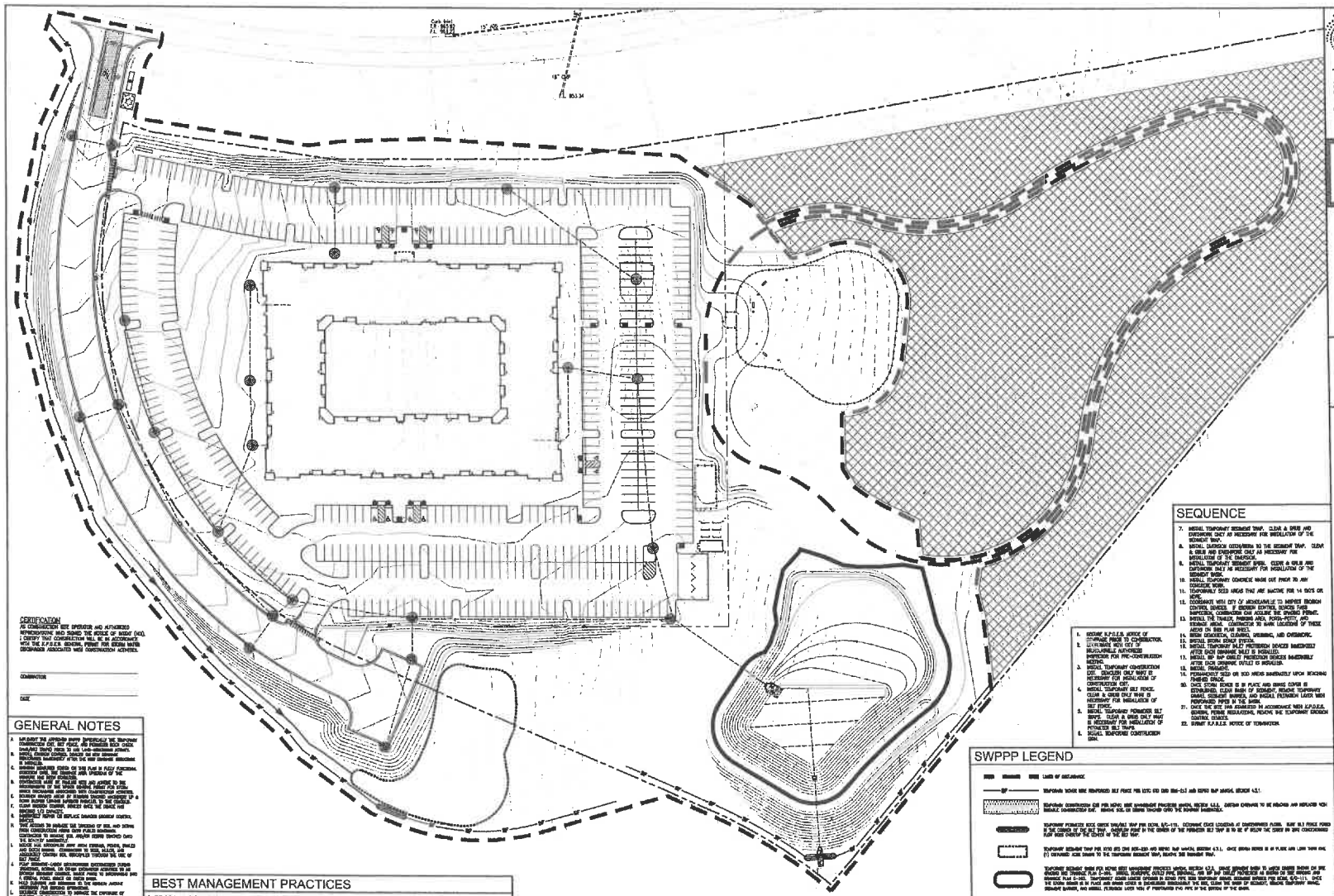
Group Ex - B



CERTIFICATION

AS CONSTRUCTION SITE OPERATOR AND AUTHORIZED REPRESENTATIVE WHO SIGNED THE NOTICE OF INTENT (NOI), I CERTIFY THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THE S.P.D.E.S. GENERAL PERMIT FOR URBAN WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

CONTRACTOR

DATE

GENERAL NOTES

A. IMPLEMENT THE APPROVED SWPPP (SPECIFICALLY THE TEMPORARY CONSTRUCTION BMP, SEED, AND PERMANENT BMP) PRIOR TO CONSTRUCTION. IF ANY CHANGES TO THE SITE OCCUR DURING CONSTRUCTION, THE SWPPP MUST BE UPDATED AND IMPLEMENTED. MAINTENANCE OF THE SITE MUST CONFORM DIMENSIONS IN DETAILS.

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

H. [illegible]

I. [illegible]

J. [illegible]

K. [illegible]

L. [illegible]

M. [illegible]

N. [illegible]

O. [illegible]

P. [illegible]

Q. [illegible]

R. [illegible]

S. [illegible]

BEST MANAGEMENT PRACTICES

1) [illegible]

2) [illegible]

3) [illegible]

4) [illegible]

5) [illegible]

6) [illegible]

7) [illegible]

8) [illegible]

9) [illegible]

10) [illegible]

11) [illegible]

12) [illegible]

DESCRIPTION

[illegible]

SEQUENCE

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. INSTALL TEMPORARY SEDIMENT TRAP. CLEAR & GRUB AND EXCAVATE ONLY AS NECESSARY FOR INSTALLATION OF THE SEDIMENT TRAP.
8. INSTALL DIVERSION DITCH/BERM TO THE SEDIMENT TRAP. CLEAR & GRUB AND EXCAVATE ONLY AS NECESSARY FOR INSTALLATION OF THE DIVERSION.
9. INSTALL TEMPORARY SEDIMENT BASIN. CLEAR & GRUB AND EXCAVATE ONLY AS NECESSARY FOR INSTALLATION OF THE SEDIMENT BASIN.
10. INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO ANY CONCRETE WORK.
11. TEMPORARILY SEED AREAS THAT ARE INACTIVE FOR 14 DAYS OR MORE.
12. COORDINATE WITH CITY OF MCMINNVILLE TO INSPECT EROSION CONTROL MEASURES. IF BROKEN EXISTING, REPAIRS PRIOR INSPECTION. CONSTRUCTION CAN RESUME THE SPECIFIC PERMIT.
13. INSTALL THE TRAILER, PARKING AREA, POND-PETIT, AND STORAGE AREAS. CONTRACTOR TO MARK LOCATIONS OF THESE AREAS ON BMP PLAN SHEET.
14. BEGIN DEMOLITION, CLEARING, GRUBBING, AND EXCAVATION.
15. INSTALL BIOSWALE BERM STONES.
16. INSTALL TEMPORARY INLET PROTECTION DEVICES IMMEDIATELY AFTER CONSTRUCTION BMP INSTALLATION.
17. INSTALL SILT FENCE OUTLET PROTECTION DEVICES IMMEDIATELY AFTER EACH DRAINAGE OUTLET IS INSTALLED.
18. INSTALL TRANSITIONS.
19. PERMANENTLY SEED AND SOD AREAS IMMEDIATELY UPON REACHING FINISHED GRADE.
20. ONCE STORM SEWERS IS IN PLACE AND BERMS EXPOSE IS ESTABLISHED, CLEAN BASIN OF SEDIMENT, REMOVE TEMPORARY BERMS, SEDIMENT BARRIER, AND INSTALL PERMANENT LINER WITH PERFORATED PIPES IN THE BASIN.
21. ONCE THE SITE HAS STABILIZED IN ACCORDANCE WITH S.P.D.E.S. GENERAL PERMIT REGULATIONS, REMOVE THE TEMPORARY EROSION CONTROL DEVICES.
22. SUBMIT S.P.D.E.S. NOTICE OF TERMINATION.

SWPPP LEGEND

- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE PER DETAIL
- TEMPORARY CONSTRUCTION EXIT
- TEMPORARY PERIMETER BERM
- TEMPORARY SEDIMENT TRAP
- TEMPORARY SEDIMENT BASIN
- TEMPORARY DIVERSION DITCH/BERM
- DO NOT DISTURB EXISTING VEGETATION
- TEMPORARY INLET PROTECTION
- TEMPORARY INLET PROTECTION
- TEMPORARY INLET PROTECTION
- PERMANENT SEED

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION MUST BE DISPLAYED ON THE CONSTRUCTION AND MADE VISIBLE TO THE PUBLIC.

- ENVIRONMENTAL RESPONSE TEAM (502) 564-3350
- EMERGENCY 24 HOUR NUMBER (502) 564-2380

SCALE: 1"=40'

CMW
Architecture
Civil Engineering
Landscape Architecture
[illegible]

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

CREEKLAND APARTMENTS
EAST BRANNION ROAD
NICHOLASVILLE, KENTUCKY

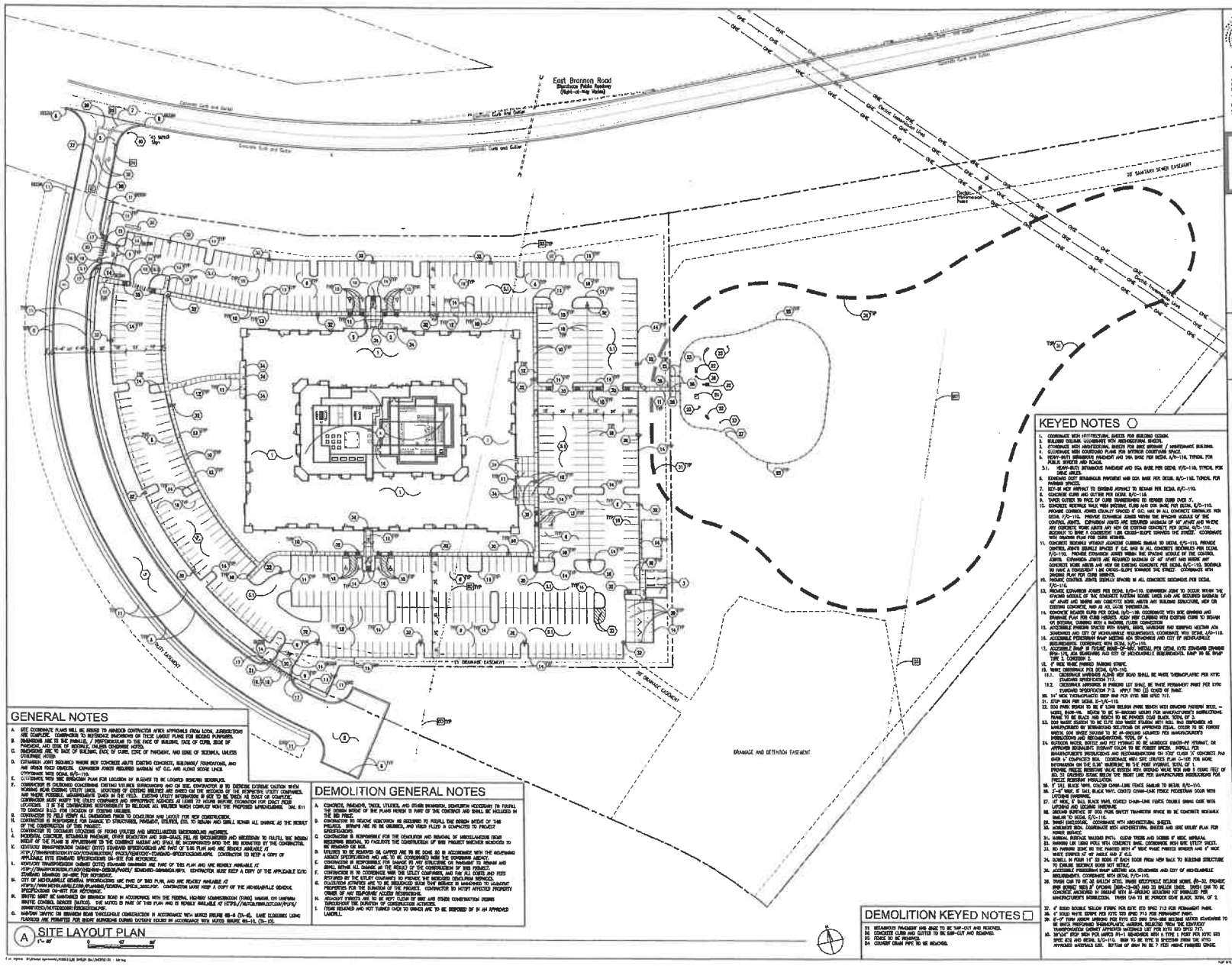
PERMIT PLANS

Issue Date	October, 2021
Drawn By	[illegible]
Checked By	-

AIA SEAL

Project No. Number
21035.02

Drawing Name
C-101



GENERAL NOTES

A. SITE COORDINATE PLANS WILL BE ISSUED TO AWARDED CONTRACTOR WITH APPROVALS FROM LOCAL JURISDICTIONS ARE COMPLETE. COORDINATION TO REFERENCE MARKINGS ON THESE LAYOUT PLANS FOR BIDDING PURPOSES.
B. DIMENSIONS ARE TO BE PARALLEL / PERPENDICULAR TO THE FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
C. DIMENSIONS ARE TO BACK OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
D. EXPANSION JOINT REQUIRED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, BUILDINGS/ FOUNDATIONS, AND ANY OTHER FIXED OBJECTS. EXPANSION JOINTS REQUIRED MAXIMUM 40' O.C. AND ALONG SCORE LINES. COORDINATE WITH DETAIL 8/C-110.
E. COORDINATE WITH SITE DRAINAGE PLAN FOR LOCATION OF BLEEDS TO BE LOCATED BEHIND BUILDINGS.
F. CONTRACTOR IS CAUTIONED CONCERNING EXISTING UTILITIES DIMENSIONS AND ON SITE. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. LOCATIONS OF EXISTING UTILITIES ARE BASED ON THE RECORDS OF THE RESPECTIVE UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT BULE FOR LOCATION OF EXISTING UTILITIES.
G. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION AND LAYOUT FOR NEW CONSTRUCTION.
H. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO STRUCTURES, PAVEMENT, UTILITIES, ETC. TO REMAIN AND SHALL REPAIR ALL DAMAGE AS THE RESULT OF THE CONSTRUCTION OF THIS PROJECT.
I. CONTRACTOR TO DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND ANOMALIES.
J. MASONRY, CONCRETE, BITUMINOUS PAVEMENT, OTHER DEMOLITION AND SUB-GRADE FILL AS DOCUMENTED AND NECESSARY TO FULFILL THE DESIGN INTENT OF THE PLANS IS APPURTENANT TO THE CONTRACT AGREMENT AND SHALL BE INCORPORATED INTO THE BID SUBMITTED BY THE CONTRACTOR.
K. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/ PAGES/NEWSITE-TEMPLATES-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP A COPY OF APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
L. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/DESIGN-DESIGN-MANUALS/ STANDARD-DRAWINGS.MPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.
M. CITY OF MCHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.MCHOLASVILLE.COM/PLANNING/GENERAL_SPECS_2005.PDF. CONTRACTOR MUST KEEP A COPY OF THE MCHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.
N. TRAFFIC MUST BE MAINTAINED ON BRANNON ROAD IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SEE NOTES IN PART OF THIS PLAN AND IS READILY AVAILABLE AT HTTPS://MUTCD.FHWA.DOT.GOV/PDFS/2009R1R2/PDF/ADOPT/PART6.PDF.
O. MAINTAIN TRAFFIC ON BRANNON ROAD THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH MUTCD FIGURE 6B-4 (TA-4). LANE CLOSURES USING FLAGGERS ARE PERMITTED PER SHORT DURATIONS DURING DAYLIGHT HOURS IN ACCORDANCE WITH MUTCD FIGURE 6B-15, (TA-10).

DEMOLITION GENERAL NOTES

A. CONCRETE, PAVEMENT, TREES, UTILITIES, AND OTHER DEBRIS/ITEMS, DEMOLITION NECESSARY TO FULFILL THE DESIGN INTENT OF THE PLANS HEREIN IS PART OF THE CONTRACT AND SHALL BE INCLUDED IN THE BID PRICE.
B. CONTRACTOR TO REMOVE MATERIALS AS REQUIRED TO FULFILL THE DESIGN INTENT OF THIS PROJECT. REPAIRS ARE TO BE GRADED, AND VOID FILLED & COMPACTED TO PROJECT SPECIFICATIONS.
C. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF MISCELLANEOUS ITEMS NECESSARY REMOVAL TO FACILITATE THE CONSTRUCTION OF THIS PROJECT WHETHER INDICATED TO BE REMOVED OR NOT.
D. UTILITIES TO BE REMOVED OR CAPPED ARE TO BE DONE AS IS ACCORDANCE WITH THE APPROPRIATE AGENCY SPECIFICATIONS AND/ AND TO BE COORDINATED WITH THE OWNERS AGENCY.
E. CONTRACTOR TO PROTECT ALL ITEMS TO REMAIN IN PLACE TO ANY STRUCTURE OR PAVEMENT TO REMAIN AND SHALL REPAIR ALL DAMAGE AS THE RESULT OF THE CONSTRUCTION OF THIS PROJECT.
F. CONTRACTOR IS TO COORDINATE WITH THE CITY OF CONSTRUCTION OF THIS PROJECT.
G. REMOVED BY THE UTILITY COMPANIES TO REMOVE ALL UTILITY COMPANIES, AND FOR ALL DUCTS AND PIPES REMOVED BY THE UTILITY COMPANIES TO REMOVE ALL UTILITY COMPANIES SERVICES.
H. EXCAVATION ACTIVITIES ARE TO BE BALANCED ON SITE TO MINIMIZE EXPORTING MATERIALS. ENSURE PROPERTIES FOR THE DURATION OF THE PROJECT. CONTRACTOR TO NOTIFY AFFECTED PROPERTY OWNERS OF ANY TEMPORARY ACCESS DISCONTINUE.
I. ADJACENT STREETS ARE TO BE KEPT CLEAN OF MUD AND OTHER CONSTRUCTION DEBRIS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
J. ITEMS REMOVED AND NOT TURNED OVER TO OWNER ARE TO BE DISPOSED OF IN AN APPROVED LANDFILL.

DEMOLITION KEYED NOTES

D1 BITUMINOUS PAVEMENT AND BASE TO BE SAW-CUT AND REMOVED.
D2 CONCRETE CURB AND GUTTER TO BE SAW-CUT AND REMOVED.
D3 FENCE TO BE REMOVED.
D4 CONCRETE DRAIN PIPE TO BE REMOVED.

KEYED NOTES

1. COORDINATE WITH ARCHITECTURAL SHEETS FOR BUILDING DESIGN.
2. BUILDING COLUMN. COORDINATE WITH ARCHITECTURAL SHEETS.
3. COORDINATE WITH ARCHITECTURAL SHEETS FOR BIKE STORAGE / MAINTENANCE BUILDING.
4. COORDINATE WITH COURTYARD PLANS FOR INTERIOR COURTYARD SPACE.
5. HEAVY-DUTY BITUMINOUS PAVEMENT AND DBA BASE PER DETAIL 1/D-110, TYPICAL FOR PUBLIC STREETS AND ROADS.
   5.1. HEAVY-DUTY BITUMINOUS PAVEMENT AND DCA BASE PER DETAIL 1/C-110, TYPICAL FOR DRIVE AISLES.
6. STANDARD DUTY BITUMINOUS PAVEMENT AND DCA BASE PER DETAIL 2/C-110, TYPICAL FOR PARKING SPACES.
7. 1ST-M NEW ASPHALT TO EXISTING ASPHALT TO REMAIN PER DETAIL 6/C-110.
8. CONCRETE CURB AND GUTTER PER DETAIL 5/C-110.
9. TAPER GUTTER TO FACE OF CURB TRANSITIONING TO REVERSE CURB PER 7.
10. CONCRETE REVERSE TRAIL WITH INTEGRAL CURB AND DRA BASE PER DETAIL 5/D-110. PROVIDE CONTROL JOINTS EQUALLY SPACED 6' O.C. MAX IN ALL CONCRETE SIDEWALKS PER DETAIL 7/D-110. PROVIDE EXPANSION JOINTS WITHIN THE SPACING MODULE OF THE CONTROL JOINTS. EXPANSION JOINTS ARE REQUIRED MAXIMUM OF 60' APART AND WHERE ANY CONCRETE WORK ABUTS ANY NEW OR EXISTING CONCRETE PER DETAIL 8/C-110. SIDEWALK TO HAVE A CONSISTENT 1.0% CROSS-SLOPE TOWARDS THE STREET. COORDINATE WITH GRADING PLAN FOR CURB HEIGHTS.
11. CONCRETE SIDEWALK WITHOUT ADJACENT CURBING (SHOWN TO DETAIL 5/D-110. PROVIDE CONTROL JOINTS EQUALLY SPACED 6' O.C. MAX IN ALL CONCRETE SIDEWALKS PER DETAIL 7/D-110. PROVIDE EXPANSION JOINTS WITHIN THE SPACING MODULE OF THE CONTROL JOINTS. EXPANSION JOINTS ARE REQUIRED MAXIMUM OF 60' APART AND WHERE ANY CONCRETE WORK ABUTS ANY NEW OR EXISTING CONCRETE PER DETAIL 8/C-110. SIDEWALK TO HAVE A CONSISTENT 1.0% CROSS-SLOPE TOWARDS THE STREET. COORDINATE WITH GRADING PLAN FOR CURB HEIGHTS.
12. PROVIDE CONTROL JOINTS EQUALLY SPACED IN ALL CONCRETE SIDEWALKS PER DETAIL 7/D-110.
13. PROVIDE EXPANSION JOINTS PER DETAIL 8/D-110. EXPANSION JOINT TO OCCUR WITHIN THE SPACING MODULE OF THE CONCRETE PATTERN SCORE LINES AND ARE REQUIRED MAXIMUM OF 60' APART AND WHERE ANY CONCRETE WORK ABUTS ANY BUILDING STRUCTURE, NEW OR EXISTING CONCRETE, AND IN ALL CASES WHEREVER.
14. CONCRETE REVERSE CURB PER DETAIL 5/C-110. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN FOR CURB HEIGHTS. ALIGN NEW CURBING WITH EXISTING CURB TO REMAIN OR EXISTING CURBING WITH A SMOOTH FLOWS CONNECTION
15. ACCESSIBLE PARKING SPACES WITH SIGNAGE, LINES, MARKINGS AND SIGNAGE MEETING ADA STANDARDS AND CITY OF MCHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL 1/D-110.
16. ACCESSIBLE PEDESTRIAN RAMP MEETING ADA STANDARDS AND CITY OF MCHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL 1/D-110.
17. ACCESSIBLE PARKING SIGNAGE. SEE DETAIL 1/D-110. INSTALL PER DETAIL 2/D-110 STANDARD SIGNAGE MEETING ADA STANDARDS AND CITY OF MCHOLASVILLE REQUIREMENTS. RAMP TO BE RAMP TYPE 1.1, DESIGN 2.
18. 4" WIDE WHITE PAINTED PARKING STRIPE.
19. WHITE CROSSWALK PER DETAIL 9/D-110.
   19.1. CROSSWALK APPROVED PARKING LOT WEAR ROAD SHALL BE WHITE THERMOPLASTIC PER KYTC STANDARD SPECIFICATION 713.
   19.2. CROSSWALK APPROVED IN PARKING LOT SHALL BE WHITE PERMANENT PAINT PER KYTO STANDARD SPECIFICATION 713. APPLY TWO (2) COATS OF PAINT.
20. 24" WIDE THERMOPLASTIC DROP BAR PER KYTC DRD SPEC 713.
21. STOP SIGN PER DETAIL 2/C-110.
22. DOG PARK SIGNAGE TO BE 8' LONG BELOW PARK SIGNS WITH SPACING PATTERN BELOW. -- HOURS, RULES -- HEIGHT TO BE 36-INCHES ABOVE FOR MANUFACTURER'S INSTRUCTIONS. FRAME TO BE BLACK AND BOLTED TO BE POWDER COAT BLACK, TOTAL OF 3.
23. DOG WASTE STATION TO BE ELITE DOG WASTE STATION WITH ROLL BAG DISPENSER AND MANUFACTURED BY TERRAMOND SOLUTIONS OR APPROVED EQUAL. COLOR TO BE FOREST GREEN. DOG WASTE STATION TO BE IN-GROUND MOUNTED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. TOTAL OF 2.
24. OUTDOOR WATER BOTTLE AND PET HYDRANT TO BE MEDDICE STAND-PIP HYDRANT, OR APPROVED EQUIVALENT. HYDRANT COLOR TO BE FOREST GREEN. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS ON TOP 12" CLASS 'A' CONCRETE PAD OVER 6" COMPACTED DGA. COORDINATE WITH SITE UTILITIES PLAN C-100 FOR MORE INFORMATION ON THE 3/4" WATERLINE TO THE POOL HYDRANT. TOTAL OF 1. PROVIDE FREEZE MECHANISM VALVE SYSTEM WITH SPRINGS WHICH WILL MOVE AND 3 CUBIC FEET OF DGA, OR CRUSHED STONE BELOW THE FROST LINE PER MANUFACTURER RESTRICTIONS FOR FREEZE MECHANISM INSTALLATION.
25. 6' TALL BLACK VINYL COATED CHAIN-LINK FENCE BARRIER TO BEGIN, 8/C-110.
26. 3'-6" WIDE, 6' TALL BLACK VINYL COATED CHAIN-LINK FENCE PEDESTRIAN DOOR WITH LATCHING HARDWARE.
27. 10' WIDE, 6' TALL BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE SWING GATE WITH LATCHING AND LOCKING HARDWARE.
28. GROUND SURFACE OF DOG PARK SAFETY TRANSITION SPACE TO BE CONCRETE SIDEWALK BARRIER TO DETAIL 5/C-110.
29. TRASH ENCLOSURE. COORDINATE WITH ARCHITECTURAL SHEETS.
30. MONUMENT SIGN. COORDINATE WITH ARCHITECTURAL SHEETS AND SITE UTILITY PLAN FOR POWER SERVICE.
31. NORMAL SURFACE WALKING PATH. CLEAR TREES AND SCRUBS 8' WIDE MINIMUM.
32. PARKING LOT LIGHT POLE WITH CONCRETE BASE. COORDINATE WITH SITE UTILITY SHEET.
33. DO PARKING SIGNS ON THE PARKING SIDE 4" WIDE WHITE PARKING MARKERS AND 4" WIDE WHITE STRIPES AT 45° ANGLE AND 2' O.C.
34. SCHOLL, IN FOUR 14" DS BOXS OF BLUE DYE DYED FROM NEW WALK TO BUILDING STRUCTURE TO ENSURE SIDEWALK DOES NOT RETREAT.
35. ACCESSIBLE PEDESTRIAN RAMP MEETING ADA STANDARDS AND CITY OF MCHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL 2/D-110.
36. TRASH CAN TO BE SIZE BALLOON STEEL WITH RECEPTACLE BELOW MOUNT. (H-32. PROVIDE BIRD SCREWS TWO 8" OPENING (BIRD-13-06) AND 32 BALLOON UNDER. TRASH CAN TO BE CONCRETE ANCHORED IN GROUND WITH IN-GROUND MOUNTING KIT PROVIDED PER MANUFACTURER'S INSTALLATION. TRASH CAN TO BE POWDER COAT BLACK, TOTAL OF 2.
37. 4" DOUBLE DOUBLE YELLOW FORMS PER KYTC STD SPEC 713 FOR PERMANENT PAINT.
38. 4" SOLID WHITE EDGE PER KYTC STD SPEC 713 FOR PERMANENT PAINT.
39. 6'-0" TURN ARROW MARKING PER KYTC STD SPEC DWG-DRD-0808 DESIGNED WITHIN ECONOMIC TO BE WHITE PRETFORMED THERMOPLASTIC MATERIAL SELECTED FROM THE KENTUCKY TRANSPORTATION CABINET APPROVED MATERIALS LIST PER KYTC STD SPEC 717.
40. 30"X24" STOP SIGN PER MUTCD R1-1 MOUNTED WITH A TYPE 1 POST PER KYTC STD SPEC 632 AND DETAIL 3/C-110. SIGN TO BE TYPE 3 SHEETING FROM THE KYTC APPROVED MATERIALS LIST. BOTTOM OF SIGN TO BE 7 FEET ABOVE PAVEMENT GRADE.

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STATE OF KENTUCKY
JOHN P. M. COMBS
REGISTERED
LANDSCAPE ARCHITECT
11-15-2023

SITE LAYOUT PLAN
CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2023
Drawn By:	SB
Checked By:	--
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Mark	Date

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Project Number
21035.02
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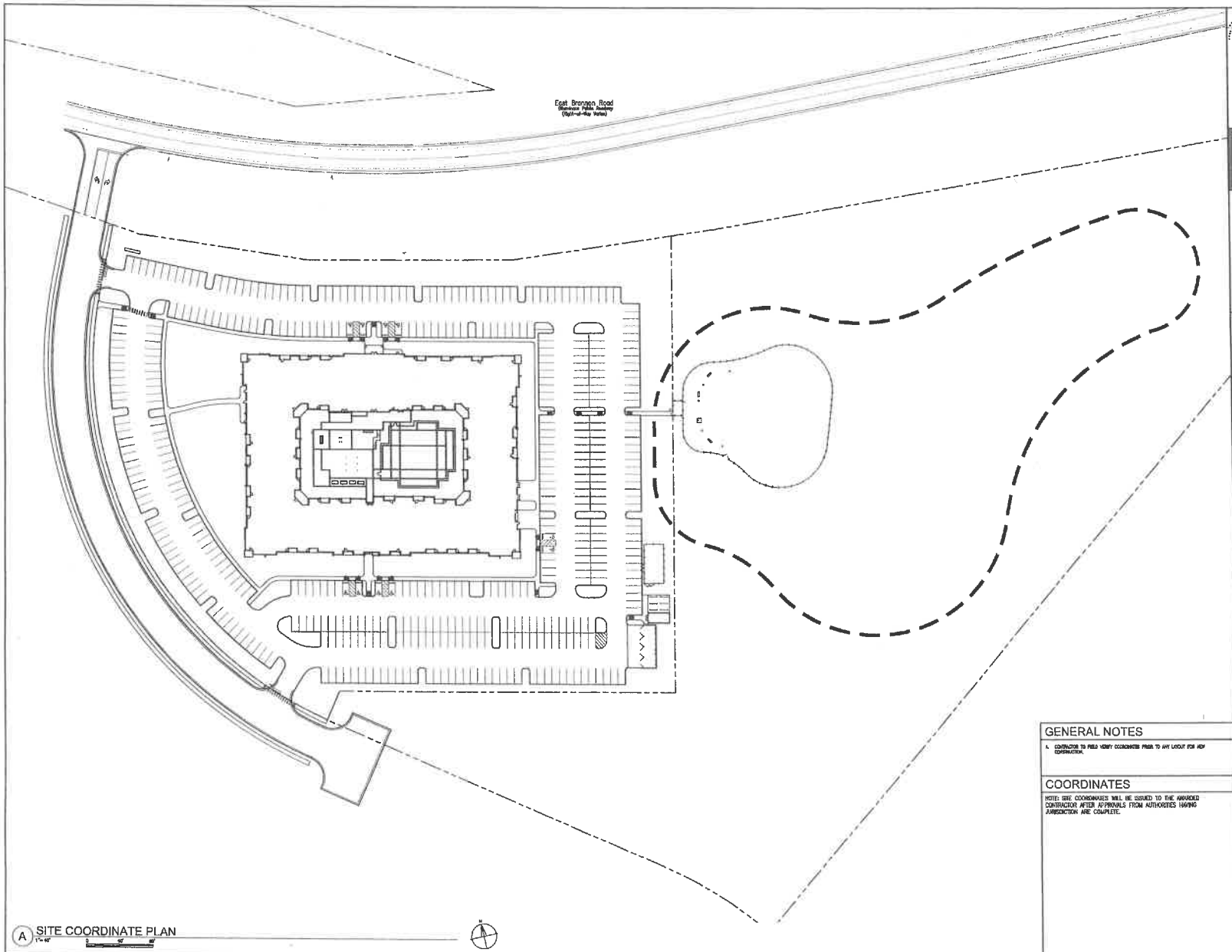
C-102

A SITE LAYOUT PLAN
1"= 60'
0 30' 60'



A SITE COORDINATE PLAN
1"= 40' 0 40' 80'

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY COORDINATES PRIOR TO ANY LAYOUT FOR ANY CONSTRUCTION.

COORDINATES

NOTE: SITE COORDINATES WILL BE ISSUED TO THE AWARDED CONTRACTOR AFTER APPROVALS FROM AUTHORITIES HAVING JURISDICTION ARE COMPLETE.

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11-16-2023

SITE COORDINATE PLAN

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PRELIMINARY PLANS

Issue Date:	October, 2023
Drawn By:	NB
Checked By:	--
Revisions:	
Mark	Date

AND SEAL

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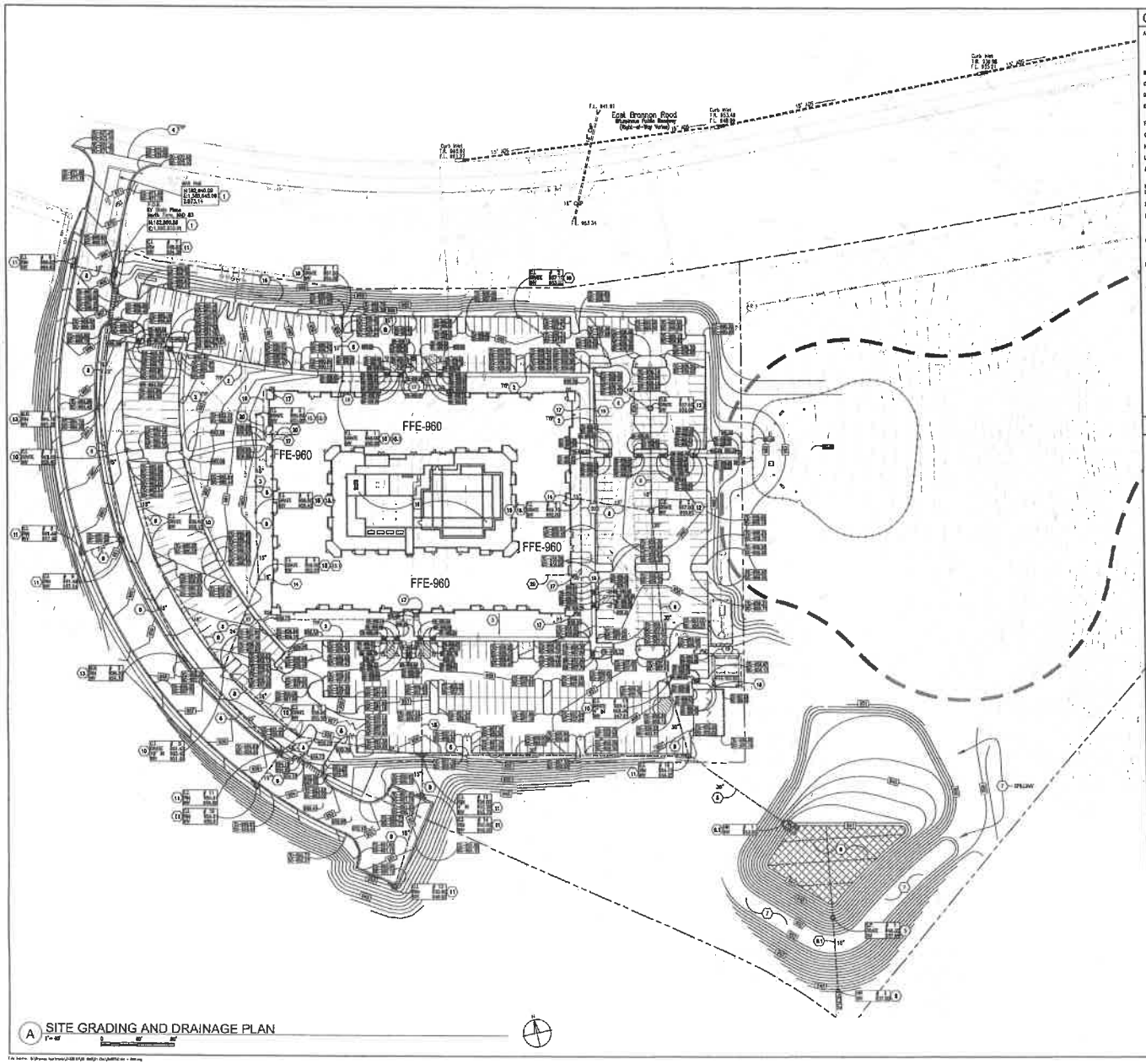

A SITE GRADING AND DRAINAGE PLAN
1"= 60'

GENERAL NOTES

A. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. CALL 811 TO CONTACT KULS FOR LOCATION OF EXISTING UTILITIES.
B. CONTRACTOR TO FIELD VERIFY WATER ELEVATIONS OF DRAINAGE STRUCTURES PRIOR TO ORDERING MATERIALS.
C. ENCASE UTILITY LINES IN CONCRETE IF MINIMUM DEPTH OF BURY IS NOT ACHIEVED. WORK TO BE DONE PER RESPECTIVE UTILITY COMPANY SPECIFICATIONS.
D. DRAIN SEWER PIPE IS TO BE CONNECTED TO STORM SEWER STRUCTURES WITH NON-SHRINK GROUT MEETING STD SPECIFICATIONS.
E. IF ANY EXISTING DRAINAGE STRUCTURE IS DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE STRUCTURE AS NECESSARY TO RESTORE IT TO ITS ORIGINAL CONDITION.
F. ALL DISTURBED AREAS SHALL BE SEEDED UPON COMPLETION OF THE R.P.U.D.S. GRADING PLANS FOR EXACT AREAS DESIGNATED.
G. PROVIDE A MINIMUM OF 4" GOOD, CLEAN, WEED FREE TOPSOIL IN ALL AREAS TO BE SEEDED OR SODDED.
H. ALL DISTURBED AREAS AT THE BASIS OF CONSTRUCTION OF THIS PROJECT ARE TO BE SEEDED WITH STRAW MULCH, UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS.
I. PROPOSED SWALES ARE TO BE FLUSH WITH BUILDING GRADE. IN NO CASE IS THE FINISHED GRADE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION.
J. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND THROUGH ALL PLANT BEDS, LAWNS, AND PAVEMENT DEPRESSIONS NO PONDING OCCURS WITHIN PAVEMENT OR LAWN AREAS.
K. DRAIN LINES ARE TO BE PROPERLY BEDDED AND BACKFILLED WITH GRANULAR STONE.
L. IF STORM SEWER TRENCHING THROUGH EXISTING PAVEMENT IS NECESSARY, REPAIR THE PAVEMENT WITH SAME TYPE AND DEPTH AS EXISTING.
M. EXISTING UTILITY & DRAINAGE CONDITIONS WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO MATCH FINISHED GRADE WHETHER INDICATED OR NOT.
N. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/DESIGN-CONSULTANTS/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.
O. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/FAQS-RESOURCES-TRAINING-SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
P. CITY OF MCNICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.MCNICHOLASVILLEKY.GOV/PLANNING/GENERAL_SPECS_DESIGN.PDF. CONTRACTOR MUST KEEP A COPY OF THE MCNICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.
Q. CONTRACTOR TO PROOF-ROLL SUB-GRADE BY THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED DUMPER AND DUMP TRUCK PRIOR TO EARTHWORK OPERATIONS. REPLACE ANY UNSUITABLE SUB-GRADE MATERIAL, AND PROOF-ROLL AGAIN. AFTER THE SUB-GRADE HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER, SUB-GRADE SOILS TESTING AND ACCEPTED BY THE GEOTECHNICAL ENGINEER CAN BE USED AS ENGINEERED FILL PROVIDED THE MATERIALS ARE PLACED AND COMPACTED AT THE PROPER MOISTURE CONTENT WITH NO GRAVELS AND NO LARGE ROCK. COORDINATE WITH THE REPORT OF GEOTECHNICAL EXPLORATION.
R. CONTRACTOR TO PROOF-ROLL ASPHALT/CONCRETE PAVEMENT SUB-GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED DUMPER AND DUMP TRUCK PRIOR TO PLACING SOME GRADED AGGREGATE. REPLACE ANY UNSUITABLE SUB-GRADE MATERIAL, AND PROOF-ROLL AGAIN.
S. CONTRACTOR TO NOTIFY THE CITY OF MCNICHOLASVILLE AT LEAST 24 HOURS PRIOR TO PROOF-ROLL AND TESTING OF THE PUBLIC STREET SUB-GRADE. COORDINATE WITH CITY OF MCNICHOLASVILLE GENERAL SPECIFICATIONS FOR TESTING REQUIREMENTS.
T. COORDINATE WITH BUILDING AND SPECIFICATIONS FOR SUB-GRADE AND FOUNDATION REQUIREMENTS WITHIN THE BUILDING FOOTPRINT.

KEYED NOTES

1. TEMPORARY BENCHMARK. SEE PLAN FOR ELEVATIONS.
2. MINIMUM CROSS-SLOPE OF CONCRETE WALK TO BE 1.0% AWAY FROM BUILDING, TYPICAL.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
4. MEET EXISTING GRADE OF ADJACENT ASPHALT OR CONCRETE PAVEMENT WITH SMOOTH FLUSH CONNECTION.
5. PROVIDE DETENTION BASIN STORM PIPE (S.P.) PER DETAIL 1/C-111.
6. PROVIDE FILTRATION LATER AT BOTTOM OF DETENTION BASIN WHERE CROSS BROKEN ON THIS PLAN PER DETAIL 1/C-111. THIS LATER TO BE 24" NO. 8 CRUSHED STONE CAPPED WITH 4" OF TOPSOIL & SOD. PROVIDE 4" PERFORATED PVC PIPE AT THE BOTTOM OF FILTRATION LATER CONNECTED TO STORM PIPE. DO NOT INSTALL FILTRATION LATER UNTIL DRAINAGE AREA IS STABILIZED. DISCHARGE THE SITE.
7. PROVIDE DETENTION BASIN EMBANKMENT AND EMERGENCY SPILLWAY PER DETAIL 2/C-111.
8. PROVIDE STORM SEWER PIPE (NOT SHOWN ON THIS PLAN)
8.1. DRAIN PIPE THROUGH EMBANKMENT TO BE SCP. TO PREVENT SEEPAGE, USE A BACKFILL DIKE SCP WITH LOW CLAY (CH) SOIL NOT SAND AND BACKFILL THE SCP WITH CRUSHED STONE.
9. PROVIDE SMALL PRECAST CONCRETE HEADWALL (SHW) PER DETAIL 5/C-111.
9.1. PROVIDE LARGE PRECAST CONCRETE HEADWALL (LHW) PER DETAIL 1/C-111.
10. PROVIDE PRECAST CONCRETE BRAKED CURB INLET (CI-1) PER KYTC STD DWG NO. RDS-208.
11. PRECAST CONCRETE TRIBUTARY CURB INLET (LI-1) PER KYTC STD DWG NO RDS-209 WITH 10' THROAT.
12. PRECAST CONCRETE CATCH BASIN (CB) TO BE STOT PRECAST CONCRETE BOX WITH J.R. FOX MODEL NO.-DW-5 FRAME AND GRATE, OR APPROVED EQUIVALENT.
13. PROVIDE PRECAST CONCRETE MANHOLE (MH) TYPE A PER KYTC STD DWG NO. RDM-001 WITH TRAFFIC RATED TYPE 3 FRAME & LID PER KYTC STD DWG NO. RDM-005.
14. COORDINATE WITH PLUMBING PLANS FOR INTERNAL DRAIN ROOF. CONNECT ROOF DRAIN LINE TO STORM SEWER SYSTEM USING ALL APPROPRIATE PVC PIPE, WATER-TIGHT FITTINGS AND CONNECTIONS.
15. PROVIDE YARD INLET (YI) PER DETAIL 4/C-111.
15.1. YARD INLET TO BE NEENAH WF1PLANT 24" DRAIN BASIN, OR APPROVED EQUIVALENT.
16. COORDINATE WITH SITE UTILITIES PLAN 5-400 FOR 4" PVC DRAIN LINE FROM THE VALVE VAULT.
17. PROVIDE 4" PVC ROOF DRAIN DRAIN LINE PER DETAIL 1/C-110 CONNECTING ROOF DRAINS TO STORM SEWER USING ALL APPROPRIATE PVC PIPE, WATER-TIGHT FITTINGS AND CONNECTIONS. PROVIDE POSITIVE FLOW AS LO MIN. MINIMUM DEPTH OF BURY IS 24". PROVIDE CLEANOUT (CO) AT THE BEGINNING OF EACH RUN OF PIPE AND BEFORE EVERY BEND PER DETAIL 2/C-111. EXACT ROUTE TO BE FIELD DETERMINED. COORDINATE WITH ARCH/PLUMBING PLANS.
18. DOWNSPOUT (DS) CONNECTION TO ROOF DRAIN WITH 4" PVC PIPE PER DETAIL 4/C-111. PROVIDE 1% MIN. POSITIVE SLOPE AND 24" MIN. BURY. COORDINATE WITH BUILDING PLANS FOR EXACT LOCATION OF DOWNSPOUTS. PROVIDE CLEANOUT (CO) AT THE BEGINNING OF EACH RUN OF PIPE AND AT 100' O.C. MAX. PER DETAIL 4/C-111. EXACT ROUTE TO BE FIELD DETERMINED.
19. PROVIDE 12" RCP ELLIPTICAL CULVERT WITH BEND PER DETAIL 1/C-110. ENCASE EXISTING CULVERT AS NECESSARY TO PROVIDE POSITIVE DRAINAGE AT 1% MINIMUM SLOPE.
20. SEE "L" SERIES BUILDING AND COURTYARD GRADING AND DRAINAGE PLANS FOR COURTYARD DRAINAGE AND COURTYARD DOWNSPOUT CONNECTIONS.
21. CONNECT CLEANOUT PIPE DRAINS TO SUMP WELLS. PROVIDE 1% MIN. POSITIVE SLOPE AND 24" MIN. BURY. COORDINATE WITH PLUMBING PLANS FOR SIZE AND MATERIAL.

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LICENSE OF KENTUCKY
JONATHAN P. R.D. DENNIS
11-18-2021

SITE GRADING AND DRAINAGE PLAN

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2021
Drawn By:	NA
Checked By:	-
Revisions:	11-3-2021
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Mark	Date

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Project Number
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C-104

GENERAL NOTES

A. CONTRACTOR TO EXPOSE EXISTING UTILITIES WHICH MEANDER NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND APPROPRIATE PROCEDURES AT LEAST 72 HOURS BEFORE EXCAVATION BEGINS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. CALL 811 TO CONTACT BLUE FOR LOCATION OF EXISTING UTILITIES.

B. CONTRACTOR TO COORDINATE ALL WORK WITH THE UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION. PROVIDE ALL SERVICE REQUIRED BY THE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS, ENCLOSURES, CONDUIT, ETC. AND VERIFY CONDUIT SIZE, SWEEPS, DEPTHS, REPRESENTATIONS, PULL STRINGS, ETC. PRIOR TO BID.

C. CONTRACTOR IS TO VERIFY EXISTING WALKWAYS IN THE FIELD PRIOR TO ORDERING MATERIALS AND INSTALLATION OF NEW LINES.

D. UNDERGROUND LINES TO BE PROPERLY TRENCHED AND BACKFILLED WITH CALIBRATED SAND.

E. PHONE UTILITY TRENCHING THROUGH EXISTING PAVEMENT, CURB AND/OR SIDEWALK IS NECESSARY, REPAIR THE PAVEMENT, CURB AND/OR SIDEWALK WITH SAME TYPE AND DEPTH AS EXISTING MATERIAL PRE-CONSTRUCTION CONDITIONS.

F. CONTRACTOR TO PROVIDE UNDERGROUND ELECTRIC AND COMMUNICATIONS CONDUIT USING MINIMUM 45° BEND SWEEPS.

G. UTILITY TRENCHING AND BACKFILL PROCEDURES MUST MEET THE RECOMMENDATIONS OF THE GEOTECHNICAL SECTION OF THE REPORT. UNDERGROUND UTILITIES.

H. UTILITY SERVICE LINES SHOWN ON THIS PLAN AND SCHEMATIC, ARE TO BE TAKEN AS EXACT OR COMPLETE. EXACT LOCATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IN COORDINATION WITH THE BUILDING PLANS AND INSPECTION UTILITY COMPANIES.

I. DUCTILE IRON (DI) PIPE & FITTINGS TO BE MECHANICAL JOINT WITH INTERIOR FUSION BONDED EPOXY COATING AND EXTERIOR BITUMINOUS COATING.

J. VALVES 3" & SMALLER FORCE MAIN GATES, TEES, AND PLUGS TO BE MECHANICAL JOINT DUCTILE IRON (MJ DI) INTERMIXED WITH LOCK GASKETS, MFG BRIDGE & TUBULAR BLOCKS.

K. COORDINATE WITH BUILDING PLANS FOR EXACT UTILITY ENTRY LOCATIONS.

L. KENTUCKY TRANSPORTATION CABINET (KTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/DEFAULT.ASPX?NAMEID=SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF APPLICABLE KTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.

M. KENTUCKY TRANSPORTATION CABINET (KTC) STANDARD DRAWINGS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/MAPS-GIS/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF APPLICABLE KTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.

N. JESSAMINE COUNTY WATER DISTRICT (JCWD) GENERAL NOTES AND STANDARD DETAILS (SHEETS 004-007/10) ARE A PART OF THIS PLAN. CONTRACTOR MUST KEEP A COPY OF THE JCWD GENERAL NOTES AND STANDARD DETAILS ON-SITE FOR REFERENCE.

O. NICHOLASVILLE DISTRICT CONSTRUCTION SPECIFICATIONS ARE PART OF THESE SPECIFICATIONS AND IN DIRECT ALIGNMENT WITH/PROVIDED/DOWNLOADED/NICHOLASVILLE-CONSTRUCTION-SPECIFICATIONS. CONTRACTOR MUST KEEP A COPY OF THESE SPECIFICATIONS ON-SITE AT ALL TIMES FOR USE AND REFERENCE.

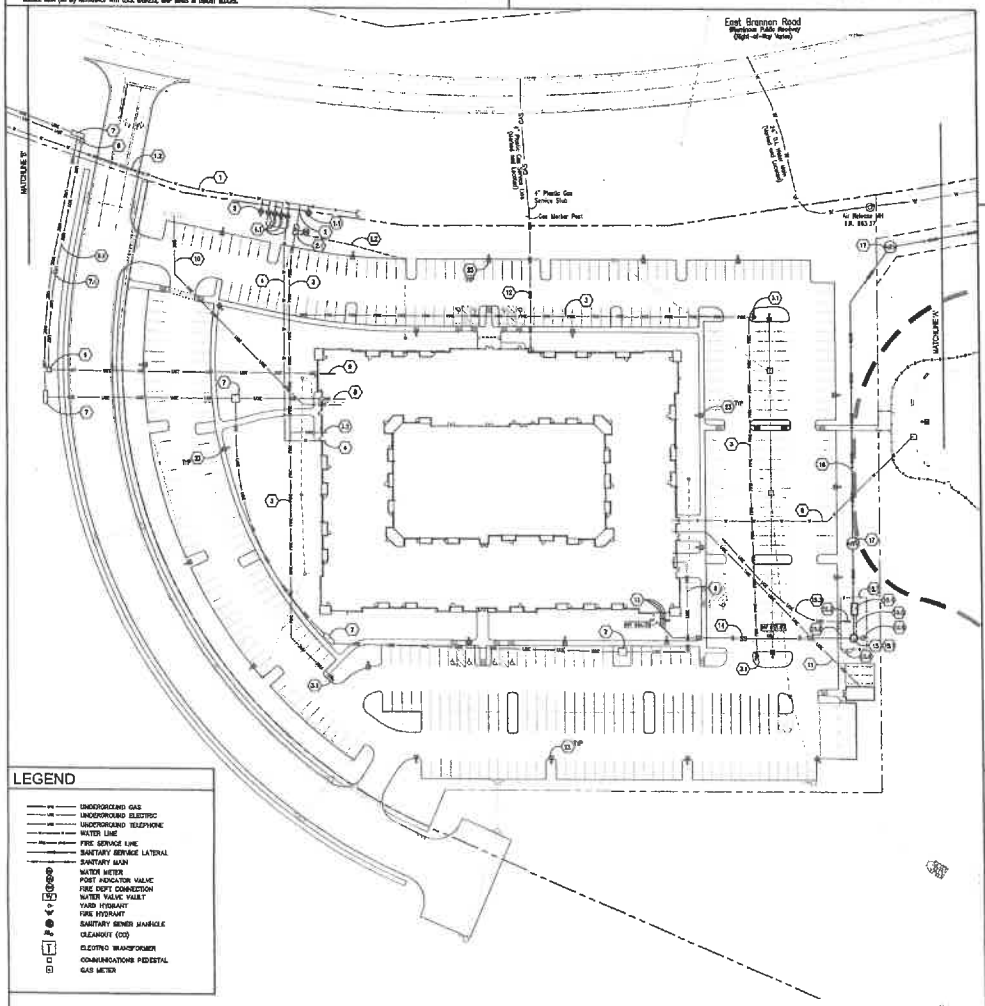
P. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE DIRECTLY AVAILABLE AT HTTPS://WWW.NICHOLASVILLE.COM/PLANNING/GENERAL_SPECS_2020.PDF. CONTRACTOR MUST KEEP A COPY OF THE NICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.

Q. JESSAMINE-POSTLE URBAN COUNTY GOVERNMENT (JUGG) STANDARD DRAWINGS AND SANITARY SEWER MANUAL ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTPS://WWW.LEXINGTONKY.GOV/GOVERNMENT/DEPARTMENTS/DEPUTY-CHIEF-ADMINISTRATOR-OFFICE/SANITARY-SEWER-MANUAL. CONTRACTOR MUST KEEP A COPY OF THE LEXINGTON STANDARD DRAWINGS AND SEWER MANUAL ON-SITE FOR REFERENCE.

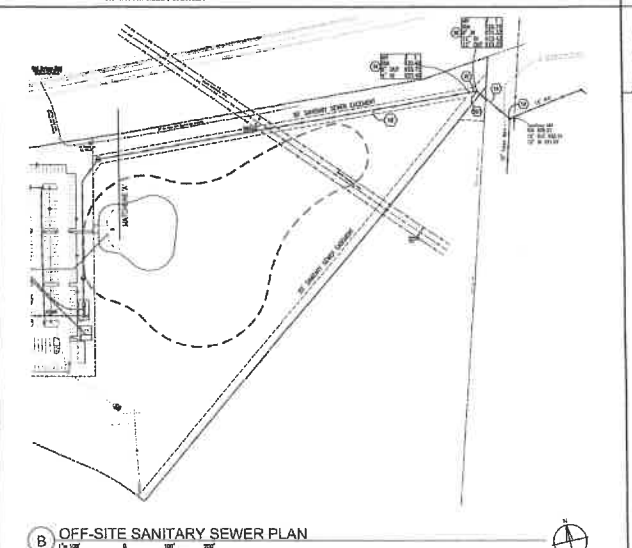
R. CONTRACTOR TO PROVIDE AN-SITE WATER & SANITARY SEWER PLANS TO THE ENGINEER.

KEYED NOTES

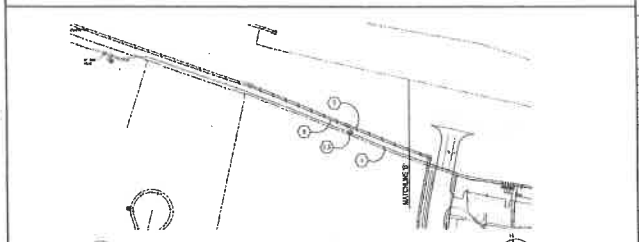
1. CONTRACTOR TO PROVIDE 12" DIRCO 8618 PVC WATER MAIN WITH AT LEAST 42" COVER PER JESSAMINE COUNTY WATER DISTRICT #1 (JCWD) STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003. CONTRACTOR TO PROVIDE 12" GATE VALVE & PLUG AT END OF WATER MAIN. PROVIDE ANY OF THE REQUIRED GATE VALVE & PLUGS. CONTRACTOR MUST COORDINATE WITH JCWD'S PRIOR TO CONNECTING TO EXISTING WATER LINE. JCWD'S WILL PERFORM CONNECTION TO EXISTING WATER MAIN, AND BILL THE OWNER DIRECTLY.
   1.1. CONTRACTOR TO PROVIDE FIRE HYDRANT ASSEMBLY UPSTREAM OF THE 12" GATE VALVE PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003.
   1.2. CONTRACTOR TO INSTALL 6" DIRCO 8618 PVC WATER MAIN PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003.
   1.3. AUTOMATIC AIR RELEASE VALVE AT THE HIGH POINT OF THE WATER MAIN PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003.
2. CONTRACTOR TO PROVIDE 6" CLASS MECHANICAL JOINT DUCTILE IRON FIRE LINE FROM 12x6 TEE OFF 12" WATER MAIN THROUGH VALVE VAULT PER JCWD'S STANDARD DETAIL SHEETS 001/C-002 & 004/C-003 AND GENERAL NOTES SHEET 004/C-003. CLASS MECHANICAL JOINT DUCTILE IRON PIPE TO EXTEND AT LEAST 3' PAST EDGE OF VAULT.
   2.1. CONTRACTOR TO PROVIDE FIRE PROTECTION VAULT WITH DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER JCWD'S STANDARD DETAIL SHEET 001/C-003. FIRE DEPARTMENT CONNECTION MUST MEET CITY OF NICHOLASVILLE STANDARDS. COORDINATE WITH FIRE DEPARTMENT PRIOR TO ORDERING MATERIALS.
   3.2. CONTRACTOR TO PROVIDE 6" PVC DRAIN FROM FIRE PROTECTION VAULT TO D.I. #1. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN C-104.
3. CONTRACTOR TO PROVIDE 6" C900 DR18 PVC FIRE LINE FROM FIRE PROTECTION VAULT TO THE PRIMARY FIRE HYDRANTS PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003.
   3.1. CONTRACTOR TO PROVIDE FIRE HYDRANT ASSEMBLY PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003.
   3.2. CONTRACTOR TO PROVIDE 6" C900 DR18 PVC SPRINKLER LINE FROM 6" FIRE LINE INTO THE BUILDING PER JCWD'S STANDARD DETAIL SHEET 001/C-006 AND GENERAL NOTES SHEET 004/C-003. COORDINATE WITH BUILDING PLANS FOR FIRE LINE ENTRANCE INTO BUILDING.
4. CONTRACTOR TO PROVIDE 6" C900 DR18 PVC WATER SERVICE LINE FROM 12" WATER MAIN TO THE BUILDING PER JCWD'S STANDARD DETAIL SHEET 001/C-002 AND GENERAL NOTES SHEET 004/C-003. COORDINATE WITH PLUMBING PLANS FOR SERVICE LINE ENTRANCE INTO BUILDING.
   4.1. CONTRACTOR TO PROVIDE FOUR (4) 2" SERIES 2WG WATER SERVICE LINES FROM 12" WATER MAIN TO AND INCLUDING FOUR (4) 2" METER BOXES PER JCWD'S STANDARD DETAIL SHEETS 001/C-003 & 004/C-003, GENERAL NOTES SHEET 004/C-003, AND DETAIL X/C-110. JCWD'S WILL INSTALL THE 2" METERS AFTER APPROPRIATE TAP FEES ARE PAID. COORDINATE WITH JCWD'S PRIOR TO ORDERING MATERIALS.
5. CONTRACTOR TO PROVIDE A 1" SERIES 2WG IRRIGATION LINE FROM 12" WATER MAIN TO AND INCLUDING A 1.5" METER BOXES PER JCWD'S STANDARD DETAIL SHEETS 001/C-003 & 004/C-003 AND GENERAL NOTES SHEET 004/C-003. JCWD'S WILL INSTALL THE 1.5" METER AFTER APPROPRIATE TAP FEES ARE PAID. COORDINATE WITH JCWD'S PRIOR TO ORDERING MATERIALS. COORDINATE WITH SITE IRRIGATION PLAN C-107.
6. CONTRACTOR TO PROVIDE 6/12" CLASS 200 PVC SANITARY SEWER FROM THE BUILDING TO A 1-WAY CLEANOUT PER JCWD'S STANDARD DETAIL SHEET 001/C-005. COORDINATE WITH SITE SANITARY PLAN C-105 FOR MORE INFORMATION ON THE 1-WAY CLEANOUT. COORDINATE WITH PLUMBING PLANS FOR BUILDING ENTRY INFORMATION.
7. CONTRACTOR TO PROVIDE AND INSTALL THREE (3) 2" SCH40 PVC PRIMARY CONDUITS WITH AT LEAST 48" COVER, PULL STRINGS, 2"x2" BOXES ELBOWS & BENDS, AND TWO (2) CONCRETE ENCASED PRIMARY PVC PER DETAIL. ELECTRICAL PRIMARY PROVIDED FUNCTION TO BE DETERMINED BY THE BLUE GRASS ENERGY (BGE) AND OWNER ENERGY SERVICES CONTRACTOR MUST BE USED. COORDINATE WITH BLUE GRASS ENERGY (BGE) AND OWNER ENERGY SERVICES PRIOR TO ORDERING MATERIALS. PROVIDE CONDUITS AND TRANSFORMERS, AND BILL OWNER DIRECTLY.
   7.1. ELECTRIC PRIMARY CONDUITS SHOULD BE INSTALLED WITHIN 5M OF THE ROAD ON THE WEST SIDE OF THE NEW ENTRANCE.
8. COORDINATE WITH THE BUILDING ELECTRICAL PLANS FOR SCH40 PVC SECONDARY ELECTRIC CONDUITS AND WIRES WITH AT LEAST 30" COVER WITH 2"-4" SCH40 ELBOWS & BENDS FROM THE TRANSFORMERS TO THE BUILDING, AND PROVIDE METER BASE AND INTERMEDIATE METERING BLUE GRASS ENERGY SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE BUILDING ELECTRIC PLANS AND SITE PLAN, THE BUILDING ELECTRIC PLANS GOVERN.
9. CONTRACTOR TO PROVIDE SCH40 PVC UNDERGROUND COMMUNICATIONS CONDUIT (3-4") AND PULL STRINGS WITHIN COMMUNICATION COMPANIES SPECIFICATIONS. COMMUNICATIONS CONDUIT MUST HAVE AT LEAST 12" SEPARATION FROM ELECTRIC CONDUIT IN THE TRENCH. COORDINATE WITH COMMUNICATION COMPANIES BEFORE ORDERING MATERIALS. COMMUNICATIONS COMPANIES TO PROVIDE SCHEDS AND CABLES, AND BILL THE OWNER DIRECTLY. COORDINATE WITH THE BUILDING TECHNOLOGY PLANS PRIOR TO BID. IF THERE IS A DISCREPANCY BETWEEN THE BUILDING TECHNOLOGY PLANS AND THIS PLAN, THE BUILDING TECHNOLOGY PLANS GOVERN.
   9.1. UNDERGROUND COMMUNICATIONS CONDUIT TO HAVE AT LEAST 42" COVER WITHIN THE E BRANNON ROAD RIGHT-OF-WAY.
   9.2. COMMUNICATIONS CONDUITS SHOULD BE INSTALLED WITHIN 5M OF THE ROAD ON THE WEST SIDE OF THE NEW ENTRANCE.
10. CONTRACTOR TO PROVIDE SCH40 PVC ELECTRIC CONDUIT AND CIRCUIT TO MONUMENT SIGN. COORDINATE WITH SIGN MANUFACTURER FOR SERVICE REQUIREMENTS. COORDINATE WITH ELECTRICAL PLANS FOR MORE INFORMATION ON CONDUIT, CIRCUIT, DISTANCE, PANELS, ETC.
11. CONTRACTOR TO PROVIDE SCH40 PVC ELECTRIC CONDUIT AND CIRCUIT TO MAINTENANCE BUILDING. COORDINATE WITH ELECTRICAL PLANS FOR CIRCUITS, CONDUITS, PANELS, ETC.
12. DELTA GAS COMPANY TO PROVIDE GAS LINE TO AND INCLUDING GAS METER. DELTA GAS TO BILL OWNER DIRECTLY. CONTRACTOR TO COORDINATE WITH DELTA GAS AND PROVIDE GAS SERVICE LINE FROM THE METER INTO THE BUILDING.
13. CONTRACTOR TO PROVIDE THREE (3) 6" SERIES PVC SANITARY SEWER LATERALS WITH CLEANOUTS AT THE BEGINNING OF THE LINE PER DETAIL F/C-111 AND C/D-112. CONNECT THESE LATERALS TO THE 6" DIRCO PVC SANITARY SEWER LINE WITH SERIES PVC MAXER-TEE FITTINGS. COORDINATE WITH PLUMBING PLANS.
14. CONTRACTOR TO PROVIDE 6" SERIES PVC SANITARY SEWER LINE AT 2% SLOPE FROM THE BUILDING LATERAL CONNECTIONS TO THE SEWAGE GRINDER PUMP STATION PER DETAIL C/D-112. PROVIDE CLEANOUTS OF THE BEGINNING OF THE LINE AND AT THE CENTER OF THE PARKING LOT PER DETAIL B/C-111.
15. CONTRACTOR TO PROVIDE SEWAGE DUPLEX PUMP STATION WITH INTERMENT PUMP CONNECTION, FLOW METER VAULT, CIRCUIT CONTROL, PANELING, TELEMETRY SYSTEM, AND ALL APPURTENANCES FOR A FULLY OPERATIONAL SEWAGE PUMPING SYSTEM MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) REQUIREMENTS.
   15.1. PUMP SEWAGE TO BE BATH & CLEMLESS CHARLAST SERIES 1000 PER DETAIL F/C-112, OR APPROVED EQUIVALENT. CONTACT JASON BAIRD (JASE ENVIRONMENTAL, INC.) AT (859) 548-8444 FOR ORDERING INFORMATION.
   15.2. ELECTRIC SEWAGE PUMPING TO PUMP CONTROL PANEL, TELEMETRY PANEL, GENERATOR BACKUP SEWAGE, MANUAL SWITCH GEAR, ELECTRIC RECEPTACLE, DISCONNECT, AND ALL APPURTENANCES FOR A FULLY OPERATIONAL ELECTRIC AND CONTROL SYSTEM MOUNTED IN A GENERATOR FRAME PER DETAIL F/C-112.
   15.3. COORDINATE WITH ELECTRICAL PLANS FOR CIRCUIT & CIRCUIT TO THE ELECTRIC PANELING.
   15.4. PLUG METER VAULT PER DETAIL A/C-112.
   15.5. 4" SCH40 PVC DRAIN PIPE AT 1% MIN. SLOPE FROM METER VAULT TO WEST WALL WITH 4" BARBED END CAP ON OUTLET.
   15.6. BLACK WROUGHT IRON GUARD RAILING, OR APPROVED EQUIVALENT, PROVIDE 8FT TALL SECURITY BARS, TWO BARRIERS REMOVABLE FROM SYSTEM, REMOVE TANK MONITORING, AND REINFORCED CONCRETE PAD. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH ALL NECESSARY ACCESSORIES. PROVIDE POWER CIRCUIT & CONDUIT TO ELECTRIC PANEL.
   15.7. SURROUND SEWAGE PUMP STATION WITH 6' TALL BLACK VINYL COATED CHAINLINK FENCE, OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH ALL NECESSARY ACCESSORIES. AND TO BE POSITED TO BE AT LEAST 24-MAT. THE (2) DOUBLE 8' GATES (12' TOTAL WIDE) TO BE 8' HIGH BLACK VINYL COATED CHAINLINK GATE, OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH ALL NECESSARY ACCESSORIES.
   15.8. CONTRACTOR TO PROVIDE 6" SERIES PVC SEWER FORCE MAIN FROM PUMP STATION TO EXISTING MANHOLE WITH 24" COVER, 1/8" DEEP MARKING TAPE, AND [12] AND 3AWG SOLIDLESS COPPER TRACER WIRE ATTACHED TO TOP OF PIPE PER DETAILS C/D-111 & D/D-112. FORCE MAIN MUST SLOPE AWAY FROM MANHOLE AT ITS CONNECTION.
17. CONTRACTOR TO PROVIDE AIR RELEASE VALVE (ARV) VISIBLE BARRICADED BOUNDERIES OF THE PUMP STATION AND AT THE HIGH POINT OF THE FORCE MAIN PER DETAIL B/C-112.
18. CONTRACTOR TO CLEAN SMALL EXISTING MANHOLE BLOCK THAT THE SANITARY IS A 3" (3.25") HEDGE 18" OUT ELEVATION, PROVIDE WATER-TIGHT CONNECTIONS OF 12" PIPE WITH FLEXIBLE MECHANICAL WATER-TIGHT SEALS, AND FILL VOID SPACE WITH NON-SHRINK GROUT MEETING LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT (LFUCG) STD DWG 3AC. CONTRACTOR TO VACUUM TEST EXISTING MANHOLE PRIOR TO AND AFTER CONNECTION TO ENSURE COMPLIANCE TO WATER-TIGHT. NOTIFY JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND LFUCG 48 HOURS PRIOR TO CONNECTION. CONNECTION TO BE DONE BACK CS 12" FORCE MAIN IS ACTIVE, CONTRACTOR TO FIELD DETERMINE THE BEST TIME TO PERFORM THIS CONNECTION.
19. CONTRACTOR TO PROVIDE 12" SERIES PVC SANITARY SEWER PIPE PER LFUCG STD DWG 300 MEETING JSEWD REQUIREMENTS.
20. CONTRACTOR TO PROVIDE PRECAST CONCRETE SANITARY SEWER MANHOLE (MH) PER LFUCG STD DWG 311 MEETING JSEWD REQUIREMENTS.
   20.1. STUB CAP LENGTH OF 12" SERIES PVC PIPE AT 0.50% FROM MANHOLE PER LFUCG STD DWG 302. CAP & MARK FOR FUTURE CONNECTION.
21. CONTRACTOR TO PROVIDE 8" SERIES PVC SANITARY SEWER PIPE PER LFUCG STD DWG 300 MEETING JSEWD REQUIREMENTS.
22. CONTRACTOR TO PROVIDE PRECAST CONCRETE SANITARY SEWER MANHOLE (MH) PER DETAIL F/C-113 AND LFUCG STD DWG 310 MEETING JSEWD REQUIREMENTS. PROVIDE MAIN MUST SLOPE AWAY FROM MANHOLE.
23. APPROXIMATE LOCATION OF EXISTING LIGHT POLES AND FIXTURES. COORDINATE WITH BUILDING LIGHTING PLANS FOR EXACT LOCATION AND DETAILS FOR OUTDOOR LIGHT FIXTURES, POLES, CIRCUITS, CONDUITS, POLE BASES, ETC.



A SITE UTILITIES PLAN
1"= 40'



B OFF-SITE SANITARY SEWER PLAN
1"= 100'



C OFF-SITE WATER AND ELECTRIC PLAN
1"= 100'

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ARCHITECTS
2-9-2021

SITE UTILITIES PLAN
CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLAN-2

Issue Date	October, 2021
Drawn By	PD
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Approved	

Mark	Date

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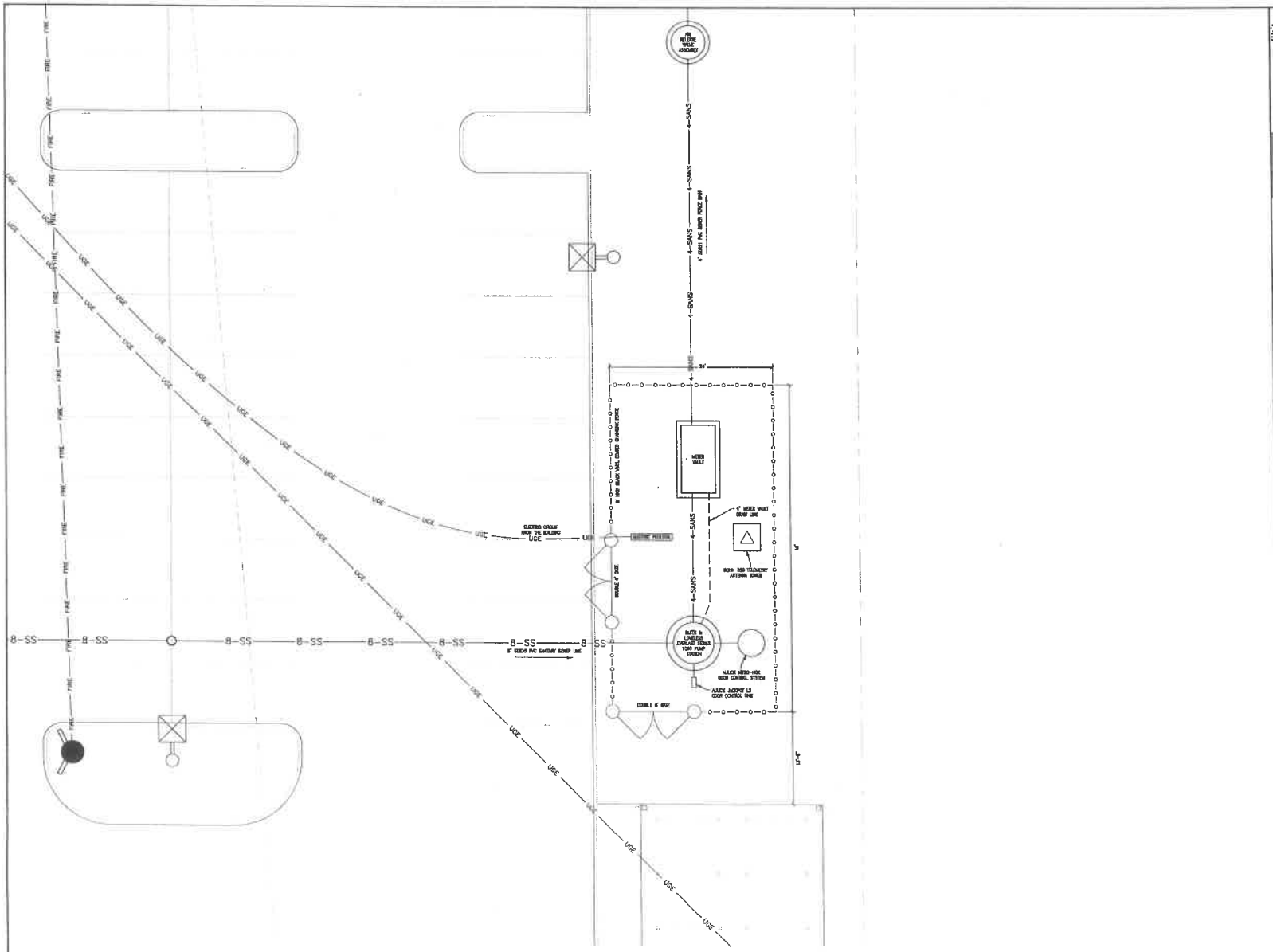

A ENLARGED PUMP STATION PLAN
1"=5'
0 5 10'

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STATE OF KENTUCKY
MARRON & ASSOCIATES
LICENSED
PROFESSIONAL ENGINEER
9-9-2024

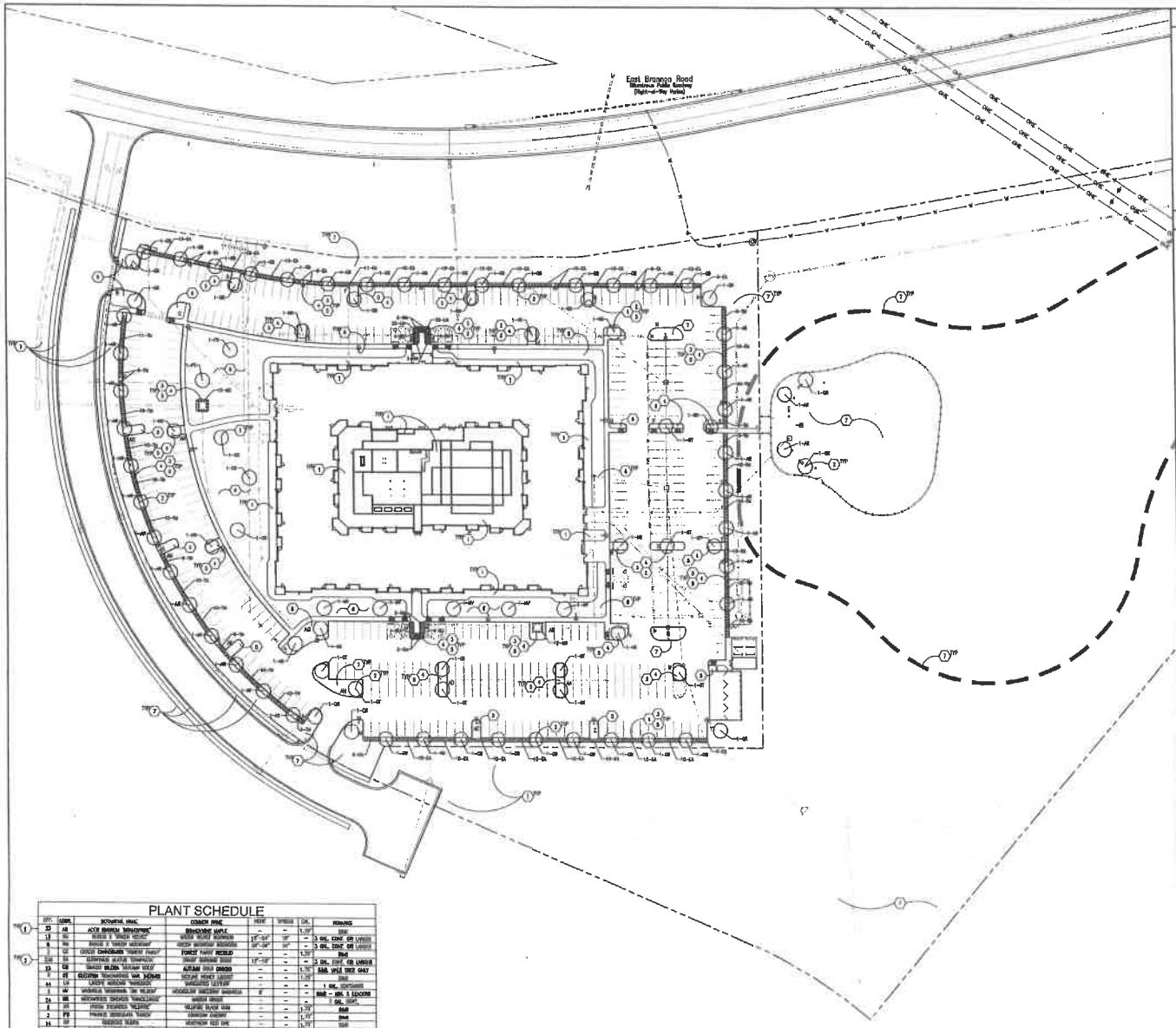
ENLARGED PUMP STATION PLAN

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2023
Drawn By:	PO
Checked By:	

Date Issued:	Issued for:



GENERAL NOTES

A. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE LOCATIONS SHOWN ARE APPROXIMATE, IT IS NOT TO BE TAKEN AS EXACT OR ACCURATE. CONTRACTOR MUST VERIFY ALL UTILITY CROSSINGS AND APPURTENANCES. CONTACT 48 HOURS BEFORE ENGINEER FOR ANY CONFLICTS FOUND DURING FIELD CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. CALL 811 TO CONTACT U.L.O.C. FOR LOCATION OF EXISTING UTILITIES.
B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS WHICH COULD IMPACT CONSTRUCTION OF THIS PROJECT PRIOR TO CONSTRUCTION.
C. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID AND WHEN INSTALLED.
D. PLANT SUBSTITUTIONS MAY BE MADE ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT AND OWNER.
E. ALL PLANTS MUST MEET THE REQUIREMENTS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, (ANSI Z60.1). PLANTS MUST BE HEALTHY, WELL BRANCHED, AND FREE OF DISEASE AND INSECT INFESTATION.
F. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL AND SEED WITH STRAW MULCH OVER ALL AREAS DISTURBED AND NOT NOTED TO BE SODDED OR IN A LANDSCAPE BED. SEE PLAN.
G. SEE BUILDING PLANS FOR COURTYARD AND BUILDING FOUNDATION LANDSCAPING.
H. SEE SHEET C-107 & C-108 FOR SITE IRRIGATION PLANS.
I. ANY TREE NOT SPECIFIED WITHIN AN IRRIGATION ZONE TO RECEIVE A 20 GALLON UPRIGHT WATERING BAG. COORDINATE WITH IRRIGATION SYSTEM.

KEYED NOTES

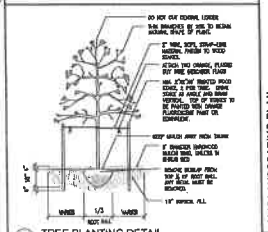
1. SEE 'L' SERIES BUILDING AND COURTYARD LANDSCAPING PLANS FOR BUILDING FOUNDATION AND COURTYARD LANDSCAPING PLANS.
2. PLANT ALL DECIDUOUS TREES PER DETAIL B, THIS SHEET.
3. PLANT ALL SHRUBS PER DETAIL C, THIS SHEET.
4. PLACE A MINIMUM OF 18" DEEP, CLEAN, WEED FREE TOPSOIL IN ALL SHRUB/TREE PLANTING BEDS.
5. PLACE 1" DEEP SHREDDED HARDWOOD MULCH IN PLANTING BEDS.
6. LAWN AREA: PLACE 4" OF CLEAN, WEED-FREE TOPSOIL AND SOD.
7. LAWN AREA: PLACE 4" OF CLEAN, WEED-FREE TOPSOIL AND SEED WITH STRAW MULCH.

LANDSCAPING STATISTICS
CREEKLAND APARTMENTS

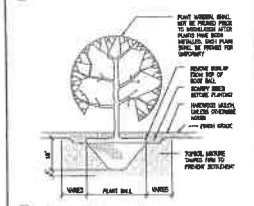
Total Development Area - Lot 'A'	8.139 Acres
Vehicular Use Area (V.U.A.) Proposed:	148,315 sq. ft.
Interior Landscape Area Required (5% of V.U.A.):	7,416 sq. ft.
Interior Landscape Area Provided:	11,466 sq. ft.
V.U.A. Interior Trees Required (1 / 250 sf):	30 Trees
V.U.A. Interior Trees Provided:	30 Trees
Perimeter Trees Required (1 / 40 lf):	46 Trees
Perimeter Trees Provided:	47 Trees

Landscape Island Table

Island	Area	Island	Area	Island	Area
A	450 sf	D	53 sf	AC	198 sf
B	530 sf	P	198 sf	AD	372 sf
C	209 sf	Q	81 sf	AE	82 sf
D	198 sf	R	187 sf	AF	82 sf
E	180 sf	S	334 sf	AG	650 sf
F	180 sf	T	187 sf	AH	962 sf
G	180 sf	U	653 sf	AI	363 sf
H	120 sf	V	202 sf	AJ	341 sf
I	198 sf	W	236 sf	AK	190 sf
J	198 sf	X	173 sf	AL	191 sf
K	198 sf	Y	205 sf	AM	190 sf
L	163 sf	Z	198 sf	AN	191 sf
M	489 sf	AA	372 sf	AO	190 sf
N	330 sf	AB	330 sf	TOTAL	1,120 sf



B TREE PLANTING DETAIL
N.T.S.



C SHRUB PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

	QTY.	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	REMARKS
1	33	AB	ACER BARBATUM 'BERKSHIRE'	BERKSHIRE MAPLE	–	–	1.75"	B&B
	13	AU	BETULA 'JACQUEMONTII'	WHITE HERITAGE BIRCH	12'-14'	10'	–	3 CAL. CONT. OR LARGER
	6	NM	BETULA 'FRANCIS MAXIMOWICZ'	FRENCH MAXIMOWICZ BIRCH	20'-24'	10'	–	3 CAL. CONT. OR LARGER
	1	CF	CERCIDIPHYLLUM JAPONICUM 'RAINBOW FOREST'	FOREST RAINBOW CINCIDIPHYLLUM	–	–	1.75"	B&B
	108	SS	SCHYPHORUS ALATUS 'COMPACTUS'	COMPACT SUMMER SUMAC	12"-18"	–	–	3 CAL. CONT. OR LARGER
	33	GB	GINKGO BILOBA 'MAPLE LEAF'	MAPLE LEAF GINKGO	–	–	1.75"	B&B, MALE TREE ONLY
	5	PT	PLATANUS OCCIDENTALIS 'BLOOMS'	BLOOMS HONEY LOCUST	–	–	1.75"	B&B
	44	LM	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE LAGERSTROEMIA	–	–	–	1 CAL. CONTAINER
	1	MV	MAGNOLIA VIRGINIANA 'SAN SEBASTIAN'	SAN SEBASTIAN MAGNOLIA	8'	–	–	B&B – MIN. 5 EDGETTS
	54	MM	MISCANTHUS SINENSIS 'MAGELLANICUS'	MAGELLAN GRASS	–	–	–	2 CAL. CONT.
	6	PV	PANICUM VIRGATUM 'HEAVEN'S GATE'	HEAVEN'S GATE GRASS	–	–	1.75"	B&B
	3	PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	–	–	1.75"	B&B
	34	GP	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN GRASS	–	–	1.75"	B&B
	211	PG	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	12"-24"	–	–	3 CAL. CONT. OR LARGER

NOTE: PLANTS INDICATED ON DRAWING TAKES PRECEDENCE OVER QUANTITIES IN PLANT LIST.

A SITE LANDSCAPING PLAN
1"= 40'
0 20' 40'

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STATE OF KENTUCKY
PATRICK F.X. MALONE
LICENSED
LANDSCAPE ARCHITECT
11-18-2022

SITE LANDSCAPING PLAN
CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date: October, 2022
Drawn By: RH
Checked By:
Revisions:
Date
Time

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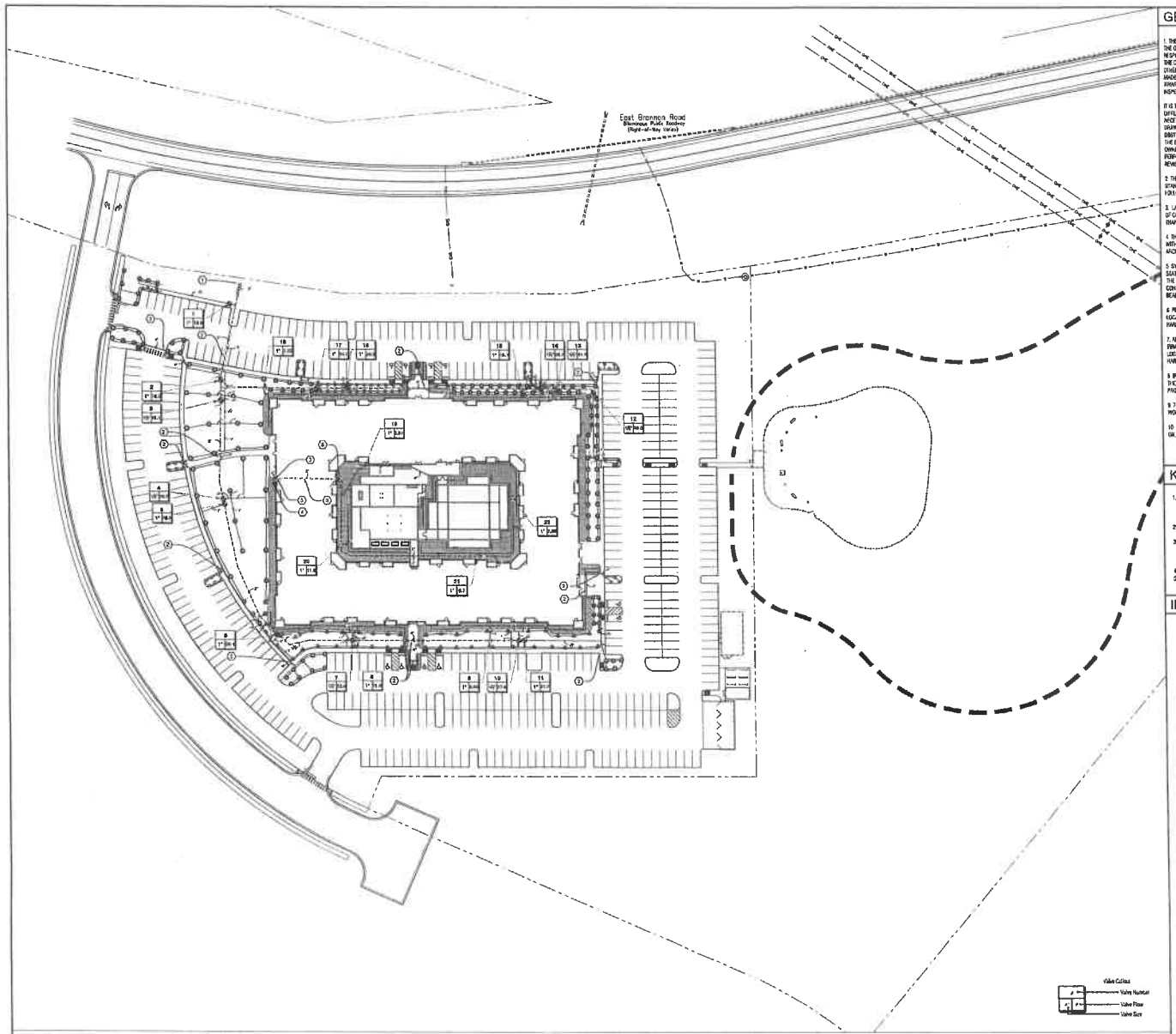

GENERAL NOTES

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER REQUIRED EQUIPMENT SHALL BE DETERMINED ON SITE. FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. IRRIGATION CONTRACTOR MUST BE FULLY AWARE OF THE EXISTING CONDITIONS PRIOR TO BIDDING. SITE WILL BE MADE AVAILABLE FOR INSPECTION, COORDINATE WITH LA.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. LATERAL LINE PIPING A MIN. OF 12" OF COVER AND MAINLINE SHALL BE A MIN. OF 18"-18" OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE FREED OF MATERIALS LARGER THAN 1" IN SIZE.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR LANDSCAPE ARCHITECT.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS. STATIC PRESSURE WAS GAUGED AS 85-90 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE.

6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN THE APPROXIMATE AREA AS SHOWN ON THE PLANS. IRRIGATION CONTRACTOR IS TO COORDINATE THE POINT OF CONNECTION WITH PLUMBER AND LOCATE THE IRRIGATION VALVES IN A NEAT CLUSTER AS DIRECTED BY LA 18" FROM HARDSCAPE AREA.

8. IRRIGATION CONTRACTOR IS TO LOCATE ALL WATERLINES AND UTILITIES AS NEEDED FOR THE IRRIGATION. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLER MAINTENANCE IN BID.

KEYED NOTES

1. POINT OF CONNECTION #1. 1.5" METER LOCATION TO BE COORDINATED ON SITE BY GC. 2" WYE BACKFLOW TO BE INSTALLED BY IRRIGATION INSIDE A BACKFLOW BX APPROVED ENCLOSURE. INSTALL MAIN SHUT OFF VALVE AND QUICK COUPLER FOR WINTERIZATION.
2. 4" PVC SCH 40 SLEEVES UNDER ALL WALKS AND DRIVES. PVC SLEEVES ARE TO BE INSTALLED BY GENERAL CONTRACTOR. COORDINATE WITH IRRIGATION.
3. INSTALL CONTROLLER AS COORDINATED WITH ELECTRICIAN AND GC. 120V 20A POWER TO THE CONTROLLER WILL BE PROVIDED BY ELECTRICIAN. 2" CONDUIT FROM CONTROLLER LOCATION TO NEAREST REQ OUTSIDE AND 2" CONDUIT INSIDE THE COURTYARD BY ELECTRICIAN.
4. FIELD LOCATE RAIN SENSOR.
5. POINT OF CONNECTION # 2. 1" COPPER STUB BY PLUMBER, 1" WYE BACKFLOW, GATE VALVE AND BOX BY IRRIGATION.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1804-SAM-15 STRIP SERIES
	RAIN BIRD 1804-SAM ADJ
	RAIN BIRD R-MAXI 14 1804-SAM
	RAIN BIRD R-VAN14 1804-SAM
	RAIN BIRD R-VAN24 1804-SAM

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 5004 PC 1.5
	RAIN BIRD 5004-P-PC, PC-R 1.5
	RAIN BIRD 5004-P-PC, PC-R 3.0
	RAIN BIRD 5004 P, PC, PC R 4.0

SYMBOL	MANUFACTURER/MODEL
	BIRD XCZPGA-100-PRF VALVE
P	FLUSH VALVE
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PGA ANGLE VALVE
	RAIN BIRD 5-RC QUICK COUPLER
	SHUT OFF VALVE
	ZURN 975XL 1" BACKFLOW
	ZURN 975XL 2" BACKFLOW
C	RAINBIRD ESP-LXME2 CONTROLLER
	RAINBIRD RAIN SENSOR
M	POINT OF CONNECTION #1 WATER METER 1-1/2"
POC 1"	POINT OF CONNECTION 1" 1" STUB BY PLUMBER
	IRRIGATION LATERAL LINE PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE PVC CLASS 200 SDR 21
	PIPE SLEEVE PVC SCH 40

HUNTER AND TORO ARE CONSIDERED EQUAL SUBSTITUTIONS
PRESENT CUT SHEETS 30 DAYS

Valve Callout
Valve Number
Valve Flow
Valve Size

CMW
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IRRIGATION PLAN

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2023
Drawn By:	-
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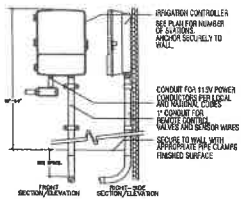
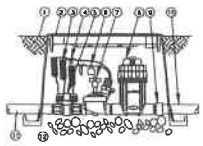
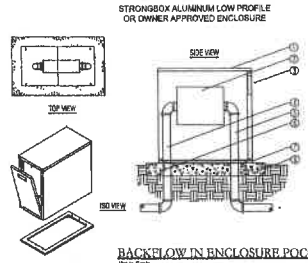


CONTROLLER INSTALLATION (A)
Not to Scale



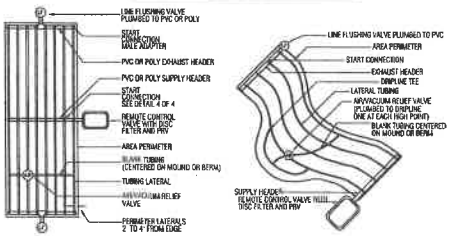
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION:
5. 1-INCH BALL VALVE
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PGA (INCLUDED IN XCZPGA-100-PRF KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QHCHK-100 (INCLUDED IN XCZPGA-100-PRF KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. MAINLINE PIPE
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

DRIP VALVE INSTALLATION (B)
Not to Scale



BACKFLOW IN ENCLOSURE POC#1 ONLY (C)
Not to Scale

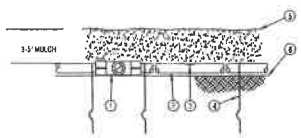
Inlet Pressure	XFD Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
psi	Nominal Flow GPH	Nominal Flow GPM	Nominal Flow GPH	Nominal Flow GPM	Nominal Flow GPH	Nominal Flow GPM
	0.4	0.9	0.6	0.9	0.8	0.9
15	259	194	357	273	446	340
20	291	230	406	313	514	394
30	350	266	484	373	623	476
40	396	303	550	429	706	541
50	434	333	614	470	779	594



DRIPLINE INSTALLATION (D)
Not to Scale

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

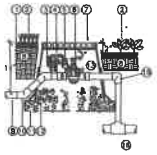


1. EASY FIT COMPRESSION TEE: MODITEE
2. ON-SURFACE DRIPLINE:
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND
5. MULCH
6. FINISH GRADE

DRIPLINE INSTALLATION (E)
Not to Scale

WATERING SCHEDULE TO BE USED AS A GUIDE ONLY

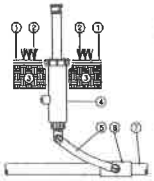
NUMBER	MODEL	TYPE	PRECIP	HR./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.28 in/h	1	47	871.9	290.6
2	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.18 in/h	1	51	832.3	277.4
3	RAIN BIRD 1VM-PGA ANGLE	TURF ROTOR	0.56 in/h	1	180	6,573	1,643
4	RAIN BIRD 1VM-PGA ANGLE	TURF ROTOR	0.56 in/h	1	158	4,242	1,061
5	RAIN BIRD 1VM-PGA ANGLE	TURF ROTOR	0.43 in/h	1	140	2,266	566.5
6	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.59 in/h	1	36	1,407	469.0
7	RAIN BIRD 1VM-PGA ANGLE	TURF ROTARY	0.84 in/h	1	95	2,177	544.2
8	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,638	234.1
9	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,203	171.8
10	RAIN BIRD 1VM-PGA ANGLE	TURF ROTARY	0.6 in/h	1	100	2,765	691.1
11	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	2.13 in/h	1	29	828.3	207.4
12	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.21 in/h	1	50	1,358	466.1
13	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.28 in/h	1	46	1,307	652.2
14	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.67 in/h	1	36	1,320	439.9
15	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,428	203.8
16	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.69 in/h	1	36	1,354	351.4
17	RAIN BIRD 1VM-PGA ANGLE	TURF SPRAY	1.55 in/h	1	39	940.7	313.5
18	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	140	1,011	144.4
19	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	353.9	50.9
20	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,584	240.5
21	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,358	195.4
22	RAIN BIRD XCZPGA-100-PRF	AREA FOR DRIPLINE	0.43 in/h	1	141	1,028	146.8
		TOTALS:			2,153	37,691	9,212



1. FINISH GRADE OR TOP OF MULCH.
2. PLANT MATERIAL (TURF SHOWN OR GROUND COVER)
3. 24V CONTROL WIRE-COILED, 30" IN LINEAR LENGTH.
4. WIRE SPLICE WATER PROOF CONNECTOR.
5. VALVE IDENTIFICATION TAG
6. REMOTE CONTROL VALVE
7. VALVE BOX - 10" SQUARE.
8. CLEAN COMPACTED BACKFILL.
9. LATERAL LINE - CL 200 PVC.
10. ELBOW 45 ° - SCH40 PVC. 1 OF 2.
11. BRICK SUPPORTS: 1 OF 4
12. 3/4" CRUSHED ROCK.
13. MALE ADAPTER, SCH40 PVC, 1 OF 2
14. ELBOW 90 °, SCH40 PVC.
15. TEE/ELBOW, SCH40 PVC
16. MAINLINE, CL200 - SEE PLAN.

CONTROL VALVE INSTALLATION (F)
Not to Scale

NOZZLE: MPR, VAN & ROTARY.



1. FINISH GRADE.
2. PLANT MATERIAL (TURF)
3. CLEAN SOIL, AMENDED NATIVE, FREE OF ROCK AND DEBRIS
4. 4" POP UP SPRAY SPRINKLER BODY. INSTALL IN TURF AREAS. FLANGED RISER
5. SWING PIPE
6. TEE#1, PVC SCH40 LINE SIZE. SIZE PER SPRINKLER INLET
7. PVC LATERAL (NON-PRESSURE PIPE). SIZE PER PLAN

4" POP UP SPRAY (G)
Not to Scale

IRRIGATION REQUIREMENTS

Generated: 2022-10-10 13:00

P.O.C. NUMBER: #1
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 0.00 ft
Service Line Size: 2"
Length of Service Line: 10 ft
PRESSURE AVAILABLE: 70 PSI

DESIGN ANALYSIS
Maximum Station Flow: 41.00 GPM
Flow Available at POC: 75 GPM
PRESSURE FLOW AVAILABLE: 33.00 GPM

Critical Station: 10
Design Pressure: 40 PSI
Friction Loss: 0.84 PSI
Fittings Loss: 0.08 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.7 PSI
Pressure Req. at Critical Station: 47.24 PSI
Loss for Fittings: 0.52 PSI
Loss for Main Line: 5.69 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 10.5 PSI
Loss for Water Meter: 1.66 PSI
CHECK STATION PRESSURE AT POC: 68.59 PSI
PRESSURE AVAILABLE: 70 PSI
RESIDUAL PRESSURE AVAILABLE: 1.41 PSI

P.O.C. NUMBER: #2
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.62 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
PRESSURE AVAILABLE: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 11.64 GPM
Flow Available at POC: 18.62 GPM
PRESSURE FLOW AVAILABLE: 7.59 GPM

Critical Station: 20
Design Pressure: 30 PSI
Friction Loss: 3.31 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.22 PSI
Pressure Req. at Critical Station: 35.76 PSI
Loss for Fittings: 0.13 PSI
Loss for Main Line: 1.39 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.7 PSI
CHECK STATION PRESSURE AT POC: 48.97 PSI
PRESSURE AVAILABLE: 80 PSI
RESIDUAL PRESSURE AVAILABLE: 31.03 PSI

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IRRIGATION DETAILS

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date: October, 2022
Drawn By:
Checked By:
Revisions:

Mark	Date
ADDENDA	

Project Number
21035.02

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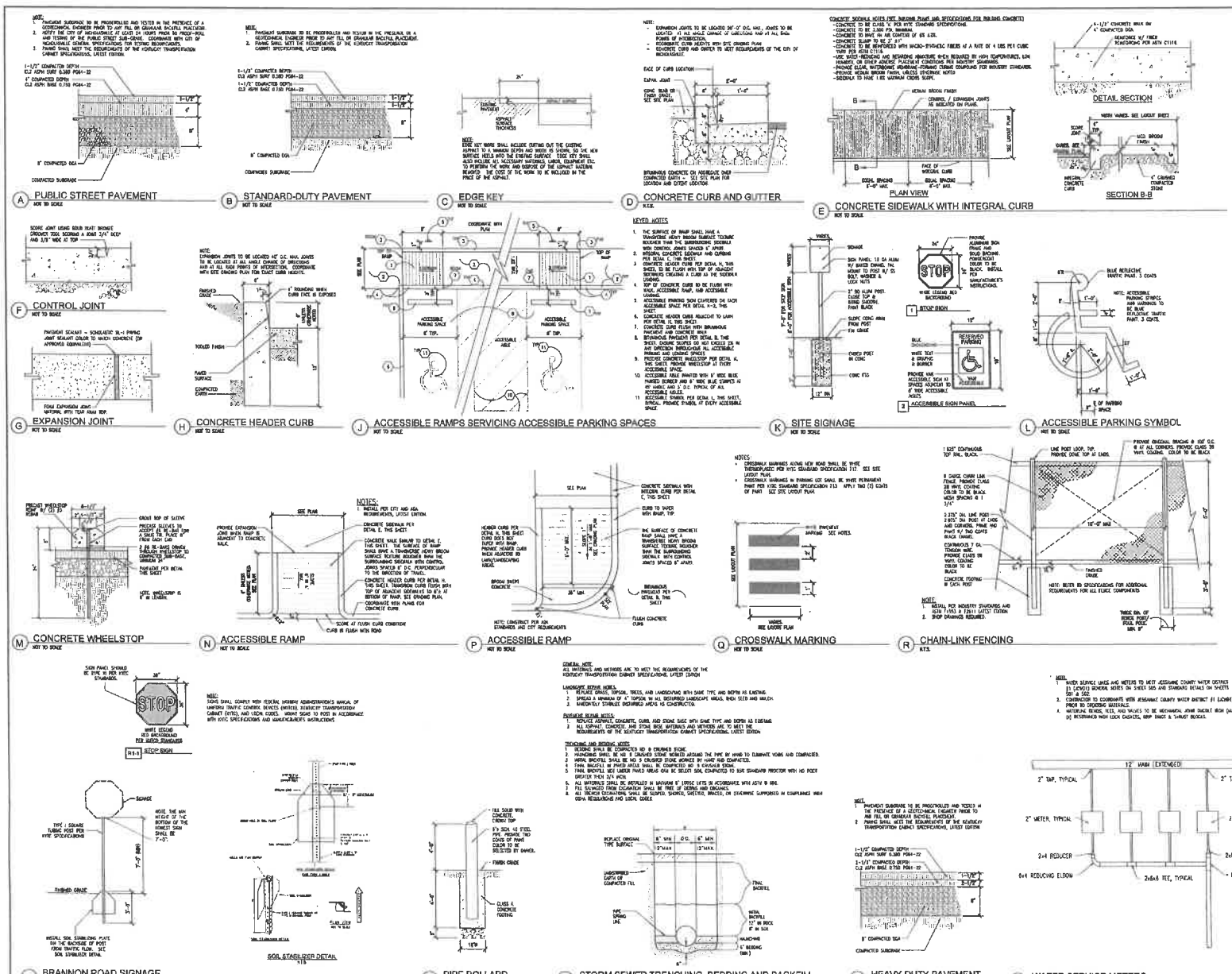
C-108



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SITE DETAILS

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date	Submit
Drawn By	No.
Checked By	
Revisions	
Item	Date

AKU SEAL

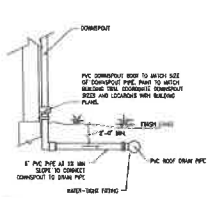
Project Number
21035.02

AKU/CJ/CMW

C-110

A YARD INLET
NOT TO SCALE

B CLEANOUT
N.T.S.



C DOWNSPOUT CONNECTION
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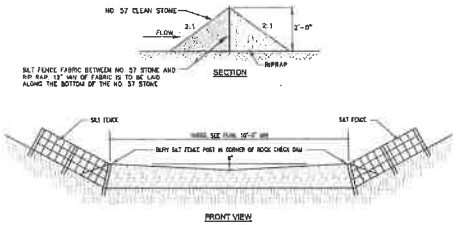
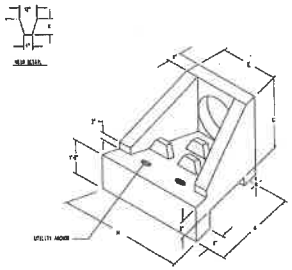
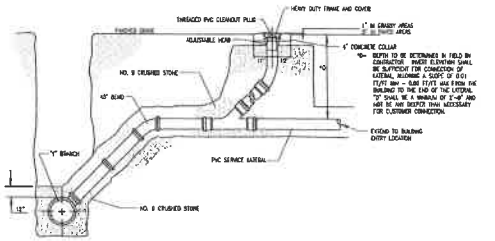


D PERIMETER ROCK CHECK DAM / SILT TRAP
N.T.S.

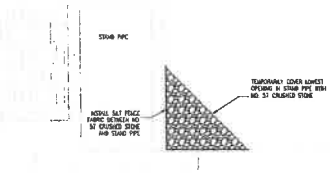


DIMENSIONS							
PIPE SIZE	A	B	C	D	E	L	WEIGHT
18"	1'-6"	1'-6"	1'-1"	1'-1"	18"	3.48TN
21"	1'-6"	1'-6"	1'-1"	1'-1"	21"	3.48TN
24"	1'-6"	1'-6"	1'-1"	1'-1"	24"	3.78TN
30"	1'-6"	1'-6"	1'-1"	1'-1"	30"	5.42TN

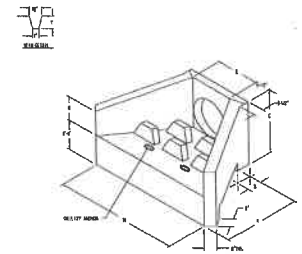
E SMALL OUTLET HEADWALL
N.T.S.



F SANITARY SEWER LATERAL WITH CLEANOUT
N.T.S.

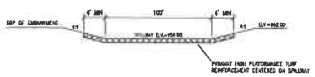


G GRAVEL SEDIMENT BARRIER
N.T.S.

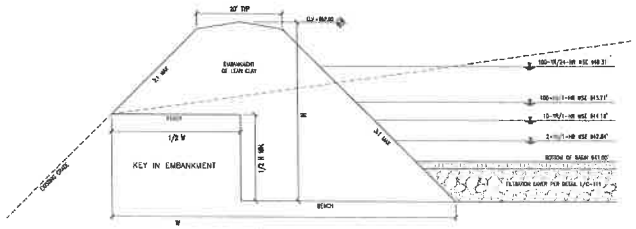


DIMENSIONS								
PIPE SIZE	A	B	C	D	E	F	G	WEIGHT
36"	2'-0"	1'-1"	2'-1½"	1'-0"	2'-0"	1'-0"	1'-0"	6.10TN
42"	2'-0"	1'-1"	2'-4"	1'-0"	2'-0"	1'-0"	1'-0"	8.10TN
48"	2'-0"	1'-1"	2'-7½"	1'-1"	2'-0"	1'-0"	1'-0"	10.40TN
54"	2'-0"	1'-1"	2'-11"	1'-2"	2'-0"	1'-0"	1'-0"	13.20TN
60"	2'-0"	1'-1"	3'-3½"	1'-2"	2'-0"	1'-0"	1'-0"	15.80TN
66"	2'-0"	1'-1"	3'-7"	1'-3"	2'-0"	1'-0"	1'-0"	18.60TN

J LARGE OUTLET HEADWALL
N.T.S.

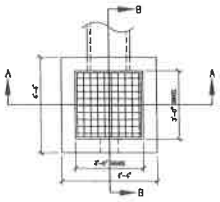


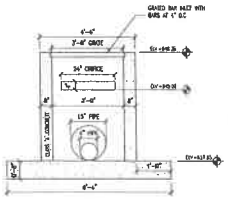
DETENTION BASIN SPILLWAY



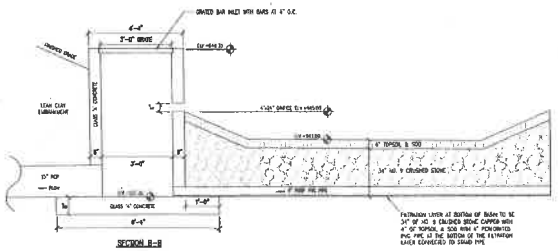
EMBANKMENT

K DETENTION BASIN EMBANKMENT AND SPILLWAY
N.T.S.





GENERAL NOTES:
1. STAND PIPE TO BE PRECAST REINFORCED CONCRETE WITH H20 LOAD RATING.
2. EXPOSED CORNERS TO HAVE 3/4" CHAMFER
3. PIPE CONNECTIONS SHALL BE WATERTIGHT
4. AT LEAST 2 FEET OF BACKFILL SHALL BE PLACED OVER PIPES BEFORE CROSSING THEM WITH CONSTRUCTION EQUIPMENT
5. DO NOT INSTALL FILTRATION LAYER UNTIL CONTRACTOR IS CONFIDENT DRAINAGE HAS SET.



L PRECAST CONCRETE STAND PIPE #1
N.T.S.

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COMMONWEALTH OF KENTUCKY
PHYSICAL CONDITIONS SURVEY
11-15-2021

SITE DETAILS

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

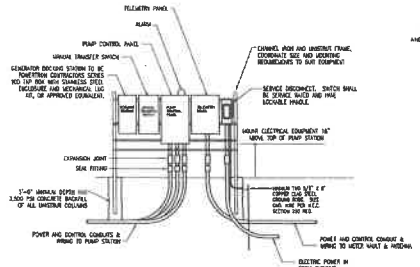
Issue Date	October, 2021
Drawn By	JH
Checked By	
Revisions	
Mark	Date

AR/SEAL

Project Number
21035.02
CADD FILENAME
C-111

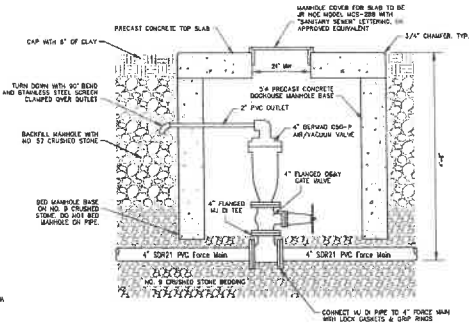
GENERAL NOTES

1. FITTINGS ARE TO BE FLANGED MECHANICAL JOINT (MJ) DUCTILE IRON (DI) WITH INTERIOR AND EXTERIOR FUSION BONDED EPOXY COATING WITH STAINLESS STEEL HARDWARE.
2. CRUSHED STONE MATERIAL TO MEET KENTUCKY TRANSPORTATION CABINET STANDARD SPECIFICATIONS, LATEST EDITION.
3. THROUGH WALL CONNECTIONS SHALL BE MADE WITH PRESS-SEAL OR XOR-N-SEAL GASKETS WITH STAINLESS STEEL GRAMS TO PERMIT LIMITED DIFFERENTIAL SETTLEMENT.
4. EXCAVATION MUST BE COMPLETELY BACKFILLED WITH CRUSHED STONE COMPACTED IN 8" LOOSE LIFTS.
5. AUDIBLE AND VISIBLE ALARM MUST BE PROVIDED.
6. WET WELL AND PUMPS MUST COMPLY WITH THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" TEN STATES STANDARDS AND THE NATIONAL ELECTRIC CODE REQUIREMENTS FOR CLASS I, GROUP D, DIVISION 1 LOCATIONS.
7. SEE WIRING & CONDUIT TO MEET N.E.C. REQUIREMENTS.
8. ENCLOSURES TO BE OUTDOOR RATED NEMA 3R ALUMINUM OR STAINLESS STEEL.
9. SHOP DRAWINGS REQUIRED.
10. ALARM, WET WELL LEVEL, METER AND OTHER PARAMETERS TO BE TRANSMITTED TO THE JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) VIA A FULLY FUNCTIONING MICROCOMM TELEMETRY SYSTEM THAT INTERFACES WITH PUMP CONTROL PANEL. EQUIPMENT AND INSTALLATION MUST BE COMPATIBLE WITH EXISTING JSEWD SCADA SYSTEM. ANTENNA TO BE ROHN 25G SELF-SUPPORTING TOWER WITH CONCRETE BASE MEETING TIA-222 STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS. PUMP CONTROL PANEL AND FLOW METER TO BE FURNISHED WITH ALL NECESSARY TERMINAL CONNECTIONS LEADING TO AND INCLUDING A TELEMETRY PANEL. CONTACT JASON BRYANT (JACS ENVIRONMENTAL, INC.) AT (859) 263-4844 FOR ORDERING INFORMATION.
11. PROVIDE SPARE 4"x10" MJ DI SPOOL PIECE IN BOTTOM OF METER VAULT.

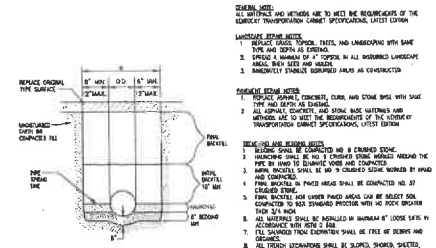


Electric Service Pedestal

THIS ELECTRIC SERVICE PEDESTAL IS SCHEMATIC. EXACT SIZE, LOCATION AND NUMBER OF PANELS, CONDUITS, SWITCHES, ETC. TO BE DETERMINED BY THE FIELD BY THE CONTRACTOR



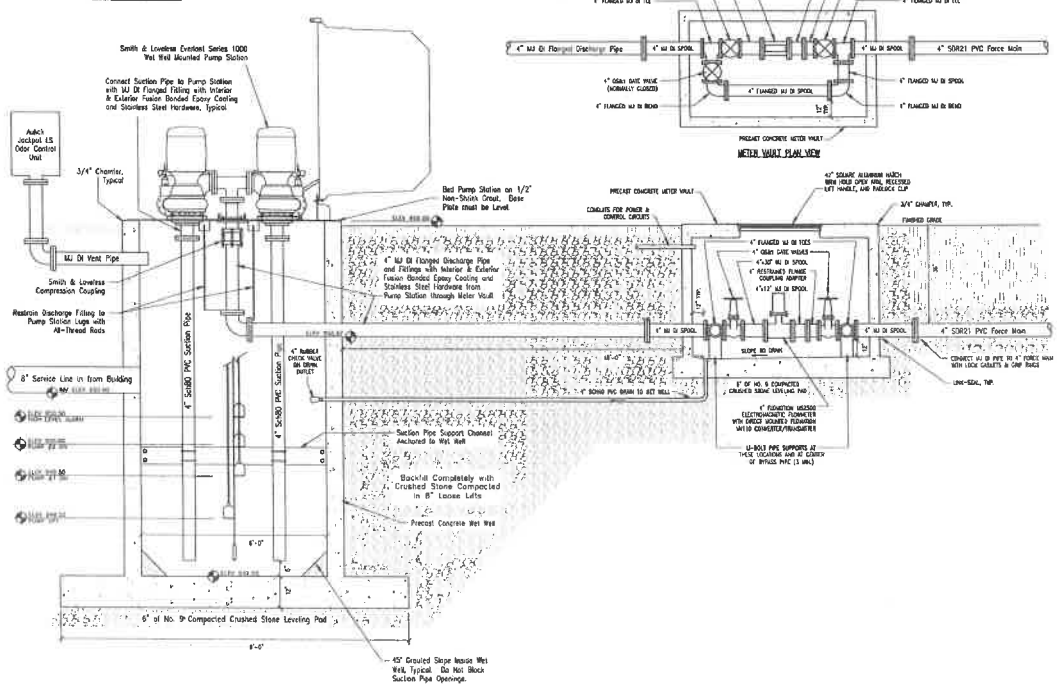
B SEWAGE AIR RELEASE VALVE ASSEMBLY
NOT TO SCALE



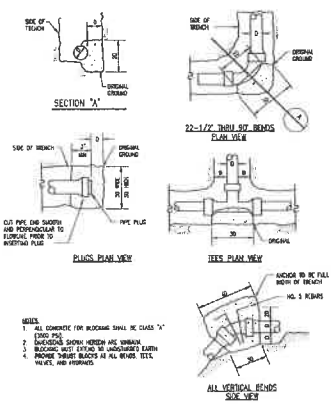
C SANITARY SEWER TRENCHING, BEDDING AND BACKFILL
NOT TO SCALE

PUMP BASIS OF DESIGN

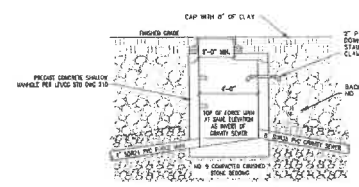
Type: Vertical Vacuum-Primed Pumps
Model No: Smith & Loveless Everlast Series 1000
Rating: 131 GPM @ 38 TDH
Motor: 3 HP 1800 RPM
Elec: 208 / 3Ph / 1 MHZ



A SEWAGE DUPLEX PUMP STATION AND METER VAULT
NOT TO SCALE



D CONCRETE THRUST BLOCKS
NOT TO SCALE



E FORCE MAIN CONNECTION TO MANHOLE
NOT TO SCALE

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STATE OF KENTUCKY
PATRICK R.A. GEORGE
22750
LICENSED PROFESSIONAL ENGINEER
8-6-2021

SITE DETAILS

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date	October, 2021
Drawn By	RD
Checked By	
Revisions	
	02-22-2024
Mark	Date

AKI SEAL

Project Number
21035.02

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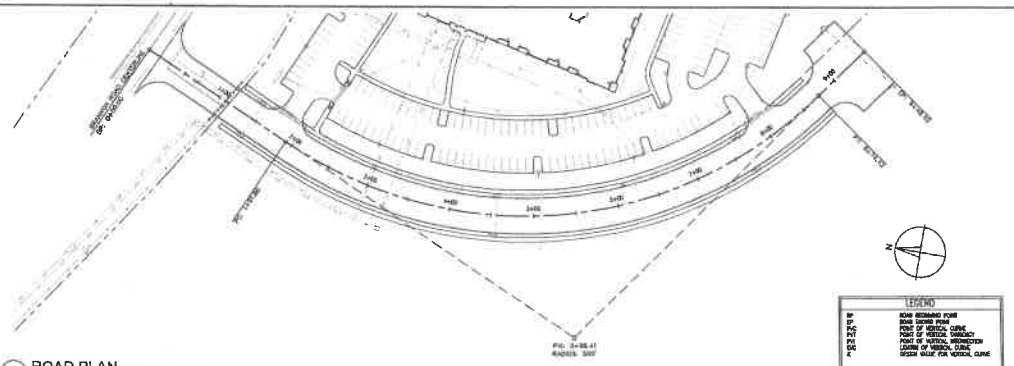
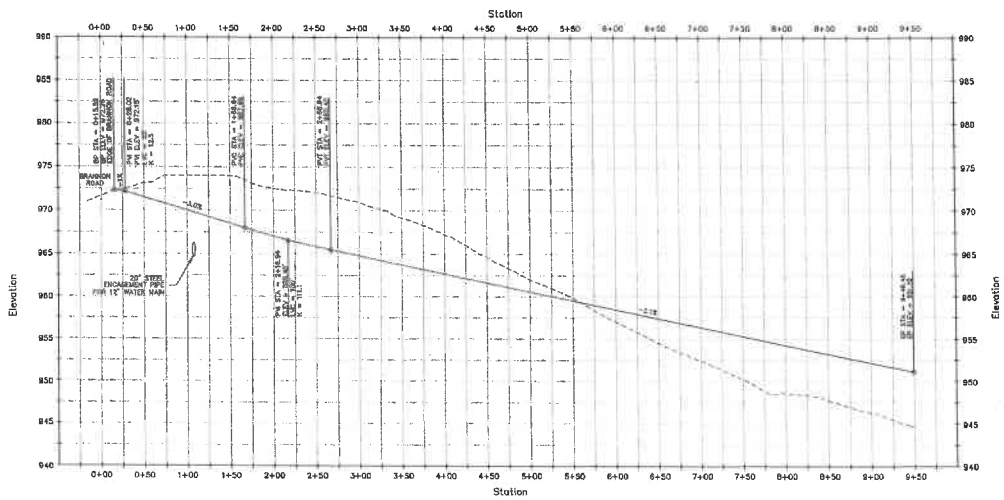


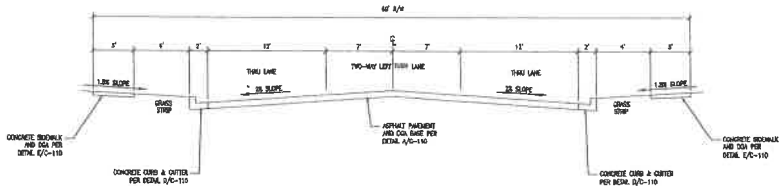
A ROAD PLAN
1"=50'

LEGEND	
BP	ROAD BEGINNING POINT
EP	ROAD ENDING POINT
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
DIC	LENGTH OF VERTICAL CURVE
K	DESIGN VALUE FOR VERTICAL CURVE



B ROAD PROFILE
SCALE AS NOTED

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



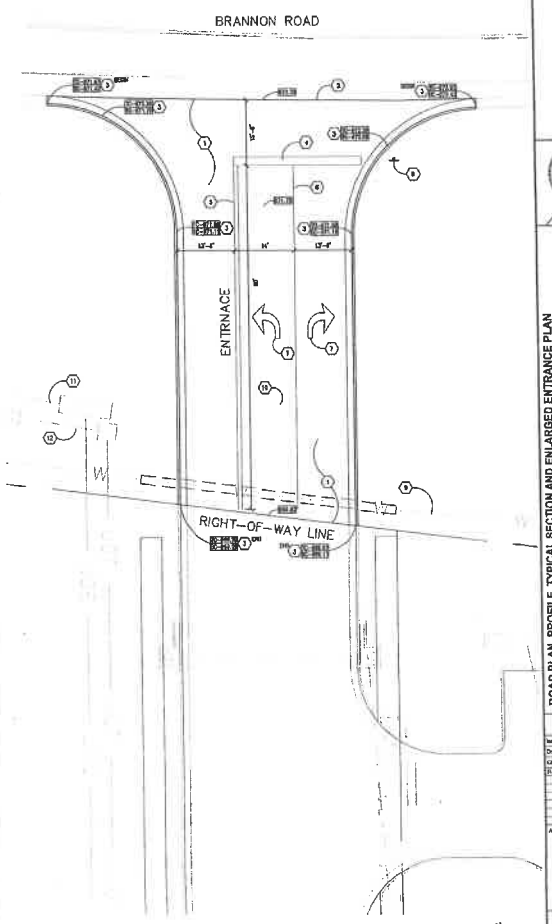
C ROAD TYPICAL SECTION
NOT TO SCALE

KEYED NOTES

1. COORDINATE WITH SITE LAYOUT PLAN C-102 AND DETAIL A/C-110 FOR HEAVY-DUTY ASPHALT PAVEMENT FOR PUBLIC STREETS AND SCHOOL. SEE ATTACHED PAVEMENT DESIGN FOR MORE INFORMATION.
2. COORDINATE WITH SITE LAYOUT PLAN C-102 AND DETAIL D/C-110 TO ADD 48 INCH ASPHALT WITH CONCRETE ASPHALT TO ROADWAY.
3. COORDINATE WITH SITE LAYOUT PLAN C-102 AND DETAIL D/C-110 FOR CONCRETE CURB AND GUTTER.
4. COORDINATE WITH SITE LAYOUT PLAN C-102 FOR 24" WIDE THERMOPLASTIC STOP BAR.
5. COORDINATE WITH SITE LAYOUT PLAN C-102 FOR 4" SOLID DOUBLE YELLOW STRIPE.
6. COORDINATE WITH SITE LAYOUT PLAN C-102 FOR 4" SOLID WHITE STRIPE.
7. COORDINATE WITH SITE LAYOUT PLAN C-102 FOR 4'-0" TURN ARROW MARKING.
8. COORDINATE WITH SITE LAYOUT PLAN C-102 AND DETAIL B/C-110 FOR 30"x30" STOP SIGN.
9. COORDINATE WITH SITE UTILITIES PLAN C-103 FOR 12" WATER MAIN WITH AT LEAST 42" COVER.
10. COORDINATE WITH SITE UTILITIES PLAN C-103 FOR 30" STEEL ENCASEMENT PIPE TO BE OPEN CUT UNDER ENTRANCE.
11. COORDINATE WITH SITE UTILITIES PLAN C-103 FOR UNDERGROUND ELECTRIC PRIMARY LINES WITH AT LEAST 48" COVER.
12. COORDINATE WITH SITE UTILITIES PLAN C-103 FOR UNDERGROUND COMMUNICATIONS LINES WITH AT LEAST 18" COVER.

PAVEMENT DESIGN:

- 1.5" COMPACTED DEPTH ASPHALT SURFACE (CL2 ASPH SURF 0.38D PG64-22)
- 4" COMPACTED DEPTH ASPHALT BASE (CL2 ASPH BASE 0.7BD PG64-22)
- 8" COMPACTED DEPTH DENSE GRADED AGGREGATE (DGA)



D ENLARGED ENTRANCE PLAN
1"=50'

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ROAD PLAN, PROFILE, TYPICAL SECTION AND ENLARGED ENTRANCE PLAN

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date: October 2023
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Checked By: PD

Revisions

Mark	Date

AHJ SEAL

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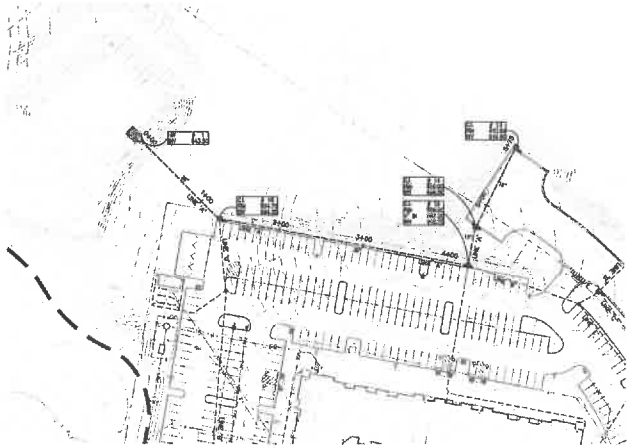
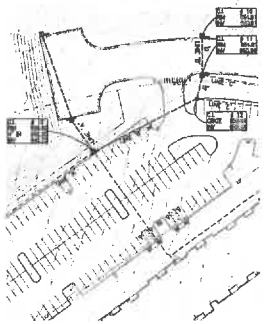
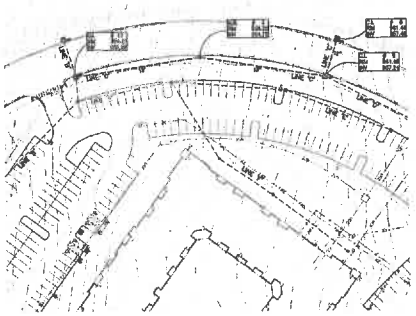
C-201



A STORM SEWER PLAN - LINE 'A'



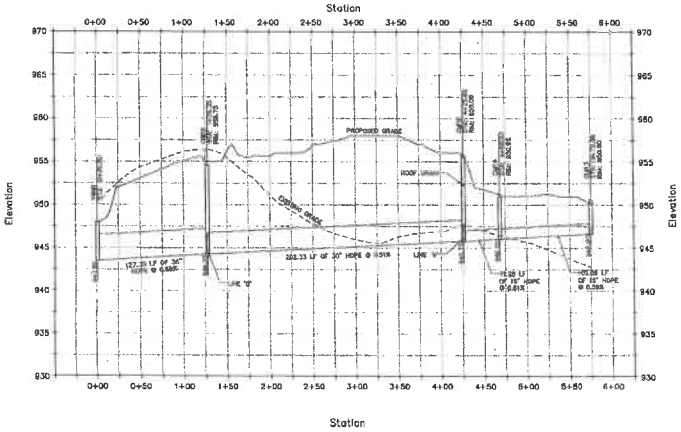
B STORM SEWER PLAN - LINE 'B'



C STORM SEWER PLAN - LINE 'C'

STORM LINE A PROFILE

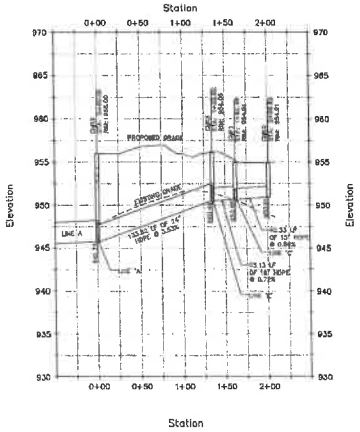
HORZ. SCALE 1"=50'
VERT. SCALE 1"= 5'



AA STORM SEWER PROFILE - LINE 'A'

STORM LINE B PROFILE

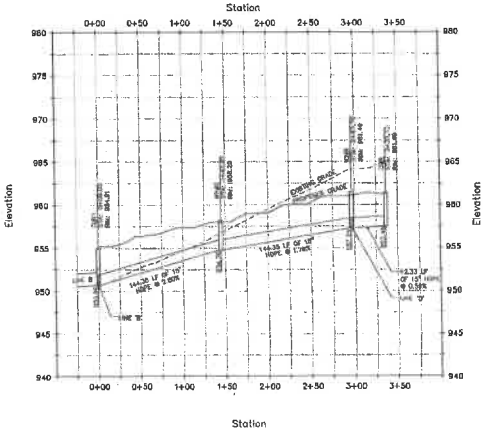
HORZ. SCALE 1"=50'
VERT. SCALE 1"= 5'



BB STORM SEWER PROFILE - LINE 'B'

STORM LINE C PROFILE

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



CC STORM SEWER PROFILE - LINE 'C'

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STORM PLAN AND PROFILES

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue/Date	Date/Initial
Drawn By	ABG
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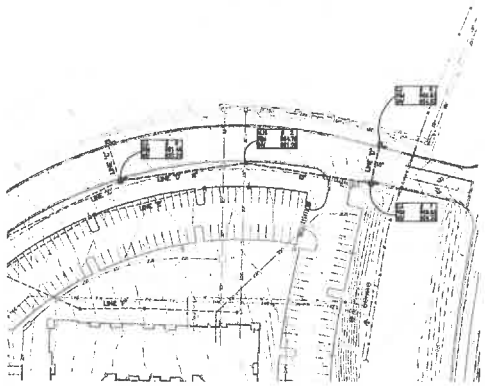
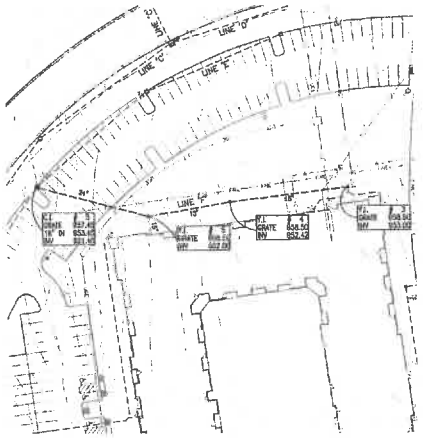
DRAWING
C-301



D STORM SEWER PLAN - LINE 'D'
1"=50'

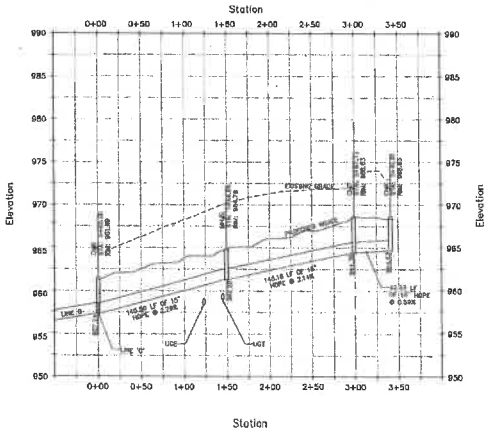
E STORM SEWER PLAN - LINE 'E'
1"=50'



F STORM SEWER PLAN - LINE 'F'
1"=50'

STORM LINE D PROFILE

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



DD STORM SEWER PROFILE - LINE 'D'
SCALE AS NOTED

STORM LINE E PROFILE

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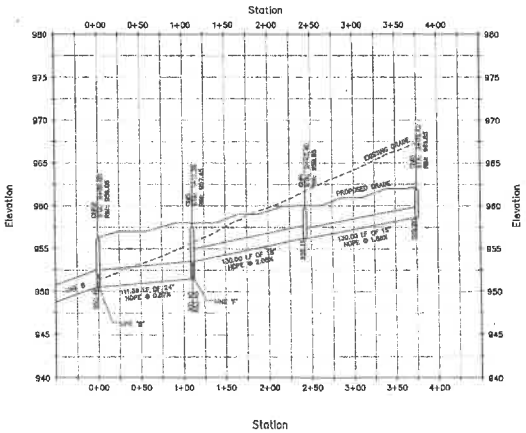

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SCALE AS NOTED

STORM LINE F PROFILE

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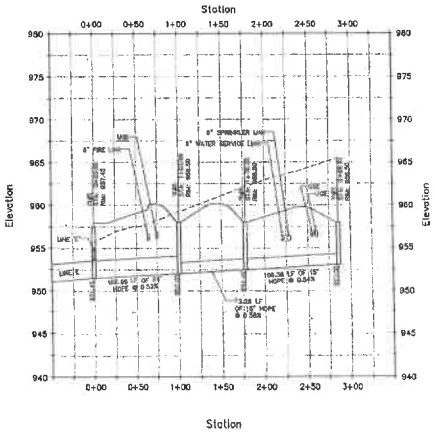

FF STORM SEWER PROFILE - LINE 'F'
SCALE AS NOTED

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STORM PLAN AND PROFILES

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

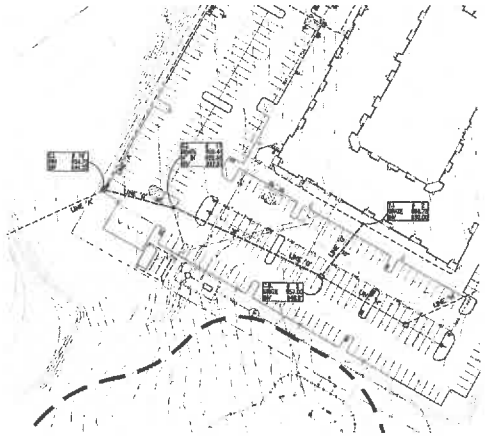
Issue Date:	October, 2023
Drawn By:	ABS
Checked By:	

Revisions

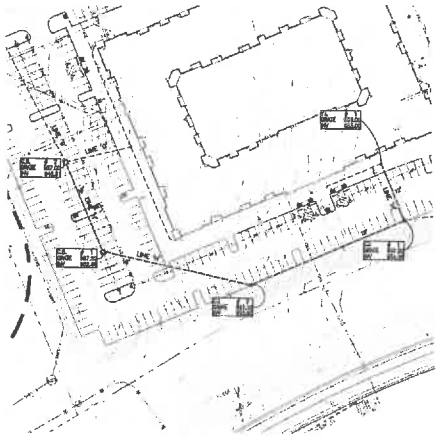
Mark	Date
ADD SEWER	

Project Number
21035.02

SHEET NO.
C-302



G STORM SEWER PLAN - LINE 'G'
1"= 50'



H STORM SEWER PLAN - LINE 'H'
1"= 50'

STORM LINE G PROFILE

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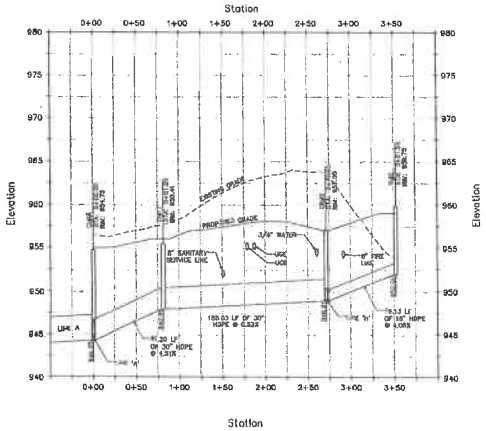
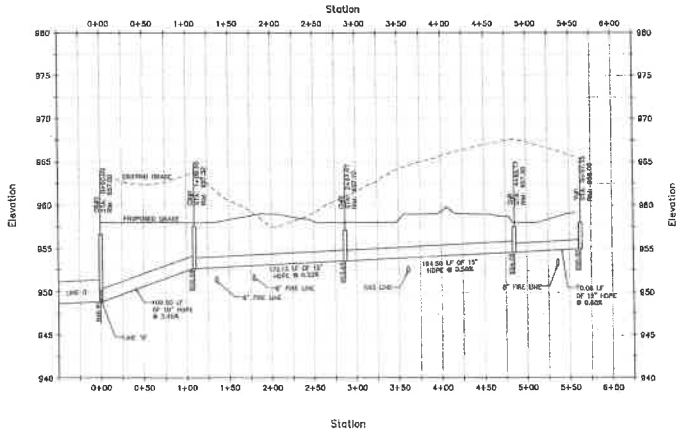
VERT. SCALE 1"= 5'



GG STORM SEWER PROFILE - LINE 'G'
SCALE AS NOTED

STORM LINE H PROFILE

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



HH STORM SEWER PROFILE - LINE 'H'
SCALE AS NOTED

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STORM PLAN AND PROFILES

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date: October, 2023
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Revisions

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AND SEAL

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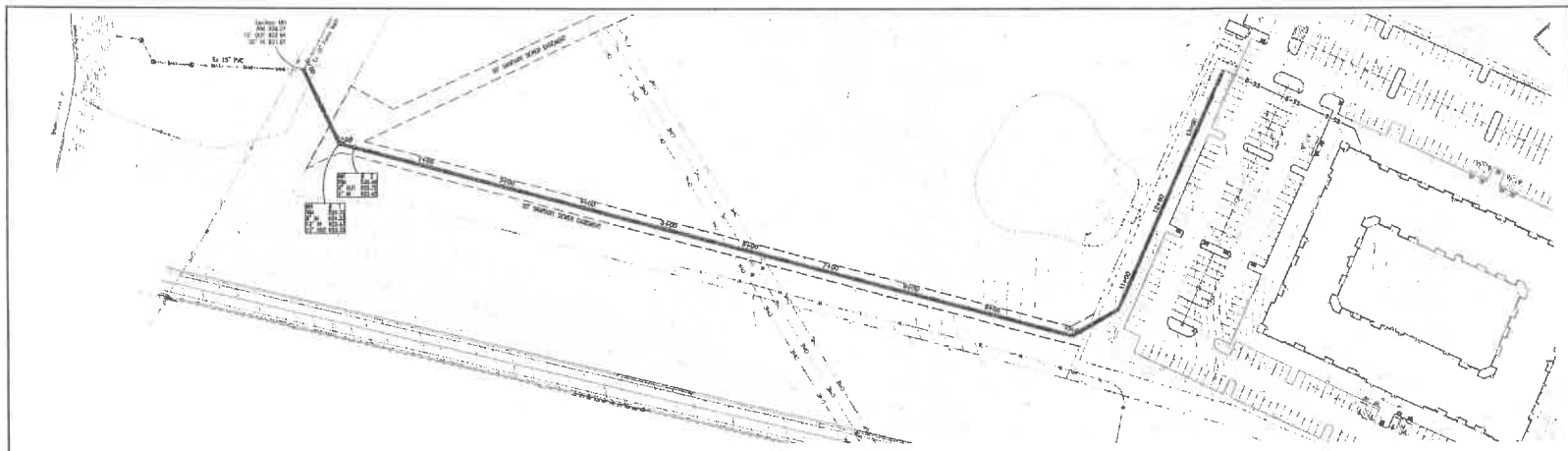
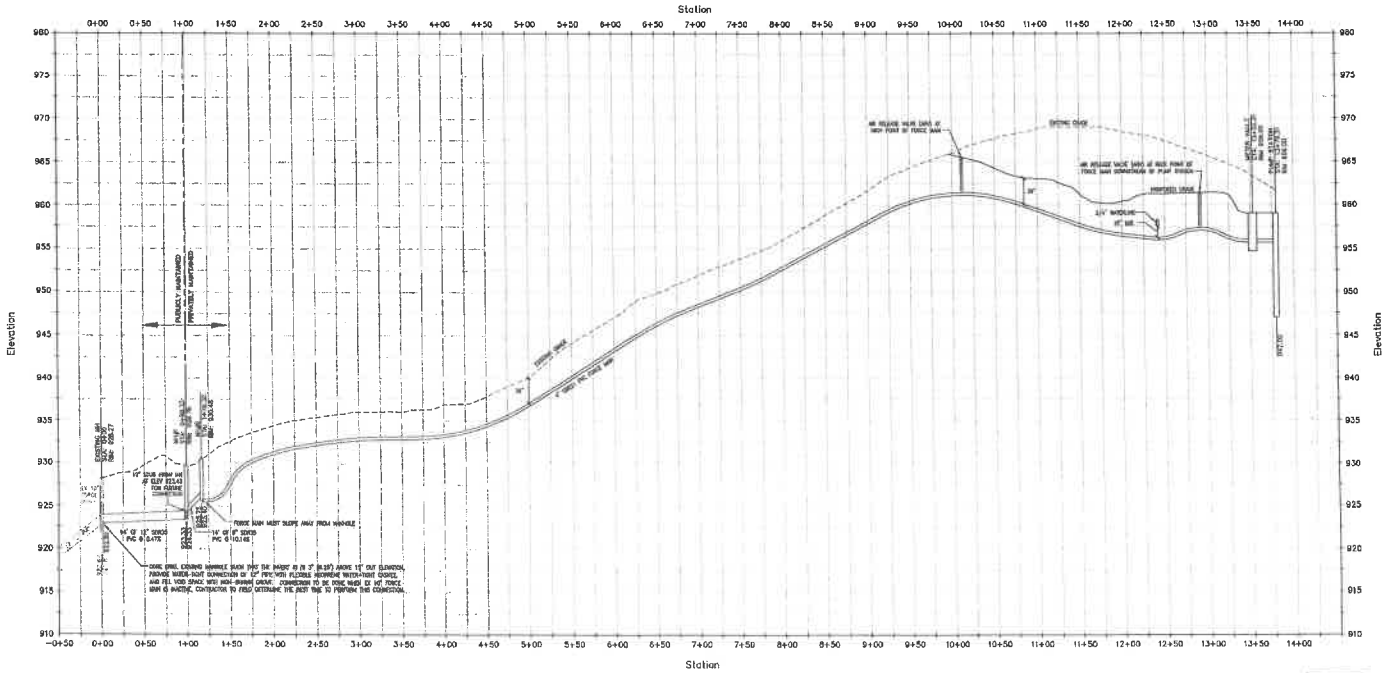
C-303



A SANITARY SEWER PLAN - LINE 'A'



AA SANITARY SEWER PROFILE - LINE 'A'

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

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PATRICK F. MUNN
28703
LICENSED
PROFESSIONAL ENGINEER
11-18-2013

SANITARY SEWER PLAN AND PROFILE

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date	October, 2013
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Checked By	PG
Revisions	
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Mark	Date

AIA SEAL

Project Number
21035.02

SHEET NUMBER
C-401

GENERAL CONDITIONS

THE "OWNER" IN THE GENERAL NOTES SHALL REFER TO (NAME) (CONTACT PERSON) (PHONE NUMBER) CF Apartments LLC, Kyle Kitzmiller, (513) 389-1249

THE "ENGINEER" IN THE GENERAL NOTES SHALL REFER TO. (NAME), (COMPANY) & (PHONE NUMBER). Patrick Deming, CMW Inc. (859) 254-6823

REFER TO THE GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, SEWERAGE FACILITIES, STREETS, STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PROPOSED WATERMAIN EXTENSION, AND STORM DRAINAGE FACILITIES, NICHOLASVILLE, KENTUCKY AND THE SUBDIVISION REGULATIONS FOR JESSAMINE COUNTY FOR MATERIALS INSTALLATION METHODS, TESTING PROCEDURES, AND INSPECTION REQUIREMENTS. JSEWD STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR WATERMAIN AND SEWER EXTENSIONS, AND LFUCG SANITARY AND STORM SEWER MANUALS AND SPECIFICATIONS. IN ANY EVENT OF A CONFLICT THE MORE STRINGENT WILL APPLY.

ANY CHANGES FROM THE APPROVED PLANS SHALL BE SUBMITTED IN WRITING TO AND APPROVED BY THE PLANNING COMMISSION OR THE JESSAMINE SOUTH ELKHORN WATER DISTRICT, AS APPLICABLE, PRIOR TO THE WORK BEING DONE.

PRIOR TO THE MOBILIZATION OF EQUIPMENT, A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON SITE ATTENDED BY THE CONTRACTOR, THE ENGINEER, THE OWNER, THE COUNTY ROAD SUPERVISOR, THE PLANNING COMMISSION AND THE JESSAMINE SOUTH ELKHORN WATER DISTRICT.

WITHIN 10 DAYS FOLLOWING THE PRECONSTRUCTION CONFERENCE, A PROJECT SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, THE PLANNING COMMISSION, THE JESSAMINE SOUTH ELKHORN WATER DISTRICT.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL, RUBBISH AND DEBRIS FROM AND ABOUT THE PREMISES AS WELL AS ALL TOOLS, APPLIANCES, CONSTRUCTION EQUIPMENT AND MACHINERY AND SURPLUS MATERIALS, AND SHALL LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY BY THE OWNER.

THE CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR HIS EMPLOYEES AND SUBCONTRACTORS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY AND PROPERLY REMOVE THESE SANITARY FACILITIES.

SUBMITTALS

THE CONTRACTOR SHALL PROVIDE MATERIAL CERTIFICATIONS FOR ALL MATERIALS USED ON THE PROJECT INCLUDING STORM AND SANITARY SEWERS.

THE CONTRACTOR SHALL, WHERE APPLICABLE, PROVIDE SHOP DRAWINGS FOR MATERIALS USED ON THE PROJECT. WHICH SHALL BE FORWARDED ELECTRONICALLY TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING.

THE ENGINEER SHALL FORWARD SHOP DRAWINGS TO THE JESSAMINE SOUTH ELKHORN WATER DISTRICT AND PLANNING COMMISSION.

THE CONTRACTOR SHALL RECORD THE SIZE, LOCATION, LENGTH, AND DEPTH OF ALL STORM, SANITARY, AND WATER SERVICES INSTALLED BY HIM UPON A SET OF DRAWINGS SUPPLIED TO HIM BY THE ENGINEER SPECIFICALLY FOR THIS PURPOSE. THE DRAWING SHALL BE RETURNED TO THE ENGINEER WHEN ALL INFRASTRUCTURES HAVE BEEN INSTALLED.

STANDARDS OF CONSTRUCTION

JESSAMINE COUNTY, JESSAMINE SOUTH ELKHORN WATER DISTRICT AND KENTUCKY DEPARTMENT OF HIGHWAYS SPECIFICATIONS, ALL LATEST EDITIONS SHALL APPLY TO THE WORK DESCRIBED WITHIN THESE PLAN DOCUMENTS UNLESS SPECIFICALLY DIRECTED BY NOTE OTHERWISE.

UTILITY LOCATIONS/BEFORE YOU DIG

THE CONTRACTOR IS ADVISED THAT UTILITY LOCATIONS SHOWN WITHIN THESE PLAN DOCUMENTS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO BEGINNING WORK. THE ULTIMATE RESPONSIBILITY FOR UNDERGROUND UTILITY LOCATIONS IS THE CONTRACTOR'S.

THE CONTRACTOR IS ADVISED THAT HE SHALL CONTACT KENTUCKY 811, AND/OR NON MEMBER KENTUCKY 811 UTILITIES. A MINIMUM OF 2 BUSINESS DAYS PRIOR TO EXCAVATION TO REQUEST INFORMATION ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL USE ALL POSSIBLE CARE IN EXCAVATING ON THE PROJECT TO AVOID DAMAGE TO EXISTING UTILITIES, WHETHER OR NOT THE UTILITIES ARE OR ARE NOT LOCATED ON THE PLANS. EXISTING UTILITIES AND LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF ALL UTILITIES AT NO ADDITIONAL COSTS

CONSTRUCTION LAYOUT

CONSTRUCTION STAKING TO BE PROVIDED BY THE OWNER UNLESS ALTERNATE STAKING PLAN APPROVED BY OWNER IN ADVANCED.

EXCAVATION

ALL EXCAVATION FOR THE PROJECT WHETHER TRENCH OR MASS SHALL BE CONSIDERED AS UNCLASSIFIED. CONTRACTOR SHALL TAKE ALL STEPS, INVESTIGATIONS, AND PROCEDURES HE DEEMS NECESSARY TO SATISFY HIMSELF OF LOCATION, TYPE, AND QUANTITY OF ROCK MATERIAL TO BE ENCOUNTERED

ROCK EXCAVATION

SHOULD ROCK REMOVAL BE PERFORMED BY BLASTING, THE CONTRACTOR SHALL PERFORM ALL OPERATIONS IN STRICT CONFORMANCE WITH ALL APPLICABLE LAWS

CLEARING, GRUBBING AND REMOVAL

PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING AND REMOVALS, ANY AREAS DESIGNATED ON THE PLANS OR BY THE ENGINEER AS "TREE PRESERVATION AREAS" OR "DO NOT DISTURB AREAS" SHALL BE DESIGNATED WITH ORANGE SAFETY FENCE OR SECURITY TAPE AS DIRECTED BY THE ENGINEER.

THE ENTIRE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE CLEARED OF ALL WEEDS, BRUSH, BRIARS, TREES, STUMPS, AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN, EXCEPT WITHIN AREAS THE ENGINEER MAY DESIGNATE TO REMAIN UNDISTURBED.

ALL BUSHES, TREES, ROOTS AND STUMPS WITHIN THE CONSTRUCTION LIMITS SHALL BE GRUBBED EXCEPT UNDISTURBED STUMPS, ROOTS AND NONPERISHABLE SOLID OBJECTS WHICH WILL BE A MINIMUM OF THREE FEET BELOW THE SUBGRADE OR EMBANKMENT FOUNDATION.

GEOTECHNICAL NOTES

ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE LIMITS OF ANY PROPOSED CONSTRUCTION ACTIVITIES. PROOF ROLL THE EXPOSED SURFACE OF ANY ANTICIPATED FILL AREA AND OR PAVEMENT AREA TO DETERMINE IF ANY UNSTABLE SOIL CONDITIONS EXIST.

EQUIPMENT USED FOR PROOF ROLLING SHALL BE A LOADED PNEUMATIC TIRED VEHICLE SUCH AS A DUAL AXLE DUMP TRUCK WITH A MINIMUM LOADED GROSS WEIGHT OF 37 TONS

IF ANY UNSTABLE AREAS ARE EXPOSED BY PROOF ROLLING, THOSE AREAS SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED MATERIAL, OR AS DIRECTED BY THE ENGINEER.

SOILS PLACED AS FILL OR BACKFILL WITHIN THE PROPOSED SITE SHALL BE COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT WITHIN -4 TO +2 PERCENT OF OPTIMUM.

A SHEEPSFOOT ROLLER SHALL BE USED TO COMPACT COHESIVE FILL MATERIAL AND A SMOOTH DRUM VIBRATORY ROLLER USED FOR GRANULAR SOILS. A HAND WHACKER OR VIBRATORY PLATE SHALL BE USED TO COMPACT BACKFILL ADJACENT TO FOUNDATIONS AND UTILITY TRENCH BACKFILLS.

SHOT ROCK OR MECHANICALLY EXCAVATED ROCK MAY BE USED FOR TRENCH FILL MATERIAL AS LONG AS THE LARGEST DIMENSION IN ANY DIRECTION OF THE ROCK FRAGMENT DOES NOT EXCEED 8 INCHES. LIFT THICKNESSES SHALL NOT EXCEED 12 INCHES.

EVALUATION OF ROCK FILL PLACEMENT AND THE INTEGRITY OF THE ROCK FILL SHALL BE DETERMINED BY VISUAL INSPECTION OF THE PLACEMENT PROCEDURES BY A QUALIFIED TECHNICIAN WORKING UNDER THE SUPERVISION OF A PROFESSIONAL GEOTECHNICAL ENGINEER

THE USE OF A SOIL/SHOT ROCK MIXTURE WITH MORE THAN 20 PERCENT SOIL FOR FILL CONSTRUCTION SHALL BE LIMITED TO NONSTRUCTURAL AREAS OF THE SITE.

SOIL USED FOR STRUCTURAL FILL SHALL BE PLACED IN LAYERS NO GREATER THAN 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO THE LIMITS PREVIOUSLY MENTIONED.

IN AREAS WHERE THE DENSITY IS ACHIEVED THROUGH THE USE OF HAND OPERATED EQUIPMENT, LOOSE LIFT THICKNESS SHALL NOT EXCEED 4 INCHES.

TESTS FOR THE DEGREE OF COMPACTION FOR SOIL SHALL BE MADE ON EACH LAYER BEFORE PLACEMENT OF THE NEXT LAYER.

ALL TESTING OF EMBANKMENT OR BACKFILL SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GEOTECHNICAL FIRM TO INSURE THAT ALL EMBANKMENT OR BACKFILL IS TESTED AND MEETS THE REQUIREMENTS OF THESE STANDARDS AND SPECIFICATIONS

IF SINKHOLES ARE FOUND PRIOR TO OR DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITIES IN THE SINKHOLE VICINITY SHALL CEASE AND THE ENGINEER OF RECORD NOTIFIED. CONSTRUCTION ACTIVITIES NEAR THE SINKHOLE SHALL NOT RESUME UNTIL DIRECTED SO BY THE ENGINEER.

EXCAVATION

EXCAVATION SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MISCELLANEOUS STRUCTURES REMOVED FROM WITHIN THE CONSTRUCTION LIMITS SUCH AS, BUT NOT LIMITED TO, ALL TYPES OF PAVEMENT AND PAVEMENT BASES, WHETHER RIGID OR FLEXIBLE, SIDEWALK, CURBS AND GUTTERS, CONDUITS THAT HAVE NO SALVAGE VALUE, SUCH AS DRAINAGE PIPES, SANITARY SEWER PIPE WATERLINES, AND OTHER UNSERVICEABLE UTILITY LINES.

THE PLANS MAY, OR MAY NOT, INDICATE THE EXACT LOCATIONS OF THE VARIOUS TYPES AND QUANTITIES OF THESE MISCELLANEOUS ITEMS TO BE REMOVED AND DISPOSED OF. HOWEVER, IT IS THE INTENT OF THESE SPECIFICATIONS THAT THE REMOVAL OF ANY SUCH ITEMS THAT FALL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CONSIDERED UNCLASSIFIED.

EXCEPT AS OTHERWISE SPECIFICALLY STATED, EXCAVATION SHALL INCLUDE INLET AND OUTLET DITCHES, REGARDLESS OF THE CLASSIFICATION OF THE MATERIAL ENCOUNTERED.

WITHOUT REGARD TO THE MATERIALS ENCOUNTERED, ALL EXCAVATION SHALL BE UNCLASSIFIED. IT SHALL BE DISTINCTLY UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH OR ANY OTHER MATERIAL ON THE PLANS OR CROSS SECTIONS, WHETHER IN NUMBERS, WORDS, LETTERS, OR LINES IS SOLELY FOR INFORMATION AND SHALL NOT BE TAKEN AS AN INDICATION OF CLASSIFIED EXCAVATION OR THE QUANTITY OF ROCK, EARTH OR OTHER MATERIAL INVOLVED.

THE CONTRACTOR SHALL DRAW HIS OWN CONCLUSIONS AS TO THE CONDITIONS TO BE ENCOUNTERED. THE OWNER OR THE ENGINEER DOES NOT GIVE ANY GUARANTEE AS TO THE ACCURACY OF THE DATA AND NO CLAIM WILL BE CONSIDERED FOR ADDITIONAL COMPENSATION WHEN THE MATERIALS ENCOUNTERED ARE NOT IN ACCORD WITH THE CLASSIFICATION SHOWN.

GEOLOGICAL FEATURES MAY BE PRESENT ON THIS PROPERTY. THESE FEATURES, IF IDENTIFIED WILL BE THOROUGHLY SURVEYED AND TESTED BY A GEOTECHNICAL ENGINEERING FIRM. ANY RECOMMENDATIONS FOR THESE AREAS WILL BE ADDRESSED WITH REVISIONS TO THE CONSTRUCTION PLANS

ALL SUITABLE MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED, IN SO FAR AS PRACTICAL, IN THE FORMATION OF EMBANKMENTS, SUBGRADE, SHOULDERS, BACKFILL FOR STRUCTURES, OR FOR OTHER PURPOSES SHOWN ON THE PLANS OR AS DIRECTED

NO EXCAVATED MATERIAL SHALL BE WASTED WITHOUT PERMISSION. EXCAVATED MATERIAL IN EXCESS OF THAT REQUIRED FOR NORMAL EMBANKMENT CONSTRUCTION SHALL BE WASTED WITHIN THE PROJECT LIMITS, WHERE AND HOW AS SPECIFICALLY DIRECTED OR APPROVED BY THE ENGINEER.

SITE GRADING NOTES

1. ALL SPOT ELEVATIONS INDICATE FINISH GRADE OF SURFACE. ADJUSTMENTS MUST BE MADE TO ESTABLISH GRADES OF SUB-BASE OR SUBGRADE.

2. CONTRACTOR SHALL, BEFORE STARTING SITE EXCAVATION, STRIP ALL TOPSOIL FROM PORTIONS OF THE SITE TO BE DEVELOPED AND STORE IN A LOCATION THAT WILL NOT INTERFERE WITH SITE DEVELOPMENT OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING TOPSOIL IN FINISH GRADE AREAS, BACKFILLING CURBS, SIDEWALKS, ETC

3 SHOULD CONTRACTOR ENCOUNTER ROCK EXCAVATION, THE ROCK SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES BELOW FINISHED GRADE UNDER THE VEGETATIVE AREAS. REFILL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL NOTES.

4. THE OVERLOT RE-GRADE LINES SHOWN HEREON ARE FOR DETERMINING DRAINAGE LIMITS AND ARE SUBJECT TO REVISION DURING CONSTRUCTION. GENERAL DRAINAGE PATTERNS WILL BE MAINTAINED. SPECIFIC OVERLOT GRADES MAY VARY.

STORM DRAINAGE FACILITES NOTES

STORM SEWER PIPE SHALL BE DESIGNATED ON THE APPROVED CONSTRUCTION PLANS, AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS.
BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:

1. WHEN THE TRENCH EXCAVATION IS IN ROCK, THE PIPE SHALL BE BEDDED ON AT LEAST 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE, AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE FOR A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE. BACKFILL ABOVE THIS CUSHION SHALL NOT CONTAIN PIECES OF ROCK LARGER THAN 12 INCHES IN ANY DIMENSION.

2. WHEN THE TRENCH EXCAVATION IS IN SOIL, THE PIPE SHALL BE BEDDED ON AT LEAST 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE TO THE TOP OF THE PIPE. THE REMAINING PORTION OF THE TRENCH NOT LOCATED WITHIN A STREET, CAN BE BACKFILLED WITH SELECT SOIL CONTAINING NO ROCKS.

3. WHEN THE TRENCH EXCAVATION IS WITHIN A STREET (i.e., BACK OF CURB TO BACK OF CURB), THEN THE ENTIRE TRENCH SHALL BE BACKFILLED WITH NO 9 OR NO. 68 CRUSHED STONE.

MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS. ALL MANHOLE TOPS SHALL BE ECCENTRIC IN DESIGN. CONICAL TOPS SHALL BE USED FOR ALL MANHOLES WITH DEPTHS SUFFICIENT FOR THEIR USE. MINOR GRADE ADJUSTMENTS (THROUGH THE USE OF GRADE RINGS) TO THE RIM ELEVATION SHALL NOT EXCEED 12 INCHES. NO MORE THAN 2 GRADE RINGS SHALL BE PERMITTED. BITUMINOUS MASTIC SEALANT SHALL BE USED AT EACH JOINT OF THE MANHOLE AND BETWEEN ALL GRADE RINGS AND/OR CASTINGS. NON-SHRINK (HYDRAULIC) GROUT SHALL BE REQUIRED INSIDE THE MANHOLES WHERE THE PIPES, INCLUDING LATERALS, ENTER AND EXIT, ALL JOINTS, AND LIFT EYES.

HEADWALLS AND OTHER CONCRETE STRUCTURES SHALL BE AS DESIGNATED ON THE APPROVED CONSTRUCTION PLANS, AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS. ALL HEADWALLS 36" OR HIGHER SHALL HAVE CHAIN LINK FENCE INSTALLED ON TOP.

DRAINAGE SWALES AND DETENTION BASINS SHALL CONFORM TO THE GENERAL SPECIFICATIONS. DRAINAGE SWALES SHALL BE SODDED TO THE ELEVATION OF THE 25-YEAR FREQUENCY STORM. THE BOTTOM, TOP, AND SIDE SLOPES OF DETENTION BASINS SHALL BE SODDED.

AS-BUILT FIELD SURVEY SHALL BE AUTOCAD FORMAT AND SHALL INCLUDE A POINT COORDINATE FILE WITH VERTICAL ELEVATIONS INCLUDING:

A. CATCH BASINS, RIM AND INVERT
B. STORM MANHOLES, RIM AND INVERT
C. HEADWALL INVERTS
D. SURFACE INLET, TOP OF GRATE AND INVERT
E. TOPO OF DETENTION/RETENTION BASIN
F. CONTROL MONUMENTS AND COORDINATES

STORM MANHOLES FOR PIPES 60 INCHES OR SMALLER IN DIAMETER SHALL REQUIRE IMPROVED INVERTS.

SANITARY SEWERS

UNLESS OTHERWISE NOTED, ALL PVC SANITARY SEWERS SHALL BE PVC SDR 35 AND ALL DUCTILE IRON SANITARY SEWERS SHALL BE CLASS 350

ALL SANITARY SEWER LATERALS SHALL BE 6" AND ALL LATERALS SHALL HAVE A CLEANOUT.

ALL SANITARY SEWER LATERALS SHALL BE CONSTRUCTED A MINIMUM OF 5' OUTSIDE THE RIGHT-OF-WAY OR EASEMENT LINE

ALL SANITARY LATERALS SHALL BE WITNESSED WITH A 7' METAL "T" FENCE POST PAINTED FLORESCENT GREEN, HAVING 4' EXPOSED ABOVE GROUND. A 5' LONG NO. 5 REBAR SHALL BE PLACED ACROSS THE END OF EACH LATERAL. (SEE DETAILS)

ALL SANITARY AND STORM SEWER MANHOLES SHALL BE 4' IN DIAMETER, UNLESS OTHERWISE NOTED, AND MARKED WITH A 7' METAL "T" FENCE POST PAINTED FLORESCENT GREEN, HAVING 4' EXPOSED ABOVE GROUND.

ALL MAIN CONSTRUCTION INTO MANHOLES MUST BE FACTORY INSTALLED WITH (A-LOCK OR EQUAL) WATER STOPS. NO MORE THAN 4 PENETRATIONS SHALL BE ALLOWED PER MANHOLE. NO GREATER THAN A 2 FEET ELEVATION CHANGE SHALL BE ALLOWED WITHIN THE MANHOLE. CHANGES GREATER THAN 2 FEET SHALL BE A DROP MANHOLE.

ALL PVC SANITARY SEWERS SHALL BE SUBJECTED TO A LOW PRESSURE AIR TEST. THE LOW PRESSURE AIR TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED UNDER THE DIRECTION OF THE JESSAMINE SOUTH ELKHORN WATER DISTRICT. TEST SHALL COMPLY WITH UNI-BALL UNI-B-6-96 SPECIFICATION.

ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED. THE TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED UNDER THE DIRECTION OF THE JESSAMINE SOUTH ELKHORN WATER DISTRICT.

ALL SANITARY SEWERS, INCLUDING LATERALS SHALL BE SUBJECTED TO A TV TEST INSPECTION. THE TEST SHALL BE PERFORMED UNDER THE DIRECTION OF THE JESSAMINE SOUTH ELKHORN WATER DISTRICT.

ALL SANITARY SEWERS SHALL BE JET FLUSHED PRIOR TO TV INSPECTION (BOTH PUNCH LIST AND WARRANTY) AND TESTING. THE FLUSHING SHALL BE THE CONTRACTORS RESPONSIBILITY.

ALL FLUSHING, AIR TESTING, VACUUM TESTING, AND HYDROSTATIC TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL REPAIRS, REINSPECTION (TV, AIR TEST, VACUUM TEST) AND CLEANING OF THE GRAVITY SEWERS DUE TO RESULTS FROM THE INITIAL INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR

SEWER MANHOLES SHALL NOT BE COVERED BY ANY CONSTRUCTION OPERATION

SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE JOINTS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

ALL BURIED DUCTILE IRON PIPE SHALL HAVE MANUFACTURER'S OUTSIDE COAL TAR OR ASPHALTIC BASE COATING AND SHALL BE COATED WITH PROTECTO 401 CERAMIC EPOXY IN ACCORDANCE WITH THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT SANITARY SEWER SPECIFICATIONS.

PRIOR TO WARRANTY INSPECTION ALL SANITARY SEWERS SHALL BE FLUSHED, VIDEO INSPECTED AND ALL DEFECTS CORRECTED, INCLUDING LATERAL FROM HOUSE CLEANOUT TO SEWER MAIN.

ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF JESSAMINE SOUTH ELKHORN WATER DISTRICT, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, AND CITY OF NICHOLASVILLE (WHERE APPLICABLE). IN CASE OF CONFLICT, THE MORE STRINGENT (AS DETERMINED BY THE DISTRICT), SHALL APPLY.

FOR THOSE LINES THAT ARE INDICATED TO BE PLACED IN AREAS OF EMBANKMENT CONSTRUCTION, PRIOR TO BEGINNING INSTALLATION OF SAID MAINS, COPIES OF WRITTEN REPORTS FROM AN APPROVED GEOTECHNICAL FIRM INDICATING THAT SAID EMBANKMENT CONSTRUCTION MEETS OR EXCEEDS APPLICABLE SPECIFICATIONS SHALL BE FURNISHED. FAILURE OF CONTRACTOR TO COORDINATE WITH THE GEOTECHNICAL FIRM IN ORDER TO COMPLY WITH THIS REQUIREMENT SHALL SUBJECT SAME TO REMOVAL, COMPACTION TESTING AND REPLACEMENT OF THOSE LINES INSTALLED WITHOUT DOCUMENTATION. SAID CORRECTIVE WORK WILL BE AT NO ADDITIONAL COST TO THE OWNER

ANY PROPOSED CHANGES IN THE APPROVED SEWER DESIGN SHALL BE SUBMITTED TO AND APPROVED BY JESSAMINE SOUTH ELKHORN WATER DISTRICT AND LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT PRIOR TO BEGINNING OF CONSTRUCTION OF SAID REVISION.

AS-BUILT FIELD SURVEY SHALL BE AUTOCAD FORMAT AND INCLUDE A POINT COORDINATE FILE WITH VERTICAL ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A. MANHOLE- RIM AND INVERT.
B. FORCE MAIN FITTINGS.
C. FORCE MAIN ALIGNMENT (MAXIMUM 200' BRACING).
D. END OF SEWER LATERAL, HORIZONTAL AND VERTICAL POSITION.
E. CONTROL MONUMENTATION AND COORDINATES.
F. RECORD PLAT
G. CLEAN OUT
H. FINAL GRADE PROFILE FOR MAIN SEGMENTS REQUIRING SPECIAL CONDITIONS PERTAINING TO COVER, I.E., 2.5' TO 4' AND STD.DWG-204.
I. PUMP STATION SITE TOPO

THREE (3) COPIES OF INSPECTION LOGS AND DIGITAL DISK SHALL BE DELIVERED TO JESSAMINE SOUTH ELKHORN WATER DISTRICT, FOR BOTH THE PUNCH LIST AND WARRANTY INSPECTION.

EACH MANHOLE AS IT IS INSTALLED SHALL BE WITNESSED AND MONUMENTED WITH A
7' STEEL "T" FENCE POST PAINTED FLUORESCENT GREEN, DRIVEN A MINIMUM OF 3 FEET INTO THE GROUND, ADJACENT TO THE MANHOLE. PRIOR TO ACCEPTANCE OF THE PROJECT, ANY DAMAGED MARKER POST SHALL BE REPLACED.

ALL 6" LATERALS SHALL HAVE A CLEAN OUT AS PER LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT STANDARD DRAWING #233 AND EXTEND A MINIMUM OF 4 FEET ABOVE FINISHED GRADE.

THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2' ABOVE THE MANHOLE TOP OF THE FIRST DOWNGRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2' ABOVE THE MANHOLE TOP OF THE FIRST DOWNGRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WITH A FLOOR ELEVATION LESS THAN 3' ABOVE THE TOP OF PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DISCHARGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WET-WELLS AND HAS EXECUTED A WAIVER AND RELEASE AND HOLD HARMLESS WITH THE CITY OF NICHOLASVILLE AND JESSAMINE SOUTH ELKHORN WATER DISTRICT.

IN SITUATIONS WHERE THE STORM SEWER IS OVER THE SANITARY SEWER, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REQUIRES STRUCTURAL SUPPORTS ON EACH SIDE OF THE SANITARY SEWER DITCH TO SUPPORT THE STORM SEWER ABOVE. (NOTE: LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DOES NOT WANT FLOWABLE FILL DIRECTLY AGAINST THE SANITARY SEWER LINE) (SEE DETAILS)

IN SITUATIONS WHERE THE SANITARY SEWER IS OVER THE STORM SEWER, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REQUIRES THAT STORM SEWER LINE BACKFILL STONE BE EXTENDED VERTICALLY TO SUPPORT THE SANITARY SEWER LINE. (NOTE: LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DOES NOT WANT FLOWABLE FILL DIRECTLY AGAINST THE SANITARY SEWER LINE.) (SEE DETAILS)

ALL SEWER LINES SHALL BE PVC, SDR 35, MEETING THE REQUIREMENTS OF ASTM DESIGNATION D-3034, UNLESS SHOWN OTHERWISE ON APPROVED CONSTRUCTION PLANS. ALL PIPE SHALL BE OF THE BELL AND SPIGOT TYPE AND FURNISHED WITH RUBBER GASKETS.

SEWER LATERALS SHALL BE OF THE SAME MATERIAL AS THE MAIN LINE. NO SEWER LATERAL SHALL BE CONSTRUCTED FROM A MANHOLE.

BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:

THE SEWER PIPE, EITHER GRAVITY OR FORCE MAIN, SHALL BE BEDDED ON AT LEAST 6 INCHES OF NO. 9 OR NO. 68 CRUSHED STONE, AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE FOR A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE. BACKFILL ABOVE THIS CUSHION SHALL NOT CONTAIN PIECES OF ROCK LARGER THAN 12 INCHES IN ANY DIMENSION.

WHEN THE TRENCH EXCAVATION IS WITHIN A STREET (i.e., BACK OF CURB TO BACK OF CURB) THEN THE ENTIRE TRENCH SHALL BE BACKFILLED WITH NO. 9 OR NO. 68 CRUSHED STONE.

MANHOLES SHALL BE CONSTRUCTED OF PRECAST CONCRETE AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS. ALL MANHOLE TOPS SHALL BE ECCENTRIC IN DESIGN. CONICAL TOPS SHALL BE USED FOR ALL MANHOLES WITH DEPTHS GREATER THAN 46 INCHES. MINOR GRADE ADJUSTMENTS (THROUGH THE USE OF GRADE RINGS) TO THE RIM ELEVATION SHALL NOT EXCEED 12 INCHES. NO MORE THAN 2 GRADE RINGS SHALL BE PERMITTED. BITUMINOUS MASTIC SEALANT SHALL BE USED AT EACH JOINT OF THE MANHOLE AND BETWEEN ALL GRADE RINGS AND/OR CASTINGS. NON-SHRINK (HYDRAULIC) GROUT SHALL BE REQUIRED INSIDE THE MANHOLES WHERE THE PIPES ENTER AND EXIT, AND AT ALL JOINTS AND LIFT EYES.

ALL MANHOLES SHALL HAVE A HDPE PLASTIC MANHOLE INFLOW PROTECTOR EQUIPPED WITH A NYLON STAP, DOUBLE VALVE AND GASKET, SUITABLE FOR ONE PERSON OPERATION.

ALL ELECTRIC AND COMMUNICATIONS LINES AND APPURTENANCES SHALL BE INSTALLED WITH A MINIMUM OF 6' SEPARATION FROM ANY WATERMAIN OR WATERLINE APPURTENANCE.

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JESSAMINE SOUTH ELKHORN WATER DISTRICT (JDEWD) GENERAL NPTES

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2021
Drawn By:	PD
Checked By:	

Mark	Date	Revision

AS-BUILT

Project Number
21035.02

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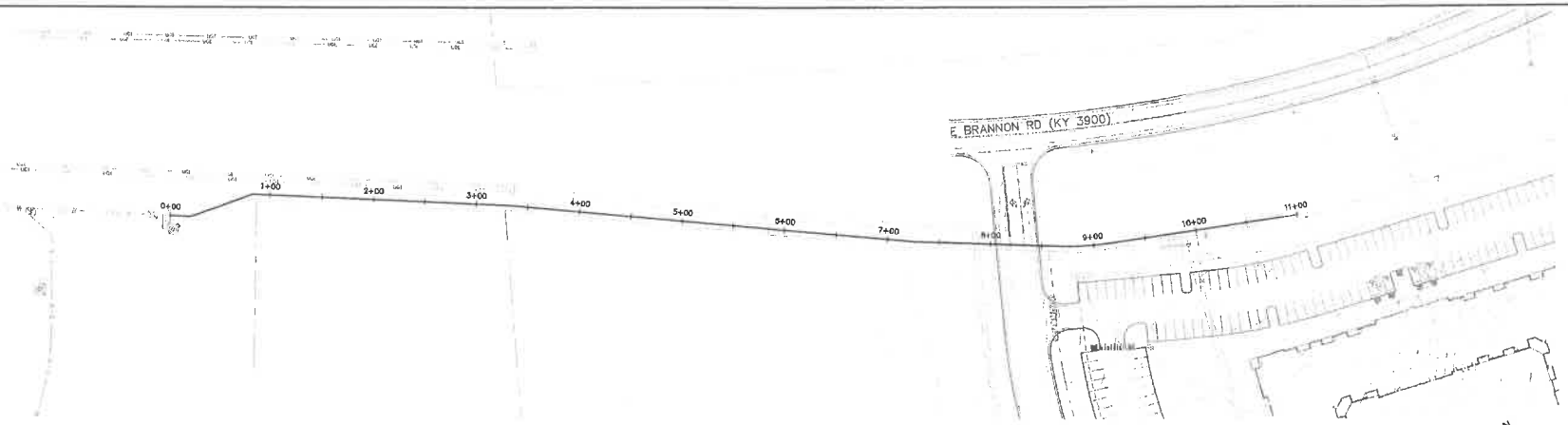
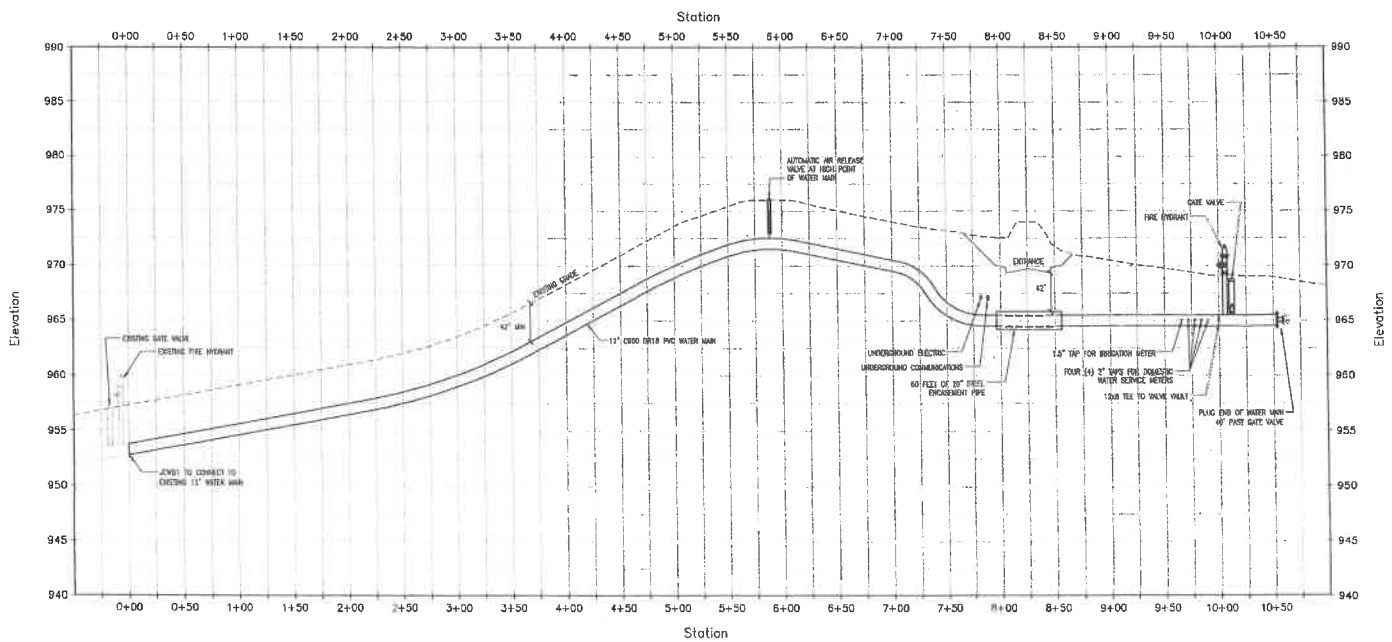
C-402



A WATER MAIN PLAN VIEW

1" = 50'



AA WATER MAIN PROFILE

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

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STATE OF KENTUCKY
ST. PATRICK F.B. DEMPSEY
20703
LICENSED PROFESSIONAL ENGINEER
11-16-2023

WATER MAIN PLAN AND PROFILE

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

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AHJ SEAL

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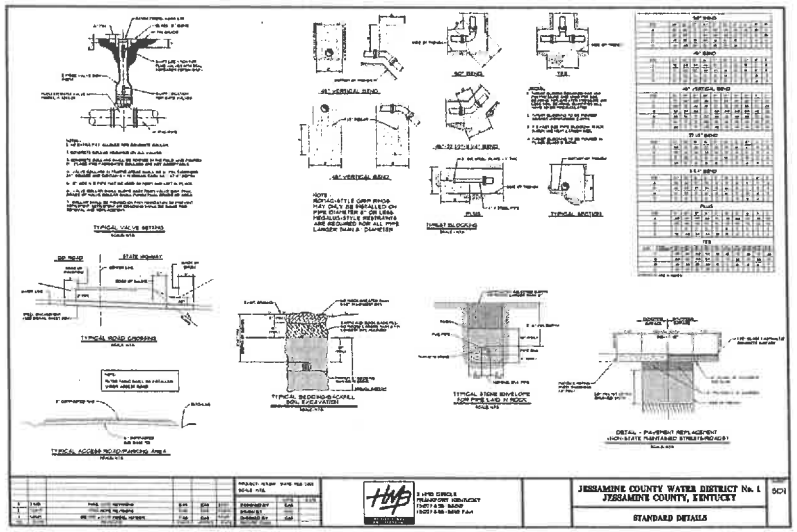

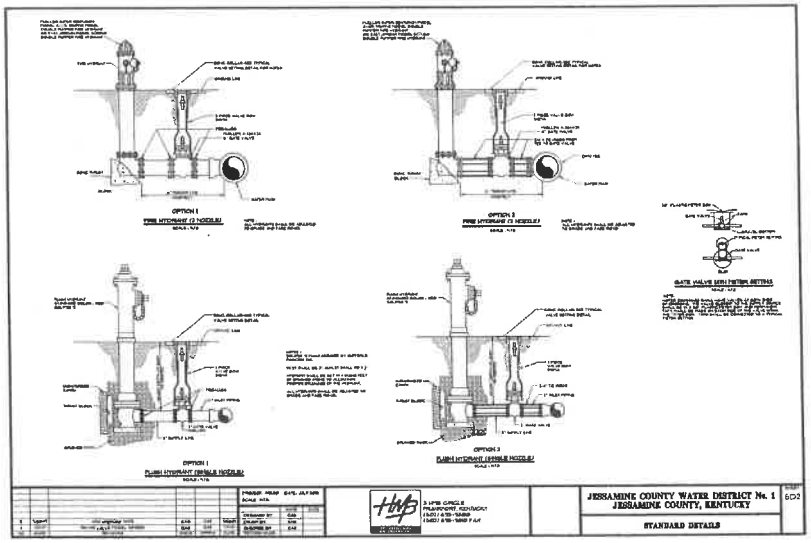

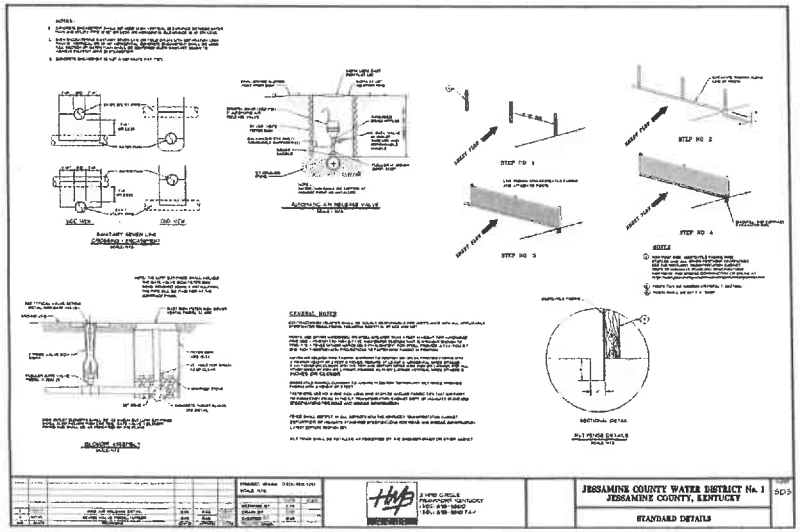

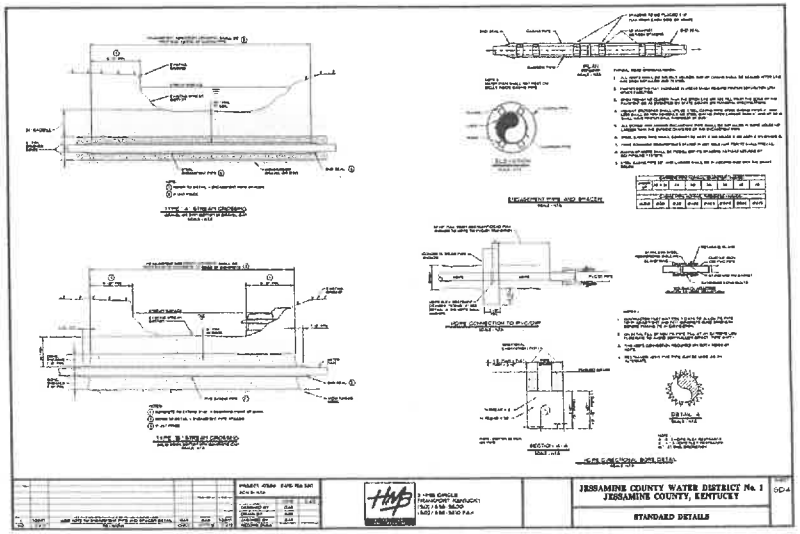

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11-19-2003

WATER MAIN DETAILS

CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

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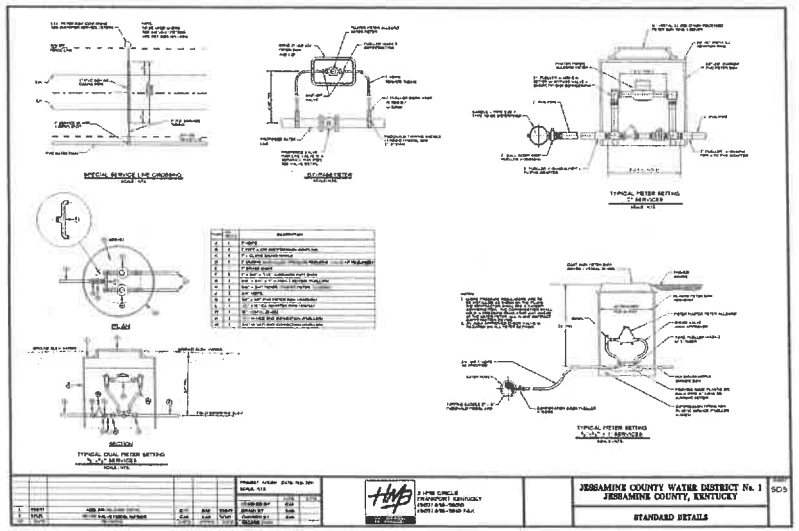
C-502



JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY

STANDARD DETAILS

SD5

JESSAMINE COUNTY WATER DISTRICT No 1
GENERAL NOTES
February 4, 2021

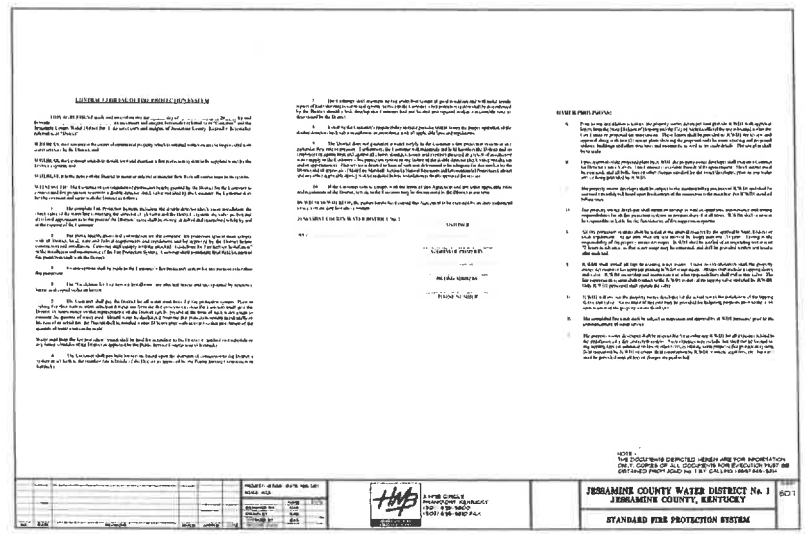
1. Bid water will be provided by JCWD1 to any development until the District's standard development contract is executed and returned to the District and all fees paid in full. Water will be provided by the District only after the Developer has been recorded by the Developer.
2. The Developer's Contractor 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. All water line shall be laid in either a dedicated utility easement (10' minimum) and/or public right-of-way where the District has unrestricted access and permission to cut the street to make repairs. In new residential developments, or other areas with sidewalks, the developer shall provide JCWD1 with a dedicated water line easement a minimum of 8' in width for water line installed parallel to sidewalks. Easements shall be a minimum of 20' in all other circumstances.
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 valves 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 in 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 ½ PSI pressure loss over the duration of the test. JCWD1 personnel shall witness the test procedure and record gage readings at the beginning and end of the pressure test. Not more than 1500 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 the time frame.
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 (approved 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. The Developer is responsible for all costs associated with connections or taps to existing mains.
12. The Developer must submit contract 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 sandbox and costs may be estimated prior to the start of the work, at the Developer's request. The Developer's Engineer shall provide adequate inspections to certify the completed project to the DOW without qualifications 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 Brown insulated copper wire shall be installed along all water mains. All splices of water wire shall be fully encapsulated water gaskets.
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 or manufacturer recommendation if less than 4° 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, or manufacturer recommendations if less than 4°.
20. All installed water main must be tested in accordance with manufacturer recommendations and may not be over or under inserted under any circumstances.
21. Backfill around catch basins must be lightly 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 debris left open overnight and all construction debris disposed of daily.
24. Mass compact measurements of any applicable percent shall apply to the Work.
25. Any water main installed in public right-of-way shall be a minimum of 30" deep. Note maintained roadway trenching 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.
26. Three (3) feet of horizontal separation is required between installed water main and any and all other underground utilities. Water mains may be installed in the utility strip only if this separation may be achieved and the water main is the only underground utility within the utility strip. Minimum utility strip width is six (6) feet.
27. Mueller style port insulmat is required for all water mains larger than 3" in diameter. Permat grip rings are acceptable only for pipe 8" or less in diameter.
28. Water main installed within city limits shall comply with applicable standards.
29. No copper service line may be installed regardless of location of project in relation to city limits.

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) 885-9311

JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY

STANDARD DETAILS - GENERAL NOTES

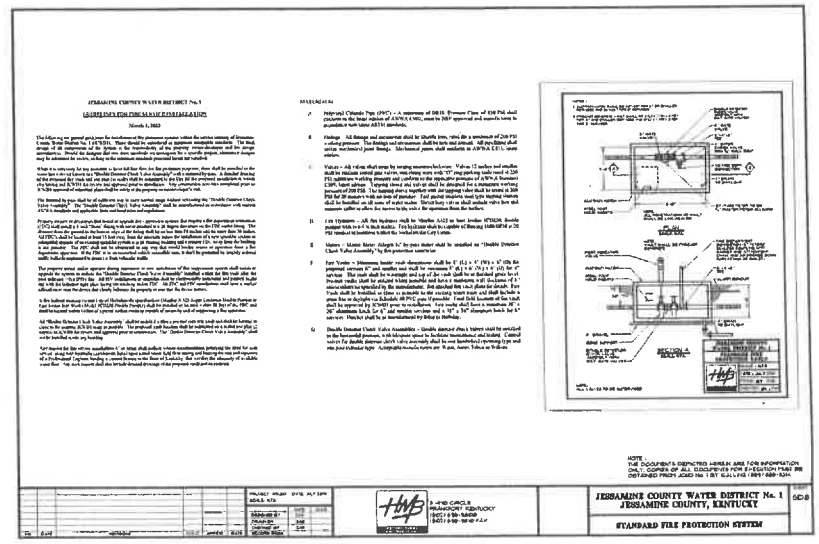
SD6



JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY

STANDARD FIRE PROTECTION SYSTEM

SD7



JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY

STANDARD FIRE PROTECTION SYSTEM

SD8

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11-10-2023

WATER MAIN DETAILS
CREEKLAND APARTMENTS
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

PERMIT PLANS

Issue Date:	October, 2023
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Mark	Date
AND SEAL	

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C-503

PURPOSE OF DEVELOPMENT PLAN

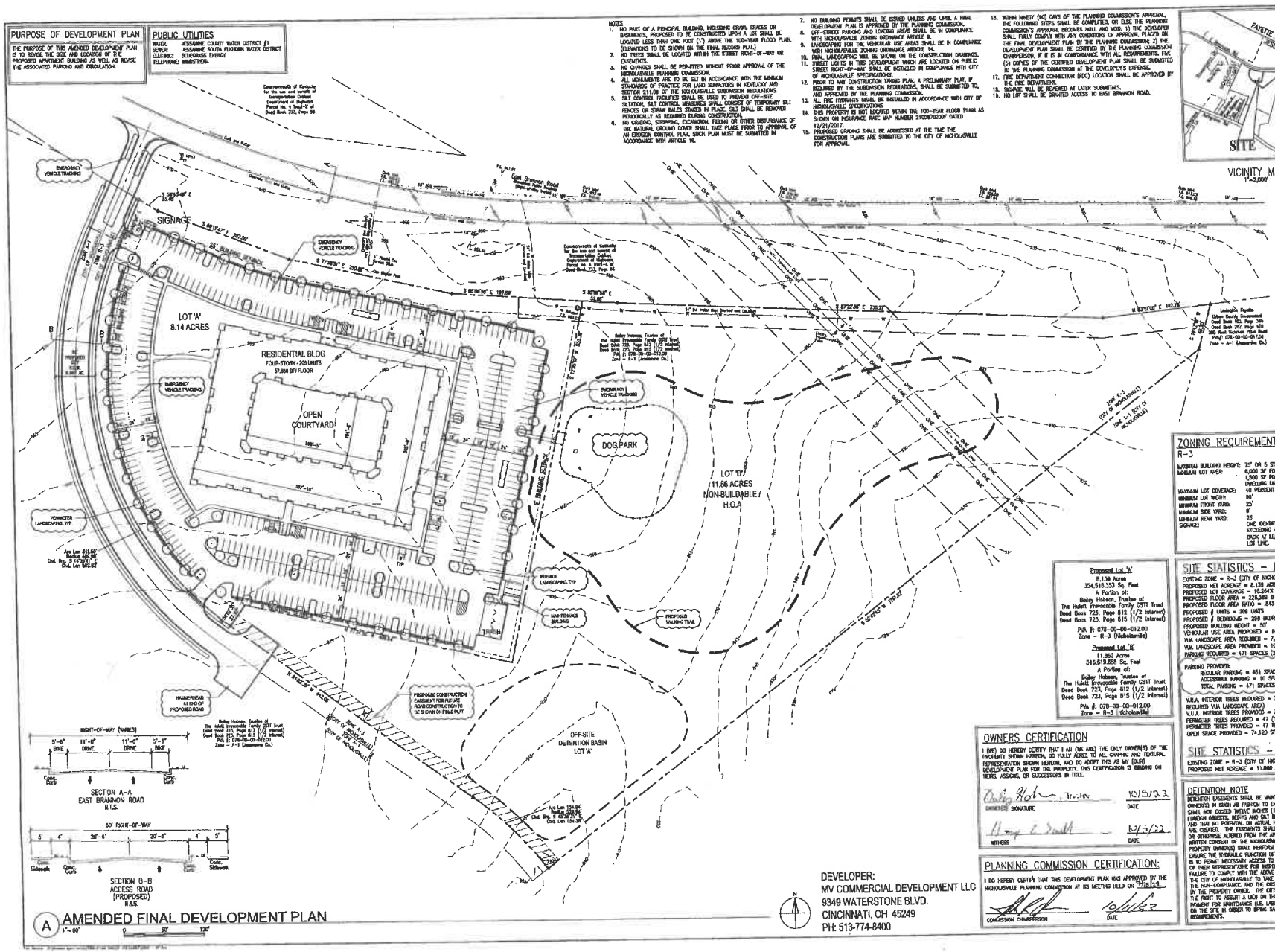
THE PURPOSE OF THIS AMENDED DEVELOPMENT PLAN IS TO REVISE THE SIZE AND LOCATION OF THE PROPOSED APARTMENT BUILDING AS WELL AS REVISE THE ASSOCIATED PARKING AND CIRCULATION.

PUBLIC UTILITIES

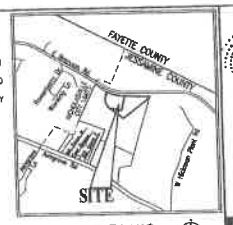
WATER: JESSAMINE COUNTY WATER DISTRICT #1
SEWER: JESSAMINE SOUTH ELKHORN WATER DISTRICT
ELECTRIC: BLUEGRASS ENERGY
TELEPHONE: WINDSTREAM

NOTES

1. NO PART OF A PRINCIPAL BUILDING, INCLUDING CRAWL SPACES OR BASEMENTS, PROPOSED TO BE CONSTRUCTED UPON A LOT SHALL BE LOCATED LESS THAN ONE FOOT (1') ABOVE THE 100-YEAR FLOOD PLAIN ELEVATIONS TO BE SHOWN ON THE FINAL RECORD PLAT.
2. NO TREES SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENTS.
3. NO CHANGES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.
4. ALL MONUMENTS ARE TO BE SET IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS IN KENTUCKY AND SECTION 211.06 OF THE NICHOLASVILLE SUBDIVISION REGULATIONS.
5. SILT CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SILTATION. SILT CONTROL MEASURES SHALL CONSIST OF TEMPORARY SILT FENCES OR STRAW BALES STAKED IN PLACE. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
6. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE VII.
7. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
8. OFF-STREET PARKING AND LOADING AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE II.
9. LANDSCAPING FOR THE VEHICULAR USE AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 14.
10. FINAL LANDSCAPING WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
11. STREET LIGHTS IN THIS DEVELOPMENT WHICH ARE LOCATED ON PUBLIC STREET RIGHT-OF-WAY SHALL BE INSTALLED IN COMPLIANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS.
12. PRIOR TO ANY CONSTRUCTION TAKING PLAN, A PRELIMINARY PLAT, IF REQUIRED BY THE SUBDIVISION REGULATIONS, SHALL BE SUBMITTED TO, AND APPROVED BY THE PLANNING COMMISSION.
13. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS
14. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON INSURANCE RATE MAP NUMBER 21067C0200F DATED 12/21/2017.
15. PROPOSED GRADING SHALL BE ADDRESSED AT THE TIME THE CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.
16. WITHIN NINETY (90) DAYS OF THE PLANNING COMMISSION'S APPROVAL, THE FOLLOWING STEPS SHALL BE COMPLETED, OR ELSE THE PLANNING COMMISSION'S APPROVAL BECOMES NULL AND VOID: 1) THE DEVELOPER SHALL FULLY COMPLY WITH ANY CONDITIONS OF APPROVAL PLACED ON THE FINAL DEVELOPMENT PLAN BY THE PLANNING COMMISSION; 2) THE DEVELOPMENT PLAN SHALL BE CERTIFIED BY THE PLANNING COMMISSION CHAIRPERSON, IF IT IS IN CONFORMANCE WITH ALL REQUIREMENTS. FIVE (5) COPIES OF THE CERTIFIED DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AT THE DEVELOPER'S EXPENSE.
17. FIRE DEPARTMENT CONNECTION (FDC) LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT.
18. SIGNAGE WILL BE REVIEWED AT LATER SUBMITTALS.
19. NO LOT SHALL BE GRANTED ACCESS TO EAST BRANNON ROAD.



A AMENDED FINAL DEVELOPMENT PLAN
1"= 60'



VICINITY MAP
1"=2,000'

ZONING REQUIREMENTS

R-3

MAXIMUM BUILDING HEIGHT:	75' OR 5 STORIES
MINIMUM LOT AREA:	6,000 SF FOR FIRST DWELLING PLUS 1,500 SF FOR EACH ADDITIONAL DWELLING UNIT.
MAXIMUM LOT COVERAGE:	40 PERCENT
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	8'
MINIMUM REAR YARD:	25'
SIGNAGE:	ONE IDENTIFICATION SIGN NOT EXCEEDING 40 SF IN SIZE AND SET BACK AT LEAST 20' FROM FRONT LOT LINE.

Proposed Lot 'A'
8.136 Acres
354,518.353 Sq. Feet
A Portion of:
Bailey Hobson, Trustee of
The Hulett Irrevocable Family CSTT Trust
Deed Book 723, Page 812 (1/2 Interest)
Deed Book 723, Page 815 (1/2 Interest)
PVA #: 078-00-00-012.00
Zone – R-3 (Nicholasville)

Proposed Lot 'B'
11.860 Acres
516,818.858 Sq. Feet
A Portion of:
Bailey Hobson, Trustee of
The Hulett Irrevocable Family CSTT Trust
Deed Book 723, Page 812 (1/2 Interest)
Deed Book 723, Page 815 (1/2 Interest)
PVA #: 078-00-00-012.00
Zone – R-3 (Nicholasville)

SITE STATISTICS – LOT A

EXISTING ZONE = R-3 (CITY OF NICHOLASVILLE)
PROPOSED NET ACREAGE = 8.136 ACRES (354,318.353 SF)
PROPOSED LOT COVERAGE = 16.24%
PROPOSED FLOOR AREA = 228,384 @ .85 = 192,431 SF
PROPOSED FLOOR AREA RATIO = .543
PROPOSED # UNITS = 209 UNITS
PROPOSED # BEDROOMS = 299 BEDROOMS
PROPOSED BUILDING HEIGHT = 50'
VEHICULAR USE AREA PROPOSED = 147,295 SF
VUA LANDSCAPE AREA REQUIRED = 7,365 SF (5% OF VUA)
VUA LANDSCAPE AREA PROVIDED = 10,710 SF (7.3% OF VUA)
PARKING REQUIRED = 471 SPACES (2.25 SPACES / UNIT)

PARKING PROVIDED:
REGULAR PARKING = 461 SPACES
ACCESSIBLE PARKING = 10 SPACES
TOTAL PARKING = 471 SPACES (2.25 SPACES / UNIT)

V.U.A. INTERIOR TREES REQUIRED = 30 (1/250 SF OF REQUIRED VUA LANDSCAPE AREA)
V.U.A. INTERIOR TREES PROVIDED = 30 TREES
PERIMETER TREES REQUIRED = 42 (1/40 LF OF PARKING)
PERIMETER TREES PROVIDED = 47 TREES
OPEN SPACE PROVIDED = 74,120 SF (20.9%)

SITE STATISTICS – LOT B

EXISTING ZONE = R-3 (CITY OF NICHOLASVILLE)
PROPOSED NET ACREAGE = 11.860 ACRES (516,818.858 SF)

OWNERS CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTURAL REPRESENTATION SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY. THIS CERTIFICATION IS BINDING ON HEIRS, ASSIGNS, OR SUCCESSORS IN TITLE.

Bailey Hobson, Trustee — 10/5/22
OWNER(S) SIGNATURE — DATE

Nancy E. Smith — 10/5/22
WITNESS — DATE

PLANNING COMMISSION CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AT ITS MEETING HELD ON 7/18/22

10/11/22
COMMISSION CHAIRPERSON — DATE

DETENTION NOTE

DETENTION EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN SUCH AS FASHION TO ENSURE VEGETATIVE GROWTH SHALL NOT EXCEED TWELVE INCHES (12") IN HEIGHT. THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT BE REMOVED FROM THE SITE; AND THAT NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARDS ARE CREATED. THE EASEMENTS SHALL NOT BE FENCED, LANDSCAPED OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE PROPERTY OWNER(S) SHALL PERFORM PERIODIC MAINTENANCE TO ENSURE THE HYDRAULIC FUNCTION OF THE PROJECT(S). THE OWNER IS TO PROVIDE NECESSARY ACCESS TO THE CITY OF NICHOLASVILLE, OR THEIR REPRESENTATIVE FOR INSPECTION OF THE DETENTION SITE. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY OF NICHOLASVILLE TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE, AND THE COST THEREOF SHALL BE BORNE BY THE PROPERTY OWNER. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO ENSURE PAYMENT FOR MAINTENANCE (I.E. LABOR AND MATERIALS) PERFORMED ON THE SITE IN ORDER TO BRING SAME WITHIN THE APPROVED REQUIREMENTS.

DEVELOPER:
MV COMMERCIAL DEVELOPMENT LLC
9349 WATERSTONE BLVD.
CINCINNATI, OH 45249
PH: 513-774-8400

CMW
Architecture
Interior Design
Engineering
Landscape Architecture
a: 248 East Main Street
Suite 100
Lexington, Kentucky 40507
p: (859) 254-8033
w: www.cmwinc.com

AMENDED FINAL DEVELOPMENT PLAN

HULETT PROPERTY (PORTION)
EAST BRANNON ROAD
NICHOLASVILLE, KENTUCKY

Issue Date:	05/02/2022
Drawn By:	ABS
Checked By:	BB
Revisions:	
1	05-13-2022
2	06-23-2022
3	07-18-2022
4	07-22-2022
5	09-30-2022
Mark	Date

Project Number
20001.02

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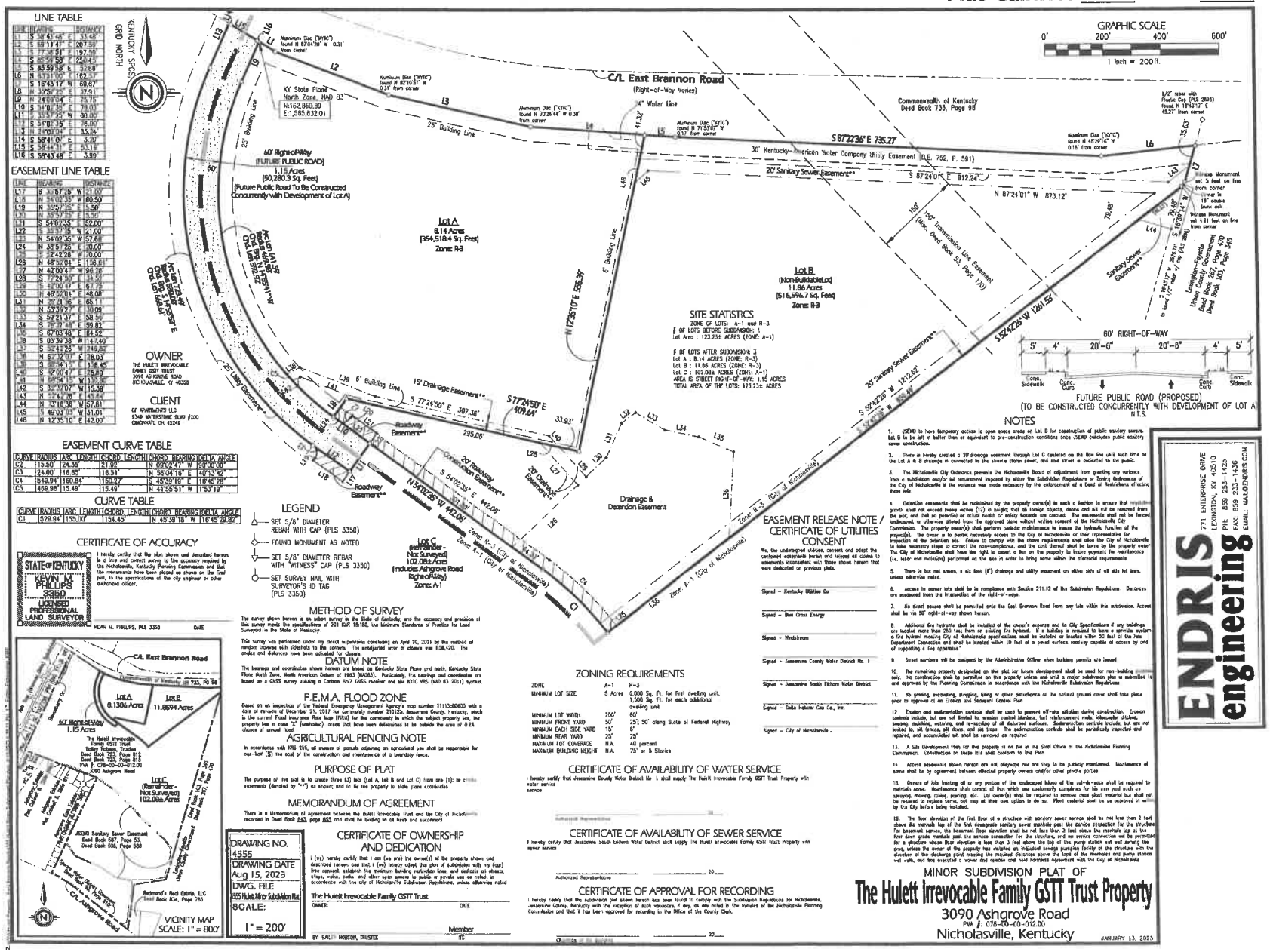
C-801

Plat Cabinet _____ Slide _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°43'48" E	33.48'
L2	S 89°11'4" E	207.59'
L3	S 77°36'51" E	197.58'
L4	S 85°00'59" E	250.43'
L5	S 85°59'18" E	37.88'
L6	N 83°31'00" E	162.57'
L7	S 18°43'17" W	68.67'
L8	N 37°57'25" E	37.9'
L9	N 14°19'54" E	75.75'
L10	S 54°00'35" E	78.03'
L11	S 35°57'25" W	80.00'
L12	S 54°02'35" E	16.00'
L13	N 71°00'01" E	85.34'
L14	S 58°44'0" E	3.39'
L15	S 58°44'1" E	53.18'
L16	S 58°43'48" E	3.99'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L17	S 30°57'25" W	21.00'
L18	N 54°02'35" W	80.50'
L19	N 35°57'25" E	1.50'
L20	N 35°57'25" E	13.50'
L21	S 54°02'35" E	52.00'
L22	S 35°57'25" W	21.00'
L23	N 54°02'35" W	57.50'
L24	N 35°57'25" E	10.00'
L25	S 12°42'28" E	70.00'
L26	N 48°32'04" E	136.01'
L27	N 42°00'47" W	94.20'
L28	S 77°24'50" E	13.50'
L29	S 42°00'0" E	61.79'
L30	N 48°32'04" E	48.08'
L31	N 77°11'58" E	65.11'
L32	N 53°39'2" E	10.09'
L33	S 59°21'37" E	58.56'
L34	S 48°37'48" E	59.82'
L35	S 67°03'48" E	64.52'
L36	S 03°38'38" W	114.40'
L37	S 32°42'26" W	246.87'
L38	N 67°24'01" E	28.03'
L39	S 88°44'15" W	158.45'
L40	S 17°00'47" E	75.89'
L41	N 88°44'15" W	135.00'
L42	S 67°17'07" W	15.38'
L43	N 72°42'28" E	143.84'
L44	N 73°18'58" W	57.81'
L45	S 49°03'13" W	51.01'
L46	N 12°35'10" E	42.00'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	15.00'	24.35'	21.92'	N 09°02'47" W	90°00'00"
C3	24.00'	16.85'	16.51'	N 56°04'16" E	40°13'42"
C4	548.94'	180.84'	180.07'	S 45°39'19" E	18°45'28"
C5	499.98'	15.49'	15.49'	N 41°55'51" W	1°53'19"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	529.94'	159.00'	154.45'	N 48°38'16" W	16°45'29.82"

OWNER

THE HULETT IRREVOCABLE FAMILY GSTT TRUST
3088 ASHGROVE ROAD
NICHOLASVILLE, KY 40356

CLIENT

GF APARTMENTS LLC
8349 WATERSTONE BLVD #200
CINCINNATI, OH 45249

SITE STATISTICS

ZONE OF LOTS: A-1 and R-3
OF LOTS BEFORE SUBDIVISION: 1
Lot Area : 123.23± ACRES (ZONE: A-1)

OF LOTS AFTER SUBDIVISION: 3
Lot A : 8.14 ACRES (ZONE: R-3)
Lot B : 11.86 ACRES (ZONE: R-3)
Lot C : 102.06± ACRES (ZONE: A-1)
AREA IS STREET RIGHT-OF-WAY: 1.15 ACRES
TOTAL AREA OF THE LOTS: 123.23± ACRES

LEGEND

- SET 5/8" DIAMETER REBAR WITH CAP (PLS 3350)
- FOUND MONUMENT AS NOTED
- SET 5/8" DIAMETER REBAR WITH "WITNESS" CAP (PLS 3350)
- SET SURVEY NAIL WITH SURVEYOR'S ID TAG (PLS 3350)

CERTIFICATE OF ACCURACY

STATE OF KENTUCKY
KEVIN M. PHILLIPS
3350
LICENSED PROFESSIONAL LAND SURVEYOR

I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Nicholasville, Kentucky Planning Commission and that the monuments have been placed as shown on the final plat, to the specifications of the city engineer or other authorized officer.

KEVIN M. PHILLIPS, PLS 3350 DATE

METHOD OF SURVEY

The survey shown hereon is an urban survey in the State of Kentucky, and the accuracy and precision of this survey meets the specifications of 201 KAR 18:150, the Minimum Standards of Practice for Land Surveyors in the State of Kentucky.

This survey was performed under my direct supervision concluding on April 10, 2023 by the method of random traverse with sideshots to the corners. The analyzed error of closure was 1:38,420. The angles and distances have been adjusted for closure.

DATUM NOTE

The bearings and coordinates shown hereon are based on Kentucky State Plane grid north, Kentucky State Plane North Zone, North American Datum of 1983 (NAD83). Particularly, the bearings and coordinates are based on a GNSS survey utilizing a Carlson Rover GNSS receiver and the KYTC VRS (NAD 83 2011) system.

F.E.M.A. FLOOD ZONE

Based on an inspection of the Federal Emergency Management Agency's map number 21113c0060D with a date of revision of December 21, 2017 for community number 210125, Jessamine County, Kentucky, which is the current Flood Insurance Rate Map (FIRM) for the community in which the subject property lies, the property lies in zone "X" (unshaded) areas that have been determined to be outside the area of 0.2% chance of annual flood.

AGRICULTURAL FENCING NOTE

In accordance with KRS 256, all owners of parcels adjoining an agricultural use shall be responsible for non-half (½) the cost of the construction and maintenance of a boundary fence.

PURPOSE OF PLAT

The purpose of the plat is to create three (3) lots (Lot A, Lot B and Lot C) from one (1); to create easements (denoted by "**") as shown; and to tie the property to state plane coordinates.

MEMORANDUM OF AGREEMENT

There is a Memorandum of Agreement between the Hulett Irrevocable Trust and the City of Nicholasville recorded in Deed Book 853, page 855 and shall be binding on all heirs and successors.

ZONING REQUIREMENTS

ZONE	A-1	R-3
MINIMUM LOT SIZE	5 Acres	5,000 Sq. Ft. for first dwelling unit, 1,500 Sq. Ft. for each additional dwelling unit
MINIMUM LOT WIDTH	200'	60'
MINIMUM FRONT YARD	50'	25'; 50' along State of Federal Highway
MINIMUM EACH SIDE YARD	15'	6'
MINIMUM REAR YARD	25'	25'
MAXIMUM LOT COVERAGE	N.A.	40 percent
MAXIMUM BUILDING HEIGHT	N.A.	75' or 5 Stories

CERTIFICATE OF AVAILABILITY OF WATER SERVICE

I hereby certify that Jessamine County Water District No 1 shall supply The Hulett Irrevocable Family GSTT Trust Property with water service

Authorized Representative

CERTIFICATE OF AVAILABILITY OF SEWER SERVICE

I hereby certify that Jessamine South Elkhorn Water District shall supply The Hulett Irrevocable Family GSTT Trust Property with sewer service

Authorized Representative _____ 20___

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nicholasville, Jessamine County, Kentucky with the exception of such variances, if any, as are noted in the minutes of the Nicholasville Planning Commission and that it has been approved for recording in the Office of the County Clerk.

Secretary _____ 20___

EASEMENT RELEASE NOTE / CERTIFICATE OF UTILITIES CONSENT

We, the undersigned utilities, consent and adopt the contained easements herein and release all claims to easements inconsistent with those shown herein that were dedicated on previous plats.

Signed – Kentucky Utilities Co

Signed – Duke Gross Energy

Signed – Windstream

Signed – Jessamine County Water District No 1

Signed – Jessamine South Elkhorn Water District

Signed – Bluegrass Natural Gas Co., Inc.

Signed – City of Nicholasville .

NOTES

1. JSCWD to have temporary access to open space areas on Lot B for construction of public sanitary sewers. Lot B to be left in better than or equivalent to pre-construction conditions once JSCWD concludes public sanitary sewer construction.

2. There is hereby created a 20'drainage easement through Lot C centered on the flow line until such time as the Lot A & B drainage is connected to the street's storm sewer, and said street is dedicated to the public.

3. The Nicholasville City Ordinance prevents the Nicholasville Board of adjustment from granting any variance from a subdivision and/or lot requirement imposed by either the Subdivision Regulations or Zoning Ordinances of the City of Nicholasville if the variance was made necessary by the enforcement of a Deed or Restrictions affecting these lots.

4. Detention easements shall be maintained by the property owner(s) in such a fashion to ensure that vegetative growth shall not exceed twelve inches (12) in height; that all foreign objects, debris and silt will be removed from the site; and that no potential or actual health or safety hazards are created. The easements shall not be fenced, landscaped, or otherwise altered from the approved plans without written consent of the Nicholasville City Commission. The property owner(s) shall perform periodic maintenance to insure the hydraulic function of the project(s). The owner is to permit necessary access to the City of Nicholasville or their representative for inspection of the detention site. Failure to comply with the above requirements shall allow the City of Nicholasville to take necessary steps to correct the non-compliance, and the cost thereof shall be borne by the property owner. The City of Nicholasville shall have the right to assert a lien on the property to insure payment for maintenance (i.e. labor and materials) performed on the site in order to bring same within the aforesaid requirements.

5. There is but one shown, a six foot (6') drainage and utility easement on either side of all side lot lines, unless otherwise noted.

6. Access to corner lots shall be in compliance with Section 211.13 of the Subdivision Regulations. Distances are measured from the intersection of the right-of-ways.

7. No direct access shall be permitted onto the East Brannon Road from any lots within this subdivision. Access shall be via 30' right-of-way shown hereon.

8. Additional fire hydrants shall be installed at the owner's expense and to City Specifications if any buildings are located more than 750 feet from an existing fire hydrant. If a building is required to have a sprinkler system, a fire hydrant meeting City of Nicholasville specifications shall be installed at location within 50 feet of the Fire Department Connection and shall be located within 10 feet of a paved surface roadway capable of access by and of supporting a fire apparatus.

9. Street numbers will be assigned by the Administrative Officer when building permits are issued.

10. The remaining property designated on this plat for future development shall be used for non-building only. No construction shall be permitted on this property unless and until a major subdivision plan is submitted to and approved by the Planning Commission in accordance with the Nicholasville Subdivision Regulations.

11. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to approval of an Erosion and Sediment Control Plan.

12. Erosion and sedimentation controls shall be used to prevent off-site siltation during construction. Erosion controls include, but are not limited to, erosion control blankets, turf reinforcement mats, interceptor ditches, berms, mulching, watering, and re-seeding of all disturbed surfaces. Sedimentation controls include, but are not limited to, silt fences, silt dams, and silt traps. The sedimentation controls shall be periodically inspected and repaired, and accumulated silt shall be removed as required.

13. A Site Development Plan for the property is on file in the Staff Office of the Nicholasville Planning Commission. Construction on these lots shall conform to the Plan.

14. Access easements shown hereon are not alleyways nor are they to be publicly maintained. Maintenance of same shall be by agreement between affected property owners and/or other private parties.

15. Owners of lots fronting all or any portion of the landscaped island of the cul-de-sac shall be required to maintain same. Maintenance shall consist of that which one customarily completes for his own yard such as spraying, mowing, raking, pruning, etc. Lot owner(s) shall be required to remove dead plant material but shall not be required to replace same, but may at their own option to do so. Plant material shall not be replaced in kind by the City before being installed.

16. The floor elevation of the first floor of a structure with sanitary sewer service shall be not less than 2 feet above the manhole top of the first downgrade sanitary sewer manhole past the service connection for the structure. For basement sewers, the basement floor elevation shall be not less than 2 feet above the manhole top of the first down grade manhole past the service connection for the structure, and no service connection will be permitted for a structure whose floor elevation is less than 3 feet above the top of the pump station wet well serving the area, unless the owner of the property has installed an approved sewage pumping facility in the structure with the elevation of the discharge point meeting the required distances above the top of the manholes and pump station wet wells, and has executed a waiver and release and hold harmless agreement with the City of Nicholasville.

DRAWING NO.
4555
DRAWING DATE
Aug 15, 2023
DWG. FILE
4555 Hulett Minor Subdivision Plat
SCALE:
1" = 200'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, in accordance with the City of Nicholasville Subdivision Regulations, unless otherwise noted.

The Hulett Irrevocable Family GSTT Trust

OWNER: DATE

Member

BY: BALLY HOBSON, TRUSTEE ITS

VICINITY MAP
SCALE: 1" = 800'

ENDRIS engineering
771 ENTERPRISE DRIVE
LEXINGTON, KY 40510
PH: 859 253-1425
FAX: 859 233-1436
EMAIL: MAIL@ENDRIS.COM

MINOR SUBDIVISION PLAT OF

The Hulett Irrevocable Family GSTT Trust Property

3090 Ashgrove Road
PVA #: 078-00-00-012.00
Nicholasville, Kentucky

JANUARY 13, 2023

F.E.M.A. FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21111C0206D WITH A DATE OF REVISION OF OCTOBER 31, 2013 FOR JESSAMINE COUNTY, KENTUCKY, THE PROPERTY DESCRIBED HEREON IS IN ZONE "X" (UNSHADED), AREA THAT HAVE BEEN DETERMINED TO BE OUTSIDE THE AREA OF 0.2% CHANCE OF FLOOD.

PARKING TOTALS

PROPERTY IS UNDEVELOPED.
THERE ARE 0 STRIPED PARKING SPACES ON THE PROPERTY

ZONING REQUIREMENTS

A-1 (AGRICULTURAL)

MINIMUM LOT SIZE	5 ACRES
MINIMUM LOT WIDTH	200 FEET
MINIMUM FRONT YARD	60 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM FRONTAGE OF PUBLIC ROAD	200 CONTINUOUS FEET
MAXIMUM BUILDING HEIGHT	45 FEET
MINIMUM ROAD FRONTAGE FOR SUB-DIVISION LOTS	80 FEET

LEGEND

FOUND MONUMENT
IRON PIPE OR SURVEY
3/4"-CORE 5/8" DIAMETER REBAR WITH YELLOW PLASTICCAP (P.L.S. 3256) TO BE SET AFTER SURVEY AND MONITORED BY THEOMPANY
CONTROL POINT / BENCHMARK
STREET LIGHT (SP)
FENCE POLE (FP)
TELEPHONE POLE (TP)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
GAS METER (GM)
GAS VALVE (GV)
ELECTRIC METER (EM)
LIGHT POLE (LP)
POST INDICATOR VALVE (PIV)
STORM MANHOLE
SANITARY MANHOLE
SIGNS
NON-PERFORATED CONCRETE PIPE
CORRUGATED METAL PIPE
PVC PLASTIC PIPE
ABS PLASTIC PIPE
CPP CORRUGATED PLASTIC PIPE

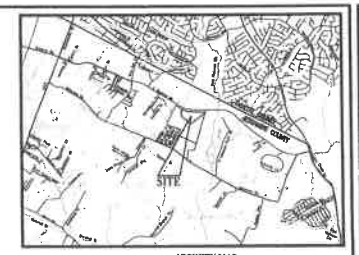
VCP VITRIFIED CLAY PIPE
DH BOREHOLE
BM BENCH ELEVATION
F.L. FLOW LINE ELEVATION
T.B. BURIAL ELEVATION (TOP-OF-BANK)
T.B. BURIAL ELEVATION (TOP-OF-PIPE)
OVER LINE FEATURE
BOARD FENCE
WIRE LINE
GAS LINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE/CABLE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE/CABLE
INDICATES OWNER OR OWNER OF UTILITY OR PIPE IS UNKNOWN
(D-87) DIRECTION DIMENSIONS ARE PER PLAT CABINET 7B, SLIDE 78B
"see BUD drawing" UTILITY LOCATIONS BASED WITH INFORMATION MADE BY OTHERS LOCATING SERVICES OTHER THAN DUE TO A REQUEST BY ENDRIS ENGINEERING TO THE KENTUCKY UNDERGROUND UTILITY PROTECTION SERVICE - "CALL BEFORE U DIG" (BLUE)

TITLE DESCRIPTION

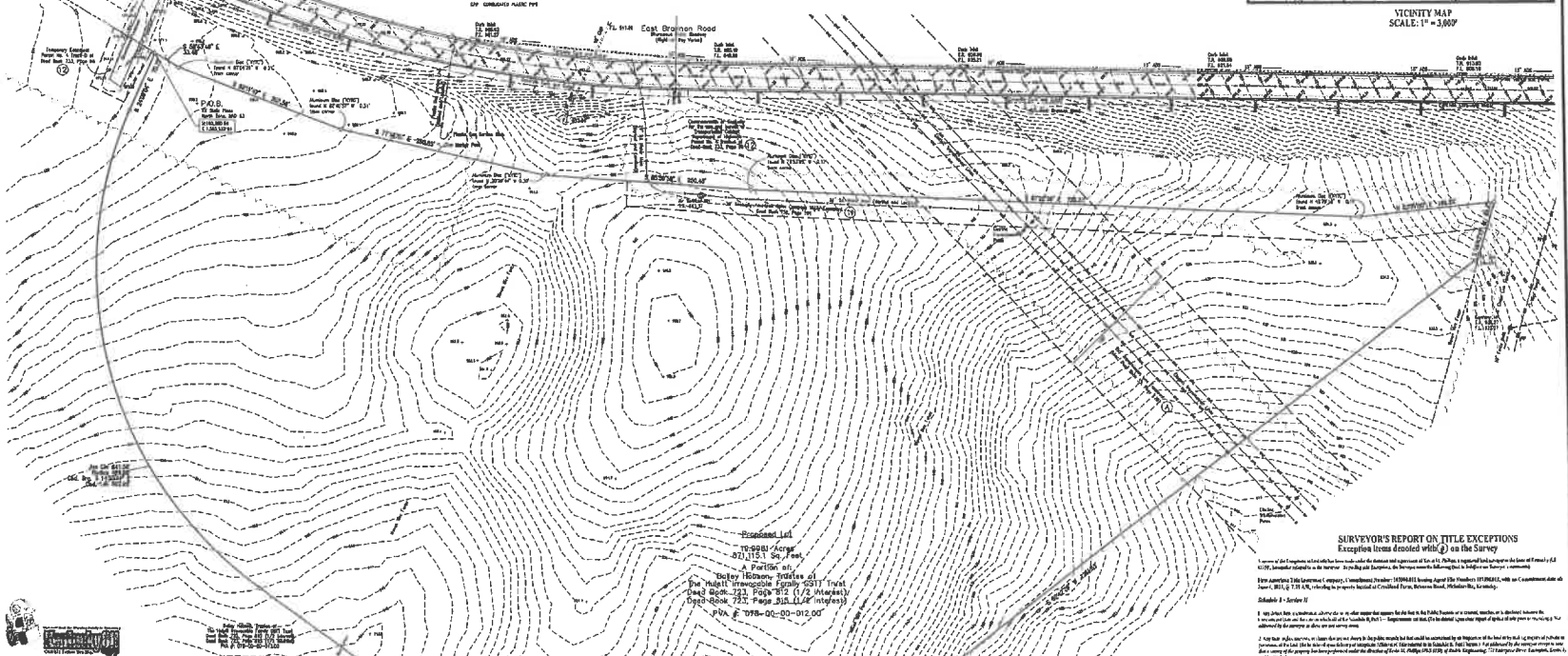
to be determined

SURVEY DESCRIPTION

to be determined



VICINITY MAP
SCALE: 1" = 3,000'


East Brannon Road
Proposed Lot
19.9981 Acres
871,115.1 Sq. Feet
A Portion of:
Bailey Hickson, Trustee of
The Hulett Irrevocable Family 2011 Trust
Deed Book 733, Page 812 (1/2 Interest)
Deed Book 733, Page 815 (1/2 Interest)
PVA # 058-00-00-012.00
P.O.B.
Aluminum Disc (LS3256)
Found 0.30'x0.30' x 0.30'
Iron Pipe