

CONSTRUCTION NOTES:

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS SHOWN OTHERWISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.

ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.

ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" OF COVER SHALL BE CONCRETE ENCASED.

ALL DITCH INTERSECTIONS SHALL BE CONCRETE PAVED WITH A MINIMUM RADIUS OF 5' AND SHALL BE 4" THICK, SHALL EXTEND 15' DOWNSTREAM, 5' UPSTREAM, AND 10' EACH WAY AT ALL CHANGES IN DITCH ALIGNMENT EXCEEDING 15' AND ELSEWHERE AS SHOWN ON THE PLANS.

RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.

FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JEFFERSON COUNTY FIRE SAFETY PROGRAM.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.

DENSE GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.

ASPHALT CONCRETE SHALL BE CLASS I, TYPE A, COMPACTED DEPTH AS SHOWN ON PLANS.

ALL SUBGRADES SHALL BE COMPACTED TO 94% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.

TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

ALL DITCHES AND SWALES SHALL BE SODDED TO A MINIMUM DEPTH OF 12".

THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE.

THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.

A CORPUS OF ENGINEERS WETLANDS DETERMINATION HAS BEEN REQUESTED.

NO SANITARY SEWERS ARE AVAILABLE TO THIS SITE. SUBJECT TO HEALTH DEPARTMENTS APPROVAL.

RIGHT OF ENTRY WILL BE OBTAINED FROM THE BROWN'S BEFORE CONSTRUCTION.

THIS PROPERTY CONTAINS 1.45 ACRES.
THIS PROPERTY IS ZONED C-1.

LANDSCAPING SUMMARY:

| | |
|-------------------------------|---------------|
| TOTAL PROJECT AREA | 62,980 SQ.FT. |
| PROJECT AREA GREENSPACE | 35,241 SQ.FT. |
| VEHICULAR USE AREA | 17,275 SQ.FT. |
| REQUIRED INTERIOR LANDSCAPING | 864 SQ.FT. |
| PROVIDED INTERIOR LANDSCAPING | 1,481 SQ.FT. |

PARKING SUMMARY:

| | |
|-------------------------|----------------------------------|
| PRODUCE MARKET | 1 SPACE/1,500 SQ.FT. OF LOT AREA |
| PARKING SPACES REQUIRED | 42 |
| PARKING SPACES PROVIDED | 46 INCL 2 HC |

UTILITY PROTECTION NOTE:

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER, BUO PHONE 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

EROSION CONTROL:

SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES PER THE EPA'S 1982 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE INSTALLED AS DIRECTED BY MSD OR THE STATE DIVISION OF WATER.

STORMWATER NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

DOWNSTREAM DRAINAGE ANALYSIS MAY BE REQUIRED FOR DETERMINATION OF SYSTEM CAPACITY. IF REQUIRED, RUNOFF WILL BE LIMITED TO CAPACITY OF RECEIVING SYSTEM OR PRE-DEVELOPED LEVELS (WHICHEVER IS MOST RESTRICTIVE).

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

C-1 ZONING

C-N ZONING

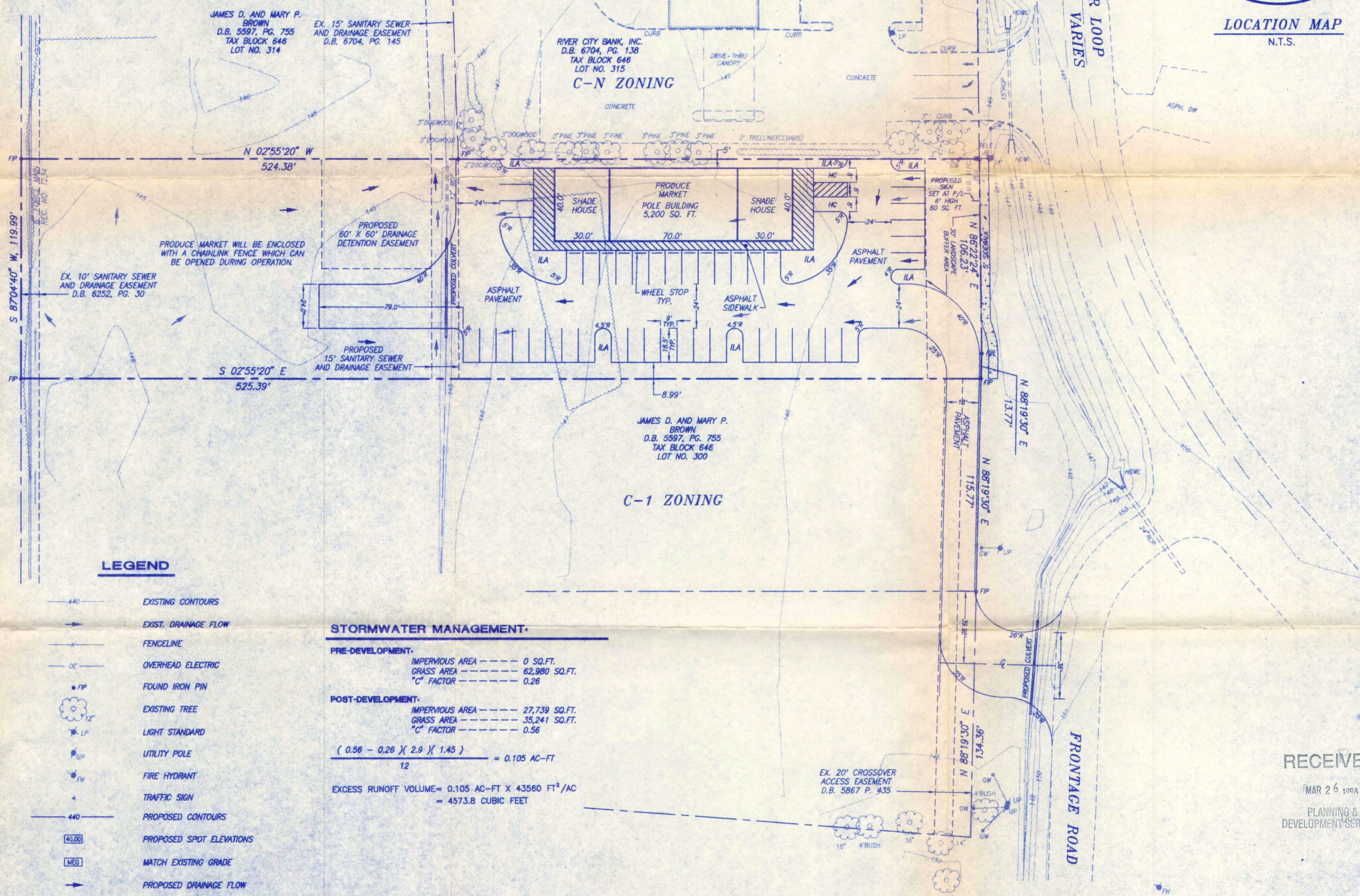
C-1 ZONING

RICK FUTCH AND JACK FUTCH
D.B. 8400, PG. 104
TAX BLOCK 646
LOT NO. 45

JAMES D. AND MARY P. BROWN
D.B. 5597, PG. 755
TAX BLOCK 646
LOT NO. 314

RIVER CITY BANK, INC.
D.B. 6704, PG. 138
TAX BLOCK 646
LOT NO. 315

JAMES D. AND MARY P. BROWN
D.B. 5597, PG. 755
TAX BLOCK 646
LOT NO. 300



LEGEND

- 440 --- EXISTING CONTOURS
- EXIST. DRAINAGE FLOW
- FENCELINE
- 0E --- OVERHEAD ELECTRIC
- FP FOUND IRON PIN
- 12" EXISTING TREE
- LP LIGHT STANDARD
- UP UTILITY POLE
- FH FIRE HYDRANT
- ▲ TRAFFIC SIGN
- 440 --- PROPOSED CONTOURS
- 40.00 PROPOSED SPOT ELEVATIONS
- MEG MATCH EXISTING GRADE
- PROPOSED DRAINAGE FLOW

STORMWATER MANAGEMENT:

PRE-DEVELOPMENT:
IMPERVIOUS AREA ----- 0 SQ.FT.
GRASS AREA ----- 62,980 SQ.FT.
"C" FACTOR ----- 0.26

POST-DEVELOPMENT:
IMPERVIOUS AREA ----- 27,739 SQ.FT.
GRASS AREA ----- 35,241 SQ.FT.
"C" FACTOR ----- 0.56

$(0.56 - 0.26) \times 2.9 \times (1.45) = 0.105 \text{ AC-FT}$

EXCESS RUNOFF VOLUME = 0.105 AC-FT X 43560 FT²/AC = 4573.8 CUBIC FEET

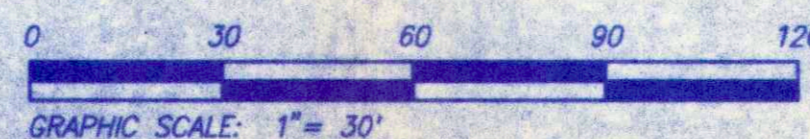
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN AND SURVEY WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAN MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.



DEVELOPER
GREG A. MELTON AND DONNA J. SKAGGS
7513 S. WATTERSON TRAIL
LOUISVILLE, KENTUCKY 40291

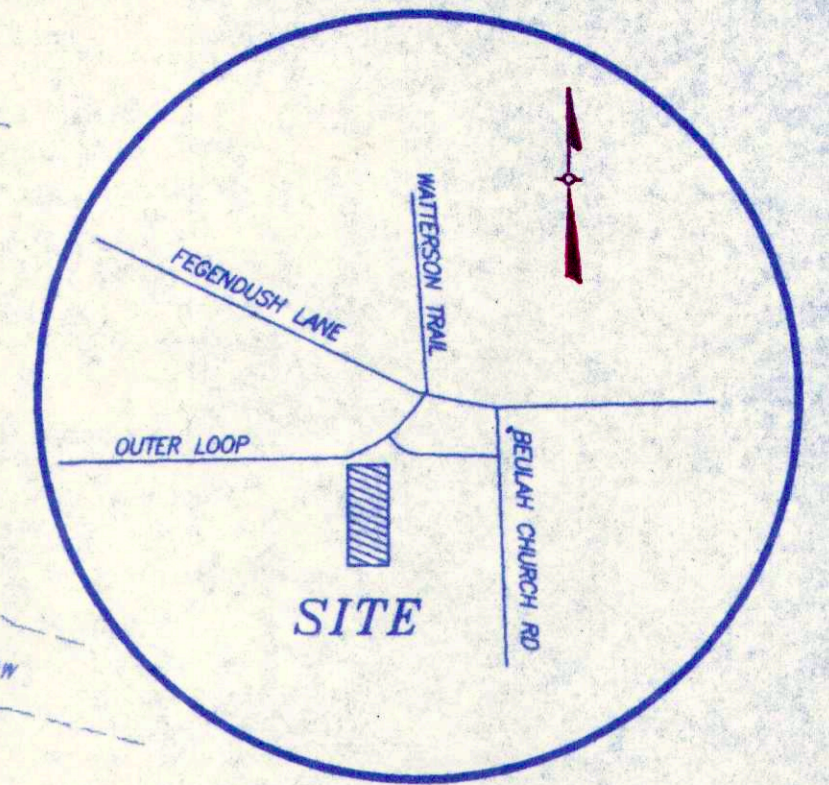
DUNAWAY ENGINEERING, INC.
3046 HUNSINGER LANE
LOUISVILLE, KENTUCKY 40220
454-3357 454-3455



| | |
|-----------|---------------------|
| REVISIONS | SCALE: 1" = 30' |
| | DRWN: AD/DPA |
| | CKD: RWD/MAB |
| | DATE: MAR. 25, 1998 |

DETAILED DISTRICT DEVELOPMENT PLAN
FOR
JIGGS PRODUCE MARKET
OWNER
GREG A. MELTON AND DONNA J. SKAGGS
7718 OUTER LOOP
LOUISVILLE, KENTUCKY 40228

| |
|-----------------|
| JOB #: 01398A |
| NO. 1 |
| SHEETS IN SET 1 |



LOCATION MAP
N.T.S.

RECEIVED

MAR 26 1998

PLANNING & DEVELOPMENT SERVICES

9-11-97