

**SITE DEVELOPMENT NOTES:**

1. ALL ASPHALT SURFACE OF EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, REMOVED AND REPLACED. THE NUMBER OF SAWCUTS SHALL BE MINIMIZED IN ORDER TO MAKE ONE CONTINUOUS PATCH AS DIRECTED BY THE PROJECT MANAGER AND OR LOCAL & STATE OFFICIALS.
2. THE CONTRACTOR SHALL REMOVE ALL EXISTING TREES, SHRUBS, ASPHALT, CONCRETE AND ETC. FROM THE SITE AND OR CONSTRUCTION AREA. ALL MATERIAL, ASPHALT, VEGETATION, DIRT, GRAVEL, ROCK, TREE LIMBS AND ETC. REMOVED BY THE CONTRACTOR SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.
3. ALL AREAS DESIGNATED AS LANDSCAPE SHALL RECEIVE A MINIMUM OF 6" TOPSOIL.
4. ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH ADA STANDARDS.
5. COMPACTION REQUIREMENTS:

- BUILDING - 98%  
PAVEMENT & SIDEWALK AREAS - 95%  
ALL OTHER AREAS - 90%  
COMPACTION SHALL BE PER ASTM D-698, STANDARD PROCTOR (% MAXIMUM DRY DENSITY).
6. ALL SITE CONCRETE SHALL BE AIR ENTRAINED 4000 psi @ 28 DAYS, 1 1/2" MAX. AGGREGATE SIZE WITH "WELDED WIRE FABRIC" REINFORCING.
  7. ALL LOCAL BUILDING PERMITS, FEES AND ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE IN CONFORMANCE WITH THE McCRACKEN COUNTY STANDARDS AND PROCEDURES.
  8. EXACT LOCATION, SIZE, TYPE OF PYLON SIGN SHALL BE IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND CODES. SIGN APPROVAL PER BY SEPARATE PERMIT.
  9. ALL WORK WITHIN ROADWAY EASEMENTS & R/W SHALL CONFORM TO LOCAL STANDARDS. IF DISTURBED, ALL ASPHALT PAVEMENT, SIDEWALK &

- CURB & GUTTER AND ETC. TO BE REINSTALLED SHALL MATCH EXISTING WIDTHS, THICKNESS' & ETC.
10. CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STATE & LOCAL STANDARDS, PROCEDURES AND REGULATIONS WHILE WORKING WITHIN ROADWAY EASEMENTS & R/W OR WHEN WORK AFFECTS TRAFFIC FLOW OR SAFETY.
  11. ALL STREETS AND ROADWAYS ADJACENT TO PROJECT SHALL BE CLEANED OF DIRT AND DEBRIS AT THE END OF EACH DAY.
  12. ALL ASPHALT PAVEMENT, SIDEWALK & CURB & GUTTER AND ETC. TO BE REINSTALLED SHALL MATCH EXISTING WIDTHS, THICKNESS' & ETC.
  13. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. IF ANY UTILITY LINES ARE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY

- INES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.
14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
  15. BEFORE CONSTRUCTION, THE CONTRACTOR SHOULD CONTACT KY 811.
  16. THE CONTRACTOR SHALL NOT SCALE FROM THESE PLANS FOR FIELD SURVEY LOCATIONS.
  17. THE ENGINEER SHALL PROVIDE DIGITAL INFORMATION TO THE CONTRACTOR IN THE FORM OF AN AUTOCAD FILE FOLLOWING THE CONTRACTOR SIGNING A INDEMNIFICATION/WAIVER FORM.
  18. IF GPS EQUIPMENT SHALL BE UTILIZED BY THE CONTRACTOR, HE SHALL BE RESPONSIBLE FOR ALL FEES RELATED TO ESTABLISHING THE CONTROL HE OR SHE REQUIRES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL VERTICAL AND HORIZONTAL CONTROL INCLUDING BENCHMARKS. IF ANY WORK PERFORMED IS IN ERROR DUE TO INCORRECT CONTROL IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
  19. ALL BENCHMARKS ESTABLISHED AND INCLUDED ON THE PLANS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THEIR USE DURING CONSTRUCTION. IF ANY WORK PERFORMED IS IN ERROR DUE TO INCORRECT DATUM IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EXISTING IMPROVEMENTS THAT NEW CONSTRUCTION SHALL ABUT OR CONNECT TO. THIS SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING BUILDINGS, EDGE OF PAVEMENTS, CURBS AND GUTTERS, STORM SEWER, FENCES, WALLS AND ETC.

**BURIED UTILITIES NOTE**  
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT KENTUCKY 811 @ 811 OR 1-800-752-6007 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.



**CLIENT**  
FALCONITE REAL ESTATE HOLDINGS, LLC  
2960 OLIVET CHURCH ROAD  
PADUCAH, KY 42001

**OWNER**  
FALCONITE REAL ESTATE HOLDINGS, LLC  
2960 OLIVET CHURCH ROAD  
PADUCAH, KY 42001

**PROPERTY ADDRESS:** U.S. HIGHWAY 60 WEST  
PADUCAH, McCRACKEN COUNTY, KENTUCKY

**SOURCE OF TITLE:** D.B. 1314, PAGE 456

**BUILDING SUMMARY:** 17,825 S.F.

**UTILITY LOCATIONS SHOWN WERE TAKEN FROM TOPOGRAPHIC SURVEY. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE, AND UNMARKED UNDERGROUND UTILITIES MAY BE PRESENT. CONTACT UTILITY OWNERS PRIOR TO CONSTRUCTION.**

**PARKING DATA:**  
10' X 20' SPACE: (ON-SITE) 80 STANDARD SPACES  
\* (OFF-SITE) 15 STANDARD SPACES  
4 HANDICAP SPACES

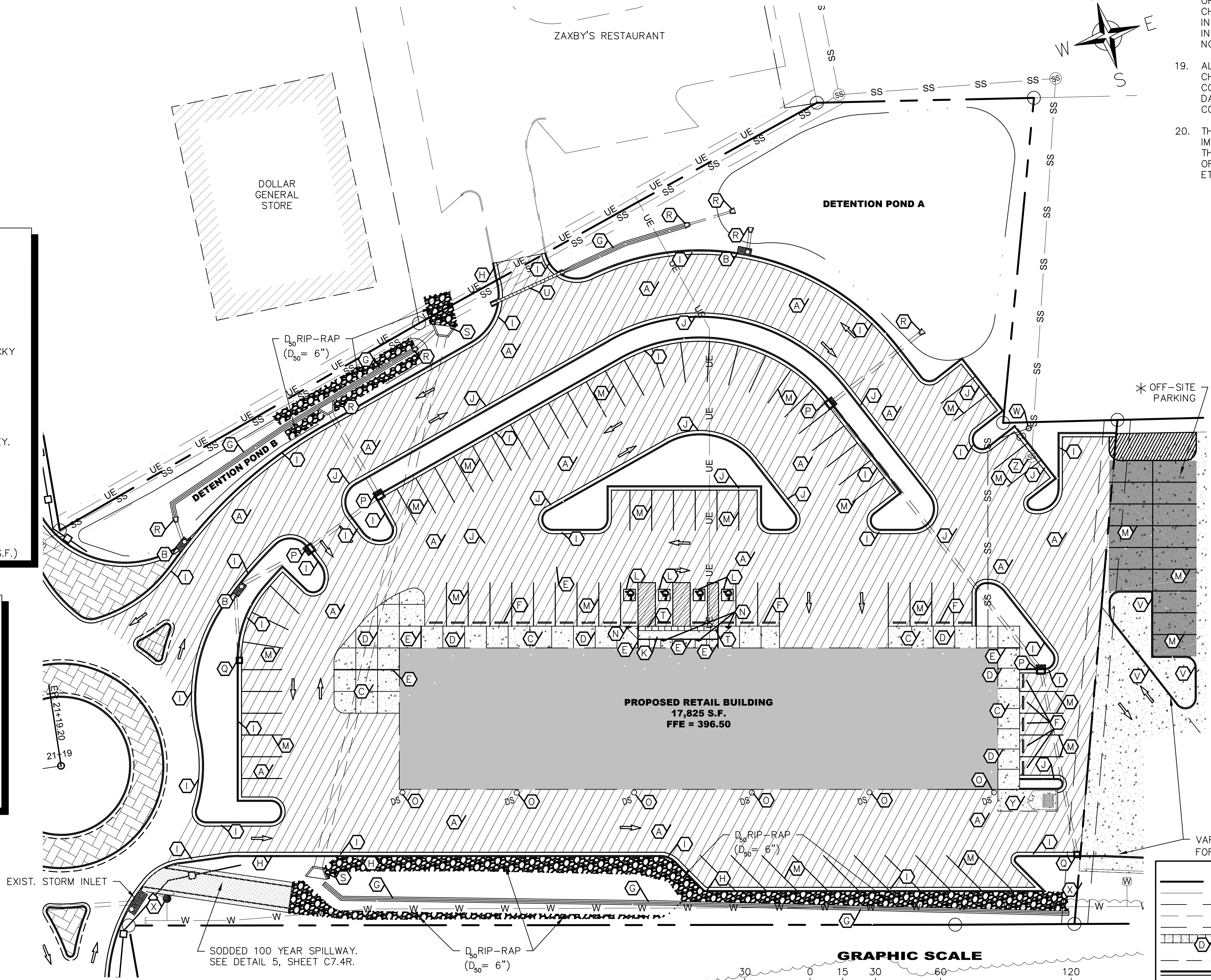
**TOTAL PARKING PROVIDED** 99 TOTAL SPACES  
**MINIMUM REQUIRED** 72 SPACES (RETAIL-4 SPACES/ 1000 S.F.)

**ZONING INFORMATION:**  
THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "C"  
ZONE "C" = COMMERCIAL  
**MINIMUM YARD REQUIREMENTS:**  
1. FRONT YARD: 50 FEET  
2. SIDE YARD: 8 FEET  
3. REAR YARD: 25 FEET

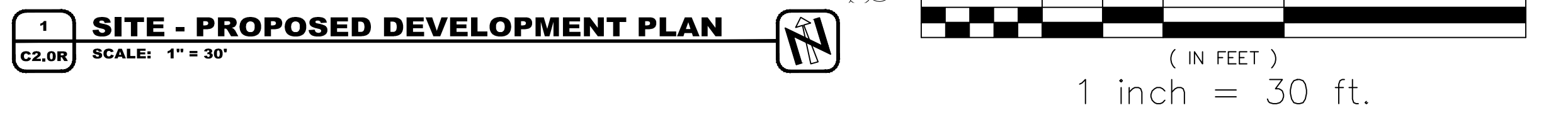
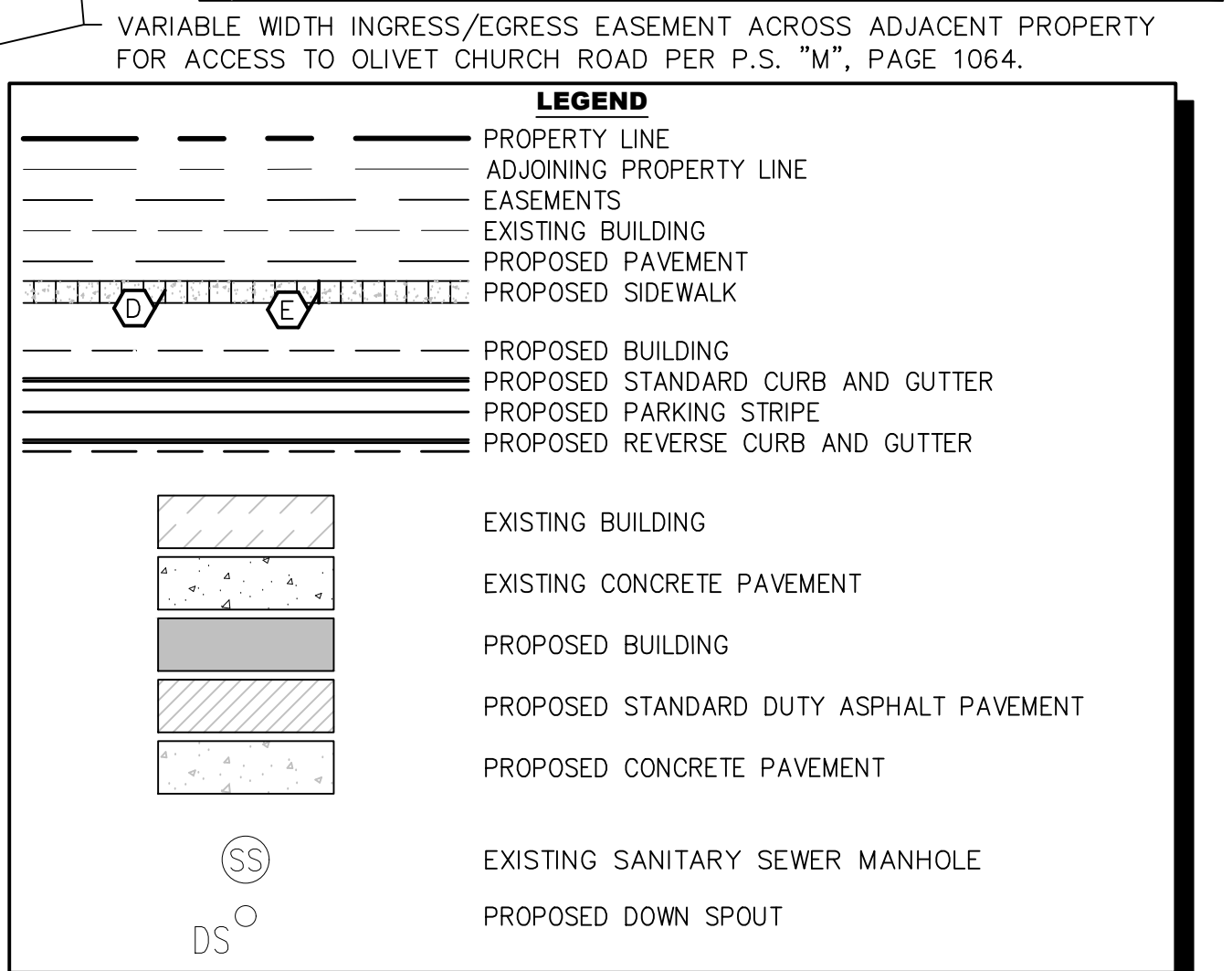
**MINIMUM AREA REQUIREMENTS:**  
1. MINIMUM LOT AREA: 7,500 SQ. FT.  
2. MINIMUM LOT WIDTH: NONE

**SCREENING REQUIREMENT:**  
1. WHERE A COMMERCIAL ZONE ABUTS A "UR" OR "RR" ZONE OR RESIDENTIAL PROPERTY, PERIMETER SCREENING, AS APPROVED BY THE ZONING ADMINISTRATOR, SHALL BE REQUIRED.

**FLOOD ZONE INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 21145C0129F, DATED NOVEMBER 2, 2011.



- SITE PLAN KEY NOTES:**
- \* ALL KEY NOTES ARE FOR PROPOSED ITEMS. SEE SITE DETAIL SHEETS FOR SPECIFIC DETAILS OF CONSTRUCTION
  - (A) INSTALL STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 1, SHEET C7.0.
  - (B) INSTALL CURB BOX INLET TYPE A (MODIFIED). SEE DETAIL 2, SHEET C7.2.
  - (C) INSTALL CONCRETE SIDEWALK. SEE DETAIL 3, SHEET C7.0.
  - (D) INSTALL TOOLED CONTROL JOINT. SEE DETAIL 5, SHEET C7.0.
  - (E) INSTALL EXPANSION JOINT. SEE DETAIL 6, SHEET C7.0.
  - (F) INSTALL CURB STOP. SEE DETAIL 7, SHEET C7.0.
  - (G) INSTALL CONCRETE DRAINAGE SWALE. SEE DETAIL 8, SHEET C7.0.
  - (H) INSTALL CURB OPENING. SEE DETAIL 9, SHEET C7.0.
  - (I) INSTALL LIP CURB & GUTTER. SEE DETAIL 10, SHEET C7.0.
  - (J) INSTALL REVERSE SLOPE LIP CURB & GUTTER. SEE DETAIL 11, SHEET C7.0.
  - (K) INSTALL ACCESSIBLE SIDEWALK RAMP. SEE DETAIL 12, SHEET C7.0.
  - (L) INSTALL ACCESSIBLE PARKING STRIPING. SEE DETAIL 13, SHEET C7.0.
  - (M) INSTALL PARKING STRIPING. SEE DETAIL 14, SHEET C7.0.
  - (N) INSTALL HANDICAP PARKING SIGN. SEE DETAIL 1, SHEET C7.1.
  - (O) PROPOSED DOWNSPOUTS. PROVIDE SPLASH BLOCKS AT EACH DOWNSPOUT. SEE ARCHITECTURAL PLANS.
  - (P) INSTALL 36 x 36 CURB INLET. SEE DETAIL 3, SHEET C7.1.
  - (Q) INSTALL 24 x 24 CURB INLET. SEE DETAIL 4, SHEET C7.1.
  - (R) INSTALL PRECAST CONCRETE HEADWALL. SEE DETAIL 1, SHEET C7.2.
  - (S) INSTALL PIPE CULVERT HEADWALL. SEE DETAIL 1, SHEET C7.3.
  - (T) INSTALL DETECTABLE WARNING MAT. SEE DETAIL 3, SHEET C7.2.
  - (U) 12" WIDE TRENCH DRAIN w/ NEENAH R-4999-DX HEAVY DUTY TRENCH FRAME & GRATE. SEE DETAIL 4, SHEET C7.2.
  - (V) INSTALL CONCRETE HEADER CURB. SEE DETAIL 5, SHEET C7.2.
  - (W) INSTALL SANITARY SERVICE LATERAL WITH CLEANOUT. SEE DETAIL 1, SHEET C7.4R.
  - (X) PROPOSED HYDRANT AND WATER LINE EXTENSION TO BE DESIGNED AND INSTALLED BY DEVELOPER. SEE UTILITY PLAN SHEET C6.0.
  - (Y) INSTALL CONCRETE DUMPSTER PAD. SEE DETAIL 4, SHEET C7.4R.
  - (Z) ENCLOSURE TO BE FURNISHED & INSTALLED BY OWNER. EXISTING MANHOLE. ADJUST LID TO MATCH PROPOSED GRADE.



**1 SITE - PROPOSED DEVELOPMENT PLAN**  
C2.0R SCALE: 1" = 30'

**BENCHMARK INFORMATION:**  
NOTE: ELEVATIONS ARE BASED FROM U.S.G.S. DATUM (NAVD 88)  
BM ARROW ON DARLING FIRE HYDRANT ON NORTH SIDE OF DOLLAR GENERAL STORE  
ELEVATION = 389.24

**CERTIFICATE OF OWNERSHIP**  
"I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT."  
OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NO.: 16278	DATE: OCTOBER 2016
DRAWN BY: DRC	CHECKED BY: BTR
REV. DESCRIPTION	BY DATE
1	DRAINAGE & PARKING REVISIONS DRC 1/10/17

**BACON | FARMER | WORKMAN**  
ENGINEERING & TESTING, INC.  
590 SOUTH STREET 405 MARKHAM SQUARE  
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**BFW**  
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SITE - PROPOSED DEVELOPMENT PLAN  
U.S. HIGHWAY 60 WEST  
PADUCAH, McCRACKEN COUNTY, KENTUCKY  
FALCONITE DEVELOPMENT

SHEET  
**C2.0R**