

CONSTRUCTION PLANS

**DRAKES' LANDING
UNIT 1**



JESSAMINE COUNTY, KENTUCKY

JULY 2019

OWNER/DEVELOPER

MADDOX IRREVOCABLE FAMILY TRUST
BARBARA K. MADDOX REVOCABLE TRUST

4470 CLAYS MILL ROAD,
LEXINGTON, KENTUCKY 40514

HORNE ENGINEERING, INC.

ENGINEERS - PLANNERS - LAND SURVEYORS

216 SOUTH MAIN STREET - NICHOLASVILLE, KY. 40356

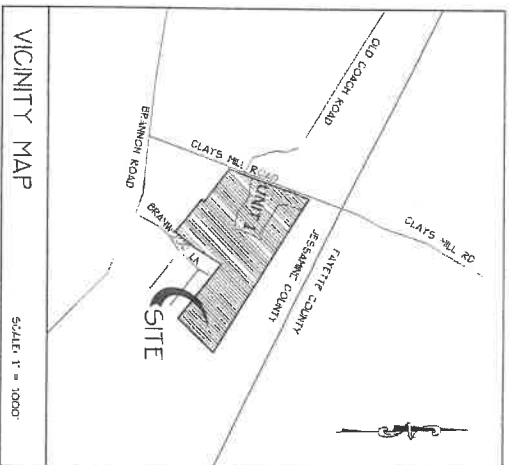
(859) 885-9441 FAX (859) 885-5160

14 LOTS • 400 GPD - 5600 GPD



SOURCE OF CONTROL:
HORIZONTAL CENTERLINE 23'-KENTUCKY STANDARD
VERTICAL: 8' ABOVE

UTILITY ADJUSTMENTS
EXISTING UTILITY LOCATIONS:
ELECTRIC: 10' FROM CENTERLINE
GAS: 10' FROM CENTERLINE
SEWER: 10' FROM CENTERLINE
WATER: 10' FROM CENTERLINE
TELEPHONE: 10' FROM CENTERLINE
CABLE: 10' FROM CENTERLINE
EXISTING UTILITY DEPT. CONTACTS:
ELECTRIC: 311-2222
GAS: 311-2222
SEWER: 311-2222
WATER: 311-2222
TELEPHONE: 311-2222
CABLE: 311-2222



PLANNING COMMISSION APPROVAL

I hereby certify that these construction plans were approved by the
Jessamine County - City of Wilmore Joint Planning Commission at their
regular meeting held on _____, 20____.

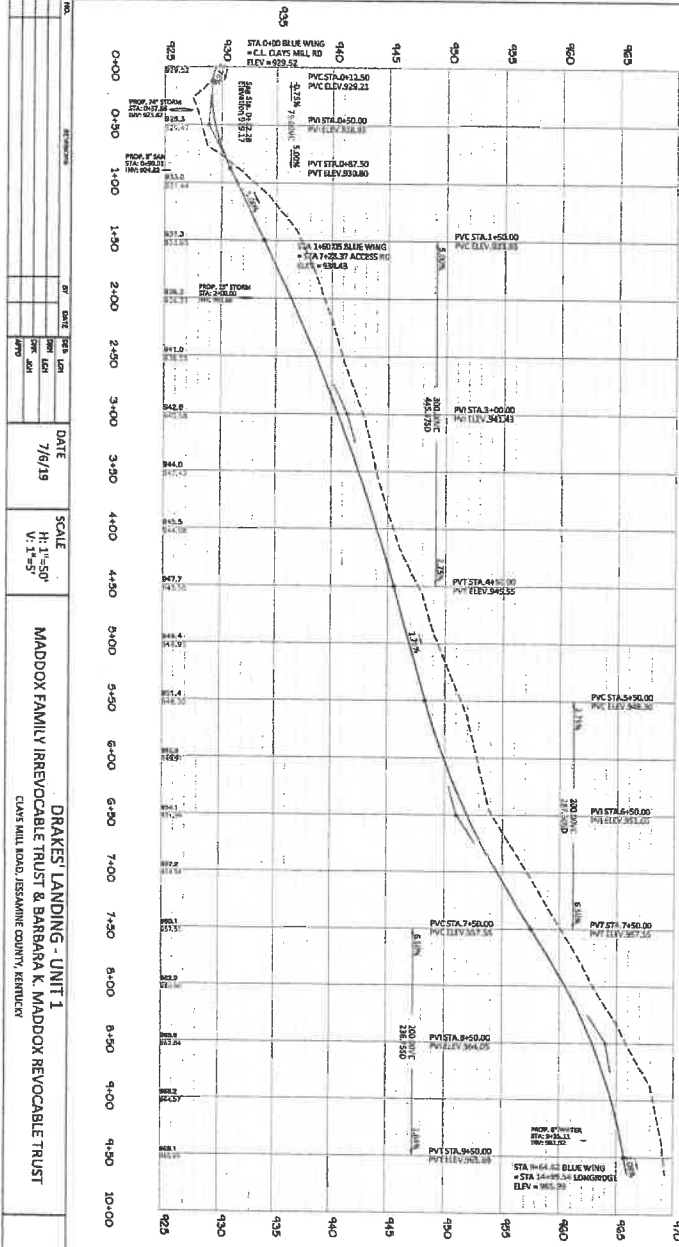
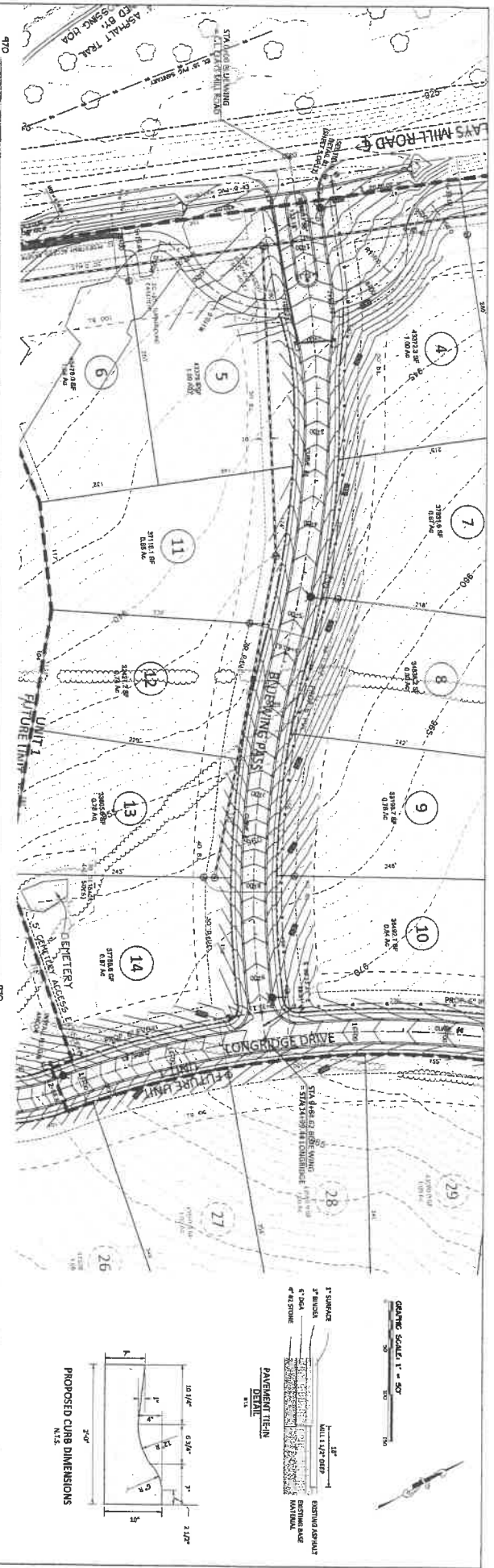
Signed _____

Chairman

Date

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UNIT 1 - CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
CURVE #1 S	88°17'38"	404.62'	1000.00'	407.43'
CURVE #2 S	97°25'25"	E 391.95'	1000.00'	394.50'
CURVE #3 S	14°09'59"	W 230.16'	1000.00'	230.67'
CURVE #4 S	65°09'15"	W 330.03'	200.00'	388.13'
CURVE #5 N	52°31'36"	W 151.66'	500.00'	152.25'

PROPOSED CURB, SIDEWALK & PAVEMENT DETAIL

PAVEMENT TIER DETAIL

PROPOSED CURB DIMENSIONS

UNIT 1 - CURVE TABLE

CLAY'S MILL ROAD
 218 JESSAMINE COUNTY, KENTUCKY 40395
 (609) 885-9441 FAX (609) 885-5180

HORNE ENGINEERING, INC.
 218 JESSAMINE COUNTY, KENTUCKY 40395
 (609) 885-9441 FAX (609) 885-5180

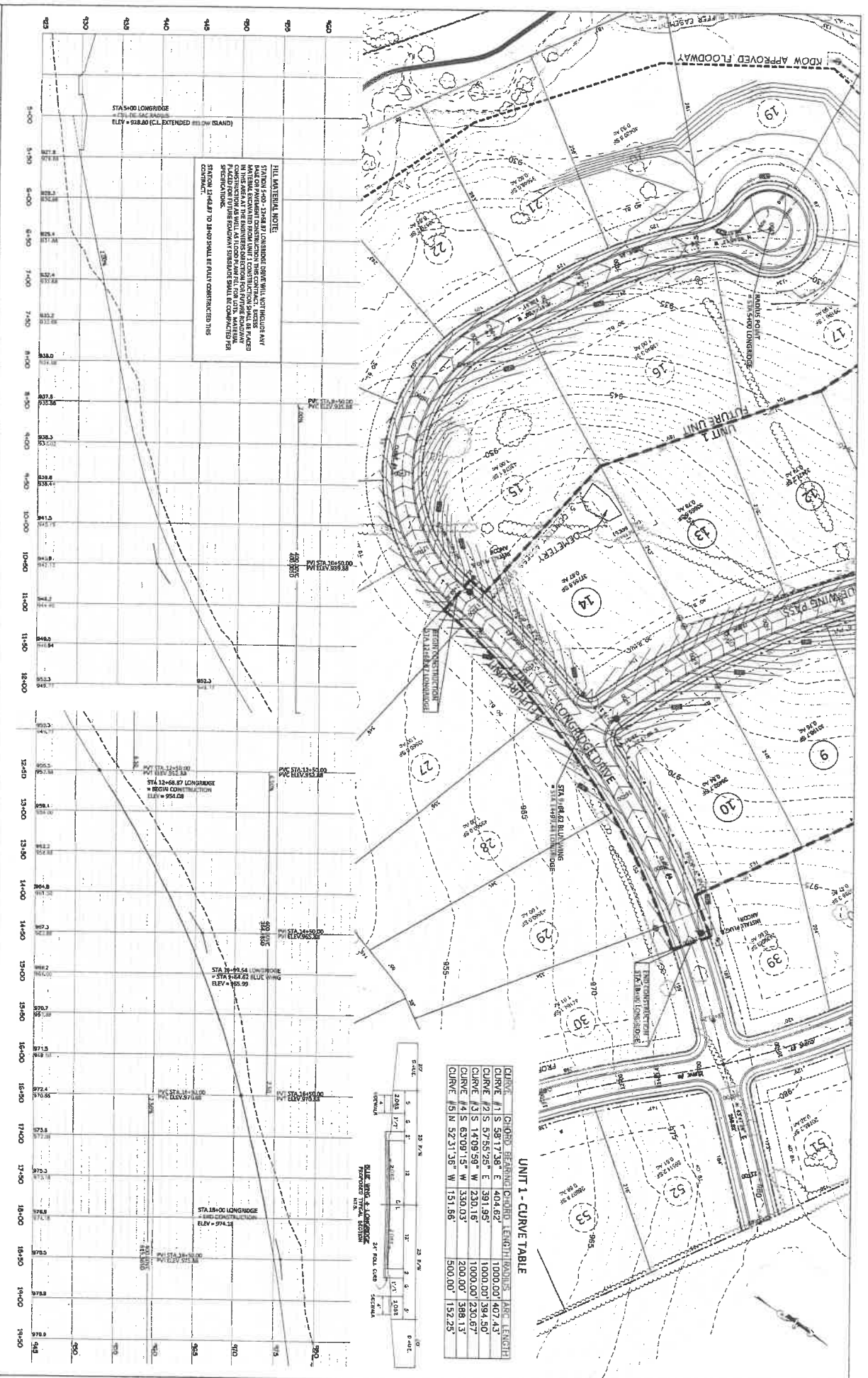
MADDOX FAMILY IRREVOCABLE TRUST & BARBARA K. MADDOX REVOCABLE TRUST
 CLAY'S MILL ROAD, JESSAMINE COUNTY, KENTUCKY

DATE: 7/6/19
 SCALE: H: 1"=50'
 V: 1"=5'

STA 0+00 TO STA 9+64.62

SHEET 2 OF 14

NO.	REV.	DATE	SCALE	PROJECT NAME	ENGINEER	SHEET
		7/6/19	H: 1"=50' V: 1"=5'	DRAKES' LANDING - UNIT 1 MADDOX FAMILY IRREVOCABLE TRUST & BARBARA K. MADDOX REVOCABLE TRUST CLAYS HILL ROAD, ESSAMINE COUNTY, KENTUCKY	HORNE ENGINEERING, INC. ENGINEERS - PLANNERS - LAND SURVEYORS 1245 S. MAIN ST., SUITE 100 BOONEVILLE, KY 40309 PH: (606) 885-5444 FAX: (606) 885-5180	3 OF 14



HILL MATERIAL NOTE:
STATION 12+45 TO 12+55 LONGRIDGE DRIVE WILL NOT INCLUDE ANY MATERIAL SCANNED FROM UNIT 1 CONSTRUCTION. ALL EXCESS FILL IN THIS AREA IN THE ENGINEER'S OPINION FOR THE ROADWAY SHALL BE PLACED FOR FUTURE ROADWAY CONSTRUCTION. ALL EXCESS FILL SHALL BE CONTRACTED PER SPECIFICATIONS.
STATION 12+45 TO 12+55 SHALL BE FULLY CONTRACTED THIS CONSTRUCTION.

UNIT 1 - CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CURVE 11 S	S81°17'36" E	604.67'	1000.00'
CURVE 21 S	S75°55'25" E	391.95'	1000.00'
CURVE 21 S	S75°55'25" E	391.95'	1000.00'
CURVE 41 S	S14°09'58" W	2301.62'	1000.00'
CURVE 41 S	S14°09'58" W	2301.62'	200.00'
CURVE 51 N	S2°31'35" W	151.56'	500.00'



STA 12+00 LONGRIDGE
ELEV = 918.80 (CL EXTENDED TO SAND)

STA 12+68.67 LONGRIDGE
BEGIN CONSTRUCTION
ELEV = 956.08

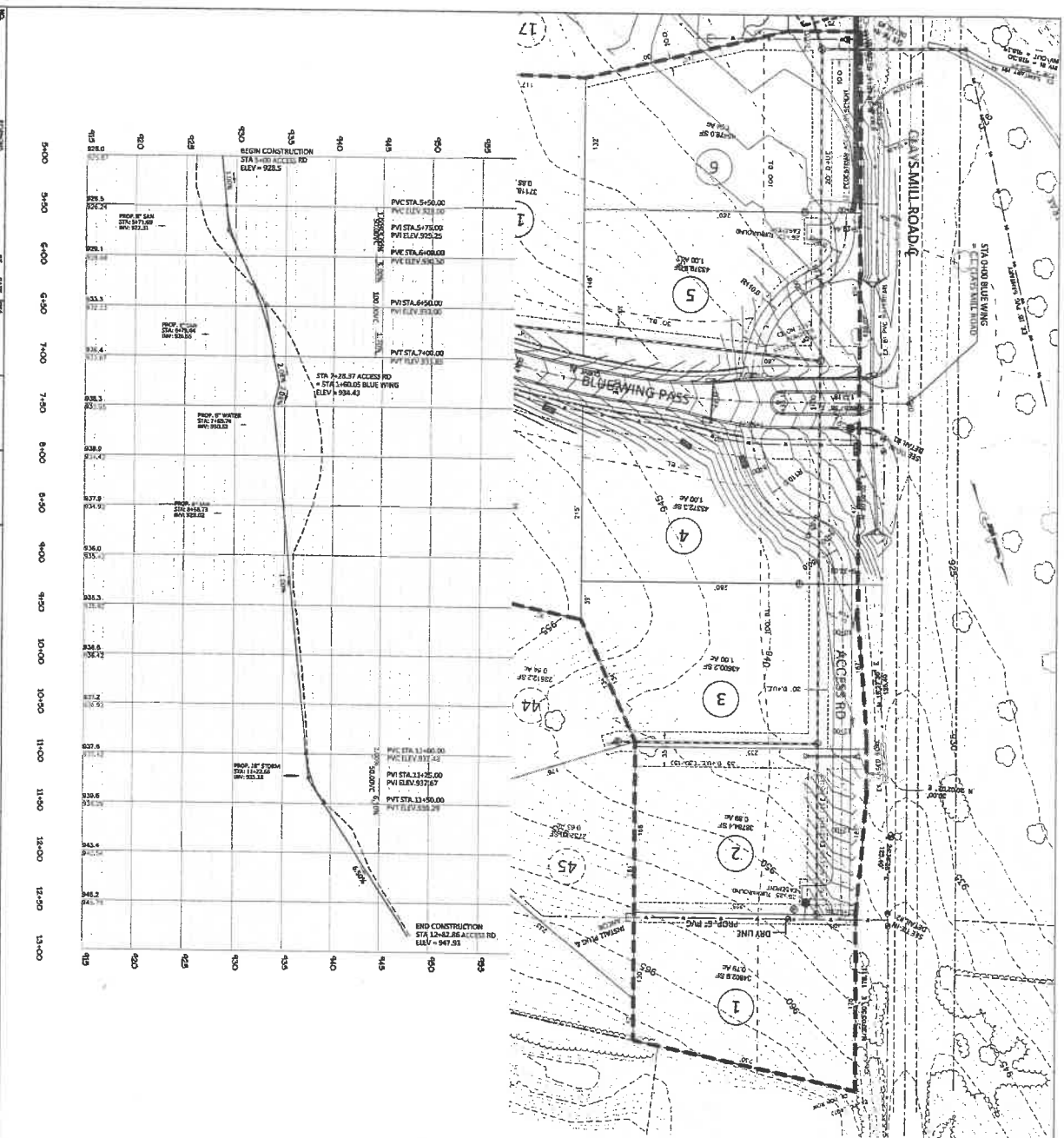
STA 13+92.54 LONGRIDGE
ELEV = 958.99

STA 18+00 LONGRIDGE
ELEV = 971.38

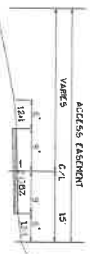
DATE	7/6/19
SCALE	H: 1"=50' V: 1"=5'
DRAKES' LANDING - UNIT 1 MADDOX FAMILY IRREVOCABLE TRUST & BARBARA K. MADDOX REVOCABLE TRUST CLAYS MILL ROAD, LESSAMINE COUNTY, KENTUCKY	

HORNE ENGINEERING, INC.
 ENGINEERS - PLANNERS - LAND SURVEYORS
 1255 S. CENTRAL AVENUE, SUITE 100
 COVINGTON, KY 40301
 (502) 885-2441 FAX (502) 885-1500

ACCESS ROAD
 STA 5+00 TO STA 12+82.86
 SHEET 4 OF 14



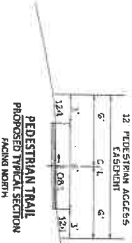
GENERAL NOTE
 CONFORMANCE TO ALL APPLICABLE AND GOVT. AGENCIES' REQUIREMENTS TO OBTAIN A STATE EASEMENT UNDER THE KENTUCKY EASEMENT ACT AND THE KENTUCKY EASEMENT ACT OF THE KENTUCKY EASEMENT ACT.



ACCESS ROAD PROPOSED SECTION FACING NORTH



PAVEMENT DESIGN ACCESS ROAD



PAVEMENT DESIGN PEDESTRIAN TRAIL

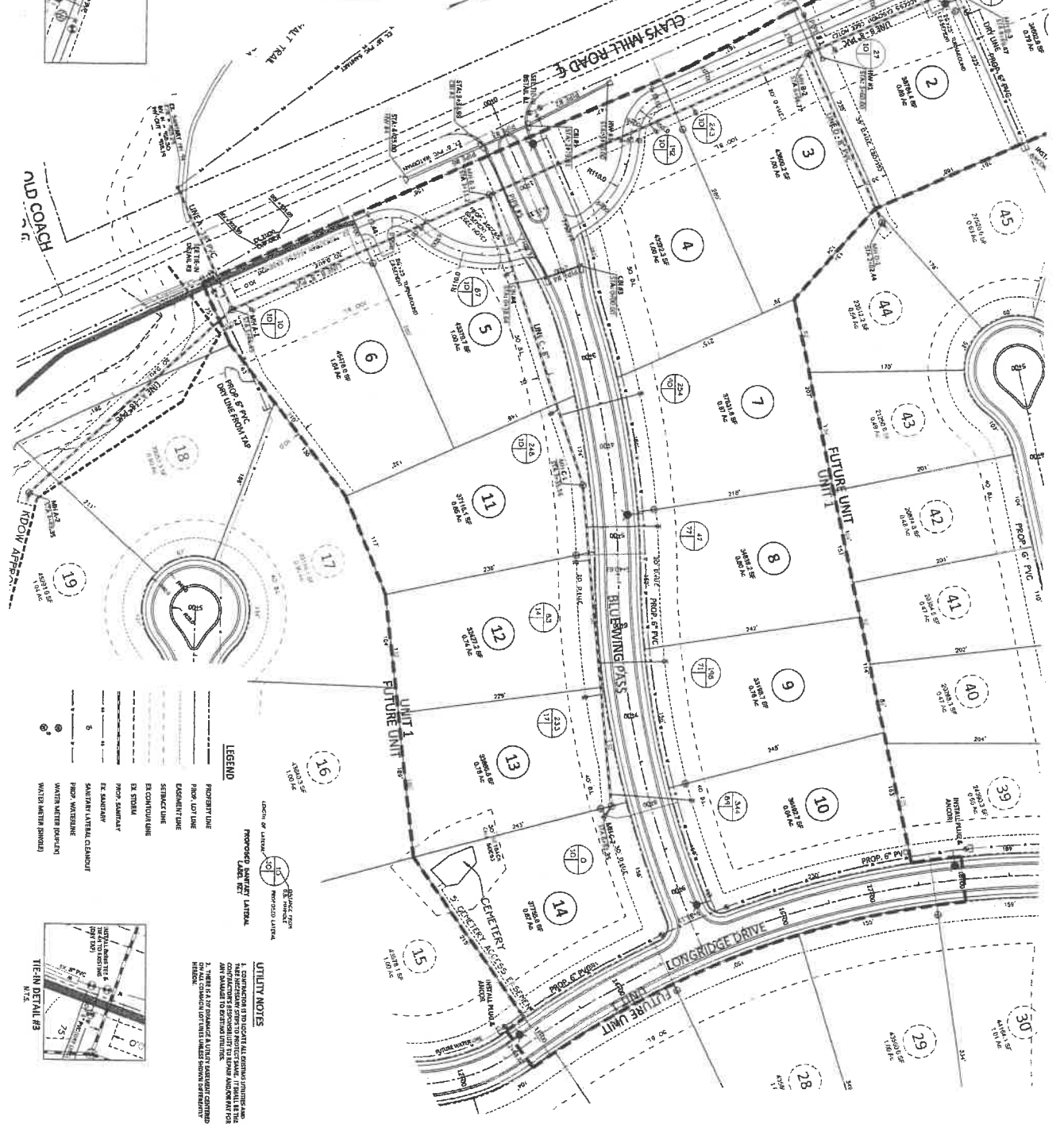
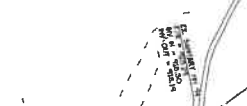


PAVEMENT DESIGN PEDESTRIAN TRAIL

Table with 4 columns: Station, Elevation, Notes, and Remarks. Includes data for SANITARY MANHOLE COORDINATES.



GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



LEGEND: PROPOSED LINE, EXISTING LINE, STRUCTURE, etc.

UTILITY NOTES: 1. CONSTRUCTION IS TO OCCUR AS SHOWN ON THIS PLAN...



UTILITY NOTES (continued): 2. THERE IS A 2" DIAMETER X 4' DEEP MANHOLE LOCATED AT THE INTERSECTION...

UTILITY NOTES (continued): 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

UTILITY NOTES (continued): 4. WHEN THE TRENCH IS 4 FEET OR DEEPER, THE PROPOSED EXCAVATION SHALL BE SHOWN...

DRAKES' LANDING UNIT 1

HORNE ENGINEERING, INC.

4400 CLAYS MILL ROAD EXT. LEXINGTON, KY 40514

WATER FACILITY NOTES

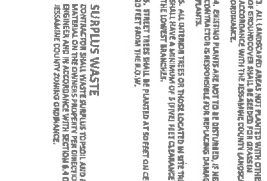
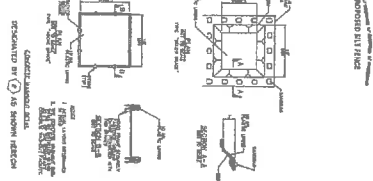
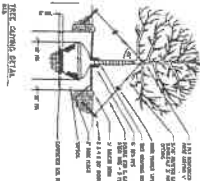
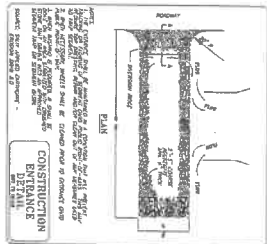
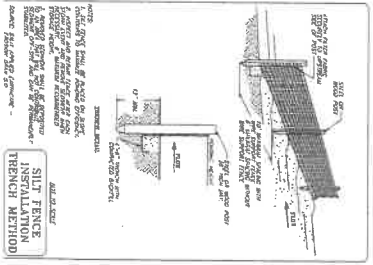
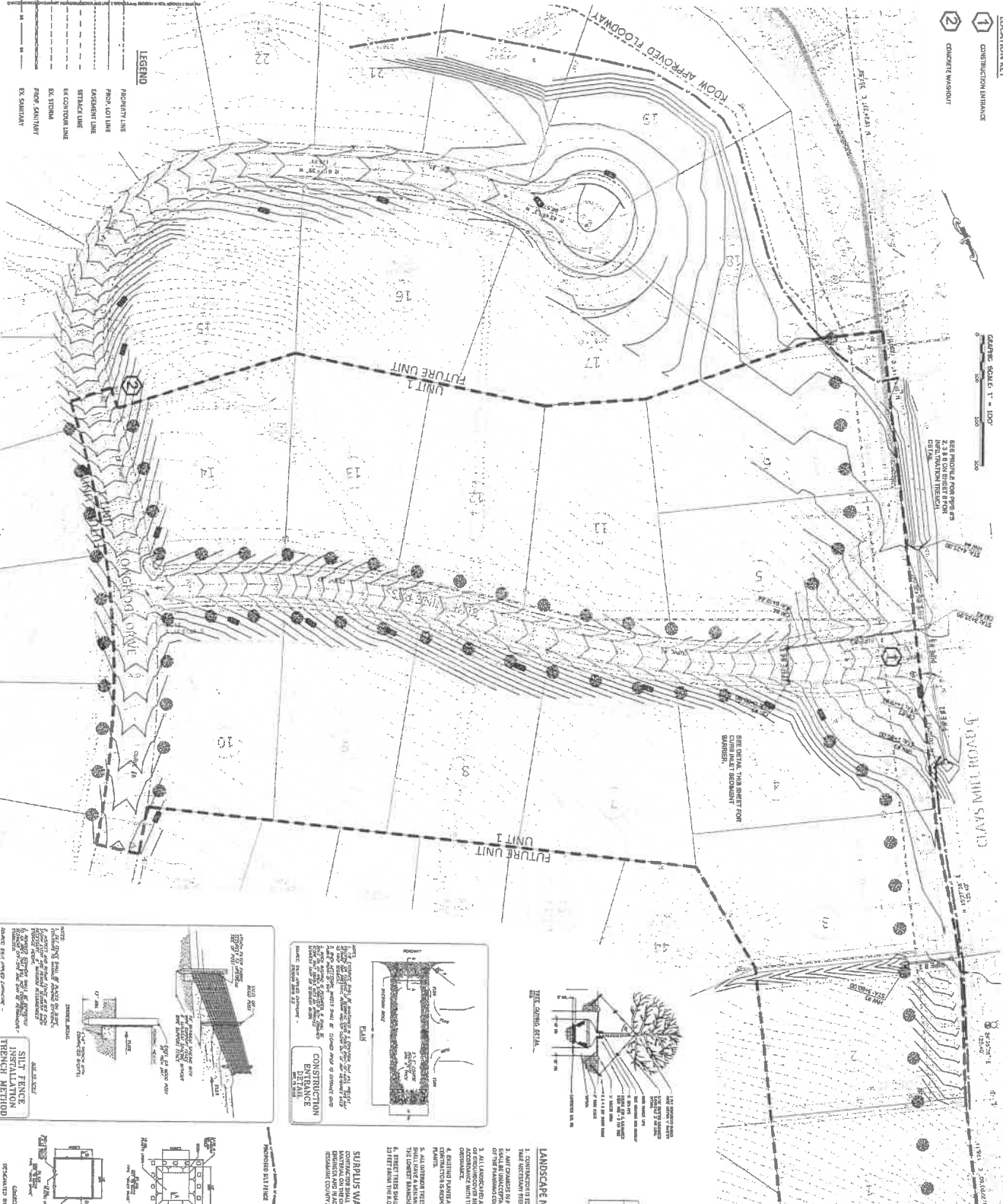
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY...

WATER FACILITY NOTES (continued): 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

- LOCATION KEY**
- 1 CONSTRUCTION ENTRANCE
 - 2 CONCRETE WASHOUT

GRAPHIC SCALE 1" = 100'

SEE PROJECT FOR MORE OR
2, 3 & 6 CONCRETE FROM
SUBMITTALS (SEE SHEET)

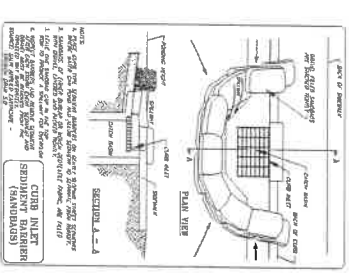


EROSION CONTROL NOTES

1. SCHEDULE OF WORK OR PREPARED WILL BE MAINTAINED BY CONTRACTOR'S SUPERVISOR.
2. THE PLAN OF PREPARATION FROM THE PREPARATION OF THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION CONTROL MEASURES AND THE SCHEDULE OF WORK OR PREPARED WILL.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE OF WORK OR PREPARED WILL.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION CONTROL MEASURES AND THE SCHEDULE OF WORK OR PREPARED WILL.
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13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE OF WORK OR PREPARED WILL.

PLANT SCHEDULE

SYMBOL	COMMON NAME	QUANTITY	PRICE
☼	GRASS	50	50.00
☼	GRASS	50	50.00
☼	GRASS	50	50.00



LANDSCAPING AND EROSION & SEDIMENT CONTROL PLAN

DRAKES' LANDING UNIT 1

4470 CAVE MILL ROAD EXT.
LEXINGTON, KY 40514

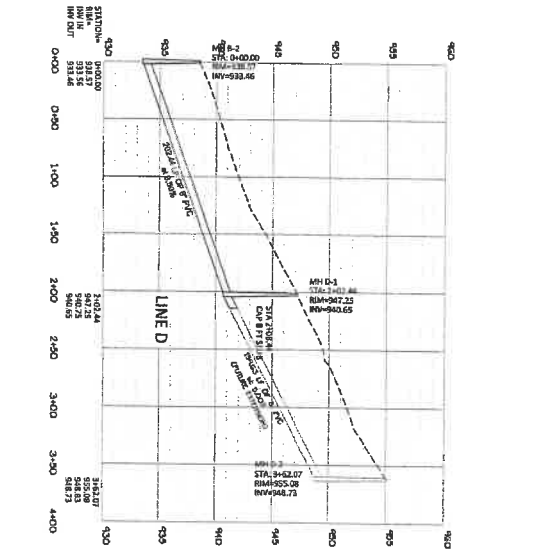
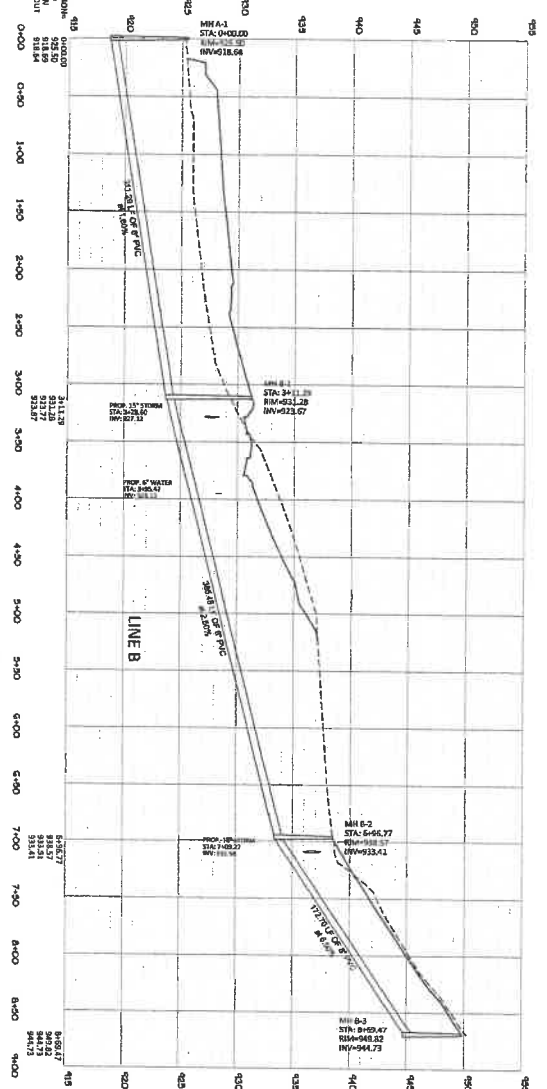
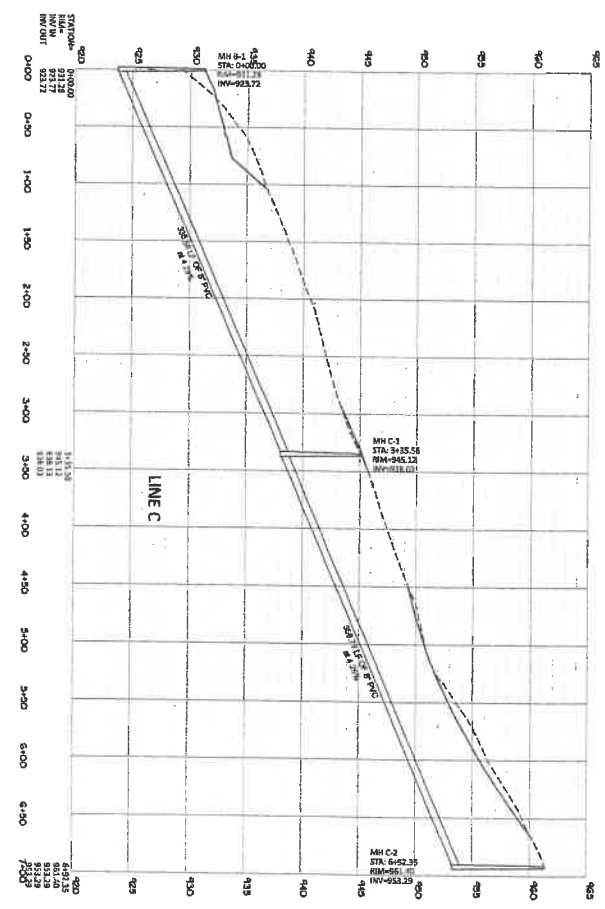
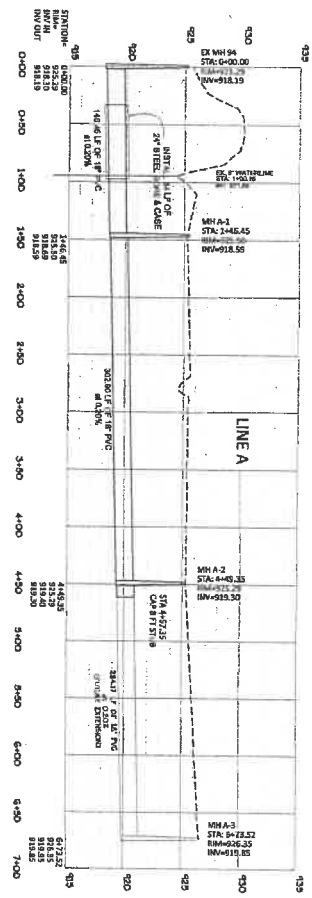
OWNER/DEVELOPER
MADDOX RECREABLE FAMILY TRUST
BARBARA K. MADDOX RECREABLE TRUST

HORNE ENGINEERING, INC.
212 EAST MAIN STREET
PO BOX 10000
LEXINGTON, KY 40501
PHONE: (606) 251-4444 FAX: (606) 251-4444

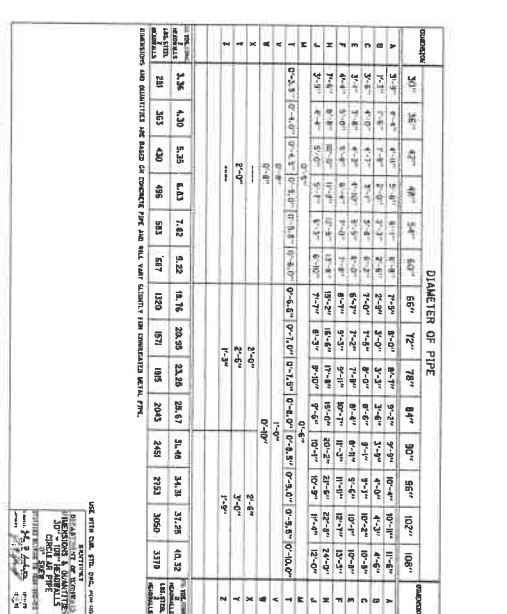
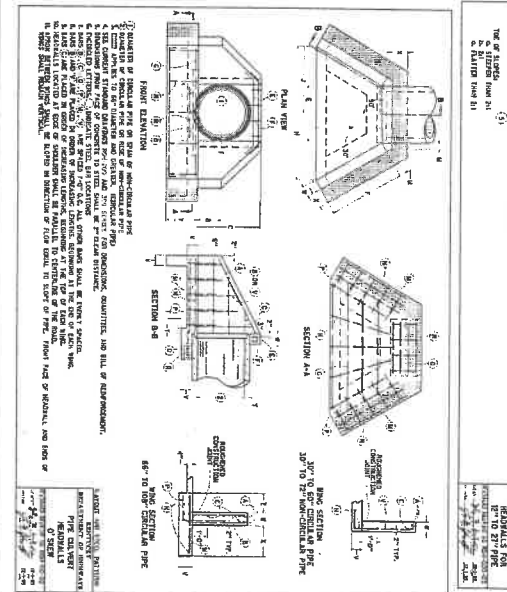
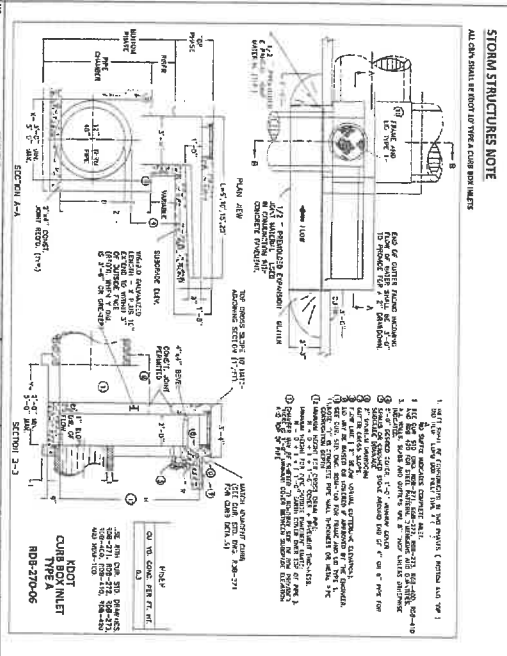
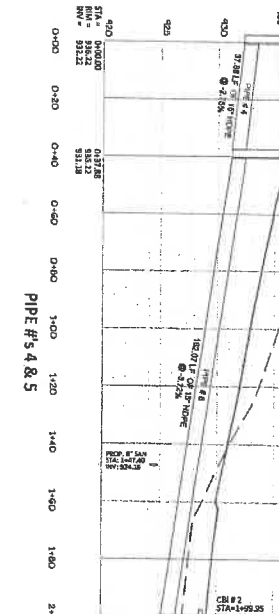
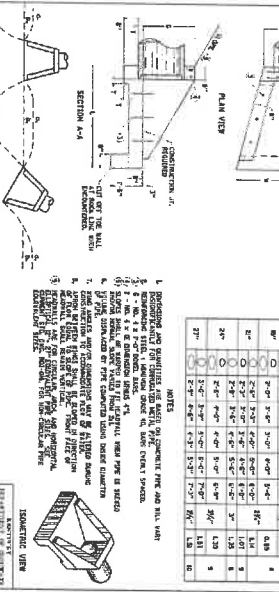
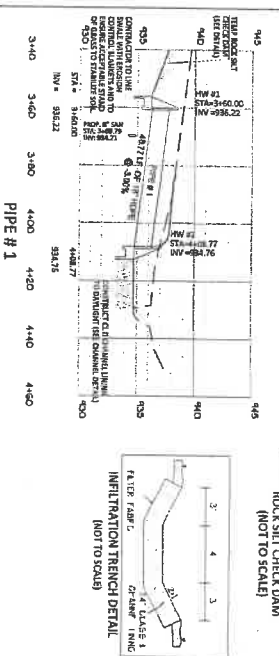
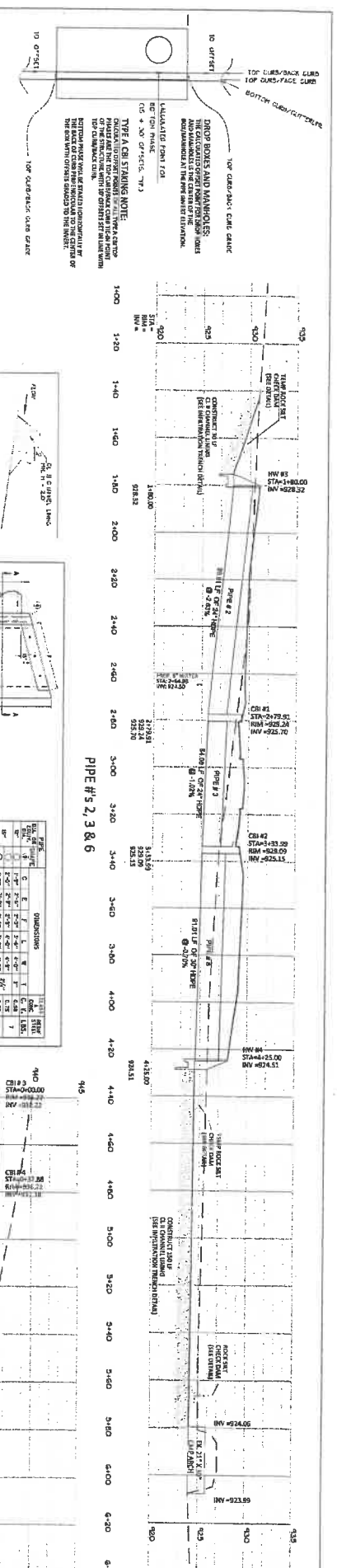
DESIGNED BY: 048 SHOWN DESIGN
SCALE: AS SHOWN

SHEET 6 OF 14

UNIT A - UNIT 2 - SANITARY SEWER MAINS AND CONNECTIONS WITH TRENCH
 STANDARD DRAWING 232 OF SANITARY MAINS SECTION OF T.S.



NO.	REVISIONS	DATE	SCALE	PROJECT	ENGINEER	SHEET
		7/6/19	H:1"=50' V:1"=5'	MADDOX FAMILY IRREVOCABLE TRUST & BARBARA K. MADDOX REVOCABLE TRUST CLAYS HILL ROAD, LEXINGTON, KENTUCKY	HORNE ENGINEERING, INC. ENGINEER - EXAMINED - LAND SURVEYOR 215 S. CENTRAL AVENUE, SUITE 100 PH: 502-241-1441 FAX: 502-241-2850	7 OF 14



STORM STRUCTURES NOTE
 ALL DIM. SHALL BE FROM THE FACE UNLESS NOTED OTHERWISE

PIPE #1
 3'-0" 3'-0" 4'-0" 4'-0" 4'-0" 4'-0"

PIPE #2, 3 & 4
 3'-0" 3'-0" 4'-0" 4'-0" 4'-0" 4'-0"

PIPE #4 & 5
 3'-0" 3'-0" 4'-0" 4'-0" 4'-0" 4'-0"

NO.	DATE	BY	CHKD	DATE	SCALE	PROJECT	SHEET
	7/6/19				H: 1"=50' V: 1"=5'	MADDOX FAMILY IRREVOCABLE TRUST & BARBARA K. MADDOX REVOCABLE TRUST CLARK HILL ROAD, BETHESDA COUNTY, MARYLAND	9 OF 16

DRAKES LANDING - UNIT 1
 CLARK HILL ROAD, BETHESDA COUNTY, MARYLAND

STORM PROFILES & DETAILS
 ALL PIPES (1-6)

HORN ENGINEERING, INC.
 215 SOUTH MAIN STREET - INDEPENDENCE, MO 64240
 (816) 835-5441 FAX (816) 835-5380

STORM PROFILES & DETAILS
 ALL PIPES (1-6)

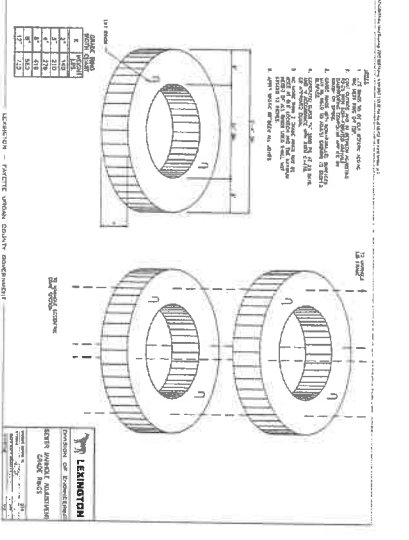
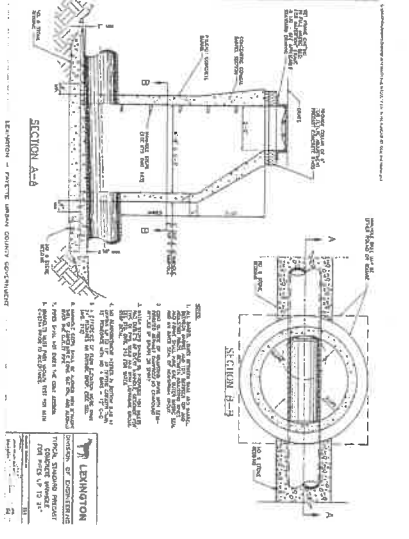
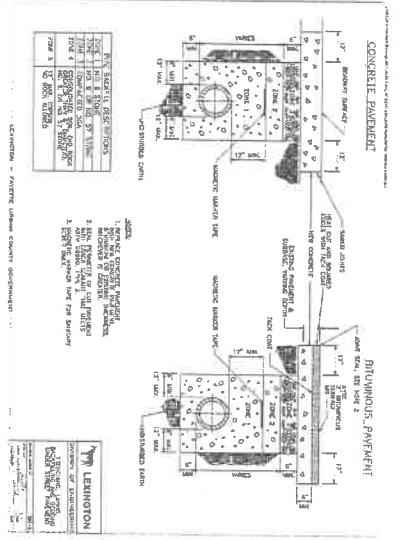
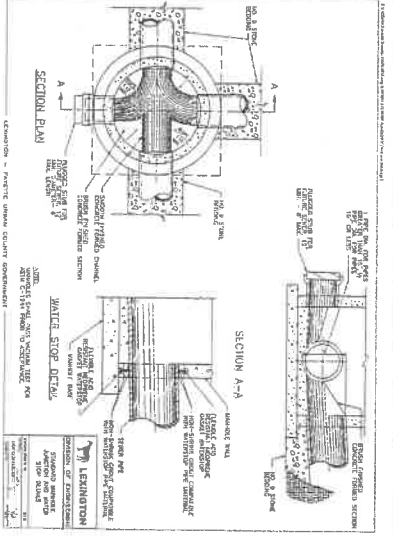
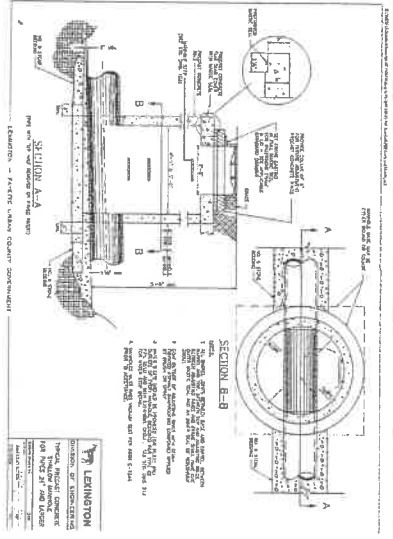
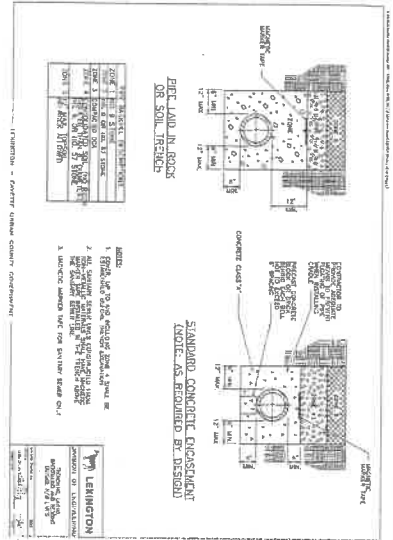
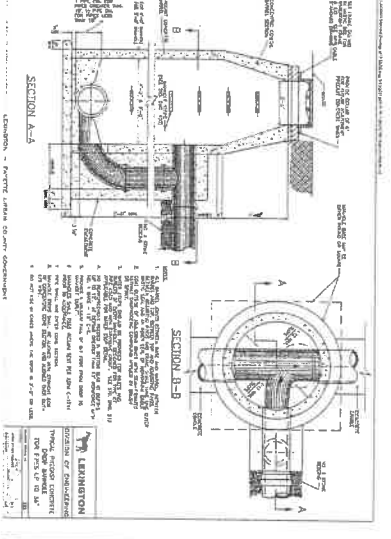


TABLE OF VARIATIONS ALLOWABLE FILL HEIGHTS

DEPTH OF TRENCH (FEET)	ALLOWABLE FILL HEIGHT (FEET)
1	1.5
2	2.0
3	2.5
4	3.0
5	3.5
6	4.0
7	4.5
8	5.0
9	5.5
10	6.0
11	6.5
12	7.0
13	7.5
14	8.0
15	8.5
16	9.0
17	9.5
18	10.0
19	10.5
20	11.0
21	11.5
22	12.0
23	12.5
24	13.0
25	13.5
26	14.0
27	14.5
28	15.0
29	15.5
30	16.0
31	16.5
32	17.0
33	17.5
34	18.0
35	18.5
36	19.0
37	19.5
38	20.0
39	20.5
40	21.0
41	21.5
42	22.0
43	22.5
44	23.0
45	23.5

LEWINGTON - FAYATTE COUNTY, KENTUCKY



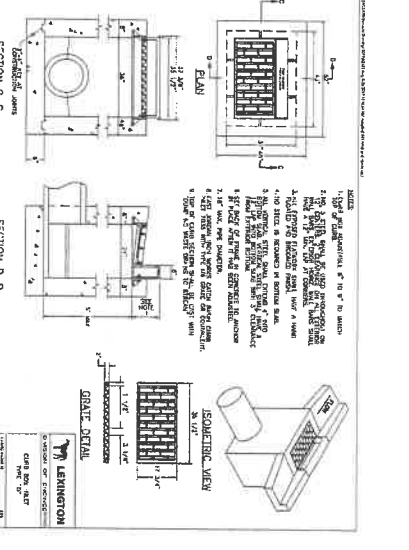
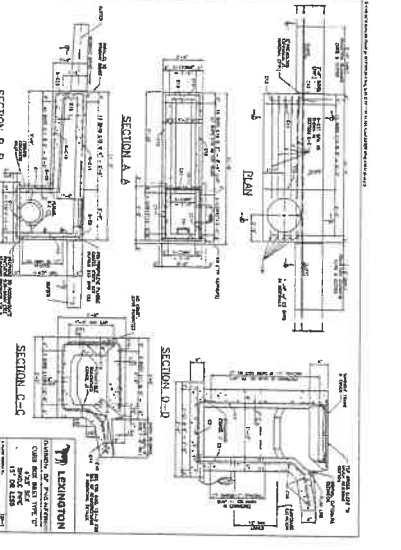
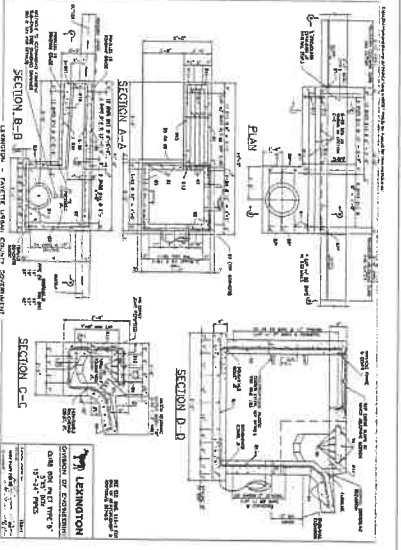
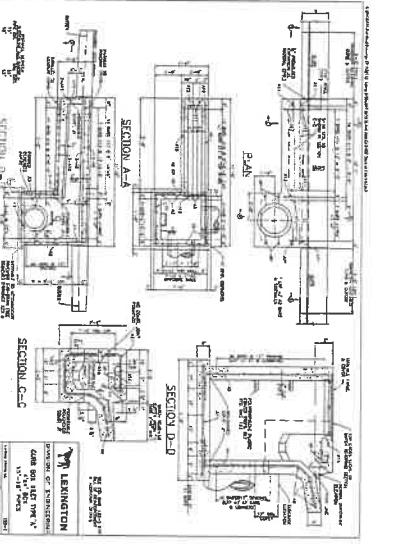
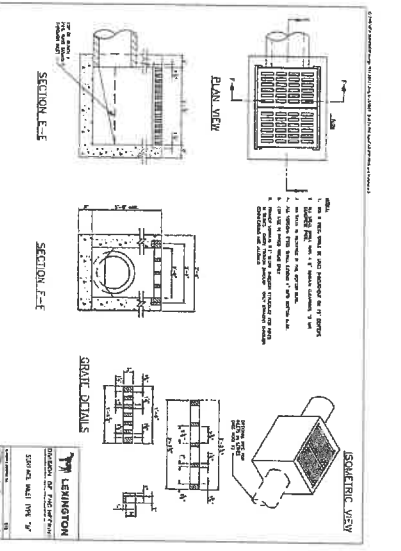
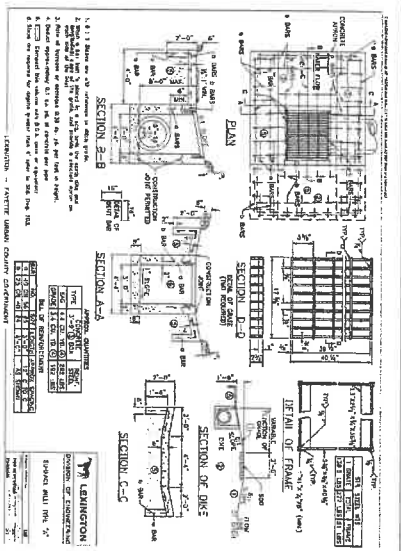
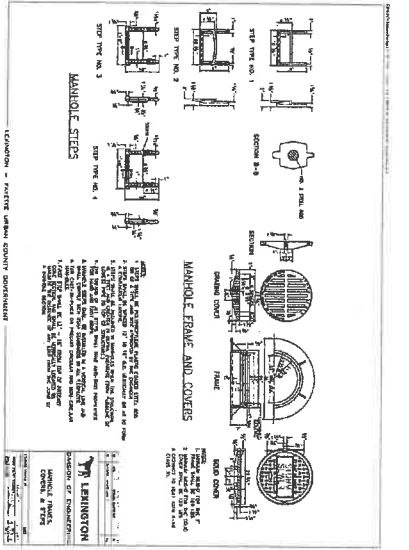
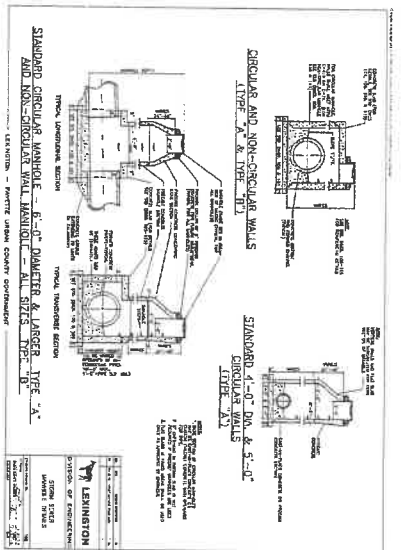
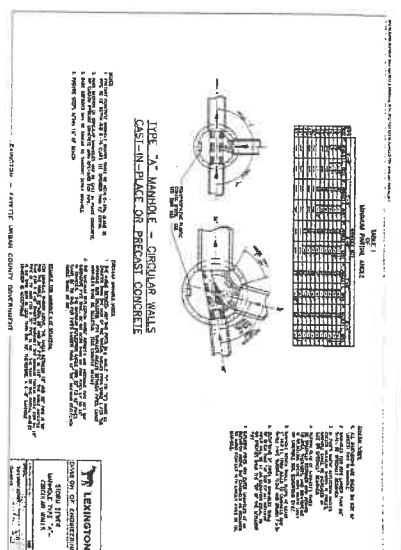
GENERAL NOTES

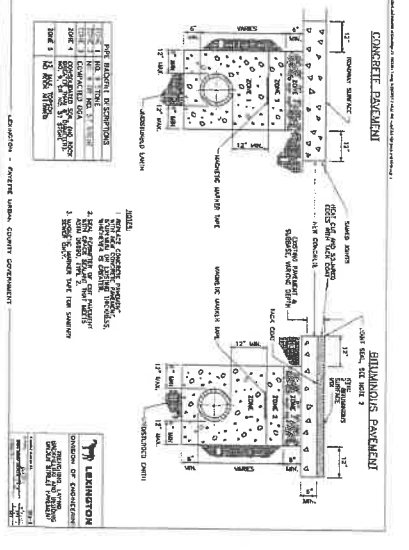
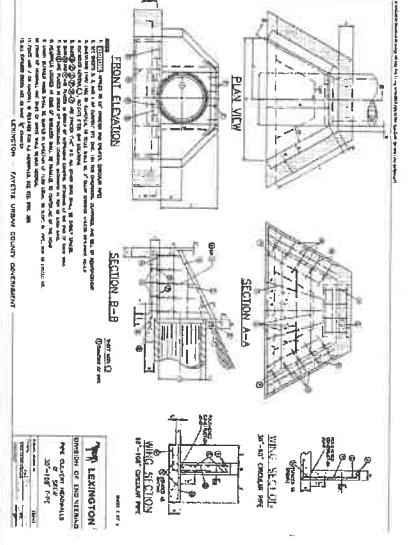
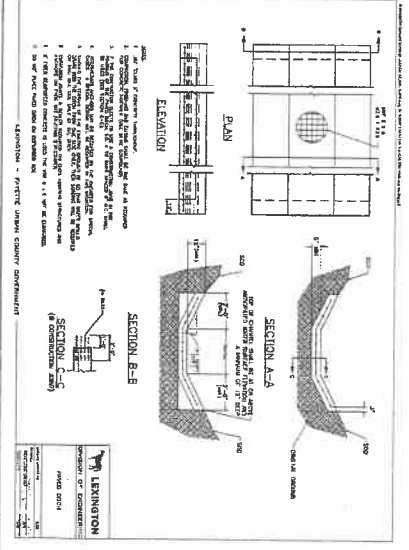
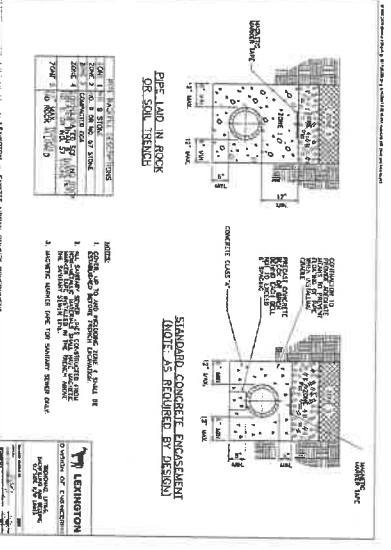
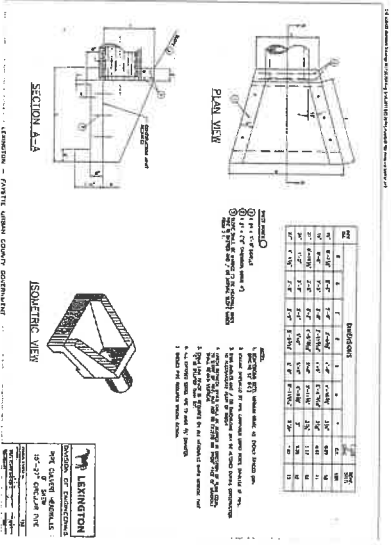
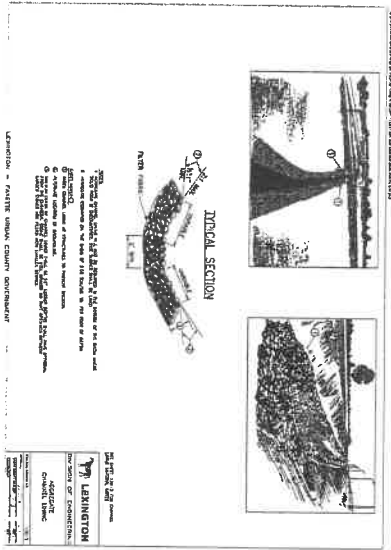
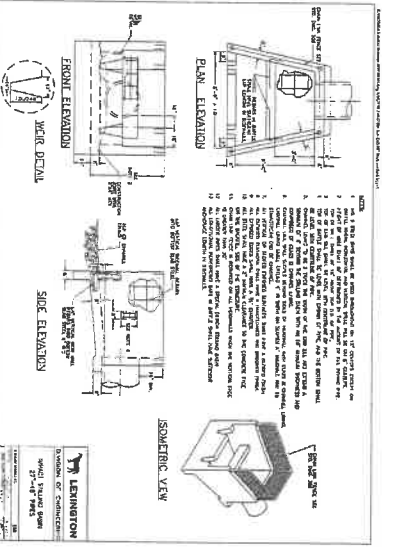
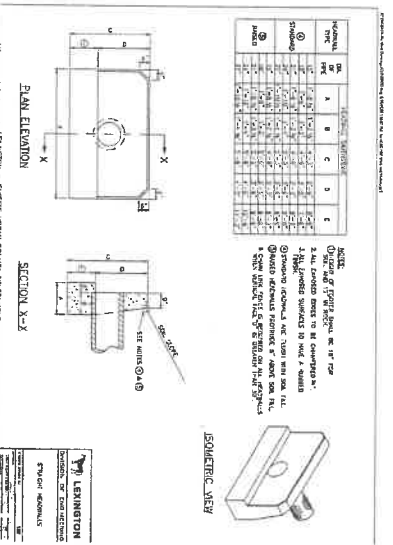
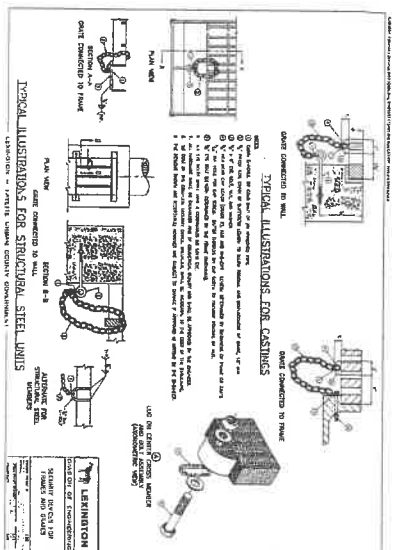
1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% MINIMUM REINFORCEMENT.
2. UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.
3. REINFORCE WITH #4 BARS AT 12" ON CENTER.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL CORNERS SHALL BE ROUNDED WITH A RADIUS OF 12" UNLESS OTHERWISE NOTED.
6. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
7. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
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16. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
17. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
18. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

SPECIFICATIONS

1. CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% MINIMUM REINFORCEMENT.
2. UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.
3. REINFORCE WITH #4 BARS AT 12" ON CENTER.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL CORNERS SHALL BE ROUNDED WITH A RADIUS OF 12" UNLESS OTHERWISE NOTED.
6. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
7. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.
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18. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

LEWINGTON - FAYATTE COUNTY, KENTUCKY





**STORM SEWER
 STANDARD DETAILS**

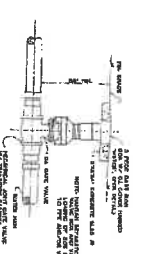
SHEET 12 OF 14

**DRAKES' LANDING
 MADDOX FAMILY TRUST, LLC**

CLAYS MILL ROAD, JESSAMINE COUNTY, KENTUCKY

HORNE ENGINEERING, INC.
 ENGINEERS - PLANNERS - LAND SURVEYORS

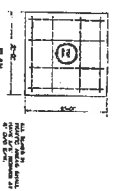
216 SOUTH MAIN STREET
 NICHOLASVILLE, KY 40356
 859-885-9441 FAX 859-885-5160
 EMAIL@HORNEENG.COM



Typical Gate Valve Setting
NOT TO SCALE

SD-12

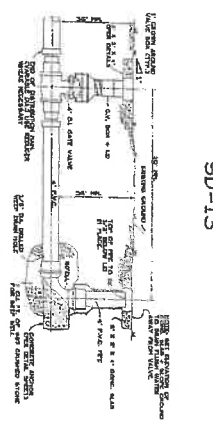
AS SHOWN, THE GATE VALVE SHALL BE SET TO THE OPEN POSITION AT ALL TIMES UNLESS OTHERWISE NOTED.



Typical Fire Hydrant Valve and Valve Box
NOT TO SCALE

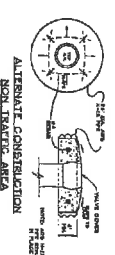
SD-14

HEAVY DUTY SURFACE REFACEMENT



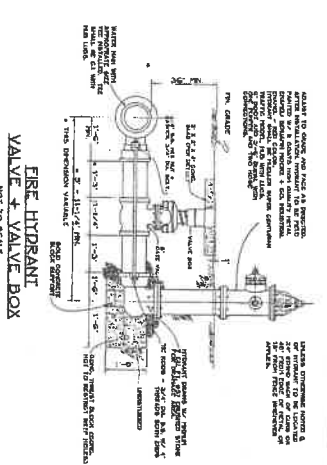
Typical Stream Crossing
NOT TO SCALE

SD-19



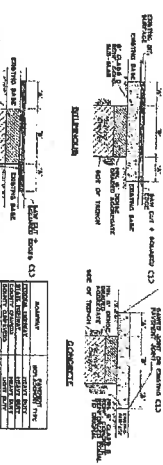
Typical Concrete Engagement
NOT TO SCALE

SD-18



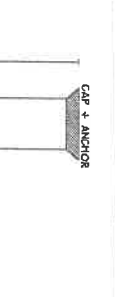
Typical Meter Installation
NOT TO SCALE

SD-20



Typical Pavement Refacement
NOT TO SCALE

SD-17



Deadman Anchor Detail
NOT TO SCALE

SD-21

WATER STANDARD DETAILS

NO.	REVISION	BY	DATE	DESCRIPTION
1		DR	08/19/19	ISSUED FOR PERMIT
2		DR	08/19/19	ISSUED FOR PERMIT
3		DR	08/19/19	ISSUED FOR PERMIT
4		DR	08/19/19	ISSUED FOR PERMIT

DATE	SCALE	PROJECT
7/6/19	H: 1"=50'	DRAKES LANDING - UNIT 1
	V: 1"=5'	MADDOX FAMILY TRUST, LLC
		CLAYS HILL ROAD, HESKAMINE COUNTY, KENTUCKY

DATE	SCALE	PROJECT
		HORNE ENGINEERING, INC.
		318 SOUTH MAIN STREET, HINDSVILLE, TN 37035
		(615) 895-9441 FAX: (615) 895-1100

SHEET	14 OF 14
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