

**SITE SPECIFIC AGREEMENT – RE: UNITS 5 & 6, PHASE 2 OF ASH TREE  
PROPERTIES, III (104 LOTS)**

This Site Specific Agreement (the "Agreement") is made and entered into <sup>August 30</sup>~~July~~ 2018 by and among LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, hereinafter "LFUCG"; JESSAMINE-SOUTH ELKHORN WATER DISTRICT, hereinafter "JSEWD"; CITY OF NICHOLASVILLE, KENTUCKY; hereinafter "CITY"; and BALL HOMES, LLC, hereinafter "BALL".

**WITNESSETH:**

**WHEREAS**, BALL currently owns real estate located in Jessamine County, Kentucky, identified as Ash Tree Unit 5 and 6, Phase 2 as more particularly described on Sheet 1 of Exhibit "A", attached hereto (the "Property" ); and

**WHEREAS**, the parties acknowledge that there is limited sanitary sewer capacity available; and

**WHEREAS**, the parties further acknowledge the importance of and the interrelationship of storm water as it may impact sanitary sewer collection and conveyance; and

**WHEREAS**, conditioned upon the agreement of BALL to comply with and subject to the terms and conditions of this Agreement, JSEWD and LFUCG are willing to provide sanitary sewer service to the Property.

**NOW, THEREFORE**, for and in consideration of the premises, the mutual undertakings and agreements herein contained and assumed, BALL, JSEWD and LFUCG hereby covenant and agree as follows:

1. **Sewer Capacity**. The parties agree that the sanitary sewer capacity needed to provide service to the Property shall not exceed **19,968** gallons per day (average daily flow) for sewage collection and conveyance.

2. **Agreement to Serve**. Conditioned upon BALL's full compliance with the LFUCG'S Code of Ordinances, including but not limited to Chapter 16, all administrative regulations, rules, practices and procedures of the LFUCG Department of Environmental Quality and Public Works (i.e. Procedures Manuals for Infrastructure Development, Sanitary Sewers and Pump Stations), and the rates, rules and regulations of JSEWD and Jessamine County relating to operation and use of the sanitary sewer system, as may be amended from time to time, (all entities' regulations hereinafter referred to as the "Code") and subject to the terms and conditions of this Agreement, upon the completion of the construction of the sanitary sewer facilities by BALL, JSEWD and LFUCG agree to permit connection of the sanitary sewer facilities installed by BALL to the existing facilities of LFUCG and JSEWD, if any, and to provide sanitary sewer utility service to

the Property. BALL expressly agrees that the constructed sanitary sewer facilities shall be conveyed to JSEWD upon completion of construction and approval for acceptance. Although it is expressly acknowledged by BALL that JSEWD may require that there be connections to the Property sanitary sewer system provided to adjoining properties, BALL expressly agrees that it shall not make any agreements with (relative to capacity reservation or otherwise) or permit any adjoining property owner access to or use of the sanitary sewer or storm water facilities to be constructed without the prior written authorization from JSEWD and LFUCG.

It is understood and agreed by the parties that this Agreement shall in no way constitute, nor shall be construed to be, a reservation of sanitary sewer treatment capacity for BALL by JSEWD or LFUCG, or an agreement by JSEWD and LFUCG to collect, convey, treat or in any way manage storm water. In order to secure a reservation of sanitary sewer capacity for the improvements shown in Exhibit "A", BALL must meet all terms and conditions of the Code, more specifically LFUCG Code of Ordinances Chapter 16, Article XIII, Sanitary Sewer Capacity Assurance Program (CAP). Furthermore, the parties hereto agree that in the event BALL fails to complete all requirements under this Agreement within 730 days from the date of same, this agreement shall automatically expire and become a nullity, but only as to facilities not constructed and connections not made.

**3. Connection Fees.** BALL agrees to pay the sum approved by the Kentucky Public Service Commission and, in addition, the amount of LFUCG sewer connection fees provided in the Code to JSEWD ("Connection Fees"). Said Fees are in consideration for the sewage collection, conveyance and treatment by JSEWD and LFUCG. The Connection Fees shall be paid as building permits are issued for each of the lots on the Property. In the event Ball does not construct the homes on all of the lots, then any successor in title to said lots shall be responsible for the Connection Fee at the time the building permit is issued.

**4. Additional Fees.** In addition to the Connection Fees heretofore referenced, BALL agrees to pay the full cost of sewer service to the Property, including, but not limited to the following additional charges and fees (the "Additional Fees"):

- (a) BALL shall have paid all reasonable charges assessed by JSEWD and LFUCG for plan review, construction inspection, testing, and other services of JSEWD and/or LFUCG in any way related to the sanitary sewer system.
- (b) BALL shall pay all sanitary sewer use fees ("Sewer User Fee") as provided in the Code, as may be amended from time to time. The Sewer User Fee is generally based on water consumption and BALL agrees to have the local water company which provides water to the Property, or any part thereof, provide duplicate billings to JSEWD, P.O. Box 731, Nicholasville, Kentucky 40340-0731. JSEWD will calculate and bill BALL or the appropriate user for such Sewer User Fees, which shall be due and payable as set forth in the Code. All unpaid Sewer User Fees shall

be subject to a late penalty and interest as set forth in the Code. Further, JSEWD shall be entitled to recover all its costs of collection of same, including reasonable attorney fees.

- (c) If required, BALL shall pay a surcharge for odor control chemicals on a monthly or less frequent basis as determined by JSEWD. LFUCG retains, in perpetuity, the right to approve or disapprove the use of any odor control chemical for the Property. .
- (d) Pre-treatment permit fees/ Extra strength fees (when applicable) shall be paid to LFUCG in accordance with the Code, Section 16-46 and Schedule B of Section 16-59.

**5. Lien To Secure Payment of Connection Fees and Additional Fees.** JSEWD shall have a lien against the Property to secure the payment of all Connection Fees and Additional Fees, interest, penalties and the costs of collection, including reasonable attorney fees. The lien shall attach to the Property, or applicable part thereof, as the Connection Fees and/or Additional Fees become past due without necessity of filing any lien statement by JSEWD.

**6. Sanitary Sewer and Storm Water Management Installations.** To induce JSEWD and LFUCG to provide sanitary sewer service to the Property, BALL agrees to construct, according to the plans and specifications approved by JSEWD and LFUCG as reflected in Exhibit "A", all on-site and off-site installations and facilities required by LFUCG to connect to the existing facilities of LFUCG and JSEWD, if any, to provide sanitary sewer service to the Property, including but not limited to all equipment, fixtures, pumps, lines, mains, manholes, lift stations, pumping stations, laterals, service connections, and to obtain appurtenances thereto together with all real property, easements and rights of way as necessary. To also induce JSEWD and LFUCG to provide sanitary sewer service to the Property, BALL shall size and construct, at its sole cost and expense, the proposed sanitary sewer facilities in a manner that provides the sanitary sewer capacity necessary to service all 1) developed/un-served upstream properties; 2) undeveloped upstream properties in accordance with JSEWD'S Sanitary Sewer Master Plan, LFUCG Watershed, North Jessamine County, Kentucky, Jessamine-South Elkhorn Water District, March 2006. The construction of infrastructure to serve developed/unserved and undeveloped upstream properties is in no way an approval or endorsement by LFUCG to provide future sanitary sewer service to those properties. Future developers of properties upstream of the Property may be required to improve downstream LFUCG infrastructure in order to secure a Site Specific Agreement for those properties. To further induce JSEWD and LFUCG to provide sanitary sewer service to the Property, BALL agrees to construct, according to the plans and specifications approved by the CITY, JSEWD, LFUCG and the Kentucky Division of Water as reflected in Exhibit "A", all on-site storm water facilities. The procedures for the design and construction of the storm water system shall comply with the same procedures outlined in numerical paragraph seven (7) herein for sanitary sewer systems, except that the applicable regulations for storm water management installations shall be substituted for those applicable to sanitary sewers and the appropriate authority exercising control over storm water management (City of Nicholasville) shall inspect and accept the storm water management installations. The

foregoing improvements, both sanitary and storm water systems, may be referred to as the "Improvements" and Exhibit "A" may be referred to as the "Plans".

If the Improvements will require a pump station, the peak discharge into the JSEWD and/or LFUCG gravity system shall be specified by JSEWD and LFUCG. Design of the pump station shall include a meter capable of recording all flow discharging from the pump station and telemetry equipment as specified by JSEWD. Odor control facilities shall be constructed as directed by JSEWD and LFUCG. LFUCG retains, in perpetuity, the right to approve or disapprove the use of any odor control chemical for the Property. If any pump stations are classified as "temporary" on the Plans, BALL will, at its own cost and secured by a bond or a letter of credit, connect to the gravity line as same becomes available and shall remove such "temporary" stations.

7. **Procedures for the Property Sewer System.** BALL agrees that the design and construction of the Improvements shall be subject to and in accordance with the Code and all administrative regulations, rules, practices and procedures of the LFUCG Department of Environmental Quality and Public Works, Jessamine County and JSEWD relating to the Improvements, and the following requirements, whether or not these requirements are contained in the foregoing ordinances, regulations, administrative rules, practices and procedures:

- (a) During construction of the Improvements, Jessamine County, JSEWD and LFUCG shall have the right to inspect such installations, including but not limited to the materials, equipment, piping, and connections to determine compliance with the approved Plans and JSEWD shall also have the right to halt construction, if necessary, in the event of non-compliance by BALL. BALL shall also provide JSEWD and LFUCG with periodic written certifications by BALL's engineer that all construction is in full compliance with the approved Plans and any applicable permits or other requirements.
- (b) Upon substantial completion of construction of the Improvements (as defined in the SSA) or any part thereof, BALL's engineer may deliver a signed certificate of substantial completion to JSEWD certifying to JSEWD and LFUCG that the construction is substantially completed, that the construction has been done thus far in accordance with all permits, approved Plans (as defined in the SSA) and any applicable legal requirements, and as constructed it will function for the purpose for which it was designed. Upon receipt of the above, payment of all fees due at the time and the posting of the Warranty Work and Punch List Sureties (as defined in attached exhibits), BALL may apply for tap-on permits from JSEWD at the time when building permits are issued for that portion of the project substantially completed, but there shall be no physical tap-on to the sewer main until and unless the entire project is completed, accepted by JSEWD and conveyed by BALL to JSEWD. Upon substantial completion and BALL's provision of the Punch List Surety and the Warranty Work Sureties (as described in Paragraph 9i below), and

BALL's compliance with the other terms and conditions of this SSA, JSEWD will sign-off on and approve BALL's final record plat for the Property.

- (c) At least seven (7) days prior to final inspection by JSEWD and LFUCG, BALL shall provide JSEWD and LFUCG with three sets of digital (AutoCAD) of the "as-built" plans, prepared by BALL's engineer, showing the location of all installations related to the Improvements as constructed. BALL shall provide JSEWD five (5) sets of as-built paving and storm water drainage plans, two (2) copies of the recorded subdivision plat of the Property and three (3) copies (DVD and inspection log) of a TV inspection of the sanitary sewer system. BALL shall also deliver to JSEWD, seven (7) days prior to final inspection, its engineer's certification and test results of the Improvements.
- (d) Upon completion of construction of the Improvements or any part thereof, BALL's engineer shall deliver a signed certificate of completion to JSEWD certifying to JSEWD and LFUCG that the construction is completed, that the construction has been completed in accordance with all permits, approved Plans, and any applicable legal requirements, and as constructed it will function for the purpose for which it was designed. BALL shall provide proof satisfactory to JSEWD that all contractors, sub-contractors, materialmen and laborers have been paid in full. Upon receipt of all of the above, payment of all fees, a deed of conveyance of the sanitary sewer system, and final inspection by JSEWD and LFUCG of the Property sanitary sewer and stormwater conveyance system, a letter of acceptance of the Property sanitary sewer system shall be delivered to BALL by JSEWD.

**8. Use of Property Sanitary Sewer System.** The use of the Property sanitary sewer system shall be subject to full compliance with the Code. All connections of any building constructed on the Property, or any part thereof, to the Property sanitary sewer system shall require a tap-on permit and approval by the JSEWD and LFUCG. Any connection of a building to the Property sanitary sewer system without a tap-on permit, inspection and approval may result in immediate disconnection by JSEWD.

**9. Representation and Warranties of BALL.** In order to induce JSEWD and LFUCG to enter into this Agreement, BALL hereby represents and warrants to JSEWD and LFUCG as follows:

- (a) BALL is duly organized, validly existing, and in good standing under the laws of the Commonwealth of Kentucky. BALL has all requisite power and authority to enter into and perform the obligations contemplated by this Agreement. The execution and delivery of this Agreement and the performance of the obligations contemplated hereby have been duly

authorized by all necessary action on the part of BALL. This Agreement has been duly executed and delivered by BALL and constitutes the legal, valid and binding obligation of BALL enforceable against it in accordance with its terms.

- (b) The execution and delivery of this Agreement does not, and the performance of the obligations contemplated herein will not conflict with or result in any violation of, or default under any provision of, BALL's organizational documents, or any other agreement to which BALL is a party.
- (c) BALL covenants to obtain any consent, approval or authorization of any third party required in connection with BALL's execution and delivery of this Agreement or the performance by BALL of the obligations contemplated herein has been obtained.
- (d) BALL has good, valid and marketable title to the Property, free and clear of all liens, encumbrances, leases, restrictions, or other agreements which would conflict with this Agreement.
- (e) There are no: (i) Hazardous Materials (as defined below) located on the Property or which have been released into the environment, or discharged, placed or disposed of at on or under the Property in violation of any. Environmental Laws (defined below); (ii) underground storage tanks which have been located on or under the Property.

The term "Hazardous Materials" means and includes, without limitation:

(i) Those substances included within the definitions of "hazardous substances", "hazardous materials", "toxic substances" or "solid waste" in any of the Environmental Laws (defined below);

(ii) Those substances listed in the U. S. Department of Transportation Table or amendments thereto (49 CFR 172.101) or by the U.S. Environmental Protection Agency (or any successor agency) as hazardous substances (40 CFR Part 302 and any amendments thereto);

(iii) Those other substances, materials and wastes which are or become classified as hazardous or toxic by any such law, regulation or ordinance; and

(iv) Any material, waste or substance which is any of the following: (A) asbestos-containing material; (B) polychlorinated biphenyls; (C) radon gas; (D) urea formaldehyde foam insulation; (E)

petroleum, petroleum. product or derivation thereof; (F) designated or listed as a "hazardous substance" pursuant to section 311 or section 307 of the Clean Water Act (U.S.C. section 1251 at set seq.); (G) explosive; or (H) radioactive.

- (v) The term "Environmental Laws" means all federal laws, state and local environmental, land use, zoning, health, chemical use, safety and sanitation laws, statutes, ordinances and codes related to the protection of the environment and government and/or governing the use, storage, treatment, generation, transportation, processing, handling, production or disposal of Hazardous Materials in the rules, regulation, policies, guidelines, interpretations, permits, decisions, orders and directives or federal, state, and local governmental agencies and authorities with respect thereto.
- (f) BALL is designated as the party that is responsible for compliance with all erosion/sediment control measures (Best Management Practices) during construction.
- (g) That neither JSEWD, nor LFUCG have made any representation or guarantee that any sanitary sewer capacity has been reserved for the undeveloped portion of BALL's property as described Phases 3 and 4 on Sheet 1C of Exhibit "A" or otherwise and that the capacity approved is for the area to be served as described on Sheet 1 of Exhibit "A".
- (h) BALL hereby represents and warrants to JSEWD and LFUCG that the Improvements will be repaired, constructed and installed in accordance with the Plans (Exhibit A) and that all materials, supplies and equipment incorporated into the work will be new and free from any and all defects, whether latent or patent, in workmanship. BALL agrees to repair and replace, at its own expense, all of the work which may prove to be defective, for a period of three (3) years after the date of acceptance by JSEWD, relative to the sanitary sewer system, and for a period of one (1) year after the date of BALL's engineer's certification of completion relative to the storm sewer system. The sanitary sewer and storm sewer warranty and punch list obligations above shall be secured by separate warranty bonds or letters of credits, acceptable to JSEWD, posted for the time periods above made in favor of JSEWD by BALL - one bond or letter of credit for the sanitary sewer system warranty work and punch list items and another bond or letter of credit for the storm sewer warranty work and punch list items. Each of the above bonds or letters of credits shall not be released in part or whole without prior written approval of JSEWD and LFUCG, which approval shall not be unreasonably withheld.

10. **Easement.** BALL hereby grants to JSEWD, subject to the terms of this Agreement, the right to maintain and operate the sanitary sewer system. BALL agrees to provide a note on any subdivision plat related to the Property referencing dedication of the sanitary sewer system to JSEWD which reads that it is specifically subject to the terms and conditions of this Agreement. Upon request, BALL further agrees to execute and deliver a separate deed of easement or encroachment permit in a form reasonably acceptable to JSEWD, in its sole discretion, for all facilities, on-site and off-site, related to the portions of the sanitary sewer system, for which JSEWD will accept dedication and conveyance except for pump stations and access routes thereto, which, upon request, BALL agrees to convey in fee simple absolute to JSEWD by deed in a form acceptable to JSEWD, in its sole discretion. BALL hereby further agrees that the foregoing grant includes the right of ingress and egress to any part of the Property for the purpose of maintenance and operation of the sanitary sewer system. BALL and JSEWD agree to assign to LFUCG a right of access and ingress and egress to the sanitary sewer system and to the Property.

11. **Mortgage Liens.** Mortgagees, if any, holding prior liens on the Property, or any part thereof, shall be required to subordinate their rights to the rights of JSEWD under this Agreement and the easement dedication herein contemplated.

12. **Notices.** All notices, demands or requests provided for or permitted to be given pursuant to this Agreement must be in writing. All notices, demands and requests to be sent to either party shall be deemed to have been properly given or served by personal delivery or by depositing same in the United States mail, addressed to such party, postage paid and registered or certified with return receipt requested at the following address:

LFUCG  
Department of Environmental  
Quality and Public Works  
200 East Main Street  
Lexington, KY 40507

With copy to:  
LFUCG  
Department of Law  
200 East Main Street  
Lexington, KY 40507

Jessamine-South Elkhorn Water District  
P.O. Box 731  
Nicholasville, KY 40356

With copy to:  
Bruce E. Smith, Esq.  
201 South Main  
Nicholasville, KY 40356

Ball Homes, LLC  
3609 Walden Drive  
Lexington, KY 40517

Mayor  
City of Nicholasville  
517 North Main Street  
Nicholasville, KY 40356

With copy to:  
Mr. Bob Amato  
517 North Main Street  
Nicholasville, KY 40356



13. **Indemnification.** BALL shall indemnify and reimburse JSEWD, the City and LFUCG for any and all claims, losses, liabilities, damages (including without limitation, fines, penalties, criminal or civil judgments and settlements), costs (including without limitation, court costs); and expenses (including without limitation, attorneys, engineers and accountants fees), (hereinafter "Loss" or "Losses") suffered or incurred by JSEWD and LFUCG, as a result of, or with respect to or arising from (a) any breach or inaccuracy of any representation or warranty of BALL herein; (b) any breach of or noncompliance by BALL with any covenant or agreement of BALL contained in this Agreement; (c) any negligent or wrongful act of BALL, its agents, employees, affiliates; and (d) Hazardous Materials or underground storage tanks that are located on or under the Property.

14. **Compliance with Law.** BALL agrees to comply with all federal, state and local laws, statutes, ordinances, regulations, and requirements. BALL agrees that the Property is subject to the Code and all regulations, administrative rules, practices and procedures of the LFUCG Department of Environmental Quality and Public Works, the JSEWD, and the City relating to sanitary and storm water management systems as set forth herein and agrees to fully comply with same.

15. **Exhibit Incorporation by Reference.** Exhibits "A" and "B" attached hereto are hereby incorporated by reference as if set out fully herein.

16. **Binding Effect, Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, transferees, tenants, heirs, and personal representatives. BALL's rights hereunder shall not be assignable to any other person, except by a deed of conveyance whereby the Property, or a part thereof, is conveyed to such person.

17. **Costs and Attorney's Fees.** JSEWD and LFUCG shall be entitled to recover all costs and reasonable attorney fees incurred connected with the collection of Connection Fees or Additional Fees.

18. **Amendment/Waiver.** No modification, termination, assignment or amendment of this Agreement may be made, except by written agreement. Failure by any party to insist upon strict performance of any covenant, duty, agreement or condition in this Agreement or to exercise any right or remedy or a breach thereof shall not constitute a waiver of any breach or any such covenant, agreement, term or condition. Any party hereto, by notice and only by notice as provided in this Agreement, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other party hereto. No waiver shall affect or alter this Agreement but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

19. **Covenants Running with Land.** BALL, and its successors in title agree that all portions of the Property, whether designated as separate lots or otherwise, shall be required to

comply with the terms of this Agreement and shall use the Improvements in accordance with the terms of this Agreement, which covenant shall be deemed a "Covenant Running with the Land", and reference shall be made to this Agreement, on any plat of the Property or any part thereof.

**20. Undertakings.** The parties will act reasonably when undertaking any submittal, review, approval, acceptance, or inspection required under this Agreement, provided, however, with respect to any review, approval, acceptance, or inspection of JSEWD or the LFUCG which would be required under the law had the Property been located entirely in Fayette County, the standard practice of the LFUCG shall be deemed reasonable. Further by review, approval, acceptance or inspection, the JSEWD, the City, and LFUCG shall not assume responsibility for design, construction or installation of the Improvements and shall in no way be deemed to waive any rights available to JSEWD, City of Nicholasville, and LFUCG related to defects, omissions or failures in design, construction or installation.

**21. Governing Law.** This Agreement has been entered into and shall be interpreted under and governed by the laws of the Commonwealth of Kentucky. Further, the parties agree that any litigation related to the terms of this Agreement shall be brought in the Jessamine Circuit Court, Nicholasville, Kentucky and the parties acknowledge that venue shall be proper in such court.

If any court of proper jurisdiction finds or construes any provision contained herein to be unenforceable or invalid, then, and in that event, such finding or construction shall not invalidate the entire Agreement.

**22. Captions.** The captions of each section herein are for convenience only and shall not affect the construction hereof.

**23. Multiple Copies.** This Agreement may be signed in multiple copies, each of which shall be considered an original and entire document.

**24. Entire Agreement.** This Agreement contains the entire agreement and understanding between the parties hereto and incorporates and supersedes all oral agreements and understandings and it shall not be changed or supplemented unless done in a writing signed by all parties hereto.

**IN WITNESS WHEREOF** the parties have caused this document to be executed on the date and year first written.

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT

BY:

ITS: MAYOR


**BALL HOMES, LLC**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

**JESSAMINE-SOUTH ELKHORN WATER DISTRICT**

BY:  \_\_\_\_\_

ITS: CHAIRMAN

**CITY OF NICHOLASVILLE**

BY:  \_\_\_\_\_

ITS: MAYOR

A:\USEWD\Ball Homes\Site Specific Agreement\Ash Tree Units 5 and 6, Phase 2 revised 070918

BALL HOMES, LLC

BY: 

NAME:

D. Ray Ball, Jr.

ITS:

President

JESSAMINE-SOUTH ELKHORN WATER DISTRICT

BY: 

ITS: CHAIRMAN

CITY OF NICHOLASVILLE

BY: 

ITS: MAYOR

A:\JSEWD\Ball Homes\Site Specific Agreement\Ash Tree Units 5 and 6. Phase 2 revised 070918

# **Site Specific Agreement**

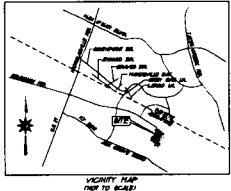
**Ash Tree Units 5/6, Phase 2**

**Exhibit A**

**UNIT 5-6, PHASE 2**

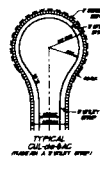
SET NO. \_\_\_\_\_  
SET DATE \_\_\_\_\_

99 LOTS AT 400 GPD = 39,600 GPD



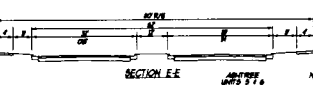
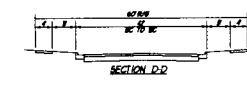
**PUBLIC UTILITIES**  
 SUEDE SHAWNEE CO. WATER DISTRICT OF  
 SUEDE SHAWNEE CO. SEWER DISTRICT OF SUEDE  
 ELECTRIC CO. GAS CO. TELEPHONE CO. CABLE TV CO.

**P.E. REQUIREMENTS**  
 PROPERTY LOT SIZE: 1.000 AC.  
 PROPERTY LOT FRONT: 100.00 FT.  
 PROPERTY LOT DEPTH: 100.00 FT.  
 PROPERTY LOT AREA: 1.000 AC.  
 PROPERTY LOT COVERAGE: 75.00 %  
 PROPERTY LOT SETBACK: 10.00 FT.



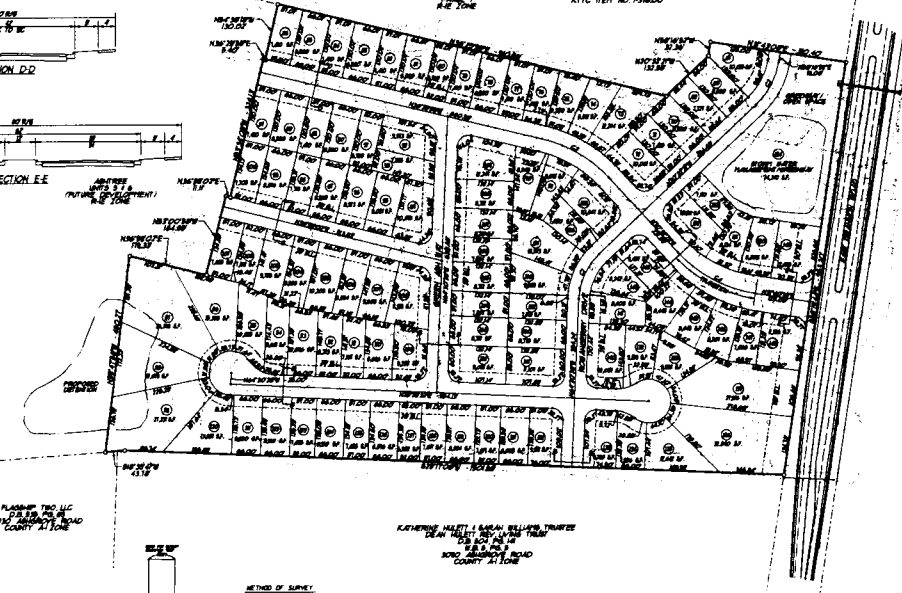
**KEY PLAN**  
 TOTAL AREA: 1.000 AC. (APPROX. 1.000 AC. TOTAL)  
 AREA OF LOT 1: 0.100 AC.  
 AREA OF LOT 2: 0.100 AC.  
 AREA OF LOT 3: 0.100 AC.  
 AREA OF LOT 4: 0.100 AC.  
 AREA OF LOT 5: 0.100 AC.  
 AREA OF LOT 6: 0.100 AC.  
 AREA OF LOT 7: 0.100 AC.  
 AREA OF LOT 8: 0.100 AC.  
 AREA OF LOT 9: 0.100 AC.  
 AREA OF LOT 10: 0.100 AC.

**NOTES**  
 1. THIS PLAN IS BASED ON THE FIELD SURVEY OF THE PROPERTY BY THE SURVEYOR.  
 2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.  
 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.  
 4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.  
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.



SECTION D-D

SECTION A-A



**METHOD OF SURVEY**  
 THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY A  
 PROFESSIONAL SURVEYOR. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.

NO.	DESCRIPTION	DATE	BY
1	FIELD SURVEY	02/01/16	ASHTREE
2	PRELIMINARY PLAN	02/01/16	ASHTREE
3	FINAL PLAN	02/01/16	ASHTREE

**NOTES**  
 1. THIS PLAN IS BASED ON THE FIELD SURVEY OF THE PROPERTY BY THE SURVEYOR.  
 2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS AFFECTING THIS PROPERTY.  
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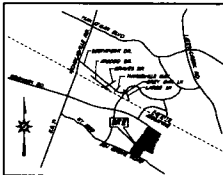
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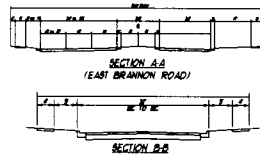
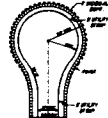
ASHTREE

ASHTREE



**PUBLIC UTILITIES**  
 WATER: JESSAMINE CO. WATER DISTRICT  
 SEWER: JESSAMINE CO. SEWER DISTRICT  
 ELECTRIC: BLUE MOUNTAIN POWER  
 TELEPHONE: KENTUCKY POWER

**R.E. REQUIREMENTS**  
 FRONT LOT: 100' ±  
 REAR LOT: 100' ±  
 SIDE LOT: 100' ±  
 FRONT LOT: 100' ±  
 REAR LOT: 100' ±  
 SIDE LOT: 100' ±  
 FRONT LOT: 100' ±  
 REAR LOT: 100' ±  
 SIDE LOT: 100' ±

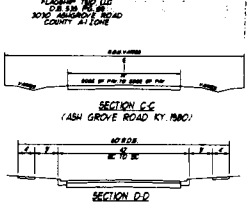
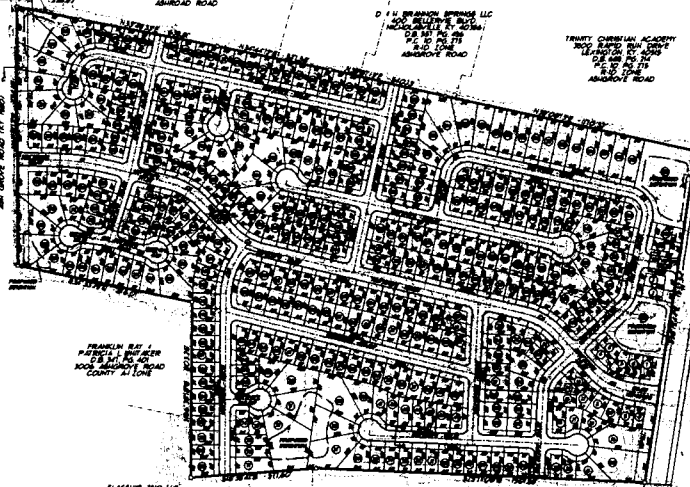


**NOTES**  
 1. TOTAL AREA: 100.00 ACRES (APPROX.)  
 2. TOTAL AREA: 100.00 ACRES (APPROX.)  
 3. TOTAL AREA: 100.00 ACRES (APPROX.)  
 4. TOTAL AREA: 100.00 ACRES (APPROX.)  
 5. TOTAL AREA: 100.00 ACRES (APPROX.)  
 6. TOTAL AREA: 100.00 ACRES (APPROX.)  
 7. TOTAL AREA: 100.00 ACRES (APPROX.)  
 8. TOTAL AREA: 100.00 ACRES (APPROX.)  
 9. TOTAL AREA: 100.00 ACRES (APPROX.)  
 10. TOTAL AREA: 100.00 ACRES (APPROX.)

**REMARKS**  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
 2. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 3. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 4. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 5. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 6. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 7. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
 8. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).  
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 10. THE TOTAL AREA OF THE PROJECT IS 100.00 ACRES (APPROX.).

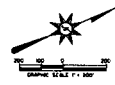
**ASHTREE**  
 FINAL DEVELOPMENT PLAN  
 UNITS 5 & 6  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

**SA Peters, PLLC**  
 1000 NICHOLASVILLE AVENUE  
 NICHOLASVILLE, KY 40301  
 502.738.1234  
 www.sapeters.com



**SECTION C.C.**  
 (ASH GROVE ROAD KY 1000)

**SECTION D.D.**



**CERTIFICATE OF RECORD**

DATE	10/08/14
CHECKED	11/07/14
REVERSED	

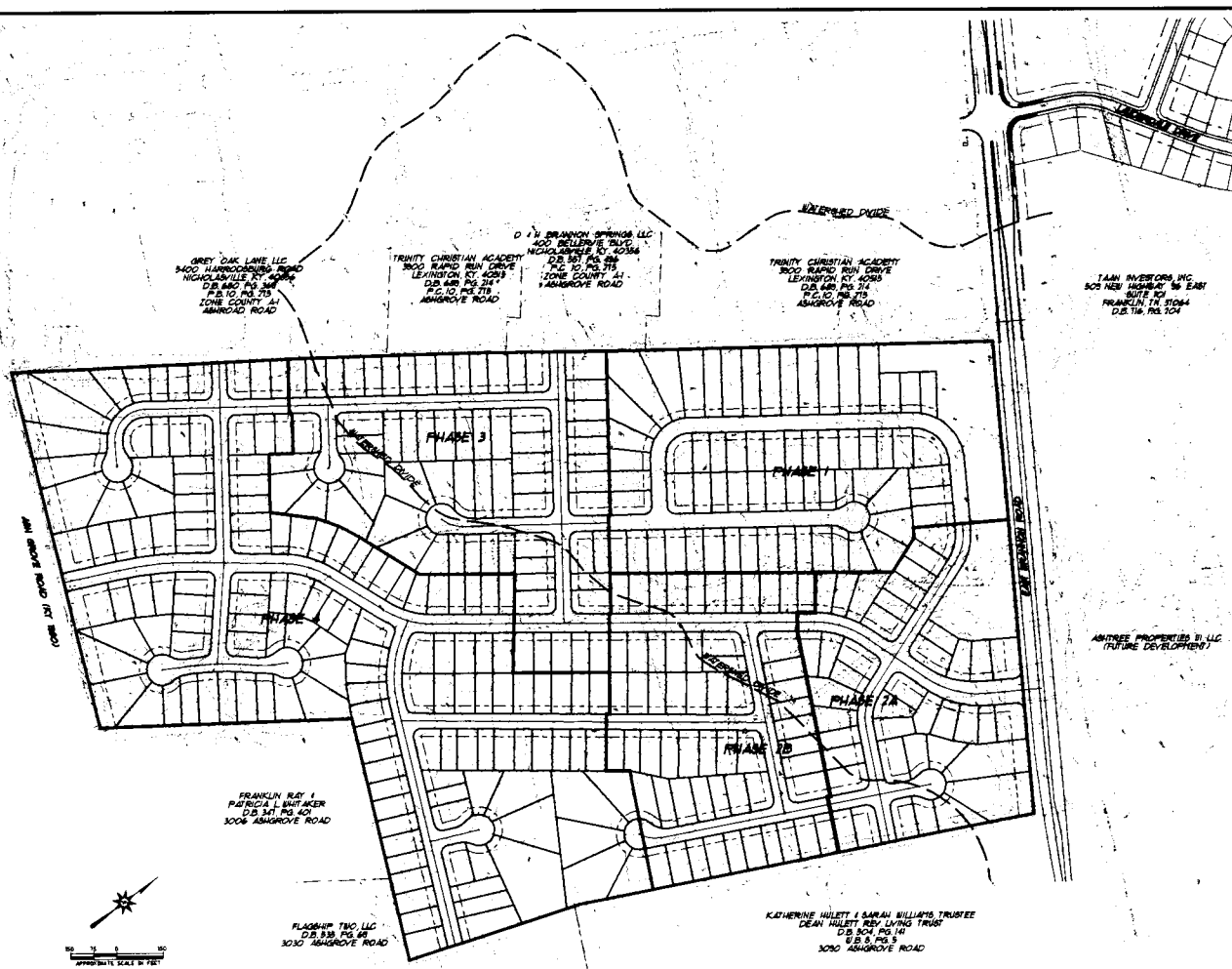
**METHOD OF SURVEY**  
 THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY SA PETERS, PLLC, ON 10/08/14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT OF 1978. THE SURVEY WAS CONDUCTED BY SA PETERS, PLLC, AND THE RESULTS WERE USED TO PREPARE THIS PLAN. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT OF 1978. THE SURVEY WAS CONDUCTED BY SA PETERS, PLLC, AND THE RESULTS WERE USED TO PREPARE THIS PLAN.

**ASHTREE**  
 FINAL DEVELOPMENT PLAN  
 UNITS 5 & 6  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

**SA Peters, PLLC**  
 1000 NICHOLASVILLE AVENUE  
 NICHOLASVILLE, KY 40301  
 502.738.1234  
 www.sapeters.com

**1B**







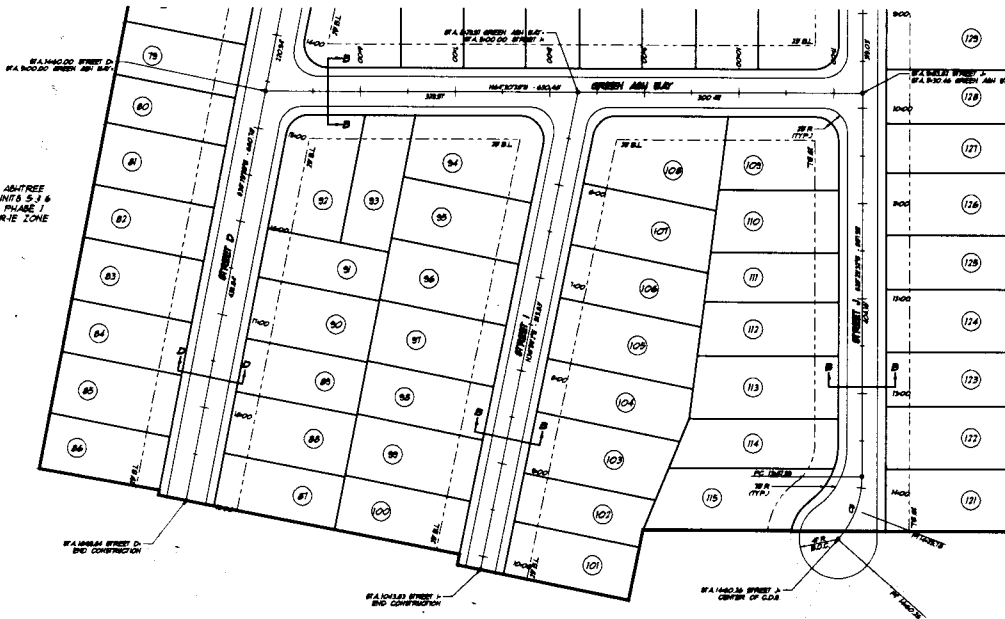

PHASING PLAN  
**ASHTRIE PROPERTY**  
 UNIT 5-A, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN	TM
DATE	
CHECKED	
REVISED	

SHEET  
**1C**





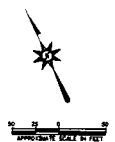


KATHERINE HULETT & SARAH WILLIAMS, TRUSTEE  
 DEAN HULETT REV. LIVING TRUST  
 D.B. 504, PG. 141  
 S.B. 8, PG. 3  
 3090 ASH GROVE ROAD  
 COUNTY A1 ZONE

NO WORK SHALL BE PERFORMED IN PHASE 20 UNITS, ALL  
 DIVISION OF WATER AND CORP. OF ENGINEER PERMITS ARE  
 OBTAINED FOR WORK ASSOCIATED WITH WEILANDS AND  
 STREET CONTRIBANCE

ASHTREE PROPERTY UNIT 5-6  
 RTH CONSTRUCTION, LLP  
 D.B. 158 PG. 471  
 (FUTURE DEVELOPMENT)

FLAGSHIP TWO LLC  
 D.B. 138, PG. 48  
 3090 ASH GROVE ROAD  
 COUNTY A1 ZONE



STREET LAYOUT  
**ASHTREE PROPERTY**  
 UNIT 5-6, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TBN  
 DATE: 08/14/18  
 CHECKED:  
 REVIEWED:

**3B**





ASHTREE  
UNITS 3, 4 &  
PHASE 1  
R-1E ZONE

ASHTREE PROPERTY UNIT 3-4  
RHL CONSTRUCTION, LLP  
D.B. 150 PG. 47  
(FUTURE DEVELOPMENT)

KATHERINE HULETT & SARAH WILLIAMS TRUSTEE  
DEAN HULETT REV LIVING TRUST  
D.B. 304 PG. 141  
W.B. 8 PG. 3  
3030 ASH GROVE ROAD  
COUNTY A1 ZONE

CONTRACTOR TO BRIDGE AND CONSTRUCT STREET 2  
DEVELOPER INCLUDING PAYMENT GERS AND EOTER  
AND STAFF BONES HAND-UP-UP-UP TO BE OCEANED  
BYV. PAUL NEEDED FILE

NO WORK SHALL BE PERFORMED IN PHASE 20 UNTIL ALL  
CONSTRUCTION OF BATHING AND CONSTRUCTION OF BATHING  
AND STAFF BONES HAND-UP-UP-UP TO BE OCEANED  
BYV. PAUL NEEDED FILE

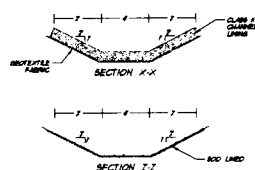
FLASHSHIP TWO LLC  
D.B. 335 PG. 90  
3030 ASH GROVE ROAD  
COUNTY A1 ZONE

SA Partners PLLC  
11111 JESSAMINE COUNTY, KENTUCKY  
JESSAMINE COUNTY, KENTUCKY  
JESSAMINE COUNTY, KENTUCKY

GRADING AND EROSION CONTROL PLAN  
ASHTREE PROPERTY  
UNIT 3-4, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TBN  
DATE: 05/14/18  
CHECKED:  
REVISED:

SHEET  
4B

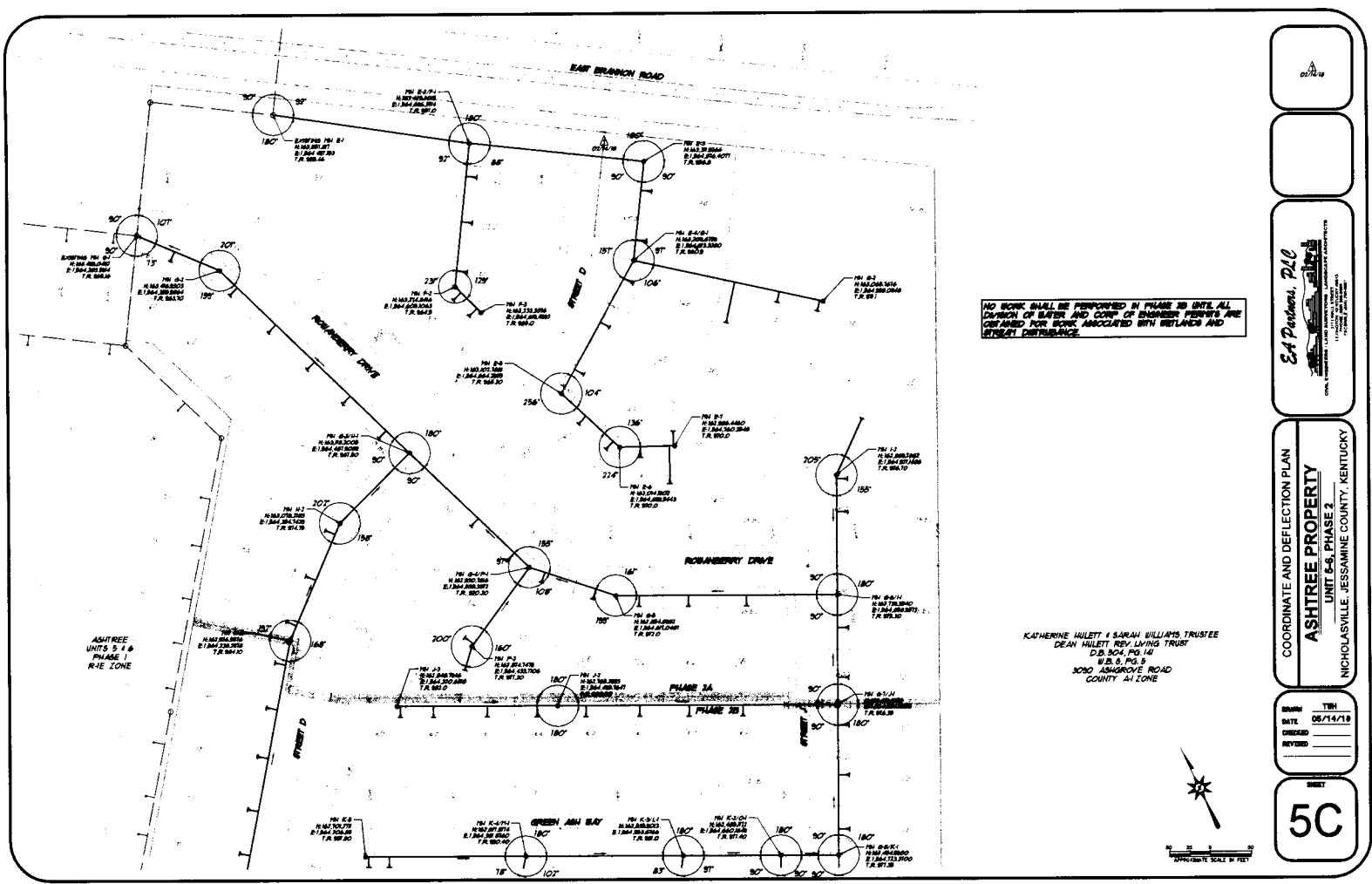


GRAPHIC SCALE 1"=100'

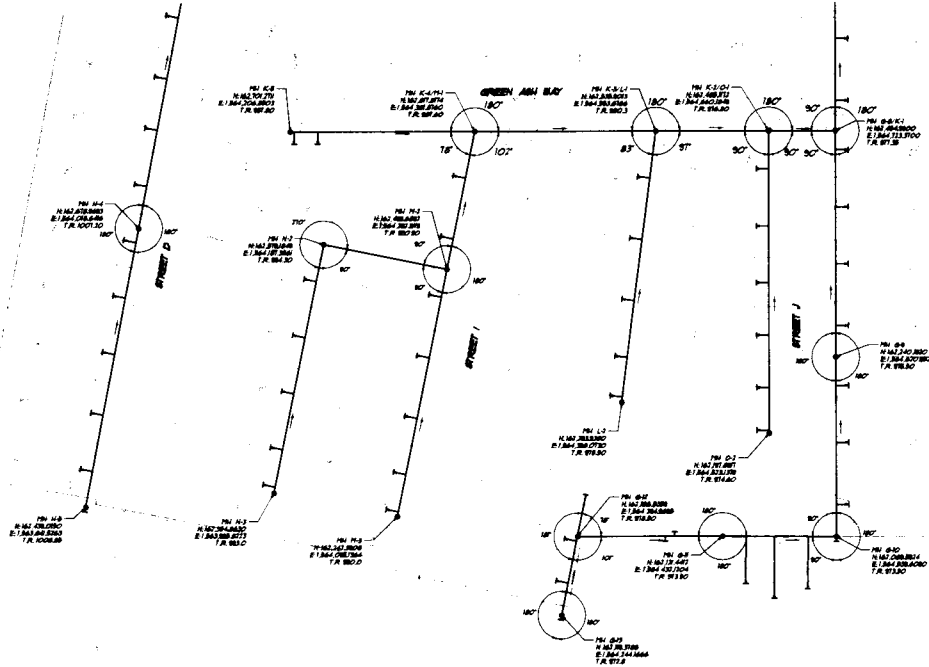








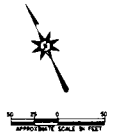
ASHTREE  
UNITS 5 & 6  
PHASE 1  
R-1E ZONE



ASHTREE PROPERTY UNIT 5-6  
RVL CONSTRUCTION, LLP  
D.B. T&B PG. 477  
(FUTURE DEVELOPMENT)

KATHERINE HULETT & SARAH WILLIAMS TRUSTEE  
DEAN HULETT REV. LIVING TRUST  
D.B. SCH PG. 14  
S.D. PG. 5  
3090 ASH GROVE ROAD  
COUNTY 14 ZONE

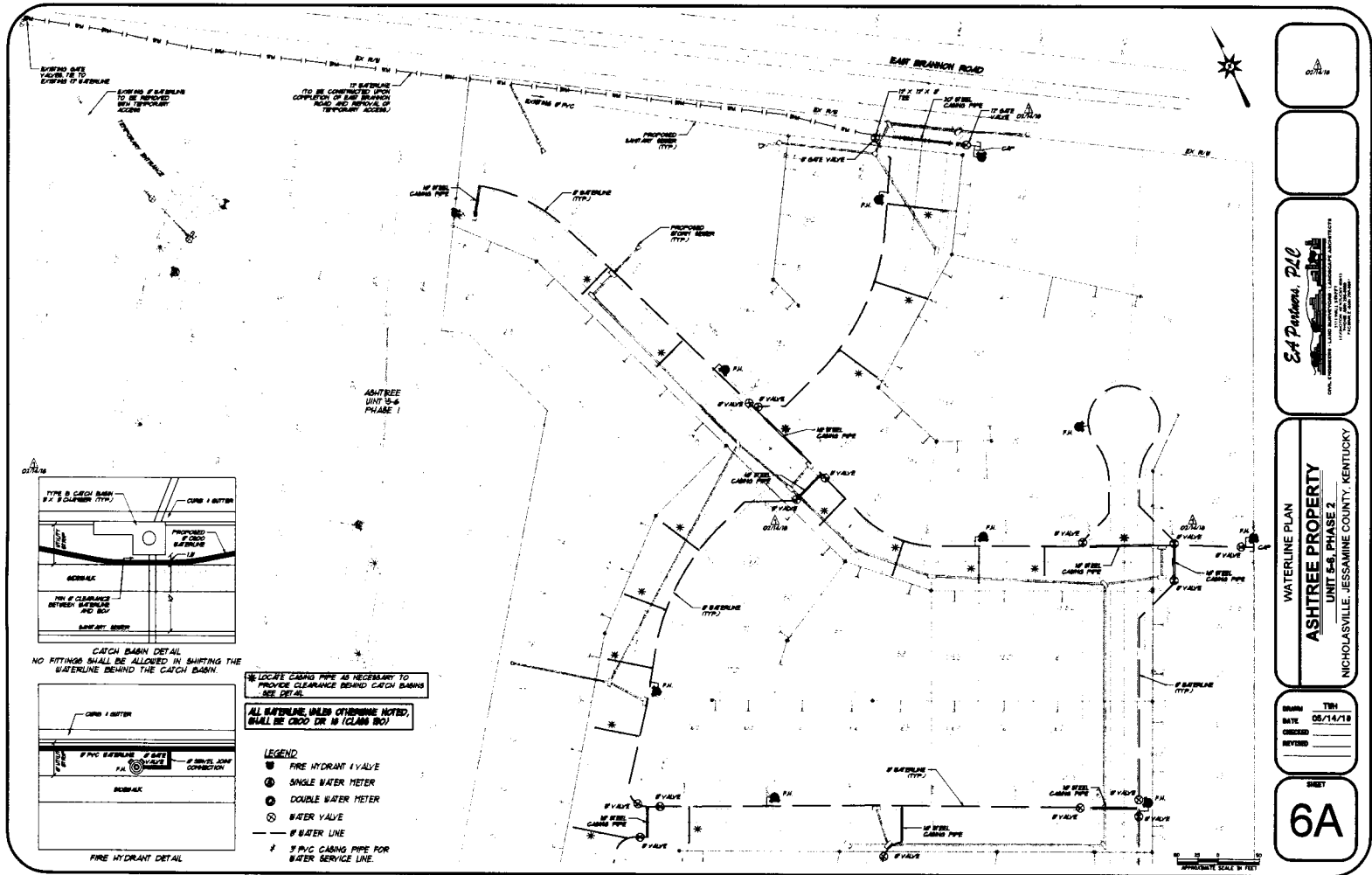
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STREET DISTURBANCE.

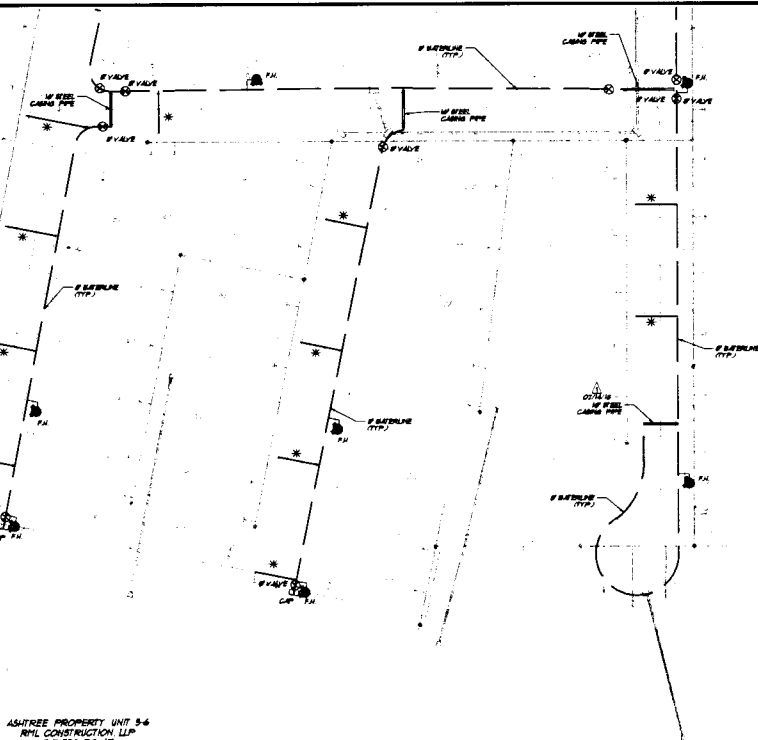


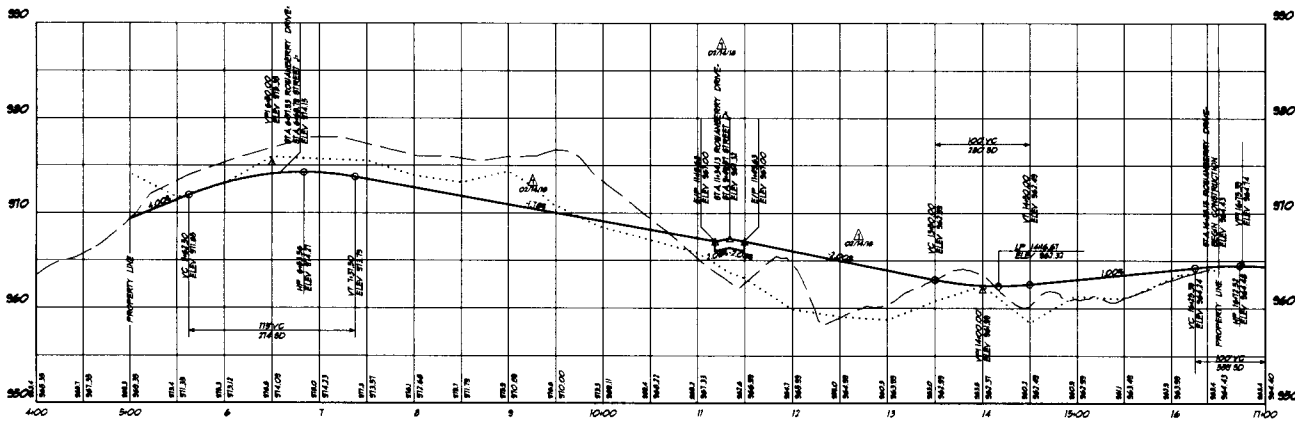
COORDINATE AND DEFLECTION PLAN  
**ASHTREE PROPERTY**  
UNIT 5-6, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TBN  
DATE: 05/14/18  
CHECKED:  
REVISED:

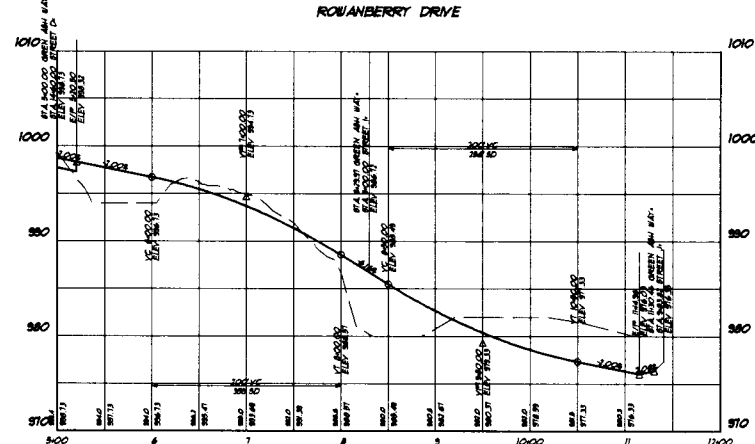
SHEET  
**5D**







ROWANBERRY DRIVE



GREEN ASH WAY

IF ROCK IS ENCOUNTERED DURING STREET CONSTRUCTION, ADDITIONAL SURFACE DRAINAGE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

INSTALL ASPHALT BEDDING ADJACENT TO CURB RISES ON IMPROVED SIDE TO DIRECT RUNOFF TO STREETS DURING THE PERIOD OF TIME THAT PAVEMENT COURSE HAS NOT BEEN INSTALLED.

SCALE:  
1" = 50' HORIZ.  
1" = 5' VERT.

STREET PROFILES

**ASHTREE PROPERTY**

UNIT 5-6, PHASE 2

NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TBM

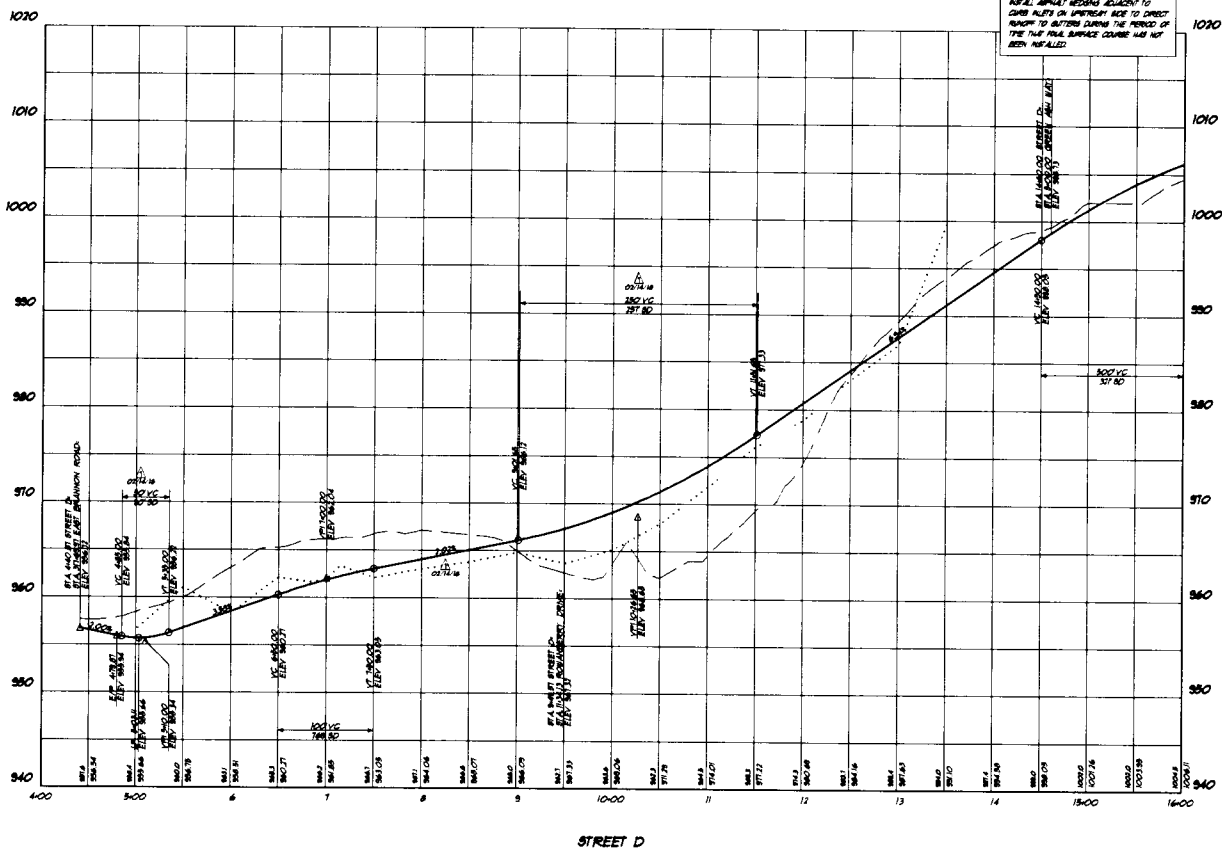
DATE: 05/14/18

CHECKED:

REVISED:

SHEET

**7A**

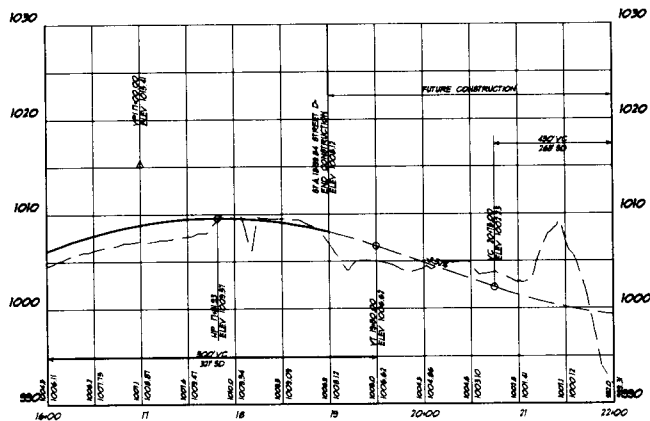


STREET PROFILES  
**ASHTREE PROPERTY**  
 UNIT 6-6, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

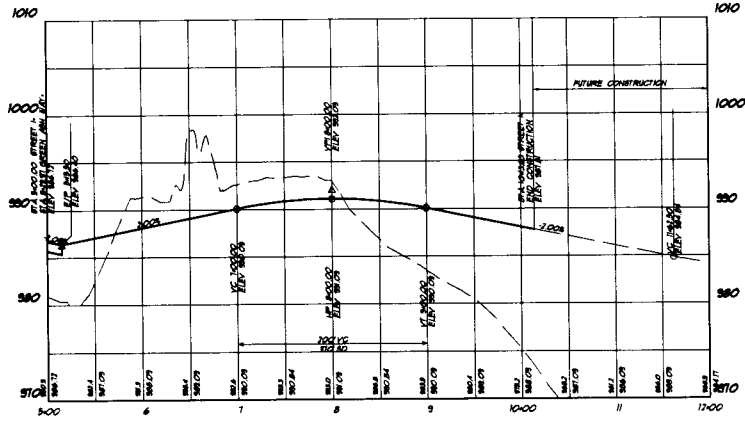
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 DATE: 05/14/19  
 CHECKED:  
 REVISION:

SHEET  
**7B**

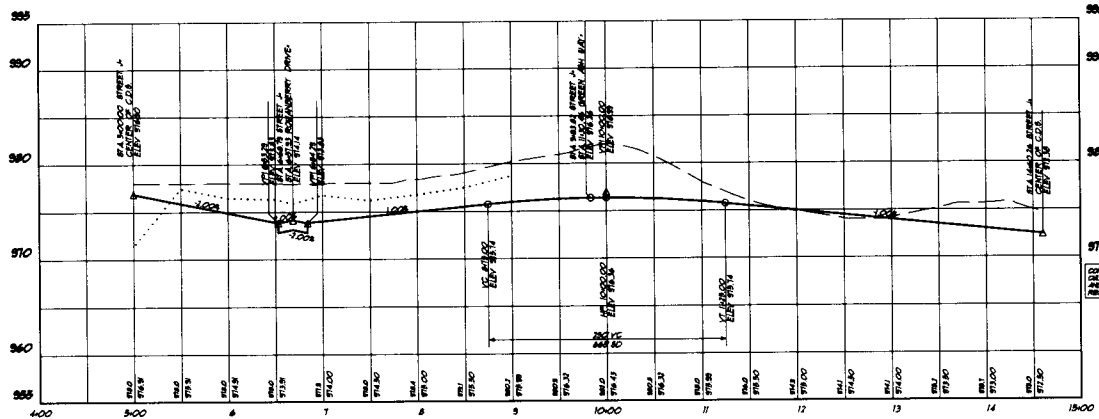
SCALE  
 1" = 50' HORIZ.  
 1" = 5' VERT.



STREET D (CONT.)



STREET I



STREET J

CONTRACTOR TO GRADE AND CURB STREET J.  
 (SEE PLAN) INCLUDING PAVEMENT CURB AND GUTTER.  
 AND STORM DRAIN TO BE PROVIDED WITH PAV.  
 RECORD PLAN.

IF ROCK IS ENCOUNTERED DURING STREET  
 CONSTRUCTION, ADDITIONAL SURFACE  
 DRAINAGE SHALL BE REQUIRED AS DIRECTED  
 BY THE ENGINEER.

INSTALL ASPHALT BEDDING ADJACENT TO  
 CURB ALONG ON IMPROVED SIDE TO DIRECT  
 RUNOFF TO STORM DRAIN DURING THE PERIOD OF  
 TIME THAT PAV. SURFACE COURSE HAS NOT  
 BEEN INSTALLED.

SCALE  
 1" = 50' HORIZ.  
 1" = 5' VERT.



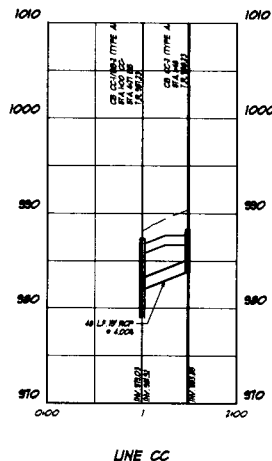
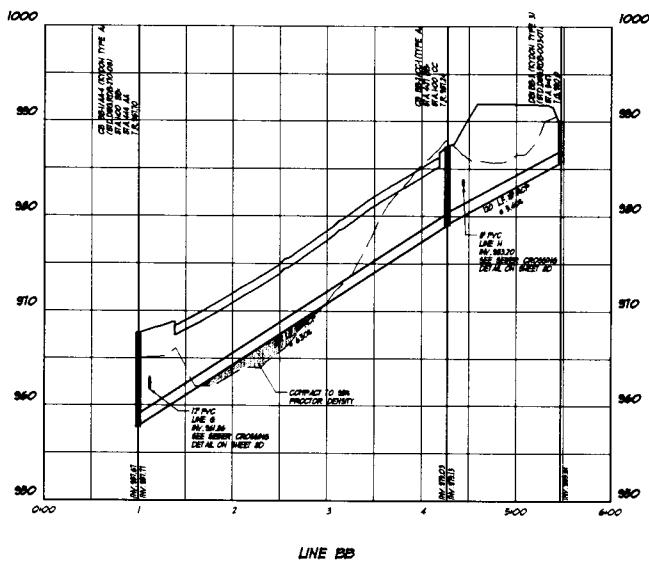
STREET PROFILES  
**ASHTREE PROPERTY**  
 UNIT 6A, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN BY TSH  
 DATE 06/14/18  
 CHECKED BY  
 REVISIONS

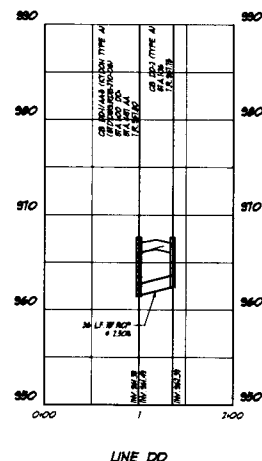
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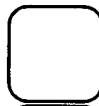




NOTE:  
 1. FLEXIBLE PIPE SHALL BE COMPACTED TO A FIRMNESS OF 95% AS DETERMINED BY THE STANDARD PROCTOR TEST PRIOR TO INSTALLATION OF PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTING OF THE FILL MATERIAL TO THE PROPER DEPTH OF THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTING OF THE FILL MATERIAL TO THE PROPER DEPTH OF THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTING OF THE FILL MATERIAL TO THE PROPER DEPTH OF THE PIPE.



SCALE:  
 1" = 40' HORIZ.  
 1" = 5' VERT.

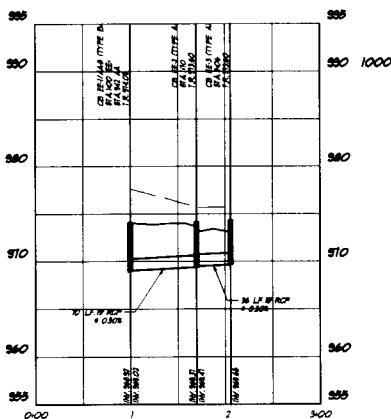


EA Partners, PLLC  
 ENGINEERS, ARCHITECTS, PLANNERS  
 1000 JESSAMINE AVENUE, SUITE 200  
 NICHOLASVILLE, KY 40301  
 TEL: 502.738.1234  
 FAX: 502.738.1235  
 WWW.EAPARTNERS.COM

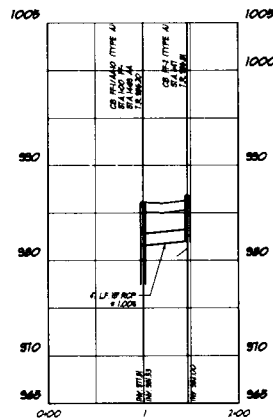
STORM SEWER PROFILES  
**ASHTREE PROPERTY**  
 UNIT 6-9, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TTN  
 DATE: 02/14/18  
 CHECKED:  
 REVISION:

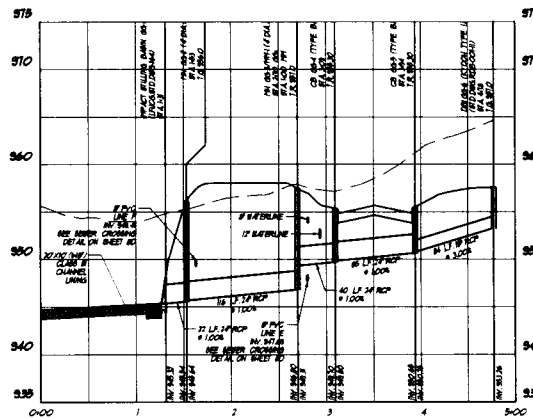
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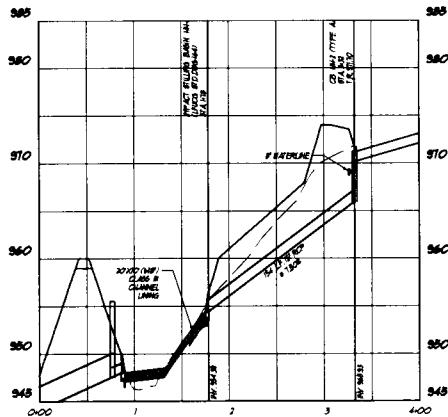
LINE EE



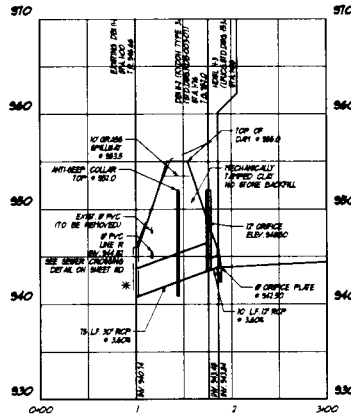
LINE FF



LINE GG



LINE HH



LINE II

\* THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURES.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURES.



**E4 Partners, PLLC**  
ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS

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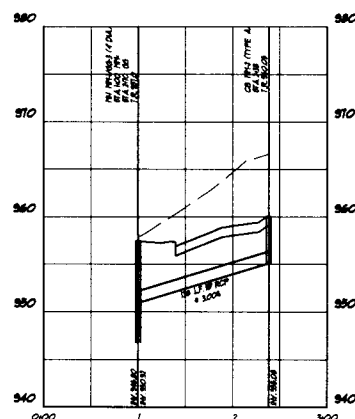
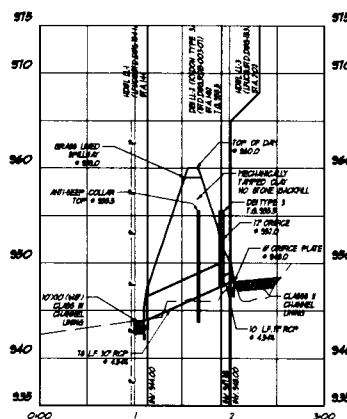
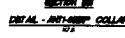
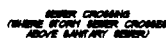
**STORM SEWER PROFILES**  
**ASHTREE PROPERTY**  
UNIT 5-6, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

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DATE: 05/14/18  
CHECKED: \_\_\_\_\_  
REVISED: \_\_\_\_\_

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**8C**



SCALE:  
1" = 50' HORIZ.  
1" = 5' VERT.



## STORM SEWER PROFILES

**ASHTREE PROPERTY**

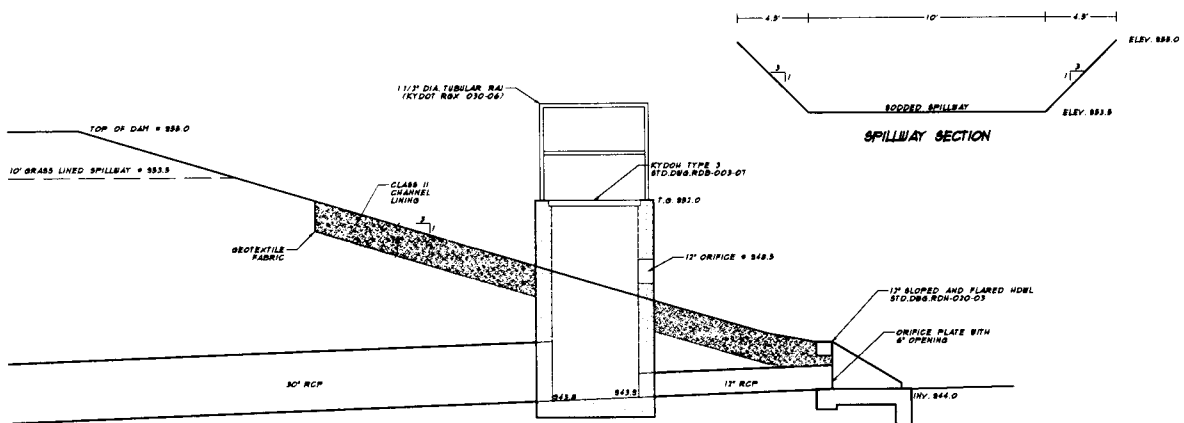
**UNIT 6-6, PHASE 2**

GRAB	TW
DATE	02/14/10
CHECKED	
REVIEWED	

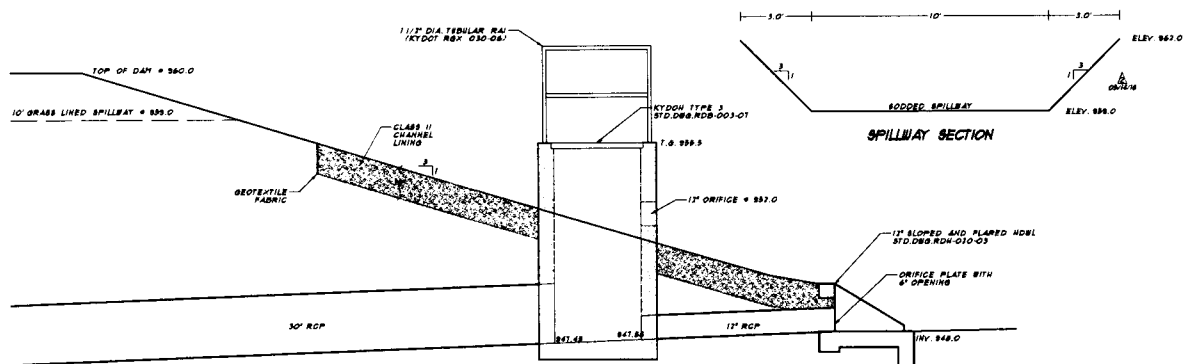
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8D





BASIN No. 1 OUTLET STRUCTURE



BASIN No. 2 OUTLET STRUCTURE

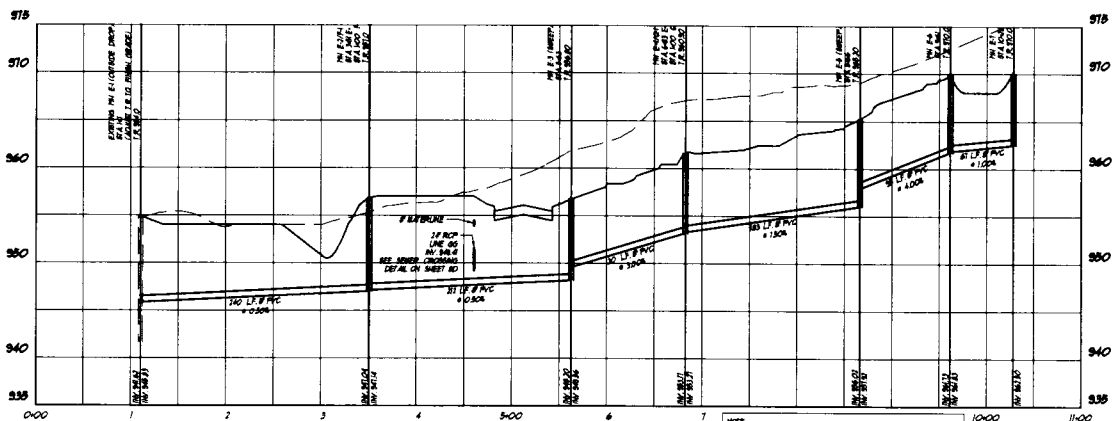
ASHTREE PROPERTY

UNIT 6-5, PHASE 2

NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

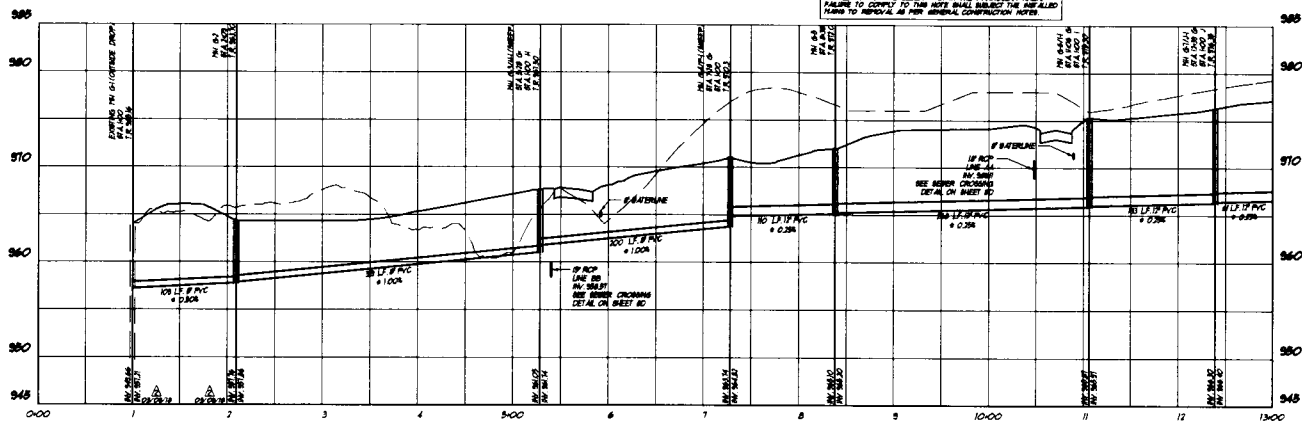
BASIN OUTLET STRUCTURE DETAILS

8F



LINE E

NOTE:  
ALL AREAS BELOW THE PIPES SHALL BE CONNECTED TO  
THE MAIN LINE BY THE PIPES SHOWN IN THE  
PLAN VIEW. THE PIPES SHALL BE 12\"/>



LINE G

NOTE:  
CONNECTION TO MAIN DETECTABLE PRESSURE  
MAIN LINE SHALL BE 12\"/>

SCALE:  
H = 1\"/>

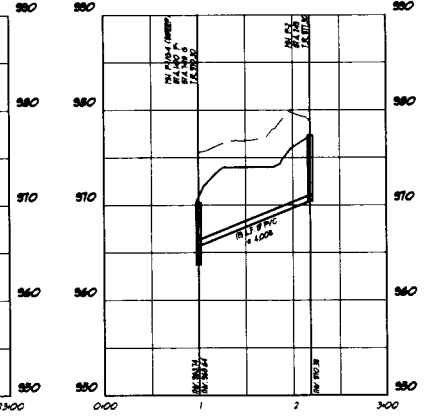
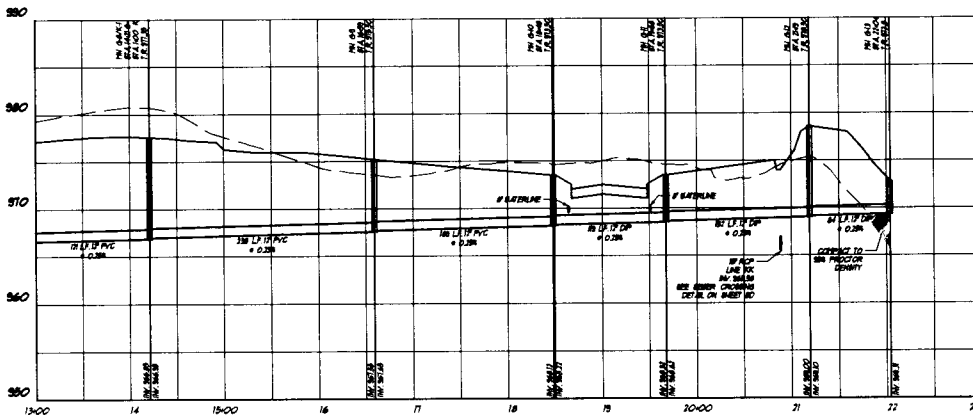


**E&P Engineers, PLLC**  
ENGINEERS, ARCHITECTS, PLANNERS  
1000 N. 10TH ST., SUITE 200  
NICHOLASVILLE, KY 40301  
(606) 241-1111  
www.eandp.com

SANITARY SEWER PROFILES  
**ASHTREE PROPERTY**  
UNIT 5-6, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

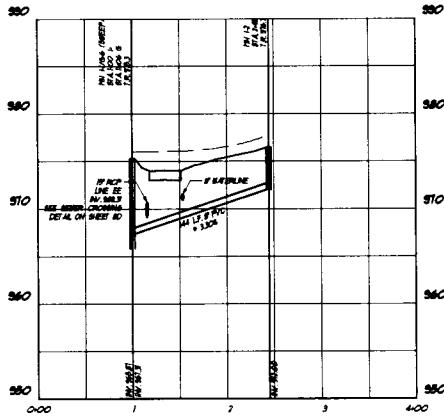
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CHECKED: \_\_\_\_\_  
REVISED: \_\_\_\_\_

SHEET  
**9A**

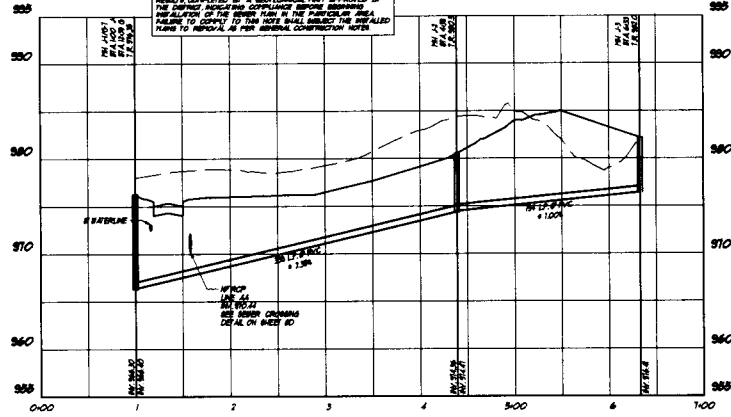


LINE G (CONT.)

LINE P



LINE I



LINE J

NOTE: CONTRACTOR TO INSTALL SEWER LINES PERMANENTLY DURING TIME OVER ALL SEWER LINES REPAIRED AND REPAIRED FOR THE SEWER. SEE SHEET 10 FOR DETAILED CONSTRUCTION NOTES.

SCALE: 1" = 30' HORIZ. 1" = 5' VERT.

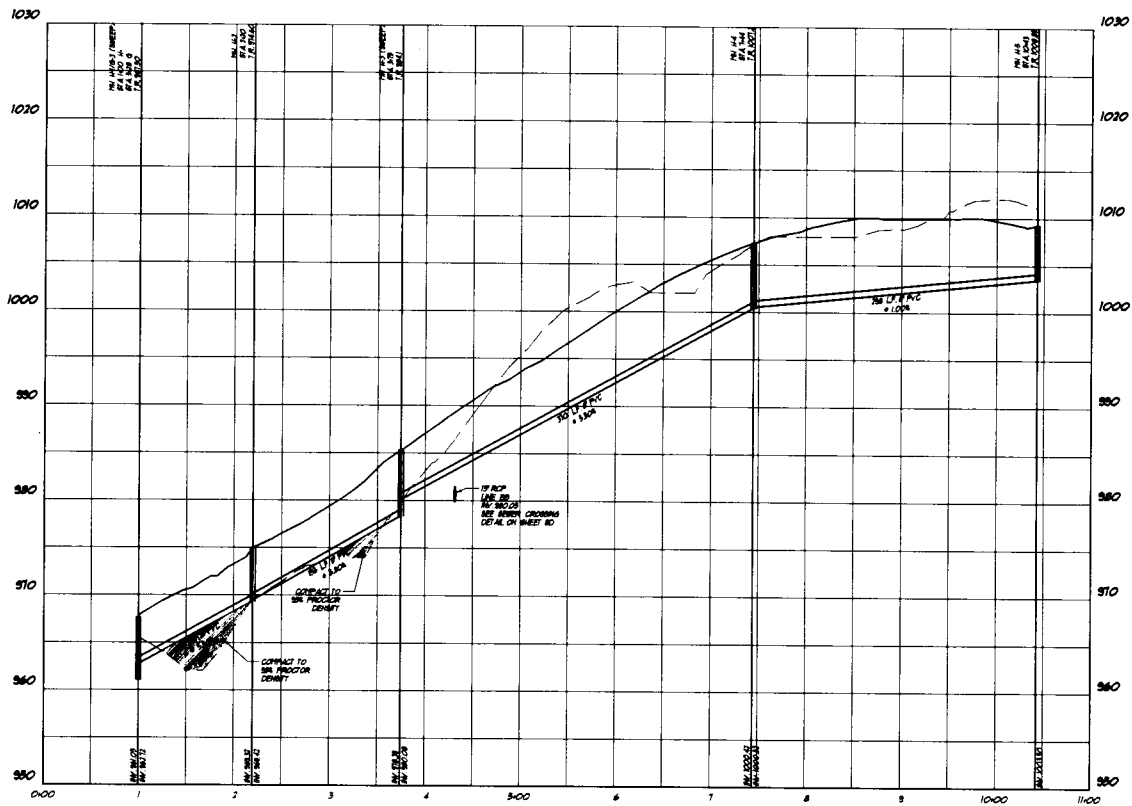
84 Pavers, 210

SANITARY SEWER PROFILES  
ASHTREE PROPERTY  
UNIT 5-6, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DRAWN: TBN  
DATE: 05/14/18  
CHECKED:  
REVIEWED:

SHEET  
9B





LINE H

NOTE  
ALL LINES BELOW THE GROUND SURFACE SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 10 FEET BELOW THE GROUND SURFACE. THE DEPTH OF THE SEWER LINE SHALL BE DETERMINED BY THE STANDARD PRACTICE OF THE DISTRICT ENGINEER. THE DEPTH OF THE SEWER LINE SHALL BE DETERMINED BY THE STANDARD PRACTICE OF THE DISTRICT ENGINEER. THE DEPTH OF THE SEWER LINE SHALL BE DETERMINED BY THE STANDARD PRACTICE OF THE DISTRICT ENGINEER.

NOTE  
CONSTRUCTION TO REPAIR DEFECTS IN EXISTING SEWER LINES SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE DISTRICT ENGINEER. THE DEPTH OF THE SEWER LINE SHALL BE DETERMINED BY THE STANDARD PRACTICE OF THE DISTRICT ENGINEER. THE DEPTH OF THE SEWER LINE SHALL BE DETERMINED BY THE STANDARD PRACTICE OF THE DISTRICT ENGINEER.

SCALE:  
1" = 50' HORIZ.  
1" = 5' VERT.

SANITARY SEWER PROFILES

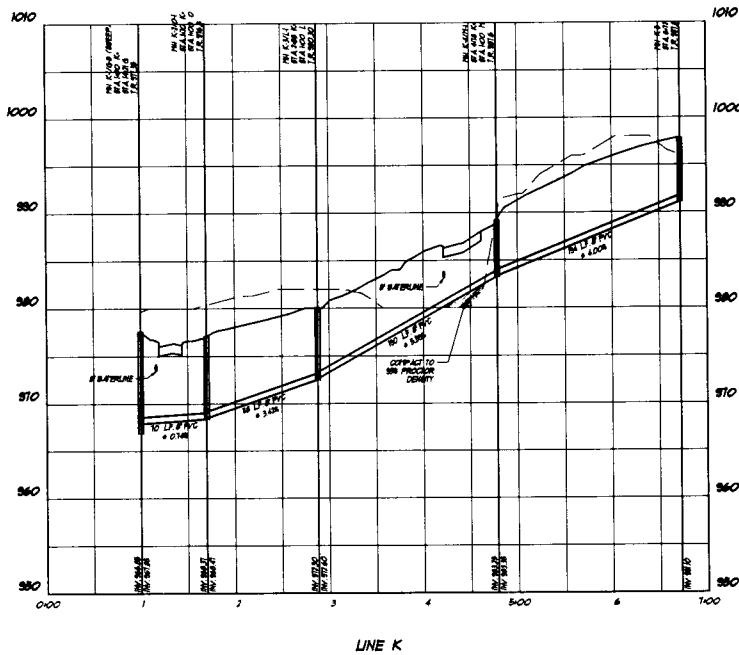
ASHTREE PROPERTY  
UNIT 8-4, PHASE 2

NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

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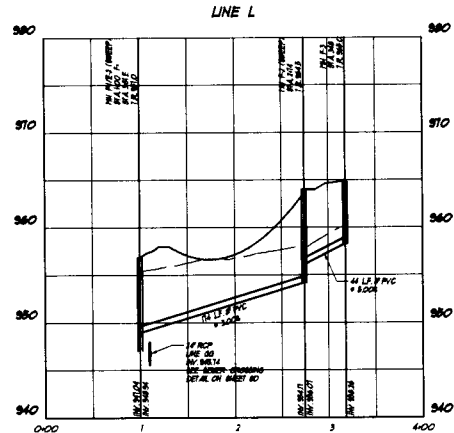
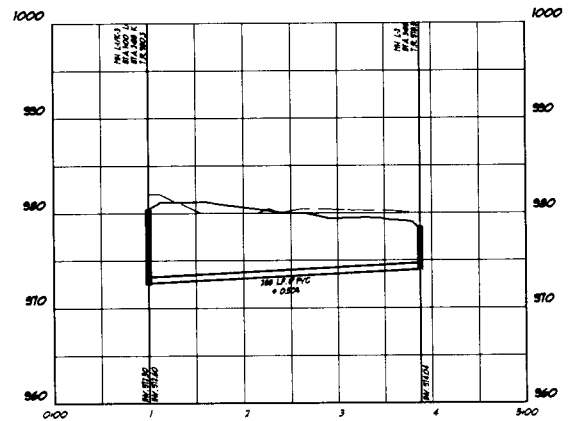
9C






NOTE:  
ALL AREAS BELOW THE PIPER SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION, AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST PRIOR TO INSTALLATION OF SEWERPIPE. THE CONTRACTOR SHALL FURNISH COPIES OF COMPACTION TEST RESULTS COMPLETED BY A GEOTECHNICAL FIRM APPROVED BY THE DISTRICT ENGINEER, BEFORE BEGINNING INSTALLATION OF THE SEWER PIPE IN THE TRENCHES. FAILURE TO COMPLY TO THIS NOTE SHALL SUBJECT THE INSTALLER TO REMOVAL, AS PER GENERAL CONSTRUCTION NOTES.

NOTE:  
CONTRACTOR TO INSTALL DETECTABLE REINFORCED TRENCH LIDS OVER ALL SEWER LINE INSTALLATION AND TRENCHES FOR THE SEWAGE TRENCH PANEL, EXCEPT 1' DIA.



LINE F 05-12-16

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'

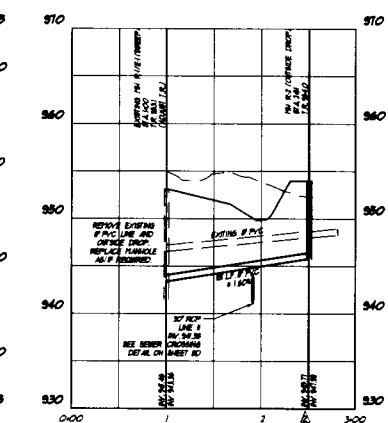
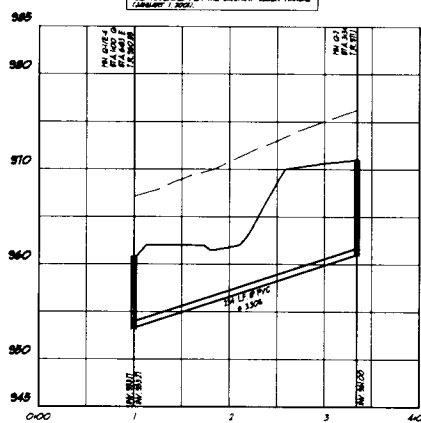
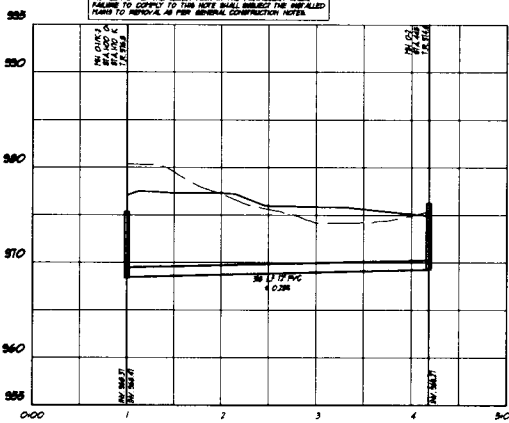
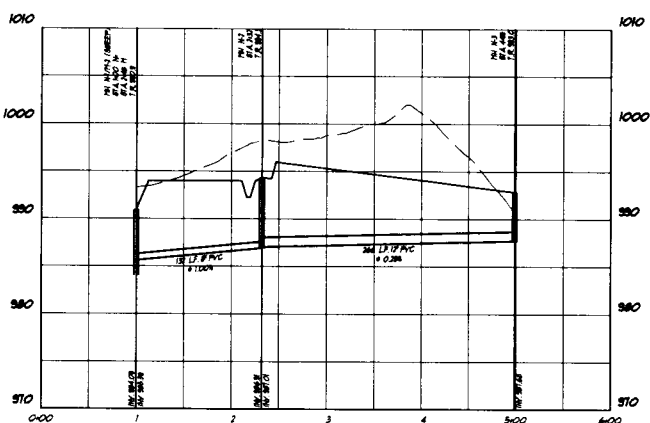
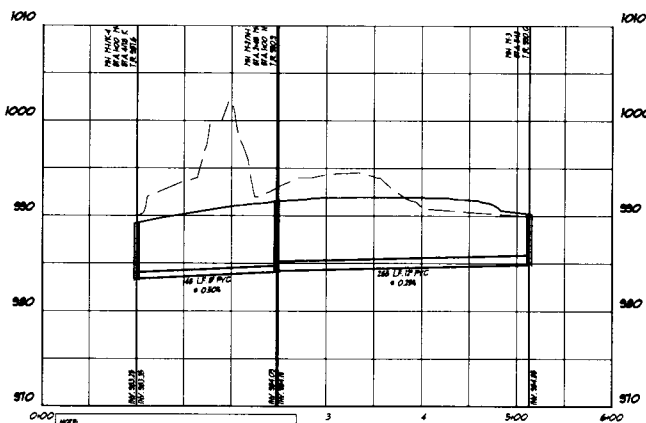


**S&P Design, PLLC**  
SARAH A. PETERSON, P.E.  
11111 LANTANA DRIVE, SUITE 100  
JESSAMINE COUNTY, KY 40304  
(502) 438-1111

SANITARY SEWER PROFILES  
**ASHTREE PROPERTY**  
UNIT 5A, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE	05/14/18
CHECKED	
REVISED	

SHEET  
**9D**



LINE O

LINE Q

LINE R

SCALE:  
HORIZ. 1" = 50'  
VERT. 1" = 10'

**EA Partners PLLC**

ENGINEERING ARCHITECTURE

1100 UNIVERSITY AVENUE, SUITE 200  
NICHOLASVILLE, KY 40401  
TEL: 606/241-1100 FAX: 606/241-1101

SANITARY SEWER PROFILES  
**ASHTREE PROPERTY**  
UNIT 5-5, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE: 05/14/18  
DESIGNED: [Signature]  
CHECKED: [Signature]  
REVIEWED: [Signature]

**9E**

#### A. SITE DESCRIPTION

The project known as ASHTRILE, UNIT 5-6, PHASE 2, is a 29 acre residential development located south of the Jessamine/Jessamine County line near the end of existing East Brannon Road. The project will involve the disturbance of approximately 28 acres. Originally the site was a farm and approximately 15% of the development is covered in trees and brush. Runoff from the site discharges via ditches and storm sewer into a detention basin No. 2 adjacent to East Brannon Road or detention basin No. 2 south of the Street J cul-de-sac. Surface ditches have silt checks and surface inlets and catch basins are protected by silt checks. All erosion control features shall be regularly maintained and shall remain in place until 85% of the upstream development is completed.

#### B. SEDIMENT AND EROSION CONTROL MEASURES

- 1) Prior to mobilization, all tree protection fence and silt fence shall be installed.
- 2) Silt fences shall comply with detail shown on Sheet 11 unless otherwise specified.
- 3) The construction entrance shall be constructed during the first phases of the mobilization.
- 4) The Detention Basin and silt checks shall be installed according to the details shown on the grading and erosion control plans. These structures shall be installed prior to the beginning of construction.
- 5) All materials resulting from the clearing and grubbing operations shall be disposed of by the contractor. The material shall not be buried within the lot, right-of-way or designated greenways. Burning pits shall be located as directed by the Engineer and approved by the Fire Marshal.
- 6) Additional erosion control measures, in addition to those shown on the plans, may be required. The measures may include seeding, mulching, silt fence, straw bales, stone silt checks, and armoring of silt fence as necessary to prevent soil erosion.
- 7) The existing vegetation shall be preserved where possible.
- 8) All disturbed areas shall be stabilized. Permanent stabilization shall begin within 14 days of completion of activities. Temporary stabilization shall be provided in any portion of the site that remains inactive for more than 14 days. Stabilization practices shall include seeding, mulching, grading, planting trees or shrubs, and using geotextile fabrics and other appropriate measures.
- 9) If grading occurs during the winter months, the use of winter wheat or other recommended seed should be considered. When seasonal conditions prohibit the application of temporary or permanent seeding, non-vegetative soil stabilization practices such as mulching and netting shall be used until such times as conditions permit.
- 10) Upon completion of the downstream segments of the storm sewer system, the stone silt checks shown on the outlets shall be constructed.
- 11) All surface inlets in the yard areas shall be protected from sediment using the modified silt check as shown on the plans. The modified silt checks shall be installed when the grading around the surface inlets is complete.
- 12) The performance of the erosion control plan shall be monitored weekly and following each significant rainfall in excess of 1/2". The silt control devices are to be inspected, cleaned, and repaired, if necessary.
- 13) All erosion control features shall be cleaned and maintained so that they remain functional throughout the project.
- 14) Silt fence shall be cleaned out/repaired when silt buildup reaches 1/3 of the fence height.

- 15) Topsoil stockpiles and borrow areas shall be surrounded by silt fences, re-seeded, and placed where soil erosion will not leave the site.
- 16) Silt traps shall be cleaned out when 1/3 of the volume within the trap has been lost. Material removed from the silt trap shall be placed in a location which is protected by silt fence.
- 17) Upon completion of the project, the catch basin inlets shall be protected by the Owner. Once house construction is complete and lawns are established on 85% of the upstream watershed, the storm sewers can be flushed and the silt checks and traps at the outlets removed. The silt checks and traps shall remain in place until the flushing is completed and approved by the Engineer.
- 18) All erosion control measures shall remain in place until house construction is complete and lawns are established on 85% of the upstream watershed.

#### C. STORM WATER MANAGEMENT DEVICES

- 1) All storm water runoff leaving the paved portions of the site shall be collected in the storm sewer system.
- 2) The discharge from the site shall be controlled by a retention basin, located onsite. The onsite basin, shall also serve as a sedimentation/water quality basin. The basin shall be monitored weekly. Silt removed from the basin shall be stockpiled and protected with silt fence to ensure it does not re-enter the basin.
- 3) Upon complete build out of the upstream watershed, the sedimentation/water quality basin shall be cleaned out to its original volume.

#### D. OTHER CONTROL MEASURES

- 1) No solids, including building materials, shall be allowed to discharge into waters of the Commonwealth.
- 2) Sediment from vehicles tracking onto pavement and from dust generated onsite shall be minimized. All mud tracked onto adjoining roadways shall be cleaned immediately.
- 3) Sanitary and waste disposal shall comply with the project specifications, or applicable state or local regulations.
- 4) An area shall be designated for employee parking and storage of materials. The area shall be maintained throughout the project and, if necessary, be covered with stone to prevent erosion.

#### E. OTHER STATE OR LOCAL PLANS

- 1) All work shall be performed in accordance with the Lexington/Jessamine Urban County Government's, the City of Nicholasville and Jessamine South Elkhorn Water District's requirements with respect to storm water management and erosion control.
- 2) All work within the existing streets and wetlands shall be performed in accordance with the City of Engineers Permit and the Water Quality Certification issued by the Kentucky Division of Water.
- 3) All work within the sedimentation basin shall be conducted in accordance with dam permit issued by the Kentucky Division of Water.

#### F. MAINTENANCE

Refer to Section 8 for discussion of maintenance of the sediment control features.

#### G. INSPECTION

- 1) Refer to Section 8 for discussion of inspections of the sediment control features.
- 2) The inspections shall be performed by qualified representatives of the Engineer or the Developer.
- 3) The findings of the inspections shall be hand delivered or faxed to the Contractor or Developer.
- 4) Revisions to the Best Management Practices Plan based on the results of an inspection shall be implemented within 17 business days.

- 5) Control measures shall be inspected to ensure correct operation. Accessible discharge locations shall be inspected to insure that velocity dissipation devices are effective in preventing significant impacts to receiving waters.
- 6) Disturbed areas and material storage areas that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system.
- 7) Reports of the inspections including the scope, names and qualifications of personnel of persons making the inspection, the date of the inspection, major observations relating to the implementation of the Best Management Practices Plan, and any corrective actions taken shall be made and kept for a period of three (3) years or until one (1) year after the permit ends.

- 8) The inspection reports shall be provided to the Engineer for incorporation into the Best Management Practices Plan. The Engineer shall provide copies of all inspection reports to the City of Nicholasville and the Jessamine South Elkhorn Water District.

#### H. NON-STORM WATER DISCHARGES

- 1) The site shall be maintained in a manner such that non-storm water discharges including isokages/spills (i.e. hydraulic fluid, antifreeze, brake fluid, oils, etc.) are prevented from entering the retention basin or ultimately leaving the site. All non-stormwater fluids shall be maintained in accordance with DEEM, Division of Water and the Ball Home, LLC Hazardous Waste.
- 2) Should a non-stormwater spill, accident, release or discharge occur, the DEEM and Division of Water shall be notified within 24 hours of discovery.
- 3) The only non-storm water discharges which are permitted are those from fire fighting activities, fire hydrant flushing, potable water sources, water the flushing, irrigation or lawn watering, detergent fire building or pavement washing where spills or leaks of toxic materials have not yet occurred or have been completely removed, or conditioning condensates, natural springs, and uncontaminated ground water sources.

#### I. CONTRACTORS AND SUBCONTRACTORS

The general contractor or developer shall furnish the Engineer with the contractor or subcontractor that is responsible for implementing and maintaining each portion of the sediment control measures shown on the plans or outlined in this Best Management Practices Plan.

All contractors and subcontractors shall sign a copy of the certification statement below before conducting any professional service at the site:

"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 this certification."

Copies of the certifications shall be submitted to the Engineer for inclusion in the Best Management Practices Plan. The Engineer shall furnish a copy of the contractor/sub-contractor responsibility list and a copy of each executed certification sheet to the City of Nicholasville and to the Jessamine South Elkhorn Water District prior to construction.

ENGINEER  
This plan has been prepared by:  
  
Thomas W. Hatfield, P.E., P.L.S.  
EA Partners, PLLC

CONTRACTOR / SUBCONTRACTOR  
CERTIFICATION

ASHTRILE, UNIT 5-6, PHASE 2  
NICHOLASVILLE, KENTUCKY

NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_  
TITLE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_

"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 this certification."

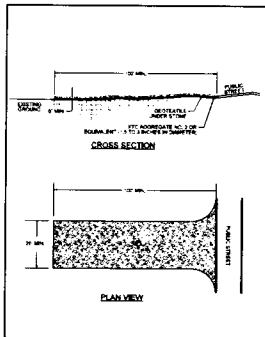
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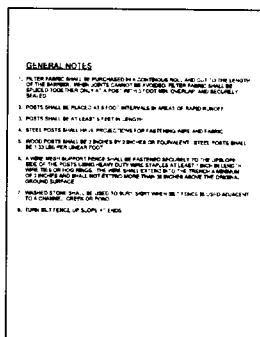
BEST MANAGEMENT PRACTICES PLAN  
**ASHTRILE PROPERTY**  
UNIT 5-6, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE: 06/14/18  
REVISION: \_\_\_\_\_

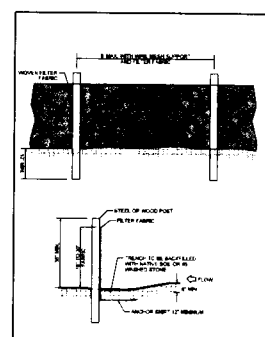
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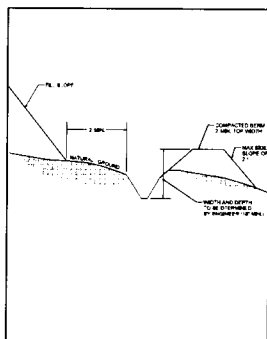
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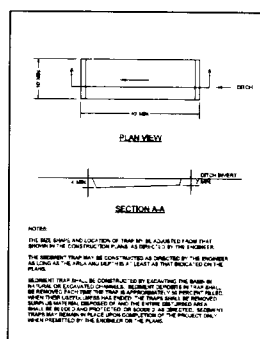
**TEMPORARY SILT FENCE  
GENERAL NOTES**



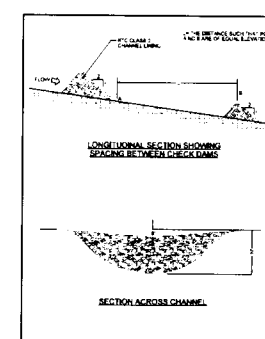
**SILT FENCE DETAIL**



**TEMPORARY DIVERSION DITCH**



**SEDIMENT TRAP DETAIL**



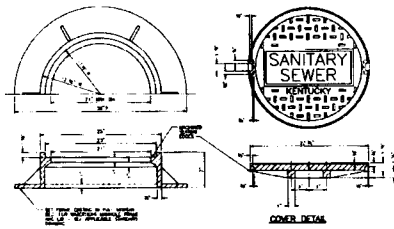
**ROCK CHECK DAM**

*SA Partners, PLLC*  
1000 W. MAIN ST., SUITE 100  
NICHOLASVILLE, KY 40354  
TEL: 502.751.1234  
WWW.SAPARTNERS.COM

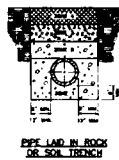
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**ASHTREE PROPERTY**  
UNIT 8-5, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

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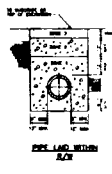
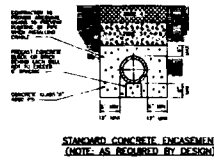
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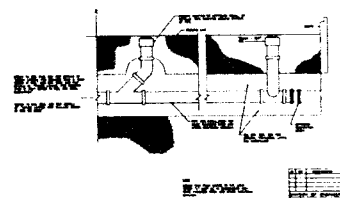
**MANHOLE COVER**



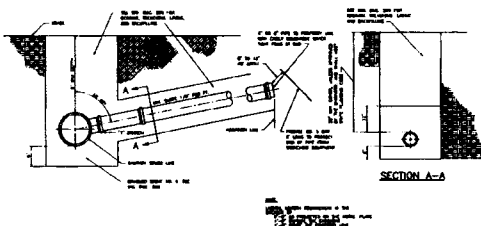
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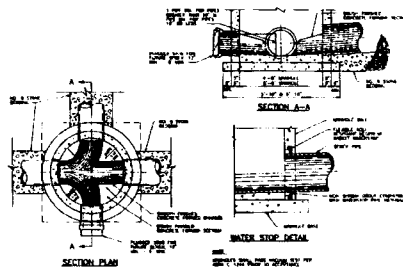
**TRENCH DETAIL**



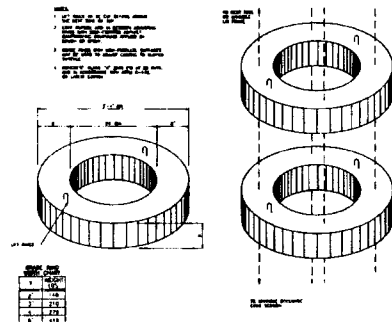
**LATERAL CLEANOUT IN NON-PAVED AREAS & YARDS**



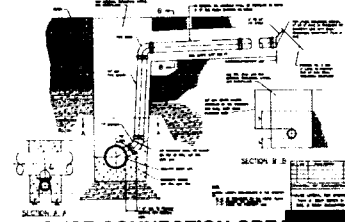
**HOUSE LATERAL**



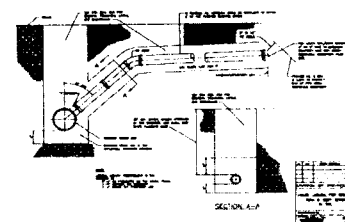
**MANHOLE JUNCTION & WATERSTOPS**



**MANHOLE GRADE RINGS**



**HOUSE CONNECTION GREATER THAN 6' DEEP SEWER IN SOIL & ROCK**



**HOUSE LATERAL GREATER THAN 6' DEEP SEWER IN SOIL**

**GENERAL NOTES**

1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.

2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.

3. ALL JOINTS SHALL BE PROVED WITH ANTI-SUCKING DEVICES.

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**GENERAL NOTES**

**SA Partners, PLLC**

SA Partners, PLLC  
1000 N. 3rd Street, Suite 200  
Ashtree, KY 40005  
Phone: 502.261.1234  
Fax: 502.261.1235  
www.sapartners.com

**SANITARY SEWER DETAILS**

**ASHTREE PROPERTY**

UNIT 5-6, PHASE 2

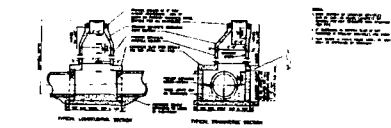
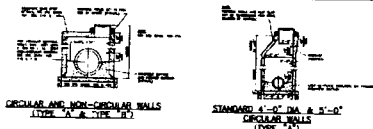
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

**DATE** \_\_\_\_\_

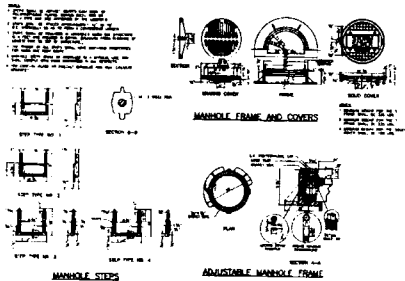
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**REVISION** \_\_\_\_\_

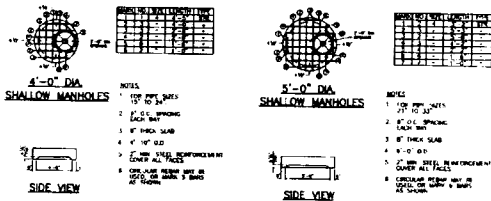
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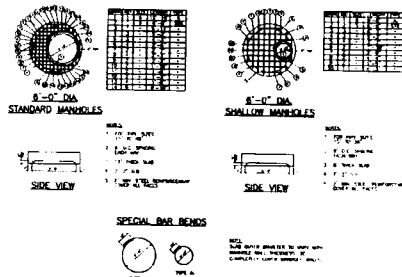
### STORM SEWER MANHOLES



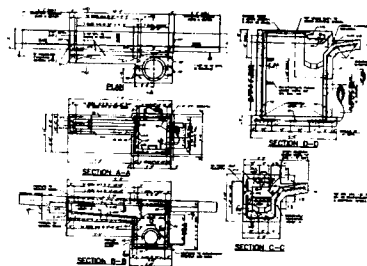
### MANHOLE FRAMES, COVERS, & STEPS



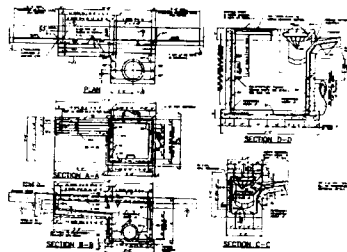
### STORM SEWER MANHOLE CIRC. SLABS (4'-0" & 5'-0")



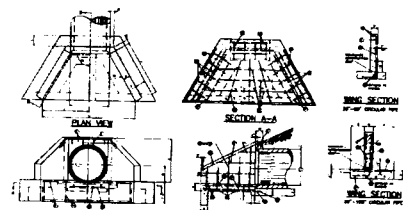
### STORM SEWER MANHOLE CIRC. SLABS (6'-0")



### CURB BOX INLET TYPE "A"



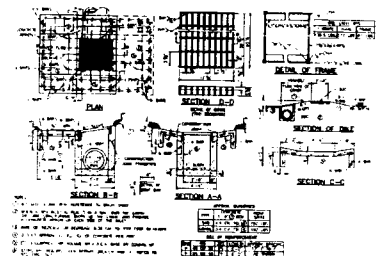
### CURB BOX INLET TYPE "B"



### PIPE CULVERT HEADWALLS

DIAMETER	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	126"	132"	138"	144"	150"	156"	162"	168"	174"	180"	186"	192"	198"	204"	210"	216"	222"	228"	234"	240"	246"	252"	258"	264"	270"	276"	282"	288"	294"	300"
LENGTH	12'	18'	24'	30'	36'	42'	48'	54'	60'	66'	72'	78'	84'	90'	96'	102'	108'	114'	120'	126'	132'	138'	144'	150'	156'	162'	168'	174'	180'	186'	192'	198'	204'	210'	216'	222'	228'	234'	240'	246'	252'	258'	264'	270'	276'	282'	288'	294'	300'

### PIPE CULVERT DIAMETERS



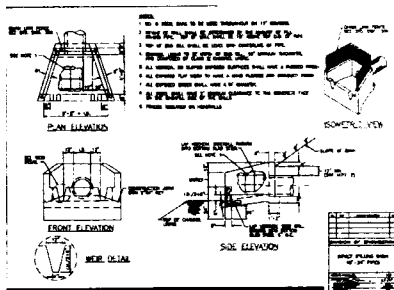
### SURFACE INLET TYPE "A"

SA Partners, PLLC  
 CIVIL ENGINEERING & ARCHITECTURE  
 1000 N. 10TH ST., SUITE 100  
 JESSAMINE COUNTY, KY 40324  
 (502) 636-1234  
 www.sapartners.com

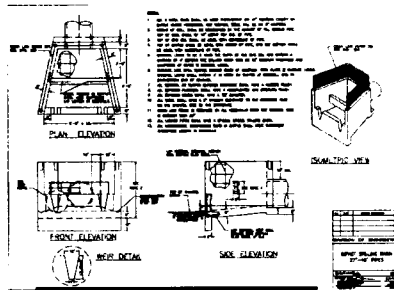
STORM SEWER DETAILS  
**ASHTREE PROPERTY**  
 UNIT 6-B, PHASE 2  
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

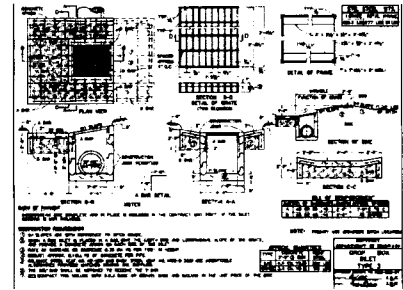
13



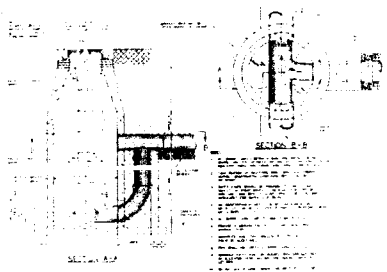
**IMPACT STILLING BASIN**  
**15" - 24" PIPES**



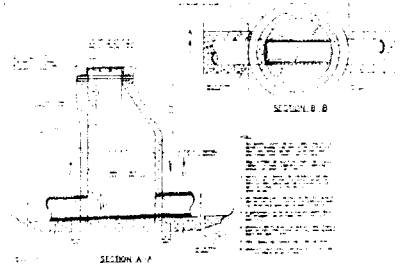
**IMPACT STILLING BASIN**  
**27" - 48" PIPES**



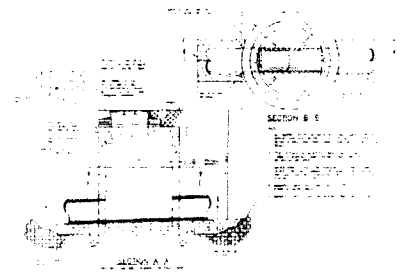
**DROP BOX INLET**  
**TYPE 3**



**DROP MANHOLE**  
**15"-36" PIPES**



**MANHOLE**  
**15"-36" PIPES**



**SHALLOW MANHOLE**  
**15"-36" PIPES**

*SA Partners, PLLC*

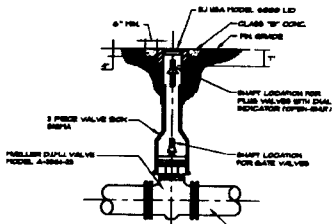
STORM SEWER DETAILS  
**ASHTREE PROPERTY**  
UNIT 54, PHASE 2  
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
REVISION: \_\_\_\_\_

14

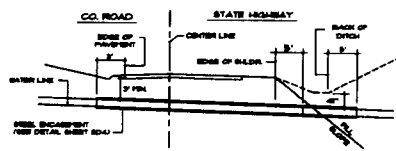






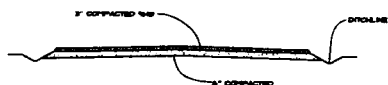
- NOTES:
1. NO EXTRA PAY ALLOWED FOR CONCRETE COLLAR.
  2. CONCRETE COLLAR REQUIRED ON ALL VALVES.
  3. CONCRETE COLLAR SHALL BE FORMED IN THE FIELD AND POURED IN PLACE. PRE-CAST COLLARS ARE NOT ACCEPTABLE.
  4. VALVE COLLARS IN TRAFFIC AREAS SHALL BE 6" FIBERGLASS, 24" SQUARE AND CONTAIN 4 - 1/4 REBAR, EACH SIDE, AT 4" DEPTH.
  5. 1/2" AND 1/4" PIPE MAY BE USED AS HOOP AND LEFT IN PLACE.
  6. VALVE COLLAR SHALL SLOPE AWAY FROM VALVE WITH FINAL GRADE OF VALVE COLLAR SHALL MATCH FINAL GRADE OF AREA.
  7. COLLAR SHALL BE FORMED ON FIRM FOUNDATION TO PREVENT SETTLEMENT. SETTLEMENT OR CRACKING SHALL BE CAUSE FOR REMOVAL AND REPLACEMENT.

**TYPICAL VALVE SETTINGS**  
SCALE: NTA

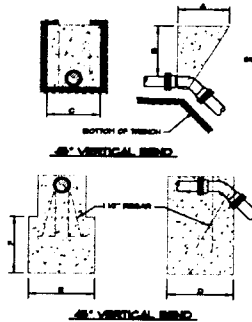


**TYPICAL ROAD CROSSING**  
SCALE: NTA

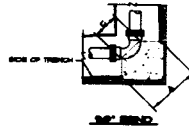
NOTE: FILTER FABRIC SHALL BE INSTALLED UNDER ACCESS ROAD.



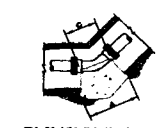
**TYPICAL ACCESS ROAD/PARKING AREA**  
SCALE: NTA



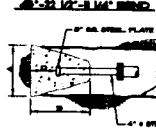
**1/2" VERTICAL BEND**



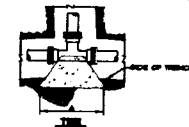
**3/4" VERTICAL BEND**



**1/2"-22 1/2"-3/4" VERTICAL BEND**



**THRUST BLOCCINGS**  
SCALE: NTA



**TYPICAL SECTION**

NOTES:

1. THRUST BLOCCING REQUIRED FOR ALL 1/2" AND 3/4" PIPE.
2. THRUST BLOCCING TO BE FORMED AGAINST UNCOMPACTED EARTH.
3. IF BLOCCING PIPE BLOCCING IS NOT 8" HIGH, USE NEXT LARGER SIZE.
4. THRUST BLOCCING TO BE FORMED IN PLACE CLASS 3 CUR.

6" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

4" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

3" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

2" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

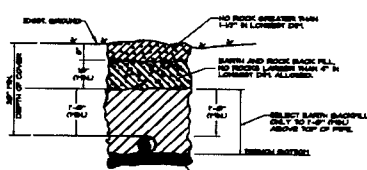
  

1 1/2" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

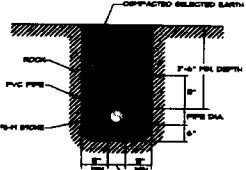
  

1" BEND												
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"
A	10	10	10	10	10	10	10	10	10	10	10	10
B	10	10	10	10	10	10	10	10	10	10	10	10
C	10	10	10	10	10	10	10	10	10	10	10	10
D	10	10	10	10	10	10	10	10	10	10	10	10

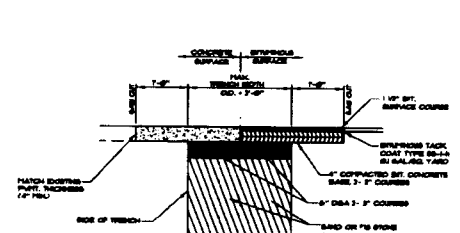
DEVELOPED AND IN NOTES



**TYPICAL BEDROCK BACKFILL SOIL EXCAVATION**  
SCALE: NTA



**TYPICAL STONE ENVELOPE FOR PIPE LAID IN ROCK**  
SCALE: NTA



**DETAIL - PAVEMENT REPLACEMENT (NON-STATE MAINTAINED STREETS/ROADS)**  
SCALE: NTA

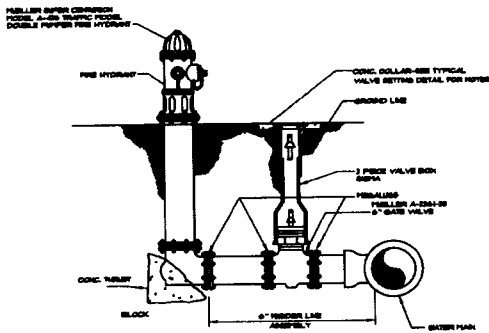
PROJECT GROUP				DATE FEB 2000			
SCALE: NTA				DATE			
DESIGNED BY				DATE			
DRAWN BY				DATE			
CHECKED BY				DATE			
RECORD DATA				DATE			



3 HMB CIRCLE  
FRANKFORT, KENTUCKY  
(502) 610-1000  
(502) 610-1000 FAX

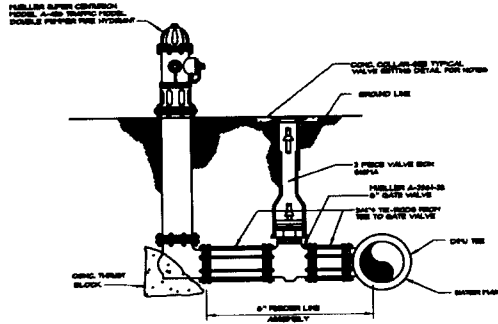
JESSAMINE COUNTY WATER DISTRICT No. 1		SHEET 501
JESSAMINE COUNTY, KENTUCKY		
STANDARD DETAILS		

STANDARD DETAILS



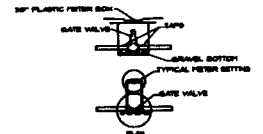
**OPTION 1  
FIRE HYDRANT (3 NOZZLES)**  
SCALE: NTA

NOTE: ALL HYDRANTS SHALL BE ADJUSTED TO GRADE AND FACE ROAD.



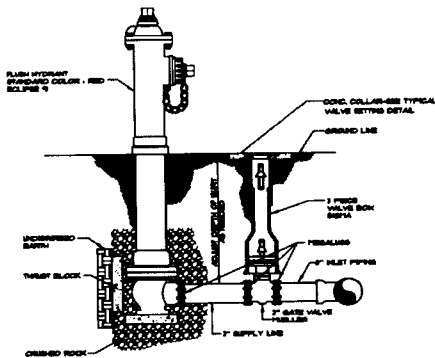
**OPTION 2  
FIRE HYDRANT (3 NOZZLES)**  
SCALE: NTA

NOTE: ALL HYDRANTS SHALL BE ADJUSTED TO GRADE AND FACE ROAD.



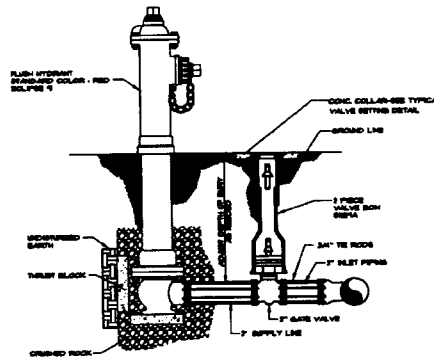
**GATE VALVE WITH METER SETTING**  
SCALE: NTA

NOTE: AFTER ORDERING SHALL HAVE USE OF AT LEAST 2\"/>



**OPTION 1  
FLUSH HYDRANT (SINGLE NOZZLE)**  
SCALE: NTA

NOTE: RELIEF VALVE MANUFACTURED BY HOFFMANN PUMPWORKS CO.  
RELIEF SHALL BE 2\"/>



**OPTION 2  
FLUSH HYDRANT (SINGLE NOZZLE)**  
SCALE: NTA

PROJECT: 40000	DATE: FEB 200
SCALE: NTA	
DRAWN BY: CAS	CHECKED BY: CAS
DATE: 01/01/01	DATE: 01/01/01
REVISIONS	
NO.	DATE



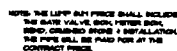
3175 CHURCH ROAD  
FRANKFORT, KENTUCKY  
(502) 638-1800  
(502) 638-1801 FAX

**JESSAMINE COUNTY WATER DISTRICT No. 1**  
**JESSAMINE COUNTY, KENTUCKY**

**STANDARD DETAILS**

SD2

1. CONCRETE ENCASMENT SHALL BE USED WHEN VERTICAL CLEARANCE BETWEEN WATER MAIN AND UTILITY PIPE IS 0' OR LESS, OR HORIZONTAL CLEARANCE IS 0' OR LESS.
2. WHEN ENCLOSING SANITARY OR FLOOD LINE OR FIELD DRAIN WITH SEPARATION LESS THAN 1' VERTICAL OR 0'-6" HORIZONTAL, CONCRETE ENCASMENT SHALL BE USED. FULL SECTION OF WATER MAIN SHALL BE COVERED OVER SANITARY DRAIN TO ACHIEVE POSITIVE JOINT DISPLACEMENT.
3. CONCRETE ENCASMENT IS NOT A SEPARATE PAY ITEM.



**BLOWOFF ASSEMBLY**  
**SCALE NTA**

CONTRACTOR/DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE  
SPRINKLER REGULATIONS, INCLUDING SUBMITTAL OF NOT AND NOT.

FORM. HAS STEEL HANDHOOD OR STEEL OPERATOR TREAD 4 FEET IN LENGTH. FOR HANDHOOD PROVIDE A MINIMUM 1 1/2-INCH BY 1 1/2-INCH CROSS SECTION THAT IS STRAIGHT ENOUGH TO PROVIDE A GRIP WITHOUT NOTICEABLE MISALIGNMENT. FOR STEEL, PROVIDE A 1 1/4-INCH BY ONE-INCH T-JUNCTION WITH PROJECTIONS TO PREVENT ICE BUILDUP IN JOINTS.

REMOVE OR WEAR DOWN FABRIC, CONFORM TO SECTION 96.09 OR PROVIDE FABRIC WITH A MINIMUM HEIGHT OF 1 FOOT 6 INCHES ABOVE THE CURB OR SIDEWALK. PROVIDE 2" X 4" STUDS OR CLOSERS AT THE TOP AND BOTTOM SPACES, SUCH THAT THE FABRIC AND ALL OTHER STAYS AT EACH OR LARGER SPACES, IN 6" LARGER VERTICAL SPACES SPACED 96.09 OR CLOSER.

REINFORCE FABRIC, CONFORM TO ASTM D 155 FOR TEMPORARY SILT FENCE, PROVIDE FABRIC WITH A HEIGHT OF 3 FEET.

FASTENERS USE NO. 5 OR NO. 10 LONG WIRE STAPLES AND/OR FABRIC TIES THAT CONFORM TO REINFORCE 96.09 IN THE KY. TRANSPORTATION CABBOT DEPT. OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

FORCE SHALL COMPLY IN ALL ASPECTS WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 601.

GULF FENCE SHALL BE INSTALLED AS REQUIRED BY THE ENGINEER/OWNER OR OTHER AGENCY.



### SILT FENCE DETAILS

										PROJECT: 48500		DATE: FEB 1990	
										SCALE: KTA			
										DESIGNED BY:		NAME	
										DRAWN BY:		NAME	
										CHECKED BY:		NAME	
										APPROVED BY:		NAME	
										DATE:		DATE	

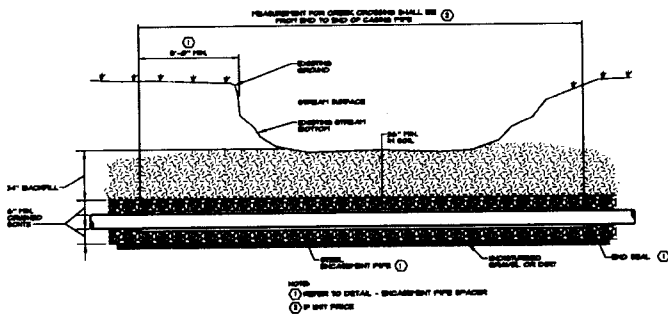


3 HMB CIRCLE  
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(502) 695-9880  
(502) 695-9840 FAX

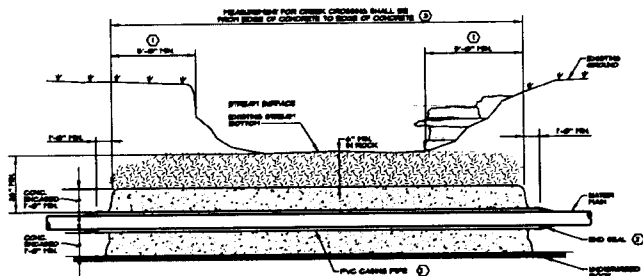
**JESSAMINE COUNTY WATER DISTRICT No. 1**  
**JESSAMINE COUNTY, KENTUCKY**

SD3

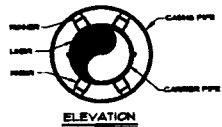
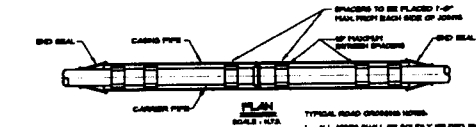
## STANDARD DETAILS



**TYPE "A" STREAM CROSSING**  
SCALE: 1/4" = 1'-0"



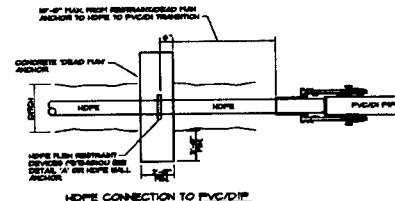
**TYPE "B" STREAM CROSSING**  
SCALE: 1/4" = 1'-0"



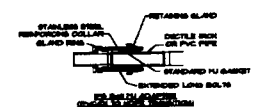
**ENCASMENT PIPE AND SPACER**  
SCALE: 1/4" = 1'-0"

- TYPICAL ROAD CROSSING NOTES:**
1. ALL JOINTS SHALL BE SOLIDLY BUILT AND END OF CARRIAGE SHALL BE SEALED AFTER LAY AND BEEN INSTALLED AND TESTED.
  2. FILLING JOINTS THAT OCCUR IN AREAS WHICH REQUIRE FILLING REPAIRATION WITH OPEN FILLING.
  3. OPEN JOINTS NOT CARRIED SHALL BE FILL FROM THE REAR OF THE JOINTS TO BE AS SPECIFIED BY STATE, COUNTY OR FEDERAL SPECIFICATIONS.
  4. LARGEST CROSSING SHALL BE 12" CARRIAGE PIPE, 12" CARRIAGE PIPE 12" AND LARGEST SHALL BE 12" CARRIAGE PIPE, 12" CARRIAGE PIPE 12" AND 12" SHALL HAVE POTENTIAL THICKNESS OF 12".
  5. ALL JOINTS AND JOINTS ENCASMENT PIPE SHALL BE INSTALLED IN BORE HOLES NO LARGER THAN THE EXISTING JOINTS OF THE ENCASMENT PIPE.
  6. FILL CARRIAGE PIPE SHALL CONFORM TO APT 120 GRADE 1 OR APT 120 GRADE 2.
  7. FILL JOINTS REPAIRMENT SHALL BE IN ANY RELEVANT JOINTS SHALL PREVAIL.
  8. CARRIAGE SPACERS SHALL BE FILLING JOINTS AS MANUFACTURED BY THE JOINTS SYSTEM.
  9. FILL CARRIAGE PIPE 12" AND LARGEST SHALL BE IN ACCORDANCE WITH THE JOINTS SYSTEM.

CARRIAGE PIPE DETAIL, SUPPLY (100' MIN)									
10'	20'	30'	40'	50'	60'	70'	80'	90'	100'
1000	2000	3000	4000	5000	6000	7000	8000	9000	10000



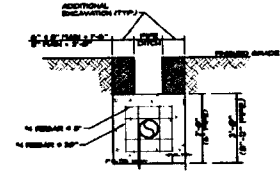
**HOPE CONNECTION TO PUC/PVC**  
SCALE: 1/4" = 1'-0"



- NOTES:**
1. CONSTRUCTION MUST WAIT FOR 1 DAY TO ALLOW HOPE PIPE TO ADJUST AND FOR CONCRETE CURE PROPERLY BEFORE PLACING THE HOPE DETAIL.
  2. ON INITIAL FILL OF HOPE PIPE, FILL AT AN EXISTING LINE FILL RATE TO AVOID CORRELATION JOINT PIPE DETAIL.
  3. THIS HOPE CONNECTION REPAIR ON BOTH SIDES OF HOPE.
  4. REINFORCED HOPE PIPE CAN BE USED AS AN ALTERNATE.



**DETAIL "A"**  
SCALE: 1/4" = 1'-0"



**SECTION A-A**  
SCALE: 1/4" = 1'-0"

**HOPE DETAIL, BORE DETAIL**  
SCALE: 1/4" = 1'-0"

										PROJECT: #9498		DATE: FEB. 1998	
										SCALE: N/A			
										DESIGNED BY:		NAME	
										CAS		DATE	
										DRAWN BY:		NAME	
										CAS		DATE	
										CHECKED BY:		NAME	
										CAS		DATE	
										REVISIONS:			



3115 CIRCLE  
FRANKFORT, KENTUCKY  
(502) 675-1500  
(502) 675-1500 FAX

**JESSAMINE COUNTY WATER DISTRICT No. 1**  
**JESSAMINE COUNTY, KENTUCKY**

**STANDARD DETAILS**

**SHEET**  
**8D4**



Part	MS PART	DESCRIPTION
A	1	1" HOPE
B	1	1" x 1/2" CTR. COMPRESSION COUPLING
C	1	1" FLANGE BUSH W/PISTON
D	1	1" SLIDING BALLBEARING PRESSURE REDUCING VALVE (P REQUIRED)
E	1	1" BRASS UNION
F	1	1" x 1/2" x 1/2" 90° ELBOW, 1/2" HOPE
G	3	3/4" x 3/4" x 1/2" M-1034-3 SETTER (PULLER)
H	2	3/4" x 3/4" M-1034 PETER (READER P/B)
J	2	3/4" HOPE
K	1	3/4" x 3/4" PVC PETER BUSH (CARBON)
L	1	3/4" M-1034 PETER BUSH (P/B)
M	1	3" VERTICAL 30-35
N	1	3/4" M-1034 END CONNECTION (PULLER)
O	1	3/4" M-1034 END CONNECTION (PULLER)

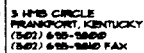


**TYPICAL DUAL METER SETTING**  
**5 "X4" SERVICES**  
**SCALE - MTA**



**TYPICAL METER SETTINGS**  
**5" x 6" & 1" SERVICES**  
**SCALE: MTA**

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**JESSAMINE COUNTY WATER DISTRICT No. 1**  
**JESSAMINE COUNTY, KENTUCKY**

## STANDARD DETAILS

SD5

JESSAMINE COUNTY WATER DISTRICT No. 1  
GENERAL NOTES

1. No water will be provided by JCWD1 to any development until the District's standard development contract is executed and returned to the District and all costs incurred by the District have been reconciled by the Developer.
2. The Developer's Contractor shall notify JCWD1 a minimum of 48 hours prior to the start of construction.
3. JCWD1 shall install all customer services and appurtenances from the water main to, and including, the meter and meter box. The Developer's Contractor is to install the water main and appurtenances only.
4. JCWD1 has assumed the water line shall be laid in either a dedicated utility easement (20') and/or public right-of-way where the District has permission to cut the street to make repairs. If this is not the case, the proposed water line shall be moved to the utility easement (20').
5. The bacteriological testing will be coordinated by JCWD1 and will be charged to the Developer. JCWD1 personnel will take all samples. Disinfection of the lines must be performed by the Contractor under the direct supervision of the District. The Contractor may not open any valve to the District's system. Copies of all lab reports must be presented to the District for review.
6. Pressure testing of the water lines and appurtenances shall be performed by the Contractor and must be observed by JCWD1 personnel. The Contractor may not open any valves to the District's system.
7. Installed water main shall be tested at 50 PSI above the rated working pressure of the pipe for a minimum of two (2) hours, with no more than 5 PSI pressure loss over the duration of the test. JCWD1 personnel shall witness the test preparation and record gage readings at the beginning and end of the pressure test. Not more than 3500 feet of pipe may be tested at any one time.
8. A two-year warranty period is required on all portions of the work. The Developer is responsible for all maintenance and repair costs during this timeframe.
9. Record Drawings, including a construction cost estimate and detailed quantity breakdown, are to be provided to the District by the Developer/Owner, or his Engineer, when construction is complete. Both a paper copy and electronic copy (georeferenced AutoCAD format and PDF) of Record Drawings are required to be submitted to the District.
10. The Developer's Engineer must certify to the District, the City and DOW that the fire hydrants installed meet all City and State requirements.
11. JCWD1 shall make all connections to existing water lines. The Developer's Contractor must coordinate all connections with the District.
12. The Developer must submit contracts requesting service. No deposit is required if the Developer is supervising bidding and construction of the work.
13. The Developer and/or his Engineer must provide sufficient construction observation services for the project so that the construction can be certified by the Developer's Engineer to the DOW with no qualifications when construction is completed.
14. Periodic Project Inspection shall be performed by the District, at the Developer's or the Contractor's expense. The amount of inspection services and costs may be estimated prior to the start of the work, at the Developer's request. The Developer's Engineer shall provide adequate inspection to certify the completed project to the DOW without qualification or exception.
15. DOW must approve the final plans and their approval letter must be submitted to Jessamine County Water District No. 1 prior to construction.
16. All water line trenches must be of sufficient width to allow any subsequent maintenance to be practically performed. Required width shall be determined by the District's representative.
17. #10 AWG THWN insulated copper wire shall be installed along all water main. All splices of tracer wire shall be fully encapsulated within gelscaps.

18. Standard utility marking tape shall be installed in the trench directly over all water mains at a depth of approximately 18 inches.
19. Installed water main joint deflection may not exceed 4" per 20-foot stick of pipe as measured from bell to spigot in relation to what would be a true and straight installation extending along the length of the preceding joint of pipe.
20. All installed water main must be seated in accordance with manufacturer recommendations and may not be over or under inserted under any circumstances.
21. Backfill around catch basins must be tightly compacted to prevent shifting of water main towards any catch basin.
22. The Developer shall submit Shop Drawings/construction materials submittals to the District for review prior to beginning construction.
23. The Contractor shall perform rough cleanup daily, with no ditches left open overnight and all construction debris disposed of daily.
24. More stringent requirements of any applicable permit shall apply to the Work.
25. Any water main installed in public right-of-way shall be a minimum of 36" deep. State maintained roadway crossings shall be a minimum of 42" deep measured from the lowest point in the right-of-way. Water main installed parallel to roadways and within the right-of-way shall be a minimum of 36" deep unless installed in the ditch, where it shall be a minimum of 42" deep.

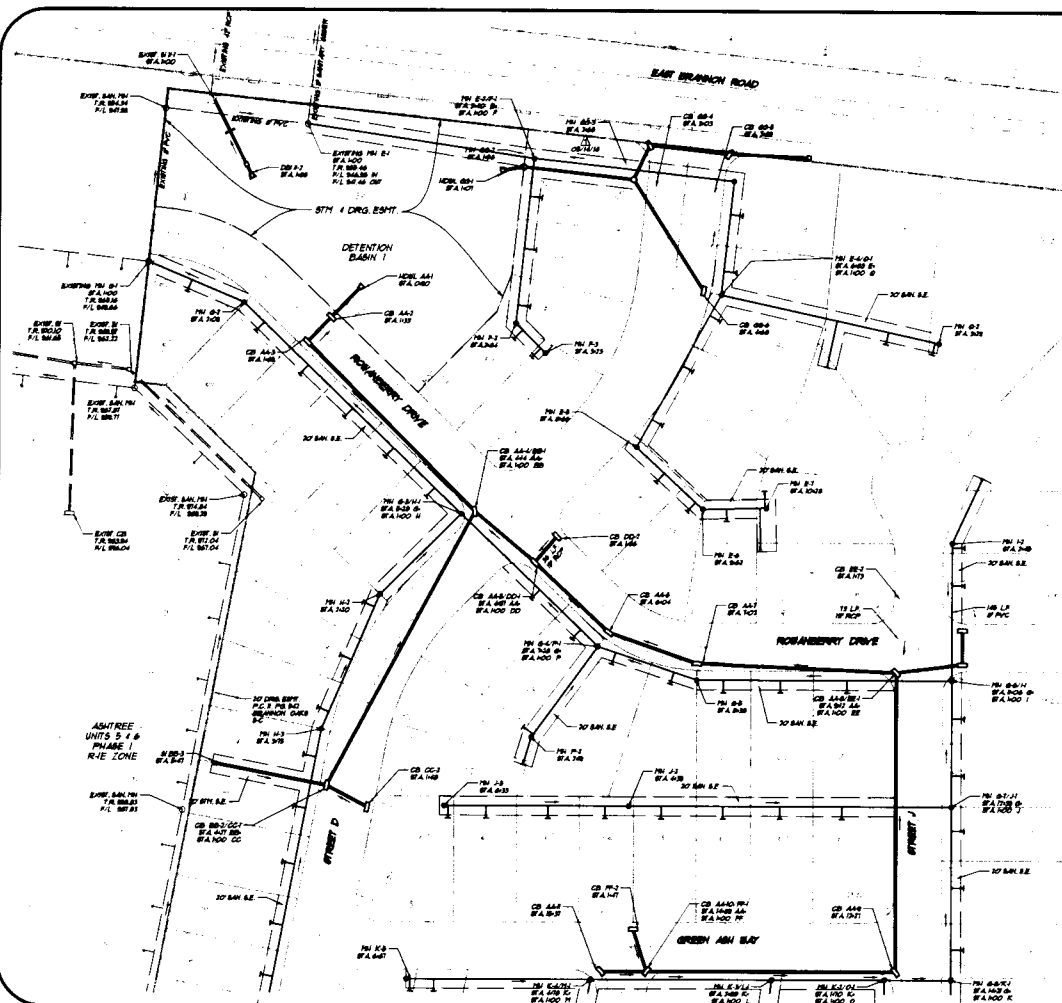
NOTE:  
THE DOCUMENTS DEPICTED HEREIN ARE FOR INFORMATION  
ONLY. COPIES OF ALL DOCUMENTS FOR EXECUTION MUST BE  
OBTAINED FROM JCWD No. 1 BY CALLING (859) 888-8314.

		PROJECT: #1000 DATE: FEB 2005				JESSAMINE COUNTY WATER DISTRICT No. 1		SHEET 606
		SCALE: N/A				JESSAMINE COUNTY, KENTUCKY		
		DESIGNED BY: JHE						
		DRAWN BY: GAB						
		CHECKED BY: GAB						
		RECORD DRAWING						
15000	15000	15000	15000	15000	15000	15000	15000	
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3 HMB CIRCLE  
FRANKFORT, KENTUCKY  
(502) 638-8880  
(502) 638-8880 FAX

STANDARD DETAILS - GENERAL NOTES



**EA Partners, PLLC**



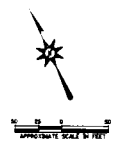
ONE EMBROIDER LANE SUITE 2000 LAMARQUE ARCHITECTS  
DENVER, COLORADO 80202  
(303) 733-4100 FAX (303) 733-4101  
FACSIMILE (303) 733-4101

**STORM & SANITARY SEWER EASEMENT PLAN**

**ASHTREE PROPERTY**  
UNIT 5-8, PHASE 2  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

BRANCH	TWH
DATE	11/20/17
CHECKED	
REVIEWED	

22A









## LaDonna Roberts

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**From:** Michael Cravens  
**Sent:** Monday, August 6, 2018 12:28 PM  
**To:** Commisioner EQ PW Exec Asst  
**Cc:** LaDonna Roberts; Charles Martin  
**Subject:** RE: Law Review: Site Specific Agreement: Units 5 & 6 Ash Tree Properties Phase 2 (104 Lots)

I have reviewed this request for authorization for the Mayor to execute a Site Specific Agreement with Jessamine-South Elkhorn Water District and Ball Homes to provide sewer conveyance and treatment capacity for Ash Tree Properties III (Units 5 and 6), Phase 2. The City of Nicholasville is also a signatory (primarily to reflect its obligations regarding stormwater management vis-à-vis sanitary sewer operations). The 2002 Master Agreement with JSEWD provides for Site Specific Agreements regarding any proposed new connections in the service area (northern Jessamine County in the South Elkhorn and West Hickman watersheds).

This Site Specific Agreement is consistent with the Site Specific Agreement for Ashtree Properties III (Units 5 and 6), Phase 1 (which was approved and executed in 2016). No legal issues. OK to bluesheet.

**Michael Cravens**

*Attorney Senior*  
Department of Law

859.258.3500  
[MCravens@lexingtonky.gov](mailto:MCravens@lexingtonky.gov)  
[lexingtonky.gov](http://lexingtonky.gov)



**LEXINGTON**

NOTICE OF CONFIDENTIALITY

This message is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law, including but not limited to, Kentucky Rule of Evidence 503. Any legal opinion provided in this electronic mail transmission is provided in the course of my legal representation of the Lexington-Fayette Urban County Government and should not be disseminated to the public. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via e-mail or by calling the Department of Law at (859) 258-3500, so that our address record can be corrected. Thank you.

**From:** Commisioner EQ PW Exec Asst  
**Sent:** Friday, August 3, 2018 1:57 PM  
**To:** Janet Graham <jgraham@lexingtonky.gov>; Michael Cravens <mcravens@lexingtonky.gov>  
**Cc:** LaDonna Roberts <lroberts@lexingtonky.gov>; Charles Martin <chmartin@lexingtonky.gov>  
**Subject:** FW: Law Review: Site Specific Agreement: Units 5 & 6 Ash Tree Properties Phase 2 (104 Lots)

Janet,

Can you please assign the attached for review prior to input in Legistar.

Thanks,  
Sandy  
3401

**Sandra Sue Burke**

*Executive Assistant to Charles H. Martin*

Acting Commissioner, Department of Environmental Quality & Public Works

859.258.3400 office

859.684.3493 cell

[lexingtonky.gov](http://lexingtonky.gov)



**LEXINGTON**

**From:** LaDonna Roberts

**Sent:** Friday, August 03, 2018 11:11 AM

**To:** Commisioner EQ PW Exec Asst <[commegpwea@lexingtonky.gov](mailto:commegpwea@lexingtonky.gov)>

**Cc:** Charles Martin <[chmartin@lexingtonky.gov](mailto:chmartin@lexingtonky.gov)>

**Subject:** FW: Law Review: Site Specific Agreement: Units 5 & 6 Ash Tree Properties Phase 2 (104 Lots)

Sandy,

Please see the attached documents we would like law to review before entering into Legistar.

Thank you ,

**LaDonna Roberts**

*Administrative Specialist*

Division of Water Quality

859.258.3362 office

[lexingtonky.gov](http://lexingtonky.gov)



**LEXINGTON**

**From:** LaDonna Roberts

**Sent:** Thursday, August 2, 2018 12:33 PM

**To:** Commisioner EQ PW Exec Asst <[commegpwea@lexingtonky.gov](mailto:commegpwea@lexingtonky.gov)>

**Cc:** Charles Martin <[chmartin@lexingtonky.gov](mailto:chmartin@lexingtonky.gov)>

**Subject:** Law Review: Site Specific Agreement: Units 5 & 6 Ash Tree Properties Phase 2 (104 Lots)

Please send the attached to law for review.

Thank you ,

**LaDonna Roberts**

*Administrative Specialist*

Division of Water Quality

859.258.3362 office

[lexingtonky.gov](http://lexingtonky.gov)



**LEXINGTON**



**TO:** Mayor Jim Gray  
Urban County Council

**FROM:** Produce E. Churn FOR CH MARTIN  
Charles H. Martin, P.E., Director  
Division of Water Quality

**DATE:** August 3, 2018

**SUBJECT:** Site Specific Agreement:  
Units 5 & 6, Phase 2 of Ash Tree Properties III (104 Lots) – Jessamine County

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Request

The purpose of this memorandum is to request a resolution authorizing a sanitary sewer service Site Specific Agreement between the Lexington-Fayette Urban County Government (LFUCG); Ball Homes, LLC; City of Nicholasville, Kentucky; and Jessamine-South Elkhorn Water District (JSEWD).

Purpose of Request

The agreement is for LFUCG to provide sanitary sewer conveyance and treatment capacity for properties identified in the Site Specific Agreement in accordance with the Master Agreement between LFUCG and JSEWD (Resolution 690-2002).

Project Cost in FY19 and in Future Budget Years

Execution of the terms and conditions of the Site Specific Agreement will be at no cost to LFUCG.

Are Funds Budgeted

NA

Martin



Brannon Road

Ashtree Properties

Ashgrove Pike

Google