

CONSTRUCTION PLANS FOR:  
**FiveStar #4850**  
 NEW BUILDING CONSTRUCTION  
 221 WEST KENTUCKY DRIVE  
 LA CENTER, KY

CERTIFICATE OF OWNERSHIP  
 I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE  
 PROPERTY SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) FINAL  
 DEVELOPMENT PLAN FOR THE PROPERTY.

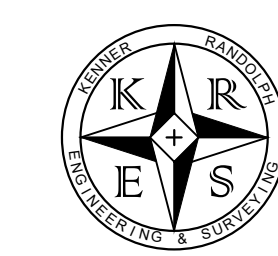
DATE \_\_\_\_\_

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_



CIVIL ENGINEER:  
**KENNER RANDOLPH**  
 ENGINEERING & SURVEYING  
 199 NORTH OWEN STREET  
 RUSSELLVILLE, KY 42276  
 270-717-1167



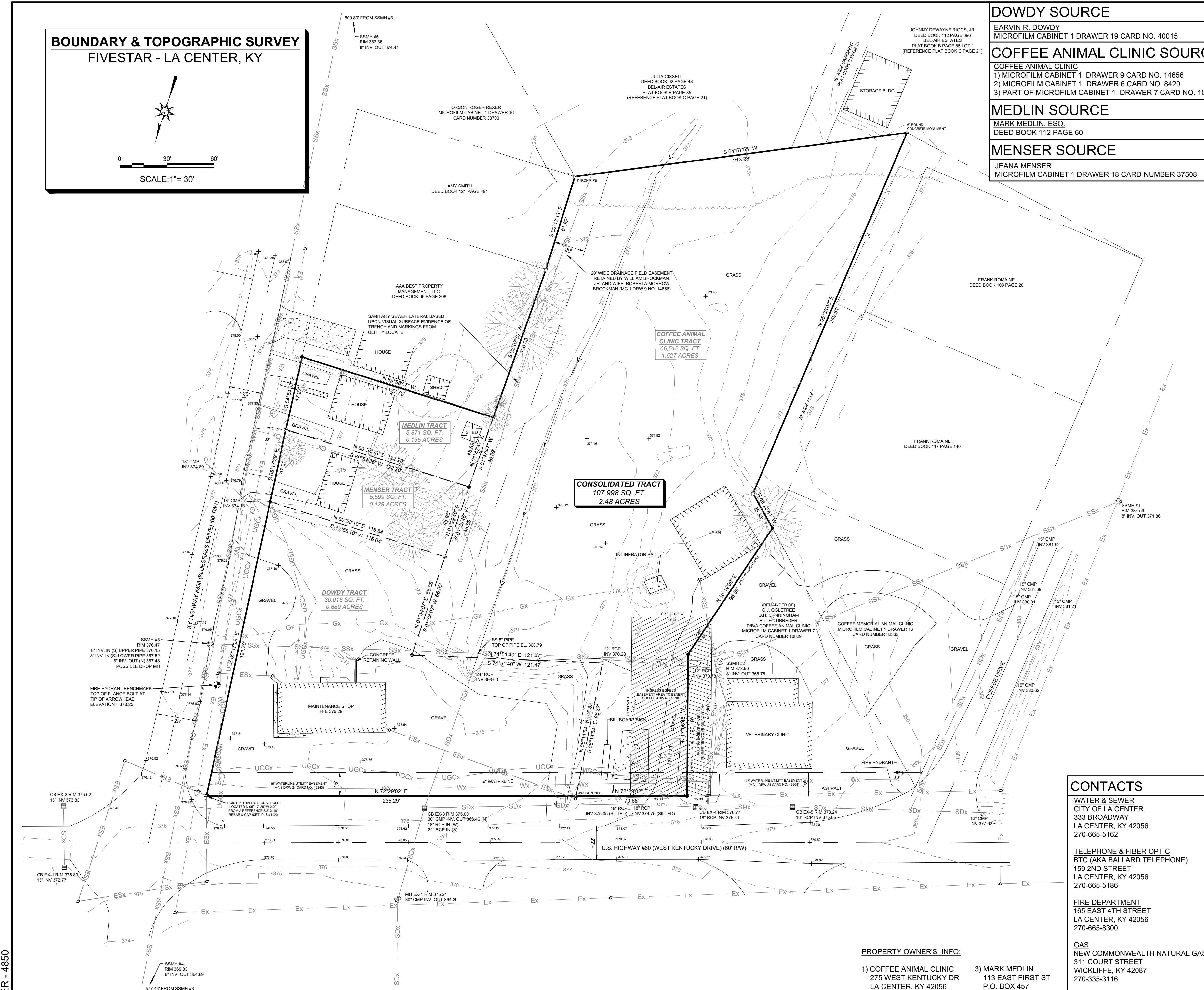
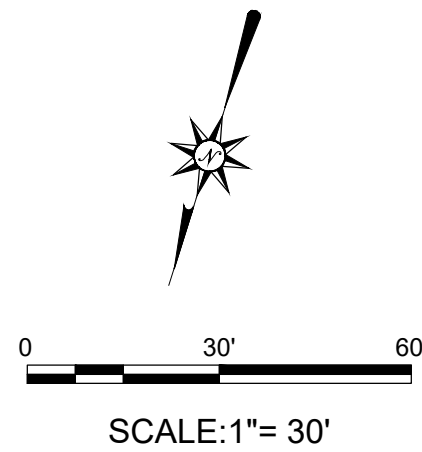
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VICINITY MAP LA CENTER, KY

**BOUNDARY & TOPOGRAPHIC SURVEY  
FIVESTAR - LA CENTER, KY**



**DOWDY SOURCE**

EARVIN R. DOWDY  
MICROFILM CABINET 1 DRAWER 19 CARD NO. 40015

**COFFEE ANIMAL CLINIC SOURCE**

COFFEE ANIMAL CLINIC  
1) MICROFILM CABINET 1 DRAWER 9 CARD NO. 14656  
2) MICROFILM CABINET 1 DRAWER 6 CARD NO. 8420  
3) PART OF MICROFILM CABINET 1 DRAWER 7 CARD NO. 10829

**MEDLIN SOURCE**

MARK MEDLIN, ESQ.  
DEED BOOK 112 PAGE 60

**MENSER SOURCE**

JEANA MENSER  
MICROFILM CABINET 1 DRAWER 18 CARD NUMBER 37508

**SURVEYOR'S NOTES**

1. IN PERFORMING THIS SURVEY, NO GUARANTEE IS MADE AS TO THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED.
2. NO EXTENSIVE INVESTIGATION HAS BEEN PERFORMED TO SEARCH FOR RECORDS OR DOCUMENTATION OF EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A PROFESSIONAL TITLE SEARCH MAY DISCLOSE.
3. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND SEAL ARE NOT VALID. THIS PLAN REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS IN COMPLIANCE WITH 201 KAR 18:150.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY MEANS OF RTK GPS MEASUREMENTS USING TRIMBLE R10 AND TRIMBLE R8S DUAL FREQUENCY GPS RECEIVERS WHEN ACCEPTABLE AND CONVENTIONAL MEANS (RANDOM TRAVERSE), FROM GPS CONTROL POINTS, WHEN NECESSARY. GPS MEASUREMENTS HAD A STATICAL ERROR THAT DID NOT EXCEED 0.05" +100 PPM PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY. WHERE CONVENTIONAL METHODS WERE USED, THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS A MINIMUM OF 1:30,980 AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS AN "URBAN" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL THE SPECIFICATIONS OF THE CLASSIFICATION FOR THE COMMONWEALTH OF KENTUCKY.

CHRIS R. KENNER, PLS #4120 DATE

**REFERENCE MERIDIAN**

THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH OF THE NAD83 KENTUCKY SOUTH STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN ARE GRID DISTANCES. ELEVATIONS ARE BASED UPON NAVD83 GEOID 18US. ALL MEASUREMENTS DERIVED FROM AN INITIAL GPS OBSERVATION USING A VRS NETWORK OF KY CORS STATIONS.

**LEGEND**

- 5/8" REBAR & CAP (SET) PLS #4120
- ⊙ 5/8" REBAR & NO CAP (FOUND) U.N.O.
- ⊙ 1/2" REBAR & CAP (FOUND) PLS #3289
- BOUNDARY LINE THIS SURVEY
- - - BOUNDARY LINES TO BE REMOVED
- · - · - APPROXIMATE ADJOINER OR R/W LINES
- · - · - EASEMENT LINES
- · - · - EXISTING ROADWAY AS LABELED
- · - · - EXISTING FENCE
- · - · - EXISTING TREE/SHRUB VEGETATIVE PERIMETER
- · - · - EXISTING WATERLINE
- · - · - EXISTING GAS LINE
- · - · - EXISTING STORM PIPE
- · - · - EXISTING CULVERT PIPE
- · - · - EXISTING SANITARY SEWER
- · - · - EXISTING PRIMARY OVERHEAD ELECTRIC
- · - · - EXISTING SECONDARY OVERHEAD ELECTRIC
- · - · - EXISTING UNDERGROUND COMMUNICATIONS
- · - · - CENTERLINE DITCH
- · - · - EXISTING WATERLINE VALVE
- · - · - EXISTING WATER METER
- ⊙ EXISTING GAS METER
- ⊙ POWER POLE
- ⊙ ROAD SIGN
- + 375.00 EXISTING SPOT ELEVATION
- · - · - 375 EXISTING CONTOUR
- CONCRETE PAVEMENT

**CONTACTS**

WATER & SEWER  
CITY OF LA CENTER  
333 BROADWAY  
LA CENTER, KY 42056  
270-665-5162

TELEPHONE & FIBER OPTIC  
BTC (AKA BALLARD TELEPHONE)  
159 2ND STREET  
LA CENTER, KY 42056  
270-665-5186

FIRE DEPARTMENT  
165 EAST 4TH STREET  
LA CENTER, KY 42056  
270-665-8300

GAS  
NEW COMMONWEALTH NATURAL GAS  
311 COURT STREET  
WICKLIFFE, KY 42087  
270-335-3116

BALLARD COUNTY JUDGE EXECUTIVE  
TODD COOPER  
437 OHIO STREET  
WICKLIFFE, KY 42087  
270-335-5176

**PROPERTY OWNER'S INFO:**

- |  |  |
|--|--|
| 1) COFFEE ANIMAL CLINIC<br>275 WEST KENTUCKY DR<br>LA CENTER, KY 42056 | 3) MARK MEDLIN<br>113 EAST FIRST ST<br>P.O. BOX 457<br>LA CENTER, KY 42056 |
| 2) EARVIN DOWDY<br>594 K.C. DUNN ROAD<br>BARLOW, KY 42024              | 4) JEANA MENSER<br>5713 WOODVILLE RD<br>KEVIL, KY 42053                    |

**VICINITY MAP BALLARD COUNTY, KY**



**FLOOD PLAIN INFO**  
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM #21007C0103C WITH AN EFFECTIVE DATE OF 7/7/2014

| MARK | DESCRIPTION | DATE |
|------|-------------|------|
|      |             |      |
|      |             |      |

**KENNER RANDOLPH  
ENGINEERING & SURVEYING**  
199 NORTH OWEN STREET  
RUSSELLVILLE, KY 42276  
270-717-1167

|   |                |                               |                       |
|---|----------------|-------------------------------|-----------------------|
| SURVEYOR:<br>CRK  | CRD BY:<br>BSR | FINAL SURVEY DATE:<br>7/20/21 | CRD FILE:<br>210451E  |
| CLIENT ADDRESS:<br>NEWCOMB OIL<br>961 WITHROW COURT<br>BARLOWTOWN, KY 40004 | CRK            | CRK                           | FILE NAME:<br>210451E |
|   |                |                               |                       |

**BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
FIVESTAR  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY 42056

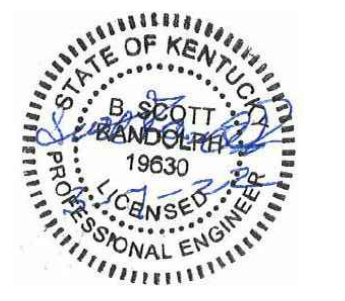
SHEET  
IDENTIFICATION  
**C1.0**

LA CENTER - 4850

LA CENTER - 4850







**GENERAL NOTES:**

1. THE EXISTING UTILITIES SHOWN WERE FIELD SURVEYED FROM MARKINGS PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE LOCATIONS. OTHER UTILITIES MAY EXIST ON THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING 811 AND LOCATING ALL UTILITIES BEFORE ANY EXCAVATION BEGINS.
2. MORE THAN 1 ACRE OF LAND SHOULD BE DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL SUBMIT AN NOI WITH THE STATE OF KENTUCKY PRIOR TO BEGINNING ANY GRADING WORK. DISTURBED AREA INCLUDING UTILITIES IS 82,150 SFT.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNLESS AND UNTIL BALLARD COUNTY HAS APPROVED THE DEVELOPER'S SOIL EROSION CONTROL PROCEDURES AND EROSION CONTROL PLAN.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION AND ALL CONDITIONS HAVE BEEN MET.
5. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT GROUND COVER SHALL BE SEEDED OR SODDED AS SOON AS PRACTICAL TO PREVENT SOIL EROSION.
6. ALL STORM DRAINAGE SHALL SLOPE AWAY FROM THE STATE ROADWAYS AND ONTO THE PROPOSED FIVESTAR SITE. THERE SHALL BE NO INCREASE IN STORMWATER DRAINAGE ON KYTC R/W AS A RESULT OF THIS PROJECT.

| MARK | DESCRIPTION                | DATE    |
|------|----------------------------|---------|
| ▲    | ADDED/REVISED CURB ISLANDS | 5/5/22  |
| ▲    | ADDED GENERAL NOTE 6       | 3/25/22 |

**KENNER RANDOLPH  
ENGINEERING & SURVEYING**  
199 NORTH OWEN STREET  
RUSSELLVILLE, KY 42276  
270-717-1167

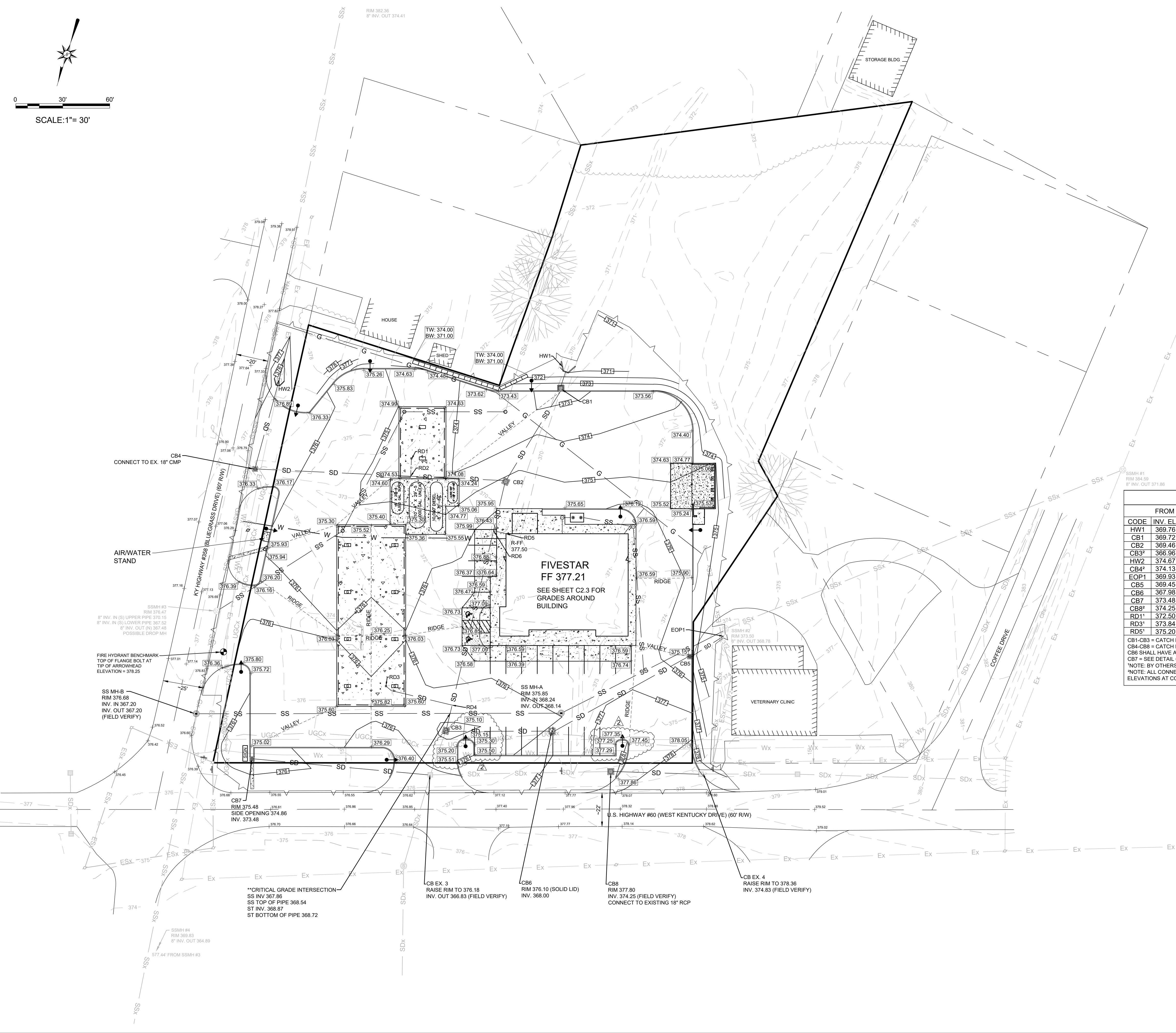
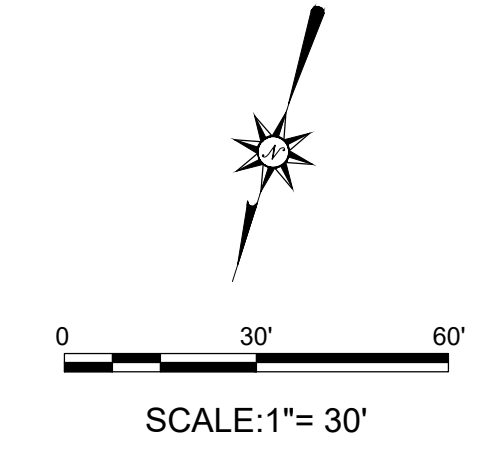
**CLIENT ADDRESS:**  
NEWCOMB OIL  
951 WITHROW COURT  
BARDSTOWN, KY 40004

**PROPERTY ADDRESS:**  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY

**ENGINEER:** CRK  
**DRAWN BY:** CRK  
**DATE:** 3-7-2022  
**FILE NAME:** 2104151E  
**SIZE:** 2A28B  
**DATE:** 2/10/2016

**GRADING PLAN  
FIVESTAR  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY**

**SHEET  
IDENTIFICATION  
C2.2**



| FROM             |          |         | TO                   |          |         | PIPE LENGTH | SLOPE  | DIAMETER | TYPE        |
|------------------|----------|---------|----------------------|----------|---------|-------------|--------|----------|-------------|
| CODE             | INV. EL. | RIM EL. | CODE                 | INV. EL. | RIM EL. |             |        |          |             |
| HW1              | 369.76   | N/A     | CB1                  | 369.72   | 372.70  | 10 FT       | 0.40%  | 24-IN    | HDPE N-12   |
| CB1              | 369.72   | 372.70  | CB2                  | 369.46   | 375.13  | 66 FT       | 0.40%  | 24-IN    | HDPE N-12   |
| CB2              | 369.46   | 375.13  | CB3                  | 368.82   | 374.85  | 160 FT      | 0.40%  | 24-IN    | HDPE N-12   |
| CB3 <sup>2</sup> | 366.96   | 374.85  | CB EX-3              | N/A      | 376.18  | N/A         | N/A    | 24-IN    | EXIST. RCP  |
| HW2              | 374.67   | N/A     | CB4                  | 374.13   | 376.49  | 54 FT       | 1.00%  | 15-IN    | HDPE N-12   |
| CB4 <sup>2</sup> | 374.13   | 376.49  | CB2                  | 369.46   | 375.13  | 158 FT      | 4.45%  | 18-IN    | HDPE N-12   |
| EOP1             | 369.93   | N/A     | CB5                  | 369.45   | 375.15  | 24 FT       | 2.00%  | 15-IN    | HDPE N-12   |
| CB5              | 369.45   | 375.15  | CB6                  | 367.98   | 376.10  | 98 FT       | 1.50%  | 15-IN    | HDPE N-12   |
| CB6              | 367.98   | 376.10  | CB3                  | 366.96   | 374.85  | 65 FT       | 1.57%  | 15-IN    | HDPE N-12   |
| CB7              | 373.48   | 375.48  | CB EX-3 <sup>2</sup> | 372.36   | 376.18  | 112 FT      | 1.00%  | 15-IN    | HDPE N-12   |
| CB8 <sup>2</sup> | 374.25   | 377.80  | CB EX-4 <sup>2</sup> | 374.83   | 378.36  | 55 FT       | 1.05%  | 18-IN    | HDPE N-12   |
| RD1 <sup>1</sup> | 372.50   | N/A     | RD2 <sup>1</sup>     | 372.00   | N/A     | 11 FT       | 4.55%  | 8-IN     | PVC SCH. 40 |
| RD3 <sup>1</sup> | 373.84   | N/A     | RD4 <sup>1</sup>     | 369.50   | N/A     | 44 FT       | 9.86%  | 8-IN     | PVC SCH. 40 |
| RD5 <sup>1</sup> | 375.20   | N/A     | RD6 <sup>1</sup>     | 370.34   | N/A     | 8 FT        | 60.75% | 8-IN     | PVC SCH. 40 |

CB1-CB3 = CATCH BASINS SHALL BE 36" X 36" CONCRETE BOXES WITH JOHN BOUCHARD AND SONS 38" GRATE OR EQUIVALENT.  
 CB4-CB8 = CATCH BASINS SHALL BE 24" X 24" CONCRETE BOXES WITH JOHN BOUCHARD AND SONS 28" GRATE OR EQUIVALENT.  
 CB6 SHALL HAVE A 38" SOLID LID INSTEAD OF A GRATE.  
 CB7 = SEE DETAIL 6 SHEET C3.1  
 \*NOTE: BY OTHERS - SHOWN FOR REFERENCE ONLY.  
 \*NOTE: ALL CONNECTIONS TO THE EXISTING STORM DRAINAGE SHALL BE COMPLETELY SEALED AND WATER TIGHT. FIELD VERIFY ALL ELEVATIONS AT CONNECTIONS TO THE EXISTING STORM DRAINAGE SYSTEM.

**LEGEND**

- BOUNDARY LINE THIS SURVEY
- APPROXIMATE ADJOINER OR R-O-W LINES
- EXISTING SETBACK LINES OR EASEMENTS
- EXISTING ROADWAY AS LABELED
- EXISTING FENCE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING PRIMARY OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING TRAFFIC SIGNAL CABLES
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING DITCH CENTERLINE
- EXISTING STORM INLET
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- +3XX.XX
- +3XX.XX
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- SS --- SS --- PROPOSED SANITARY SEWER LINE
- G --- G --- PROPOSED GAS LINE
- E --- E --- PROPOSED UNDERGROUND ELECTRIC
- W --- W --- PROPOSED WATERLINE
- SD --- SD --- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE

LA CENTER - 4850

LA CENTER - 4850



| MARK | DESCRIPTION | DATE |
|------|-------------|------|
|      |             |      |
|      |             |      |
|      |             |      |

**KENNER RANDOLPH  
ENGINEERING & SURVEYING**  
199 NORTH OWEN STREET  
RUSSELLVILLE, KY 42276  
270-717-1167

CLIENT ADDRESS:  
NEWCOMB OIL  
951 WITHROW COURT  
BARDSTOWN, KY 40004

PROPERTY ADDRESS:  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY

ENGINEER:  
ESR

DRAWN BY:  
ESR

CKD BY:  
CRK

CRD DATE:  
3-7-2022

CRD FILE:  
2104151E

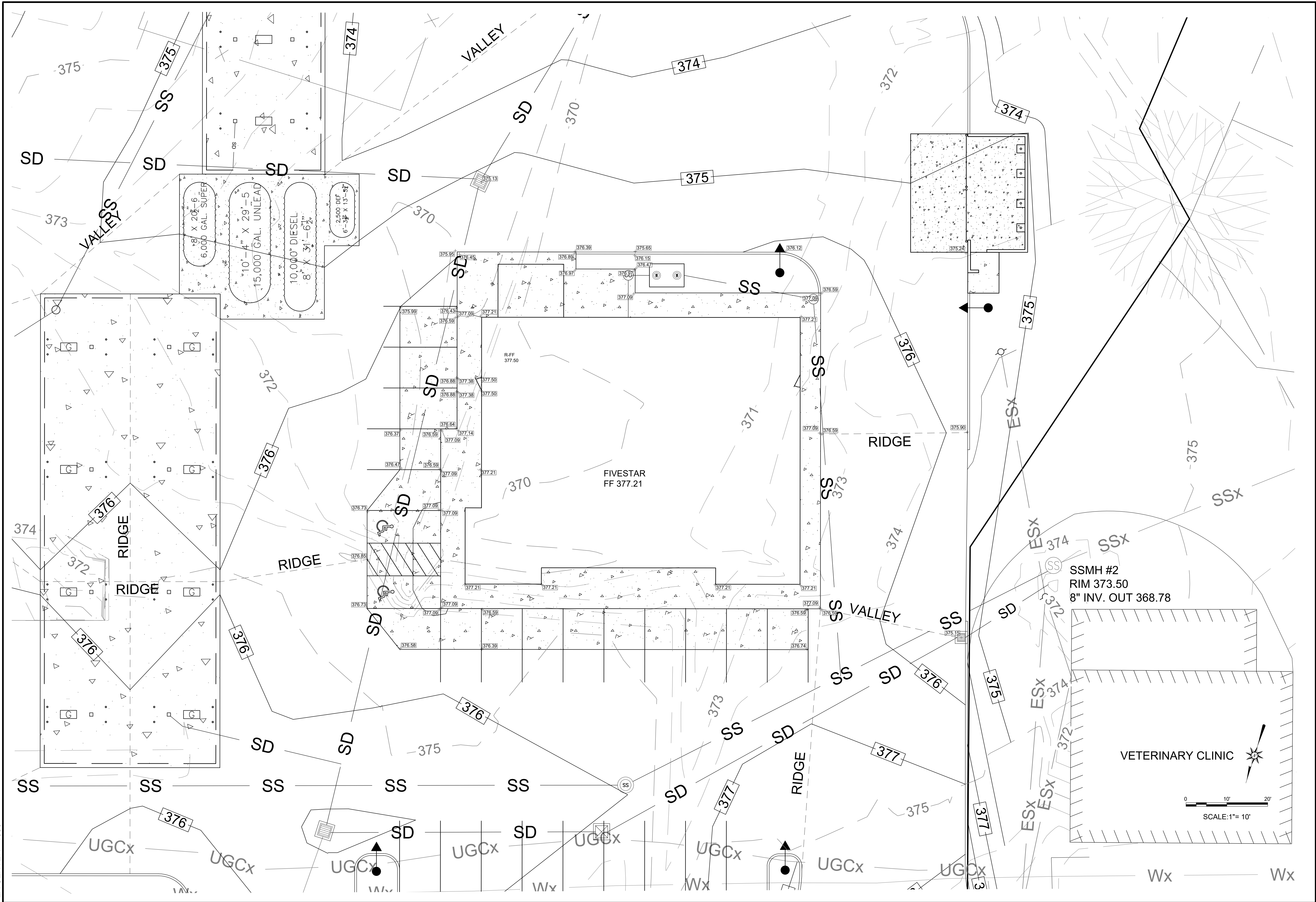
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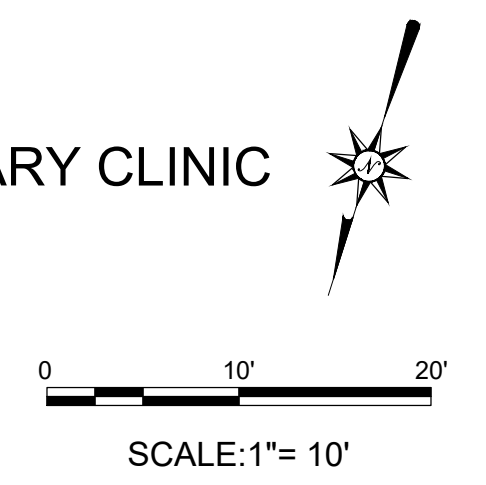
**ENLARGED GRADING PLAN**  
FIVESTAR  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY

SHEET  
IDENTIFICATION  
**C2.3**

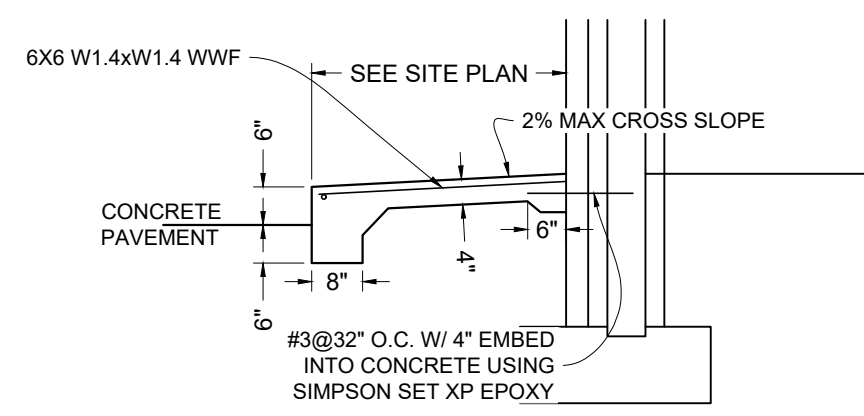
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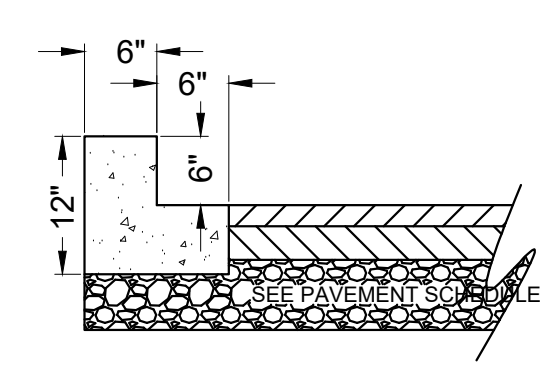
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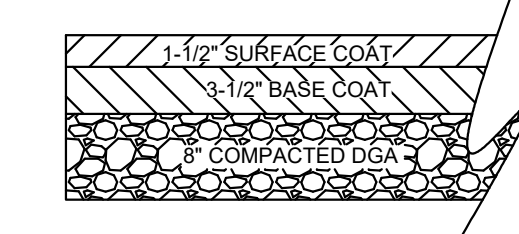
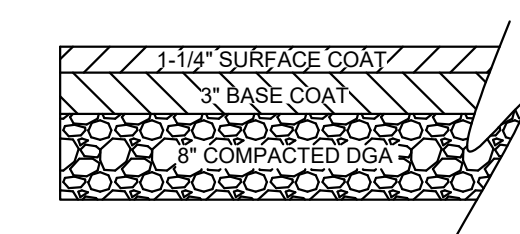
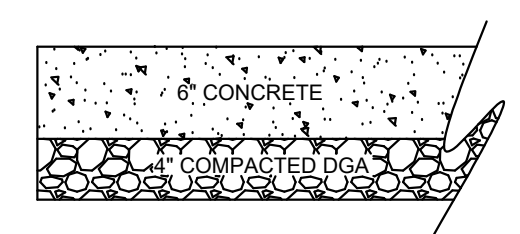
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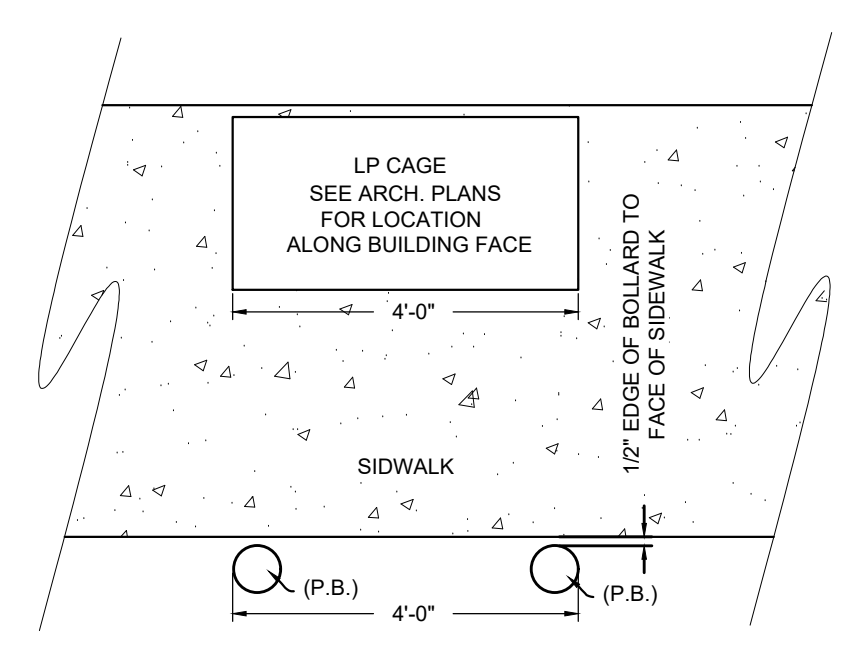
9 TURNDOWN SIDEWALK DETAIL  
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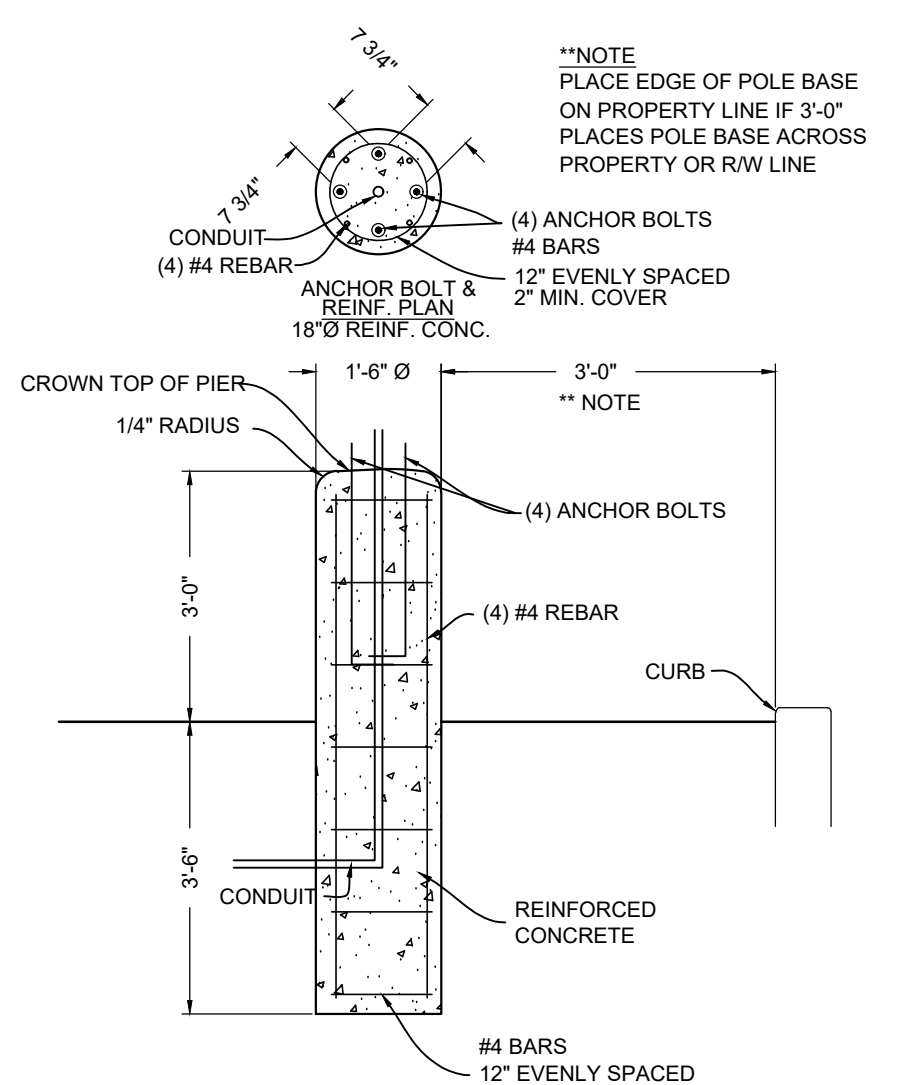
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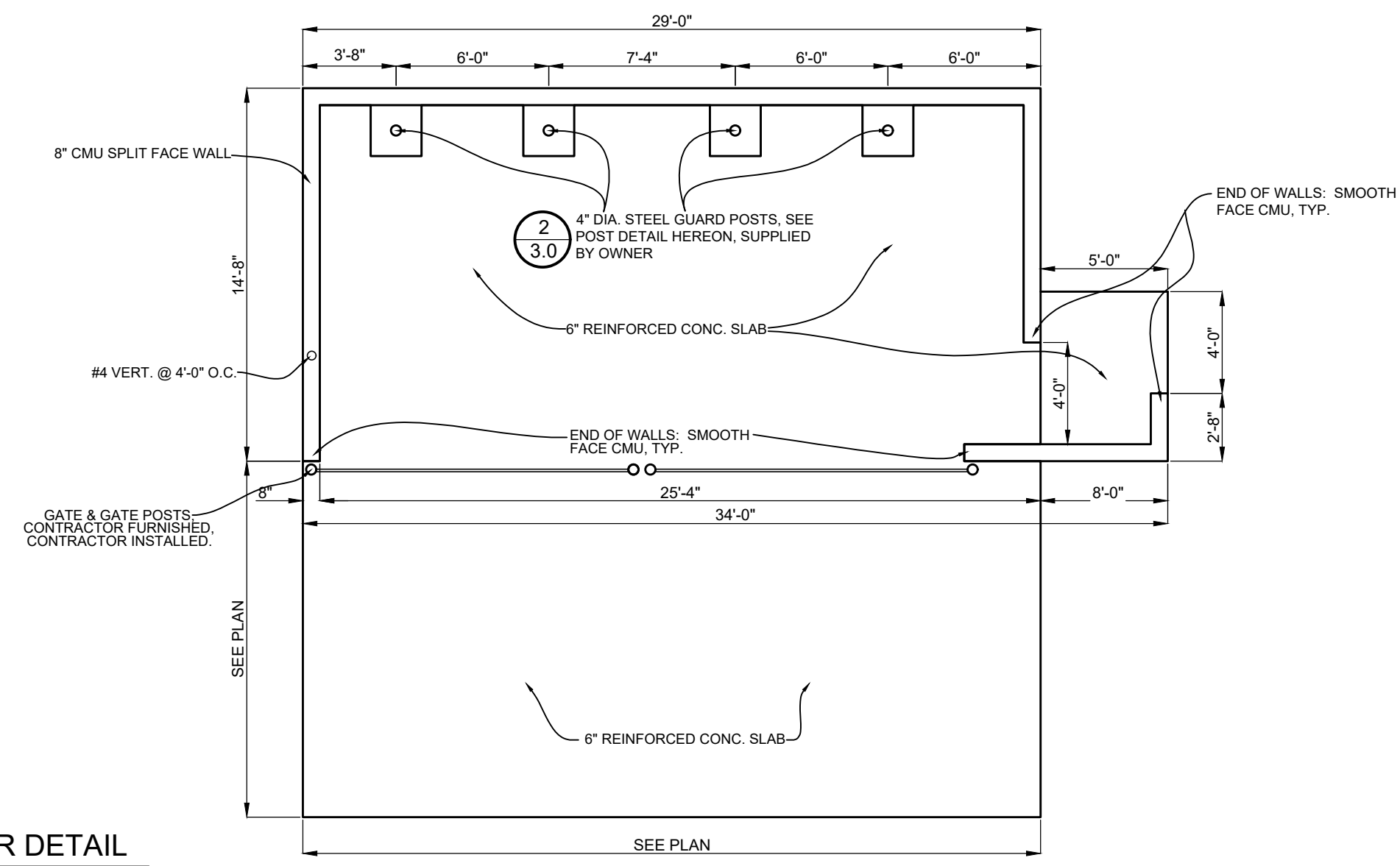
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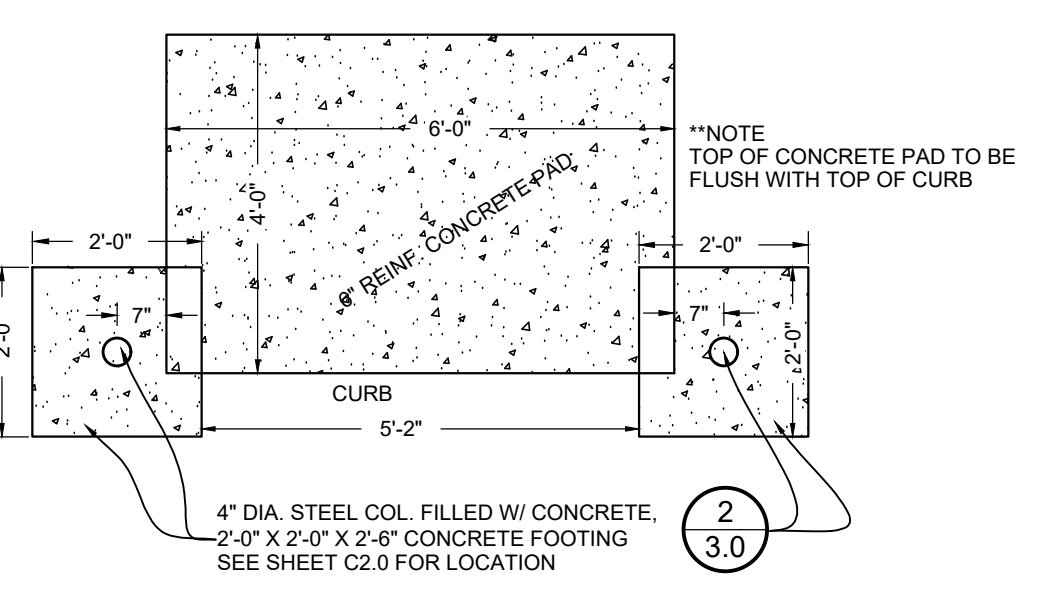
6 LP CAGE DETAIL  
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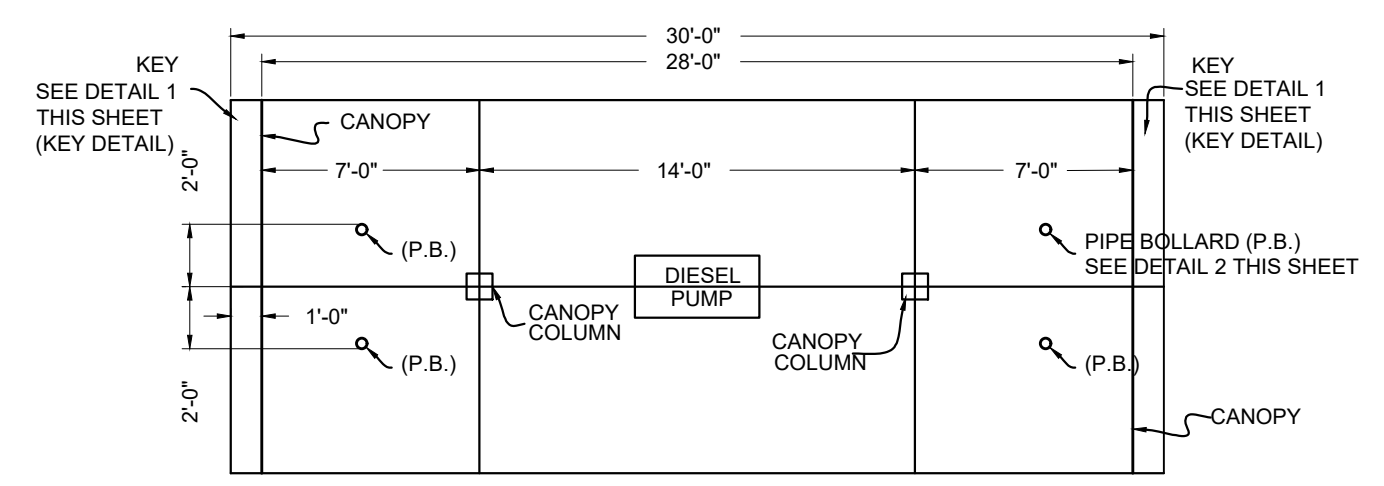
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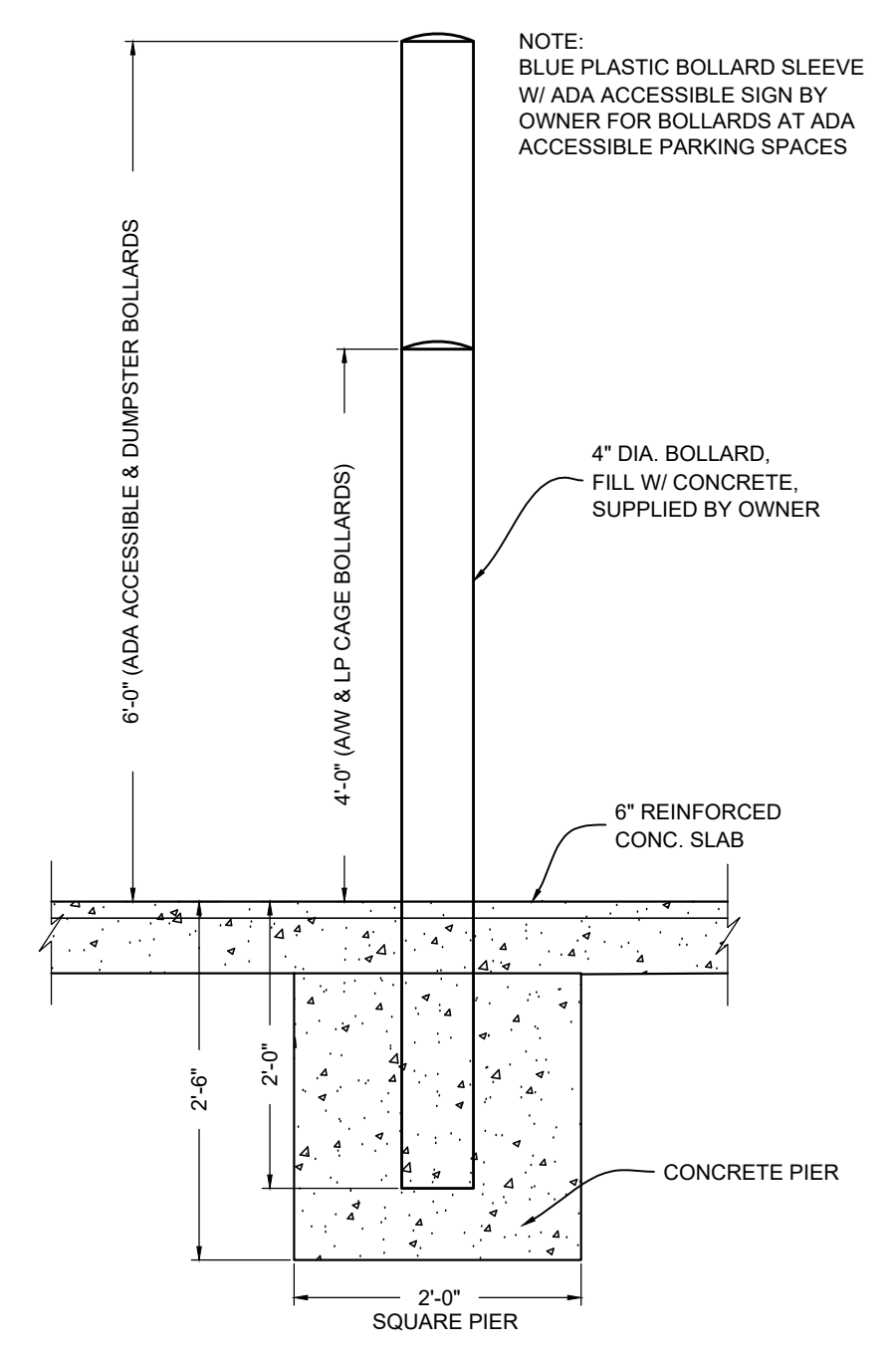
8 DUMPSTER DETAIL  
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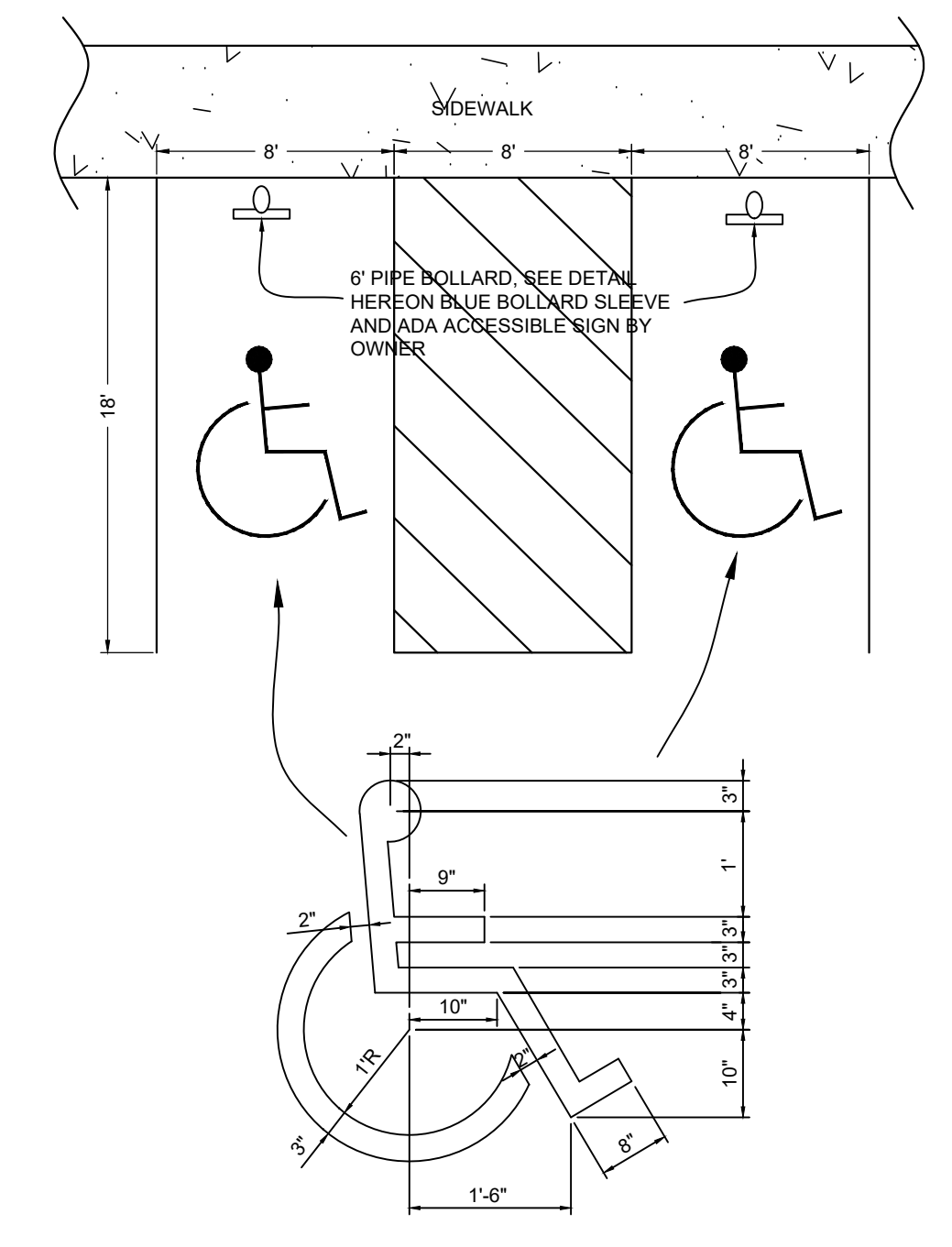
4 AIR & WATER CONC. PAD  
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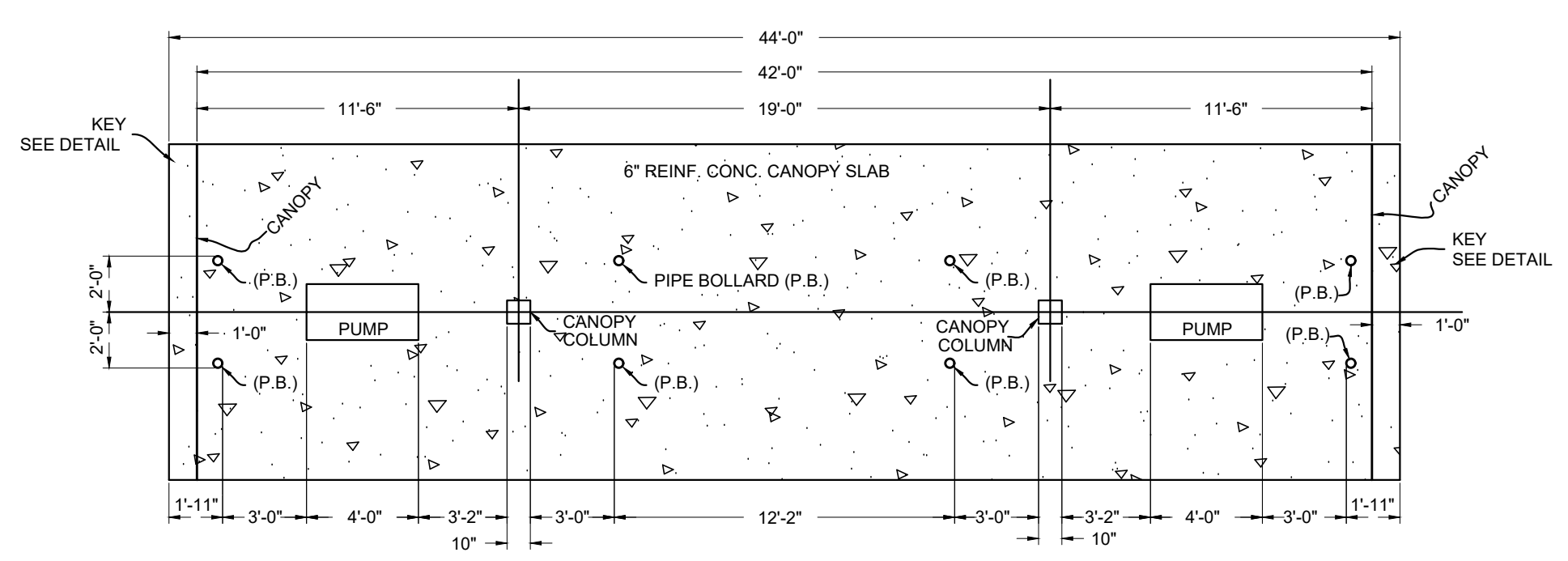
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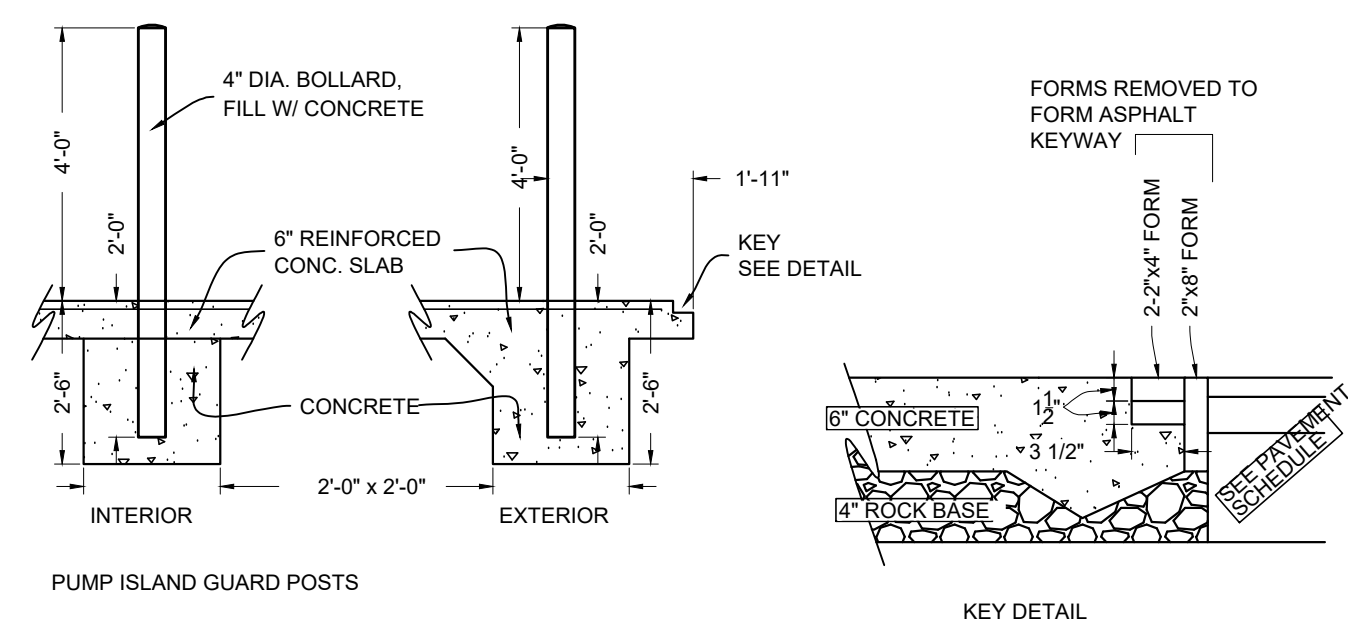
2 PIPE BOLLARD DETAIL  
3.0 N.T.S.



3 ADA ACCESSIBLE SPACE DETAIL  
3.0 N.T.S.



1 PUMP ISLAND PLAN SECTION  
3.0 N.T.S.



PUMP ISLAND GUARD POSTS  
KEY DETAIL

| MARK | DESCRIPTION               | DATE    |
|------|---------------------------|---------|
| △    | ADD KYTC PAVEMENT SECTION | 3/25/22 |

**KENNER RANDOLPH  
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199 NORTH OWEN STREET  
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270-717-1167

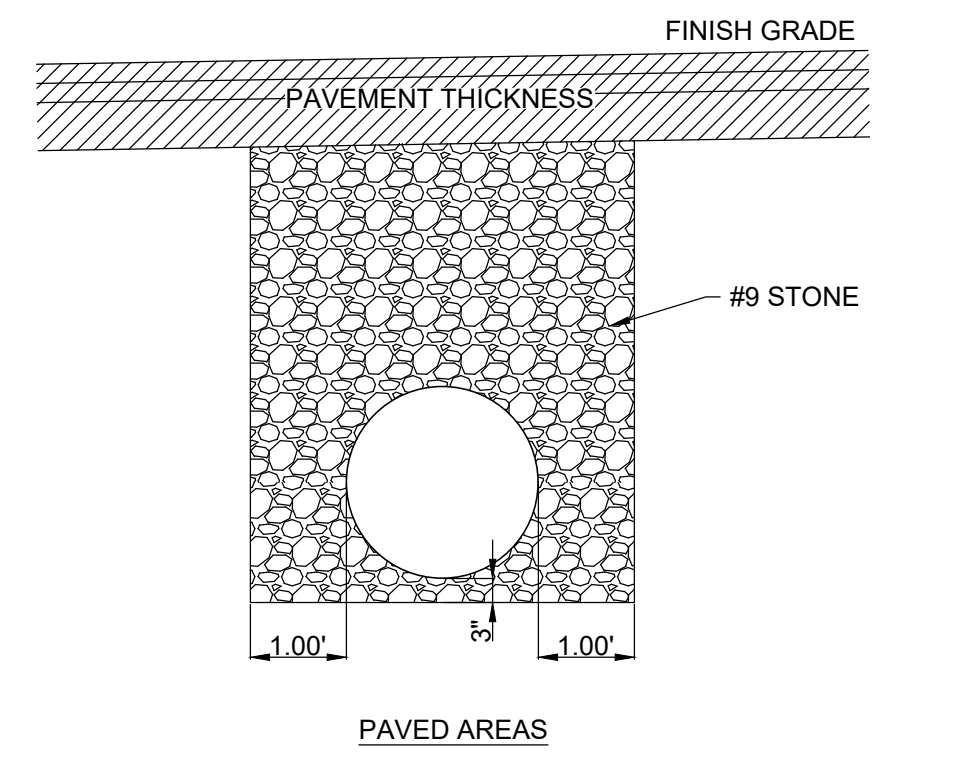
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| DWN BY:<br>BSR   | CRK   | FILE NAME:<br>2104151E |
| CLIENT ADDRESS:<br>NEWCOMB OIL<br>951 WITHROW COURT<br>BARDSTOWN, KY 40004 | PROPERTY ADDRESS:<br>221 WEST KENTUCKY DRIVE<br>LA CENTER, KY | PLOT DATE:<br>3-7-2022 |

**DETAILS  
FIVESTAR  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY**

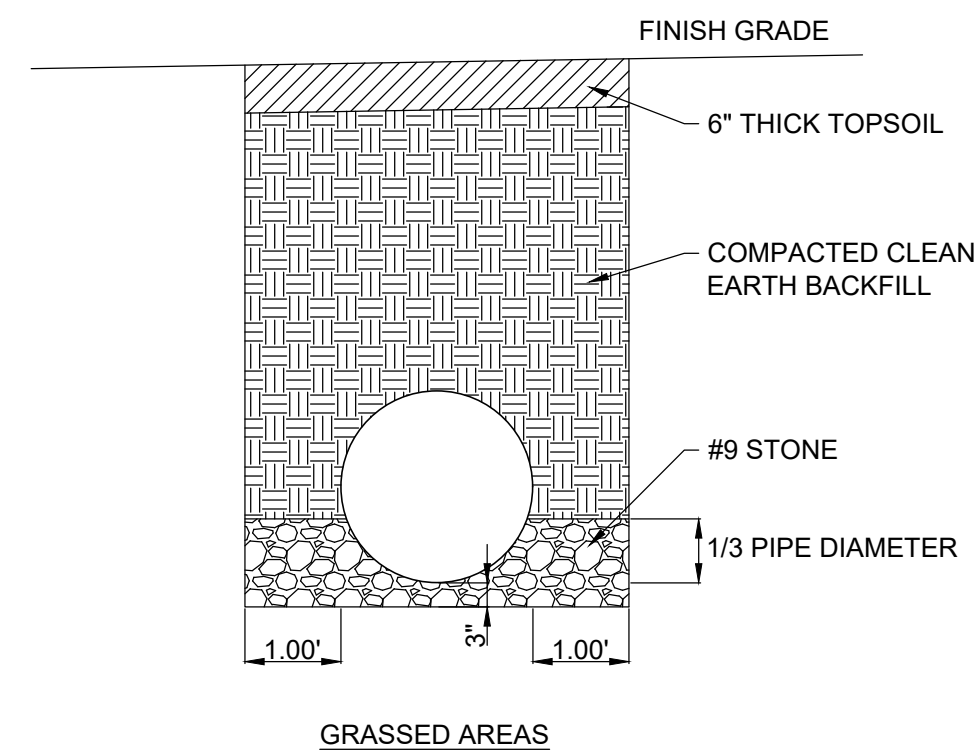
SHEET  
IDENTIFICATION  
**C3.0**

LA CENTER - 4850

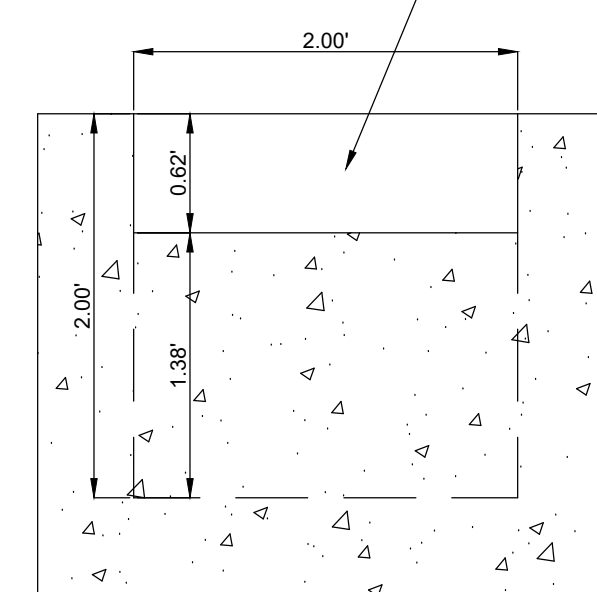
LA CENTER - 4850



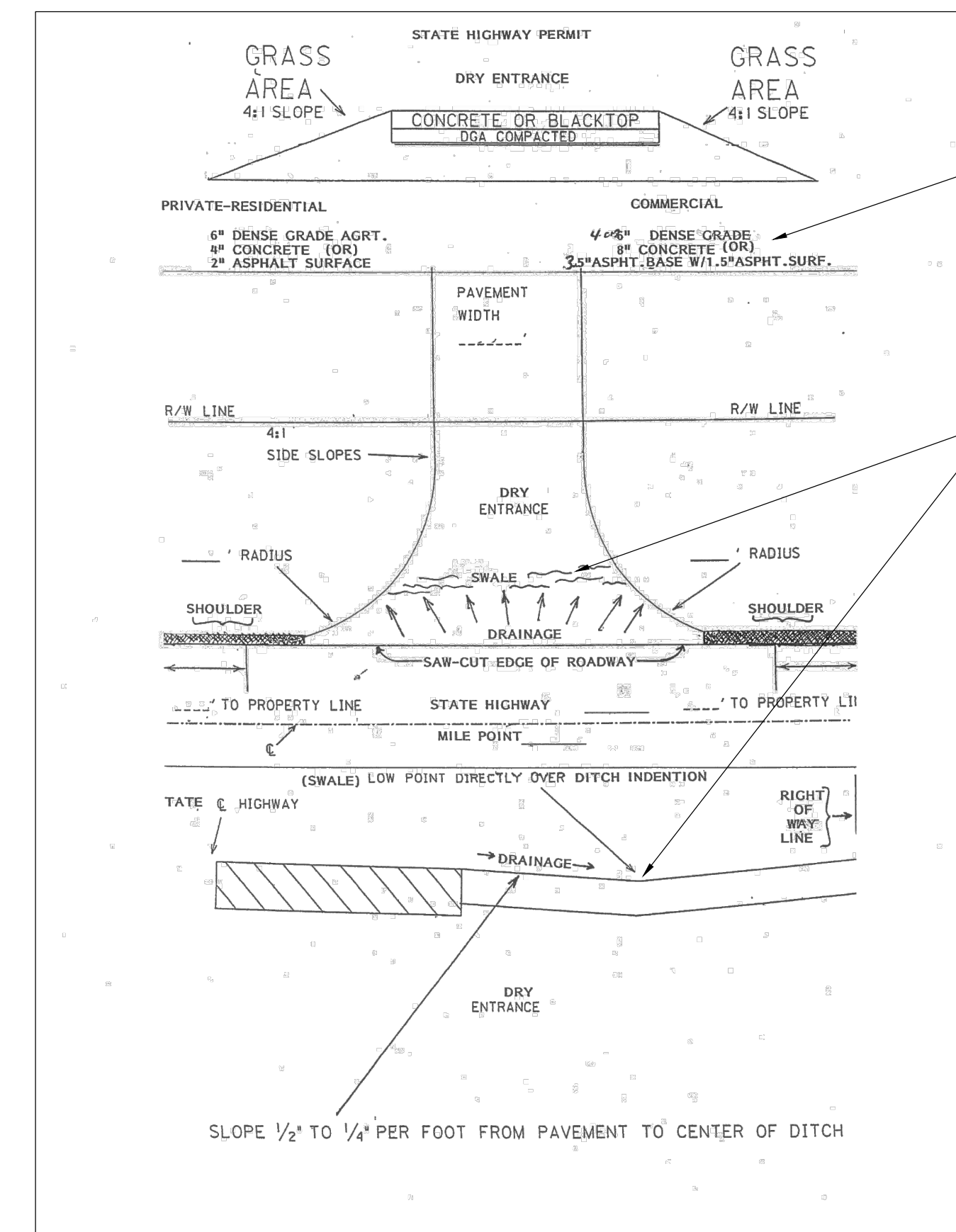
5 PIPE BEDDING DETAIL  
SCALE: NTS



NOTCH ONE SIDE OF THE CATCH BASIN BOX WITH A 2.00' WIDE AND 0.62' DOWN FROM THE TOP OPENING. THE GRATE WILL BE SUPPORTED ON THE OTHER THREE SIDES.



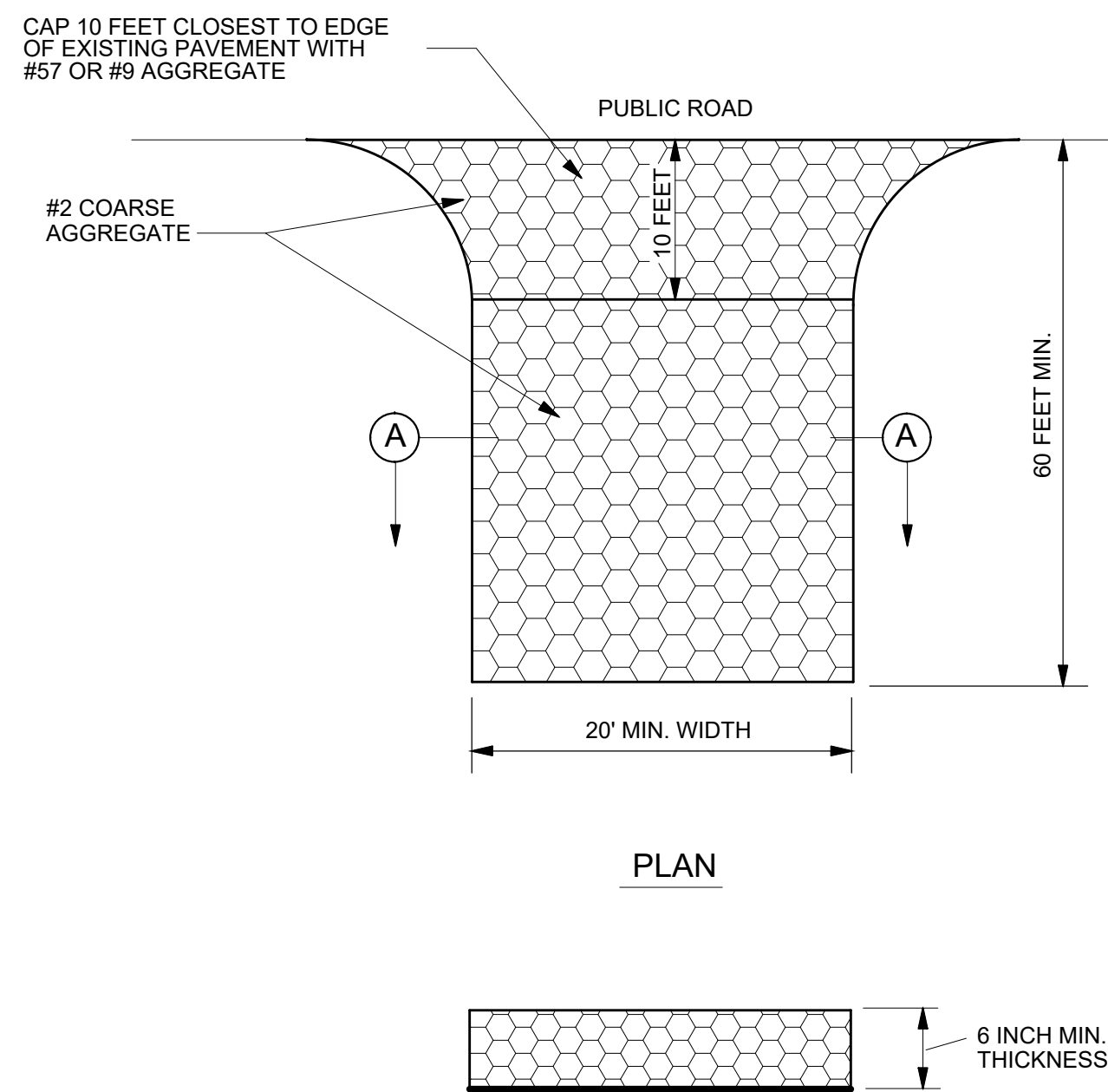
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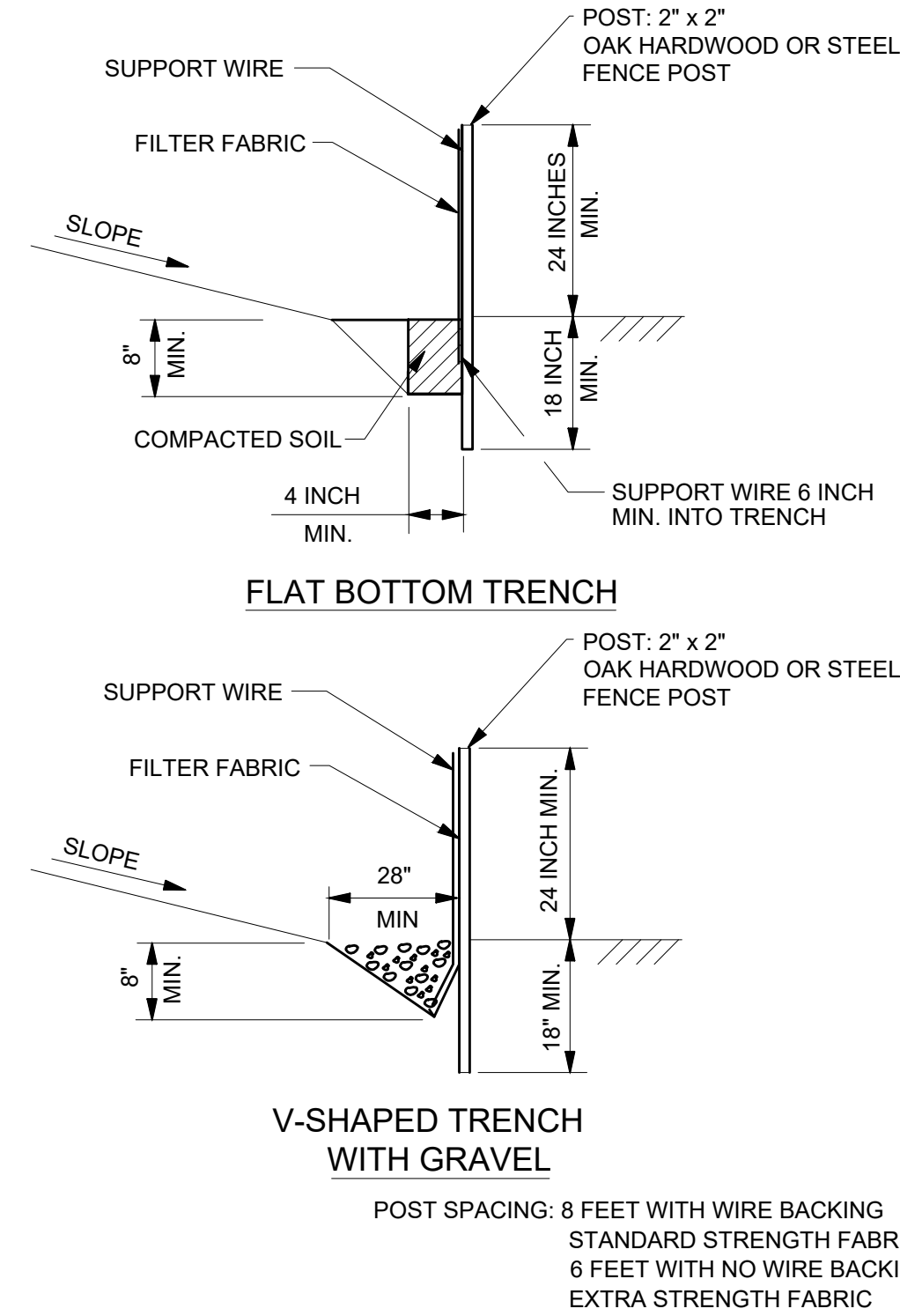
7 KYTC ENTRANCE DETAIL  
SCALE: NTS

SEE DETAIL 11 SHEET C3.0 FOR PAVEMENT THICKNESS

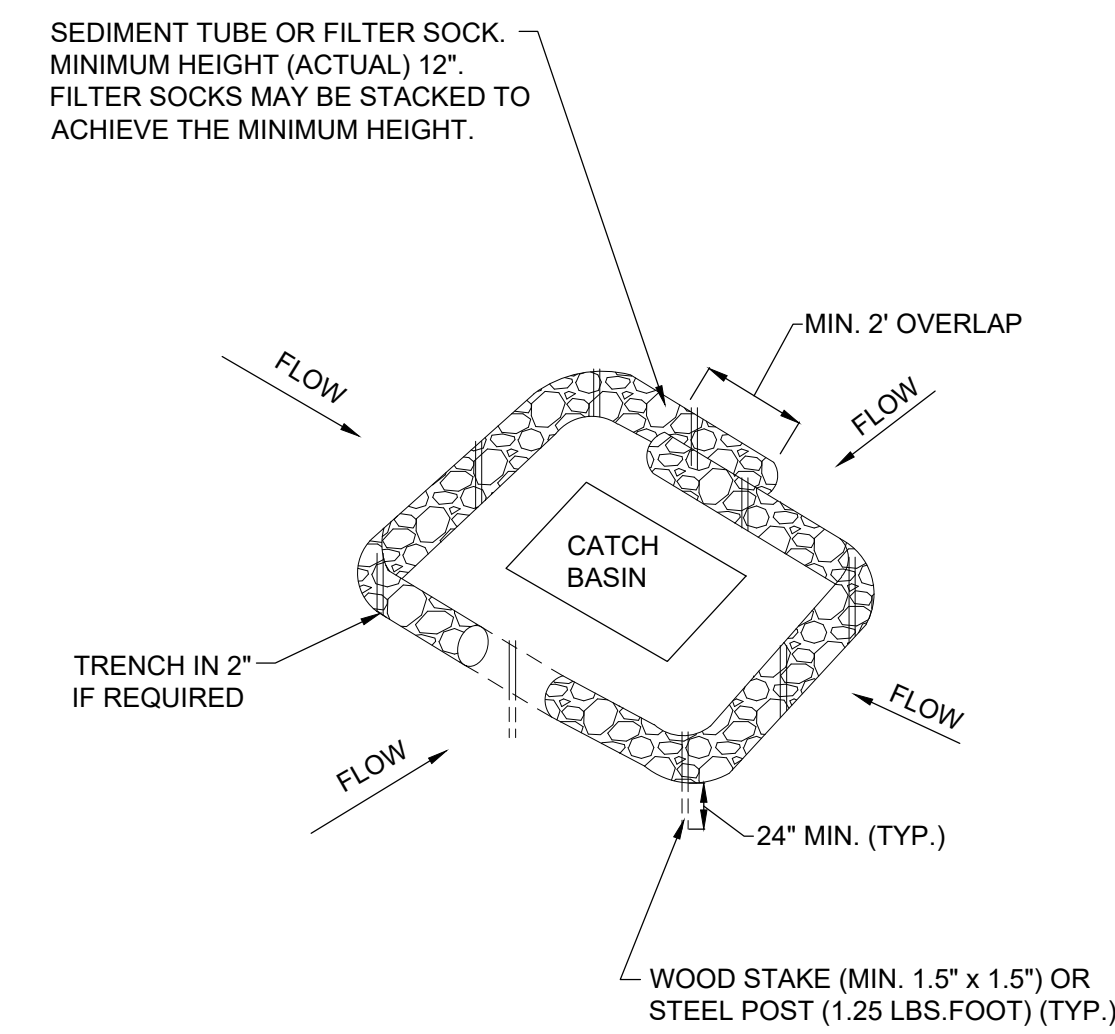
NO DITCHES EXIST INSIDE THE STATE R/W LINE IN THE PROJECT AREA. THE LOW POINTS OF ALL NEW ENTRANCES SHALL BE ON FIVESTAR PROPERTY. ALL STORM DRAINAGE SHALL SLOPE AWAY FROM THE STATE ROADWAYS AND ONTO THE PROPOSED FIVESTAR SITE. THERE SHALL BE NO INCREASE IN STORMWATER DRAINAGE ON KYTC R/W AS A RESULT OF THIS PROJECT.



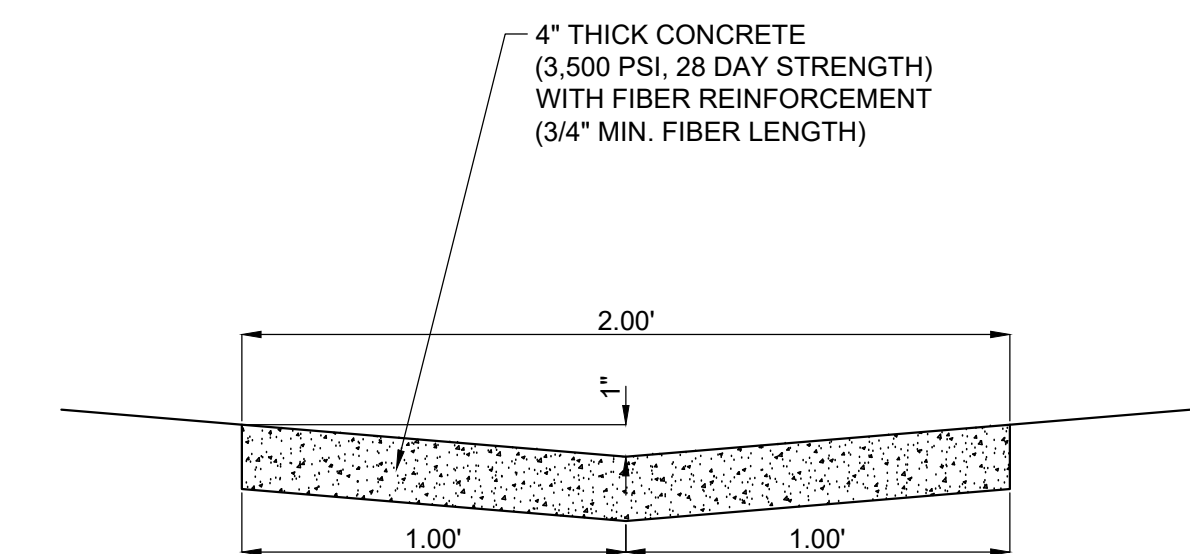
1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD  
NTS



2 SILT FENCE  
NTS



3 INLET PROTECTION  
NTS



4 2' WIDE CONCRETE SWALE  
NTS



| MARK | DESCRIPTION              | DATE    |
|------|--------------------------|---------|
| Δ    | ADD KYTC ENTRANCE DETAIL | 3/25/22 |

**KENNER RANDOLPH**  
ENGINEERING & SURVEYING  
199 NORTH OWEN STREET  
RUSSELLVILLE, KY 42276  
270-717-1167

| ENGINEER:  | CKD BY:  | CRD FILE:  |
|------------|----------|------------|
| BSR        | CRK      | 2104151E   |
| DWN BY:    | CRK      | FILE NAME: |
| BSR        | CRK      | 2104151E   |
| PLOT DATE: | 3-7-2022 | SIZE:      |
|            |          | 24x36      |

**DETAILS**  
FIVESTAR  
221 WEST KENTUCKY DRIVE  
LA CENTER, KY

SHEET IDENTIFICATION  
**C3.1**