINGUISHING PLANT MATERIAL DAMAGED BY CONSTRUCTION DURING CONSTRUCTION SHALL BE REPLACED TO MATCH SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
 - TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IT IS REQUESTED, BY THE OWNER, THAT THE LANDSCAPE ARCHITECT WILL BE THE FINAL AUTHORITY ON ALL PLANTING MATTERS.
 - EACH PHOTO SHALL CLEARLY SHOW THE SPECIES, TRUNK AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
 - EACH PHOTO SHALL INCLUDE THE PLANT NAME, SIZE, AND SPECIFICATIONS LABELLED ON THE PHOTO.
 - ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
 - NO PARTIAL OR INCOMPLETE SUBMITTALS WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
 - CONTRACTOR TO DESIGN AND INSTALL A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING LOGS AND RECORDS TO BE DESIGN AND INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES.

CITY OF LEXINGTON NOTES:

- SEEDING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE UNIFORM ZONING ORDINANCE.
- PLANTING MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE UNIFORM ZONING ORDINANCE.

REFERENCE NOTES SCHEDULE

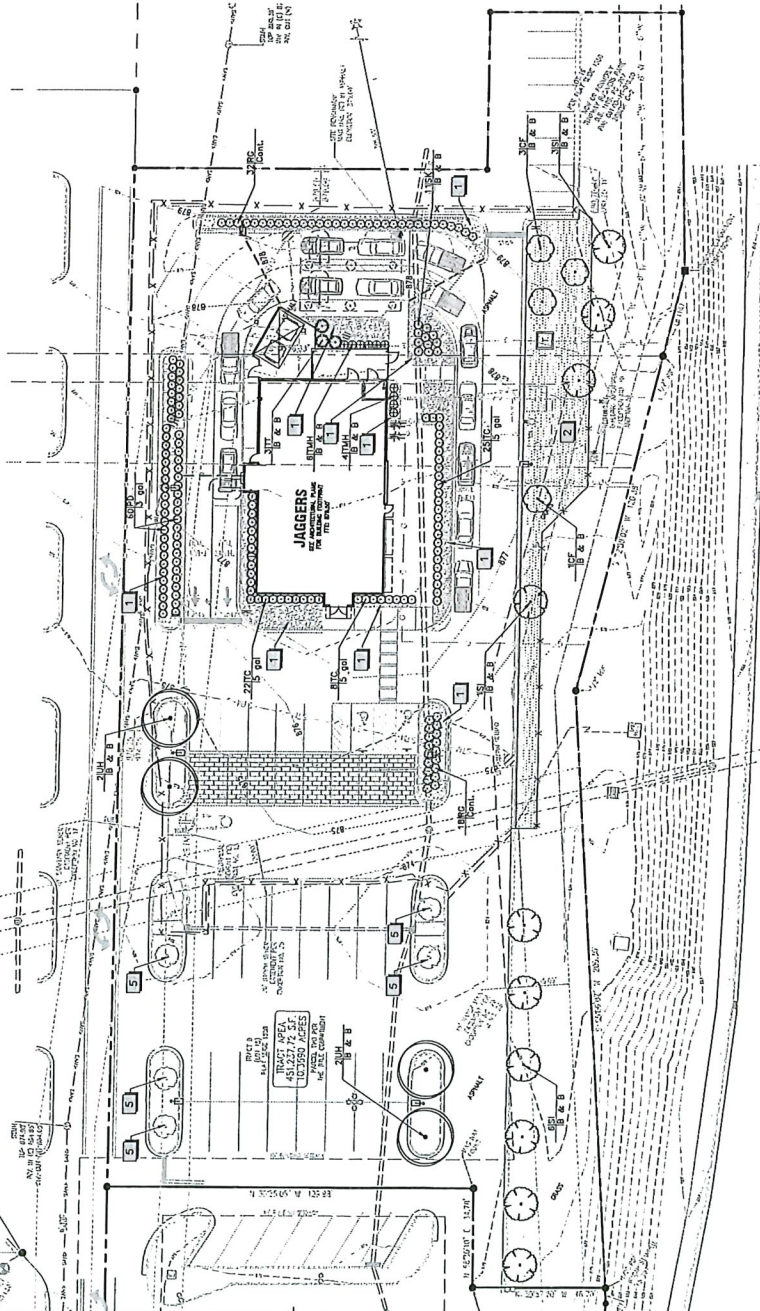
SYMBOL	SCOPE	DESCRIPTION	SOIL
1	1	TOTAL AREA TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR. THIS AREA SHALL BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	1
2	2	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	2
3	3	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	3
4	4	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	4
5	5	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	5
6	6	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	6
7	7	EXISTING PLANT MATERIAL TO BE MAINTAINED AS EXISTING UNLESS OTHERWISE NOTED BY THE ARCHITECT OR CONTRACTOR.	7

MAINTENANCE OF LANDSCAPING:

THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY CONDITION AND KEEPING IT FREE FROM WEEDS AND DEBRIS. MAINTENANCE SHALL BE PROVIDED THROUGHOUT THE CONTRACT PERIOD.

PLANT SCHEDULE

SYMBOL	SCOPE	QUANTITY	BOTANICAL COMMON NAME	COST	EQ
1	1	1	Grass (Muhlenbergia)	0.00	EQ
2	2	1	Tree (Magnolia)	0.00	EQ
3	3	1	Tree (Magnolia)	0.00	EQ
4	4	1	Tree (Magnolia)	0.00	EQ
5	5	1	Tree (Magnolia)	0.00	EQ
6	6	1	Tree (Magnolia)	0.00	EQ
7	7	1	Tree (Magnolia)	0.00	EQ



LANDSCAPE CALCULATIONS:

REQUIREMENT	QUANTITY
HOUSTON ROAD STREET BOUNDARIES	14 FROM PLANT LIST A/B/D (60/50/100 X 3 = 135)
200 LF (10'-15' WIDE)	5 FROM PLANT LIST A/B/D (200/100 X 5=10)
200 LF (10'-15' WIDE)	50 SHRUBS FROM PLANT LIST E (200/100 X 20=40)

EXCLUDED:

- 14 TREES FROM PLANT LIST B
- 6 EX. TREES TO REMAIN
- 50 SHRUBS FROM PLANT LIST E

REMOVED:

REMOVED:

REMOVED:

REMOVED:



www.greenelectrics.com
 8600 W Byron Mayer Ave.
 Suite 800N
 Chicago, IL 60671



WISCONSIN
 LIGHTING
 LAB

Photometric Layout

■ Fixture Schedule

Symbol	Qty	Label	LLF	Lum. Lumens	Lum. Watts
☐	4	NF-SLS-100-40-xx-4M-HSS	0.950	8957	96
☐	4	NF-SLS-100-40-xx-5W	0.950	10289	96
⊕	4	RDL-3RND (by others)	0.950	672	7,919
⊕	3	DC-WD05 (by others)	0.950	327	24
⊕	2	SLIM17 (by others)	0.950	1864	57,45
⊕	12	RDL-8RND (by others)	0.950	1408	17,976

■ Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.49	13.5	0.1	14.90	135.00
Property Line	Illuminance	Fc	0.37	0.9	0.0	N.A.	N.A.
Building Perimeter	Illuminance	Fc	2.11	30.6	0.5	4.22	61.20
Entrances	Illuminance	Fc	6.35	30.6	0.5	12.70	61.20

JAGGERS
 Site Lighting
 108417

NEW/REVISION RECORD
 DATE DESCRIPTION
 07/21/25 COORDINATE
 07/21/25 RDM 35
 07/21/25 RDM 35

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 PROJECT MANAGER
 QC
 QUALITY CONTROL
 DRAWN BY
 IC

JAGGERS

FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD



PROJECT NUMBER
 20240710
 SHEET TITLE
 PHOTOMETRIC
 PLAN

SHEET NUMBER
 PH2.0
 NOT SCALE FOR CONSTRUCTION

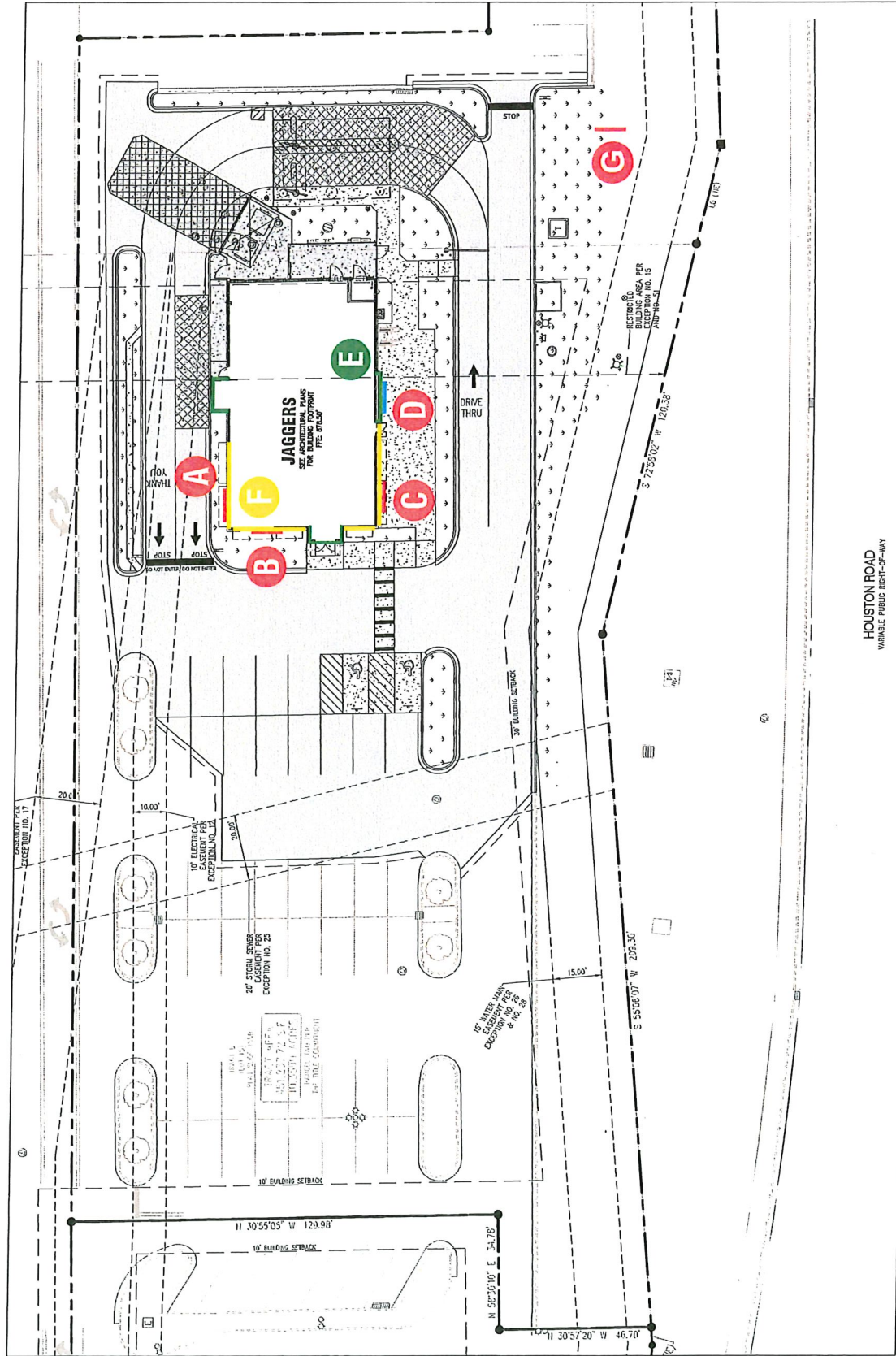
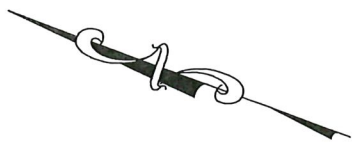
For additional fixtures or changes without notice



308 N. Brooke St. | Fond du Lac, WI 54935
 quotes@willbrands.com | www.willbrands.com 02022

WISCONSIN
 LIGHTING
 LAB

- A** 4'-0" x 12' S/F LED Sign.
- B** 4'-0" x 12' S/F LED Sign.
- C** 4'-0" x 12' S/F LED Sign.
- D** 1'-9" Illum. Channel letters.
- E** Cool White Linear Shielded LED stripe.
- F** Cool White Linear Shielded Colorline LED.
- G** 3'0" x 6'0" D/F Monument Sign.



HOUSTON ROAD
 WAREHOUSE BUILDING-2414

SIGN LOCATIONS

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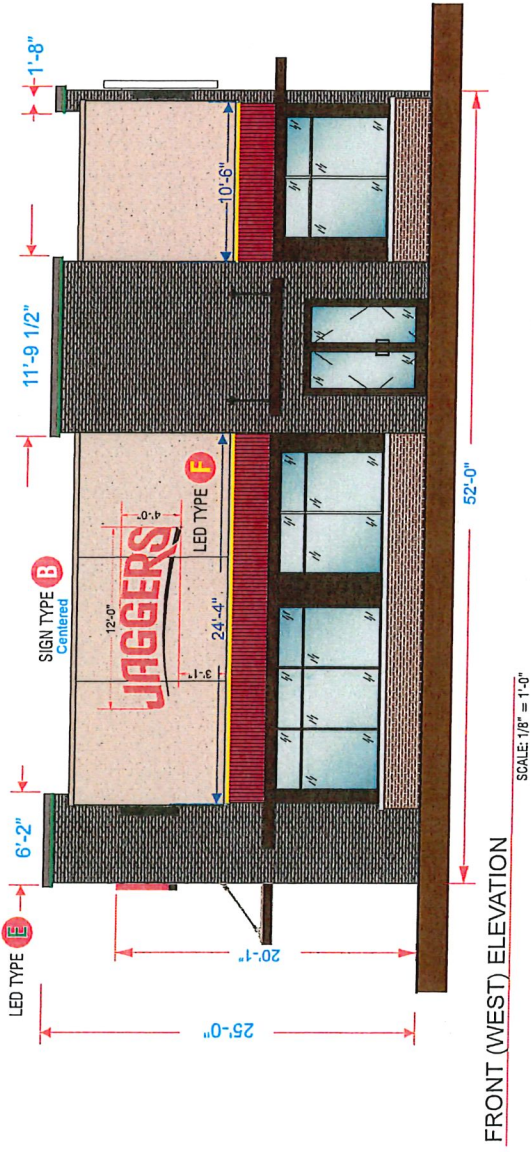
Job Number:	23-92187-10
Date:	August 29, 2023
Sheet Number:	1 of 15
Design Number:	23-92187-10R1

JAGGERS
 Store #
 Houston Rd & Turfway Rd
 Florence, KY 41042

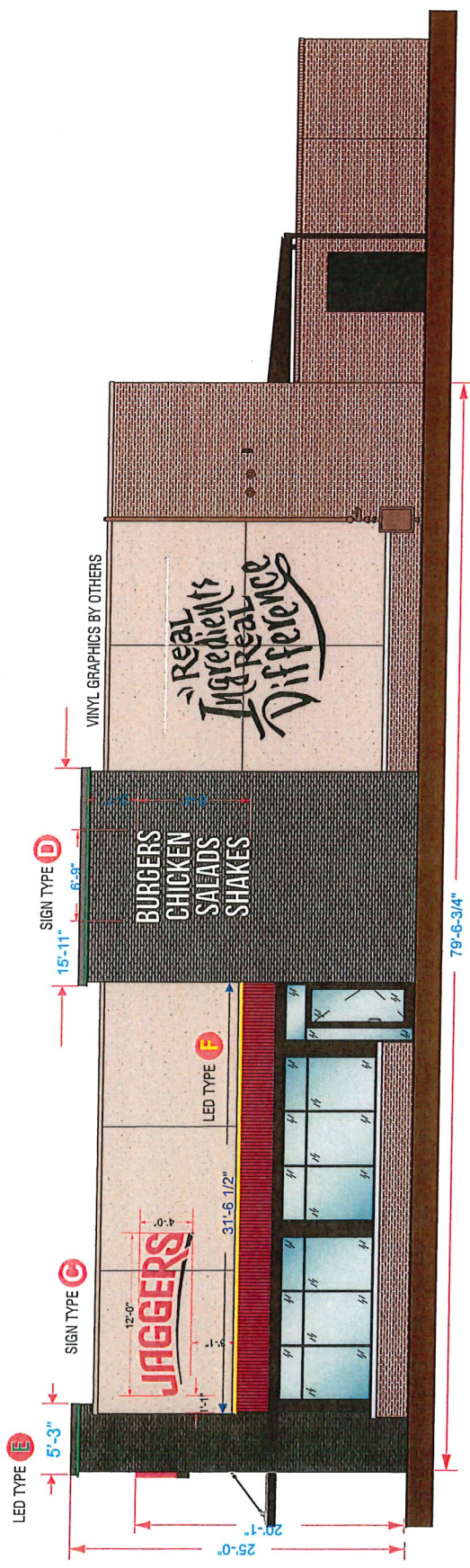
Account Rep: Kelly Singleton
 Project Manager: C. Wallace
 Drawn By: C. Wallace
 (H) Underwriters Laboratories Inc. (UL) electronics, to use UL logo ALL N.E.C. STANDARDS ATTACHED TO THESE PLANS ARE TO BE COMPLIED WITH REGARDING THE PROPER CIRCUITING AND WIRING OF ALL SIGNS.

R1: 9/24/25 KS-Updated site plan & building elevations
 Colors Depicted in this Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.
 Client Approval/Date: _____
 Landlord Approval/Date: _____

FEDERAL HEALTH SIGN COMPANY
 www.federalhealth.com
 1845 Pritchett Lane Road, Suite 100, Hunt, Texas 75054
 T: 817.665.5075 F: 817.665.5103



FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
www.federalheath.com
1845 Pinedale Lane, Suite 100, Hunt, Texas 76654
1370685303 F: 817.955.5100

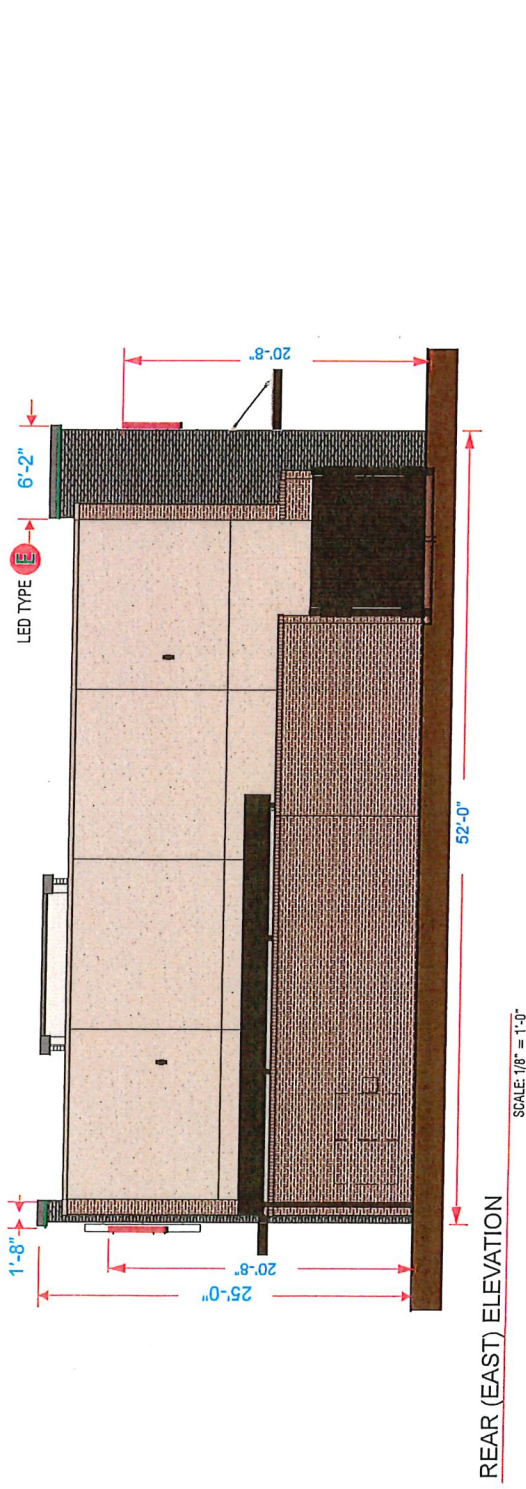
Revisions:
R1: 9/24/25 KS-Updated site plan & building elevations
Client: Approved/Date:
Landlord Approval/Date:

Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace
Underwriters Laboratories Inc. (UL) **LP2**
ELECTRICAL TO USE UL LISTED MATERIALS TO ALL N.E.C. STANDARDS
ARTICLES TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
THE PROJECT ORIGINATOR AND SUBMITTER OF ALL INFORMATION

Project / Location:
JAGGERS
Store #
Houston Rd & Turfway Rd
Florence, KY 41042

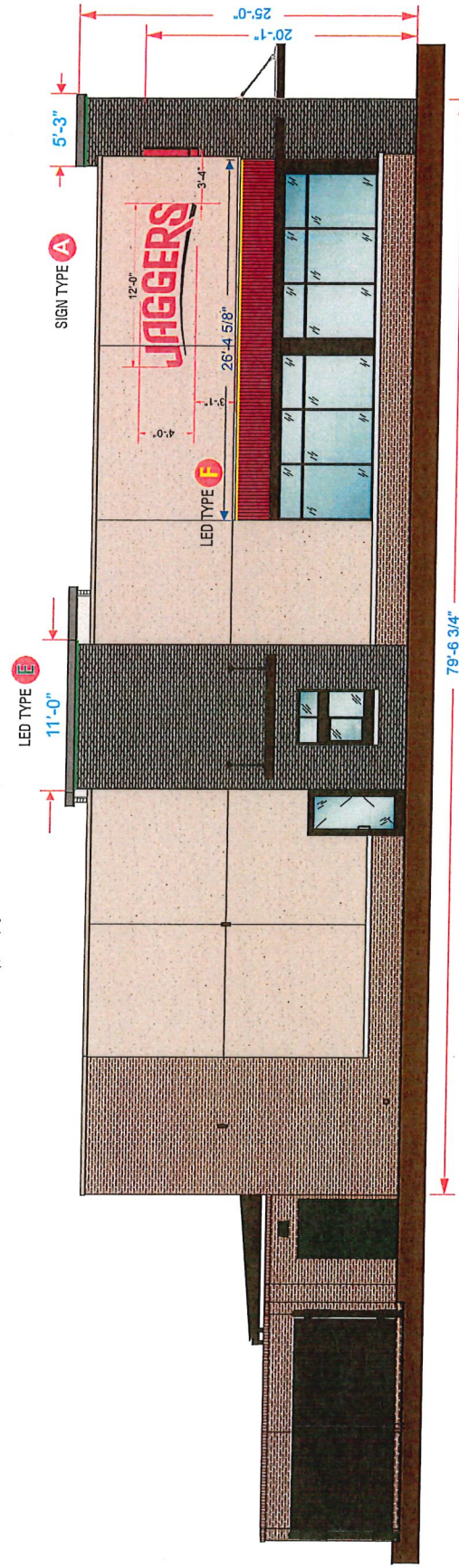
Job Number: 23-92187-10
Date: August 29, 2025
Sheet Number: 2 of 15
Design Number: 23-92187-10R1

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REAR (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
 1845 Federal Line Road, Suite 100, West, Leesport, PA 17339
 717.265.5905 FAX 717.265.5100

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Job Number: 23-92187-10
 Date: August 29, 2025
 Sheet Number: 3 of 15
 Design Number: 23-92187-10R1

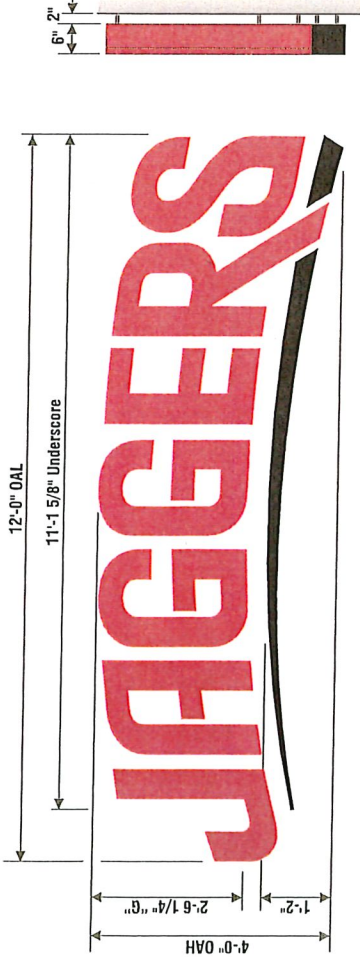
Account Rep: Kelly Singleton
 Project Manager: C. Wallace
 Drawn By: C. Wallace

Underwriters Laboratories Inc. (UL) LABORATORIES INC. ELECTRONIC TO USE ALL LISTS ARE TO COMPLY WITH ALL STANDARDS AND REQUIREMENTS FOR THE PROPER GROUNDING AND BONDING OF ALL ITEMS.

Project / Location: **JAGGERS**
 Store #
 Houston Rd & Turfway Rd
 Florence, KY 41042

Revisions:
 R1: 9/24/25 KS-Updated site plan & building elevations
 Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.
 Client Approval/Date: _____
 Landlord Approval/Date: _____

**NOTE: SIZE SHOWN AS EXAMPLE ONLY.
SMALLER SIZES WILL NEED TO HAVE THE UNDERSCORE STROKE MADE THICKER TO ALLOW FOR RED ILLUMINATION.**



A FACE & HALO-LIT CHANNEL LETTERS W/ HALO-LIT UNDERSCORE | 48.0 SQ.FT.
SCALE: 1/2" = 1'-0"

B "JAGGERS" (FACE & HALO-LIT):
FACES: #2283 RED ACRYLIC.

C RETURNS: 6" DEEP, ALUMINUM RETURNS PAINTED T/M 2283 RED ACRYLIC W/ MATCHING RED TRIM CAR BACKS: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.

INTERNAL ILLUMINATION: SLOAN PRISM LED MODULES
RED FOR FACE - MOUNTED TO BAFFLE | WHITE FOR HALO - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

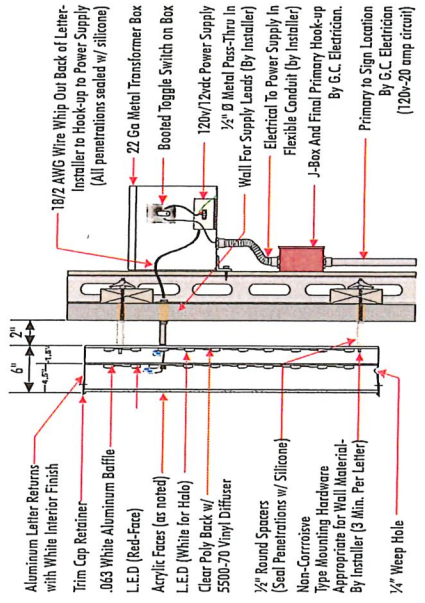
UNDERSCORE (HALO-LIT ONLY):
FACE: ALUMINUM PAINTED SATIN BLACK.
RETURNS: 6" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.

BACK: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.
INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

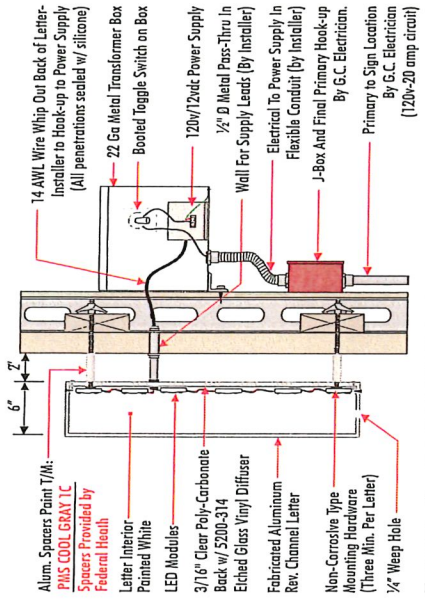
COLOR SCHEDULE:
 RED ACRYLIC: 2283 RED
 RED PAINT: PTM 2283 RED ACRYLIC
 BLACK PAINT: SATIN BLACK

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, U.L. AND OTHER APPLICABLE LOCAL CODES, INCLUDING PROPER GROUNDING AND BONDING OF SIGN. LOCATION OF DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

END VIEW



Section Detail | Face and Halo-Lit Channel Letter
Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code



Typical Section Detail | L.E.D. Halo-Lit Reverse Channel Underscore
Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code

CUSTOMER TO PROVIDE
DISCONNECT BRANCH CIRCUITS FOR SIGNS ONLY FOR THE CODE LOCALS SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS
ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERPROOFED FROM FEDERAL HEALTH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD SITE CONTACT TO INSURE THAT THE ABOVE PROVISIONS ARE MADE DURING CONSTRUCTION PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR WET WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY SPECIAL MATERIALS REQUIRED TO KEEP WET WALL MATERIAL FROM BEING COMPROMISED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE
• INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD
• THE RECEIVING NUMBER OF PARTS TO BE DELIVERED
• TO LATE ALL ALUMINUM FROM FEDERAL HEALTH

ELECTRICAL REQUIREMENTS
Total: T.B.D., Amps
of 120V, 20A Circuits Req'd T.B.D.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNAGE (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
CHECK ANY ABOUT ELECTRICAL PERMIT TO WORKING 2 OF SIGN LOCATION AND THE FINAL HOOK-UP TO BE BY THE CUSTOMER CONFIRMED BY THE INSTALLER. THE SIGNAGE SHALL BE INSTALLED TO BE IN ACCORDANCE WITH ALL LOCAL CODES.

ALL ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND ALL APPLICABLE LOCAL CODES INCLUDING PROPER GROUNDING AND BONDING OF SIGNAGE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

WARRANTY NOTICE
FEDERAL HEALTH'S WARRANTY SHALL COVER THE CERTAIN ELECTRICAL COMPONENTS OF SIGNAGE. THE WARRANTY SHALL NOT COVER THE SIGNAGE OR THE SIGNAGE'S OPERATION. THE WARRANTY SHALL BE VOIDED IF THE SIGNAGE IS NOT INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND ALL APPLICABLE LOCAL CODES INCLUDING PROPER GROUNDING AND BONDING OF SIGNAGE. THE WARRANTY SHALL BE VOIDED IF THE SIGNAGE IS NOT INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND ALL APPLICABLE LOCAL CODES INCLUDING PROPER GROUNDING AND BONDING OF SIGNAGE.

FEDERAL HEALTH SIGN COMPANY
www.federalhealth.com
1845 Freedom Line Road, Suite 100, West, West 18654
FBI0825015 FBI0825100

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Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace
Underwriters Inc. (UL) - Electrical to use all UL listed components in accordance with all applicable local codes and standards. THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

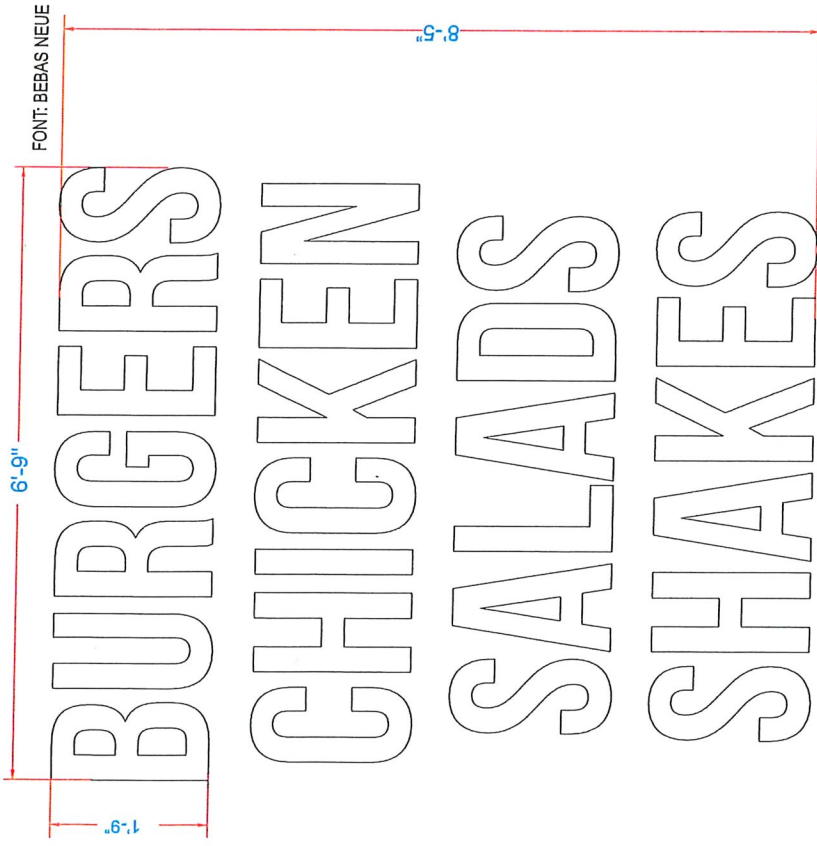
Job Number: 23-92187-10
Date: August 29, 2025
Sheet Number: 4 of 15
Design Number: 23-92187-10R1

Project / Location: Houston Rd & Turfway Rd
Florence, KY 41042

Store #
Houston Rd & Turfway Rd
Florence, KY 41042

Client: 9/24/25 KS-Updated site plan & building elevations
Client Approval/Date: _____
Landlord Approval/Date: _____

Client Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.



ILLUMINATED

D Illuminated Channel letters with Acrylic faces (1) Set Required.

Scale: 3/4" = 1'-0"

SCOPE OF WORK

Manufacture and Install LED Illuminated Aluminum Channel Letters to Panels.

MATERIAL FINISH COLORS

Skin White

Gray

INSTALLER IS RESPONSIBLE FOR:
PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
1845 Presque Isle Blvd., Suite 100, Inc., East 1854
Florence, KY 41042

Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace
Underwriters Laboratories Inc. (UL) **LISTED** ACCORDING TO THE UL LISTING SYSTEM FOR ALL UL LISTED PRODUCTS. ALL LISTED PRODUCTS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LISTING AND THE PREVENT DROPPING AND SCISSORING OF ALL ITEMS.

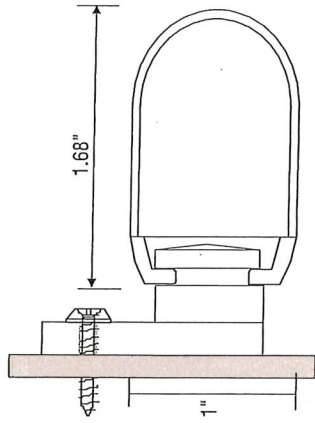
Project / Location: **JAGGERS**
Store #
Houston Rd & Turfway Rd
Florence, KY 41042

Job Number: 23-92187-10
Date: August 29, 2025
Sheet Number: 5 of 15
Design Number: 23-92187-10R1

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Revision: R1: 9/24/25 KS-Updated site plan & building elevations
Client Approval/Date: _____
Landlord Approval/Date: _____

Client Declines in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.



CROSS SECTION (TYP.)

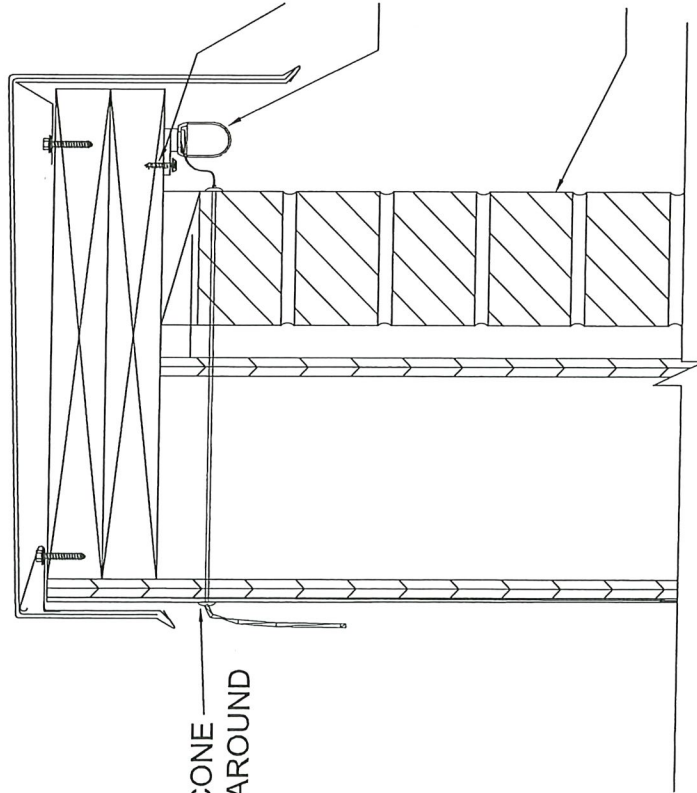
L-Mounting Clip #400775

#8 X 1.25" PAN HEAD SHEET METAL SCREW
(AS REQUIRED)

SLOAN LED STRIPE MOUNTED TO BLOCKING
UNDERNEATH COPING.

L-MOUNTING CLIPS SLOAN #400775,
3" FROM EACH END, THEN EVERY 2'-0"
(IN ADDITION TO THE ONE PRE-MOUNTED
CLIP ON THE LED PIECE).

BRICK WALL



SILICONE
ALL AROUND

CROSS SECTION-MOUNTING DETAIL (TYP.)

FEDERAL LIGHTING **E** **LED BORDER AND TOWER COPING DETAIL**

1-3 SCOPE OF WORK:

Manufacture and install LED accent lighting on three towers, having remote transformers located in accessible area behind wall.
(Transformers shall be mounted in Transformer Box if mounted outside of shelter.)

SCALE : NTS

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
1845 Piedmont Ave, Bldg. 300, 1st Fl., Suite 10064
E 817.595.5700 E 817.595.3700

Revision:
R1: 9/24/25 KS-Updated site plan & building elevations
Client: Depicted in this rendering May Not Match Actual Finished Materials Refer to Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace
Jaggedgers Inc. is a member of the JAGGEDGERS GROUP. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND CURRENT U.S. STANDARDS, INCLUDING THE IBC AND ASHRAE 90.1 AND 189.1. THE IBC AND ASHRAE 90.1 AND 189.1 ARE INCORPORATED BY REFERENCE INTO THE BASIS OF ALL DESIGN.

Project Location:

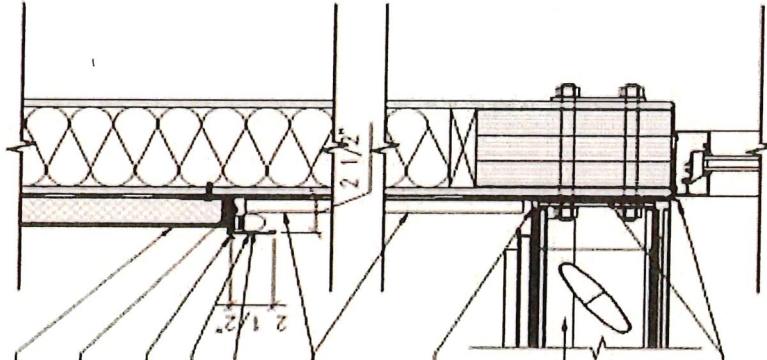


Store #
Houston Rd & Turfway Rd
Florence, KY 41042

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Job Number: 23-92187-10
Date: August 29, 2025
Sheet Number: 6 Of 15
Design Number: 23-92187-10R1

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
 OVER APA RATED EXTERIOR PLYWOOD SHEATHING
 2-1/2" X 2-1/2" ALUMINUM ANGLE W/
 CONTINUOUS FLASHING ABOVE
 CONT. DRIP EDGE
 PREFINISHED METAL J-CHANNEL FLASHING
 LED LIGHTING BORDER, SEE SIGNAGE DRAWINGS
 CORRUGATED METAL SIDING (SCREWED & GLUED)
 OVER TYVEK DRAINWRAP OVER APA RATED
 EXTERIOR PLYWOOD SHEATHING
 CONT. METAL FLASHING FROM TOP OF SUNSHADE
 TO WALL BEHIND CORRUGATED METAL SIDING
 SUNSHADE CANOPY, SEE CANOPY DRAWINGS
 CONT. METAL FLASHING BETWEEN WALL AND
 SUNSHADE WITH DRIP EDGE BELOW SUNSHADE



F LED ACCENT LIGHTING **F** SHIELDED COLORLINE LED

SCOPE OF WORK:

Manufacture and install LED accent lighting directly to fiber cement trim board, above red corrugated metal bands. LED and shields located on three facades, having remote transformers located in accessible area behind wall. (Transformers shall be mounted in Transformer Box if mounted outside of shelter).

SCALE: NTS

FEDERAL HEATH
SIGN COMPANY
 www.federalheath.com
 1845 Fredrick Lane Road, Suite 100, West, Texas 76784
 817.868.8005 817.868.8100

Revisions:

R1: 9/24/25 KS-Updated site plan & building elevations

Client Approval/Date: _____
 Landlord Approval/Date: _____

Project / Location:

JAGGERS
 Sign # _____
 Houston Rd & Turway Rd
 Florence, KY 41042

Account Rep:

Kelly Singleton

Project Manager:

C. Wallace

Drawn By:

C. Wallace

UL Underwriters Laboratories Inc. **LP**
 ELECTRICAL TO USE UL LISTED
 ALL WIRING TO MEET ALL
 ALL ELECTRICAL WIRING SHALL BE
 THE PROPER GROUNDING AND BONDING OF ALL ITEMS.

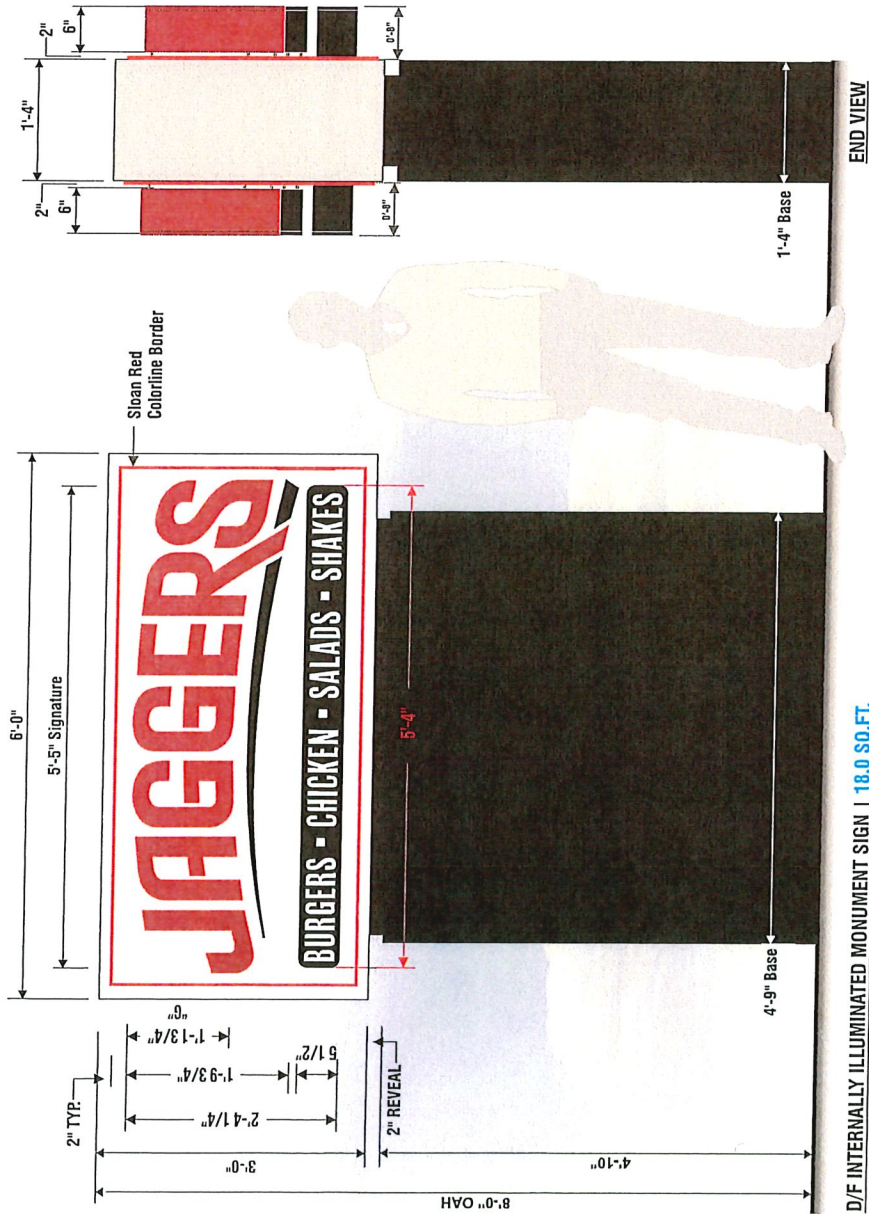
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Job Number: 23-92187-10

Date: August 29, 2025

Sheet Number: 7 of 15

Design Number: 23-92187-10R1



G D/F INTERNALLY ILLUMINATED MONUMENT SIGN | 18.0 SQ. FT.
SCALE: 3/4" = 1'-0"

CABINET: ALUMINUM PAINTED PMS COOL GRAY 1 C.
BASE: ALUMINUM PAINTED SATIN BLACK.
"JAGGERS" (FACE & HALO-LIT CHANNEL LETTERS):
RETURNS: #2283 RED ACRYLIC.
RED TRIM CAP.
BACKS: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.
INTERNAL ILLUMINATION: SLOAN PRISM LED MODULES | RED FOR FACE - MOUNTED TO BAFFLE WHITE FOR HALO - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF MONUMENT FACE 2" FOR HALO ILLUMINATION.
UNDERSCORE (HALO-LIT ONLY):
FACE: ALUMINUM PAINTED SATIN BLACK.
RETURNS: 6" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.
BACK: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.
INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

BURGERS*CHICKEN*SALADS*SHAKES TAG LINE:
FACE: #7328 WHITE ACRYLIC FACE W/ BLACK VINYL WEED TO SHOW WHITE COPY.
RETURNS: 8" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.
TRIM CAP" 2" BLACK.
INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES.

- COLOR SCHEDULE:
- RED ACRYLIC: 2283 RED
 - RED RETURNS: PAINT T/M 2283 RED ACRYLIC
 - BLACK PAINT: SATIN BLACK
 - CABINET: WHITE

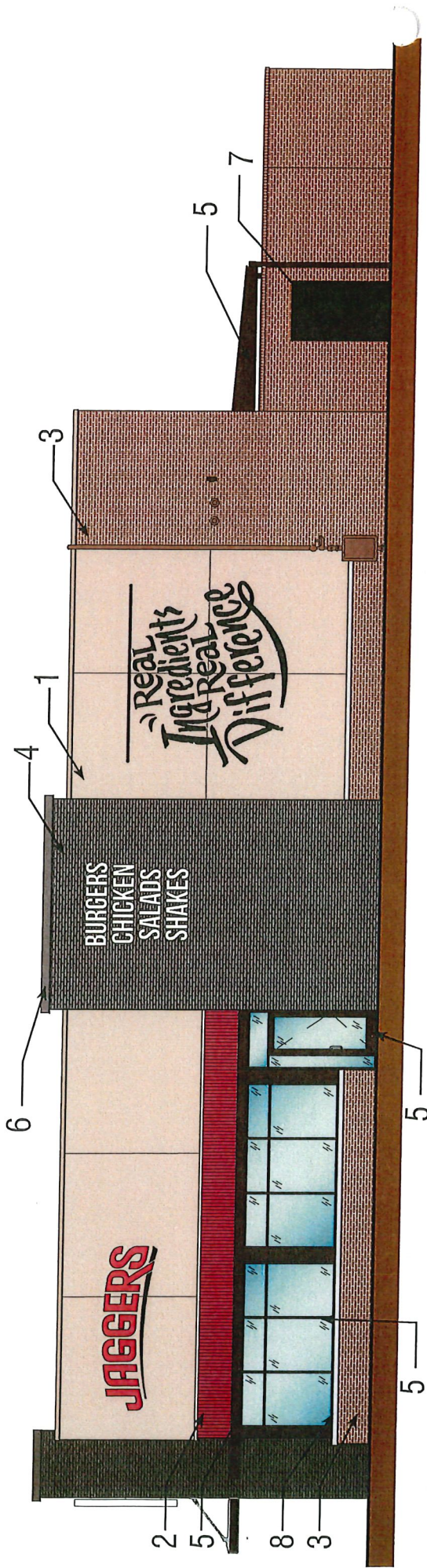
FEDERAL HEALTH SIGN COMPANY
www.federalhealth.com
1845 Frickel Hill, Suite 100, Lees Ferry, AZ 86041
T: 928.555.5005 F: 928.555.5003

Revised: RT: 9/24/25 KS-Updated site plan & building elevations
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

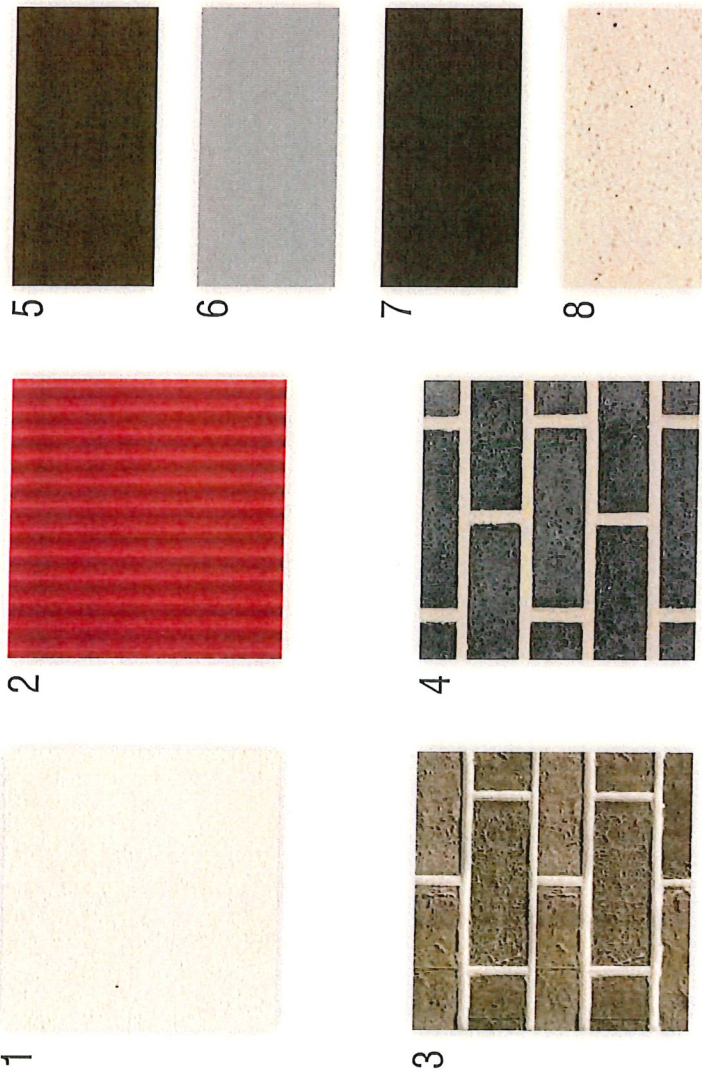
Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace
Underwriters Laboratories Inc. (UL) conforms to the U.S. and ALL N.E.C. STANDARDS. THIS SIGN IS LISTED AS MEETING ALL REQUIREMENTS FOR THE PROPER BRANDING AND SIGNING OF ALL SIGNS.

JAGGERS
Store # _____
Houston Rd & Turfway Rd
Florence, KY 41042

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Job Number: 23-92187-10
Date: August 29, 2025
Sheet Number: 8 of 15
Design Number: 23-92187-10R1



EXTERIOR FINISH SCHEDULE	
1	EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)
2	CORRUGATED METAL SIDING
3	FULL BRICK VENEER
4	FULL BRICK VENEER
5	STOREFRONT
5	ALUMINUM ENTRANCE
5	SUNSHADE CANOPY
5	PRE-FINISHED CANOPY
5	METAL FASCIA
6	METAL COPING
7	METAL DOORS & FRAMES
8	PRECAST CONCRETE SILL



EXTERIOR FINISH SCHEDULE

1	DRYVIT "OYSTER SHELL"
2	METAL SALES 26 GA, 2.5" CORRUGATED PATRIOT RED #73
3	SIoux CITY BRICK MOUNTAIN SHADOW SMOOTH MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M. (M-10) TAN
4	SIoux CITY BRICK CARBON BLACK VELOUR MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M. (M-10) TAN
5	TUBELITE 400SS SCREW SPLINE CURTAINWALL DARK BRONZE
5	TUBELITE STANDARD WIDE STYLE ENTRANCE DARK BRONZE
5	DARK BRONZE
5	DARK BRONZE
5	PAC-CLAD PAC-200F DARK BRONZE (50)
6	PAC-CLAD GRAPHITE AND GRANITE
7	SHERWIN WILLIAMS IRON ORE (SW7069) "EXTERIOR GLOSS" - PRIMER/TWO FINISH COATS
8	COLOR: NATURAL



8600 W Bryn Mawr Avenue, Suite, 800N
 Chicago, IL 60631
 t: 847.788.9200 f: 847.788.9536

JAGGERS | MATERIAL BOARD
 FLORENCE, KY
 3,506 SF
 202407210 | **MB1.0**

09/24/2025

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chair

DATE: December 3, 2025

RE: Request of **GreenbergFarrow, per Brandon Goldberg (applicant) for Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. (**Jurisdiction: Florence**)

APPROVAL

REMARKS:

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Change of Concept Development Plan based on the following findings of fact:

FINDINGS OF FACT:

1. The proposed eating and drinking establishment is consistent with the 2040 Future Land Use Map of Our Boone County – Plan 2040 which identifies the site for Commercial uses.
2. The proposed eating and drinking establishment will provide a use that is compatible with other uses adjacent to the site in question.
3. The proposed Change of Concept Development Plan is reasonable in that it: (1) does not significantly increase impervious surface area; (2) does not significantly reduce open space area; and (3) does not alter the spatial relationship of structures along Houston Road.
4. The following conditions are necessary to achieve consistency with the Our Boone County - Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner and developer have signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. The proposed development shall meet the minimum requirements of the zoning regulations and shall be consistent with the submitted Concept Development plan drawings, except as noted in the following conditions.
2. The rear (east) building elevation shall be modified to redesign the large blank wall.
3. The left side (north), right side (south), and rear (east) building elevations shall be modified to provide for a minimum of fifty (50) percent of the building materials are brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance.
4. All support poles for the proposed canopy be fully wrapped in brick that matches the proposed building.
5. The distance between the bottom of the fascia and the ceiling of the proposed canopy (the recess), be a minimum of 8".
6. Stacking requirements shall meet the standards of Section 3155.A.9.c of the zoning regulations.
7. The driveway between the drive-through lane and Houston Road shall be signed and marked as a one-way east movement.
8. The islands in the parking area located to the west and north of the proposed building shall provide landscaping in accordance with Section 3625 of the zoning regulations and the islands located to the south and east of the proposed building shall provide landscaping in the form of large shrubs.
9. All new light poles shall match the existing light poles as they relate to size, style, and height.
10. A lighted cross walk shall be provided from: (a) the proposed building to the existing Texas Roadhouse building; and (b) from the proposed building, across the existing east-west drive aisle, to the existing parking area.
11. Provide a barrier to prevent vehicles from entering the second drive-through lane from the drive aisle.

12. A shared parking agreement and access easement shall be provided with the Major Site Plan application.
13. The transformer shown in the street frontage buffer shall be screened with large shrubs.
14. The proposed monument sign shall be prohibited as it sits well below Houston Road.
15. All roof mounted mechanical equipment shall be screened from view, especially from Houston Road, which shall be demonstrated with the submission of the Major Site Plan.
16. Any outside seating shall be processed through the Planning Commission's Technical/Design Review Committee.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

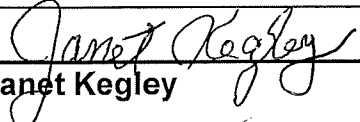
TO: Boone County Planning Commission
FROM: Corrin Gulick, Chairwoman
DATE: November 19, 2025

REMARKS:

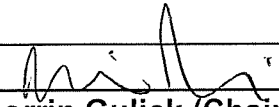
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman,
Michael Schwartz, Staff**

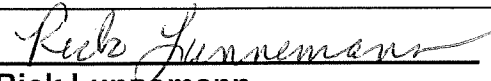
1. Request of **GreenbergFarrow, per Brandon Goldberg (applicant) for Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. **(Jurisdiction: Florence)**



Janet Kegley
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____



Corrin Gulick (Chairwoman)
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

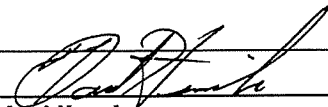


Rick Lunnemann
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

Kathy Clark (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Harper
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Turner (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



David Hincks
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

Jackie Steele (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____

TOTAL: - DEFERRED 4 FOR PROJECT 1 ABSENT
 - AGAINST PROJECT - ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 5, 2025
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:33 p.m. and welcomed the audience to the Planning Commission's November 5, 2025 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mrs. Janet Kegley
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

1. Request of **GreenbergFarrow, per Brandon Goldberg (applicant)** for **Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. **(Jurisdiction: Florence)**

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The approximate 1.55 acres site is located on the northwest side of Houston Road adjacent to Texas Roadhouse and the Family Allergy Center. The site is part of the Turfway Commons shopping center. The site has 450 feet of road frontage along Houston Road. Page 1 of the Staff Report provides the history of the site in question. The site is currently occupied by off-street parking spaces and drive aisles. Access to the site is from several curb cuts along Spiral Drive. Mr. Schwartz described the surrounding land uses and zoning. Pages 1-14 of the Staff Report contain those portions of the zoning regulations that are pertinent to the request. The site is 6-8 feet below Houston Road. The 2040 Future land Use Map designates the site for Commercial (C) use. Pages 15-16 of the Staff Report include references to the Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties.

The submitted Concept Development Plan shows the construction of a 3,600 square foot restaurant that seats 93 individuals. There is a provision for 2 drive-thru lanes. Signage, utility and building materials information has been submitted. The existing uses adjacent to the site will continue to meet the off-street parking requirements. Pages 17-19 of the Staff Report include comments about the submitted Plan meeting the requirements of the zoning regulations. Comments from outside agencies can be found on Pages 19-22 of the Staff Report. Most of the comments are from the City of Florence and are also reflected in the Staff's review of the project based upon the zoning regulations.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Brandon Goldberg, GreenbergFarrow, stated that his firm does design work for Texas Roadhouse. The proposed Jagers is one of Texas Roadhouse's concepts. It is a fast casual restaurant with a drive thru.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

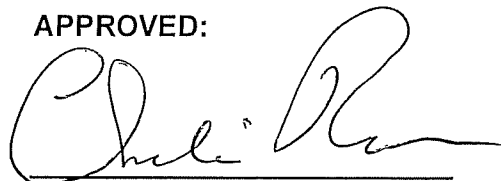
Dr. Marisa Tillery, 4767 Houston Road, stated that she likes to walk in the area. She asked who maintains the sidewalks along Houston Road? The sidewalks are uneven and need to be repaired. Mr. Lunnemann replied the City of Florence. It is recommended that Dr. Tillery contact the Florence Public Services Department. Dr. Tillery stated that the 'in and out' logistics of drive aisles (road) is rough because of limited turns. In addition, the vacant space will be used for restaurant parking. It will be an even busier area with a new restaurant. People will have to walk across the drive aisle to get to the restaurant.

Seeing no further comments, Chairman asked if the Commissioners had any questions or comments? '

Dr. Clark asked if most of the business is drive-thru? Ms. Emily Taylor, Texas Roadhouse, replied that it is 50% - 50% drive-thru versus sit down customers. They are planning not to use any of the Texas Roadhouse parking – only parking across the street from the restaurant and south of the restaurant. The proposed restaurant will operate from 11:00 a.m. to 10:00 p.m. Texas Roadhouse is only open for dinner. There is a Jaggers in Lexington and Louisville. There are 14 total Jaggers restaurants.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 19, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 3, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:49 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
NOVEMBER 5, 2025
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:33 p.m. and welcomed the audience to the Planning Commission's November 5, 2025 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mrs. Janet Kegley
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda:

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

1. Request of **GreenbergFarrow, per Brandon Goldberg (applicant) for Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. **(Jurisdiction: Florence)**

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The approximate 1.55 acres site is located on the northwest side of Houston Road adjacent to Texas Roadhouse and the Family Allergy Center. The site is part of the Turfway Commons shopping center. The site has 450 feet of road frontage along Houston Road. Page 1 of the Staff Report provides the history of the site in question. The site is currently occupied by off-street parking spaces and drive aisles. Access to the site is from several curb cuts along Spiral Drive. Mr. Schwartz described the surrounding land uses and zoning. Pages 1-14 of the Staff Report contain those portions of the zoning regulations that are pertinent to the request. The site is 6-8 feet below Houston Road. The 2040 Future land Use Map designates the site for Commercial (C) use. Pages 15-16 of the Staff Report include references to the Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties.

The submitted Concept Development Plan shows the construction of a 3,600 square foot restaurant that seats 93 individuals. There is a provision for 2 drive-thru lanes. Signage, utility and building materials information has been submitted. The existing uses adjacent to the site will continue to meet the off-street parking requirements. Pages 17-19 of the Staff Report include comments about the submitted Plan meeting the requirements of the zoning regulations. Comments from outside agencies can be found on Pages 19-22 of the Staff Report. Most of the comments are from the City of Florence and are also reflected in the Staff's review of the project based upon the zoning regulations.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Brandon Goldberg, GreenbergFarrow, stated that his firm does design work for Texas Roadhouse. The proposed Jaggers is one of Texas Roadhouse's concepts. It is a fast casual restaurant with a drive thru.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

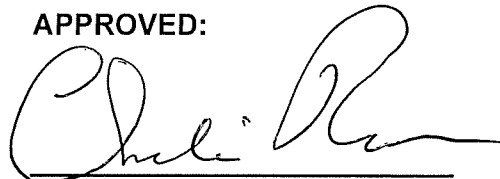
Dr. Marisa Tillery, 4767 Houston Road, stated that she likes to walk in the area. She asked who maintains the sidewalks along Houston Road? The sidewalks are uneven and need to be repaired. Mr. Lunnemann replied the City of Florence. It is recommended that Dr. Tillery contact the Florence Public Services Department. Dr. Tillery stated that the 'in and out' logistics of drive aisles (road) is rough because of limited turns. In addition, the vacant space will be used for restaurant parking. It will be an even busier area with a new restaurant. People will have to walk across the drive aisle to get to the restaurant.

Seeing no further comments, Chairman asked if the Commissioners had any questions or comments?

Dr. Clark asked if most of the business is drive-thru? Ms. Emily Taylor, Texas Roadhouse, replied that it is 50% - 50% drive-thru versus sit down customers. They are planning not to use any of the Texas Roadhouse parking – only parking across the street from the restaurant and south of the restaurant. The proposed restaurant will operate from 11:00 a.m. to 10:00 p.m. Texas Roadhouse is only open for dinner. There is a Jagers in Lexington and Louisville. There are 14 total Jagers restaurants.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 19, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 3, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:49 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 3, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's December 3, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. David Hincks
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 19, 2025 Business Meeting. He asked if there were any comments or corrections?

Mrs. Goetting moved to approve the Minutes as presented. Dr. Clark seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between November 6, 2025 and December 3, 2025.

EXPENSES:

Accounting Fees	935.71
Attorney Fees	5,000.00
Auto Expense	30.76
Consultant/Profess Svcs Fees	1,860.40
Filing Fees (CLURS)	550.00
Legal Ads/Recruitment	226.27
Miscellaneous Expense	2,424.30
Office & Board Meeting Supplies	726.65
Office Equipment / Expense	5,800.50
Office Equipment / Maintenance	692.40
Office / Liability Insurance	527.32
Postage Expense	1,009.75
Printing/Pub/Dues/Subscriptions	39.00
Professional Development	<u>200.00</u>

TOTAL: \$ 20,023.06

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,236.80
Health/Dental/Life/LTD	18,355.38
Retirement – BCPC Portion	18,336.38
Salaries – Staff Expenses	99,384.84
Salaries – BCPC & BOA	<u>1,175.00</u>

TOTAL: \$ 144,489.00

GRAND TOTAL: \$ 164,512.06

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Lunnemann seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Lauren Elliott, Staff

1. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **S. L. Weaver Investments (owner)** for a Zoning Map Amendment from Urban Residential Two (UR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 4.2 acre area located along the south side of Weaver Road, between Interstate 71/75 (I-71/75) and Somerset Boulevard, approximately 1,300 feet east of Somerset Boulevard, and having a Parcel Identification Number (PIDN) of 062.00-00-079.07, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of 33 detached single-family residential dwellings. (**Jurisdiction: Boone County**)

Mr. Harper moved to defer this item to the February 4, 2026 Business Meeting. The Committee Meeting will be held on January 21, 2026 at 5:00 p.m. Mr. Richardson seconded and it passed unanimously.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

2. Request of **Grand Communities, LLC (applicant)** for **Daniel Riegler (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 78 acre area located at 2581 Longbranch Road, including the property having a Parcel Identification Number (PIDN) of 040.00-00-009.02, Boone County, Kentucky. The request is for a zone change to allow the development of 882 dwelling units. (**Jurisdiction: Boone County**)

Mr. Szurlinski moved to defer this item to the February 4, 2026 Business Meeting. Mr. Lunnemann seconded and it passed unanimously.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Corrin Gulick Chairwoman, Michael Schwartz, Staff

3. Request of **GreenbergFarrow, per Brandon Goldberg (applicant)** for **Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through. (**Jurisdiction: Florence**)

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change of Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the developer and property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the request.

Chairman Rolfsen asked whether the parking lot had landscaping in all of the islands? Mr. Schwartz replied that they would have landscaping except for the narrow islands near the drive-thru. Chairman Rolfsen asked if the proposed lots have access to the existing Asthma Medical Building? Mr. Schwartz responded yes.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Ms. Emily Taylor, Texas Roadhouse, asked if there was a certain design or certain amount of footcandles required for the lit crosswalk? Mr. Schwartz replied that it is identified in the Zoning Regulations. Ms. Taylor noted that they will install delineators instead of a curb in the drive-thru area. She noted that construction will start in April, 2026.

Dr. Clark inquired about the number of parking spaces for the proposed restaurant? Ms. Taylor replied that the overflow parking from Texas Roadhouse will have to go directly across the street and closer to the restaurant instead of the medical office building. They only need 35 parking spaces and are showing 34 on-site.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion and it passed unanimously.**

ZONING TEXT AMENDMENTS, Rick Lunnemann, Chairman, Michael Schwartz, Staff

4. Request of the **Boone County Planning Commission Technical/Design Review Committee** to consider a series of text amendments to the **Boone County Zoning Regulations**: (1) modifying the definition of 'commercial parking'; (2) adding a definition for 'commercial parking, freight', 'freight container', 'semitrailer', 'trailer', 'truck', and 'truck tractor'; (3) adding 'commercial parking, freight' as a conditional use in the C-3 and A districts; (4) adding 'commercial parking, freight' as a principally permitted use in the I-1 and I-2 districts; and (5) adding specific use standards applicable to 'commercial parking, freight' within the C-3, I-1, I-2, and A districts. **(Jurisdiction: Uninc. Boone, Florence, Union, Walton)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendments based upon the Committee Report, Findings of Facts and one Condition. The Committee voted 4-0 in favor of the request. The Condition is a response to a comment from the City of Florence. It involves prohibiting commercial parking freight in a C-3 district within the City of Florence. The recommendation will be forwarded to the four legislative units.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Martin Chavez, Chavez Properties, explained that at the Committee Meeting, it was mentioned that there was a quirk in the State Law in which a distance prohibition makes it so a

variance cannot be requested.

He is involved in property where it does not make sense because he can't apply for a variance. He asked the Board to investigate it further to have the 1,000 foot distance but allow some more discretion.

Mr. Wilson responded that if adopted it would not allow a dimensional variance. Mr. Wilson stated that the Committee evaluated the 1,000 foot requirement and felt it was needed. Mr. Lunnemann also agreed that the 1,000 foot requirement was appropriate in order to keep the separation between that type of use and residential uses.

Mr. Chavez stated that it was mentioned late and he thought it was an option. Mr. Costello asked if Mr. Chavez had legal counsel regarding this issue of a Variance? Mr. Chavez replied yes, but they were not aware of it until the Committee Meeting.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court, City of Florence, City of Union and City of Walton to recommend approval of the Zoning Text Amendments based on the Committee Report, Findings of Fact and one Condition. Mrs. Goetting seconded the motion and it passed unanimously.**

NEW BUSINESS

ZONING TEXT AMENDMENTS, Michael Schwartz, Staff

5. Request of the **Boone County Planning Commission Technical/Design Review Committee** to consider a series of amendments to the **Boone County Zoning Regulations** pertaining to qualified manufactured housing. (**Jurisdiction: Boone County, Florence, Union, Walton**)

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff

6. Request of **Quik Trip, per Gwen Keen (applicant)** for **National Retail Properties LP (owner)** for a Change in an Approved Concept Development Plan in a Commercial Services (C-3) district for an approximate 2 acre area located at 6808 Burlington Pike, Florence, Kentucky, including the property having the following Parcel Identification Number (PIDN): 072.00-00-011.02. The request is for a Change in an Approved Concept Development Plan to allow the demolition of the existing building and the construction of a convenience store and retail filling station with seven (7) gas dispensing islands. (**Jurisdiction: Florence**)

ZONING MAP AMENDMENT, Steve Lilly, Staff

7. Request of **Crane Worldwide Logistics, per Garrett Thompson (applicant)** for **Aero AN USICIV LLC and County of Boone (owners)** for a Zoning Map Amendment from Airport (A) to Industrial One (I-1) for an

approximate 15 acre area being the eastern portion of the property located at 4805 Aero Parkway and the western portion of the property having a Parcel Identification Number (PIDN) of 059.00-00-070.38, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of a parking lot. (**Jurisdiction: Boone County**)

Mrs. Goetting moved to schedule the Public Hearings for Items #1, #2 and #3 on January 7, 2026 at 7:30 p.m. in the Boone County Fiscal Courtroom. Mr. Harper seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Kevin P. Costello, AICP, explained that the Planning Commission must adopt or approve the 2026 Office Schedule, Business Meeting/Public Hearing Schedule, Committee Meeting Schedule and Board of Adjustment Schedule. It is identical to the Fiscal Court Meeting and Building Schedule.

Mr. Judd moved to adopt the 2026 Office Holiday Schedule, 2026 Boone County Planning Commission Business Meeting & Public Hearing Dates, 2026 Boone County Planning Commission Committee Meeting Schedule and the 2026 Board of Adjustment (BOA) Meetings. Dr. Clark seconded the motion and it passed unanimously.

COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

CHAIRMAN'S REPORT: (Charlie Rolfsen)

No Report

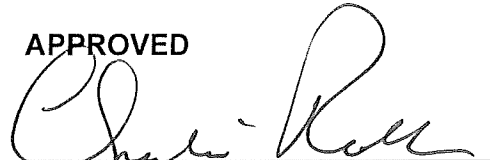
OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler** moved to adjourn the meeting. **Mr. Szurlinski** seconded the motion and it passed unanimously. The meeting was adjourned at 7:29 p.m.

APPROVED



Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.bcpcky.org
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

November 21, 2025

Brandon Goldberg
GreenbergFarrow
8600 W Bryn Mawr Avenue, Suite 800N
Chicago, Illinois 60631

RE: Request of **GreenbergFarrow, per Brandon Goldberg (applicant)** for **Turfway Commons Trust (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment with a drive-through.

Dear Mr. Goldberg:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their November 19, 2025 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than December 1, 2025.

CONDITIONS

1. The proposed development shall meet the minimum requirements of the zoning regulations and shall be consistent with the submitted Concept Development plan drawings, except as noted in the following conditions.
2. The rear (east) building elevation shall be modified to redesign the large blank wall.
3. The left side (north), right side (south), and rear (east) building elevations shall be modified to provide for a minimum of fifty (50) percent of the building materials are brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance.
4. All support poles for the proposed canopy be fully wrapped in brick that matches the proposed building.
5. The distance between the bottom of the fascia and the ceiling of the proposed canopy (the recess), be a minimum of 8".

Jagger's
November 21, 2025
Page 2

6. Stacking requirements shall meet the standards of Section 3155.A.9.c of the zoning regulations.
7. The driveway between the drive-through lane and Houston Road shall signed and marked as a one-way east movement.
8. The islands in the parking area located to the west and north of the proposed building shall provide landscaping in accordance with Section 3625 of the zoning regulations and the islands located to the south and east of the proposed building shall provide landscaping in the form of large shrubs.
9. All new light poles shall match the existing light poles as they relate to size, style, and height.
10. A lighted cross walk shall be provided from: (a) the proposed building to the existing Texas Roadhouse building; and (b) from the proposed building, across the existing east-west drive aisle, to the existing parking area.
11. Provide a barrier to prevent vehicles from entering the second drive-through lane from the drive aisle.
12. A shared parking agreement and access easement shall be provided with the Major Site Plan application.
13. The transformer shown in the street frontage buffer shall be screened with large shrubs.
14. The proposed monument sign shall be prohibited as it sits well below Houston Road.
15. All roof mounted mechanical equipment shall be screened from view, especially from Houston Road, which shall be demonstrated with the submission of the Major Site Plan.
16. Any outside seating shall be processed through the Planning Commission's Technical/Design Review Committee.

Sincerely,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owner and developer of the approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence,

Jagger's
November 21, 2025
Page 3

Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.

Signed by:

0BB5C8F28BEA45C... 11/24/2025

Turfway Commons Trust (Owner) Eric Fegan Managing Member Date

Signed by:

A0E3A8F04A4B435 11/24/2025

Jagger's (Developer) Patrick W. Madden Manager Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-2-2026**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.55 ACRE SITE LOCATED ALONG THE NORTHWEST SIDE OF HOUSTON ROAD, BETWEEN 5001 HOUSTON ROAD AND 4953 HOUSTON ROAD, AND BEING PART OF THE PROPERTIES AT 4999 HOUSTON ROAD AND 4951-4997 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH A DRIVE-THROUGH. (JAGGERS)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-027-A recommended approval for a Change in an approved Concept Development Plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of GreenbergFarrow, per Brandon Goldberg (Applicant) for Turfway Commons Trust (Owner) for a change in an approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) District for an approximate 1.55 acre site located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky, to allow an eating and drinking establishment with a drive-through, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this Change of Concept Development Plan for this subject property.

The real estate which is the subject of this request is shown on Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect this Change of Concept Development Plan for this subject property.

SECTION II

The approval of this Change of Concept Development Plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-027-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-25-027-A, marked Exhibit "B", and attached hereto.

SECTION IV

In addition to the conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to the additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION V

If the approval for this Change of Concept Development Plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.


SECTION VI

This Ordinance shall be published by posting on the City's internet website.

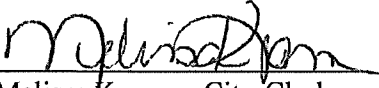
PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF FEBRUARY 2026.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 24th DAY OF FEBRUARY 2026.

APPROVED:


Julie M. Aubuchon, Mayor

ATTEST:


Melissa Kramer, City Clerk

CITY OF FLORENCE, KENTUCKY
READING SUMMARY

ORDINANCE O-3-2026


AN ORDINANCE RELATING TO THE ADOPTION OF ZONING TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS APPLICABLE TO THE BOONE FISCAL COURT AND LEGISLATIVE BODIES FOR THE CITIES OF FLORENCE, WALTON, AND THE CITY OF UNION, AS MEMBERS OF THE BOONE COUNTY, KENTUCKY, PLANNING UNIT AND RECOMMENDING THAT THE ZONING TEXT AMENDMENTS BE CONSIDERED FOR ENACTMENT TO REGULATE AND DEFINE COMMERCIAL PARKING; FREIGHT CONTAINER; FREIGHT TERMINAL; SEMITRAILER; TRAILER; TRUCK; AND TRUCK TRACTOR, AND IDENTIFY ZONING DISTRICTS WHERE SUCH USES ARE ALLOWED AS AUTHORIZED USES WITHIN THE BOONE COUNTY PLANNING UNIT FOR BOONE COUNTY, KENTUCKY, THESE TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS BEING TO ARTICLE 40, SECTION 4000; ARTICLE 5, SECTION 505.2; ARTICLE 5, SECTION 505.3; ARTICLE 5, SECTION 505.4; ARTICLE 5, SECTION 505.5; ARTICLE 10, SECTION 1003.6; ARTICLE 11, SECTION 1102.6; AND ARTICLE 11, SECTION 1103.6; AND ARTICLE 13, SECTION 1303.7, SUBJECT TO THE RECOMMENDED TERMS AND PROVISIONS SET FORTH IN THESE RECOMMENDED ZONING TEXT AMENDMENTS, SET FORTH IN THE TECHNICAL DESIGN REVIEW COMMITTEE REPORT, AND PROVIDING THIS RESOLUTION AS A RECOMMENDATION BE FORWARDED TO THE BOONE FISCAL COURT AND CITIES COMPRISING THE BOONE COUNTY PLANNING UNIT FOR CONSIDERATION BY THEIR LEGISLATIVE BODIES.

The purpose of this Ordinance is to approve text amendments to the Boone County Zoning Regulations Text, these text amendments being enacted to regulate and define commercial parking; freight container; freight terminal; semitrailer; trailer; truck; and truck tractor, and identify zoning districts where such uses are allowed as authorized uses.

The full text of Ordinance O-3-2026, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance O-3-2026 and that it has been prepared by me on the 10th day of February 2026, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Boulevard, P.O. Box 756
Florence, Kentucky 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-2-2026**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.55 ACRE SITE LOCATED ALONG THE NORTHWEST SIDE OF HOUSTON ROAD, BETWEEN 5001 HOUSTON ROAD AND 4953 HOUSTON ROAD, AND BEING PART OF THE PROPERTIES AT 4999 HOUSTON ROAD AND 4951-4997 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH A DRIVE-THROUGH. (JAGGERS)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-027-A recommended approval for a Change in an approved Concept Development Plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of GreenbergFarrow, per Brandon Goldberg (Applicant) for Turfway Commons Trust (Owner) for a change in an approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) District for an approximate 1.55 acre site located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky, to allow an eating and drinking establishment with a drive-through, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this Change of Concept Development Plan for this subject property.

The real estate which is the subject of this request is shown on Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect this Change of Concept Development Plan for this subject property.

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE O-2-2026

The City of Florence, Kentucky, enacted on second reading Ordinance O-2-2026 on February ~~21st~~ 2026. The title of this Ordinance is as follows:

ORDINANCE O-2-2026


AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.55 ACRE SITE LOCATED ALONG THE NORTHWEST SIDE OF HOUSTON ROAD, BETWEEN 5001 HOUSTON ROAD AND 4953 HOUSTON ROAD, AND BEING PART OF THE PROPERTIES AT 4999 HOUSTON ROAD AND 4951-4997 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH A DRIVE-THROUGH. (JAGGERS)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) District for an approximate 1.55 acre site located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky, to allow an eating and drinking establishment with a drive-through.

The full text of Ordinance O-2-2026 including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance O-2-2026 and that it has been prepared by me on the 10th day of February 2026, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF GREENBERGFARROW, PER BRANDON GOLDBERG (APPLICANT) FOR TURFWAY COMMONS TRUST (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.55 ACRE SITE LOCATED ALONG THE NORTHWEST SIDE OF HOUSTON ROAD, BETWEEN 5001 HOUSTON ROAD AND 4953 HOUSTON ROAD, AND BEING PART OF THE PROPERTIES AT 4999 HOUSTON ROAD AND 4951-4997 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH A DRIVE-THROUGH.

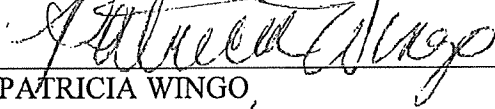
The Committee met in a regular meeting on January 28, 2026, at the Florence Government Center Building to consider Resolution No. R-25-027-A of the Boone County Planning Commission which recommended approval, with conditions, of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

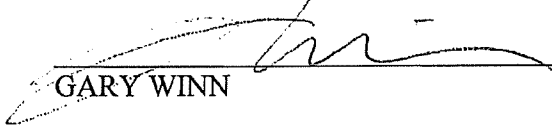
a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and

b. That the recommendation of approval from the Boone County Planning Commission, with conditions, be affirmed and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein (Exhibit "A").

MEMBERS OF THE COMMITTEE:



PATRICIA WINGO



GARY WINN

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED AMENDED AND ADDITIONAL CONDITIONS - Consideration of Resolution R-25-027-A of the Boone County Planning Commission recommending approval, with conditions, for a request of Greenbergfarrow, per Brandon Goldberg (Applicant) for Turfway Commons Trust (Owner) for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District for an approximate 1.55 acre area located along the northwest side of Houston Road, between 5001 Houston Road and 4953 Houston Road, and being part of the properties at 4999 Houston Road and 4951-4997 Houston Road, Florence, Kentucky, and providing the recommendation be forwarded to the City of Florence, Florence, Kentucky.

The Planning and Zoning Committee has recommended and the Applicant has agreed the following amended and additional conditions shall apply to the request described above.

1. The proposed development shall be consistent with the revised Concept Development Plans that were received by the City of Florence on January 28, 2026, except as modified by other conditions below.
2. The detached drive-through canopy shall comply with the following:
 - a. No part of the structure shall be in the front yard.
 - b. All support poles shall be fully wrapped in brick that matches the proposed building.
 - c. The distance between the bottom of the fascia and the ceiling of the proposed canopy (the recess), be a minimum of eight (8) inches.
3. Drive-through stacking shall be permitted per the approved Concept Development Plans. If repeated complaints and City verification show that queuing is causing unsafe or obstructed conditions on public roadways, the main east-west driveway in the shopping center, or adjoining properties, the City may require corrective measures and may temporarily suspend drive-through operations. Except in an emergency, the City will provide at least 48 hours written notice to the property owner and operator. Drive-through operations may resume after the City and the property owner agree on corrective actions and the City confirms the issue has been resolved.
4. The driveway between the drive-through lane and Houston Road shall be signed and marked as a one-way east movement.
5. The following landscaping conditions shall apply to the development:
 - a. The islands in the parking area located to the west and north of the proposed building shall provide landscaping in accordance with Section 3625 of the zoning regulations and the islands located to the south and east of the proposed building shall provide landscaping in the form of large shrubs.
 - b. The trees planted in the Houston Road street frontage buffer shall be evenly dispersed along the front property line; and
 - c. The transformer shown in the street frontage buffer shall be screened with large shrubs.
6. All new light poles shall match the existing light poles as they relate to size, style, and height.

7. Lit, handicapped accessible, crosswalks shall be provided from:
 - a. The proposed building to the Texas Roadhouse lot.
 - b. The proposed building to the east-west driveway aisle.
8. Barriers shall be provided to prevent vehicles from entering the second drive-through lane from the drive aisle.
9. A shared parking agreement and access easement shall be provided with the Major Site Plan application.
10. The following signage conditions shall apply to the development:
 - a. A freestanding sign shall not be permitted on the outlot.
 - b. The building mounted/LED striping package shall be reviewed through Boone County Planning Commission's Design Review application process.
11. Roof mounted mechanical equipment shall be lower than the building's parapet walls per the sight line concept plan. It's understood that some roof equipment may be visible from Houston Road because of the change in grade between Houston Road and the building site.
12. The outside seating area shall be reviewed through Boone County Planning Commission's Design Review application process and comply with the following:
 - a. The area shall be fenced per the approved Concept Development Plans.
 - b. Metal, architectural grade picnic tables and trash cans shall be required.
 - c. Proposed umbrellas shall match and coordinate with the building color scheme. Advertisements shall not be permitted on umbrellas.

Agreed to this 3 day of Feb., 2026.

BY: Brandon Goldberg
(Applicant)

COUNTY OF Boone STATE Kentucky

The foregoing instrument was acknowledged before me this 3rd day of February, 2026, by Brandon Goldberg, the Applicant, on behalf of the company.



Melissa Kramer
NOTARY PUBLIC, State at Large
My Commission Expires: 1/31/2027
ID# KYNP63390

Agreed to this 29th day of January, 2026.

BY: E Fegan, Member
(Property Owner)

COUNTY OF Kenton STATE Kentucky

The foregoing instrument was acknowledged before me this 29th day of January, 2026, by Eric Fegan, the Member, on behalf of the company.

Janice A. Cummins
NOTARY PUBLIC, State at Large
My Commission Expires: Jan. 16, 2028



SECTION II

The approval of this Change of Concept Development Plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-027-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-25-027-A, marked Exhibit "B", and attached hereto.

SECTION IV

In addition to the conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to the additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION V

If the approval for this Change of Concept Development Plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

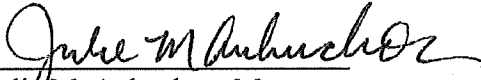
SECTION VI

This Ordinance shall be published by posting on the City's internet website.

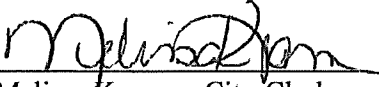
PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF FEBRUARY 2026.

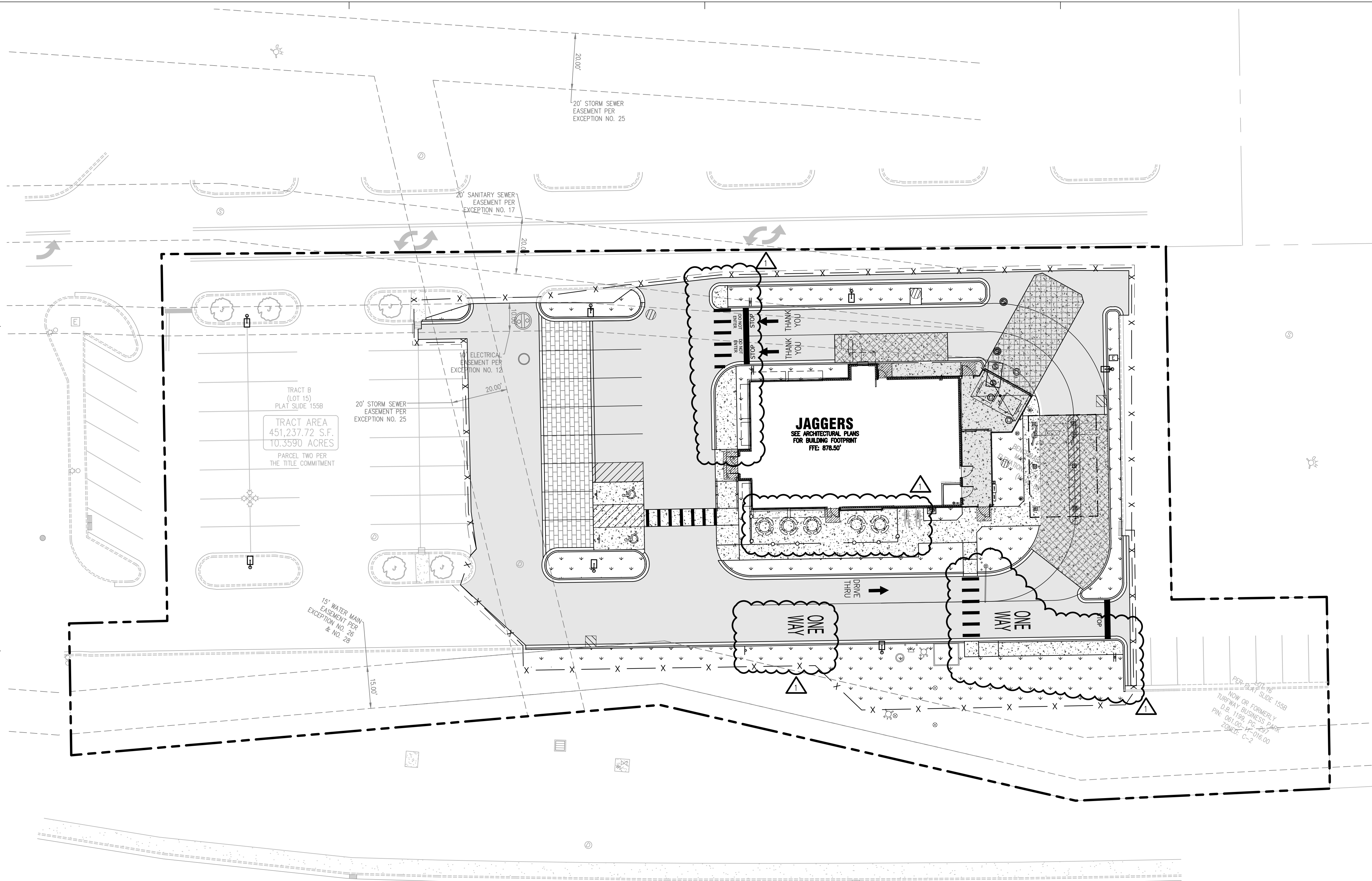
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 24th DAY OF FEBRUARY 2026.

APPROVED:


Julie M. Aubuchon, Mayor

ATTEST:


Melissa Kramer, City Clerk



GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. ALL CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED MARCH 10, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N1255028).

PROJECT INFORMATION:

SITE AREA:	67,624 SF/ 1.55 ACRES
ZONED:	N/A
PROPOSED BUILDING AREA:	3,506 SQ. FT.
PROPOSED USE:	RESTAURANT
PARKING REQUIRED:	47 STALLS (93--SEATS / 2--SEATS X 1--PARKING STALL = 46.5--PARKING STALLS))
PARKING PROVIDED:	54 STALLS (INCLUDING 2 ADA STALLS)



COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

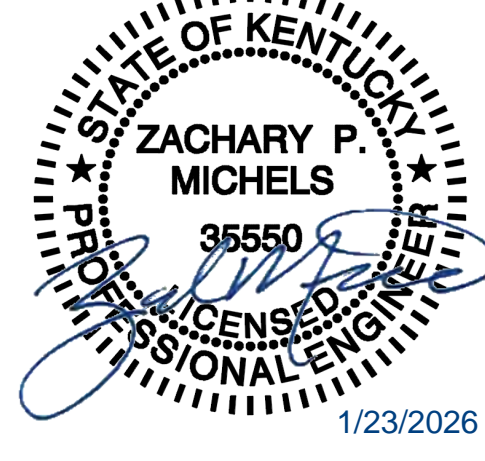
PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET
01/23/26	CON. DEL. PLAN REV RESP

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET
01/23/26	CON. DEL. PLAN REV RESP

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE
KENTUCKY
HOUSTON ROAD &
TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

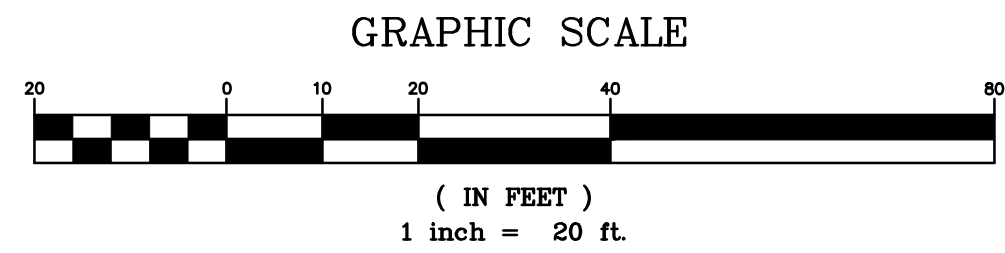
OVERALL SITE PLAN

SHEET NUMBER

C3.0

NOT ISSUED FOR CONSTRUCTION

Received by the City of Florence on 1/28/26



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GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PERFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED JANUARY 2, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N3245120).

PAVEMENT HATCH LEGEND:

- S10** PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S12** PROPOSED CONCRETE LANDING
(SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S16** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
7" PORTLAND CEMENT CONCRETE
(SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S17** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
7" PORTLAND CEMENT CONCRETE
5" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S18** PROPOSED ASPHALT PAVEMENT
1.5" ASPHALT SURFACE COURSE
2" ASPHALT BASE COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S25** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S25** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

BLACK CONCRETE COLOR NOTE:
DAVIS COLOR 8084 GRAPHITE. 170# PER 10 YARDS

DAVIS COLORS
3700 EAST OLYMPIC BLVD. LOS ANGELES, CA 90023
800-356-4848

TO-GO & VETERANS PARKING

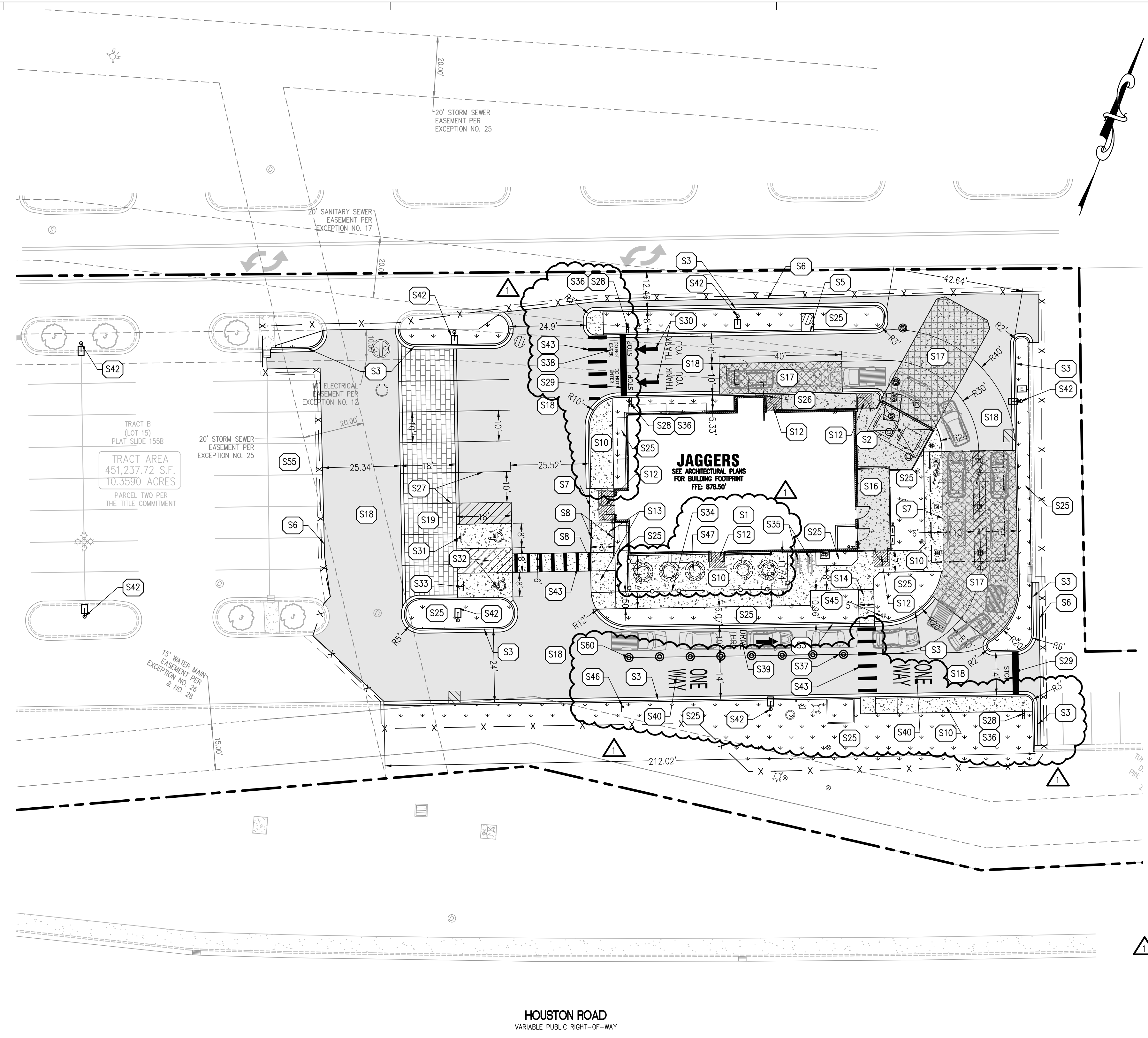
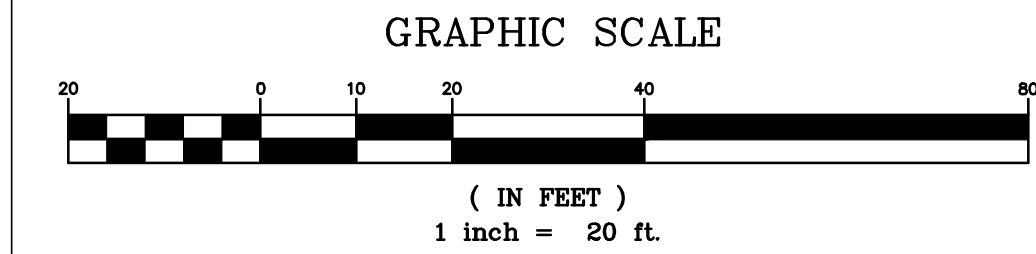
CONTRACTOR TO INSTALL 8 BOLLARDS AT PARKING SPOTS FOR VETERANS AND CURB SIDE PARKING. BOLLARDS TO BE PLACED ON SITE BY CONTRACTOR AT THE DIRECTION OF THE OWNER

UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6"x6" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3"x3" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TAPPING SLEEVE AND VALVE
- PROPOSED WATER METER AND VAULT
- PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED TRANSFORMER PAD
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER STRUCTURE

SITE KEY NOTES:

- S1** PROPOSED BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2** PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3** PROPOSED CONCRETE CURB AND GUTTER
- S5** PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
- S6** PROPOSED 2" WIDE BUTT JOINT
- S7** PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
- S8** PROPOSED FLUSH CONCRETE SIDEWALK AND PAVEMENT
- S9** PROPOSED SIDEWALK HANDRAILS
- S10** PROPOSED CONCRETE SIDEWALK
- S12** PROPOSED CONCRETE LANDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S13** PROPOSED ADA ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE
- S14** PROPOSED ADA ACCESSIBLE RAMP AT 12:1 MAXIMUM SLOPE
- S16** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S17** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S18** PROPOSED ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S19** PROPOSED PAVERS WITH CONCRETE FOOTER, SEE DETAIL FOR ADDITIONAL INFORMATION. PAVERS TO BE REVIEWED WITH OWNER.
- S25** PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S26** PROPOSED 4" PRECAST BOLLARDS (TYP. OF 1)
- S27** PROPOSED 4" PAVEMENT STRIPING. PAVEMENT STRIPING TO BE WHITE TO MATCH SHOPPING CENTER STANDARD.
- S28** PROPOSED 30" R1-1 STOP SIGN
- S29** PROPOSED 24" WIDE STOP BAR PAINTED WHITE
- S30** PROPOSED DIRECTIONAL ARROWS
- S31** PROPOSED ADA ACCESSIBLE PARKING SIGN PER LOCAL CODE
- S32** PROPOSED ADA ACCESSIBLE PARKING STALL, STRIPING, AND SYMBOL PER LOCAL CODE
- S33** PROPOSED ADA VAN ACCESSIBLE PARKING SIGN PER LOCAL CODE
- S34** PROPOSED PATIO FENCING (BLACK COMMERCIAL GRADE ALUMINUM -36"-42" TALL)
- S35** PROPOSED BIKE RACKS
- S36** PROPOSED "DO NOT ENTER" SIGN R5-1.
- S37** PROPOSED 4" SINGLE WHITE PAVEMENT LINES PER LOCAL CODE.
- S38** PROPOSED "DO NOT ENTER" PAVEMENT MARKING
- S39** PROPOSED "DRIVE THRU" PAVEMENT MARKING
- S40** PROPOSED "ONE-WAY" PAVEMENT MARKING PER LOCAL CODE
- S42** CONTRACTOR TO INSTALL PROPOSED LIGHT POLE, POLE BASE AND LIGHT FIXTURES. (CONTRACTOR SHALL CONNECT POWER SUPPLY FOR NEW LIGHT POLES TO JAGGERS SITE LIGHTING CIRCUITRY). CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING
- S43** PROPOSED CROSSWALK STRIPING PER LOCAL CODES
- S45** PROPOSED CLEARANCE BAR. GENERAL CONTRACTOR TO ENSURE THAT THE REQUIRED CLEARANCE BAR ELEVATION HEIGHT IS MEASURED FROM THE PAVEMENT AND NOT THE TOP OF THE CURB. (FURNISHED BY THE HOWARD COMPANY AND INSTALLED BY THE GENERAL CONTRACTOR)
- S46** PROPOSED "ONE-WAY" SIGN
- S47** PROPOSED TABLES WITH ONE ADA ACCESSIBLE TABLE. (46" ROUND PICNIC STYLE TABLE/COLOR: BLACK, FRAME COLOR: BLACK, PATTERN: EXPANDED METAL, COATING: INDUSTRY STANDARD)
- S60** PROPOSED FLEXIBLE DELINEATOR ROUND POSTS WITH BASE (36" TALL/YELLOW) (x13 @ 10'-FEET O.C.)



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PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET
01/23/26	CON. DEL. PLAN REV RESP

ISSUE/REVISION RECORD

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PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER

EG
QUALITY CONTROL

EG
DRAWN BY

EC
PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER
20240721.0

SHEET TITLE
SITE PLAN

SHEET NUMBER

C3.1

NOT ISSUED FOR CONSTRUCTION

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DATE	DESCRIPTION
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09/24/25	PERMIT SET
01/23/26	CON. DEL. PLAN REV RESP



ZM

EG

EG

EC

JAGGERS



20240721.0

SITE PLAN

ENLARGEMENT

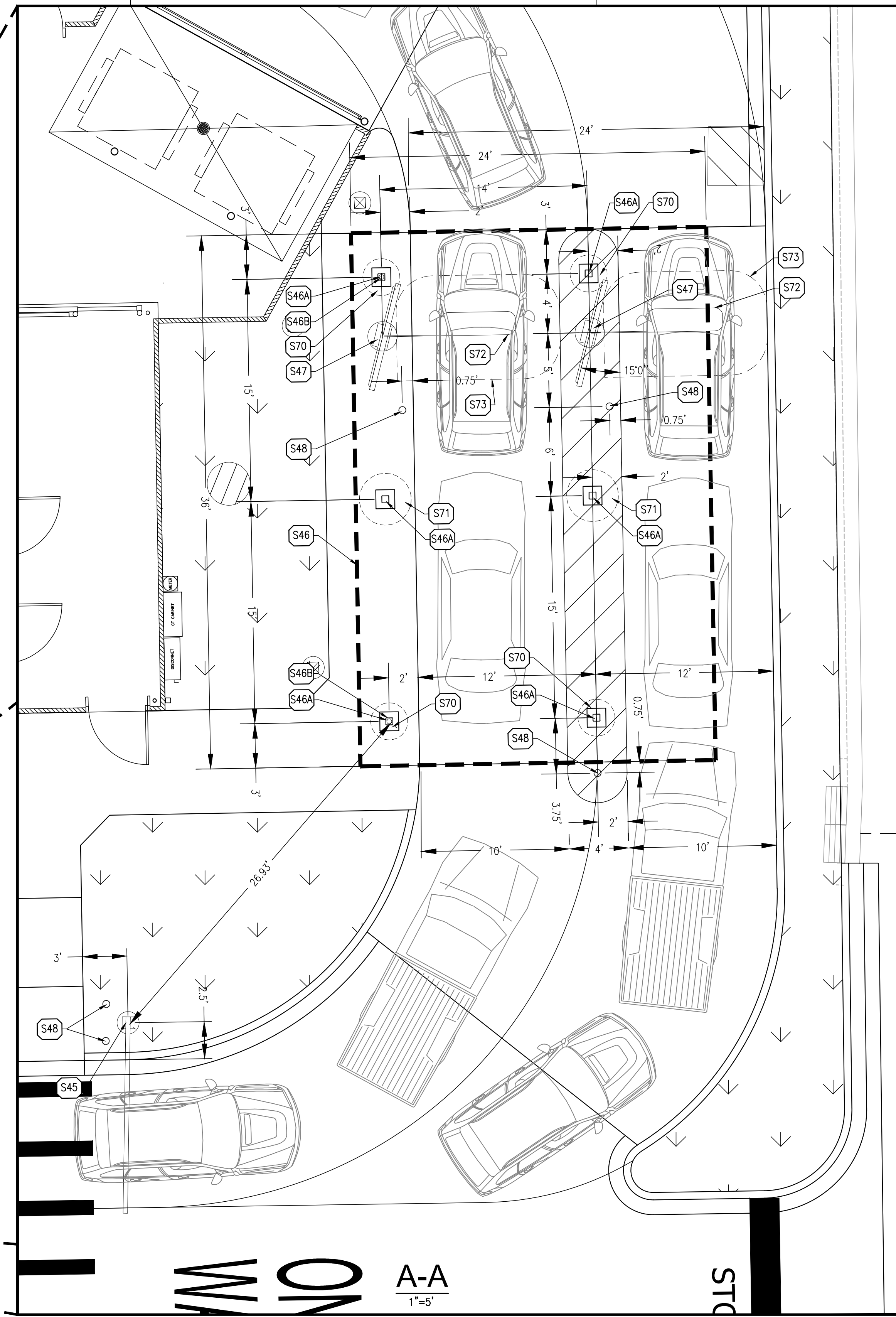
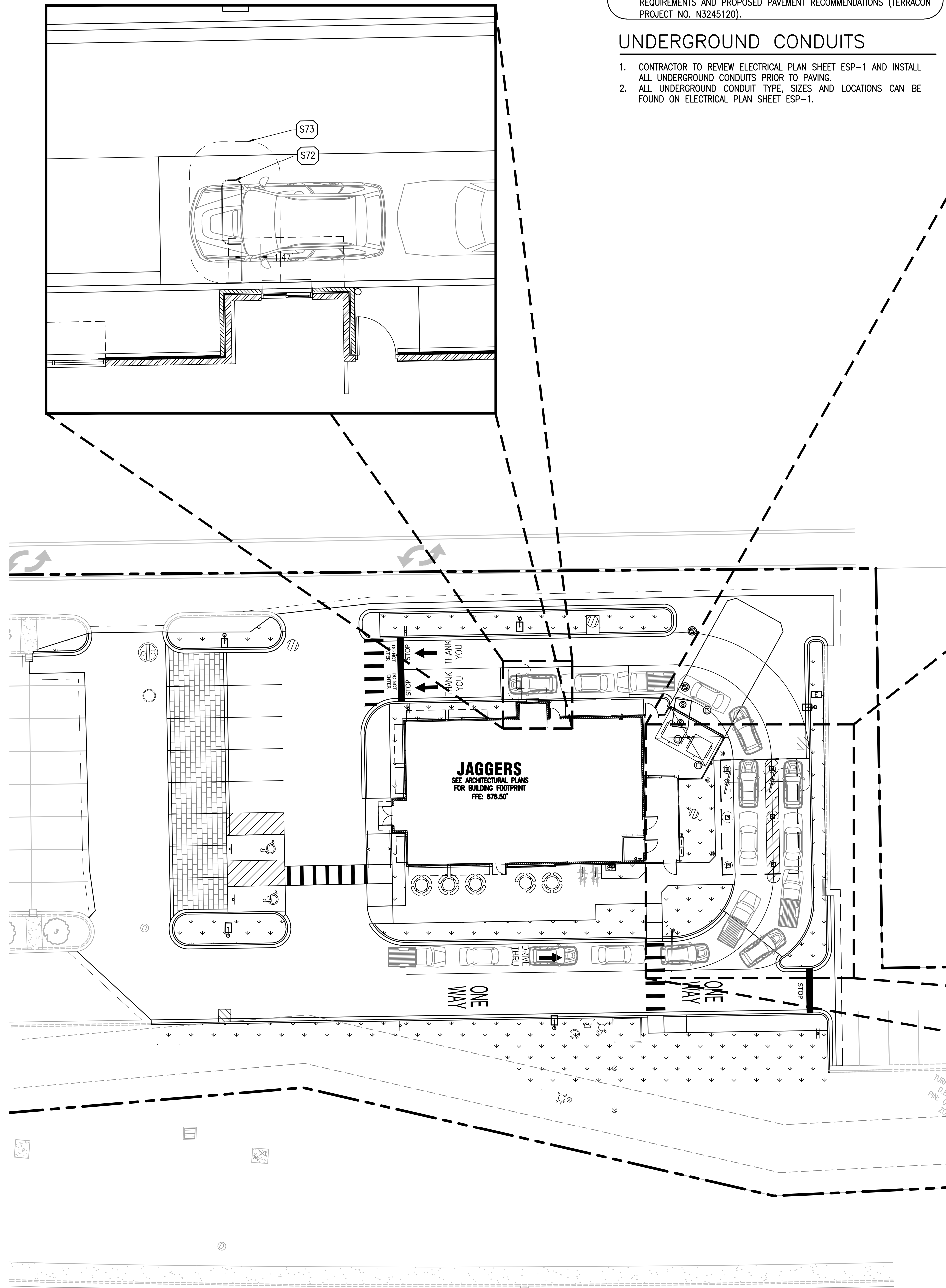
C3.2

SITE PLAN NOTES:

- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED JANUARY 2, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N3245120).

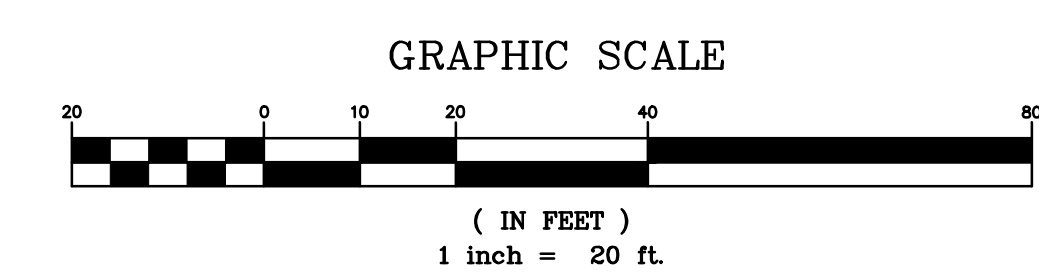
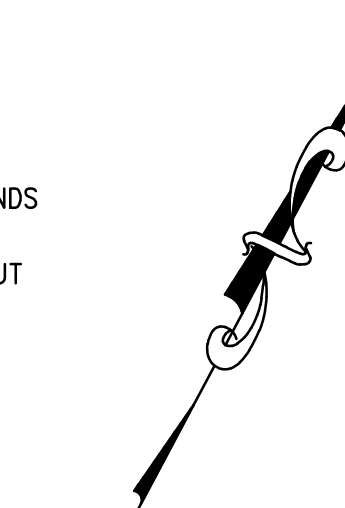
UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.



SITE KEY NOTES:

- | | |
|--|---|
| <p>S35 PROPOSED STRIPED PAVEMENT ISLAND TO BE THERMOPLASTIC (PER LOCAL CODE)</p> <p>S43 PROPOSED MENU PREVIEW BOARD (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR) ((1) 55' OUTDOOR DISPLAY AT THE SINGLE PREVIEW BOARD)</p> <p>S45 PROPOSED CLEARANCE BAR WITH BOLLARDS (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR)</p> <p>S46 PROPOSED MENU BOARD CANOPY (FURNISHED BY THE UNI-STRUCTURES AND INSTALLED BY THE GENERAL CONTRACTOR)</p> <p>S46A PROPOSED BRICK CANOPY COLUMN (FURNISHED BY THE UNI-STRUCTURES AND INSTALLED BY THE GENERAL CONTRACTOR). SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.</p> <p>S46B PROPOSED ROOF DRAIN 6" HDPE DRAIN PIPE CAST DEAD CENTER OF PIER</p> <p>S47 PROPOSED MENU BOARD (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR) ((3) 55' OUTDOOR DISPLAYS AT EACH MENU BOARD (2 MENU BOARDS TOTAL)</p> | <p>S48 PROPOSED 4" CANOPY BOLLARDS WITH RED PVC SLEEVE (ULINE H-9230R OR EQUAL)</p> <p>S70 EXTERIOR PIER 30"x60". SEE CANOPY DRAWINGS FOR DETAILS</p> <p>S71 INTERIOR PIER 42"x84". SEE CANOPY DRAWINGS FOR DETAILS</p> <p>S72 DETECTOR LOOP: 1/2" SCHEDULE 40 PVC CONDUIT 16"x60" WITH SWEEPING BENDS SET 2" BELOW SURFACE W/PULL STRING.
NOTE: FOR CONCRETE PADS, REPLACE CONDUIT WITH 1" WIDE x 2" DEEP SAW CUT W/ 45 CORNERS. FILL WITH FOAM TUBING AND LOOPS SEALANT
NOTE: DETECTOR LOOPS SUPPLIED BY DRIVE THRU HEADSET/ TRACKING SYSTEM VENDOR, INSTALLED BY GC</p> <p>S73 NO REBAR OR STEEL WITHIN 36" OF DETECTOR LOOP</p> |
|--|---|





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PROJECT TEAM

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PROFESSIONAL IN CHARGE

ZM

PROJECT MANAGER

EG

QUALITY CONTROL

EG

DRAWN BY

EC

PROJECT NAME

JAGGERS

**FLORENCE
 KENTUCKY
 HOUSTON ROAD &
 TURFWAY ROAD**



PROJECT NUMBER

20240721.0

SHEET TITLE

**PRE-POST LAND
 USE COMPARISON**

SHEET NUMBER

C4.5

NOT ISSUED FOR CONSTRUCTION

EXISTING CONDITIONS



PROPOSED CONDITIONS

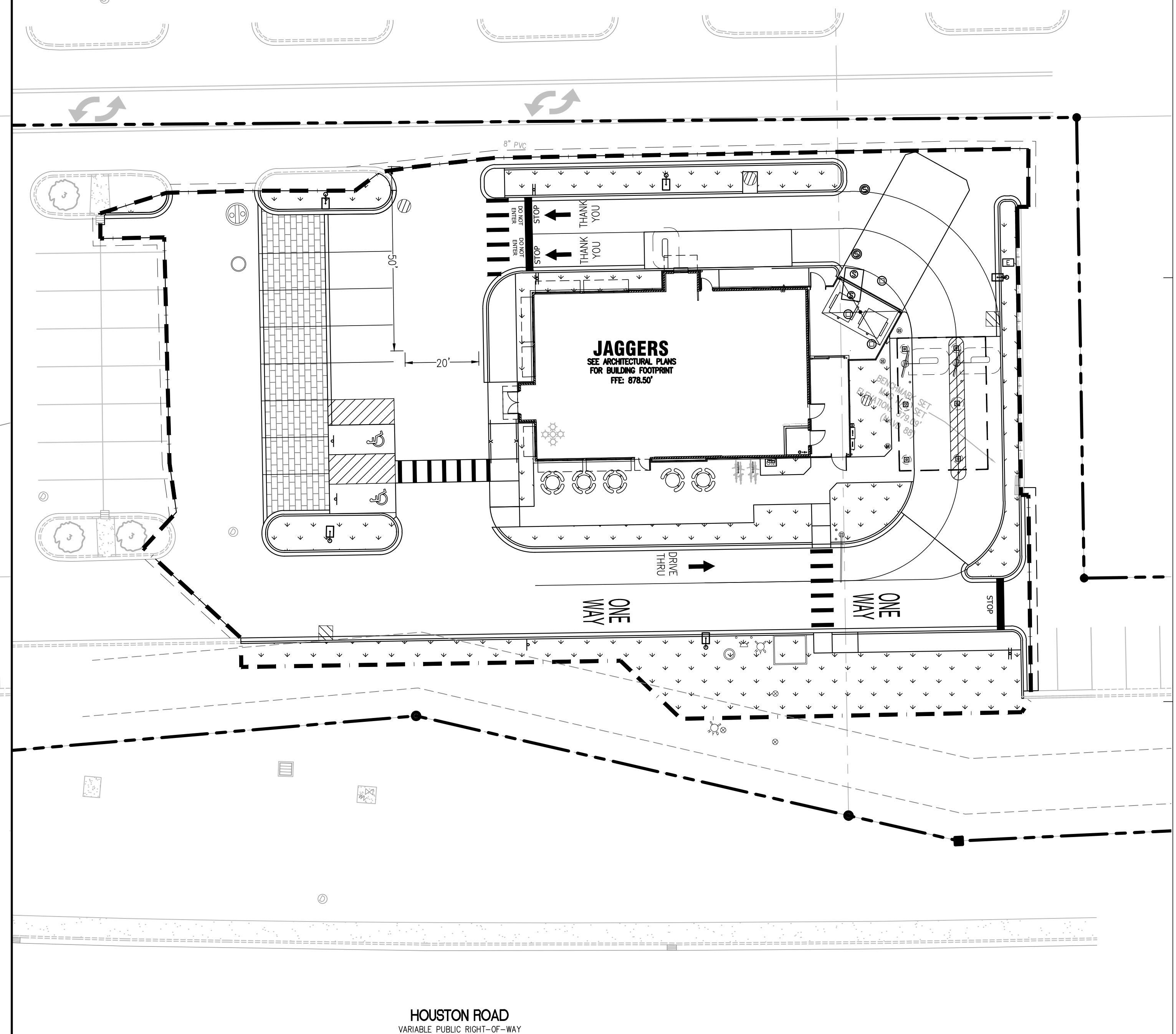


EXHIBIT LEGEND:

- PROPERTY LINE
- IMPERVIOUS AREA
- PERVIOUS AREA
- PROPOSED LAND DISTURBANCE LIMITS

DISTURBED SITE AREA TABLE:

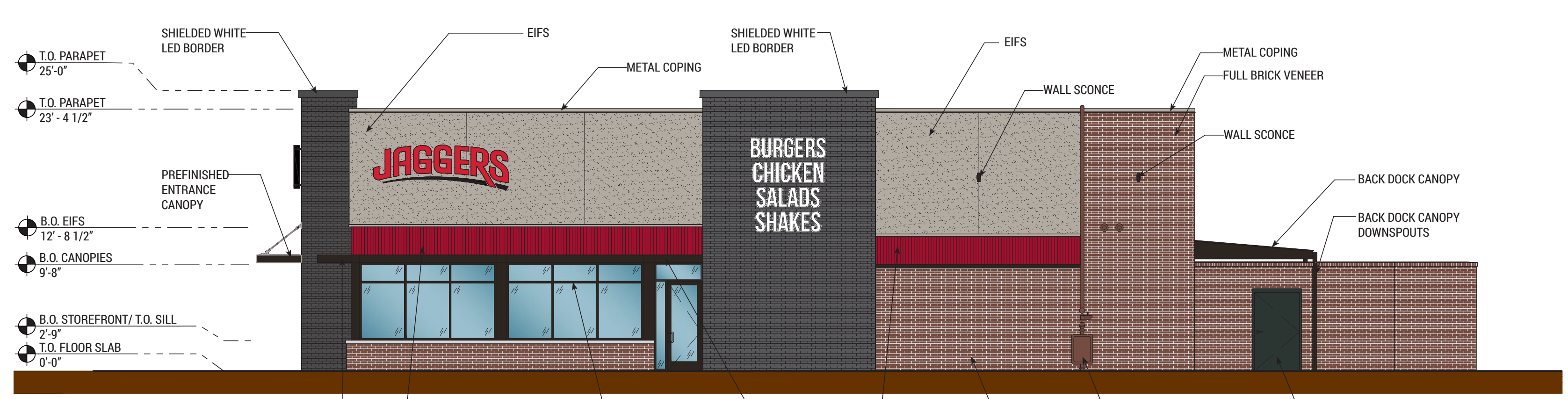
TOTAL PARCEL AREA:	67,624 SQ. FT. / 1.55 ACRES
TOTAL DISTURBED AREA:	32,815 SQ. FT. / 0.75 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	29,070 SQ. FT. / 0.67 ACRES (88.59%)
EXISTING PERVIOUS AREA:	3,745 SQ. FT. / 0.08 ACRES (11.41%)
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	26,966 SQ. FT. / 0.62 ACRES (82.18%)
PROPOSED PERVIOUS AREA:	5,849 SQ. FT. / 0.13 ACRES (17.82%)



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



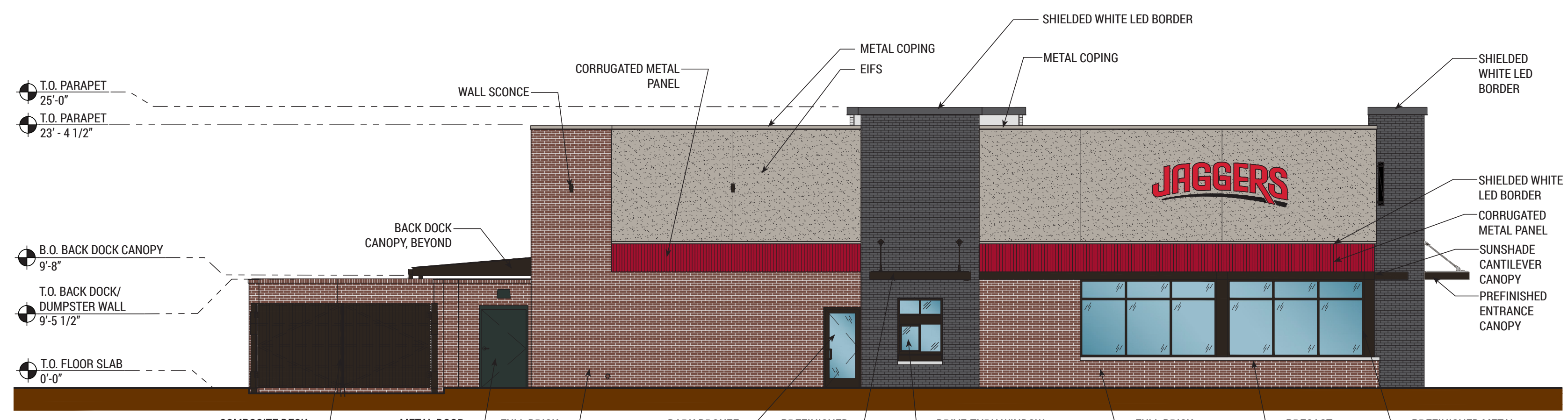
ELEVATION TOTAL AREA = 1,893 SF
 FENESTRATION = 229 SF
 $969.5 / (1,893-229) = 58\%$ MASONRY

RIGHT ELEVATION



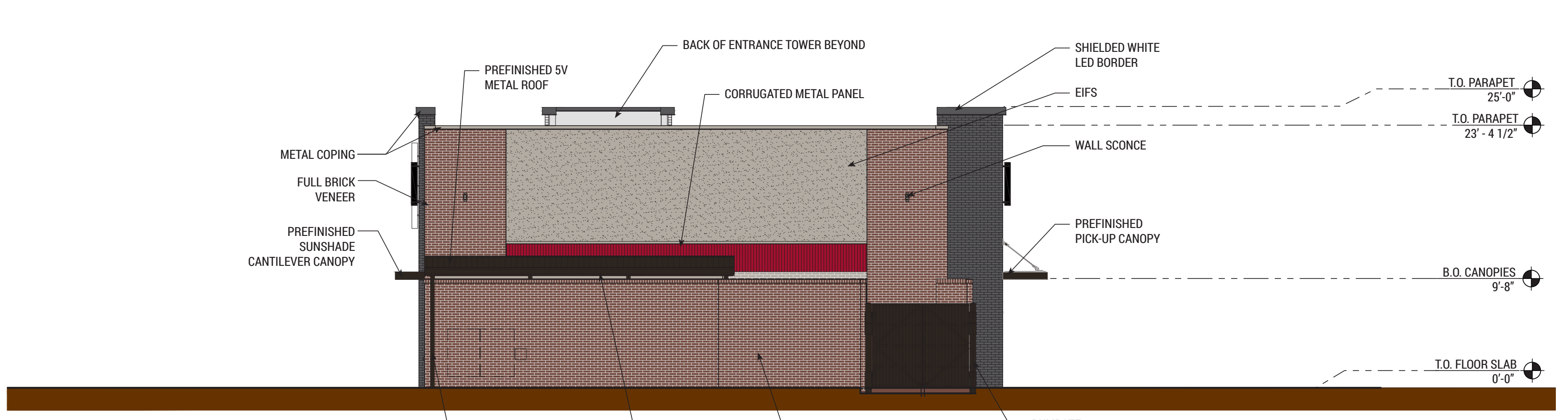
ELEVATION TOTAL AREA = 1,247 SF
 FENESTRATION = 291 SF
 $476 / (1,247-291) = 50\%$ MASONRY

FRONT ELEVATION



ELEVATION TOTAL AREA = 1,885 SF
 FENESTRATION = 225 SF
 $885 / (1,885-225) = 53\%$ MASONRY

LEFT ELEVATION

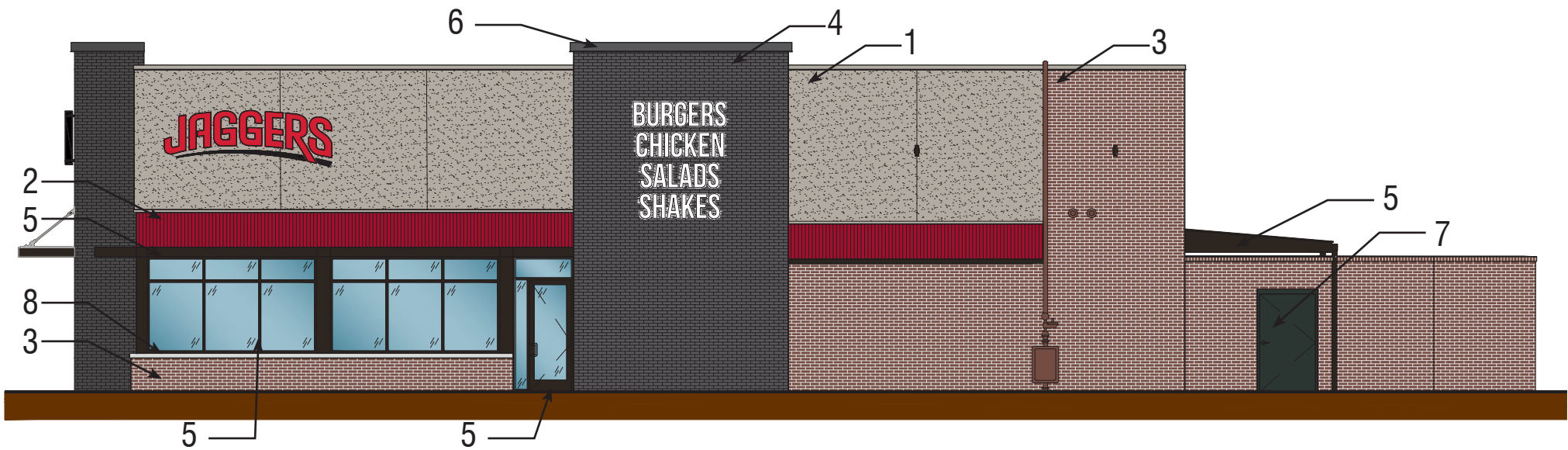


ELEVATION TOTAL AREA = 1,238 SF
 FENESTRATION = 64 SF
 $729 / (1,238-64) = 62\%$ MASONRY

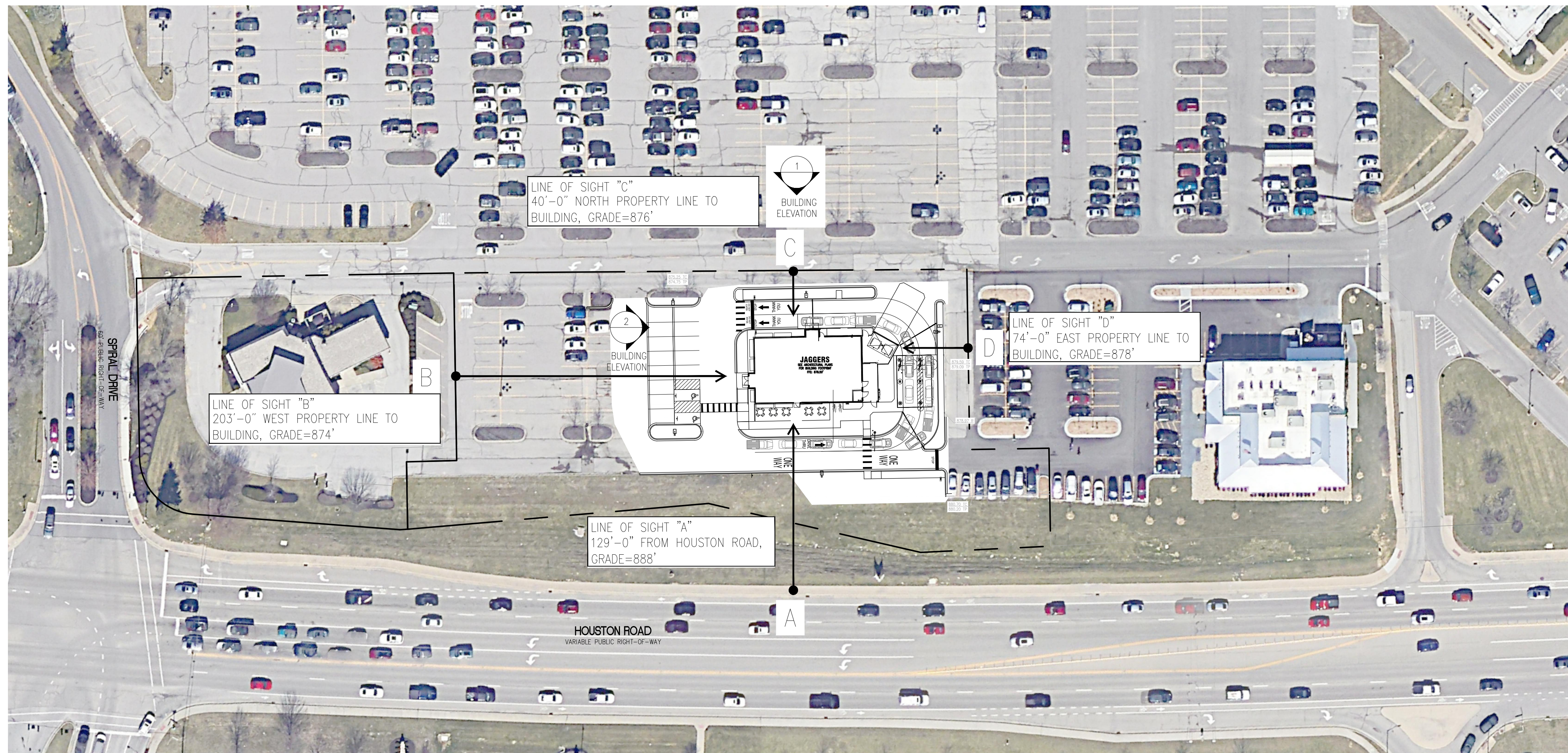
REAR ELEVATION

EXTERIOR FINISH SCHEDULE	
EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)	DRYVIT "OYSTER SHELL"
CORRUGATED METAL SIDING	METAL SALES 26 GA, 2.5" CORRUGATED PATRIOT RED #73
FULL BRICK VENEER	SIoux CITY BRICK MOUNTAIN SHADOW SMOOTH (MODULAR SIZE) MORTAR/COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (M-10) TAN
FULL BRICK VENEER	SIoux CITY BRICK CARBON BLACK VELOUR MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (X-30) "BLACK"
STOREFRONT	TUBELITE 400SS SCREW SPLINE CURTAINWALL DARK BRONZE
ALUMINUM ENTRANCE	TUBELITE STANDARD WIDE STILE ENTRANCE DARK BRONZE
SUNSHADE CANOPY	DARK BRONZE
PRE-FINISHED CANOPY	DARK BRONZE
METAL FASCIA	PAC-CLAD PAC-200F DARK BRONZE (50)
METAL COPING	PAC-CLAD GRAPHITE AND GRANITE
METAL DOORS & FRAMES	SHERWIN WILLIAMS IRON ORE (SW7069) "EXTERIOR GLOSS" - PRIMER/TWO FINISH COATS
PRECAST CONCRETE SILL	COLOR: NATURAL

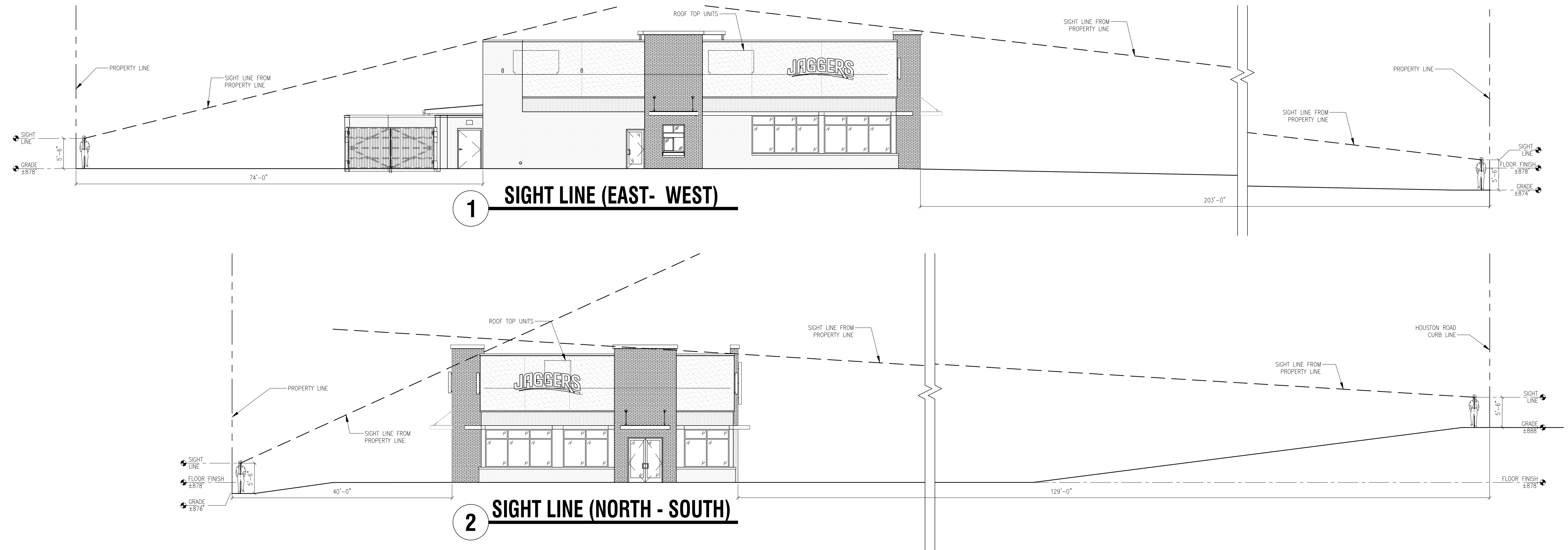
DISCLAIMER NOTE:
 THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
 PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



EXTERIOR FINISH SCHEDULE		
1	EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)	DRYVIT "OYSTER SHELL"
2	CORRUGATED METAL SIDING	METAL SALES 26 GA, 2.5" CORRUGATED PATRIOT RED #73
3	FULL BRICK VENEER	SIoux CITY BRICK MOUNTAIN SHADOW SMOOTH MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (M-10) TAN
4	FULL BRICK VENEER	SIoux CITY BRICK CARBON BLACK VELOUR MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (M-10) TAN
5	STOREFRONT	TUBELITE 400SS SCREW SPLINE CURTAINWALL DARK BRONZE
5	ALUMINUM ENTRANCE	TUBELITE STANDARD WIDE STILE ENTRANCE DARK BRONZE
5	SUNSHADE CANOPY	DARK BRONZE
5	PRE-FINISHED CANOPY	DARK BRONZE
5	METAL FASCIA	PAC-CLAD PAC-200F DARK BRONZE (50)
6	METAL COPING	PAC-CLAD GRAPHITE AND GRANITE
7	METAL DOORS & FRAMES	SHERWIN WILLIAMS IRON ORE (SW7069) "EXTERIOR GLOSS" - PRIMER/TWO FINISH COATS
8	PRECAST CONCRETE SILL	COLOR: NATURAL



SITE PLAN





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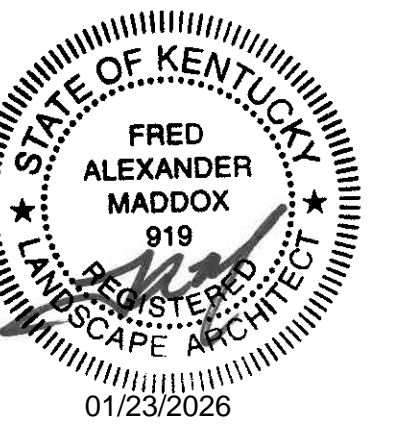
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07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
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01/23/26	CON. DEL. PLAN REV RESP

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
FM
PROJECT MANAGER
EG
QUALITY CONTROL
DJ
DRAWN BY
FM

PROJECT NAME
JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER
20240721.0
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

NOT ISSUED FOR CONSTRUCTION

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- CONTRACTOR TO DESIGN AND INSTALL A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS AND LAWN AREAS TO BE ON SEPARATE ZONES. IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

CITY OF LEXINGTON NOTES:

- SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE LFUGG ZONING ORDINANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE LFUGG PLANTING MANUAL.

REFERENCE NOTES SCHEDULE

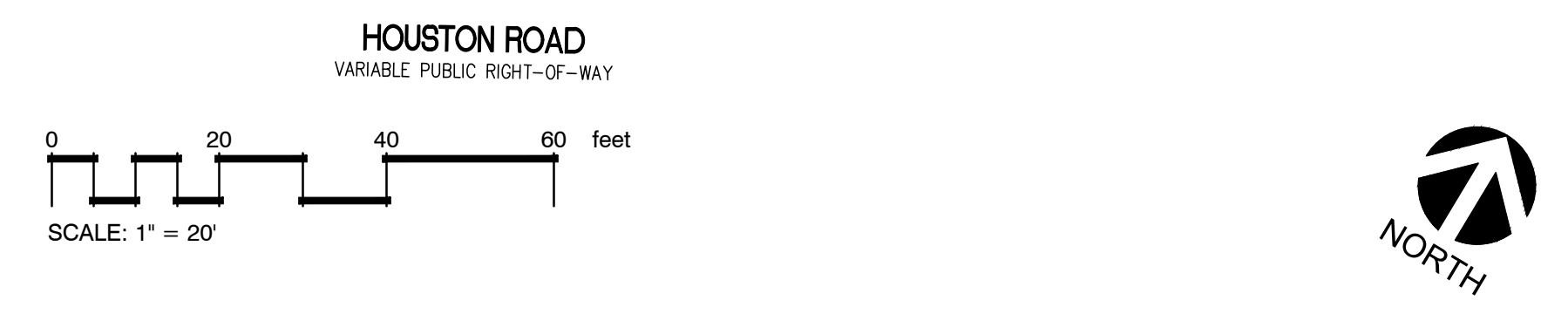
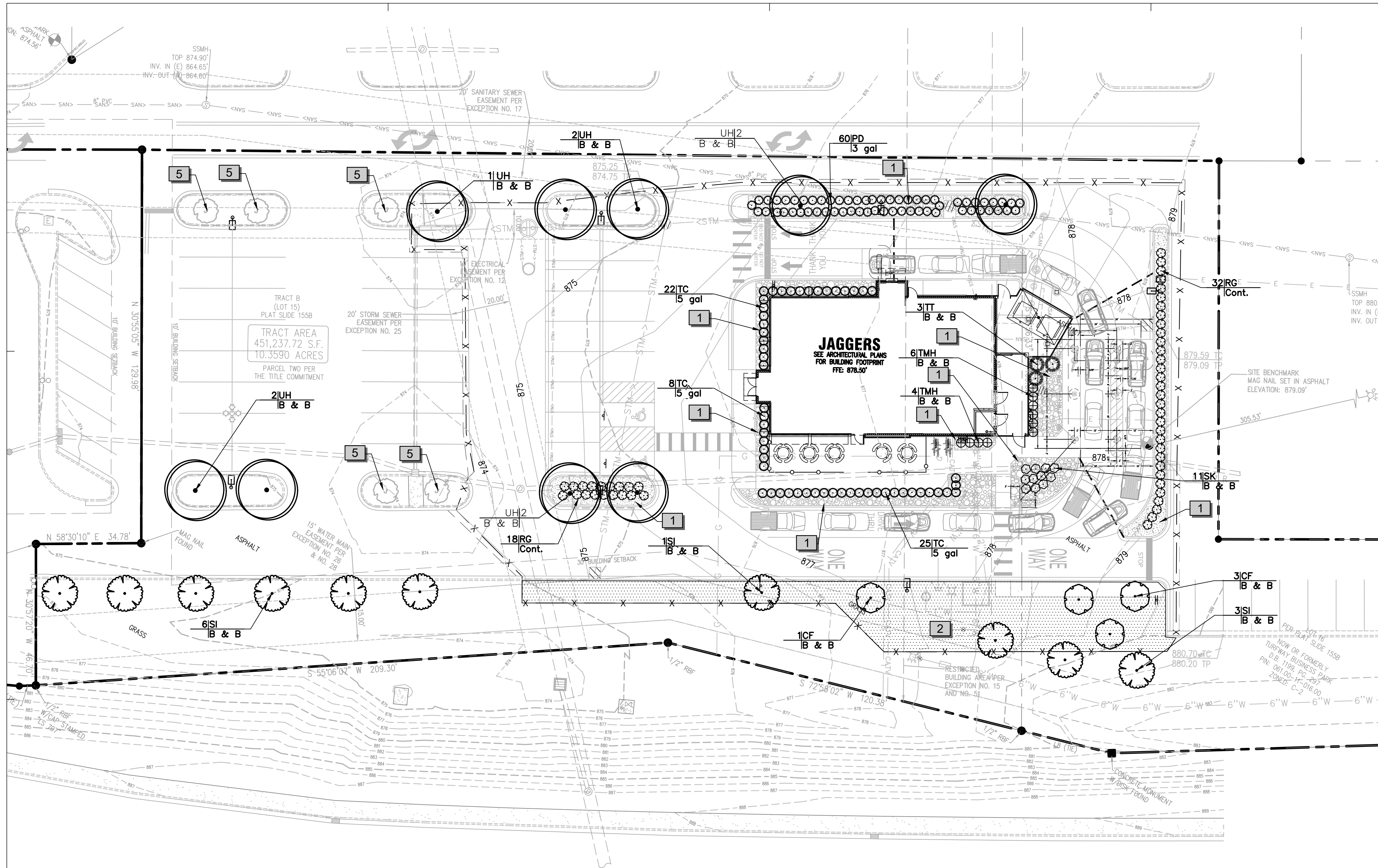
SYMBOL	CODE	DESCRIPTION	QTY
1		INSTALL RIVER ROCK MULCH 3'-5" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.	
2		SODDED LAWN WITH KENTUCKY BLUEGRASS BLEND COMMON TO LOCALITY.	
5		EXISTING CANOPY TREE TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.	
6		INSTALL RIVER ROCK MULCH 3'-5" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.	1,795 sf
7		3" DEPTH SHREDDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.	1,310 sf

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
CF		4	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B & B	2" Cal
SI		10	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal
UH		9	Ulmus x 'Patriot' / Elm	B & B	2" Cal
SHRUBS					
PD		60	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal	
RG		50	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	Cont.	30" Ht.
SK		11	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	B & B	
TC		55	Taxus x media 'Chadwickii' / Chadwick's Anglo-Japanese Yew	5 gal	
TMH		10	Taxus x media 'Hicksii' / Hicks Yew	B & B	42" HT.
TT		3	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	7' Ht. Min.
SOD/SEED					
PP		3,155 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	



LANDSCAPE PLAN

LANDSCAPE CALCULATIONS:

SITE AREA 1.55 AC (67,624 SF)

REQUIRED:

PROVIDED:

HOUSTON ROAD STREET FRONTAGE
450.56 LF (30' AND GREATER WIDE)

TREES: 14 FROM PLANT LIST A/B/D
(450.56/100 X 3 = 13.5)

14 TREES FROM PLANT LIST B

NORTHWEST BUFFER
200 LF (10'-19' WIDE)

TREES: 5 FROM PLAN LIST A/B/D
(200/100 X 5=10)
SHRUBS: 30 FROM PLANT LIST C/E
(200/100 X 30=60)

6 EX. TREES TO REMAIN
60 SHRUBS FROM PLANT LIST E

OPEN SPACE 22% (0.34 AC / 14,877.28 SF)

29% (0.45 AC / 19,722 SF)

Drawing Name: P:\2024\20240721\216 Landscape Plan_Cover\20240721 Landscape.dwg Last Modified: Jun 23, 2025 - 12:26pm Printed on: Jun 23, 2025 - 1:54pm by jmf



Scale: 1 inch= 60 Ft.

DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT: GROUND
3. SURFACE REFLECTANCE: 50%

Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

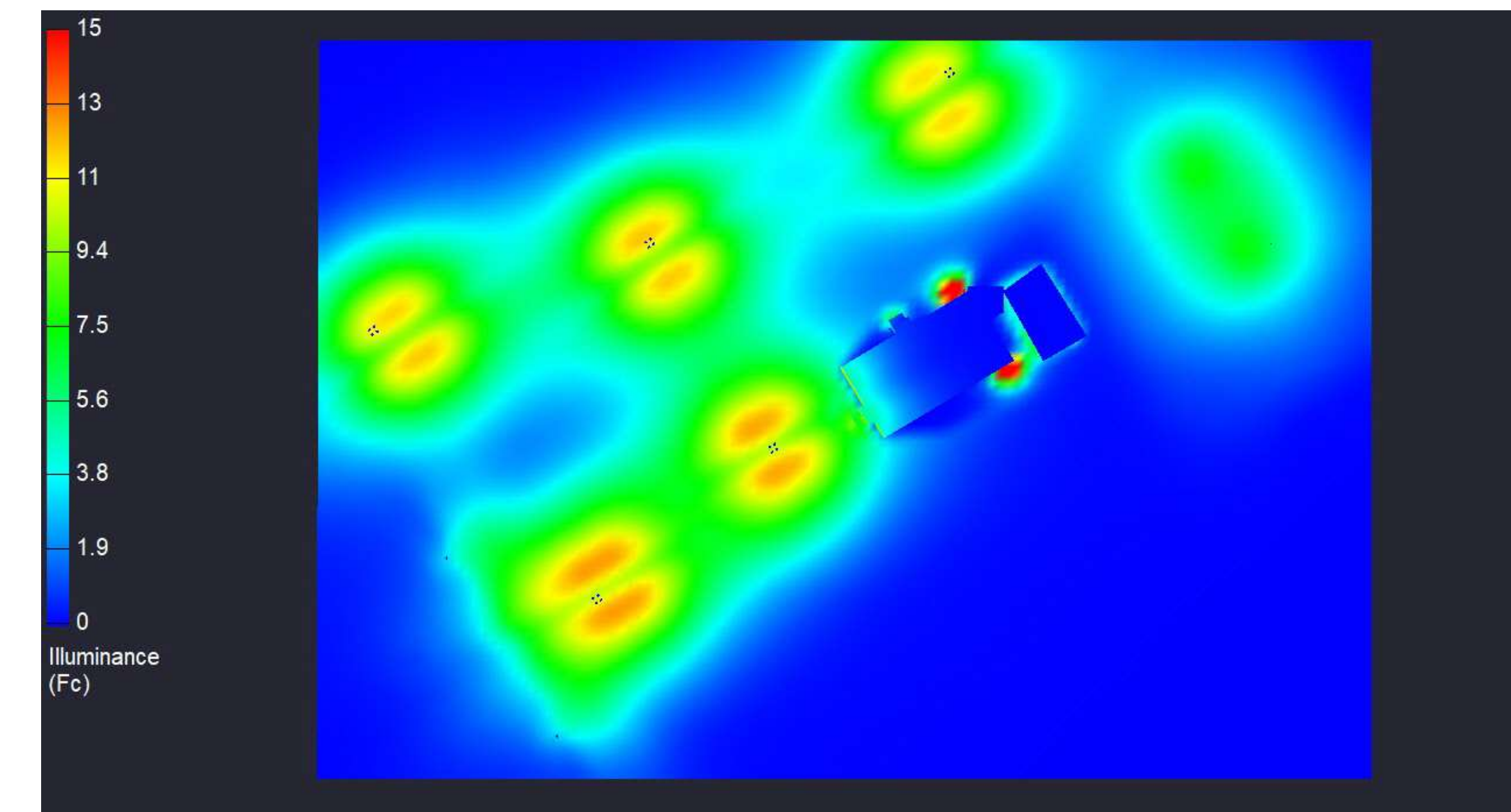
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
A_exist		2	0.900	Back-Back	SIGNIFY GARDCO	ECF-S-64L-1A-NW-G2-5	411.8	55050	27.5
B_exist		4	0.900	Twin Back-back	NUVO 65-854	65-854_Photometrics	792.928	155536	41
B_relo		1	0.900	Twin Back-back	NUVO 65-854	65-854_Photometrics	792.928	155536	41
C_exist		3	0.900	Single	Lithonia Lighting	HID SUB	102.17	12627	20
F15A		3	0.900	Single	WAC	DC-WD05-U840B-BK	24	327	13
F15B		2	0.900	Single	RAB Lighting Inc.	SLIM17FAFC60 @60w 4000k	57.45	9320	8
F17		4	0.900	Single	TOPAZ	RDL-3RND-8-5CTS	8	525	9.667
F18		12	0.950	Single	TOPAZ	RDL-8RND-18-5CTS	18	1516	10.53

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ACTIVE ENTRANCE 1_Planar	Illuminance	Fc	14.03	16.2	11.4	1.23	1.42	0
AROUND BUILDING	Illuminance	Fc	4.45	48.2	0.0	N.A.	N.A.	0
PARKING AREA 1	Illuminance	Fc	8.71	12.8	3.8	2.29	3.37	0
PARKING AREA 2	Illuminance	Fc	1.13	2.0	0.3	3.77	6.67	0
PROPERTY LINE	Illuminance	Fc	2.62	11.3	0.0	N.A.	N.A.	N.A.
UNDER CANOPY_Planar	Illuminance	Fc	13.27	18.0	4.1	3.24	4.39	0



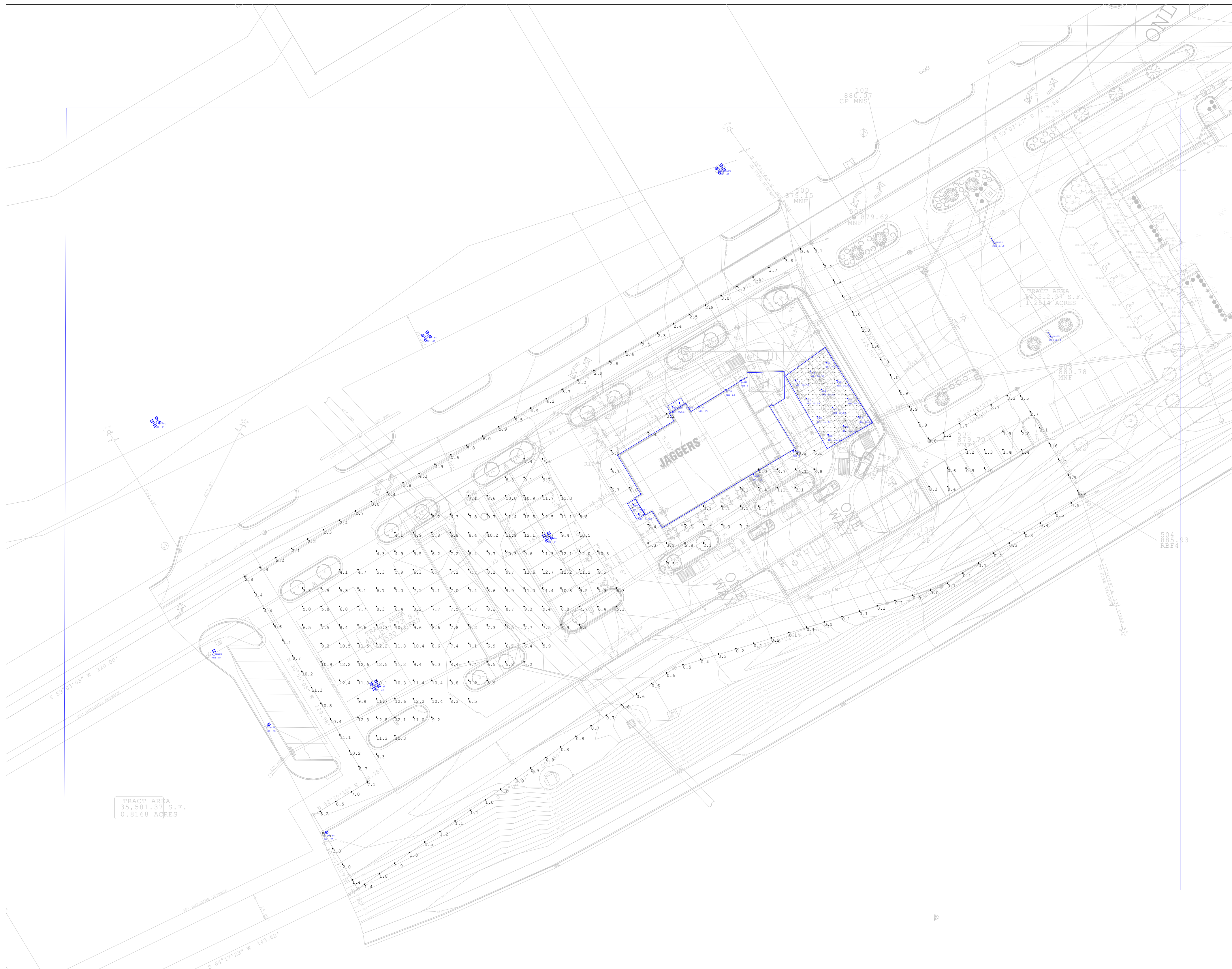
J-Florence, KY - Site Lighting

Date: 1/26/2026

Drawn By: JLP

Revision #: 2

Page 1 of 2

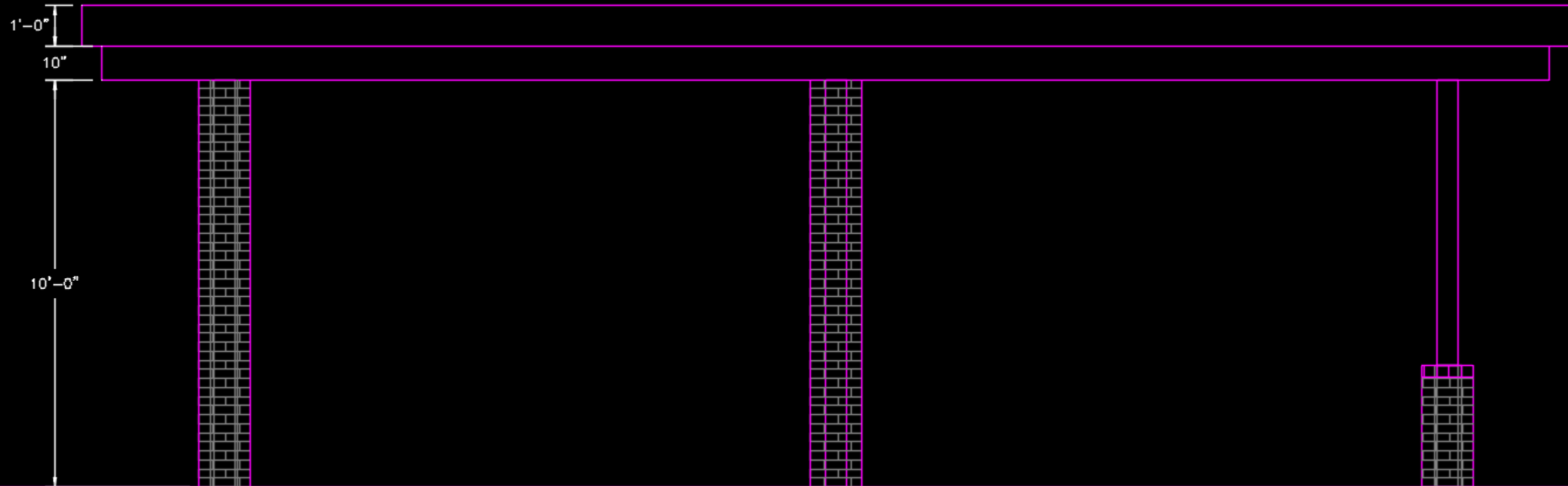


Scale: 1 inch= 30 Ft.

J-Florence, KY - Site Lighting

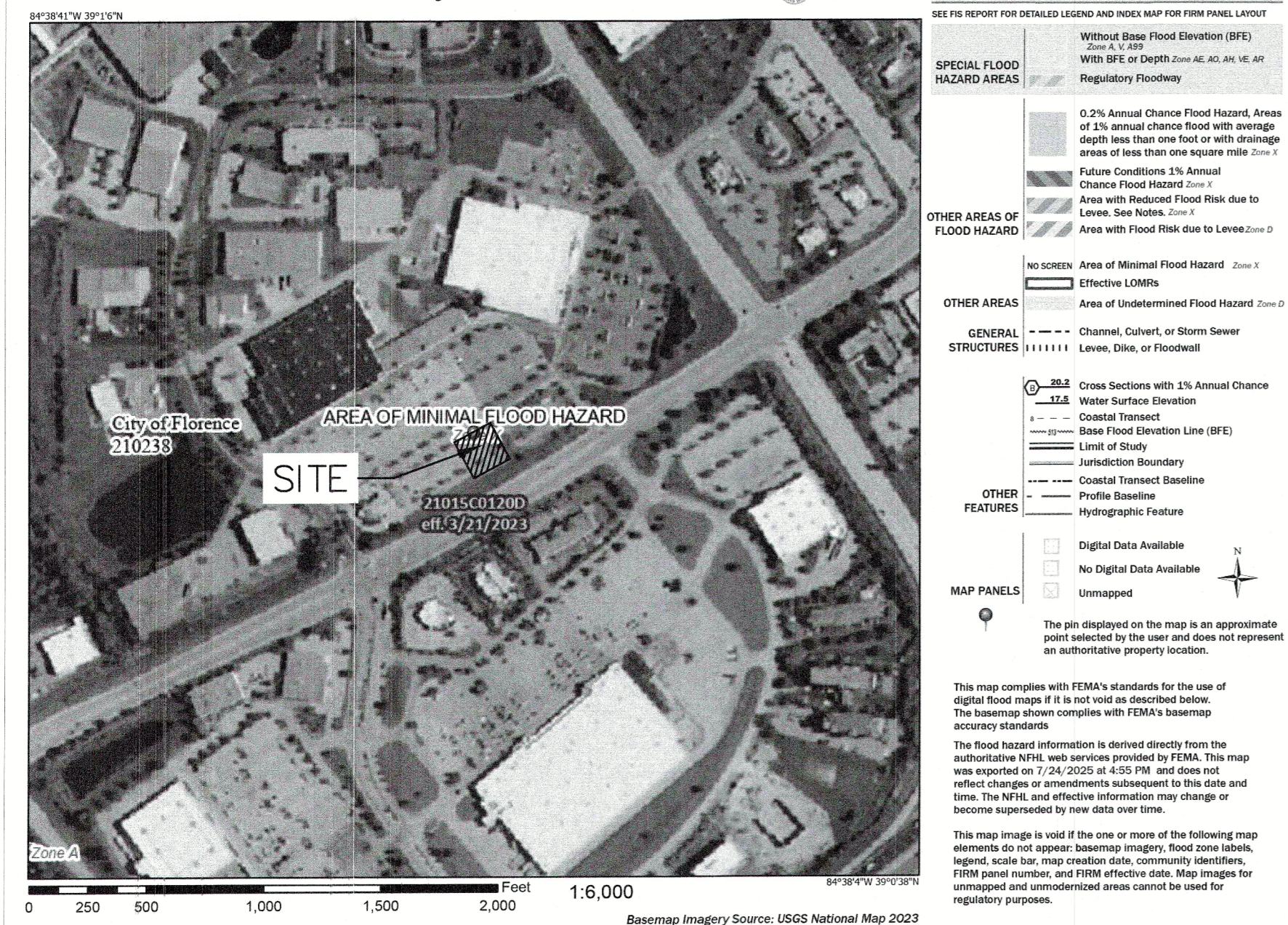


Image





National Flood Hazard Layer FIRMette



FLOOD INSURANCE RATE MAP
N.T.S.

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 21015C01200, EFFECTIVE DATE: MARCH 21, 2023.



HOUSTON ROAD
AND SPIRAL DRIVE
BOONE COUNTY
FLORENCE, KY
ZONING: C-2/PD/HDO

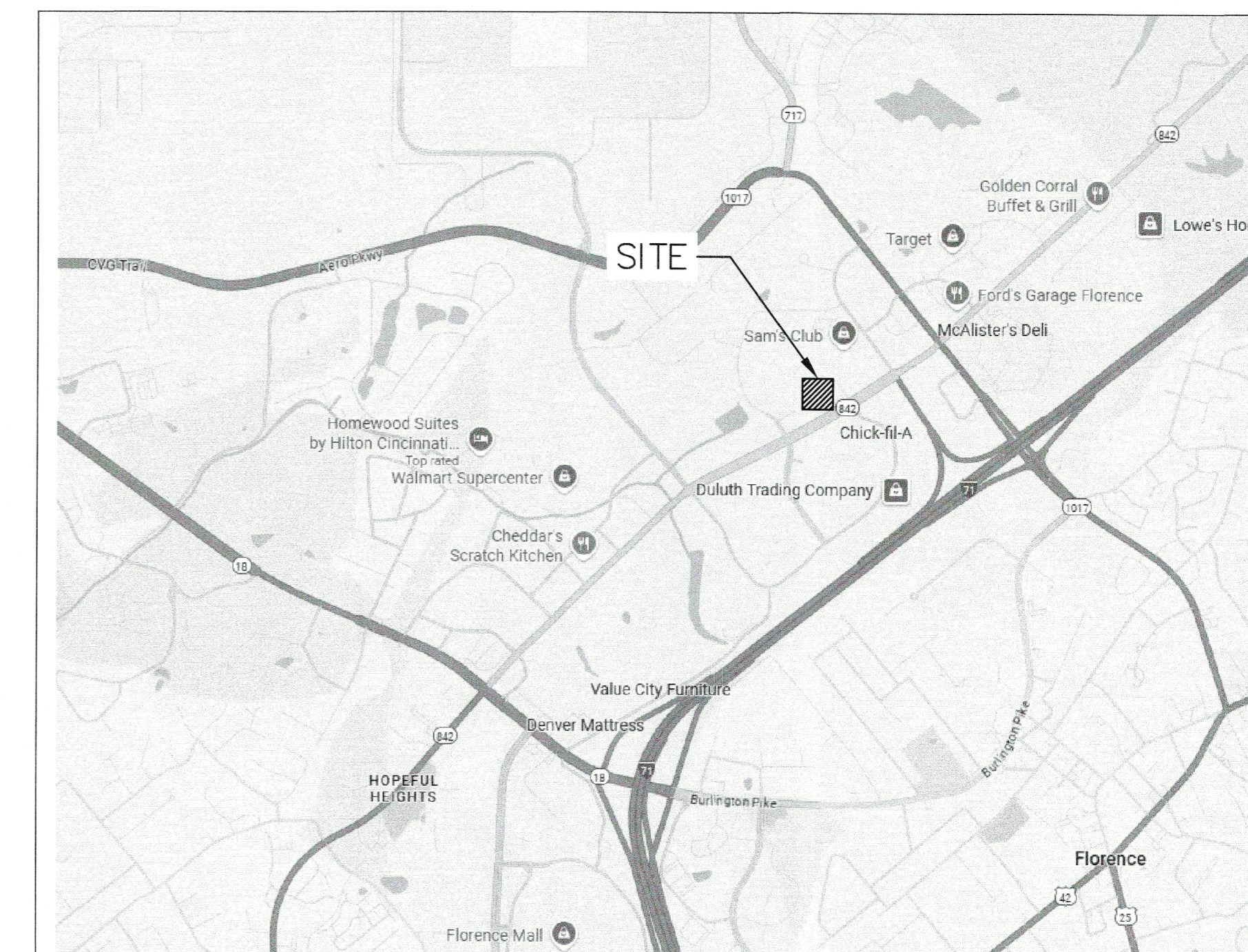
DEVELOPER:

TEXAS ROADHOUSE
CONTACT: DUANE BANET
6040 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KENTUCKY 40205
EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

ENGINEER:



CONTACT: EDWARD GOSS, P.E.
8600 W BRYN MAWR AVE, SUITE 800N
CHICAGO, IL 60631
TEL: (847) 975-6067
EMAIL: EGOSS@GREENBERGFARROW.COM



PROJECT LOCATION MAP
N.T.S.

CHANGE OF CONCEPT
DEVELOPMENT PLAN
APPROVED with conditions
Staff M. Schwarte
Date 12/13/2025
Boone County
Planning Commission

CONTACTS:

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ENGINEERING:

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AT&T:

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859-334-2218

ELECTRIC:

DUKE ENERGY
ADAM ROELL - CUSTOMER ENGINEERING SPECIALIST
ADAM.ROELL@DUKE-

HEALTH:

NORTHERN KENTUCKY HEALTH DEPARTMENT
TED TALLEY - ENVIRONMENTAL HEALTH MANAGER
TED.TALLEY@NKHHEALTH.ORG
859-363-2027

SHEET INDEX:

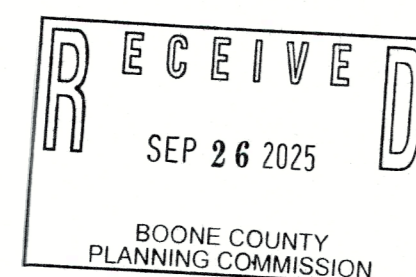
- C 0.0 COVER
- C 1.0 GENERAL NOTES
- C 2.0 DEMOLITION PLAN
- C 3.0 OVERALL SITE PLAN
- C 3.1 SITE PLAN
- C 3.2 ENLARGED SITE PLAN
- C 4.0 GRADING PLAN
- C 4.1 DRAINAGE PLAN
- C 4.2 STORMWATER POLLUTION PREVENTION PLAN PHASE 1
- C 4.3 STORMWATER POLLUTION PREVENTION PLAN PHASE 2
- C 4.4 EROSION CONTROL DETAILS
- C 4.5 PRE-POST LAND USE COMPARISON
- C 5.0 UTILITY PLAN
- C 6.0 CONSTRUCTION DETAILS
- C 6.1 CONSTRUCTION DETAILS
- C 6.2 CONSTRUCTION DETAILS
- C 6.3 CONSTRUCTION DETAILS
- C 6.4 CONSTRUCTION DETAILS
- C 6.5 CONSTRUCTION DETAILS
- C 6.6 CONSTRUCTION DETAILS
- C 6.7 CONSTRUCTION DETAILS

ATTACHMENTS

- ALTA/NSPS
- L 1.0 LANDSCAPE PLAN
- L 2.0 LANDSCAPE NOTES AND DETAILS
- L 2.1 IRRIGATION NOTES AND DETAILS
- PH 1.0 PHOTOMETRIC PLAN
- PH 2.0 PHOTOMETRIC PLAN

SURVEYOR:

GREENBERG FARROW
1230 PEACHTREE ST. NW
SUITE 2900
ATLANTA, GA 30309
TEL: 770-422-8181
PROJECT NO.: 24-157-0



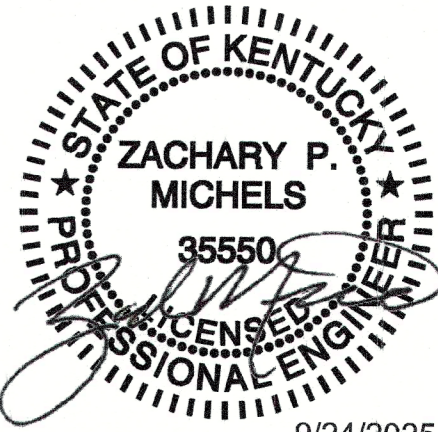
www.greenbergfarrow.com
8600 W Bryn Mawr Ave.
Suite 800N
Chicago, IL 60631

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PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE
KENTUCKY
HOUSTON ROAD &
TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

COVER

SHEET NUMBER

CO.0

NOT ISSUED FOR CONSTRUCTION

GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION AND DETAILS).
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK. CONTRACTOR SHALL ALSO CONTACT CAITLIN DAWSON WITH TEXAS ROADHOUSE (502-855-5556 OR CAITLIN.DAWSON@TEXASROADHOUSE.COM) TO COORDINATE DISCONNECTION OF THE EXISTING BUILDING TELEPHONE SERVICE.
- CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
- ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
- ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
- ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR (REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPING REMOVAL REQUIREMENTS).
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO HAVE RECYCLABLE MATERIALS REMOVED FROM THE SITE AND RECYCLED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ROAD MAINTENANCE

EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO OR EXCEEDS CURRENT CONDITIONS BY THE CONTRACTOR/DEVELOPER.

DEMOLITION HATCH LEGEND:

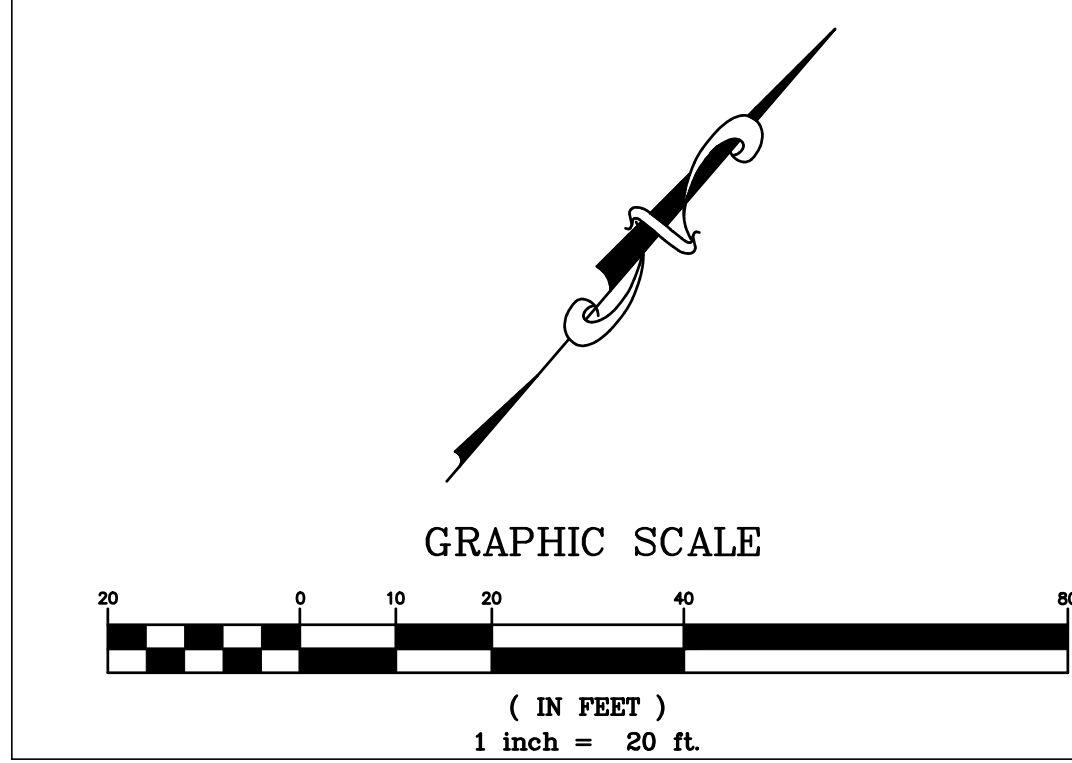
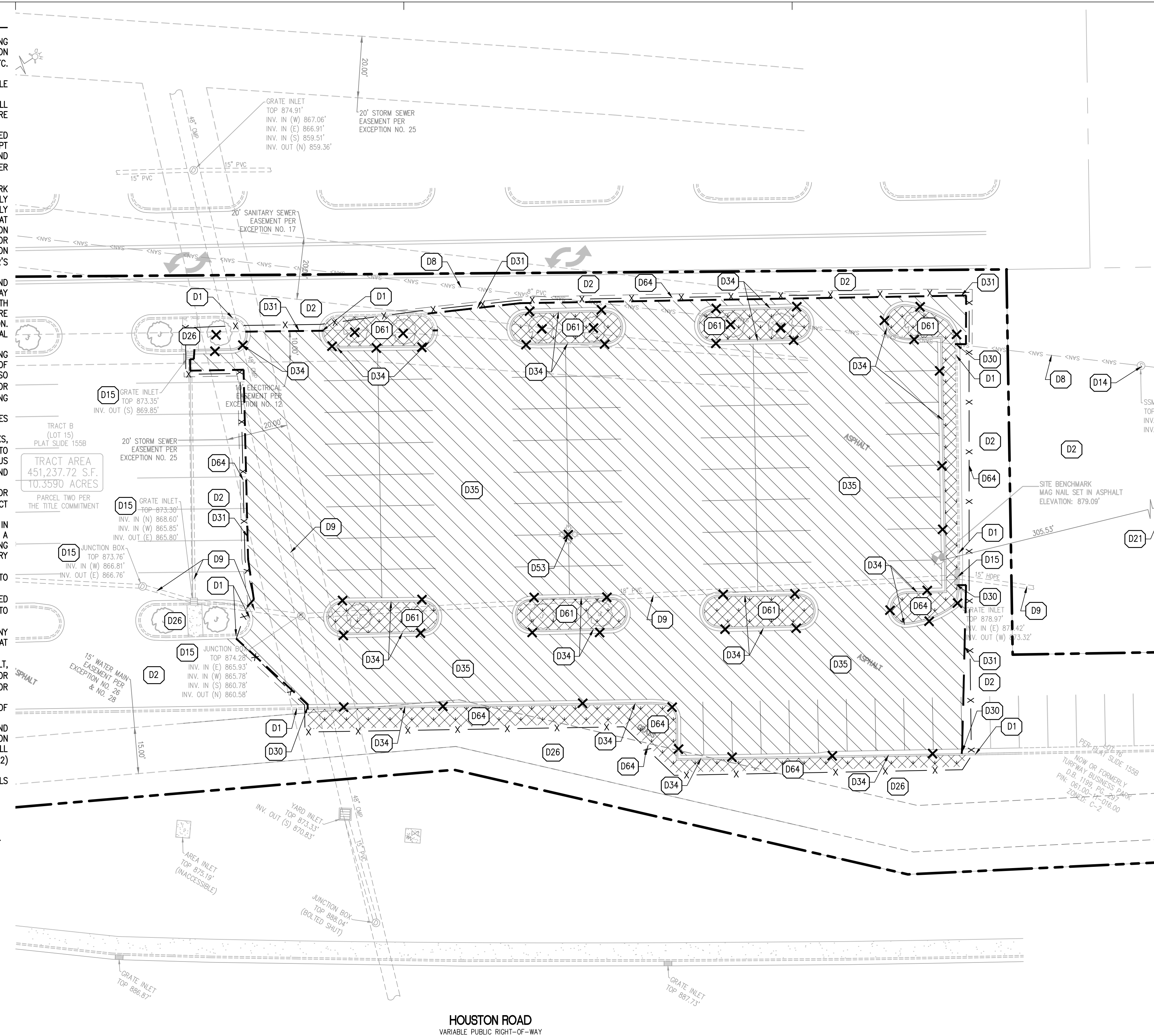
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED SAW CUT LINE
- EXISTING CURB TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING CABLE TELEVISION LINE TO BE REMOVED
- EXISTING ELECTRIC LINE TO BE REMOVED
- EXISTING GAS SERVICE TO BE REMOVED
- EXISTING SANITARY SEWER SERVICE TO BE REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING TELEPHONE SERVICE TO BE REMOVED
- EXISTING WATER SERVICE TO BE REMOVED
- PROPOSED CONSTRUCTION FENCE
- UTILITY LINE CAP LOCATION
- EXISTING TREE TO BE REMOVED

DEMOLITION KEY NOTES:

- D1 EXISTING CONCRETE CURB TO REMAIN
- D2 EXISTING ASPHALT PAVEMENT TO REMAIN
- D8 APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE TO REMAIN
- D9 APPROXIMATE LOCATION OF EXISTING STORM SEWER LINE TO REMAIN
- D14 EXISTING SANITARY STRUCTURE TO REMAIN
- D15 EXISTING STORM STRUCTURE TO REMAIN
- D21 EXISTING FIRE HYDRANT TO REMAIN
- D26 EXISTING LANDSCAPING TO REMAIN AND BE PROTECTED
- D30 SAW CUT EXISTING CONCRETE CURB
- D31 SAW CUT EXISTING ASPHALT PAVEMENT
- D34 EXISTING CONCRETE CURB TO BE REMOVED
- D35 EXISTING ASPHALT PAVEMENT TO BE REMOVED
- D53 EXISTING LIGHT POLE TO BE REMOVED
- D61 EXISTING LANDSCAPING TO BE REMOVED
- D64 PROPOSED CONSTRUCTION FENCE



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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

DEMOLITION PLAN

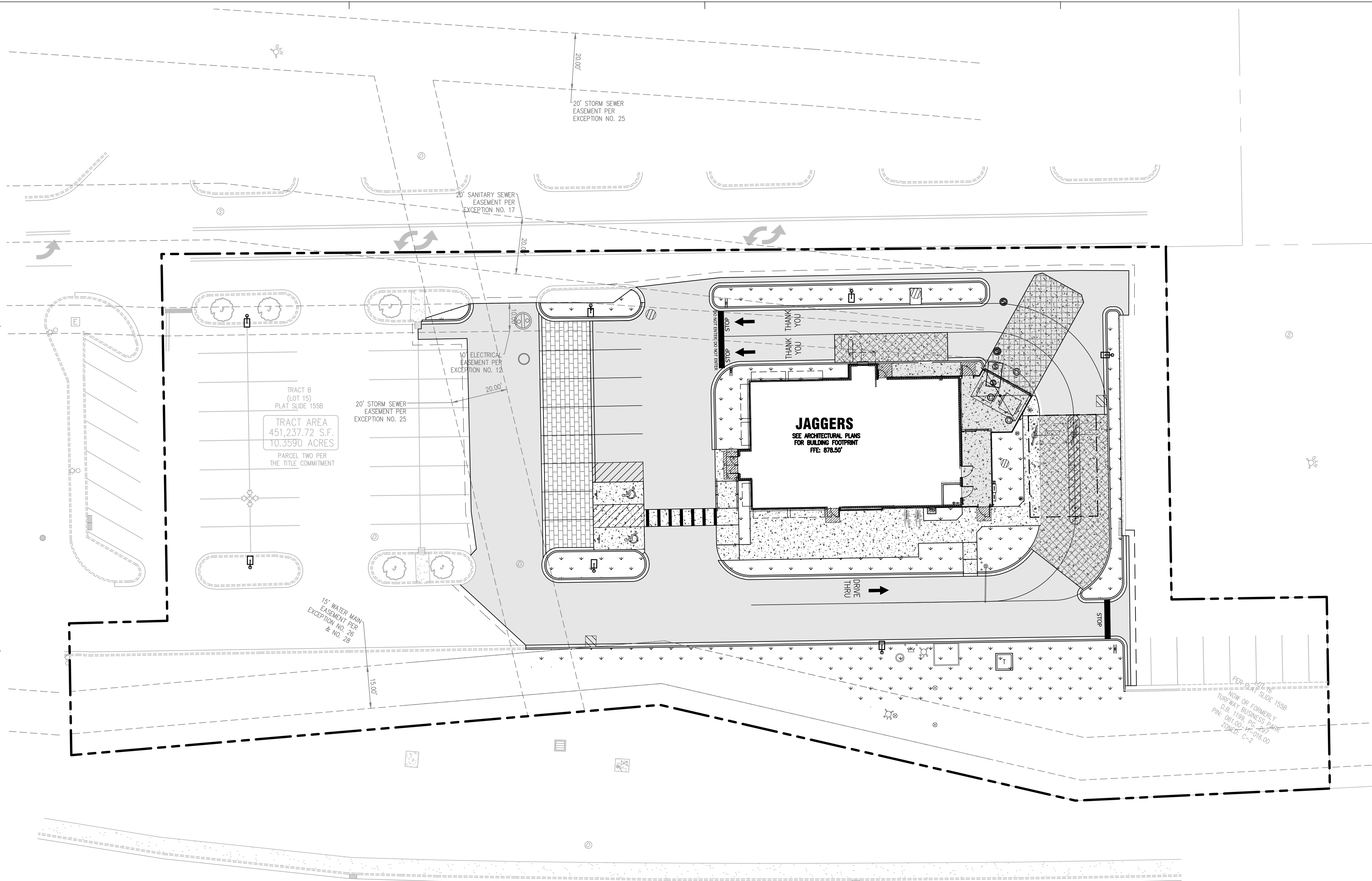
SHEET NUMBER

C2.0

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 Plot Author: ZM
 Plot Project: JAGGERS
 Plot Location: HOUSTON ROAD & TURFWAY ROAD
 Plot Description: DEMOLITION PLAN
 Plot Sheet: C2.0
 Plot Status: NOT ISSUED FOR CONSTRUCTION



HOUSTON ROAD
VARIABLE PUBLIC RIGHT-OF-WAY

GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. ALL CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED MARCH 10, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N1255028).

PROJECT INFORMATION:

SITE AREA:	67,624 SF/ 1.55 ACRES
ZONED:	N/A
PROPOSED BUILDING AREA:	3,506 SQ. FT.
PROPOSED USE:	RESTAURANT
PARKING REQUIRED:	47 STALLS (93--SEATS / 2--SEATS X 1--PARKING STALL = 46.5--PARKING STALLS))
PARKING PROVIDED:	54 STALLS (INCLUDING 2 ADA STALLS)



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PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE
KENTUCKY
HOUSTON ROAD &
TURFWAY ROAD



PROJECT NUMBER

20240721.0

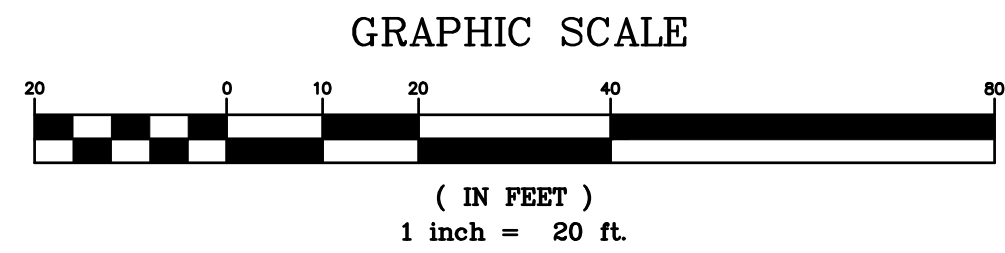
SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

C3.0

NOT ISSUED FOR CONSTRUCTION



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GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PERFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED JANUARY 2, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N3245120).

PAVEMENT HATCH LEGEND:

- S10** PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE
- S12** PROPOSED CONCRETE LANDING
(SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S16** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
7" PORTLAND CEMENT CONCRETE
(SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S17** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
7" PORTLAND CEMENT CONCRETE
5" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S18** PROPOSED ASPHALT PAVEMENT
1.5" ASPHALT SURFACE COURSE
2" ASPHALT BASE COURSE
6" AGGREGATE BASE
(SEE GEOTECHNICAL REPORT)
- S25** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S25** PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

BLACK CONCRETE COLOR NOTE:
DAVIS COLOR 8084 GRAPHITE. 170# PER 10 YARDS

DAVIS COLORS
3700 EAST OLYMPIC BLVD. LOS ANGELES, CA 90023
800-356-4848

TO-GO & VETERANS PARKING

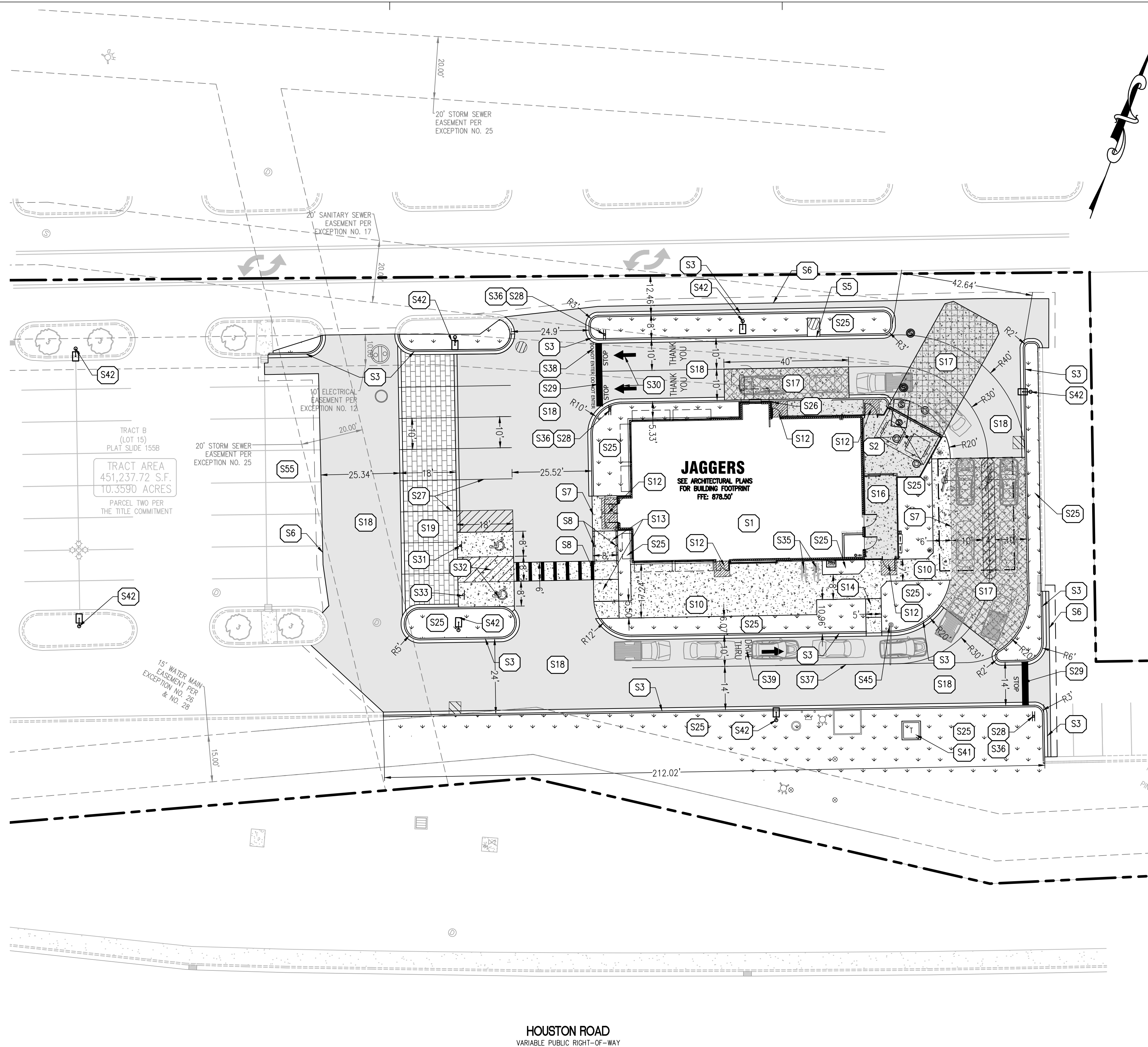
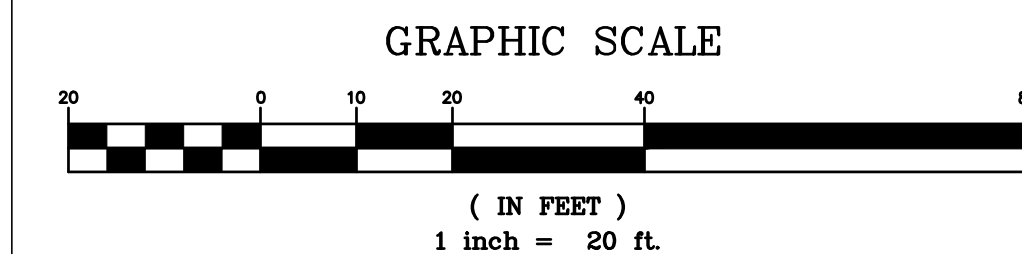
CONTRACTOR TO INSTALL 8 BOLLARDS AT PARKING SPOTS FOR VETERANS AND CURB SIDE PARKING. BOLLARDS TO BE PLACED ON SITE BY CONTRACTOR AT THE DIRECTION OF THE OWNER

UTILITY RIM NOTE:

- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6'x6' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3'x3' BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.



PROPOSED LEGEND:

- PROPERTY LINE
- ===== PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- (10) PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TAPPING SLEEVE AND VALVE
- PROPOSED WATER METER AND VAULT
- PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED TRANSFORMER PAD
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER STRUCTURE

SITE KEY NOTES:

- S1 PROPOSED BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3 PROPOSED CONCRETE CURB AND GUTTER
- S5 PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
- S6 PROPOSED 2' WIDE BUTT JOINT
- S7 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
- S8 PROPOSED FLUSH CONCRETE SIDEWALK AND PAVEMENT
- S9 PROPOSED SIDEWALK HANDRAILS
- S10 PROPOSED CONCRETE SIDEWALK
- S12 PROPOSED CONCRETE LANDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S13 PROPOSED ADA ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE
- S14 PROPOSED ADA ACCESSIBLE RAMP AT 12:1 MAXIMUM SLOPE
- S16 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S17 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S18 PROPOSED ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S19 PROPOSED PAVERS WITH CONCRETE FOOTER, SEE DETAIL FOR ADDITIONAL INFORMATION. PAVERS TO BE REVIEWED WITH OWNER.
- S25 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S26 PROPOSED 4" PRECAST BOLLARDS (TYP. OF 1)
- S27 PROPOSED 4" PAVEMENT STRIPING. PAVEMENT STRIPING TO BE WHITE TO MATCH SHOPPING CENTER STANDARD.
- S28 PROPOSED 30" R1-1 STOP SIGN
- S29 PROPOSED 24" WIDE STOP BAR PAINTED WHITE
- S30 PROPOSED DIRECTIONAL ARROWS
- S31 PROPOSED ADA ACCESSIBLE PARKING SIGN PER LOCAL CODE
- S32 PROPOSED ADA ACCESSIBLE PARKING STALL, STRIPING, AND SYMBOL PER LOCAL CODE
- S33 PROPOSED ADA VAN ACCESSIBLE PARKING SIGN PER LOCAL CODE
- S35 PROPOSED BIKE RACKS
- S36 PROPOSED "DO NOT ENTER" SIGN R5-1.
- S37 PROPOSED 4" SINGLE WHITE PAVEMENT LINES PER LOCAL CODE.
- S38 PROPOSED "DO NOT ENTER" PAVEMENT MARKING
- S39 PROPOSED "DRIVE THRU" PAVEMENT MARKING
- S41 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S42 CONTRACTOR TO INSTALL PROPOSED LIGHT POLE, POLE BASE AND LIGHT FIXTURES. (CONTRACTOR SHALL CONNECT POWER SUPPLY FOR NEW LIGHT POLES TO JAGGERS SITE LIGHTING CIRCUITRY). CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING
- S45 PROPOSED CLEARANCE BAR. GENERAL CONTRACTOR TO ENSURE THAT THE REQUIRED CLEARANCE BAR ELEVATION HEIGHT IS MEASURED FROM THE PAVEMENT AND NOT THE TOP OF THE CURB. (FURNISHED BY THE HOWARD COMPANY AND INSTALLED BY THE GENERAL CONTRACTOR)



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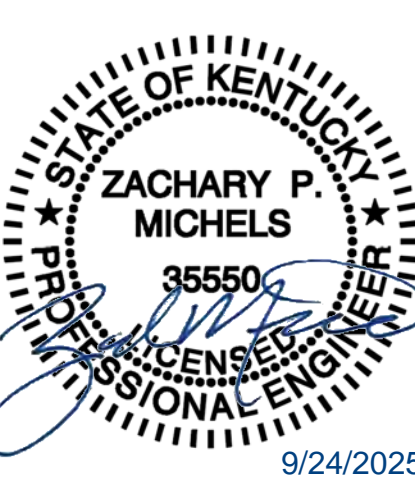
PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM

PROJECT MANAGER

EG

QUALITY CONTROL

EG

DRAWN BY

EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

JAGGERS

PROJECT NUMBER

20240721.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.1

NOT ISSUED FOR CONSTRUCTION

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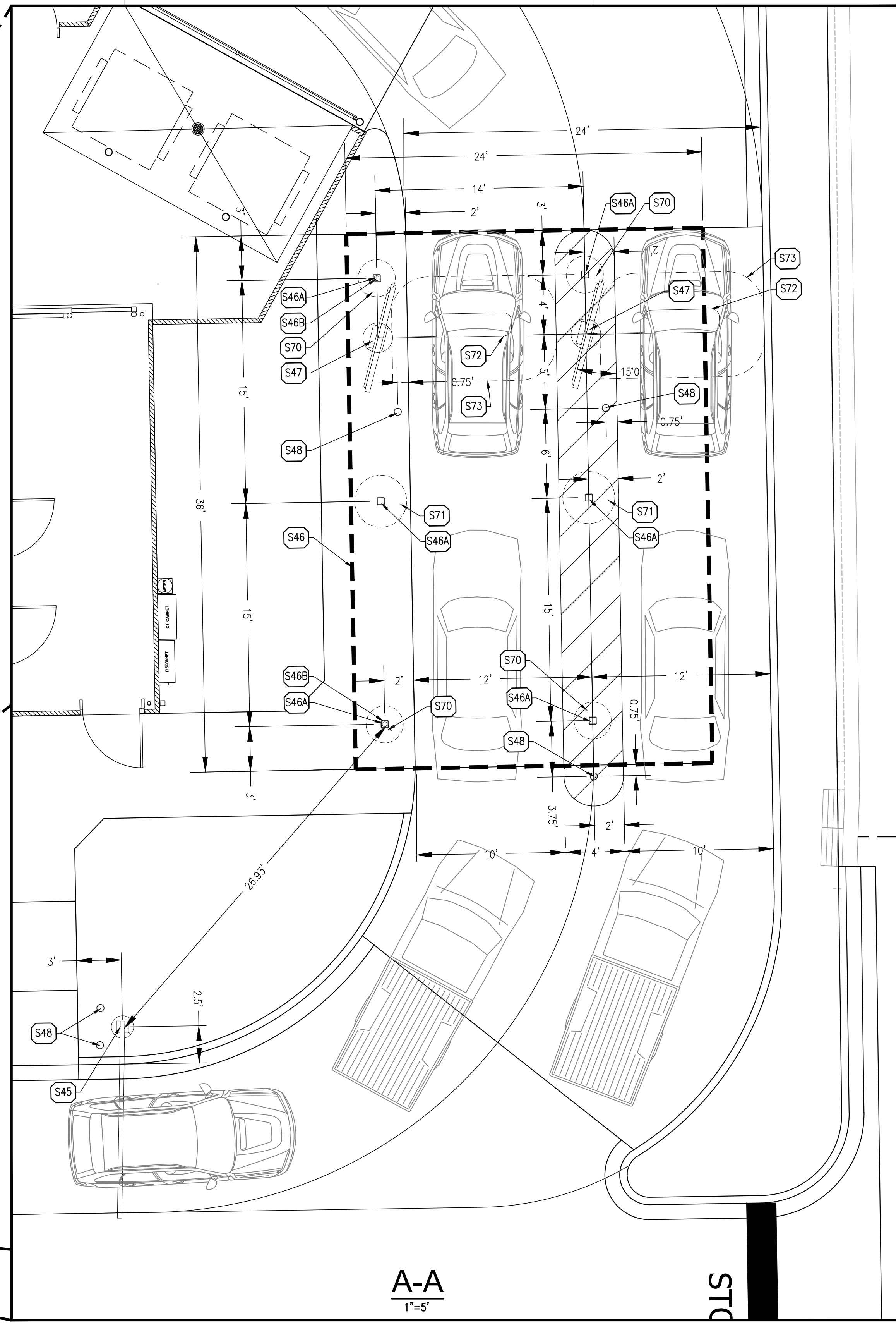
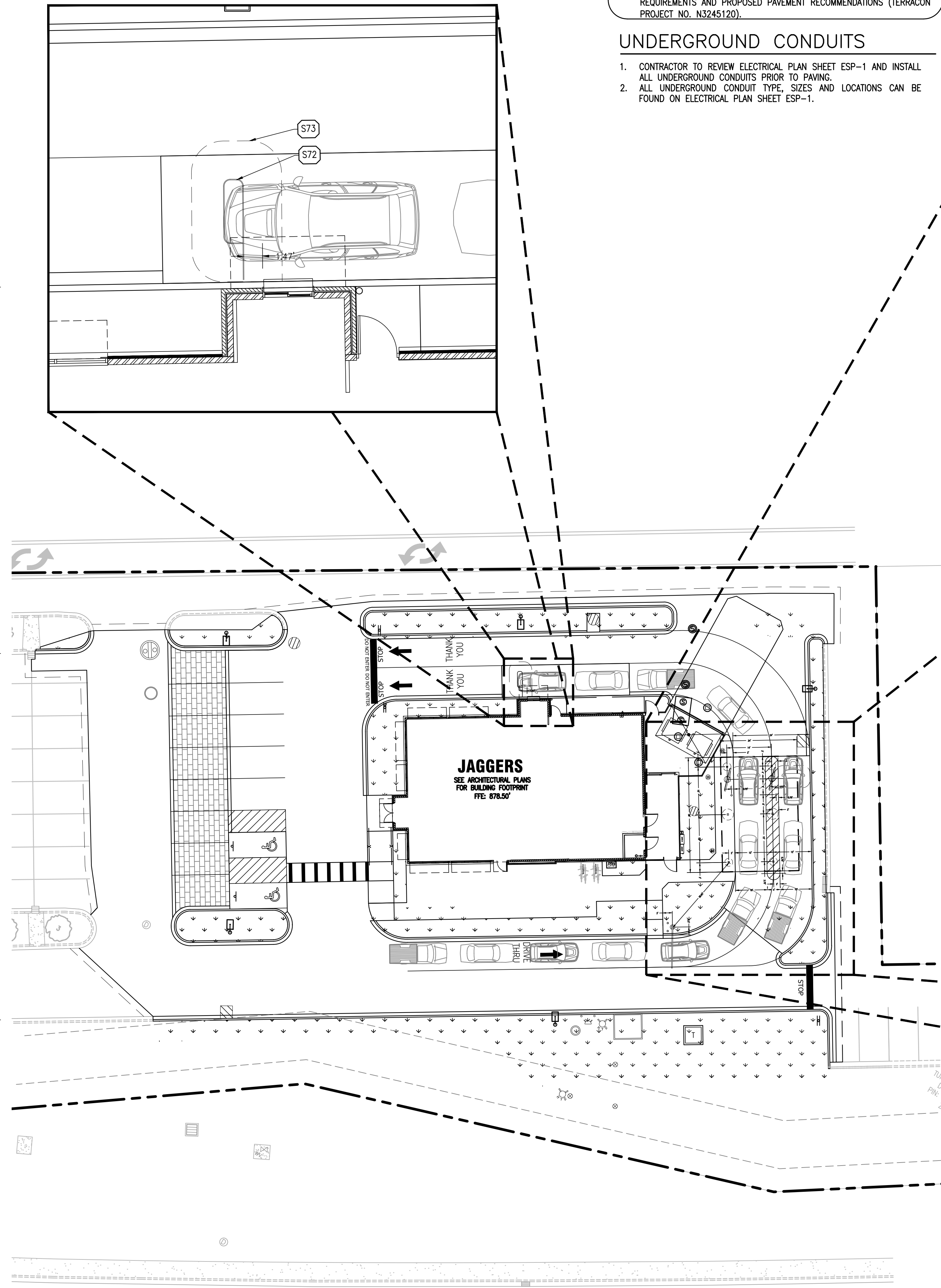


SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED JANUARY 2, 2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. N3245120).

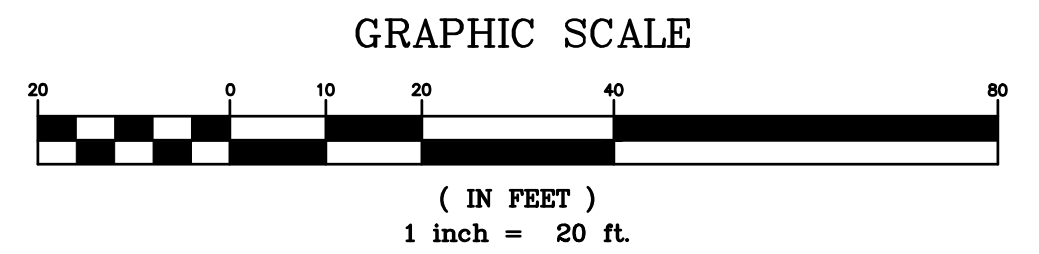
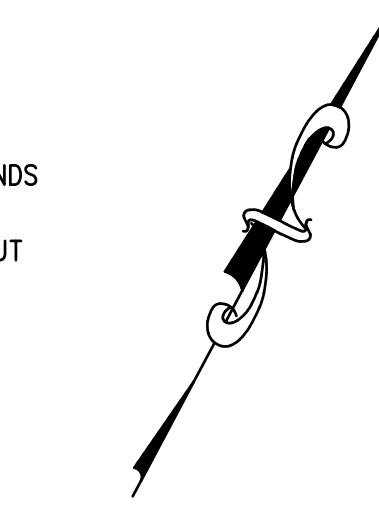
UNDERGROUND CONDUITS

1. CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
2. ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.



SITE KEY NOTES:

- S35 PROPOSED STRIPED PAVEMENT ISLAND TO BE THERMOPLASTIC (PER LOCAL CODE)
- S43 PROPOSED MENU PREVIEW BOARD (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR) ((1) 55' OUTDOOR DISPLAY AT THE SINGLE PREVIEW BOARD)
- S45 PROPOSED CLEARANCE BAR WITH BOLLARDS (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR)
- S46 PROPOSED MENU BOARD CANOPY (FURNISHED BY THE UNI-STRUCTURES AND INSTALLED BY THE GENERAL CONTRACTOR)
- S46A PROPOSED CANOPY COLUMN (FURNISHED BY THE UNI-STRUCTURES AND INSTALLED BY THE GENERAL CONTRACTOR)
- S46B PROPOSED ROOF DRAIN 6" HDPE DRAIN PIPE CAST DEAD CENTER OF PIER
- S47 PROPOSED MENU BOARD (FURNISHED BY DRIVE-THRU SYSTEMS VENDOR AND INSTALLED BY THE GENERAL CONTRACTOR) ((3) 55' OUTDOOR DISPLAYS AT EACH MENU BOARD (2 MENU BOARDS TOTAL))
- S48 PROPOSED 4" CANOPY BOLLARDS WITH RED PVC SLEEVE (ULINE H-9230R OR EQUAL)
- S70 EXTERIOR PIER 30"x60". SEE CANOPY DRAWINGS FOR DETAILS
- S71 INTERIOR PIER 42"x84". SEE CANOPY DRAWINGS FOR DETAILS
- S72 DETECTOR LOOP: 1/2" SCHEDULE 40 PVC CONDUIT 16"x60" WITH SWEEPING BENDS SET 2" BELOW SURFACE W/PULL STRING.
NOTE: FOR CONCRETE PADS, REPLACE CONDUIT WITH 1/4" WIDE x 2" DEEP SAW CUT W/ 45 CORNERS. FILL WITH FOAM TUBING AND LOOPS SEALANT
NOTE: DETECTOR LOOPS SUPPLIED BY DRIVE THRU HEADSET/ TRACKING SYSTEM VENDOR, INSTALLED BY GC
- S73 NO REBAR OR STEEL WITHIN 36" OF DETECTOR LOOP



Drawing Name: \\greenbergfarrow.com\Projects\2024\20240721\000_C3.2\Current_Drawing\20240721_0_C3.2.dwg; Date: 09/24/2025 - 11:56am; Plotted on: Sep 24, 2025 - 11:56am by: saramb

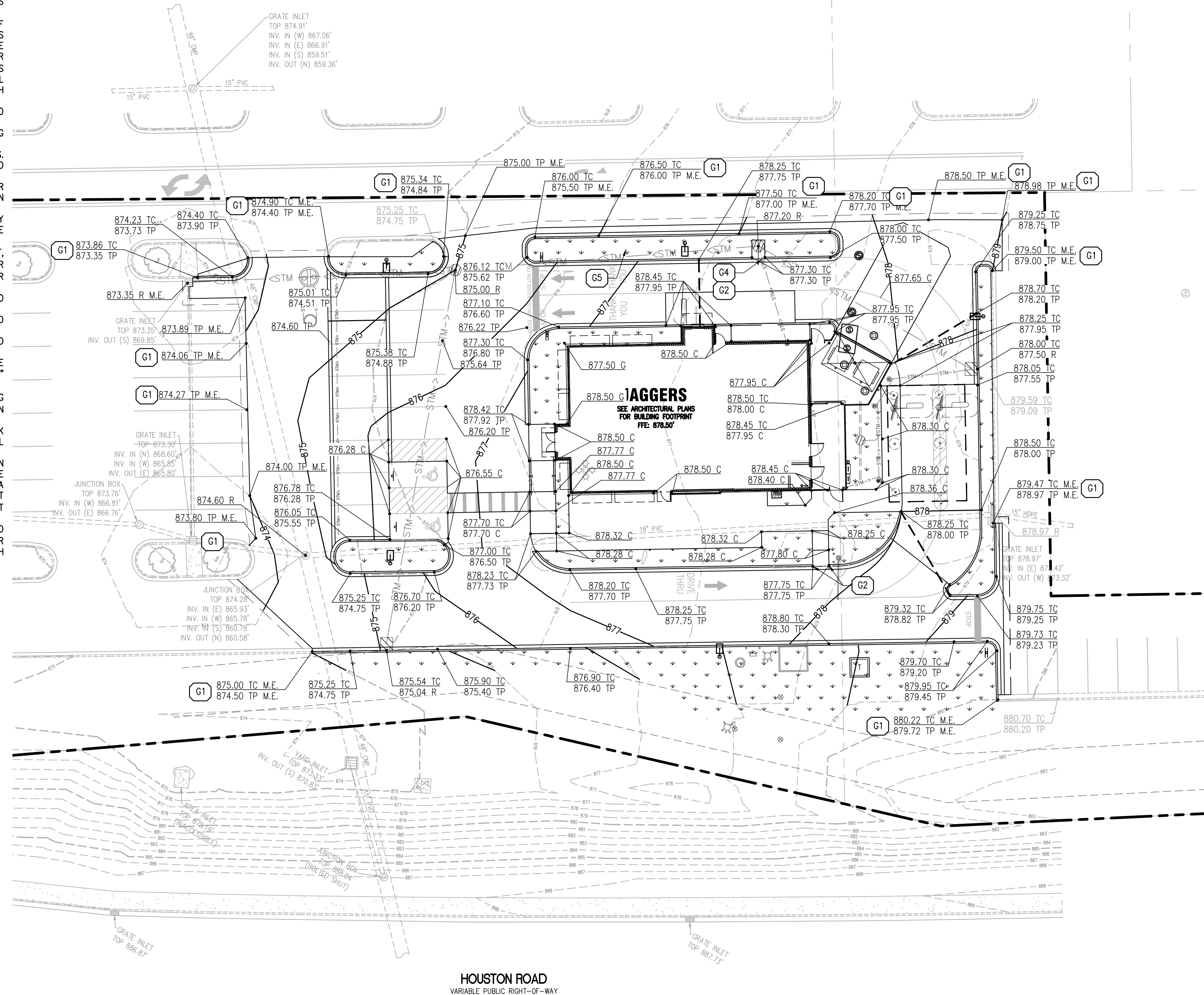
HOUSTON ROAD
VARIABLE PUBLIC RIGHT-OF-WAY

GENERAL GRADING NOTES:

- ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A 'U' SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM 1/2-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
- ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS 'NO DUMPING, DRAINS TO STREAM', OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FLOOD NOTE:

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 21015C0120D, EFFECTIVE DATE: MARCH 21, 2023.



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED LAND DISTURBANCE LIMITS
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- PROPOSED STORM SEWER
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED CONTOUR
- PROPOSED GRADING RIDGE LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED SPOT ELEVATION

GRADING & DRAINAGE KEY NOTES:

- G1 FIELD VERIFY AND MATCH EXISTING ELEVATION AT PROJECT SCOPE OF WORK LIMITS (TYP.)
- G2 CURB TRANSITION FROM 0" TO 6" IN HEIGHT
- G4 PROPOSED 2' WIDE CURB OPENING FOR DRAINAGE
- G5 PROPOSED 2' WIDE CONCRETE FLUME



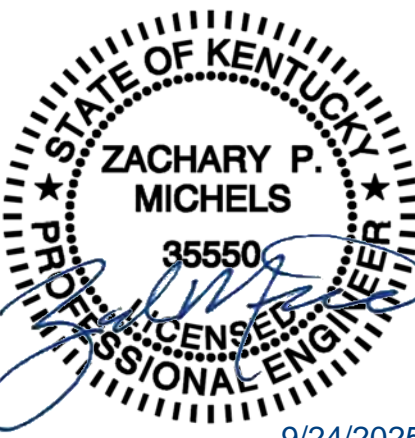
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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

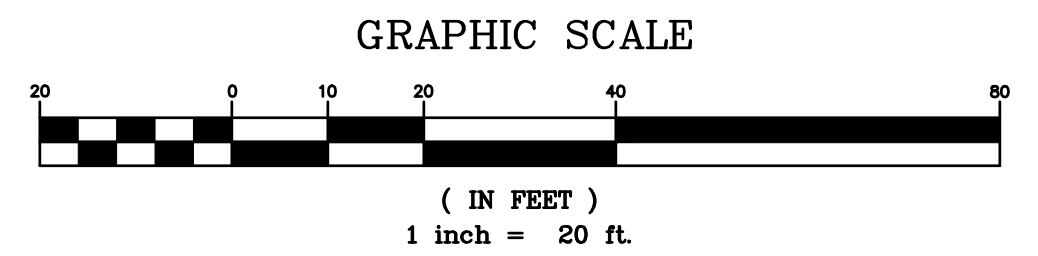
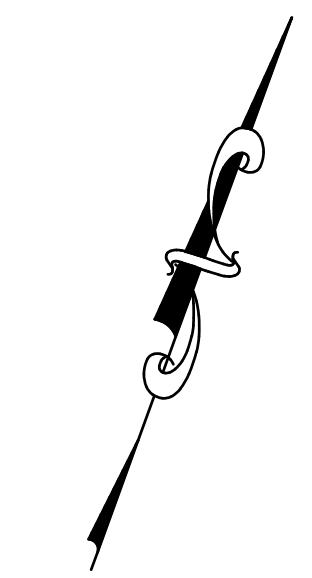
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C4.0

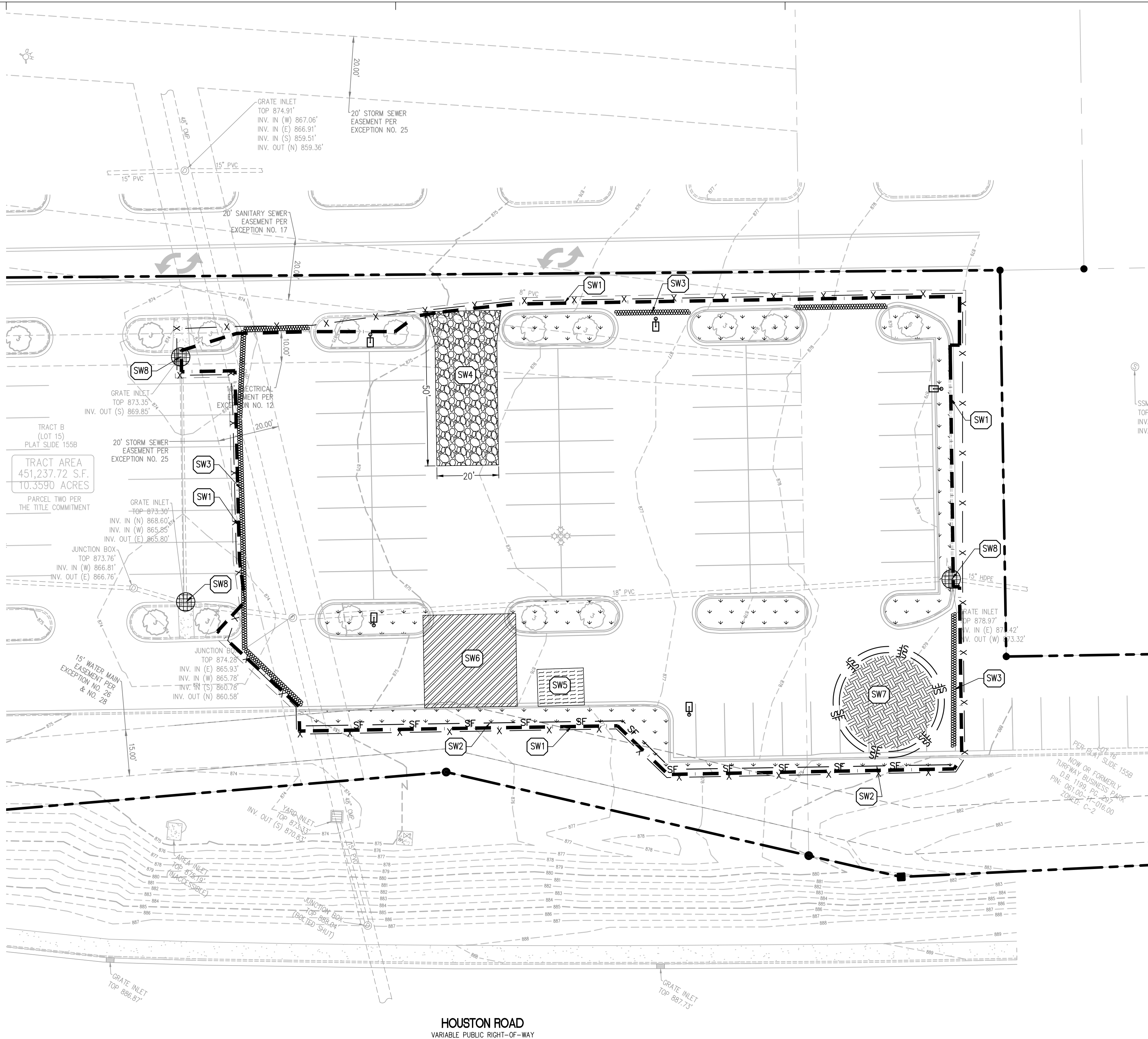
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SWPPP NOTES:

- COPIES OF THE APPROVED STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH ANY NECESSARY PERMITS AND INSPECTION FORMS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
- CONTRACTOR SHALL IMPLEMENT SITE SPECIFIC BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN AND REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED BY THE CONTRACTOR AS DICTATED BY SITE CONDITIONS OR THE PROJECT GOVERNING AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- ALL BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO THE APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OR MANUAL OF PRACTICE.
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- CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION TO THE EXTENT PRACTICABLE.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE.
- DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
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- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
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- DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEWATERING BAGS OR POLYMER MIXING SWALES. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER SYSTEMS IS PROHIBITED.
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- ALL SOIL STOCKPILES SHALL BE STABILIZED WITHIN FOURTEEN (14) DAYS OF FORMING THE STOCKPILE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
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- ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OF OFF SITE BY THE CONTRACTOR.
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- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



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- PROPOSED SILT DIKE
- PROPOSED INLET PROTECTION INSERT
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT (SUGGESTED LOCATION)
- PROPOSED CONTRACTOR STAGING AREA (SUGGESTED LOCATION)
- PROPOSED TEMPORARY TOPSOIL STOCKPILE (SUGGESTED LOCATION)

SWPPP KEY NOTES:

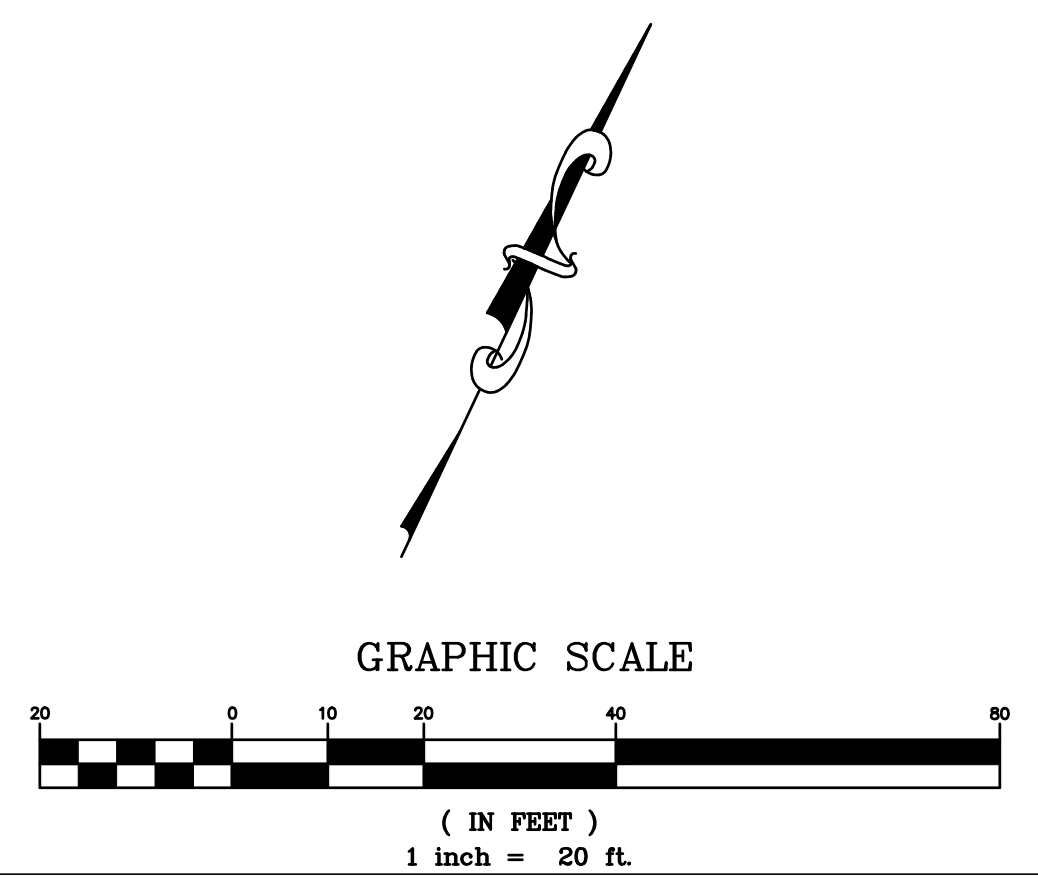
- SW1 PROPOSED PROJECT LAND DISTURBANCE LIMITS
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- SW3 PROPOSED SILT DIKE
- SW4 PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- SW5 PROPOSED CONCRETE WASHOUT WITH MINIMUM 30-MIL POLYETHYLENE LINING AND LOCATION SIGNAGE
- SW6 PROPOSED CONTRACTOR STAGING AREA INCLUDING MATERIALS STORAGE, COVERED TRASH DUMPSTER, AND PORTABLE TOILET FACILITIES
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- SW8 PROPOSED INLET PROTECTION

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- INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
- PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
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DISTURBED SITE AREA TABLE:

TOTAL PARCEL AREA:	67,624 SQ. FT. / 1.55 ACRES
TOTAL DISTURBED AREA:	32,815 SQ. FT. / 0.75 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	29,070 SQ. FT. / 0.67 ACRES (88.59%)
EXISTING PERVIOUS AREA:	3,745 SQ. FT. / 0.08 ACRES (11.41%)
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	26,452 SQ. FT. / 0.61 ACRES (80.61%)
PROPOSED PERVIOUS AREA:	6,363 SQ. FT. / 0.14 ACRES (19.39%)



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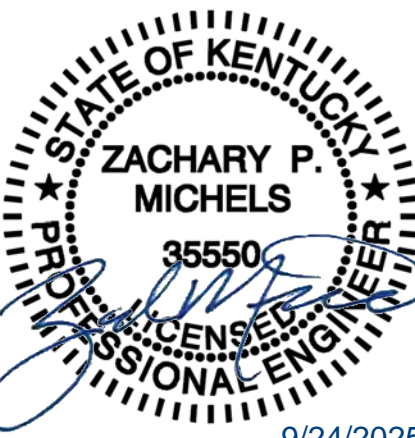
PROJECT TEAM

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
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ISSUE/REVISION RECORD

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PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
 EG
QUALITY CONTROL
 EG
DRAWN BY
 EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN PHASE 1

SHEET NUMBER

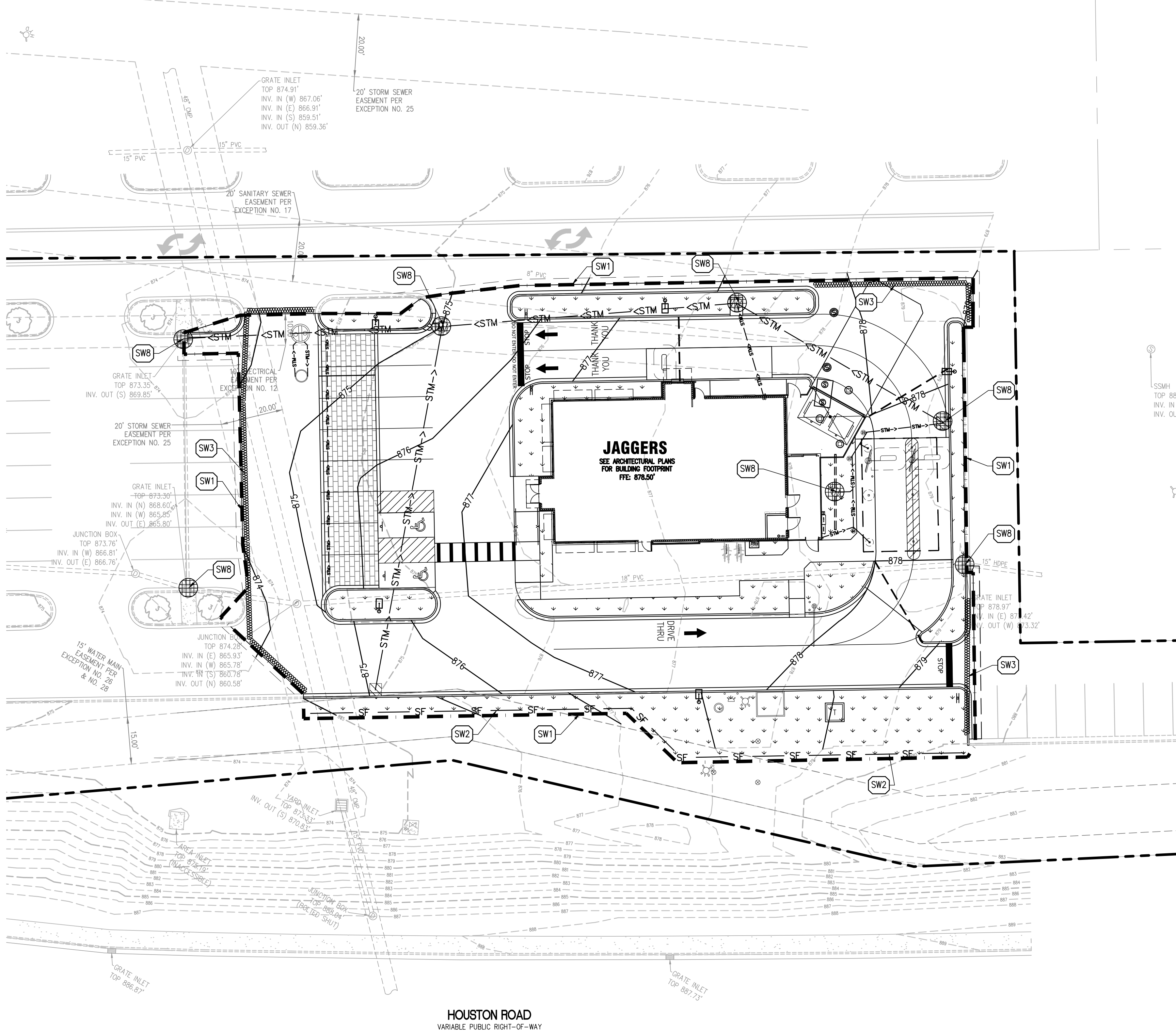
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 User: jacob.michels
 Title: SWPPP PHASE 1

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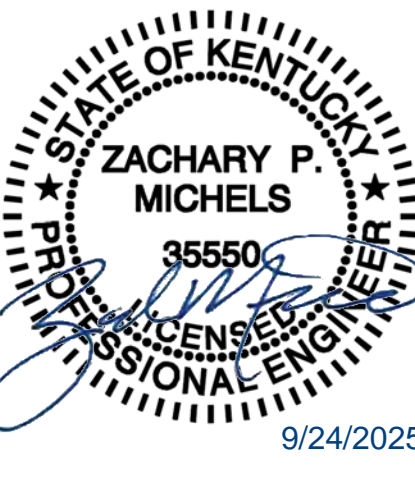
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DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

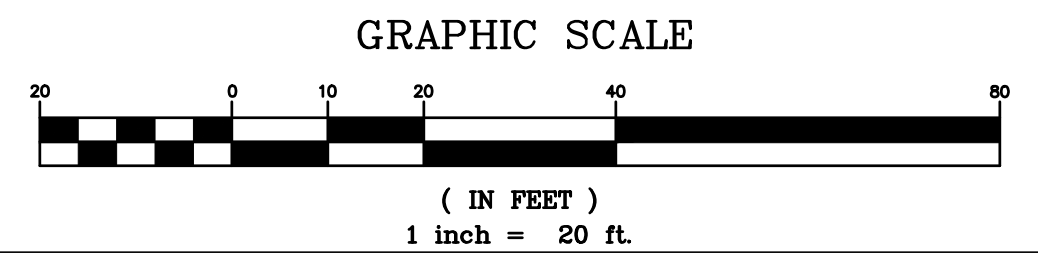
SHEET TITLE

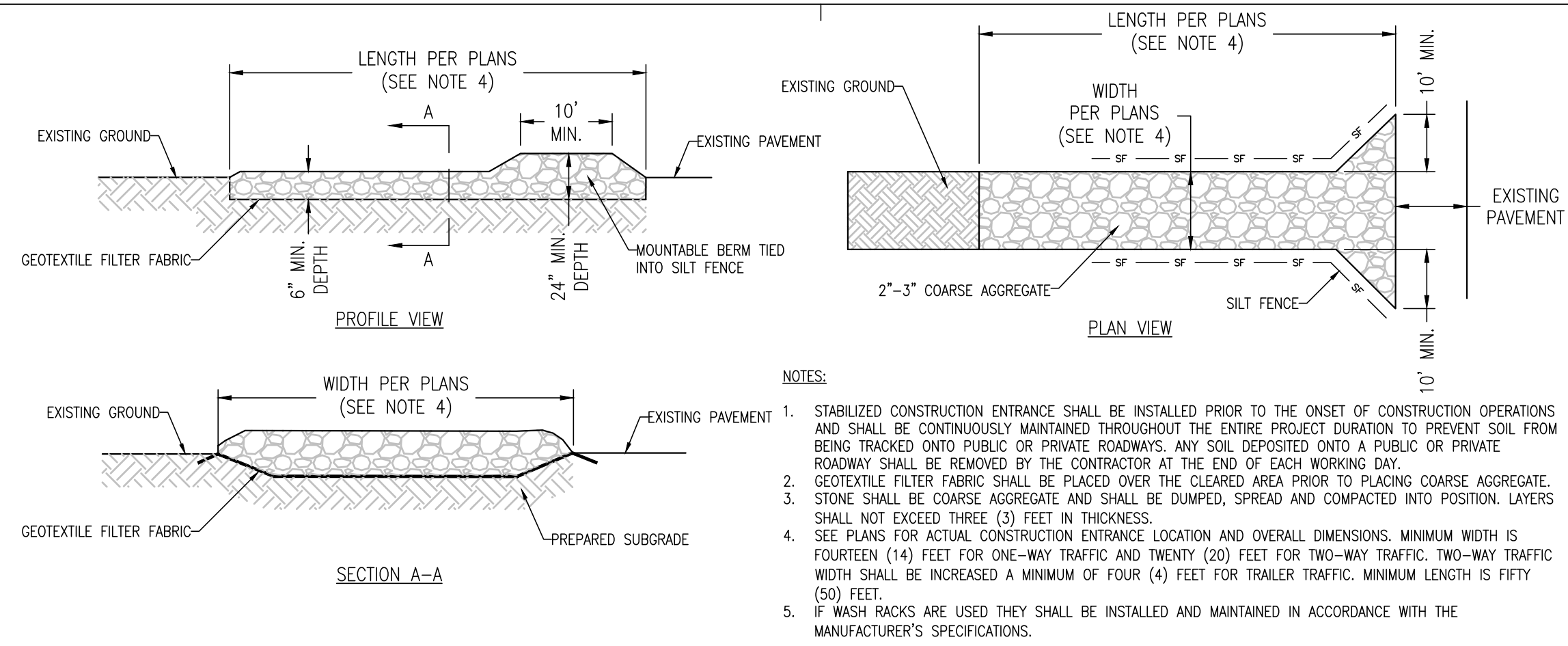
STORMWATER POLLUTION PREVENTION PLAN PHASE 2

SHEET NUMBER

C4.3
NOT ISSUED FOR CONSTRUCTION

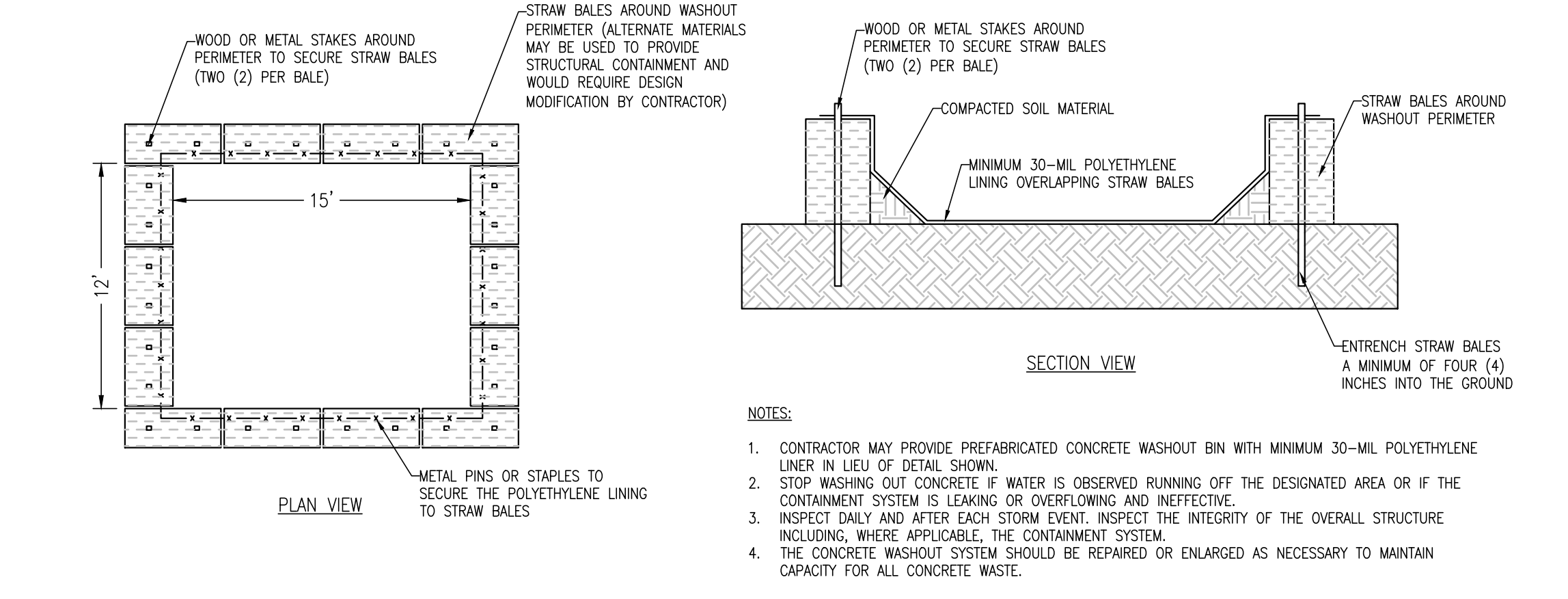
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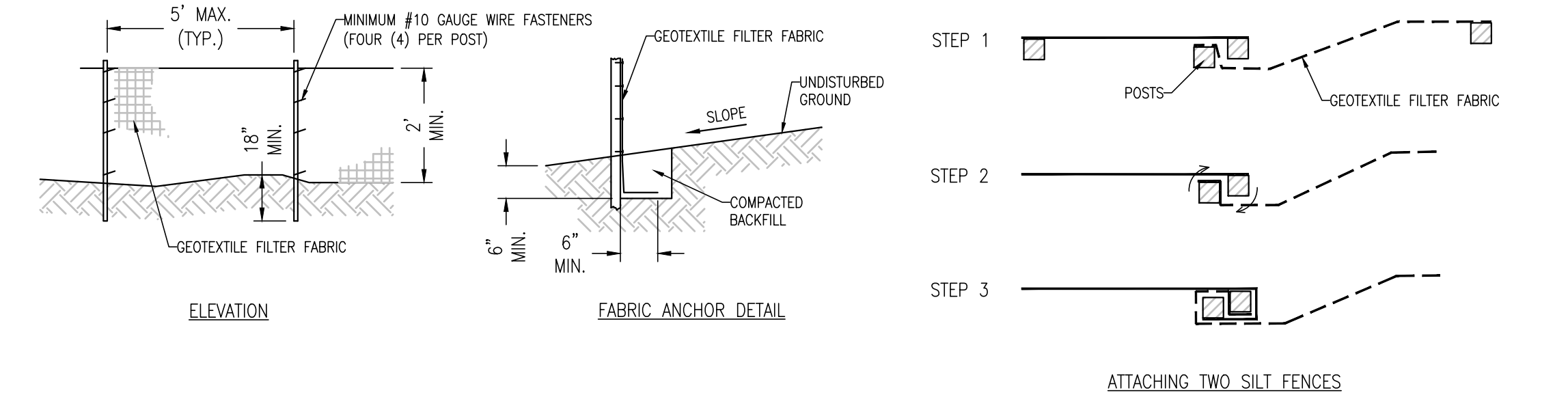
- NOTES:**
1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE ENTIRE PROJECT DURATION TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL DEPOSITED ONTO A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY.
 2. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
 3. STONE SHALL BE COARSE AGGREGATE AND SHALL BE DUMPED, SPREAD AND COMPACTED INTO POSITION. LAYERS SHALL NOT EXCEED THREE (3) FEET IN THICKNESS.
 4. SEE PLANS FOR ACTUAL CONSTRUCTION ENTRANCE LOCATION AND OVERALL DIMENSIONS. MINIMUM WIDTH IS FOURTEEN (14) FEET FOR ONE-WAY TRAFFIC AND TWENTY (20) FEET FOR TWO-WAY TRAFFIC. TWO-WAY TRAFFIC WIDTH SHALL BE INCREASED A MINIMUM OF FOUR (4) FEET FOR TRAILER TRAFFIC. MINIMUM LENGTH IS FIFTY (50) FEET.
 5. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



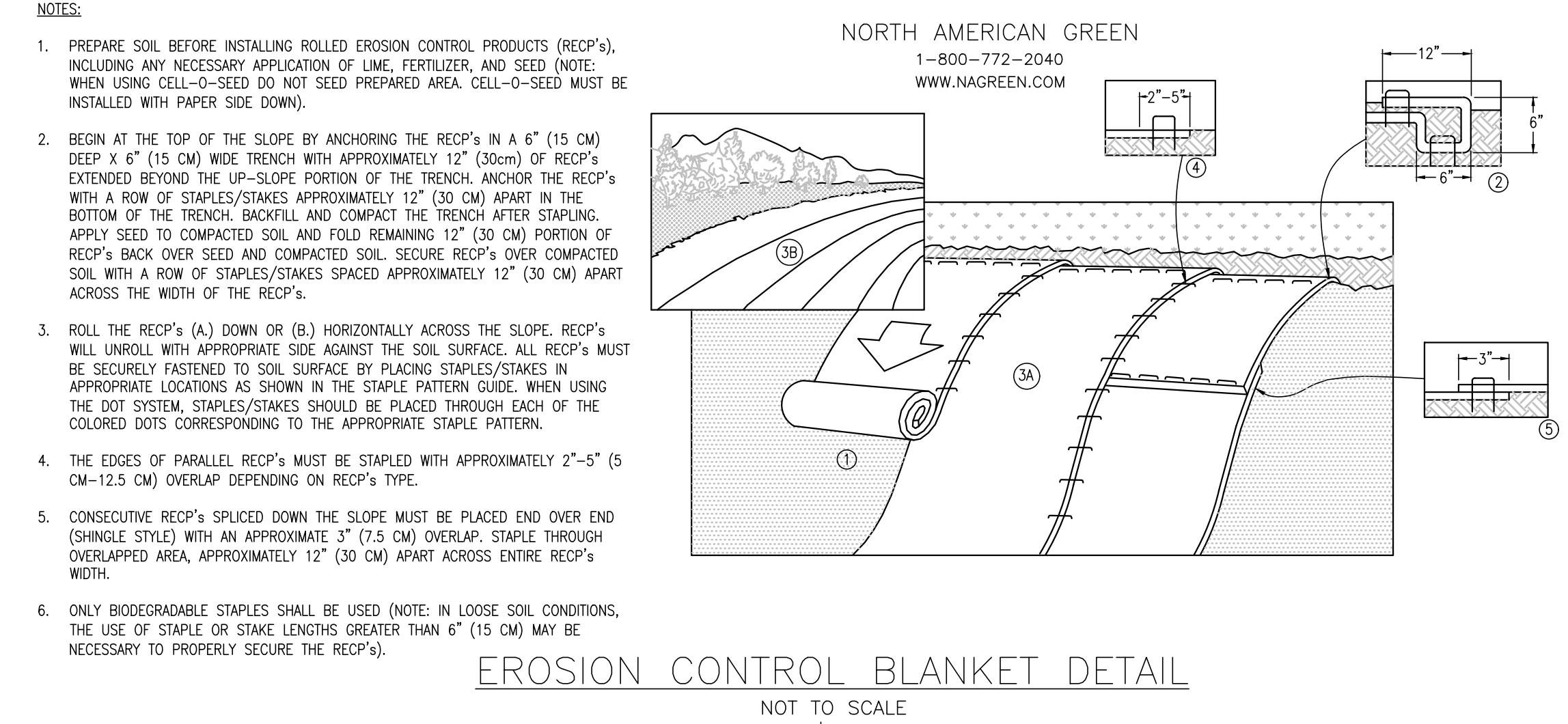
- NOTES:**
1. CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT BIN WITH MINIMUM 30-MIL POLYETHYLENE LINER IN LIEU OF DETAIL SHOWN.
 2. STOP WASHING OUT CONCRETE IF WATER IS OBSERVED RUNNING OFF THE DESIGNATED AREA OR IF THE CONTAINMENT SYSTEM IS LEAKING OR OVERFLOWING AND INEFFECTIVE.
 3. INSPECT DAILY AND AFTER EACH STORM EVENT. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
 4. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR ALL CONCRETE WASTE.

CONCRETE WASHOUT DETAIL
NOT TO SCALE



- NOTES:**
1. TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE INCHES.

SILT FENCE DETAIL
NOT TO SCALE



- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED (NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN).
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FILL REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
 3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
 5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
 6. ONLY BIODEGRADABLE STAPLES SHALL BE USED (NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S).

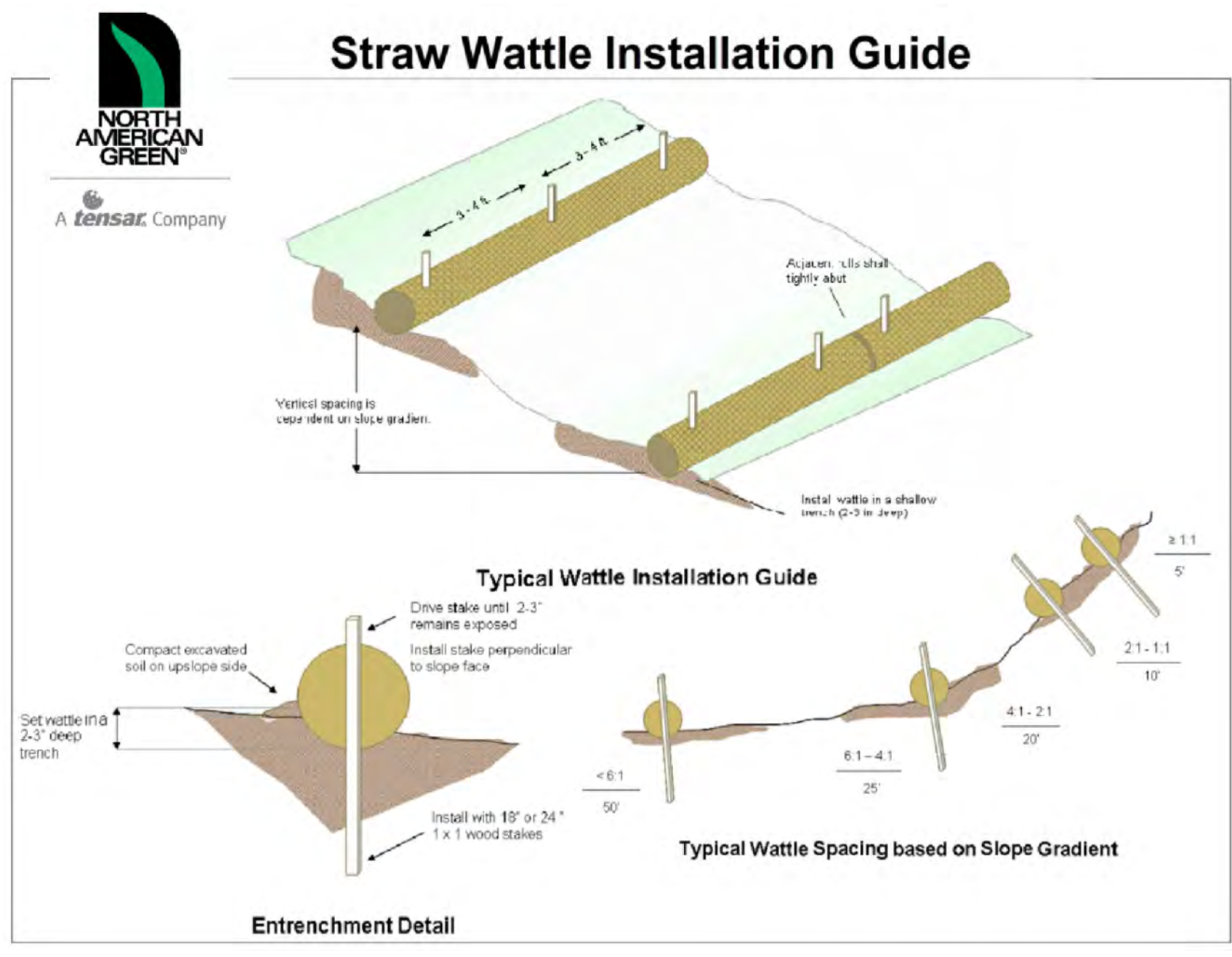
EROSION CONTROL BLANKET DETAIL
NOT TO SCALE

SedIMax-SW9 Straw fiber matrix with tubular poly netting

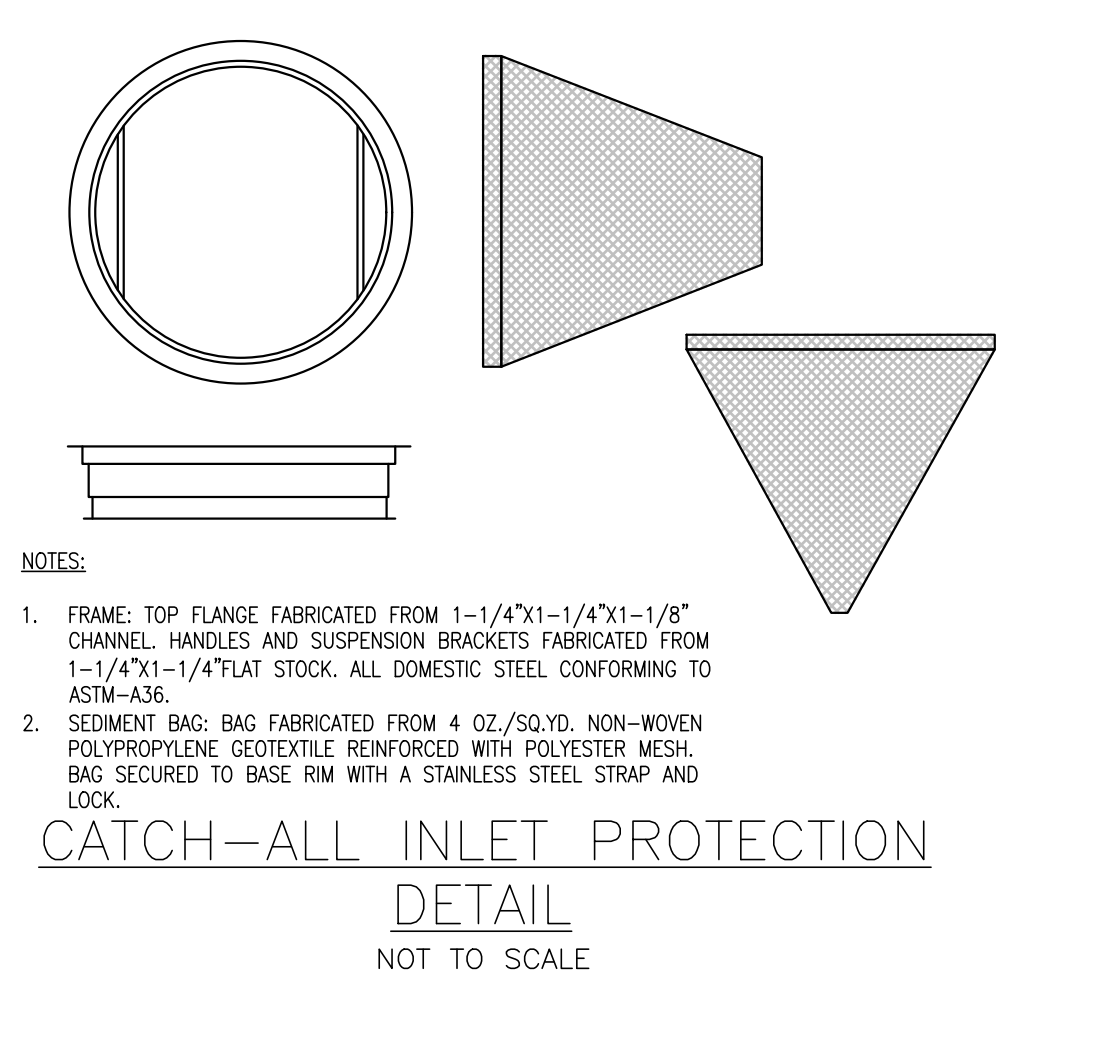
Diameter: 9 inches (23 cm)
Length: 25 ft (7.62 m)
Weight: 60 lbs (27.22 kg)

UV stabilized netting
Economical option

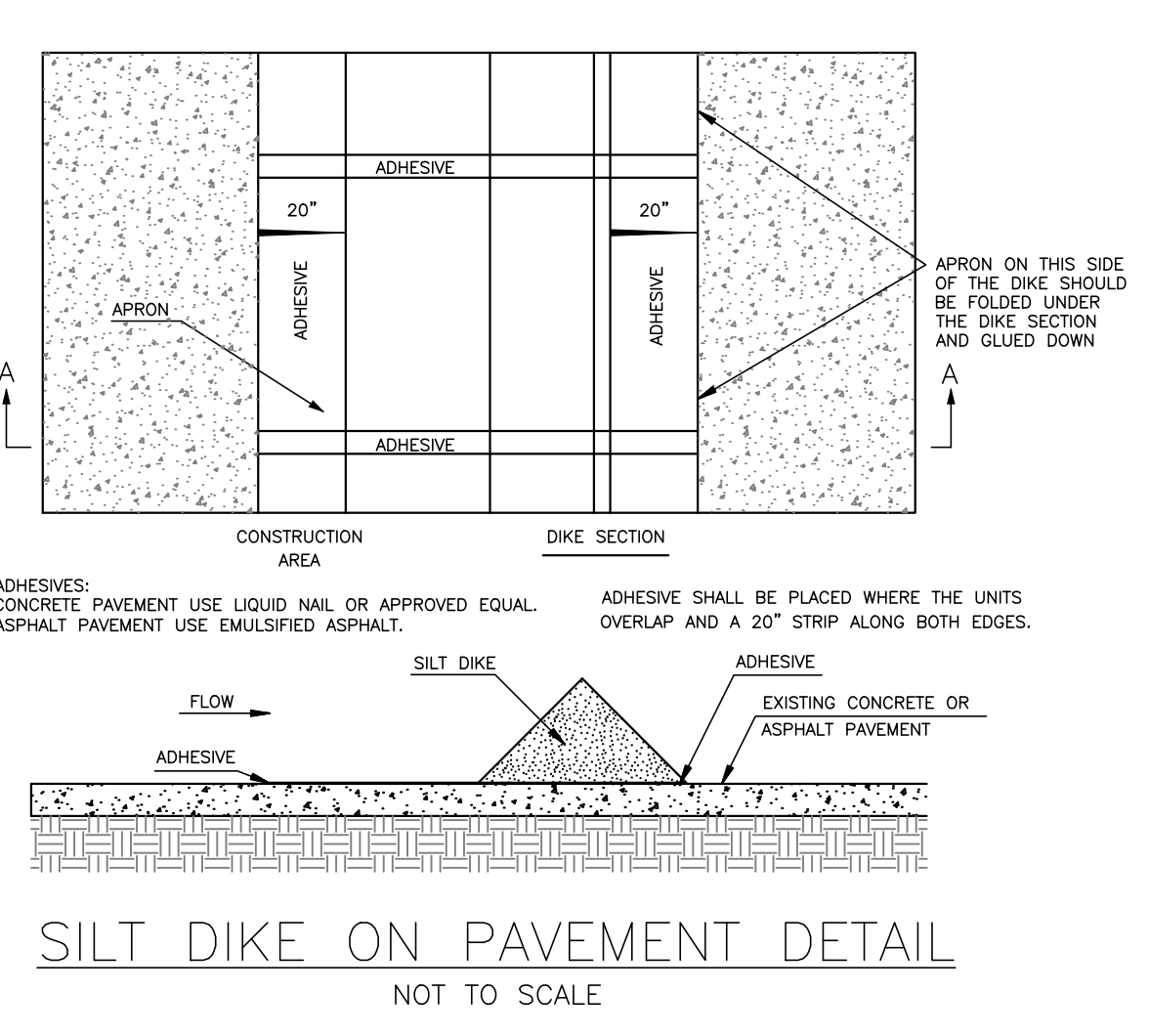
Highway and construction sites
Perimeter control
Inlet capture
Slope breaks



STRAW WATTLE DETAIL
NOT TO SCALE



CATCH-ALL INLET PROTECTION DETAIL
NOT TO SCALE



SILT DIKE ON PAVEMENT DETAIL
NOT TO SCALE

OPERATION & MAINTENANCE
Sediment shall be removed from the upstream side of the ditch check when sediment has reached one-half the height of the ditch check. Inspect any fabric for tears or dislodging after sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Remove debris (litter, corn stalks) when observed.
Water or sediment going around the ditch check indicates incorrect installation or that maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need lengthening up the side slope, sediment removed from the pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be part of the permanent storm water system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired, such as in the case of establishing a vegetated swale.

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PROJECT TEAM

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DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME
JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER
20240721.0
SHEET TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C4.4

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PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER

EG
QUALITY CONTROL

EC
DRAWN BY

PROJECT NAME

JAGGERS

**FLORENCE
KENTUCKY
HOUSTON ROAD &
TURFWAY ROAD**



PROJECT NUMBER

20240721.0

SHEET TITLE

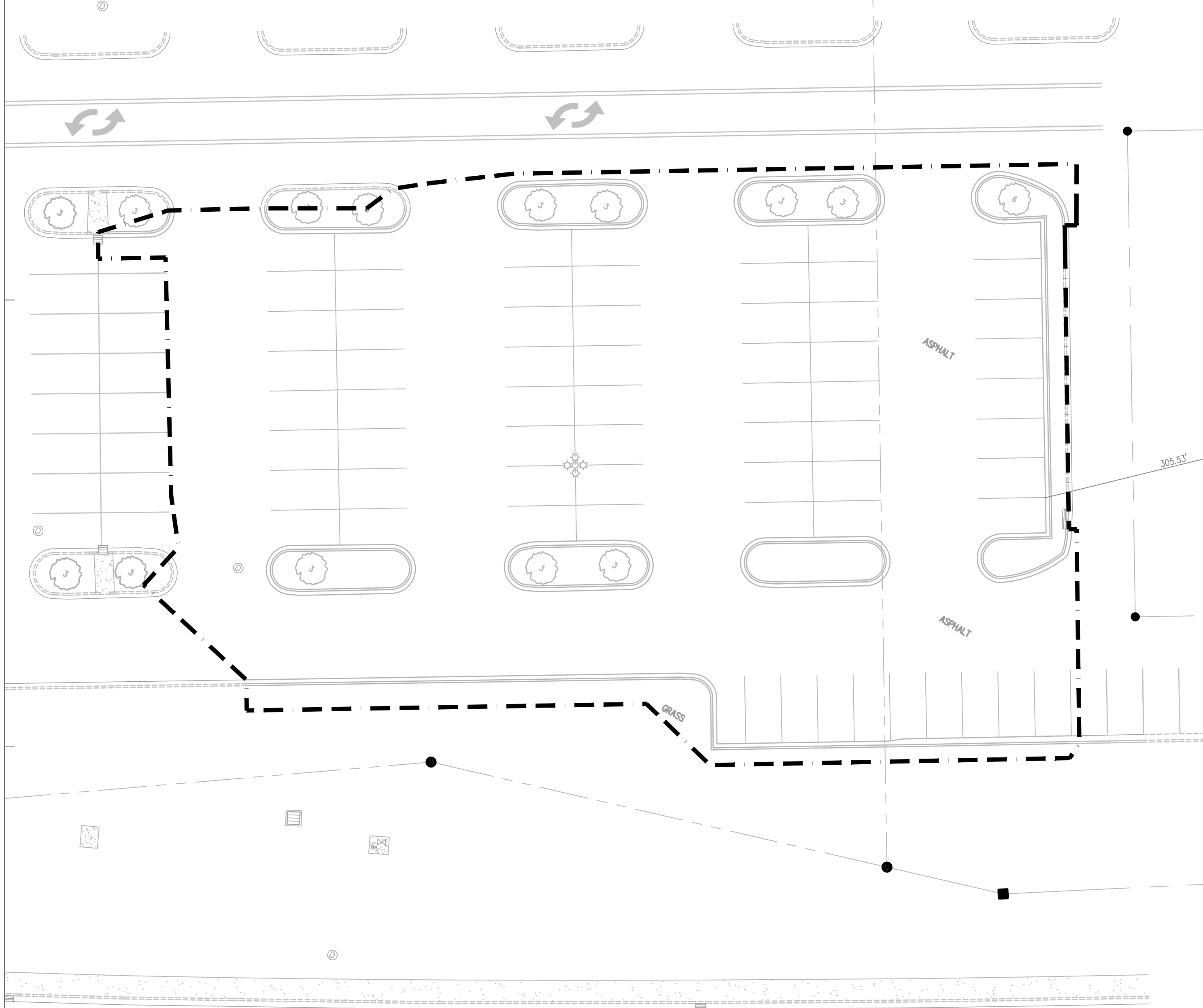
**PRE-POST LAND
USE COMPARISON**

SHEET NUMBER

C4.5

NOT ISSUED FOR CONSTRUCTION

EXISTING CONDITIONS



PROPOSED CONDITIONS

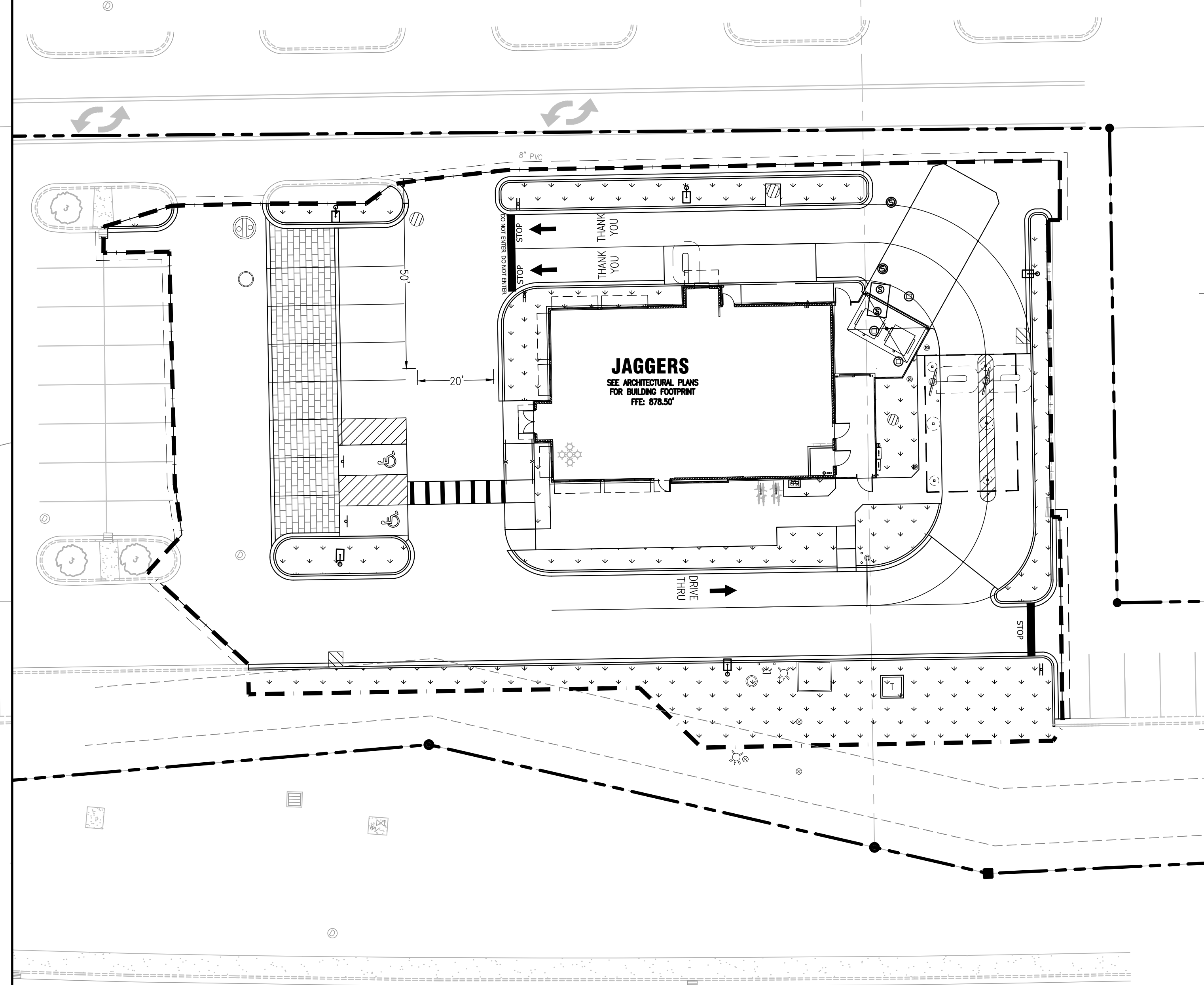
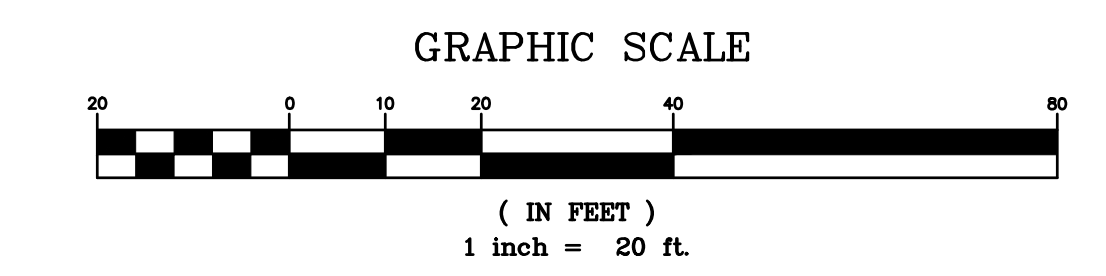
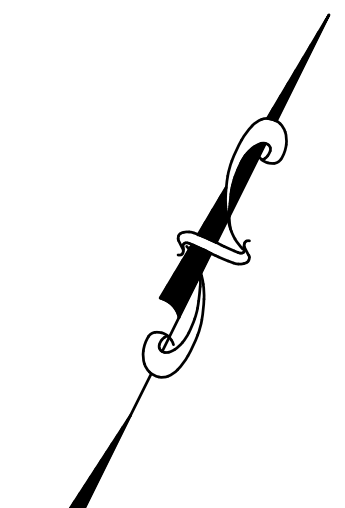


EXHIBIT LEGEND:

- PROPERTY LINE
- IMPERVIOUS AREA
- PERVIOUS AREA
- PROPOSED LAND DISTURBANCE LIMITS

DISTURBED SITE AREA TABLE:

TOTAL PARCEL AREA:	67,624 SQ. FT. / 1.55 ACRES
TOTAL DISTURBED AREA:	32,815 SQ. FT. / 0.75 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	29,070 SQ. FT. / 0.67 ACRES (88.59%)
EXISTING PERVIOUS AREA:	3,745 SQ. FT. / 0.08 ACRES (11.41%)
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	26,452 SQ. FT. / 0.61 ACRES (80.61%)
PROPOSED PERVIOUS AREA:	6,363 SQ. FT. / 0.14 ACRES (19.39%)



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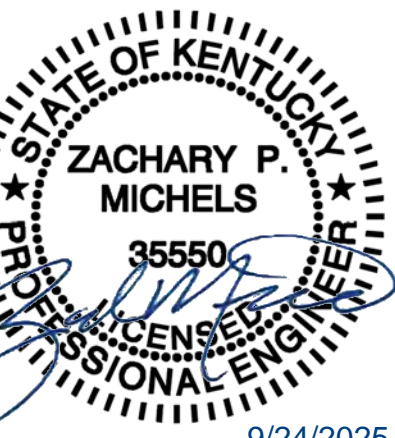
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PROJECT NUMBER

20240721.0

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C5.0

NOT ISSUED FOR CONSTRUCTION

GENERAL UTILITY NOTES:

- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE THE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

UTILITY RIM NOTE:

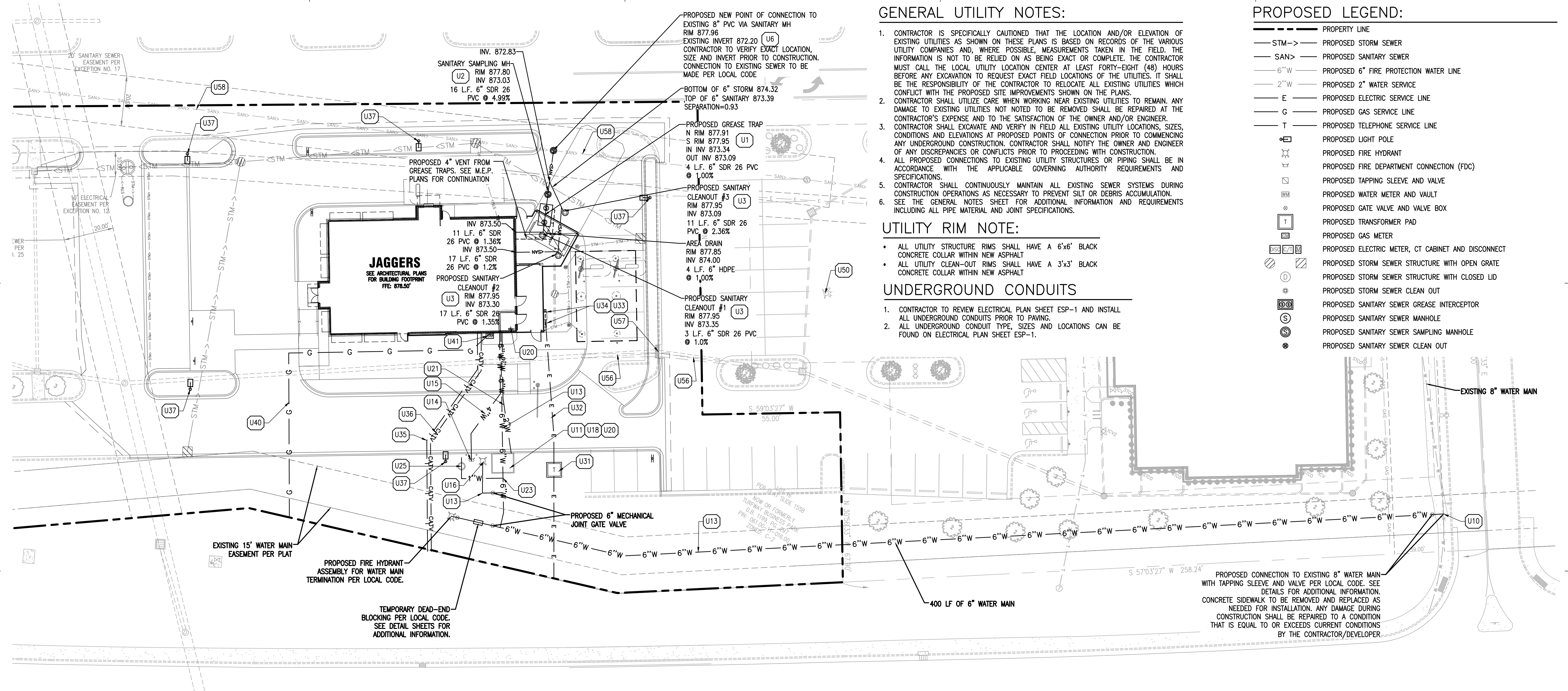
- ALL UTILITY STRUCTURE RIMS SHALL HAVE A 6"x6" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT
- ALL UTILITY CLEAN-OUT RIMS SHALL HAVE A 3"x3" BLACK CONCRETE COLLAR WITHIN NEW ASPHALT

UNDERGROUND CONDUITS

- CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING.
- ALL UNDERGROUND CONDUIT TYPE, SIZES AND LOCATIONS CAN BE FOUND ON ELECTRICAL PLAN SHEET ESP-1.

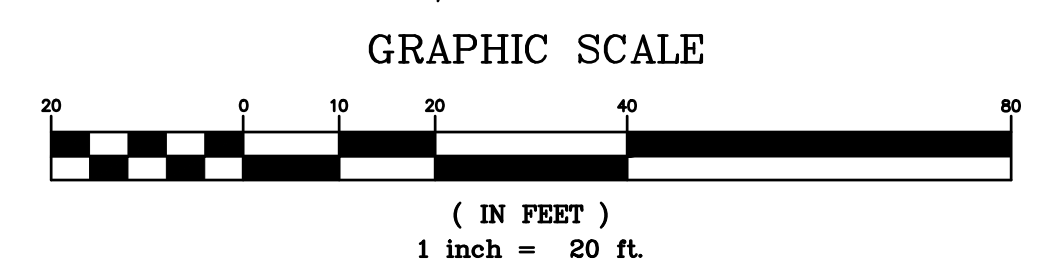
PROPOSED LEGEND:

- PROPERTY LINE
- STM -> PROPOSED STORM SEWER
- SAN -> PROPOSED SANITARY SEWER
- 6"W -> PROPOSED 6" FIRE PROTECTION WATER LINE
- 2"W -> PROPOSED 2" WATER SERVICE
- E -> PROPOSED ELECTRIC SERVICE LINE
- G -> PROPOSED GAS SERVICE LINE
- T -> PROPOSED TELEPHONE SERVICE LINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TAPPING SLEEVE AND VALVE
- PROPOSED WATER METER AND VAULT
- PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED TRANSFORMER PAD
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
- PROPOSED STORM SEWER STRUCTURE WITH OPEN GRATE
- PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
- PROPOSED STORM SEWER CLEAN OUT
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SAMPLING MANHOLE
- PROPOSED SANITARY SEWER CLEAN OUT



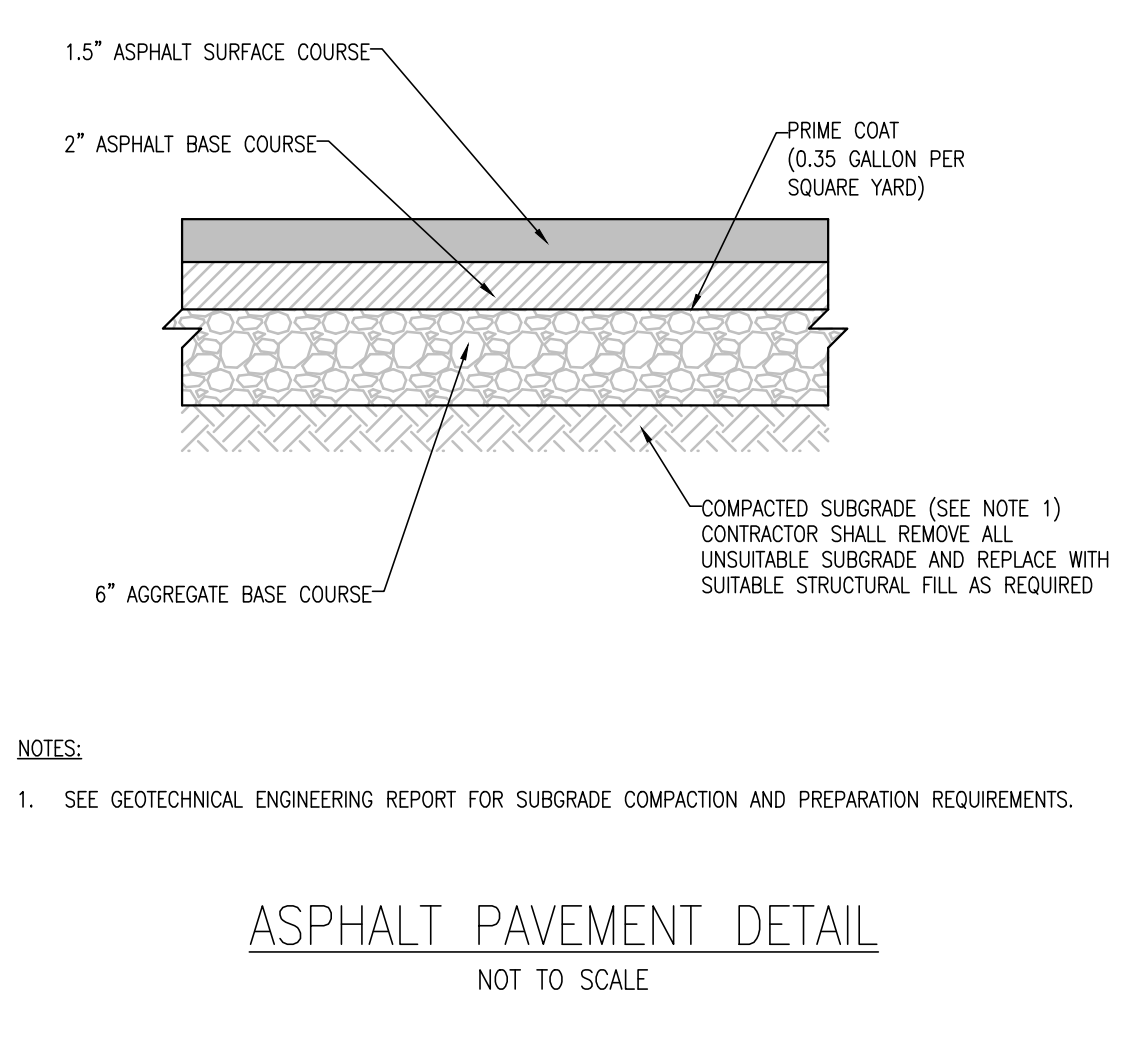
UTILITY KEY NOTES:

- U1 PROPOSED SANITARY SEWER GREASE INTERCEPTOR (SEE ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U2 PROPOSED PRECAST CONCRETE SAMPLING WELL (SEE ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U3 PROPOSED HEAVY DUTY SANITARY SEWER CLEANOUT
- U6 CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY SEWER PER LOCAL CODES (CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND ELEVATION OF EXISTING SANITARY INVERT PRIOR TO INSTALLING PROPOSED SANITARY SEWER LINES OR STRUCTURE)
- U10 PROPOSED 6"x8" TEE CONNECTION TO EXISTING 8" WATER MAIN PER LOCAL CODE. CONTRACTOR TO CONTACT UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- U11 PROPOSED PROPOSED PIT WITH FIRE DCDV, FIRE METER, DOMESTIC TAP, AND DOMESTIC METER. (SEE ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U13 PROPOSED 6" D.I.P. CLASS 52 FIRE PROTECTION WATER SERVICE LINE
- U14 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC) PER LOCAL CODE
- U15 PROPOSED 4" D.I.P. CLASS 52 FIRE PROTECTION WATER SERVICE LINE
- U16 PROPOSED FIRE HYDRANT
- U18 PROPOSED 2" DOMESTIC WATER SERVICE TAP TO PROPOSED 6" FIRE LINE WITHIN PROPOSED METER PIT PER LOCAL CODE. CONTRACTOR TO CONTACT LOCAL PROVIDER PRIOR TO CONSTRUCTION
- U20 PROPOSED 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER LOCAL. (SEE ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U21 PROPOSED 2" TYPE K COPPER DOMESTIC WATER LINE
- U23 PROPOSED 1" IRRIGATION WATER SERVICE TAP TO PROPOSED 6" FIRE LINE PER LOCAL CODE. CONTRACTOR TO CONTACT LOCAL PROVIDER PRIOR TO CONSTRUCTION
- U25 PROPOSED 1" IRRIGATION WATER METER AND RPZ TO BE LOCATED INSIDE METER PIT PER LOCAL CODE (SEE ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U31 PROPOSED ELECTRIC TRANSFORMER LOCATION (CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION, SIZE AND DESIGN WITH POWER COMPANY)
- U32 PROPOSED SECONDARY ELECTRIC SERVICE LINE. SEE ELECTRICAL PLANS FOR CONDUIT AND WIRING REQUIREMENTS (PRIVATE)
- U33 PROPOSED ELECTRIC SERVICE METER AND CT CABINET LOCATION. SEE ELECTRICAL PLANS FOR CONTINUATION. (SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U34 PROPOSED ELECTRIC SERVICE DISCONNECT LOCATION (SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U35 PROPOSED TELEPHONE AND DSL INTERNET SERVICE LINES (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U36 PROPOSED COAXIAL INTERNET SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U37 CONTRACTOR TO INSTALL PROPOSED LIGHT POLE, POLE BASE AND LIGHT FIXTURES. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO INSTALLATION. (CONTRACTOR SHALL CONNECT POWER SUPPLY FOR NEW LIGHT POLES TO JAGGERS SITE LIGHTING CIRCUITRY). CONTRACTOR TO REVIEW ELECTRICAL PLAN SHEET ESP-1 AND INSTALL ALL UNDERGROUND CONDUITS PRIOR TO PAVING
- U40 PROPOSED PRIVATE GAS SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- U41 PROPOSED PRIVATE GAS SERVICE METER (CONTRACTOR SHALL COORDINATE METER LOCATION AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS) (PRIVATE)

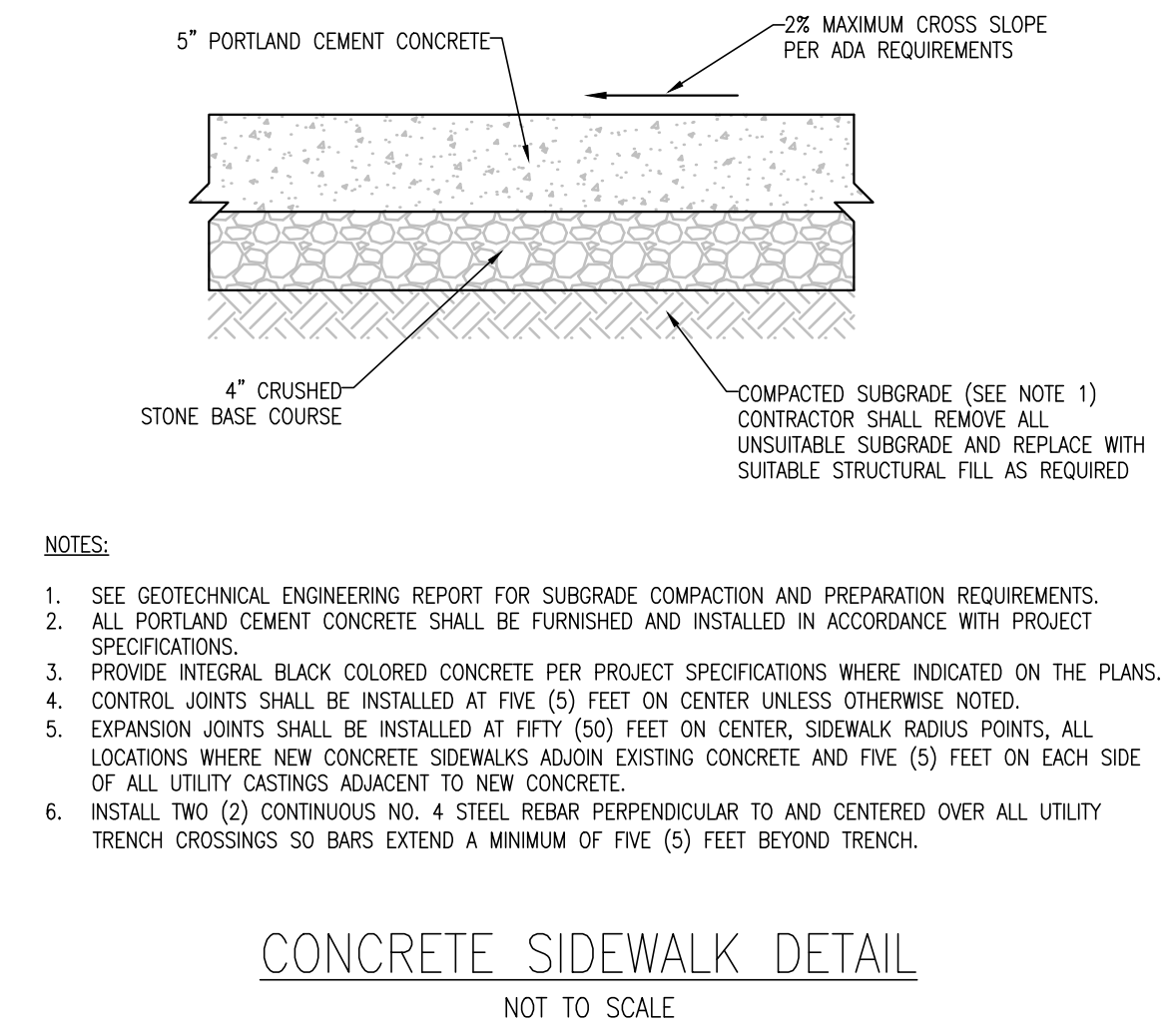


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 User: zmiche
 Plot Date: 09/24/2025
 Plot Time: 11:30am
 Plotter: HP DesignJet T1100e

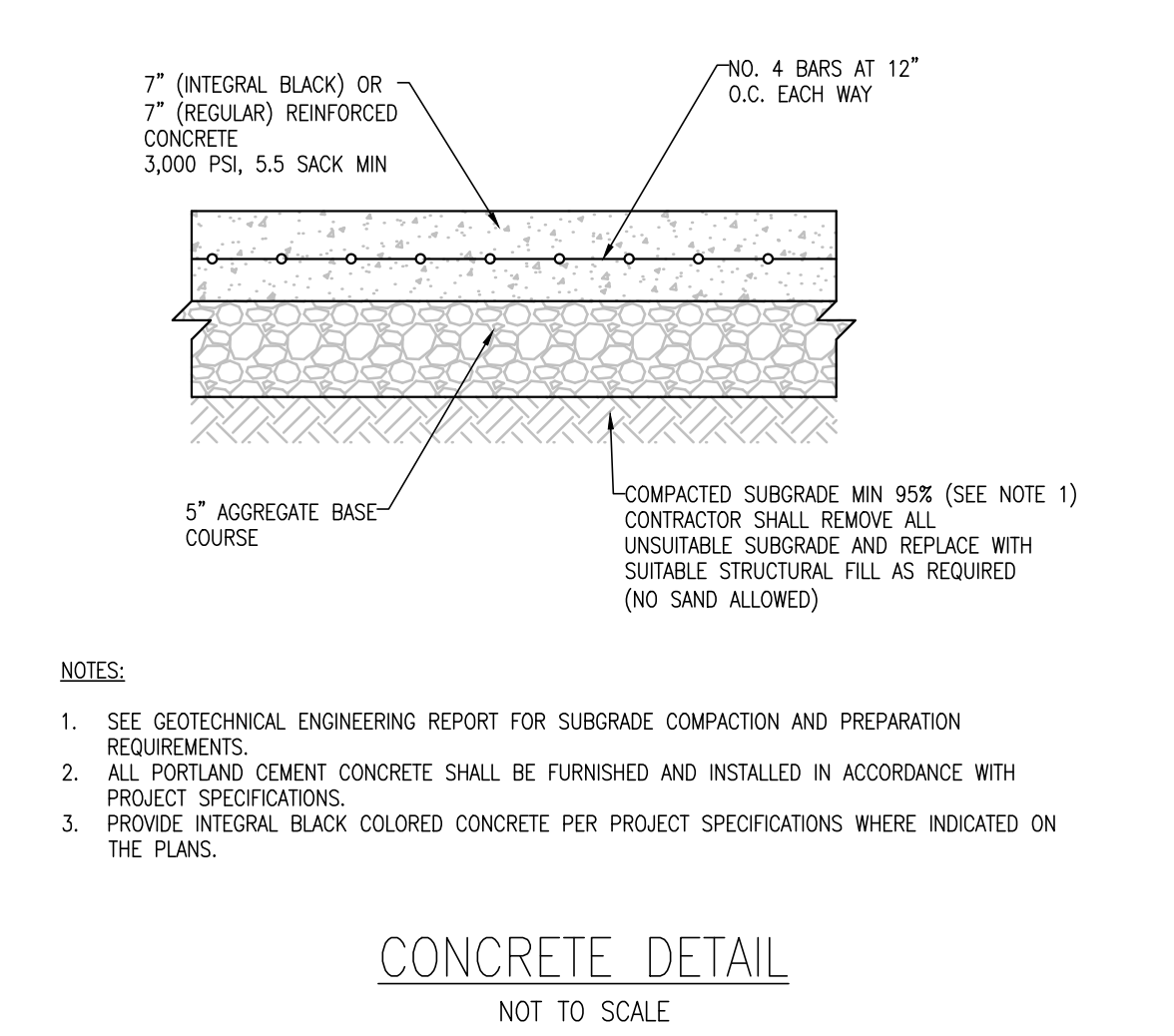
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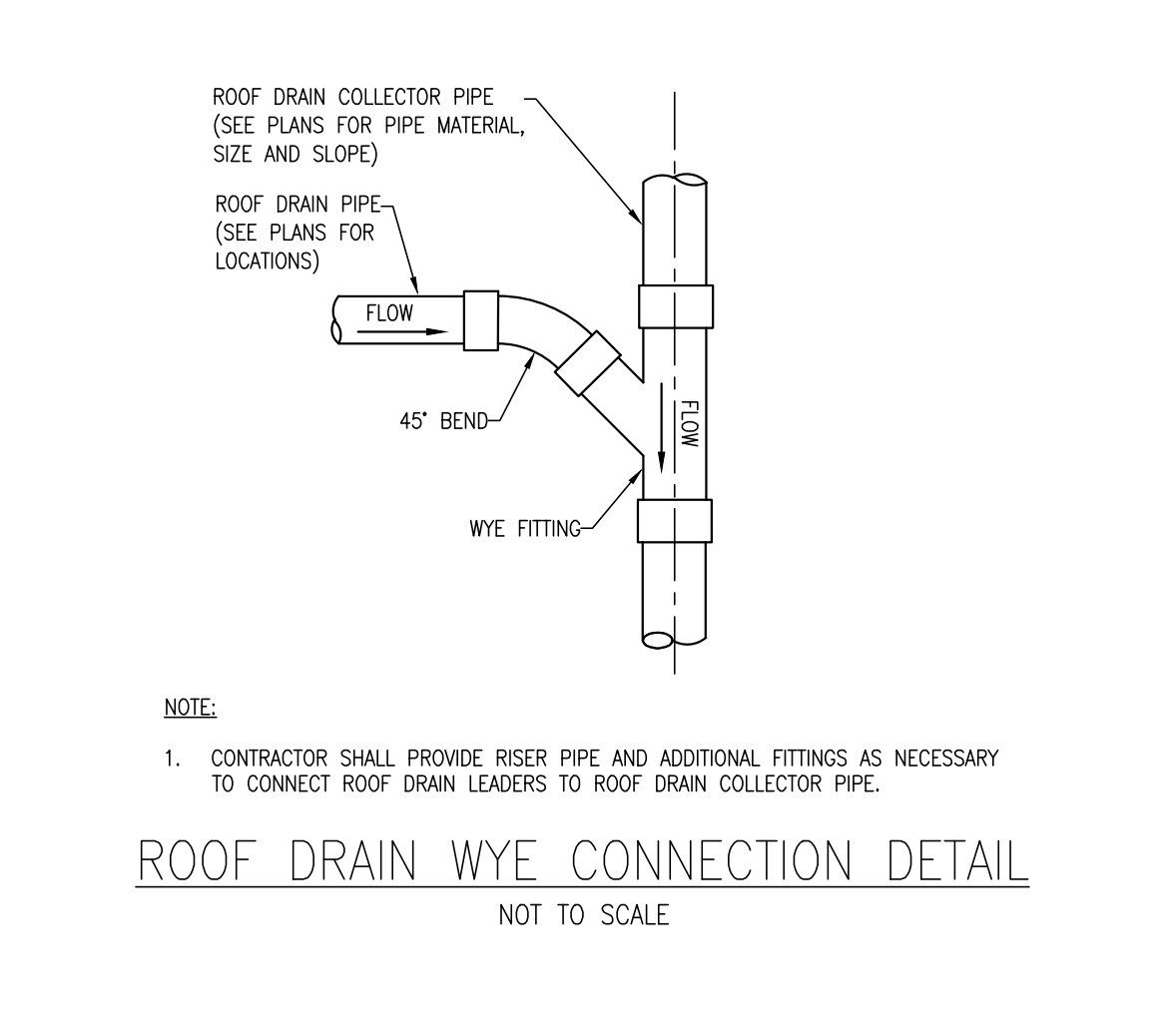
ASPHALT PAVEMENT DETAIL
NOT TO SCALE



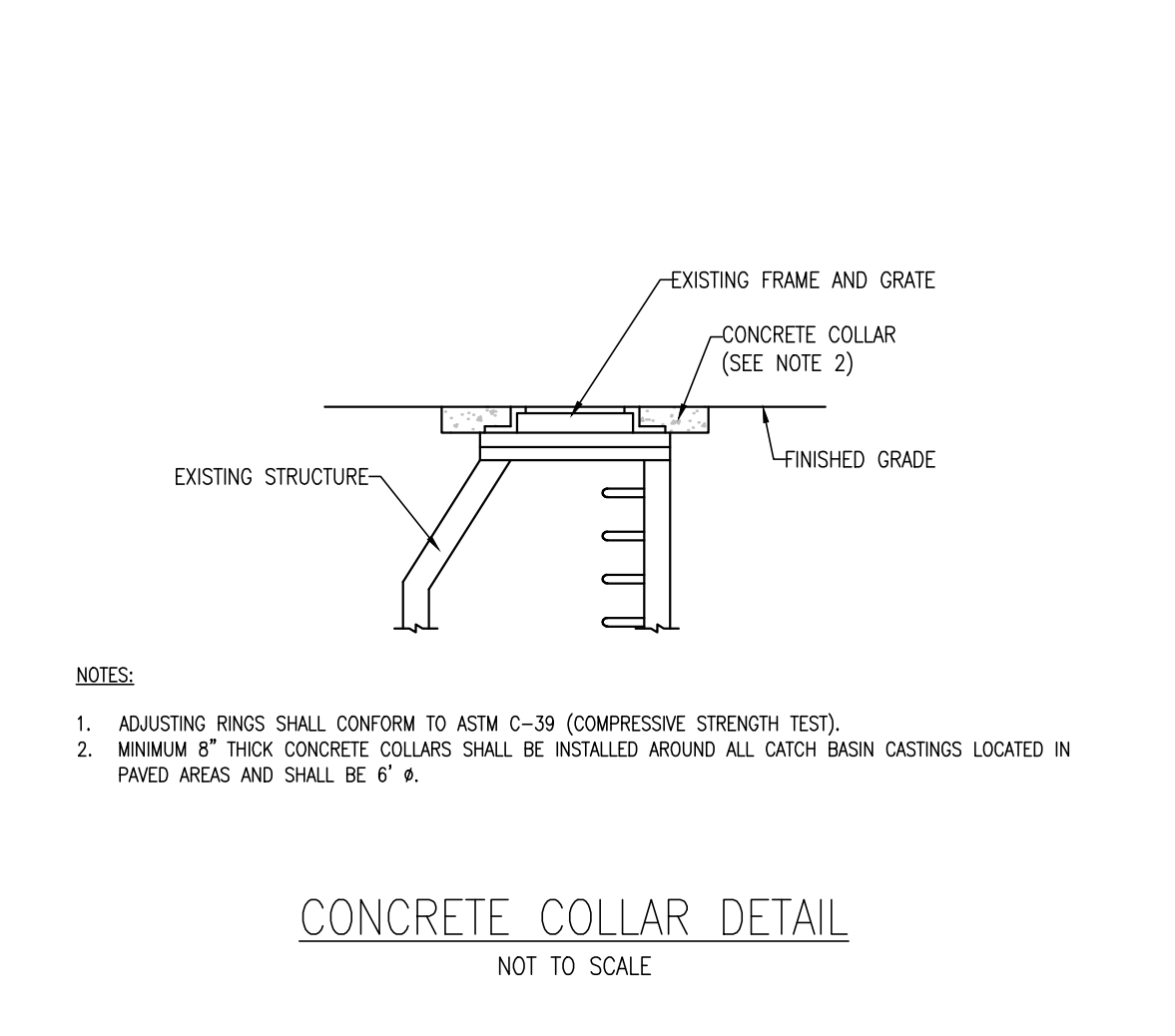
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NOT TO SCALE



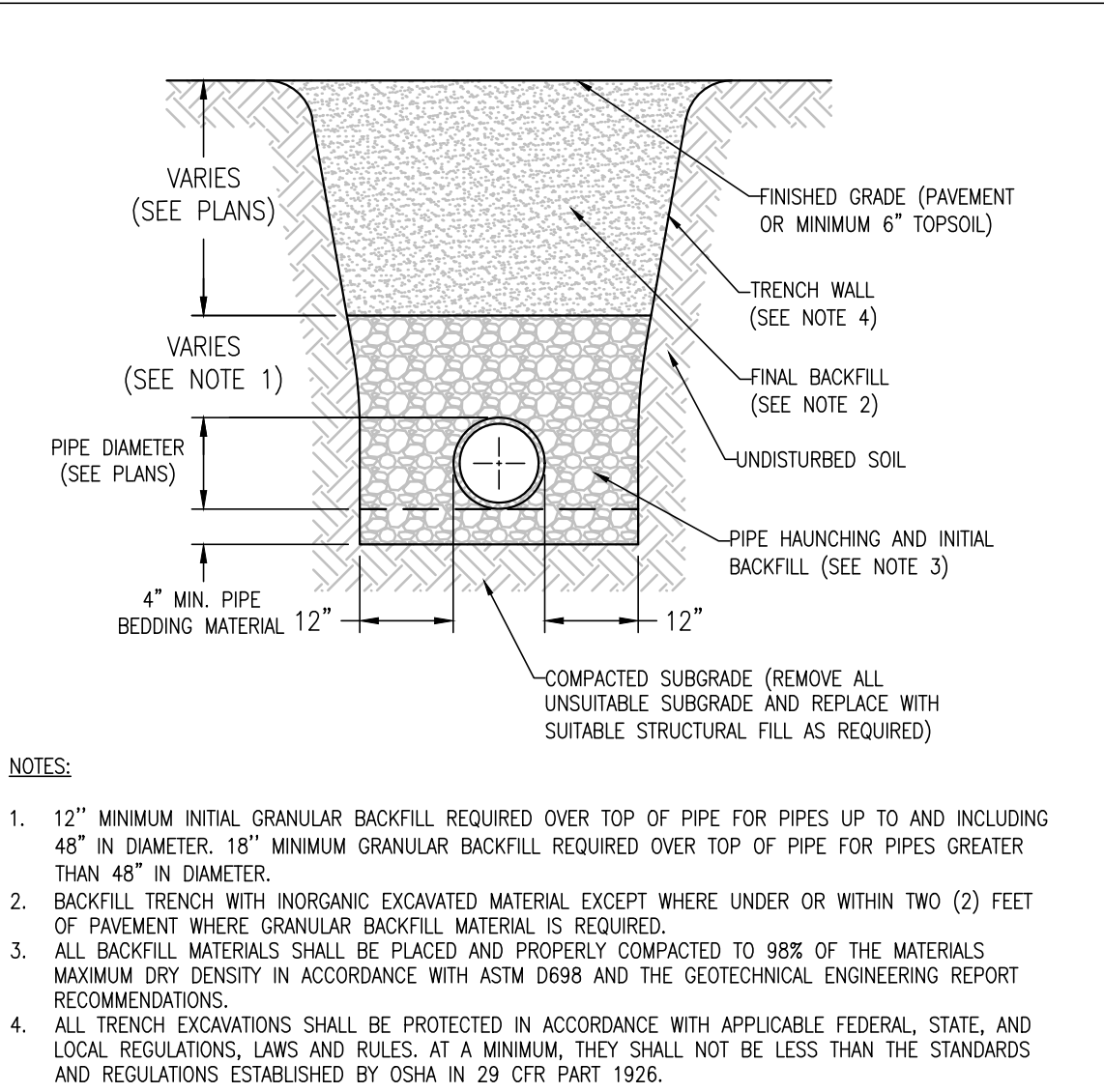
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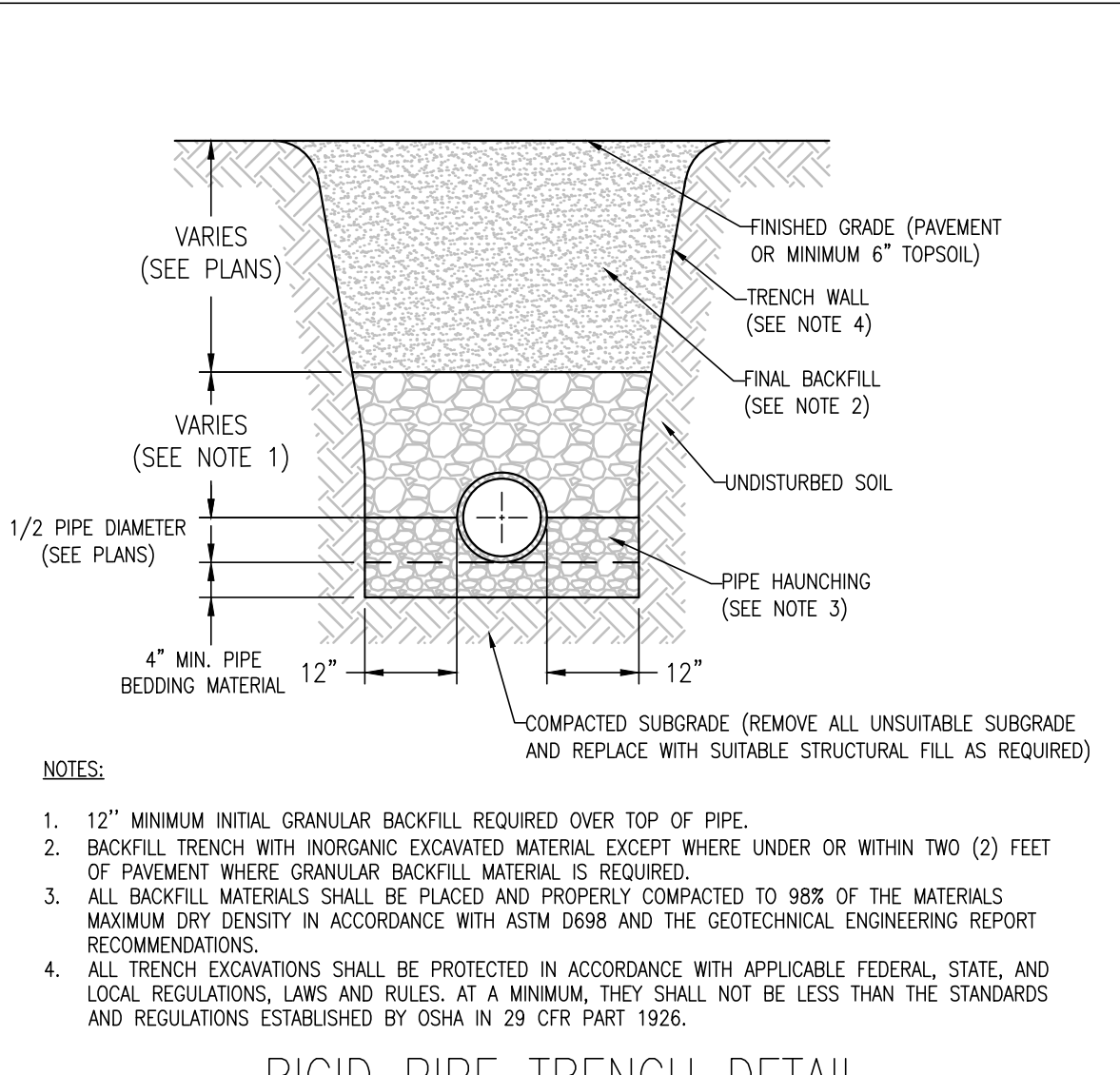
ROOF DRAIN WYE CONNECTION DETAIL
NOT TO SCALE



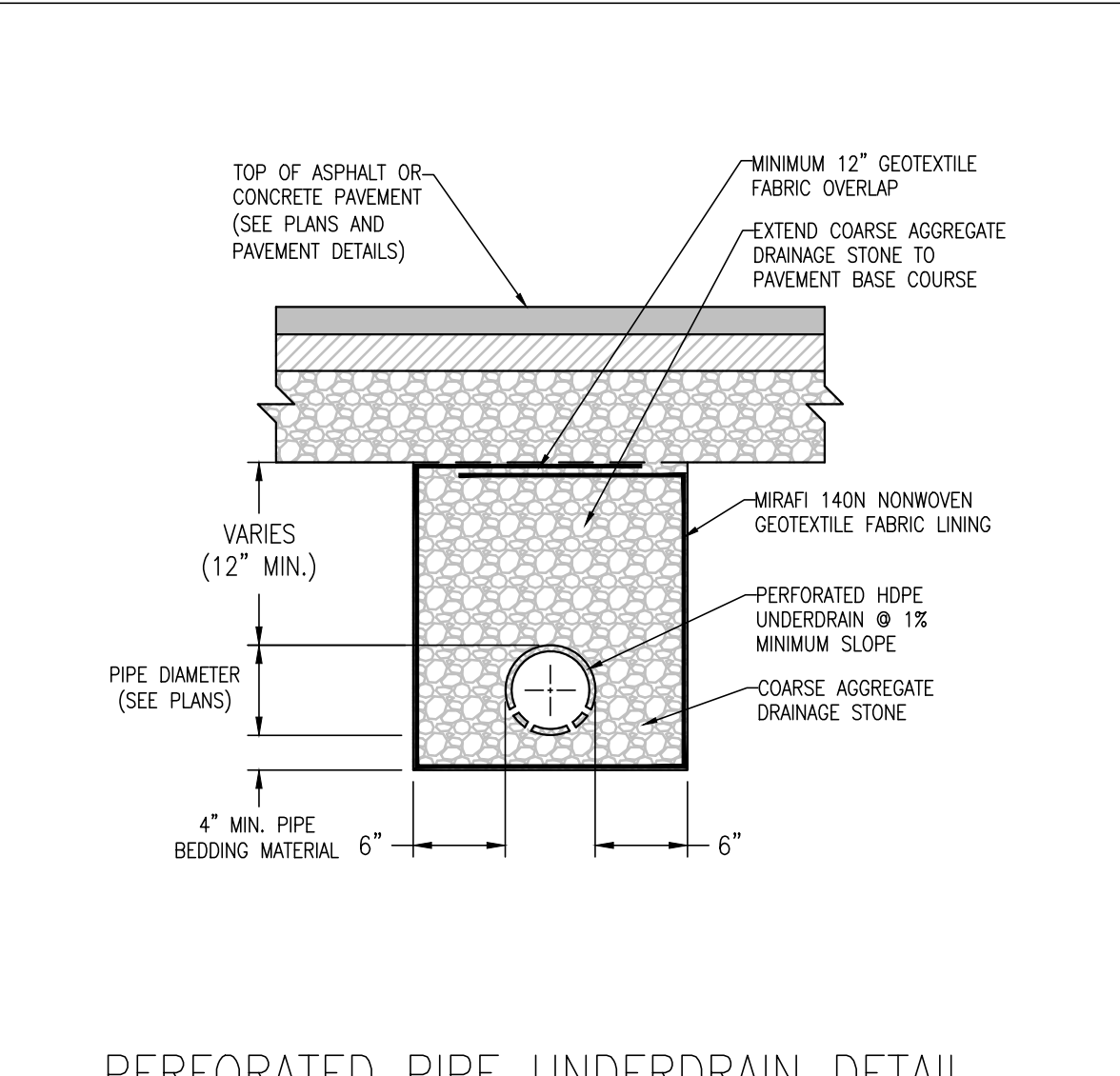
CONCRETE COLLAR DETAIL
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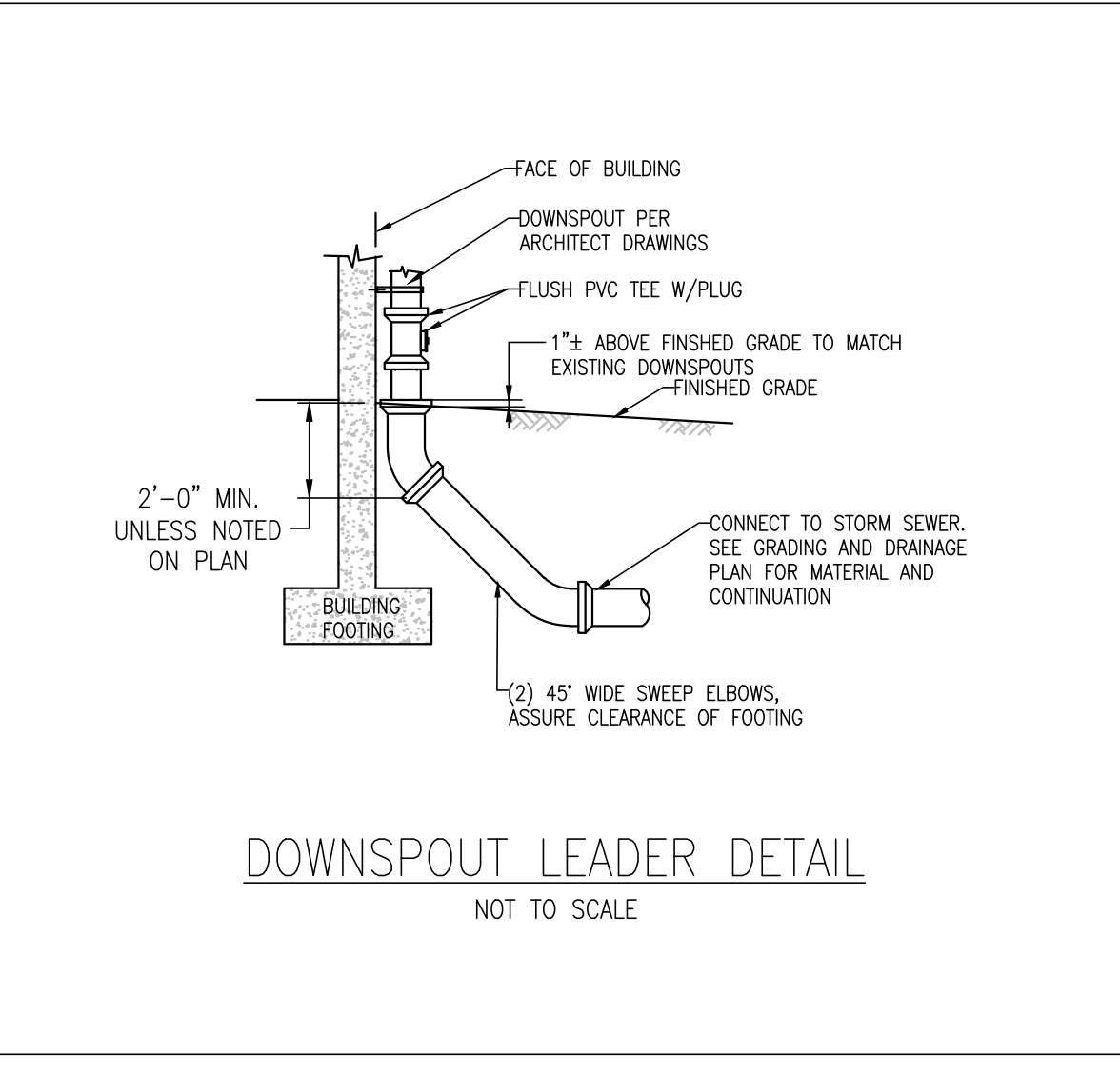
FLEXIBLE PIPE TRENCH DETAIL
NOT TO SCALE



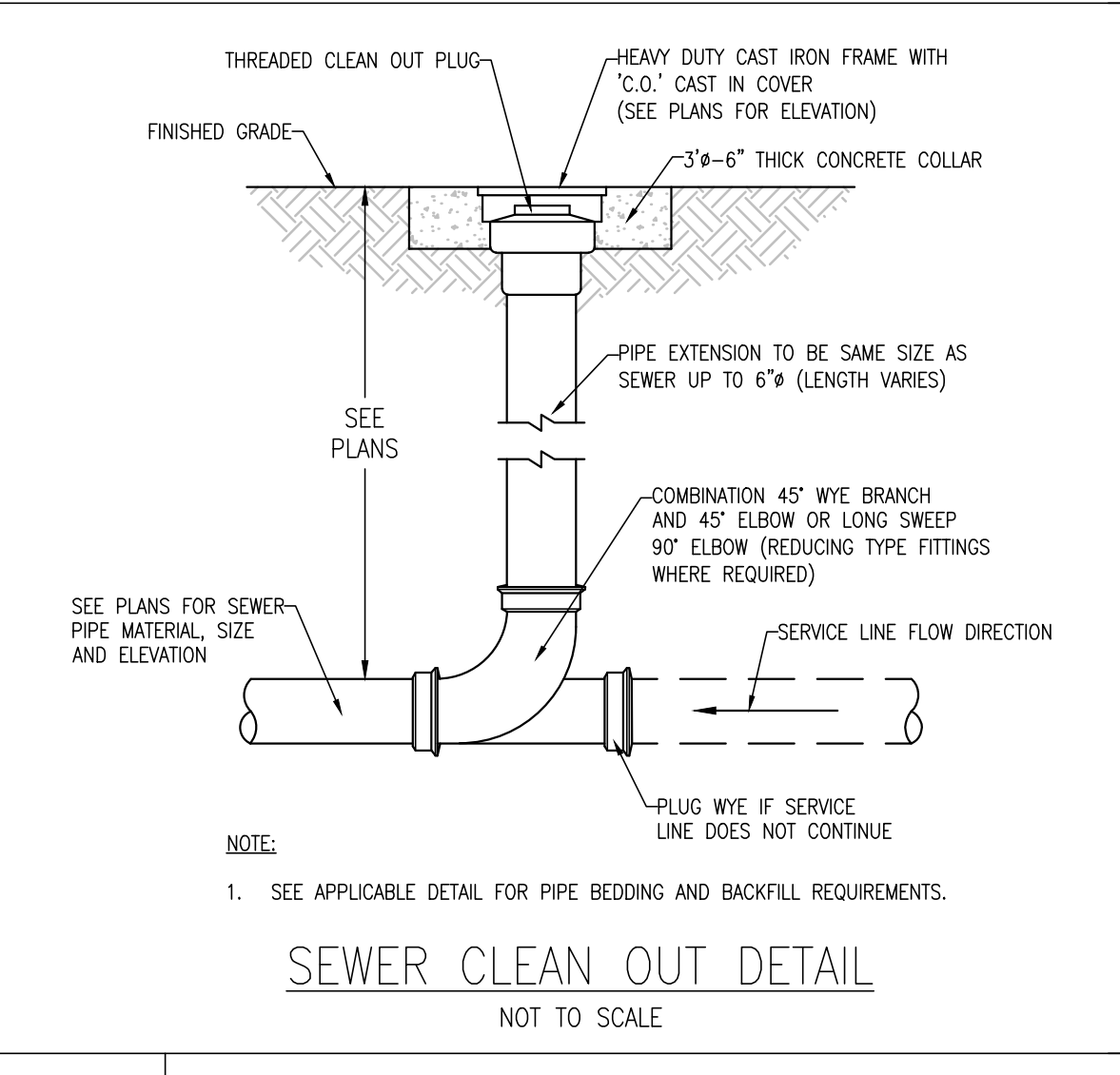
RIGID PIPE TRENCH DETAIL
NOT TO SCALE



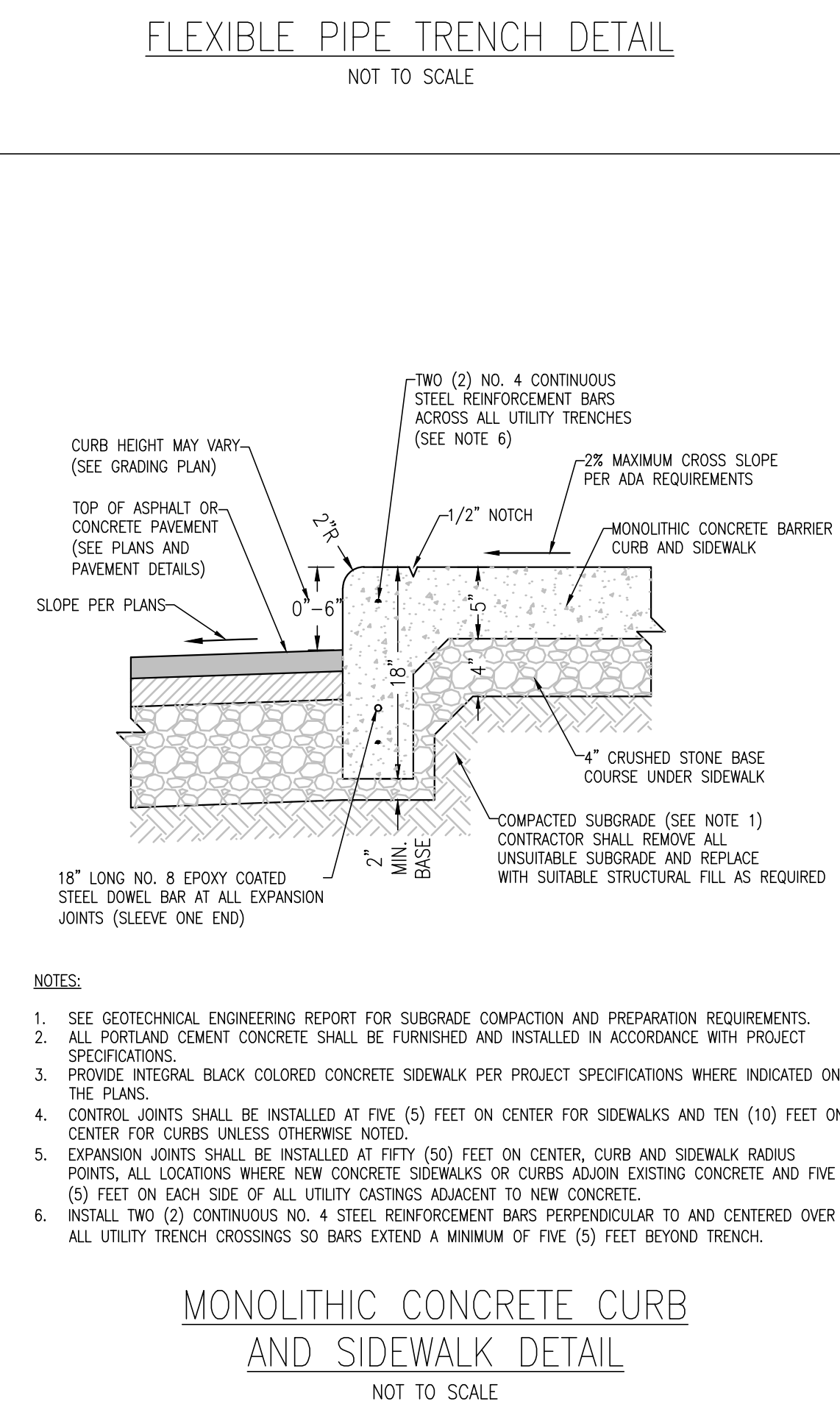
PERFORATED PIPE UNDERDRAIN DETAIL
NOT TO SCALE



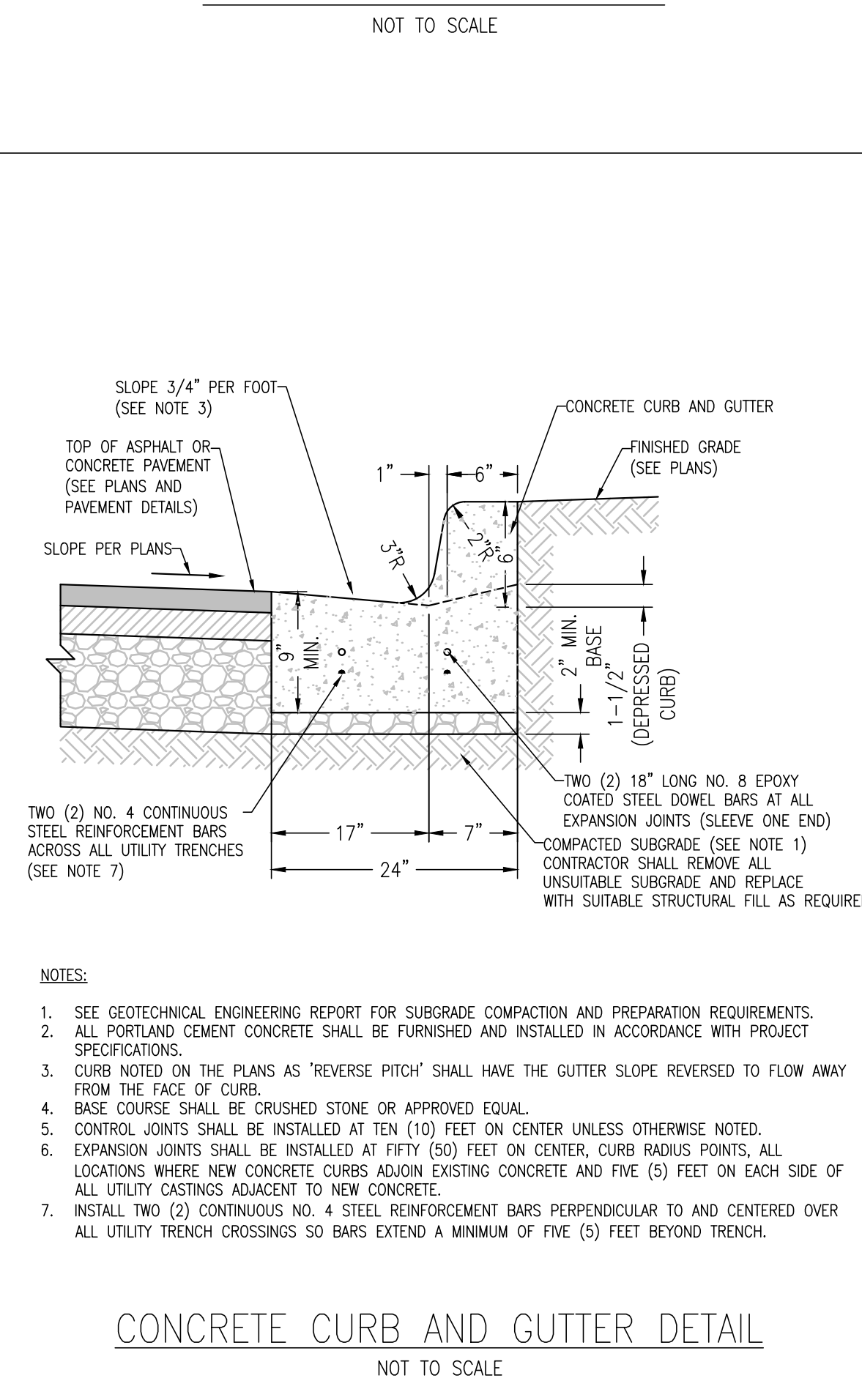
DOWNSPOUT LEADER DETAIL
NOT TO SCALE



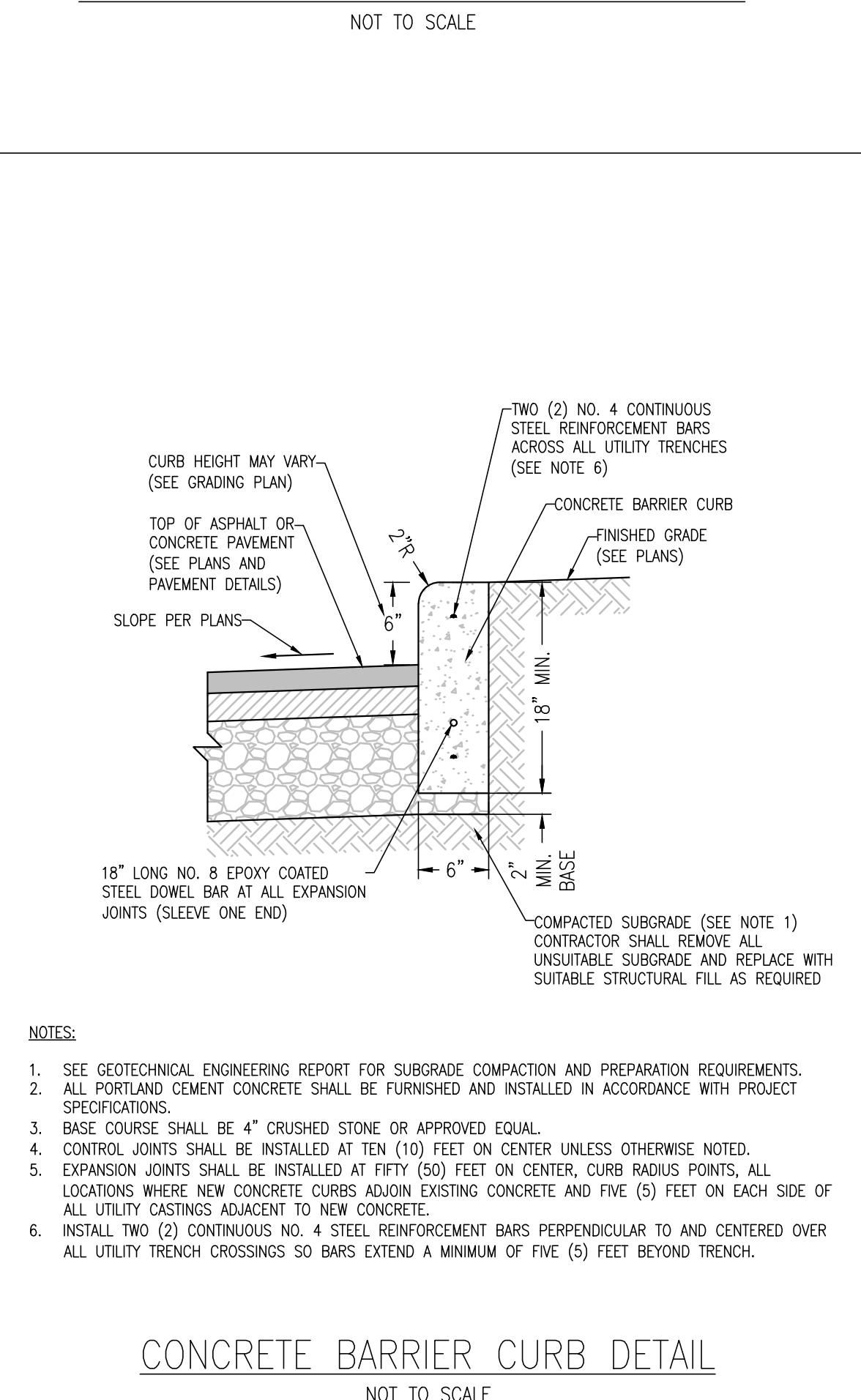
SEWER CLEAN OUT DETAIL
NOT TO SCALE



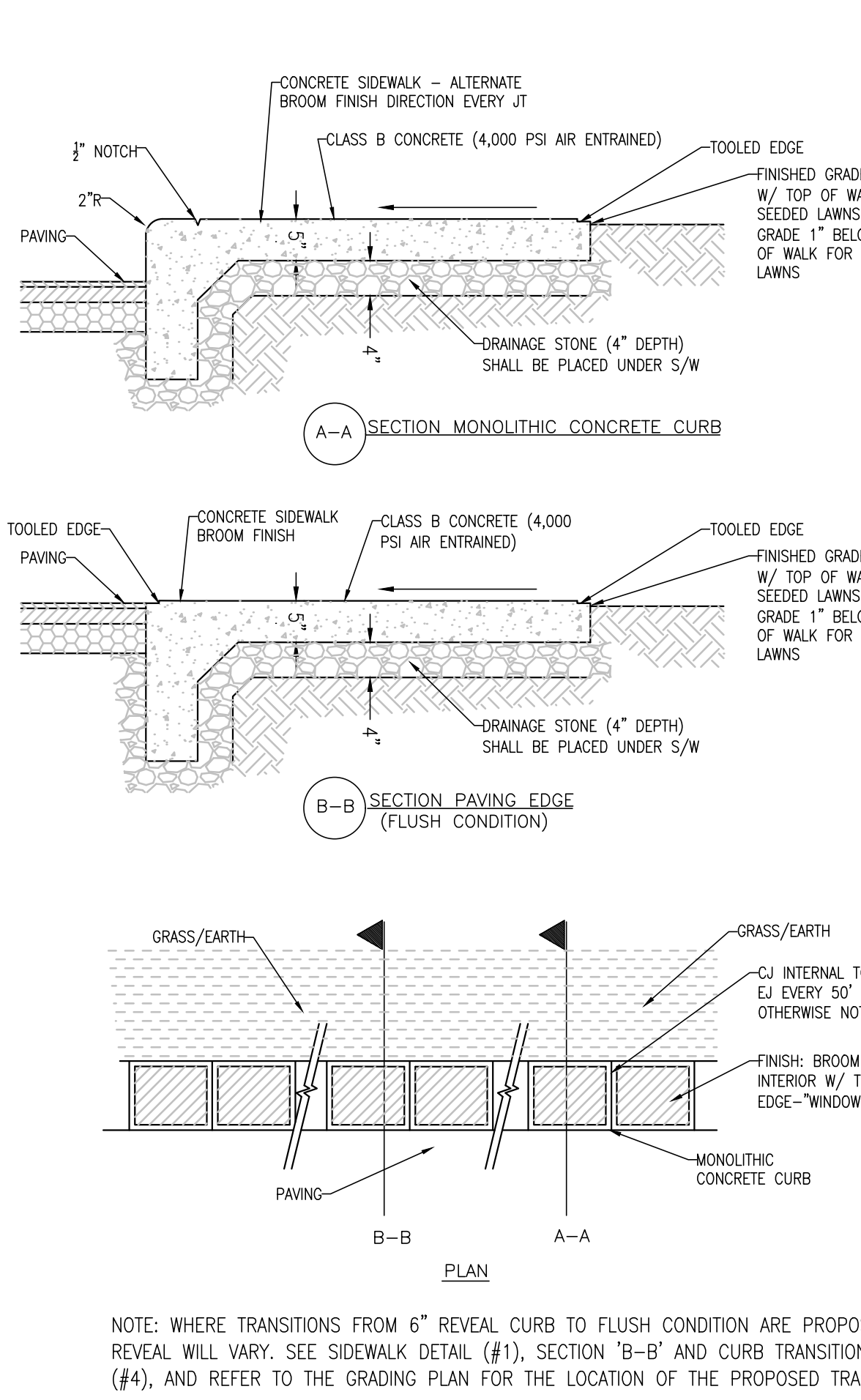
MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL
NOT TO SCALE



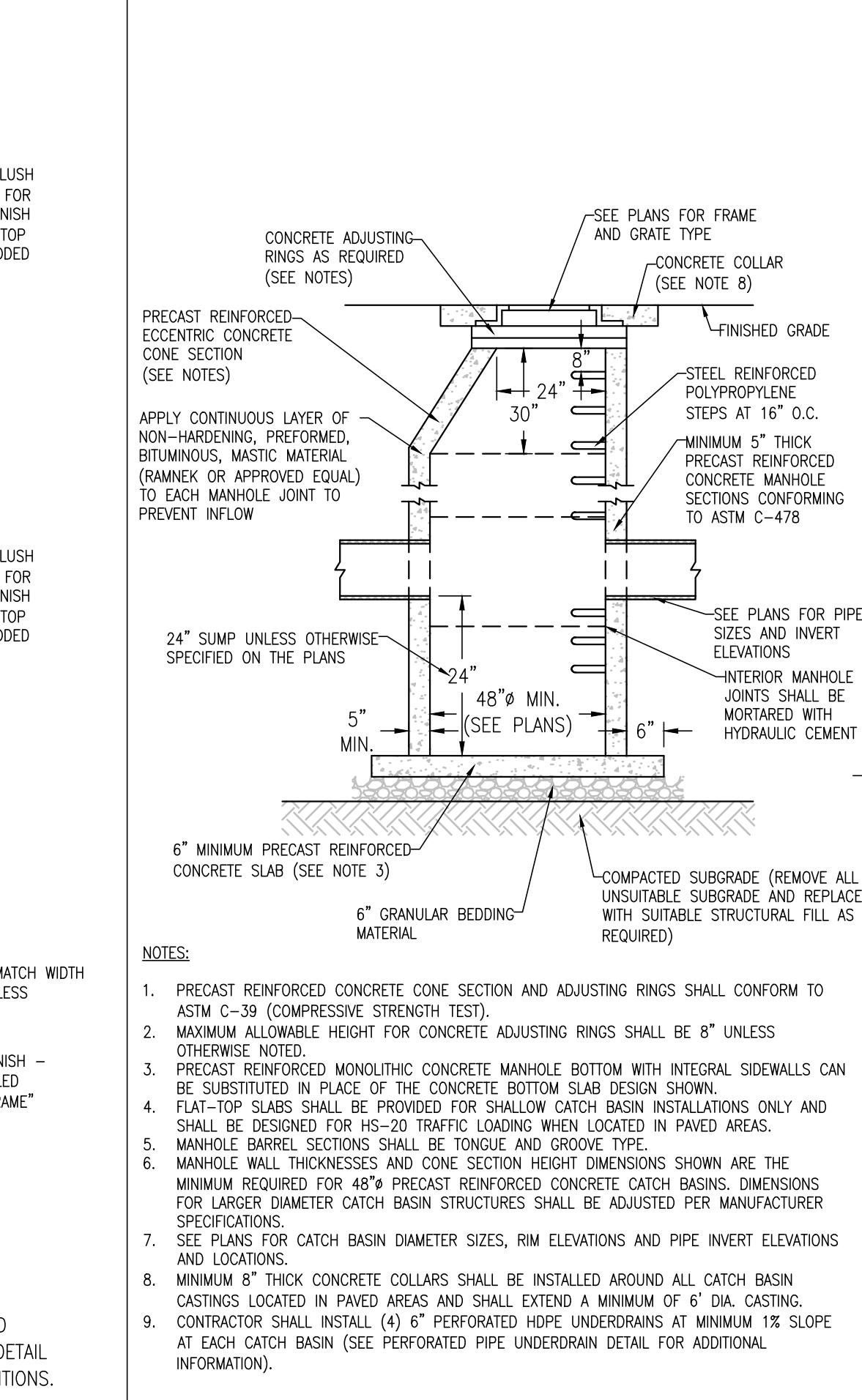
CONCRETE CURB AND GUTTER DETAIL
NOT TO SCALE



CONCRETE BARRIER CURB DETAIL
NOT TO SCALE



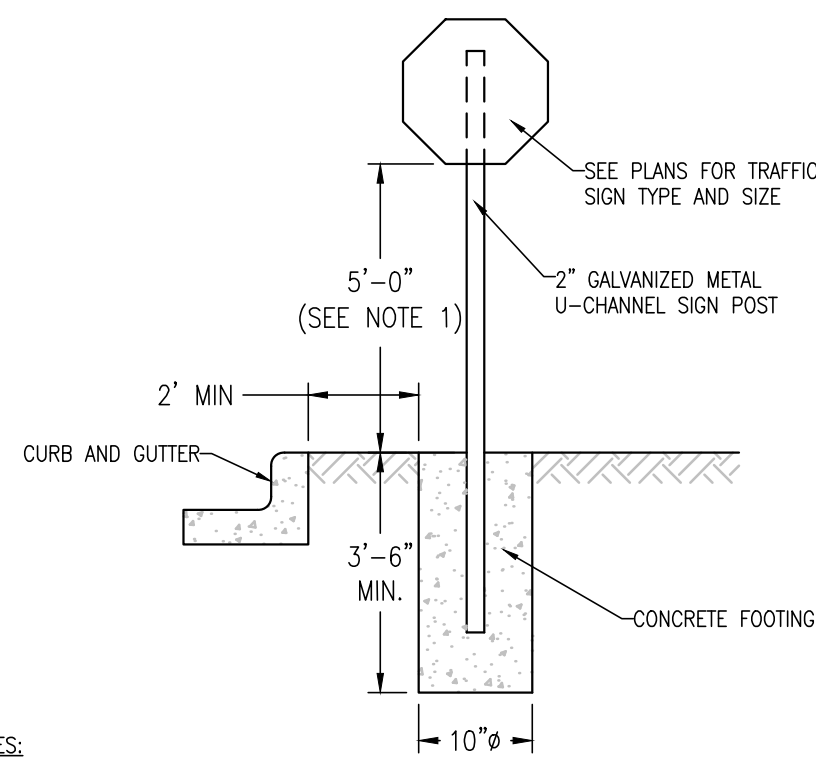
SIDEWALK DETAIL
SCALE: NONE



CATCH BASIN DETAIL
NOT TO SCALE

Drawing Name: \\greenbergfarrow.com\Projects\2024\20240721\060_C6.0_Curbs_Current (greenbergfarrow.com) User: Zachary Michels Date: 09/24/2025 11:07:00am Printed on: Sep 10, 2025 3:30pm by: keaton

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

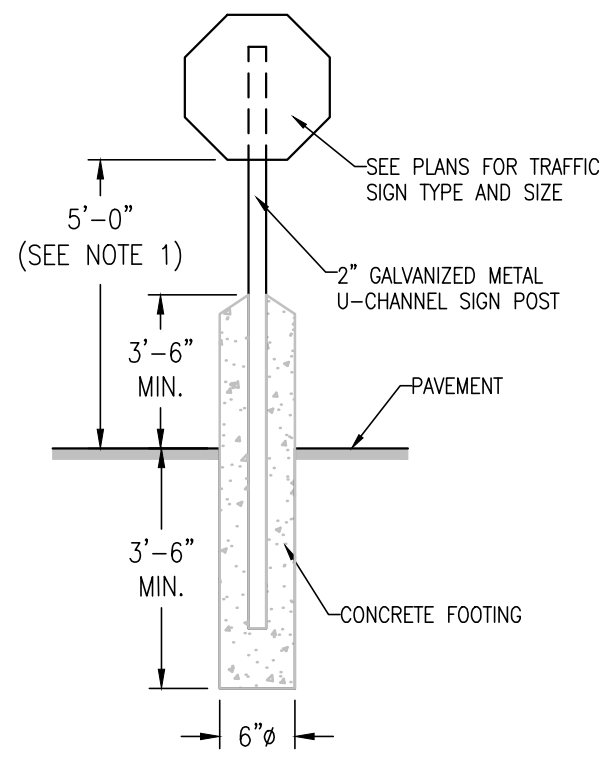


NOTES:

1. TRAFFIC SIGN POSTS SHALL BE LOCATED 2" FROM BACK OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

TRAFFIC SIGN DETAIL - GRASS AREA

NOT TO SCALE

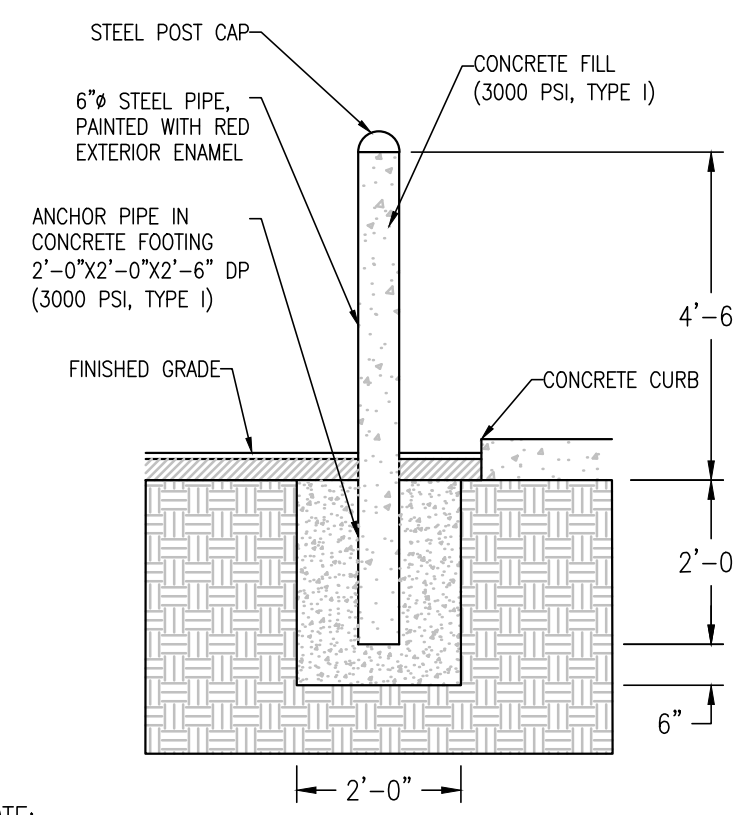


NOTES:

1. TRAFFIC SIGN POSTS SHALL BE LOCATED 2" FROM BACK OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

SIGN, POST & BOLLARD DETAIL - PAVED AREAS

NOT TO SCALE

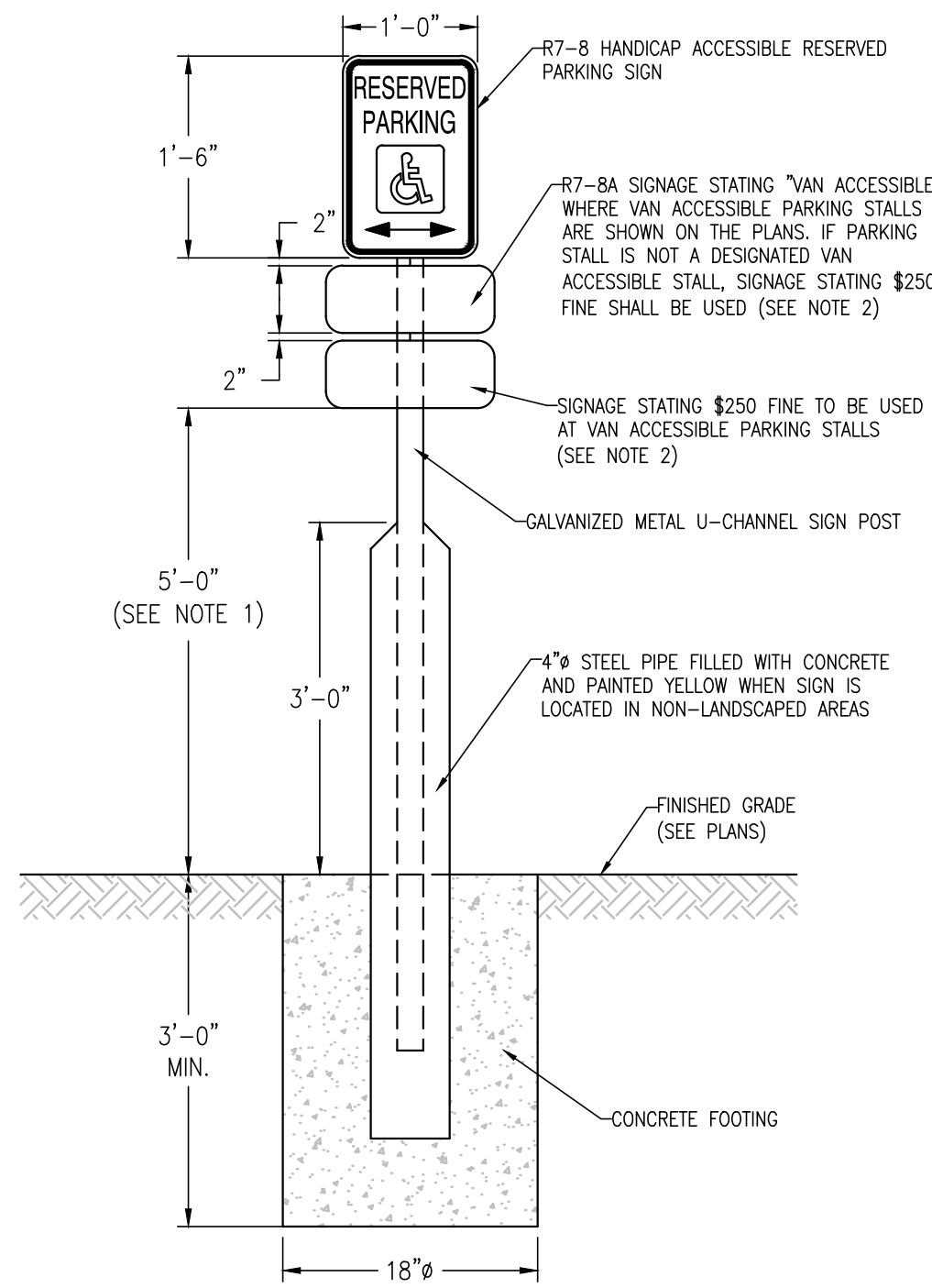


NOTE:

BOLLARD HEIGHT SHALL BE 5'-0" AT DUMPSTER ENCLOSURE.

STEEL PIPE BOLLARD DETAIL

SCALE: NONE

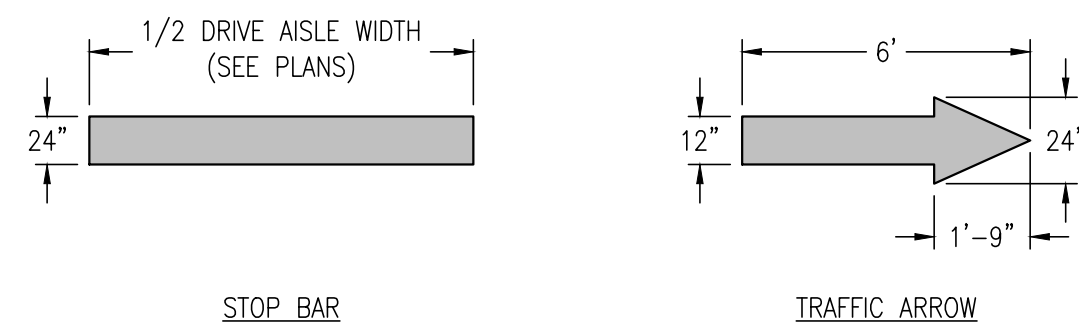


NOTES:

1. ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL BUILDING CODES PRIOR TO INSTALLATION.

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

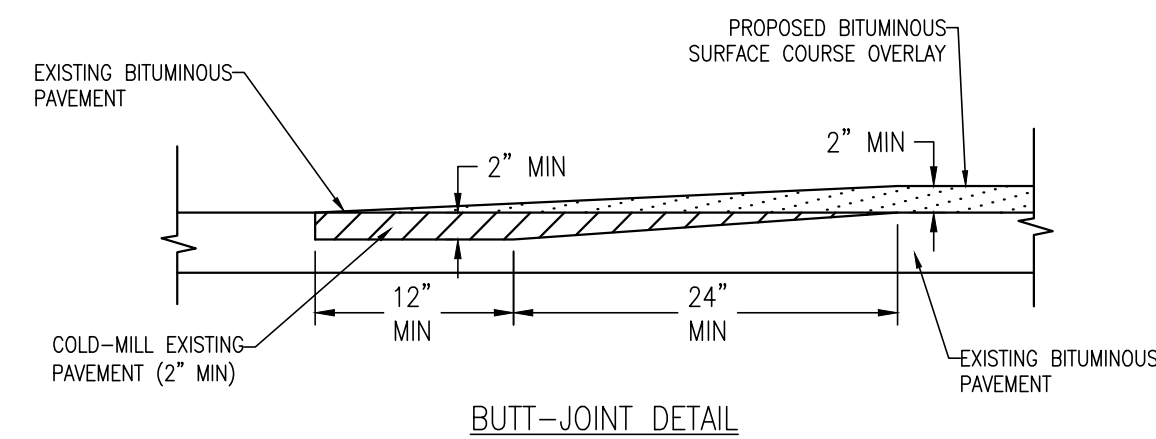


NOTES:

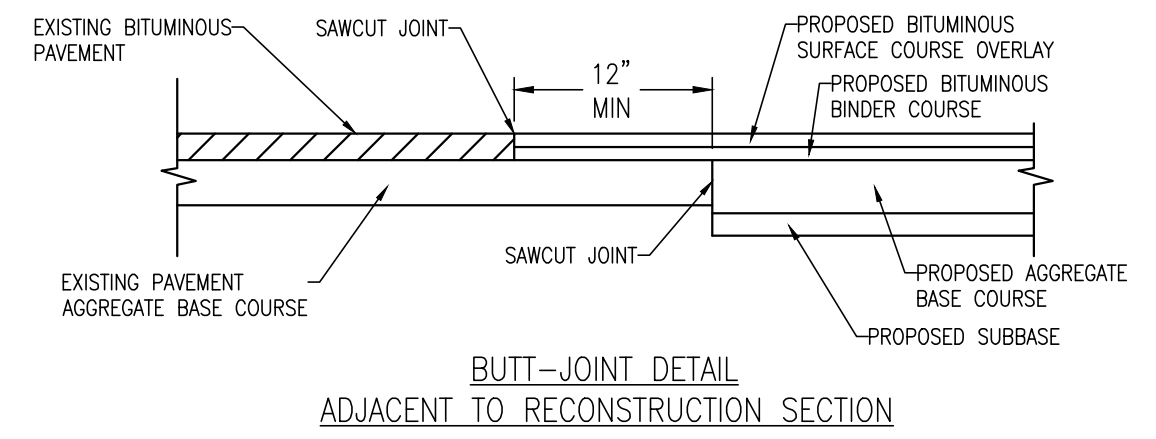
1. STOP BARS AND TRAFFIC ARROWS SHALL BE PAINTED WHITE WITH HIGH QUALITY REFLECTIVE TRAFFIC PAINT UNLESS OTHERWISE DIRECTED BY LOCAL CODES.
2. SEE PLANS FOR ALL PAVEMENT MARKING LOCATIONS AND ORIENTATION.

STOP BAR AND TRAFFIC ARROW DETAILS

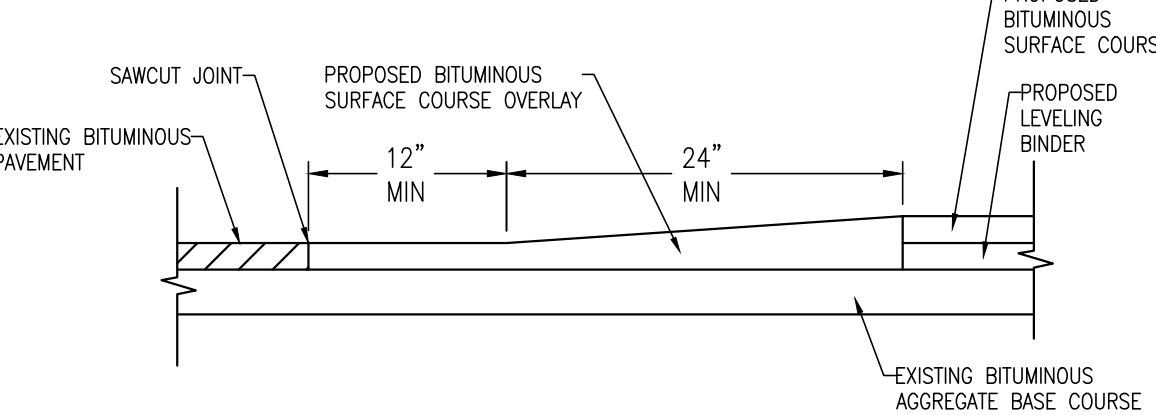
NOT TO SCALE



BUTT-JOINT DETAIL

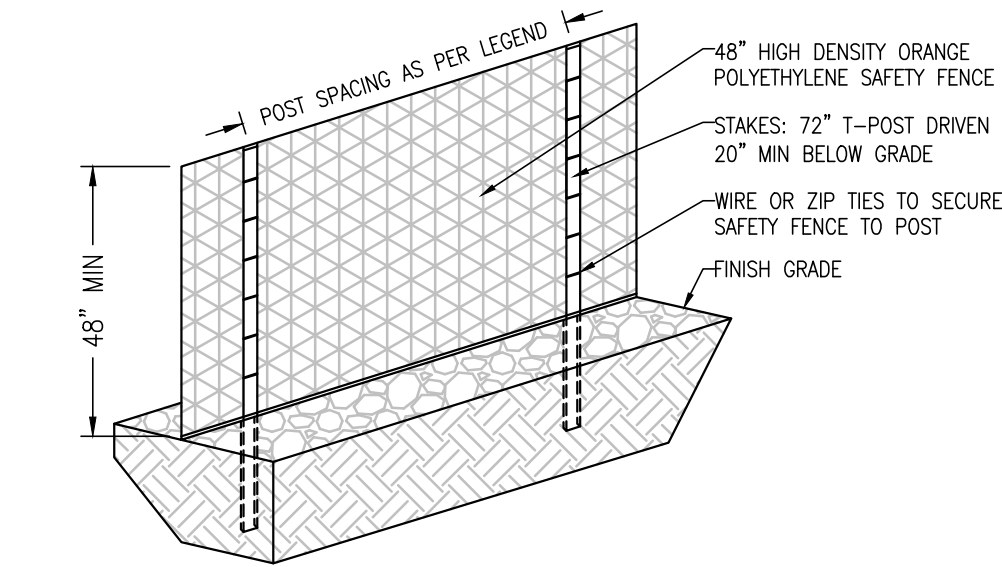


BUTT-JOINT DETAIL ADJACENT TO RECONSTRUCTION SECTION



NOTE: SAWCUTTING IS INCIDENTAL TO BITUMINOUS SURFACE REMOVAL.

BUTT-JOINT DETAIL ADJACENT TO OVERLAY SECTION



SAF 12	48" ORANGE FENCE, 12 FEET O.C.
SAF 11	48" ORANGE FENCE, 11 FEET O.C.
SAF 10	48" ORANGE FENCE, 10 FEET O.C.
SAF 9	48" ORANGE FENCE, 9 FEET O.C.
SAF 8	48" ORANGE FENCE, 8 FEET O.C.
SAF 7	48" ORANGE FENCE, 7 FEET O.C.
SAF 6	48" ORANGE FENCE, 6 FEET O.C.

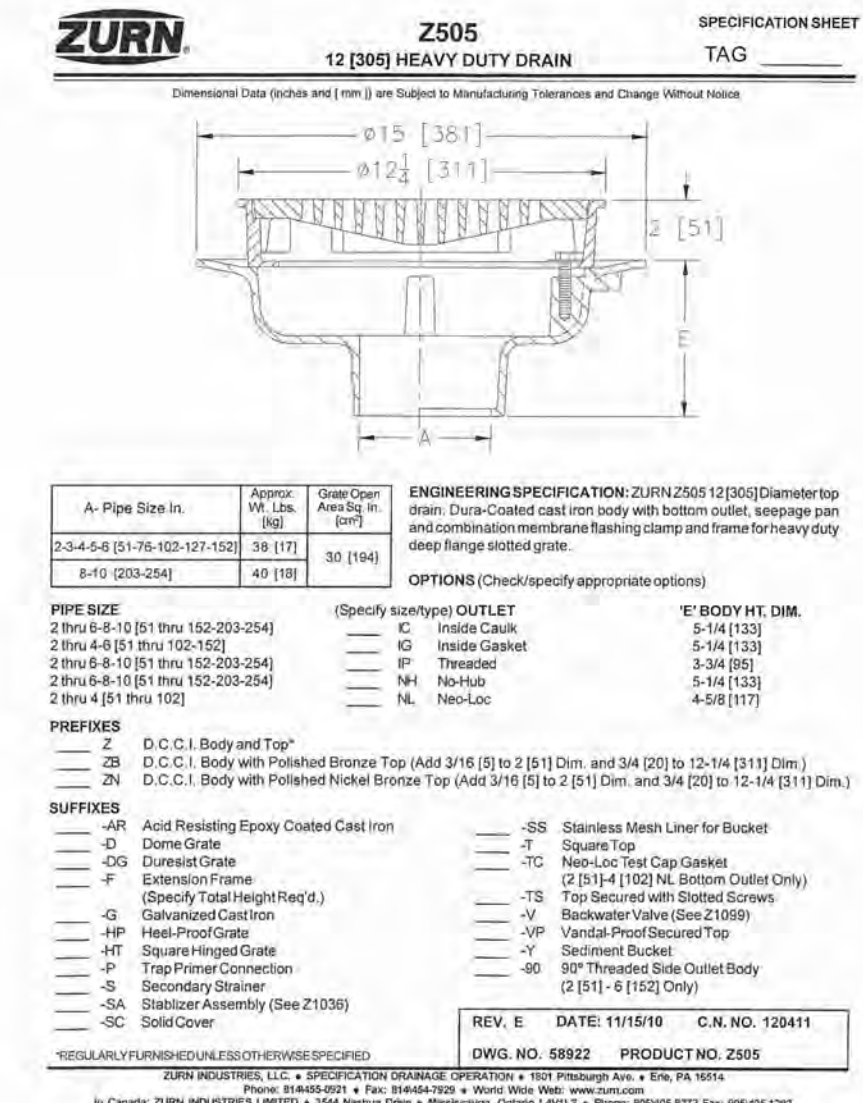
NOTES:

APPLICATION: CONSTRUCTION SITE, WORK SITES, OPEN EXCAVATIONS, SPORT EVENTS, CATWALKS, CROWD CONTROL, SNOW & SAND FENCE, HAZARDOUS WALK AREAS, NEW BUILDING CONSTRUCTION WARNING AND RESTRICTED AREAS.

FEATURE: HIGH STRENGTH, AGING RESISTANCE, ANTI-CORROSION, EASY TO INSTALL AND TAKE DOWN, RE-USABLE, FLEXIBLE AND LIGHTWEIGHT.
MESH SIZE:
BR SERIES (70x40mm, 80x40mm, 100x40mm, 110x40mm, 80x26mm, 90x26mm, 100x26mm, 110x26mm) ALL AVAILABLE
SR SERIES (60x35mm, 70x40mm, 80x45mm) ALL AVAILABLE
SQ SERIES (20x20mm 50x50mm) ALL AVAILABLE
DM SERIES (50x55mm) ALL AVAILABLE
WIDTH 1m, 1.2m, 1.22m, 1.5m, 1.8m
WEIGHT 60-400 GRAMS/SQM CAN BE MANUFACTURED

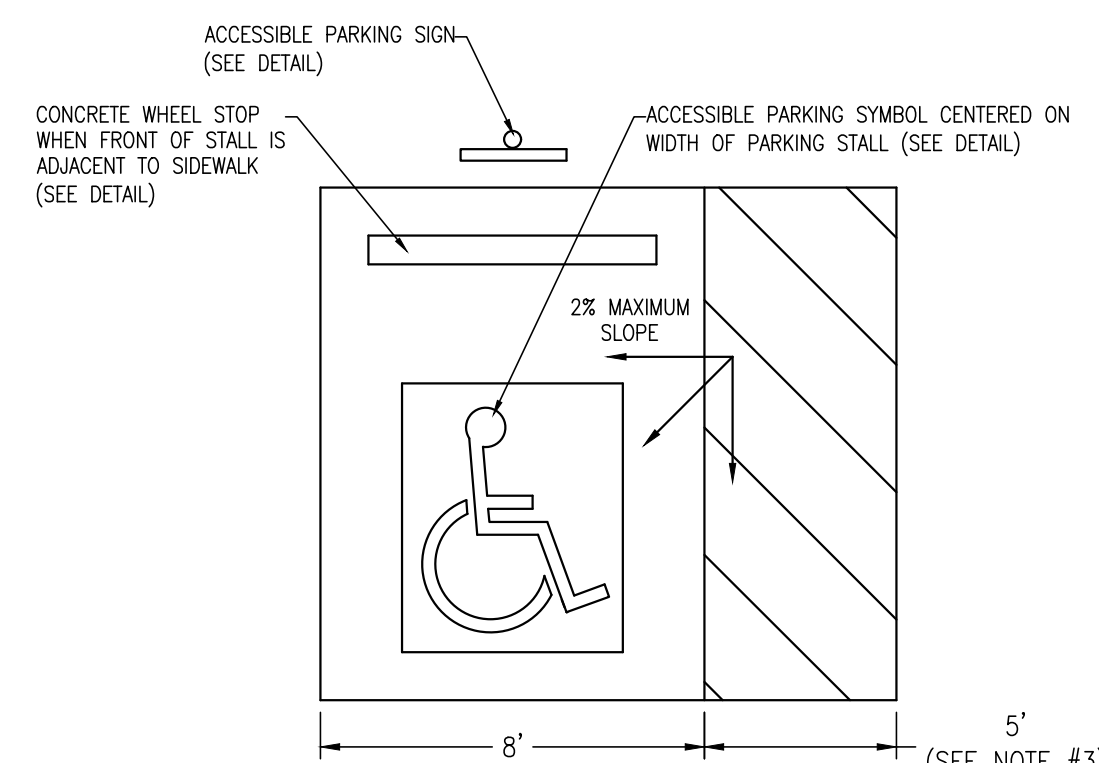
CONSTRUCTION FENCE DETAIL

NOT TO SCALE



HEAVY DUTY AREA DRAIN DETAIL

NOT TO SCALE

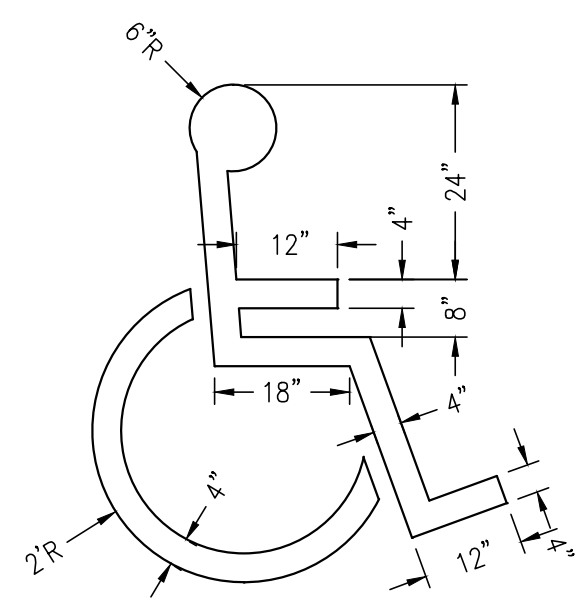


NOTES:

1. ALL PAVEMENT STRIPING SHALL BE YELLOW UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ACCESS AISLE WIDTH SHALL BE 8' FOR VAN ACCESSIBLE STALLS (SEE PLANS FOR LOCATIONS).

ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE

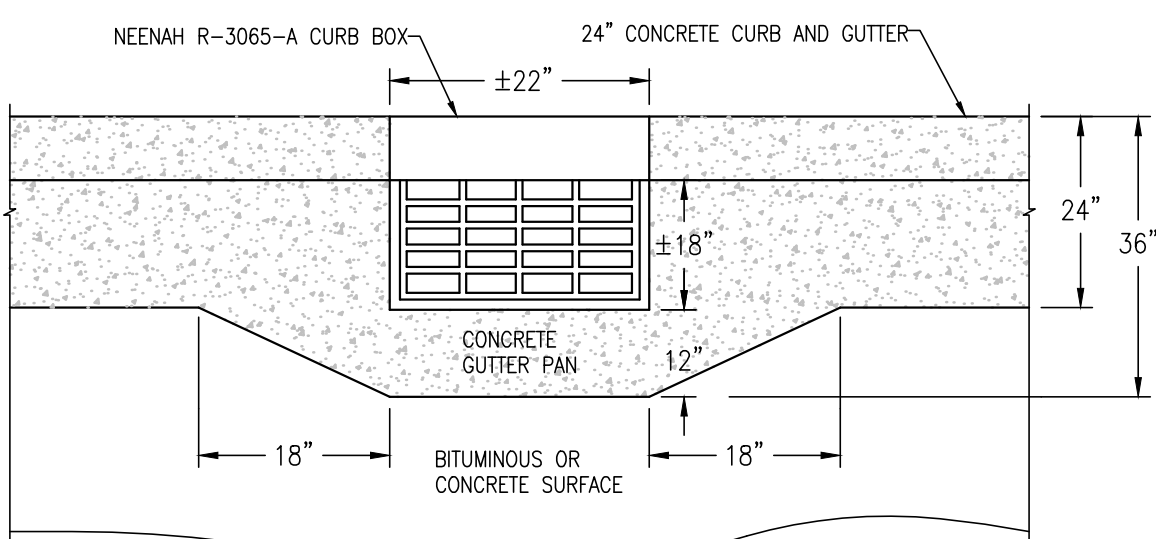


NOTE:

1. SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED WHITE ON BLUE BACKGROUND UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

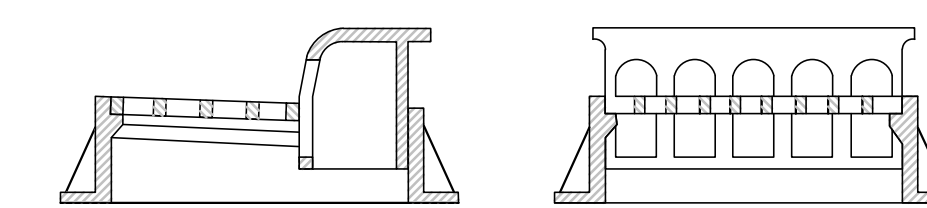
ACCESSIBLE PARKING SYMBOL DETAIL

NOT TO SCALE



CURB TRANSITION DETAIL

NOT TO SCALE

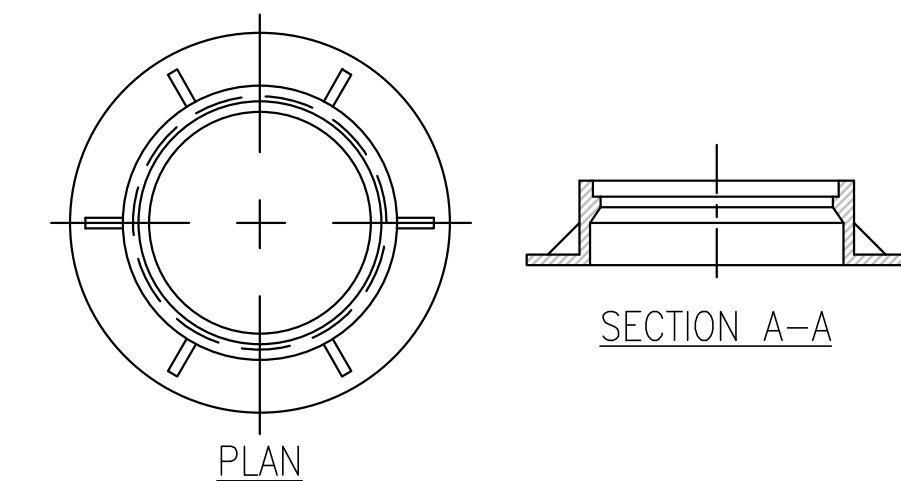


NOTE:

FRAME AND GRATE SHALL BE THE TYPE SPECIFIED ON THE PLANS.

CURB INLET FRAME & GRATE

Material: Cast Iron



NOTES:

METAL PLATES MUST BE FURNISHED FOR PERFORATED LIDS ON MANHOLES.

FRAME AND GRATE SHALL BE THE TYPE SPECIFIED ON THE PLANS.

STANDARD FRAME

Material: Cast Iron



www.greenbergfarrow.com
8600 W Byrn Mawr Ave.
Suite 800N
Chicago, IL 60631

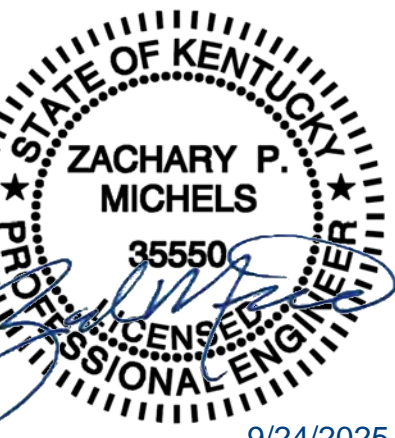
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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
ZM
PROJECT MANAGER
EG
QUALITY CONTROL
EG
DRAWN BY
EC

PROJECT NAME
JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER
20240721.0

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER

C6.4

NOT ISSUED FOR CONSTRUCTION

PART II - EXECUTION
2.01 INSTALLATION

- Pipe Laying:** Conforming to ANWA Standard C620. Maintain a minimum pipe cover of 3'-0" with continuous pipe support for entire length. All underground piping and appurtenances shall be installed according to appropriate sections of City's Standard Specifications & Drawings or the Installation of Water Mains.
- Pit Components:** Adequately supported by solid concrete blocks or supports set on the floor slab. 2" or smaller domestic service lines may be supported by brackets mounted on the pit wall.
- Anchorages:** Inlet valves on 3" or larger piping shall be securely anchored to the pit wall when piping is sleeved through the wall. Additional rodging may be required at the discretion of the City.
- Disinfection:** The interior of all surfaces in contact with the potable water system, tapping sleeve, valves, couplings and pipe shall be swabbed with a 5% hypochlorite solution prior to installation.
- Valve Box Protection:** The valve box over the tapping sleeve if located outside of a hard paved area shall have a minimum 2'x2'x4" square pad cast around the lid. Refer to standard drawing No. 105.
- Flushing of Mains:** Lines shall be flushed at a rate 2.5 ft/s.

PIPING SPECIFICATIONS FOR PIT CONSTRUCTION

REVISION	BY	DATE	DATE
			2023

CITY OF FLORENCE
8100 EWING BLVD.
FLORENCE, KENTUCKY 41042
Ph: (859) 647-5416
Fax: (859) 647-5438

STANDARD DRAWING NO. 202-A

CITY OF FLORENCE KENTUCKY

2023

CITY OF FLORENCE
PUBLIC SERVICES - WATER DIVISION

STANDARD SPECIFICATIONS & DRAWINGS FOR THE INSTALLATION OF BACKFLOW PREVENTION DEVICES

www.florence-ky.gov

PART I - GENERAL

- INTRODUCTION:** Unless modified, deleted, replaced, or otherwise changed, the latest published edition of the following documents shall be the accepted standards for materials and/or procedures for the installation of backflow devices.
 - City of Florence Meter Pit Standard Drawings
 - City of Florence "Manual for Cross-Connection Prevention"
 - American Water Works Association Standards (AWWA)
 - Foundation for Cross-Connection Control Research, University of Southern California "Cross-Connection Control Manual"
 - Kentucky Division of Water Regulations 401 KAR 8:020
 If a conflict exists between referenced sources, the more restrictive requirements shall prevail. The City shall provide interpretation as requested.
- PROGRAM:** The City's Program is designed to take every reasonable precaution to protect the public water system from any and all cross-connection originating from the customers system, that may allow the backflow of pollutants and/or contaminants, by installing the customers water service from the public water system.
- PLANS:** Plans are approved subject to the conditions of compliance with all applicable laws, rules, regulations and standards. The proposed project may be constructed only in accordance with the approved plans. There may be no deviation from the approved plans without the written approval from the City. It is strongly suggested that preliminary plans be reviewed by the City prior to adding to save time and money. Plans shall show all plumbing, fire system, industrial and any other uses of the public potable water. Four (4) sets of plans need to be submitted to the City for review and approval.
- DESCRIPTION:** In general the following specifications are minimum requirements for design and installation purposes. Construction may be dictated by location, soil conditions, ground, water, topography, etc. Additional provisions may be required upon submittal for approval.
- ACCESSIBILITY OF BACKFLOW PREVENTION DEVICES:** Accessibility for maintenance and testing of every backflow prevention device shall be provided.
- MINIMUM REQUIREMENTS:** Backflow prevention devices shall be installed in the horizontal position except those that are designed for a vertical position as approved by the Foundation for Cross-Connection Control Research, University of Southern California. The service line between the meter and the backflow prevention device shall be void of branches or outlets of any kind. The device shall be installed by a competent person.
- LOCATION:** Backflow prevention devices shall be located after the meter before any taps or branches. The location shall be accessible for maintenance and testing purposes. The device shall be installed in a location where it is not subject to abuse from the weather and other damaging factors, etc. All devices shall be installed so they will be easily accessible for testing and repair. The device must be protected from freezing.
 - Inside of the building located as close as possible to the point where the piping enters the building, down stream of any meters maintained by the City (see Standard Drawing #301).
 - Above the ground, in a protective enclosure. (see Standard Drawing #302)
 - In a pit with proper drainage. (see Standard Drawing #303)
- COST:** Any and all cost incurred with the installation, maintenance, testing, etc. of a backflow prevention device shall be borne by the customer.

BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS

REVISION	BY	DATE	DATE
			2023

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FLORENCE, KENTUCKY 41042
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Fax: (859) 647-5438

STANDARD DRAWING NO. 300

PART II - PRODUCTS

- MATERIALS**
 - Backflow Prevention Device Assembly:** All devices shall be tested and approved by the Foundation for Cross-Connection Control Research, University of Southern California and be approved by the City. The testable assembly consists of the backflow prevention unit and two shut-off valves. Valves shall be ball valves for 2 1/2" or less and outside stem and yoke, resilient wedge, left hand open gate valves for 3" and larger. The assembly shall not be separated or altered. The type of device to be installed shall be determined by the City based on the degree of existing or potential hazard that the plumbing system poses.
 - Packages, Prefab Vaults or Protective Enclosures:** Packages, prefab vaults or protective enclosures are acceptable when approved by the City.
 - Drain Lines:** Cast Iron, Schedule 40 PVC, Plastic STM #35 or Ductile Iron, 4" minimum. If reduced pressure backflow prevention device is installed in pit, the drain line shall be sized according to Part 1.01 of the City of Florence Standard Specifications & Drawings For the Installation of Backflow Prevention Devices.
 - Protective Enclosure:** A protective enclosure shall be provided if the backflow prevention device is to be installed above grade outside of the building. It shall be designed to protect the device from freezing. Adequate space shall be provided for testing, repair and maintenance of the device.
 - Pit Structure:** Pit structure shall be built according to City's Standard Drawings #290 - 200-C, 201, 202 & 202-A.
 - Fire Service Lines:** A Double Detector Check Valve Assembly or a Reduced Pressure Detector Check Valve Assembly (depending on hazard class) shall be installed in place of a signal detector check valve. Fire department connections shall be located down stream of backflow prevention device.
 - Bypass Lines and Multiple Service Lines:** All bypass lines and multiple service lines shall be protected with the same type of backflow prevention device.

BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS

REVISION	BY	DATE	DATE
			2023

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STANDARD DRAWING NO. 300-A

PART III - EXECUTION

- INSTALLATION:** Proper installation of backflow prevention devices and/or methods is essential to an effective cross-connection prevention program. The approved assembly must be installed as one unit. Separation of the various parts is grounds for rejection. The piping arrangement shall be installed according to the City of Florence Standard Drawings.
 - Manufacturer's Instructions:** All devices shall be installed according to manufacturer's instructions and as approved by the Foundation for Cross-Connection Control Research, University of Southern California.
 - Flushing of Lines:** Water lines shall be thoroughly flushed prior to installing a backflow prevention device to remove all debris.
 - Testing:** All approved backflow prevention devices shall be tested and certified that it works properly by a certified backflow technician immediately after system activation and every year thereafter according to manufacturer's recommendation. All test results shall be recorded on the City's form and returned to the City. Any device failing to meet performance standards, it shall be repaired and retested promptly. If repairs cannot be made promptly, the City shall exercise prudence in evaluating the hazard that is created and appropriate actions shall be taken. Spare parts should be kept available by the customer to repair devices.
 - Thermal Water Expansion and/or Water Hammer:** Downstream of the backflow prevention assembly thermal water expansion and/or water system, water hammer arresters, surge protectors or thermal expansion tanks shall be installed as required by the Ky. State Plumbing Code - 815 KAR 20:120.
 - Devices Installed Inside Pits:** The pit structure and piping arrangement shall be installed according to the City of Florence Standard Drawings. The type of device installed in pit shall be limited to double check valve type assemblies, except as specified in 3.03.
 - Consumers Requiring Continuous Service:** Where a consumer requires continuous uninterrupted service and where it is not possible or practical to provide water service from two separate service lines into a premises, as permitted by the City, provisions must be made for the installation of two backflow prevention devices in parallel.
- AIR-GAP SEPARATION:** The only absolute means to eliminate backflow and back-siphonage is through the use of a vertical air-gap separation. Air-gaps should be used whenever possible. The minimum required air-gap shall be measured vertically from the lowest end of the potable water outlet to the flood rim or line of the fixture or receptacle into which it discharges. The air-gap shall be twice the effective inside diameter of the potable water outlet. In no case shall the minimum required air-gap be less than one (1) inch. There shall be no provision for extending the fixture outlet below the flood level rim.
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICE:** The reduced pressure backflow preventer shall be installed in the horizontal position, unless approved for vertical installation by the Foundation for Cross-Connection Control Research, University of Southern California, with adequate space to facilitate maintenance and testing. These devices should never be installed below grade level. The only case where they may be installed in a pit-type structure is where the drain of the box will permit direct drainage to the atmosphere. The drain must be capable of handling the volume of water that can be discharged from the relief port. The relief port shall be located below 12" inches above ground level at the point of discharge. Under no circumstances, should the relief port be plugged. The device depends upon an open relief port for safe operation. Care must be taken to protect the device from freezing. When the device is located inside a building, there must be suitable means of taking care of any discharge. If there is a drain provided for the relief valve port, there must be a fixed air gap separation between the relief port and the drain line.
- DOUBLE CHECK VALVE ASSEMBLIES:** Double check valves shall be installed in the horizontal position, unless approved for vertical installation by the Foundation for Cross-Connection Control Research, University of Southern California, with adequate space to facilitate maintenance and testing. A double check valve should only be considered when the probability of backflow and the degree of hazard is considered low as determined by the City. The degree of protection offered by this device is much less than that of an air-gap separation or a reduced pressure backflow prevention device.

BACKFLOW PREVENTION DEVICE ASSEMBLY INSTALLATION SPECIFICATIONS

REVISION	BY	DATE	DATE
			2023

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FLORENCE, KENTUCKY 41042
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STANDARD DRAWING NO. 300-B

DUAL SERVICE BRANCH SETTING WITH 2" OR 1 1/2" METERS

DRAWING NOTES

- REFER TO DRAWING NO. 203 FOR DETAILS OF FIRE BRANCH PIPING.
- 2" OR SMALLER DOMESTIC METER TO ALIGN WITH BY-PASS METER.
- VALVE
- BRACKETS FOR PIPE SUPPORT.
- ON 6" AND SMALLER PIPING, TAPS MADE SHALL BE MADE WITH DOUBLE STAINLESS BAND STEEL SADDLE FOR 1 1/2" OR 2" TAPS.

GENERAL NOTES

- SEE DRAWING 201 FOR PIT CONSTRUCTION DETAILS.
- SEE DRAWING 200 - 200-C FOR PIT MATERIALS SPECIFICATIONS.
- SEE DRAWING 202 & 202-A FOR PIPING SPECIFICATIONS.
- ANY PUMPER CONNECTION SHALL BE INSTALLED DOWNSTREAM OF OUTLET VALVE & BACKFLOW DEVICE.
- ANY POST INDICATORS SHALL BE TYPE THAT WILL ATTACH TO WHEEL OPERATOR AND ALLOW OPERATION OF VALVE WITHIN PIT.
- 1 1/2" & 2" METERS WILL COME WITH CUSTOM METER SETTER AND 2 MALE ADAPTERS. (ALL PROVIDED BY THE CITY)
- SHADED AREAS INDICATES WHAT THE PROPERTY OWNER WILL MAINTAIN AFTER THE WARRANTY PERIOD EXPIRES.
- A BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AS THE FIRST DEVICE INSIDE OF THE BUILDING ON THE DOMESTIC WATER LINE. THERE SHALL BE NO BRANCHES OR TAPS BETWEEN THE METERING ASSEMBLY & THE BACKFLOW PREVENTION ASSEMBLY.

REVISION	BY	DATE	DATE
1	1	12/7/22	N.T.S.

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STANDARD DRAWING NO. 205

NOTE: Services installed in concrete areas, not subject to vehicle traffic, a Ford Type A32 or approved equal, lid and ring shall be used. Areas subject to vehicle traffic, a Ford Type A32H, or approved equal, lid and ring shall be used.

NOTE: Services to be removed & abandoned are to be disconnected at corporation stop. Cap corporation stop if required to prevent leaks or replace stop.

5/8" & 1" METER SETTING

NOTE: For relocating existing services provide extension from lead on main to new meter setting location.

REVISION	BY	DATE	DATE
1	1	12/5/22	N.T.S.

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STANDARD DRAWING NO. 107

PVC PIPE WITH DUCTILE IRON FITTINGS

Note: Curb stop box/test box shall not be installed in paved areas.

TRACING WIRE INSTALLATION DETAIL

Note: 2" Min. tracing wire to be lugged back into box.

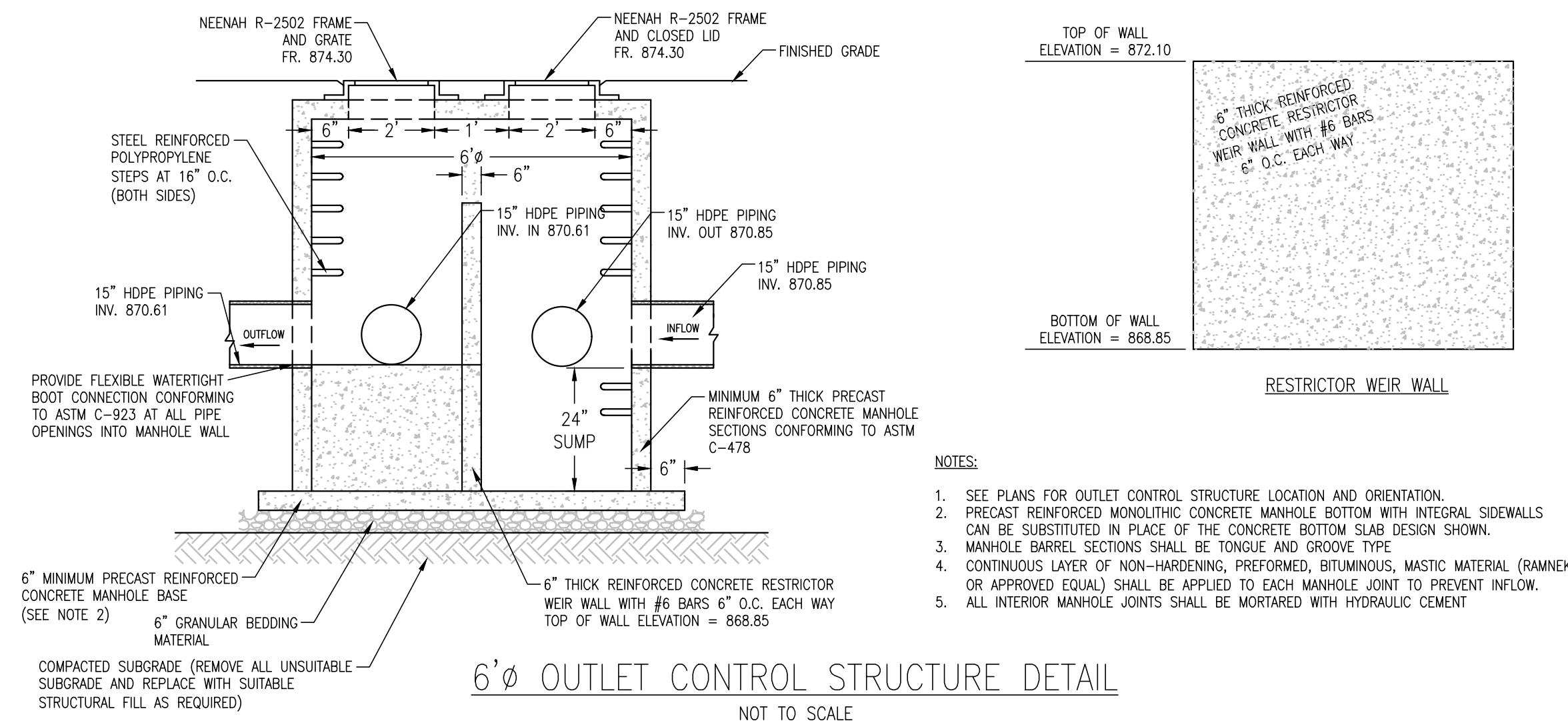
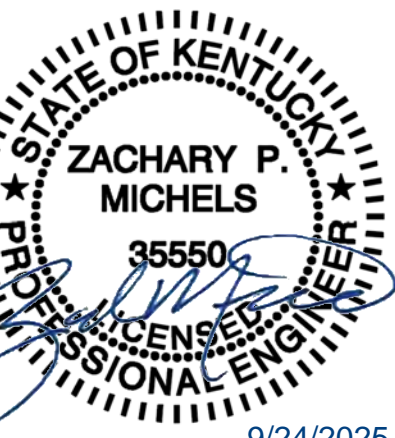
REVISION	BY	DATE	DATE
1	1	12/5/22	N.T.S.

CITY OF FLORENCE
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STANDARD DRAWING NO. 111

Drawing Name: \\work\greenbergfarrow.com\Projects\2024\20240721\000_C6.4_Constr_Details\20240721\000_C6.4_Constr_Details.dwg
 User: jmc
 Date: 11/19/2025 11:47:07 AM
 Plot Date: 09/24/2025 11:47:07 AM
 Plot Scale: 1:1
 Plot Style: 2025.ctb
 Plot Device: HP DesignJet 360e

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT SET



NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEX OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT.

DESIGN BUILD

- ** ALL PERMEABLE PAVERS, BEDDING LAYER, BASE LAYER AND SUBGRADE REQUIREMENT TO BE COORDINATED WITH VENDOR.

MAINTENANCE NOTES:

PERVIOUS CONCRETE PAVEMENT MAINTENANCE SCHEDULE:

- SEMI ANNUAL**
- USE THE SAME SEMI ANNUAL CLEANING THAT IS DONE WITH ALL OTHER PAVEMENT SYSTEMS
 - SPRING TO CLEAN OFF WINTER DEBRIS
 - FALL TO CLEAN UP FALLEN LEAVES
 - USE A SWEEPER OR VACUUM TRUCK TO LOOSEN AND REMOVE DEBRIS THAT MIGHT EVENTUALLY IMPEDE SURFACE INFILTRATION RATE
- SOME SITE SPECIFIC SEDIMENT LOADING MAY REQUIRE MORE MAINTENANCE.
- AREAS WITH A LOT OF TREES
 - AREAS WHERE THERE IS RUN OFF FROM ADJACENT AREAS, ESPECIALLY PLANTER BOXES OR OTHER UN-STABILIZED SOILS.

WINTER MAINTENANCE

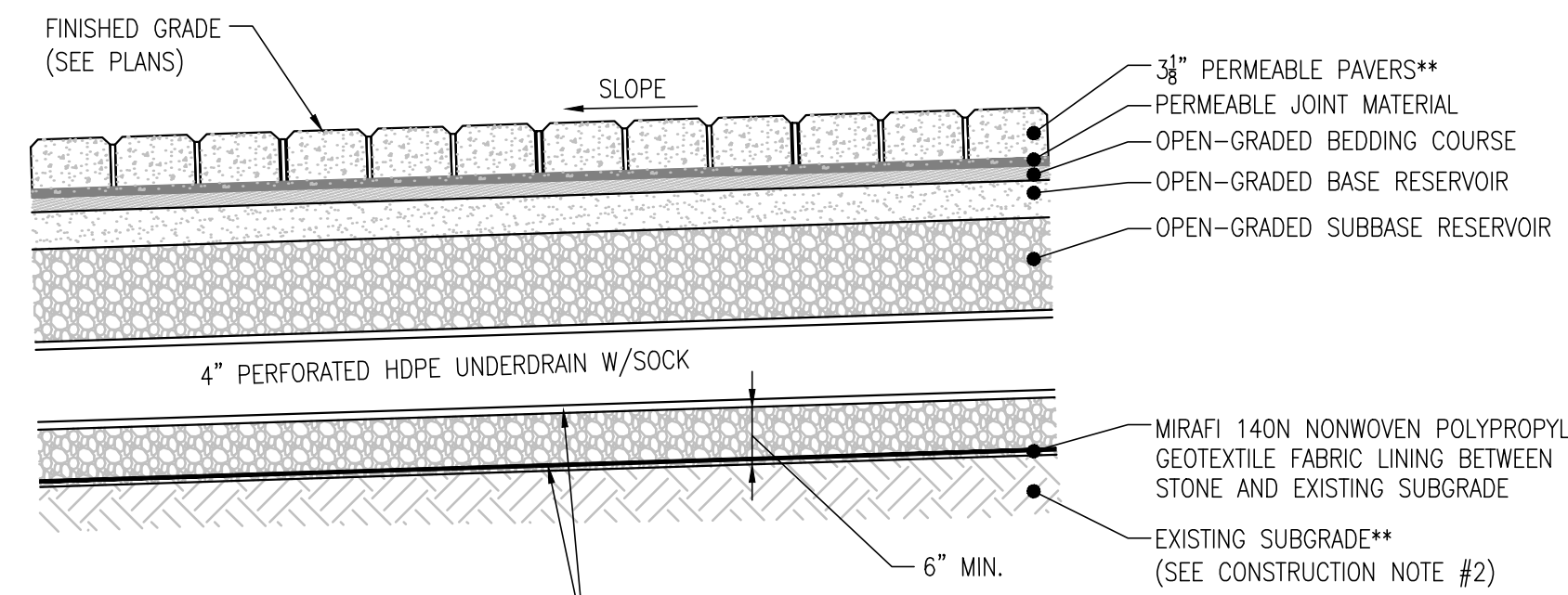
- DEICING SALTS OKAY FOR USE ON ICE ONLY
- AVOID MAGNESIUM BASED DEICERS
- AVOID SAND
- USE JOIN AGGREGATE FOR TRACTION WHEN ICE IS PRESENT ON SURFACE

REMEDIAL MAINTENANCE

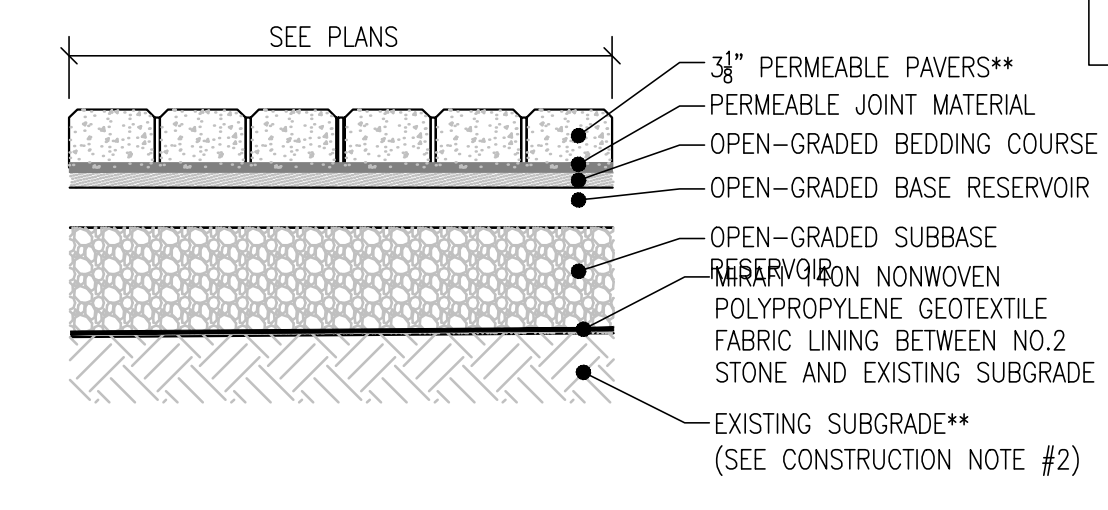
- NEEDED WHEN:
 - NOTICEABLE WATER PONDING ON SURFACE
 - USE A VACUUM TRUCK (HIGH CFM SUCTION) THAT IS CAPABLE OF REMOVING CLOGGED DEBRIS FROM WITHIN THE PAVER JOINTS
 - TYPICALLY 1.5 TO 2 INCHES OF DEBRIS AND JOINT MATERIAL REMOVED
 - ONCE DONE, SWEEP IN NEW CLEAN ASTM NO. 8 STONE JOINT MATERIAL
 - PERFORM ASTM C1781 AFTER REMEDIAL MAINTENANCE IS DONE TO RECORD AND ESTABLISH NEW INFILTRATION RATE

CONSTRUCTION NOTES:

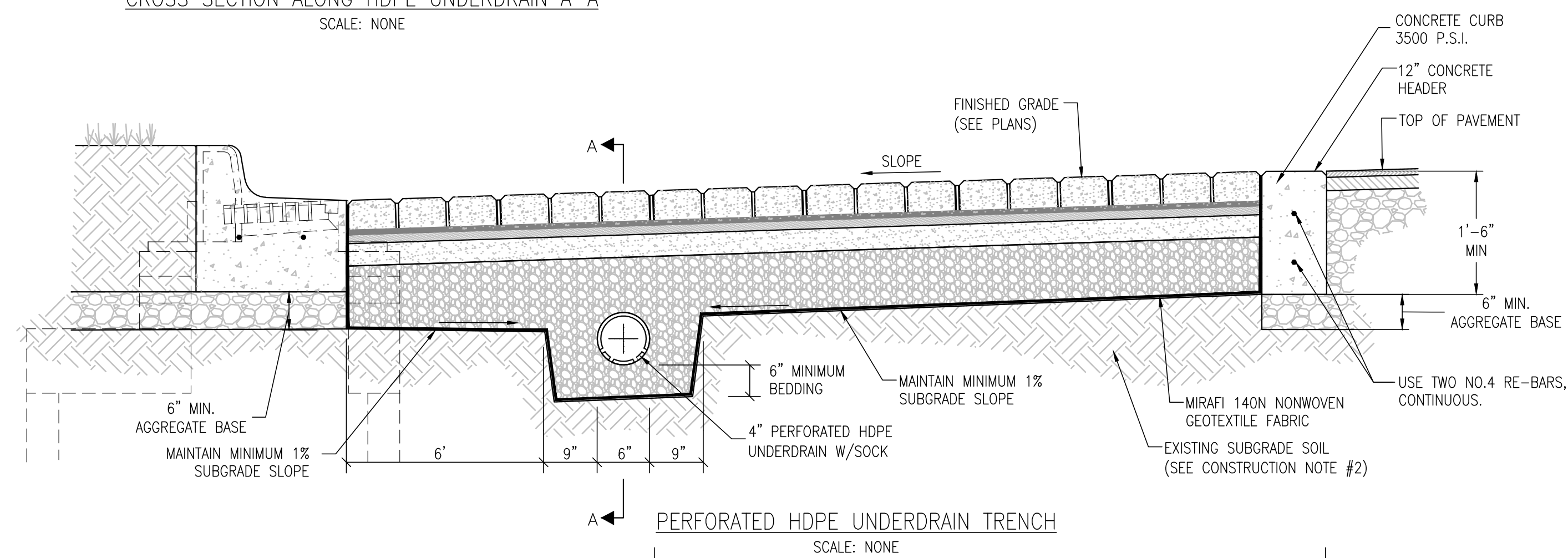
1. CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION NOT TO OPERATE ANY HEAVY EQUIPMENT WITHIN THE PERVIOUS CONCRETE PAVEMENT AREA TO AVOID UNWANTED COMPACTION OR CLOGGING OF THE UNDERLYING OR PREPARED SOILS.
2. PERVIOUS PAVEMENT SUBGRADES SHALL BE GRADED AT A MINIMUM OF 1% SLOPE TO THE PERFORATED UNDERDRAIN SYSTEM. REFER TO THE DRAINAGE PLAN FOR UNDERDRAIN PIPE LOCATIONS AND ELEVATIONS.
3. SEE GRADING PLAN FOR PAVEMENT SLOPES.



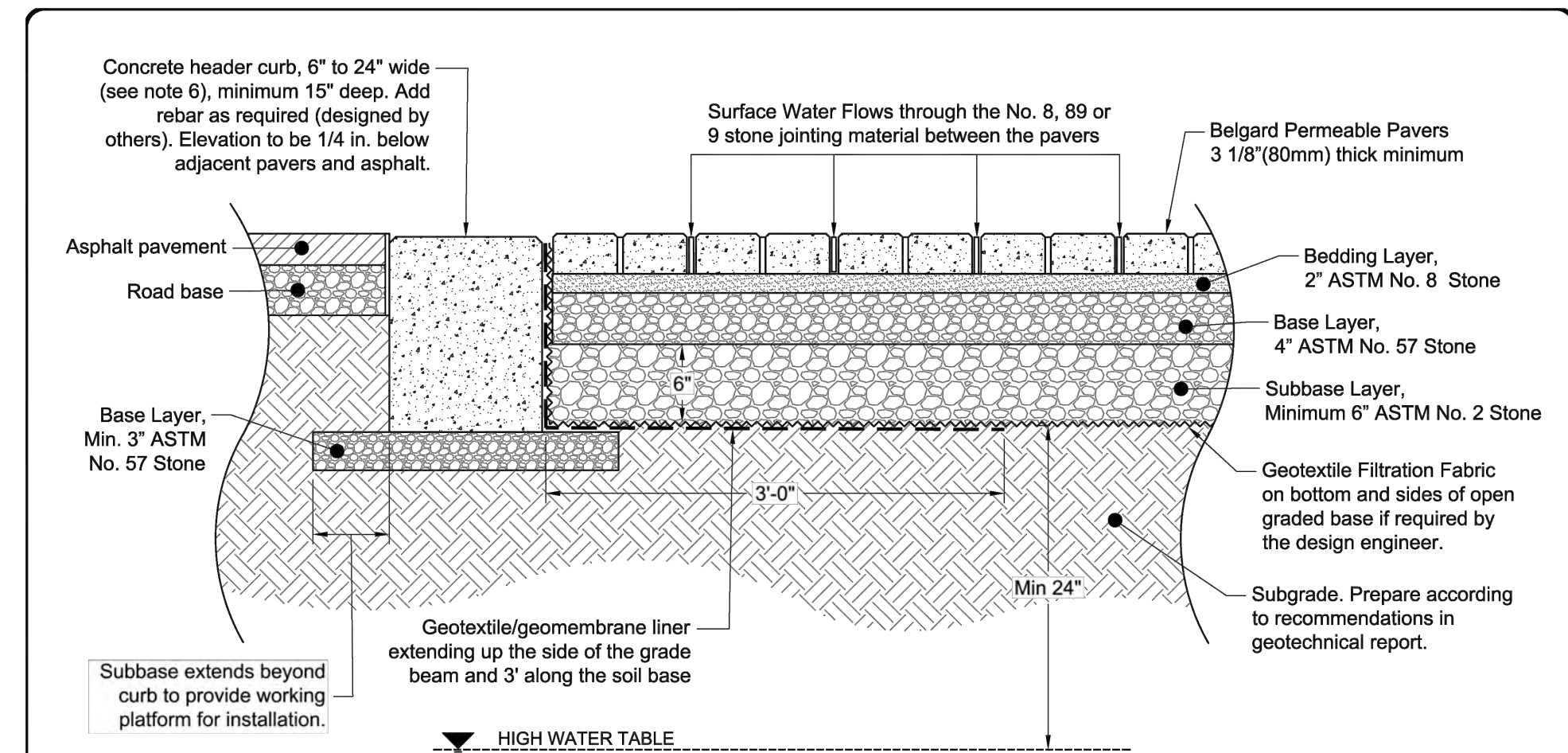
CROSS SECTION ALONG HDPE UNDERDRAIN A-A
SCALE: NONE



TYPICAL PERVIOUS CONCRETE PAVEMENT SECTION
SCALE: NONE



PERFORATED HDPE UNDERDRAIN TRENCH
SCALE: NONE



- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
 5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.
 7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

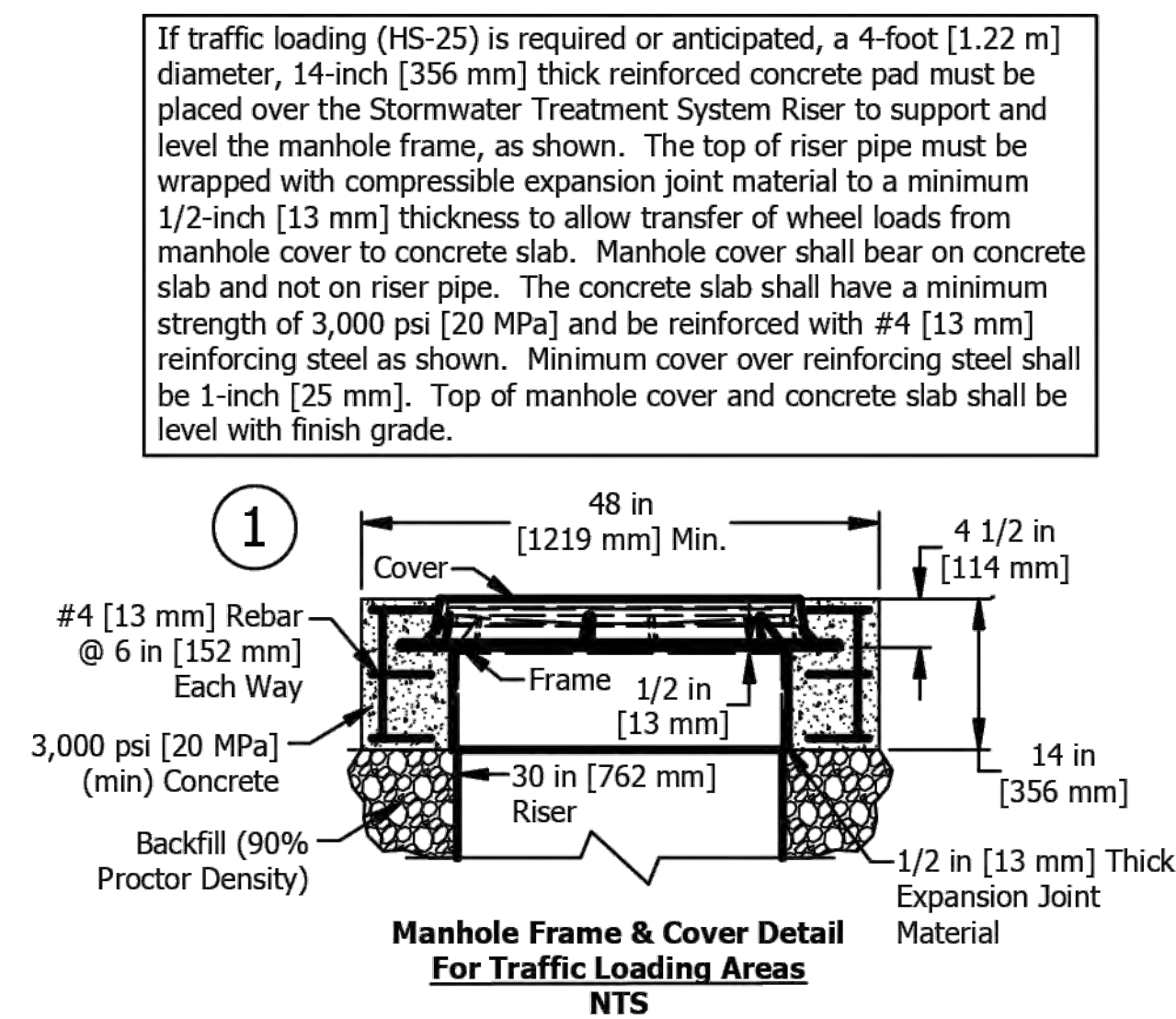
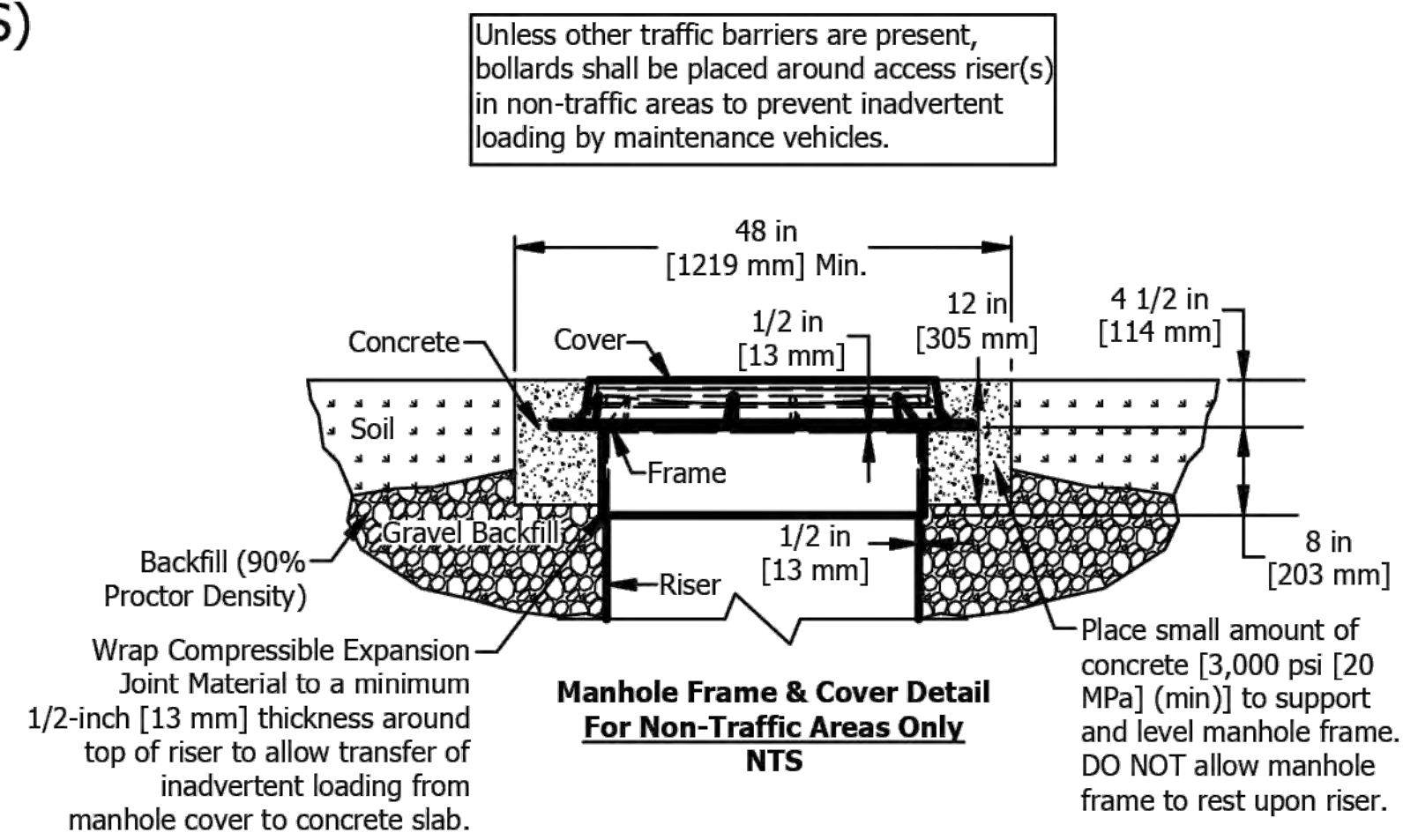
	belgardcommercial.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Scale:	N.T.S.	Drawn by:	MAH
	877-235-4273		details@belgard.com	Date:	5/7/18	Drawing number:

**Belgard Permeable Paving Detail
PICP Pavement Transition to Asphalt**

**Aqua-Swirl® Polymer Coated Steel (PCS)
Stormwater Treatment System**

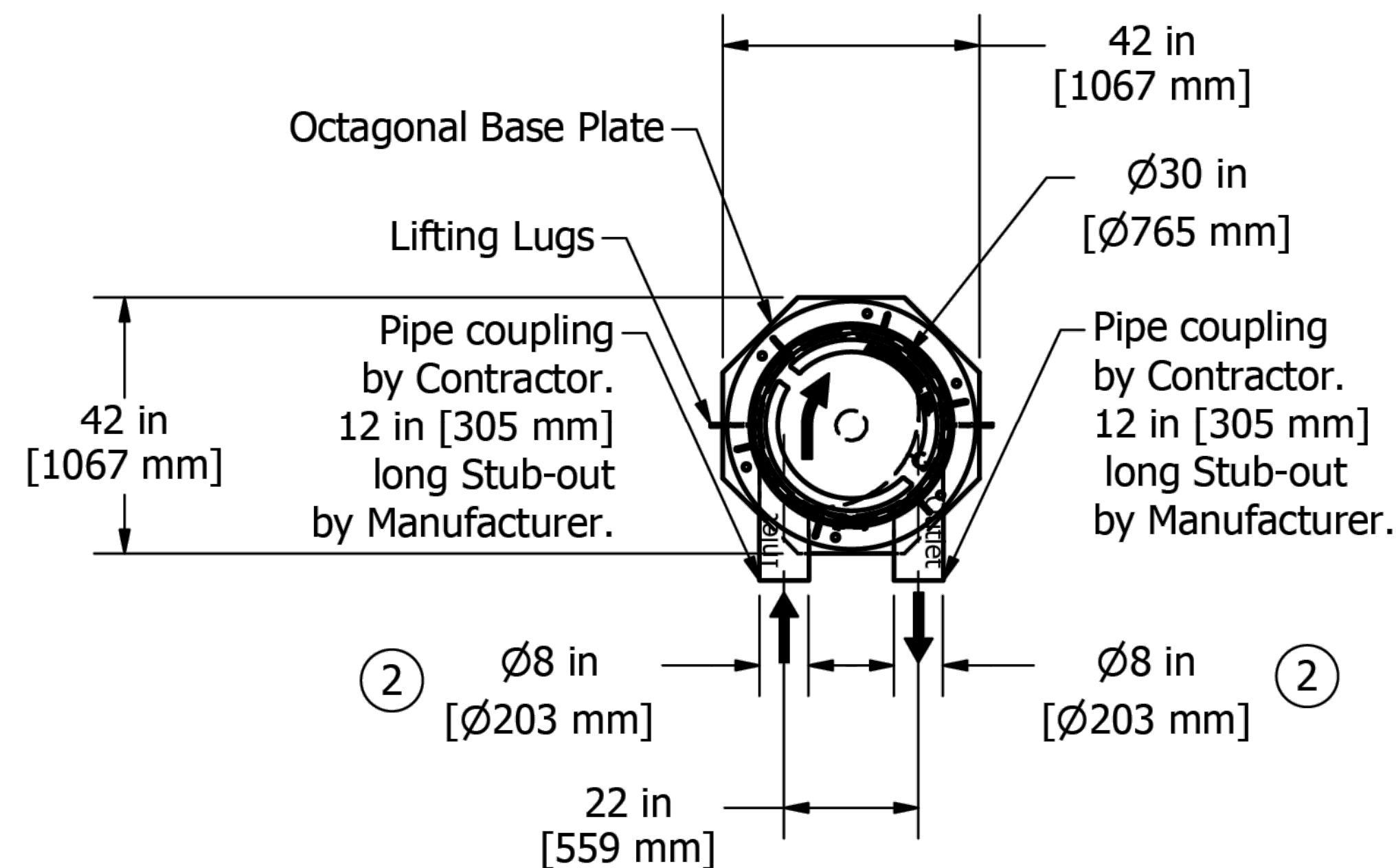


**Projected View
SCALE 1:80**

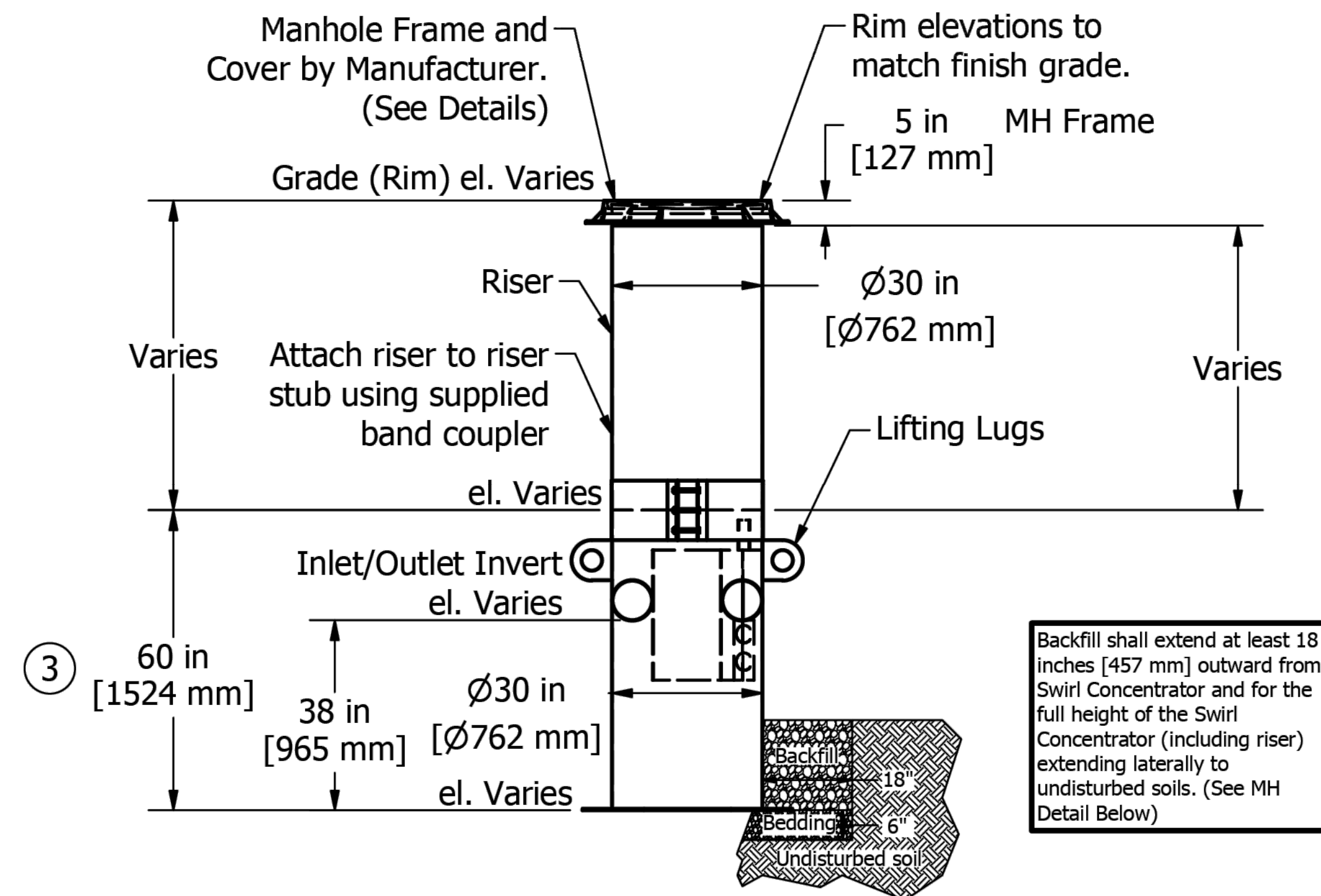


Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 1000 lbs [500 kg].

- ① As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- ② AS-2 inlet/outlet pipe size ranges from 4 in [102 mm] to 8 in [203 mm].
- ③ AS-2 chamber height may vary from 48 in [1219 mm] to 60 in [1524 mm], depending on inlet/outlet pipe size.



**Plan View
SCALE 1:40**



**Elevation View
SCALE 1:40**

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ONE:

GROUP: 3087
PIDN: 061.00-11-018.00

SITUATED IN THE CITY OF FLORENCE, COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY, AND BEING LOT EIGHTEEN (18) OF TURFWAY BUSINESS PARK, AS RECORDED IN PLAT SLIDE NUMBER 1574 OF THE RECORDS OF THE CLERK OF BOONE COUNTY, KENTUCKY.

TOGETHER WITH EASEMENTS SET OUT IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 23, PAGE 257, BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY.

ALSO, TOGETHER WITH EASEMENTS SET OUT IN RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 22, PAGE 311 AND AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN MISC. BOOK 267, PAGE 1, BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY.

PARCEL TWO:

GROUP: 3060
PIDN: 061.00-11-015.00

BEING ALL OF TRACT B, LOT FIFTEEN (15) AS SHOWN ON PLAT OF TURFWAY BUSINESS PARK PHASE C, RECORDED IN PLAT SLIDE 1558 IN THE OFFICE OF THE CLERK OF BOONE COUNTY, BURLINGTON, KENTUCKY.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, PARKING AND UTILITY PURPOSES ALL AS MORE PARTICULARLY DESCRIBED IN RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 22, PAGE 311, AS AMENDED BY AMENDMENT RECORDED IN DEED BOOK 267, PAGE 1, AND FURTHER AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 69, PAGE 63, SAID RECORDS, AND FURTHER AMENDED BY THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS DATED SEPTEMBER 24, 2020 RECORDED IN MISC. BOOK 1380, PAGE 125, ALL IN THE BOONE COUNTY CLERK'S RECORDS, BURLINGTON, KENTUCKY; AND TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AND PARKING OVER COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 23, PAGE 257, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 23, PAGE 257, AS AMENDED BY SECOND AMENDMENT TO EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 24, 2020 RECORDED IN MISC. BOOK 1380, PAGE 107, ALL OF THE BOONE COUNTY CLERK'S RECORDS, BURLINGTON, KENTUCKY.

TITLE EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-1246921-OLE, DATED JANUARY 13, 2025 AT 7:00 A.M.

SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO FAA HOUSTON PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY DEED DATED 6-10-11 AND RECORDED 6-14-11 IN DEED BOOK 993, PAGE 375 (AS TO PARCEL ONE) AND IN ERIC FEGAN AND R. FREDERICK KEITH, AS CO-TRUSTEES OF THE TURFWAY COMMON TRUST U/A DATED DECEMBER 9, 2022, BY DEED DATED 12-16-22 AND RECORDED 12-21-22 IN DEED BOOK 1199, PAGE 297 (AS TO PARCEL TWO), OF THE BOONE COUNTY, KENTUCKY, CLERK'S RECORDS.

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTIONS

9. SUBJECT TO A MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT FROM FAA HOUSTON PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, TO JPMORGAN CHASE BANK, N.A., DATED JUNE 10, 2011 AND RECORDED JUNE 14, 2011 IN MORTGAGE BOOK 3494, PAGE 595 IN THE ORIGINAL AMOUNT OF \$5,000,000.00. (AS TO PARCEL ONE) AFFECTS PARCEL ONE BUT IS NOT SURVEY RELATED. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

10. WAIVER OF RIGHT TO PURCHASE MADE BY TURFWAY CENTER ASSOCIATES, LTD., DATED SEPTEMBER 23, 2003 AND RECORDED IN MISC. BOOK 971, PAGE 235. (AS TO PARCEL ONE) AFFECTS PARCEL ONE BUT IS NOT SURVEY RELATED. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

11. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN MISC. BOOK 303, PAGE 202. (AS TO PARCEL ONE) AFFECTS PARCEL ONE BUT IS NOT SURVEY RELATED. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

12. EASEMENT GRANTED TO THE UNION LIGHT, HEAT AND POWER COMPANY, RECORDED IN EASEMENT BOOK 31, PAGE 204. (AS TO PARCEL ONE) AFFECTS PARCEL ONE AS SHOWN ON THE SURVEY. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

13. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 23, PAGE 257, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 69, PAGE 50, AND FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 24, 2020 OF RECORD IN MISC. BOOK 1380, PAGE 107. (AS TO PARCEL ONE) AFFECTS PARCEL ONE BUT THERE ARE NO PLOTTABLE MATTERS. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

14. EASEMENT GRANTED TO THE BOONE COUNTY WATER DISTRICT, RECORDED IN EASEMENT BOOK 21, PAGE 9. (AS TO PARCEL ONE) AFFECTS PARCEL ONE AS SHOWN ON THE SURVEY. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

15. RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 22, PAGE 311, AS AMENDED BY AMENDMENT RECORDED IN DEED BOOK 267, PAGE 1, AND FURTHER AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 69, PAGE 63, AND FURTHER AMENDED BY THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS DATED SEPTEMBER 24, 2020 OF RECORD IN MISC. BOOK 1380, PAGE 125. (AS TO PARCEL ONE) AFFECTS PARCEL ONE AS SHOWN ON THE SURVEY. OTHER MATTERS AFFECT BUT ARE NOT PLOTTABLE. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

16. CERTIFICATE OF LAND USE RESTRICTION RECORDED IN MISC. BOOK 966, PAGE 139. (AS TO PARCEL ONE) AFFECTS PARCEL ONE BUT IS NOT SURVEY RELATED. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

17. EASEMENT FOR SANITARY SEWER OVER THE REAR 20 FEET OF PREMISES AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. (AS TO PARCEL ONE) BENEFITS PARCEL ONE AS SHOWN ON THE SURVEY. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

18. EASEMENT FOR WATER MAIN OVER THE FRONT 15 FEET OF PREMISES AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION AND IN EASEMENT BOOK 21, PAGE 9. (AS TO PARCEL ONE) AFFECTS PARCEL ONE AS SHOWN ON THE SURVEY. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

19. BUILDING SETBACK LINE WILL BE DETERMINED BY APPLICABLE ZONING REGULATIONS AND DISTRICTS. (AS TO PARCEL ONE) AFFECTS PARCEL ONE AS SHOWN ON THE SURVEY. PARCEL ONE WAS NOT PART OF THE ORIGINAL SCOPE OF THIS SURVEY.

20. FOR INFORMATIONAL PURPOSES ONLY - THE 2024 BOONE COUNTY REAL ESTATE TAX BILL WAS PAID IN THE AMOUNT OF \$6,102.12. THE 2024 CITY OF FLORENCE REAL ESTATE TAX BILL WAS PAID IN THE AMOUNT OF \$1,620.06. (AS TO PARCEL ONE)

21. SUBJECT TO A MORTGAGE FROM ERIC R. FEGAN AND R. FREDERICK KEITH, NOT PERSONALLY, BUT AS CO-TRUSTEES ON BEHALF OF TURFWAY COMMONS TRUST U/A DATED DECEMBER 9, 2022 TO HERITAGE BANK, DATED DECEMBER 16, 2022 AND RECORDED DECEMBER 21, 2022 IN MISC. BOOK 1437, PAGE 480, IN THE ORIGINAL AMOUNT OF \$11,156,250.00. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT IS NOT SURVEY RELATED.

22. SUBJECT TO AN ASSIGNMENT OF RENTS FROM ERIC R. FEGAN AND R. FREDERICK KEITH, NOT PERSONALLY, BUT AS CO-TRUSTEES ON BEHALF OF TURFWAY COMMONS TRUST U/A DATED DECEMBER 9, 2022, TO HERITAGE BANK, DATED DECEMBER 16, 2022 AND RECORDED DECEMBER 21, 2022 IN MISC. BOOK 1437, PAGE 480, IN THE ORIGINAL AMOUNT OF \$11,156,250.00. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT IS NOT SURVEY RELATED.

23. SUBJECT TO A UCC FINANCING STATEMENT FROM TURFWAY COMMONS TRUST AGREEMENT DATED DECEMBER 9, 2022 RECORDED DECEMBER 21, 2011 IN MORTGAGE BOOK 4651, PAGE 294. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT IS NOT SURVEY RELATED.

24. EASEMENT FOR SANITARY SEWER AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN PLAT SLIDE 1558. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

25. EASEMENT FOR STORM SEWER AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN PLAT SLIDE 1558. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

26. EASEMENT FOR WATER MAIN AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN PLAT SLIDE 1558. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

27. BUILDING SETBACK LINE WILL BE DETERMINED BY APPLICABLE ZONING REGULATIONS AND DISTRICTS (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

28. EASEMENT GRANTED TO BOONE COUNTY WATER DISTRICT, RECORDED IN EASEMENT BOOK 21, PAGE 9. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

29. EASEMENT GRANTED TO THE UNION LIGHT, HEAT AND POWER COMPANY, RECORDED IN EASEMENT BOOK 24, PAGE 275. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

30. EASEMENT GRANTED TO THE UNION LIGHT, HEAT AND POWER COMPANY, RECORDED IN EASEMENT BOOK 24, PAGE 291. (AS TO PARCEL TWO) DOES NOT AFFECT PARCEL TWO.

31. EASEMENT GRANTED TO THE UNION LIGHT, HEAT AND POWER COMPANY, RECORDED IN EASEMENT BOOK 26, PAGE 207. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

32. EASEMENT GRANTED TO THE UNION LIGHT, HEAT AND POWER COMPANY, RECORDED IN EASEMENT BOOK 31, PAGE 199. (AS TO PARCEL TWO) DOES NOT AFFECT PARCEL TWO.

33. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 248, PAGE 93. (AS TO PARCEL TWO) UNABLE TO DETERMINE IF THE DOCUMENT AFFECTS. LEGAL DESCRIPTION OF THE AFFECTED PROPERTY NOT PROVIDED.

34. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 248, PAGE 94. (AS TO PARCEL TWO) UNABLE TO DETERMINE IF THE DOCUMENT AFFECTS. LEGAL DESCRIPTION OF THE AFFECTED PROPERTY NOT PROVIDED.

35. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 254, PAGE 120. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

36. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 254, PAGE 121. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

37. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 265, PAGE 290. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

38. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 266, PAGE 199. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

39. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 266, PAGE 200. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

40. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 414, PAGE 173. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

41. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 480, PAGE 135. (AS TO PARCEL TWO) DOES NOT AFFECT PARCEL TWO.

42. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 780, PAGE 226. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

43. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 800, PAGE 9. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

44. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 864, PAGE 447. (AS TO PARCEL TWO) DOES NOT AFFECT PARCEL TWO.

45. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 909, PAGE 468. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

46. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 1022, PAGE 858. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

47. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 1053, PAGE 881. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

48. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 1462, PAGE 778. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

49. CERTIFICATE OF LAND USE RESTRICTION, RECORDED IN MISC. BOOK 1471, PAGE 466. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS TO USE BUT THERE ARE NO PLOTTABLE MATTERS.

50. RESERVATION OF STORM SEWER AND SANITARY SEWER EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 418, PAGE 197. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY.

51. RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 22, PAGE 311, AS AMENDED BY AMENDMENT RECORDED IN DEED BOOK 267, PAGE 1, AND FURTHER AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN EASEMENT BOOK 69, PAGE 63, AND FURTHER AMENDED BY THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS DATED SEPTEMBER 24, 2020 OF RECORD IN MISC. BOOK 1380, PAGE 125. (AS TO PARCEL TWO) AFFECTS PARCEL TWO AS SHOWN ON THE SURVEY. OTHER MATTERS AFFECT BUT ARE NOT PLOTTABLE.

52. COVENANTS, TERMS, AND CONDITIONS OF DEVELOPMENT AGREEMENT RECORDED IN MISC. BOOK 267, PAGE 20. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT THERE ARE NO PLOTTABLE MATTERS.

53. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 23, PAGE 257, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN EASEMENT BOOK 69, PAGE 50, AND FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 24, 2020 OF RECORD IN MISC. BOOK 1380, PAGE 107. (AS TO PARCEL TWO)

54. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN MISC. BOOK 298, PAGE 72. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT THERE ARE NO PLOTTABLE MATTERS.

55. EASEMENT AS DESCRIBED IN DEED RECORDED IN DEED BOOK 502, PAGE 274. (AS TO PARCEL TWO) DOES NOT AFFECT PARCEL TWO.

56. RESTRICTIONS CONTAINED IN DEED RECORDED IN DEED BOOK 891, PAGE 100. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT THERE ARE NO PLOTTABLE MATTERS.

57. TERMS AND CONDITIONS OF LEASE EVIDENCED BY MEMORANDUM OF SHOPPING CENTER LEASE TO MICHAELS STORES, INC., RECORDED IN MISC. BOOK 1058, PAGE 585. (AS TO PARCEL TWO) AFFECTS PARCEL TWO BUT THERE ARE NO PLOTTABLE MATTERS.

58. FOR INFORMATIONAL PURPOSES ONLY - THE 2024 BOONE COUNTY REAL ESTATE TAX BILL WAS PAID IN THE AMOUNT OF \$22,520.98.

GENERAL NOTES

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 3 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET AND/OR A GEOMAX ZENITH 60 DUEL FREQUENCY BASE AND RECEIVER, CAPABLE OF AN ACCURACY OF 8 MM HORIZONTAL AND 15 MM VERTICAL.

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (PARCEL ONE) 109,680 AND (PARCEL TWO) 313,750.60 FEET.

3. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN FAA HOUSTON PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY DEED DATED 6-10-11 AND RECORDED 6-14-11 IN DEED BOOK 993, PAGE 375 (AS TO PARCEL ONE) AND IN ERIC FEGAN AND R. FREDERICK KEITH, AS CO-TRUSTEES OF THE TURFWAY COMMON TRUST U/A DATED DECEMBER 9, 2022, BY DEED DATED 12-16-22 AND RECORDED 12-21-22 IN DEED BOOK 1199, PAGE 297 (AS TO PARCEL TWO), OF THE BOONE COUNTY, KENTUCKY, CLERK'S RECORDS.

4. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 21015C01200, LAST REVISED ON MARCH 21, 2023 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN NOT TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.

5. THE BASIS OF BEARING USED FOR THIS SURVEY IS THAT PLAT ENTITLED "TURFWAY BUSINESS PARK PHASE C", BY VOX & VOX P.S.C., CONSULTING ENGINEERS & SURVEYORS, DATED SEPTEMBER 29, 1989 AND RECORDED IN PLAT SLIDE 1558, BOONE COUNTY, KENTUCKY RECORDS. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS (NAVD 88).

6. THE SURVEYED PROPERTY IS ZONED C-2 (COMMERCIAL DISTRICT) ACCORDING TO THE BOONE COUNTY, KENTUCKY PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT 30 FT.
FRONT (CORNER LOT) 15 FT.
SIDE 10 FT.
REAR 20 FT.
MAXIMUM BUILDING HEIGHT 50 FT.

7. THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS (PARCEL ONE) 061.00-11-018.00 AND (PARCEL TWO) 061.00-11-015.00

8. UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.

9. THE CONTOURS SHOWN ON THIS SURVEY ARE AT 1.0 FOOT INTERVALS.

10. AREA COMPUTED BY COORDINATES.

9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

10. THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

11. BEARINGS AND DISTANCES SHOWN ARE BASED ON AN ADJUSTED TRAVERSE.

12. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY/ALTA/NSPS LAND TITLE SURVEY AND COMPLIES WITH KAR 18:150.

13. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION, BY RANDOM TRAVERSE, WITH SIDE SHOTS WITH A SPECTRA PRECISION F35 ROBOTIC TOTAL STATION AND WITH A GEOMAX ZENITH 60 GPS BASE/ROVER, CAPABLE OF AN ACCURACY OF 8MM WITH DUEL FREQUENCY RECEIVERS. THE ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS TOPOGRAPHIC SURVEY IS BASED WAS CONCLUDED ON NOVEMBER 18, 2024. THIS IS A CLASS A URBAN SURVEY IN THE STATE OF KENTUCKY.

CERTIFICATION

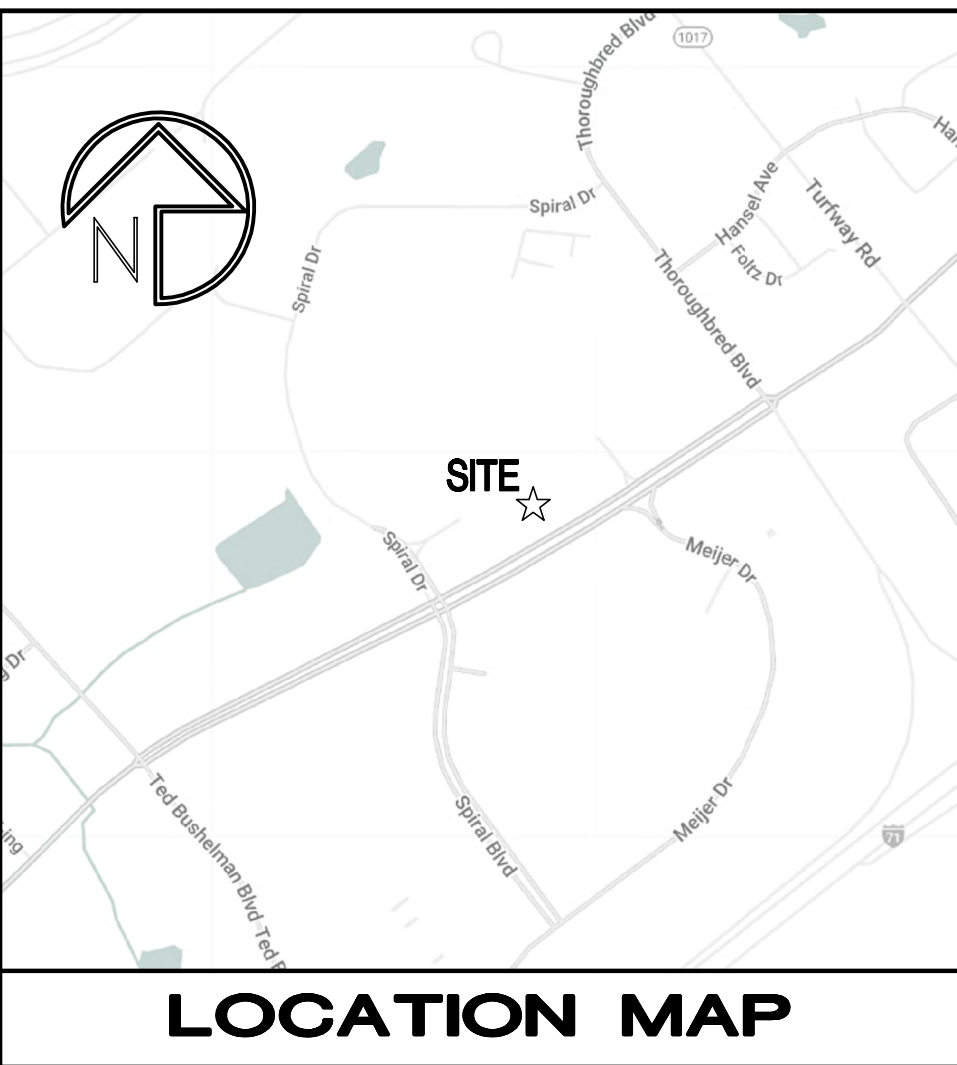
TO: TEXAS ROADHOUSE HOLDINGS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2024.

DATE OF PLAT OR MAP: FEBRUARY 11, 2025

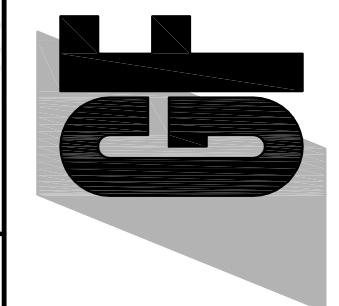
ROONEY E. ABNEY, JR.
KENTUCKY, RLS NO. 2465

DATE



LOCATION MAP

GreenbergFarrow
1230 Peachtree St. NW, Suite 2900
Atlanta, GA 30309
Phone: (770) 422-8181
Fax: (770) 422-8101



www.greenbergfarrow.com

NO.	DATE	REVISIONS
1		DESCRIPTION
2		
3		
4		

LOT 15 ~ PLAT SLIDE 155B
499 HOUSTON ROAD
FLORENCE, KENTUCKY 41042
BOONE COUNTY - KENTUCKY

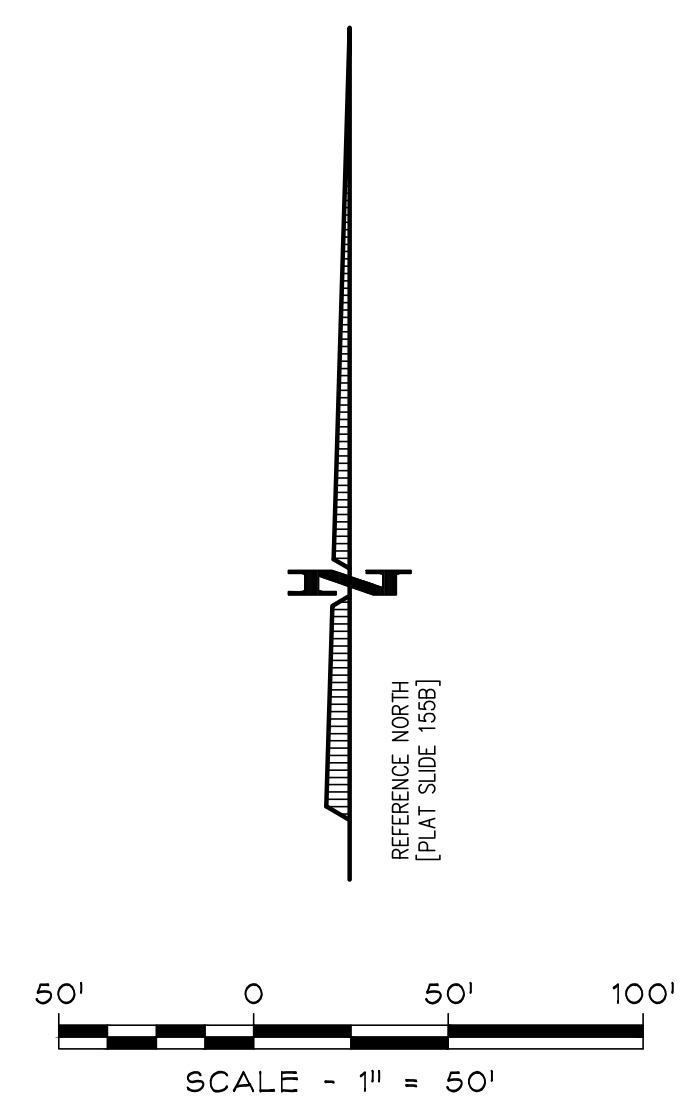
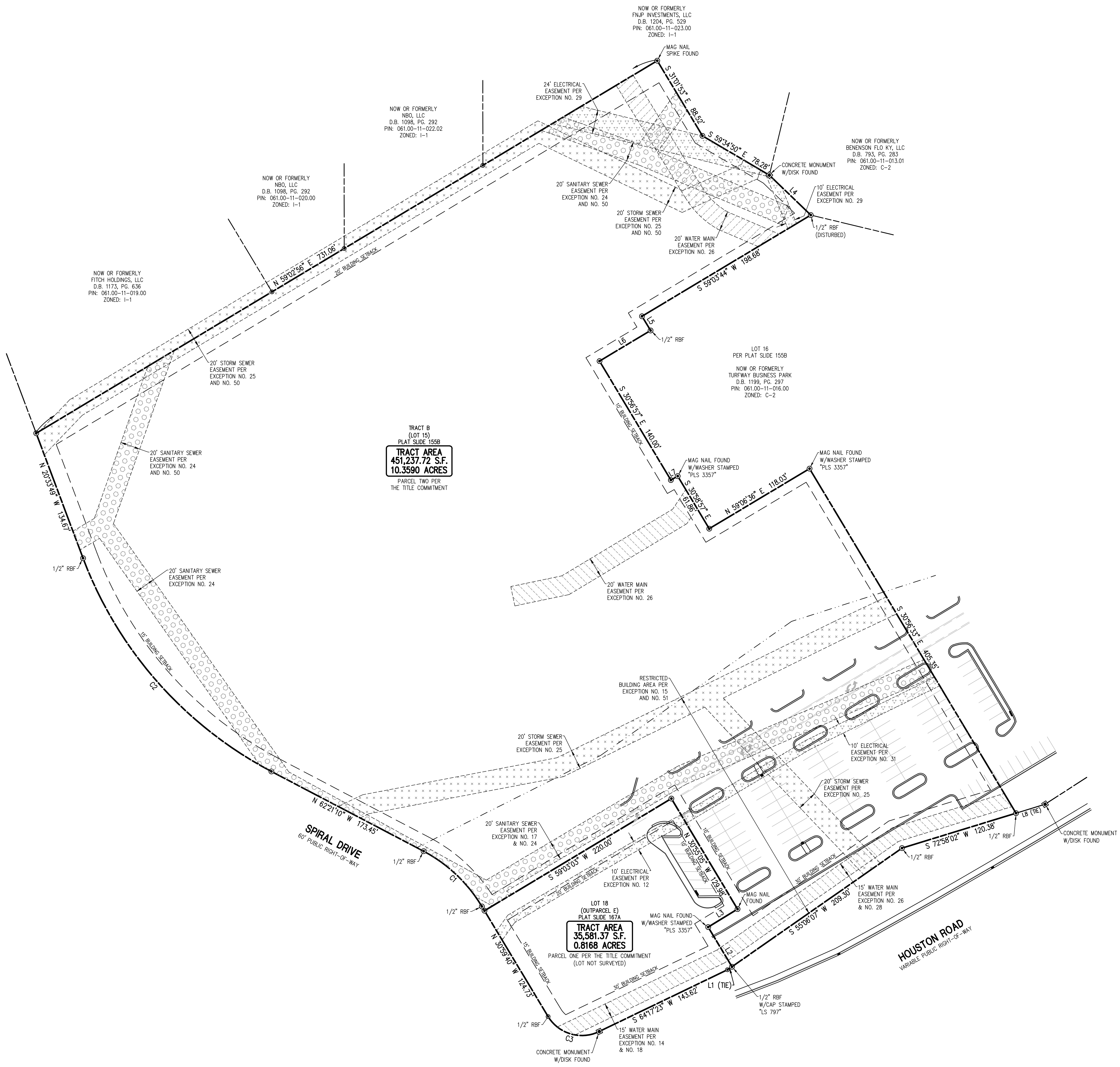
ALTA/NSPS LAND TITLE SURVEY
FOR
**TEXAS ROADHOUSE HOLDINGS, LLC
AND FIRST AMERICAN TITLE
INSURANCE COMPANY**

PROJECT NO.
24-157-0

DRAWING FILE:
24-157-0 SURVEY.DWG

SHEET NO.
S-1

1 OF 3



LEGEND

- | | |
|--|--|
| EXISTING BUILDING
LAND LOT LINE (LLL)
PROPERTY LINE
UTILITY POLE (UP), OVERHEAD LINES & GUY
FIBER OPTIC CABLE
TREE LINE
SANITARY SEWER MANHOLE
SANITARY CLEAN-OUT (SCO)
SANITARY SEWER STUB OUT
TELEPHONE MANHOLE/PEDestal
STORM DRAIN PIPE WITH HEADWALL
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
JUNCTION BOX (JB)
DROP OR CURB INLET (DI OR CI)
FENCE
DRAINAGE DITCH OR SWALE
EXISTING 10 FOOT CONTOUR
EXISTING 2 FOOT CONTOUR
EXISTING GRADE SPOT ELEVATION
DIRECTION OF SURFACE FLOW
RECORDED DATA
PARKING SPACE COUNT
LIGHT POLE (LP)
ELECTRICAL TRANSFORMER BOX
ELECTRICAL METER
ELECTRICAL STUB OUT
UNKNOWN UTILITY STUB OUT
WATER STUB OUT | FIRE HYDRANT
WATER VALVE
GAS VALVE
WATER METER
GAS METER
MONITORING WELL
POST INDICATOR VALVE
MAILBOX
STREET SIGN
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
BACKFLOW PREVENTER
FIRE DEPT. CONNECTION
FIBER OPTIC BOX
IRRIGATION CONTROL VALVE
DRAINAGE MANHOLE
RIGHT-OF-WAY
R/W
RBF
OTF
CTF
CMP
BDF
AXF
RBS
CMP
RCP
HDPE
DIP
PVC |
|--|--|

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°35'00" E	5.46'
L2	N 30°57'20" W	46.70'
L3	N 58°30'10" E	34.78'
L4	S 46°04'51" E	58.10'
L5	S 31°16'52" E	16.75'
L6	S 39°25'54" W	60.10'
L7	N 60°02'03" E	7.97'
L8	N 72°56'46" E	30.69'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	149.93'	82.04'	N 46°32'10" W	81.02'
C2	403.66'	293.56'	N 41°27'54" W	287.13'
C3	40.00'	58.97'	N 73°49'40" W	53.77'

DRAWING SCALE: 1" = 50 FT.
 FIELDWORK DATE: 11-16-24
 FIELDWORK BY: OJA
 DRAWN BY: DAF
 CHECKED BY: PCG
 NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

LOT 15 ~ PLAT SLIDE 155B
499 HOUSTON ROAD
FLORENCE, KENTUCKY 41042
 BOONE COUNTY - KENTUCKY

ALTANSPPS LAND TITLE SURVEY
 FOR
TEXAS ROADHOUSE HOLDINGS, LLC
AND FIRST AMERICAN TITLE
INSURANCE COMPANY

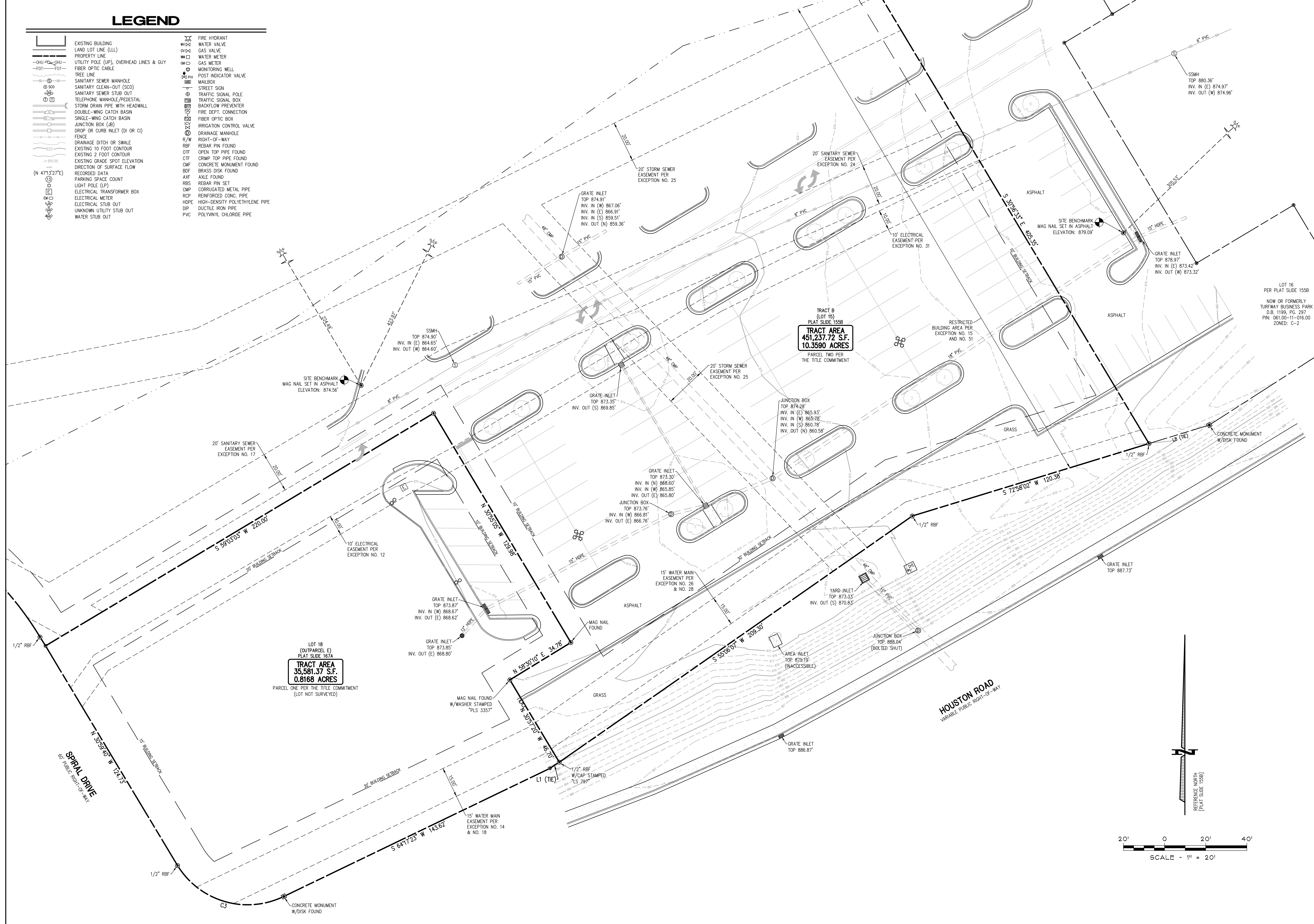
PROJECT NO.
24-157-0

DRAWING FILE:
 24-157-0 SURVEY.DWG

SHEET NO.
2

LEGEND

- | | | | |
|--|---|--|--------------------------|
| | EXISTING BUILDING | | FIRE HYDRANT |
| | LAND LOT LINE (LL) | | WATER VALVE |
| | PROPERTY LINE | | GAS VALVE |
| | UTILITY POLE (UP), OVERHEAD LINES & GUY | | WATER METER |
| | FIBER OPTIC CABLE | | GAS METER |
| | TREE LINE | | MONITORING WELL |
| | SANITARY SEWER MANHOLE | | POST INDICATOR VALVE |
| | SANITARY CLEAN-OUT (SCO) | | MALEBOX |
| | SANITARY SEWER STUB OUT | | STREET SIGN |
| | TELEPHONE MANHOLE/PEDestal | | TRAFFIC SIGNAL POLE |
| | STORM DRAIN PIPE WITH HEADWALL | | TRAFFIC SIGNAL BOX |
| | DOUBLE-WING CATCH BASIN | | BACKFLOW PREVENTER |
| | SINGLE-WING CATCH BASIN | | FIRE DEPT. CONNECTION |
| | JUNCTION BOX (JB) | | FIBER OPTIC BOX |
| | DROP OR CURB INLET (DI OR CI) | | IRRIGATION CONTROL VALVE |
| | FENCE | | DRAINAGE MANHOLE |
| | DRAINAGE DITCH OR SWALE | | R/W |
| | EXISTING 10 FOOT CONTOUR | | RBF |
| | EXISTING 2 FOOT CONTOUR | | OPEN TOP PIPE FOUND |
| | EXISTING GRADE SPOT ELEVATION | | CMP |
| | DIRECTION OF SURFACE FLOW | | CTF |
| | RECORDED DATA | | CMF |
| | PARKING SPACE COUNT | | BDF |
| | LIGHT POLE (LP) | | AXF |
| | ELECTRICAL TRANSFORMER BOX | | RBS |
| | ELECTRICAL STUB OUT | | CMP |
| | UNKNOWN UTILITY STUB OUT | | RCP |
| | WATER STUB OUT | | HOPE |
| | | | DIP |
| | | | PVC |



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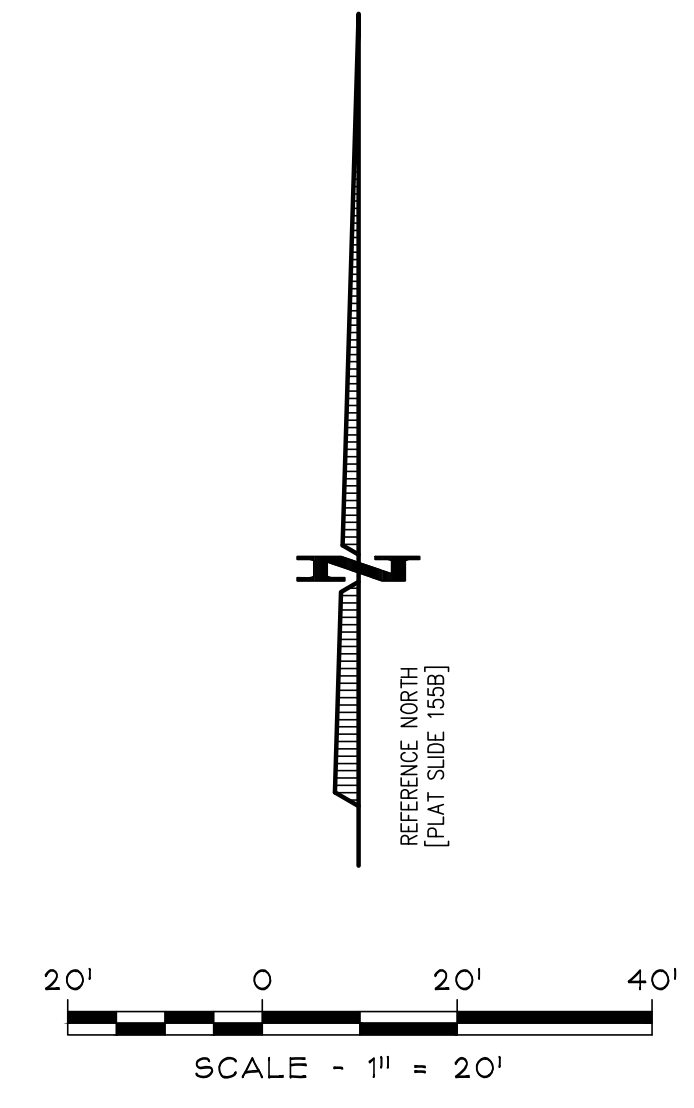
NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

DRAWING SCALE: 1" = 20 FT.
 FIELDWORK DATE: 11-18-24
 FIELDWORK BY: O/DAF
 DRAWN BY: DAF
 CHECKED BY: P/G
 PROJECT NO. 24-157-0

LOT 15 ~ PLAT SLIDE 155B
499 HOUSTON ROAD
FLORENCE, KENTUCKY 41042
 BOONE COUNTY - KENTUCKY

ALTAIRSPS LAND TITLE SURVEY FOR
TEXAS ROADHOUSE HOLDINGS, LLC
AND FIRST AMERICAN TITLE
INSURANCE COMPANY

PROJECT NO. 24-157-0
 DRAWING FILE: 24-157-0 SURVEY.DWG
 SHEET NO. 3 OF 3



LOT 18 (OUTPARCEL E) PLAT SLIDE 167A
TRACT AREA 35,581.37 S.F. 0.8168 ACRES
 PARCEL ONE PER THE TITLE COMMITMENT (LOT NOT SURVEYED)

TRACT B (LOT 15) PLAT SLIDE 155B
TRACT AREA 451,237.72 S.F. 10.3590 ACRES
 PARCEL TWO PER THE TITLE COMMITMENT

LOT 16 PER PLAT SLIDE 155B
 NOW OR FORMERLY TURFWAY BUSINESS PARK
 D.B. 1199, PG. 297
 P.N. 081.00-11-016.00
 ZONED: C-2



www.greenbergfarrow.com
8600 W Byrn Mawr Ave.
Suite 800N
Chicago, IL 60631

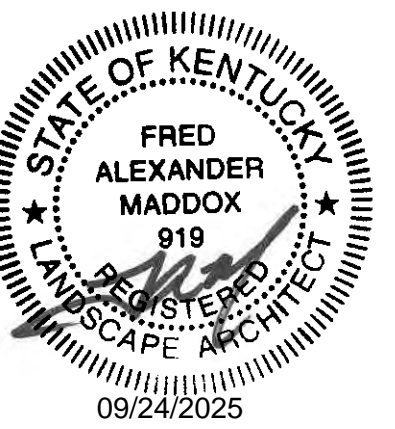
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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

FM
PROJECT MANAGER

EG
QUALITY CONTROL

DJ
DRAWN BY

FM
PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

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FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD

JAGGERS

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
8. CONTRACTOR TO DESIGN AND INSTALL A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS AND LAWN AREAS TO BE ON SEPARATE ZONES. IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

CITY OF LEXINGTON NOTES:

1. SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE LFUGG ZONING ORDINANCE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE LFUGG PLANTING MANUAL.

REFERENCE NOTES SCHEDULE

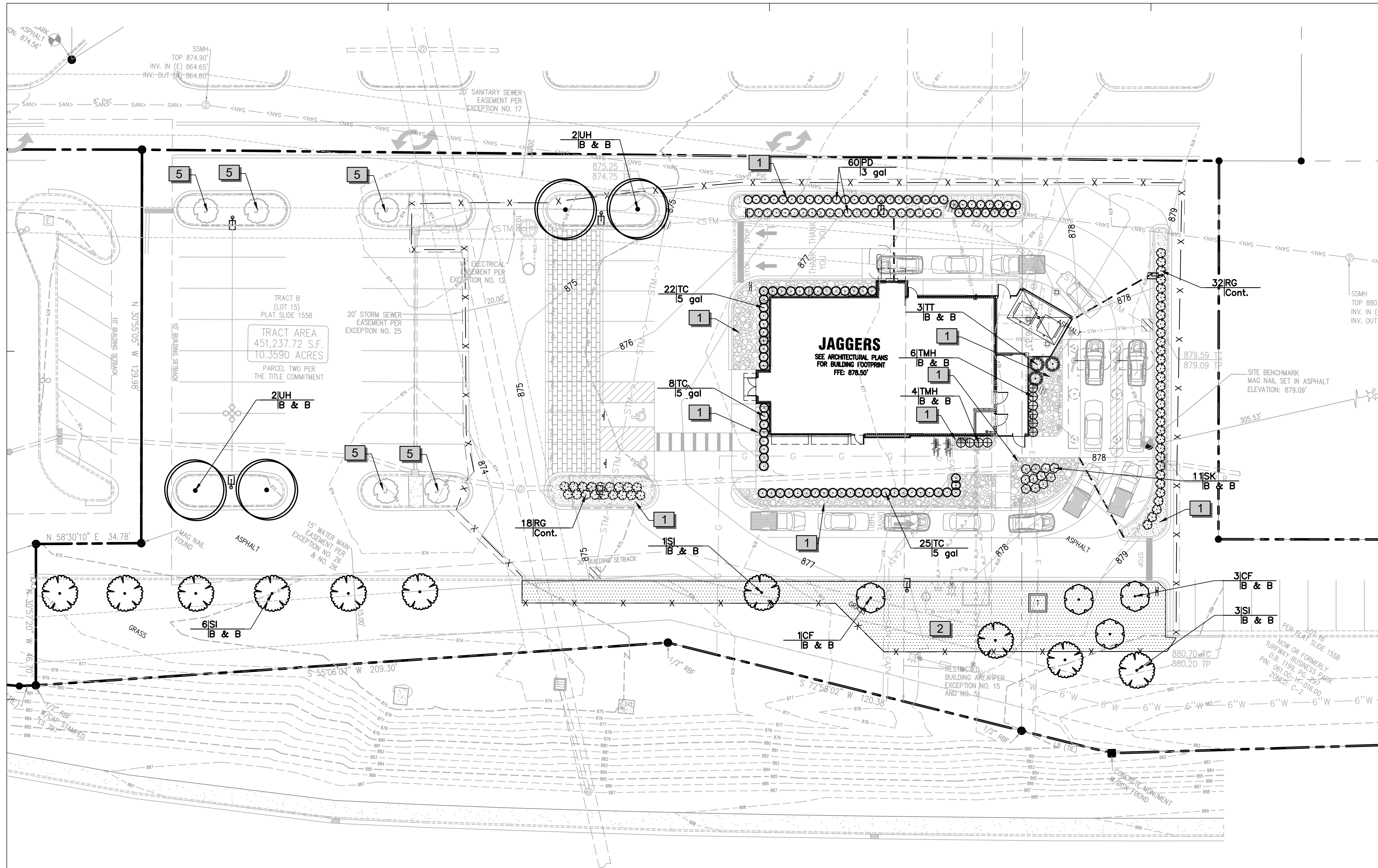
SYMBOL	CODE	DESCRIPTION	QTY
1		INSTALL RIVER ROCK MULCH 3'-5" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.	
2		SODDED LAWN WITH KENTUCKY BLUEGRASS BLEND COMMON TO LOCALITY.	
5		EXISTING CANOPY TREE TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.	
6		INSTALL RIVER ROCK MULCH 3'-5" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.	1,795 sf
7		3" DEPTH SHREDDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.	1,310 sf

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
CF		4	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B & B	2' Cal
SI		10	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2' Cal
UH		4	Ulmus x 'Patriot' / Elm	B & B	2' Cal
SHRUBS					
PD		60	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal	
RG		50	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	Cont.	30" HT.
SK		11	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	B & B	
TC		55	Taxus x media 'Chadwicki' / Chadwick's Anglo-Japanese Yew	5 gal	
TMH		10	Taxus x media 'Hicksii' / Hicks' Yew	B & B	42" HT.
TT		3	Thuja occidentalis 'Tectony' / Tectony Arborvitae	B & B	7 Hl. Min.
SOD/SEED					
PP		3,155 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	



LANDSCAPE PLAN

LANDSCAPE CALCULATIONS:

	REQUIRED:	PROVIDED:
HOUSTON ROAD STREET FRONTAGE 450.56 LF (30' AND GREATER WIDE)	TREES: 14 FROM PLANT LIST A/B/D (450.56/100 X 3 = 13.5)	14 TREES FROM PLANT LIST B
NORTHWEST BUFFER 200 LF (10'-19' WIDE)	TREES: 5 FROM PLAN LIST A/B/D (200/100 X 5=10) SHRUBS: 30 FROM PLANT LIST C/E (200/100 X 30=60)	6 EX. TREES TO REMAIN 60 SHRUBS FROM PLANT LIST E

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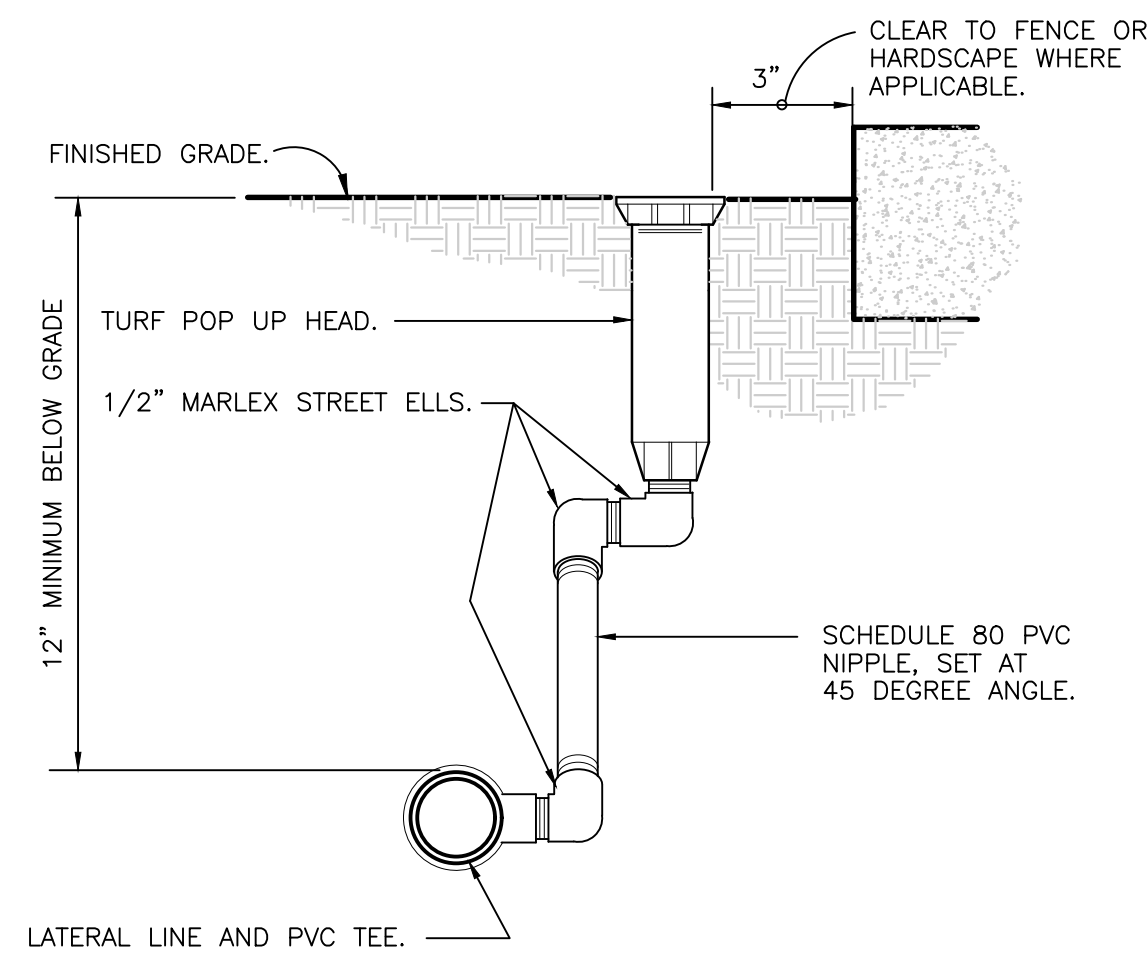


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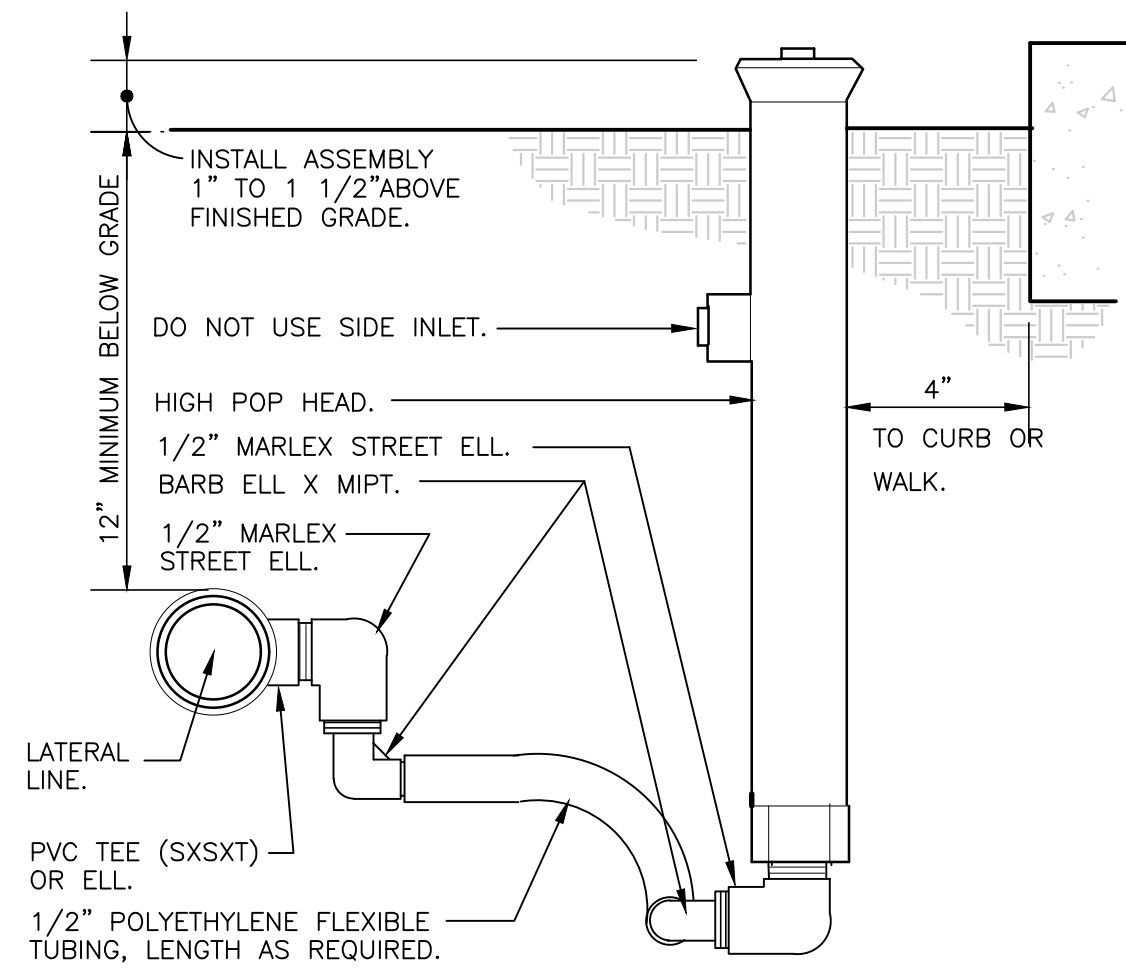
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

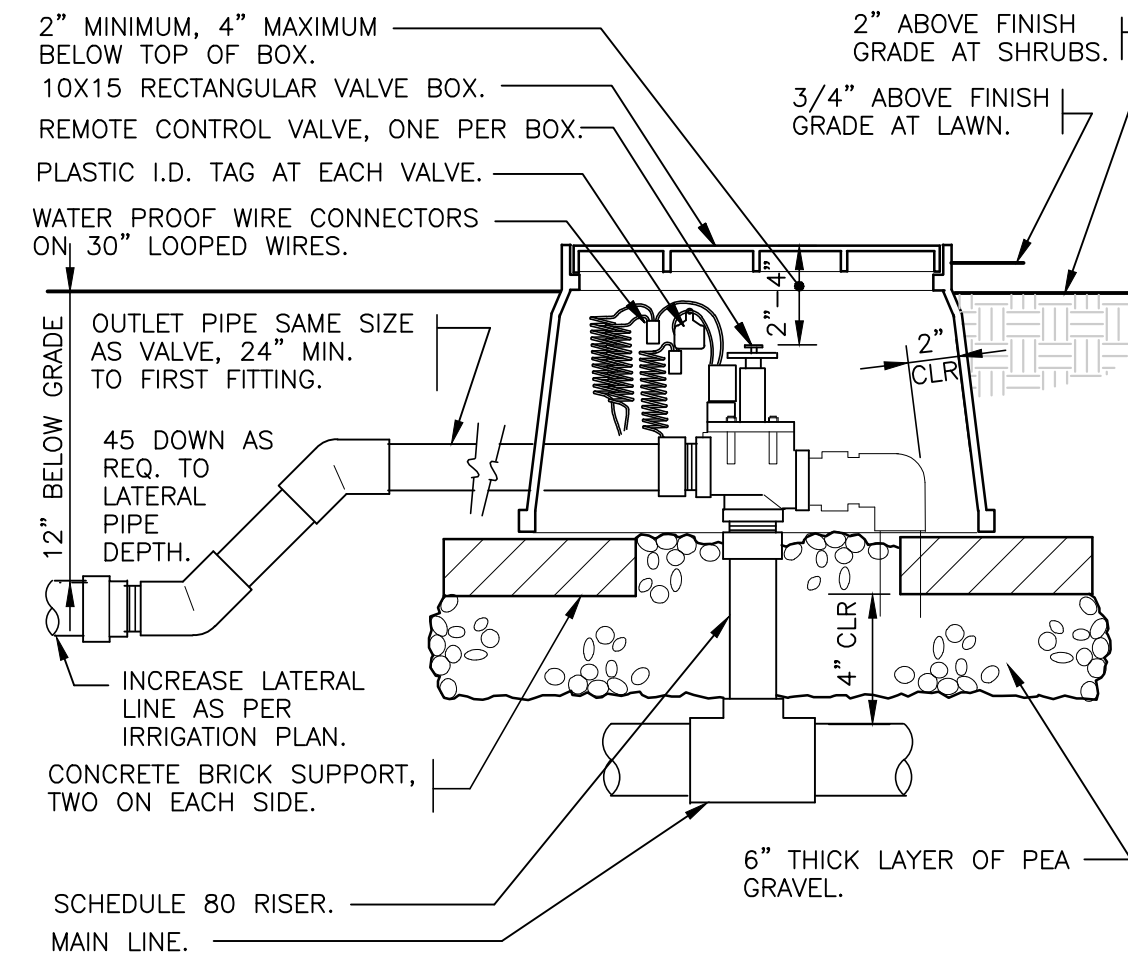
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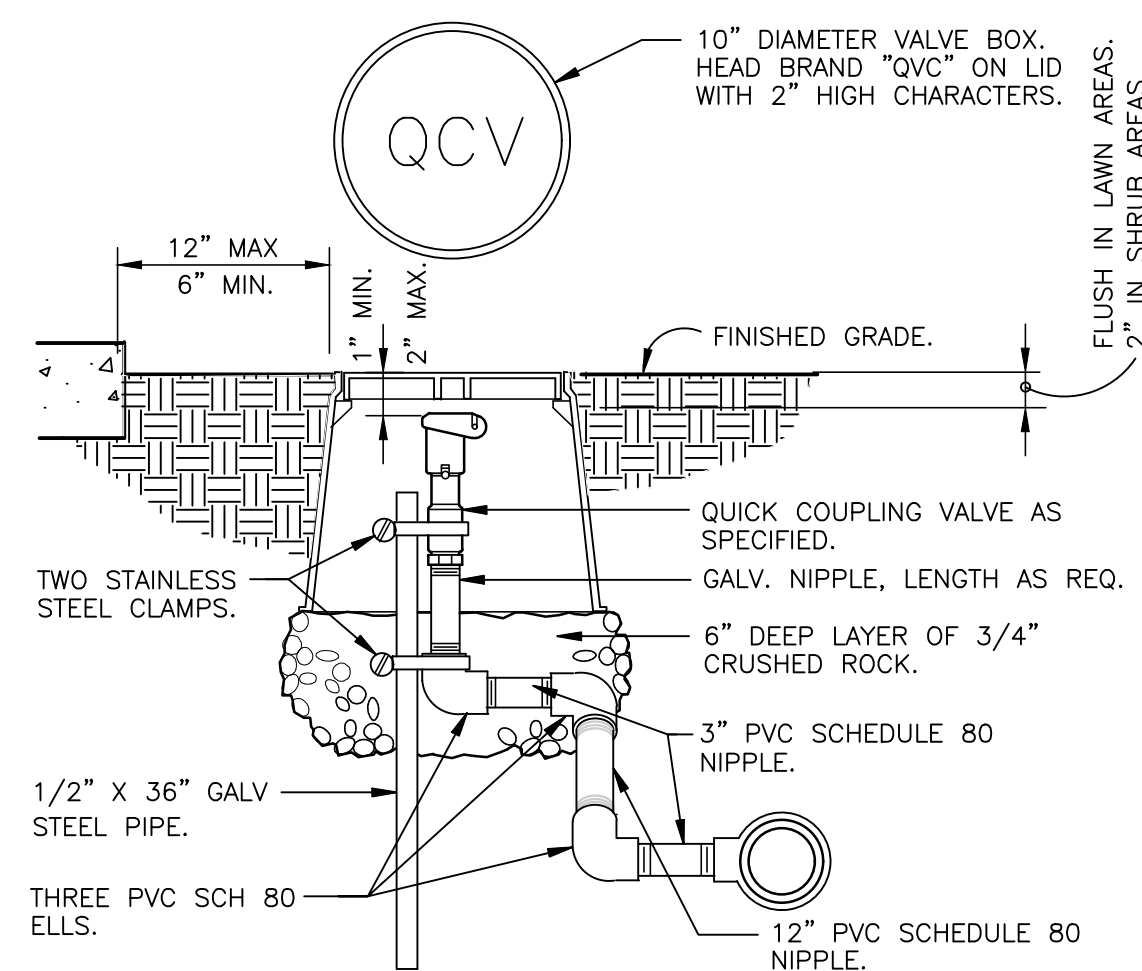
1 TURF SPRAY MARLEX ASSEMBLY
 3" = 1'-0" 328403.13-01



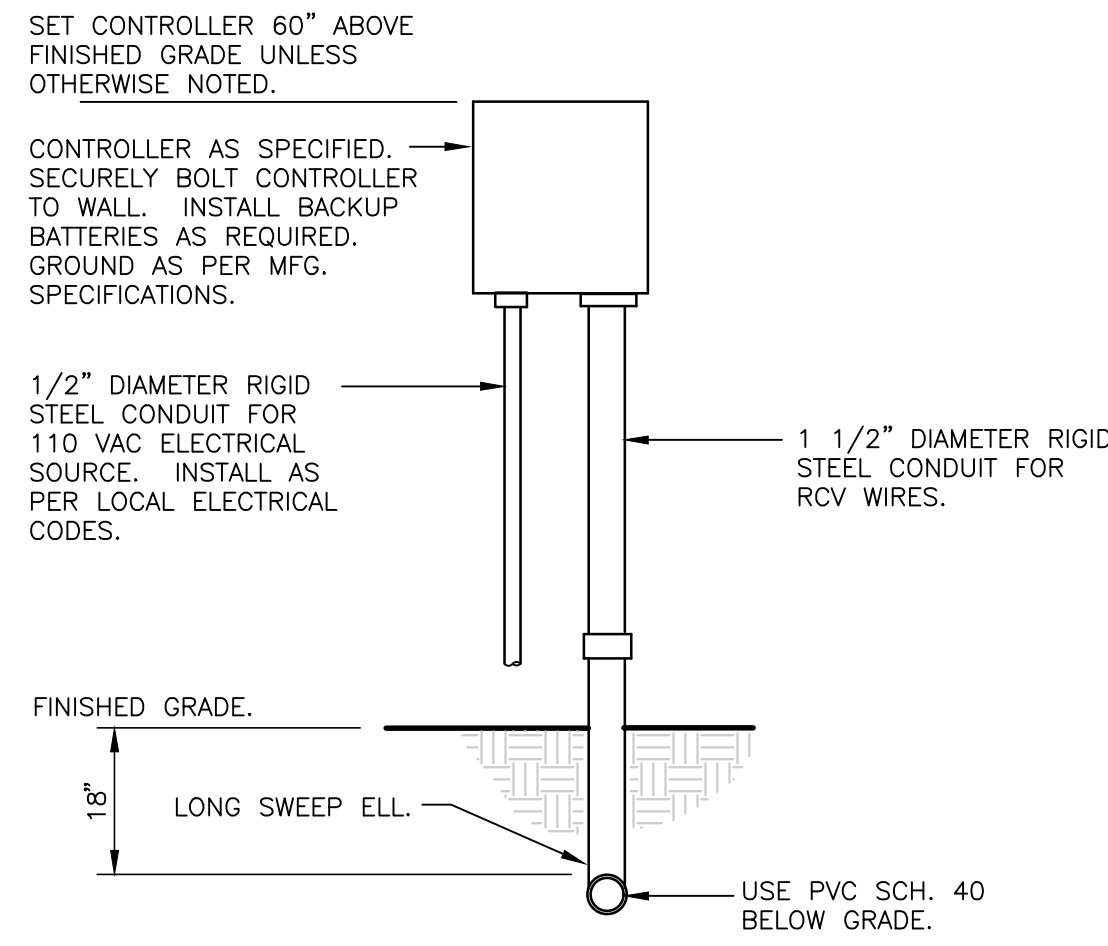
2 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
 3" = 1'-0" 328403.29-01



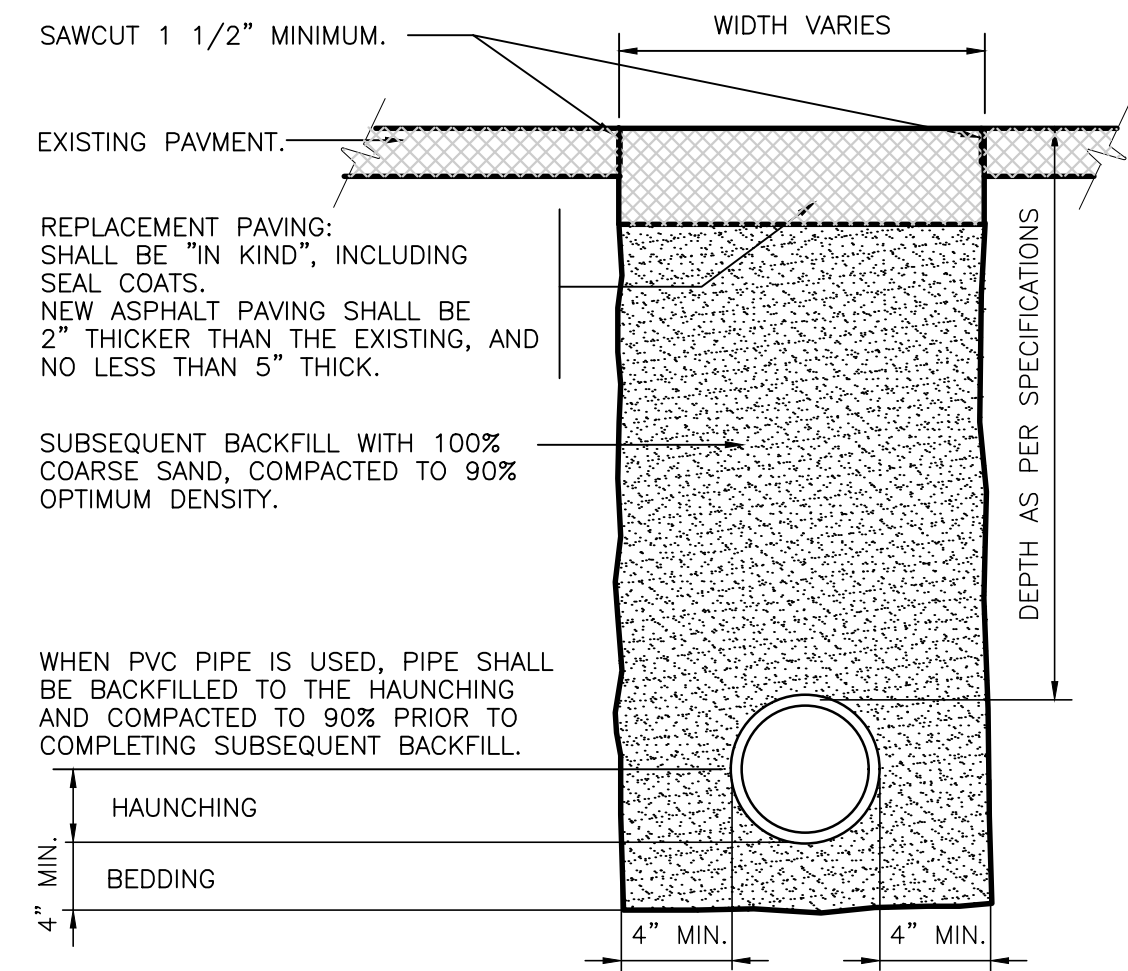
3 ELECTRIC REMOTE CONTROL VALVE
 1 1/2" = 1'-0" 328406.13-01



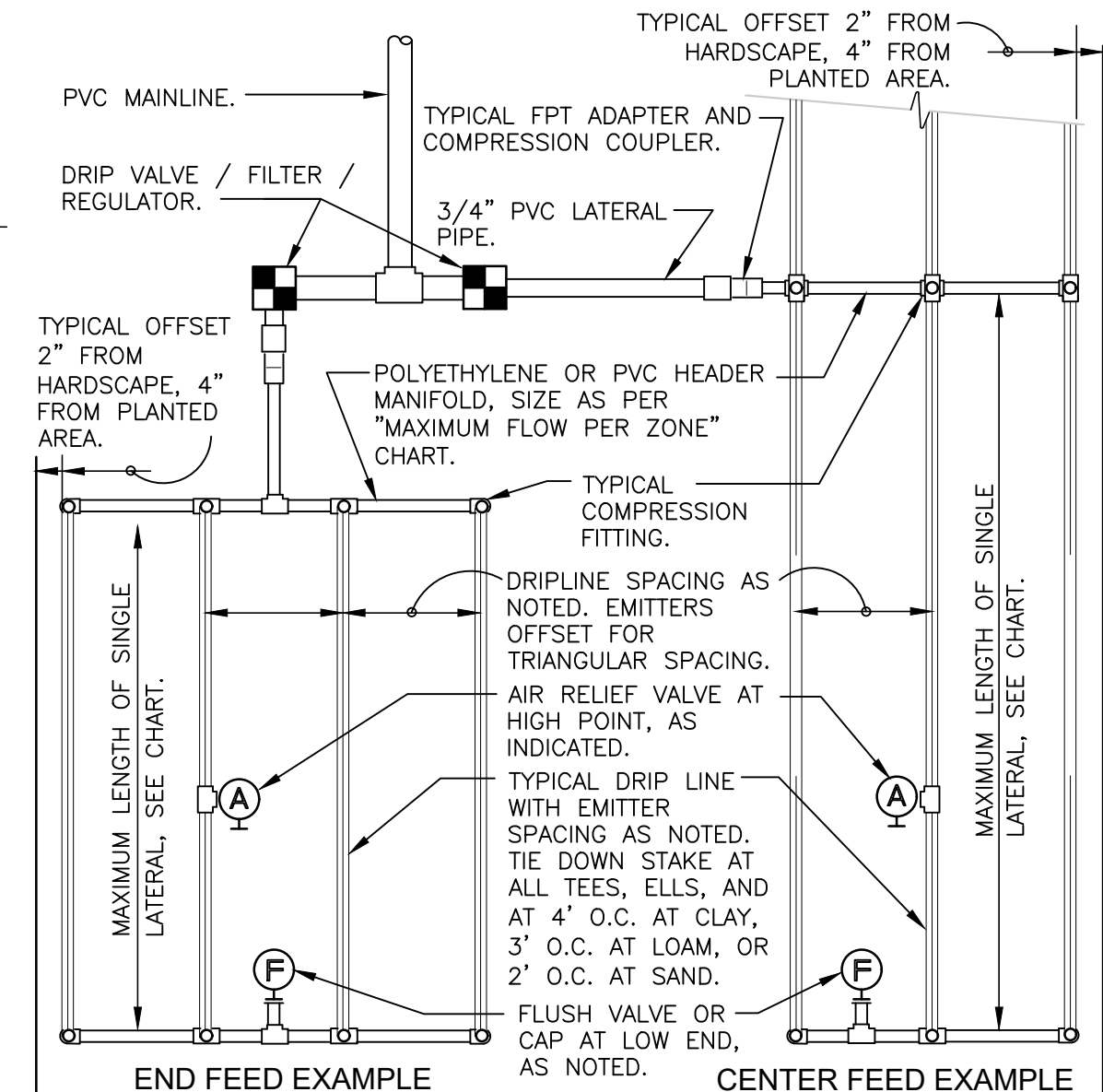
4 QUICK COUPLING VALVE IN BOX
 1 1/2" = 1'-0" 328406.43-02



5 WALL MOUNT CONTROLLER
 1" = 1'-0" 328409.13-01



6 TRENCH DETAIL AT ASPHALT PAVING
 1 1/2" = 1'-0" 328409.76-02



7 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
 N.T.S.

PSI	MAXIMUM LATERAL LENGTH (FEET)			
	12" SPACING		18" SPACING	
10	125	96	175	135
20	249	191	350	171
30	307	236	434	333
40	350	268	495	380
50	125	96	175	135
60	125	96	175	135

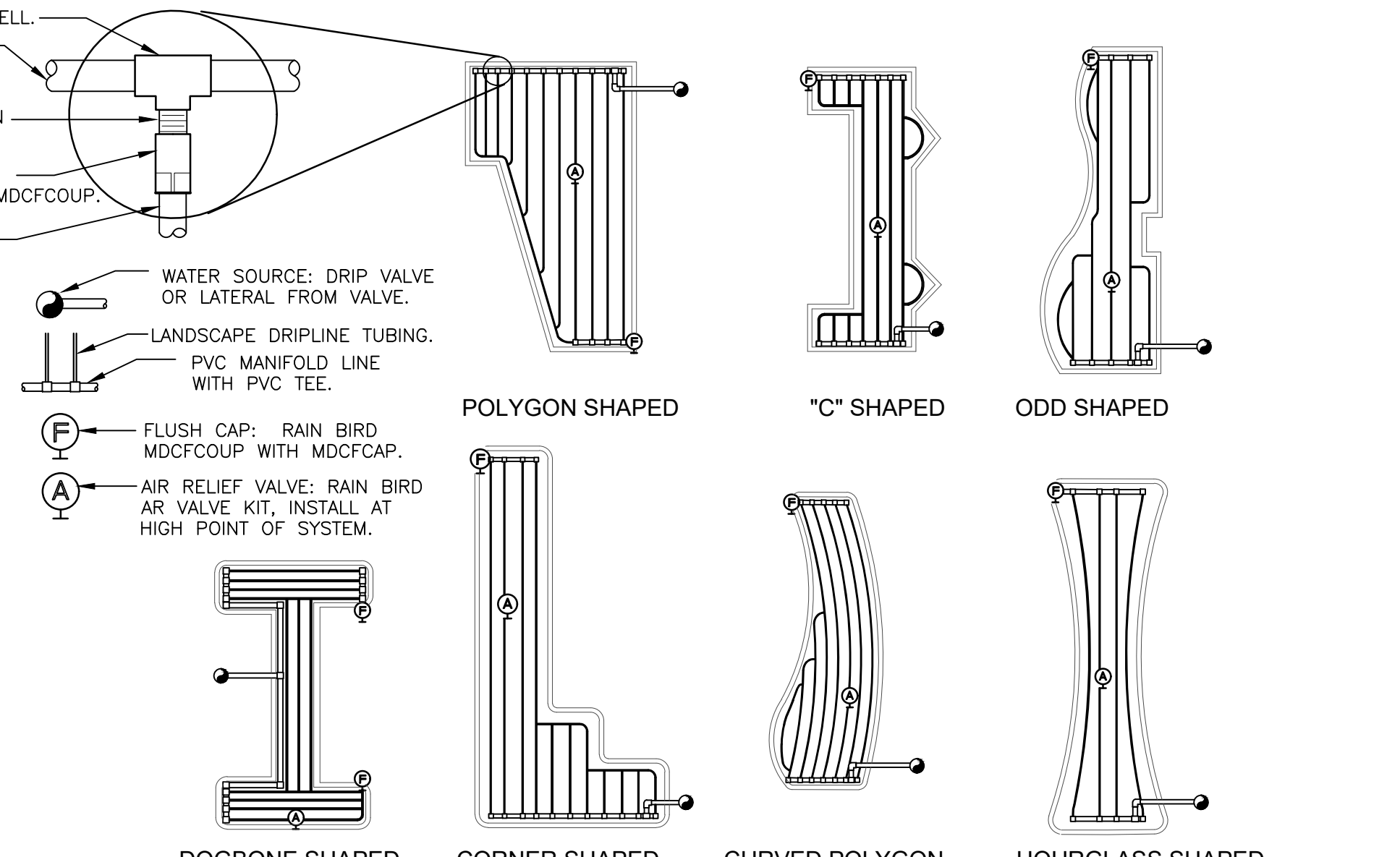
EMITTER SPACING	GRID PRECIPITATION RATES (IN/HR)	
	0.6	0.9
12	12	0.96
18	18	0.69
24	24	0.28

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)		
	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

SCHEDULE 40 PVC HEADER SIZE	MAXIMUM FLOW PER ZONE	
	MAX GPM	PSI LOSS
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI

POLY PIPE HEADER SIZE	MAXIMUM FLOW PER ZONE	
	MAX GPM	PSI LOSS
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

- SLOPED CONDITION NOTE:
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



7 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
 328413.56-01

NOTES

IRRIGATION

CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

THE FOLLOWING EQUIPMENT IS TO BE USED UNLESS SUBSTITUTIONS ARE APPROVED BY OWNER:

- CONTROLLER - HUNTER I-CORE IN STRONG BOX WITH HUNTER SOLAR SYNC.
- RAIN/FREEZE SWITCH - RAIN BIRD WR2
- BACKFLOW PREVENTER - FEBCO
- VALVES - RAIN BIRD PGA SERIES
- MOISTURE SENSOR - RAIN BIRD SMRT-Y (TO BE USED ON ALL PROJECTS AROUND THE BUILDING FOR FOUNDATION PLANTINGS)
- TURF SPRAY HEADS - RAIN BIRD 1800 SERIES
- PLANTING BED SPRAY HEADS - RAIN BIRD 1800 SERIES
- LARGE ROTOR HEADS - RAIN BIRD 5500, 6500 OR 8000 SERIES
- SMALL ROTOR HEADS - RAIN BIRD 5000 SERIES
- SUBSURFACE DRIP - XFS-P-09-12-100
- PRESSURE REGULATOR KIT - RAIN BIRD XCZ
- INSTALL U-SERIES NOZZLES WHERE APPLICABLE.

CONTRACTOR QUALIFICATIONS: INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE UNDER THE SUPERVISION OF A SUPERINTENDENT CURRENTLY LICENSED AS A LANDSCAPE IRRIGATOR IN THE STATE OR LOCAL JURISDICTION.

GUARANTEE: GUARANTEE THE UNDERGROUND SPRINKLER SYSTEM AGAINST DEFECTS IN THE MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

EXISTING UTILITIES: CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY CONTRACT ARE TO BE REPAIRED AT HIS EXPENSE WITH NO COST TO OWNER.

WORKMANSHIP: PROVIDE FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS. COMPLY WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND ALL OTHER APPLICABLE CODES.

TRENCHING: PROTECT ANY EXISTING PLANT MATERIAL. ROUTE EXCAVATION TRENCHES TO AVOID DAMAGE TO EXISTING TREES. COORDINATE CONFIGURATION OF PLANTING BEDS WITH LANDSCAPE CONTRACTOR. TO ENSURE PROPER LOCATION OF TURF AND SHRUB IRRIGATION HEADS. STAKE ALL SPRINKLER HEAD LOCATIONS AND TRENCH TO A MINIMUM WIDTH OF 4" AND 18" BELOW FINISH GRADE FOR THE MAIN SUPPLY AND A MINIMUM WIDTH OF 3" AND 12" BELOW FINISH GRADE FOR LATERALS AND WIRING.

PIPING: ALL PIPING IS TO BE SIZED FOR A MAXIMUM WATER VELOCITY OF 5 FEET PER SECOND. LAY PIPE ON A SOLID SUBBASE, UNIFORMLY SLOPED WITHOUT HUMPS AND DEPRESSIONS. KEEP PIPE INTERIOR CLEAN AT ALL TIMES.

BACKFLOW PREVENTER: INSTALL BACKFLOW PREVENTER AS PER CITY CODES AND STANDARDS. INSTALL 12"x18" PLASTIC ACCESS BOX FLUSH WITH GRADE AND BACKFILL WITH 2" OF GRAVEL IN BOTTOM OF BOX. COORDINATE LOCATION WITH CIVIL ENGINEER, UNLESS OTHERWISE REQUIRED BY LOCAL CODES.

VALVES: CLEAN AND TEST PRIOR TO INSTALLATION. INSTALL PLUMB AND STRAIGHT. SET PLASTIC VALVE BOX WITH 2" GRAVEL SUMP AND STABILIZE WITH COMPACTED SOIL.

BACKFILL: USE BACKFILL FREE FROM ROCKS AND OTHER UNSUITABLE MATERIALS WHICH COULD DAMAGE PIPE OR CREATE SETTLING PROBLEMS. APPLY BACKFILL MATERIAL IN 6" LAYERS AND TAMP EACH LAYER TO PREVENT SETTLING. USE TOPSOIL (NOT SUBSOIL) WITHIN THE TOP 6" OF BACKFILL. ACHIEVE FINISH GRADE AND REPAIR ALL DAMAGED EXISTING TURF AND PLANTINGS. REMOVED EXCESS EXCAVATION AND BACKFILL MATERIAL FROM THE SITE IMMEDIATELY.

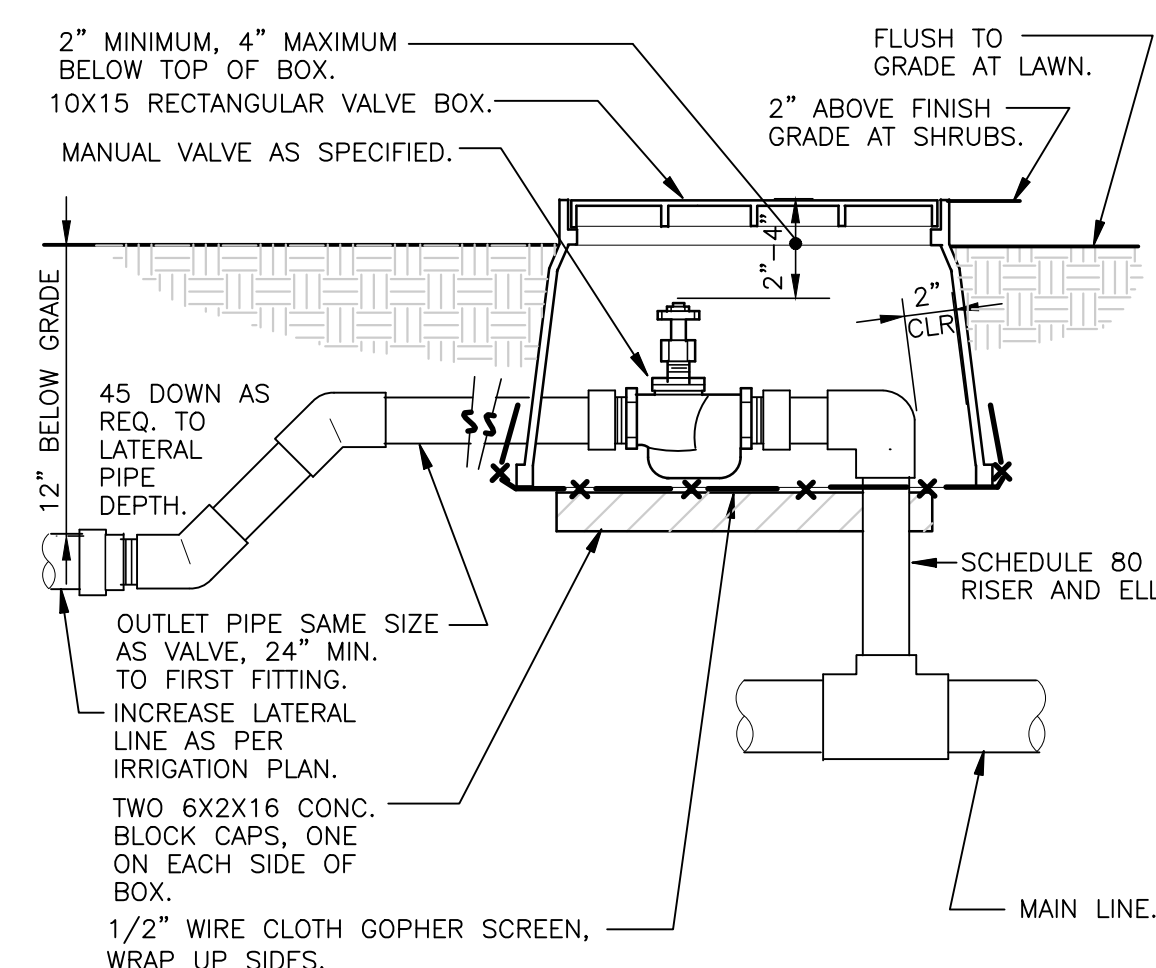
SPRINKLER HEADS: FLUSH LATERAL LINES WITH FULL HEAD OF WATER AND INSTALL HEADS. LOCATE SPRINKLER HEADS TO MAINTAIN A DISTANCE OF 6" FROM WALLS AND 2" FROM OTHER BOUNDARIES.

WIRING: LAY WIRING BESIDE PIPE IN TRENCHES. PROVIDE A MINIMUM COVERING OF 12" FOR WIRING LAID IN SEPARATE TRENCHES. WATERPROOF ALL CONNECTIONS WITH SPEARS DRI-SPLICE WIRE CONNECTORS AS RECOMMENDED BY MANUFACTURER. BUNDLE AND TAPE MULTIPLE WIRES AT A MAXIMUM OF 10 FOOT INTERVALS. PROVIDE A 30" EXPANSION LOOP AT EACH ELECTRIC REMOTE CONTROL VALVE AND A EVERY 100' INTERVAL BY WRAPPING WIRE AROUND 1/2" PIPE 15 TIMES.

AUTOMATIC CONTROLLER: PROVIDE 120 VOLT ELECTRICAL CURRENT TO THE CONTROLLER IN CONDUIT IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.

CLEAN-UP: KEEP THE PREMISES AND PUBLIC STREETS FREE FROM ACCUMULATION OF WASTE MATERIAL AT THE COMPLETION OF THE WORK REMOVE ALL WASTE, EXCESS MATERIAL, RUBBISH AND EQUIPMENT AND LEAVE THE SITE CLEAN.

FINAL ACCEPTANCE: PERFORM OPERATIONAL TEST WITH THE OWNER PRESENT AFTER SYSTEM IS COMPLETE AND IRRIGATION HEADS ADJUSTED TO FINAL POSITION. DEMONSTRATE TO OWNER THAT THE ENTIRE SYSTEM MEETS COVERAGE REQUIREMENTS, AND FUNCTIONS PROPERLY. PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE SPRINKLER SYSTEM.



8 MANUAL CONTROL VALVE IN BOX
 1 1/2" = 1'-0" 328406.19-02



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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/23/25	COORDINATION SET
09/02/25	COORDINATION SET
09/24/25	PERMIT

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

FM

PROJECT MANAGER

EG

QUALITY CONTROL

DJ

DRAWN BY

FM

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

IRRIGATION NOTES AND DETAILS

SHEET NUMBER

L2.1

NOT ISSUED FOR CONSTRUCTION



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09/24/25	PERMIT SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

ZM

PROJECT MANAGER

EG

QUALITY CONTROL

EG

DRAWN BY

EC

PROJECT NAME

JAGGERS

FLORENCE

KENTUCKY

HOUSTON ROAD &

TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

PHOTOMETRIC

PLAN

SHEET NUMBER

PH1.0

NOT ISSUED FOR CONSTRUCTION

Photometric Layout

JAGGERS

Site Lighting

108417

09/18/2025

V: 1.1

Notes:

20.5' Mounting Height
100W SLS

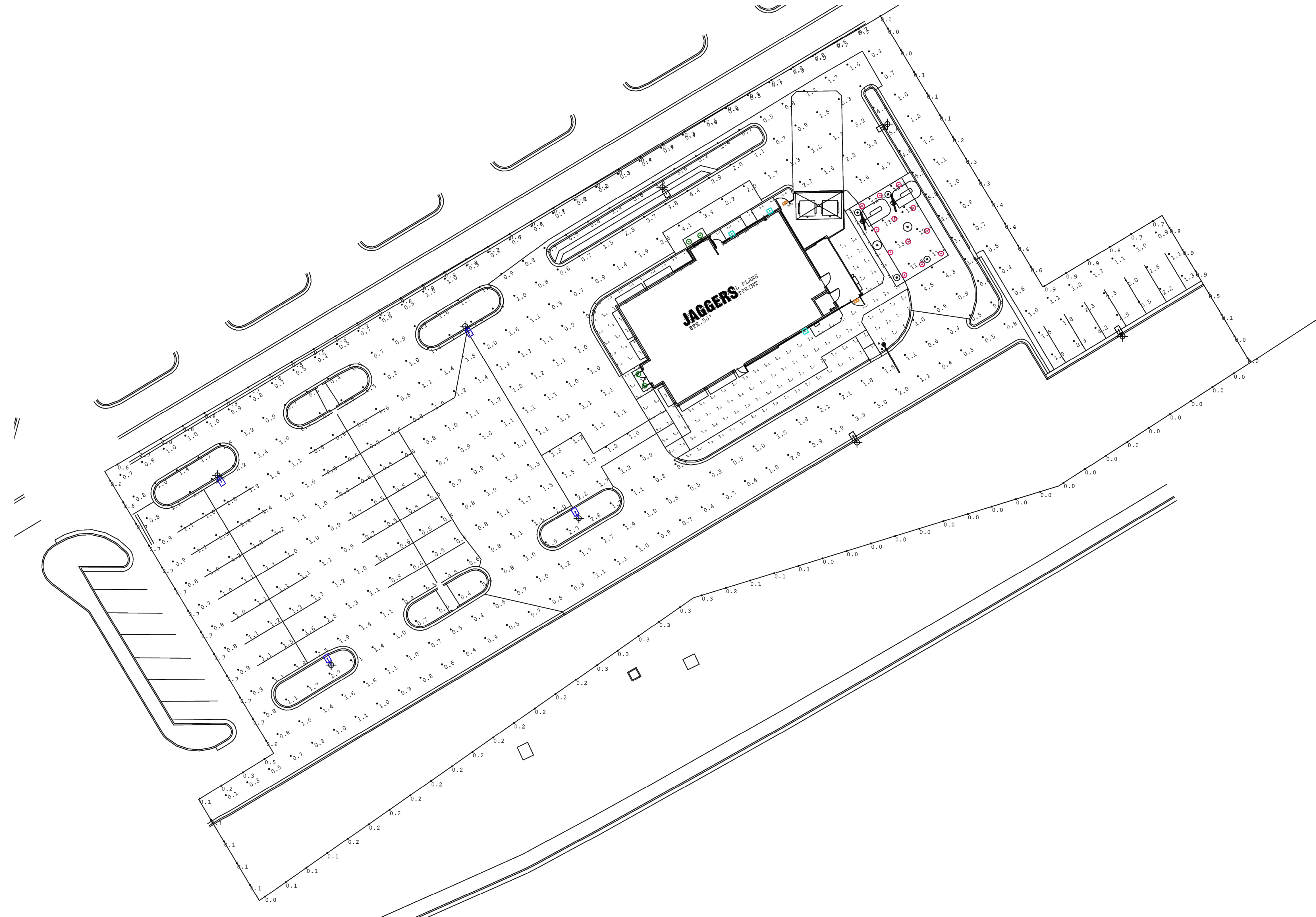
*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

**Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.

Specifications subject to change without notice.



Photometric



Prepared by: **SS**

Powered by **Wisconsin Lighting Lab, Inc.**

308 N. Brooke St. | Fond du Lac, WI 54935
quotes@willbrands.com | www.willbrands.com ©2022



Drawing Name: \\willbrands.com\Projects\Projects\108417\108417_01.dwg, User: jwill, Modified: Sep 24, 2025 - 11:52am by jwill



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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

ZM
PROJECT MANAGER
 EG
QUALITY CONTROL
 EG
DRAWN BY
 EC

PROJECT NAME

JAGGERS

FLORENCE KENTUCKY HOUSTON ROAD & TURFWAY ROAD



PROJECT NUMBER

20240721.0

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

PH2.0

NOT ISSUED FOR CONSTRUCTION

Photometric Layout

**JAGGERS
 Site Lighting
 108417**

Fixture Schedule

Symbol	Qty	Label	LLF	Lum. Lumens	Lum. Watts
	4	NF-SLS-100-40-xx-4M-HSS	0.950	8957	96
	4	NF-SLS-100-40-xx-5W	0.950	10289	96
	4	RDL-3RND (by others)	0.950	672	7.919
	3	DC-WD05 (by others)	0.950	327	24
	2	SLIM17 (by others)	0.950	1864	57.45
	12	RDL-8RND (by others)	0.950	1408	17.976

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.49	13.5	0.1	14.90	135.00
Property Line	Illuminance	Fc	0.37	0.9	0.0	N.A.	N.A.
Building Perimeter	Illuminance	Fc	2.11	30.6	0.5	4.22	61.20
Entrances	Illuminance	Fc	6.35	30.6	0.5	12.70	61.20

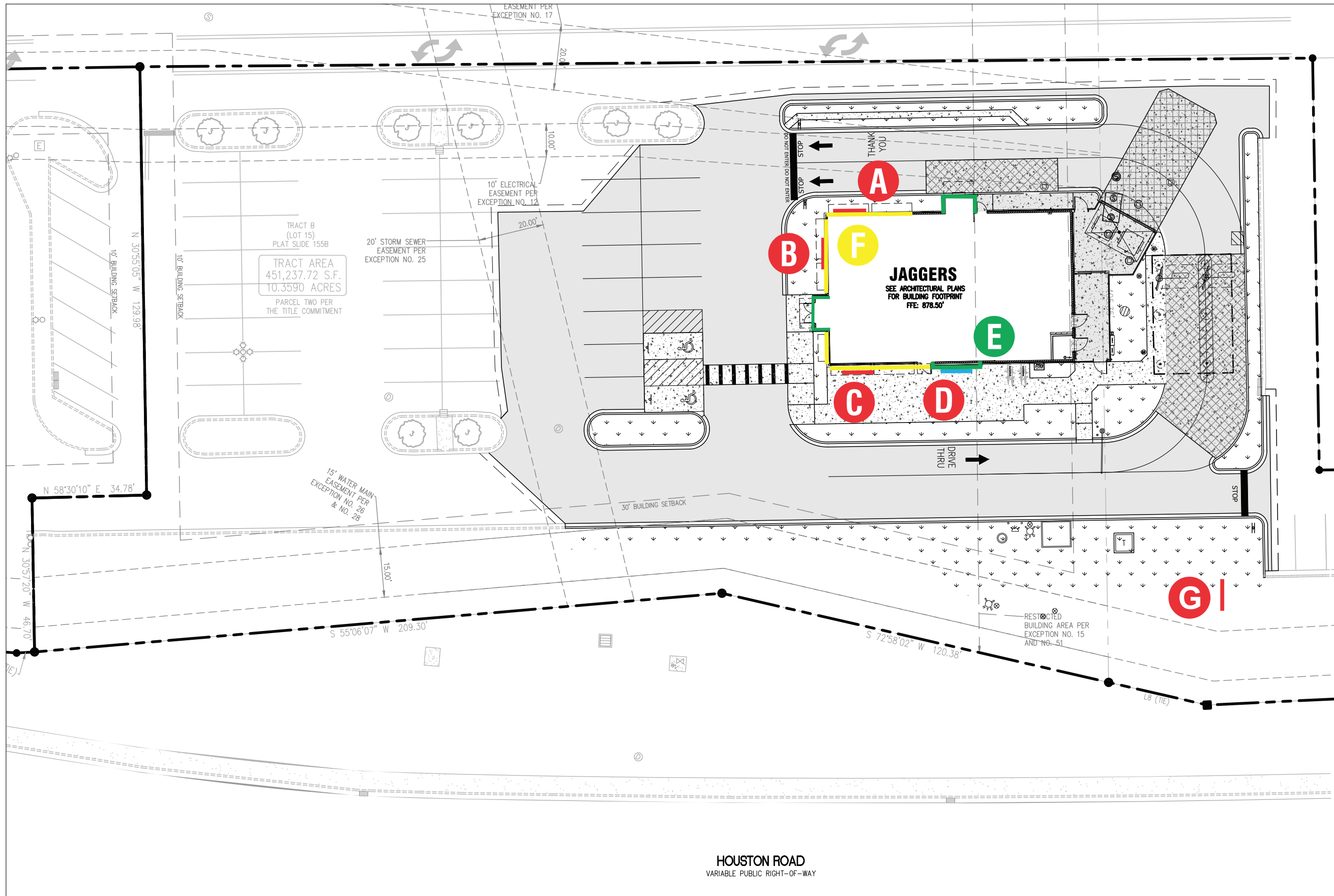
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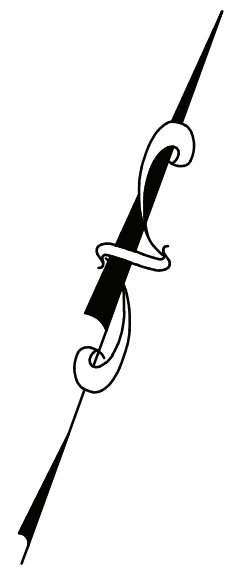


WISCONSIN
 LIGHTING
 LAB

Drawing Name: \\greenbergfarrow.com\ProjectFiles\Project\108417\108417-000_CdA_Current_Drawing\108417108417-000_CdA_Current_Drawing.dwg, Sep 24, 2025 - 11:52am by hannah



- A** 4'-0" x 12' S/F LED Sign.
- B** 4'-0" x 12' S/F LED Sign.
- C** 4'-0" x 12' S/F LED Sign.
- D** 1'-9" Illum. Channel letters.
- E** Cool White Linear Shielded LEDstripe.
- F** Cool White Linear Shielded Colorline LED.
- G** 3'-0" x 6'-0" D/F Monument Sign.



SIGN LOCATIONS

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Revisions:

R1: 9/24/25 KS-Updated site plan & building elevations	

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep:	Kelly Singleton
Project Manager:	C. Wallace
Drawn By:	C. Wallace
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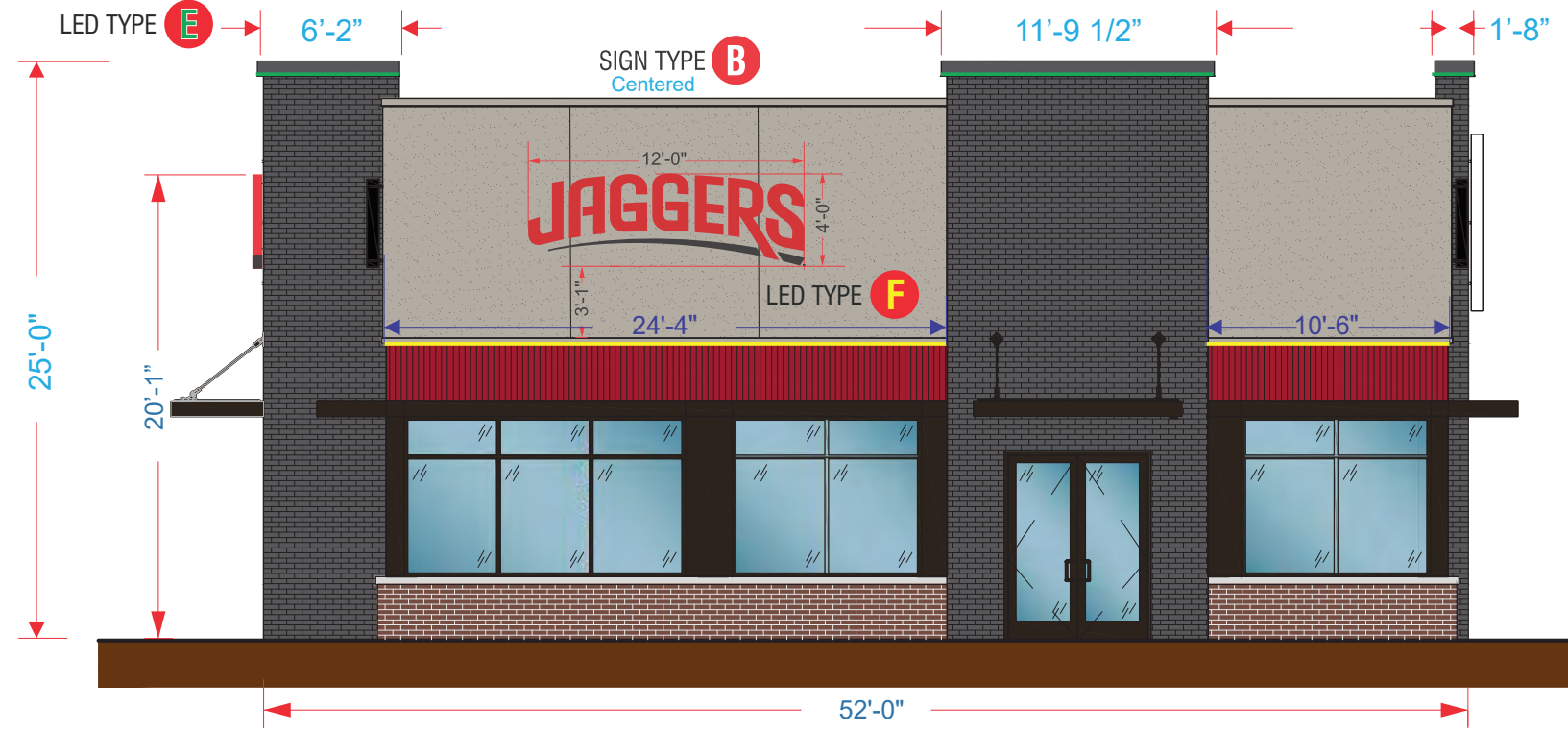
Project / Location:

JAGGERS

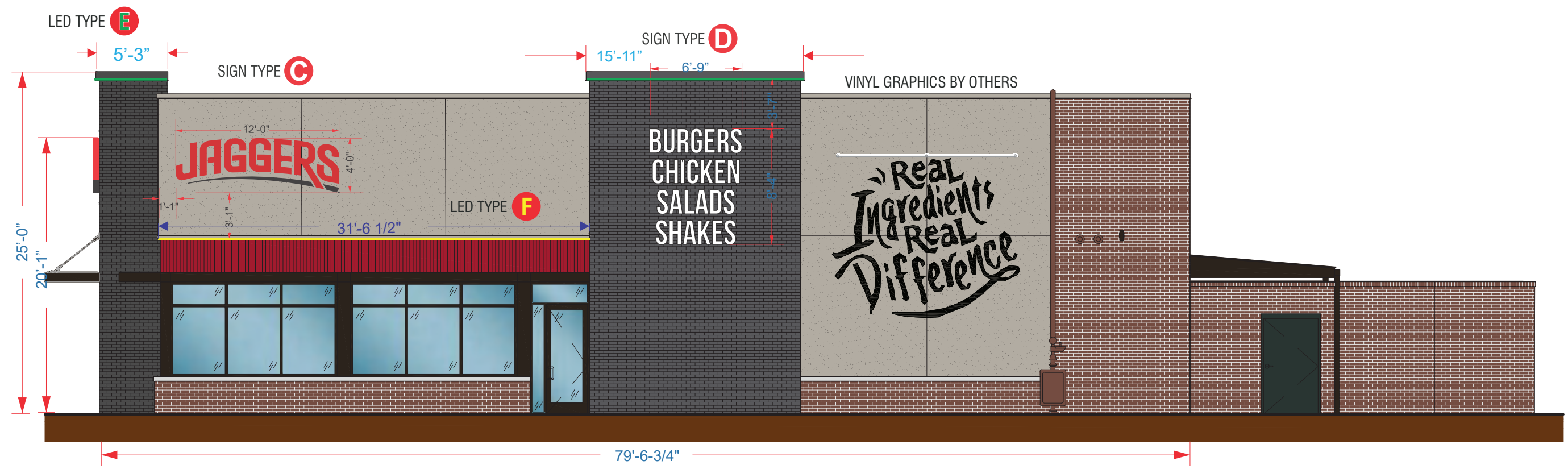
Store #
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Florence, KY 41042

Job Number:	23-92187-10
Date:	August 29, 2025
Sheet Number:	1 of 15
Design Number:	23-92187-10R1

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FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

Revisions:

R1: 9/24/25 KS-Updated site plan & building elevations		

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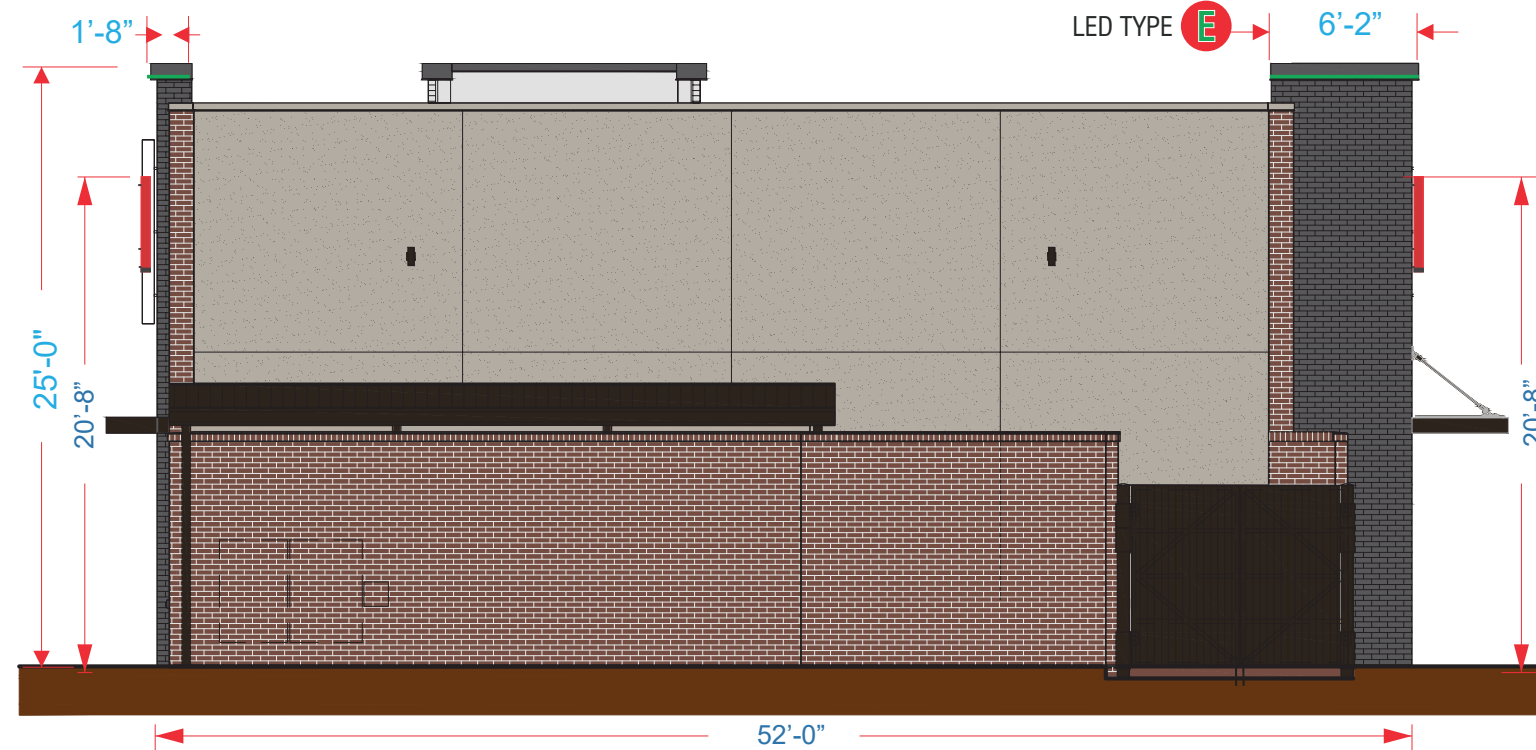
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UL Underwriters Laboratories Inc.	nec ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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Project / Location:
JAGGERS
Store #
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Florence, KY 41042

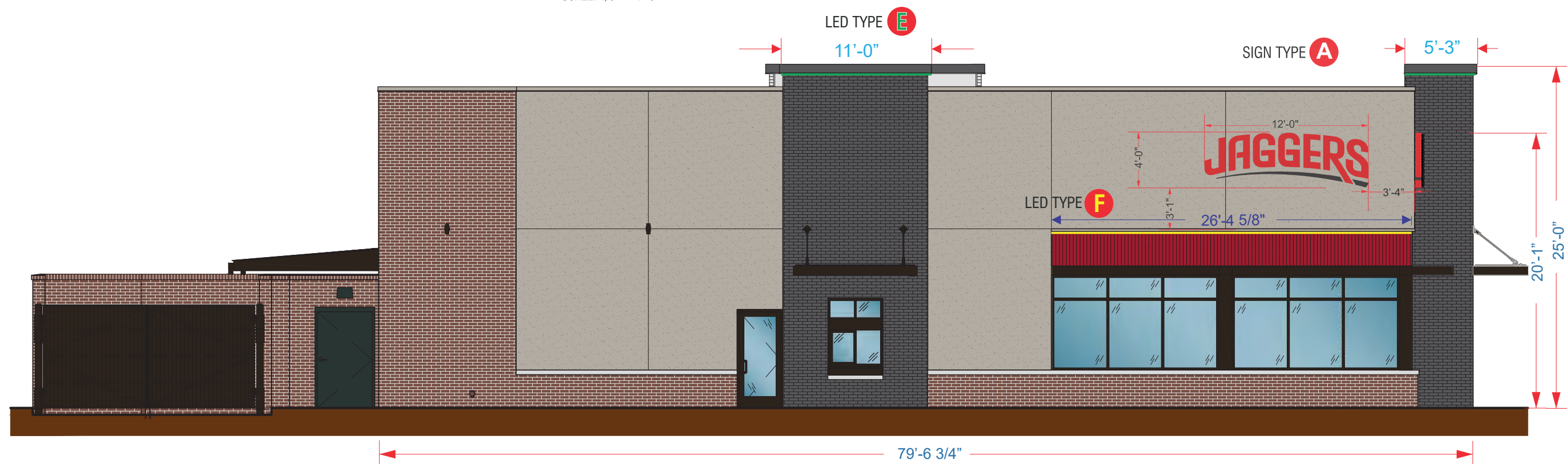
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Design Number:	23-92187-10R1

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REAR (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



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Job Number: 23-92187-10

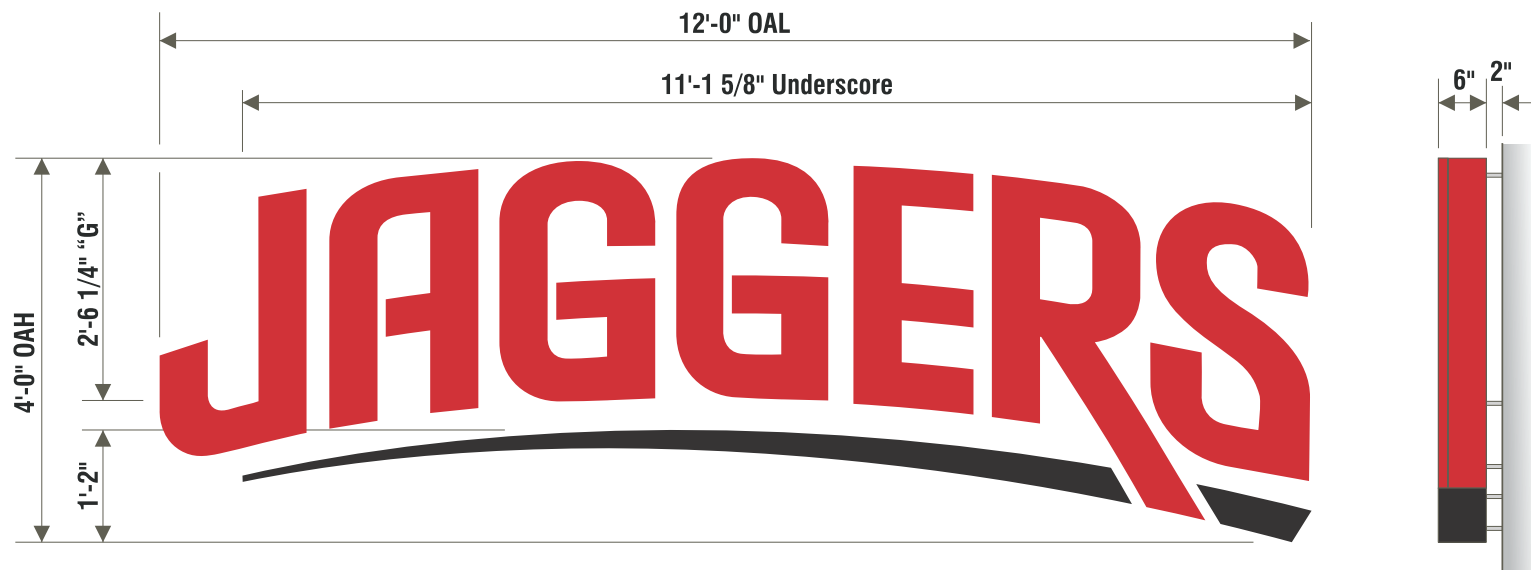
Date: August 29, 2025

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NOTE: SIZE SHOWN AS EXAMPLE ONLY.
SMALLER SIZES WILL NEED TO HAVE THE UNDERScore STROKE MADE THICKER TO ALLOW FOR LED ILLUMINATION.



A FACE & HALO-LIT CHANNEL LETTERS W/ HALO-LIT UNDERScore | 48.0 SQ.FT.

SCALE : 1/2" = 1'-0"

B "JAGGERS" (FACE & HALO-LIT):

FACES: #2283 RED ACRYLIC.

C RETURNS: 6" DEEP, ALUMINUM RETURNS PAINTED T/M 2283 RED ACRYLIC W/ MATCHING RED TRIM CAP.

BACKS: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.

INTERNAL ILLUMINATION: SLOAN PRISM LED MODULES

RED FOR FACE - MOUNTED TO BAFFLE | WHITE FOR HALO - MOUNTED TO BACKS.

MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

UNDERScore (HALO-LIT ONLY):

FACE: ALUMINUM PAINTED SATIN BLACK.

RETURNS: 6" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.

BACK: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.

INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES - MOUNTED TO BACKS.

MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

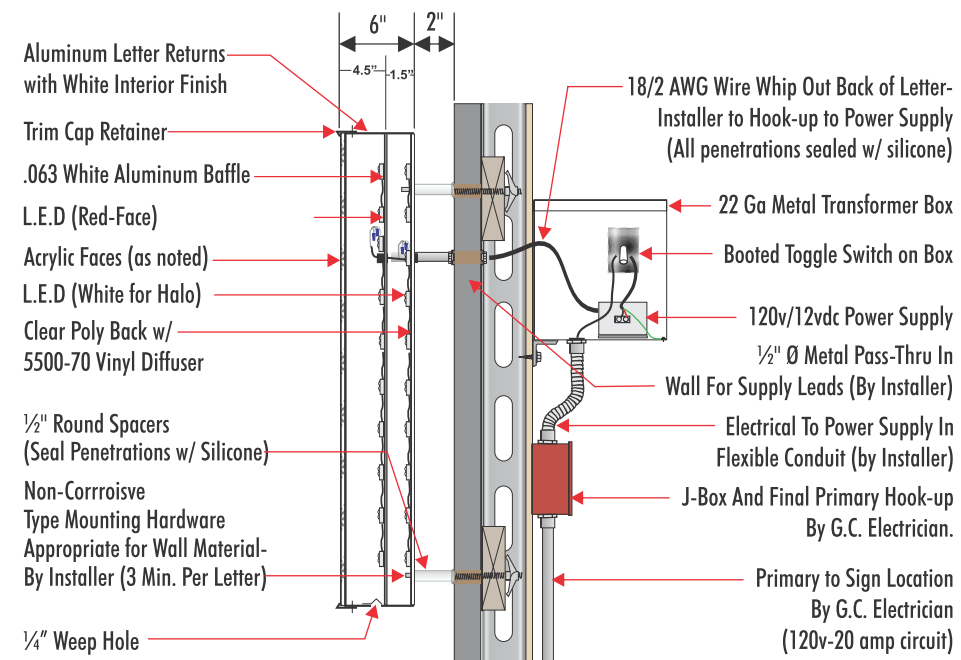
END VIEW

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL48, AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING PROPER GROUNDING AND BONDING OF SIGN.

LOCATION OF DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

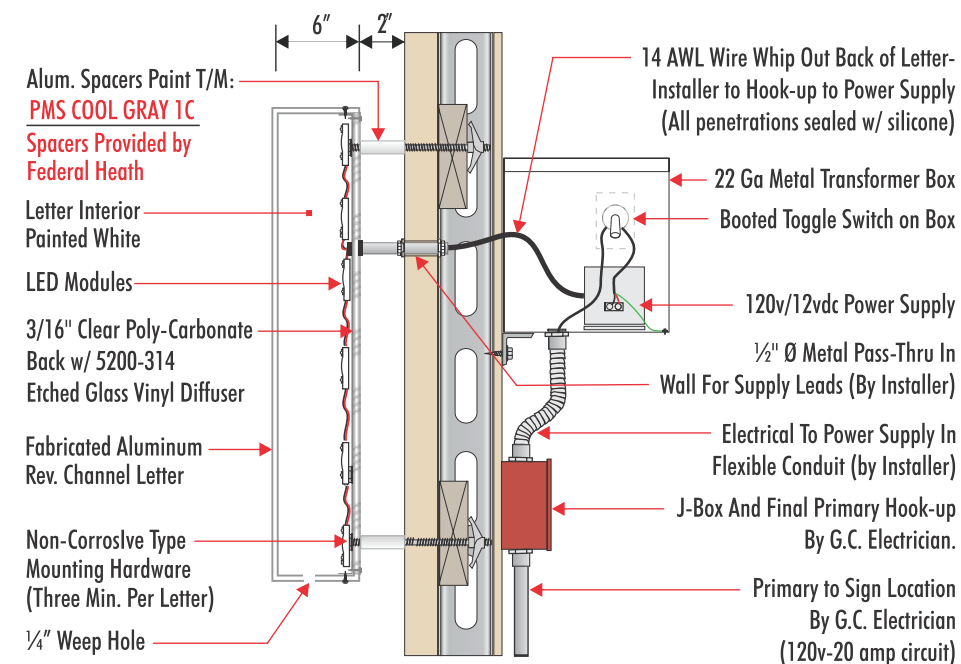
COLOR SCHEDULE:

- RED ACRYLIC:** 2283 RED
- RED PAINT:** PTM 2283 RED ACRYLIC
- BLACK PAINT:** SATIN BLACK



Section Detail | Face and Halo-Lit Channel Letter

Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code



Typical Section Detail | L.E.D. Halo-lit Reverse Channel Underscore

Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEALTH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

ELECTRICAL REQUIREMENTS

Total: **T.B.D.** Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

120V-20 AMP CIRCUIT ELECTRICAL PRIMARY TO WITHING 5' OF SIGN LOCATION AND THE FINAL HOOK-UP TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER OF CIRCUITS PER SIGN TO BE PER FEDERAL HEALTH SIGN REQUIREMENTS.

ALL (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

WARRANTY NOTICE

CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY. FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEALTH SIGN COMPANY WILL VOID THE WARRANTY.



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Revisions:

R1: 9/24/25 KS-Updated site plan & building elevations

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: Kelly Singleton

Project Manager: C. Wallace

Drawn By: C. Wallace

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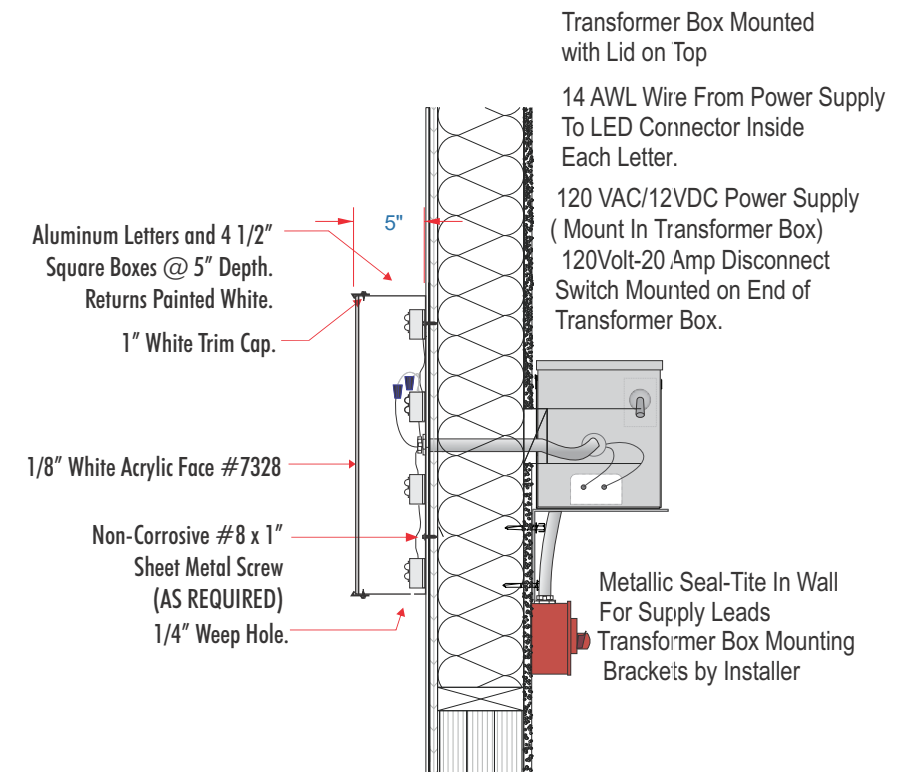
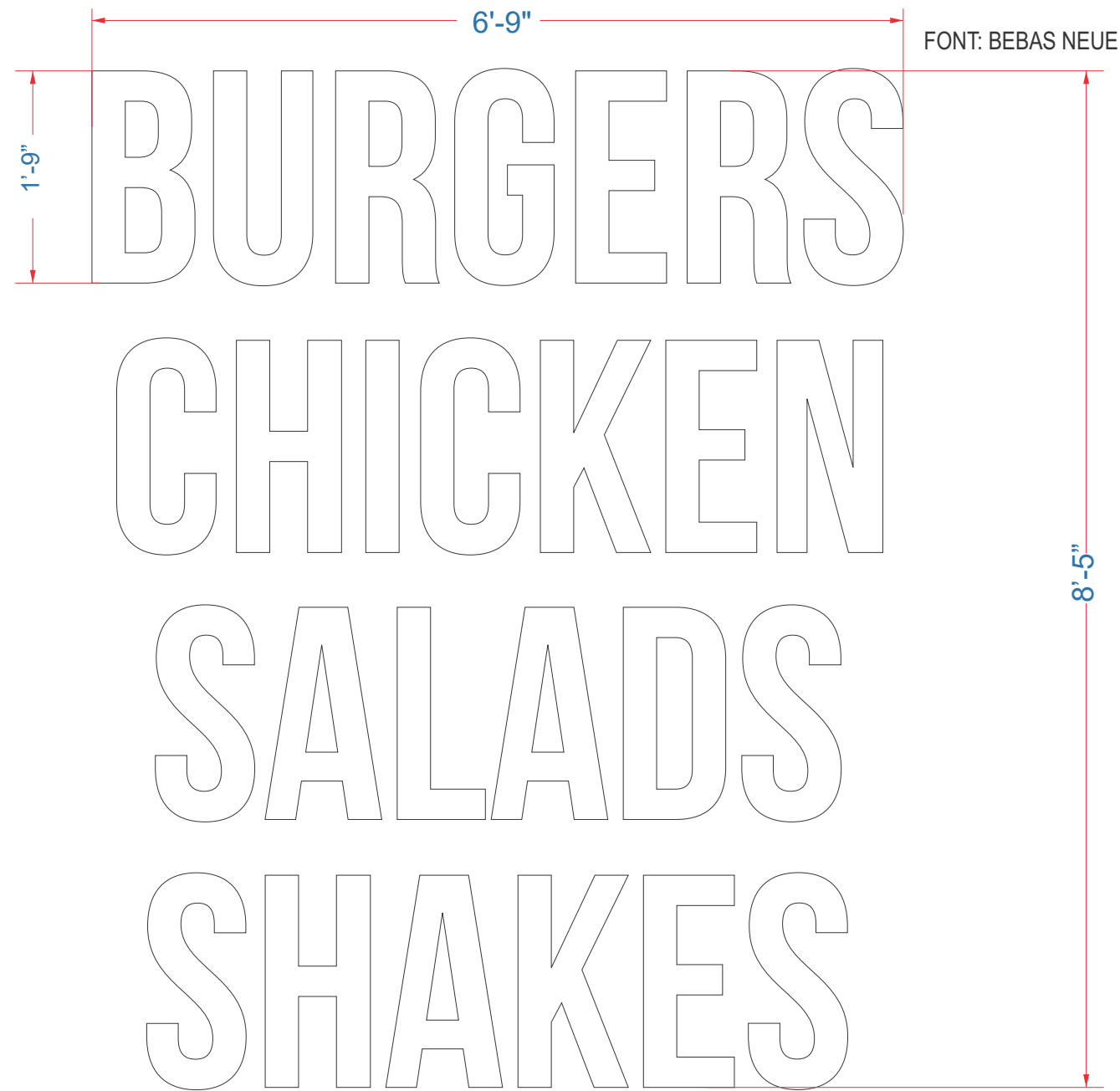
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Date: August 29, 2025

Sheet Number: 4 of 15

Design Number: 23-92187-10R1

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D **Illuminated Channel letters with Acrylic faces (1) Set Required.**
SCOPE OF WORK Scale: 3/4" = 1'-0"

Manufacture and Install LED Illuminated Aluminum Channel Letters to Panels.

MATERIAL FINISH COLORS

Satin White

Copy

INSTALLER IS RESPONSIBLE FOR:
 PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ILLUMINATED

Revisions:

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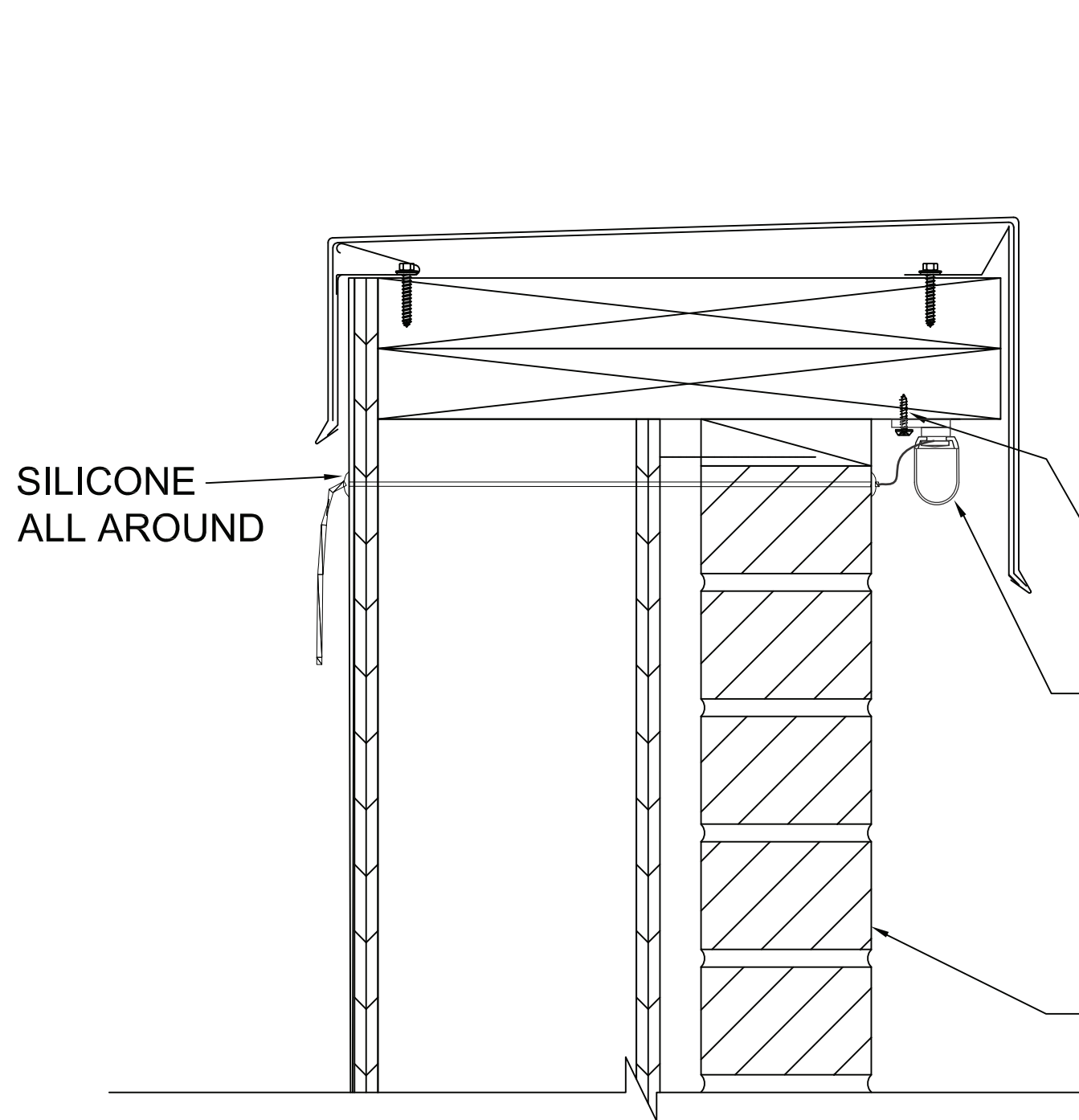
Project / Location:

JAGGERS

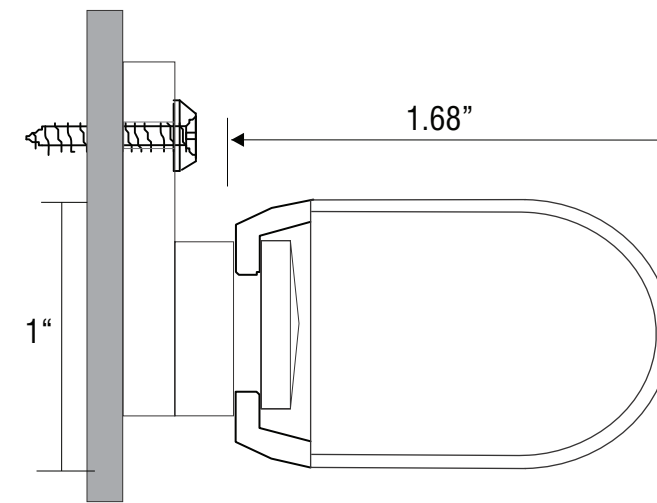
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Job Number:	23-92187-10
Date:	August 29, 2025
Sheet Number:	5 Of 15
Design Number:	23-92187-10R1

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CROSS SECTION-MOUNTING DETAIL (TYP.)



CROSS SECTION (TYP.)

L-Mounting Clip #400775

#8 X 1.25" PAN HEAD SHEET METAL SCREW
(AS REQUIRED)

SLOAN LEDSTRIPE MOUNTED TO BLOCKING
UNDERNEATH COPING.

L-MOUNTING CLIPS SLOAN #400775,
3" FROM EACH END, THEN EVERY 2'-0"
(IN ADDITION TO THE ONE PRE-MOUNTED
CLIP ON THE LED PIECE).

BRICK WALL

LED ACCENT LIGHTING **E**
1-3

LED BORDER AND TOWER COPING DETAIL

SCOPE OF WORK:

Manufacture and install LED accent lighting on three towers, having remote transformers located in accessible area behind wall.
(Transformers shall be mounted in Transformer Box if mounted outside of shelter.)

SCALE : NTS



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Store #
Houston Rd & Turfway Rd
Florence, KY 41042

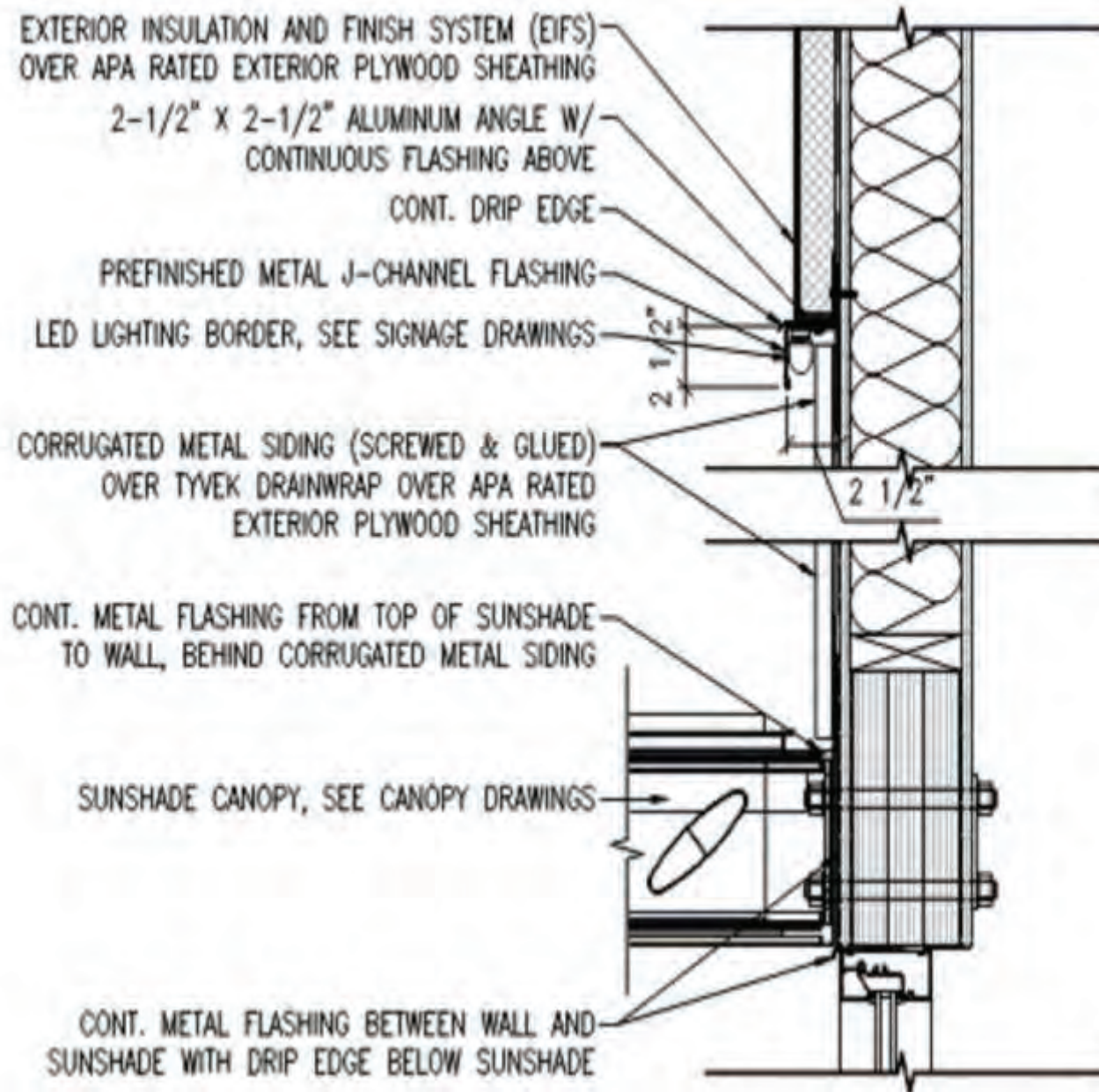
Job Number: 23-92187-10

Date: August 29, 2025

Sheet Number: 6 of 15

Design Number: 23-92187-10R1

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LED ACCENT LIGHTING **F** SHIELDED COLORLINE LED

SCOPE OF WORK:

Manufacture and install LED accent lighting directly to fiber cement trim board, above red corrugated metal bands. LED and shields located on three facades, having remote transformers located in accessible area behind wall. (Transformers shall be mounted in Transformer Box if mounted outside of shelter.)

SCALE : NTS



www.federalheath.com

1845 Precinct Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:

R1: 9/24/25 KS-Updated site plan & building elevations

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: Kelly Singleton
Project Manager: C. Wallace
Drawn By: C. Wallace

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

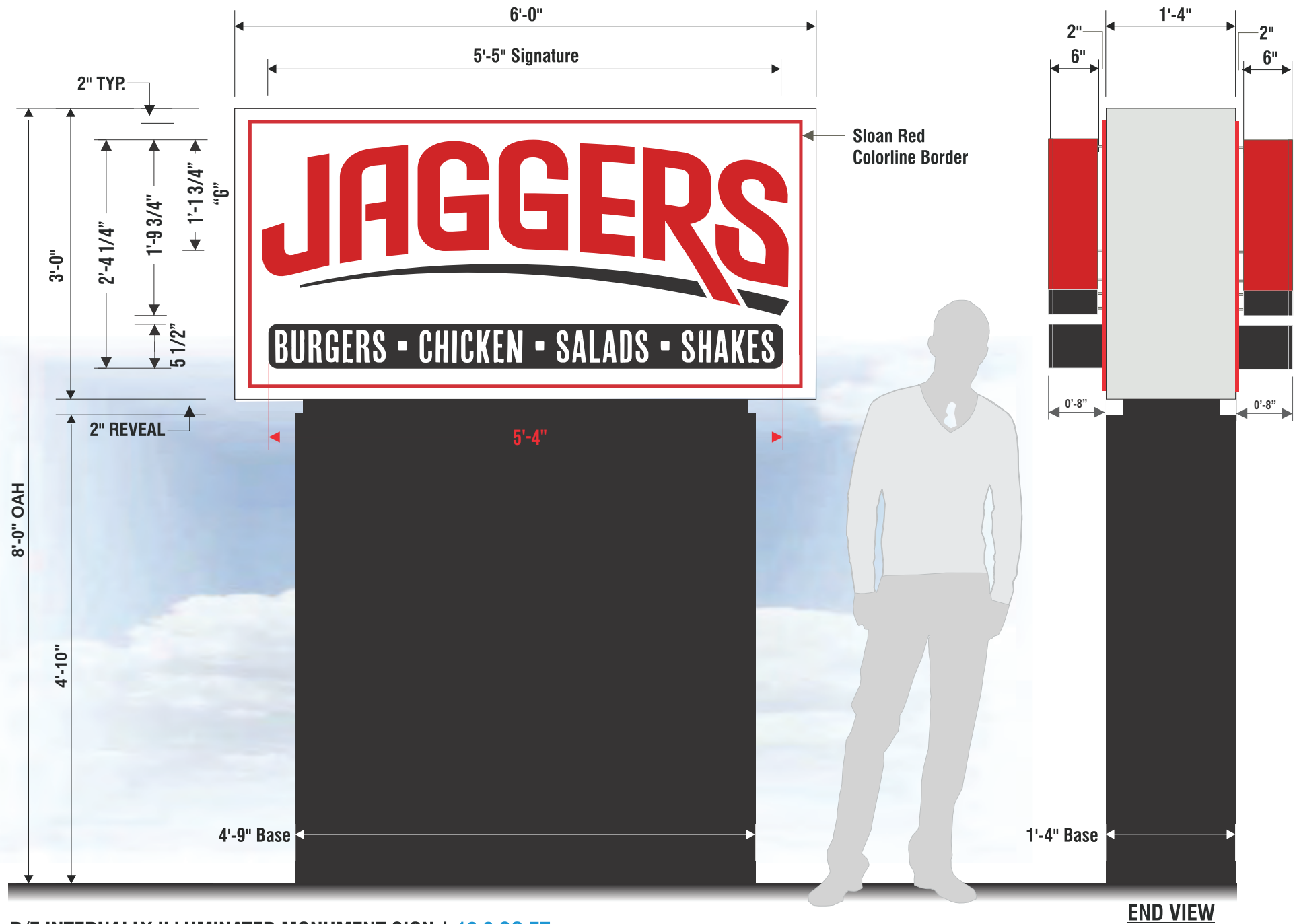
Project / Location:

JAGGERS

Store #
Houston Rd & Turfway Rd
Florence, KY 41042

Job Number: 23-92187-10
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CABINET: ALUMINUM PAINTED PMS COOL GRAY 1 C.
BASE: ALUMINUM PAINTED SATIN BLACK.

"JAGGERS" (FACE & HALO-LIT CHANNEL LETTERS):

FACES: #2283 RED ACRYLIC.
RETURNS: 6" DEEP, ALUMINUM RETURNS PAINTED T/M 2283 RED ACRYLIC W/ MATCHING RED TRIM CAP.
BACKS: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.
INTERNAL ILLUMINATION: SLOAN PRISM LED MODULES | RED FOR FACE - MOUNTED TO BAFFLE WHITE FOR HALO - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF MONUMENT FACE 2" FOR HALO ILLUMINATION.

UNDERScore (HALO-LIT ONLY):

FACE: ALUMINUM PAINTED SATIN BLACK.
RETURNS: 6" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.
BACK: CLEAR POLYCARBONATE W/ ARLON 5500-70 VINYL DIFFUSER.
INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES - MOUNTED TO BACKS.
MOUNTING: TO BE STOOD OFF OF FASCIA 2" FOR HALO ILLUMINATION.

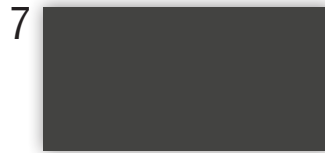
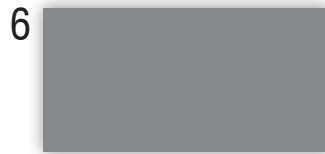
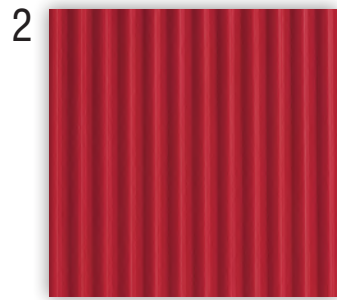
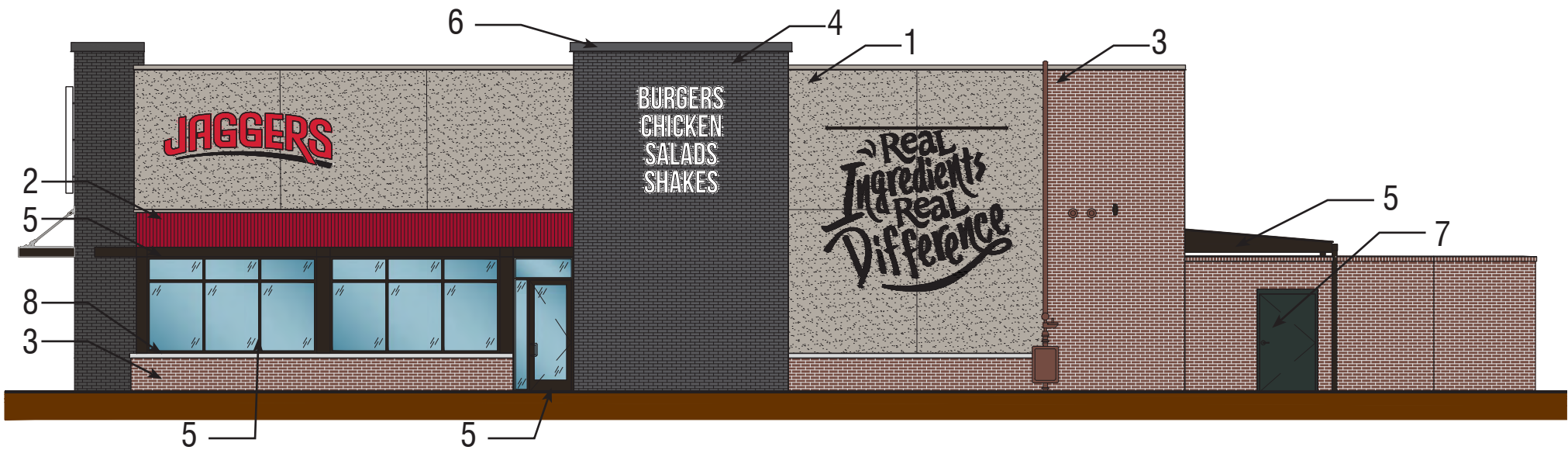
BURGERS*CHICKEN*SALDS* SHAKES TAG LINE:

FACE: #7328 WHITE ACRYLIC FACE W/ BLACK VINYL WEDED TO SHOW WHITE COPY.
RETURNS: 8" DEEP ALUMINUM RETURNS PAINTED SATIN BLACK.
TRIM CAP 2" BLACK.
INTERNAL ILLUMINATION: WHITE SLOAN PRISM LED MODULES.

COLOR SCHEDULE:

- RED ACRYLIC:** 2283 RED
- RED RETURNS:** PAINT T/M 2283 RED ACRYLIC
- BLACK PAINT:** SATIN BLACK
- CABINET:** WHITE

G D/F INTERNALLY ILLUMINATED MONUMENT SIGN | 18.0 SQ.FT.
 SCALE: 3/4" = 1'-0"



EXTERIOR FINISH SCHEDULE		
1	EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)	DRYVIT "OYSTER SHELL"
2	CORRUGATED METAL SIDING	METAL SALES 26 GA, 2.5" CORRUGATED PATRIOT RED #73
3	FULL BRICK VENEER	SIoux CITY BRICK MOUNTAIN SHADOW SMOOTH MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (M-10) TAN
4	FULL BRICK VENEER	SIoux CITY BRICK CARBON BLACK VELOUR MORTAR - COLOR: FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND M (M-10) TAN
5	STOREFRONT	TUBELITE 400SS SCREW SPLINE CURTAINWALL DARK BRONZE
5	ALUMINUM ENTRANCE	TUBELITE STANDARD WIDE STILE ENTRANCE DARK BRONZE
5	SUNSHADE CANOPY	DARK BRONZE
5	PRE-FINISHED CANOPY	DARK BRONZE
5	METAL FASCIA	PAC-CLAD PAC-200F DARK BRONZE (50)
6	METAL COPING	PAC-CLAD GRAPHITE AND GRANITE
7	METAL DOORS & FRAMES	SHERWIN WILLIAMS IRON ORE (SW7069) "EXTERIOR GLOSS" - PRIMER/TWO FINISH COATS
8	PRECAST CONCRETE SILL	COLOR: NATURAL