



**GENERAL NOTES**

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL STORMWATER MANAGEMENT DEVICES, BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- SIDEWALK AND HANDICAP ACCESS SHALL COMPLY WITH THE LATEST ADA REGULATIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE HENDERSON CITY-COUNTY SUBDIVISION REGULATIONS AND SPECIFICATIONS.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC. SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL, COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS AREAS FOLLOWS:  
 PRATT AND LAMBERT TRAFFIC PAINT  
 SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING  
 4-PART B29 SERIES  
 GLIDDEN ROMARK TRAFFIC PAINT  
 PPG ZONE AND TRAFFIC MARKING PAINT

REVISIONS


**HENDERSON WATER UTILITY**  
**COMMONWEALTH DRIVE**  
**HENDERSON, KY 42420**

**ACES**  
 ARNOLD CONSULTING  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 1338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 786-9445

JOB NUMBER: 20-1853-L  
 DATE: 3-29-2021  
 SCALE: 1" = 40'  
 DRAWN: C. WICKER  
 CHECKED: B. ZACKERY  
 FILE PATH:  
 2:SITEDEV2 - SITE LAYOUT



**C2**  
 SITE LAYOUT

**ASPHALT SHOULDER REPLACEMENT**  
 TYPICAL SECTION  
 2" CL2 INTERMEDIATE/BINDER SURFACE  
 6" CL2 ASPHALT BASE (2 - 3" LIFTS)  
 6" COMPACTED DGA

**IF UNACCEPTABLE SUBGRADE IS ENCOUNTERED DURING CONSTRUCTION OF DRIVEWAYS AND SHOULDERS WITHIN ROW, CONTRACTOR IS REQUIRED TO OVER EXCAVATE AND REMOVE UNACCEPTABLE SUBGRADE TO A DEPTH OF 12" AND REPLACE WITH NO. 3 STONE ON GEOTEXTILE FABRIC**

**DEVELOPMENT SUMMARY**

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	M-1: LIGHT INDUSTRIAL	M-1: LIGHT INDUSTRIAL
TOTAL SITE AREA	N/A	6.00 AC. +/- 261,360 SQ. FT. +/-
LOT COVERAGE	N/A	2.96 AC. +/- 128,737 SQ. FT. +/-
BUILDING SETBACKS	FRONT (SOUTH): 50.0' SIDE (EAST): 00.0' SIDE (WEST): 00.0' REAR (NORTH): 00.0'	FRONT (SOUTH): 52.9' SIDE (EAST): 12.0' SIDE (WEST): 55.7' REAR (NORTH): 20.0'

PARKING	1 SPACE PER 2 EMPLOYEES (MAXIMUM SHIFT)	ADA SPACES: 4 SPACES STANDARD SPACES: 81 TOTAL SPACES PROVIDED: 85
DRAINAGE PLAN	YES	C3 SHEET
SITE ACCESS	PER CITY OF HENDERSON, KY	TWO ACCESS POINTS ONTO COMMONWEALTH DR.
<b>BUILDING SUMMARY</b>		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
BUILDING AREA	EXISTING: 20,000 S.F.	PROPOSED: 17,600 S.F. EXISTING: 20,000 S.F. TOTAL: 37,600 S.F.

**CONSTRUCTION LEGEND**

	HEAVY DUTY BITUMINOUS PAVEMENT		HANDICAP PARKING SIGN (VAN ACCESSIBLE)
	SIDEWALK WITH TURNDOWN EDGE		HANDICAP PARKING SIGN
	CONCRETE PAVEMENT		WHEEL STOP
	SIDEWALK		STANDARD CURB
	HANDICAP SYMBOL		DUMPSTER ENCLOSURE
	LIGHT DUTY BITUMINOUS PAVEMENT		PRIVACY FENCE

\*NOTES: ALL SITE LIGHTING SHALL BE CUIT OFF LUMINAIRE  
 THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.  
 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE INSTALLED AND INSPECTED.

OWNER:  
 RICHARD MORRIS & DAVID MORRIS  
 1383 COMMONWEALTH DR.  
 HENDERSON, KY 42420

