

**ATTACHMENT A**  
**to the GRANT AWARD AGREEMENT**  
**between Lexington-Fayette Urban County Government (LFUCG) and**  
**Dalton Court, LLC**

- GRANT PROGRAM:** FY2017 Stormwater Quality Projects Incentive Grant Program  
Class B Infrastructure Projects
- Funded through the LFUCG Water Quality Management Fee
  - Administered by the LFUCG Division of Water Quality in the Department of Environmental Quality & Public Works
  - Design and Construction Grant

**PROJECT TEAM AND CONTACT INFORMATION**

**Grantee Organization:**       **Dalton Court, LLC.**  
1890 Star Shoot Parkway, Suite 170  
Lexington, KY 40509  
KY Organization #: 0871933

**Project Site Location:**  
1804 Dalton Court  
Lexington, KY 40505  
PVA # 12156546

**Property Owner:**       **Dalton Court LLC**  
1890 Star Shoot Parkway, Suite 170 – 146  
Lexington, KY 40505

**Primary Project Contact:**   **James Burton**  
859-351-7899  
DaltonCourtLLC@gmail.com

**Project Manager:**       **James Burton**  
859-351-7899  
DaltonCourtLLC@gmail.com

**Secondary Project Contact:** **Hollow Turnmire**  
877-256-2358  
DaltonCourtLLC@gmail.com

**Design Engineering Firm:**   **GRW, Inc.**  
1801 Corporate Drive, Suite 4  
Lexington, KY 40503  
**Roderick Saylor, P.E.** – Design Engineer  
859-223-3999; RSaylor@grwinc.com

**Project Partners:**       Not Applicable

**PROJECT PLAN ELEMENTS**

**1) STORMWATER CONTROL FACILITIES DESIGN:**

**No grant-funded activities shall occur until the LFUCG Grant Manager gives notice-to-proceed, in writing, for the start of the design phase of the project.**

All improvements shall be located on the property at 1804 Dalton Court, Lexington, Kentucky 40505, PVA #12156546 owned by Dalton Court LLC. No other property or Right-of-Way shall be disturbed without the written permission from the property owners.

This project element includes design of stormwater control facilities at the specified site location. The proposed facilities are listed below and are further described in the Organization's incentive grant application. Alterations to these elements can only be made in consultation with

the LFUCG Grant Manager. Significant alteration of these elements may require approval by the LFUCG Water Quality Fees Board.

**Project Elements**

- a. Permeable Pavers: For water quality and quantity control. Removal and retrofit of approximately 13,208 square feet of impervious parking lot to permeable pavers. The permeable pavers will receive stormwater runoff from approximately 26,000 square feet of impervious surface.
  - b. Underground Detention System: For water quality and quantity control. Design and construction of an underground detention system to be installed under the proposed retrofitted permeable paver parking lot. The system to include sand & organic filters. Also, gutters from both buildings on the property will be rerouted to the detention basin. The installations of a perimeter drain for severe storm events to capture any water that does not perk between the pavers as seen in Figure #3.
  - c. Bio-Retention System: For water quality and quantity control. The project includes the design and construction of one (1) Rain Garden/Bioretenion Cell that will receive drainage from both roofs and parking lot. The location of the Bioretention cell to be between the two buildings at the front of the property.
  - d. Education: Organization to develop a brochure outlining the process with photos of before, during, and after. The newly installed green infrastructure will also be used as an educational source for new applicants touring the property as potential residents. Installation of a small educational sign explaining the basic functions of the proposed rain garden.
- Note: The “reinforced solid surface concrete lane and pad” as mentioned in the correspondence shown as Figure 1 – Correspondence (Portion of Request for Clarification of Budget), is not an eligible project element. Do not include the portion of the cost share that covers that cost in the Grant Award Agreement for eligible cost share.

**2) DESIGN DOCUMENTS:**

**Design Plans shall be provided to the LFUCG Grant Manager for review prior to starting construction phase of the project.**

- a. The permeable pavement system shall be designed in such a way as to meet the LFUCG definition for an Engineered Pervious Surface (i.e. the design shall follow standard engineering principles and practices for permeable pavements).
- b. The permeable pavement system shall not be installed within 10 feet horizontally of any sanitary sewer line and measures shall be taken to prevent infiltrating water from entering the sanitary sewer trench.
- c. For the permeable pavement systems, the design shall include barriers and underdrains as necessary to prevent washing, scouring, or damage of any kind to the road base of any adjacent roadway or the proposed improvements. The design shall include an underdrain system to allow for hydraulic relief and prevent ponding of water above the stone base. The design documents for the permeable pavement shall include a description of:
  - i) Profile detail of the proposed surface (e.g. stone to paver) indicating all sizes of stone etc. Only open-graded (e.g. single-sized), certified washed stone is allowed. The Aggregate specification in the design documents shall meet or exceed the following: *“All Base and Bedding aggregates shall be washed with less than 1% passing the No. 200 sieve and certified as clean. Certifications shall be provided to the Engineer or Owner prior to unloading on site”*.
  - ii) Detail of the proposed underdrain system and plan view of its locations and how it will be connected into an existing storm sewer inlet or discharge into an existing gutter or

other stormwater control structure. Water shall not be allowed to discharge onto a public sidewalk either directly via a pipe or from seepage coming from the stone base.

iii) Slope of the stone base and use of barriers, if necessary, to prevent high velocities and scour within the stone base.

b. All existing utilities shall be located and shown on the design plans.

c. All existing easements, adjacent property lines, and Rights-of-Way shall be shown on the design plans. If any work is proposed to occur within any easement (i.e. utility, etc.), whether public or private, the Organization shall obtain all necessary encroachment agreements for the authorized agencies prior to the start of construction.

d. Any work proposed within or on public right-of-way, easement, or LFUCG-owned property will require one or more permits or approvals. This includes installation permits for connection into any existing curb inlet or stormwater manhole located within public right-of-way. Please contact the appropriate staff:

Environmental Services (street trees), Tim Queary – <a href="mailto:tqueary@lexingtonky.gov">tqueary@lexingtonky.gov</a> Engineering (right-of-way), Dan Kiser – <a href="mailto:dkiser2@lexingtonky.gov">dkiser2@lexingtonky.gov</a> Engineering (New Development), Hillard Newman - <a href="mailto:hnewman@lexingtonky.gov">hnewman@lexingtonky.gov</a> Sanitary Sewers, Rod Chervus – <a href="mailto:rchervus@lexingtonky.gov">rchervus@lexingtonky.gov</a> Stormwater, Greg Lubbeck – <a href="mailto:glubbeck@lexingtonky.gov">glubbeck@lexingtonky.gov</a>
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e. All federal, state, and local permits, approvals, and agreements required for construction of the proposed improvements shall be obtained prior to the start of construction. If the timing of construction is such that a permit may expire before construction can be completed, then the Organization shall coordinate with the LFUCG Grant Manager and permitting agencies on appropriate timing for permit submittals. The Organization is fully responsible to determine which approvals, permits, and encroachments are required for the project.

f. Erosion and sediment control and traffic control measures shall be designed to meet all standards and follow guidelines in the LFUCG Engineering Manuals, and shall be shown on the design plans with appropriate notes.

### 3) ***STORMWATER CONTROL FACILITIES CONSTRUCTION:***

**No grant-funded construction activities shall occur until the LFUCG Grant Manager gives notice-to-proceed, in writing, for the start of the construction phase of the project.**

Facilities shall be constructed per the design plans and specifications. Construction of the proposed facilities shall also meet the following stipulations:

a. Construction shall not begin until all permits, approvals, agreements, etc. are obtained and copies provided to the LFUCG Grant Manager.

b. All existing utilities shall be located, contacted, and coordinated with prior to any work being performed.

c. The Stormwater Pollution Prevention Plan, including the Erosion and Sediment Control Plan, shall be provided to the LFUCG Divisions of Water Quality and Engineering for review. The LFUCG Land Disturbance Permit shall be obtained by the contractor after placement of the ESC and traffic control measures.

d. Failure to place acceptable erosion and sediment control measures into service prior to start of construction will result in shut-down of the job site until the measures are put in place. Construction practices shall be put in place to prevent the illicit discharge of sediment, dirt, sand, fluids, trash, and any other pollutant into the Municipal Separate Storm Sewer System or Waters of the Commonwealth.

- e. The Organization shall host a pre-construction/construction meeting with all parties related to the Stormwater Control Facilities. The LFUCG Grant Manager shall be invited 5 days in advance of this meeting.
- f. The Organization is responsible for providing all construction oversight, administration, and daily inspections. LFUCG shall not provide these services.
- g. The Organization shall document construction by taking before, during, and after photographs. Photographs shall be provided in digital format to the LFUCG Grant Manager.
- h. Once construction of the Stormwater Control Facilities is complete, a final walk-thru inspection shall be performed. The LFUCG Grant Manager shall be invited to this inspection and given 5 days notice. If punch-list items are identified, a second inspection shall be performed once those items are resolved, and the LFUCG Grant Manager shall be invited to this inspection and given 3 days notice.
- i. The Organization agrees to enter into the *Agreement to Maintain Stormwater Control Facilities Funded by an LFUCG Stormwater Quality Projects Class B Incentive Grant* included in Attachment B of the Grant Award Agreement within 21 calendar days of the final (post punch-list) inspection. This Agreement shall be recorded by LFUCG at the Fayette County Clerk's office. It is anticipated the permeable pavement, underground detention system, bio-retention system, and educational signage will be included in Attachment B.

#### **REPORTING REQUIREMENTS**

- 1) Prior to Construction, the Organization shall provide the LFUCG Grant Manager 3 hard copies and one digital copy each of the following deliverables, each sealed by a professional licensed to perform such work in accordance with Kentucky Revised Statutes (KRS):
  - Set of all final design calculations.
  - Set of final construction plans, including erosion and sediment control plans, grading plans, etc. (Including one "half-size" set.)
  - Set of final specifications and bidding documents (if applicable).
  - Final detailed engineer's construction cost estimate including quantities and/or bid(s).
  - All local, state or federal required permits, approvals, public or private encroachment agreements etc. received to date for the project.
  - Inspection, Operation, and Maintenance Plan laying out the plan for regular inspection and maintenance of each proposed facility for design performance and safety in accordance with manufacturer's specifications and LFUCG's Stormwater Manual. The O&M Plan must include prohibitions against storage of certain materials on the permeable pavement.
  - Existing Condition photographs.
- 2) The Organization shall allow LFUCG twenty-one (21) calendar days to review the submittals and provide comments. If revised submittals are required, the Organization shall allow LFUCG ten (10) calendar days for review per submittal. LFUCG may choose to have a third party engineering consultant assist LFUCG in review of these submittals.
- 3) If the project is competitively bid, the selected contractor's unit price contract/bid list shall be provided to the LFUCG Grant Manager prior to the start of construction.
- 4) If the project is not competitively bid, the selected contractor's unit price contract shall be provided to the LFUCG Grant Manager prior to the start of construction, along with a justification for any deviations from the engineer's construction cost estimate.
- 5) **The construction phase shall begin only after the LFUCG Grant Manager gives notice-to-proceed, in writing, for the start of the construction phase of the project.**
- 6) If, during construction, the contractor requests a deviation or addition to the quantities or costs in the construction contract, the LFUCG Grant Manager shall be notified within 2 business days. Additions or modifications to the project that are not directly related to the intended and

correct function of the stormwater control project elements as described in the Project Plan Elements listed above and in original incentive grant application are not eligible for Grant reimbursement. Therefore, the Organization is advised that it should coordinate closely with the LFUCG Grant Manager during construction to ensure the work being performed is in compliance with this Agreement. **Note that per the Grant Award Agreement all over-runs that result in the project costs exceeding the Grant amount are the responsibility of the Organization.**

- 7) After construction is completed, the Project Final Report shall include digital and hard copies of the following:
- Summary of final construction costs and quantities.
  - Copies of all federal, state, and local permits obtained for the project (if not previously provided) and any permit closure documents.
  - 3 copies of a Record Drawing showing all field changes, and signed and sealed by the professional of record certifying the project as shown meets all original design intent.
  - Copies of final inspection minutes, punchlists, etc.
  - Photo documentation of site conditions and improvements before, during, and after construction.
  - Signed Agreement to Maintain Stormwater Facilities Funded by an LFUCG Stormwater Quality Projects Class B Incentive Grant (Note: This form will be provided by LFUCG after construction is completed and final costs determined).
  - Any materials generated and documentation of course materials utilized in curriculum.
- 8) LFUCG shall make final payment of the 10% retainer after acceptance of the Project Final Report.

#### **EDUCATIONAL OPPORTUNITIES**

- 1) The organization will develop a brochure outlining the process with photos of before, during, and after to be available to handout during property tours.
- 2) The newly installed Project Elements to also be used as an educational source for new applicants touring the property.
- 3) Design and installation of a small educational sign explaining the functions of the proposed rain garden.

#### **PERMANENT FACILITIES/INFRASTRUCTURE**

**Ownership:** The proposed facilities are expected to reside on private property in Fayette County and be owned by the property owner.

**Future Inspection and Maintenance:** The Organization (and/or Property Owner) agrees to sign and abide by the terms of the *Maintenance Agreement for Stormwater Control Facilities by an LFUCG Stormwater Quality Projects Class B Incentive Grant* included as Attachment B to the Grant Award Agreement.

**Monitoring by LFUCG:** The Organization agrees to allow LFUCG staff future access to any property on which work is performed to monitor the installed features for compliance with this Agreement during the grant period. After the grant period has ended, the Organization agrees to allow LFUCG access for monitoring per the terms of the Maintenance Agreement. Water quality sampling via grab samples or other methods may be employed by LFUCG staff as part of LFUCG's annual reporting requirement of its Kentucky Pollutant Discharge Elimination System (KPDES) MS4 Phase 1 permit.

#### **ADDITIONAL GRANT STIPULATIONS**

Construction shall meet the following requirements:

- 1) The “reinforced solid surface concrete lane and pad” as mentioned in the correspondence shown as Figure 1 – Correspondence (Portion of Request for Clarification of Budget), is not

an eligible project element. Do not include the portion of the cost share that covers that cost in the Grant Award Agreement for eligible cost share.

2) Permeable pavement shall not be installed within 10' of either side of the existing sanitary sewer and measures taken to prevent infiltrating water from entering into the sanitary sewer stone trench.

3) The Operations and Maintenance Plan must include prohibitions against storage of certain materials on the permeable pavement. The Operation and Maintenance Plan shall be provided at the conclusion of the project.

**GRANT PERIOD & PROJECT SCHEDULE**

The grant period starts on the date of execution by the Mayor and extends for the time period as listed in the Grant Award Agreement. Any time extensions must be approved in writing by the LFUCG Grant Manager. The project schedule shown in Table 1 is preliminary. Proposed changes to the project which alter this schedule significantly shall be discussed with the LFUCG Grant Manager prior to implementation.

**TABLE 1 – PROJECT SCHEDULE**

Activity	Anticipated Date
Notice to Proceed	April 2017
Design Phase by GRW	May 2017
Bids/Request for proposals for contractors	July 2017
Award & Construction	August 2017
Project Closeout	January 2018
Final Report/Final Payment (10% Retainer)	April 2018

**PROJECT BUDGET – GRANT ELIGIBLE EXPENSES**

The project budget is broken into the following components based upon the Organization's incentive grant application:

1. Design Phase: **\$ 18,840.00**
2. Construction Phase: **\$146,160.00**

<b>TOTAL PROJECT COSTS: \$ 165,000.00</b>
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The Organization has offered to provide a cost share amount above the minimum program requirements of 20% of Project costs. The minimum cost share required for this project shall be \$72,000.00 based on the Water Quality Fees Board Determination. The total project cost estimate and breakdown of grant to cost share is as follows:

Total Grant Share	\$ 132,000.00 not to exceed
Estimated Cost Share	<u>\$ 33,000.00</u>
<b>Est. Total Project Cost</b>	<b>\$ 165,000.00</b>

Table 2 lists the Eligible Expenses for the design and construction phases of this project. Figures 2 and 3 are provided as informational purpose only. Only properly invoiced items shall be reimbursed with grant monies or counted toward the Organization's cost share.

Any work performed on this project prior to grant award by Urban County Council and Notice-to-Proceed from the LFUCG Grant Administrator is not an eligible expense and shall not be reimbursed or counted toward the cost share with the following exception:

- NONE

Construction cost items given in Table 2 are conceptual and the construction estimate will be revised and submitted to LFUCG Grant Manager for review prior to construction and again once bids are received. The Grant is a not-to-exceed amount, and any cost overruns are the responsibility of the Grantee. Note that the Grant shall not be used to fund any project element that is required by local, state or federal regulation in relation to any new development or re-development unrelated to the stormwater quality improvement project as described herein that were to occur on-site at the same time as this project. Donated professional service hours, valued at the Median Hourly Wage for the expense provided – from the U.S. Department of Labor,

TABLE 2 – ELIGIBLE EXPENSE

TABLE 2. ELIGIBLE EXPENSES						
Activities	Unit Price	Quantity	Funded by Organization	Funded by Grant	Total Expense	Total by Activity
Design Phase						
1						
2 Design Phase	\$ 18,840.00	LS 1			\$ 18,840.00	
3						
			<b>Total Design Expenses</b>	<b>\$ 3,768.00</b>	<b>\$ 15,072.00</b>	<b>\$ 18,840.00</b>
Construction Phase						
4						
5 Sand Material	\$ 4,025.00	LS 1			\$ 4,025.00	
6 Gravel Materials	\$ 40,920.00	LS 1			\$ 40,920.00	
7 Permitting	\$ 79.25	LS 1			\$ 79.25	
8 Pavers	\$ 20,125.00	LS 1			\$ 20,125.00	
9 Backhoe Rental	\$ 3,000.00	LS 1			\$ 3,000.00	
10 Dump Truck	\$ 5,100.00	LS 1			\$ 5,100.00	
11 Compactor	\$ 1,312.00	LS 1			\$ 1,312.00	
12 Bricklayer	\$ 54,000.00	LS 1			\$ 54,000.00	
13 Permeable Sand Filter	\$ 9,000.00	LS 1			\$ 9,000.00	
14 Trench to Rain Garden	\$ 4,393.20	LS 1			\$ 4,393.20	
15			<b>Total Construction Expenses --&gt;</b>	<b>\$ 28,990.89</b>	<b>\$ 113,563.56</b>	<b>\$ 141,954.45</b>
Other Expenses						
16						
17 Contingency	\$ 4,205.55	LS 1			\$ 4,205.55	
18			<b>Total Other Expenses --&gt;</b>	<b>\$ 841.11</b>	<b>\$ 3,364.44</b>	<b>\$ 4,205.55</b>
19			<b>TOTAL PROJECT BUDGET</b>	<b>\$ 33,000.00</b>	<b>\$ 132,000.00</b>	<b>\$ 165,000.00</b>
20			<b>ORGANIZATION SHARE</b>	<b>20.0%</b>		
21			<b>GRANT SHARE</b>	<b>80.0%</b>		

\*NOTE: Activities listed under Phase 1 in the application are not included as part of the Organization's FY 2017 Stormwater Incentive Grant.

FIGURE 1 – CORESPONDENCE (PORTION OF REQUEST FOR CLARIFICATION OF BUDGET)

**From:** Frank H Mabson  
**To:** DaltonCourtLLC  
**Cc:** Chris Dent; Frank H Mabson  
**Subject:** RE: Stormwater Quality Incentive Grant FY 2017 - Request for Clarification  
**Date:** Tuesday, August 30, 2016 4:47:51 PM

Dear Grant Applicant,

Thank you for your timely response. It is required that you re-submit the detailed budget Exhibit 9, incorporating the "20% contribution". Also, be advised that the numbers should match those on page 1 of 5 of your Application. In order to be considered for funding we need to receive the budget by Friday, September 2, 2016 at 10:00 am. Once received, your responses will be forwarded on to the scoring committee for review. Let me know if you have any questions.

Respectfully,

Frank H. Mabson, Jr. | Administrative Specialist Senior  
 Incentive Grants Program | Division of Water Quality  
 Lexington-Fayette Urban County Government  
 105 Lusk Industrial Ave., Lexington, Kentucky 40511  
 Phone: (659) 967-4942  
 Email: [fmabson@lexingtonky.gov](mailto:fmabson@lexingtonky.gov)

**From:** DaltonCourtLLC [mailto:daltoncourtlc@gmail.com]  
**Sent:** Friday, August 26, 2016 10:28 AM  
**To:** Frank H Mabson

**Cc:** Chris Dent  
**Subject:** Re: Stormwater Quality Incentive Grant FY 2017 - Request for Clarification

Good morning Frank & Chris,

Thank you for your email. The difference from the amount requested and Dalton Court LLC's 20% contribution to the project was the reinforced solid surface concrete lane & pad for the city's garbage truck to access the dumpster. The lane would run down the center of the parking lot to accommodate the heavier garbage truck weight and was a recommended design feature by the Paver manufacturer that we interviewed in Michigan due to vehicle weight. Putting it as a center lane will still allow rainwater falling on it to enter the paver & reservoir system on both sides. We looked for permeable asphalt solutions but the manufacturer stated they had not tested under the weight of heavy equipment traffic and are uncertain if it would withstand that weight without creating ruts. This center lane would be our cost share portion plus any additional labor we can provide to reduce the overall cost we are more than happy to take on including planting the rain garden, trenching for the downspouts from both large roofs into the reservoir, etc.

\$205K is the total (including the concrete work) pending the perk and soil composition testing. Again, we would hope to not need the full amount requested. If approved, we would have the full design and tests taken, revisions made as necessary and try to complete before the end of the year. We didn't request for just the test phase as we would have to dig holes in the parking lot to test the soil. We were hoping to get it all tested, planned and replaced as soon as possible.

FIGURE 2 – DALTON COURT, LLC STORMWATER INCENTIVE GRANT PROPOSED PROJECT AREAS



Note: The “reinforced solid surface concrete lane and pad” as mentioned in correspondence shown in Figure1 is not an eligible project element. Do not include the portion of the cost share that covers that cost in the Grant Award Agreement for eligible cost share.

FIGURE 3 – APPLICATION EXHIBIT #7

Exhibit 7

1. Detention Pond/Basin under parking lot, deep enough to capture 100% of a 24 hour storm event of water discharging from roofs and collecting on parking lot surface.
2. Sand and Organic Filters for storm water perimeter filters for events overflowing modular parking filtering and direct into the retention pond/basin under the parking lot. The perimeter sand filter consists of two parallel trench-like chambers that are typically installed along the perimeter of a parking lot. Parking lot runoff enters the first chamber that has a shallow permanent pool of water. The first trench provides pretreatment before the runoff spills into the second trench, which consists of an 18-inch deep sand layer over a gravel/perforated pipe underdrain system. During a storm event, runoff is temporarily ponded above the normal pool and sand layer, respectively. When both chambers fill up to capacity, excess parking lot runoff is routed to a bypass drop inlet.

A family of storm water treatment practices which typically consist of a storage BMP in conjunction with a filtering device. The most common filter media is sand, but filters have been made of peat/sand mixtures and even from leaf compost. Pollutant removal mechanisms to be determined for storm events based on perk tests and GRW, Inc's final design.