

# Proposal Request

**PR#:** 006  
**Project:** Valley Park Building  
**Date:** June 4, 2025

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LFUCG has requested that BMI Builds prepare a formal cost proposal (*COST INCREASE / TIME INCREASE*) to complete work associated with the following items. Please provide a labor/material breakdown for each item for review, if applicable.

*This proposal request does not indicate a notice-to-proceed for the work outlined below.*

## **PR #6A/B/C: SITE & PARKING IMPROVEMENTS**

There are several miscellaneous items which Parks & Recreation would like to address as part of this project, that currently are not included in the project scope-of-work. Below is an accounting of the items which they would like to address.

***See attached site drawing package for detailed information regarding the scopes of work outlined below.***

### Item A: Miscellaneous Site Improvements

1. Remove the existing asphalt at the upper parking lot.
2. Construct a new parking area per the attached drawings.
3. Construct a new sidewalk connecting outdoor patio slab to the new parking area.
4. Remove & replace the existing concrete entry aprons at the parking lot entrances/exits onto Cambridge Drive.

### Item B: Lower Parking Lot Improvements

1. Remove & replace the existing concrete entry aprons at the parking lot entrances/exits onto Cambridge Drive.
2. Construct a new concrete walk & stair connecting the covered patio area to the lower parking lot.
3. Construct miscellaneous sidewalks at the lower parking lot area.
4. Construct (11) new asphalt paved, angled parking spaces.
5. Remove portions of existing fence to accommodate new sidewalks and reinstall new fencing as shown.

June 4, 2025

Item C: Sealing & Striping

1. Seal and stripe the existing lower parking lots and drives.



DEMOLITION NOTES:

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF LFUGG AND KY DIVISION OF WATER.
- ALL WORK INSIDE KYTC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH KYTC STANDARDS.
- THE CONTRACTOR MUST OBTAIN THE LATEST ISSUES OF THE LFUGG ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND GENERAL SPECIFICATIONS. ALL CONSTRUCTION MUST CONFORM TO THESE DOCUMENTS.
- THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION. DAMAGE TO ANY EXISTING UTILITY IS TO BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
- PORTIONS OF THE VALLEY PARK SITE LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, NATIONAL FLOOD INSURANCE RATE MAP, FAYETTE COUNTY, PANEL 2100670116E, DATED MARCH 3, 2014. EXTENTS OF CONSTRUCTION SHOWN ON THIS PLAN DOES NOT LIE WITHIN THE FLOODPLAIN.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION. ANY UTILITY CHANGE EXPENSES SHALL BE THE CONTRACTORS RESPONSIBILITY.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BOTH HORIZONTALLY AND VERTICALLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL APPLICABLE UTILITY PROVIDERS PRIOR TO DEMOLITION TO ENSURE UTILITIES HAVE BEEN TURNED OFF.
- SHOULD THE CONTRACTOR ENCOUNTER HAZARDOUS MATERIALS ON SITE, WHICH HAVE NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP ALL WORK IN THE CONTAMINATED AREA AND REPORT THE CONDITION TO THE OWNER AND ARCHITECT / ENGINEER. REFER TO GEOTECHNICAL, ASBESTOS, ENVIRONMENTAL PHASE I & PHASE II REPORTS LOCATED IN THE SPECIFICATIONS FOR ADDITIONAL INFORMATION. NOTE: EXISTING VCT & MASTIC IN MULTI-PURPOSE ROOM SHALL BE ABATED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SECURITY. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AS REQUIRED.

DEMOLITION NOTES:

- SAWCUT AND REMOVE CONCRETE WALK/PAVEMENT AND BASE - DO NOT UNDERMINE EXISTING PAVEMENT TO REMAIN.
- SAWCUT AND REMOVE ASPHALT PAVEMENT AND BASE - DO NOT UNDERMINE EXISTING PAVEMENT TO REMAIN.
- REMOVE EXISTING STRIPING.
- REMOVE EXISTING CULVERT
- REMOVE EXISTING FENCE

SHEET NOTES:

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING CONCRETE PAVEMENT TO REMAIN.
- EXISTING UTILITIES TO REMAIN.
- EXISTING TREE/SHRUBS TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING LIGHT POLE TO BE RELOCATED

DEMOLITION LEGEND:

- DEMO ASPHALT PAVEMENT
- DEMO CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CONCRETE PAVEMENT TO REMAIN
- EXISTING ASPHALT SURFACE TO BE RESEALED AND STRIPED

PARK NOTES:

THIS IS AN EXISTING, OCCUPIED LFUGG PARK. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH LFUGG AS TO ALLOW THE PARK TO CONTINUE TO FUNCTION SAFELY THROUGHOUT CONSTRUCTION.

UTILITY NOTES:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

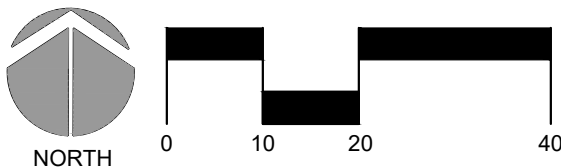
UNDERGROUND UTILITIES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



EX. CONDITIONS & SITE DEMOLITION PLAN

SCALE: 1"=30'-0"

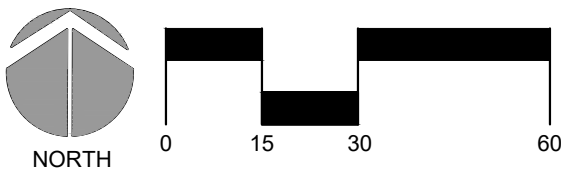


|           |       |  |                 |                |           |
|-----------|-------|--|-----------------|----------------|-----------|
| REVISIONS | 1) -- | LFUGG PARKS & RECREATION EXPANSION OF:<br><b>VALLEY PARK BUILDING</b><br>2077 CAMBRIDGE DR. - LEXINGTON, KY 40504  |                 |                |           |
|           |       | <b>johnson • early • architects</b><br>131 prosperous place, suite 19b • lexington, kentucky 40509<br>phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyjb@jearchitects.net |                 |                |           |
|           |       | <b>EX. CONDITIONS &amp; SITE DEMOLITION PLAN</b>   |                 |                |           |
|           |       | DATE<br>MAY 12, 2025   | DRAWN BY<br>JTS | CHECKED<br>JBE | REVISIONS |
|           |       | <b>SD-1</b>  |                 |                |           |
|           |       |  |                 |                |           |



## SITE IMPROVEMENT PLAN

SCALE: 1"=30'-0"



### GENERAL NOTES:

- ALL CONSTRUCTION METHODS MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH LFUGG SPECIFICATIONS AS WELL AS THE KENTUCKY TRANSPORTATION CABINET (KTC) DEPARTMENT OF HIGHWAYS SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST ADDITION, UNLESS OTHERWISE SPECIFIED. THE CURRENT KTC STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE OWNER PRIOR TO BEGINNING CONSTRUCTION FOR RECOMMENDATIONS ON OVER EXCAVATION IN BUILDING PAD AREAS, PAVEMENT DESIGNS, ETC.
- CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING STORM/SANITARY/GAS/WATER LINES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- WHEN MATCHING EXISTING BITUMINOUS ASPHALT PAVEMENTS, A TWO (2) INCH DEPTH SAW CUT SHALL BE MADE A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND MATERIAL AND THE ASPHALT MATERIALS SHALL BE PLACED TO FORM A WATERTIGHT JOINT.
- CONCRETE PAVING NOTE:
  - A. SCORING PATTERN IS TO BE PERPENDICULAR/PARALLEL TO PROPOSED BUILDING. MAXIMUM SPACING ON CONTROL JOINTS - 5'-0" O.C. MAXIMUM SPACING ON EXPANSION JOINTS - 40'-0".
  - B. EXPANSION JOINT MATERIAL (SELF LEVELING JOINT SEALANT) TO BE ADJACENT TO BUILDING AT ALL AREAS OF CONCRETE CONSTRUCTION. ALL COLD JOINTS AND ALONG ALL CURBS..
- ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH LFUGG SPECIFICATIONS.
- ALL ACCESSIBLE SITE FEATURES, INCLUDING SIGNAGE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR 4" WHITE PAINTED PARKING STRIPES, AND THAT WHICH IS REQUIRED FOR HANDICAP PARKING. REFER TO LFUGG TRAFFIC ENGINEERING STANDARDS FOR ALL THERMOPLASTIC PAVEMENT MARKINGS.
- CONTRACTOR TO COORDINATE FINAL DESIGN OF SIDEWALK STEPS, WALKWAYS, AND ACCESSIBLE RAMPS WITH ARCHITECT/OWNER.
- ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE.
- ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% CROSS SLOPE IN ANY DIRECTION.
- ALL ACCESSIBLE RAMPS SHALL HAVE A YELLOW TACTILE WARNING SURFACE (ARMOR-TILE, OR APPROVED EQUAL) PER "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION.
- THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION.
- EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL SIGNAGE TO BE COORDINATED WITH LFUGG STANDARDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY LOCATION IMPACTED BY CONSTRUCTION ACTIVITIES TO LIKE NEW CONDITION.

### SHEET NOTES:

- CONCRETE WALK PER DETAIL (SEE DETAIL SHEETS)
- BLUE 4" PARKING LOT STRIPING PER ADA STANDARDS
- 4" WHITE PARKING LOT STRIPING
- NEW LIGHT DUTY ASPHALT
- RESEAL AND STRIPE EXISTING PAVEMENT
- HANDICAP SIGN AND SYMBOL
- CONCRETE STAIRS (SEE DETAIL SHEET FOR MORE INFORMATION)
- DETECTABLE WARNING PANEL (PER DETAIL ON SHEET SD-6)



### UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

### EXISTING UTILITIES NOTE

ANY EXISTING UTILITIES TO REMAIN WHICH HAVE LIDS, VALVES, ETC AT FINISHED GRADE SHALL BE ADJUSTED TO MEET THE NEW PROPOSED GRADES. REFER TO THE GRADING PLAN FOR ADDITIONAL INFORMATION.

### SURVEY NOTE:

THESE PLANS DO NOT CONSTITUTE A BOUNDARY SURVEY AND ARE NOT INTENDED FOR LAND TRANSFER. THEY DO NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS SHEET IS FOR USE IN OBTAINING A BUILDING PERMIT.

### BENCHMARK

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM AND WERE DERIVED FROM A GPS SURVEY.  
SOURCE BENCHMARK: GPS CONTROL ON GPS-KY STATE PLANE COORDINATE SYSTEM. KY SINGLE ZONE.  
ENGINEER TO SUPPLY CONTRACTOR WITH BENCHMARKS AT CONTRACTOR'S DIRECTION.

### HATCH LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT

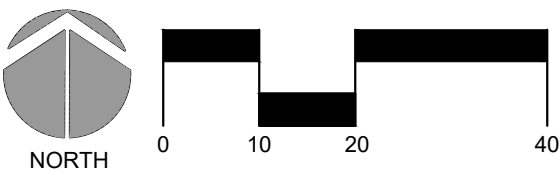
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|           |       | <b>johnson • early • architects</b><br>131 prosperous place, suite 19b • lexington, kentucky 40509<br>phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyjb@jearchitects.net |                 |                |           |
|           |       | <b>SITE IMPROVEMENT PLAN</b>   |                 |                |           |
|           |       | DATE<br>MAY 12, 2025   | DRAWN BY<br>JTS | CHECKED<br>JBE | REVISIONS |
|           |       | <b>SD-2</b>  |                 |                |           |





# SITE GRADING PLAN

SCALE: 1"=20'-0"



| EROSION CONTROL LEGEND |                                      |
|------------------------|--------------------------------------|
| SYMBOLS                | DESCRIPTION                          |
|                        | ① SILT FENCE                         |
|                        | ② ROCK CHECK DAM                     |
|                        | ③ DRAINAGE SWALE                     |
|                        | ④ CURB AND DROP BOX INLET PROTECTION |
|                        | ⑤ PIPE INLET PROTECTION              |
|                        | ⑥ CONCRETE WASH PIT                  |
|                        | ⑦ CONSTRUCTION ENTRANCE              |

## GENERAL NOTES:

- SEE BEST MANAGEMENT PRACTICES PLAN FOR ADDITIONAL EROSION CONTROL INFORMATION AND DETAILS.
- ALL UTILITIES TO REMAIN ARE TO BE PROTECTED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ALL UTILITIES TO BE REMOVED OR CAPPED TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND GOVERNING AGENCY HAVING JURISDICTION.
- ALL ITEMS TO BE REMOVED AND NOT BEING TURNED OVER TO OWNER TO BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL LANDFILL.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO THE REMOVAL OF DEMOLITION ITEMS.
- SPOT ELEVATIONS FOR BOTTOM OF CURB (BC) ARE AT THE GUTTER LINE. ADD 0.5' FOR TOP OF CURB UNLESS NOTED OTHERWISE.
- THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE NOT TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL AND SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE CONTRACTOR FOLLOWING INSPECTIONS.

## GRADING AND EROSION CONTROL NOTES:

- NO GRADING SHALL COMMENCE UNTIL THE SOIL EROSION CONTROL AND SILT CONTROL PLANS ARE APPROVED BY THE NECESSARY GOVERNING AUTHORITY AND A GRADING PERMIT IS OBTAINED BY THE CONTRACTOR. ANY REVISIONS OR CHANGES MUST BE APPROVED BY THE AGENCY OR ENTITY REGULATING THESE DOCUMENTS.
- PRIOR TO ANY GRADING, CONTRACTOR SHALL INSTALL ALL SILT CONTROL MEASURES. THIS INCLUDES ALL SILT FENCES, BASINS AND/OR ROCK BLANKETS. UPON COMPLETION OF THE CONSTRUCTION OF EROSION CONTROL MEASURES, REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STRUCTURES, AND KEEPING THEM FREE OF TRASH AND DEBRIS, THROUGHOUT THE DURATION OF THE PROJECT, INCLUDING THE BUILDING PHASE.
- IMMEDIATELY UPON COMPLETION OF SILT DAMS THE CONTRACTOR SHALL RESEED & MULCH BACK SLOPES WITH KY. D.O.T. MIXTURE NO. 1 (45% KY. 31 FESCUE, 7% CREEPING RED FESCUE, 7% RED TOP, 4% WHITE DUTCH CLOVER, 7% PERENNIAL RYEGRASS AND 30% ANNUAL RYEGRASS). ALL WORK TO BE IN CONFORMANCE WITH KENTUCKY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION MANUAL.
- SILT CHECKS SHALL COMPLY WITH DETAILS SHOWN ON THE BMP SHEET.
- SILT FENCES SHALL COMPLY WITH DETAILS SHOWN ON THE BMP SHEET.
- ALL SEEDING AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE 'KENTUCKY BEST MANAGEMENT PRACTICES MANUAL' UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING BY OTHER EQUIVALENT EROSION CONTROL AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THE PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- TOPSOIL STOCKPILES ARE TO BE SURROUNDED BY SILT FENCES, RESEEDING AND PLACED WHERE SOIL EROSION WOULD BE CONTROLLED BY THE SEDIMENT BASINS.
- SILT SHALL BE CLEANED OUT OF THE SILT CHECK DAMS WHEN AND AS NOTED ON PLANS OR AT THE INSPECTOR'S REQUEST.
- SILT FENCES SHALL BE CLEANED OUT AND REPAIRED WHEN THEY BECOME 1/3 FULL.
- AFTER EVERY RAIN IN EXCESS OF 0.5", SILT CHECK DAMS SHALL BE INSPECTED, CLEANED AND REPAIRED IF NECESSARY.
- IF GRADING OCCURS DURING WINTER MONTHS THE USE OF WINTER WHEAT SHOULD BE CONSIDERED.
- GEOTECHNICAL ENGINEER OR THEIR PERSONNEL SHALL INSPECT, TEST AND CERTIFY PAD CONSTRUCTION WHENEVER ANY WORK IS BEING PERFORMED.
- CONTRACTOR TO CONSTRUCT FILL IN A MAXIMUM OF 6" LIFTS BETWEEN COMPACTING WITH A MINIMUM OF 98% PROCTOR. THE FILL SHALL BE OF COMPACTED CLAY AND THE ENDS SHALL BE KEVED INTO GOOD CLAY MATERIAL.
- ALL SLOPES SHALL BE IN ACCORDANCE WITH APPROVED LFUGC STANDARDS.
- ALL AREAS STEEPER THAN 3:1 SHALL BE MULCHED AND STAKED AND/OR STAPLED INTO SOIL.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SILT CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION ENTRANCES AND PUBLIC STREETS FREE FROM MUD, DIRT, DEBRIS, ETC.
- THE CONTRACTOR SHALL SURROUND EACH STORM INLET WITH A SILT FENCE WITH WIRE BACKING THEN WITH STAKED HAY BALES. BAGS OR INSERTS MAY BE USED FOR DROP INLETS WITHIN PAVEMENT AREAS.
- CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION FOR UTILITY LOCATION.
- THE CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 50' X 20' IN SIZE, AND BE CONSTRUCTED WITH 6" OF NO. 2 STONE ON FILTER FABRIC IN ACCORDANCE WITH CHAPTER 4, SECTION 1 OF THE 'BEST MANAGEMENT PRACTICES' MANUAL. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES, AND BE INSPECTED DAILY TO INSURE THAT IT REMAINS FREE OF MUD AND DIPS AT LEAST 0.3' BELOW THE UPPER EDGE OF THE EXISTING ENTRANCE.
- SHOULD THE CONTRACTOR ENCOUNTER ROCK DURING EXCAVATION, THE ROCK SHALL BE REMOVED TO A MINIMUM OF 12 INCHES BELOW THE SUBGRADE.
- HANDICAP SIDEWALK RAMPS SHALL BE CONSTRUCTED PER ADA STANDARDS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION.
- PAVEMENT DESIGN TO BE PERFORMED BY A GEOTECHNICAL AND/OR STRUCTURAL ENGINEER. FOUNDATION DESIGN TO BE PERFORMED BY A STRUCTURAL ENGINEER.
- THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION.
- EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL STORM SEWER INLETS, BOTH EXISTING AND PROPOSED, DIRECTLY INTERCEPTING STORM WATER AS A RESULT OF THIS DEVELOPMENT SHALL BE EQUIPPED WITH INLET PROTECTION IN ACCORDANCE WITH THE BMP PLAN.
- NO GUTTER LINE OR DRAINAGE SWALE SHALL BE LESS THAN 0.50% SLOPE. CONTRACTOR RESPONSIBLE FOR ENSURING THAT THE SITE DRAINS PROPERLY. NO PONDING IS ALLOWED.
- SLOPE OF GUTTERS (PERPENDICULAR TO CURB) WITHIN THE SITE SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT TO ALLOW FOR PROPER DRAINAGE.
- MAX SIDE SLOPE IS TWO (2) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (2H:1V). GREATER THAN OR EQUAL TO 3H:1V SLOPES ARE DESIRED.
- SANITARY WASTE FACILITIES, CONCRETE WASHOUT, AND FUEL STORAGE (INCLUDING SECONDARY CONTAINMENT) SHALL BE LOCATED ON THESE PLANS ONCE IN PLACE.
- REFER TO THE KENTUCKY EROSION AND SEDIMENT CONTROL (EPSC) GUIDE AND THE LFUGC STORMWATER MANUAL FOR ADDITIONAL INFORMATION ON EROSION CONTROL.
- ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE.
- ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A 2.00% CROSS SLOPE IN ALL DIRECTIONS.
- ALL ACCESSIBLE RAMPS SHALL HAVE A TACTILE WARNING SURFACE (ARMOR-TILE OR APPROVED EQUAL) PER "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THE CONTRACTOR/BUILDER SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE.
- PROPOSED SPOT ELEVATIONS AND CONTOURS SHALL BE REVIEWED BY CONTRACTOR/DEVELOPER PRIOR TO GRADING ACTIVITIES TO ENSURE POSITIVE DRAINAGE. ANY ISSUES OR DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
- CONTOUR INTERVAL SHOWN IS 1'.

## SHEET NOTES:

- A** UNIFORMLY GRADE BETWEEN PROPOSED CONTOURS AND EXISTING CONTOUR GRADES TO REMAIN. EVENLY SMOOTH OUT GRADES TO AVOID ABRUPT CHANGES IN GRADE. WATER SHALL FLOW UNINTERRUPTED FROM NEWLY GRADED AREAS TO EXISTING UNCHANGED AREAS AND VICE VERSA.
- B** MEET AND MATCH EXISTING ELEVATIONS AT POINT OF TIE IN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT IMPROVEMENTS WILL BLEND SMOOTHLY INTO EXISTING FEATURES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



## KENTUCKY UNDERGROUND PROTECTION INC.

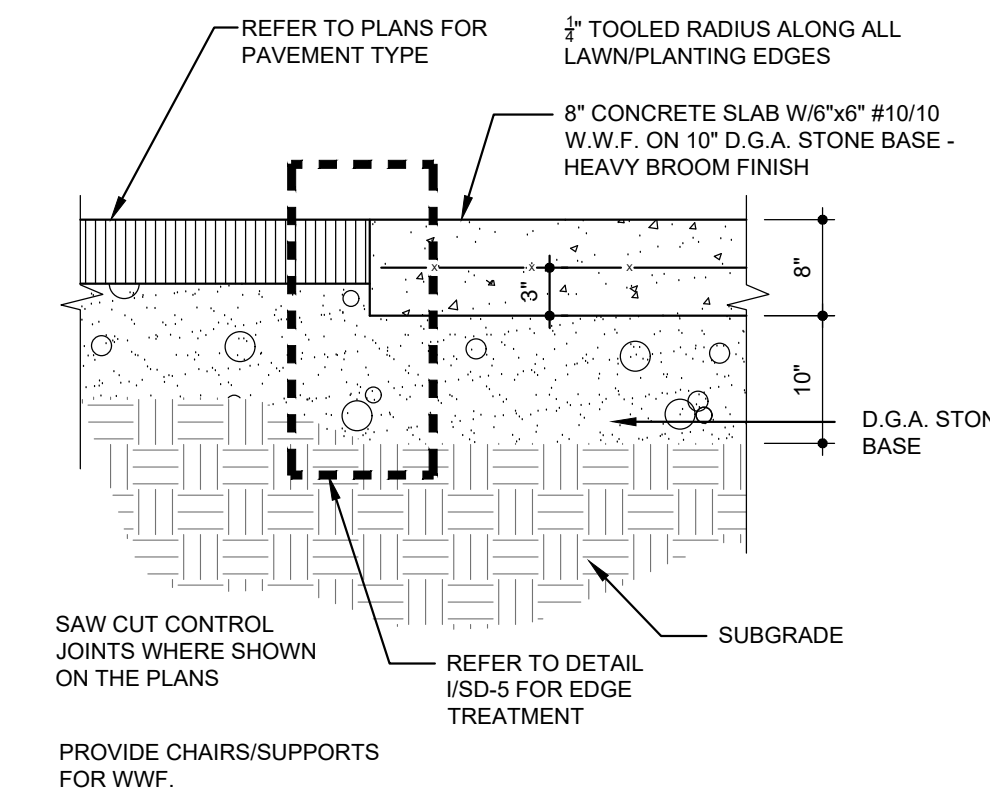
KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-752-6007 FOR A LOCATOR REQUEST. ANY ORGANIZATIONS THAT ARE NOT A PART OF KUP INC. SHALL BE CONTACTED INDIVIDUALLY.

## UTILITY NOTE:

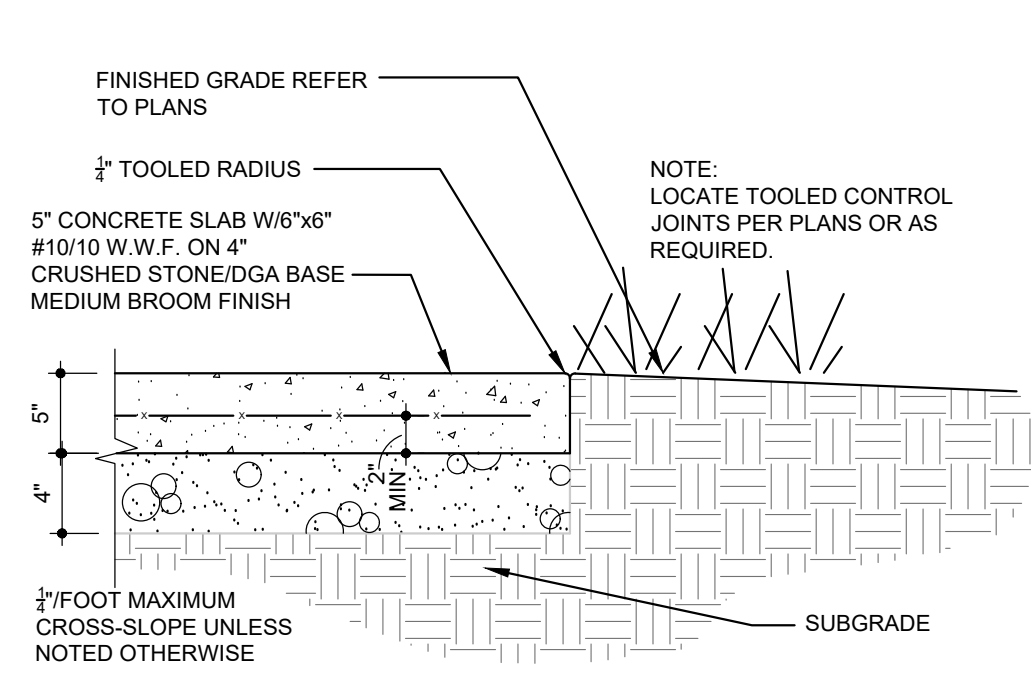
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## UNDERGROUND UTILITIES

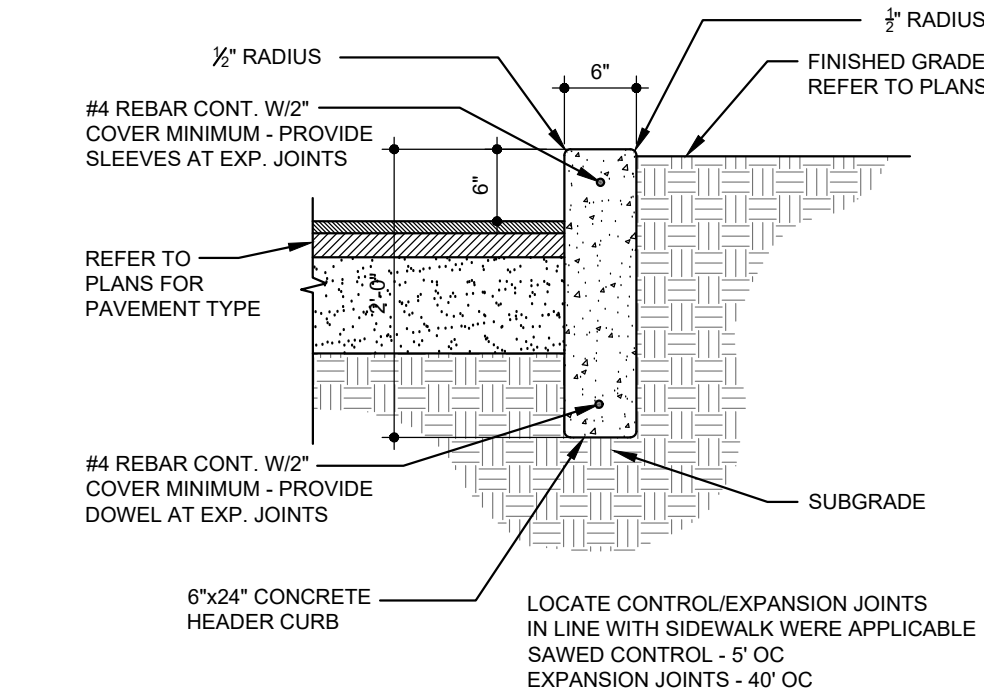
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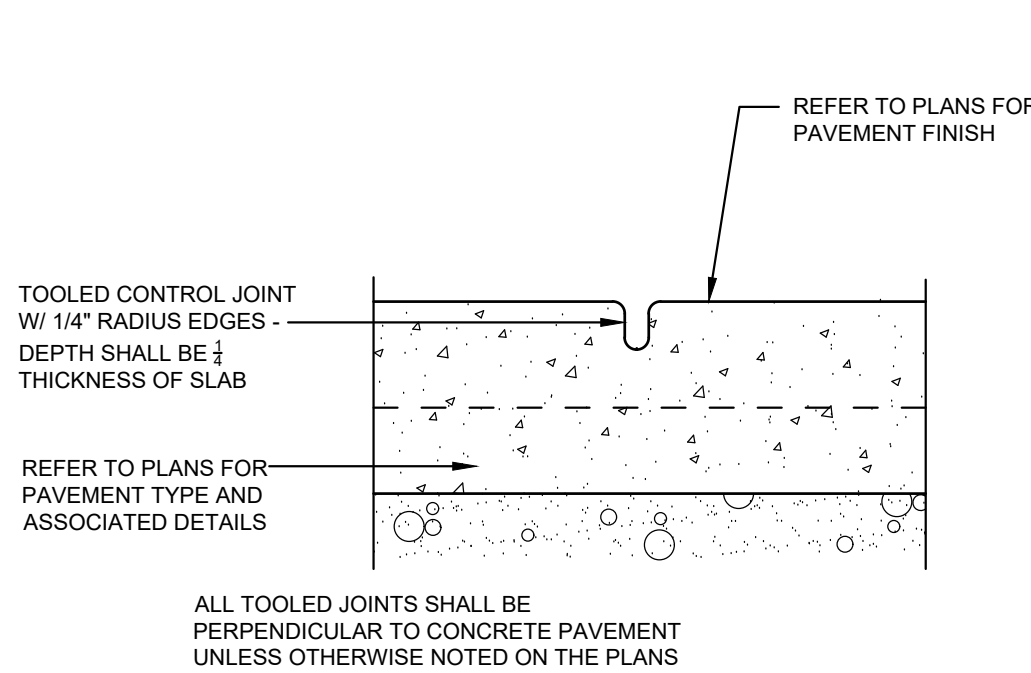
8" CONCRETE PVMT  
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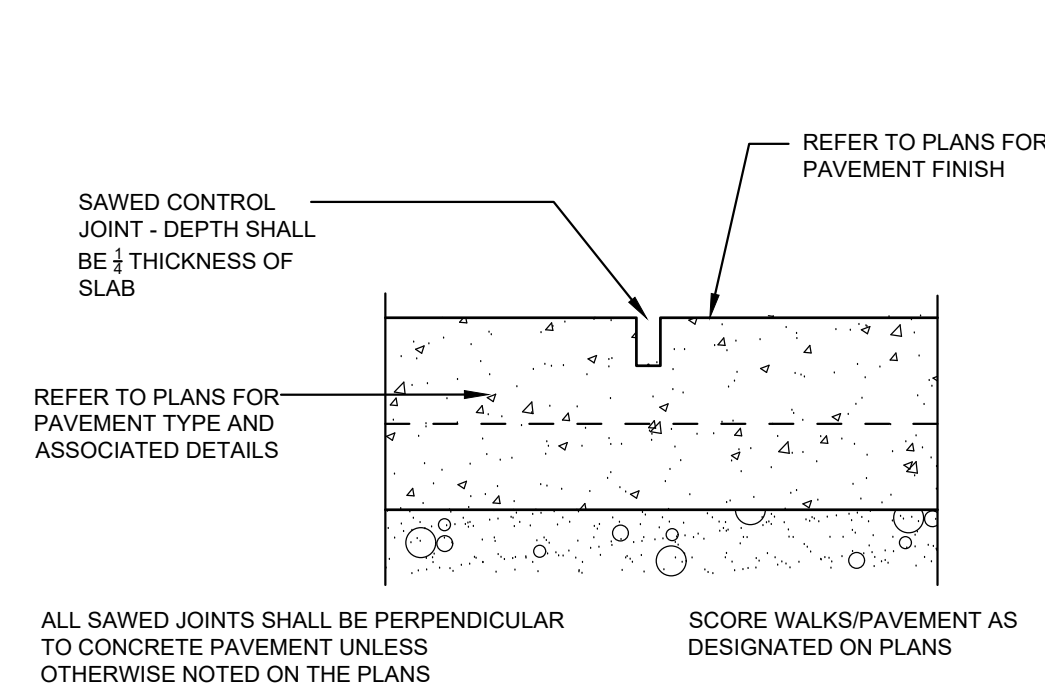
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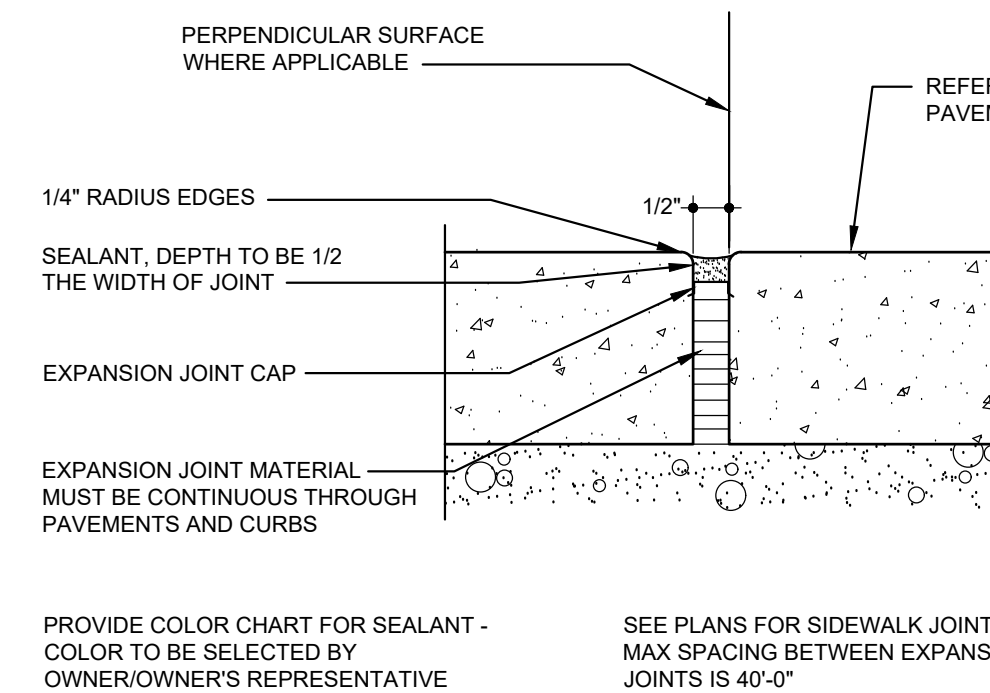
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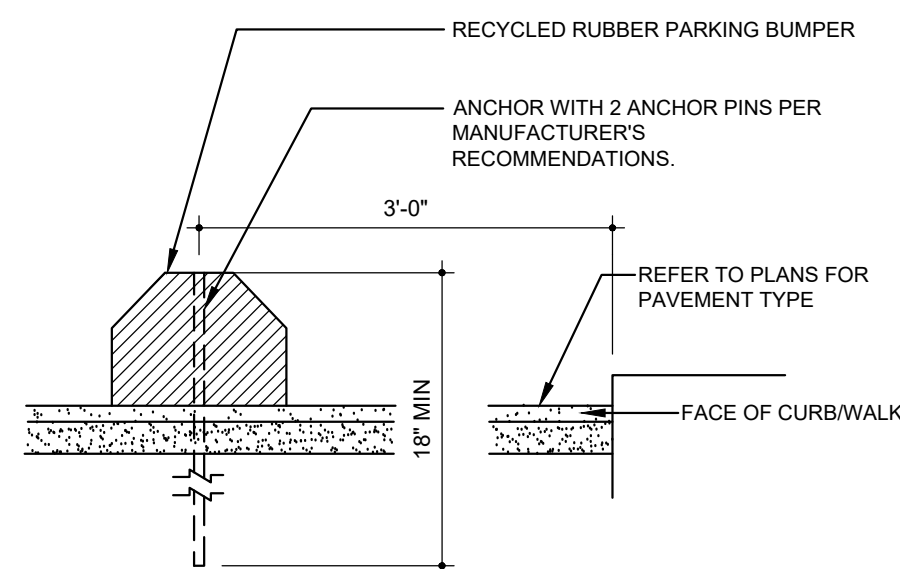
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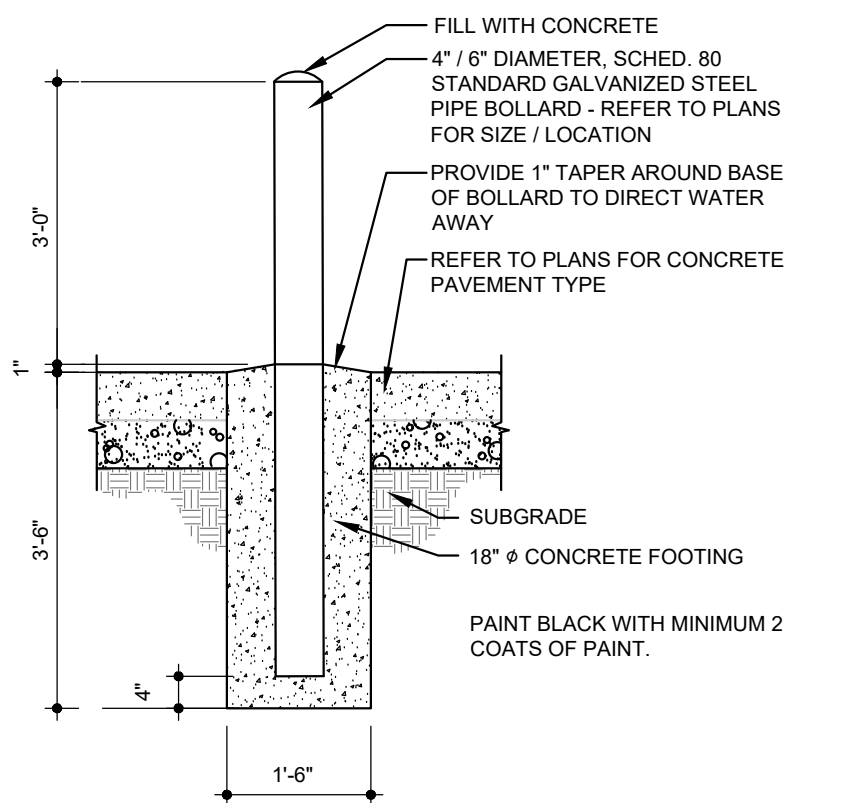
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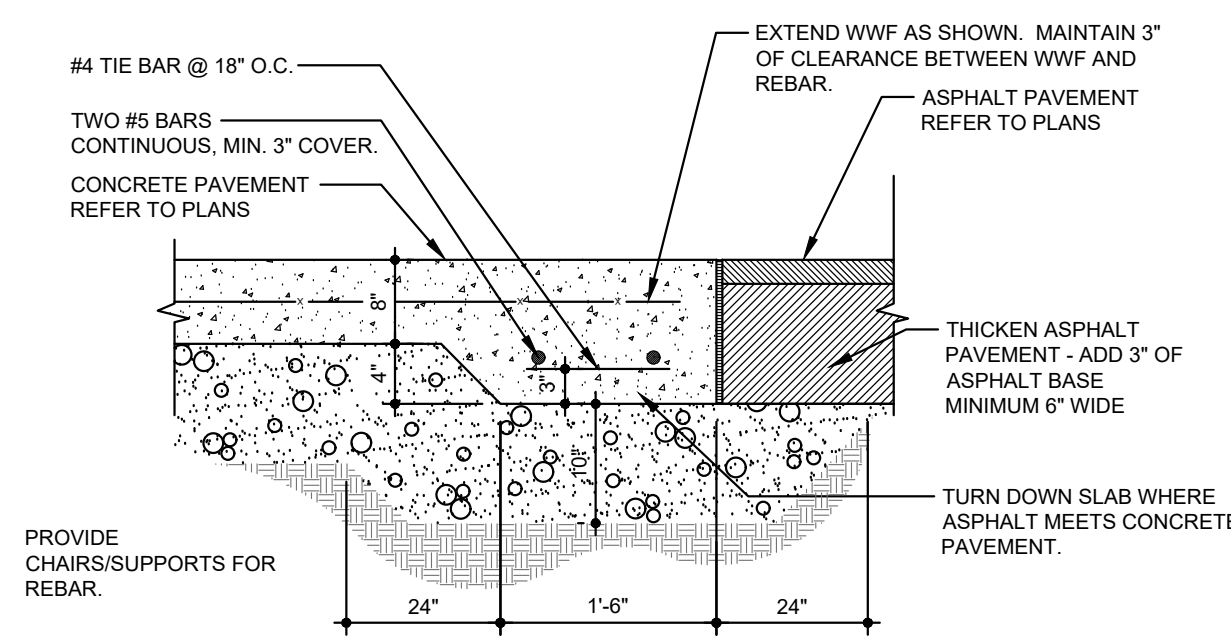
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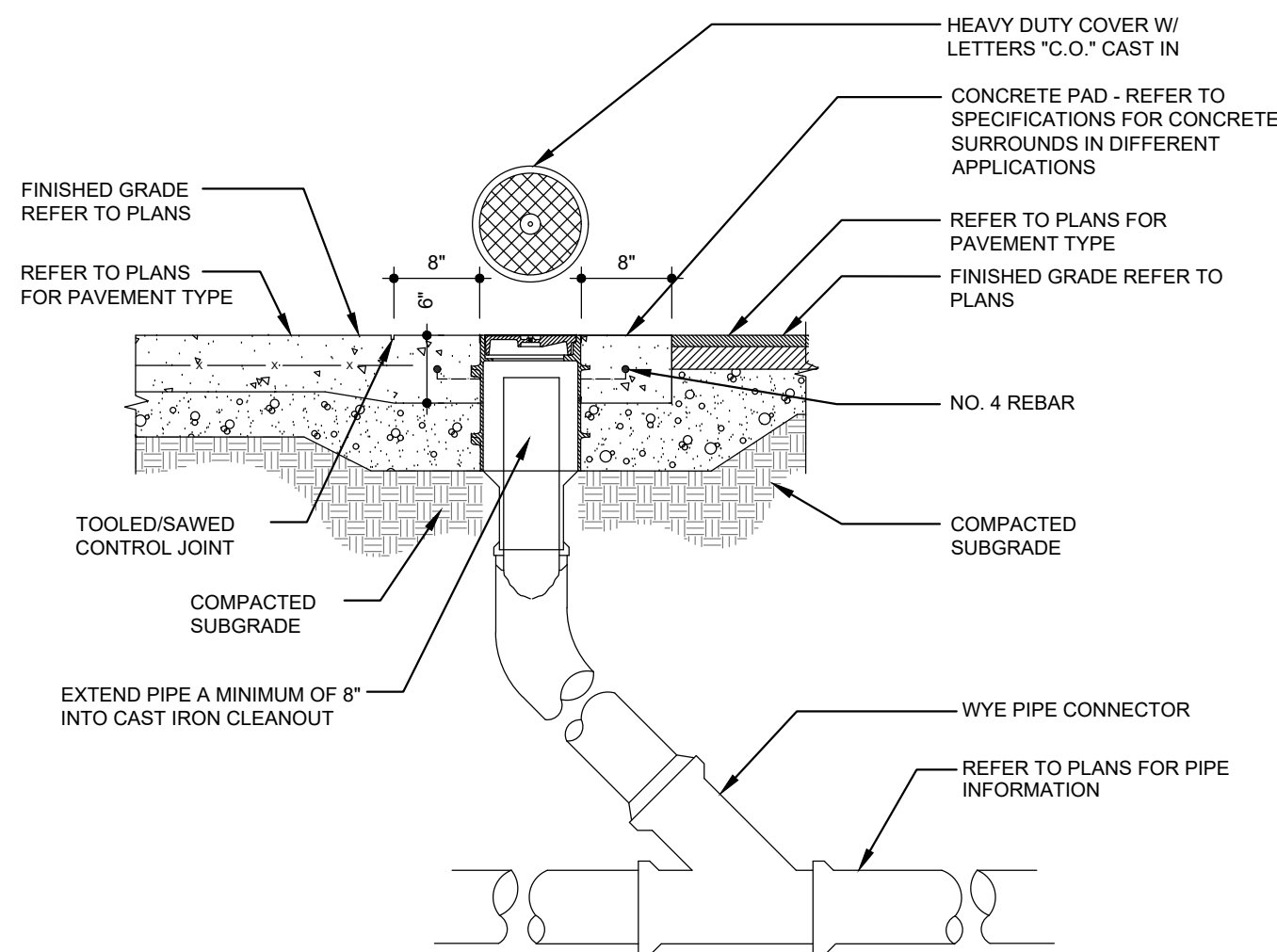
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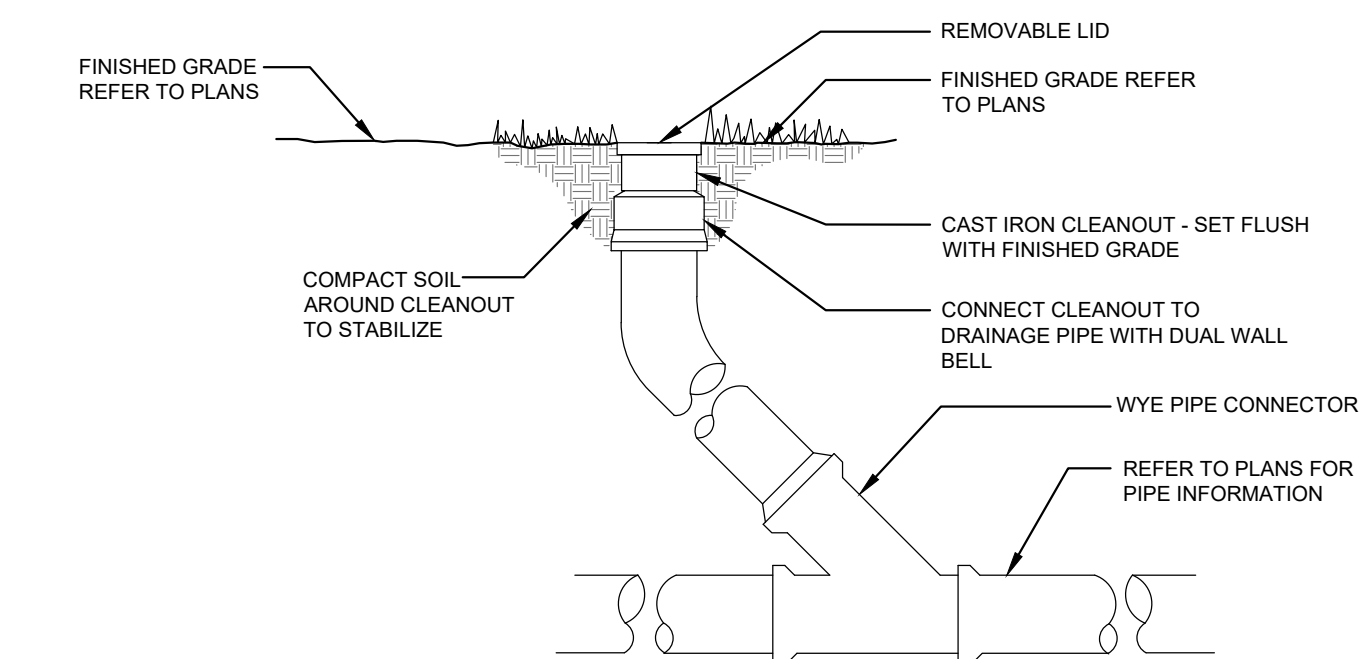
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SCALE: NOT TO SCALE



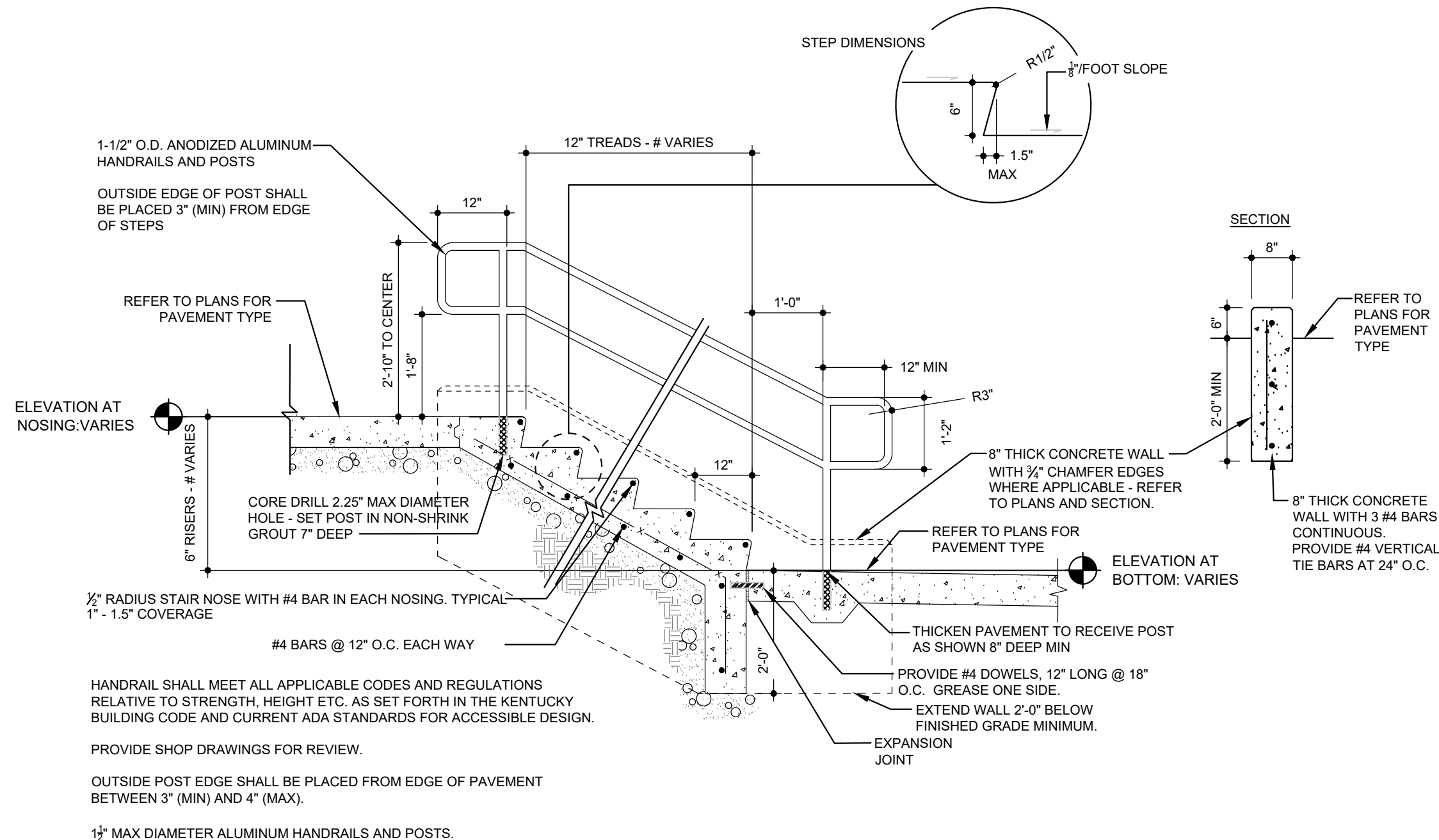
CONCRETE / ASPHALT SECTION  
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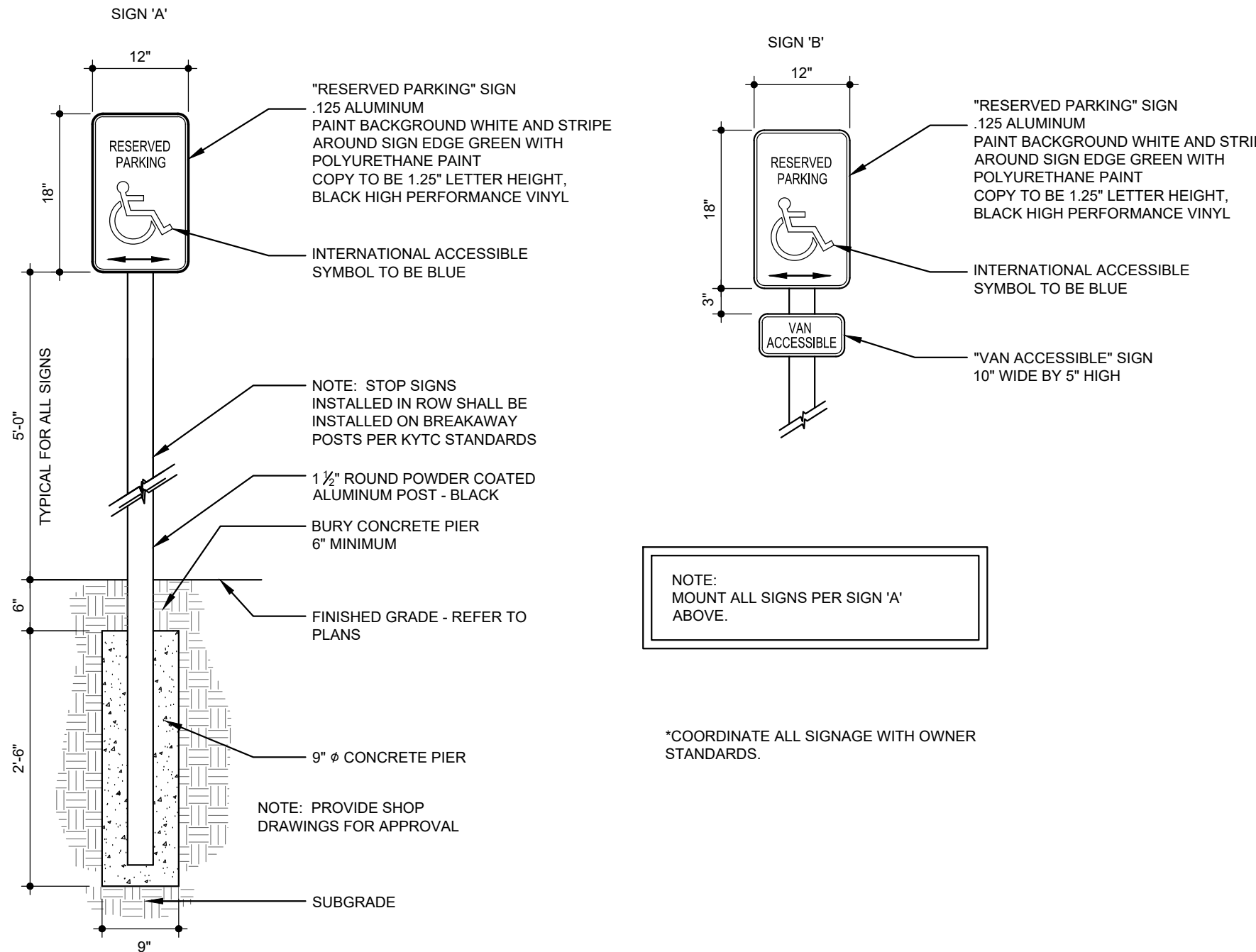
CLEAN OUT  
SCALE: NOT TO SCALE



CLEAN OUT  
SCALE: NOT TO SCALE

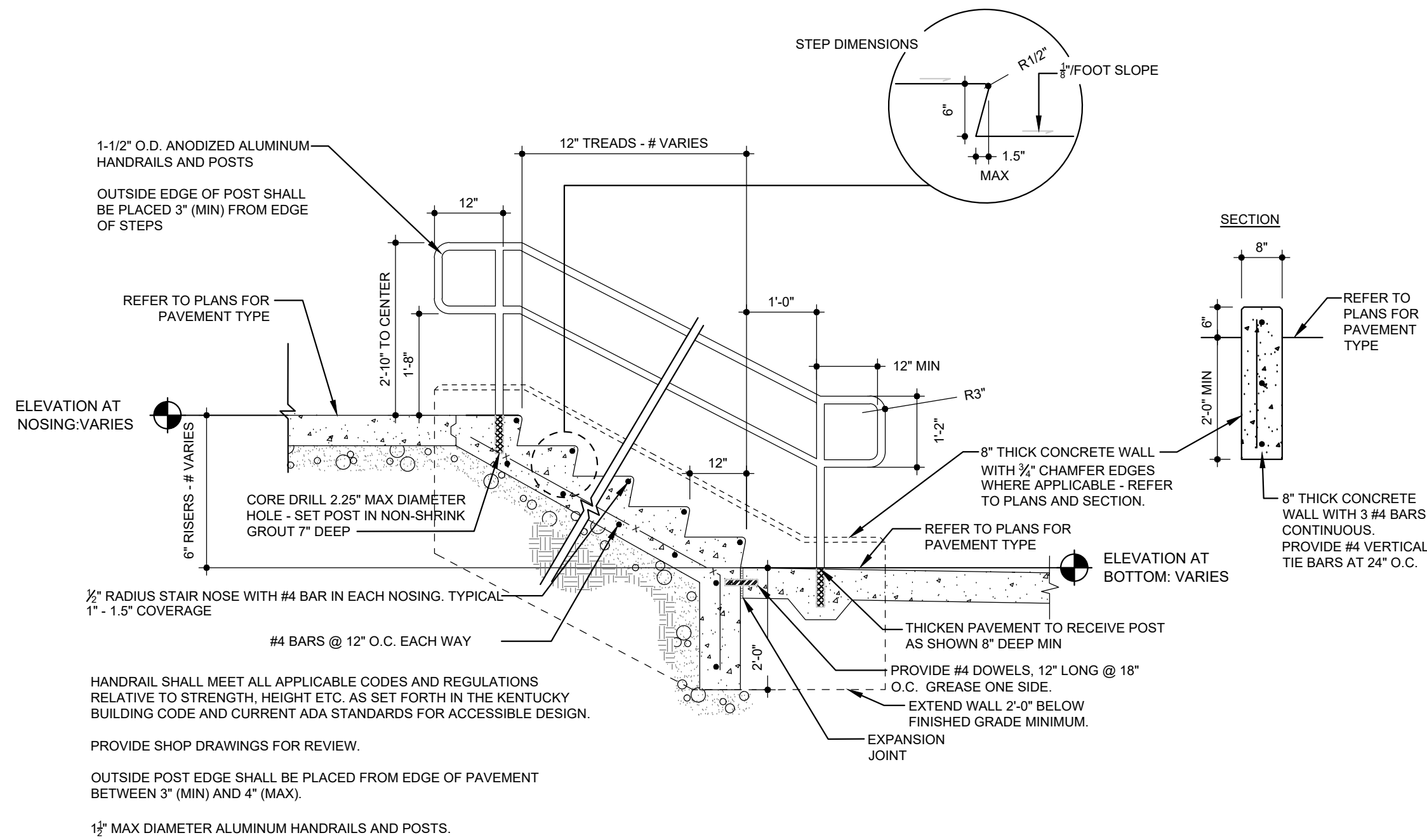


CONCRETE STEPS AND HANDRAIL  
NOT TO SCALE



SITE SIGNAGE  
SCALE: NOT TO SCALE

|           |      |  |   |                 |                |           |
|-----------|------|--|---|-----------------|----------------|-----------|
| REVISIONS | 1) — |  | LFUGG PARKS & RECREATION EXPANSION OF:<br><b>VALLEY PARK BUILDING</b><br>2077 CAMBRIDGE DR. - LEXINGTON, KY 40504   |                 |                |           |
|           |      |  | <b>johnson • early • architects</b><br>131 prosperous place, suite 19b • lexington, kentucky 40509<br>phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyjb@jeearchitects.net |                 |                |           |
|           |      |  | <b>SITE DETAILS</b>   |                 |                |           |
|           |      |  | DATE<br>MAY 12, 2025  | DRAWN BY<br>JTS | CHECKED<br>JBE | REVISIONS |
|           |      |  | SHEET NO.<br><b>SD-4</b>  |                 |                |           |

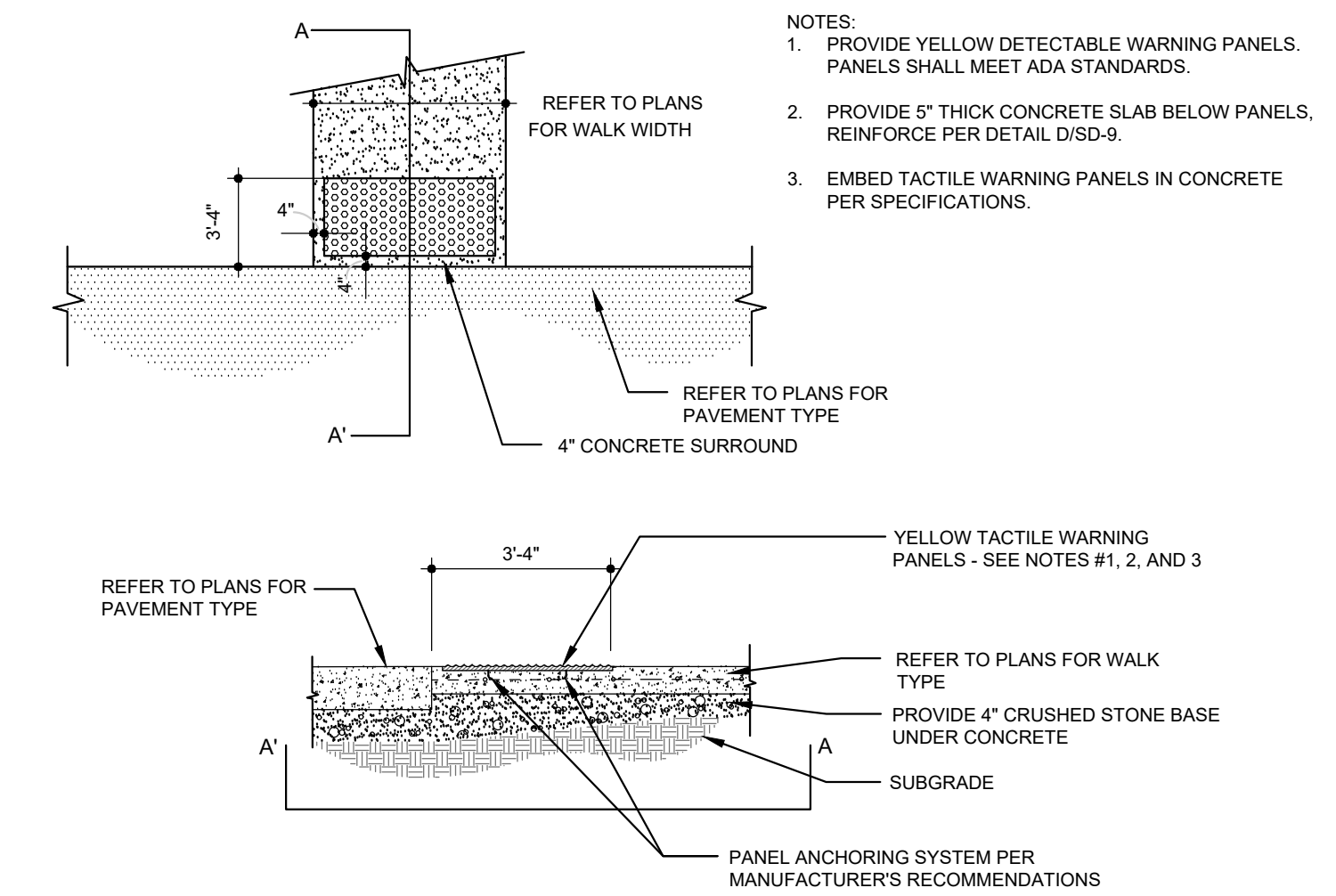
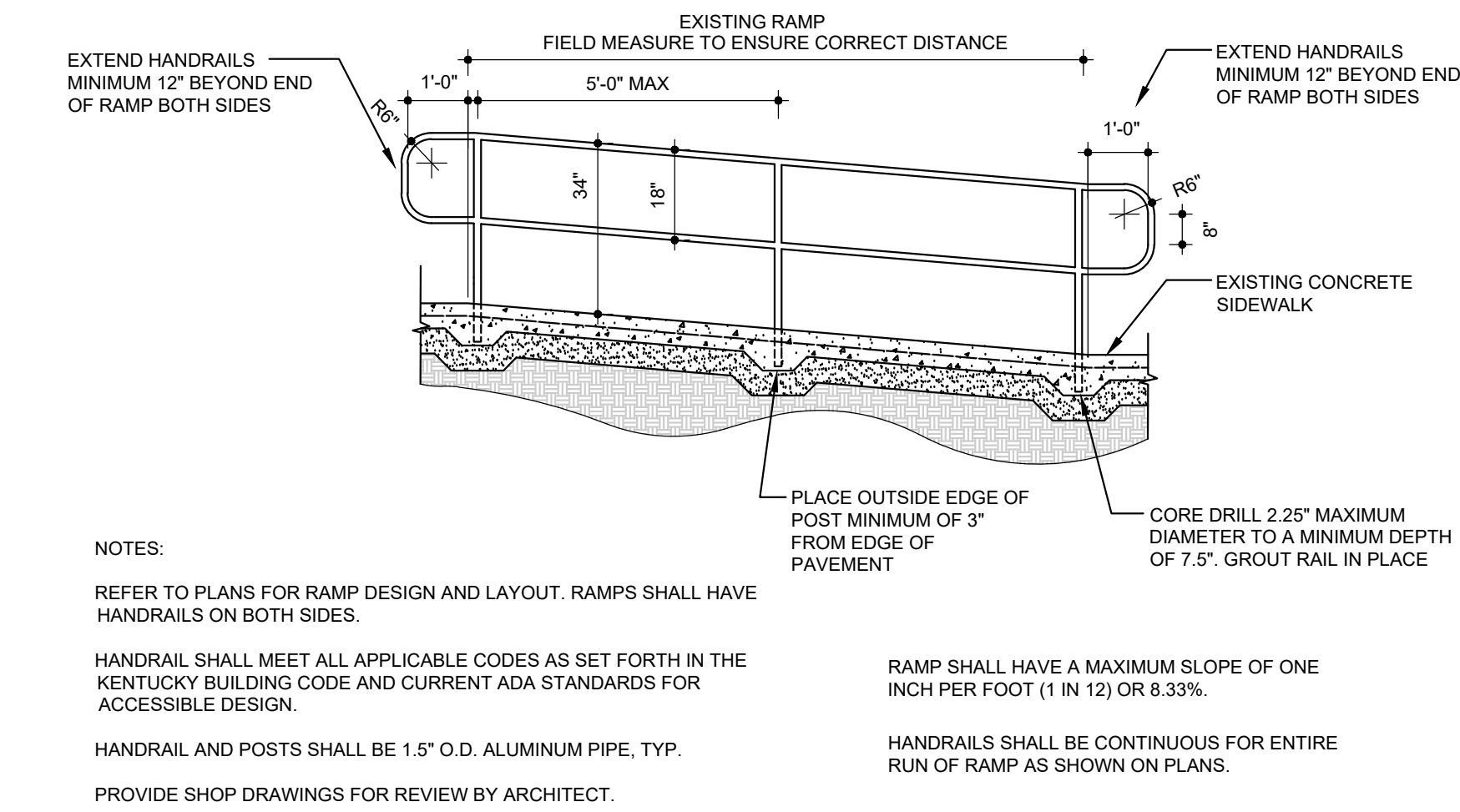


CONCRETE STEPS AND HANDRAIL  
NOT TO SCALE

A  
SD-6

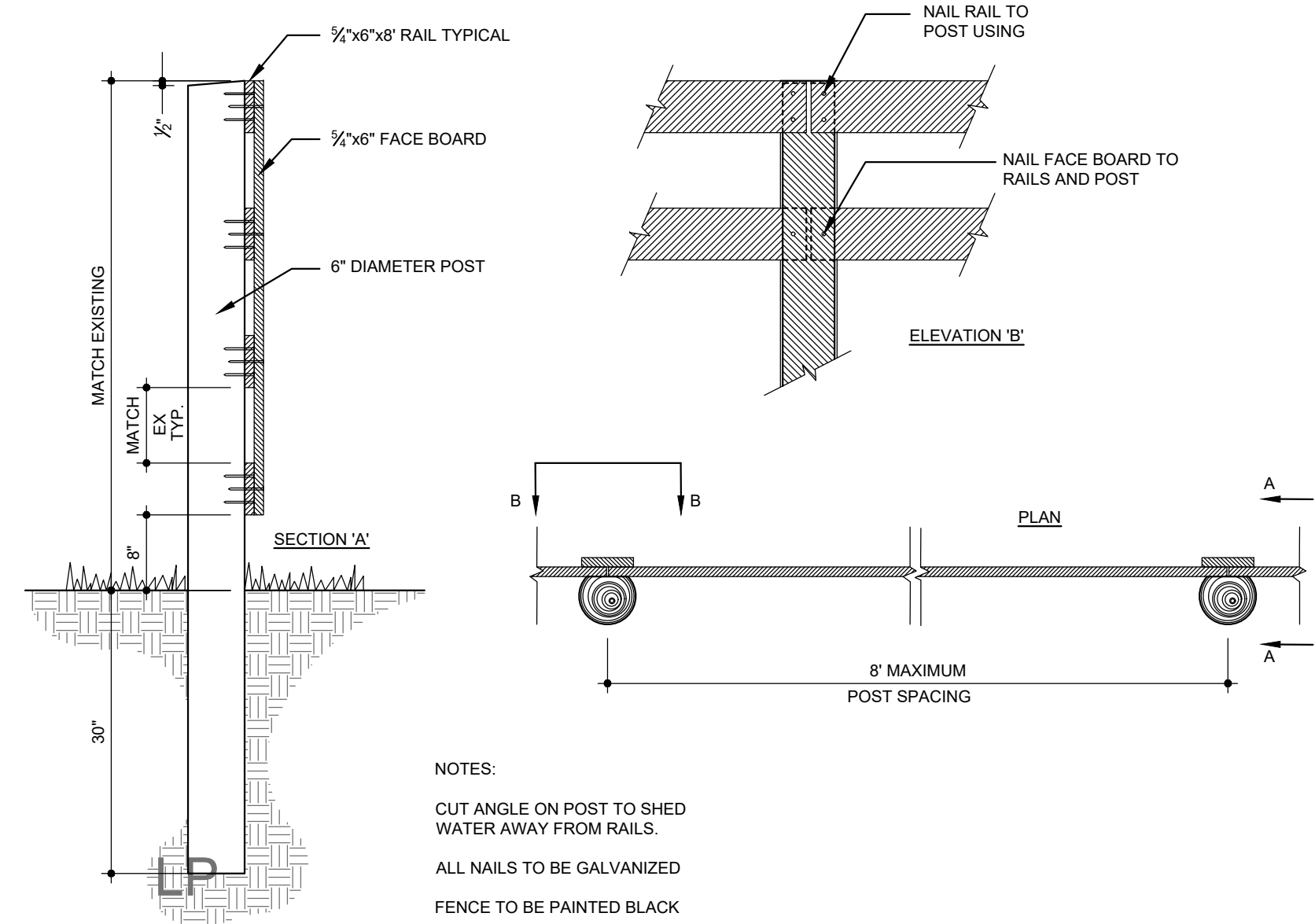
ADA HANDRAIL  
NOT TO SCALE

B  
SD-6



DETECTABLE WARNING PANEL  
NOT TO SCALE

C  
SD-6

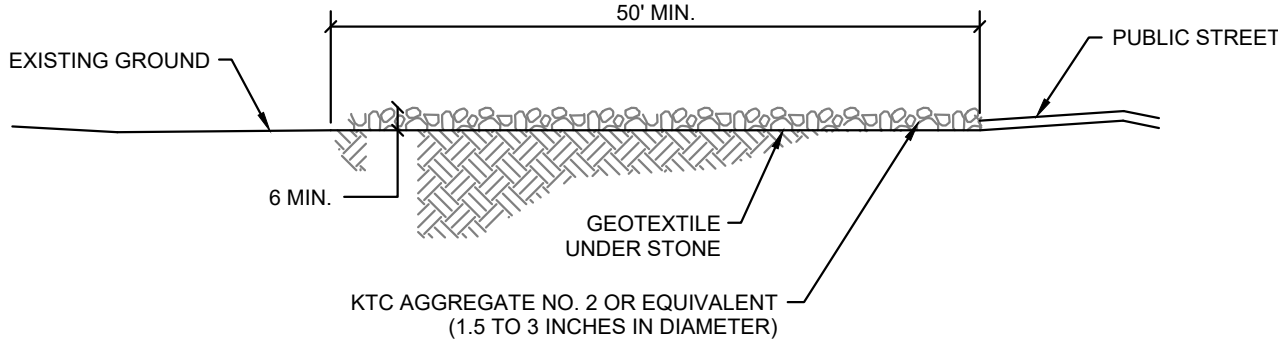


4-BOARD WOOD FENCE  
NOT TO SCALE

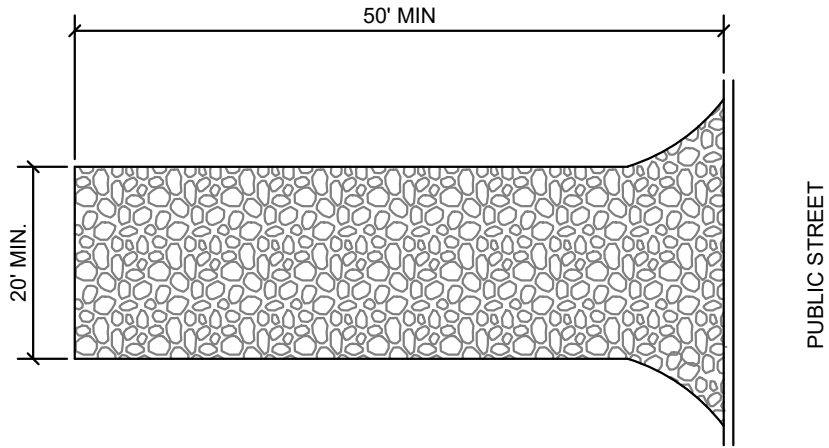
D  
SD-6

|           |       |   |                 |                |           |
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| REVISIONS | 1)--- |   |                 |                |           |
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|           |       |   |                 |                |           |
|           |       | LFUGG PARKS & RECREATION EXPANSION OF:<br><b>VALLEY PARK BUILDING</b><br>2077 CAMBRIDGE DR. - LEXINGTON, KY 40504   |                 |                |           |
|           |       | johnson • early • architects<br>131 prosperous place, suite 19b • lexington, kentucky 40509<br>phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyjb@jearchitects.net |                 |                |           |
|           |       | SITE DETAILS  |                 |                |           |
|           |       | DATE<br>MAY 12, 2025  | DRAWN BY<br>JTS | CHECKED<br>JBE | REVISIONS |
|           |       | SD-5  |                 |                |           |



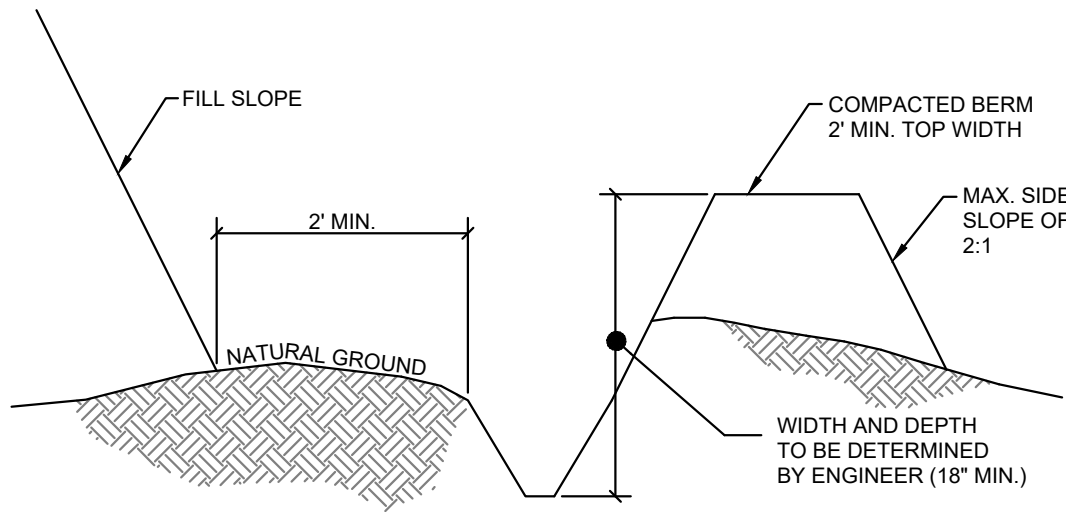


CROSS SECTION

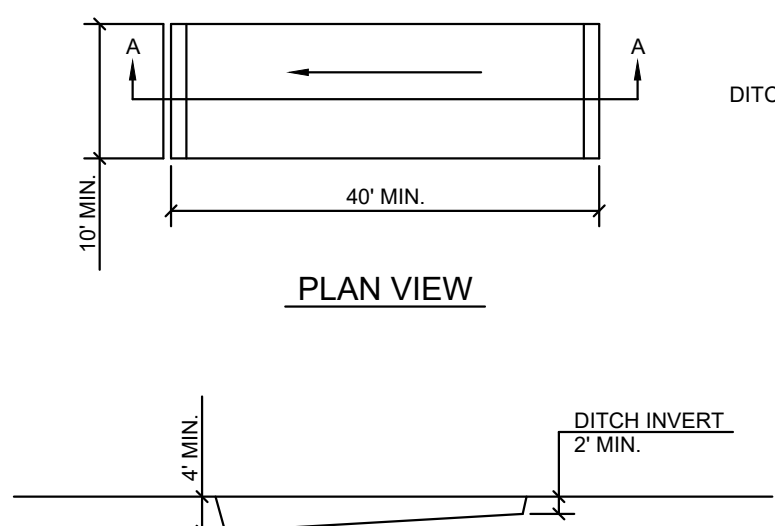


PLAN VIEW

### CONSTRUCTION ENTRANCE



### TEMPORARY DIVERSION DITCH

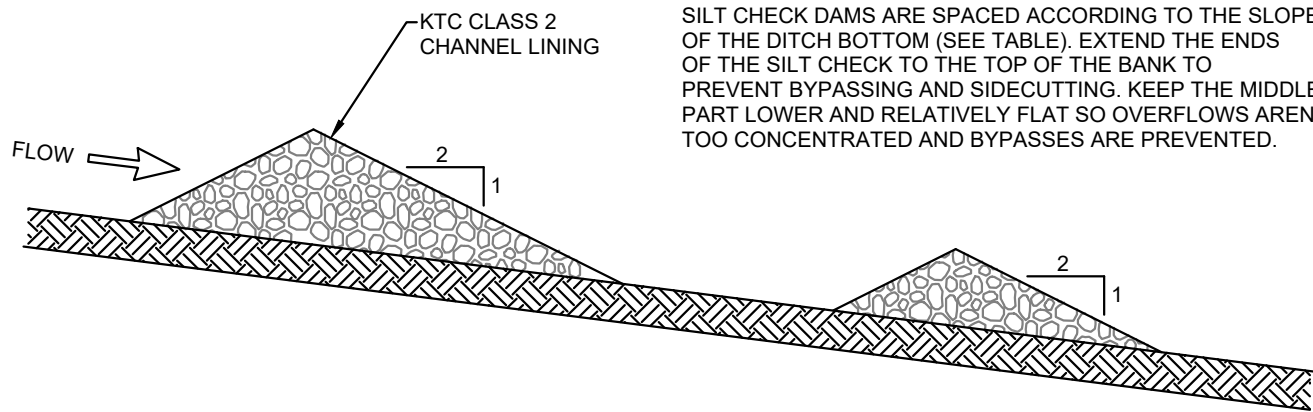


SECTION A-A

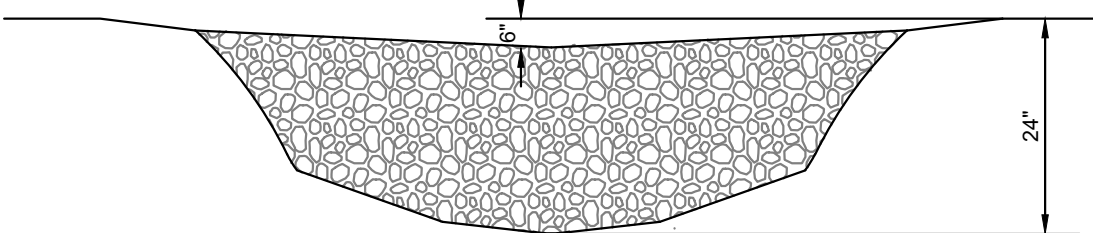
### TEMPORARY SEDIMENT TRAP

#### TEMPORARY SEDIMENT TRAP NOTES:

- THE SIZE, SHAPE AND LOCATION OF TRAP MAY BE ADJUSTED FROM THAT SHOWN IN THE CONSTRUCTION PLANS, AS DIRECTED BY THE ENGINEER.
- THE SEDIMENT TRAP MAY BE CONSTRUCTED AS DIRECTED BY THE ENGINEER, AS LONG AS THE AREA AND DEPTH IS AT LEAST AS THAT INDICATED ON THE PLANS.
- SEDIMENT TRAP SHALL BE CONSTRUCTED BY EXCAVATING THE BASIN IN NATURAL OR EXCAVATED CHANNELS. SEDIMENT DEPOSITS IN TRAP SHALL BE REMOVED EACH TIME THE TRAP IS APPROXIMATELY 50 PERCENT FILLED. WHEN THEIR USEFULNESS HAS ENDED, THE TRAPS SHALL BE REMOVED, SURPLUS MATERIAL DISPOSED OF AND THE ENTIRE DISTURBED AREA SHALL BE SEEDED AND PROTECTED, OR SODDED, AS DIRECTED. SEDIMENT TRAPS MAY REMAIN IN PLACE UPON COMPLETION OF THE PROJECT ONLY WHEN PERMITTED BY THE ENGINEER OR THE PLANS.

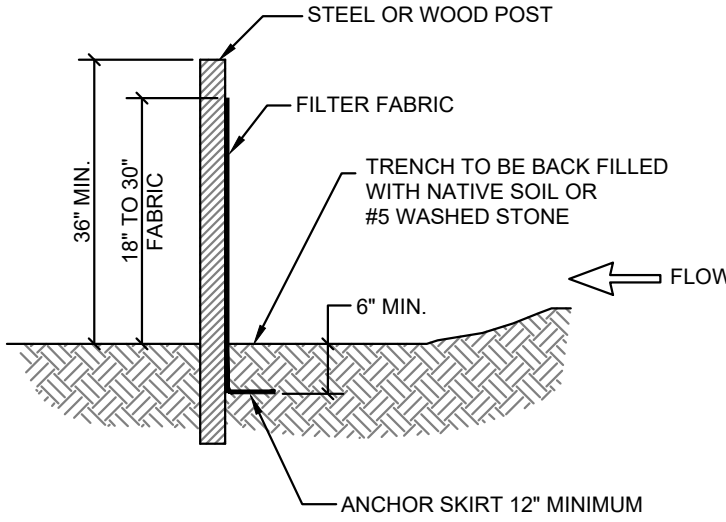
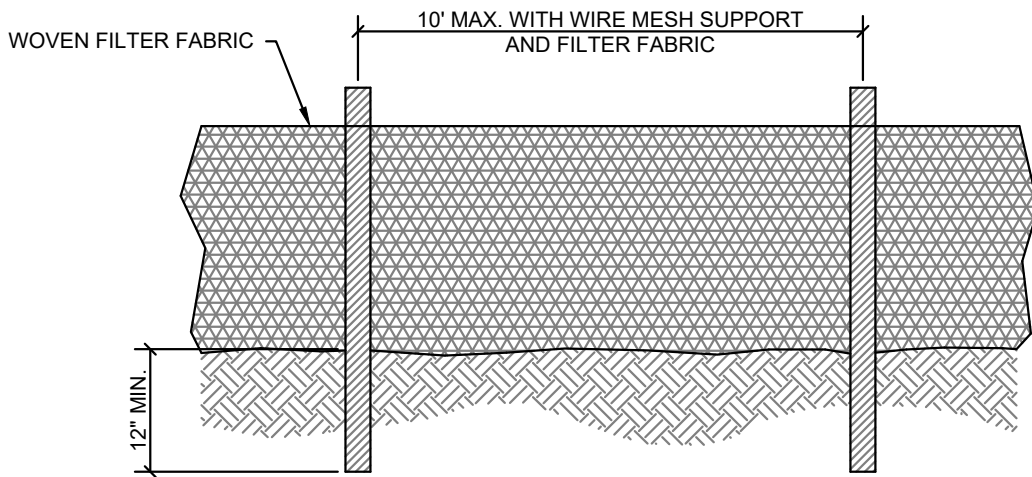


LONGITUDINAL SECTION SHOWING SPACING BETWEEN CHECK DAMS



SECTION ACROSS CHANNEL

### STONE SILT CHECK DETAIL



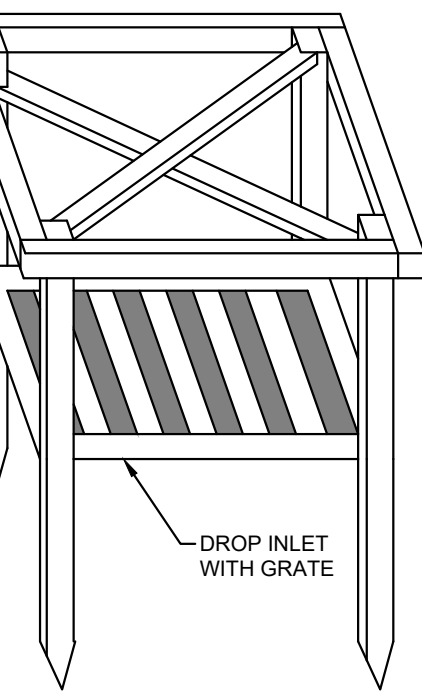
### SILT FENCE DETAIL

#### TEMPORARY SILT FENCE GENERAL NOTES:

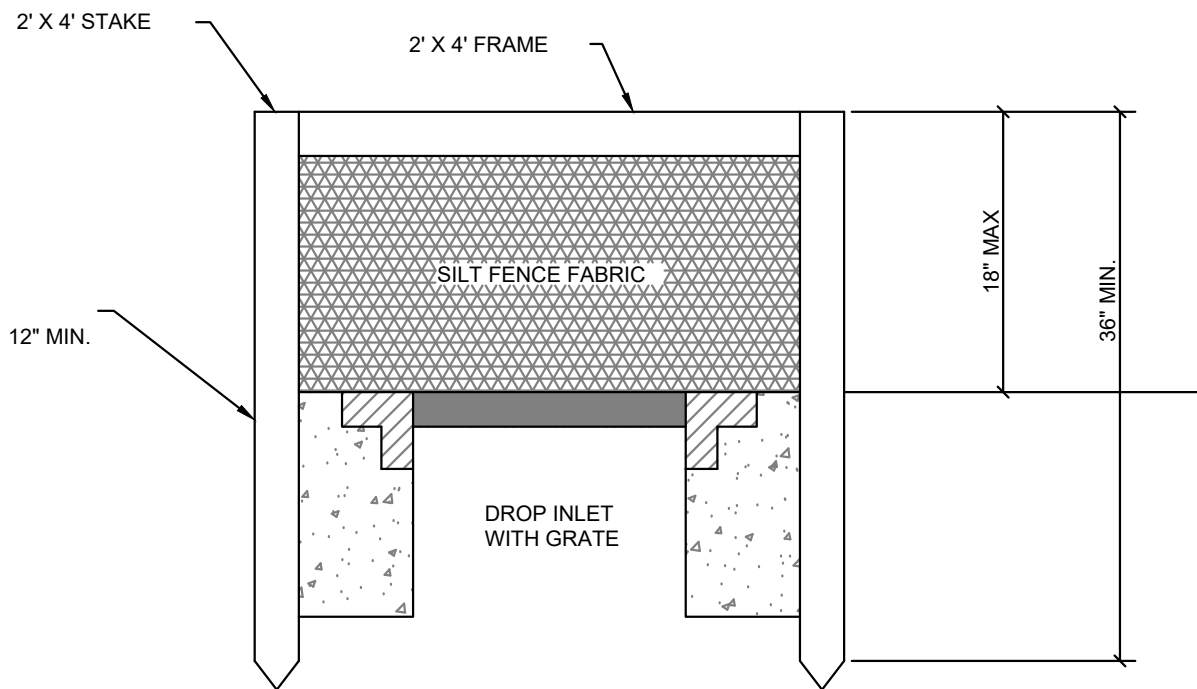
- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS CANNOT BE AVOIDED, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT A POST WITH 3 FOOT MIN. OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED AT 6 FOOT INTERVALS IN AREAS OF RAPID RUNOFF.
- POSTS SHALL BE AT LEAST 5 FEET IN LENGTH.
- STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE AND FABRIC.
- WOOD POSTS SHALL BE 2 INCHES BY 2 INCHES OR EQUIVALENT. STEEL POSTS SHALL BE 1.3 LBS PER LINEAR FOOT.
- A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH IN LENGTH, WIRE TIES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- WASHED STONE SHALL BE USED TO BURY SKIRT WHEN SILT FENCE IS USED ADJACENT TO A CHANNEL, CREEK, OR POND.
- TURN SILT FENCE UP SLOPE AT ENDS.

| SPACING FOR SILT CHECK DAMS |                        |  |
|-----------------------------|------------------------|--|
| DITCH SLOPE                 | SILT CHECK DAM SPACING | ADDITIONAL INFORMATION                               |
| 30%                         | 10 ft.                 | CALCULATED FOR 3' HIGH SILT CHECK DAMS.              |
| 20%                         | 15 ft.                 |  |
| 15%                         | 20 ft.                 |  |
| 10%                         | 35 ft.                 |  |
| 5%                          | 55 ft.                 | CENTER OF DAM SHOULD BE 6" LOWER THAN SIDES.         |
| 3%                          | 100 ft.                |  |
| 2%                          | 150 ft.                |  |
| 1%                          | 300 ft.                | USE 5"-10" ROCK, STONE BAGS, OR COMMERCIAL PRODUCTS. |
| 0.5%                        | 600 ft.                |  |

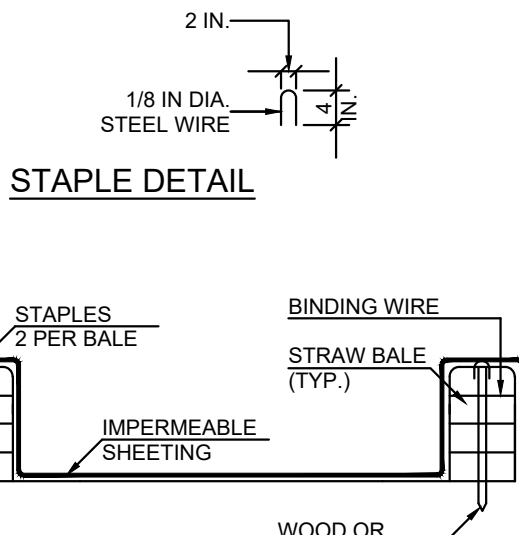
SILT CHECK DAMS ARE SPACED ACCORDING TO THE SLOPE OF THE DITCH BOTTOM (SEE TABLE). EXTEND THE ENDS OF THE SILT CHECK TO THE TOP OF THE BANK TO PREVENT BYPASSING AND SIDECUTTING. KEEP THE MIDDLE PART LOWER AND RELATIVELY FLAT SO OVERFLOWS AREN'T TOO CONCENTRATED AND BYPASSES ARE PREVENTED.



ISOMETRIC VIEW OF 2x4 WOOD FRAME



CROSS SECTION VIEW



PLAN

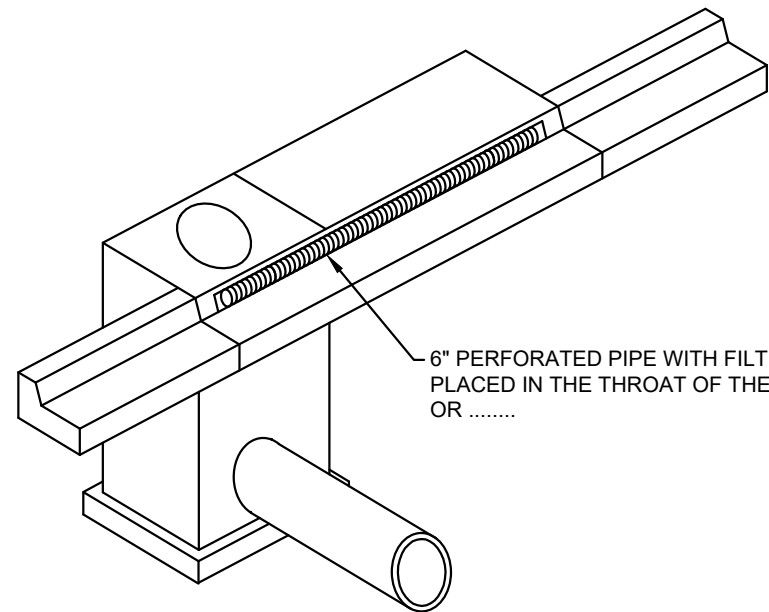
SECTION B-B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FOOT DEPTH

### WASHOUT STRUCTURE WITH STRAW BALES

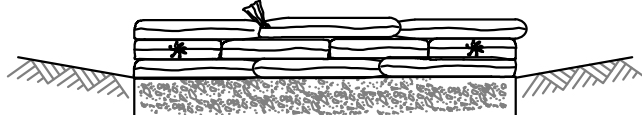
#### CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G. RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND, DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER, PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

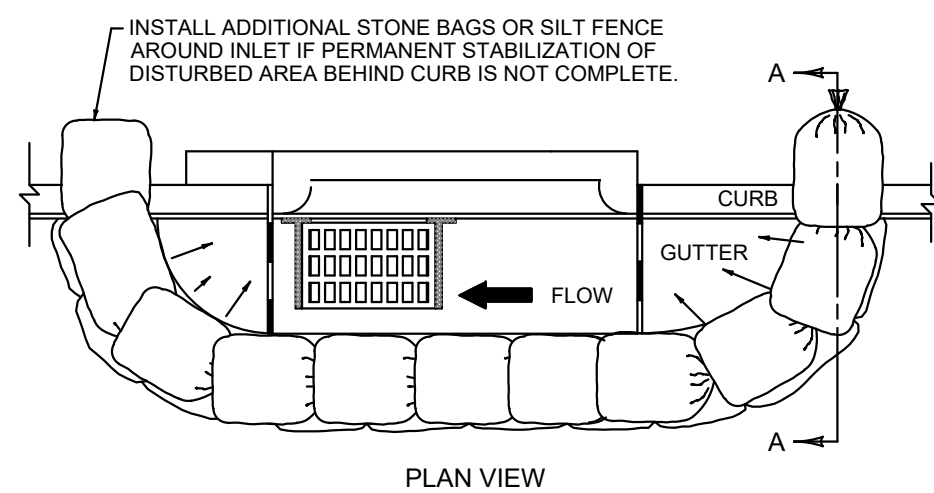


NOTE: SAND BAGS MAY BE USED IN PLACE OF THE PERFORATED PIPE WITH SLEEVE.

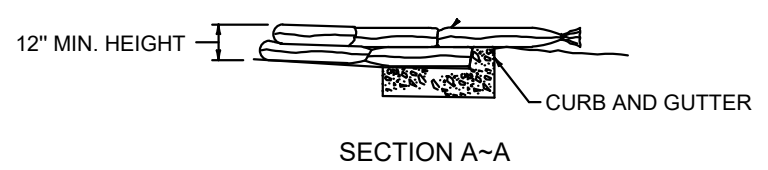
1" 6" X 2" 4" WOVEN POLYPROPYLENE BAGS, FILLED 1/2 TO 2/3 FULL WITH #57 STONE.



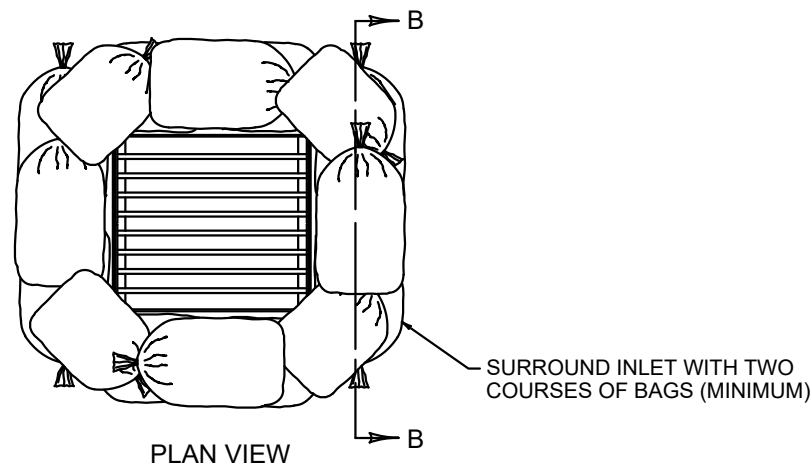
SECTION B-B



PLAN VIEW



SECTION A-A



PLAN VIEW

### Best Management Practices General Notes:

- The purpose of this plan is to minimize or eliminate the transport of potential sediment and other contaminants across and off the construction site.
- The Contractor shall be responsible for securing all required permits. No grading, excavating, stripping, filling or other construction activity shall occur until the following occurs:
  - The Best Management / Soil Erosion Control Plan is approved by the Governing Agency.
  - The NOI is filed with the Division of Water in Frankfort and a copy is provided to the Governing Agency and the Engineer.
  - The Erosion Control / Best Management features are installed and inspected and approved by the Engineer and the Governing Agency. (Note: This shall also include any tree protection fencing as required by the Approved Development Plan).
  - A Grading Permit is obtained and a copy is provided to the Engineer.
- The Contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the engineer or the governing agency. All disturbed areas are to drain to approved sediment control devices at all times during land disturbing activities and during site development until final stabilization is achieved.
- Any deviation from the Erosion Control / Best Management Plan must be approved by the Engineer.
- The contractor shall be responsible for providing and maintaining construction entrances and shall keep all roads and streets free from mud dirt and debris.
- The contractor shall inspect all erosion and sediment control measures at least once every seven calendar days and within 24 hours after the end of a storm event of 1/2 inch or greater. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately within 24 hours.

Methods to control sediment and erosion shall include the following:

- Minimize clearing and grubbing. Allow as much existing vegetation on site to remain as long as possible before disturbing. This includes both trees and grass. Only those areas that are within the construction limits will be disturbed. Allow areas that eventually must be disturbed to remain undisturbed for as long as possible.
- Sequenced construction to minimize the exposure time of cleared surface areas. Grading activities must be avoided during periods of highly erosive rainfall. Slope and/or phase construction activities. Areas of one phase must be stabilized before another phase can be initiated. Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impact and runoff.
- Minimize the time that the soil is exposed. Only disturb the soil when necessary. Only disturb areas that are essential to construction operations. Provide temporary grass cover to disturbed soil areas that must remain disturbed for an indefinite period of time. Provide permanent grass cover to disturbed soil areas once construction is complete.
- All surface water flowing toward the construction area shall be diverted around the construction area to reduce its erosion potential using dikes, berms, channels or sediment traps as necessary. Temporary diversion channels must be lined to expected high water level and protected by non-erodible material to minimize erosion. Clean rock check dams shall be properly constructed to detain run-off and trap sediment. Prevent run-off from flowing across disturbed soil areas. Divert run-off to existing vegetated area and provide temporary diversion ditches or swales to divert run-off to the vegetated areas.
- Refer to the LFUCG Stormwater Manual for additional information on erosion control. Also, refer to the Kentucky Erosion Prevention and Sediment Control Field Guide.
- Some minimum measures that must be implemented may include:

#### Soil Stabilization Measures

- Temporary seeding
- Permanent seeding
- Riprap
- Construction entrance/silt
- Dust and pollutants control

#### Runoff Control Measures

- Check Dams
- Outlet Protection

#### Sediment Control Measures:

- Sediment basins
- Silt Fence
- Storm drain inlet protection
- Silt traps

In addition to preventing sediment and erosion control during construction, the contractor must minimize or eliminate the potential for chemical contaminants to enter the soil or be carried across the site by storm water. Potential contaminants normally associated with construction activity include gasoline and diesel fuel, oil, grease, antifreeze, termiticide soil treatment chemicals, fertilizer, asphalt oils, emulsions and small particle size construction debris. The contractor must employ various best management practices to eliminate or minimize the potential for these contaminants to reach the soil and/or drainage systems.

#### Contractor and Subcontractor Certification:

All contractors and subcontractors who will implement any control measure or perform any soil disturbing activities must sign a copy of the certification statement below. The certification must include the name and title of the person providing the signature, the name, address and telephone number of the contracted firm, the address or other identifying description of the site and the date the certification is made.

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) Permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of the certification."

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_

|                          |       |  |                 |                |              |
|--------------------------|-------|--|-----------------|----------------|--------------|
| REVISIONS                | 1)--- | LFUCG PARKS & RECREATION EXPANSION OF:<br><b>VALLEY PARK BUILDING</b><br>2077 CAMBRIDGE DR. - LEXINGTON, KY 40504  |                 |                |              |
|                          |       | <b>johnson • early • architects</b><br>131 prosperous place, suite 19b • lexington, kentucky 40509<br>phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyjb@jearchitects.net |                 |                |              |
|                          |       | <b>BEST MANAGEMENT PRACTICES PLAN</b>  |                 |                |              |
|                          |       | DATE<br>MAY 12, 2025   | DRAWN BY<br>JTS | CHECKED<br>JBE | REVISIONS    |
|                          |       |  |                 |                |              |
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| SHEET NO.<br><b>SD-6</b> |       |  |                 |                | <b>BANKS</b> |