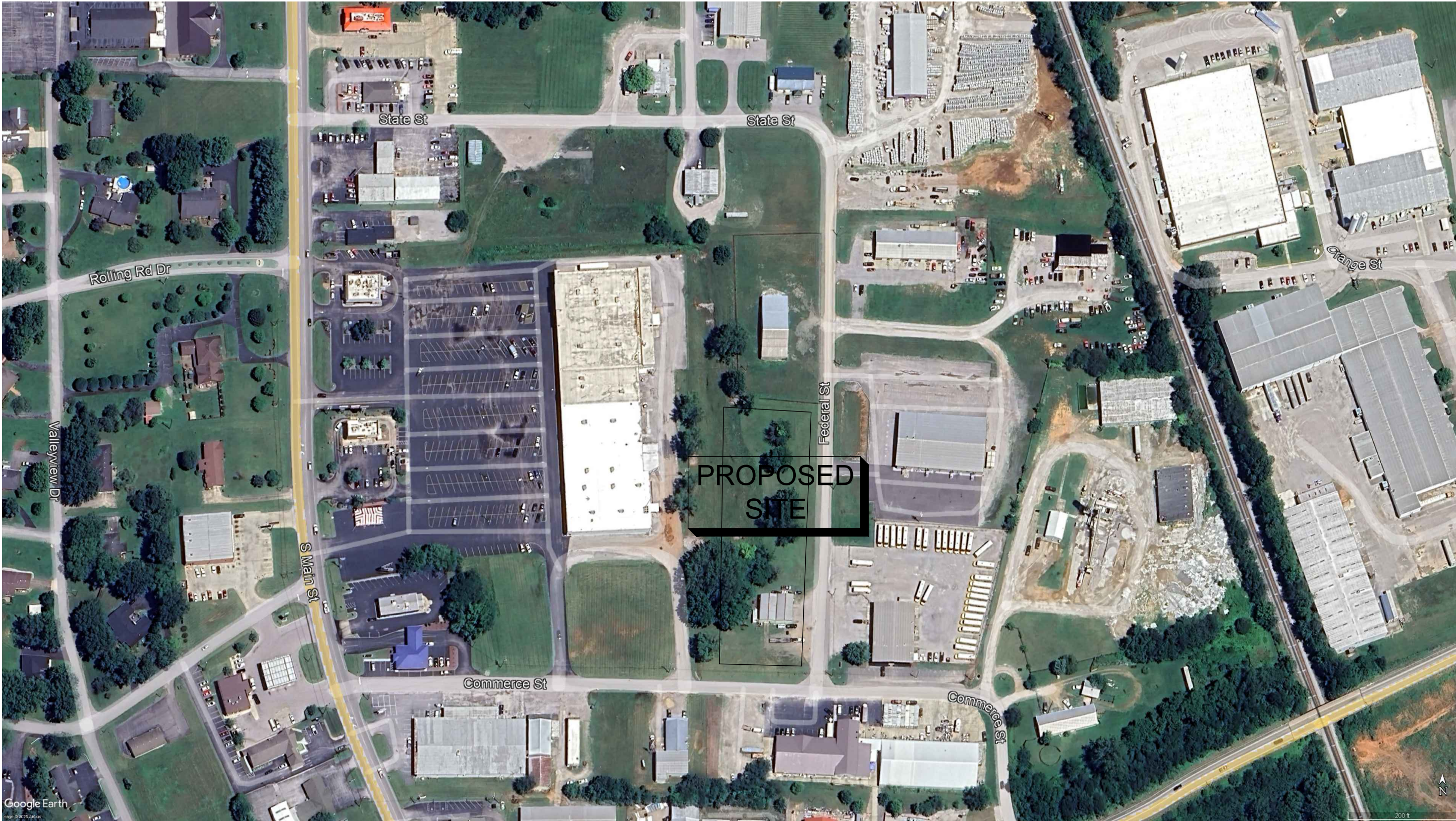




FOR REVIEW:
CONSTRUCTION PLANS FOR:
New Commercial Buildings
Federal Street at Commerce Drive
FRANKLIN, KY 42134

DECEMBER 18, 2025

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.

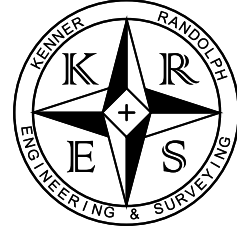
DATE _____

OWNER _____

OWNER _____



SURVEYOR & CIVIL ENGINEER:
KENNER RANDOLPH
ENGINEERING & SURVEYING
150 SOUTH BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131



SITE DATA	
OWNER	FLEX DRIVE PROPERTIES, LLC 124 SOUTH STREET FRANKLIN, KY 42134 CONTACT: JASON JENNETT (270-776-6272)
DEVELOPER	FLEX DRIVE PROPERTIES, LLC 124 SOUTH STREET FRANKLIN, KY 42134 CONTACT: JASON JENNETT (270-776-6272)
PROPERTY ADDRESS	835 FEDERAL STREET
DEED BOOK	DB 385 PG 802
TAX MAP ID	021-00-03-002.02 TO 03-005.00
LOT SIZE	1.711 ACRES
CURRENT ZONE	B-2
PROPOSED ZONE	NO CHANGE
PREVIOUS USE	COMMERCIAL BUILDINGS
PROPOSED USE	COMMERCIAL BUILDINGS

PROJECT DESCRIPTION:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT NEW BUILDINGS, PARKING LOTS AND ACCESS AREAS FOR NEW COMMERCIAL BUILDINGS. THE TYPE OF BUSINESS THAT WILL BE ALLOWED TO USE THESE BUILDINGS WILL BE LIMITED BASED ON PARKING AVAILABLE AS SHOWN ON THE SITE PLAN SHEET C2.0. SOME USES ALLOWED IN A B-2 ZONE MAY NOT BE ALLOWED DUE TO PARKING LIMITATIONS. FLEX DRIVE PROPERTIES, LLC WILL BE RESPONSIBLE FOR CONSTRUCTING THE DEVELOPMENT AS SHOWN IN THESE PLANS.

UTILITY COMPANIES:

FRANKLIN PUBLIC WORKS DEPT.
706 CLAIRE AVENUE
FRANKLIN, KY 42134
270-586-9522
DARRELL MALLORY

FRANKLIN WASTEWATER TREATMENT PLANT
117 WEST CEDAR STREET
FRANKLIN, KY 42134
270-586-7944
TRENT COFFEE

FRANKLIN WATER DEPARTMENT
706 CLAIRE AVENUE
FRANKLIN, KY 42134
270-586-9522
JEREMY PERRING

FRANKLIN ELECTRIC PLANT BOARD
309 N. HIGH STREET
FRANKLIN, KY 42134
270-586-4441
CHRIS LAW

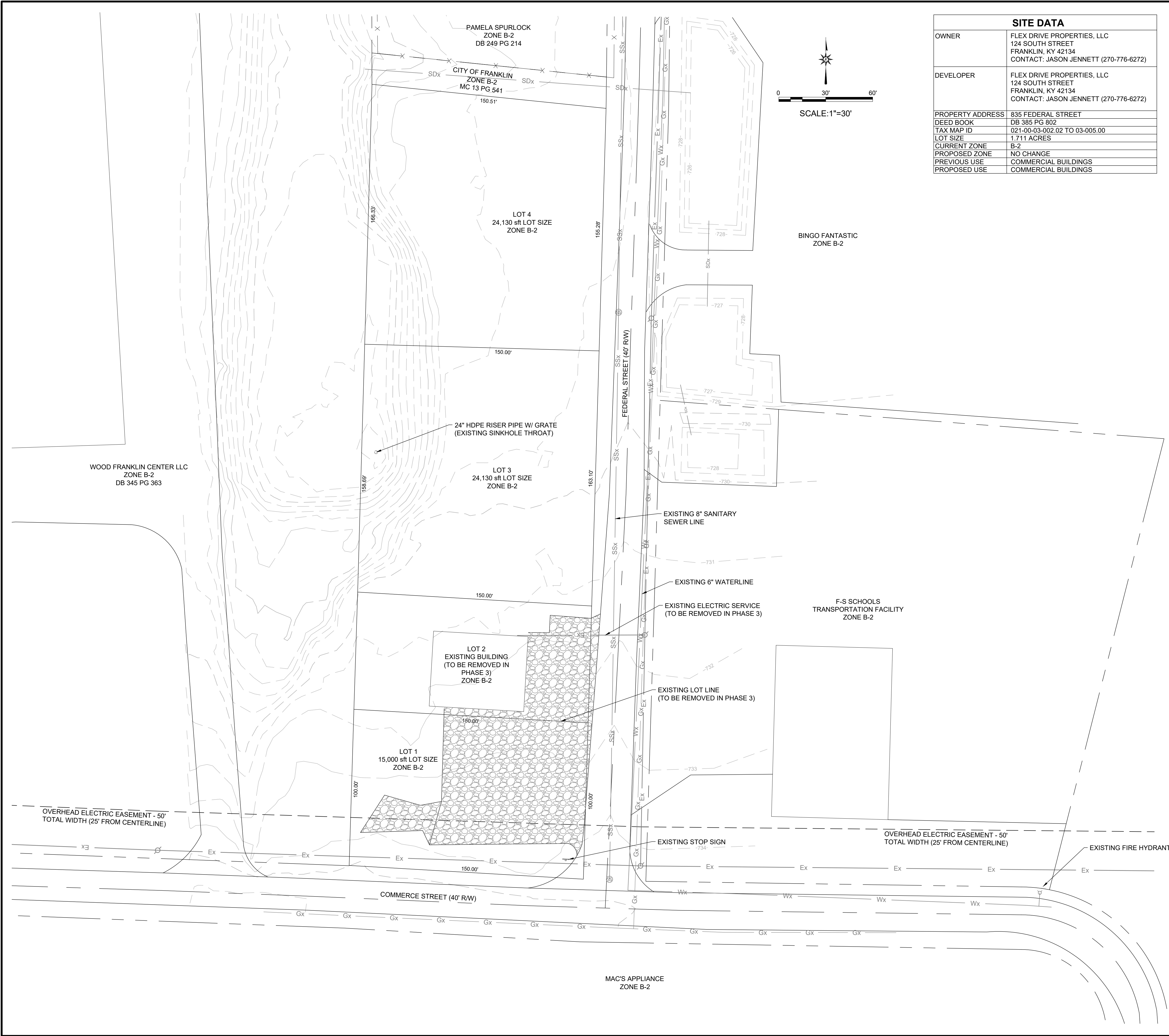
ATMOS ENERGY CORP.
2850 RUSSELLVILLE ROAD
BOWLING GREEN, KY 42101
270-901-1677

AT&T
800-288-2020



VICINITY MAP FRANKLIN, KY

INDEX:	
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.1	GRADING PLAN
C2.2-C2.7	EROSION CONTROL PLANS
C3.0	DETAILS



SITE DATA	
OWNER	FLEX DRIVE PROPERTIES, LLC 124 SOUTH STREET FRANKLIN, KY 42134 CONTACT: JASON JENNETT (270-776-6272)
DEVELOPER	FLEX DRIVE PROPERTIES, LLC 124 SOUTH STREET FRANKLIN, KY 42134 CONTACT: JASON JENNETT (270-776-6272)
PROPERTY ADDRESS	835 FEDERAL STREET
DEED BOOK	DB 385 PG 802
TAX MAP ID	021-00-03-002.02 TO 03-005.00
LOT SIZE	1.711 ACRES
CURRENT ZONE	B-2
PROPOSED ZONE	NO CHANGE
PREVIOUS USE	COMMERCIAL BUILDINGS
PROPOSED USE	COMMERCIAL BUILDINGS

GENERAL NOTES

1. 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 ENGINEER.
4. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN ACCORDING TO MAP #21213C0179C WITH AN EFFECTIVE DATE OF 3/17/2011.
5. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNLESS AND UNTIL THE CITY ENGINEER FOR THE CITY OF FRANKLIN HAS APPROVED THE DEVELOPER'S SOIL EROSION CONTROL PROCEDURES AND EROSION CONTROL PLAN.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION AND ALL CONDITIONS HAVE BEEN MET.

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER LINES
- EASEMENT LINES
- SETBACK LINES
- EXISTING ROADWAY
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GRAVEL PARKING LOT



KENNER RANDOLPH
ENGINEERING & SURVEYING
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

ENGINEER: BSR	CKD BY: GRK
CLIENT ADDRESS: FLEX DRIVE PROPERTIES 124 SOUTH STREET FRANKLIN, KY 42134	FINAL SURVEY DATE: 4-24-2025
PROPERTY ADDRESS: 835 FEDERAL STREET FRANKLIN, KY 42134	CRD FILE: 12-18-2025
	FILE NAME: 20X36_2501161E

EXISTING CONDITIONS
835 FEDERAL STREET
COMMERCIAL BUILDINGS

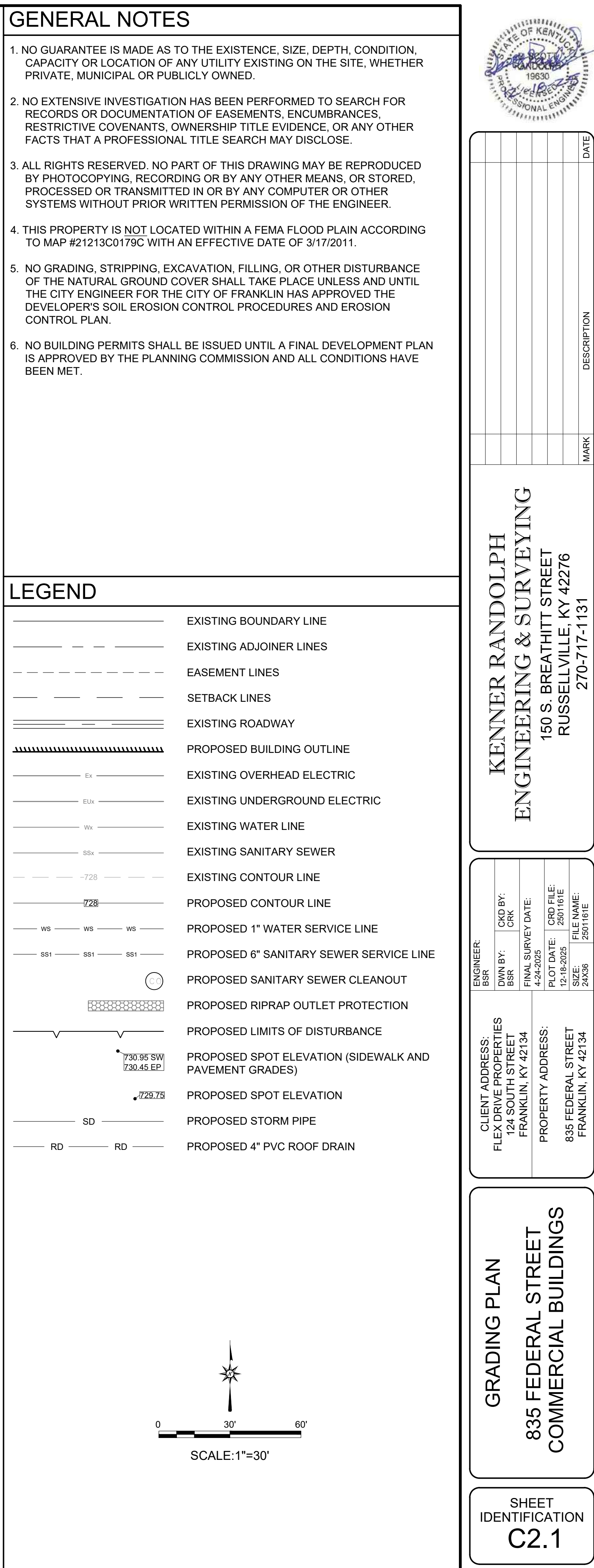
SHEET
IDENTIFICATION
C1.0



PARKING SPACE TABLE		
BUILDING SIZE	SPACES REQUIRED	SPACES PROVIDED
#1 = 5,000 SFT.	1/200 SFT. = 25 w/ 1 ADA	38 INCLUDING 2 ADA
#2 = 5,400 SFT.	2/1,000 SFT. = 11 w/ 1 ADA	11 INCLUDING 1 ADA
#3 = 5,400 SFT.	2/1,000 SFT. = 11 w/ 1 ADA	11 INCLUDING 1 ADA
TOTAL:	47 W/ 3 ADA	60 INCLUDING 4 ADA

OVERHEAD ELECTRIC EASEMENT - 50'
TOTAL WIDTH (25' FROM CENTERLINE)

SHEET
IDENTIFICATION
C2.0



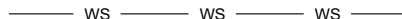
**KENNER RANDOLPH
ENGINEERING & SURVEYING**
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

CLIENT ADDRESS: EX DRIVE PROPERTIES 124 SOUTH STREET FRANKLIN, KY 42134	ENGINEER: BSR	
	DWN BY: BSR	CKD BY: CRK
PROPERTY ADDRESS: 335 FEDERAL STREET FRANKLIN, KY 42134	FINAL SURVEY DATE: 4-24-2025	
	PLOT DATE: 12-18-2025	CRD FILE: 2501161E
	SIZE: 24X6	FILE NAME: 2501161E

GRADING PLAN
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.1



- | | |
|---|---|
|  | EXISTING BOUNDARY LINE |
|  | EXISTING ADJOINER LINES |
|  | EASEMENT LINES |
|  | SETBACK LINES |
|  | EXISTING ROADWAY |
|  | PROPOSED BUILDING OUTLINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONTOUR LINE |
|  | PROPOSED CONTOUR LINE |
|  | PROPOSED 1" WATER SERVICE LINE |
|  | PROPOSED 6" SANITARY SEWER SERVICE LINE |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | PROPOSED RIPRAP OUTLET PROTECTION |
|  | PROPOSED LIMITS OF DISTURBANCE |

EROSION CONTROL NOTES:

3. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH KPDES STORMWATER GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL" FIELD GUIDE.
2. THE EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THE LOCAL AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE GENERAL KPDES PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL EROSION CONTROL MEASURES SHALL BE SUBJECT TO THE EROSION CONTROL PLANS BASED UPON RESULTS OF PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNERSHIP DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
5. ALL AREAS (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH OTHER METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. ALL EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
8. PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
9. ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASES AND CUTTING OILS), AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS), AND PARTIALLY FULL. THESE CONTAINERS SHALL NOT BE EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND NOT BE SUBJECT TO LEAKAGE.
10. DO NOT STORE CHEMICALS, DRUMS, AND BAGGED MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALLETS. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FUEL STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELED PER EPA, OSHA AND DOT REQUIREMENTS.
11. ON SITE RUSH COLLECTION AND COLLECTED AND COMPOSED OF ON A REGULAR BASIS. SANITARY SYSTEMS SHOULD BE REGULARLY SERVICED. REPAIR TRASH CONTAINERS AND DUMPSTERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE ENTRY OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
12. MAINTAIN A SYSTEM TO INSPECT FOR LEAKS FOR CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

CITY OF FRANKLIN EPSC NOTES:

1. INITIAL EPSC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING.
2. RAINFALL INSTRUCTION AREA WHERE WORK IS TO BE COMPLETED FOR 14 DAYS MUST RECEIVE TEMPORARY SEED AND MULCH (INCLUDING TOPSOIL) LAYERS.
3. EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
4. THE INTENTION OF THE EPSC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTIONABLE STORM WATER RUNOFF DISCOLORATION. THE OWNER AND THE CONTRACTOR FOR THIS CONSTRUCTION CONTRACTOR SHOULD BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSC PLAN PROVE TO BE INADEQUATE DURING THE CONSTRUCTION PERIOD.
5. THE EPSC PLANS WITH INSPECTION RECORDS ARE TO BE KEPT ON SITE IN A SWPPP BOX AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
6. A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
7. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT VEGETATION COVER SHALL BE SEEDED, STRIPPED, OR SOILED AS SO PRACTICAL TO PREVENT SOIL EROSION. SEEDING SHALL BE 1/4"CH FESQV APPLIED AT A MINIMUM RATE OF 60 #/ACR WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 300 #/ACR OR EQUIVALENT.

 KEY NOTES:

1. TEMP. CONSTRUCTION ENTRANCE. SEE DETAIL 1 SHEET C3.0.
2. TEMP. STANDARD SILT FENCE. SEE DETAIL 2 SHEET C3.0.
3. TEMP. ENHANCED STONE CHECK DAM. SEE DETAIL 3 SHEET C3.0.
4. TEMP. CONCRETE WASHOUT. SEE DETAIL 4 SHEET C3.0.
5. TEMP. TOPSOIL STOCKPILE.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

SEQUENCE OF CONSTRUCTION:

1. PHASE 1 CONSTRUCTION SHALL CONSIST OF BUILDING 3 AND ALL ITEMS ON LOT 3.
2. BEFORE ANY LAND DISTURBANCE OCCURS, A NOTICE-OF-INTENT (NOI) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.
3. ANY LAND DISTURBANCE OCCURS, SILT FENCE SHALL BE INSTALLED AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE INSTALLED AROUND THE EXISTING SINKHOLE RISER PIPE. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
4. ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND ZONING.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
6. THE PERIMETER RETENTION EXPANSION SHALL BE CONSTRUCTED AND THE SLOPE PROTECTION SHALL BE INSTALLED.
7. GRADING SHALL BE PERFORMED ON THE BUILDING PAD AND PARKING LOTS AND ALL OTHER ITEMS SHALL BE CONSTRUCTED.
8. INSTALL ALL PERMANENT EPSC MEASURES AS SOON AS AREAS ARE COMPLETED. IF ONLY ONE PERMITS ARE ISSUED AND IT IS ESTABLISHED TEMPORARY EPSC ITEMS MAY BE REMOVED. IF THE NEXT PHASE WILL NOT BE STARTED WITHIN ONE YEAR, NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.

[illegible]

**KENNER RANDOLPH
ENGINEERING & SURVEYING**
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

ENGINEER: BSR	DWN BY: BSR	CKD BY: CRK	FINAL SURVEY DATE: 4-24-2025	CRD FILE: 2501161E	FILE NAME: 2501161E
				SIZE: 24X36	

CLIENT ADDRESS:
EX DRIVE PROPERTIES
124 SOUTH STREET
FRANKLIN, KY 42134

PROPERTY ADDRESS:
3335 FEDERAL STREET
FRANKLIN, KY 42134

INITIAL EPSC PLAN
PHASE 1
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.2



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER LINES
- EASEMENT LINES
- SETBACK LINES
- EXISTING ROADWAY
- PROPOSED BUILDING OUTLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED 1" WATER SERVICE LINE
- PROPOSED 6" SANITARY SEWER SERVICE LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED RIPRAP OUTLET PROTECTION
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED DOUBLE NET STRAW MAT

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH KPDES STORMWATER GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE"
- EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THESE AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE GENERAL KPDES PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- ANY REQUIRED ALTERATIONS OR REVISIONS TO THE EROSION CONTROL PLANS BASED UPON RESULTS OF PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNER/AGENCY DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
- ALL AREAS (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH OTHER METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- REMOVE ALL EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
- PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE"
- ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASE AND CUTTING OILS) AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SO THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND ALSO PREVENT CONTAMINATION OF GROUNDWATER.
- DO NOT STORE CHEMICALS, DRUMS, AND BAGGED MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALLETS. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FUEL STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELED PER EPA, OSHA AND DOT REQUIREMENTS.
- ONSITE TRASH SHOULD BE COLLECTED AND DISPOSED OF ON A REGULAR BASIS. SANITARY SYSTEMS SHOULD BE REGULARLY SERVICED. REPAIR TRASH CONTAINERS AND DUMPSTERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE EMISSION OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
- MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION. VEHICLES AND EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

CITY OF FRANKLIN EPSC NOTES:

- INITIAL EPSC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING.
- ANY CONSTRUCTION AREA WHERE WORK HAS CEASED FOR 14 DAYS MUST RECEIVE TEMPORARY SEED AND MULCH (INCLUDING TOPSOIL PILES).
- EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
- THE INTENTION OF THE EPSC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTIONABLE STORM WATER RUNOFF DISCOLORATION. THE OWNER OPERATOR AND THE CONSTRUCTION CONTRACTOR SHOULD BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSC PLAN PROVE TO BE INADEQUATE DURING A 2-YEAR STORM EVENT.
- THE EPSC PLANS WITH INSPECTION RECORDS ARE TO BE KEPT ON SITE IN A SWPPP BOX AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
- A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
- ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT GROUND COVER SHALL BE SEEDED AND STRAWED OR SODDED AS SOON AS PRACTICAL TO PREVENT SOIL EROSION. SEEDING SHALL BE KY-31 FESCUE APPLIED AT A MINIMUM RATE OF 60 #/ACRE WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 300 #/ACRE OR EQUIVALENT.

KEY NOTES:

- DOUBLE NET STRAW MAT SLOPE PROTECTION.
- TEMP. STANDARD SILT FENCE. SEE DETAIL 2 SHEET C3.0
- TEMP. ENHANCED STONE CHECK DAM. SEE DETAIL 3 SHEET C3.0.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

SEQUENCE OF CONSTRUCTION:

- PHASE 1 CONSTRUCTION SHALL CONSIST OF BUILDING 3 AND ALL ITEMS ON LOT 3.
- BEFORE ANY LAND DISTURBANCE OCCURS, A NOTICE-OF-INTENT (NOI) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.
- BEFORE ANY LAND DISTURBANCE OCCURS, SILT FENCING AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE INSTALLED AROUND THE EXISTING SINKHOLE RISER PIPE. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
- ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND ZONING.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
- THE STORMWATER DETENTION EXPANSION SHALL BE CONSTRUCTED AND THE DOUBLE NET STRAW MAT SLOPE PROTECTION SHALL BE INSTALLED ON ALL SLOPES THAT ARE 3:1 OR STEEPER.
- GRADING SHALL BE PERFORMED ON THE BUILDING PAD AND PARKING LOT AND ALL OTHER PHASE 1 ITEMS SHALL BE CONSTRUCTED.
- INSTALL ALL PERMANENT EPSC MEASURES AS SOON AS AREAS ARE COMPLETED. ONCE 70% PERMANENT GROUND COVER IS ESTABLISHED, TEMPORARY EPSC ITEMS MAY BE REMOVED. IF THE NEXT PHASE WILL NOT BE STARTED WITHIN ONE YEAR, A NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.

DATE	
DESCRIPTION	
MARK	

KENNER RANDOLPH
ENGINEERING & SURVEYING
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

ENGINEER: BSR	DWN BY: BSR	CKD BY: GRK
CLIENT ADDRESS: FLEX DRIVE PROPERTIES 124 SOUTH STREET FRANKLIN, KY 42134	FINAL SURVEY DATE: 4-24-2025	CRD FILE: 12-18-2025
PROPERTY ADDRESS: 835 FEDERAL STREET FRANKLIN, KY 42134	FILE NAME: 24036	FILE NAME: 2501616

FINAL EPSC PLAN
PHASE 1
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.3



- | | |
|---|---|
|  | EXISTING BOUNDARY LINE |
|  | EXISTING ADJOINER LINES |
|  | EASEMENT LINES |
|  | SETBACK LINES |
|  | EXISTING ROADWAY |
|  | PROPOSED BUILDING OUTLINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONTOUR LINE |
|  | PROPOSED CONTOUR LINE |
|  | PROPOSED 1" WATER SERVICE LINE |
|  | PROPOSED 6" SANITARY SEWER SERVICE LINE |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | PROPOSED RIPRAP OUTLET PROTECTION |
|  | PROPOSED LIMITS OF DISTURBANCE |

0 30' 60'

SCALE: 1"=30'

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH THE EROSION CONTROL GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
2. EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THE STATE AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE GENERAL KPDES PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE EROSION CONTROL PLANS BASED UPON RESULTS OF PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNERSHIP DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
5. ALL (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH OTHER METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. REPAIR EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
8. PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
9. ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASES AND CUTTING OILS) AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS, CAN, OR CARTONS) THAT ARE SECURELY LIDED AND NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND NOT PERMITTING LEAKS OR OVERFLOWS.
10. DO NOT STORE CHEMICALS, DRUMS, AND BAGGED MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALLETS. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FUEL STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELED PER EPA, OSHA AND DOT REQUIREMENTS.
11. ALL WASTE OILS SHALL BE COLLECTED AND DISPOSED OF ON A REGULAR BASIS. SANITARY SYSTEMS SHOULD BE REGULARLY SERVICED. REPAIR TRASH CONTAINERS AND DUMPSTERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE ENTRY OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
12. MAINTAIN PLASTIC, OIL OR EQUIPMENT COVERINGS OR LEAKS. ANY EQUIPMENT OR EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

CITY OF FRANKLIN EPSC NOTES:

1. INITIAL EPSC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING.
2. ANY ANTI-EROSION AREA WHERE WORK IS TO BE COMPLETED FOR 14 DAYS MUST RECEIVE TEMPORARY SEED AND MULCH (INCLUDING TOPSOIL PLANS).
3. EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
4. THE INTENTION OF THE EPSC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTEASIBLE STORM WATER RUNOFF OR DISCOLORATION. THE OWNER AND THE CITY OF FRANKLIN'S CONSTRUCTION CONTRACTOR SHOULD BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSC PLAN PROVE TO BE INADEQUATE DURING THE CONSTRUCTION OF THIS PROJECT.
5. THE EPSC PLANS WITH INSPECTION RECORDS ARE TO BE KEPT ON SITE IN A SWPPP BOX AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
6. A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
7. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT GRASS COVER SHALL BE SEEDDED WITH SEED OR SOILLESS AS SOON AS PRACTICABLE TO PREVENT SOIL EROSION. SEEDING SHALL BE K-Y-F FESCUE APPLIED AT A MINIMUM RATE OF 60 #/ACRE WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 30 #/ACRE OR EQUIVALENT.

 KEY NOTES:

1. TEMP. CONSTRUCTION ENTRANCE. SEE DETAIL 1 SHEET C3.0.
2. TEMP. STANDARD SILT FENCE. SEE DETAIL 2 SHEET C3.0.
3. TEMP. ENHANCED STONE CHECK DAM. SEE DETAIL 3 SHEET C3.0.
4. TEMP. CONCRETE WASHOUT. SEE DETAIL 4 SHEET C3.0.
5. TEMP. TOPSOIL STOCKPILE.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

SEQUENCE OF CONSTRUCTION:

1. PHASE 2 CONSTRUCTION SHALL CONSIST OF BUILDING 2 AND ALL ITEMS ON LOT 2.
2. IF THE PHASE 1 NOI HAS TERMINATED, BEFORE ANY LAND DISTURBANCE OCCURS, NOTICE-OF-INTENT (NOI) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.
3. BEFORE ANY LAND DISTURBANCE OCCURS, SILT FENCING AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE MAINTAINED AROUND THE EXISTING SINKHOLE RISER PIPE DURING ALL PHASES. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
4. ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND ZONING.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
6. GRADING SHALL BE PERFORMED ON THE BUILDING PAD AND PARKING LOT AND ALL OTHER PHASE 2 ITEMS SHALL BE CONSTRUCTED.
7. INSTALL ALL PERMANENT EPCSC MEASURES AS SOON AS AREAS ARE COMPLETED. ONCE THE PERMIT DRAINAGE COVER IS ESTABLISHED, A TEMPORARY EPCSC ITEM MAY BE REMOVED, IF THE NEXT PHASE WILL NOT BE STARTED WITHIN ONE YEAR.
8. NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.

[illegible]

**KENNER RANDOLPH
ENGINEERING & SURVEYING**
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

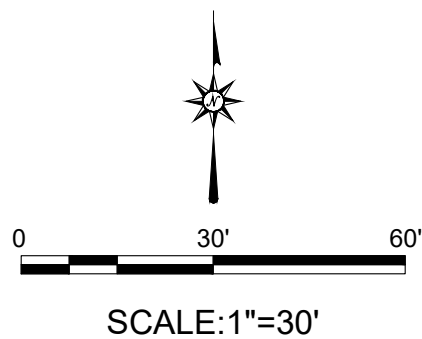
ENGINEER: BSR	DWN BY: BSR	CKD BY: CRK	FINAL SURVEY DATE: 4-24-2025	PLOT DATE: 12-18-2025	CRD FILE 2501161E
				SIZE: 24X36	FILE NAME: 2501161E

CLIENT ADDRESS:
EX DRIVE PROPERTIES
124 SOUTH STREET
FRANKLIN, KY 42134

PROPERTY ADDRESS:
3335 FEDERAL STREET
FRANKLIN, KY 42134

INITIAL EPSC PLAN
PHASE 2
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.4



	EXISTING BOUNDARY LINE
	EXISTING ADJOINER LINES
	EASEMENT LINES
	SETBACK LINES
	EXISTING ROADWAY
	PROPOSED BUILDING OUTLINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED 1" WATER SERVICE LINE
	PROPOSED 6" SANITARY SEWER SERVICE LINE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED RIPRAP OUTLET PROTECTION
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED DOUBLE NET STRAW MAT

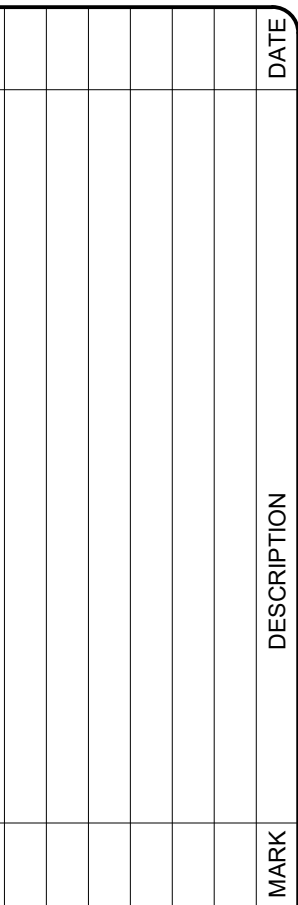
1. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH KPDOS STORMWATER GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
2. EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THE STATE AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE KANSAS KPDOS PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. THE CONTRACTOR SHALL SUBMIT A RESPONSE TO THE EROSION CONTROL PLANS BASED UPON RESULTS OF PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNERS/AGENCY DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
5. ALL AREAS (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH ANY OF THE METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. REMOVE ALL EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
8. PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
9. ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASE AND CRUMLING OILS) AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS, CANS, OR PARTS) OF THE SAME TYPE AND MATERIAL AS THE PRODUCT NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND ALSO PROVIDE CONTAMINATION OF THE GROUNDWATER.
10. DO NOT STORE OR CHARGE BATTERIES, AND DISPOSE OF MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALKIES. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FUEL STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELLED PER EPA, OSHA AND DOT REQUIREMENTS.
11. ONLY DRAINAGE SWATHS SHALL BE COLLECTED AND DISPOSED OF AT A REPAIR AND MAINTENANCE SYSTEMS SHOULD BE REGULARLY SERVICED. RESHAUL TRASH CONTAINERS AND SAMPLERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE ENTRY OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
12. MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION. VEHICLES AND EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

1. INITIAL EPSC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING. ANY CONSTRUCTION AREA WHERE WORK HAS CEASED FOR 14 DAYS MUST RECEIVE TWO YEAR SEED AND MULCH (INCL. FERTILIZER) APPLICATION.
2. EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
3. THE INTENTION OF THE EPSC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTIONABLE STORM WATER DISCHARGE OR DISCOLORATION. THE OWNER, CONTRACTOR AND CONSTRUCTION INSPECTOR MUST BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSC PLAN PROVE TO BE INADEQUATE DURING A 2-YEAR STORM EVENT.
4. THE EPSC PLAN IS TO PREVENT SEDIMENT FROM BEING KEPT ON SITE IN A SWPPP BOX AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
5. A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
6. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT GROUND COVER SHALL BE SEEDED AND STRAWED OR SODDED AS SOON AS PRACTICABLE TO PREVENT SOIL EROSION. FERTILIZER SHALL BE 30-10-10 APPLIED AT A MINIMUM RATE OF 60 #/ACRE WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 300 #/ACRE OR EQUIVALENT.

1. DOUBLE NET STRAW MAT.
2. TEMP. STANDARD SILT FENCE. SEE DETAIL 2 SHEET C3.0.
3. TEMP. ENHANCED STONE CHECK DAM. SEE DETAIL 3 SHEET C3.0.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

1. PHASE 2 CONSTRUCTION SHALL CONSIST OF BUILDING 2 AND ALL ITEMS ON LOT 2.
2. BEFORE ANY LAND DISTURBANCE OCCURS, SILT FENCING AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE MAINTAINED AROUND THE EXISTING SINKHOLE RISER PIPE DURING ALL PHASES. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
3. ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND ZONING.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. GRADING SHALL BE PERFORMED ON THE BUILDING PAD AND PARKING LOT AND ALL OTHER PHASE 2 ITEMS SHALL BE CONSTRUCTED.
6. ALL PERMITS SHALL BE OBTAINED AS SOON AS AREAS ARE COMPLETED.
7. ONCE 70% PERMANENT GRASS COVER IS ESTABLISHED, TEMPORARY EPSC ITEM MAY BE REMOVED. IF THE NEXT PHASE WILL NOT BE STARTED WITHIN ONE YEAR, NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.



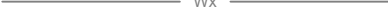
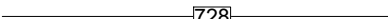
**KENNER RANDOLPH
ENGINEERING & SURVEYING**
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

CLIENT ADDRESS: FLEX DRIVE PROPERTIES 124 SOUTH STREET FRANKLIN, KY 42134	BSR DWN BY: BSR	CKD BY: CRK
	FINAL SURVEY DATE: 4-24-2025	
PROPERTY ADDRESS: 835 FEDERAL STREET FRANKLIN, KY 42134	PLOT DATE: 12-18-2025	CRD FILE # 2501161E
	SIZE: 240X38	FILE NAME: 2501161E

FINAL EPSC PLAN
PHASE 2
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.5



- | | |
|---|---|
|  | EXISTING BOUNDARY LINE |
|  | EXISTING ADJOINER LINES |
|  | EASEMENT LINES |
|  | SETBACK LINES |
|  | EXISTING ROADWAY |
|  | PROPOSED BUILDING OUTLINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONTOUR LINE |
|  | PROPOSED CONTOUR LINE |
|  | PROPOSED 1" WATER SERVICE LINE |
|  | PROPOSED 6" SANITARY SEWER SERVICE LINE |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | PROPOSED RIPRAP OUTLET PROTECTION |
|  | PROPOSED LIMITS OF DISTURBANCE |

SCALE: 1"=30'

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH KPDOS STORMWATER GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
2. EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THESE AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE GENERAL KPDOS PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ANY REQUIRED ALTERATIONS/REVISIONS TO THE EROSION CONTROL PLANS BASED UPON RESULTS FROM PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNERSHIP/AGENCY DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
5. ALL AREAS (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH OTHER METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. REMOVE ALL EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
8. PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
9. ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASE AND CRUING OILS) AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS OR TANKS) PARTIALLY FULL. THESE CONTAINERS SHALL NOT BE EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND ALSO PREVENT CONTAMINATION OF GROUNDWATER.
10. DO NOT STORE OR DISPOSE OF ANY MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALKIES. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FLUID STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELLED PER EPA, OSHA AND DOT REQUIREMENTS.
11. ONCE TANKS SHOULD BE CLOPPED OR REMOVED ON A REGULAR BASIS. SANITARY SYSTEMS SHOULD BE REGULARLY SERVICED. REPAIR TRASH CONTAINERS AND DUMPSTERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE ENTRY OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
12. MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION. VEHICLES AND EQUIPMENT USED IN INSPECTIONS/EACH DAY OF USE. TANKS SHOULD BE REPAIRED IMMEDIATELY IF THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

CITY OF FRANKLIN EPSC NOTES:

1. INITIAL EPSDC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING.
2. ANY CONSTRUCTION AREA WHERE WORK HAS CEASED FOR 14 DAYS MUST RECEIVE TEMPORARY SEED AND MULCH (INCL. FERTILIZER) TO PREVENT EROSION.
3. EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
4. THE INTENTION OF THE EPSDC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTEABLE STORM WATER RUNOFF OR DISCOLORATION. THE OWNER, OPERATOR AND THE CONSTRUCTION CONTRACTOR SHOULD BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSDC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSDC PLAN PROVE TO BE INADEQUATE DURING A 2-YEAR STORM EVENT.
5. THE EPSDC PLAN WILL BE SUBJECT TO INSPECTION AND TO BE KEPT ON SITE IN A SWPPP BOX AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
6. A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
7. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT GROUND COVER SHALL BE SEEDDED AND STRAWED OR SODDED AS SOON AS PRACTICABLE TO PREVENT SOIL EROSION. SEED SHALL BE KY-31 FESCUE APPLIED AT A MINIMUM RATE OF 60 #/ACRE WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 300 #/ACRE OR EQUIVALENT.

 KEY NOTES:

1. TEMP. CONSTRUCTION ENTRANCE. SEE DETAIL 1 SHEET C3.0.
2. TEMP. STANDARD SILT FENCE. SEE DETAIL 2 SHEET C3.0.
3. TEMP. ENHANCED STONE CHECK DAM. SEE DETAIL 3 SHEET C3.0.
4. TEMP. CONCRETE WASHOUT. SEE DETAIL 4 SHEET C3.0.
5. TEMP. TOPSOIL STOCKPILE.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

SEQUENCE OF CONSTRUCTION:

1. PHASE 3 CONSTRUCTION SHALL CONSIST OF BUILDING 3 AND ALL ITEMS ON LOT 3 INCLUDING BOTH PARKING LOTS.
2. IF THE PHASE 2 NOI HAS TERMINATED, BEFORE ANY LAND DISTURBANCE OCCURS, A NOTICE-OF-INTENT (NOI) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.
3. BEFORE ANY LAND DISTURBANCE OCCURS, SILT FENCING AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE MAINTAINED AROUND THE EXISTING SINKHOLE RISER PIPE DURING ALL PHASES. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
4. ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
6. GRADING SHALL BE PERFORMED ON THE BUILDING PAD AND PARKING LOT AND ALL OTHER PHASE 3 ITEMS SHALL BE CONSTRUCTED.
7. 1 PERCENT (1%) EROSION CONTROL SHALL BE INSTALLED AS SOON AS AREAS ARE COMPLETED. ONCE 70% PERMANENT GROUND COVER IS ESTABLISHED, TEMPORARY EPSC ITEMS MAY BE REMOVED AND A NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.

[illegible]

**KENNER RANDOLPH
ENGINEERING & SURVEYING**
150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

ENGINEER: BSR	DWN BY: BSR	CKD BY: CRK	FINAL SURVEY DATE: 4-24-2025	PLOT DATE: 12-18-2025	CRD FILE 2501161E
				SIZE: 24X36	FILE NAME: 2501161E

CLIENT ADDRESS:
EX DRIVE PROPERTIES
124 SOUTH STREET
FRANKLIN, KY 42134

PROPERTY ADDRESS:
335 FEDERAL STREET
FRANKLIN, KY 42134

INITIAL EPSC PLAN
PHASE 3
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.6



- | | |
|---|---|
|  | EXISTING BOUNDARY LINE |
|  | EXISTING ADJOINER LINES |
|  | EASEMENT LINES |
|  | SETBACK LINES |
|  | EXISTING ROADWAY |
|  | PROPOSED BUILDING OUTLINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONTOUR LINE |
|  | PROPOSED CONTOUR LINE |
|  | PROPOSED 1" WATER SERVICE LINE |
|  | PROPOSED 6" SANITARY SEWER SERVICE LINE |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | PROPOSED RIPRAP OUTLET PROTECTION |
|  | PROPOSED LIMITS OF DISTURBANCE |
|  | PROPOSED DOUBLE NET STRAW MAT |

EROSION CONTROL NOTES:

3. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF THE APPROPRIATE PERSONNEL NEEDED TO CREATE AND MAINTAIN A BEST MANAGEMENT PRACTICES PLAN IN ACCORDANCE WITH KPDES STORMWATER GENERAL PERMIT KYR10 AND "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL" FIELD GUIDE.
2. THE EROSION CONTROL MEASURES NOTED AND SHOWN ARE THE MINIMUMS DEEMED NECESSARY TO PROTECT THE PUBLIC AND OFF-SITE PROPERTIES, AND DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL U.S. EPA AND KENTUCKY DIVISION OF WATER REQUIREMENTS. ANY ADDITIONAL ITEMS REQUIRED BY THE LOCAL AND/OR LOCAL GOVERNING AUTHORITIES SHALL BE PROVIDED AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL PRACTICES, PERMIT DOCUMENTS, AND INSPECTION RECORDS REQUIRED TO COMPLY WITH THE CONDITIONS OF THE GENERAL KPDES PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL EROSION CONTROL MEASURES SHALL BE SUBJECT TO THE EROSION CONTROL PLANS BASED UPON RESULTS OF PERIODIC INSPECTIONS, CONTRACTOR ACTIONS, AND/OR OWNERSHIP DIRECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS OF DISCOVERY, AND WRITTEN DOCUMENTATION OF SUCH ALTERATIONS/REVISIONS SHALL BE KEPT ON FILE BY THE CONTRACTOR.
5. ALL AREAS (INCLUDING TOPSOIL PILES) DISTURBED BY GRADING THAT ARE NOT STABILIZED WITH OTHER METHODS FOR A PERIOD OF 14 DAYS SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED.
6. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. ALL EROSION CONTROL DEVICES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
8. PROVIDE TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH "KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE."
9. ALL PAINT, SOLVENT, PETROLEUM PRODUCTS (FUEL, LUBE OILS, GREASES AND CUTTING OILS), AND PETROLEUM WASTE PRODUCTS SHALL BE STORED IN CONTAINERS (SUCH AS DRUMS), AND PARTIALLY FULL CONTAINERS SHALL BE PROTECTED AND NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENTS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND NOT BE SUBJECT TO LEAKAGE.
10. DO NOT STORE CHEMICALS, DRUMS, AND BAGGED MATERIAL DIRECTLY ON THE GROUND. USE SECONDARY CONTAINMENT OR USE WOODEN PALLETS. PROVIDE SPILL CONTAINMENT DIKES AROUND CHEMICAL AND FUEL STORAGE TANKS. LINE WITH PLASTIC FILM TO PREVENT SOIL CONTAMINATION. STORE HAZARDOUS WASTES IN AN APPROPRIATE TYPE OF CONTAINER AND PROPERLY LABELED PER EPA, OSHA AND DOT REQUIREMENTS.
11. ON SITE RUSH COLLECTION AND COLLECTED AND COMPOSED OF ON A REGULAR BASIS. SANITARY SYSTEMS SHOULD BE REGULARLY SERVICED. REPAIR TRASH CONTAINERS AND DUMPSTERS ON AN AS NEEDED BASIS. WHERE POSSIBLE PROVIDE COVER FOR WASTE CONTAINERS TO PREVENT THE ENTRY OF RAINWATER AND LOSS OF CONTENTS BY WIND. MAINTAIN A CONTINGENCY PLAN IN THE CASE THAT HAZARDOUS OR TOXIC MATERIALS ARE DISCOVERED.
12. MAINTAIN A SYSTEM TO MONITOR FOR LEAKS FOR CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD BE INSPECTED ON EACH DAY OF USE. LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE PROBLEM VEHICLE(S) OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

CITY OF FRANKLIN EPSC NOTES:

1. INITIAL EPSC MEASURES MUST BE IN PLACE AND APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING MASS GRADING.
2. RAINFALL INSTRUCTION AREA WHERE WORK IS TO BE COMPLETED FOR 14 DAYS MUST RECEIVE TEMPORARY SEED AND MULCH (INCLUDING TOPSOIL) LAYERS.
3. EROSION INSPECTIONS MUST TAKE PLACE A MINIMUM OF ONCE PER 7-DAY PERIOD AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5" OR GREATER.
4. THE INTENTION OF THE EPSC PLAN IS TO MAINTAIN SEDIMENT ON THIS SITE WITHOUT CAUSING VISIBLE SEDIMENT RELEASES EVIDENCED BY OBJECTIONABLE STORM WATER RUNOFF DISCOLORATION. THE OWNER AND THE CONTRACTOR FOR THIS CONSTRUCTION CONTRACTOR SHOULD BE AWARE THAT THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT IS RESPONSIBLE FOR INSPECTING THIS SITE FOR EPSC IMPLEMENTATION AND MAINTENANCE BY THE CONTRACTOR. ADDITIONAL BMPs WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT SHOULD THOSE PROVIDED WITH THE EPSC PLAN PROVE TO BE INADEQUATE DURING THE CONSTRUCTION PERIOD.
5. THE EPSC PLANS WITH INSPECTION RECORDS ARE TO BE KEPT ON SITE IN A SWPPP BOOK AVAILABLE FOR LOCAL AND STATE PERSONNEL TO REVIEW.
6. A RAIN GAUGE IS TO BE PROVIDED ON SITE WITH DAILY RAINFALLS RECORDED.
7. ALL DISTURBED AREAS THAT ARE NOT PAVED, LANDSCAPED, OR OTHERWISE PROVIDED WITH PERMANENT COVER SHALL BE SEED OR SOILED STRIPS OR SOILED AREAS SO PRACTICAL TO PREVENT SOIL EROSION. SEEDING SHALL BE 1/4" CH FESCUE APPLIED AT A MINIMUM RATE OF 60 #/AC WITH A FERTILIZER APPLICATION OF 20-10-10 APPLIED AT A MINIMUM RATE OF 300 #/AC OR EQUIVALENT.

 KEY NOTES:

1. DOUBLE NET STRAW MAT SLOPE PROTECTION.
2. PERMANENT RIPRAP OUTLET PROTECTION.
3. TEMP. INLET PROTECTION. SEE DETAIL 9 SHEET C3.0.

DISTURBED AREA = 74,175 SFT. = 1.7 ACRES (TOTAL OF ALL PHASES)

SEQUENCE OF CONSTRUCTION:

1. PHASE 3 CONSTRUCTION SHALL CONSIST OF BUILDING 3 AND ALL ITEMS ON LOT 3 INCLUDING BOTH PARKING LOTS.
2. BEFORE ANY LAND DISTURBANCE OCCURS, SILT FENCING AND CHECK DAMS SHALL BE INSTALLED AS SHOWN AND THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED. THE INLET PROTECTION SHALL BE MAINTAINED AROUND THE CONSTRUCTION SINKHOLE THROUGHOUT ALL PHASES. THESE SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO STRIPPING ANY TOPSOIL OR PERFORMING ANY GRADING.
3. ONCE APPROVED BY THE CITY OF FRANKLIN, A GRADING PERMIT CAN BE OBTAINED FROM PLANNING AND ZONING.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED AS SHOWN ON THIS DRAWING AND PROTECTED WITH TEMPORARY SEEDING AND MULCHING. SILT FENCE SHALL BE INSTALLED WITHIN 5' OF THE TOE OF SLOPE OF THE STOCKPILE AS SHOWN ON THIS DRAWING. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. CRUSHED GRANITE SHALL BE STOCKPILED ON THE BUILDING PAD AND PARKING LOT AND ALL OTHER PHASE 3 ITEMS SHALL BE CONSTRUCTED.
6. INSTALL ALL PERMANENT EPSC MEASURES AS SOON AS AREAS ARE COMPLETED. ONCE 70% PERMANENT GROUND COVER IS ESTABLISHED, TEMPORARY EPSC ITEMS MAY BE REMOVED AND A NOTICE-OF-TERMINATION (NOT) SHALL BE FILED WITH THE STATE OF KENTUCKY DIVISION OF WATER.

[illegible]

**KENNER RANDOLPH
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150 S. BREATHITT STREET
RUSSELLVILLE, KY 42276
270-717-1131

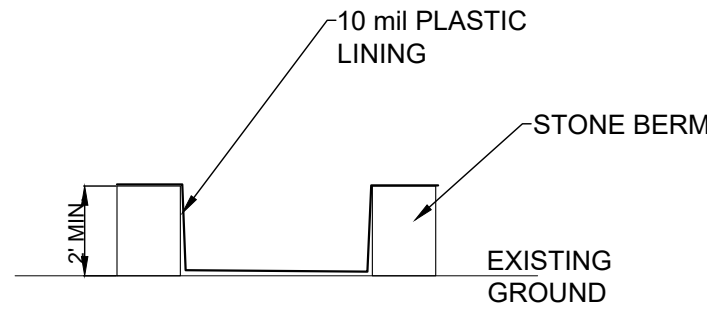
ENGINEER: BSR	DWN BY: BSR	CKD BY: CRK	FINAL SURVEY DATE: 4-24-2025	PLOT DATE: 12-18-2025	CRD FILE 2501161E
				SIZE: 24X36	FILE NAME: 2501161E

CLIENT ADDRESS:
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124 SOUTH STREET
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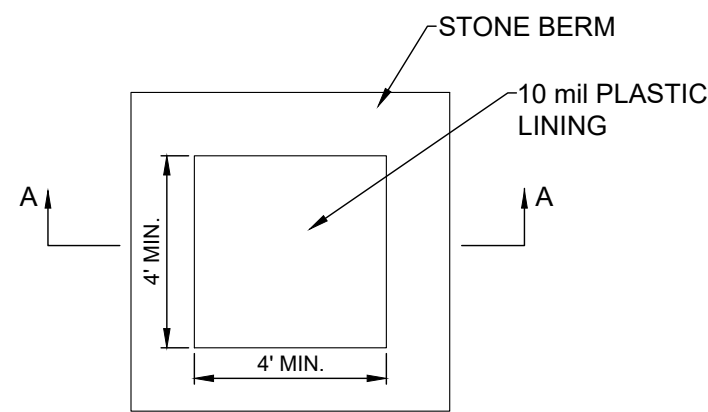
PROPERTY ADDRESS:
3335 FEDERAL STREET
FRANKLIN, KY 42134

FINAL EPSC PLAN
PHASE 3
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C2.7



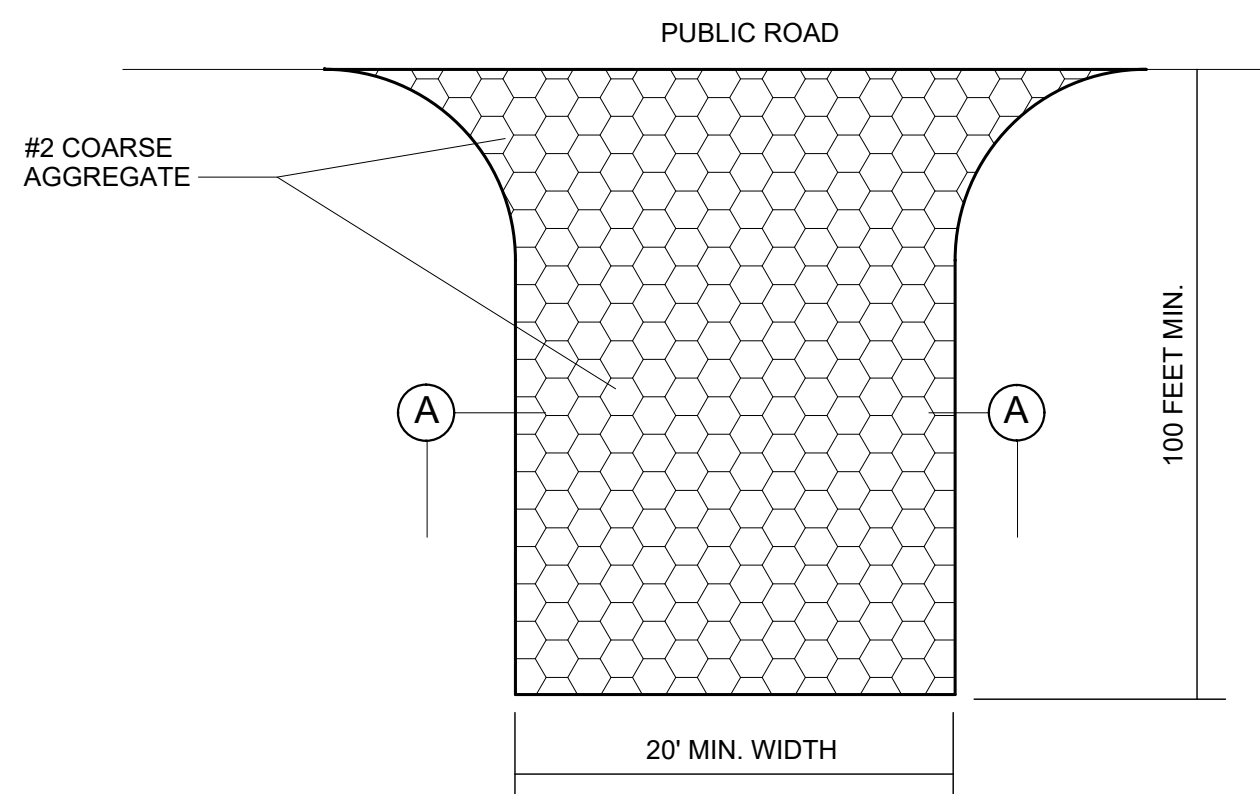
SECTION A-A



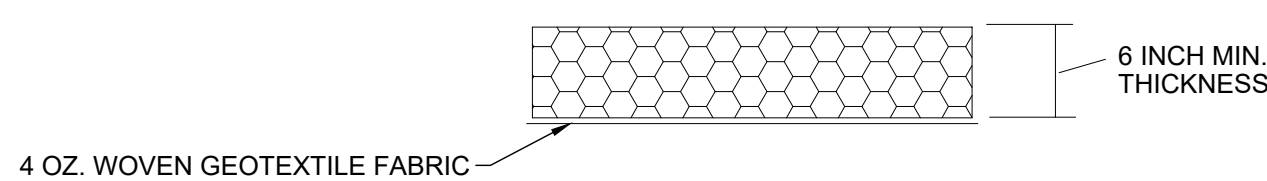
PLAN

4 TEMPORARY CONCRETE WASHOUT DETAIL
NTS

***NOTE: WASHOUT BAGS OR TOTES MAY BE USED IF
APPROVED BY THE CITY OF FRANKLIN.

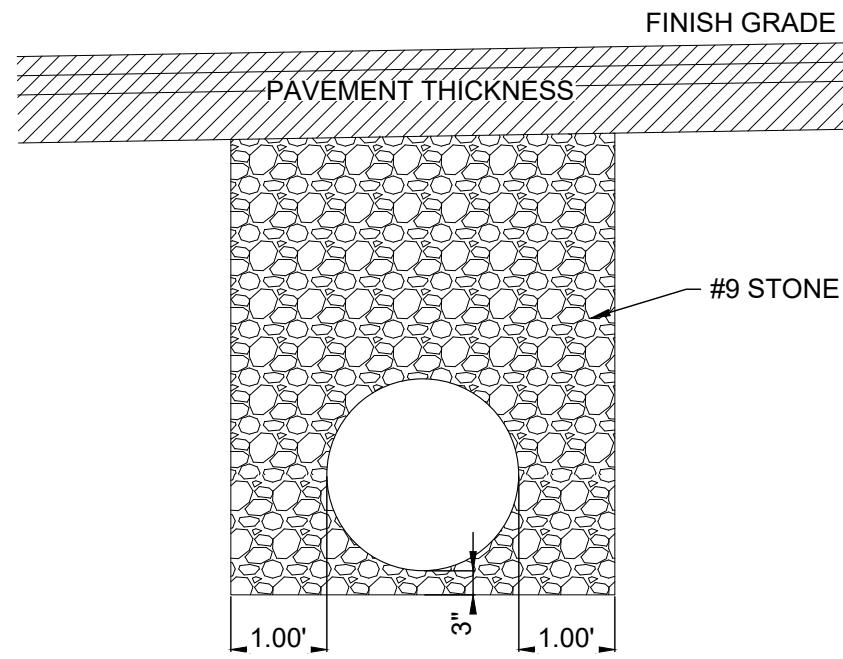


PLAN

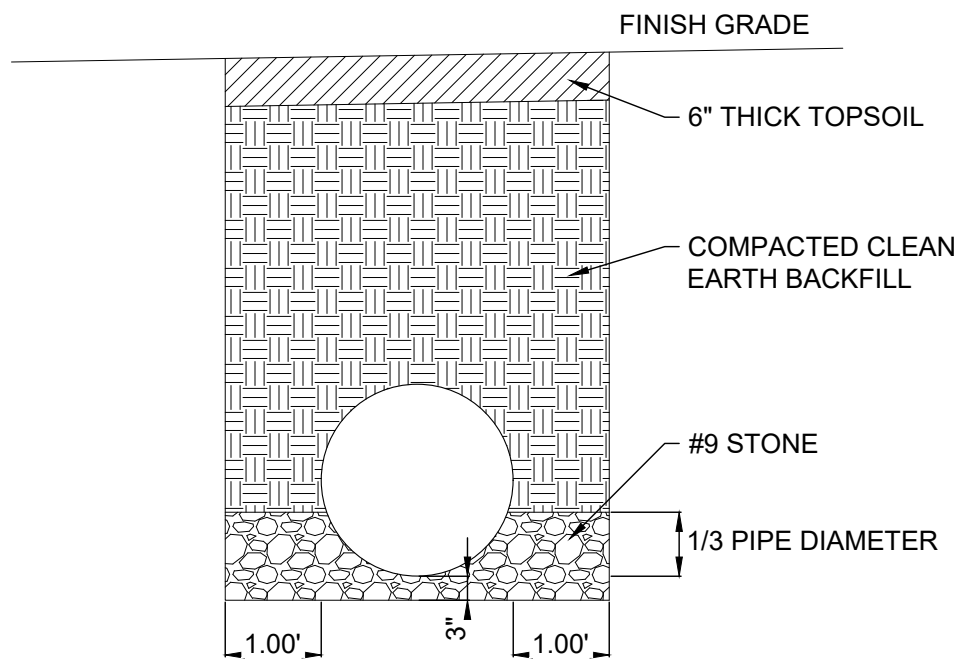


SECTION A

1 TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE/EXIT PAD
NTS

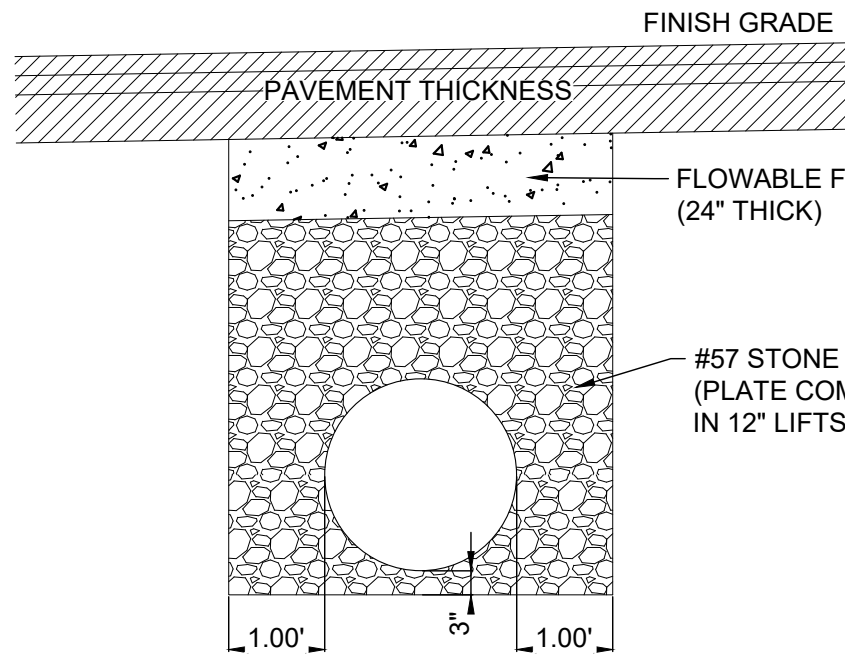


PAVED AREAS

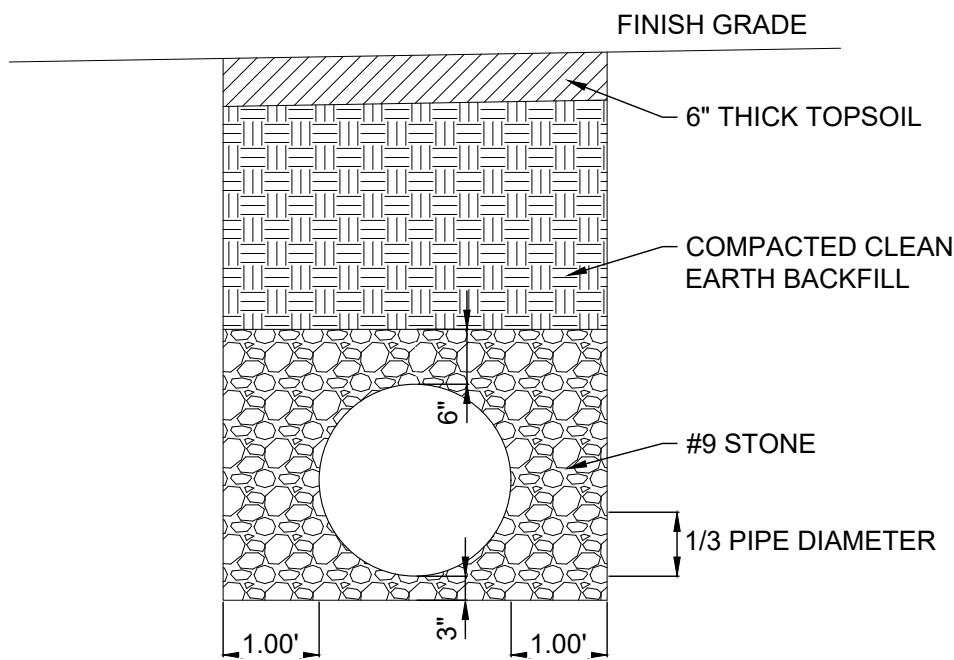


GRASSED AREAS

5 STORM PIPE BEDDING DETAIL
SCALE: NTS

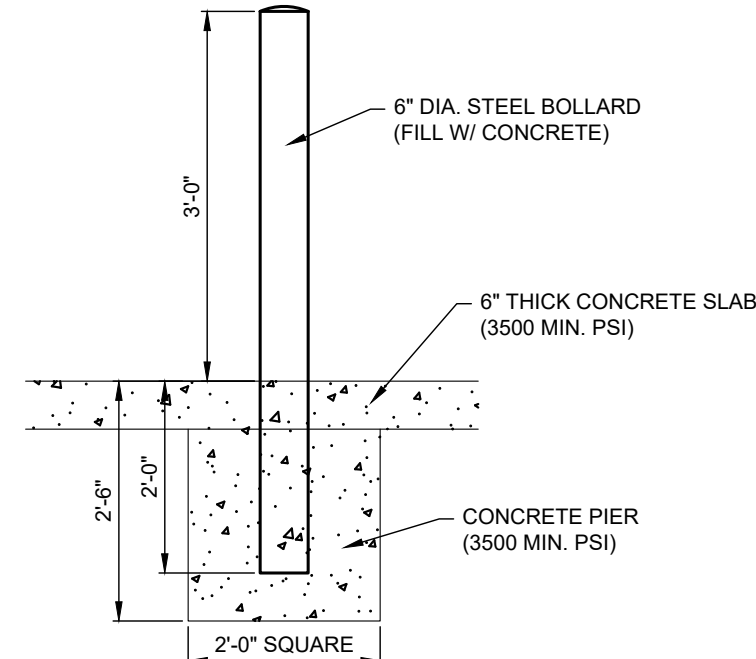


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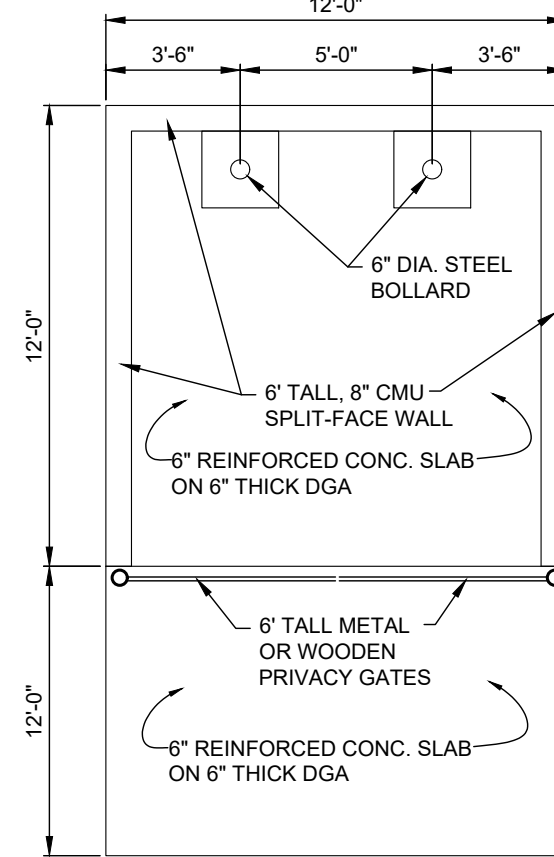


GRASSED AREAS

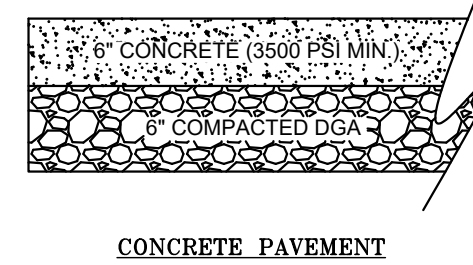
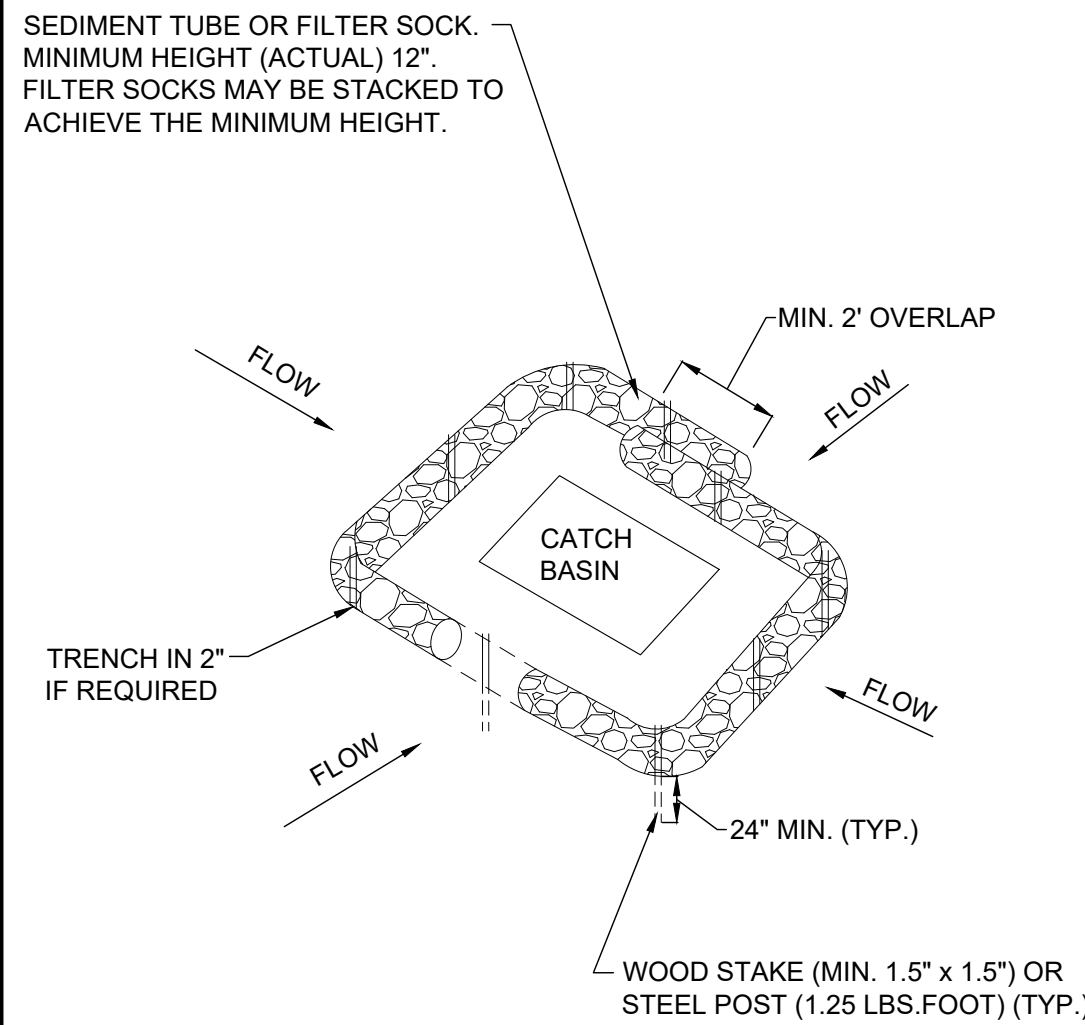
5 SEWER/WATER PIPE BEDDING DETAIL
SCALE: NTS



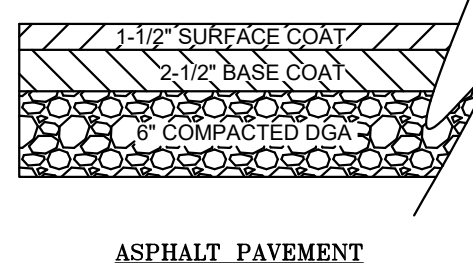
8 DUMPSTER ENCLOSURE DETAIL
SCALE: 1" = 5'-0"



9 INLET PROTECTION
NTS

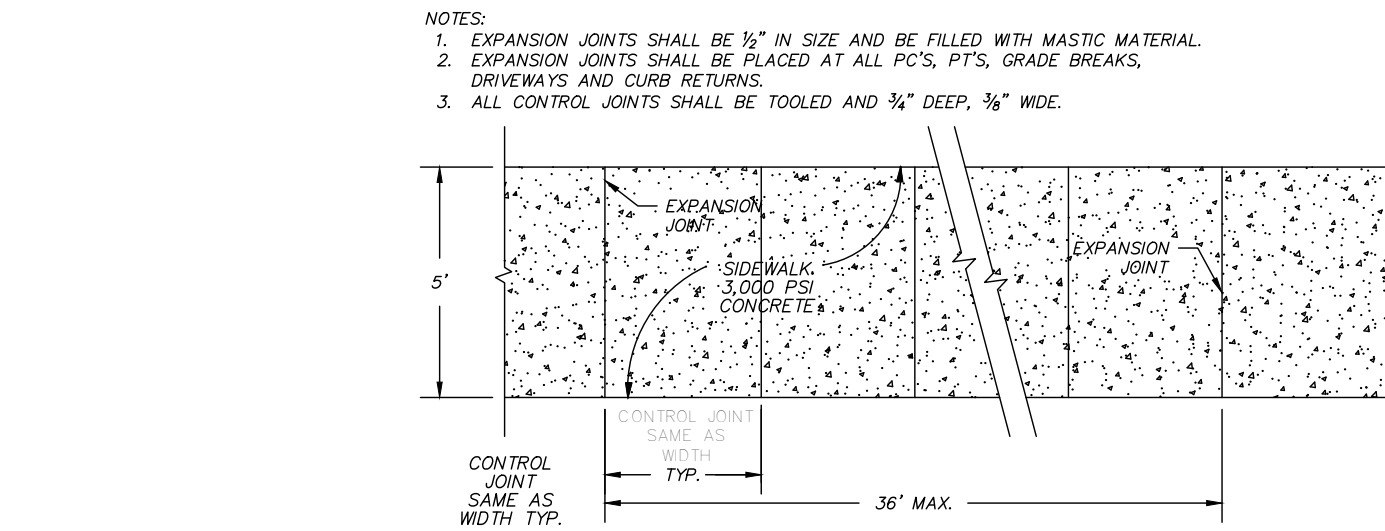


CONCRETE PAVEMENT

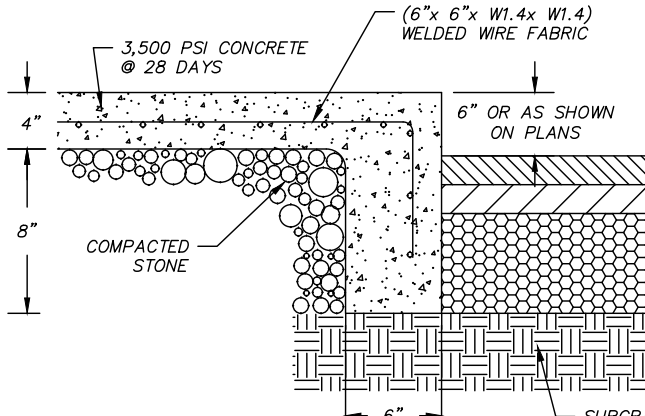


ASPHALT PAVEMENT
(STANDARD)

6 PAVEMENT DETAIL
SCALE: NTS

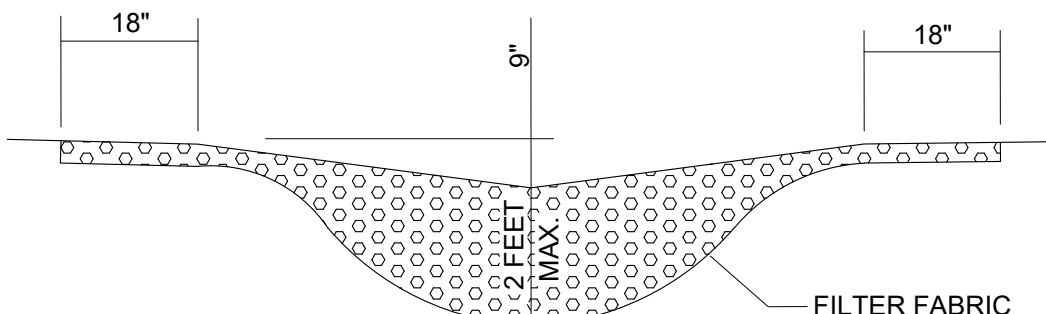


TURNDOWN SIDEWALK



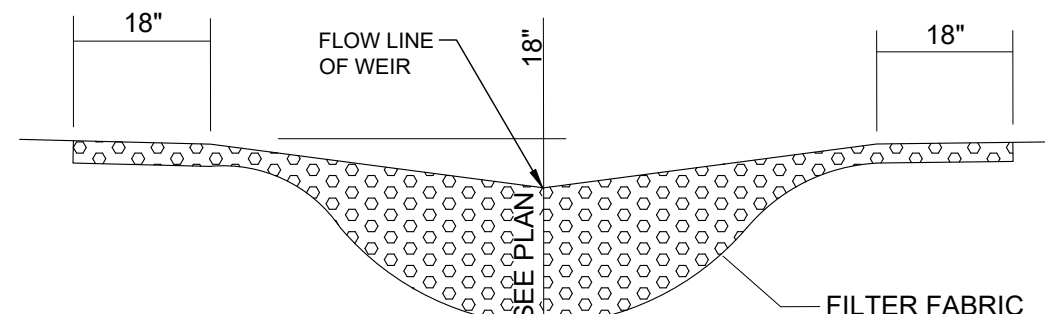
STANDARD SIDEWALK

7 SIDEWALK DETAIL
SCALE: NTS



SECTION

3 STONE CHECK DAM (STANDARD)
NTS



SECTION

3 STONE CHECK DAM (ENHANCED)
NTS



KENNER RANDOLPH
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ENGINEER: BSR
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124 SOUTH STREET
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PROPERTY ADDRESS: 835 FEDERAL STREET
FRANKLIN, KY 42134
DWN BY: BSR
CRK: BSR
FINAL SURVEY DATE: 4-24-2025
PLOT DATE: 12-18-2025
SCALE: AS SHOWN
FILE NAME: 25011616

DETAILS
835 FEDERAL STREET
COMMERCIAL BUILDINGS

SHEET
IDENTIFICATION
C3.0