SITE SPECIFIC AGREEMENT
RE: FUQUA ACQUISITIONS II, LLC AND
GATEWAY LOFTS STONEDALE, LLC
APPROXIMATELY 50.22 ACRES - STONEDALE

This Site Specific Agreement (the "Agreement") is made and entered into _____ ____, 2026, by and among LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, hereinafter **"LFUCG"**; JESSAMINE-SOUTH ELKHORN WATER DISTRICT, hereinafter **"JSEWD"**; FUQUA ACQUSITIONS II, LLC (hereinafter **"FUQUA"**); GATEWAY LOFTS STONEDALE, LLC (hereinafter **"HALLMARK"**) and DDD&W, LLC (hereinafter "**CURRENT OWNER**").

W I T N E S S E T H:

WHEREAS, FUQUA is under contract with Current Owner to acquire those certain tracts of land situated in Jessamine County, Kentucky, containing a total of approximately 27.69 acres and depicted as LOT 1 through LOT 10 and LOT 16 on that certain Preliminary Subdivision Plat dated January 30, 2026 (the "**Plat**", a copy of which is attached hereto as **Exhibit "A");**

WHEREAS, FUQUA has an option to purchase from CURRENT OWNER approximately 6.85 acres depicted as LOT 11 through LOT 15 on the Plat (collectively, with LOT 1 through LOT 10 and LOT 16, the "Fuqua Property").

WHEREAS, HALLMARK is under contract with CURRENT OWNER to acquire, on or about the same date on which FUQUA acquires LOT 1 through LOT 10 and LOT 16 of the Fuqua Property, approximately 15.68 acres depicted on the Plat as "TRACT IE" (the "Hallmark Property") (the Fuqua Property and the Hallmark Property are sometimes hereinafter collectively referenced as the "Property");

WHEREAS, CURRENT OWNER, in addition to being the current owner of the Fuqua Property and the Hallmark Property, is also the current owner of approximately 68.08 acres depicted as "TRACT IF" on the Plat (the Commercial Property") and the current owner of

approximately 0.09 acres of real property, a portion of which is located in Jessamine County and a portion of which is located in Fayette County, Kentucky, and which is depicted as "Tract PS" on the Plat (the "Pump Station Tract");

WHEREAS, the parties acknowledge that there is limited sanitary sewer capacity available to the Property;

WHEREAS, FUQUA, HALLMARK and CURRENT OWNER have entered into a site development agreement providing for, among other things, the construction of the sanitary sewer facilities, including the sanitary pump station and any related facilities (the "Pump Station") to be located on the Pump Station Tract;

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

WHEREAS, conditioned upon the agreement of FUQUA, HALLMARK and CURRENT OWNER to comply with and be subject to the terms and conditions of this Agreement, JSEWD and LFUCG are willing to provide sanitary sewer service to the Property;

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

1. ***Sewer Capacity.*** FUQUA agrees that the sanitary sewer capacity needed to provide service to the Fuqua Property shall not exceed 42, 464 gallons per day (average daily flow) for sewage collection and conveyance for the Fuqua Property. HALLMARK agrees that the sanitary sewer capacity needed to provide service to the Hallmark Property shall not exceed 57,748 gallons per day (average daily flow) for sewage collection and conveyance for the Hallmark Property

2. ***Agreement to Serve.*** Conditioned upon FUQUA, HALLMARK and CURRENT OWNER's full compliance with the LFUCG'S Code of Ordinances, including but not limited to Chapter 16, all administrative regulations, rules, practices and procedures of the LFUCG Department of Environmental Quality and Public Works (i.e. Procedures Manuals for Infrastructure Development, Sanitary Sewers and Pump Stations), and the rates, rules and

regulations of JSEWD and Jessamine County relating to operation and use of the sanitary sewer system, as may be amended from time to time, (all entities' regulations hereinafter referred to as the "**Code**") and subject to the terms and conditions of this Agreement, upon the completion of the construction of the sanitary sewer facilities by FUQUA and HALLMARK pursuant to this Agreement, JSEWD and LFUCG agree to permit connection of the sanitary sewer facilities installed by FUQUA and HALLMARK to the existing facilities of LFUCG and JSEWD and to provide sanitary sewer utility service to the Property. FUQUA, HALLMARK and CURRENT OWNER expressly agree that the constructed sanitary sewer facilities shall be conveyed to JSEWD upon completion of construction thereof and receipt of written approval by JSEWD for acceptance (the "Acceptance Letter"). Although it is expressly acknowledged by JSEWD and LFUCG that FUQUA and HALLMARK are constructing the sanitary sewer facilities so as to have the future capacity to provide sanitary sewer service to adjoining properties (in addition to the Property and the Commercial Property), FUQUA, HALLMARK and CURRENT OWNER expressly agree that they shall not make any agreements (relative to capacity reservation or otherwise) with, or permit any adjoining property owner access to or use of the sanitary sewer or storm water facilities to be constructed on the Property without the prior written authorization from JSEWD and LFUCG. JSEWD shall have the right in its sole and unfettered discretion to require FUQUA, HALLMARK or CURRENT OWNER, as applicable, to convey to JSEWD the underground sanitary sewer lines and a non-exclusive access easement to the sanitary sewer lines, a non-exclusive access easement over the property depicted as the "25' Easement" located partially on the Hallmark Property and partially on the Pump Station Tract (and depicted on the Plat) and a deed to the Pump Station and the Pump Station Tract, pursuant to Section 10 hereof (collectively, the "Conveyances"); provided that JSEWD shall accept such Conveyances of the sanitary sewer facilities when tendered under this Agreement at no cost to JSEWD and subject to an operable and reasonable state of condition of the facilities conveyed.

It is understood and agreed by the parties that, this Agreement shall in no way constitute, nor shall be construed to be, a reservation of sanitary sewer treatment capacity for FUQUA and HALLMARK by JSEWD or LFUCG until receipt of the Acceptance Letter, or an agreement by JSEWD and LFUCG to collect, convey, treat or in any way manage storm water. In order to secure an Acceptance Letter together with a reservation of sanitary sewer capacity for the improvements shown in **Exhibit "B"**, FUQUA and HALLMARK must meet all terms and conditions of the Code, more specifically, without limitation, LFUCG Code of Ordinances Chapter 16, Article XIII, Sanitary Sewer Capacity Assurance Program (CAP). Furthermore, the

parties hereto agree that, subject to delays caused by events of force majeure, in the event FUQUA and HALLMARK fail to complete all requirements for construction of the sanitary sewer facilities pursuant to this Agreement within **1095 days** from the date of same, this Agreement shall automatically expire and become a nullity, but only as to facilities not constructed and connections not made.

3. ***Connection Fees.*** FUQUA, as to the Fuqua Property and HALLMARK, as to the Hallmark Property, agree, on behalf of themselves and their successors, to pay the sum approved by the Kentucky Public Service Commission and, in addition, the amount of LFUCG sewer connection fees provided in the Code, to JSEWD ("Connection Fees"). Said Connection Fees are in consideration for the sewage collection, conveyance and treatment by JSEWD and LFUCG. As to the Hallmark Property, the Connection Fee shall be paid by Hallmark or its successor as a condition to a building permit being issued for the Hallmark Property or such portion thereof and, as to the Fuqua Property, the Connection Fee shall be paid by Fuqua or its successor for each "LOT" or a portion thereof of the Fuqua Property depicted on the Plat as a condition to a building permit being issued for such LOT or a portion thereof. In the event FUQUA or HALLMARK delay construction or do not construct buildings on any portion of the Fuqua Property or the Hallmark Property, then any successor in title to such portion of the Fuqua Property or the Hallmark Property, as applicable, shall be responsible for the Connection Fee as a condition to a building permit being issued for such portion.

4. ***Additional Fees.*** In addition to the Connection Fees heretofore referenced, each of FUQUA, as to the Fuqua Property and HALLMARK, as to the Hallmark Property, agree, on behalf of themselves and their successors, from and after connection to the existing facilities of LFUCG and JSEWD, to pay the full cost of sewer service as it is rendered to the Fuqua Property or to the Hallmark Property, as applicable, including, but not limited to the following additional charges and fees (the "Additional Fees"):

(a) all actual and reasonable charges assessed by JSEWD and LFUCG for plan review, construction inspection, testing, and other services of JSEWD and/or LFUCG in any way related to the sanitary sewer system.

(b) all sanitary sewer use fees ("Sewer User Fee") as provided in the Code, as may be amended from time to time. The Sewer User Fee is generally

based on water consumption. Each of FUQUA, as to the Fuqua Property and HALLMARK, as to the Hallmark Property, agree to have the local water company, which provides water to the Fuqua Property and the Hallmark Property, respectively, or any part thereof, provide duplicate billings to JSEWD, P.O. Box 731, Nicholasville, Kentucky 40340-0731. JSEWD will calculate and bill FUQUA or its applicable successor in title as designated by FUQUA, for the Sewer User Fees as to the Fuqua Property, and HALLMARK or its applicable successor in title as designated by HALLMARK, for Sewer User Fees as to the Hallmark Property, which shall be due and payable as set forth in the Code. All unpaid Sewer User Fees as to the Fuqua Property, due from FUQUA or its designated successor, and all unpaid Sewer User Fees as to the Hallmark Property, due from HALLMARK or its designated successor, shall be subject to a late penalty and interest as set forth in the Code (the "Late Penalty and Interest"). Further, JSEWD shall be entitled to recover all its reasonable costs of collection of same, including reasonable attorney fees, from FUQUA or its designated successor as to unpaid Sewer User Fees for the Fuqua Property, or from HALLMARK or its designated successor, as to unpaid Sewer User Fees for the Hallmark Property.

(c) If required, the Sewer User Fee shall include a surcharge for odor control chemicals on a monthly or less frequent basis as determined by JSEWD. LFUCG retains, in perpetuity, the right to approve or disapprove the use of any odor control chemical for the Property.

(d) Pre-treatment permit fees/ Extra strength fees (when applicable) shall be paid to LFUCG in accordance with the Code, Section 16-46 and Schedule B of Section 16-59.

5. ***Lien To Secure Payment of Connection Fees and Additional Fees.*** JSEWD shall have a lien against the Fuqua Property to secure the payment of all Connection Fees and Additional Fees, the Late Penalty and Interest and the reasonable costs of collection, including reasonable attorney fees payable as to the Fuqua Property. JSEWD shall also have a separate lien against the Hallmark Property to secure the payment of all Connection Fees and Additional Fees, the Late Penalty and Interest and the reasonable costs of collection, including reasonable

attorney fees payable as to the Hallmark Property. Each lien shall attach to the Fuqua Property or the Hallmark Property, as applicable, as the Connection Fees and/or Additional Fees as to the Fuqua Property or the Hallmark Property, as applicable, become past due without necessity of filing any lien statement by JSEWD; provided that notice of attachment of such lien to the Fuqua Property shall be promptly provided by JSEWD to FUQUA and notice of attachment of such lien to the Hallmark Property shall be promptly provided by JSEWD to HALLMARK.

6. ***Sanitary Sewer and Storm Water Management Installations.*** To induce JSEWD and LFUCG to provide sanitary sewer service to the Property, FUQUA and HALLMARK agree to construct, according to the plans and specifications approved by JSEWD and LFUCG as reflected in **Exhibit "B"**, all on-site and off-site installations and facilities required by LFUCG to connect to the existing facilities of LFUCG and JSEWD, if any, to provide sanitary sewer service to the Property, including but not limited to all equipment, fixtures, pumps, lines, mains, manholes, the Pump Station and laterals and service connections and to obtain appurtenances thereto together with all real property, easements and rights of way as necessary To also induce JSEWD and LFUCG to provide sanitary sewer service to the Property, FUQUA and HALLMARK shall size and construct, at its sole cost and expense, the proposed sanitary sewer facilities in a manner that provides the sanitary sewer capacity necessary to service all 1) developed/un-served upstream properties; and 2) undeveloped upstream properties in accordance with JSEWD'S Sanitary Sewer Master Plan, LFUCG Watershed, North Jessamine County, Kentucky, Jessamine-South Elkhorn Water District, March 2006; provided that the construction of infrastructure to serve such developed/unserved and undeveloped upstream properties is in no way an approval or endorsement by LFUCG to provide future sanitary sewer service to those properties. In addition to providing sanitary sewer service to the Property, JSEWD and LFUCG acknowledge and agree that FUQUA and HALLMARK intend to size and construct, at its sole cost and expense, the proposed sanitary sewer facilities in a manner that provides future sanitary sewer capacity necessary to service the Commercial Property; provided that such construction of infrastructure to serve the Commercial Property is in no way an approval or endorsement by LFUCG to provide future sanitary sewer service to the Commercial Property. Future developers of properties upstream of the Property may be required to improve downstream LFUCG infrastructure in order to secure a Site Specific Agreement for those properties. To further induce JSEWD and LFUCG to provide sanitary sewer service to the Property, FUQUA and HALLMARK agree to construct, according to the plans and specifications approved by the City of Nicholasville, JSEWD, LFUCG and the Kentucky

Division of Water as reflected in **Exhibit "B",** all on-site storm water facilities. The procedures for the design and construction of the storm water system shall comply with the same procedures outlined in Section 7 below for sanitary sewer systems, except that the applicable regulations for storm water management installations shall be substituted for those applicable to sanitary sewers and the appropriate authority exercising control over storm water management (City of Nicholasville) shall inspect and accept the storm water management installations. The foregoing improvements, both sanitary and storm water systems, may be referred to as the "Improvements" and **Exhibit "B"** may be referred to as the "Plans".

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

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

(a) During construction of the Improvements, Jessamine County, JSEWD and LFUCG shall have the right to inspect such installations, including but not limited to the materials, equipment, piping, and connections to determine compliance with the approved Plans. In the event JSEWD and LFUCG reasonably determine non-compliance, JSEWD shall have the right to halt construction, if reasonably necessary, to stop such non-compliance by FUQUA and HALLMARK. Based on the foregoing, JSEWD agrees to issue a written stop work order to FUQUA and HALLMARK if requested to do so, in writing, by LFUCG. Upon written request but no more often

than monthly, FUQUA and HALLMARK shall also provide JSEWD and LFUCG with written certifications by FUQUA and HALLMARK's engineer that all construction to date is in full compliance with the approved Plans and any applicable permits or other requirements. Within fifteen (15) days after receipt of a certificate of completion pursuant to Section 7 (c) below, JSWWD and LFUCG shall perform a final inspection of the Improvements (the "Final Inspection")

(b) At least seven (7) days prior to Final Inspection by JSEWD and LFUCG, FUQUA and HALLMARK shall provide JSEWD and LFUCG with three sets of digital (AutoCAD) of the "as-built" plans, prepared by FUQUA and HALLMARK's engineer, showing the location of all installations related to the Improvements as constructed. FUQUA and HALLMARK shall provide JSEWD five (5) sets of as-built paving and storm water drainage plans, two (2) copies of the recorded Plat and three (3) copies (DVD and inspection log) of a TV inspection of the sanitary sewer system. FUQUA and HALLMARK shall also deliver to JSEWD, at least seven (7) days prior to the Final Inspection, its engineer's certification and test results of the Improvements.

(c) Upon completion of construction of the Improvements or part thereof, FUQUA and HALLMARK's engineer shall deliver a signed certificate of completion to JSEWD and LFUCG certifying, as to the Improvements or such part, to JSEWD and LFUCG that the construction is completed, that the construction has been completed in accordance with all permits, approved Plans, and any applicable legal requirements, and as constructed it will function for the purpose for which it was designed. FUQUA and HALLMARK shall provide to JSEWD and LFUCG signed lien waivers from all contractors, subcontractors, materialmen and laborers performing work have been paid in full. Upon receipt of all of the above, payment of all Additional Fees and of the Connection Fees then due and payable and the Final Inspection by JSEWD and LFUCG of the Property sanitary sewer and stormwater conveyance system, an Acceptance Letter for the Property sanitary sewer system shall be delivered to FUQUA and

HALLMARK by JSEWD and LFUCG and a deed of conveyance of the Property to the sanitary sewer system shall be delivered by CURRENT OWNER to JSEWD. Except as provided in Section 8 below, no connection of any building on the Property to the sanitary sewer system shall occur prior to the issuance of the Acceptance Letter.

8. ***Use of Property Sanitary Sewer System.*** The use of the Property sanitary sewer system shall be subject to full compliance with the Code. All connections of any building constructed on the Property, or any part thereof, to the Property sanitary sewer system shall require a tap-on permit if required by Code and approval by the JSEWD and LFUCG, which approval shall not be unreasonably withheld, delayed or conditioned if a certificate of occupancy has been issued for such building. Any connection of a building to the Property sanitary sewer system without a tap-on permit, inspection and approval may result in immediate disconnection by JSEWD. Notwithstanding the foregoing, although a building may be connected to the Property sanitary sewer system pursuant to the foregoing prior to the issuance of an Acceptance Letter, sanitary sewer service shall not be provided to such building until after delivery of the Acceptance Letter to FUQUA and HALLMARK.

9. ***Representation and Warranties of FUQUA, HALLMARK and CURRENT OWNER.*** In order to induce JSEWD and LFUCG to enter into this Agreement, FUQUA, as to FUQUA and the Fuqua Property only, HALLMARK, as to HALLMARK and the Hallmark Property only, and CURRENT OWNER, as to CURRENT OWNER and the Commercial Property and Pump Station Tract only, each hereby represent and warrant to JSEWD and LFUCG as follows:

(a) FUQUA, HALLMARK and CURRENT OWNER are duly organized, validly existing, and in good standing under the laws of the Commonwealth of Kentucky. FUQUA, HALLMARK and CURRENT OWNER have all requisite power and authority to enter into and perform the obligations contemplated by this Agreement. The execution and delivery of this Agreement and the performance of the obligations contemplated hereby have been duly authorized by all necessary action on the part of FUQUA, HALLMARK and CURRENT OWNER. This Agreement has been duly executed and delivered by FUQUA, HALLMARK and CURRENT OWNER and constitutes the legal, valid

and binding obligation of FUQUA, HALLMARK and CURRENT OWNER enforceable against each of them in accordance with its terms.

(b) The execution and delivery of this Agreement does not, and the performance of the obligations contemplated herein will not, conflict with or result in any violation of, or default under any provision of the organizational documents of FUQUA, HALLMARK or CURRENT OWNER, or any other agreement to which FUQUA, HALLMARK or CURRENT OWNER is a party.

(c) FUQUA, HALLMARK and CURRENT OWNER each covenant to obtain any consent, approval or authorization of any third party required in connection with the execution and delivery of this Agreement by FUQUA, HALLMARK or CURRENT OWNER, as applicable or the performance by FUQUA, HALLMARK or CURRENT OWNER, as applicable, of the obligations contemplated herein.

(d) Each of FUQUA and HALLMARK have good, valid and binding contracts with CURRENT OWNER to purchase the Fuqua Property and the Hallmark Property, respectively.

(e) Each of FUQUA and HALLMARK hereby represent and warrant to JSEWD and LFUCG that the Improvements will be repaired, constructed and installed in accordance with the Plans (**Exhibit "B"**) and that all materials, supplies and equipment incorporated into the work will be new and free from any and all defects, whether latent or patent, in workmanship. FUQUA and HALLMARK agree to repair and replace, at its own expense, all of the work which may prove to be defective, for a period of three (3) years after the date of acceptance by JSEWD, relative to the sanitary sewer system, and for a period of one (1) year after the date of FUQUA and HALLMARK's engineer's certification of completion relative to the storm sewer system. The sanitary sewer and storm sewer warranty and punch list obligations above shall be secured by separate warranty bonds or letters of credits, acceptable to JSEWD, posted for the time periods above made in favor of JSEWD by FUQUA and

HALLMARK - one bond or letter of credit for the sanitary sewer system warranty work and punch list items and another bond or letter of credit for the storm sewer warranty work and punch list items. Each of the above bonds or letters of credits shall not be released in part or whole without prior written approval of JSEWD.

(f) To the actual knowledge of Fuqua as to the Fuqua Property only (except as may be disclosed in that certain Asbestos-Containing Materials Survey prepared for UES by Shield Environmental Associates, Inc. and dated August 11, 2025, copies of which have been provided to JSEWD and LFUCG, and which asbestos – containing materials shall be fully remediated by Fuqua during construction of the Improvements), to the actual knowledge of Hallmark as to the Hallmark Property only, and to the actual knowledge of CURRENT Owner, as to the Commercial Property and the Pump Station Tract only, there are no: (i) Hazardous Materials (as defined below) located on the Property or which have been released into the environment, or discharged, placed or disposed of at on or under the Property in violation of any. Environmental Laws (defined below); or (ii) underground storage tanks which have been located on or under the Property.

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

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

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

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

(iv) Any material, waste or substance which is any of the following: (A) asbestos-containing material; (B) polychlorinated biphenyls; (C) radon gas; (D) urea formaldehyde foam insulation; (E) petroleum, petroleum. product or derivation thereof; (F) designated or listed as a "hazardous substance" pursuant to section 311 or section 307 of the Clean Water Act (U.S.C. section 1251 at set seq.); (G) explosive; or (H) radioactive.

(v) The term "Environmental Laws" means all federal laws, state and local environmental, land use, zoning, health, chemical use, safety and sanitation laws, statutes, ordinances and codes related to the protection of the environment and government and/or governing the use, storage, treatment, generation, transportation, processing, handling, production or disposal of Hazardous Materials in the rules, regulation, policies, guidelines, interpretations, permits, decisions, orders and directives or federal, state, and local governmental agencies and authorities with respect thereto.

(g) FUQUA and HALLMARK are designated as the parties responsible for compliance with all erosion/sediment control measures (Best Management Practices) during construction of the Improvements.

(h) That neither JSEWD, nor LFUCG have made any representation or guarantee that any sanitary sewer capacity has been reserved for the undeveloped portion of the Fuqua Property or the Hallmark Property until after receipt of the Acceptance Letter and that the capacity approved is for the area to be served as described on **Exhibit "A"**. For the avoidance of doubt and notwithstanding anything in this Agreement to the contrary, neither JSEWD, nor LFUCG have made any representation or guarantee that any sanitary sewer capacity has been reserved for any other property than that described above in **Exhibit "A".**

10. ***Easement.*** FUQUA, HALLMARK and CURRENT OWNER each hereby grant to JSEWD, subject to the terms of this Agreement, the right to maintain and operate the sanitary sewer system. FUQUA, HALLMARK and CURRENT OWNER each agree to provide a note on any subdivision plat related to the Property and/or the Pump Station Tract referencing dedication of the sanitary sewer system to JSEWD which reads that it is specifically subject to the terms and conditions of this Agreement. HALLMARK further agrees to execute and deliver a separate deed of easement or encroachment permit in a form reasonably acceptable to JSEWD for that portion of the "25' Access Easement" located in Jessamine County on the Hallmark Property as depicted on **Exhibit "A"** for which JSEWD will accept dedication and conveyance. CURRENT OWNER agrees to execute and deliver a separate deed of easement or encroachment permit in a form reasonably acceptable to JSEWD for that portion of the "25' Access Easement" located on property owned by Current Owner in Fayette County as depicted on **Exhibit "A"** for which JSEWD will accept dedication and conveyance. CURRENT OWNER further agrees to convey in fee simple absolute to JSEWD by deed in a form reasonably acceptable to JSEWD, the Pump Station Tract as improved with the Pump Station. FUQUA and HALLMARK hereby further agree that the foregoing grant includes the right of ingress and egress to any part of the Property as reasonably necessary for the purpose of maintenance and operation of the sanitary sewer system. FUQUA, HALLMARK, CURRENT OWNER and JSEWD agree to assign to LFUCG a right of access and ingress and egress to the sanitary sewer system and to the Property to the extent deemed necessary by LFUCG in its reasonable discretion.

11. ***Mortgage Liens.*** Mortgagees, if any, holding prior liens on the Property, or any part thereof, shall be required to subordinate their lien rights to the lien rights of JSEWD under Section 5 of this Agreement and the easement dedication herein contemplated.

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

"LFUCG"

LFUCG
Department of Environmental

Quality and Public Works
200 East Main Street
Lexington, Kentucky 40507

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

"JSEWD"

Jessamine-South Elkhorn Water District
P.O. Box 731
Nicholasville, KY 40340-0731

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

"FUQUA"

FUQUA ACQUISITIONS II, LLC
3575 Piedmont Road NE - Suite 800
Atlanta, GA 30305
Attention: Jeff Fuqua and Heather Correa

With copy to: FUQUA ACQUISITIONS II, LLC
3575 Piedmont Road NE - Suite 800
Atlanta, GA 30305

Attention: General Counsel

"HALLMARK"

GATEWAY LOFTS STONEDALE, LLC
150 East Broad Street, Ste 600
Columbus, OH 43215

With copy to: Joanne I. Goldhand, Esq.
IceMiller
250 West Street - Suite 700
Columbus, Ohio 43215

"CURRENT OWNER"

DDD&W, LLC
4601 Nicholasville Road
Lexington, KY 40515

With copy to: Anthony L. Schnell, Esq.
Stoll Keenon Ogden PLLC
400 West Market St. Suite 700
Louisville, KY 40202

13. ***Indemnification.***

(A) FUQUA shall indemnify and reimburse JSEWD and LFUCG for any and all claims, losses, liabilities, damages (including without limitation, fines, penalties, criminal or civil judgments and settlements), reasonable costs (including without limitation, court costs); and reasonable expenses (including without limitation, attorneys, engineers and accountants fees),

(hereinafter "Loss" or "Losses") suffered or incurred by JSEWD and LFUCG, as a result of, or with respect to or arising from (a) any breach or inaccuracy of any representation or warranty of FUQUA herein; (b) any breach of or noncompliance by FUQUA with any covenant or agreement of FUQUA contained in this Agreement; (c) any negligent or wrongful act of FUQUA its agents, employees or affiliates controlled by Fuqua (the "Fuqua Affiliates"); and (d) Hazardous Materials or underground storage tanks that are located on or under the Fuqua Property.

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

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

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

16. ***Binding Effect, Assignment.*** This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, transferees, tenants, heirs, and personal representatives. Neither FUQUA's nor HALLMARK's rights hereunder shall be assignable to any other person or entity not controlling, controlled by, or under common

control with the assigning party, except by a deed, mortgage, lease or similar instrument of conveyance whereby all or a portion of the Fuqua Property or the Hallmark Property, as applicable, is conveyed to such person or entity; provided that, in the event of an assignment of such rights pursuant to a lease agreement, mortgage or similar instrument the owner of such leased, mortgaged or "conveyed by similar instrument" property shall not be released from its obligations under this Agreement.

17. ***Costs and Attorney's Fees.*** JSEWD and LFUCG shall be entitled to recover from FUQUA or HALLMARK or their respective successors, as applicable, all reasonable costs and reasonable attorney fees incurred connected with the collection of Connection Fees or Additional Fees as to the Fuqua Property or the Hallmark Property, as the case may be. For the avoidance of doubt and notwithstanding anything in this Agreement to the contrary, (i) FUQUA shall have no responsibility or liability for the payment or non-payment of Connection Fees or Additional Fees or any other charges as to any part of the Property other than the Fuqua Property and no responsibility or liability for the acts or omissions of any party other than FUQUA or its agents, employees or the Fuqua Affiliates, and (ii) HALLMARK shall have no responsibility or liability for the payment or non-payment of Connection Fees or Additional Fees or any other charges as to any part of the Property other than the Hallmark Property and no responsibility or liability for the acts or omissions of any party other than HALLMARK or its agents, employees or Hallmark Affiliates.

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

19. ***Covenants Running with Land.*** FUQUA, as to the Fuqua Property and HALLMARK, as to the Hallmark Property and their respective successors in title agree that all portions of the Fuqua Property or Hallmark Property, as applicable, whether designated as

separate lots or otherwise, shall be required to comply with the terms of this Agreement and shall use the Improvements in accordance with the terms of this Agreement, which covenant shall be deemed a "Covenant Running with the Land", and reference shall be made to this Agreement, on the Plat.

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

21. ***Governing Law.*** This Agreement has been entered into and shall be interpreted under and governed by the laws of the Commonwealth of Kentucky. Further, the parties agree that any litigation related to the terms of this Agreement shall be brought in the Jessamine Circuit Court, Nicholasville, Kentucky and the parties acknowledge that venue shall be proper in such court. If any court of proper jurisdiction finds or construes any provision contained herein to be unenforceable or invalid, then, and in that event, such finding or construction shall not invalidate the entire Agreement.

22. ***Captions.*** The captions of each section herein are for convenience only and shall not affect the construction hereof. All recitals contained herein are deemed to be material provisions of this Agreement.

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

24. ***Entire Agreement.*** This Agreement contains the entire agreement and understanding between the parties hereto and incorporates and supersedes all oral agreements and understandings and it shall not be changed or supplemented unless done in a writing signed by all parties hereto. This Agreement shall be deemed to have been drafted by all parties hereto and, in the event of dispute, each party waives the defense of *contra proferentem*.

[Signatures are on the following two (2) pages]

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

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT

BY: Linda Gorton 4/17/26
ITS: MAYOR DATE

FUQUA ACQUISITIONS II, LLC

BY: _____
NAME: Jeff Fuqua DATE
ITS: Manager

JESSAMINE-SOUTH ELKHORN WATER DISTRICT

BY: _____ 4-1-26
ITS: CHAIRMAN DATE

GATEWAY LOFTS STONEDALE, LLC

BY: _____
NAME: _____ DATE
ITS: _____

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

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT

BY: _____
ITS: MAYOR DATE

FUQUA ACQUISITIONS II, LLC

BY: _____
NAME: Jeff Fuqua DATE
ITS: Manager

JESSAMINE-SOUTH ELKHORN WATER DISTRICT

BY: _____
ITS: CHAIRMAN DATE

GATEWAY LOFTS STONEDALE, LLC

DocuSigned by:
BY: William Kirk 3/31/2026
5F0[illegible]William Kirk
NAME: DATE
ITS: President

docusign

Certificate Of Completion

Envelope Id: 3A327153-AA5E-42D1-9116-9E6CEE1752C2
Subject: Docusign: Site Specific Agreement Fuqua-Hallmark
Source Envelope:
Document Pages: 24
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Indiana (East)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Robin Henry
One America Square Suite 2900
Indianapolis, IN 46282
robin.henry@icemiller.com
IP Address: 170.85.6.209

Record Tracking

Status: Original
3/31/2026 1:42:35 PM

Holder: Robin Henry
robin.henry@icemiller.com

Location: DocuSign

Signer Events	Signature	Timestamp
William Kirk wkirk@hccliving.com President Security Level: Email, Account Authentication (None)	DocuSigned by: William Kirk 5FCE9F9C3581432...	Sent: 3/31/2026 1:45:34 PM Viewed: 3/31/2026 2:23:12 PM Signed: 3/31/2026 2:23:16 PM
	Signature Adoption: Pre-selected Style Using IP Address: 2600:1017:b828:ae0d:8079:372d:968a:37c0 Signed using mobile	

Electronic Record and Signature Disclosure:
Accepted: 3/31/2026 2:23:12 PM
ID: 7ffd3a78-8a9d-49e5-900c-cd3552d31f6b

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Joanne Goldhand Joanne.goldhand@icemiller.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/31/2026 1:45:35 PM

Electronic Record and Signature Disclosure:
Accepted: 12/30/2025 8:56:41 AM
ID: 5a7a8744-f440-4ac2-a020-0bbcc322ff49

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/31/2026 1:45:35 PM
Certified Delivered	Security Checked	3/31/2026 2:23:12 PM
Signing Complete	Security Checked	3/31/2026 2:23:16 PM
Completed	Security Checked	3/31/2026 2:23:16 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

DDD&W, LLC

BY: Leroy Land Dale dotloop verified 03/31/26 3:48 PM EDT BQGL-QIYS-RYU5-MHAW 03/31/2026

NAME: LeRoy Land Dale DATE

ITS: Managing Member

EXHIBIT "A"

DEPICTION OF THE PLAT

(Attached on following page)

DEVELOPMENT PLAN NOTES:

1. NO GRADING, EXCAVATION, FILLING OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.

2. NO PART OF A PRINCIPAL BUILDING, INCLUDING CORNER VARIES OR BASEMENTS, PROPOSED TO BE CONSTRUCTED UPON A LOT SHALL BE LESS THAN FIVE FEET ABOVE THE 100 YEAR FLOOD PLAIN ELEVATIONS TO BE SHOWN ON THE FINAL RECORD PLAT.

3. THE NICHOLASVILLE CITY ORDINANCE PROVIDES THE NICHOLASVILLE BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCE FROM A SUBDIVISION AND ORDER REQUIREMENT UNLESS BY EXTENSITIC CIRCUMSTANCES OR DENIAL OF REASONABLE USE OF THE CITY OF NICHOLASVILLE. IF THE VARIANCE HAS BEEN MADE NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTION AFFECTING THESE LOTS.

4. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) TO INSTALL AT THE BOWN DEPOSIT, WATER AND SEWER TAPS, CATCHBASIN, WATER BOXES, ETC. IN ACCORDANCE WITH APPLICABLE CITY OF NICHOLASVILLE AND STATE REGULATIONS.

5. NO TREES SHALL BE LOCATED WITHIN THE STREET RIGHT OF WAY OR EASEMENTS.

6. EROSION AND SEDIMENT ON CONTROLS SHALL BE USED TO PREVENT OFF-SITE SEDIMENTATION DURING CONSTRUCTION. EROSION CONTROLS INCLUDE, BUT ARE NOT LIMITED TO, EROSION CONTROL BLANKETS, TEMPORARY/PERMANENT SEEDS, MULCHING, MULCH NETTING, AND RE-SEEDING OF ANY DISTURBED SURFACES. SEDIMENT ON 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.

7. NO CHANGES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.

8. THERE IS NO KNOWN 4.5A FOOT (4') DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ALL LOT LINES, UNLESS OTHERWISE NOTED.

9. WITHIN NINETY (90) DAYS OF THIS 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 HAVE COMPLY WITH ANY CONDITIONS OF APPROVAL PLACED ON THE FINAL DEVELOPMENT PLAN BY THE PLANNING COMMISSION; 2) THE DEVELOPMENT PLAN SHALL BE SIGNED BY THE PLANNING COMMISSION CHAIRPERSON; IF R.E. IN CONFORMANCE WITH ALL REQUIREMENTS, PAY ALL COSTS OF THE CONSTRUCTED DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AT THE SCHEDULED MEETING.

10. ACCESS TO LOTS SHALL BE IN CONFORMANCE WITH SECTION 215.12 OF THE SUBDIVISION REGULATIONS. DISTANCES TO BE MEASURED FROM THE INTERSECTION OF RIGHTS OF WAY.

11. DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH ALL CITY REQUIREMENTS INCLUDING SECTION 7.12 OF THE ZONING ORDINANCE, (B-2 DISTRICT AND B-5 DISTRICT).

12. NO ACCESS SHALL BE PERMITTED ONTO LEXINGTON ROAD (U.S. 27) FROM ANY LOTS IN THIS SUBDIVISION.

13. OFF STREET PARKING AND LOADING AREAS SHALL BE IN CONFORMANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 8.

14. LANDSCAPING FOR THE NEW EGG AND CARE AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE 5A.

15. FINAL LANDSCAPING WILL BE SHOWN ON THE CONSTRUCTION PLANS/PLATS.

16. DETENTION EQUIPMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN SUCH A FASHION TO ENSURE THAT MOSQUITO GROWTH SHALL NOT EXCEED "NUISANCE" LEVELS. THE DETENTION FACILITIES, DRAINAGE AND OUTFALLS SHALL BE REMOVED FROM THE SITE, AND THAT NO POTENTIAL DEADLY HEALTH OR SAFETY HAZARDS ARE CREATED. THE BASIN/PITS SHALL NOT BE FENCED, LANDSCAPED, OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE PROPERTY OWNER(S) TO ALL PERIODIC ROUTINE MAINTENANCE TO INSURE HYDRAULIC FUNCTION OF THE PROJECTED. THE OWNER IS ALSO PERMITTED NECESSARY ACCESS TO THE CITY OF NICHOLASVILLE OR THEIR REPRESENTATIVE 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 THEREIN SHALL BE BORNE BY THE PROPERTY OWNER. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE REPAYMENT FOR THE MAINTENANCE OF LABOR AND MATERIALS PERFORMED ON THE SITE IN ORDER TO BRING SAME WITHIN THE ABOVE SAID REQUIREMENTS.

17. PROPOSED GRADING SHALL BE ADDRESSED AT THE TIME THE CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.

18. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE APPROVED BY THE FIRE DEPARTMENT.

19. ALL PROPERTIES WITHIN LOTS 1 - 18 SHALL HAVE RECIPROCAL ACCESS BETWEEN ALL PROPERTIES, WHETHER DESIGNATED BY DEED OR SUBDIVISION.

20. MAIL DELIVERY SHALL BE ADDRESSED WITH FARM PRELIMINARY PLAT APPLICATION SUBMITTED TO THE CITY OF NICHOLASVILLE PRIOR TO SUBMITTAL CONTACT SHALL BE MADE WITH THE NICHOLASVILLE U.S. POST OFFICE TO DESIGN APPROVAL FOR THE AREA AND FACILITIES PROPOSED FOR DELIVERY. LOTS 1 AND 18 ARE EXISTING. CENTRALIZED MAIL BOX UNITS SHALL NOT BE PLACED ON STORM SEWER STRUCTURES. ACCESS TO MAIL BOXES SHALL ALSO BE FROM A PAVED AREA WITH A MINIMUM OF FOUR FEET (4') OF PAVEMENT AROUND THE BOX. SPACE SHOULD CONSIDER THE USUAL OR MORE RECENT ON RESIDENTIAL DWELLINGS AND BE SITED ACCORDINGLY.

21. IT IS THE DEVELOPERS RESPONSIBILITY TO PLACE NO PARKING SIGNS ALONG ROAD A AND INTERIOR ACCESS ROADS.

22. ALL SIGNAGE FOR INDIVIDUAL BUSINESSES SHALL BE MONUMENT SIGNS. IN ADDITION, NAMANESS SHALL BE PERMITTED TO ALLOW TWO (2) MONUMENT SIGNS ON THE LOT FRONTAGE AND ONE SHOPPING CENTER MONUMENT SIGN ON THE BRANNON ROAD FRONTAGE.

23. THE LOCATION AND NUMBER OF STREET LIGHTS MAY VARY FROM THOSE SHOWN AS DETERMINED BY THE PLANNING COMMISSION. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE STREET LIGHT INSTALLATIONS.

24. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE STREET AND STOP SIGN INSTALLATIONS.

25. ADDITIONALLY BE MONUMENTS SHALL BE INSTALLED AT THE OWNER'S EXPENSE ADD TO CITY SPECIFICATIONS IF ANY BUILDINGS ARE LOCATED MORE THAN 250 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 OR LOCATED WITHIN 50 FEET OF THE FIRE DEPARTMENT CONNECTION AND SHALL BE LOCATED WITHIN 50 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF SUPPORTING A FIRE APPARATUS.

26. A SITE DEVELOPMENT PLAN FOR THIS PROPERTY IS ON FILE IN THE STAFF OFFICE OF THE NICHOLASVILLE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THIS PLAN.

27. THE REMAINING PROPERTY DESIGNATED ON THIS PLAT FOR FUTURE DEVELOPMENT MAY SHALL BE SUBDIVIDED NON BUILDING DEVELOPMENT PURPOSES ONLY. NO CONSTRUCTION SHALL BE PERMITTED ON THIS PROPERTY UNTIL FOLLOW UNITS A MINOR SUBDIVISION PLAN IS SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION IN ACCORDANCE WITH THE NICHOLASVILLE SUBDIVISION REGULATIONS.

28. ACCESS EASEMENTS SHOWN HEREON ARE NOT ALL PARKWAYS WIDE BUT THEY TO BE PUBLICLY MAINTAINED. MAINTENANCE OF SAME SHALL BE BY ASSESSMENT BY THOSE AFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATE PARTIES.

29. LOTS THAT HAVE A STORM WATER DETENTION BASIN OR RETENTION BASIN LOCATED ON THEM MAY BE RESTRICTED ON A FINAL PLAT, BUT A BUILDING PERMIT FOR THOSE LOTS (FALL NOT BE ISSUED UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.

30. THE PROPERTY OWNERS OF LOTS 1-18 & TRACTS 1F-1B & P5 SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITY SERVICE LINES, ABOVE AND/OR BELOW GROUND, ACROSS ALL LOTS, AND THE PROPERTY OWNERS OF ALL LOTS SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITY SERVICE LINES ABOVE AND/OR BELOW GROUND, ACROSS ALL LOTS. SAID EASEMENTS ARE HEREBY GRANTED AND DEDICATED BY EACH PROPERTY OWNER FOR SUCH PURPOSES.

MEMORANDUM OF AGREEMENT NOTES:

1. THE FOLLOWING MONTHLY FEES SHALL BE APPLICABLE TO THE PROPERTY AND CAUSED TO BE PAID AT TIME OF BUILDING PERMIT:
   A. $750.00 PER SINGLE FAMILY RESIDENTIAL LOT
   B. $750.00 PER MULTI-FAMILY UNIT
   C. $150.00 PER ACRE FOR ALL LOTS ZONED COMMERCIAL, PROFESSIONAL OR INDUSTRIAL.

2. IN THE EVENT OF SINGLE FAMILY RESIDENTIAL CONSTRUCTION, USABLE SPACE PER RESIDENTIAL DWELLING UNIT SHALL BE A MINIMUM OF 1200 SQUARE FEET OF ON THE SPACE OF THE FIRST FLOOR OF SAID SQUARE FEET OF LIVING SPACE ON THE GROUND FLOOR. THIS SITE RESTRICTION SHALL BE CALCULATED AND LISTED OF BUILDING, GARAGES, CARPORTS AND BASEMENTS.

3. THE FRONT ELEVATION OF EACH SINGLE FAMILY RESIDENTIAL DWELLING UNIT SHALL BE FRANKLIN BRICK AND/OR STONE WHERE THE SIDE AND REAR WALLS MAY BE VINYL SIDING. PROVIDED HOWEVER, THE PEAK ON THE FOUNDATION THAT IS VISIBLE SHALL BE CLAD IN BRICK.

4. ALL SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL HAVE AN ATTACHED TWO CAR GARAGE MINIMUM OF SAME CONSTRUCTION AS THE DWELLING.

UTILITY PROVIDERS

ELECTRIC
KENTUCKY UTILITIES
LEXINGTON, KENTUCKY
800.981.0600

WATER
JESSAMINE COUNTY WATER DISTRICT NO. 3
2020 LEXINGTON ROAD, NICHOLASVILLE, KY. 40356
(859) 885-8358

SANITARY SEWER
JESSAMINE SOUTH ELLISTON WATER DISTRICT
402 LAMAR N. BEST
NICHOLASVILLE, KY 40356
(859) 885-7581

TELEPHONE
WINDSTREAM
SHAUN BLANFORD
333 NW. NEW CIRCLE ROAD, SUITE 170
LEXINGTON, KY 40505
(859) 367-8250

GAS
ATMOS NATURAL GAS
3460 LEXINGTON ROAD
WINCHESTER, KY 40391
(859) 744-6171

CERTIFICATE OF AVAILABILITY OF SEWER SERVICES

I HEREBY CERTIFY THAT THE JESSAMINE SOUTH ELLISTON WATER DISTRICT OF THIS SHALL SUPPLY TRACT IB OF THE DALE ESTATE IN ITS SEWER SERVICES SUBJECT TO OWNER COMPLYING WITH DISTRICT RULES, REGULATIONS AND REQUIREMENTS, INCLUDING PRESENTATION OF A SITE SPECIFIC AGREEMENT AND A LETTER OF CREDIT IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH DISTRICT TO ASSURE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____

CERTIFICATE OF AVAILABILITY OF WATER SERVICES

I HEREBY CERTIFY THAT JESSAMINE WATER DISTRICT #3 SHALL SUPPLY TRACT IB OF THE DALE ESTATE IN ITS WATER SERVICES.

_____ _____

FLOOD PLAIN NOTE

ADDITIONAL TO FEMA NOTICE INSURANCE RATE MAPS, FLOODWAY PANEL NO. 21051C0040E, EFFECTIVE DATED MARCH 3, 2014, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN.

SITE STATISTICS

JESSAMINE COUNTY (C.O.N.)
ZONE B-2

NUMBER OF LOTS	18
SMALLEST LOT SIZE:	0.42 ACRES (LOT 10) 18,818 S.F.
LARGEST LOT SIZE:	17.58 ACRES (LOT 18) 765,665 S.F.
AREA OF LOTS:	44.54 ACRES
AREA OF R/W:	3.33 ACRES
TOTAL:	47.86 ACRES

ZONE B-5

NUMBER OF LOTS:	1
SMALLEST LOT SIZE:	0.52 ACRES (TRACT P5) 22,651 SF
LARGEST LOT SIZE:	15.48 ACRES (TRACT 1F) 680,873 SF
AREA OF LOTS:	15.76 ACRES
AREA OF R/W:	1.26 ACRES
TOTAL:	17.02 ACRES

JESSAMINE (C.O.N.) AREA: 52.87 ACRES
SPLITS (ZONE B-4) AREA: 0.07 ACRES
TOTAL PLAT AREA: 52.74 ACRES

MINIMUM SETBACKS

ZONE B-2

FRONT YARD:	50'
REAR YARD:	25'
SIDE YARD:	25'

ZONE B-5

FRONT YARD:	25'*
REAR YARD:	25'
SIDE YARD:	8'

ZONE B-3

FRONT YARD:	25'*
REAR YARD:	25'
SIDE YARD:	25'

*SETBACK ALONG A STATE OR FEDERAL HIGHWAY SHALL BE 50 FEET (50').

SET BACK NOTE

THE BUILDING LINE SET BACK ALONG US 27 IS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THIS PROPERTY EXECUTED ON APRIL 17, 2023 AND MUST BE CITY IN BOX SLIDE AT THE 2025 NICHOLASVILLE PLANNING COMMISSION MEETING TO BE HELD.

VICINITY MAP

SITE

SCALE: 1" = 2000'

E.U.D.
ELECTRIC UTILITY DESIGNATION
FOR WATER SERVICE AREA

KENTUCKY UTILITIES
LEXINGTON, KENTUCKY
800.981.0600

PLANNING COMMISSION'S CERTIFICATION

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

_____

CHAIRMAN OR VICE CHAIRMAN _____ DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE (AM) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED, IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

_____

DDD & W, LLC. DATE

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE-JESSAMINE PLANNING COMMISSION.

STATE OF KENTUCKY
L. CHRISTOPHER HORNE
20162
LICENSED PROFESSIONAL LAND SURVEYOR

_____

L. CHRISTOPHER HORNE - LS 20162 DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY WITH EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE NICHOLASVILLE PLANNING COMMISSION.

_____

CHAIRMAN OR VICE CHAIRMAN _____ DATE

PRELIMINARY PLAT
OF
TRACT IB
OF THE
DALE ESTATE
4615 NICHOLASVILLE ROAD
NICHOLASVILLE, KY 40356
DEED BOOK 530, PAGE 582
DEED BOOK 530, PAGE 580
DEED BOOK 530, PAGE 586
DEED BOOK 530, PAGE 572
DEED BOOK 864, PAGE 260
PLAT CABINET D, SLIDE 588
PVA PARCEL ID: 060-00-00-001.00

OWNER
DDD & W, LLC.
4901 NICHOLASVILLE ROAD
NICHOLASVILLE, KY 40356

HORNE ENGINEERING, INC.
ENGINEERS - PLANNERS - LAND SURVEYORS
216 SOUTH MAIN STREET - NICHOLASVILLE, KY 40356
PHONE: (859) 885-5461 FAX: (859) 885-5160
SCALE: 1" = 100' DWG. BY: GDC DWG. NO: 23-10-1355
DATE: 1/30/24 CAD. BY: JGH
FILE: N:\SCCES\WORK\2023\10\1355_PRELIM PLAT.DWG
DATE OF SURVEY: 8/20/22-3/5/23

THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

LEGEND

- POINT OF BEGIN (NO MONUMENT SET)
- SET MONUMENT 1/2"Ø IRON PIN W/ CAP) HORNE LS # 3809 UNLESS OTHERWISE NOTED
- CA. R/W MONUMENT
- EX. MONUMENT AS NOTED
- DRAINAGE, UTILITY AND ACCESS EASEMENT P.E.X.U.A.E.
- DRAINAGE & UTILITY EASEMENT P.E.X.U.E.
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- ADJOINERS

TYPICAL SECTION
PROPOSED ROAD A

TYPICAL SECTION
AR ACCESS EASEMENT

TYPICAL SECTION
S1 ACCESS EASEMENT

PROPOSED TYPICAL SECTION
KY 1980 - BRANNON ROAD
FROM KYTC PROJECT PLANS

TYPICAL SECTION
US 27

LINE	BEARING	DISTANCE
L1	S 71° 19' 49" W	17.00'
L2	S 71° 19' 49" W	17.00'
L3	S 71° 19' 49" W	17.00'
L4	S 71° 19' 49" W	17.00'
L5	S 71° 19' 49" W	17.00'
L6	S 71° 19' 49" W	17.00'
L7	S 71° 19' 49" W	17.00'
L8	S 71° 19' 49" W	17.00'
L9	S 71° 19' 49" W	17.00'

GRAPHIC SCALE: 1" = 100'
0 100 200 300

EXHIBIT A

EXHIBIT "B"

THE PLANS

STONEDALE - SITE DEVELOPMENT

4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

DESIGN TEAM

CMW, INC.
Civil Engineer / Landscape Architect
249 East Main Street, Suite 100, Lexington, KY 40507
O 859 254 6623

HORNE ENGINEERING, INC
Surveyor
[illegible] Street, Nicholasville, KY 40356
O [illegible]

GENERAL NOTES

- THE WORK FOR THIS PROJECT SHALL BE IN CONFORMANCE TO THE SPECIFICATIONS
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES
- THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITY TO THE AREA WITHIN THE EXISTING EASEMENTS AND CONSTRUCTION LIMITS, UNLESS OTHERWISE APPROVED BY THE OWNER
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND RECEIVE APPROVAL WHERE NECESSARY PRIOR TO COMMENCEMENT OF WORK
- THE ENGINEER RESERVES THE RIGHT TO MAKE MINOR FIELD ADJUSTMENTS IN THE WORK IN ORDER TO ACCOMPLISH THE INTENT OF THE DESIGN

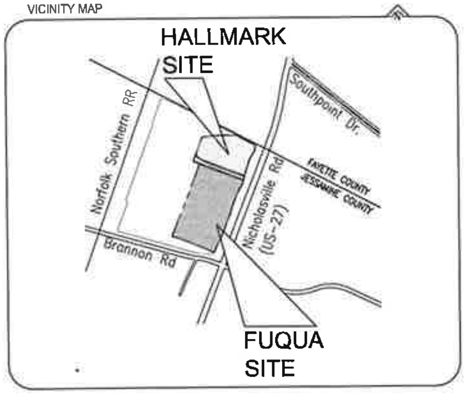
CONTACT KY 811 (BUD) AT LEAST 72 HOURS BEFORE ANY EXCAVATION IS UNDERTAKEN

OWNER INFORMATION

FUQUA ACQUISITIONS II, LLC
FIFTEEN PIEDMONT CENTER
3575 PIEDMONT ROAD
NE SUITE 800
ATLANTA, GA 30305

HALLMARK COMMUNITIES
150 EAST BROAD STREET
SUITE 600
COLUMBUS, OH 43215

VICINITY MAP



FAILURE TO ABIDE BY DESIGN DOCUMENTS OR TO OBTAIN GUIDANCE:

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED

INDEX OF DRAWINGS

Architecture
Civil Engineering
Landscape Architecture
a: 249 East Main Street, Suite 100
Lexington, Kentucky 40507
o: (859) 254-6623
w: cmwaec.com

The Shape Of Ideas

NOTES
- SIGNED FINAL DEVELOPMENT PLANS ADDED TO THE SET.
- SKIMMER DETAIL ADDED TO FUQUA SHEET C-001.2 AND HALLMARK SHEET C-005
- SITE PLAN CHANGES DUE TO LOWER ELEVATIONS ALONG THE PUBLIC STREET RESULTING FROM A LARGER VERTICAL CURVE.
- CREST VERTICAL CURVE AT STA. 3+00.81 HAS BEEN INCREASED TO 250' ON SHEET C-200.
- DIMENSIONS OF THE RIP RAP OUTLET PROTECTION HAVE BEEN ADDED TO THE STORM SEWER PROFILES.

COVER SHEET

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

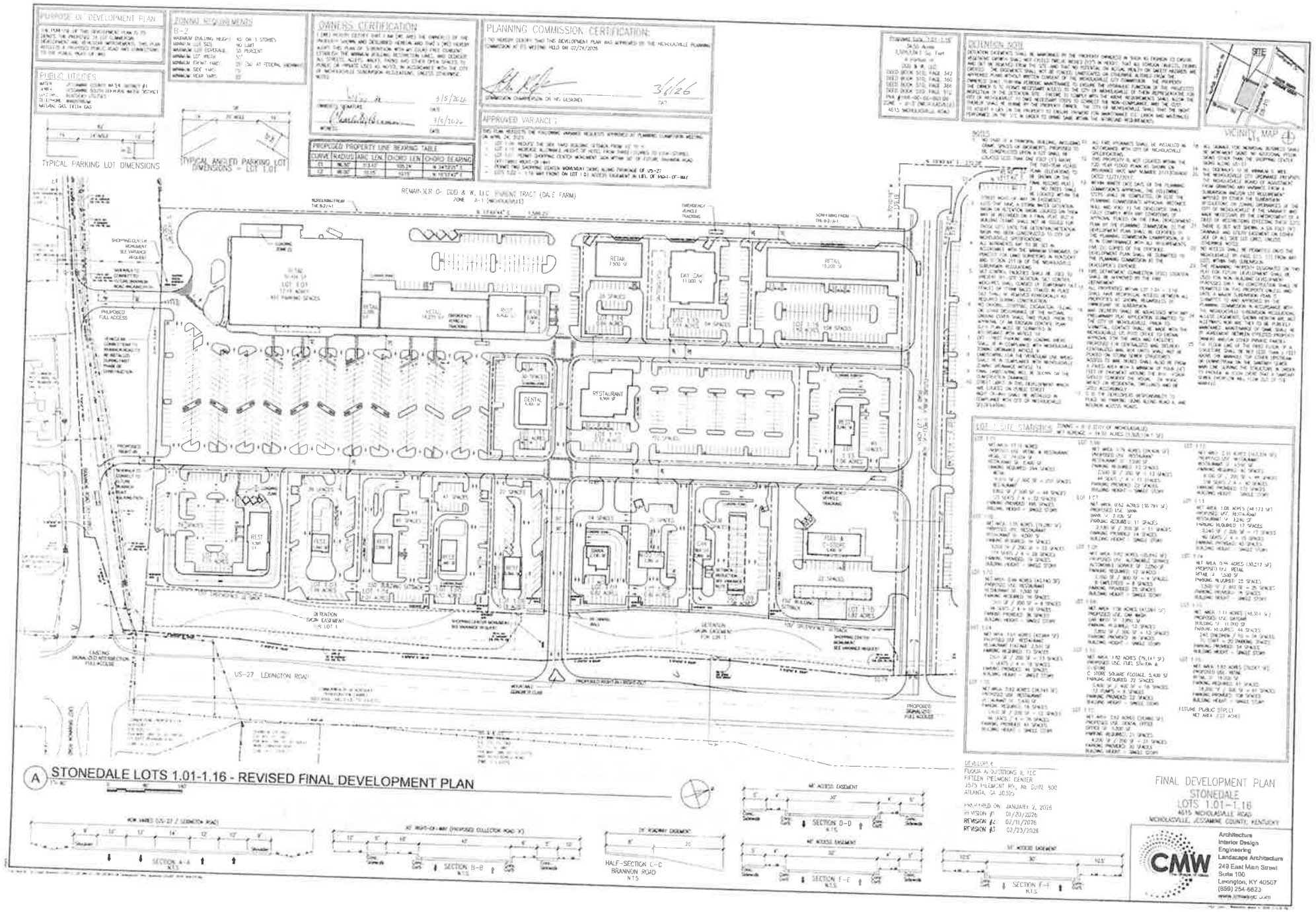
ISSUED FOR CONSTRUCTION

Project Number
24053.01

Issue Date
AUGUST, 2025

Revisions
12-19-2025

CVR



A STONEDALE LOTS 1.01-1.16 - REVISED FINAL DEVELOPMENT PLAN

DEVELOPER:
FUQUA ACQUISITIONS II, LLC
FIFTEEN PIEDMONT CENTER
3575 PIEDMONT RD., NE SUITE 500
ATLANTA, GA 30305

FINALIZED ON: JANUARY 2, 2026
REVISION #1: 01/20/2026
REVISION #2: 02/11/2026
REVISION #3: 02/23/2026

FINAL DEVELOPMENT PLAN
STONEDALE
LOTS 1.01-1.16
4615 NICHOLASVILLE ROAD
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

CMW
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, KY 40507
(859) 254-6823

Proposed Lot 02

15.48 Acres
672,975.507 Sq. Feet
A Portion of
DDD & W, LLC
DEED BOOK 510, PAGE 342
DEED BOOK 510, PAGE 360
DEED BOOK 510, PAGE 366
DEED BOOK 510, PAGE 372
PVA # 066-00-00-001.00
Zone – R-3 (Nicholasville)

PURPOSE OF DEVELOPMENT PLAN

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO SHOW THE SIZE AND LOCATION OF THE PROPOSED APARTMENT BUILDINGS AND CLUBHOUSE STRUCTURE IN ADDITION TO ASSOCIATED PARKING AND CIRCULATION.

PUBLIC UTILITIES

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

ZONING REQUIREMENTS

R-3

MAXIMUM BUILDING HEIGHT	75' OR 5 STORIES
MINIMUM LOT AREA	8,000 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	6'
MINIMUM REAR YARD	25'
SIGNAGE	ONE IDENTIFICATION SIGN NOT EXCEEDING 40 SF IN SIZE AND SET BACK AT LEAST 20' FROM FRONT LOT LINE

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 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 REQUEST 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 INTENDED REQUIREMENTS.

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.

OWNER(S) SIGNATURE ____________ DATE 2/27/2026

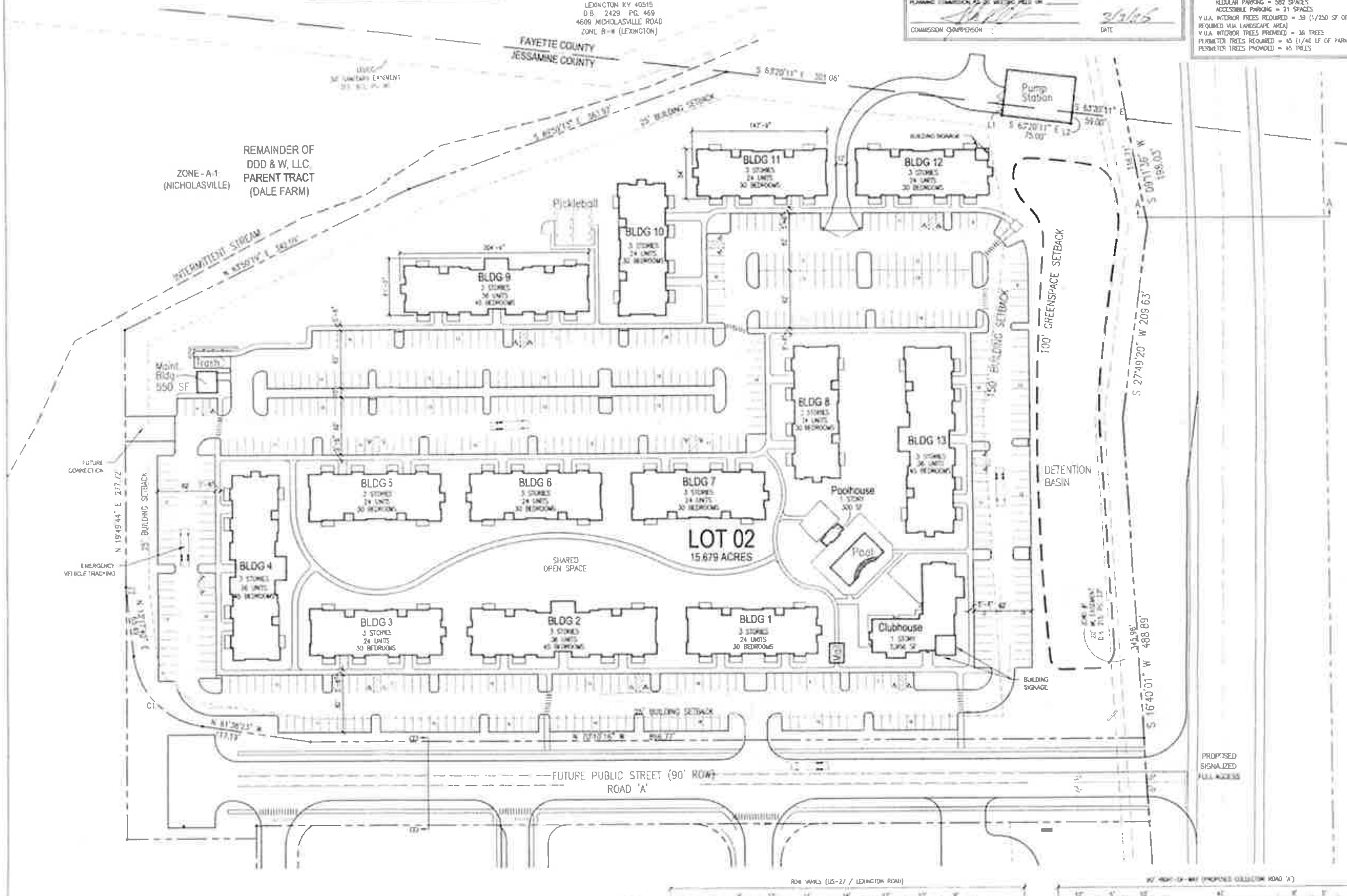
PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AT THE MEETING HELD ON ____________

COMMISSION CHAIRPERSON ____________ DATE 3/3/26

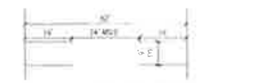
SITE STATISTICS – LOT 02

EXISTING ZONE = R-3 (CITY OF NICHOLASVILLE)
PROPOSED NET ACREAGE = 15.679 ACRES (682,979.8 SF)
PROPOSED LOT COVERAGE – 18.48%
PROPOSED # UNITS = 360 UNITS
270 – 1-BED UNITS
90 – 2-BED UNITS
PROPOSED # BEDROOMS = 450 BEDROOMS
PROPOSED BUILDING HEIGHT = 36'
VEHICULAR USE AREA PROPOSED = 190,623 SF
VUA LANDSCAPE AREA REQUIRED = 9,531 SF (5% OF VUA)
VUA LANDSCAPE AREA PROVIDED = 15,092 SF (7.9% OF VUA)
PARKING REQUIRED = 590 SPACES
270 @ 1.5 SPACES = 405 SPACES
90 @ 2 SPACES = 180 SPACES
5 STAFF
PARKING PROVIDED = 603 SPACES
REGULAR PARKING = 582 SPACES
ACCESSIBLE PARKING = 21 SPACES
V.U.A. INTERIOR TREES REQUIRED = 39 (1/250 SF OF REQUIRED VUA LANDSCAPE AREA)
V.U.A. INTERIOR TREES PROVIDED = 36 TREES
PERIMETER TREES REQUIRED = 45 (1/40 LF OF PARKING)
PERIMETER TREES PROVIDED = 45 TREES



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 211.09 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 16.
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 9.
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 21113C0060D 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. CENTRALIZED MAIL BOX UNITS (CBU) SHALL NOT BE PLACED ON STORM WATER STRUCTURES. ACCESS TO MAIL BOXES SHALL ALSO BE FROM A PAVED AREA WITH A MINIMUM OF FOUR (4') FEET OF PAVEMENT AROUND THE BOX. DESIGN SHOULD CONSIDER THE VISUAL OR NOISE IMPACT ON RESIDENTIAL DWELLINGS AND BE SITED ACCORDINGLY.



TYPICAL PARKING LOT DIMENSIONS

PROPOSED PROPERTY LINE BEARING TABLE

CURVE	RADIUS	ARC LEN.	CHORD LEN.	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]

LINE	LENGTH	BEARING
L1	12.00'	[illegible]
L2	12.00'	[illegible]

DEVELOPER
HALLMARK COMMUNITIES
150 E. BROAD ST., STE. 600
COLUMBUS, OHIO 43215
T. 614-758-1911

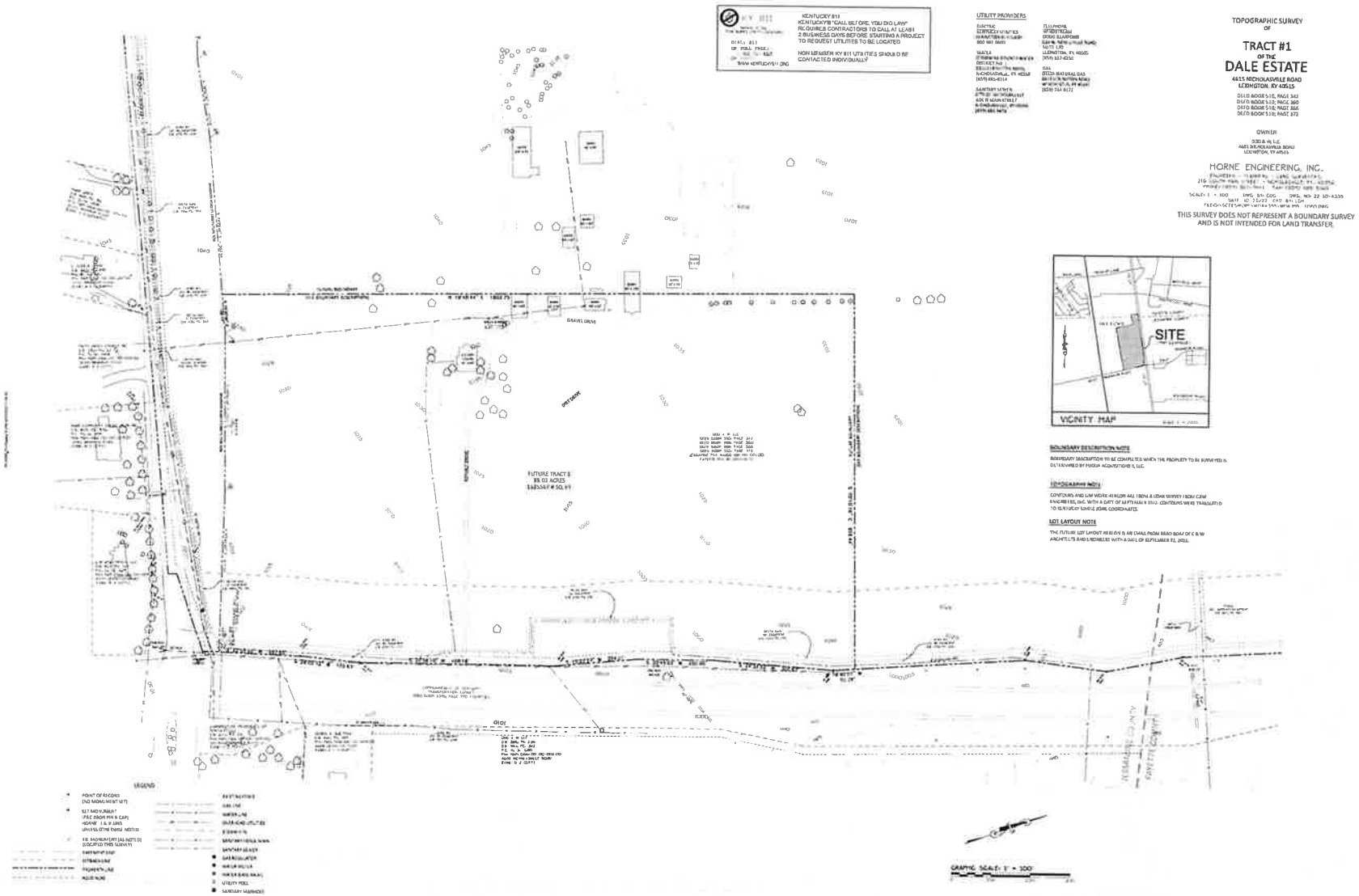
PREPARED ON: FEB. 2, 2026
REVISION #1: –
REVISION #2: –
REVISION #3: –

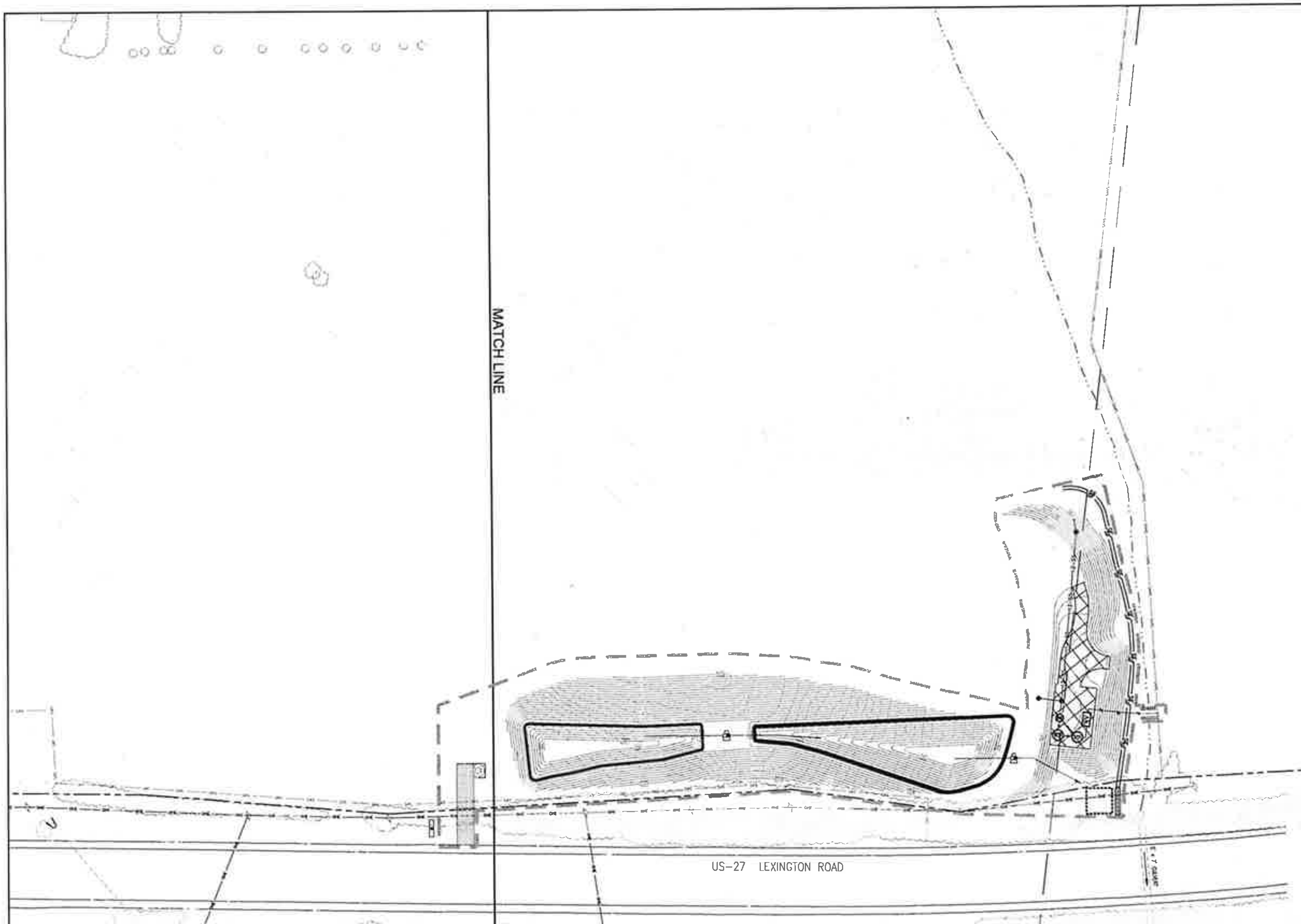
FINAL DEVELOPMENT PLAN
STONEDALE
LOT 02

US-27 / LEXINGTON ROAD
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

CMW
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, KY 40507
(859) 254-6623
www.cmwaec.com

A STONEDALE LOT 02 - FINAL DEVELOPMENT PLAN
1"=50'


KENTUCKY 811
KENTUCKY811.ORG
UTILITY PROVIDERS
TOPOGRAPHIC SURVEY
OF
TRACT #1
OF THE
DALE ESTATE
4615 NICHOLASVILLE ROAD
LEXINGTON, KY 40515
DEED BOOK 515, PAGE 343
DEED BOOK 510, PAGE 360
DEED BOOK 510, PAGE 366
DEED BOOK 510, PAGE 372
OWNER
330 A 75 LLC
4615 NICHOLASVILLE ROAD
LEXINGTON, KY 40515
HORNE ENGINEERING, INC.
THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY
AND IS NOT INTENDED FOR LAND TRANSFER.
SITE
VICINITY MAP
BOUNDARY DESCRIPTION NOTE
TOPOGRAPHIC NOTE
LOT LAYOUT NOTE
FUTURE TRACT 2
88.03 ACRES
GRAVEL DRIVE
LEGEND
GRAPHIC SCALE: 1" = 100'



PHASE 1.1 NOTES

1. PHASE 1.1 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 1.2 CONSTRUCTION SHOWN ON SHEET C-[illegible].
2. DOUBLE ROW OF WOVEN WIRE REINFORCED SILT FENCE IS TO BE INSTALLED ABOVE THE STREAM BANK. MATERIAL AND EQUIPMENT MUST NOT ENTER NOR OPERATE WITHIN THE BANKS OF THE STREAM.
3. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR PHASE 1 ONLY.
4. EXCAVATED MATERIAL FROM THE SEDIMENT BASINS IS TO BE USED TO INITIATE THE EMBANKMENT ON THE NORTH SIDE OF THE SITE.
5. EACH ROW OF SILT FENCE CAN ONLY FILTER RUNOFF FROM [illegible] UPHILL. SO SILT FENCE INSTALLATION MUST BE PROPERLY SEQUENCED AND SPACED ALONG THE NORTH SIDE OF THE SITE.
6. ONCE THE SLOPE ON NORTH SIDE OF THE SITE REACHES ELEVATION 980', THE SANITARY SEWER AND PUMP STATION SHOWN ON THIS PLAN CAN BE INSTALLED.
   6.1 STREAM CROSSINGS TO BE CONSTRUCTED BY METHODS THAT MAINTAIN FLOW AND ALLOW FOR DRY EXCAVATION, SUCH AS THE PUMP AROUND FLOW DIVERSION PER DETAIL E/C-411.
   6.2 IMMEDIATELY STABILIZE DISTURBED AREAS WITH SEED & STRAW MULCH AND REPAIR SILT FENCE DURING INSTALLATION OF THE SANITARY SEWER, AS CONSTRUCTED.
7. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], MOVE ON TO PHASE 2. SEE SHEET C-[illegible] FOR PHASE 2 OF THE SWPPP.

DESCRIPTION

[illegible]

SEQUENCE

1. CONTRACTOR TO SECURE K.P.D.E.S. NOTICE OF COVERAGE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH CITY OF NICHOLASVILLE AND SCHEDULE PRE-CONSTRUCTION MEETING.
3. TEMPORARY CONSTRUCTION EXIT.
4. DOUBLE ROW OF TEMPORARY SILT FENCE ABOVE THE STREAM BANK.
5. TEMPORARY SILT TRAP TYPE B.
6. TEMPORARY SILT TRAP TYPE A.
7. TEMPORARY CONSTRUCTION SIGN.
8. TEMPORARY CONCRETE WASH OUT.
9. CONTRACTOR TO COORDINATE WITH THE LFUCG AND SCHEDULE PRE-CONSTRUCTION MEETING. IF EROSION CONTROL DEVICES PASS INSPECTION, CONTRACTOR TO ACQUIRE THE LFUCG LAND DISTURBANCE PERMIT.
10. CONTRACTOR TO COORDINATE WITH CITY OF NICHOLASVILLE TO INSPECT EROSION CONTROL DEVICES. IF EROSION CONTROL DEVICES PASS INSPECTION, CONTRACTOR TO ACQUIRE THE CITY OF NICHOLASVILLE GRADING PERMIT.
11. CLEAR AND GRUB WITHIN THE PHASE 1 DISTURBED LIMITS ONLY.
12. EXCAVATE TEMPORARY SEDIMENT BASINS (EXCAVATED MATERIAL TO BE USED AS EMBANKMENT ON THE NORTH SIDE OF THE SITE).
13. ONCE THE SLOPE ON NORTH SIDE OF THE SITE REACHES ELEVATION 980, SANITARY SEWER AND PUMP STATION CONSTRUCTION CAN BEGIN.
14. TEMPORARY STREAM DIVERSION WHEN CROSSING STREAM WITH SANITARY SEWER.
15. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], MOVE ON TO PHASE 2. SEE SWPPP SHEET C-[illegible] FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE.

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 628-[illegible]

CERTIFICATION

CONTRACTOR SIGNATURE | PRINTED NAME | DATE

FIRM NAME | ADDRESS | TELEPHONE NUMBER

LEGEND

- LIMITS OF DISTURBANCE
- SF — DOUBLE ROW OF TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.3.1
- TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.1
- PUMP STATION SITE AND ACCESS ROAD. COORDINATE WITH PUMP STATION SITE PLAN FOR 8" OF NO. 2 CRUSHED STONE CONSTRUCTION ACCESS
- TEMPORARY SILT TRAP TYPE B PER KYTC STD DWG RDX-220 AND KEPSC BMP MANUAL SECTION 4.6.2
- TEMPORARY SILT TRAP TYPE A PER KYTC STD DWG RDX-220
- TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN.
- PUMP — DEWATER TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.3. PUMPED SEDIMENT-LADEN WATER MUST DISCHARGE UPSTREAM OF THE PERIMETER SILT TRAP OR THROUGH A SEDIMENT FILTER BAG BEFORE EXITING THE SITE.
- TEMPORARY CONSTRUCTION SIGN. [illegible]
- TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.9.6. [illegible]
- TEMPORARY STREAM DIVERSION PER DETAIL E/C-411

GENERAL NOTES

[illegible]

BEST MANAGEMENT PRACTICES

[illegible]

SCALE: 1"=50'

PHASE 1 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

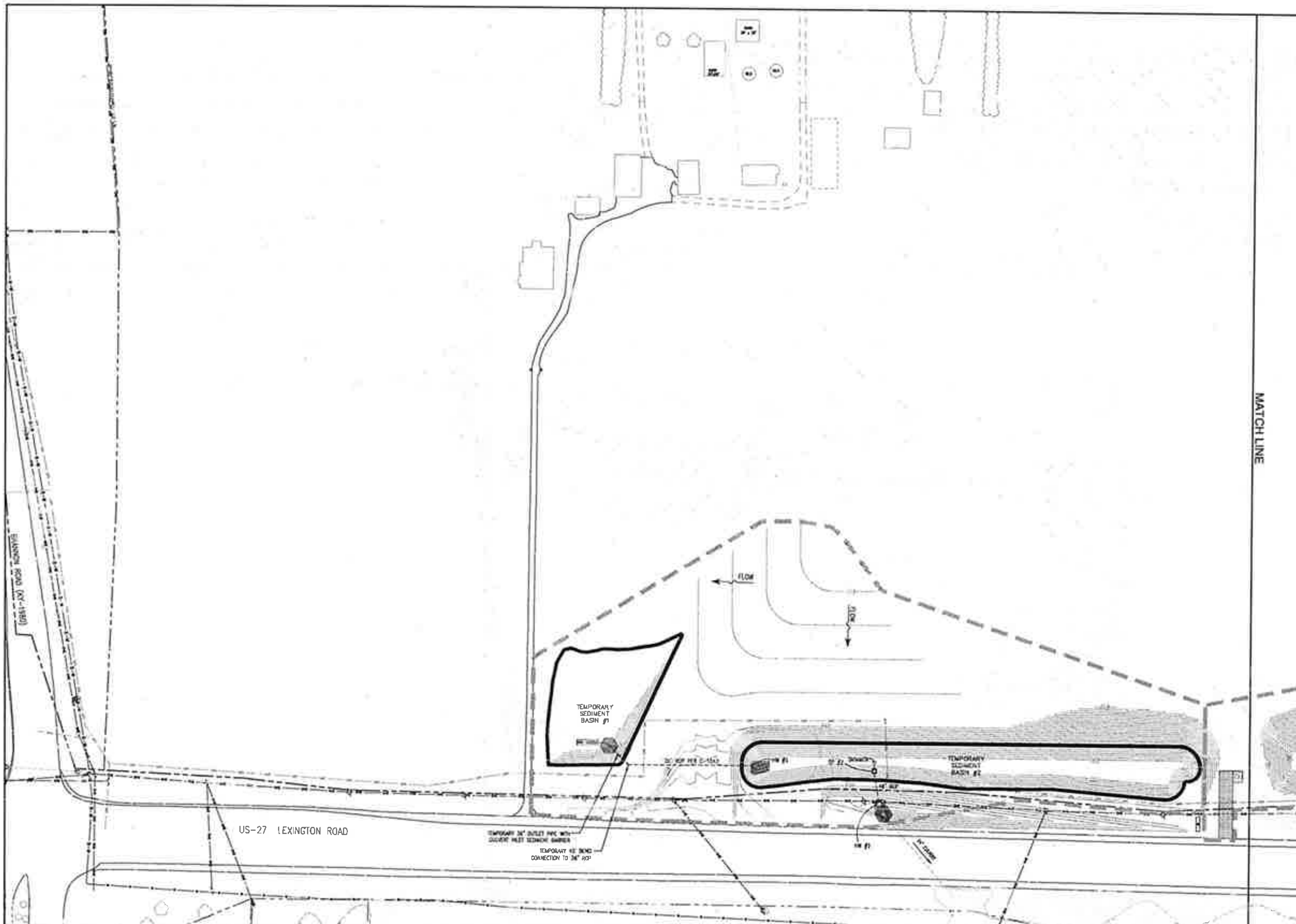
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

CMW
Architecture
Civil Engineering
Landscape Architecture
a 249 East Main Street Suite 100
Lexington, Kentucky 40507

Project Number 24053.01

C-001.1



PHASE 1.2 NOTES

1. PHASE 1.2 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 1.1 CONSTRUCTION SHOWN ON SHEET C-001.1.
2. CONTRACTOR MUST COORDINATE WITH DELTA GAS COMPANY TO HAVE THE EXISTING GAS MAIN TURNED OFF PRIOR TO LAND DISTURBING ACTIVITY.
3. OVERHEAD ELECTRIC LINES AND POWER POLES ALONG THE LEXINGTON ROAD (US-27) FRONTAGE ARE TO REMAIN DURING PHASE 1 CONSTRUCTION. EXERCISE EXTREME CAUTION WHEN WORKING NEAR THESE LINES AND POLES.
4. HOLD CLEARING, GRUBBING, AND DEMOLITION TO THE MINIMUM AMOUNT NECESSARY FOR TEMPORARY SEDIMENT BASIN CONSTRUCTION ONLY.
5. GRADE THE LEXINGTON ROAD (US-27) FRONTAGE UP TO ELEVATION [illegible] AS NECESSARY TO PROVIDE TEMPORARY SEDIMENT BASINS FOR MASS GRADING. GRADE SEDIMENT BASINS TO MATCH CONTOURS SHOWN ON THIS PLAN.
6. TEMPORARY 36" OUTLET PIPE WITH INLET SEDIMENT BARRIER SHOULD BE PROVIDED FOR SEDIMENT BASIN #1 TO PROPERLY EMPTY DURING CONSTRUCTION.
7. ONCE THE TEMPORARY SEDIMENT BASINS ARE OPERATIONAL, MOVE ON TO PHASE 2. SEE SHEET C-001.3 FOR PHASE 2 OF THE SWPPP.

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Civil Engineering
Landscape Architecture
249 East Main Street
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Lexington, Kentucky 40507
p (859) 254 6623
w www.cmwaec.com

DESCRIPTION

DESCRIPTION ON SHEET C-001.1 APPLIES TO THIS SHEET.

SEQUENCE

1. COORDINATE WITH SWPPP SHEET C-001.1 FOR TEMPORARY CONSTRUCTION EXIT, CONSTRUCTION SIGN, AND CONCRETE WASH OUT TO BE USED CONCURRENTLY.
2. TEMPORARY INLET SEDIMENT BARRIER ON EXISTING 54" CULVERT.
3. CLEAR, GRUB AND DEMOLISH ONLY WHAT IS NECESSARY FOR THE SEDIMENT BASINS.
4. TEMPORARY SEDIMENT BASINS. GRADE TO MATCH CONTOURS SHOWN ON THIS PLAN.
5. TEMPORARY INLET SEDIMENT BARRIER ON TEMPORARY 36" PIPE.
6. TEMPORARILY SEED AREAS THAT ARE INACTIVE FOR 14 DAYS OR MORE.
7. ONCE THE TEMPORARY SEDIMENT BASINS ARE OPERATIONAL, MOVE ON TO PHASE 2. SEE SWPPP SHEET C-001.3 FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE.

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 828-2380

CERTIFICATION
AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE | PRINTED NAME | DATE

FIRM NAME | ADDRESS | TELEPHONE NUMBER

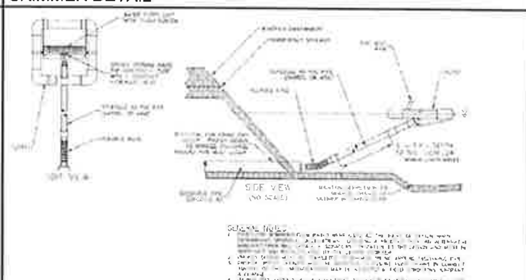
SCALE: 1"=50'

NOTES
- SKIMMER DETAIL ADDED.

LEGEND

	LIMITS OF DISTURBANCE
	TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.2.3
BASIN #1	TEMPORARY SEDIMENT BASIN #1 PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN. INSTALL 36" RCP, HW #5, AND RIP RAP OUTLET PROTECTION AS SHOWN ON THE SITE GRADING AND DRAINAGE PLAN C-104.1 AND AS SHOWN ON THIS PLAN. INSTALL TEMPORARY 36" OUTLET PIPE CONNECTION TO 36" RCP WITH INLET SEDIMENT BARRIER.
BASIN #2	TEMPORARY SEDIMENT BASIN #2 PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN. INSTALL EP #2, 48" RCP, HW #2, AND RIP RAP OUTLET PROTECTION AS SHOWN ON THE SITE GRADING AND DRAINAGE PLAN C-104.1 AND AS SHOWN ON THIS PLAN. PROVIDE TEMPORARY 6" SKIMMER CONNECTION TO THE 12" PIPE IN THE BOTTOM OF THE SP #2 PER DETAIL ON THIS SHEET (6" FAIRCLOTH SKIMMER, OR APPROVED EQUIVALENT)
	TEMPORARY CULVERT INLET SEDIMENT BARRIER PER DETAIL G/C-112 AND KEPSC BMP MANUAL SECTION 4.8.3
	RIP RAP OUTLET PROTECTION PER KYTC STD DWG RDD-040 AND KEPSC BMP MANUAL SECTION 4.8.4. USE CLASS 3 CHANNEL LINING.

SKIMMER DETAIL



GENERAL NOTES

GENERAL NOTES ON SHEET C-001.1 APPLY TO THIS SHEET.

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ON SHEET C-001.1 APPLY TO THIS SHEET.

PHASE 1 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION
Issue Date: AUGUST 2025

Project Number 24053.01
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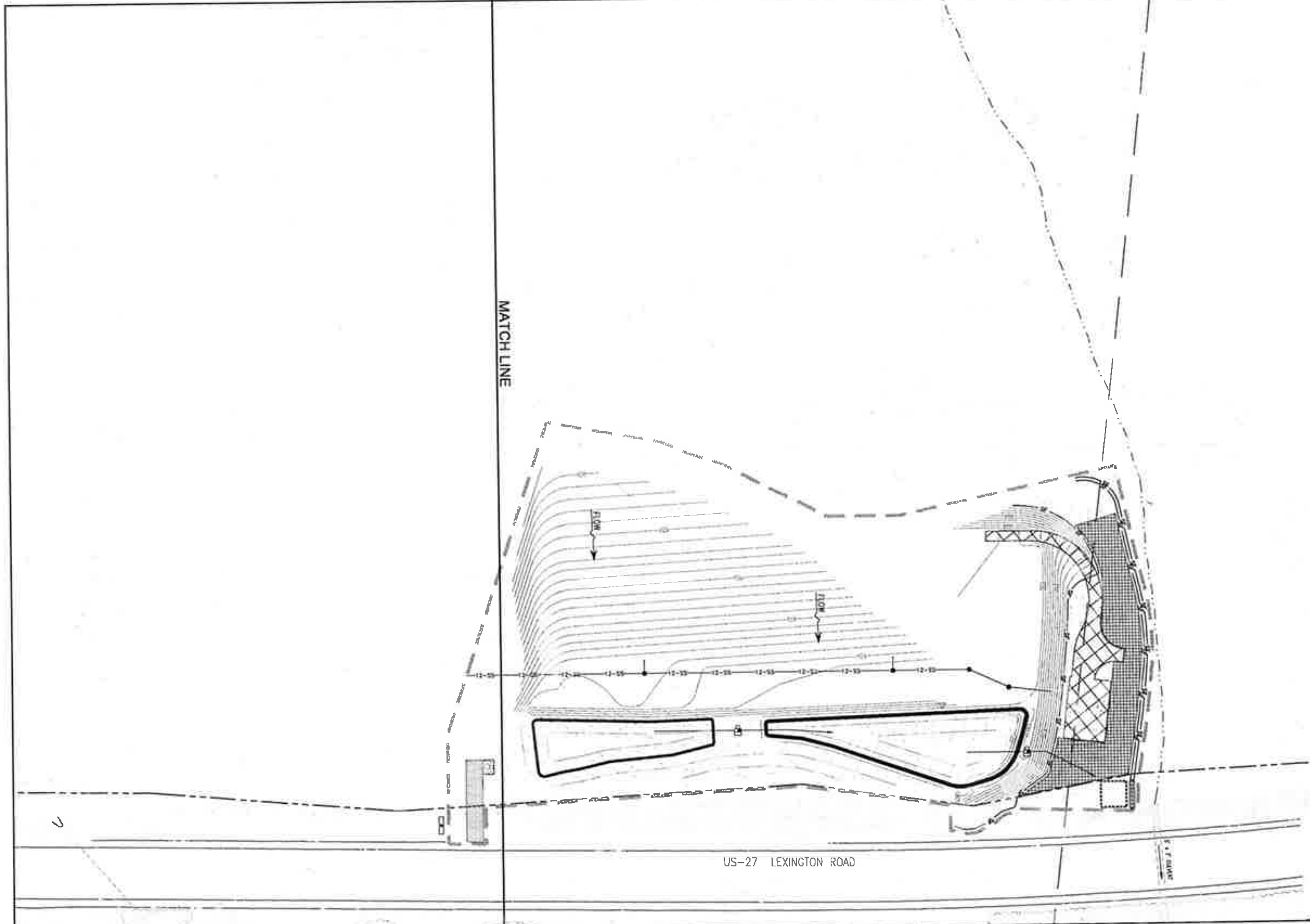
C-001.2



PHASE 2.1 NOTES

1. PHASE 2.1 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 2.2 CONSTRUCTION SHOWN ON SHEET E-002.2.
2. PREVIOUSLY INSTALLED SLOPE BELOW ELEVATION 985' MUST BE PROPERLY STABILIZED AS FOLLOWS
   - 2.1 RUN TRACKED MACHINERY UP & DOWN THE SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
   - 2.2 PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
   - 2.3 BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
   - 2.4 INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
   - 2.5 FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
   - 2.6 BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
   - 2.7 PROVIDE STRAW MULCH
   - 2.8 WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
3. ANOTHER ROW OF SILT FENCE IS TO BE INSTALLED LEVEL ALONG THE TOP OF SLOPE ON THE NORTH SIDE OF THE SITE AT ELEVATION 995'.
4. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR PHASE 2 ONLY.
5. EXCAVATED MATERIAL UPHILL OF THE SEDIMENT BASINS IS TO BE USED FOR EMBANKMENT ON THE NORTH SIDE OF THE SITE. EXCAVATED AREA MUST SLOPE TOWARD THE SEDIMENT BASINS.
6. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION 1005', COMPLETE THE PUMP STATION CONSTRUCTION ACCESS ROAD, PROPERLY STABILIZE THE DISTURBED AREAS WITH SEED AND STRAW MULCH, AND TURN THE SWPPP OVER TO THE CONSTRUCTION SITE OPERATOR FOR THE HALLMARK APARTMENTS. SEE THE EROSION SEDIMENT CONTROL PLAN SHEET C-003.1 FOR THE NEXT PHASE OF THE HALLMARK SWPPP.

DESCRIPTION

DESCRIPTION ON SHEET C-001.1 APPLIES TO THIS SHEET

SEQUENCE

16. PREVIOUSLY INSTALLED SLOPE BELOW ELEVATION 985' MUST BE PROPERLY STABILIZED
    - 16.1 RUN TRACKED MACHINERY UP & DOWN THE SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
    - 16.2 PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
    - 16.3 BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
    - 16.4 INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
    - 16.5 FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
    - 16.6 BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
    - 16.7 PROVIDE STRAW MULCH
    - 16.8 WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
17. ANOTHER ROW OF SILT FENCE ALONG THE TOP OF SLOPE AT ELEVATION 995'.
18. CLEAR AND GRUB WITHIN THE PHASE 2 DISTURBED LIMITS ONLY.
19. COMPLETE GRADING OF SEDIMENT BASINS.
20. EXCAVATE UPHILL OF THE TEMPORARY SEDIMENT BASINS (EXCAVATED MATERIAL TO BE USED AS EMBANKMENT ON THE NORTH SIDE OF THE SITE).
21. COMPLETE THE PORTION OF THE SANITARY SEWER SHOWN ON THIS PLAN.
22. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION 1005', MOVE ON TO PHASE 3. SEE SWPPP SHEET C-003.1 FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE.

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 429-2380

CERTIFICATION
AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE ________ PRINTED NAME ________ DATE ________

FIRM NAME ________ ADDRESS ________ TELEPHONE NUMBER ________

SCALE: 1"=50'

LEGEND

	LIMITS OF DISTURBANCE
—— SF ——	TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.5.1
	TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.2
	PUMP STATION SITE AND ACCESS ROAD. COORDINATE WITH PUMP STATION SITE PLAN FOR 8" OF NO. 2 CRUSHED STONE CONSTRUCTION ACCESS
	TEMPORARY SILT TRAP TYPE A PER KYTC STD DWG RDX-225 AND KEPSC BMP MANUAL SECTION 4.8.7. BURY SILT FENCE POST IN THE CORNER OF THIS SILT TRAP.
	TEMPORARY SILT TRAP TYPE A ALT NO 1 PER KYTC STD DWG RDX-225
	TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN
PUMP	DEWATER TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.3. PUMPED SEDIMENT-LADEN WATER MUST DISCHARGE UPSTREAM OF THE PERIMETER SILT TRAP OR THROUGH A SEDIMENT FILTER BAG BEFORE EXITING THE SITE.
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF RIGID MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.9.6. CONCRETE WASH OUT TO BE A 3' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP
	EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3 TO BE LANDLOK 450, OR APPROVED EQUIVALENT. INSTALL ON SLOPE PER KYTC STD DWG RDX-040

GENERAL NOTES

GENERAL NOTES ON SHEET C-001.1 APPLY TO THIS SHEET

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ON SHEET C-001.1 APPLY TO THIS SHEET

CMW
Architecture
Civil Engineering
Landscape Architecture
248 East Main Street
Suite 100
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PHASE 2 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

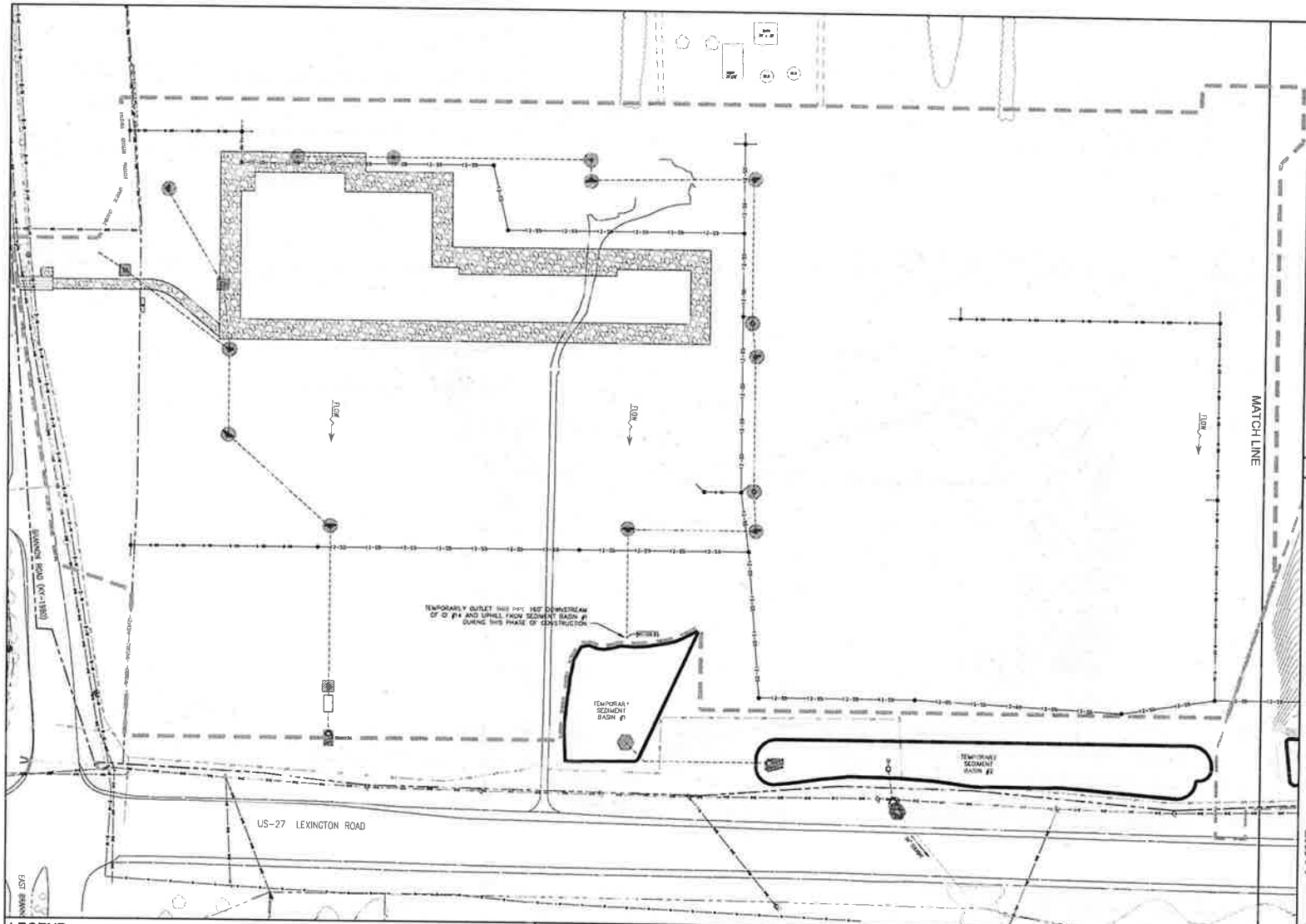
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date: AUGUST, 2025

Project Number: 24053.01

C-002.1



PHASE 2.2 NOTES

1. PHASE 2.2 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 2.1 CONSTRUCTION SHOWN ON SHEET C-002.1
2. MASS GRADE WITHIN THE PHASE 2 LIMITS OF DISTURBANCE UPHILL OF THE PREVIOUSLY INSTALLED TEMPORARY SEDIMENT BASINS.
3. INSTALL ALL-WEATHER CONSTRUCTION ROUTE & STAGING AREA AS NECESSARY FOR BUILDING CONSTRUCTION.
4. ONCE THE PHASE 2 MASS GRADING AND THE ALL-WEATHER CONSTRUCTION ROUTE & STAGING AREA ARE COMPLETE, RELOCATE THE CONSTRUCTION EXIT, SIGN, AND CONCRETE WASH OUT TO BRANNON ROAD. BEGIN BUILDING CONSTRUCTION AND MOVE ON TO PHASE 3. SEE SHEET C-002.3 FOR PHASE 3 OF THE SWPPP.

DESCRIPTION

DESCRIPTION ON SHEET C-001.1 APPLIES TO THIS SHEET.

SEQUENCE

8. CLEARING, GRUBBING, DEMOLITION AND MASS GRADING WITHIN THE PHASE 2 LIMITS UPHILL OF THE PREVIOUSLY INSTALLED TEMPORARY SEDIMENT BASINS.
9. BEGIN STORM SEWER ON EACH SIDE OF THE BUILDING AS SHOWN ON THIS PLAN
10. TEMPORARY INLET / OUTLET PROTECTION AT EACH NEW DRAINAGE STRUCTURE IMMEDIATELY AFTER THE DRAINAGE STRUCTURE IS INSTALLED
11. BEGIN SANITARY SEWER AND UNDERGROUND SYSTEMS.
12. TEMPORARY CONSTRUCTION EXIT ON BRANNON ROAD
13. CONCRETE WASH OUT AT BRANNON ROAD EXIT
14. TEMPORARY ALL-WEATHER TRUCK ROUTE TO THE BUILDING
15. TEMPORARY ALL-WEATHER CONSTRUCTION STAGING AREA AROUND THE BUILDING
16. ONCE THE PHASE 2 MASS GRADING AND THE ALL-WEATHER CONSTRUCTION ROUTE & STAGING AREA ARE COMPLETE:
    - 16.1. RELOCATE THE CONSTRUCTION EXIT, CONSTRUCTION SIGN, AND CONCRETE WASH OUT TO BRANNON ROAD.
    - 16.2. BEGIN BUILDING CONSTRUCTION
    - 16.3. MOVE ON TO PHASE 3. SEE SWPPP SHEET C-002.3 FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE.

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 935-2380

CERTIFICATION

AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE KPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE | PRINTED NAME | DATE

FIRM NAME | ADDRESS | TELEPHONE NUMBER

SCALE: 1"=60'

LEGEND

- LIMITS OF DISTURBANCE
- RELOCATE TEMPORARY CONSTRUCTION EXIT TO BRANNON ROAD PER KEPSC BMP MANUAL SECTION 4.3.2
- TEMPORARY 15' ALL-WEATHER TRUCK ROUTE FOR CONSTRUCTION ACCESS TO THE BUILDING TO BE 12" OF NO 2 CRUSHED STONE ON 7 OWCE NON-WOVEN FILTER FABRIC.
- TEMPORARY 30' ALL-WEATHER CONSTRUCTION STAGING AREA AROUND THE BUILDING TO BE 12" OF NO 2 CRUSHED STONE ON 7 OWCE NON-WOVEN FILTER FABRIC.
- BASIN #1 — MAINTAIN TEMPORARY SEDIMENT BASIN #1 INSTALLED IN PHASE 1.2 PER KEPSC BMP MANUAL SECTION 4.7.2.
- BASIN #2 — MAINTAIN TEMPORARY SEDIMENT BASIN #2 INSTALLED IN PHASE 1.2 PER KEPSC BMP MANUAL SECTION 4.7.2.
- TEMPORARY INLET PROTECTION USING STONE AND SEDIMENT BARRIER ON DRAIN INLETS IN PAVED AREAS PER KYTC STD DWG RD11-030 AND KEPSC BMP MANUAL SECTION 4.8.1.
- TEMPORARY INLET PROTECTION USING SILT FENCE ON DRAIN INLETS IN GRADED AREAS PER KEPSC BMP MANUAL SECTION 4.8.3.
- TEMPORARY CULVERT INLET SEDIMENT BARRIER PER DETAIL C/C-112 AND KEPSC BMP MANUAL SECTION 4.8.3.
- RIP RAP OUTLET PROTECTION PER KYTC STD DWG RDD-040 AND KEPSC BMP MANUAL SECTION 4.6.4 USE CLASS 3 CHANNEL LINING.
- RELOCATE TEMPORARY CONSTRUCTION SIGN TO BRANNON ROAD. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF WOOD MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.
- RELOCATE TEMPORARY CONCRETE WASH OUT TO BRANNON ROAD PER KYTC BMP MANUAL SECTION 4.5.5. CONCRETE WASH OUT TO BE A 3' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING, AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.

GENERAL NOTES

GENERAL NOTES ON SHEET C-001.1 APPLY TO THIS SHEET.

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ON SHEET C-001.1 APPLY TO THIS SHEET.

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PHASE 2 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

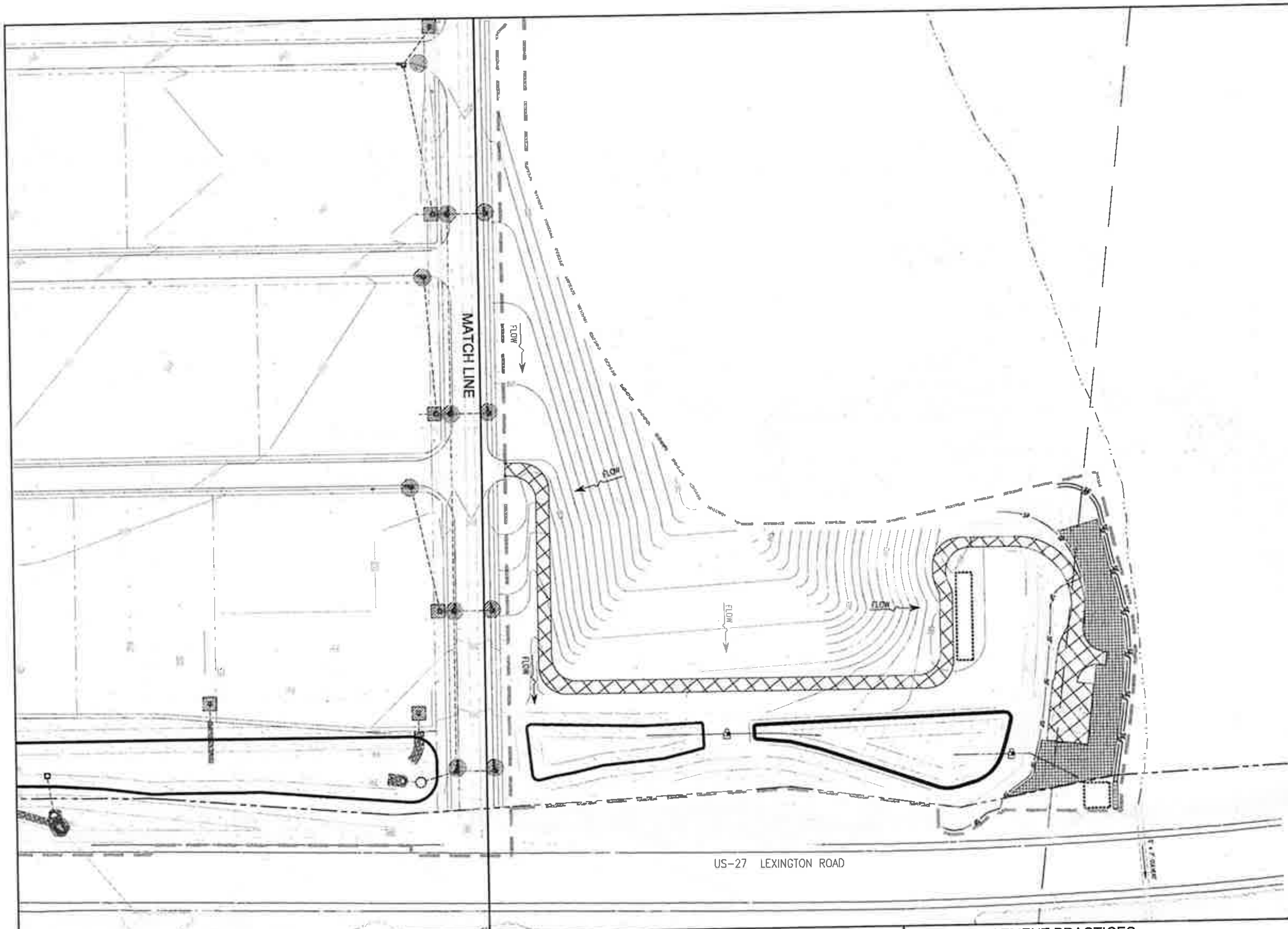
ISSUED FOR CONSTRUCTION

Issue Date	AUGUST 2022
Drawn By	
Checked By	
Revisions	

Mark	Date

Project Number
24053.01

C-002.2



PHASE 3.1 NOTES

1. PHASE 3.1 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 3.2 CONSTRUCTION SHOWN ON SHEET C-003.2.
2. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR PHASE 3 ONLY.
3. EXCAVATED MATERIAL UPHILL OF THE SEDIMENT BASINS MUST SLOPE TOWARD THE SEDIMENT BASINS.
4. COMPLETE THE NO. 2 CRUSHED STONE CONSTRUCTION ACCESS ROAD FROM THE PUBLIC STREET THROUGH THE SITE TO THE PUMP STATION.
5. LAST IN THE CONSTRUCTION SEQUENCE.
   - 5.1. INSTALL THE ASPHALT PAVEMENT ON THE PUMP STATION ACCESS ROAD AS SHOWN ON SHEET C-400.
   - 5.2. INSTALL THE CONCRETE PAVEMENT ON THE PUMP STATION SITE AS SHOWN ON SHEET C-400.
   - 5.3. ENSURE THE DISTURBED AREAS ARE LEFT IN GOOD CONDITION WITH SMOOTH TRAVERSABLE SLOPES, RUN TRACKED MACHINERY UP & DOWN THE DISTURBED AREAS LEAVING IMPRINTS PARALLEL TO THE CONTOUR, AND PROPERLY STABILIZE THE DISTURBED AREAS WITH SEED AND STRAW MULCH.
6. TURN THE SWPPP OVER TO THE CONSTRUCTION SITE OPERATOR FOR THE HALLMARK APARTMENTS. SEE THE EROSION SEDIMENT CONTROL PLAN SHEET C-004 FOR THE NEXT PHASE OF THE HALLMARK SWPPP.

POSSIBLE POST-CONSTRUCTION ADDITIONS

IF HALLMARK CONSTRUCTION DOES NOT COMMENCE BY THE TIME FUQUA COMMERCIAL SEWAGE IS FLOWING TO THE PUMP STATION,

A. THE NO. 2 CRUSHED STONE CONSTRUCTION ACCESS ROAD FROM THE PUBLIC STREET TO THE PUMP STATION ACCESS ROAD SHOULD BE PAVED PER DETAIL C/C-411. THE FINISHED GRADE OF THE ASPHALT PAVEMENT SHOULD MATCH THE ELEVATIONS SHOWN ON THE HALLMARK SITE GRADING PLAN C-104.4.

A. THE SEDIMENT BASIN STANDPIPES, MANHOLE, OUTLET PIPES, SKIMMERS, HEADWALLS, AND RIP RAP OUTLET PROTECTION SHOULD BE INSTALLED AS SHOWN AND NOTED ON HALLMARK SWPPP SHEET C-005.

DESCRIPTION

DESCRIPTION ON SHEET C-001.1 APPLIES TO THIS SHEET

SEQUENCE

23. CLEAR AND GRUB WITHIN THE PHASE 3 DISTURBED LIMITS ONLY.
24. CONTINUE EXCAVATION UPHILL OF THE TEMPORARY SEDIMENT BASINS.
25. TEMPORARY SILT TRAP ON THE NORTH SIDE OF THE CONSTRUCTION ACCESS ROAD
26. COMPLETE THE NO. 2 CRUSHED STONE CONSTRUCTION ACCESS ROAD FROM THE PUBLIC STREET THROUGH THE SITE TO THE PUMP STATION.
27. INSTALL THE ASPHALT PAVEMENT ON THE PUMP STATION ACCESS ROAD AS SHOWN ON SHEET C-400
28. INSTALL THE CONCRETE PAVEMENT ON THE PUMP STATION SITE AS SHOWN ON SHEET C-400
29. ENSURE THE DISTURBED AREAS ARE LEFT IN GOOD CONDITION WITH SMOOTH TRAVERSABLE SLOPES
30. RUN TRACKED MACHINERY UP & DOWN THE DISTURBED AREAS LEAVING IMPRINTS PARALLEL TO THE CONTOUR
31. PROPERLY STABILIZE THE DISTURBED AREAS WITH SEED AND STRAW MULCH
32. TURN THE SWPPP OVER TO THE CONSTRUCTION SITE OPERATOR FOR THE HALLMARK APARTMENTS

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 925-2380

CERTIFICATION

AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE — PRINTED NAME — DATE

FIRM NAME — ADDRESS — TELEPHONE NUMBER

SCALE: 1"=50'

LEGEND

(limits line)	LIMITS OF DISTURBANCE
— SF —	TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.5.1
	COORDINATE WITH SWPPP SHEET C-003.2 FOR THE NEW LOCATION OF THE TEMPORARY CONSTRUCTION EXIT.
	CONSTRUCTION ACCESS ROAD THROUGH THE SITE FROM THE PUBLIC STREET TO THE PREVIOUSLY INSTALLED PUMP STATION ACCESS TO BE 8" OF NO. 2 CRUSHED STONE. THIS ACCESS ROAD SHOULD BE AT LEAST 16' WIDE, SHOULD HAVE 30' MIN. TURN RADII, AND MUST BE WITHIN THE ACCESS EASEMENT SHOWN ON THE PUMP STATION ACCESS PLAN C-401. FINISHED GRADE OF THIS ACCESS ROAD SHOULD BE 9" BELOW THE FINISHED GRADE SHOWN ON THE HALLMARK SITE GRADING PLAN C-104.4.
	TEMPORARY SILT TRAP TYPE B PER KYTC STD DWG RDX-225 AND KEPSC BMP MANUAL SECTION 4.6.7. BURY SILT FENCE POST IN THE CORNER OF THIS SILT TRAP
	TEMPORARY SILT TRAP TYPE A ALT NO. 1 PER KYTC STD DWG RDX-220
	TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN
PUMP	DEWATER TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.3. PUMPED SEDIMENT-LADEN WATER MUST DISCHARGE UPSTREAM OF THE PERIMETER SILT TRAP OR THROUGH A SEDIMENT FILTER BAG BEFORE EXITING THE SITE.
	COORDINATE WITH SWPPP SHEET C-003.2 FOR THE NEW LOCATION OF THE TEMPORARY CONSTRUCTION SIGN
	COORDINATE WITH SWPPP SHEET C-003.2 FOR THE NEW LOCATION OF THE TEMPORARY CONCRETE WASH OUT
	EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3 TO BE LANDLOK 450, OR APPROVED EQUIVALENT. INSTALL ON SLOPE PER KYTC STD DWG RDX-040

GENERAL NOTES

GENERAL NOTES ON SHEET C-001.1 APPLY TO THIS SHEET

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ON SHEET C-001.1 APPLY TO THIS SHEET

CMW
Architecture
Civil Engineering
Landscape Architecture
a 210 East Main Street
Suite 100
Lexington, Kentucky 40507

PHASE 3 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

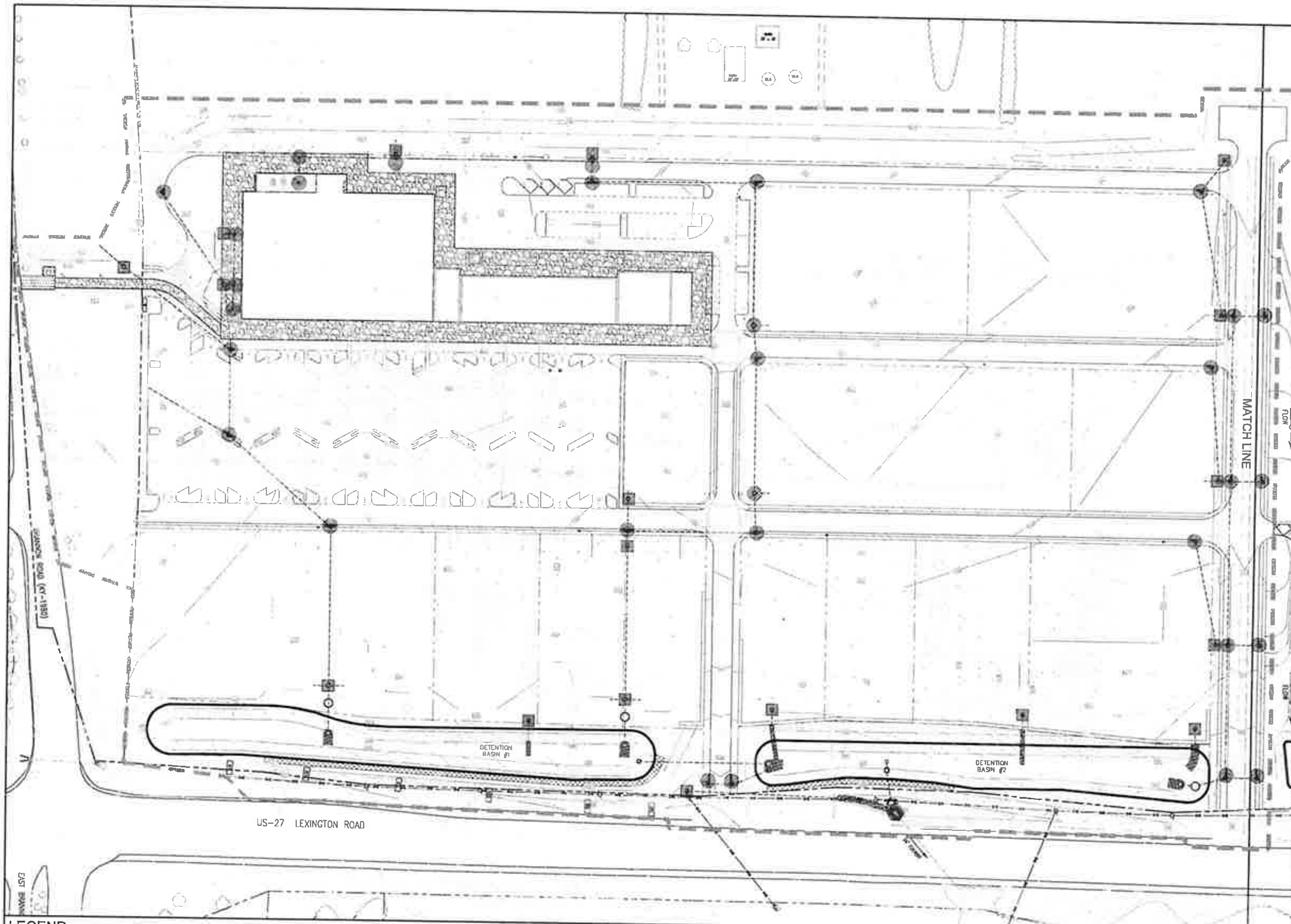
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Project Number 24053.01

C-003.1

FUQUA



LEGEND

- LIMITS OF DISTURBANCE
- TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.2
- TEMPORARY 15' ALL-WEATHER TRUCK ROUTE FOR CONSTRUCTION ACCESS TO THE BUILDING TO BE 12" OF NO. 2 CRUSHED STONE ON 7 ONCE NON-WOVEN FILTER FABRIC.
- TEMPORARY 30' ALL-WEATHER CONSTRUCTION STAGING AREA AROUND THE BUILDING TO BE 12" OF NO. 2 CRUSHED STONE ON 7 ONCE NON-WOVEN FILTER FABRIC.
- BASIN #1: DETENTION BASIN #1 TO BE A SEDIMENT BASIN DURING CONSTRUCTION PER KEPSC BMP MANUAL SECTION 4.7.2. INSTALL SP #1 AND GRADE SEDIMENT BASIN AS SHOWN ON THE SITE GRADING AND DRAINAGE PLAN C-104.1. TEMPORARILY STACK THE OPENINGS IN THE SIDE OF THE STAND PIPE WITH A GRAVEL SEDIMENT BARRIER PER DETAIL 4/C-112 AND KEPSC BMP MANUAL SECTION 4.8.2. LAST IN THE CONSTRUCTION SEQUENCE AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, CLEAN THE BASIN OF SEDIMENT, REMOVE THE TEMPORARY GRAVEL SEDIMENT BARRIER, INSTALL THE FILTRATION LAYER & PERFORATED STANDPIPES, RUN TRACKED MACHINERY UP & DOWN THE BASIN SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR, AND HYDRO SEED BASIN EMBANKMENTS.
- BASIN #2: DETENTION BASIN #2 TO BE A SEDIMENT BASIN DURING CONSTRUCTION PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN AS SHOWN ON THE SITE GRADING AND DRAINAGE PLAN C-105. LAST IN THE CONSTRUCTION SEQUENCE AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, CLEAN THE BASIN OF SEDIMENT, REMOVE THE TEMPORARY SKIMMER, INSTALL THE FILTRATION LAYER & PERFORATED STANDPIPES, RUN TRACKED MACHINERY UP & DOWN THE BASIN SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR, AND HYDRO SEED BASIN EMBANKMENTS.
- TEMPORARY INLET PROTECTION USING STONE BAG SEDIMENT BARRIER ON DRAIN INLETS IN PAVED AREAS PER KYTC STD DWG RDX 230 AND KEPSC BMP MANUAL SECTION 4.8.1
- TEMPORARY INLET PROTECTION USING SILT FENCE ON DRAIN INLETS IN GRADED AREAS PER KEPSC BMP MANUAL SECTION 4.8.2
- TEMPORARY CULVERT INLET SEDIMENT BARRIER PER DETAIL 6/C-112 AND KEPSC BMP MANUAL SECTION 4.8.3
- TEMPORARY CHECK DAMS IN THE ROADSIDE DITCH PER KYTC STD DWG RDX-025 AND KEPSC BMP MANUAL SECTION 4.6.2
- RIP RAP OUTLET PROTECTION PER KYTC STD DWG RDD-040 AND KEPSC BMP MANUAL SECTION 4.6.4. USE CLASS 3 CHANNEL LINING.
- TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.5.6. CONCRETE WASH OUT TO BE A 3' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING, AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.
- TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF WOOD MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.

GENERAL NOTES

GENERAL NOTES ON SHEET C-003.1 APPLY TO THIS SHEET.

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ON SHEET C-003.1 APPLY TO THIS SHEET.

PHASE 3.2 NOTES

1. PHASE 3.2 CONSTRUCTION SHOWN ON THIS PLAN TO OCCUR CONCURRENTLY WITH THE PHASE 3.1 CONSTRUCTION SHOWN ON SHEET C-003.1
2. DETENTION BASIN EMBANKMENTS AND ENTRANCES CAN BE CONSTRUCTED TO FINISHED GRADE. ADEQUATE STORAGE CAPACITY (3600 CF PER DISTURBED ACRE) MUST BE MAINTAINED IN THE BASINS AT ALL TIMES.
3. EXERCISE EXTREME CAUTION WHEN WORKING NEAR THE OVERHEAD ELECTRIC LINES AND POLES ALONG THE LEXINGTON ROAD (US-27) FRONTAGE. ONCE THE DETENTION BASIN EMBANKMENTS AND ENTRANCES REACH FINISHED GRADE, COORDINATE WITH THE ELECTRIC COMPANY TO RELOCATE THESE ELECTRIC LINES.
4. ONCE THE SITE REACHES FINISHED GRADE, COORDINATE WITH THE GAS COMPANY TO RELOCATE THE 8" GAS MAIN.

DESCRIPTION

DESCRIPTION ON SHEET C-003.1 APPLIES TO THIS SHEET.

SEQUENCE

17. BUILDING CONSTRUCTION.
18. DETENTION BASINS FUNCTIONING AS SEDIMENT BASINS.
19. TEMPORARY CHECK DAMS IN THE ROADSIDE DITCH AS BASIN EMBANKMENTS ARE CONSTRUCTED.
20. COMPLETE THE CLEARING, GRUBBING, DEMOLITION AND EARTHWORK.
21. ONCE THE BRANNON RD FRONTAGE REACHES FINISHED GRADE, RELOCATE THE CONSTRUCTION SIGN.
22. ONCE THE DETENTION BASIN EMBANKMENTS REACH FINISHED GRADE, COORDINATE WITH ELECTRIC COMPANY TO RELOCATE THE OVERHEAD ELECTRIC LINES ALONG LEXINGTON RD.
23. COMPLETE THE STORM SEWER.
24. TEMPORARY INLET / OUTLET PROTECTION AT EACH NEW DRAINAGE STRUCTURE IMMEDIATELY AFTER THE DRAINAGE STRUCTURE IS INSTALLED.
25. COMPLETE SANITARY SEWER, UNDERGROUND SYSTEMS, AND UTILITIES.
26. COORDINATE WITH THE GAS COMPANY TO RELOCATE THE 8" GAS MAIN.
27. PAVING.
28. PERMANENTLY SEED WITH STRAW MULCH ALL DISTURBED AREAS IMMEDIATELY UPON REACHING FINISHED GRADE.
29. LAST IN THE CONSTRUCTION SEQUENCE AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, CLEAN THE BASINS OF SEDIMENT, REMOVE THE TEMPORARY GRAVEL SEDIMENT BARRIER, INSTALL THE FILTRATION LAYERS & PERFORATED STANDPIPES, RUN TRACKED MACHINERY UP & DOWN THE BASINS SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR, AND HYDRO SEED BASINS EMBANKMENTS.
30. ONCE THE SITE HAS STABILIZED IN ACCORDANCE WITH THE K.P.D.E.S. GENERAL PERMIT REGULATIONS, REMOVE THE TEMPORARY EROSION CONTROL DEVICES.
31. SUBMIT K.P.D.E.S. NOTICE OF TERMINATION.

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) [illegible]-2380

CERTIFICATION

AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE　　PRINTED NAME　　DATE

FIRM NAME　　ADDRESS　　TELEPHONE NUMBER

SCALE: 1"=60'

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STATE OF KENTUCKY — PATRICK F.S. [illegible] — PROFESSIONAL ENGINEER
10-16-2025

PHASE 3 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST 2025
Drawn By	
Checked By	
Revisions	
Mark	Date

Project Number: 24053.01

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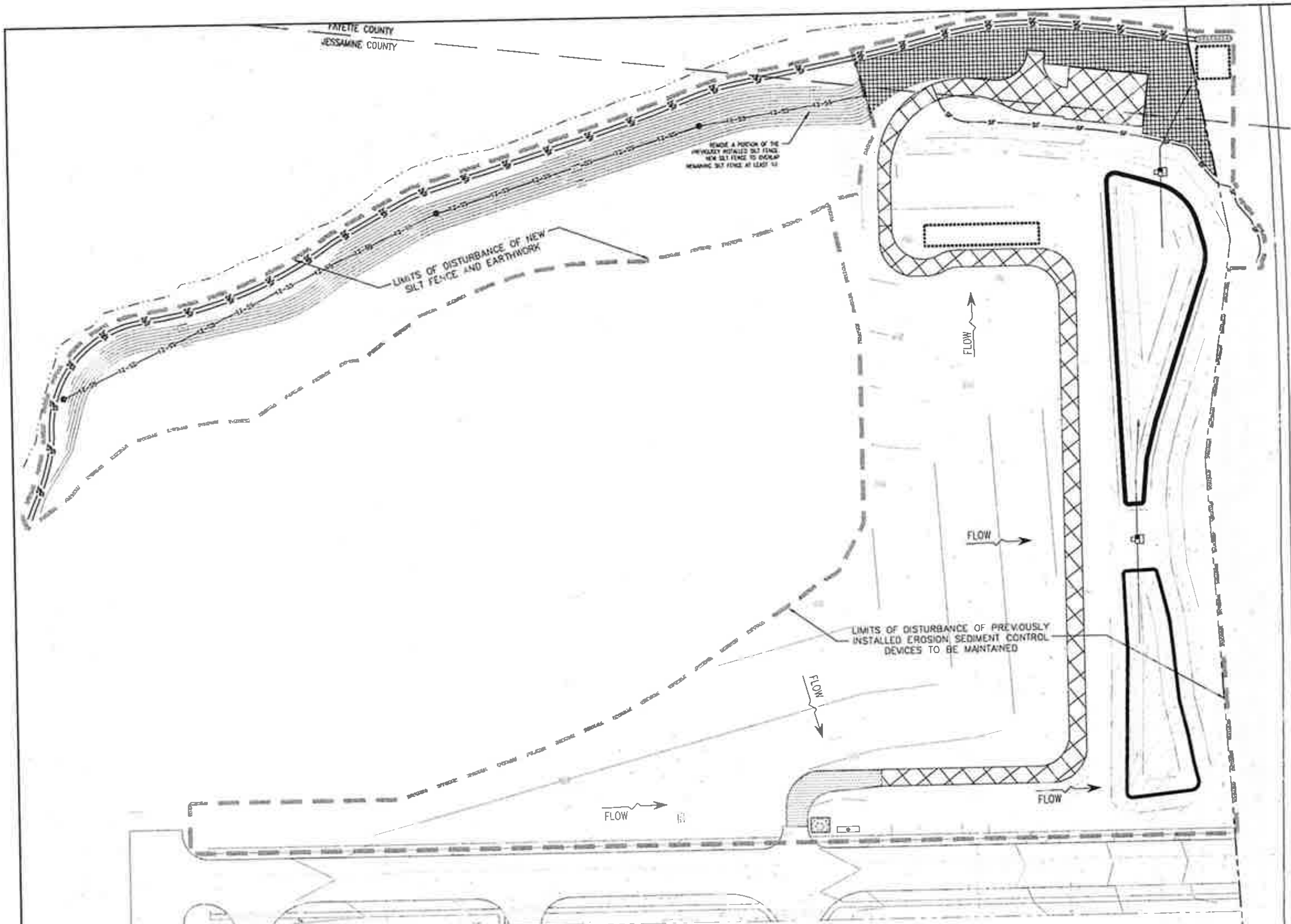
C-003.2

FUQUA



LEGEND

- LIMITS OF DISTURBANCE
- MAINTAIN PREVIOUSLY INSTALLED SILT FENCE AND PROVIDE NEW DOUBLE ROW OF TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.5.1.
- MAINTAIN PREVIOUSLY INSTALLED NO. 2 CRUSHED STONE PUMP STATION ACCESS ROAD TO FUNCTION AS TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.2.
- MAINTAIN PREVIOUSLY INSTALLED NO. 2 CRUSHED STONE PUMP STATION ACCESS ROAD. CONSTRUCTION AND MUNICIPAL TRAFFIC ON THIS ACCESS ROAD MUST BE AVAILABLE AND MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE B PER KYTC STD DWG RDX-225 AND KEPSC BMP MANUAL SECTION 4.6.7. BURY SILT FENCE POST IN THE CORNER OF THIS SILT TRAP.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE A ALT NO 1 PER KYTC STD DWG RDX-220.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.1. SEDIMENT BASINS TO MATCH CONTOURS SHOWN ON THIS PLAN.
- PUMP — DEWATER TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.3. PUMPED SEDIMENT-LADEN WATER MUST DISCHARGE UPSTREAM OF THE PERIMETER SILT TRAP OR THROUGH A SEDIMENT FILTER BAG BEFORE EXITING THE SITE.
- TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF GOOD MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF PERMITS, PLANS, ETC.
- TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.5.8. CONCRETE WASH OUT TO BE A 3' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING, AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.
- MAINTAIN PREVIOUSLY INSTALLED EROSION CONTROL BLANKET [illegible] PER KEPSC BMP MANUAL SECTION 4.3.3 TO BE LANDLOK 450, OR APPROVED EQUIVALENT. INSTALL ON SLOPE PER KYTC STD DWG RDX-[illegible]. INSTALL IN CHANNEL PER KYTC STD DWG RDX-[illegible].

N

SCALE: 1"=40'

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 928-2380

PHASE 4 NOTES

1. PREVIOUSLY INSTALLED PUMP STATION ACCESS ROAD MUST BE MAINTAINED AND MUST BE AVAILABLE TO MUNICIPAL TRAFFIC THROUGHOUT CONSTRUCTION.
2. EROSION SEDIMENT CONTROL DEVICES WERE INSTALLED PREVIOUSLY BY OTHERS. CONTRACTOR TO OBSERVE AND DETERMINE THE EXTENT OF THESE PREVIOUSLY INSTALLED ITEMS AND INCLUDE ADEQUATE FUNDS IN THE BID TO MAINTAIN, UTILIZE, AND MAKE NECESSARY UPGRADES AND/OR MODIFICATIONS TO THESE PREVIOUSLY INSTALLED ITEMS.
3. NEW DOUBLE ROW OF WOVEN WIRE REINFORCED SILT FENCE IS TO BE INSTALLED AT THE TOE OF THE SLOPE ON THE NORTH SIDE OF THE SITE ABOVE THE STREAM BANK. MATERIAL AND EQUIPMENT MUST NOT ENTER NOR OPERATE WITHIN THE BANKS OF THE STREAM.
4. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR PHASE 4 ONLY.
5. EXCAVATED MATERIAL FROM THE SEDIMENT BASINS AND UPHILL OF THE SEDIMENT BASINS IS TO BE USED FOR EMBANKMENT ON THE NORTH SIDE OF THE SITE. EXCAVATED AREA MUST SLOPE TOWARD THE SEDIMENT BASINS.
6. EACH ROW OF SILT FENCE CAN ONLY FILTER RUNOFF FROM 1/2 ACRE [illegible]. SO SILT FENCE INSTALLATION MUST BE PROPERLY SEQUENCED AND SPACED ALONG THE NORTH SIDE OF THE SITE.
7. ONCE THE SLOPE ON NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], THE SANITARY SEWER SHOWN ON THIS PLAN CAN BE INSTALLED.
7.1. IMMEDIATELY STABILIZE DISTURBED AREAS WITH SEED & STRAW MULCH AND REPAIR SILT FENCE DURING INSTALLATION OF THE SANITARY SEWER, AS CONSTRUCTED.
8. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], MOVE ON TO PHASE 5. SEE SHEET C-005 FOR PHASE 5 OF THE SWPPP.

CERTIFICATION
AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE	PRINTED NAME	DATE
FIRM NAME	ADDRESS	TELEPHONE NUMBER

GENERAL NOTES

A. EROSION SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN ARE SCHEMATIC. EXACT LOCATIONS TO BE FIELD DETERMINED BY CONTRACTOR.
B. IMPLEMENT THE APPROVED SWPPP PRIOR TO ANY LAND-DISTURBING ACTIVITY.
C. INSTALL EROSION SEDIMENT CONTROL DEVICES ON NEW DRAINAGE STRUCTURES IMMEDIATELY AFTER THE NEW DRAINAGE STRUCTURE IS INSTALLED.
D. MAINTAIN MEASURES STATED ON THIS PLAN IN FULLY FUNCTIONAL CONDITION UNTIL THE DRAINAGE AREA UPSTREAM OF THE MEASURE HAS BEEN STABILIZED.
E. ROUGHEN GRADED AREAS BY RUNNING TRACKED MACHINERY UP & DOWN SLOPES LEAVING IMPRINTS PARALLEL TO THE CONTOUR.
F. CLEAN EROSION SEDIMENT CONTROL DEVICES ONCE THE DEVICE HAS REACHED 1/3 CAPACITY.
G. IMMEDIATELY REPAIR OR REPLACE DAMAGED EROSION SEDIMENT CONTROL DEVICES.
H. TAKE ACTIONS TO MINIMIZE THE TRACKING OF SOIL AND DEBRIS FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. CONTRACTOR TO REMOVE SOIL OR DEBRIS TRACKED ONTO THE ROADWAY IMMEDIATELY.
I. LOCATE SOIL STOCKPILES AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. CONTRACTOR TO SEED, MULCH, AND ADEQUATELY CONTAIN SOIL STOCKPILES THROUGH THE USE OF SILT FENCE.
J. PUMP SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES TO AN EROSION SEDIMENT CONTROL DEVICE PRIOR TO DISCHARGING INTO A STREAM, POND, SWALE OR CATCH BASIN.
K. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR GRADING OPERATIONS.
L. SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE OF CLEARED AND GRADED AREAS.
M. USE A RAIN GAUGE OR A REFERENCE SITE TO RECORD THE AMOUNT OF PRECIPITATION DAILY.
N. IMMEDIATELY STABILIZE DISTURBED AREAS DURING INSTALLATION/REMOVAL OF THE UTILITY LINES AS CONSTRUCTED.
O. CONTRACTOR MUST BE FAMILIAR WITH AND ADHERE TO THE REQUIREMENTS OF THE KPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. KPDES GENERAL PERMIT IS PART OF THIS SWPPP, AND IS READILY AVAILABLE AT [illegible]. CONTRACTOR MUST KEEP A COPY OF THIS PERMIT ON-SITE FOR REFERENCE.
P. KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL (KEPSC) BEST MANAGEMENT PRACTICES (BMP) MANUAL IS PART OF THIS SWPPP, AND IS READILY AVAILABLE AT HTTP://WWW.KYTC.GOV/PUBLICATIONS. CONTRACTOR MUST KEEP A COPY OF THIS MANUAL ON-SITE FOR REFERENCE.
Q. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS SWPPP, AND ARE READILY AVAILABLE AT [illegible]. CONTRACTOR MUST KEEP A COPY OF THE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.
R. WHERE LAND DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING MEASURES MEETING KEPSC BMP MANUAL SECTION 4.4.1 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. TEMPORARY SEEDING IS GOOD FOR 180 DAYS. AFTER 180 DAYS PERMANENT SEEDING IS NECESSARY.
S. WHERE LAND DISTURBANCE ACTIVITY HAS PERMANENTLY CEASED ON ANY PORTION OF A SITE, CONTRACTOR SHALL PROVIDE PERMANENT SEEDING OR SODDING MEASURES MEETING KEPSC BMP MANUAL SECTION 4.4.2 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
T. MATERIAL AND EQUIPMENT MUST NOT ENTER NOR OPERATE WITHIN THE BANKS OF THE STREAM.
U. EROSION SEDIMENT CONTROL DEVICES WERE INSTALLED PREVIOUSLY BY OTHERS. CONTRACTOR TO OBSERVE AND DETERMINE THE EXTENT OF THESE PREVIOUSLY INSTALLED ITEMS AND INCLUDE ADEQUATE FUNDS IN THE BID TO MAINTAIN, UTILIZE, AND MAKE NECESSARY UPGRADES AND/OR MODIFICATIONS TO THESE PREVIOUSLY INSTALLED ITEMS.

BEST MANAGEMENT PRACTICES

1) THIS SWPPP EFFECTIVELY CONTROLS EROSION FROM DISTURBED SOILS AND WASH WATER. HOWEVER, NO PLAN CAN BE MADE THAT DETAILS ALL POSSIBLE CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ADEQUATE FUNDS IN THEIR BASE BID TO COMPLY WITH THE REQUIREMENTS OF THE KENTUCKY DIVISION OF WATER AND THE CITY OF NICHOLASVILLE.
2) CONTRACTOR TO IMMEDIATELY CONTAIN AND CLEAN UP ANY [illegible] SPILLS, MAINTAIN OIL AND GREASE ABSORBING MATERIALS ON-SITE, AND PLAINLY LABEL CONTAINERS THAT ARE SUSCEPTIBLE TO SPILLING/LEAKING TO FACILITATE PROPER RESPONSE IF SPILLS/LEAKS OCCUR. CONTRACTOR IS TO MARK THE LOCATION OF ANY MAJOR SPILL OR LEAK ON THE SWPPP. WHEN MAJOR SPILLS ENTER A WATERWAY OR STORM SEWER CONTACT THE KENTUCKY DIVISION OF WATER AT 502-564-2380.
3) CONTRACTOR IS TO DEPOSIT RUBBISH, TRASH, GARBAGE, LITTER, ETC. IN SEALED/COVERED CONTAINERS.
4) CONTRACTOR IS TO APPLY WATER WHEN NECESSARY TO CONTROL DUST. WATER TANKER TO SPRAY WATER OVER AFFECTED AREAS PREVENTING DUST FROM BECOMING AIRBORNE. CARE SHOULD BE TAKEN TO PREVENT EXCESS WATER FROM CAUSING EROSION PROBLEMS.
5) CONCRETE TRUCKS MUST WASH OUT ON-SITE INTO A TRAPPING DEVICE.
6) CONTRACTOR MUST SECURE THE K.P.D.E.S. NOTIFICATION OF COVERAGE PRIOR TO LAND DISTURBING ACTIVITIES. THE K.P.D.E.S. NOTICE OF INTENT (NOI) MUST BE SUBMITTED AT LEAST SEVEN (7) DAYS PRIOR TO BEGINNING CONSTRUCTION USING THE KENTUCKY DIVISION OF WATER (KDOW) ONLINE E-PERMITTING WEB SITE.
7) CONTRACTOR TO SIGN THIS SWPPP AS THE CONSTRUCTION SITE OPERATOR, KEEP A SIGNED AND SEALED SWPPP ON-SITE, AND MAKE IT AVAILABLE TO INSPECTORS FROM THE KENTUCKY DIVISION OF WATER AND THE CITY OF NICHOLASVILLE.
8) CONTRACTOR (AT THEIR OWN EXPENSE) IS TO AMEND THE SWPPP AS NECESSARY. ALL NECESSARY MODIFICATIONS TO THE SWPPP MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER POSSIBLE AND NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER DISCOVERING THE NEED FOR MODIFICATION. CONTRACTOR IS TO CLEARLY MARK CHANGES THAT ARE MADE, THE LOCATION OF FUELING STATIONS, MAINTENANCE AND CLEANING AREAS, LOADING AREAS, AND LOCATIONS WHERE MATERIALS ARE EXPOSED TO PRECIPITATION ON THE SWPPP.
9) EROSION CONTROL MEASURES, DISCHARGE LOCATIONS, VEHICLE EXITS, DISTURBED AREAS, AND STORAGE AREAS MUST BE INSPECTED BY QUALIFIED PERSONNEL EMPLOYED BY THE CONTRACTOR. THE INSPECTIONS MUST BE DONE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, OR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT EQUAL TO 1/2 INCH OR GREATER. REPORTS OF THE INSPECTIONS MUST BE KEPT ON-SITE AND MADE AVAILABLE TO INSPECTORS FROM THE KENTUCKY DIVISION OF WATER AND THE CITY OF NICHOLASVILLE.
10) CONTRACTOR TO CLEARLY NOTE ON THIS SWPPP WHICH CONTRACTOR OR SUBCONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF EACH EROSION CONTROL DEVICE. EACH RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR MUST SIGN A COPY OF THE CERTIFICATION STATEMENT BELOW, AND THESE CERTIFICATIONS ARE TO BE KEPT ON-SITE AND MADE AVAILABLE TO INSPECTORS FROM THE KENTUCKY DIVISION OF WATER AND THE CITY OF NICHOLASVILLE.
11) A QUALIFIED INSPECTOR EMPLOYED BY THE CONTRACTOR IS TO CONDUCT A FACILITY COMPLIANCE EVALUATION IMMEDIATELY AFTER THE EROSION CONTROL DEVICES ARE INSTALLED. THE QUALIFIED INSPECTOR IS TO LIST ANY POTENTIAL SOURCES OF NON-STORM WATER FLOWS, INSPECT THE EROSION CONTROL DEVICES FOR PROPER OPERATION, INSPECT FOR POTENTIAL POLLUTANT LEAVING THE SITE, AND INSPECT EQUIPMENT NEEDED TO IMPLEMENT THE SWPPP. THIS FACILITY COMPLIANCE EVALUATION REPORT IS TO BE KEPT ON-SITE AND MADE AVAILABLE TO INSPECTORS FROM THE KENTUCKY DIVISION OF WATER AND THE CITY OF NICHOLASVILLE.

DESCRIPTION

THIS PROJECT INVOLVES CONSTRUCTION OF APARTMENTS WITH ASSOCIATED STRUCTURES, PARKING, GRADING, DRAINAGE, UTILITIES, AND LANDSCAPING IN NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY. [illegible]

SEQUENCE

1. CONTRACTOR TO SECURE K.P.D.E.S. NOTICE OF COVERAGE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH CITY OF NICHOLASVILLE AND SCHEDULE PRE-CONSTRUCTION MEETING.
3. MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT FENCE.
4. MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE B.
5. MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE A.
6. MAINTAIN AND DEWATER PREVIOUSLY INSTALLED TEMPORARY SEDIMENT BASINS.
7. MAINTAIN PREVIOUSLY INSTALLED PUMP STATION ACCESS.
8. MAINTAIN PREVIOUSLY INSTALLED EROSION CONTROL BLANKET.
9. TEMPORARY CONSTRUCTION EXIT.
10. DOUBLE ROW OF TEMPORARY SILT FENCE ABOVE THE STREAM BANK.
11. TEMPORARY CONCRETE WASH OUT.
12. TEMPORARY CONSTRUCTION SIGN.
13. CONTRACTOR TO COORDINATE WITH CITY OF NICHOLASVILLE TO INSPECT EROSION CONTROL DEVICES. IF EROSION CONTROL DEVICES PASS INSPECTION, CONTRACTOR TO ACQUIRE THE GRADING PERMIT.
14. CLEARING, GRUBBING AND EARTHWORK WITHIN THE PHASE 4 DISTURBED LIMITS ONLY.
15. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], THE SANITARY SEWER SHOWN ON THIS PLAN CAN BE INSTALLED.
15.1. IMMEDIATELY STABILIZE DISTURBED AREAS WITH SEED & STRAW MULCH AND REPAIR SILT FENCE DURING INSTALLATION OF THE SANITARY SEWER.
16. SEE PHASE 5 SWPPP SHEET C-005 FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE.

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STATE OF KENTUCKY — PATRICK [illegible] — LICENSED PROFESSIONAL ENGINEER
3-19-2026

PHASE 4 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST 2025
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	01-26-2026

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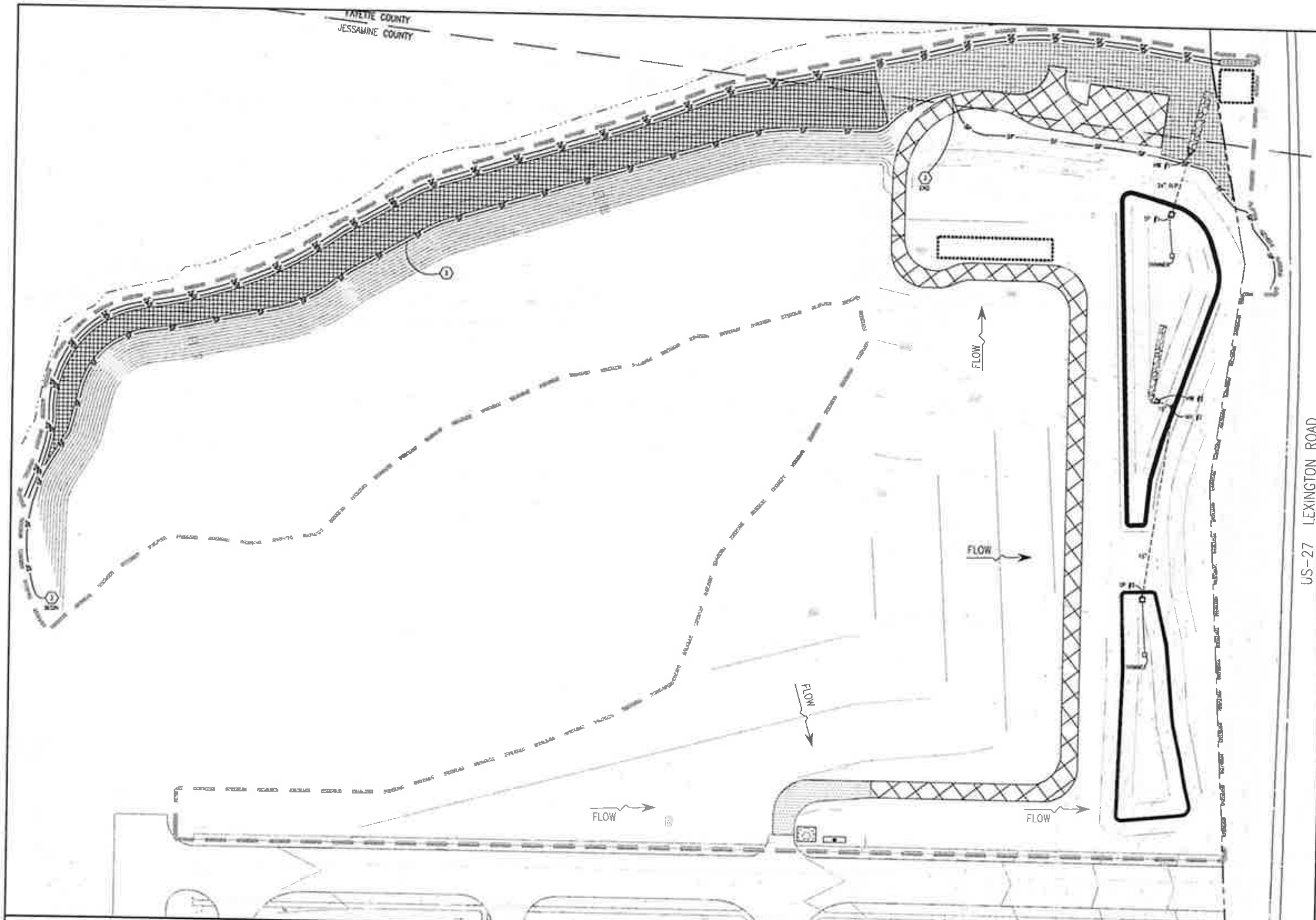
C-004



GENERAL NOTES

A. GENERAL NOTES ON SHEET C-003.2 APPLY TO THIS SHEET

BEST MANAGEMENT PRACTICES

1) BEST MANAGEMENT PRACTICES ON SHEET C-003.2 APPLY TO THIS SHEET

DESCRIPTION

DESCRIPTION ON SHEET [illegible] APPLIES TO THIS SHEET.

SEQUENCE

17. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION [illegible], PROPERLY STABILIZE THE SLOPE BELOW ELEVATION [illegible] AS FOLLOWS:
    - 17.1. RUN TRACKED MACHINERY UP & DOWN THE STEEP SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
    - 17.2. PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
    - 17.3. BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
    - 17.4. INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
    - 17.5. FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
    - 17.6. BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
    - 17.7. PROVIDE STRAW MULCH
    - 17.8. WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
18. SILT FENCE ALONG THE TOP OF THE SLOPE AT ELEVATION [illegible]
19. CLEARING, GRUBBING, AND EARTHWORK WITHIN THE PHASE 5 DISTURBED LIMITS ONLY
20. COMPLETE THE TEMPORARY SEDIMENT BASINS AND INSTALL THE STANDPIPES, MANHOLE, OUTLET PIPES, HEADWALLS, AND SKIMMERS
21. RIP RAP OUTLET PROTECTION IMMEDIATELY AFTER THE EACH HEADWALL IS IN PLACE.
22. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION 1003', MOVE ON TO PHASE 6. SEE SWPPP SHEET C-006 FOR NEXT STEP IN THE CONSTRUCTION SEQUENCE

PHASE 5 NOTES

1. PREVIOUSLY INSTALLED PUMP STATION ACCESS ROAD MUST BE MAINTAINED AND MUST BE AVAILABLE TO MUNICIPAL TRAFFIC THROUGHOUT CONSTRUCTION.
2. PREVIOUSLY INSTALLED SLOPE BELOW ELEVATION [illegible] MUST BE PROPERLY STABILIZED AS FOLLOWS:
    - 2.1. RUN TRACKED MACHINERY UP & DOWN THE SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
    - 2.2. PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
    - 2.3. BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
    - 2.4. INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
    - 2.5. FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
    - 2.6. BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
    - 2.7. PROVIDE STRAW MULCH
    - 2.8. WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
3. ANOTHER ROW OF SILT FENCE IS TO BE INSTALLED LEVEL ALONG THE TOP OF THE SLOPE ON THE NORTH SIDE OF THE SITE AT ELEVATION [illegible]'.
4. DEWATER AND REMOVE SEDIMENT FROM THE BASINS, THEN INSTALL THE STANDPIPES, MANHOLE, OUTLET PIPES, HEADWALLS, SKIMMERS, AND RIP RAP OUTLET PROTECTION.
5. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR PHASE 5 ONLY.
6. EXCAVATED MATERIAL UPHILL OF THE SEDIMENT BASINS IS TO BE USED FOR EMBANKMENT ON THE NORTH SIDE OF THE SITE. EXCAVATED AREA MUST SLOPE TOWARD THE SEDIMENT BASINS.
7. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION 1003', MOVE ON TO PHASE 6. SEE SHEET C-006 FOR PHASE 6 OF THE SWPPP.

N

SCALE: 1"=40'

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (800) 928-2380

CERTIFICATION

AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THIS CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

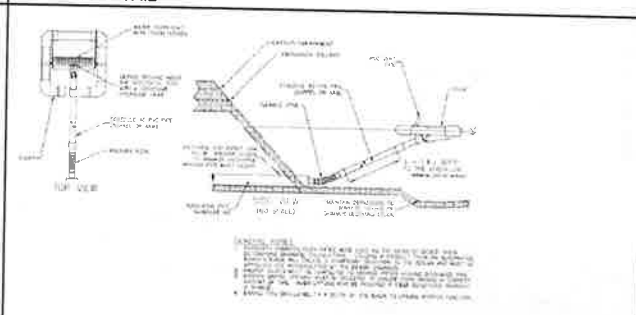
CONTRACTOR SIGNATURE — PRINTED NAME — DATE

FIRM NAME — ADDRESS — TELEPHONE NUMBER

LEGEND

- LIMITS OF DISTURBANCE
- SF — MAINTAIN PREVIOUSLY INSTALLED SILT FENCE AND PROVIDE NEW ROW OF TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.3.1.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.2.
- MAINTAIN PREVIOUSLY INSTALLED NO. 2 CRUSHED STONE PUMP STATION ACCESS ROAD. CONSTRUCTION AND MUNICIPAL TRAFFIC ON THIS ACCESS ROAD MUST BE AVAILABLE AND MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE B PER KYTC STD DWG RDX-225 AND KEPSC BMP MANUAL SECTION 4.6.7. BURY SILT FENCE POST IN THE CORNER OF THIS SILT TRAP.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE A ALT NO 1 PER KYTC STD DWG RDX-220.
- TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.2. GRADE SEDIMENT BASIN TO MATCH CONTOURS SHOWN ON THIS PLAN. DEWATER AND REMOVE SEDIMENT FROM THE BASINS, THEN INSTALL THE STANDPIPES, MANHOLE, OUTLET PIPES, HEADWALLS, AND RIP RAP OUTLET PROTECTION AS SHOWN ON SITE DRAINAGE PLAN [illegible]. PROVIDE TEMPORARY 4" SKIMMER CONNECTIONS TO THE 6" PIPES IN THE BOTTOM OF THE STANDPIPES PER DETAIL ON THIS SHEET (4" FAIRCLOTH SKIMMERS, OR APPROVED EQUIVALENT).
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF RIGID MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.
- MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.9.4. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR. CONCRETE WASH OUT TO BE A 2' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING, AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.
- RIP RAP OUTLET PROTECTION PER KYTC STD DWG RDD-010 AND KEPSC BMP MANUAL SECTION 4.6.4. USE CLASS 3 CHANNEL LINING.
- MAINTAIN PREVIOUSLY INSTALLED EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3
- NEW EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3. ECB TO BE LANDLOK 450, OR APPROVED EQUIVALENT. INSTALL ON SLOPE PER KYTC STD DWG RDX-010. INSTALL IN CHANNEL PER KYTC STD DWG RDX-[illegible].

SKIMMER DETAIL



CMW
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Landscape Architecture
249 East Main Street, Suite 100
Lexington, Kentucky 40507

PHASE 5 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

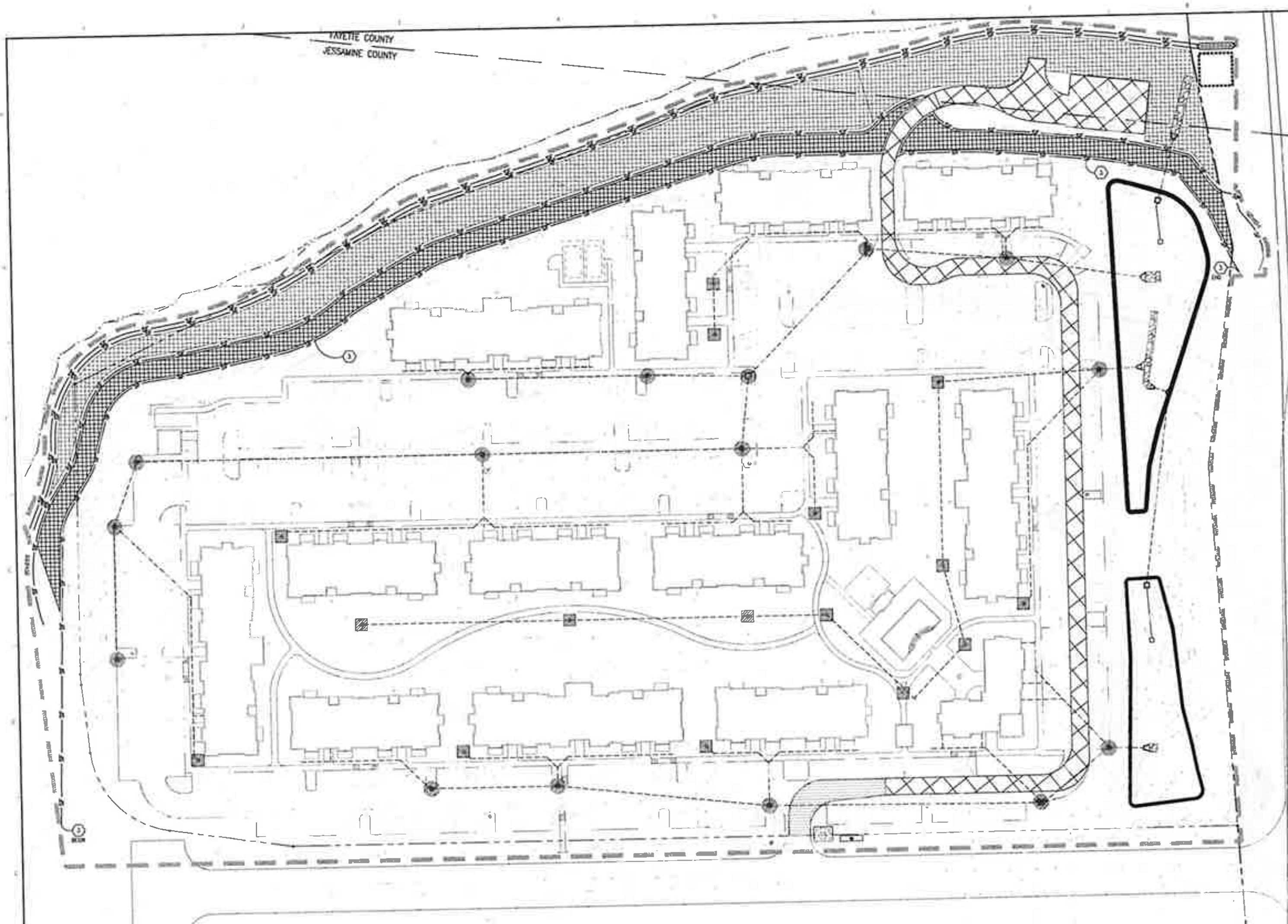
ISSUED FOR CONSTRUCTION

Issue Date: AUGUST 2025

Project Number: 24053.01

C-005

HALLMARK



GENERAL NOTES

A. GENERAL NOTES ON SHEET C-003.0 APPLY TO THIS SHEET.

BEST MANAGEMENT PRACTICES

1) BEST MANAGEMENT PRACTICES ON SHEET C-003.3 APPLY TO THIS SHEET

DESCRIPTION

DESCRIPTION ON SHEET C-003.0 APPLIES TO THIS SHEET

SEQUENCE

23. ONCE THE SLOPE ON THE NORTH SIDE OF THE SITE REACHES ELEVATION 1005', PROPERLY STABILIZE THE SLOPE BETWEEN ELEVATIONS 1005' THROUGH 995' AS FOLLOWS:
    - 23.1. RUN TRACKED MACHINERY UP & DOWN THE STEEP SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
    - 23.2. PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
    - 23.3. BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
    - 23.4. INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
    - 23.5. FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
    - 23.6. BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
    - 23.7. PROVIDE STRAW MULCH
    - 23.8. WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
24. SILT FENCE ALONG THE ELEVATION 1005' CONTOUR LINE.
25. STORM SEWER
    - 25.1. INSTALL TEMPORARY INLET PROTECTION ON EACH DRAIN INLET IMMEDIATELY AFTER EACH INLET IS IN PLACE.
    - 25.2. INSTALL RIP RAP OUTLET PROTECTION BELOW EACH HEADWALL IMMEDIATELY AFTER EACH HEADWALL IS IN PLACE.
26. FINISH CLEARING, GRUBBING AND EARTHWORK SUCH THAT WATER IS DIRECTED INTO THE STORM SEWER/SEDIMENT BASINS.
27. SEED WITH STRAW MULCH AREAS UPON REACHING FINISHED GRADE, AS CONSTRUCTED.
28. TEMPORARY CONCRETE WASH OUT MUST BE IN PLACE PRIOR TO CONCRETE WORK.
29. BUILDING AND UTILITY CONSTRUCTION
30. HARDSCAPE (PAVEMENT, SIDEWALKS, ETC.)
31. ONCE THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT:
    - 31.1. CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION/WATER QUALITY BASINS BY DEWATERING & REMOVING SEDIMENT, THEN INSTALLING FILTRATION LAYERS.
    - 31.2. REMOVE THE TEMPORARY EROSION CONTROL DEVICES
32. SUBMIT THE K.P.D.E.S. NOTICE OF TERMINATION.

LEGEND

Symbol	Description
	LIMITS OF DISTURBANCE
—SF—	MAINTAIN PREVIOUSLY INSTALLED SILT FENCE AND PROVIDE NEW ROW OF TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER KYTC STD DWG RDX-215 AND KEPSC BMP MANUAL SECTION 4.5.1
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONSTRUCTION EXIT PER KEPSC BMP MANUAL SECTION 4.3.2
	CONSTRUCTION AND MUNICIPAL TRAFFIC ON THIS ACCESS ROAD MUST BE AVAILABLE AND MAINTAINED THROUGHOUT CONSTRUCTION
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE B PER KYTC STD DWG RDX-225 AND KEPSC BMP MANUAL SECTION 4.6.7. BURY SILT FENCE POST IN THE CORNER OF THIS SILT TRAP
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY SILT TRAP TYPE A ALT NO 1 PER KYTC STD DWG RDX-225
	TEMPORARY SEDIMENT BASINS PER KEPSC BMP MANUAL SECTION 4.7.3. LAST IN THE CONSTRUCTION SEQUENCE AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, CONVERT THE TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION/WATER QUALITY BASINS BY DEWATERING AND REMOVING SEDIMENT FROM THE BASINS, THEN INSTALLING THE FILTRATION LAYERS PER KEYED NOTE 18 ON THE SITE GRADING AND DRAINAGE PLAN C-104.4.
	TEMPORARY INLET PROTECTION USING STONE BAG SEDIMENT BARRIER ON DRAIN INLETS IN PAVED AREAS PER KYTC STD DWG RDX-230 AND KEPSC BMP MANUAL SECTION 4.6.1.
	TEMPORARY INLET PROTECTION USING SILT FENCE ON DRAIN INLETS IN LANDSCAPE AREAS PER KEPSC BMP MANUAL SECTION 4.6.2.
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502-564-2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF RIGID MATERIAL (PLYWOOD OR OUTDOOR SIGN BOARD) AND MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.
	MAINTAIN PREVIOUSLY INSTALLED TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.8.6. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR. CONCRETE WASH OUT TO BE A 3' DEEP PIT LINED WITH 10-MIL PLASTIC SHEETING, AND TO BE AT LEAST 50' FROM STORM DRAINS. WASH OUT AREA IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.
	RIP RAP OUTLET PROTECTION PER KYTC STD DWG RDD-040 AND KEPSC BMP MANUAL SECTION 4.6.4. USE CLASS 3 CHANNEL LINING.
	MAINTAIN PREVIOUSLY INSTALLED EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3.
	NEW EROSION CONTROL BLANKET (ECB) PER KEPSC BMP MANUAL SECTION 4.5.3. ECB TO BE LANDLOK 450, OR APPROVED EQUIVALENT. INSTALL ON SLOPE PER KYTC STD DWG RDI-040. INSTALL IN CHANNEL PER KYTC STD DWG RDI-041.

ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

- ENVIRONMENTAL RESPONSE TEAM (502) 564-2380
- EMERGENCY 24 HOUR NUMBER (502) 925-3300

PHASE 6 NOTES

1. PREVIOUSLY INSTALLED PUMP STATION ACCESS ROAD MUST BE MAINTAINED AND MUST BE AVAILABLE TO MUNICIPAL TRAFFIC THROUGHOUT CONSTRUCTION.
2. PREVIOUSLY INSTALLED SLOPE BETWEEN ELEVATIONS 1005' THROUGH 995' MUST BE PROPERLY STABILIZED AS FOLLOWS:
    - 2.1 RUN TRACKED MACHINERY UP & DOWN THE SLOPE LEAVING IMPRINTS PARALLEL TO THE CONTOUR
    - 2.2 PROVIDE 4" OF TOPSOIL ON THE STEEP SLOPE
    - 2.3 BROADCAST SEED THE STEEP SLOPE AT 5 LBS/1000 FT²
    - 2.4 INSTALL EROSION CONTROL BLANKET (ECB) ON THE STEEP SLOPE
    - 2.5 FILL IN ECB PYRAMID LIKE PROJECTIONS WITH TOPSOIL
    - 2.6 BROADCAST SEED THE STEEP SLOPE AGAIN AT 5 LBS/1000 FT²
    - 2.7 PROVIDE STRAW MULCH
    - 2.8 WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED
3. ANOTHER ROW OF SILT FENCE IS TO BE INSTALLED LEVEL ALONG THE SLOPE ON THE NORTH SIDE OF THE SITE AT ELEVATION 1005' AND EXTEND TO THE SOUTHWEST EDGE OF THE SITE.
4. STORM SEWER TO BE IN PLACE TO DIVERT STORM WATER TO THE SEDIMENT BASINS PRIOR TO BUILDING AND HARDSCAPE CONSTRUCTION.
5. LAST IN THE CONSTRUCTION SEQUENCE, AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, CONVERT THE TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION/WATER QUALITY BASINS BY DEWATERING AND REMOVING SEDIMENT FROM THE BASINS AND INSTALLING THE FILTRATION LAYER PER KEYED NOTE 18 ON THE SITE GRADING AND DRAINAGE PLAN C-104.4.

CERTIFICATION

AS CONSTRUCTION SITE OPERATOR, I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THIS GENERAL PERMIT.

CONTRACTOR SIGNATURE	PRINTED NAME	DATE
FIRM NAME	ADDRESS	TELEPHONE NUMBER

CMW
Architecture
Civil Engineering
Landscape Architecture
Lexington, Kentucky

PATRICK E.S. BENSKE

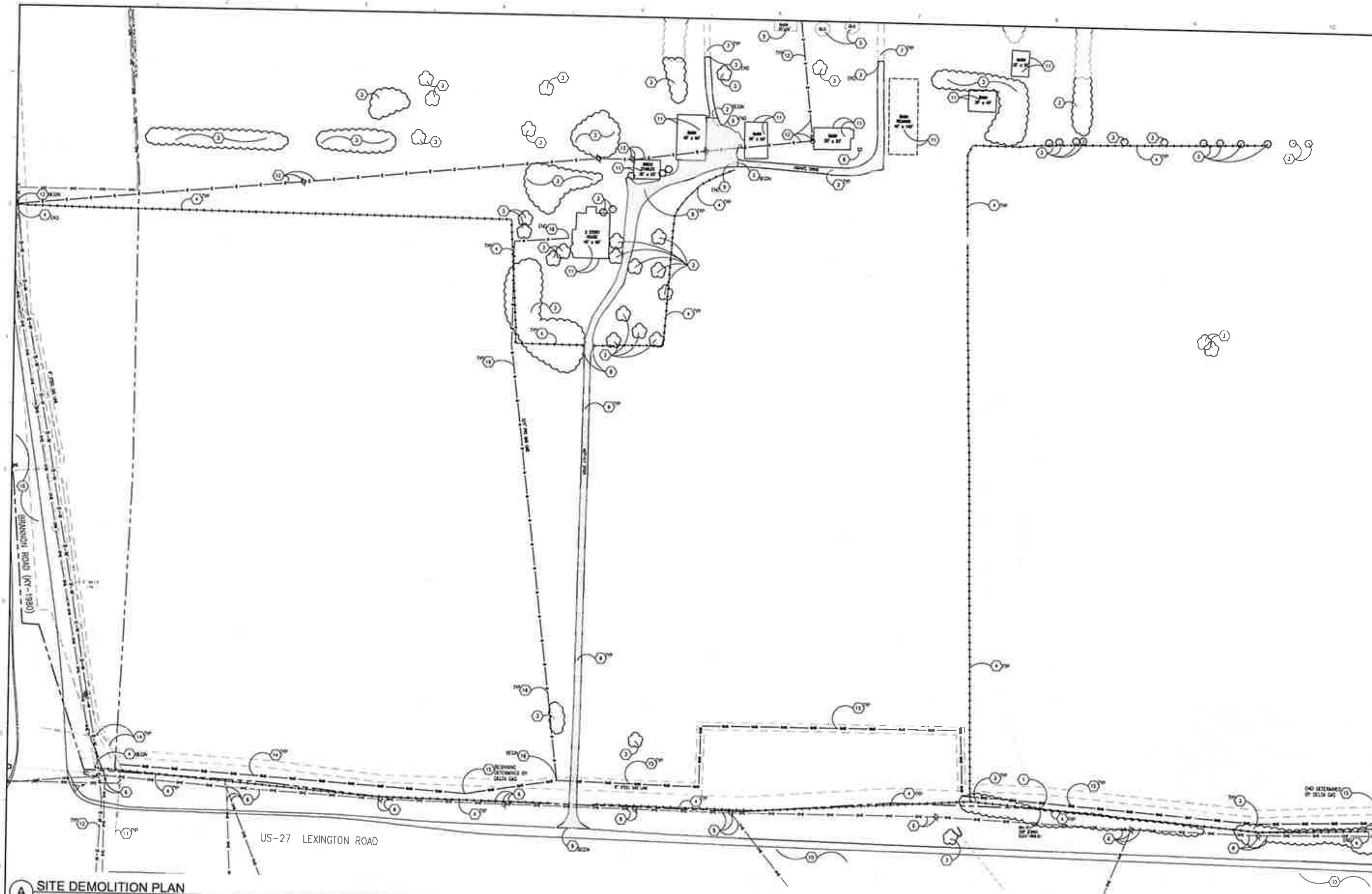
PHASE 6 STAGING AND EROSION SEDIMENT CONTROL PLAN - SWPPP

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION
Issue Date: AUGUST 2025

Project Number 24053.01

C-006



(A) SITE DEMOLITION PLAN

1" = 50'

GENERAL NOTES

A. MATERIALS TO BE REMOVED AND NOT TURNED OVER TO THE OWNER OR REUSED ARE TO BE DISPOSED OF IN AN APPROVED LANDFILL.
B. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO REMAINING STRUCTURES, PAVEMENT, UTILITIES, ETC. AND MUST REPAIR DAMAGE RESULTING FROM CONSTRUCTION OF THIS PROJECT.
C. TEMPORARY BENCHMARKS LOCATED WITHIN AREAS TO BE GRADED ARE TO BE RELOCATED BY CONTRACTOR TO PROTECTED LOCATIONS PRIOR TO DEMOLITION.
D. UTILITIES TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION ACTIVITIES. UTILITIES TO BE REMOVED OR ABANDONED ARE TO BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY SPECIFICATIONS AND ARE TO BE COORDINATED WITH THE GOVERNING AGENCY.
E. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES ARE BASED ON THE RECORDS OF THE RESPECTIVE UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. 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 CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
F. CONTRACTOR TO REMOVE EXISTING VEGETATION AS REQUIRED TO FULFILL THE DESIGN INTENT OF THIS PROJECT.
G. DEMOLITION ACTIVITIES ARE TO BE SEQUENCED SUCH THAT SERVICE IS MAINTAINED TO ALL ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT. CONTRACTOR TO NOTIFY AFFECTED PROPERTY OWNER 72 HOURS PRIOR TO ANY TEMPORARY ACCESS RESTRICTIONS.
H. CONTRACTOR IS TO ENSURE THAT PROPER EROSION CONTROL DEVICES ARE IN PLACE PRIOR TO DEMOLITION.
I. DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
J. DEMOLITION NECESSARY FOR CONSTRUCTION OF THIS PROJECT, WHETHER INDICATED OR NOT, MUST BE DONE BY THE CONTRACTOR AND IS INCIDENTAL TO THE CONTRACT AMOUNT. EVERY EFFORT HAS BEEN MADE TO IDENTIFY THE SITE DEMOLITION REQUIRED.
K. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS DEMOLITION PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP A COPY OF THE APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
L. COORDINATE WITH OWNER FOR LOCATION OF PROJECT IDENTIFICATION SIGN.

KEYED NOTES ⬡

1. BENCHMARKS WITHIN THE PROJECT DISTURBED LIMITS TO BE RELOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. COORDINATE WITH SITE SURVEY.
2. GRAVEL DRIVE TO BE REMOVED, SHOWN WITH A [hatch] HATCH PATTERN. AGGREGATE MATERIAL CAN BE REUSED IN EARTHWORK/SUB-GRADE.
3. REMOVE ON-SITE TREES, SHRUBS AND MISC. VEGETATION AS REQUIRED TO FULFILL THE DESIGN INTENT OF THE PROJECT. ROOTBALLS ARE TO BE REMOVED. ALL VOIDS ARE TO BE FILLED AND COMPACTED TO PROJECT SPECIFICATIONS.
4. FARM FENCING TO BE REMOVED.
5. BUILDING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
6. OVERHEAD ELECTRIC AND COMMUNICATION LINES, POLES AND GUY WIRES ALONG US-27 TO BE RELOCATED BY THE ELECTRIC AND COMMUNICATION COMPANIES. COORDINATE WITH PHASE 1 STAGING PLAN C-001.1, PHASE 2 STAGING PLAN C-001.2, PHASE 3 STAGING PLAN C-001.3, AND THE SITE UTILITIES PLAN C-103.1. EXERCISE EXTREME CAUTION WHEN WORKING NEAR THESE LINES AND POLES.
7. GRAVEL DRIVE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
8. STONE COLUMN TO BE REMOVED.
9. SAW-CUT AND REMOVE ASPHALT PAVEMENT / SUBBASE AS SHOWN WITH A [hatch] HATCH PATTERN.
10. COORDINATE WITH THE US-27 AND BRANNON RD IMPROVEMENT PLANS, BY OTHERS, FOR DEMOLITION ASSOCIATED WITH THE HIGHWAY IMPROVEMENTS.
11. BUILDING AND FOUNDATIONS TO BE REMOVED. DISCONNECT AND CAP ALL UTILITIES PER UTILITY COMPANY REQUIREMENTS.
12. CONTRACTOR TO COORDINATE WITH ELECTRIC AND COMMUNICATIONS COMPANIES TO REMOVE ON-SITE OVERHEAD ELECTRIC AND COMMUNICATION LINES, POLES AND GUY WIRES. COORDINATE WITH SITE UTILITIES PLAN C-103.
13. WATER SERVICE LINE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
14. GAS LINE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
15. GAS LINE TO BE RELOCATED BY DELTA GAS. COORDINATE WITH PHASE 1 STAGING PLAN C-001.1, PHASE 2 STAGING PLAN C-001.2, AND THE SITE UTILITIES PLAN C-103.1.
16. GAS SERVICE LINE TO BE REMOVED. COORDINATE WITH UTILITY COMPANY.

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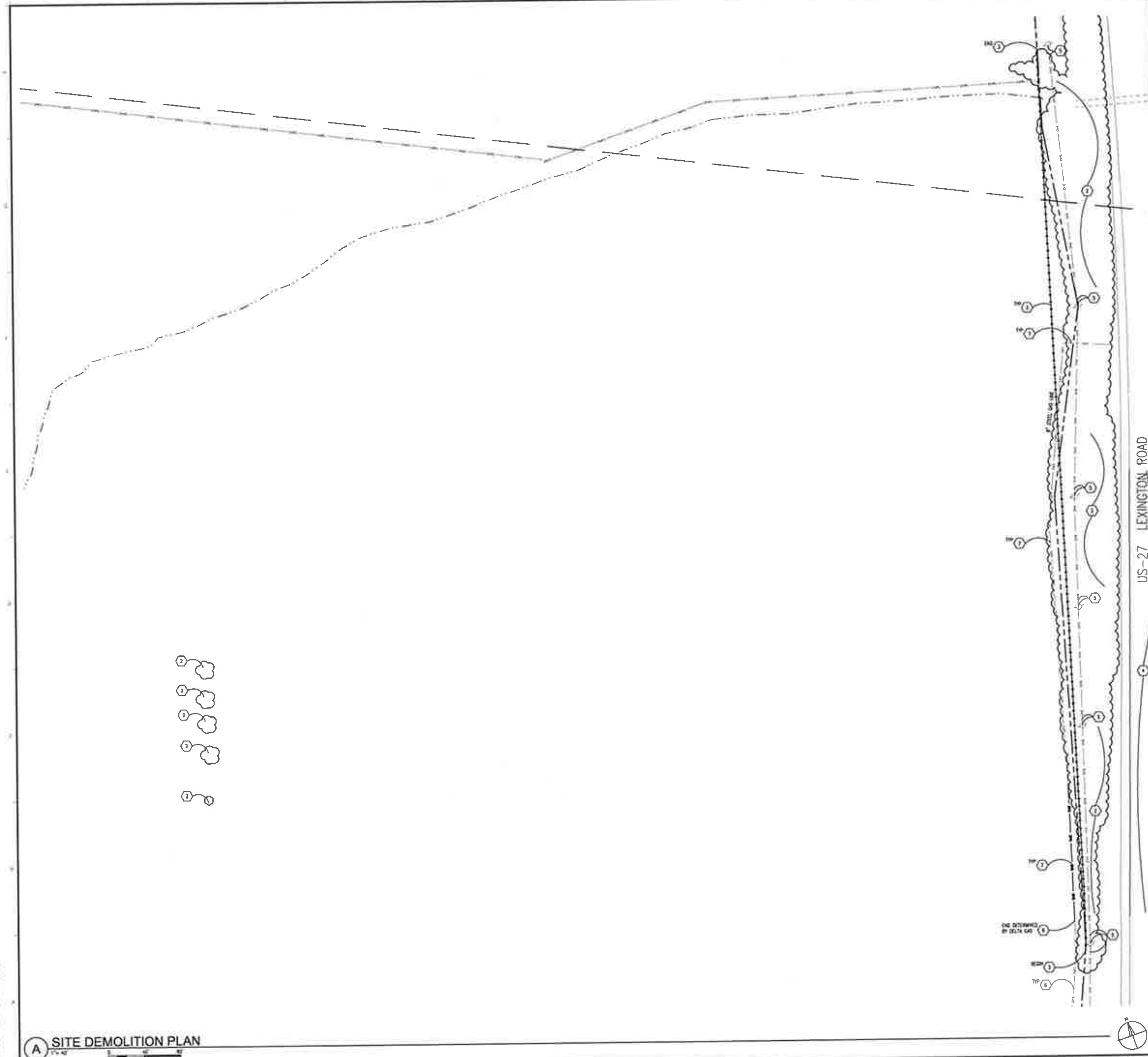
SITE DEMOLITION PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION
Issue Date: AUGUST 2025
Drawn By
Checked By
Revisions

Project Number
24053.01

C-101.1



A SITE DEMOLITION PLAN

GENERAL NOTES

A. MATERIALS TO BE REMOVED AND NOT TURNED OVER TO THE OWNER OR REUSED ARE TO BE DISPOSED OF IN AN APPROVED LANDFILL.
B. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO REMAINING STRUCTURES, PAVEMENT, UTILITIES, ETC. AND MUST REPAIR DAMAGE RESULTING FROM CONSTRUCTION OF THIS PROJECT.
C. TEMPORARY BENCHMARKS LOCATED WITHIN AREAS TO BE GRADED ARE TO BE RELOCATED BY CONTRACTOR TO PROTECTED LOCATIONS PRIOR TO DEMOLITION.
D. UTILITIES TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION ACTIVITIES. UTILITIES TO BE REMOVED OR ABANDONED ARE TO BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY SPECIFICATIONS AND ARE TO BE COORDINATED WITH THE GOVERNING AGENCY.
E. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES ARE SHOWN ON THE RECORDS OF THE RESPECTIVE UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. 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 CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
F. CONTRACTOR TO REMOVE EXISTING VEGETATION AS REQUIRED TO FULFILL THE DESIGN INTENT OF THIS PROJECT.
G. DEMOLITION ACTIVITIES ARE TO BE SEQUENCED SUCH THAT SERVICE IS MAINTAINED TO ALL ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT. CONTRACTOR TO NOTIFY AFFECTED PROPERTY OWNER 72 HOURS PRIOR TO ANY TEMPORARY ACCESS RESTRICTIONS.
H. CONTRACTOR IS TO ENSURE THAT PROPER EROSION CONTROL DEVICES ARE IN PLACE PRIOR TO DEMOLITION.
I. DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
J. DEMOLITION NECESSARY FOR CONSTRUCTION OF THIS PROJECT, WHETHER INDICATED OR NOT, MUST BE DONE BY THE CONTRACTOR AND IS INCIDENTAL TO THE CONTRACT AMOUNT. EVERY EFFORT HAS BEEN MADE TO IDENTIFY THE SITE DEMOLITION REQUIRED.
K. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS DEMOLITION PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP A COPY OF THE APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
L. COORDINATE WITH OWNER FOR LOCATION OF PROJECT IDENTIFICATION SIGN.

KEYED NOTES ⬡

1. BENCHMARKS WITHIN THE PROJECT DISTURBED LIMITS TO BE RELOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. COORDINATE WITH SITE SURVEY.
2. REMOVE ON-SITE TREES, SHRUBS AND MISC. VEGETATION AS REQUIRED TO FULFILL THE DESIGN INTENT OF THE PROJECT. ROOTBALLS ARE TO BE REMOVED. ALL VOIDS ARE TO BE FILLED AND COMPACTED TO PROJECT SPECIFICATIONS.
3. FARM FENCING TO BE REMOVED. COORDINATE THE ENDPOINT WITH FUQUA STONEDALE PLANS FOR PUBLIC STREET AND SEWAGE PUMP STATION.
4. COORDINATE WITH THE US-27 AND BRANNON RD IMPROVEMENT PLANS, BY OTHERS, FOR DEMOLITION ASSOCIATED WITH THE HIGHWAY IMPROVEMENTS.
5. OVERHEAD ELECTRIC AND COMMUNICATION LINES, POLES AND GUY WIRES ALONG US-27 TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
6. GAS MAIN MUST BE TURNED OFF PRIOR TO LAND DISTURBING ACTIVITY. CONTRACTOR TO COORDINATE WITH DELTA GAS COMPANY. COORDINATE WITH THE FUQUA STONEDALE SITE UTILITIES PLAN C-105.1 FOR THE PORTION OF THE GAS MAIN TO BE RELOCATED.
7. GAS MAIN TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

CMW
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Civil Engineering
Landscape Architecture

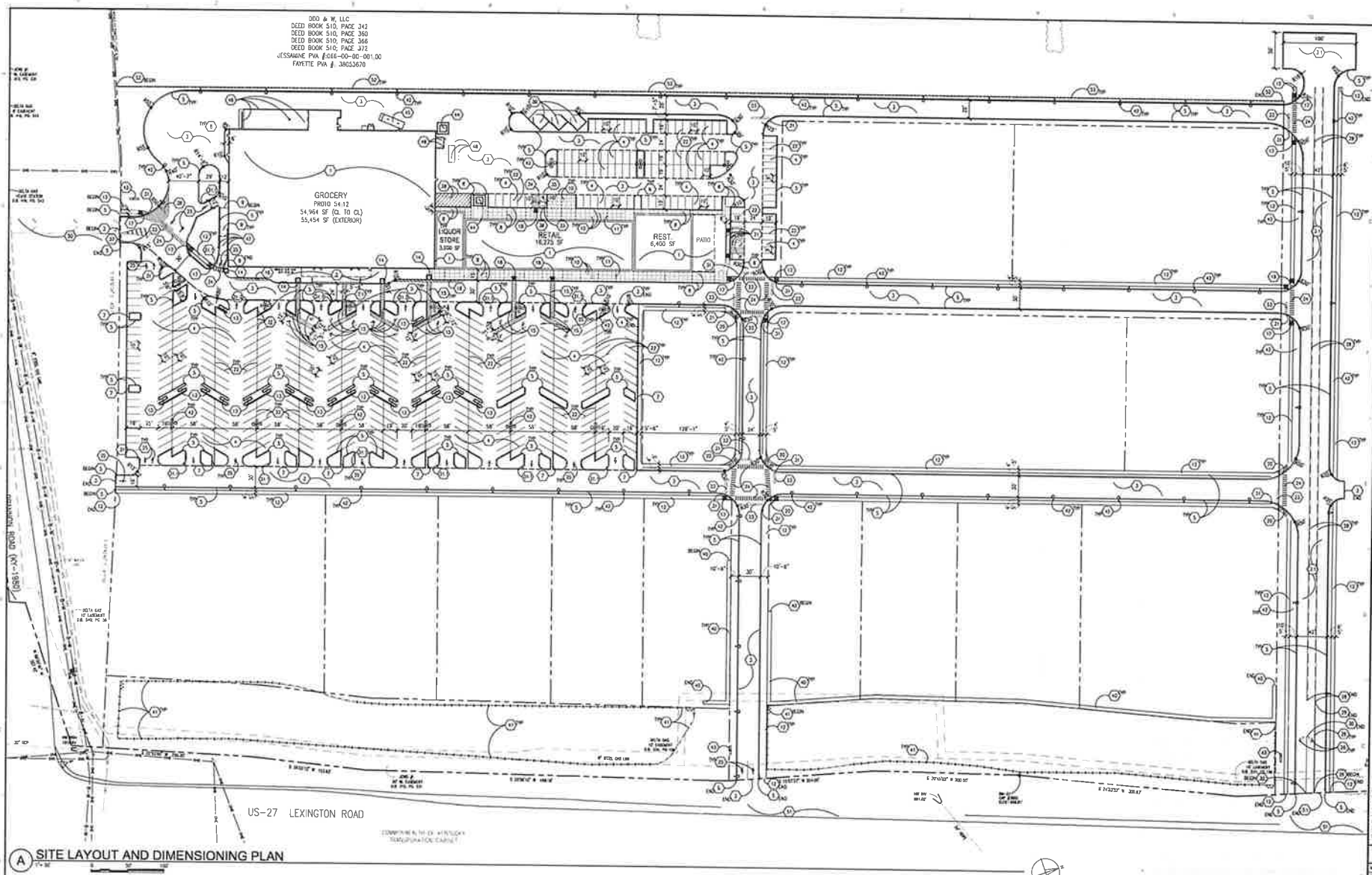
PATRICK F.S. BEHRE
12-19-2025

SITE DEMOLITION PLAN
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Project Number
24053.01

C-101.2
HALLMARK



A SITE LAYOUT AND DIMENSIONING PLAN

1" = 30' 0 30' 60'

GENERAL NOTES

A. DIMENSIONS ARE PARALLEL / PERPENDICULAR TO THE FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
B. DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
C. SITE CONTRACTOR'S PLANTS WILL BE ISSUED TO AMARCO CONTRACTOR AFTER APPROVALS FROM LOCAL JURISDICTIONS ARE COMPLETE. CONTRACTOR IS REFERENCE DIMENSIONS ON THESE LAYOUT PLANS FOR BIDDING PURPOSES.
D. SIDEWALK, PAVEMENT, AND CURB RADII ARE 3'-0", UNLESS OTHERWISE NOTED.
E. EXPANSION JOINT REQUIRED WHERE NEW CONCRETE MEETS EXISTING STRUCTURE, BUILDINGS/FOUNDATIONS, BUS AND OTHER FIXED OBJECTS. EXPANSION JOINTS REQUIRED MAXIMUM 40' O.C. AND ALONG SLOPE LINES. COORDINATE WITH DETAIL C/D-110.
F. CONTRACTOR IS CAUTIONED CONCERNING EXISTING UTILITIES SURROUNDING 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. CALL 811 TO CONTACT KUCC FOR LOCATION OF EXISTING UTILITIES.
G. CONTRACTOR TO FIELD VERIFY 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 DAMAGE AS THE RESULT OF THE CONSTRUCTION OF THIS PROJECT.
I. CONTRACTOR TO DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
K. PEDESTRIAN CONCRETE, BITUMINOUS PAVEMENT, EITHER DEMOLITION AND SUB-GRADE FILL AS EXCAVATIONS ARE NECESSARY TO ACHIEVE THE DESIGN INTENT OF THE PLANS HEREIN IS APPURTENANT TO THE CONTRACT AMOUNT AND SHALL BE INCORPORATED INTO THE BID SUBMITTED BY THE CONTRACTOR.
L. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.NICHOLASVILLE.ORG/PLANNING/GENERAL_SPECS_2020.PDF FOR REFERENCE.
M. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION-PROCUREMENT/PAGES/STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP A COPY OF APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
N. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.
O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) IS PART OF THESE PLANS AND IS READILY AVAILABLE AT HTTPS://MUTCD.FHWA.DOT.GOV/PDFS/2009/PARTS/PART6.PDF#PART6. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE MUTCD GUIDELINES ON-SITE FOR REFERENCE.
P. DATE THE ROADWAY IS COMPLETED, AT LEAST TWO (2) CORE TESTS OF THE PAVEMENT SURFACE ARE TO BE PERFORMED BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILL OR GRANULAR BACKFILL PLACEMENT. BASED ON THE CORE TEST VALUES, THE GEOTECHNICAL ENGINEER TO MAKE RECOMMENDATIONS AS TO THE ADEQUACY OF THE ROADWAY ASPHALT PAVEMENT SECTION BELOW. COORDINATE WITH ROAD PLAN AND PROFILE SHEET C-300.

KEYED NOTES

1. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT BUILDING LAYOUT & DIMENSIONS.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR CROCKERY ENTRANCE DETAILS, CANOPY, ENTRANCE, RAMP, RAILINGS, COLUMNS, ETC.
3. HEAVY-DUTY BITUMINOUS PAVEMENT AND SUB-BASE PER DETAIL A/C-110, TYPICAL FOR PARKING SPACES AND PRIMARY DRIVES.
3.1. ROADWAY ASPHALT PAVEMENT AND SUB BASE PER DETAIL A/C-110, TYPICAL FOR PUBLIC STREETS.
4. STANDARD DUTY BITUMINOUS PAVEMENT AND SUB-BASE PER DETAIL A/C-110, TYPICAL FOR PARKING SPACES.
5. CONCRETE CURB AND GUTTER PER DETAIL C/D-110. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN FOR CURB HEIGHTS.
6. CONCRETE HEADER CURB PER DETAIL D/D-110. COORDINATE WITH SITE GRADING PLAN AND DRAINAGE PLAN FOR CURB HEIGHTS.
7. 2' WIDE CONCRETE DRAINAGE FLUME PER DETAIL D/D-110. COORDINATE WITH SITE GRADING PLAN AND ENSURE POSITIVE DRAINAGE THROUGH FLUME.
7.1. 1'-6" WIDE CONCRETE GUTTER FLUME, SIMILAR TO DETAIL C/D-110.
8. CONCRETE SIDEWALK WITH INTEGRAL CURB PER DETAIL C/C-110. SIDEWALK TO HAVE A MAXIMUM 1:48 CROSS-SLOPE TOWARDS THE STREET. COORDINATE WITH GRADING PLANS.
9. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL A/C-110. PROVIDE TOOLED CONTROL JOINTS EQUALLY SPACED AT 10'-0 O.C. PER DETAIL C/C-110.
10. PROVIDE CONTROL JOINTS EQUALLY SPACED IN ALL CONCRETE SIDEWALKS PER DETAIL C/C-110.
11. PROVIDE EXPANSION JOINTS PER DETAIL F/C-110. EXPANSION JOINT TO OCCUR WITHIN THE SPACING MIDDLE OF THE CONCRETE PASTORN BEGINS LINES AND ARE REQUIRED MAXIMUM OF 40' APART AND WHERE ANY CONCRETE WORK ABUTS ANY BUILDING STRUCTURAL, NEW OR EXISTING CONCRETE, AND AT ALL DOOR THRESHOLDS.
12. PROVIDE DEPRESSED SIDEWALK RAMP TO DETAIL F/C-110. PROVIDE DETECTABLE WARNING SURFACES AT CURB RAMPS PER DETAIL F/C-110. PROVIDE EXPANSION JOINTS AT BACK OF CURB AND AT EDGE OF SIDEWALK AT 40' APART AND WHERE ANY CONCRETE WORK ABUTS ANY NEW OR EXISTING CONCRETE. PER DETAIL F/C-110. SIDEWALK TO HAVE A MAXIMUM 1:48 CROSS-SLOPE TOWARDS THE STREET. COORDINATE WITH GRADING PLAN.
13. CONCRETE CURB RAMP WITH LANDSCAPING ISLAND. INSTALL PER DETAIL A/C-113 AND PUBLIC STANDARDS. ENSURE POSITIVE DRAINAGE OUT OF CURB CUTOUT.
14. CONCRETE ROLLOVER CURB RAMP WITH RAILING AT FRONT OF CROCKERY. INSTALL PER DETAIL B/C-113 AND PUBLIC STANDARDS.
15. SHADED ACCESSIBLE PARKING SPACE WITH SIGNAGE AND STRIPING PER DETAIL C/C-113. PUBLIC STANDARDS AND ADA REQUIREMENTS.
16. 7'-0" WIDE FIRE LANE STRIPING PER DETAIL B/C-113 AND PUBLIC STANDARDS.
17. ACCESSIBLE PEDESTRIAN RAMP TYPE 'A' MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL B/C-110.
18. ACCESSIBLE PEDESTRIAN RAMP TYPE 'B' MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL F/C-110.
19. ACCESSIBLE PEDESTRIAN RAMP TYPE 'C' MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL F/C-110.
20. ACCESSIBLE PEDESTRIAN RAMP TYPE 'D' MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL F/C-110.
21. ACCESSIBLE PARKING SPACES WITH RAMPS, SIGNS, MARKINGS, STRIPING AND WHEELSTOPS MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS PER DETAIL B/C-113.
22. 4" WIDE WHITE PARKING STRIPE. PROVIDE TWO (2) COATS PERMANENT PAVEMENT PAINT PER KYTC STD SPEC 713.
23. FLUSH MEDIAN NOSE MARKINGS MEETING KYTC STD SPEC 848. PROVIDE 4" DOUBLE WHITE SOLID STRIPES PERMANENT PAINT ON EACH SIDE OF FLUSH MEDIAN PER KYTC STD SPEC 713 TO BE 12" WIDE SOLID STRIPE PERMANENT PAINT 60 45° AND SPACED 12" APART PER KYTC STD SPEC 713.
24. WHITE STRAIGHT ARROW PAVEMENT MARKING PER DETAIL B/C-113. PROVIDE THERMOPLASTIC PER KYTC STD SPEC 717. ARROW TO POINT IN THE DIRECTION OF TRAVEL.
25. WHITE TURN ARROW PER DETAIL B/C-113. PROVIDE TWO (2) COATS PERMANENT PAVEMENT PAINT PER KYTC STD SPEC 713.
26. 4" WHITE SOLID AND SKIPPED STRIPE PERMANENT PAINT PER KYTC STD SPEC 713 FORMING A TWO-WAY LEFT TURN LANE PER KYTC STD CONC. STD-740.
27. PROVIDE 4" DOUBLE YELLOW SOLID STRIPE PERMANENT PAINT ON EACH SIDE OF FLUSH MEDIAN PER KYTC STD SPEC 713. COORDINATE WITH US-27 AND DRAINAGE ROAD IMPROVEMENT PLANS.
28. 4" WHITE SOLID STRIPE PERMANENT PAINT PER KYTC STD SPEC 713.
29. STOP SIGN PER DETAIL J-1/D-110.
29.1. STOP SIGN WITH 30 MPH EXTRA SIGN OR SIGN PER DETAILS RS-1 & J-1/D-110
29.2. STOP SIGN WITH 30 MPH EXTRA SIGN OR SIGN WITH HORIZONTAL LIMITATIONS. SIGN BELOW STOP SIGN PER DETAILS RS-1 & J-1/D-110, C/C-113 AND PUBLIC STANDARDS.
30. PUBLIC CLASSIC PICK-UP PARKING SIGNAGE IN STEEL BOLLARD PER DETAIL F/C-113 AND PUBLIC STANDARDS.
31. PROVIDE CLOSE 6' RUBBER WHEELSTOP MODEL NO. W-4-6RBWH, OR APPROVED EQUIVALENT, AT EACH ACCESSIBLE SPACE. INSTALL PER MANUFACTURER'S INSTRUCTIONS. 3' FROM FACE OF CURB.
32. ACCESSIBLE AISLE MARKED WITH 4" BLUE BORDER AND 6" BLUE STRIPES AT 45° ANGLE AND 3' O.C. PER KYTC STD SPEC 713 FOR PERMANENT PAINT.
33. ACCESSIBLE SYMBOL PER DETAIL B/C-113, TYPICAL. PROVIDE SYMBOL AT EVERY ACCESSIBLE SPACE.
34. ACCESSIBLE PARKING SIGN CENTERED ON EACH ACCESSIBLE SPACE MAXIMUM 6' BEHIND BACK OF CURB PER DETAIL J-2/D-110.
37. FLUSH MEDIAN NOSE MARKINGS MEETING KYTC STD SPEC 848. PROVIDE 4" DOUBLE WHITE SOLID STRIPES PERMANENT PAINT ON EACH SIDE OF FLUSH MEDIAN PER KYTC STD SPEC 713 TO BE 12" WIDE SOLID STRIPE PERMANENT PAINT 60 45° AND SPACED 12" APART PER KYTC STD SPEC 713.
38. WHITE THERMOPLASTIC CROSSWALK PER DETAIL F/C-113. PROVIDE THERMOPLASTIC PER KYTC STD SPEC 713.
39. MASONRY DUMPSTER FACILITY WITH GATES. TOTAL OF THREE. COORDINATE WITH DETAIL A/C-113 AND CITY OF NICHOLASVILLE REQUIREMENTS.
40. MODULAR CMU BLOCK RETAINING WALL SIMILAR TO DETAIL C/C-113. RETAINING WALL TO BE REDI-ROCK RETAINING WALL SYSTEM OR APPROVED EQUAL. COORDINATE WALL HEIGHTS WITH SITE GRADING AND DRAINAGE PLAN. CONTRACTOR TO PROVIDE STAMPED SHOP DRAWINGS FOR WALL BY A LICENSED ENGINEER PRACTICING IN THE STATE OF KENTUCKY. DESIGN TO BE SUBMITTED BY DEVELOPER FROM MANUFACTURER'S FULL COLOR RANGE. PROVIDE GUARDRAIL TO TOP OF MODULAR RETAINING WALL PER DETAIL C/C-113. STOP GUARDRAIL WITH RETAINING WALL PER ADA REQUIREMENTS. COORDINATE WITH RETAINING WALL MANUFACTURER FOR GUARDRAIL INSTALLATION REQUIREMENTS.
41. 6'-0 SHADED WOODEN FENCE. LOCATION CALLOUSED WITH GATES. COORDINATE WITH SITE GRADING PLAN AND DETAIL C/C-113.
42. APPROXIMATE LOCATION OF EXTERIOR STREET LIGHT / PARKING LOT POLES. COORDINATE WITH LIGHTING PLANS FOR MORE INFORMATION ON THE EXACT LOCATIONS, POLES, CIRCUITS, CONDUITS, POLE BASES, ETC.
43. EXISTING CENTER MONUMENT SIGN OF 474-US.
44. ELECTRICAL TRANSFORMER PAD AND MASONRY SCREEN WALL WITH PROTECTIVE BOLLARDS. COORDINATE WITH DETAIL C/D-115, SITE UTILITY SHEETS AND KENTUCKY UTILITIES REQUIREMENTS.
45. TRASH COMPACTOR HEAVY-DUTY CONCRETE PAD WITH BOX DRAINS PER PUBLIC STANDARD DRAWINGS.
46. LOADING DOCK WELL WITH RETAINING WALL. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL SHEETS. COORDINATE WITH GRADING PLAN FOR WELL DRAINAGE.
47. PAYMENT DROP-THRU CANOPY. COORDINATE WITH ARCHITECTURAL SHEETS.
48. PUBLIC SIDEWALK RENOVATION WITH LANDSCAPE PAD AND PEDESTRIAN BOLLARDS PER PUBLIC STANDARDS. COORDINATE WITH ARCHITECTURAL SHEETS.
49. PUBLIC DECORATIVE GAS GENERATOR WITH FENCING PER PUBLIC STANDARDS. COORDINATE WITH ARCHITECTURAL SHEETS.
50. HARRISON ROAD (KY-1980) IMPROVEMENTS. COORDINATE WITH RIGHT-OF-WAY IMPROVEMENTS PLANS, BY OTHERS.
51. NICHOLASVILLE ROAD (US-27) IMPROVEMENTS. COORDINATE WITH RIGHT-OF-WAY IMPROVEMENTS PLANS, BY OTHERS.
52. 8' CMU WOVEN PRIVACY FENCE ALONG WESTERN PROPERTY LINE. INSTALL SIMILAR TO DETAIL F/D-115 AND PER CITY OF NICHOLASVILLE REQUIREMENTS.

PARKING NOTES

PARKING ZONE TO BE PAINTED WITH 4" WHITE BORDER AND 6" WHITE STRIPES AT 45° ANGLE AND 3' O.C. PER KYTC STD SPEC 713 FOR PERMANENT PAINT.

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10-15-2020

SITE LAYOUT AND DIMENSIONING PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

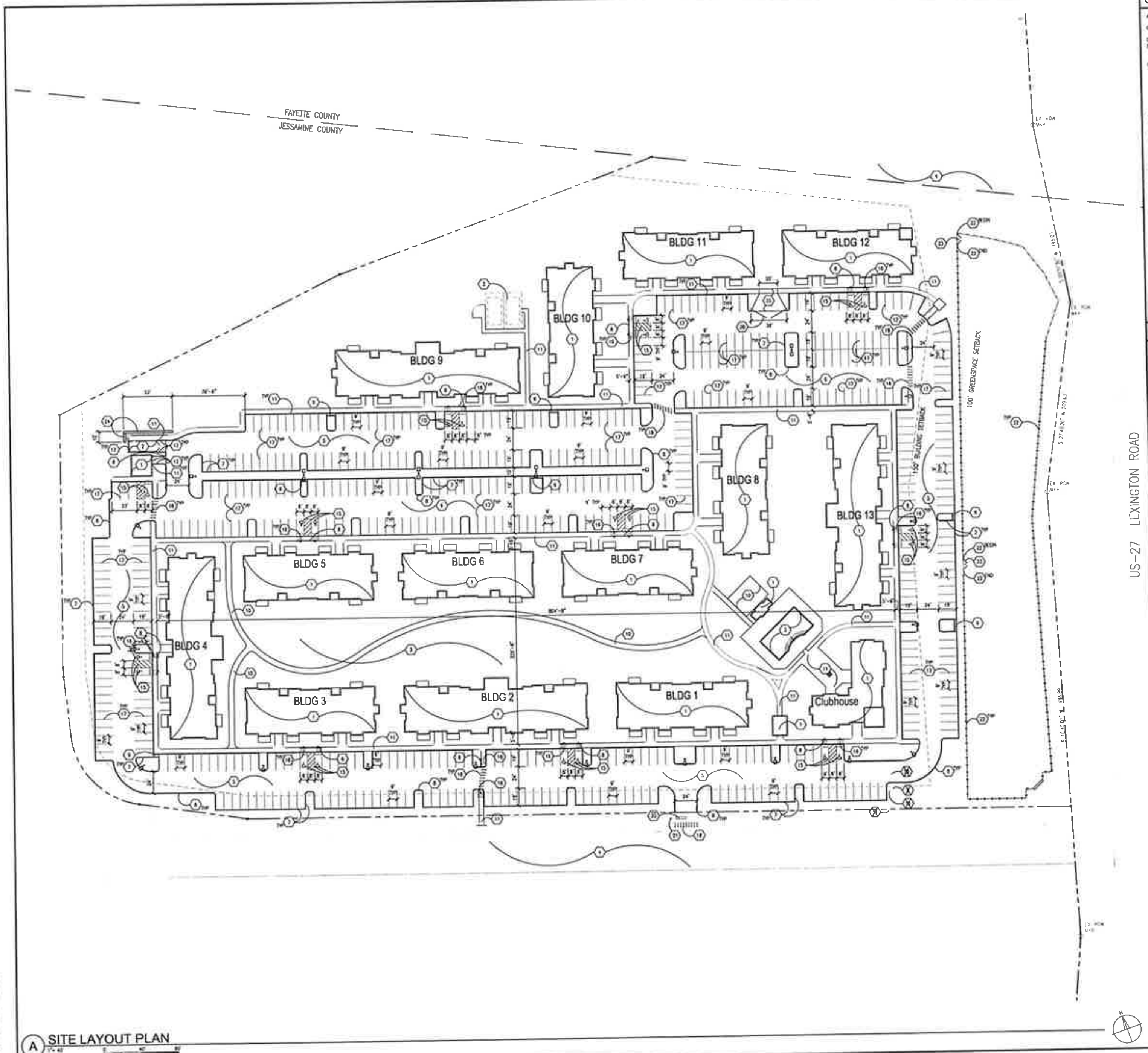
ISSUED FOR CONSTRUCTION

Issue Date	AUGUST, 2020
Drawn By	
Checked By	
Revisions	
	12/18/2020
Mark	Date

Project Number
24053.01

C-102.1

FUQUA



A SITE LAYOUT PLAN
1" = 40'

GENERAL NOTES

A. DIMENSIONS ARE PARALLEL / PERPENDICULAR TO THE FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
C. DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
D. SIDEWALK, PAVEMENT, AND CURB RADII ARE 3'-0", UNLESS OTHERWISE NOTED.
E. 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 F/C-118.
F. CONTRACTOR IS CAUTIONED CONCERNING EXISTING UTILITIES SURROUNDING 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 CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
G. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO LAYOUT FOR NEW CONSTRUCTION.
H. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO STRUCTURES, PAVEMENT, UTILITIES, ETC. TO REMAIN AND SHALL REPAIR DAMAGE AS THE RESULT OF THE CONSTRUCTION OF THIS PROJECT.
I. CONTRACTOR TO DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
J. INCIDENTAL CONCRETE, BITUMINOUS PAVEMENT, OTHER DEMOLITION AND SUB-GRADE FILL AS ENCOUNTERED AND NECESSARY TO FULFILL THE DESIGN INTENT OF THE PLANS HEREIN IS APPURTENANT TO THE CONTRACT AMOUNT AND SHALL BE INCORPORATED INTO THE BID SUBMITTED BY THE CONTRACTOR.
K. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.NICHOLASVILLE.ORG/PLANNING/GENERAL_SPECS_2020.PDF. CONTRACTOR MUST KEEP A COPY OF THE NICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.
L. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP A COPY OF APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
M. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.

KEYED NOTES

1. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT BUILDING LAYOUT & DIMENSIONS.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR TRASH ENCLOSURE.
3. COORDINATE WITH LANDSCAPE PLANS FOR COURTYARD AMENITIES, PICKLEBALL COURT, FENCING, ENTRY SIGN, FIRE PIT, DOG PARK, POOL, GROUNDCOVER MATERIAL, TREES, SHRUBS, IRRIGATION, ETC.
4. COORDINATE WITH FUGUA STONEDALE PLANS FOR PUBLIC STREET AND SEWAGE PUMP STATION.
5. HEAVY-DUTY BITUMINOUS PAVEMENT AS INDICATED BY PATTERN PER DETAIL B/C-118. TYPICAL FOR OUTER LOOP DRIVE AISLE.
6. STANDARD DUTY BITUMINOUS PAVEMENT PER DETAIL A/C-118. TYPICAL FOR PARKING SPACES.
7. EXTRUDED CONCRETE CURB PER DETAIL C/C-118 TO BE INSTALLED IN AREAS THAT RUN PARALLEL TO PARKING SPACES.
8. CONCRETE HEADER CURB PER DETAIL D/C-118 TO BE INSTALLED IN AREAS ADJACENT TO DRIVE AISLES THAT COULD BE DAMAGED BY SNOW PLOWS.
9. CONCRETE DRAINAGE FLUME PER DETAIL K/C-118. COORDINATE WITH SITE GRADING PLAN AND ENSURE POSITIVE DRAINAGE.
10. CRUSHED AGGREGATE SURFACE. COORDINATE WITH LANDSCAPE PLANS.
11. CONCRETE SIDEWALK PER DETAIL E/C-118. INTEGRAL CURB TO BE PROVIDED IN AREAS ADJACENT TO PAVEMENT. COORDINATE WITH LANDSCAPE PLANS.
12. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL H/C-118. PROVIDE TOOLED CONTROL JOINTS EQUALLY SPACED AT 10' O.C. PER DETAIL G/C-118.
13. PROVIDE CONTROL JOINTS EQUALLY SPACED IN ALL CONCRETE SIDEWALKS PER DETAIL G/C-118.
14. PROVIDE EXPANSION JOINTS PER DETAIL F/C-118. EXPANSION JOINT TO OCCUR WITHIN THE SPACING MIDDLE OF THE CONCRETE PATTERN SCORE LINES AND ARE REQUIRED MAXIMUM OF 40' APART AND WHERE ANY CONCRETE WORK ABUTS ANY BUILDING STRUCTURE, NEW OR EXISTING CONCRETE, AND AT ALL DOOR THRESHOLDS.
15. ACCESSIBLE PARKING SPACES WITH RAMPS, SIGNS, MARKINGS, STRIPING AND WHEELSTOPS MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS PER DETAIL L/C-118.
16. ACCESSIBLE PEDESTRIAN RAMP MEETING ADA STANDARDS AND CITY OF NICHOLASVILLE REQUIREMENTS. COORDINATE WITH DETAIL L/C-118.
17. 4" WIDE WHITE PARKING STRIPE. PROVIDE TWO (2) COATS PERMANENT PAVEMENT PAINT PER KYTC STD SPEC 713.
18. CROSSWALK PAVEMENT MARKING PER DETAIL M/C-118. PROVIDE TWO (2) COATS PERMANENT PAVEMENT PAINT PER KYTC STD SPEC 713.
19. ~~[illegible]~~
20. 24" WIDE WHITE STOP BAR. PROVIDE TWO (2) COATS PERMANENT PAVEMENT PAINT PER KYTC STD SPEC 713.
21. STOP SIGN PER DETAIL J/C-118.
22. FOUR BOARD FENCE AROUND DETENTION BASIN. COORDINATE WITH LANDSCAPE PLAN FOR DETAILS.
23. 12' WIDE FOUR BOARD DOUBLE GATE MATCHING ADJACENT FENCE WITH LOCKING LATCHES AND CANE BOLT.
24. MODULAR RETAINING WALL PER PD DETAIL S/C-118. RETAINING WALL TO BE REDI-ROCK RETAINING WALL SYSTEM OR APPROVED EQUAL. COORDINATE WALL HEIGHTS WITH SITE GRADING AND DRAINAGE PLAN. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR RANGE. PROVIDE FOUR BOARD FENCE ALONG THE TOP MATCHING FENCE AROUND THE DETENTION BASIN.
25. CONCRETE ENTRANCE APRON PER DETAIL Q/C-118. ~~COORDINATE WITH FUGUA STONEDALE PUMP STATION [illegible]~~
26. [illegible] GATE PER DETAIL R/C-118. ~~COORDINATE WITH FUGUA STONEDALE PUMP STATION [illegible]~~

NOTES
- CROSS WALK MARKINGS, ACCESSIBLE RAMP, AND SIDEWALK SOUTH OF THE CLUBHOUSE REMOVED DUE TO THE LOWER ELEVATIONS ALONG THE PUBLIC STREET RESULTING FROM A LARGER VERTICAL CURVE.

CMW
Architecture
Civil Engineering
Landscape Architecture

SITE LAYOUT PLAN
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date: AUGUST, 2023

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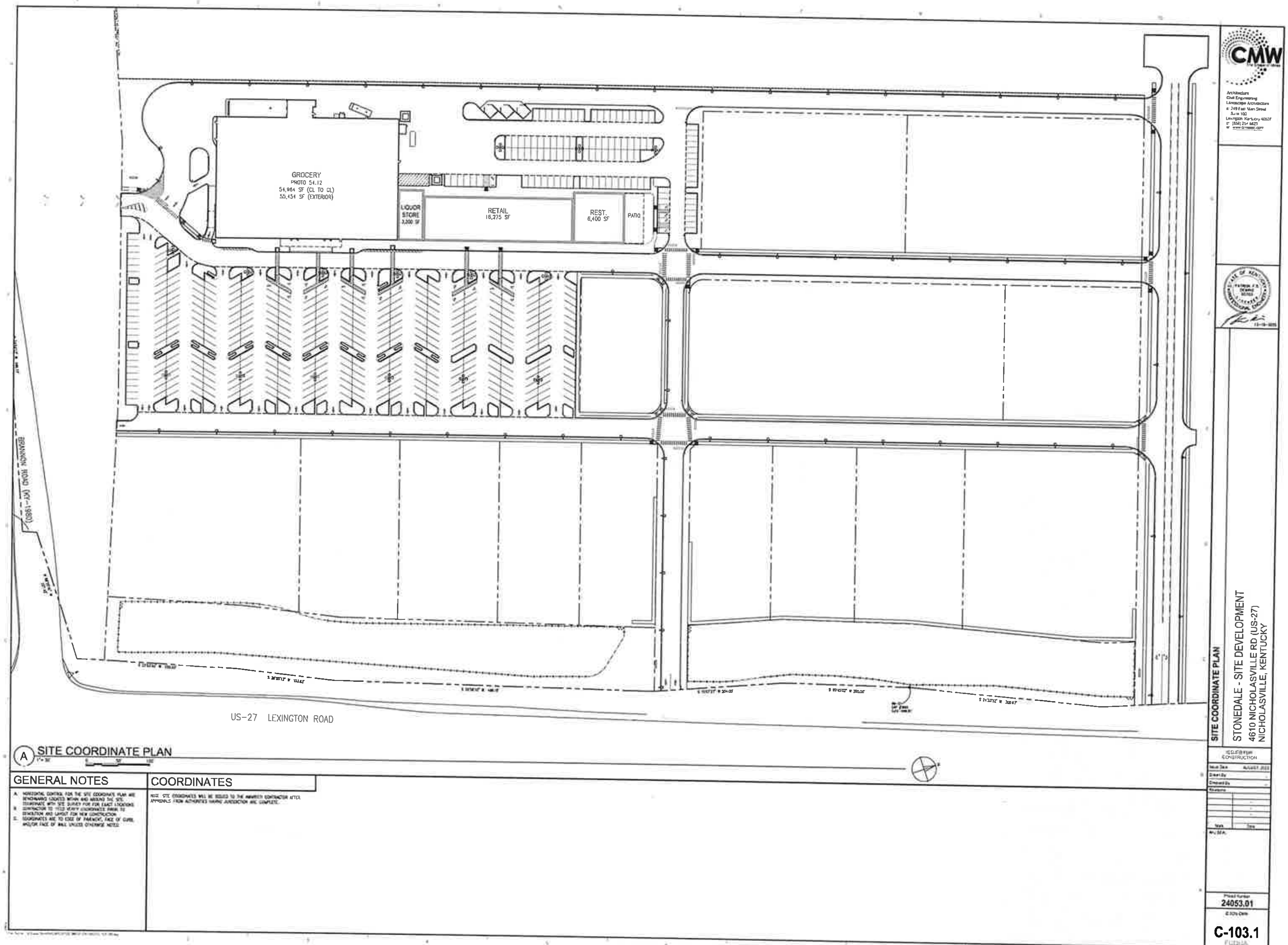
C-102.2

HALLMARK

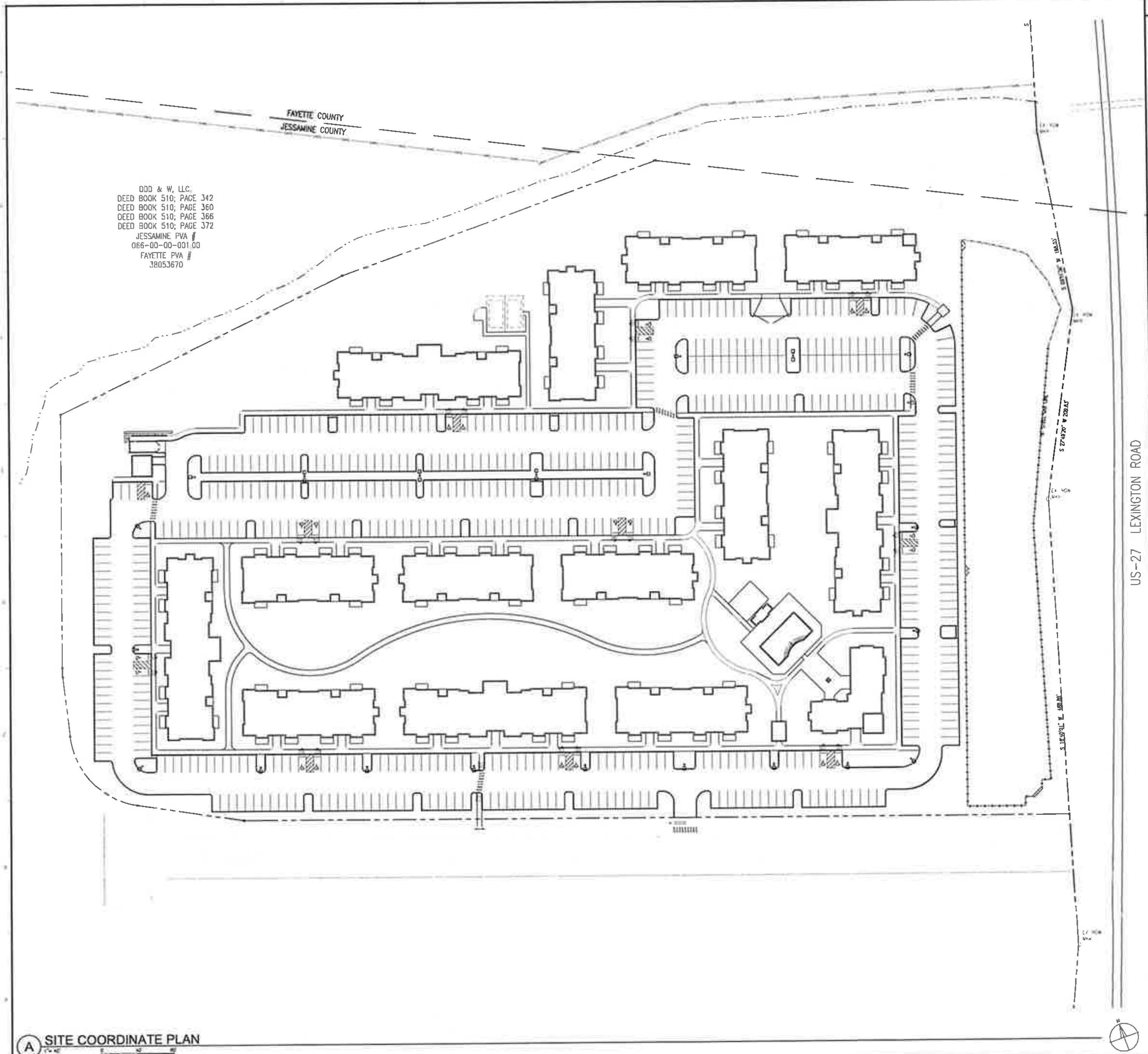

CMW
GROCERY
PHOTO 54.12
54,964 SF (CL TO CL)
55,454 SF (EXTERIOR)
LIQUOR STORE 3,200 SF
RETAIL 16,275 SF
REST. 6,400 SF
PATIO
BRANNON ROAD (KY-1980)
US-27 LEXINGTON ROAD
A SITE COORDINATE PLAN
GENERAL NOTES
COORDINATES
SITE COORDINATE PLAN
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY
24053.01
C-103.1

GENERAL NOTES

A. HORIZONTAL CONTROL FOR THE SITE COORDINATE PLAN ARE BENCHMARKS LOCATED WITHIN AND AROUND THE SITE. COORDINATE WITH SITE SURVEY FOR EXACT LOCATIONS.
B. CONTRACTOR TO FIELD VERIFY COORDINATES PRIOR TO LAYOUT FOR NEW CONSTRUCTION.
C. COORDINATES ARE TO EDGE OF PAVEMENT, FACE OF CURB, AND/OR FACE OF WALL UNLESS OTHERWISE NOTED.

KEYED NOTES ⬡

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



A SITE COORDINATE PLAN

CMW

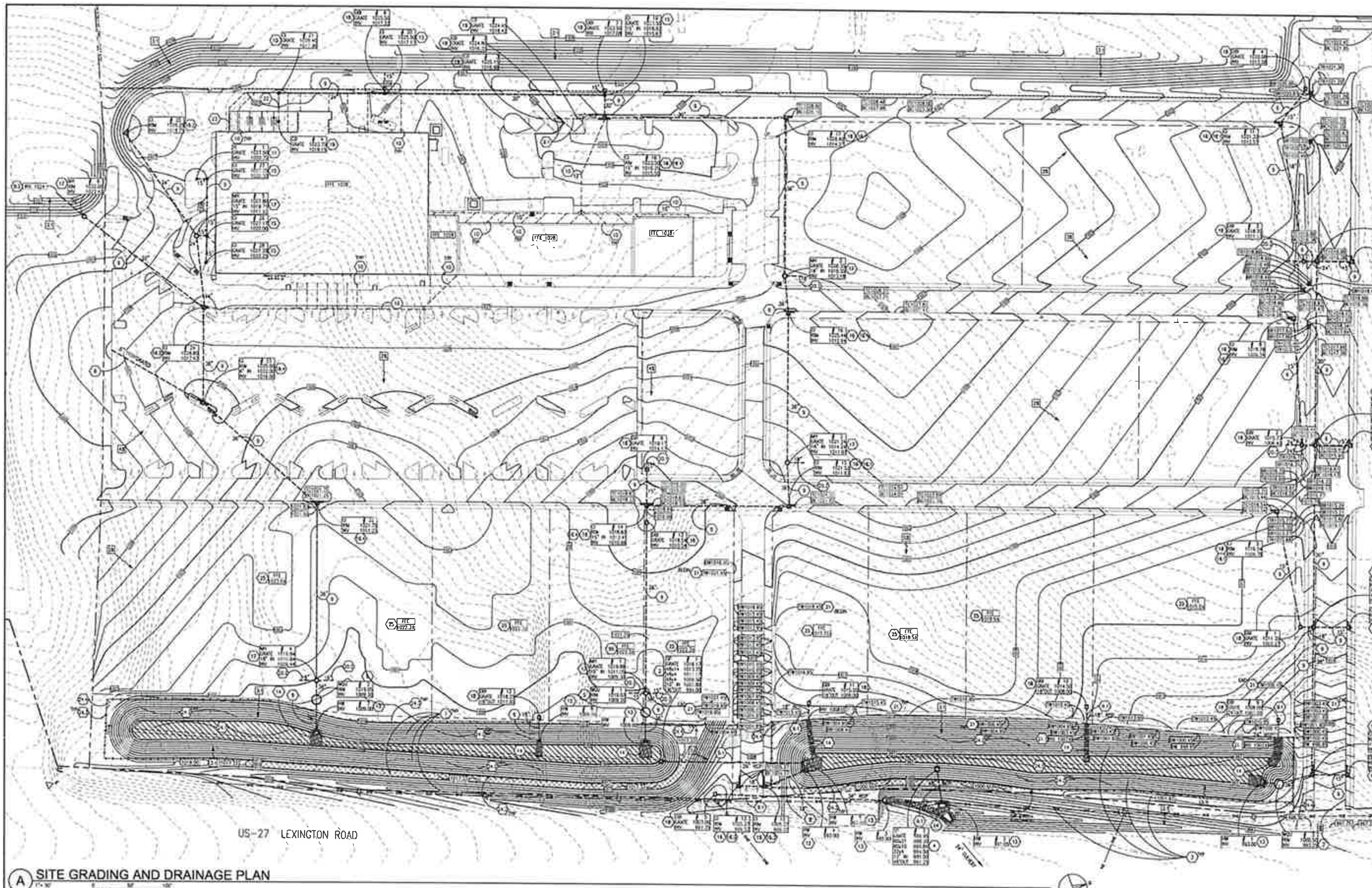
SITE COORDINATE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

24053.01

C-103.2



(A) SITE GRADING AND DRAINAGE PLAN

1" = 50' 0 50' 100'

GENERAL NOTES

A. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT BUD FOR LOCATION OF EXISTING UTILITIES.
B. CONTRACTOR TO FIELD VERIFY INVERT 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. STORM SEWER PIPE IS TO BE CONNECTED TO STORM SEWER STRUCTURES WITH NON SHRINK GROUT MEETING KYTC SPECIFICATIONS.
E. IF ANY EXISTING DRAINAGE STRUCTURE IS DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE STRUCTURE AS NECESSARY TO RETURN IT TO PRE-CONSTRUCTION CONDITIONS.
F. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES.
G. SPREAD A MINIMUM OF 4" GOOD, CLEAN, WEED FREE TOPSOIL IN ALL AREAS TO BE SEEDED OR SODDED.
H. AREAS DISTURBED AS THE RESULT OF CONSTRUCTION OF THIS PROJECT ARE TO BE SEEDED WITH STRAW MULCH, UNLESS OTHERWISE NOTED. SEE LANDSCAPING PLAN.
I. PROPOSED WALKS ARE TO BE FLUSH WITH BUILDING ENTRY. IN NO CASE IS THE FINISHED GRADE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION.
J. MAXIMUM CROSS-SLOPE OF CONCRETE WALK TO BE 1.8%, TYPICAL.
K. MEET EXISTING GRADE OF ADJACENT PAVEMENT AND/OR WALKS WITH SMOOTH, FLUSH CONNECTION.
L. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND THROUGH ALL PLANT BEDS, LAWNS, AND PAVEMENT ENSURING NO PONDING OCCURS.
M. DRAIN LINES ARE TO BE PROPERLY TRENCHED & JACKETED WITH CRUSHED STONE.
N. IF STORM DRAIN TRENCHING THROUGH EXISTING PAVEMENT IS NECESSARY, REPAIR THE PAVEMENT WITH SAME TYPE AND DEPTH AS EXISTING.
O. EXISTING UTILITY & DRAINAGE COVERS/LIDS WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO MATCH FINISHED GRADE WHETHER INDICATED OR NOT.
P. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THESE STANDARD DRAWINGS ON-SITE FOR REFERENCE.
Q. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF THESE SPECIFICATIONS ON-SITE FOR REFERENCE.
R. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT [illegible]. CONTRACTOR MUST KEEP A COPY OF THE NICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.
S. CONTRACTOR TO PROOF-ROLL SUB GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO EARTHWORK OPERATIONS. REPLACE ANY DELETERIOUS SUB-GRADE MATERIAL, AND PROOF-ROLL AGAIN AFTER THE SUB-GRADE HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. ON-SITE SOILS TESTED 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 ORGANICS AND NO LARGE ROCK. COORDINATE WITH GEOTECHNICAL REPORT.
T. CONTRACTOR TO PROOF-ROLL THE PAVEMENT SUB-GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PLACING DENSE GRADED AGGREGATE. REPLACE ANY DELETERIOUS SUB-GRADE MATERIAL AND PROOF-ROLL AGAIN.
U. COORDINATE WITH BUILDING PLANS AND SPECIFICATIONS FOR SUB-GRADE AND FOUNDATION REQUIREMENTS WITHIN THE BUILDING FOOTPRINTS.
V. INSTALL EROSION SEDIMENT CONTROL DEVICES ON NEW DRAINAGE STRUCTURES IMMEDIATELY AFTER THE NEW DRAINAGE STRUCTURE IS INSTALLED. COORDINATE WITH SWPPP SHEET C-100 FOR INLET AND OUTLET PROTECTION DEVICES.
W. BEDROCK IS TO BE REMOVED TO AT LEAST 24" BELOW FINISHED GRADE.
X. STORM SEWER AND DETENTION WITHIN THE PRIVATE PROPERTY BOUNDARY IS TO BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.

ABBREVIATIONS

TC - TOP OF CURB	BC - BOTTOM OF CURB
TR - TOP OF RAMP	BR - BOTTOM OF RAMP
TS - TOP OF STAIR RISER	BS - BOTTOM OF STAIR RISER
TW - TOP OF WALL	BW - BOTTOM OF WALL FOOTING

KEYED NOTES ⬡

1. DETENTION BASIN #1 EMBANKMENT AND EMERGENCY SPILLWAY PER DETAIL C/C-111. EMERGENCY SPILLWAY IS HATCHED ON THIS PLAN.
2. DETENTION BASIN #1 PRECAST CONCRETE STAND PIPE (SLP) PER DETAIL A/C-111.
3. DETENTION BASIN #2 EMBANKMENT AND EMERGENCY SPILLWAY PER DETAIL C/C-111. EMERGENCY SPILLWAY IS HATCHED ON THIS PLAN.
4. DETENTION BASIN #2 PRECAST CONCRETE STAND PIPE (SLP) PER DETAIL A/C-111.
5. WATER QUALITY UNIT #1 (WQU #1) TO BE CASCADE SEPARATOR MODEL CS-11, OR APPROVED EQUIVALENT.
6. WATER QUALITY UNIT #2 (WQU #2) TO BE CASCADE SEPARATOR MODEL CS-12, OR APPROVED EQUIVALENT.
7. WATER QUALITY UNIT #3 (WQU #3) TO BE CASCADE SEPARATOR MODEL CS-12, OR APPROVED EQUIVALENT.
8. 6" DUAL WALL HDPE PERFORATED UNDERDRAIN JACKETED WITH NO. 57 CRUSHED STONE WRAPPED IN PERMEABLE FILTER FABRIC (ADS N-12, OR APPROVED EQUIVALENT) PER DETAIL F/C-113.
9. DUAL WALL HDPE DRAIN PIPE (ADS N-12, OR APPROVED EQUIVALENT) PER DETAIL B/C-113. PIPE SIZE NOTED ON THIS PLAN.
9.1. USE CLASS 3 REINFORCED CONCRETE PIPE WHERE NOTED RCP ON THIS PLAN.
9.2. CUT/MITER THE INLET OF THE PIPE TO MATCH THE ADJACENT SLOPE AND POUR 6" THICK CONCRETE APRON AROUND THE INLET.
10. BUILDING ROOF DRAIN PIPE AT 1% MIN SLOPE WITH AT LEAST 24" COVER DEPTH PER DETAIL A/C-113. PROVIDE CLEANOUT (CO) AT THE BEGINNING OF EACH RUN AND AT MOST 100' O.C. PER DETAIL A/C-113. CONNECT TO STORM SEWER WITH ADS INSERTA TEE, OR APPROVED EQUIVALENT. COORDINATE WITH BUILDING PLANS FOR EXACT NUMBER, LOCATION, SIZE AND MATERIAL REQUIREMENTS. EXACT ROUTE TO BE FIELD DETERMINED BY CONTRACTOR.
11. YARD INLET (YI) TO BE NYLOPLAST DRAIN BASIN WITH DOMED GRATE, OR APPROVED EQUIVALENT.
12. SMALL PRECAST CONCRETE OUTLET HEADWALL (HW) PER DETAIL E/C-111.
13. LARGE PRECAST CONCRETE OUTLET HEADWALL (HW) PER DETAIL F/C-111. LARGE HEADWALL TO HAVE BLACK FENCE ALONG THE TOP.
14. CLASS 3 CHANNEL LINING BELOW THE OUTLET PER KYTC STD DWG RDD-040 AS SHOWN ON THIS PLAN WITH A GRAVEL PATTERN. COORDINATE WITH SWPPP SHEET C-100.
15. PRECAST CONCRETE GRATED CURB INLET (CI) PER KYTC STD DWG NO RDB-250.
16. PRECAST CONCRETE THROATED CURB INLET (CI) PER KYTC STD DWG NO RDB-230.
16.1. 10" GRADE THROAT
16.2. 10" SAG THROAT
16.3. 15" GRADE THROAT
16.4. 15" SAG THROAT
17. PRECAST CONCRETE MANHOLE (MH) PER KYTC STD DWG RDM-010 WITH JR HOE MODEL [illegible] GRATE CASTING, OR APPROVED EQUIVALENT.
18. PRECAST CONCRETE DROP BOX INLET (DBI) PER KYTC STD DWG RDB-004.
19. 24"x24" PRECAST CONCRETE CATCH BASIN (CB) WITH H-20 LOAD RATING AND HEAVY DUTY FRAME & GRATE (JR HOE MODEL HDE-330, OR APPROVED EQUIVALENT). PROVIDE ADS FLEXSTORM POST CONSTRUCTION FILTER IN CATCH BASIN.
20. STUB OUT A SHORT LENGTH OF DRAIN PIPE FROM THIS STRUCTURE. CAP & MARK FOR FUTURE CONNECTION.
20.1. 15" STUB AT 1% SLOPE
20.2. 18" STUB AT 1% SLOPE
20.3. 24" STUB AT 1% SLOPE
21. TOP AND BOTTOM ELEVATIONS OF MODULAR RETAINING WALL. COORDINATE WITH SITE LAYOUT PLAN AND DETAIL D/C-112 FOR MORE INFORMATION ON THE MODULAR RETAINING WALL.
21.1. INSTALL DRAIN PIPE THROUGH RETAINING WALL PER DETAIL I/C-112.
22. TRUCK WELL SUMP PUMP PER DETAIL ON SHEET C-114.
23. ADS N300 TRENCH DRAIN WITH LOAD CLASS E 12" THICK CONCRETE CRADLE, ADA COMPLIANT TYPE [illegible] DUCTILE IRON GRATE, AND 10" OUTLET, OR APPROVED EQUIVALENT. CONNECT 10" PVC OUTLET PIPE TO CI #21.
24. LAST IN THE CONSTRUCTION SEQUENCE AFTER THE SITE IS SUBSTANTIALLY COMPLETE AND COVERED WITH GRASS & PAVEMENT, REMOVE SEDIMENT FROM THE BASINS AND CONSTRUCT:
24.1. FILTRATION LAYERS AND PERFORATED STANDPIPES IN THE BOTTOM OF THE BASINS SHOWN ON THIS PLAN WITH A HATCH PATTERN PER DETAILS A/C-111, B/C-111, C/C-111 & D/C-111.
24.2. RUN TRACKED MACHINERY UP & DOWN THE BASIN SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR THEN HYDRO-SEED.
24.3. BLACK FOUR BOARD FENCE AROUND BASINS PER DETAIL J/C-113.
24.4. 12' WIDE BLACK FOUR BOARD DOUBLE GATE MATCHING ADJACENT FENCE WITH LOCKING AND CANE BOLT LATCHES.
25. FUTURE BUILDINGS' FINISHED FLOOR ELEVATION (FFE) MUST BE LEAST 2 FEET ABOVE THE MANHOLE RIM EITHER UPSTREAM OR DOWNSTREAM OF THE SANITARY SEWER MAIN SERVING THE BUILDING. CONTRACTOR MUST FIELD VERIFY AND CONSTRUCT THE FINISHED GRADE ELEVATION OF THE FUTURE BUILDING PADS AT LEAST 2 FEET ABOVE THIS DATUM.

NOTES
- CONTOURS 125' UPHILL OF AND 125' DOWNHILL OF CI #1 & CI #4 ADJUSTED TO REFLECT THE LARGER 350' VERTICAL CURVE ON SHEET C-[illegible].
- RIM ELEV OF DBI #1, CI #3, AND CI #4 LOWERED 12".

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ISSUED FOR CONSTRUCTION

SITE GRADING AND DRAINAGE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

Project Number 24053.01
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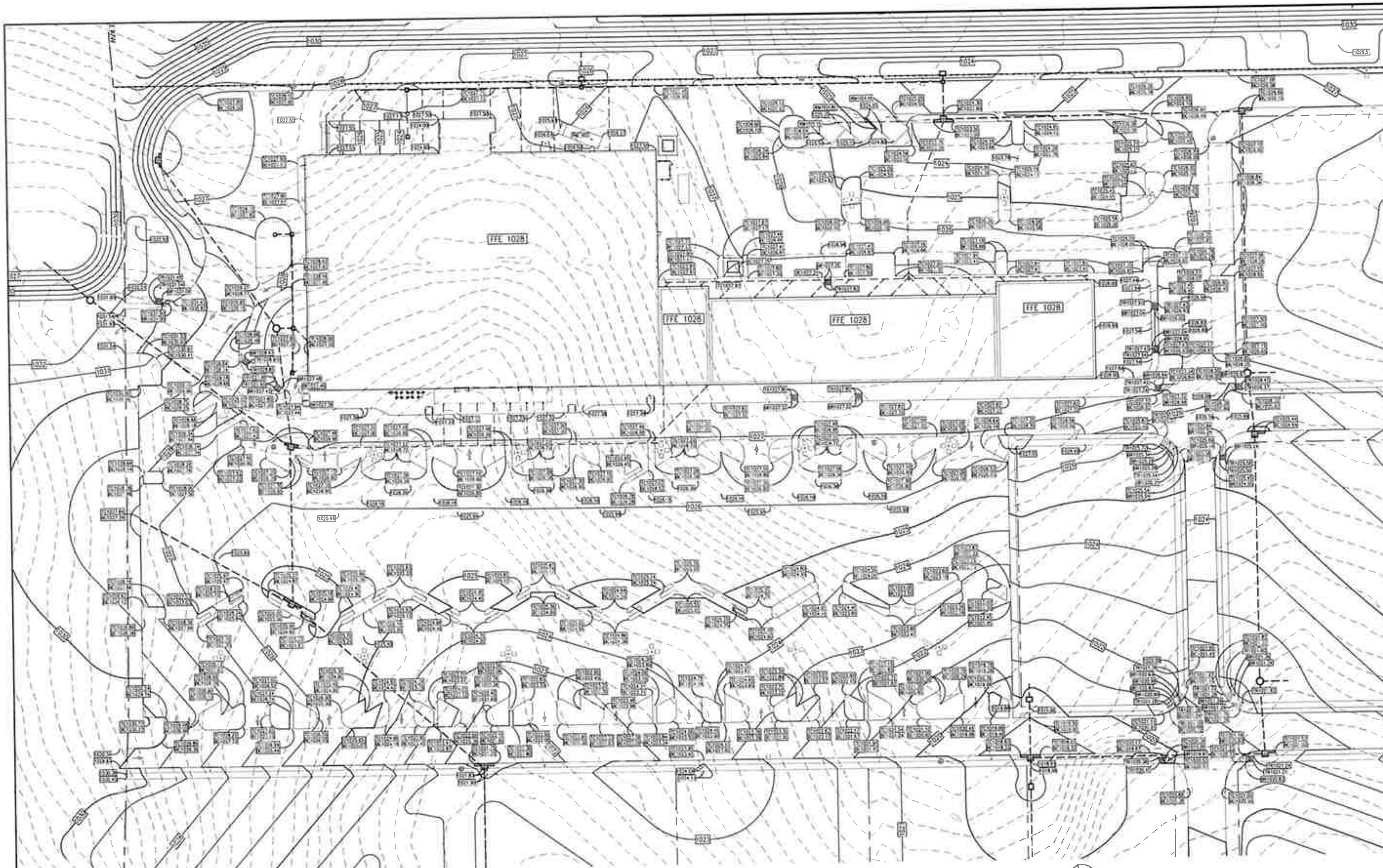
C-104.1



A SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
1" = 30'

GENERAL NOTES

A. GENERAL NOTES AND KEYED NOTES ON SHEET C-104.1 APPLY TO THIS SHEET.

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SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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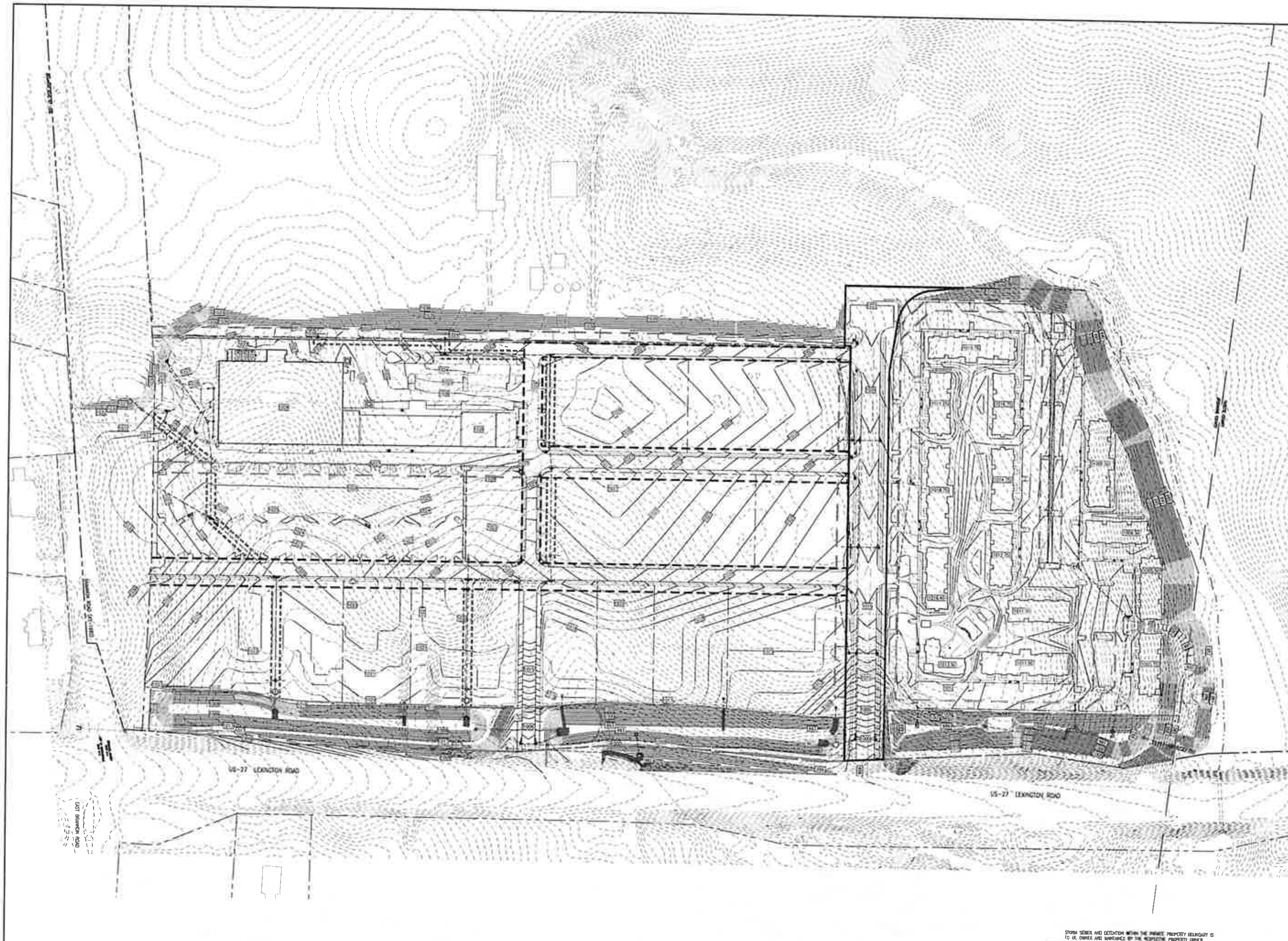
C-104.2



(A) COMBINED GRADING AND DRAINAGE PLAN

STORM SEWER AND DETENTION WITHIN THE PRIVATE PROPERTY BOUNDARY IS TO BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.

LEGEND OF PROPOSED EASEMENTS

- PRIVATE DRAINAGE EASEMENT
- PRIVATE DRAINAGE AND DETENTION EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- ACCESS, UTILITY, AND DRAINAGE EASEMENT
- PUBLIC RIGHT-OF-WAY

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COMBINED GRADING AND DRAINAGE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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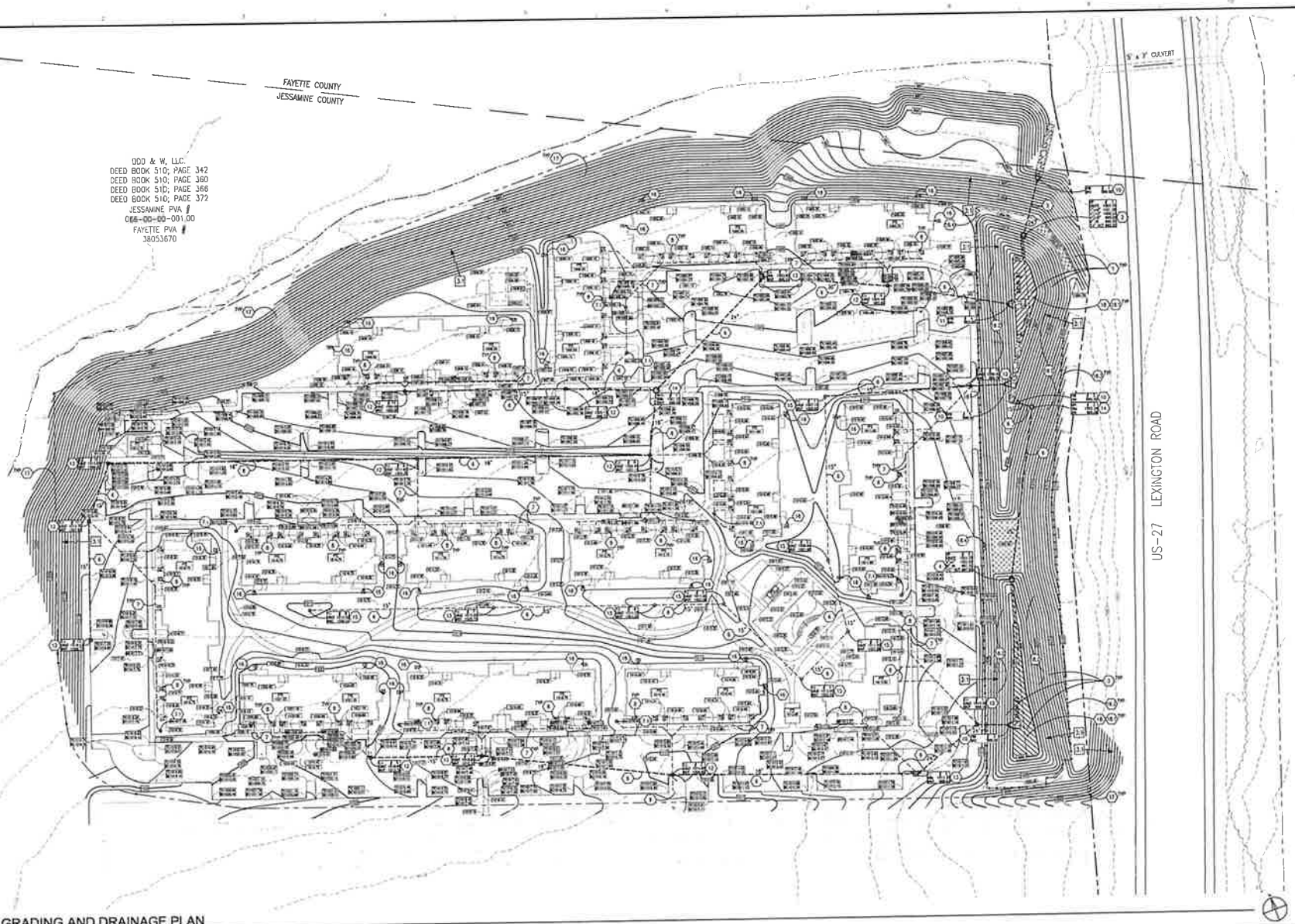

ODD & W, LLC.
DEED BOOK 510; PAGE 342
DEED BOOK 510; PAGE 360
DEED BOOK 510; PAGE 366
DEED BOOK 510; PAGE 372
JESSAMINE PVA #
066-00-00-001.00
FAYETTE PVA #
38053670

A SITE GRADING AND DRAINAGE PLAN
1" = 40'

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. DIAL 811 TO CONTACT KULC FOR LOCATION OF EXISTING UTILITIES.

B. CONTRACTOR TO FIELD VERIFY INVERT ELEVATIONS OF DRAINAGE STRUCTURES PRIOR TO ORDERING MATERIALS.

C. ENDEAVOR UTILITY LINES IN CONCRETE. A MINIMUM DEPTH OF (8"PIPE) IS NOT ACHIEVED. WORK TO BE DONE PER RESPECTIVE UTILITY COMPANY SPECIFICATIONS.

D. STORM SEWER PIPE IS TO BE CONNECTED TO STORM SEWER STRUCTURES WITH NON-SHRINK GROUT MEETING KYTC 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 RETURN IT TO PRE-CONSTRUCTION CONDITIONS.

F. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS OF THE K.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES.

G. SPREAD A MINIMUM OF 4" LOOSE, CLEAN, WEED FREE TOPSOIL IN ALL AREAS TO BE SEEDED OR SODDED.

H. AREAS DISTURBED AS THE RESULT OF CONSTRUCTION OF THIS PROJECT ARE TO BE SEEDED WITH STRAW MULCH, UNLESS OTHERWISE NOTED. SEE LANDSCAPING PLAN.

I. PROPOSED VALVES ARE TO BE FLUSH WITH BUILDING ENTRY. IN NO CASE IS THE FINISHED GRADE TO BE HIGHER THAN THE FINISHED FLOOR ELEVATION.

J. MAXIMUM CROSS-SLOPE OF CONCRETE WALK TO BE 1.5%, TYPICAL.

K. MEET EXISTING GRADE OF ADJACENT PAVEMENT AND/OR WALKS WITH SMOOTH, FLUSH CONNECTION.

L. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND THROUGH ALL PLANT BEDS, LAWNS, AND PAVEMENT, EXCLUDING NO PONDING OCCURS WITHIN PAVEMENT OR LAWN AREAS.

M. DRAIN LINES ARE TO BE PROPERLY TRENCHED & BACKFILLED WITH CRUSHED STONE.

N. IF STORM DRAIN TRENCHING THROUGH EXISTING PAVEMENT IS NECESSARY, REPAIR THE PAVEMENT WITH SAME TYPE AND DEPTH AS EXISTING.

O. EXISTING UTILITY & DRAINAGE DITCHES/SWALES WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO MATCH FINISHED GRADE WHETHER INDICATED OR NOT.

P. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THESE STANDARD DRAWINGS ON-SITE FOR REFERENCE.

Q. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/DEFAULT.ASPX. CONTRACTOR MUST KEEP A COPY OF THESE SPECIFICATIONS ON-SITE FOR REFERENCE.

R. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.NICHOLASVILLE.ORG/PLANNING/GENERAL_SPECS_2020.PDF.

CONTRACTOR MUST KEEP A COPY OF THE NICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.

S. CONTRACTOR TO PROOF-ROLL SUB-GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO EARTHWORK OPERATIONS. REPLACE ANY DELETERIOUS SUB-GRADE MATERIAL AND PROOF ROLL AGAIN AFTER THE SUB-GRADE HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. ON-SITE SOILS TESTED 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 ORGANICS AND NO LARGE ROCK. COORDINATE WITH GEOTECHNICAL REPORT.

T. CONTRACTOR TO PROOF-ROLL THE PAVEMENT SUB-GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PLACING BINDER GRADE AGGREGATE. REPLACE ANY DELETERIOUS SUB-GRADE MATERIAL AND PROOF-ROLL AGAIN.

U. COORDINATE WITH BUILDING PLANS AND SPECIFICATIONS FOR SUB-GRADE AND FOUNDATION REQUIREMENTS WITHIN THE BUILDING FOOTPRINTS.

V. INSTALL EROSION SEDIMENT CONTROL DEVICES ON THE NEW DRAINAGE STRUCTURES IMMEDIATELY AFTER THE NEW DRAINAGE STRUCTURE IS INSTALLED. COORDINATE WITH DETAIL SHEET C-100 FOR INLET AND OUTLET PROTECTION DEVICES.

W. BACKHOE IS TO BE REMOVED TO AT LEAST 24" BELOW FINISHED GRADE.

X. STORM SEWER AND DETENTION WITHIN THE PRIVATE PROPERTY BOUNDARY IS TO BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.

KEYED NOTES ⬡

1. DETENTION BASIN #1 EMBANKMENT AND EMERGENCY SPILLWAY PER DETAIL C/C-113.
2. EMERGENCY SPILLWAY CROSS SECTIONS ON THIS PLAN.
3. DETENTION BASIN #1 PRECAST CONCRETE STAND PIPE (SP #1) PER DETAIL A/C-112
4. DETENTION BASIN #1 EMBANKMENT AND EMERGENCY SPILLWAY PER DETAIL F/C-113
5. EMERGENCY SPILLWAY CROSS SECTIONS ON THIS PLAN.
6. DETENTION BASIN #2 PRECAST CONCRETE STAND PIPE (SP #2) PER DETAIL C/C-117.
7. DRAIN PIPE THROUGH EMBANKMENT TO BE 24" CLASS 3 REINFORCED CONCRETE (RCP) PIPE & BACKFILL PER RCP WITH CLAY TO PREVENT SEEPAGE.
8. DUAL WALL HDPE DRAIN PIPE (SIZE 9-12, OR APPROVED EQUIVALENT) PER DETAIL E/C-117. PIPE SIZE NOTED ON THIS PLAN.
9. 6" PVC BUILDING DRAIN PIPE AND FITTINGS AT 2% MIN SLOPE WITH AT LEAST 24" COVER DEPTH PER DETAIL B/C-117. PROVIDE CLEANOUT (CO) AT THE BEGINNING OF EACH RUN AND AT 100'± O.C. PER DETAIL B/C-117. EXACT ROUTE TO BE FIELD DETERMINED BY CONTRACTOR.
   3.1. PROVIDE 6" HDPE/SMOOTH DRAIN BASIN (DB) WITH DOMED GRATE INSTEAD OF CLEANOUT AT THIS LOCATION.
8. CONNECT ROOF-DRAIN BUILDING DOWNSPOUT TO BUILDING DRAIN PIPE WITH 4"x4"x45 6" PIPE WYE FITTINGS AT 2% MIN SLOPE WITH AT LEAST 24" COVER DEPTH PER DETAIL E/C-117 & D/C-117. COORDINATE WITH BUILDING PLANS FOR DOWNSPOUT AND POWER-WASH DRAIN EXACT BUILDING DOWNSPOUT LOCATIONS.
9. COORDINATE WITH GAS UTILITIES PLAN FOR 4" DRAIN LINE FROM THE WATER METER AND VALVE VAULT.
10. SMALL PRECAST CONCRETE HEADWALL (HW) PER DETAIL G/C-117.
11. LARGE PRECAST CONCRETE HEADWALL (HW) PER DETAIL H/C-117. LARGE HEADWALL TO HAVE BLACK FENCE ALONG THE TOP.
12. PRECAST CONCRETE GRATED CURB INLET (CI) PER KYTC STD DWG NO. RDP-320 WITH 10'-0" MAC THROAT.
13. PRECAST CONCRETE THROATED CURB INLET (CI) PER KYTC STD DWG NO. RDP-320 WITH 10'-0" MAC THROAT.
14. 5'# PRECAST CONCRETE MANHOLE (MH) WITH 1000 LOAD RATING, ECCENTRIC CONE, AND 24 INCH MUDGEL NEEN-STEP, OR APPROVED EQUIVALENT.
15. YARD INLET TO BE HYDROFLAT DRAIN BASIN WITH DOMED GRATE, OR APPROVED EQUIVALENT.
16. DOWNSPOUTS THAT SPLASH INTO LANDSCAPE AREAS ARE TO HAVE CONCRETE SPLASH BLOCKS, TYPICAL. COORDINATE WITH BUILDING PLANS FOR EXACT NUMBER AND LOCATION OF DOWNSPOUTS.
17. RUN TRACKED MACHINERY UP & DOWN STEEP SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR PRIOR TO APPLYING HYDRO SEED, TYPICAL.
18. LAST IN THE CONSTRUCTION SEQUENCE AFTER SITE IS SUBSTANTIALLY COMPLETE AND GRASSED WITH GRASS & PAVEMENT REMOVE SEDIMENT FROM BASINS AND SEDIMENT
   18.1 FILTRATION LAYERS AND PERFORATED STANDPIPES IN THE BOTTOM OF THE BASINS SHOWN ON THIS PLAN WITH A WATER PATTERN PER DETAILS A/C-113, E/C-113, C/C-117 & F/C-117.
   18.2 RUN TRACKED MACHINERY UP & DOWN THE BASIN INTERIOR SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR THEN HYDRO SEED.
   18.3 BLACK VINYL BOARD FENCE AROUND BASINS PER DETAIL G/C-116.
   18.4 12' WIDE BLACK VINYL BOARD DOUBLE GATE MATCHING ADJACENT FENCE WITH LOCKING AND SLANE BOLT LATCHES.

5 NOTES
* CONTOUR ELEVATIONS 1010-1008 ADJUSTED ALONG THE PUBLIC STREET TO REFLECT A LARGER VERTICAL CURVE.

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LICENSED PROFESSIONAL ENGINEER
STATE OF KENTUCKY
3-26-2021

SITE GRADING AND DRAINAGE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

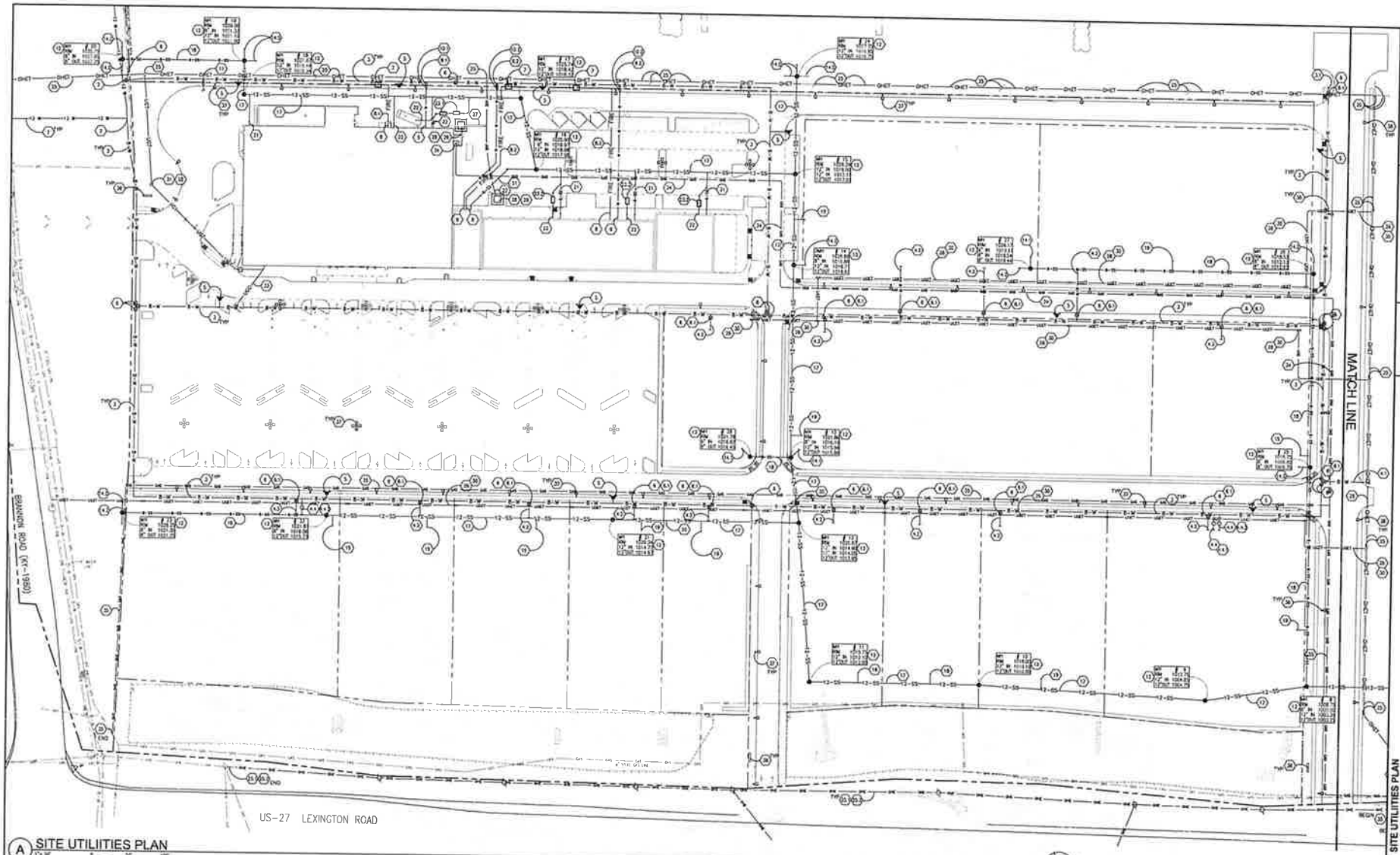
Issue Date	AUGUST 2020
Drawn By	
Checked By	
Revisions	
1	12-18-2020
2	02-25-2021
Mark	Date

AS BUILT

Project Number
24053.01

ELEVATION DATUM

C-104.4
PLAN MARK



A SITE UTILIITIES PLAN

GENERAL NOTES

A. UTILITIES SHOWN ON THIS PLAN ARE A GRAPHICAL REPRESENTATION. EXACT LOCATIONS TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES. INSTALL UTILITIES AS PER CODES AS POSSIBLE TO THE STREET SIDE OF UNIT SO AS NOT TO INTERFERE WITH FUTURE UNIT DEVELOPMENT.

B. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY UTILITY COMPANIES AND APPROPRIATE AUTHORITIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. CALL 811 TO CONTACT KULIS FOR LOCATION OF EXISTING UTILITIES.

C. CONTRACTOR TO COORDINATE WORK WITH UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION. PHONE CALLS REQUIRED BY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC, GAS, CABLE, ETC. AND NEWLY CONSTRUCTED SANITARY SEWERS, SURFACE, DETENTION, FUEL STORAGE, ETC. PRIOR TO BID.

D. CONTRACTOR TO VERIFY EXISTING UTILITIES IN THE FIELD PRIOR TO ORDERING MATERIALS AND INSTALLATION OF NEW LINES.

E. UNDERGROUND LINES TO BE PROPERLY TRENCHED AND BACKFILLED WITH CRUSHED STONE.

F. WHERE UTILITY TRENCHING THROUGH EXISTING PAVEMENT, CURB AND/OR SIDEWALK IS NECESSARY, RESTORE THE PAVEMENT, CURB AND/OR SIDEWALK WITH SAME TYPE AND DEPTH AS EXISTING MAINTAIN PRE-CONSTRUCTION CONDITIONS.

G. CONTRACTOR TO PROVIDE UNDERGROUND ELECTRIC AND COMMUNICATIONS CONDUIT USING LONG SWEEPS AND NOT BENDS.

H. UTILITY MATERIALS AND INSTALLATION PROCEDURES MUST MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL UTILITY COMPANY SPECIFICATIONS.

I. MECHANICAL REACH TEES, AND VALVES TO BE FLANGE TYPE MECHANICAL JOINT DUCTILE IRON (MJ) RESTRAINED WITH LOCK GASKETS, CAP, SPACE & SHALLOT BOLTS.

J. SANITARY SEWER PIPE WITH MORE THAN 10' DEPTH OF COVER MUST BE SDR 26 PVC.

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

L. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/STANDARDSPECIFICATIONS/

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

N. JESSAMINE COUNTY WATER DISTRICT #1 (JCWD1) GENERAL NOTES AND STANDARD DETAILS ARE A PART OF THIS PLAN. CONTRACTOR MUST KEEP A COPY OF THE JCWD1 GENERAL NOTES AND STANDARD DETAILS ON-SITE FOR REFERENCE.

O. KENTUCKY UTILITIES COMPANY (KU) ELECTRIC SERVICE HANDBOOK IS PART OF THIS UTILITIES PLAN AND IS READILY AVAILABLE AT HTTPS://LGE-KU.COM/CUSTOMER-SERVICE/CUSTOMER-HANDBOOKS. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE PORTIONS OF THE KU HANDBOOK ON-SITE FOR REFERENCE.

P. CITY OF MCLEANSBORO GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.MCLEANSBORO.US/DOCUMENT_CENTER/GENERAL_SPECS_STDS.PDF.

Q. LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT (LFUCG) STANDARD DRAWINGS AND SANITARY SEWER MANUAL ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.LEXINGTONKY.GOV/VIEW-DOCUMENTS. CONTRACTOR MUST KEEP A COPY OF THE LFUCG STANDARD DRAWINGS AND SEWER MANUAL ON-SITE FOR REFERENCE.

R. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWER PIPE AND MANHOLES MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS. TEST REPORTS TO BE FORWARDED TO THE PROJECT ENGINEER.

S. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWER PIPE AND MANHOLES MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS. TEST REPORTS TO BE FORWARDED TO THE PROJECT ENGINEER.
CONTRACTOR RESPONSIBLE FOR THE AS-BUILT SURVEY OF THE SANITARY SEWER MANHOLES AS-BUILT SURVEY TO BE FORWARDED TO THE PROJECT ENGINEER.

T. CONTRACTOR TO ALLOW FOR THREE (3) GAS VALVES IN TEE BAR. CONTRACTOR TO FIELD DETERMINE EXACT LOCATIONS AT MAIN POINTS OF THE WATER MAIN IN COORDINATION WITH THE WATER COMPANIES FIELD REPRESENTATIVE.

U. CONTRACTOR TO ALLOW FOR THREE (3) FLOW METERS IN TEE BAR TO BE INSTALLED IN THE SANITARY SEWER MANHOLES. CONTRACTOR TO PROVIDE THESE FLOW METERS TO OWNER FOR INSTALLATION.

KEYED NOTES ⬡

1. FIRST IN THE CONSTRUCTION SEQUENCE IN THE PRESENCE OF THE LFUCG INSPECTOR, CONTRACTOR TO HYDROEXCAVATE THE EXISTING 24" FORCE MAIN TO THE PROPOSED CONNECTION POINT TO FIELD VERIFY THE EXACT SIZE AND ELEVATION OF THE EXISTING FORCE MAIN. IF THERE ARE POSSIBLE CONFLICTS, NOTIFY THE ENGINEER.
2. JESSAMINE COUNTY WATER DISTRICT #1 (JCWD1) GENERAL NOTES AND STANDARD DETAILS ARE A PART OF THIS PLAN. CONTRACTOR MUST KEEP A COPY OF THE JCWD1 GENERAL NOTES AND STANDARD DETAILS ON-SITE FOR REFERENCE.
3. IF LOCO SEWER PIPE WATER MAIN CROSSING THROUGH THE SITE MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. EXTEND 5' PAST THE SIDEWALK, CURB AND MARK FOR FUTURE CONNECTION.
3.1. BLOW OFF ASSEMBLY AT THE END OF THE WATER MAIN PER JCWD1 STANDARD DETAIL.
4. CONNECT EXISTING PVC WATER MAIN TO PROPOSED SEWER LINE MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. JCWD1 TO INSTALL THE METER. COORDINATE WITH JCWD1.
4.1. 8" WATER SERVICE LINE
4.2. 6" WATER SERVICE LINE
4.3. 2" WATER SERVICE LINE
4.4. SERVICE PVC WATER LINE MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. CAP AND MARK FOR FUTURE CONNECTION.
4.4.1. 8" WATER SERVICE LINE WITH WATER BOX & SETTING
4.4.2. 6" WATER SERVICE LINE WITH WATER BOX & SETTING
4.4.3. 2" WATER SERVICE LINE WITH WATER BOX & SETTING
5. FIRE HYDRANT ASSEMBLY MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511.
6. GATE VALVE ON THE WATERLINE MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. MECHANICAL JOINT RESTRAINED VALVE TO ADJACENT PIPE. GATE VALVE TO BE THE SAME SIZE AS THE WATER PIPE.
6.1. GATE VALVE TO BE FLANGED OFF UNTIL THE FUTURE CONNECTION IS MADE.
7. PROPOSED CONCRETE VALVE VAULT WITH DOUBLE DETECTOR CHECK VALVE ASSEMBLY, FIRE DEPT CONNECTION (FDC), AND POST INDICATOR VALVE (PIV) ON THE FIRE LINE MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. DOUBLE DETECTOR CHECK VALVE ASSEMBLY TO BE THE SAME SIZE AS THE FIRE LINE. THERE MUST BE A FIRE HYDRANT WITHIN 50' OF THE FDC. PROVIDE 4" FDC DRAIN PIPE FROM VAULT TO NEAREST CURB INLET.
8. THRUST BLOCK AT ANY BEND LINE TO THE BUILDING MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511.
8.1. 8" FIRE LINE
8.2. 6" FIRE LINE
8.3. 2" FIRE LINE
9. SERVICE PVC DOMESTIC WATER LINE TO THE BUILDING MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. JCWD1 TO INSTALL THE METER.
9.1. 3/4" DOMESTIC WATER LINE WITH 1" METER
9.2. 1" DOMESTIC WATER LINE WITH 1 1/2" METER
9.3. 2" DOMESTIC WATER LINE WITH 1 1/2" METER
10. DOUBLE CHECK VALVE ASSEMBLY (DCVA) INSIDE, BOOSTS WITH BALL VALVES, OR APPROVED EQUIVALENT) INSIDE A VAULT WITH EASY DRAIN (AIR GAP) DESIGN. INSTALL IMMEDIATELY DOWNSTREAM OF THE METER. SEE UP TO CONNECTED UNLINED STONE. DO NOT SET IN PIT OR MATERIAL.
10.1. 8" DOUBLE CHECK VALVE ASSEMBLY
10.2. 6" DOUBLE CHECK VALVE ASSEMBLY
11. MOTOR OPERATED WATER SERVICE LINE WITH BALL VALVE, OR APPROVED EQUIVALENT) FOR IRRIGATION SYSTEM METERING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. JCWD1 TO INSTALL THE METER. COORDINATE WITH IRRIGATION PLAN C-104. SEE IRRIGATION SYSTEM REQUIREMENTS.
12. VEHICULAR CONCRETE GRADE BARRIER CURB PER LFUCG STD DWG 220 (MIN 3'-0" WIDE) WITH TWO #4 BARS AND SHRINKAGE CONTROL JOINTS AT 10' MAX. SPACING.
13. 24" LONG #5 BAR TIE BAR CONNECTION EMBEDDED 12" INTO EXISTING CONCRETE AND 12" INTO NEW CONCRETE
14. STUB OUT SANITARY SEWER PIPE FROM THIS MANHOLE PER LFUCG STD DWG 310 MITTING JCWD1 REQUIREMENTS. CAP AND MARK THE STUB FOR FUTURE CONNECTION
14.1. 8" STUB AT -1% SLOPE
14.2. 8" STUB AT -1% SLOPE
14.3. 8" STUB AT 0.50% SLOPE
14.4. 8" STUB AT -20.1% SLOPE
14.5. 10" STUB AT 0.50% SLOPE
15. 10" ELECTRIC RISER (DU) SANITARY SEWER PIPE WITH EXTERIOR ASPHALTIC AND INTERIOR EPOXY LINING (SPECIFICATE NO. OR APPROVED EQUIVALENT) PER LFUCG STD DWG 300.
16. 10" SEWER PVC SANITARY SEWER PIPE PER DETAIL E/C-112 MITTING JCWD1 REQUIREMENTS.
16.1. SEWER PIPE WITH RESTRAINED JOINTS
16.2. SEWER PIPE WITH RESTRAINED JOINTS
17. 10" SEWER PVC SANITARY SEWER PIPE PER DETAIL E/C-112 MITTING JCWD1 REQUIREMENTS.
18. 8" SEWER PVC SANITARY SEWER PIPE PER DETAIL E/C-112 MITTING JCWD1 REQUIREMENTS.
19. 6" SEWER PVC SANITARY SEWER LATERAL WITH A CLEANOUT AT THE EASEMENT LINE PER DETAIL C/C-113 MITTING JCWD1 REQUIREMENTS. CAP FOR FUTURE CONNECTION.
20. WHERE SANITARY SEWER MAIN CROSSES OVER STORM DRAIN PIPE, SANITARY SEWER JOINTS SHALL BE EQUIDISTANT FROM THE STORM DRAIN PIPE. CONTRACTOR TO USHER TOP OF STORM DRAIN PIPE A SECTION OF SANITARY SEWER MAIN WITH EXTENSION FOR MANIPULATION, AND ENCASE SANITARY SEWER MAIN WITH CLASS B CONCRETE (3000 PSI) TO THE SPRING LINE OF EACH PIPE PER DETAIL E/C-115. CONCRETE ENCASEMENT TO EXTEND 10' PAST STORM DRAIN PIPE IN EACH DIRECTION.
21. 6" SERVICE PVC BUILDING SEWER SERVICE LINE WITH AT LEAST 36" COVER, 1/8 MINUTES BEND SLOPE, CLEANOUT AT THE BEGINNING OF THE LINE, AND LATERAL CONNECTION TO THE SANITARY SEWER PIPE PER DETAILS E/C-111 & E/C-112. COORDINATE WITH BUILDING PLANS.
22. 6" GREASE PVC BUILDING SEWER SERVICE LINE WITH AT LEAST 36" COVER, 1/8 MINUTES BEND SLOPE, CLEANOUT AT THE BEGINNING OF THE LINE, AND LATERAL CONNECTION TO THE SANITARY SEWER PIPE PER DETAILS E/C-111 & E/C-112. COORDINATE WITH BUILDING PLANS.
23. PRECAST CONCRETE GREASE INTERCEPTOR WITH CLEANOUTS BEFORE & AFTER PER GREASE INTERCEPTOR DETAIL ON SHEET C-114.
23.1. TWO (2) 1500 GALLON IN SERIES
23.2. 1000 GALLON
24. COORDINATE WITH (1) 4000 SERIES PLANS FOR SEWER PUMP STATION AND FORCE MAIN.
25. ADVANCED ENERGY COMPANY SHALL BE CONTACTED TO REMOVE AND RELOCATE THE OVERHEAD ELECTRIC LINES, POLES & GUY WIRES, AND SHALL THE OWNER DIRECTLY.
25.1. ADVANCED ENERGY TO RELOCATE THE OVERHEAD ELECTRIC LINES, POLES & GUY WIRES ALONG LOCATION AS AS NECESSARY FOR NEW CONSTRUCTION, AND SHALL THE OWNER DIRECTLY. COORDINATE WITH PHASE 1 STAGING PLAN C-101 & PHASE 1 STAGING PLAN C-102 & AND PHASE 2 STAGING PLAN C-103.
25.2. ADVANCED ENERGY COMPANY SHALL REMOVE ALL EXISTING ELECTRIC LINES AND POLES.
26. TWO (2) 4" SCH40 PVC PRIMARY ELECTRIC CONDUITS WITH AT LEAST 42" COVER, PULL STRINGS, AND 2'-0" SCH40 ELBOWS & RISERS, AND INSTALL ALL PRODUCTS FULL RISERS MEETING ALL STANDARDS. COORDINATION PRE-APPROVED BY KU MUST BE SIGNED. COORDINATE WITH KU BEFORE ORDERING MATERIALS. KU TO INSTALL CONDUCTORS AND SHALL THE OWNER DIRECTLY.
27. TWO (2) 4" SCH40 PVC ELECTRIC CONDUITS FROM POLE TO TRANSFORMER WITH AT LEAST 42" COVER, PULL STRINGS, AND 2'-0" SCH40 ELBOWS & RISERS MEETING ALL STANDARDS. TERMINATION PRE-APPROVED BY KU MUST BE SIGNED. COORDINATE WITH KU BEFORE ORDERING MATERIALS. KU TO INSTALL CONDUCTORS AND SHALL THE OWNER DIRECTLY.
28. CONCRETE TRANSFORMER PAD, METER BASE, SECONDARIES, RISER WALL, AND GROUNDS PER GLOVE ELEC 115 MEETING ALL STANDARDS. ELECTRICIAN PRE-APPROVED BY KU MUST BE SIGNED. COORDINATE WITH KU BEFORE ORDERING MATERIALS. KU TO INSTALL TRANSFORMER AND SHALL THE OWNER DIRECTLY.
29. SCH40 PVC SECONDARY ELECTRIC CONDUITS AND CABLES FROM THE TRANSFORMER TO THE BUILDING WITH AT LEAST 30" COVER AND 2'-0" SCH40 ELBOWS & RISERS MEETING ALL STANDARDS. COORDINATE WITH THE BUILDING ELECTRIC PLANS.
30. THREE (3) 4" SCH40 PVC COMMUNICATION CONDUITS WITH PULL STRINGS AND 2'-0" SCH40 ELBOWS & RISERS MEETING COMMUNICATION COMPANIES STANDARDS. COMMUNICATION COMPANIES MUST HAVE AT LEAST 12" SEPARATION FROM ELECTRIC CIRCUIT. RESPECTIVE COMMUNICATION COMPANIES TO INSTALL CABLES & WIRES, AND SHALL THE OWNER DIRECTLY.
31. TWO (2) 3" SCH40 PVC CONDUITS WITH FULL STRINGS AND 2'-0" SCH40 ELBOWS & RISERS FROM THE POLE TO THE BUILDING METERING CABLE COMPANY STANDARDS. CABLE COMPANY TO INSTALL WIRES & CABLES, AND SHALL THE OWNER DIRECTLY.
32. THREE (3) 2" SCH40 PVC CONDUITS WITH FULL STRINGS FROM THE BUILDING TO A HANDHOLE IN THE LANDSCAPE ISLAND FOR FUTURE USE (UNLESS OTHERWISE STATED).
33. THREE (3) 2" SCH40 PVC CONDUITS WITH FULL STRINGS FROM THE BUILDING TO A HANDHOLE IN THE LANDSCAPE ISLAND FOR FUTURE USE (UNLESS OTHERWISE STATED).
34. DELTA GAS COMPANY TO PROVIDE GAS LINE TO AND INCLUDING GAS METER, AND SHALL THE OWNER DIRECTLY. CONTRACTOR TO REVIEW GAS SERVICE LINE PLANS TO THE METER INTO THE BUILDING AND COORDINATE WITH DELTA GAS COMPANY THROUGHOUT CONSTRUCTION.
35. DELTA GAS COMPANY TO RELOCATE THE 4" STEEL GAS MAIN AND SHALL THE OWNER DIRECTLY FOR THEIR SERVICES. CONTRACTOR MUST COORDINATE WITH DELTA GAS COMPANY TO MAKE THE EXISTING GAS MAIN SERVICE OFF PRIOR TO LAND DISTURBING ACTIVITY.
36. APPROXIMATE LOCATION OF MANHOLE TAP. COORDINATE WITH ELECTRICAL PLANS FOR MORE INFORMATION ON THE EXACT LOCATION, CONDUITS, CIRCUITS, ETC.
37. APPROXIMATE LOCATION OF EXISTING LIGHT POLES. COORDINATE WITH LIGHTING PLANS FOR SCHEDULE INFORMATION ON THE PROPOSED OWNED LIGHTS. WITHIN THE FUQUA PROPERTY.
38. COORDINATE WITH KENTUCKY UTILITIES (KU) AND THE CITY OF NICHOLASVILLE FOR DETAILED INFORMATION ON THE PUBLICLY OWNED STREET LIGHTS. CONTRACTOR TO PROVIDE SCH40 PVC CONDUITS WITH 2'-0" SCH40 ELBOWS & RISERS AND PULL STRINGS FOR STREET LIGHTS MEETING ALL STANDARDS. ROUTE OF CONDUIT TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE CITY OF NICHOLASVILLE AND KU BEFORE ORDERING MATERIALS. KU TO INSTALL FREE BASED, WIRED, LIGHT POLES & FIXTURES AND SHALL THE OWNER DIRECTLY.

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STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

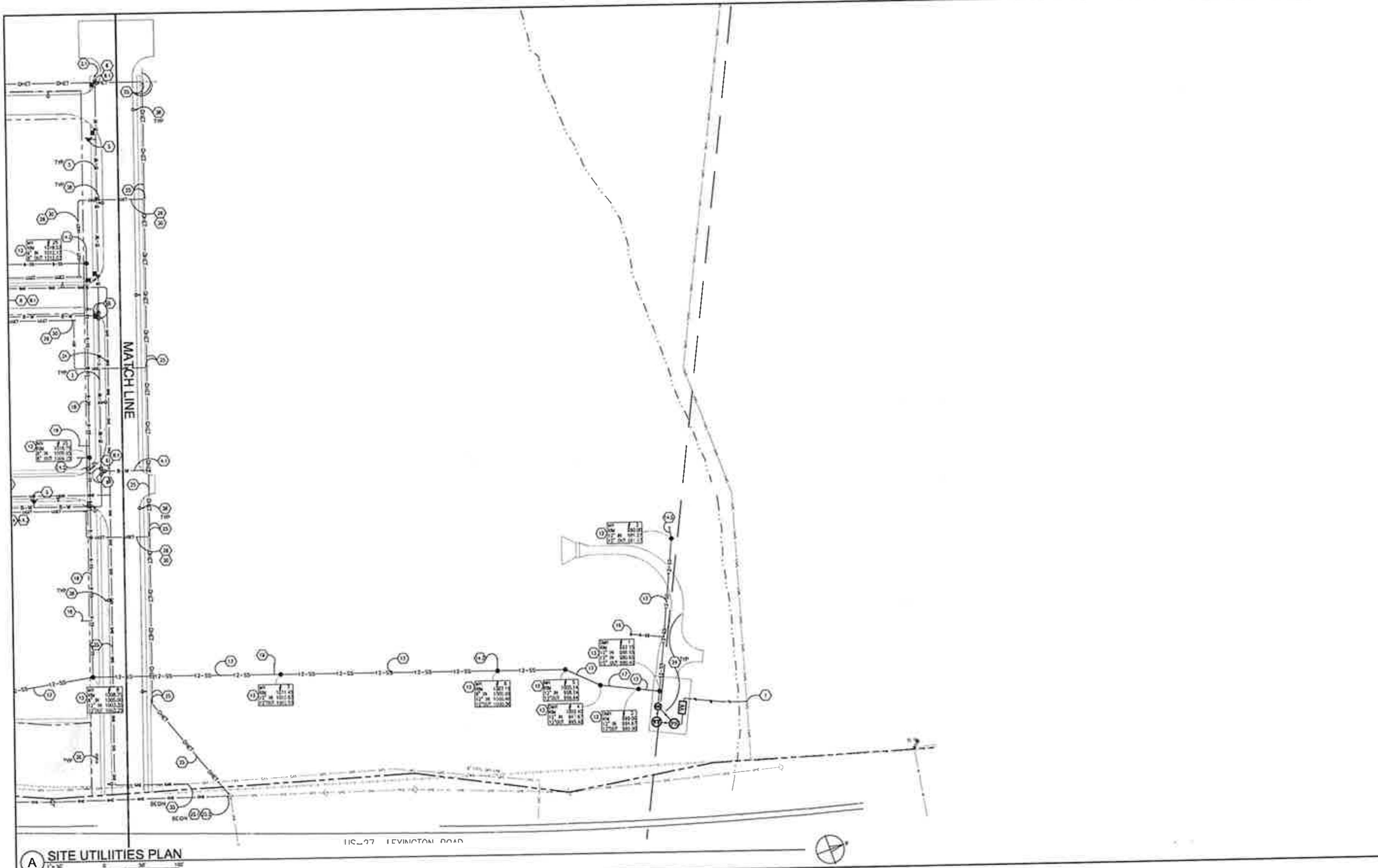
SITE UTILITIES PLAN

ISSUED FOR CONSTRUCTION
Issue Date: AUGUST 2025
Drawn By:
Checked By:

Revisions	
	12.19.2025
	01.09.2026
Note	Date

Project Number
24053.01

C-105.1



A SITE UTILITIES PLAN

GENERAL NOTES

a. GENERAL NOTES AND KEYED NOTES ON SHEET C-105.1 APPLY TO THIS SHEET.

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Civil Engineering
Landscape Architecture
Lexington, Kentucky

SITE UTILITIES PLAN

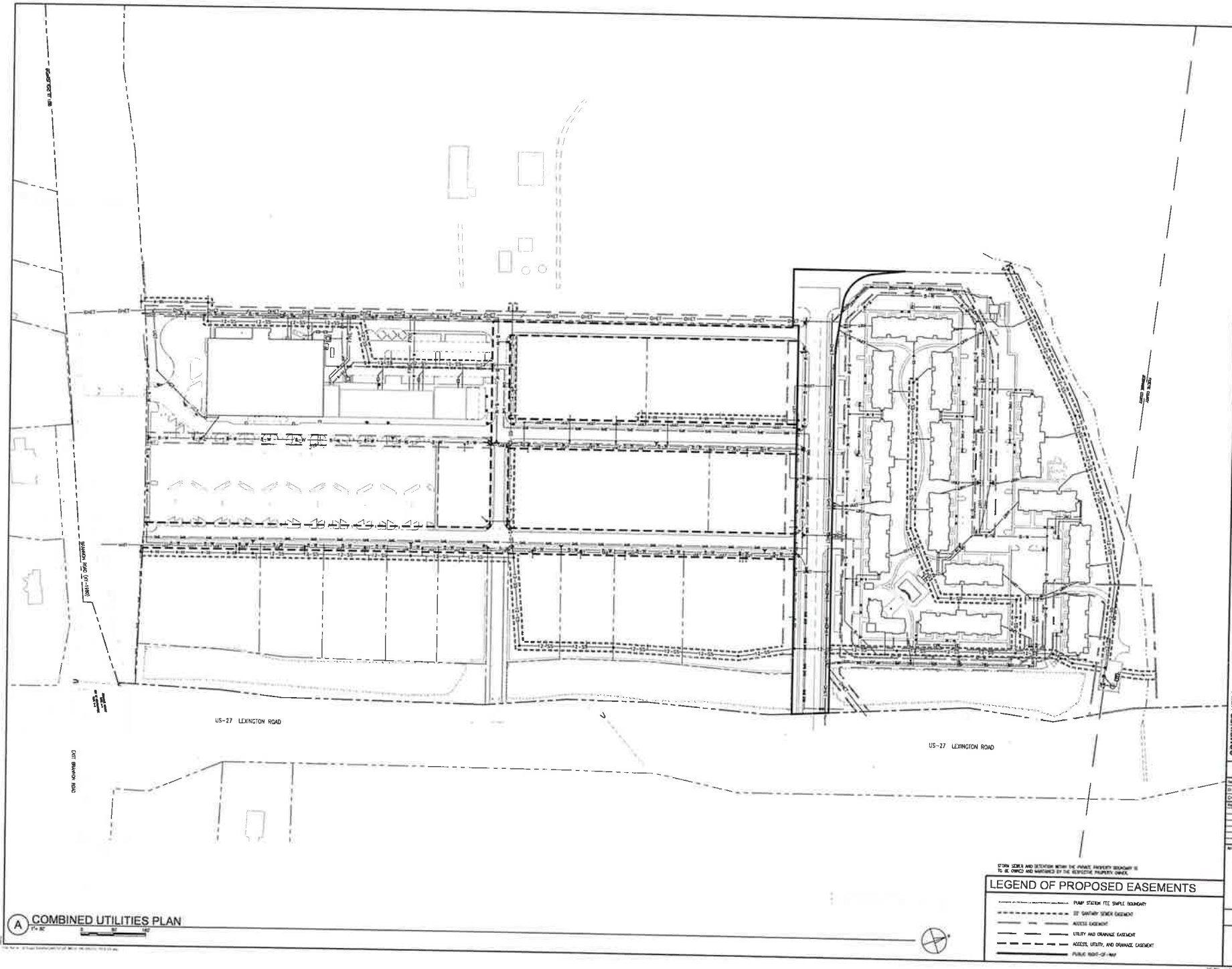
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date: AUGUST 2025

24053.01

C-105.2



A COMBINED UTILITIES PLAN

CMW

COMBINED UTILITIES PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

Project Number
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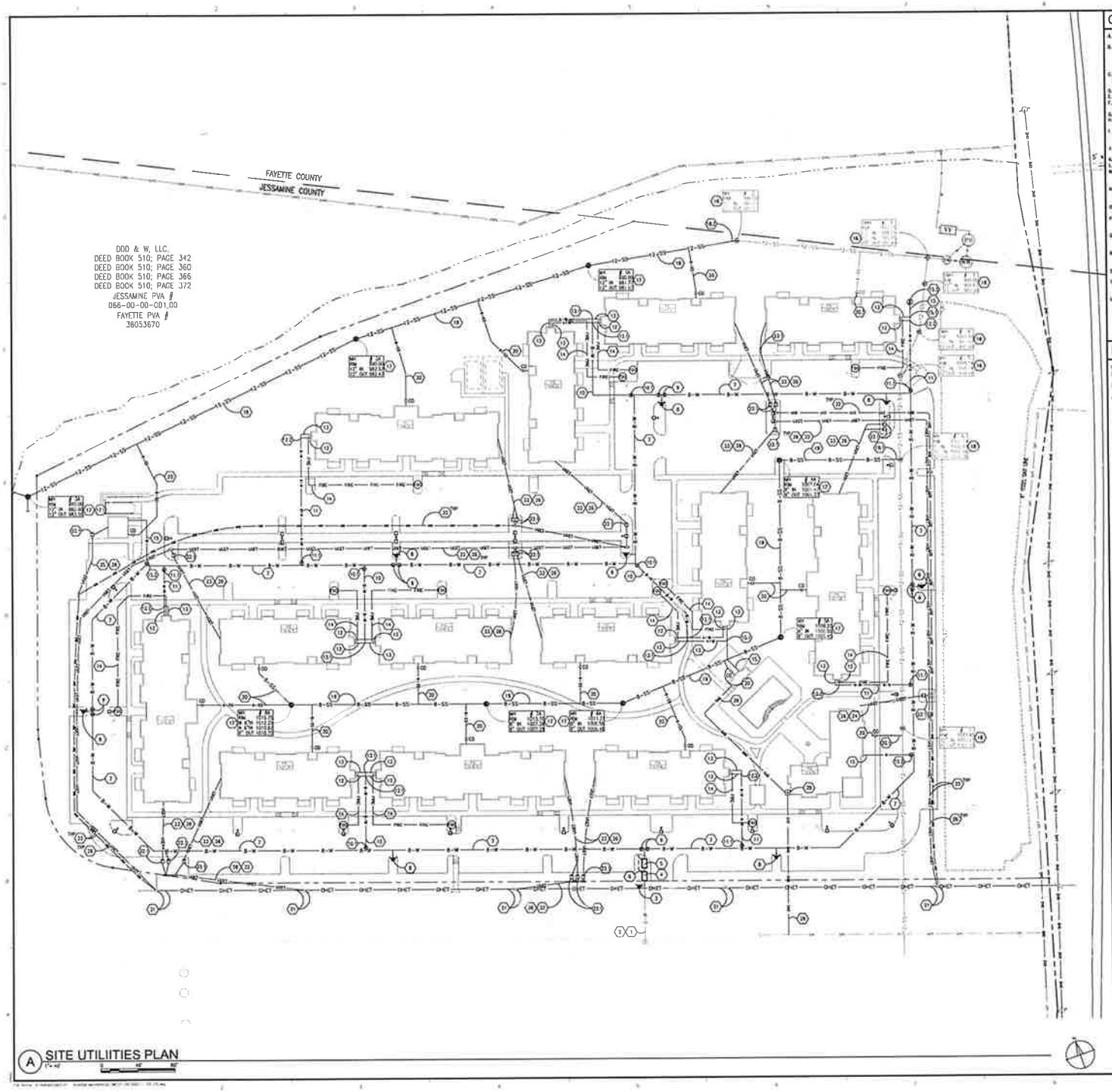
C-105.3



A SITE UTILIITIES PLAN

GENERAL NOTES

A. UTILITIES SHOWN ON THIS PLAN ARE A GRAPHICAL REPRESENTATION. EXACT LOCATIONS TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES.

B. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ADJUST UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 IS CURRENT 811'S FOR LOCATION OF EXISTING UTILITIES.

C. CONTRACTOR TO COORDINATE WORK WITH UTILITY COMPANIES PRIOR TO, AND DURING CONSTRUCTION. PROVIDE ITEMS REQUIRED BY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, TRENCHING, BACKFILL, CONDUIT, ETC., AND VERIFY CONDUIT SIZE, BURIAL DEPTH, SEPARATION, PULL STRINGS, ETC. PRIOR TO ORD.

D. CONTRACTOR TO VERIFY EXISTING UTILITIES IN THE FIELD PRIOR TO ORDERING MATERIALS AND INSTALLATION OF NEW LINES.

E. UNDERGROUND LINES TO BE PROPERLY TRENCHED AND BACKFILLED WITH CRUSHED STONE.

F. WHERE 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 MATCHING PRE-CONSTRUCTION CONDITIONS.

G. CONTRACTOR TO PROVIDE UNDERGROUND ELECTRIC AND COMMUNICATIONS CONDUIT USING LONG SWEEPS AND NOT SERVOS.

H. UTILITY MATERIALS AND INSTALLATION PROCEDURES MUST MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL UTILITY COMPANY SPECIFICATIONS.

I. UTILITY SERVICE LINES SHOWN ON THIS PLAN ARE SCHEMATIC, NOT TO BE TAKEN AS EXACT OR COMPLETE. EXACT LOCATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IN COORDINATION WITH THE BUILDING PLANS AND RESPECTIVE UTILITY COMPANIES.

J. WATERLINE BENDS, TEES, AND VALVES TO BE FLANGE TYPE MECHANICAL JOINT DUCTILE IRON (MJ DI) RESTRAINED WITH LOCK GASKETS, CORP RINGS & THRUST BLOCKS.

K. SANITARY SEWER PIPE WITH MORE THAN 12' DEPTH OF COVER MUST BE SDR 26 PVC.

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

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

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

O. JESSAMINE COUNTY WATER DISTRICT #1 (JCWD1) GENERAL NOTES AND STANDARD DETAILS ARE A PART OF THIS PLAN. JESSAMINE COUNTY WATER DISTRICT #1 (JCWD1) STANDARD NOTES AND STANDARD DETAILS ON-SITE FOR REFERENCE. CONTRACTOR MUST KEEP A COPY OF THE JCWD1 GENERAL NOTES AND STANDARD DETAILS ON-SITE FOR REFERENCE.

P. KENTUCKY UTILITIES COMPANY (KU) ELECTRIC SERVICE HANDBOOK IS PART OF THIS UTILITIES PLAN AND IS READILY AVAILABLE AT HTTPS://LGE-KU.COM/CUSTOMER-SERVICE/CUSTOMER-HANDBOOKS. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE PORTIONS OF THE KU HANDBOOK ON-SITE FOR REFERENCE.

Q. CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.NICHOLASVILLEKY.GOV/PLANNING/GENERAL_SPECS_TEMP.PDF. CONTRACTOR MUST KEEP A COPY OF THE NICHOLASVILLE GENERAL SPECIFICATIONS ON-SITE FOR REFERENCE.

R. LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT (LFUCG) STANDARD DRAWINGS AND SANITARY SEWER MANUAL ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.LEXINGTONKY.GOV/NEW-DEVELOPMENT. CONTRACTOR MUST KEEP A COPY OF THE LFUCG STANDARD DRAWINGS AND SEWER MANUAL ON-SITE FOR REFERENCE.

S. CONTRACTOR RESPONSIBLE FOR TESTING AND DISINFECTION OF WATER MAINS MEETING JESSAMINE COUNTY WATER DISTRICT #1 AND KENTUCKY DIVISION OF WATER STANDARDS. TEST REPORTS TO BE FORWARDED TO THE PROJECT ENGINEER.

T. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWER MAINS AND MANHOLES MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS. TEST REPORTS TO BE FORWARDED TO THE PROJECT ENGINEER.

U. CONTRACTOR RESPONSIBLE FOR THE AS-BUILT SURVEY OF THE SANITARY SEWER MANHOLES. AS-BUILT SURVEY TO BE FORWARDED TO THE PROJECT ENGINEER.

KEYED NOTES ⬡

1. COORDINATE WITH FLUIDA SITE UTILITIES PLAN C-105.1 FOR PREVIOUSLY INSTALLED 6" WATER LINE.
2. 6" C900 SDR18 PVC WATER MAIN FROM THE PREVIOUSLY INSTALLED 6" WATER LINE THROUGH THE VALVE VAULT MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511.
3. FIRE HYDRANT ASSEMBLY MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. MECHANICALLY CONNECT FIRE HYDRANT TEE TO PREVIOUSLY INSTALLED 6" WATER LINE.
4. PRECAST CONCRETE 6" MASTER METER VAULT MEETING JCWD1 STANDARD DETAILS AND GENERAL NOTES ON SHEETS C-510 & C-511. CONTRACTOR MUST COORDINATE WITH JCWD1 PRIOR TO ORDERING MATERIALS.
5. PRECAST CONCRETE VALVE VAULT WITH 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY IMMEDIATELY DOWNSTREAM OF THE MASTER METER PER DETAIL C/C-118.
6. PROVIDE 4" PVC DRAIN PIPE FROM METER VAULT AND VALVE VAULT TO (E) ∅. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN.
7. 6" C900 SDR18 PVC PRIVATE WATER MAIN FROM VALVE VAULT LOOPING THROUGH THE SITE WITH 36" COVER AND AT CONSTANT SLOPE (NO HUMPS OR DIPS) PER DETAILS C/C-113 & A/C-118. PROVIDE AIR RELEASE VALVES (ARV) AT HIGH POINTS OF THE WATER MAIN PER DETAIL C/C-118. CONTRACTOR TO ALLOW FOR TWO (2) ARVS TO BE INSTALLED AND FIELD DETERMINED EXACT LOCATIONS.
8. FIRE HYDRANT ASSEMBLY PER DETAIL C/C-118. MECHANICALLY CONNECT VALVE TO ADJACENT TEE.
9. 6" GATE VALVE ON THE WATER MAIN PER DETAIL C/C-118. MECHANICALLY CONNECT VALVE TO ADJACENT TEE.
10. 6" CLASS DR18 PVC WATER LINE WITH 36" COVER AND ALL NECESSARY ACCESSORIES TO SERVE THE BUILDINGS PER DETAILS B/C-117 & A/C-118. WATER LINE SERVING TWO (2) BUILDINGS TO BE 8".
10.1. 8x6 MJ 90 TEE CONNECTION TO THE WATER MAIN WITH 6" GATE VALVE PER DETAIL D/C-118. MECHANICALLY CONNECT VALVE TO TEE.
11. 6" CLASS DR18 PVC WATER LINE WITH 36" COVER AND ALL NECESSARY ACCESSORIES TO SERVE THE BUILDING PER DETAILS B/C-113 & A/C-118. WATER LINE SERVING ONE (1) BUILDING IS TO BE 6".
11.1. 8x6 MJ 90 TEE CONNECTION TO THE WATER MAIN WITH 6" GATE VALVE PER DETAIL D/C-118. MECHANICALLY CONNECT VALVE TO TEE.
12. 6" FIRE LINE WITH 36" COVER, POST INDICATOR VALVE, AND ALL NECESSARY ACCESSORIES TO SERVE THE BUILDING PER DETAILS B/C-113 & A/C-118. PIPE MATERIAL TO MATCH BUILDING PLANS AND SPECIFICATIONS. BACKFLOW PREVENTION TO BE INSIDE THE BUILDING. COORDINATE WITH BUILDING FIRE PROTECTION PLANS AND SPECIFICATIONS.
12.1. 8x4 MJ 90 CROSS CONNECTION TO THE 8" WATER LINE, TYPICAL. MECHANICALLY CONNECT FIRE LINE TO CROSS.
12.2. 4x4 MJ 90 TEE CONNECTION TO THE 4" WATER LINE, TYPICAL. MECHANICALLY CONNECT FIRE LINE TO TEE.
13. 4" DOMESTIC WATER LINE WITH 36" COVER AND ALL NECESSARY ACCESSORIES TO SERVE THE BUILDING PER DETAILS B/C-117 & A/C-118. PIPE MATERIAL TO MATCH BUILDING PLANS AND SPECIFICATIONS. BACKFLOW PREVENTION TO BE INSIDE THE BUILDING. COORDINATE WITH BUILDING PLUMBING PLANS AND SPECIFICATIONS.
13.1. 8X4 MJ 90 TEE CONNECTION TO THE 8" WATER LINE, TYPICAL. MECHANICALLY CONNECT WATER LINE TO TEE.
14. 6" MJ 90 FIRE LINE WITH 36" COVER FROM BUILDING TO AND INCLUDING THE FIRE DEPARTMENT CONNECTION (FDC) PER DETAILS B/C-117 & A/C-118. PROVIDE SIGN NEXT TO FDC STATING "FDC FOR ADDRESS". FDC MUST MEET CITY OF NICHOLASVILLE STANDARDS. COORDINATE WITH FIRE DEPARTMENT PRIOR TO ORDERING MATERIALS. COORDINATE WITH BUILDING FIRE PROTECTION PLANS.
15. 1" DOMESTIC WATER LINE WITH 36" COVER AND ALL NECESSARY ACCESSORIES TO SERVE THE BUILDING PER DETAIL B/C-117. PIPE MATERIAL TO MATCH BUILDING PLANS AND SPECIFICATIONS. BACKFLOW PREVENTOR TO BE INSIDE THE BUILDING. COORDINATE WITH BUILDING PLUMBING PLANS.
15.1. REDUCER CONNECTION TO 4 x 4" MJ 22 TEE ON THE BUILDING DOMESTIC WATER SERVICE LINE.
15.2. REDUCER CONNECTION TO 4X 8x2 MJ 90 TEE CONNECTION TO THE WATER MAIN WITH A 3" GATE VALVE PER DETAIL C/C-118.
15.3. 3/4" METER PIT AND SETTING FOR PUMP STATION YARD HYDRANT METERS JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) STANDARDS. COORDINATE WITH JSEWD PRIOR TO ORDERING MATERIALS.
16. COORDINATE WITH FLUIDA (DEVELOPMENT SITE UTILITIES PLAN C-105.1 FOR PREVIOUSLY INSTALLED SANITARY SEWER MANHOLES, PIPES AND PUMP STATION.
17. PRECAST CONCRETE MANHOLE (MH) PER DETAIL F/C-118 MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) REQUIREMENTS.
17.1. STUB OUT 12" SANITARY SEWER PIPE FROM THIS MANHOLE PER DETAIL E/C-118 MEETING JSEWD REQUIREMENTS CAP AND MARK THE END FOR FUTURE CONNECTION.
18. 12" SDR26 PVC SANITARY SEWER PIPE PER DETAIL E/C-113 MEETING JSEWD REQUIREMENTS
18.1. ~~SHEAR OPERATING MH CONNECTION TAP PER DETAIL H/C-118~~
18.2. CONNECT 12" SANITARY SEWER TO TYPE STUBBED OUT AT PREVIOUSLY INSTALLED MANHOLE.
19. 8" SDR26 PVC SANITARY SEWER PIPE PER DETAIL E/C-113 MEETING JSEWD REQUIREMENTS
19.1. CONNECT 8" SANITARY SEWER TO TYPE STUBBED OUT AT PREVIOUSLY INSTALLED MANHOLE.
19.2. ~~MECHANICALLY CONNECT 8" SANITARY SEWER TO PROPOSED MANHOLE PER DETAIL H/C-118~~
20. 6" SDR26 PVC SEWER LATERAL WITH AT LEAST 24" COVER, 1% MIN / 2% MAX SLOPE, AND A CLEANOUT AT THE BEGINNING OF THE LATERAL PER DETAILS J/C-118, K/C-118 & L/C-118 MEETING JSEWD REQUIREMENTS. COORDINATE WITH BUILDING PLUMBING PLANS.
20.1. CONNECT 6" BUILDING SEWER PIPE TO LATERAL STUBBED OUT PREVIOUSLY.
21. KENTUCKY UTILITIES COMPANY (KU) TO INSTALL THE OVERHEAD ELECTRIC LINES, POLES & GUY WIRES, AND BILL THE OWNER DIRECTLY.
22. CONTRACTOR TO INSTALL TWO (2) 4" SCH40 PVC PRIMARY ELECTRIC CONDUITS LOOPING AROUND THE SITE WITH AT LEAST 42" COVER BELOW FINISHED GRADE, PULL STRINGS, AND 2-#2 SCH40 ELBOWS & RISERS, AND INSTALL 3PH JUNCTION BOXES MEETING KENTUCKY UTILITIES (KU) STANDARDS. SUBCONTRACTOR TO COORDINATE WITH KU MUST BE USED. COORDINATE WITH KU BEFORE ORDERING MATERIALS. KU INSPECTOR IS TO OBSERVE TRENCH PRIOR TO COVERING CONDUIT. KU TO PROVIDE THE PRIMARY ELECTRIC CONDUIT & 3PH JUNCTION BOXES, AND INSTALL THE PRIMARY CONDUCTORS, AND BILL THE OWNER DIRECTLY.
23. SINGLE PHASE TRANSFORMERS ARE TO BE FED FROM THE 3PH JUNCTION BOXES. CONTRACTOR TO INSTALL TWO (2) 2" SCH40 PVC ELECTRIC CONDUITS FROM THE JUNCTION BOXES TO THE TRANSFORMERS WITH AT LEAST 42" COVER BELOW FINISHED GRADE, PULL STRINGS, AND 2-#2 SCH40 ELBOWS & RISERS, AND INSTALL THE SINGLE PHASE TRANSFORMER PADS MEETING KENTUCKY UTILITIES (KU) STANDARDS. KU TO INSTALL THE PRIMARY CONDUCTORS AND TRANSFORMERS, AND BILL THE OWNER DIRECTLY.
23.1. ~~STATIC SECONDARY PEDESTAL~~
24. CONTRACTOR TO PROVIDE THREE (3) 4" SECONDARY ELECTRIC CONDUITS WITH AT LEAST 30" COVER, PULL STRINGS, AND 2'-0" SCH40 ELBOWS & RISERS FROM TRANSFORMER TO THE TIE TO THE CLUB HOUSE, AND PROVIDE METER BASE, DISCONNECT, AND CONDUCTORS MEETING KU SPECIFICATIONS. COORDINATE WITH THE CLUB HOUSE ELECTRIC PLANS. COORDINATE WITH KU PRIOR TO ORDERING MATERIALS.
25. CONTRACTOR TO PROVIDE ONE (1) 3" SECONDARY ELECTRIC CONDUIT WITH AT LEAST 30" COVER, PULL STRINGS, AND 3'-0" SCH40 ELBOWS & RISERS FROM TRANSFORMER TO THE MAINTENANCE BUILDING, AND PROVIDE METER BASE, DISCONNECT, AND CONDUCTORS MEETING KU SPECIFICATIONS. COORDINATE WITH THE MAINTENANCE BUILDING ELECTRIC PLANS. COORDINATE WITH KU PRIOR TO ORDERING MATERIALS.
26. CONTRACTOR TO PROVIDE ONE (1) 4" SCH40 PVC UNDERGROUND COMMUNICATION CONDUIT MAIN LINES WITH AT LEAST 30" COVER AND PULL STRINGS MEETING COMMUNICATION COMPANIES SPECIFICATIONS. LINE FROM THE MAIN TO EACH BUILDING CAN BE A 2" CONDUIT. COMMUNICATIONS CONDUIT MUST MEET AT LEAST 12" SEPARATION FROM ELECTRIC CONDUIT IN THE TRENCH. COORDINATE WITH COMMUNICATION COMPANIES BEFORE ORDERING MATERIALS. COORDINATE WITH THE COMMUNICATION COMPANIES TO PROVIDE RISERS AND CABLES, AND WILL THE OWNER DIRECTLY. COORDINATE WITH THE BUILDING PLANS, IF THOSE IS A DISCREPANCY BETWEEN BUILDING PLANS AND THIS NOTE, BUILDING PLANS GOVERN.
27. CONTRACTOR TO PROVIDE SCH40 PVC ELECTRIC CONDUIT AND CIRCUIT TO MONUMENT SIGN. COORDINATE WITH ELECTRICAL PLANS FOR MORE INFORMATION ON CONDUIT, CIRCUIT, ETC.
28. CONTRACTOR TO PROVIDE SCH40 PVC ELECTRIC CONDUIT AND CIRCUIT TO POOL BUILDING. COORDINATE WITH ELECTRICAL PLANS FOR CIRCUITS, CONDUITS, PANELS, ETC.
29. 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 AND TO THE POOL HOUSE. EXACT ROUTE TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH GAS COMPANY. COORDINATE WITH BUILDING PLANS.
30. APPROXIMATE LOCATION OF EXTERIOR LIGHT POLES AND FIXTURES. COORDINATE WITH BUILDING PLANS FOR MORE INFORMATION ON THE OUTSIDE LIGHT FIXTURES, POLES, CIRCUITS, CONDUITS, POLE BASES, ETC.

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PATRICK F. G. WILSON
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LICENSED PROFESSIONAL ENGINEER
3-26-2026

SITE UTILITIES PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST 2025
Drawn By	-
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Date	Para

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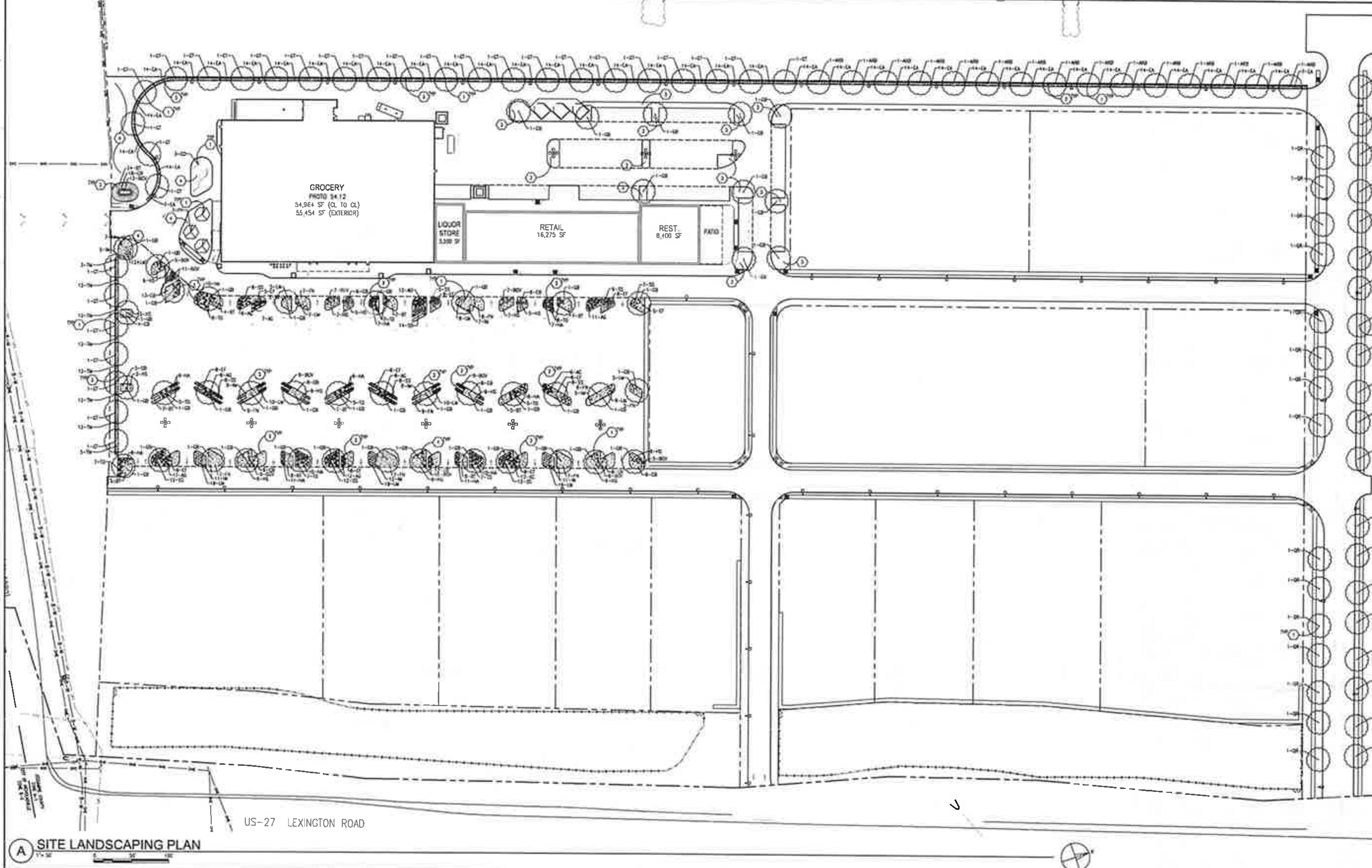


(A) SITE LANDSCAPING PLAN

1" = 50'

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. DIAL 811 TO CONTACT B.U.D. 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.

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. ALL PLANT MATERIAL TO BE INSPECTED BY LANDSCAPE ARCHITECT BOTH PRE-INSTALLATION AND POST-INSTALLATION FOR MEETING SIZE REQUIREMENT, BRANCHING, AND CANOPY UNIFORMITY.

G. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL AND HYDROSEED OVER ALL AREAS DISTURBED AND NOT NOTED TO BE PAVED, SODDED OR IN A LANDSCAPING BED. SEE PLAN.

H. SHRUBS SHALL BE A MAXIMUM OF 3 FOOT ON CENTER.

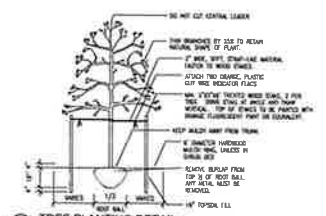
KEYED NOTES ⬡

1. PLANT TREES PER DETAIL B, THIS SHEET. PLACE A MINIMUM OF 18" GOOD, CLEAN, WEED FREE TOPSOIL AND 4" DEEP SHREDDED HARDWOOD MULCH IN ALL SHRUB/TREE PLANTING BEDS.
2. PLANT ALL SHRUBS PER DETAIL C, THIS SHEET. PLACE A MINIMUM OF 18" GOOD, CLEAN, WEED FREE TOPSOIL AND 4" DEEP SHREDDED HARDWOOD MULCH IN ALL SHRUB/TREE PLANTING BEDS. ALL SHRUB BEDS WITHIN THE PROPERTY ARE TO BE IRRIGATED USING A FULLY AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR. ALL IRRIGATION TO BE DONE USING ROTARY SPRAY / MIST HEADS; NO DRIP IRRIGATION WILL BE PERMITTED. IRRIGATION DESIGN, PRODUCT LINE, AND INSTALLATION TO BE APPROVED BY OWNER. PROVIDE AND COORDINATE THE INSTALLATION OF SCHEDULE 40 PVC SLEEVES AS NECESSARY - SEE PLAN. MANIFOLD VALVING REQUIRED TO THE EXTENT FEASIBLE. CONTROLLER TO BE LOCATED IN MECHANICAL ROOM OF BUILDING AND COORDINATED WITH ARCHITECTURAL DRAWINGS. IRRIGATION CONTRACTOR TO FULLY EDUCATE OWNER/OWNERS STAFF IN THE OPERATION OF THE SYSTEM. COORDINATE WITH SITE UTILITIES PLAN FOR METER.
3. PLACE SOD IN LANDSCAPE ISLAND. WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. PLACE SOD IN LANDSCAPE ISLAND. LAWN AREA TO BE IRRIGATED USING A FULLY AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR. ALL IRRIGATION TO BE DONE USING ROTARY SPRAY / MIST HEADS; NO DRIP IRRIGATION WILL BE PERMITTED. IRRIGATION DESIGN, PRODUCT LINE, AND INSTALLATION TO BE APPROVED BY OWNER. PROVIDE AND COORDINATE THE INSTALLATION OF SCHEDULE 40 PVC SLEEVES AS NECESSARY - SEE PLAN. MANIFOLD VALVING REQUIRED TO THE EXTENT FEASIBLE. CONTROLLER TO BE LOCATED IN MECHANICAL ROOM OF BUILDING AND COORDINATED WITH ARCHITECTURAL DRAWINGS. IRRIGATION CONTRACTOR TO FULLY EDUCATE OWNER/OWNERS STAFF IN THE OPERATION OF THE SYSTEM. COORDINATE WITH SITE UTILITIES PLAN FOR IRRIGATION METER LOCATION / CONNECTION TO MAIN.

PLANT SCHEDULE

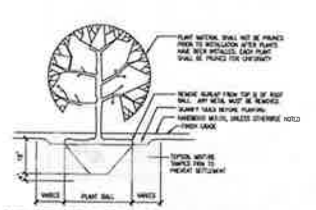
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	HGHT.	SPREAD	CAL.	REMARKS
14	ARB	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	---	---	1.75"	B&B
94	AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	18"	15"	---	3 GAL. CONTAINER
93	BGV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	15"	---	3 GAL. CONTAINER
82	BT	BERBERIS THUNBERGII '[illegible]'	[illegible] RED BARBERRY	12"	12"	---	3 GAL. CONTAINER
2	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	---	---	1.75"	B&B
44	CB	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	18"	15"	---	3 GAL. CONTAINER
532	EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	18"	15"	---	3 GALLON, PLANT 3' O.C.
73	EF	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	18"	15"	---	3 GAL. CONTAINER
73	FN	FORSYTHIA X 'NIMBUS'	SHOW OFF SUGAR BABY FORSYTHIA	18"	15"	---	3 GAL. CONTAINER
49	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	---	---	1.75"	B&B, MALE ONLY
30	GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	---	---	1.75"	B&B
80	HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	---	---	---	1 GAL. CONTAINER
100	HA	HYPERICUM ANDROSAEMUM '[illegible]'	[illegible] RED ST. JOHN'S WORT	---	---	---	3 GAL. CONTAINER
72	IM	ILEX X MESERVEAE 'BLUE MAID'	BLUE MAID HOLLY	18"	15"	---	3 GAL. CONTAINER
133	LM	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	---	---	---	1 GAL. CONTAINER
---	PA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	---	---	1.75"	B&B
2	PY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	---	---	1.75"	B&B
20	QR	QUERCUS RUBRA	NORTHERN RED OAK	---	---	1.75"	B&B
103	SS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	---	---	---	1 GAL. CONTAINER
58	TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	15"	---	3 GAL. CONTAINER
80	TH	TAXUS X MEDIA 'HICKSII'	HICKS YEW	18"	15"	---	3 GALLON, PLANT 3' O.C.
---	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	---	---	1.75"	B&B

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



(B) TREE PLANTING DETAIL

N.T.S.



(C) SHRUB PLANTING DETAIL

N.T.S.

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PERMIT DOCUMENTS

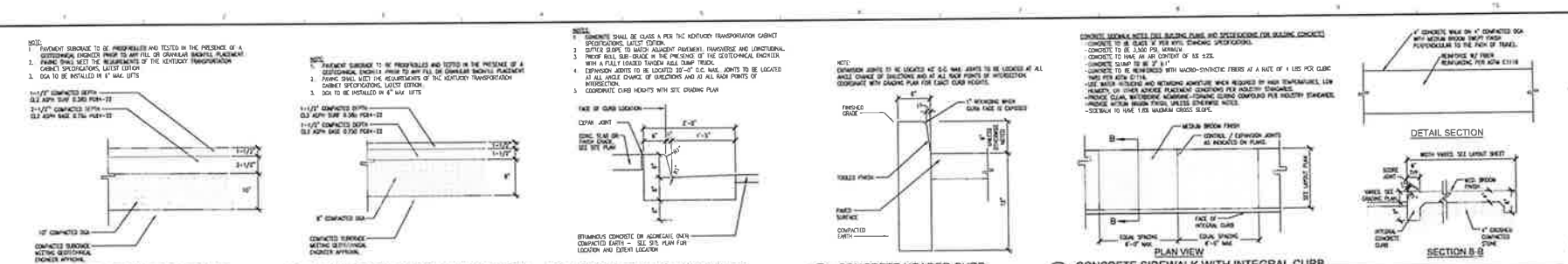
12/18/2025

SITE LANDSCAPING PLAN

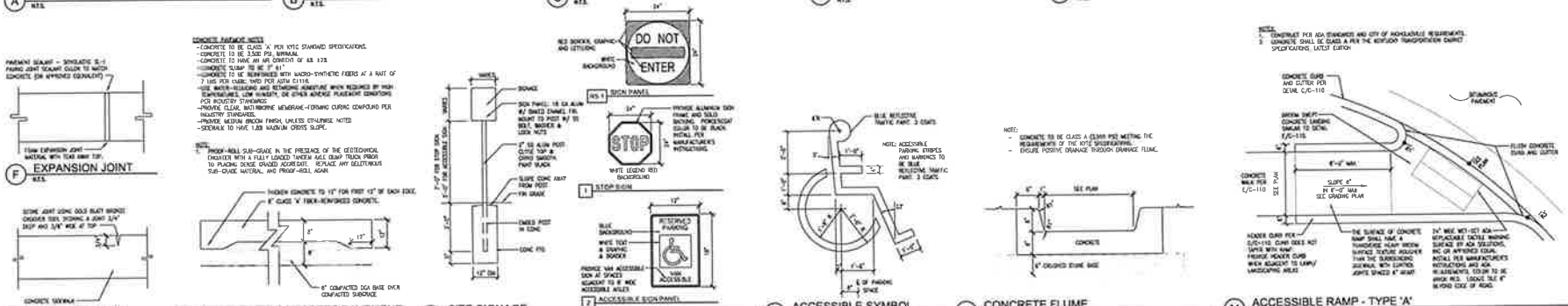
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

Project Number
24053.01

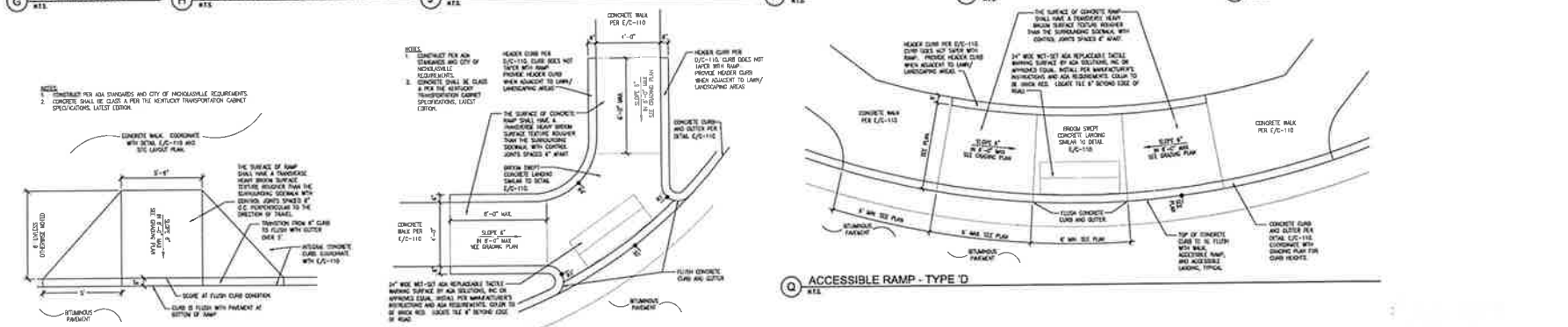
C-106
FUQUA



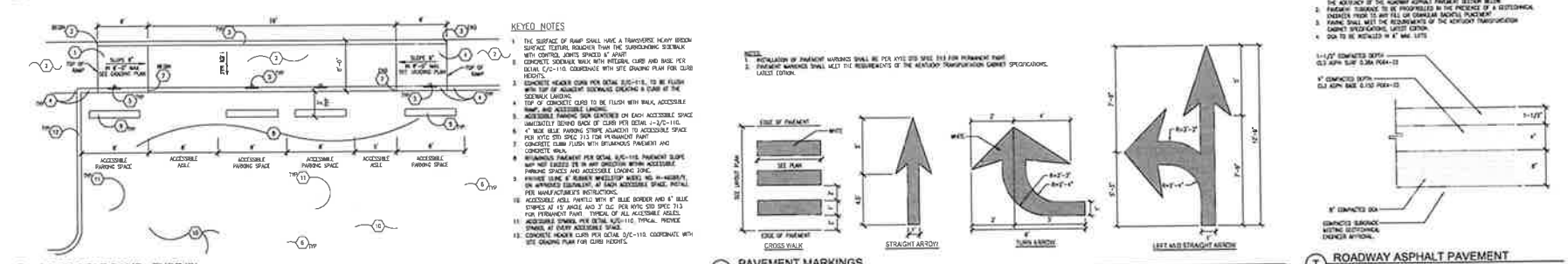
A HEAVY-DUTY ASPHALT PAVEMENT
B STANDARD-DUTY ASPHALT PAVEMENT
C CONCRETE CURB AND GUTTER
D CONCRETE HEADER CURB
E CONCRETE SIDEWALK WITH INTEGRAL CURB



F EXPANSION JOINT
G CONTROL JOINT
H HEAVY DUTY CONCRETE PAVEMENT
J SITE SIGNAGE
K ACCESSIBLE SYMBOL
L CONCRETE FLUME
M ACCESSIBLE RAMP - TYPE 'A'



N ACCESSIBLE RAMP - TYPE 'B'
P ACCESSIBLE RAMP - TYPE 'C'
Q ACCESSIBLE RAMP - TYPE 'D'



R ACCESSIBLE RAMP - TYPE 'B'

KEYED NOTES

1. THE SURFACE OF RAMP SHALL HAVE A TRANSVERSE HEAVY BROOM SURFACE TEXTURE, ROUGHER THAN THE SURROUNDING SIDEWALK WITH CONTROL JOINTS SPACED 6' APART.
2. CONCRETE SIDEWALK WALK WITH INTEGRAL CURB AND BASE PER DETAIL C/C-110. COORDINATE WITH SITE GRADING PLAN FOR CURB HEIGHTS.
3. CONCRETE HEADER CURB PER DETAIL C/C-110, TO BE FLUSH WITH TOP OF ADJACENT SIDEWALKS GRADING & CURB AT THE SIDEWALK LANDING.
4. TOP OF CONCRETE CURB TO BE FLUSH WITH WALK, ACCESSIBLE RAMP, AND ACCESSIBLE LANDING.
5. ACCESSIBLE PARKING SIGN CENTERED ON EACH ACCESSIBLE SPACE IMMEDIATELY BEHIND BACK OF CURB PER DETAIL J-2/C-110.
6. 4" WIDE BLUE PARKING STRIPE ADJACENT TO ACCESSIBLE SPACE PER KYTC STD SPEC 713 FOR PERMANENT PAINT.
7. CONCRETE CURB FLUSH WITH BITUMINOUS PAVEMENT AND CONCRETE WALK.
8. BITUMINOUS PAVEMENT PER DETAIL B/C-110. PAVEMENT SLOPE MAY NOT EXCEED 2% IN ANY DIRECTION WITHIN ACCESSIBLE PARKING SPACES AND ACCESSIBLE LOADING ZONE.
9. PROVIDE USING 4" RUBBER WHEELSTOP MODEL NO. M-462BR/S OR APPROVED EQUIVALENT, AT EACH ACCESSIBLE SPACE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
10. ACCESSIBLE AISLE PAINTED WITH 6" BLUE BORDER AND 6" BLUE STRIPES AT 45° ANGLE AND 3' O.C. PER KYTC STD SPEC 713 FOR PERMANENT PAINT. TYPICAL OF ALL ACCESSIBLE AISLES.
11. ACCESSIBLE SYMBOL PER DETAIL K/C-110, TYPICAL. PROVIDE SYMBOL AT EVERY ACCESSIBLE SPACE.
12. CONCRETE HEADER CURB PER DETAIL C/C-110. COORDINATE WITH SITE GRADING PLAN FOR CURB HEIGHTS.

S PAVEMENT MARKINGS

T ROADWAY ASPHALT PAVEMENT

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PATRICK P.S. SEMONE
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10-19-2023

SITE DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	4.AUG.07.2023
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Mark	Date

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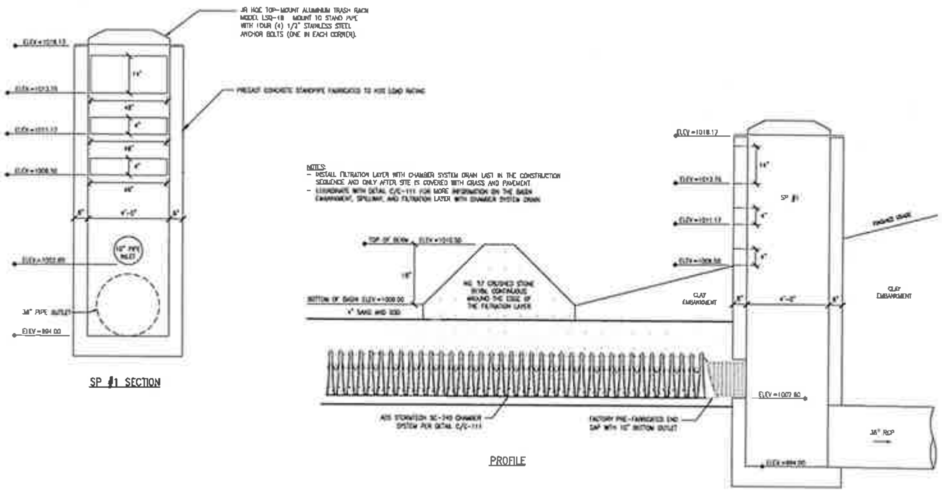
C-110

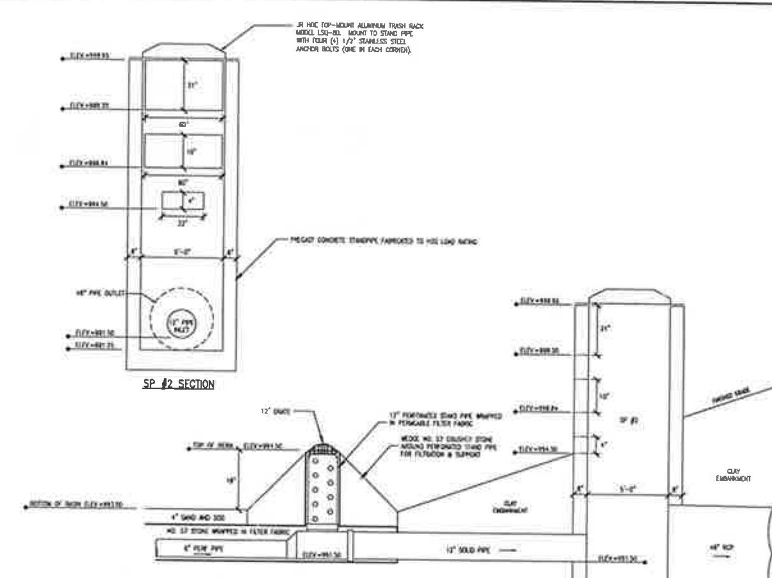


NOTES:
- INSTALL FILTRATION LAYER WITH CHAMBER SYSTEM DRAIN LAST IN THE CONSTRUCTION SEQUENCE AND ONLY AFTER SITE IS COVERED WITH GRASS AND PAVEMENT.
- COORDINATE WITH DETAIL C/C-111 FOR MORE INFORMATION ON THE BASIN EMBANKMENT, SPILLWAY, AND FILTRATION LAYER WITH CHAMBER SYSTEM DRAIN.

SP #1 SECTION

PROFILE

(A) STANDPIPE #1
N.T.S.

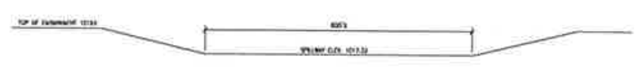


SP #2 SECTION

PROFILE

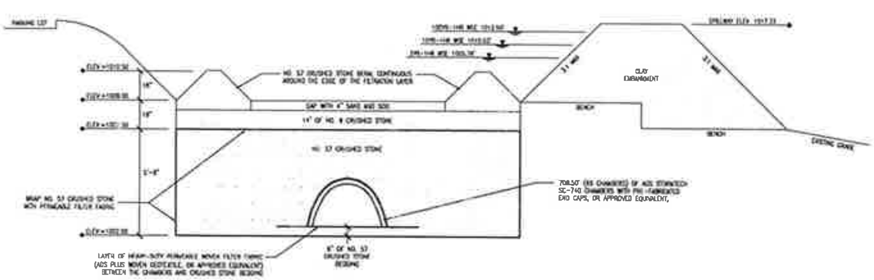
NOTES:
- INSTALL FILTRATION LAYER AND PERFORATED STANDPIPE LAST IN THE CONSTRUCTION SEQUENCE AND ONLY AFTER SITE IS COVERED WITH GRASS AND PAVEMENT.
- COORDINATE WITH DETAIL D/C-111 FOR MORE INFORMATION ON THE BASIN EMBANKMENT, SPILLWAY, AND FILTRATION LAYER.

(B) STANDPIPE #2
N.T.S.

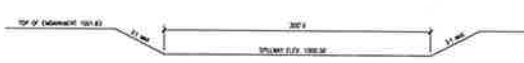


EMERGENCY SPILLWAY SECTION

NOTES:
- INSTALL FILTRATION LAYER WITH CHAMBER SYSTEM DRAIN LAST IN THE CONSTRUCTION SEQUENCE AND ONLY AFTER SITE IS COVERED WITH GRASS AND PAVEMENT.
- COORDINATE WITH DETAIL A/C-111 FOR MORE INFORMATION ON THE CHAMBER SYSTEM DRAIN CONNECTION TO THE STAND PIPE.

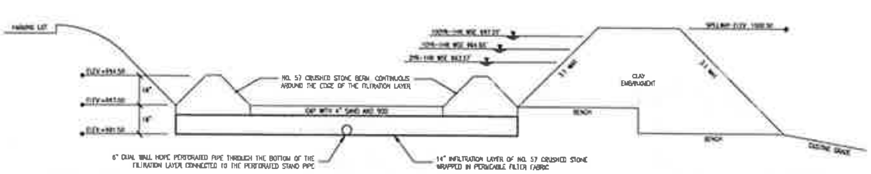


(C) BASIN #1 EMBANKMENT, SPILLWAY, AND FILTRATION LAYER WITH CHAMBER SYSTEM DRAIN
N.T.S.



EMERGENCY SPILLWAY SECTION

NOTES:
- INSTALL FILTRATION LAYER AND PERFORATED STANDPIPE LAST IN THE CONSTRUCTION SEQUENCE AND ONLY AFTER SITE IS COVERED WITH GRASS AND PAVEMENT.
- COORDINATE WITH DETAIL B/C-111 FOR MORE INFORMATION ON THE FILTRATION LAYER CONNECTION TO THE STAND PIPES.



(D) BASIN #2 EMBANKMENT, SPILLWAY, AND FILTRATION LAYER
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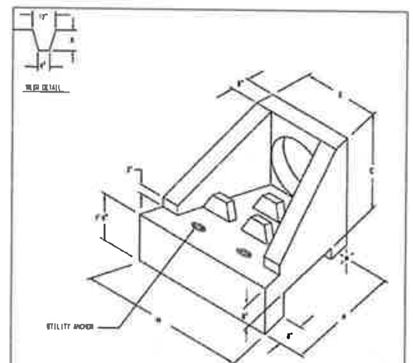
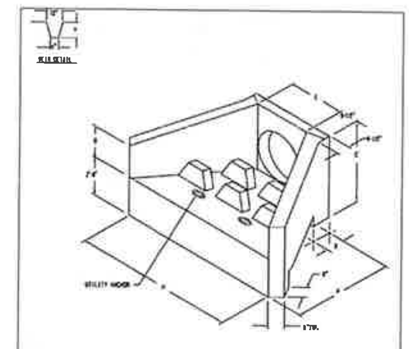


DIMENSION						
PIPE DIA.	A	C	E	H	L	WEIGHT
12"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
24"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

(E) SMALL HEADWALL W/ ENERGY DISSIPATERS
N.T.S.



DIMENSIONS								
PIPE DIA.	A	B	C	E	H	L	[illegible]	WEIGHT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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(F) LARGE HEADWALL W/ ENERGY DISSIPATERS
N.T.S.

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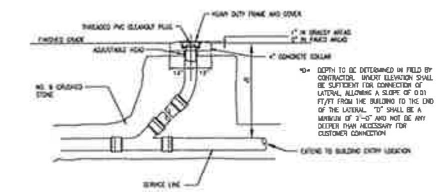
SITE DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

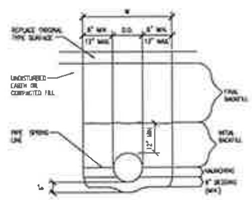
ISSUED FOR CONSTRUCTION

24053.01

C-111



(A) CLEANOUT
N.T.S.



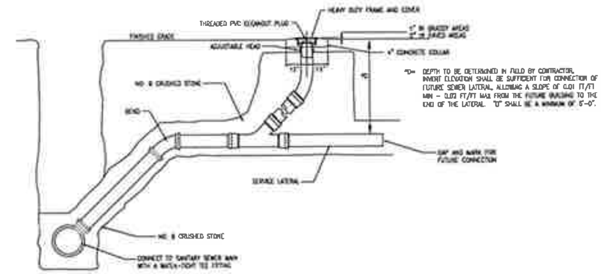
GENERAL NOTE:
MATERIALS AND METHODS ARE TO MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.

PAVEMENT REPAIR NOTES:
1. REPLACE ASPHALT, CONCRETE, CURB, AND STONE BASE WITH SAME TYPE & DEPTH AS EXISTING.
2. ASPHALT, CONCRETE, & STONE BASE MATERIALS AND METHODS ARE TO MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.
3. COMPLETELY BACKFILL TRENCHES WITH COMPACTED CRUSHED STONE AS CONSTRUCTED IN ORDER TO MAINTAIN TRAFFIC.

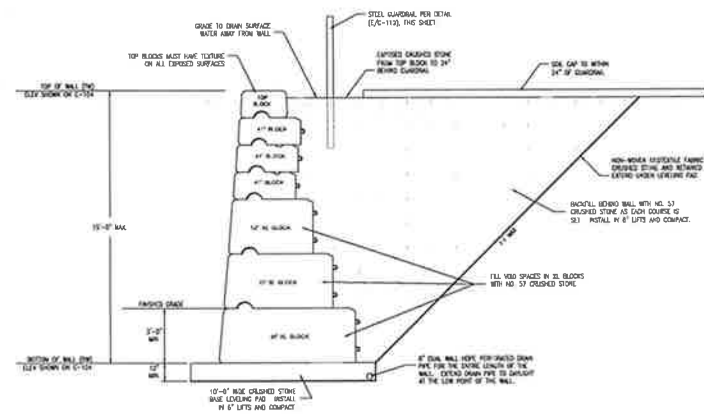
LANDSCAPE REPAIR NOTES:
1. REPLACE GRASS, TOPSOIL, TREES, AND LANDSCAPING WITH SAME TYPE & DEPTH AS EXISTING.
2. SPREAD AT LEAST 4" OF TOPSOIL IN DISTURBED LANDSCAPE AREAS, THEN SEED AND MULCH.
3. IMMEDIATELY STABILIZE DISTURBED AREAS AS CONSTRUCTED.

TRENCHING AND BEDDING NOTES:
1. BEDDING SHALL BE NO. 8 CRUSHED STONE WORKED BY HAND AND COMPACTED.
2. HAUNCHING SHALL BE NO. 8 CRUSHED STONE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND COMPACTED.
3. INITIAL BACKFILL SHALL BE NO. 9 CRUSHED STONE WORKED BY HAND AND COMPACTED.
4. FINAL BACKFILL IN PAVED AREAS SHALL BE COMPACTED NO. 8 CRUSHED STONE.
5. FINAL BACKFILL IN LANDSCAPE AREAS CAN BE SELECT SOIL COMPACTED TO 95% STANDARD PROCTOR, WITH NO ORGANICS AND NO LARGE ROCKS.
6. MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
7. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS AND ORGANICS.
8. TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL CODES.

(B) TRENCHING, BEDDING AND BACKFILL
N.T.S.

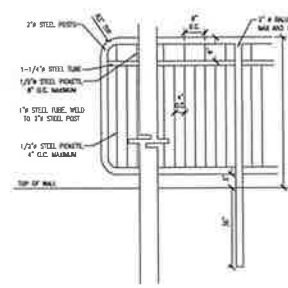


(C) SANITARY SEWER LATERAL AND CLEANOUT
N.T.S.



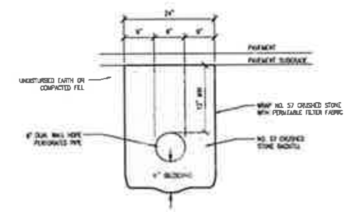
NOTES:
1. MODULAR UNITS TO BE REDI-ROCK WITH LEDGESTONE TEXTURE, OR APPROVED EQUIVALENT.
2. ALL EXPOSED SURFACES MUST BE TEXTURED.
   2.1. TOP BLOCKS BLOCKS TO HAVE TEXTURE ON FRONT, TOP, AND BACK.
   2.2. ENDS/CORNER BLOCKS TO HAVE TEXTURE ON FRONT, TOP, BACK, AND END.
3. SHOP DRAWINGS REQUIRED TO BE SIGNED AND SEALED BY A KENTUCKY PROFESSIONAL ENGINEER.
4. CONTRACTOR MUST PROOF-ROLL THE SUB-GRADE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CRUSHED STONE LEVELING PAD. SUB-GRADE THAT FAILS THE PROOF-ROLL TEST MUST BE UNDER-CUT, REPLACED, AND PROOF-ROLLED AGAIN. IF SUB-GRADE CONTINUOUSLY FAILS PROOF-ROLL TEST, NOTIFY ENGINEER.
5. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN C-104 FOR TW & BW ELEVATIONS.

(D) MODULAR RETAINING WALL
N.T.S.



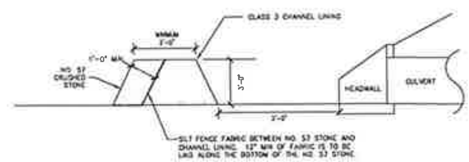
NOTES:
1. WELD AND GRIND SMOOTH ALL JOINTS.
2. PAINT – EPOXY PRIMER, BLACK EPOXY INTERMEDIATE COAT, AND BLACK POLYURETHANE TOPCOAT.
3. SHOP DRAWINGS REQUIRED FOR ALL GUARDRAIL SYSTEMS.
4. ALL GUARDRAILS TO COMPLY WITH ADA REQUIREMENTS, LATEST EDITION.

(E) GUARDRAIL
N.T.S.



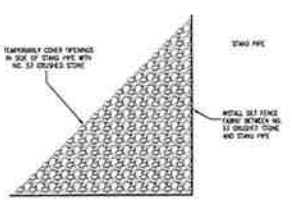
(F) PERFORATED PIPE UNDERDRAIN
N.T.S.

PANORAMIC VIEW

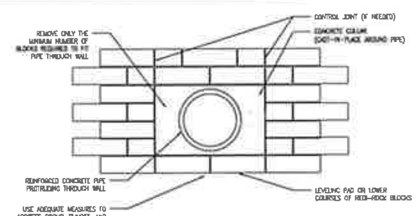


SECTION VIEW

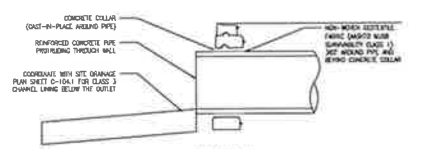
(G) CULVERT INLET SEDIMENT BARRIER
N.T.S.



(H) GRAVEL SEDIMENT BARRIER
N.T.S.



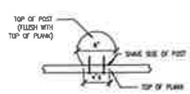
PLAN VIEW



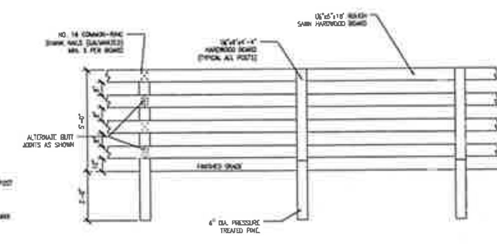
SECTION VIEW

(I) DRAIN PIPE THROUGH RETAINING WALL
N.T.S.

NOTES:
1. CUT POSTS AND BOARDS FLUSH WITH TOP OF FENCE ANGLED BACKWARD TO DRAIN WATER.
2. FENCE TO BE PAINTED BLACK WITH PAINT & APPLICATION RATE APPROVED BY CONSTRUCTION MANAGER.
3. APPROVED HARDWOODS ARE RED OAK, WHITE OAK, AND POPLAR.
4. PREFER POSTS TO BE DRIVEN INTO GROUND. IF AUGURED, THEN BACKFILL WITH CLASS A CONCRETE.



POST DETAIL



PROFILE VIEW FACING ROAD

(J) FOUR BOARD FENCE
N.T.S.

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SITE DETAILS
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION
Issue Date: AUGUST 2025

Project Number 24053.01
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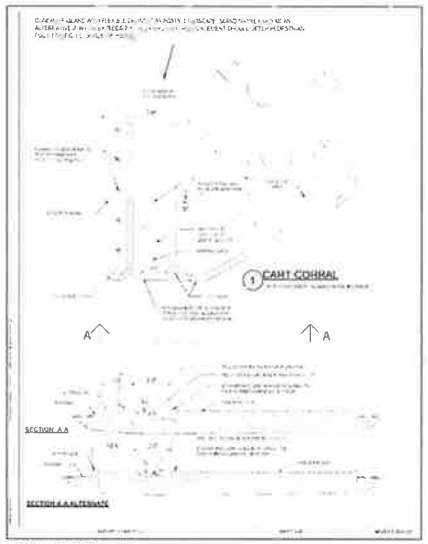
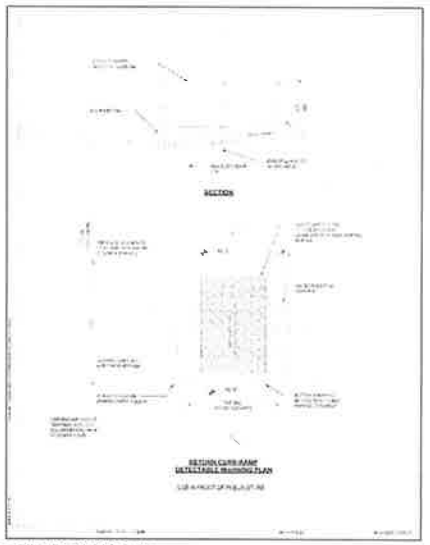
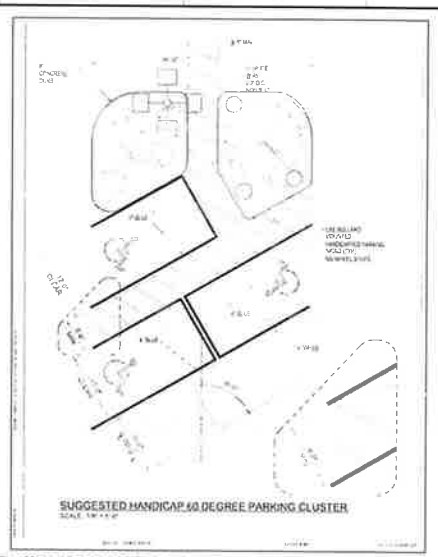


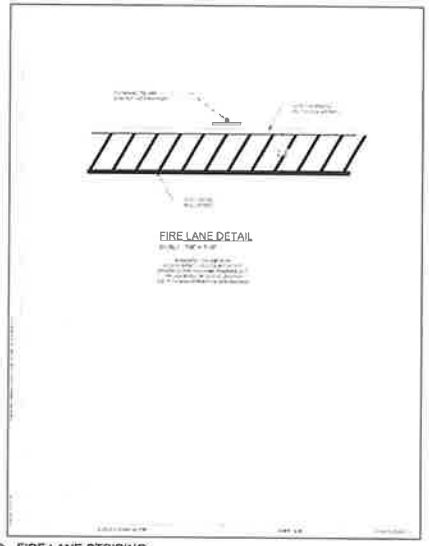
A CART CORRAL
NTS



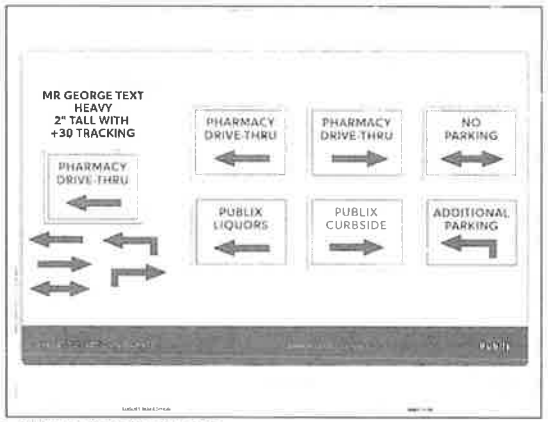
B RETURN CURB RAMP
NTS



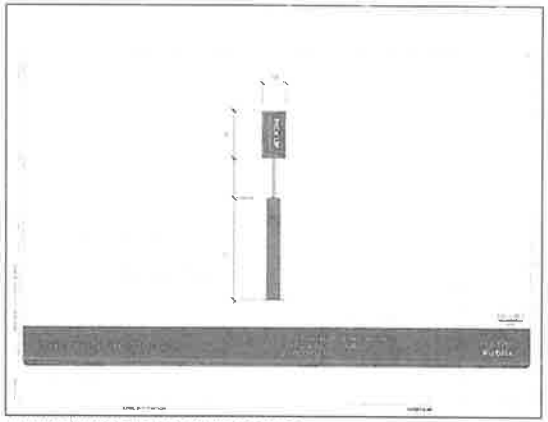
C ANGLED ACCESSIBLE PARKING
NTS



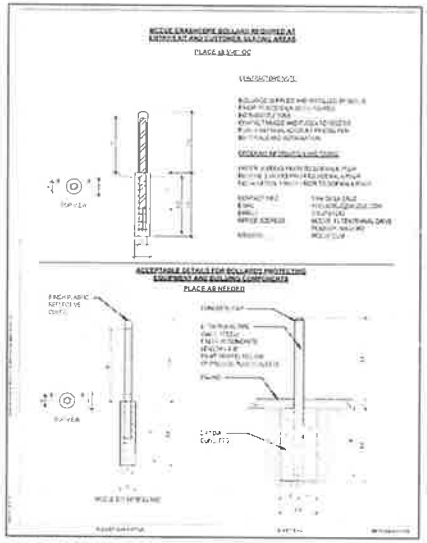
D FIRE LANE STRIPING
NTS



E PUBLIX PARKING LOT SIGNAGE
NTS



F PUBLIX CURBSIDE PICK-UP PARKING SIGNAGE
NTS



G PUBLIX PROTECTIVE BOLLARDS
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SITE DETAILS - PUBLIX STANDARD DRAWINGS

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NICHOLASVILLE, KENTUCKY

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AUGUST 2025

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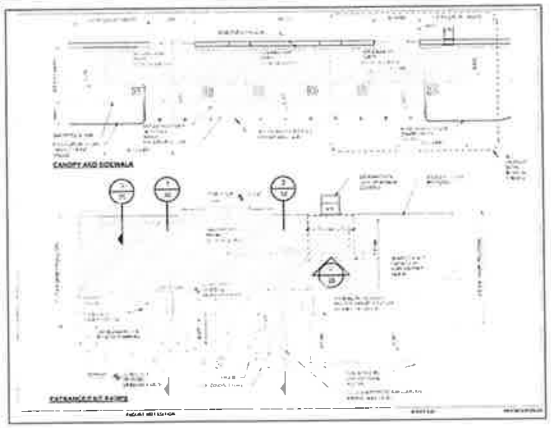
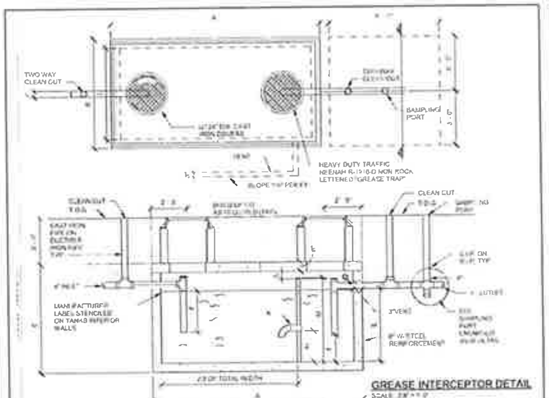
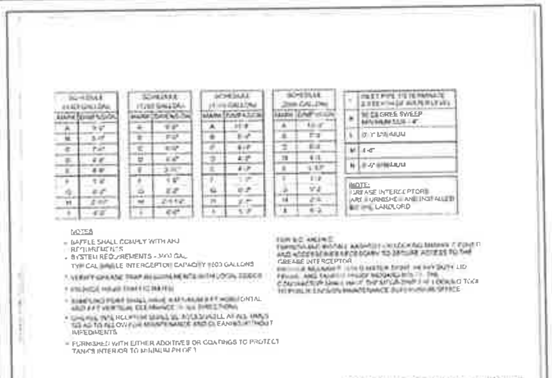


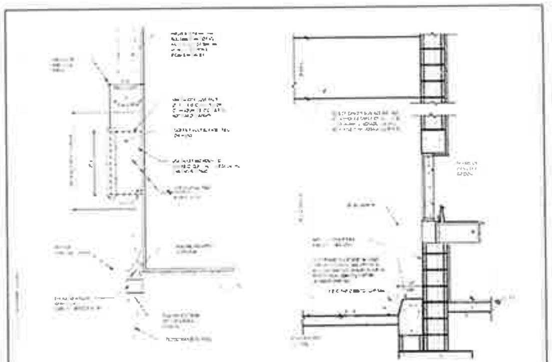


GREASE INTERCEPTOR DETAIL



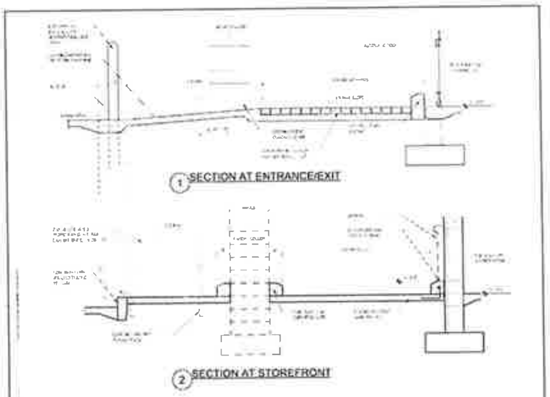
GREASE INTERCEPTOR SCHEDULE

SCALE: 3/8" = 1'-0"



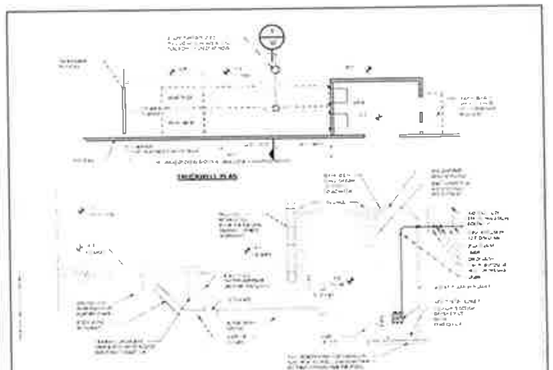
PHARMACY DRIVE THRU CONFIGURATION

SECTION AT PHARMACY DRIVE-THRU WINDOW



1 SECTION AT ENTRANCE/EXIT

2 SECTION AT STOREFRONT



1 TRUCKWELL SUMP PUMP DETAIL

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SITE DETAILS - PUBLIX STANDARD DRAWINGS

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Checked By	
Revisions	

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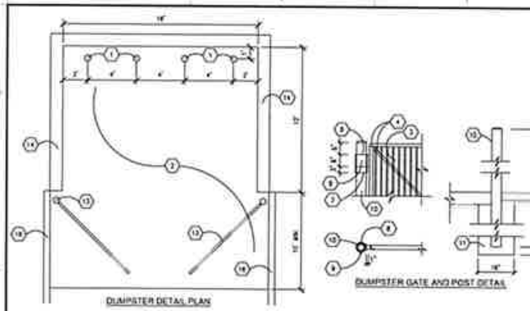
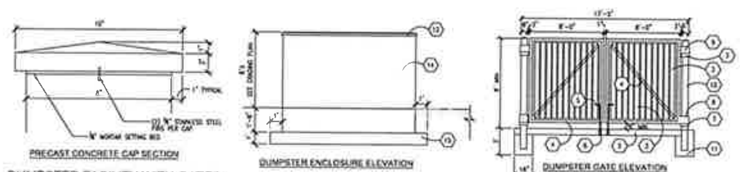
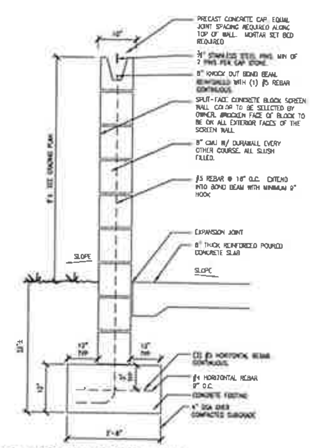


KEYED NOTES

1. 8"Ø STL. PIPE FILLED WITH CONC. SET IN CONCRETE AS SHOWN. PAINT YELLOW. COORDINATE WITH DETAIL C ON SHEET C-113
2. HEAVY DUTY CONCRETE SLAB PER DETAIL H/C-110. SCORE CONCRETE SLAB AT EQUAL SPACING BOTH DIRECTIONS AND 10' O.C. MAXIMUM.
3. TREATED CEDAR BOARDS W/ 1/4" GAP. SCREW TO FRAME W/ GALV. OR S.S. SCREWS. PRIME AND PAINT BOARDS TO MATCH BUILDING. COORDINATE WITH OWNER.
4. SCREEN GATE FRAME TO BE HSS 2" X 2" X 1/8" TUBE FRAME W/ WELDED JOINTS AND [illegible] GUSSET PLATES (INSIDE ONLY) ALL CORNERS. PROVIDE 1" WELD @ 3" O.C. ALL AROUND AT GUSSET PLATES. GRIND SMOOTH ALL JOINTS. PAINT BLACK.
5. PIVOTING GATE (CANE BOLT) LATCHES FABRICATED FROM 1/2"Ø STEEL RODS.
6. PROVIDE 3/4"Ø X 4" DEEP SLEEVES IN CONCRETE PAVEMENT FOR LATCHES.
7. METAL COLLAR TYPICAL. WELD BOTTOM COLLAR TO POST, AND BOLT TOP COLLAR.
8. METAL COLLAR TO FIT OVER 8"Ø POST. GREASE AREA BETWEEN POST AND HINGE COLLAR.
9. HYDRAULIC GREASE FITTING, DRILL AND TAP HOLE.
10. 8"Ø CONCRETE FILLED STEEL POST WITH CROWN TOP. PAINT TO MATCH BUILDING TRIM COLOR.
11. SET STEEL POST IN CONCRETE PER DUMPSTER GATE DETAIL.
12. CAST STONE CAP, EQUAL JOINT SPACING REQUIRED. SEE CAST STONE CAP SECTION.
13. SEE GATE AND POST DETAIL.
14. CONCRETE BLOCK SCREEN WALL WITH CAP. COORDINATE WITH DETAIL B, THIS SHEET. PAINT EXPOSED CONCRETE BLOCK TO MATCH BUILDING. COORDINATE WITH OWNER.
15. 16" CONCRETE FOOTER FOR MASONRY WALL. COORDINATE WITH DETAIL B, THIS SHEET.
16. FULL HEIGHT CONCRETE CURB AND GUTTER PER DETAIL C/C-110. COORDINATE WITH LAYOUT PLAN.



(A) DUMPSTER FACILITY WITH GATES
N.T.S.



(B) MASONRY SCREEN WALL
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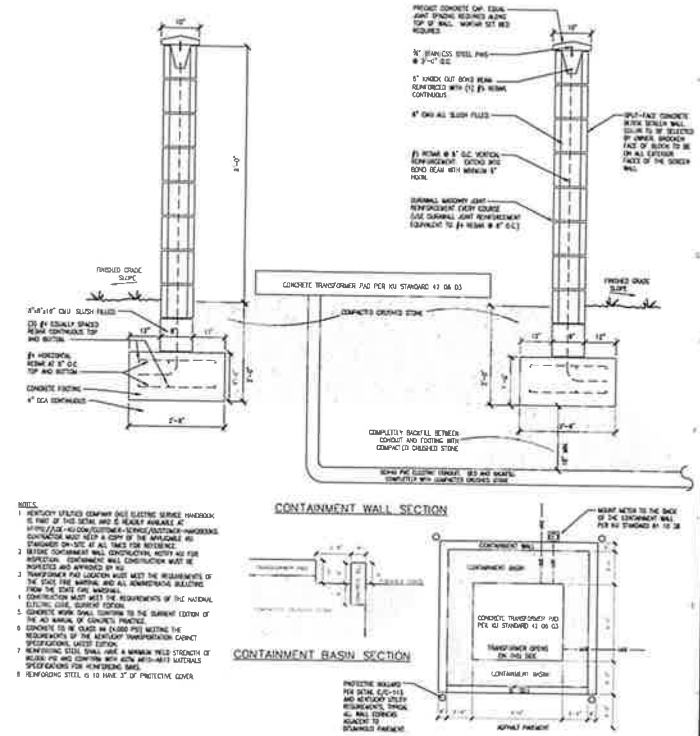
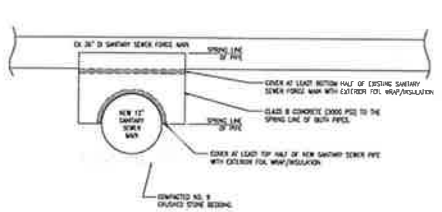


(C) TRANSFORMER CONTAINMENT WALL
N.T.S.



(D) CLASS B CONCRETE ENCASEMENT TYPE 1
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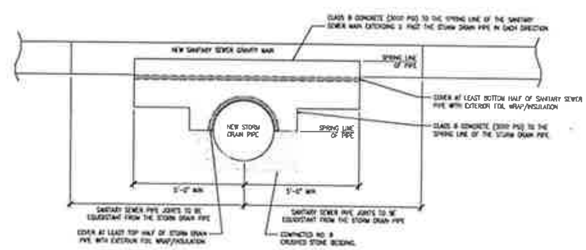

(E) CLASS B CONCRETE ENCASEMENT TYPE 2
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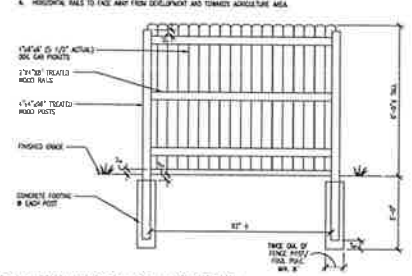

(F) 6' TALL WOODEN PRIVACY FENCE
N.T.S.

SITE DETAILS

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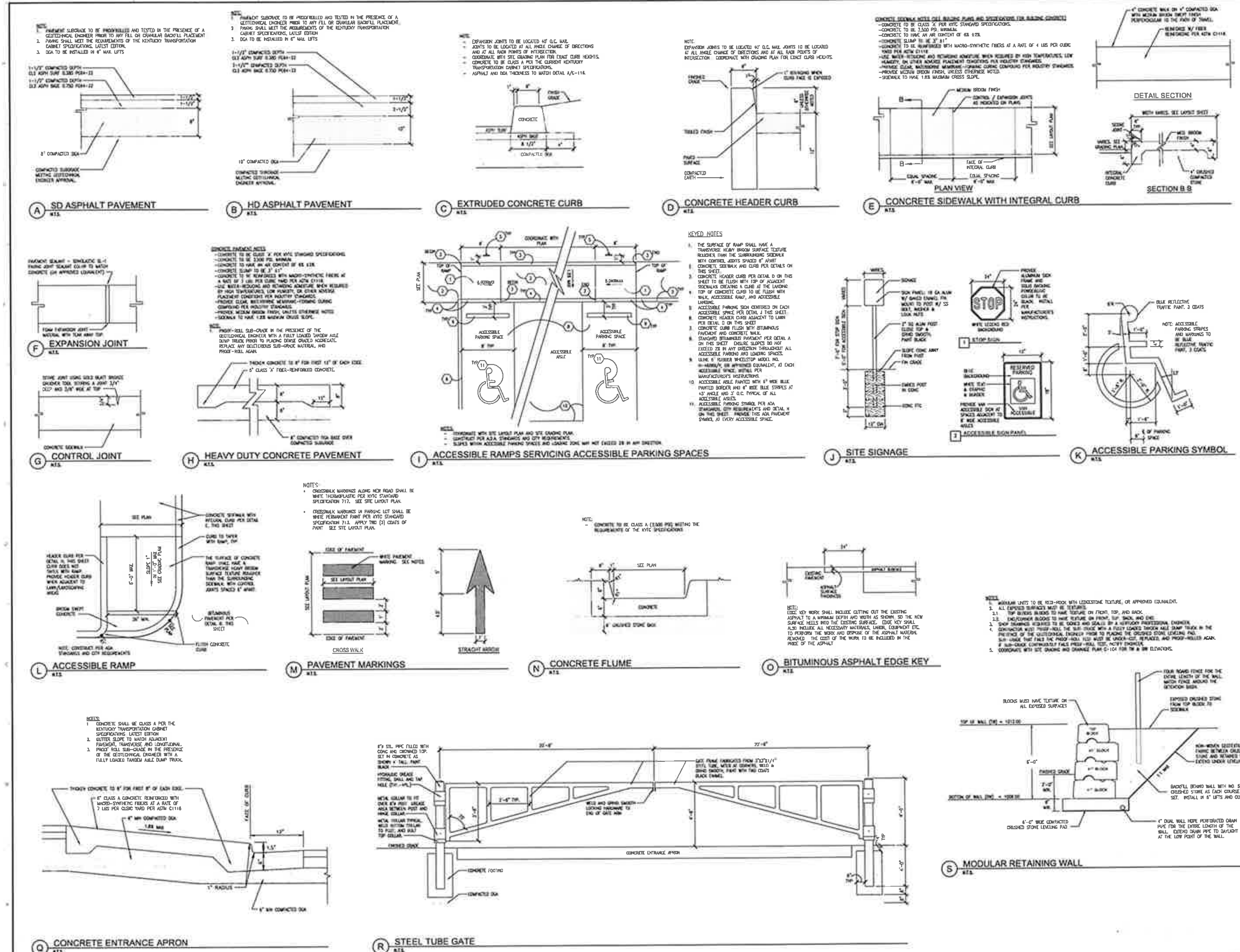

A SD ASPHALT PAVEMENT N.T.S.
B HD ASPHALT PAVEMENT N.T.S.
C EXTRUDED CONCRETE CURB N.T.S.
D CONCRETE HEADER CURB N.T.S.
E CONCRETE SIDEWALK WITH INTEGRAL CURB N.T.S.
DETAIL SECTION
PLAN VIEW
SECTION B B
KEYED NOTES
F EXPANSION JOINT N.T.S.
G CONTROL JOINT N.T.S.
H HEAVY DUTY CONCRETE PAVEMENT N.T.S.
I ACCESSIBLE RAMPS SERVICING ACCESSIBLE PARKING SPACES N.T.S.
J SITE SIGNAGE N.T.S.
STOP
STOP SIGN
RESERVED PARKING
ACCESSIBLE SIGN PANEL
K ACCESSIBLE PARKING SYMBOL N.T.S.
L ACCESSIBLE RAMP N.T.S.
CROSS WALK
STRAIGHT ARROW
M PAVEMENT MARKINGS N.T.S.
N CONCRETE FLUME N.T.S.
O BITUMINOUS ASPHALT EDGE KEY N.T.S.
Q CONCRETE ENTRANCE APRON N.T.S.
R STEEL TUBE GATE N.T.S.
CONCRETE ENTRANCE APRON
S MODULAR RETAINING WALL N.T.S.

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SITE DETAILS

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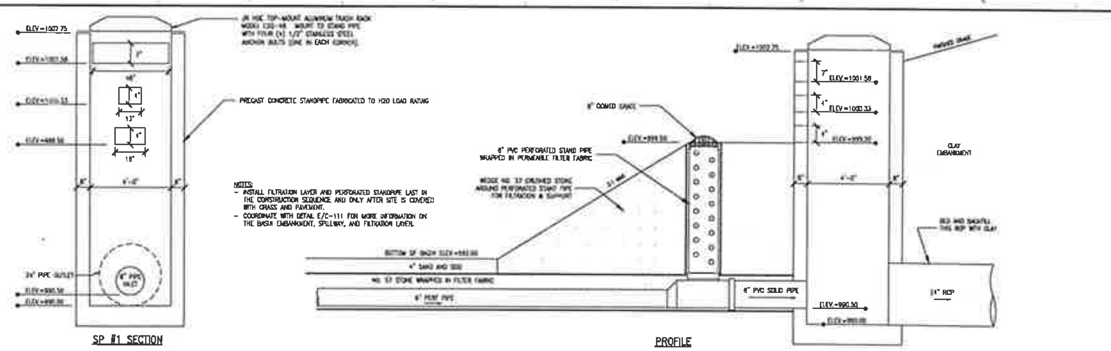
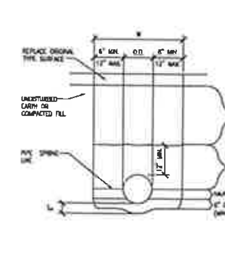


(A) STANDPIPE #1
N.T.S.



(B) TRENCHING AND BEDDING
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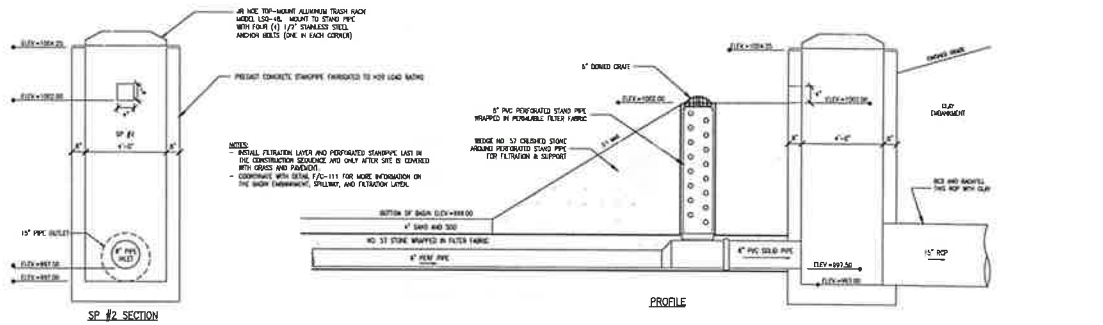
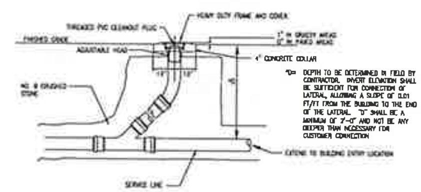
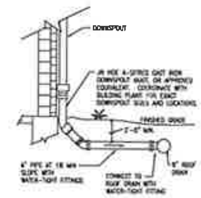


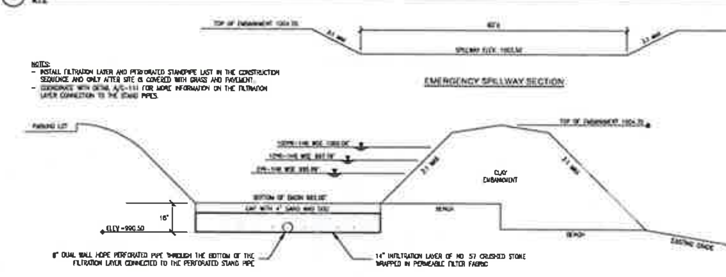
(C) PRECAST CONCRETE STANDPIPE #2
N.T.S.



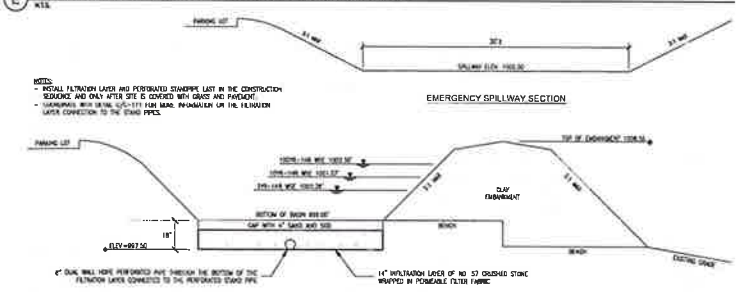
(D) CLEANOUT
N.T.S.



(DD) DOWNSPOUT CONNECTION TO DRAIN PIPE
N.T.S.



(E) BASIN #1 EMBANKMENT, SPILLWAY, AND FILTRATION LAYER
N.T.S.



(F) BASIN #2 EMBANKMENT, SPILLWAY, AND FILTRATION LAYER
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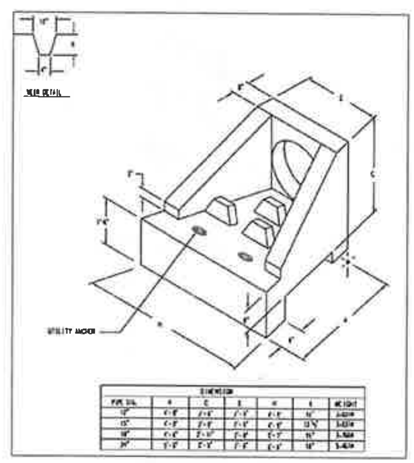
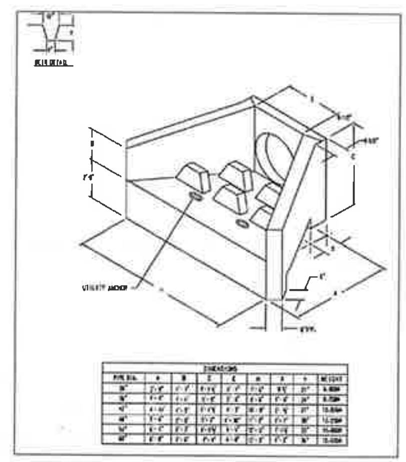


(G) SMALL HEADWALL W/ ENERGY DISSIPATERS
N.T.S.



(H) LARGE HEADWALL W/ ENERGY DISSIPATERS
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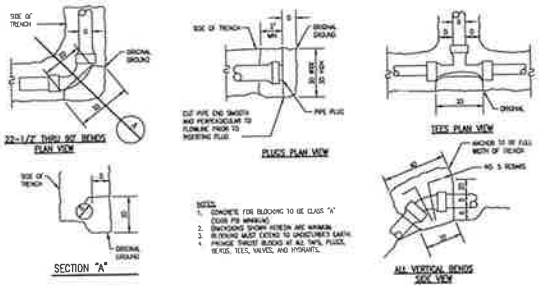
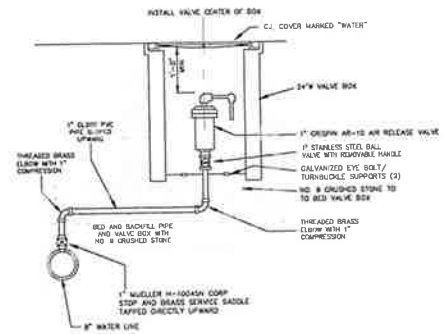


A CONCRETE THRUST BLOCKS
NTS



B AIR RELEASE VALVE
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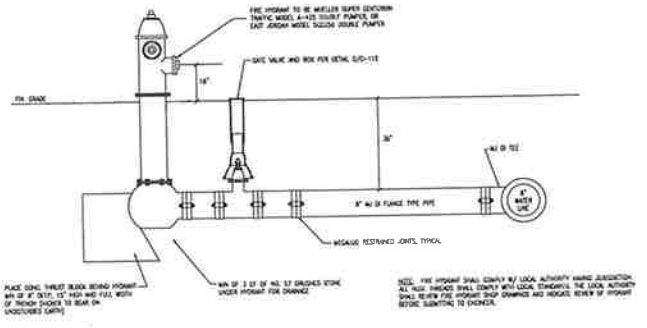
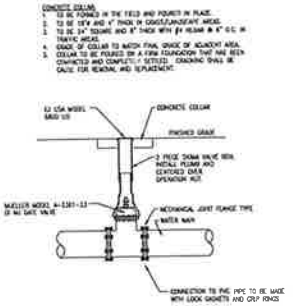
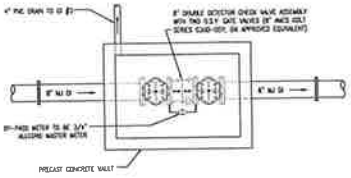


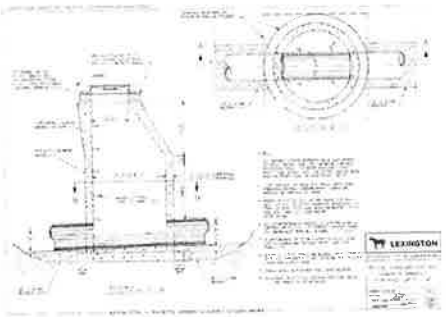
C FIRE HYDRANT ASSEMBLY
NTS



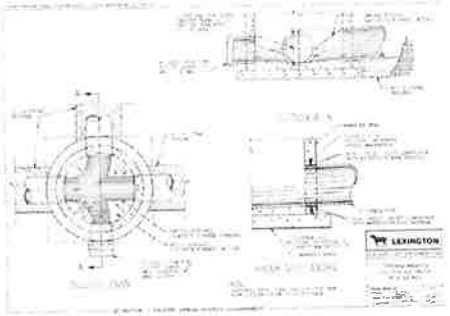
D GATE VALVE ASSEMBLY
NTS



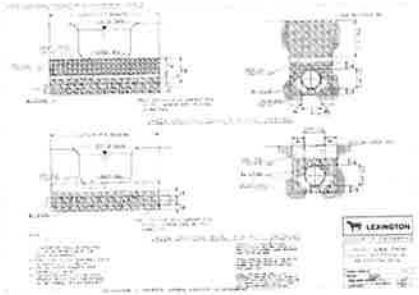
E DOUBLE CHECK VALVE VAULT
NTS



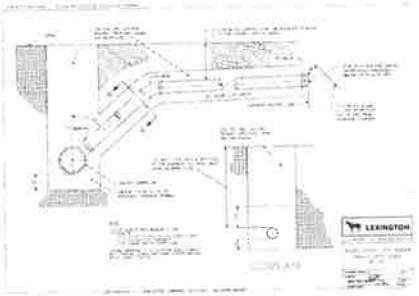
F SANITARY MANHOLE
NTS



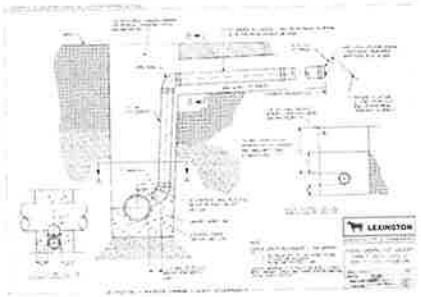
G SANITARY MANHOLE JUNCTION AND PLUGGED STUB OUT
NTS



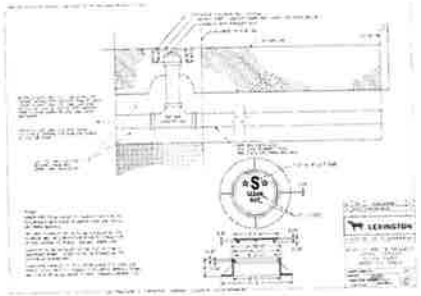
H STREAM CROSSING AND RESTORATION
NTS



J STANDARD SANITARY SEWER LATERAL
NTS



K DEEP SANITARY SEWER LATERAL
NTS



L SANITARY SEWER CLEANOUT
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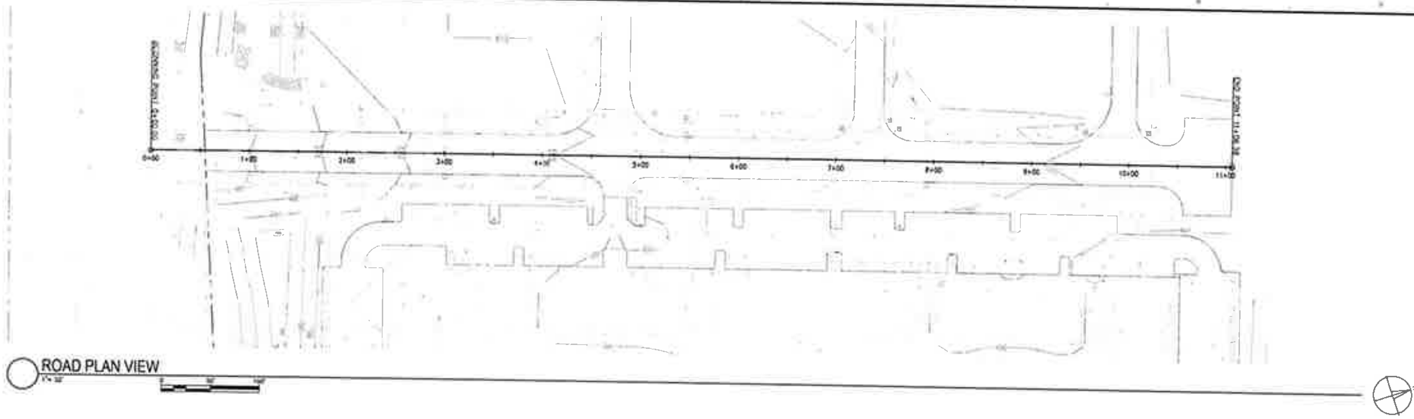
SITE DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

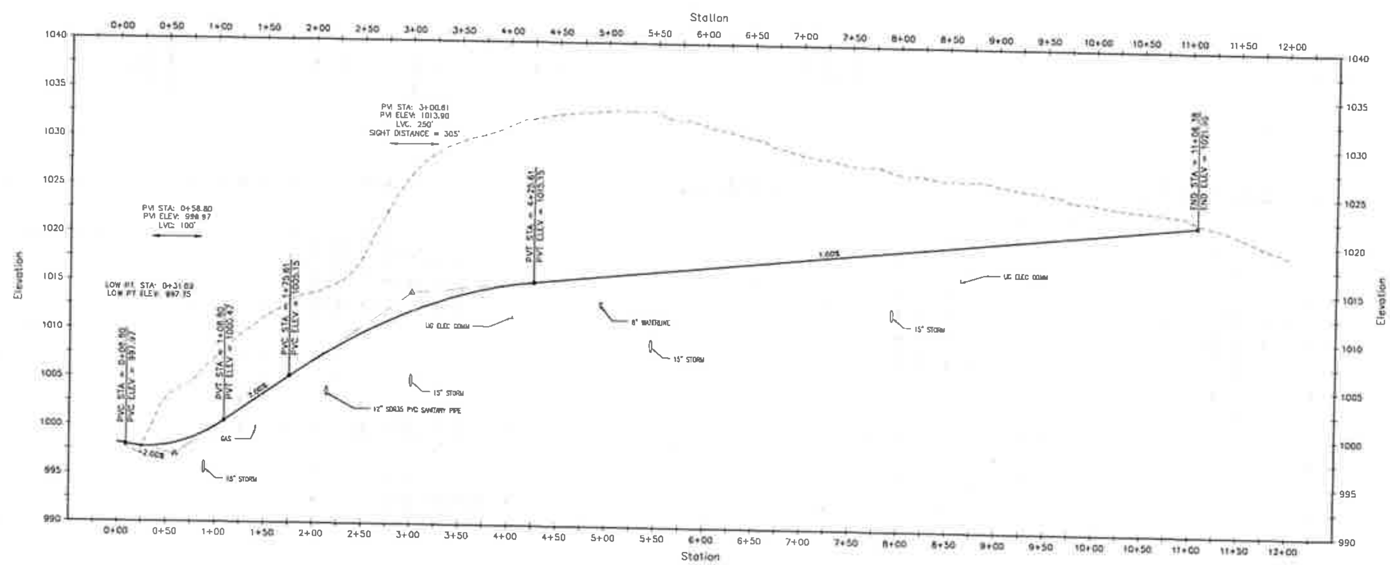
Project Number
24053.01

C-118
HALLMARK



ROAD PLAN VIEW

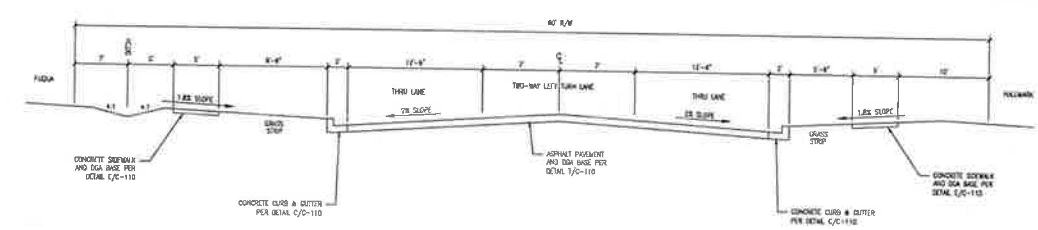
1" = 50'



ROAD PROFILE VIEW

1" = 50'

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



ROAD TYPICAL SECTION

NOT TO SCALE

NOTES
1 · CREST VERTICAL CURVE LENGTH INCREASED TO 250'.

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ROAD PLAN AND PROFILE

STONEDALE - SITE DEVELOPMENT
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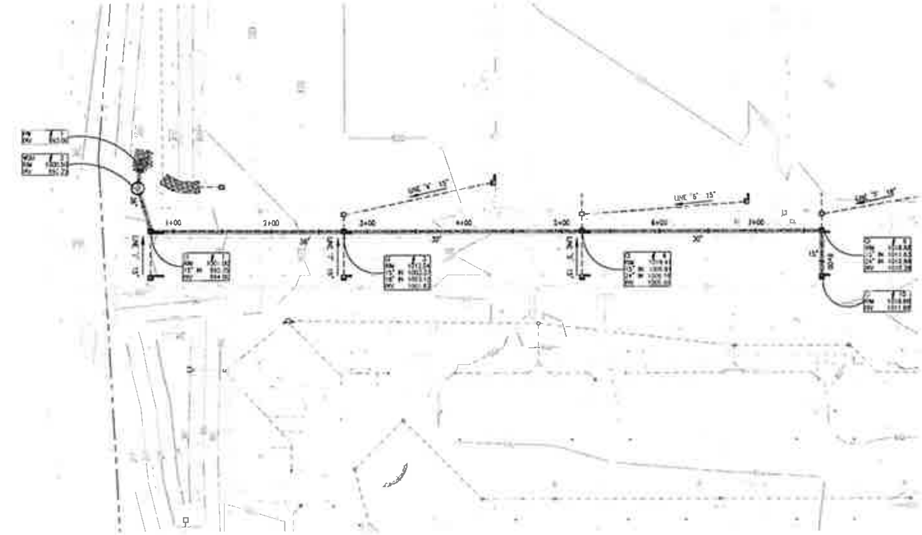
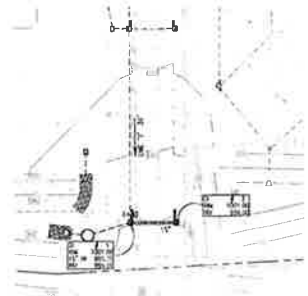


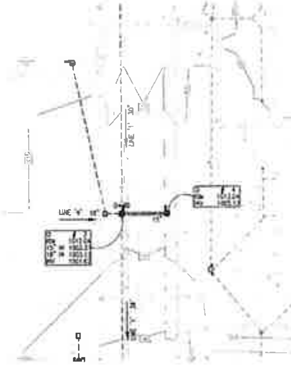
1 PLAN VIEW - STORM LINE '1'

1" = 30'



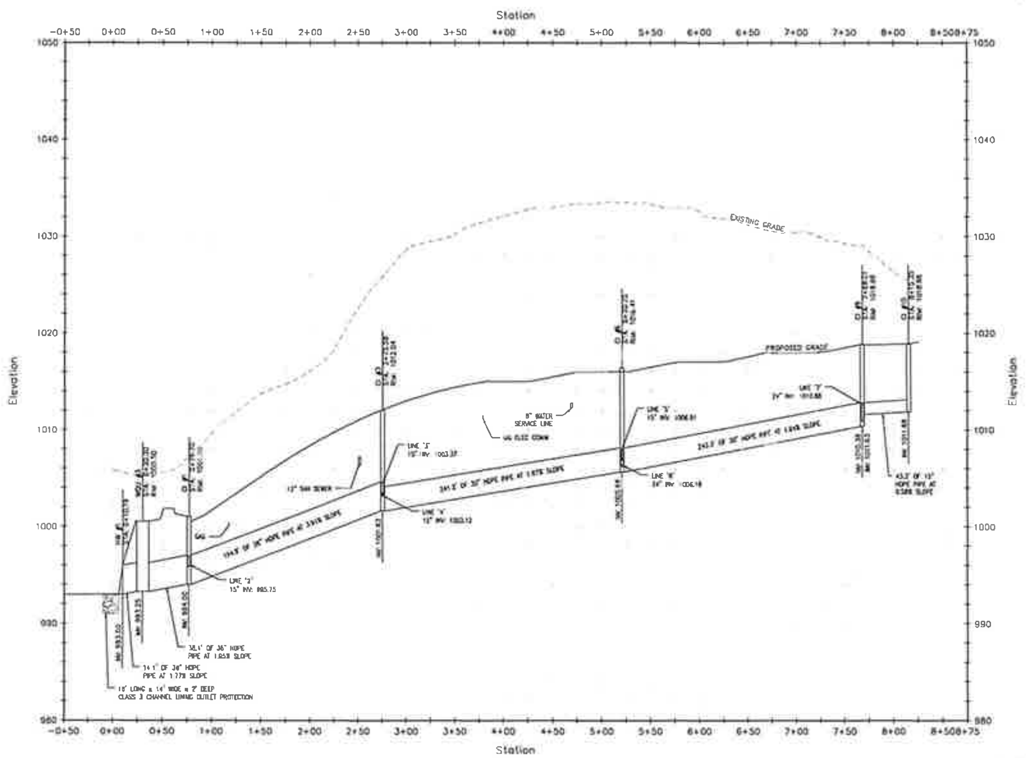
2 PLAN VIEW - STORM LINE '2'

1" = 30'



3 PLAN VIEW - STORM LINE '3'

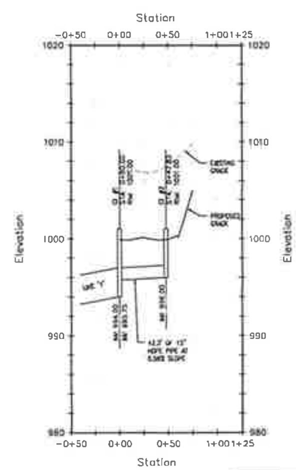
1" = 30'



1 PROFILE VIEW - STORM LINE '1'

1" = 30'

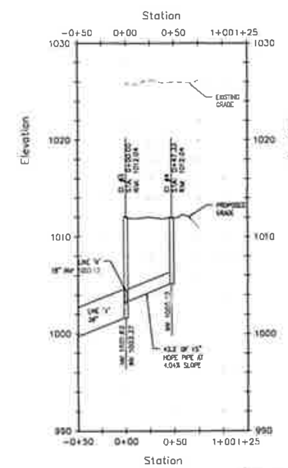
HORZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'



2 PROFILE VIEW - STORM LINE '2'

1" = 30'

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



3 PROFILE VIEW - STORM LINE '3'

1" = 30'

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

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STORM PLAN AND PROFILES - LINE '1', '2' AND '3'

STONEDALE - SITE DEVELOPMENT
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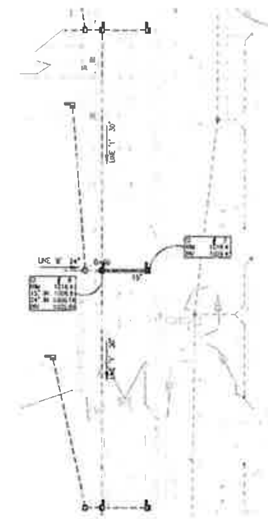
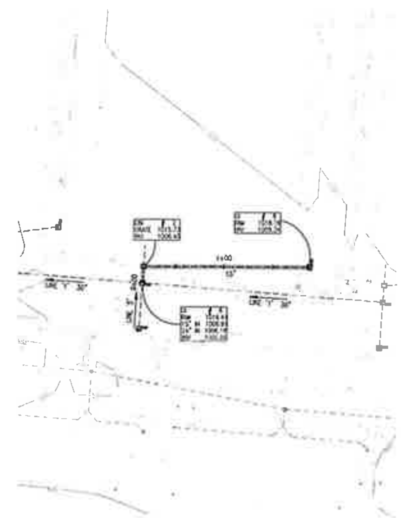
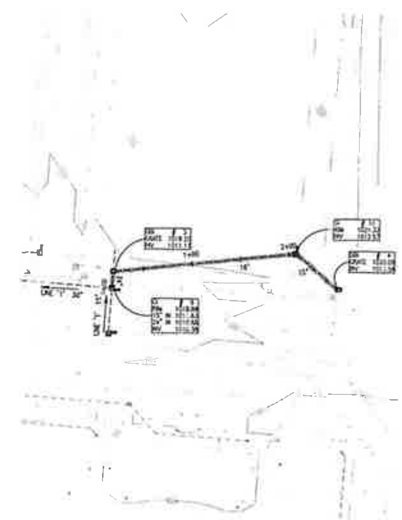
(4) PLAN VIEW - STORM LINE '4'
1" = 50'



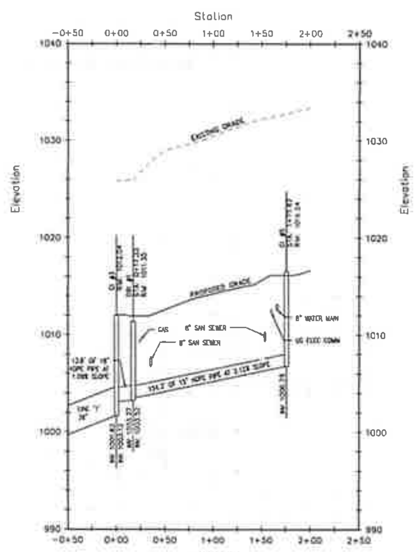
(5) PLAN VIEW - STORM LINE '5'
1" = 50'



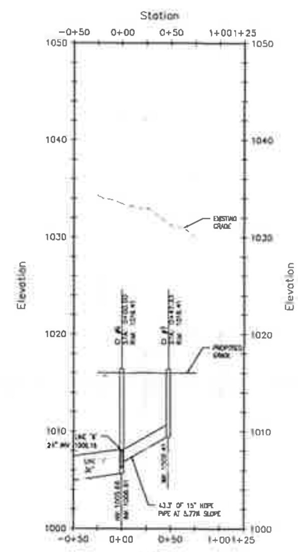
(6) PLAN VIEW - STORM LINE '6'
1" = 50'



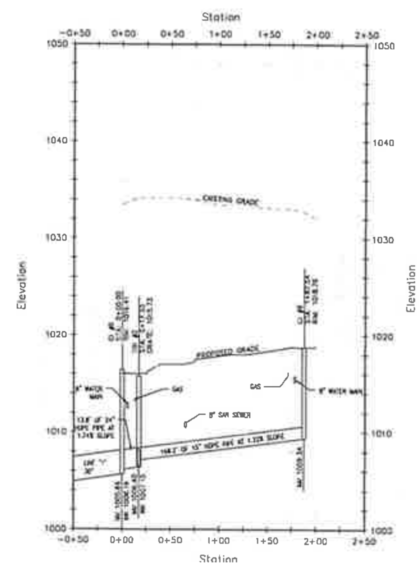
(7) PLAN VIEW - STORM LINE '7'
1" = 50'



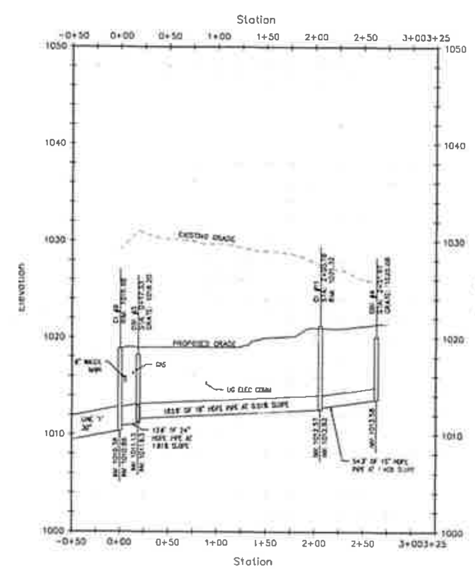
(4) PROFILE VIEW - STORM LINE '4'
1" = 50'
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'



(5) PROFILE VIEW - STORM LINE '5'
1" = 50'
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'



(6) PROFILE VIEW - STORM LINE '6'
1" = 50'
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'



(7) PROFILE VIEW - STORM LINE '7'
1" = 50'
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

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STORM PLAN AND PROFILES - LINE '4', '5', '6' AND '7'

STONEDALE - SITE DEVELOPMENT
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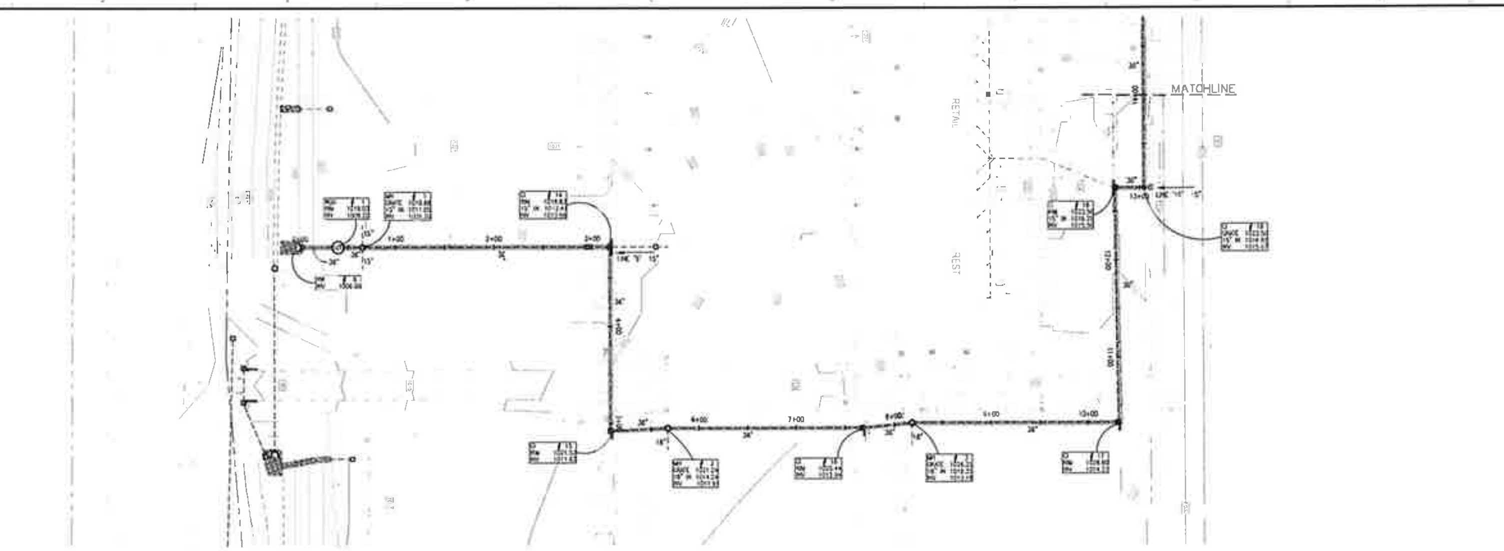
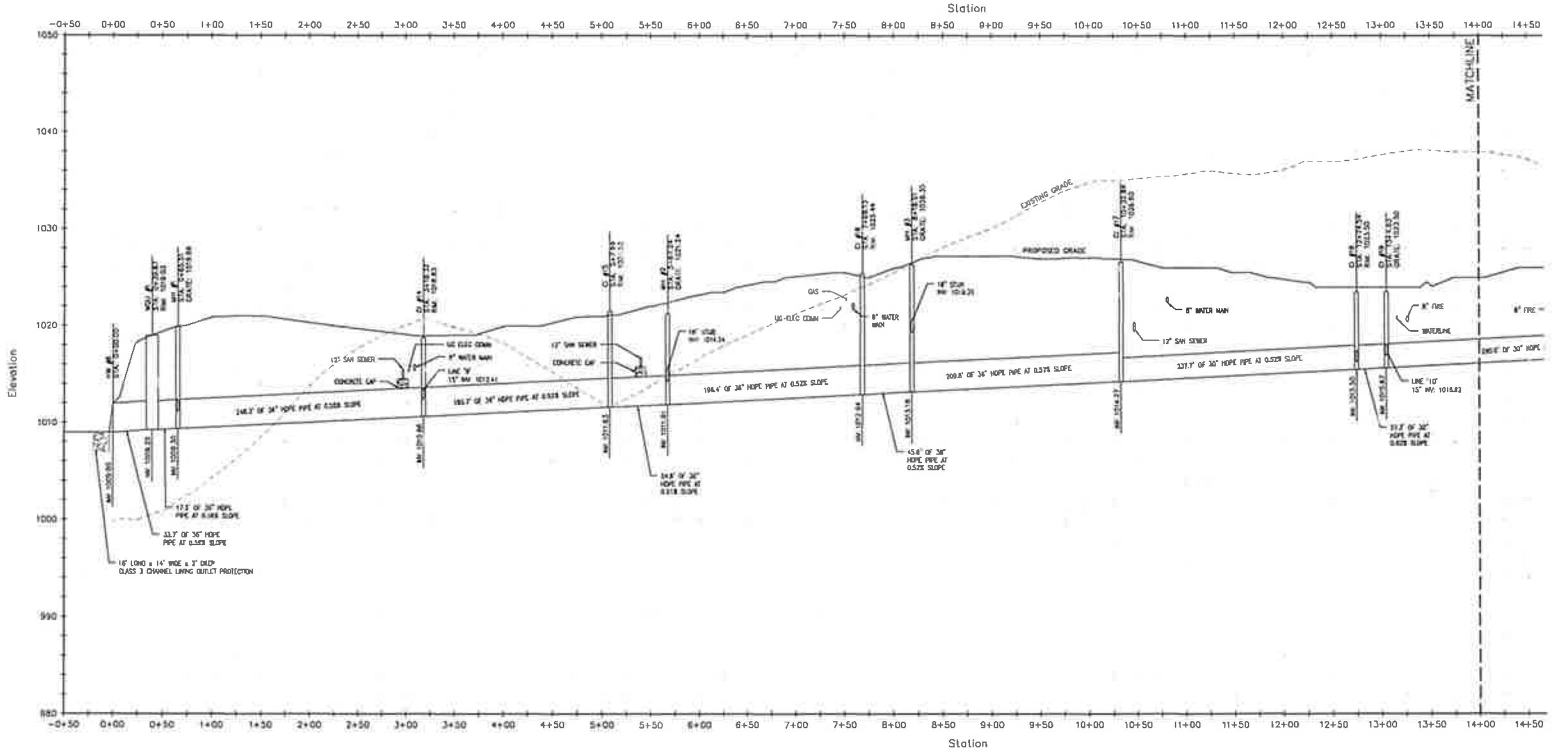


PLAN VIEW - STORM LINE '8'

1" = 30'



PROFILE VIEW - STORM LINE '8'

HORZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

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STORM PLAN AND PROFILES - LINE '8'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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Issue Date	AUGUST 2025
Drawn By	
Checked By	
Revisions	

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24053.01
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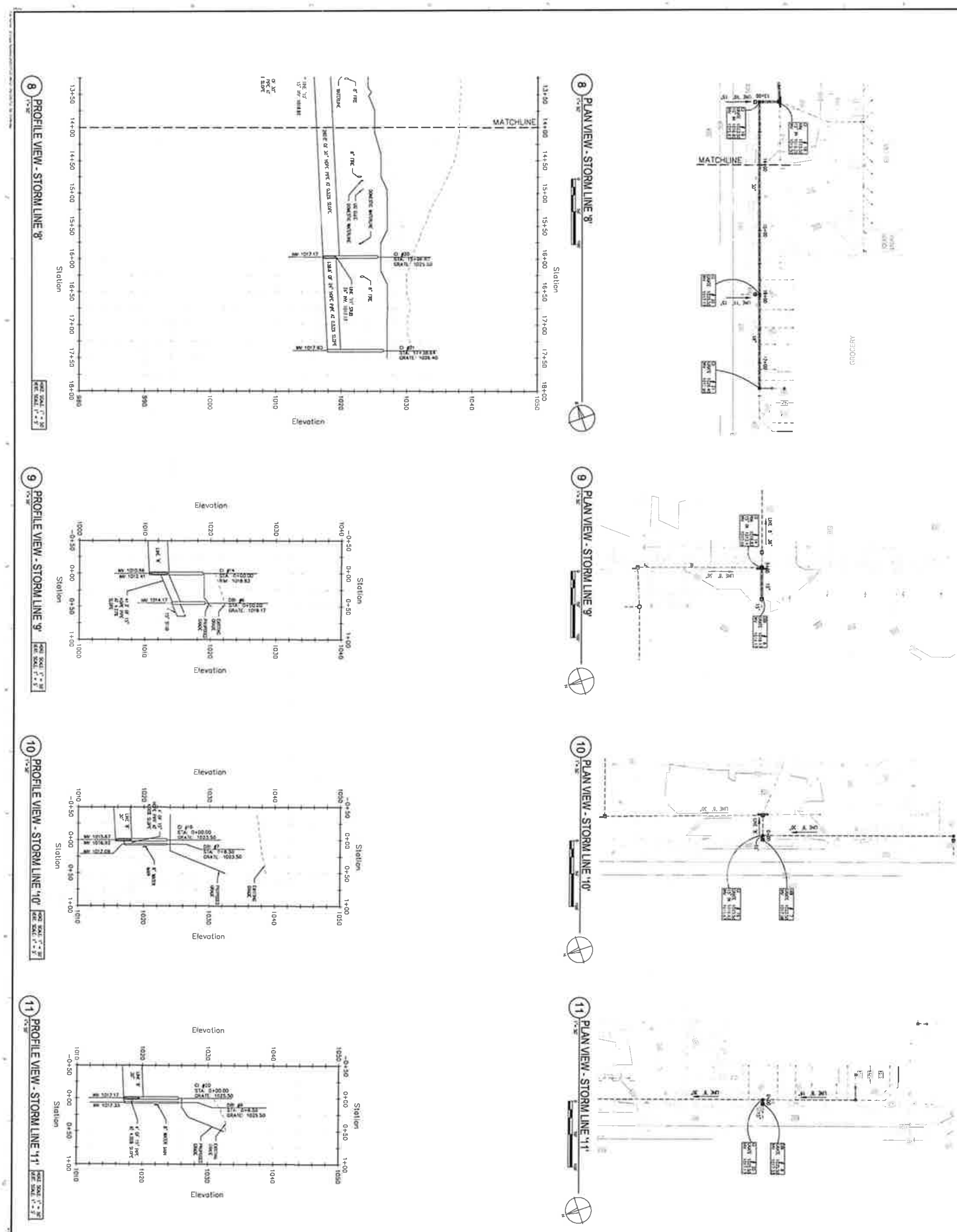
C-302
FUQUA



STORM PLAN AND PROFILES - LINE '8', '9', '10' AND '11'

STONEDALE - SITE DEVELOPMENT

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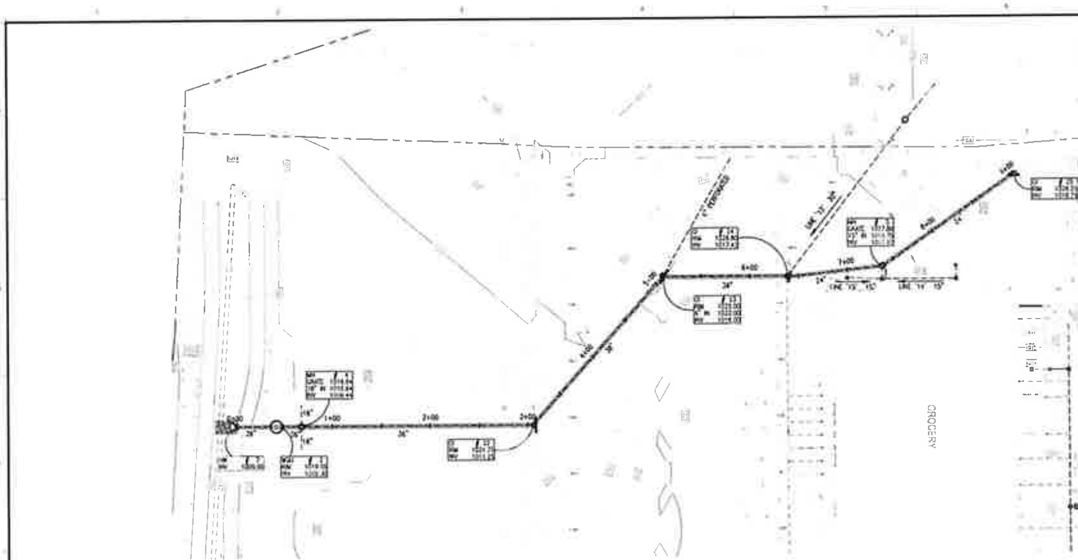
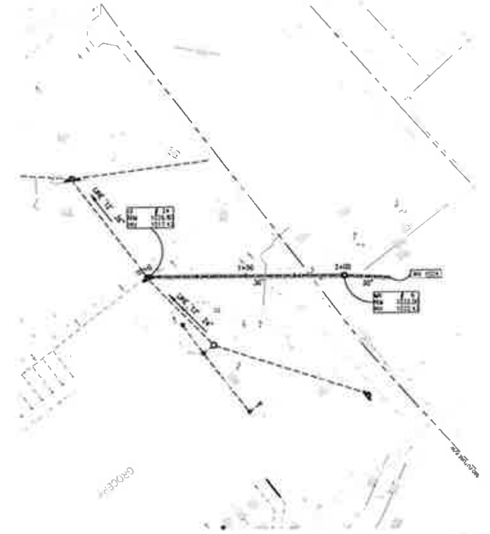
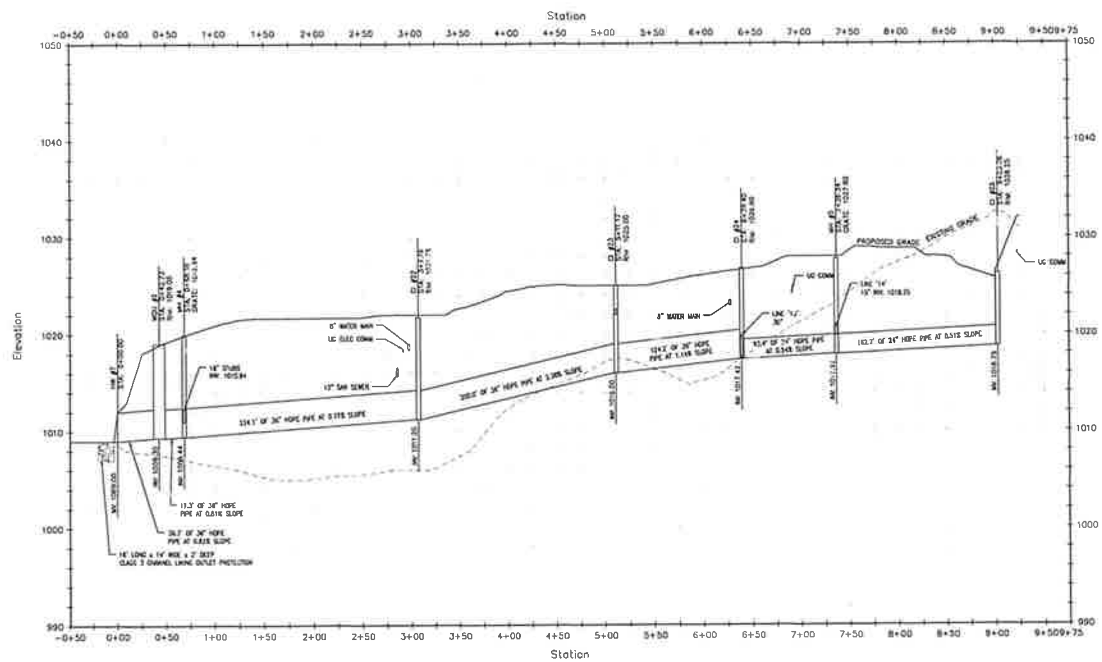


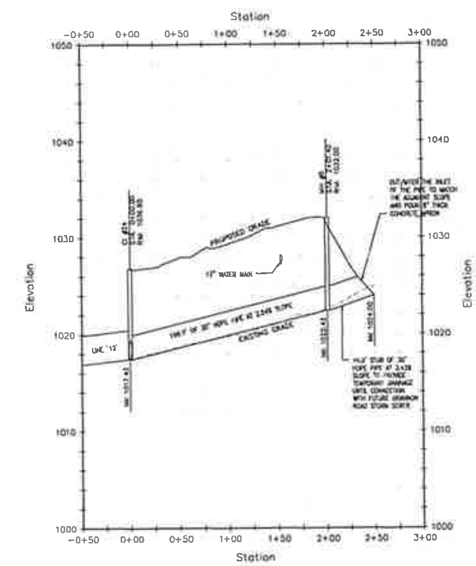
(12) PLAN VIEW - STORM LINE '12'
1" = 50'



(13) PLAN VIEW - STORM LINE '13'
1" = 50'



(12) PROFILE VIEW - STORM LINE '12'
1" = 50'



(13) PROFILE VIEW - STORM LINE '13'
1" = 50'

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STORM PLAN AND PROFILES - LINE '12' AND '13'

STONEDALE - SITE DEVELOPMENT
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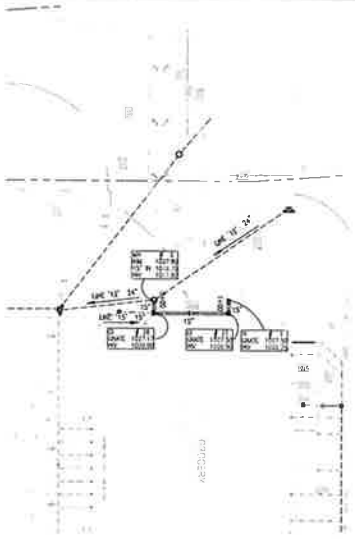
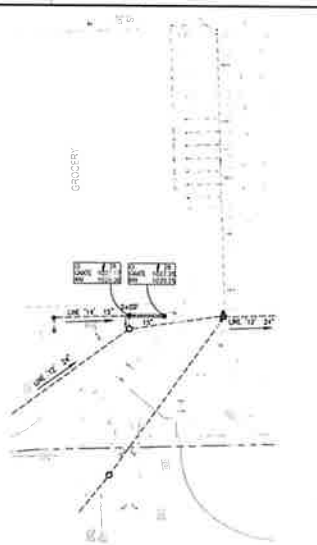
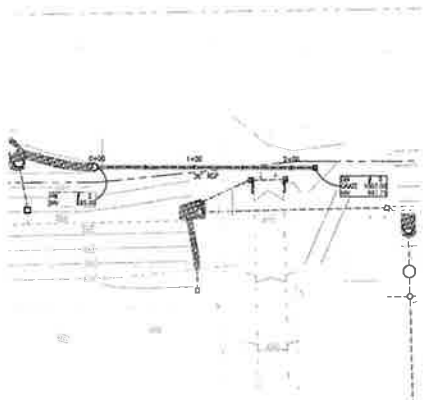


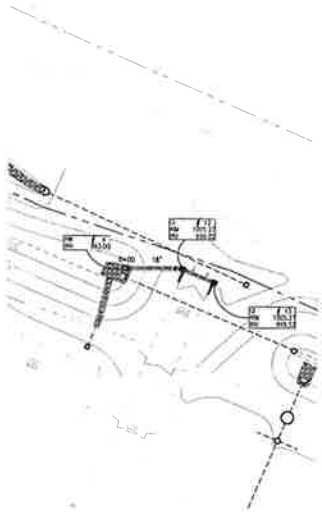
14 PLAN VIEW - STORM LINE '14'



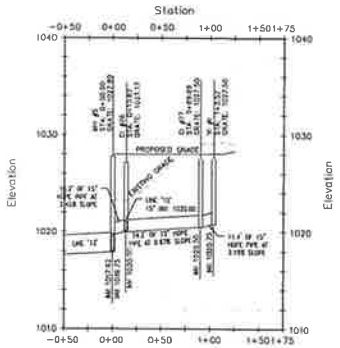
15 PLAN VIEW - STORM LINE '15'



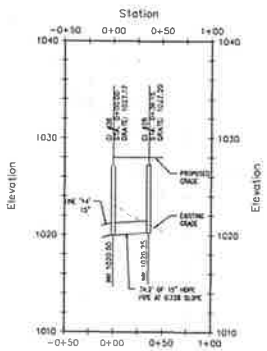
16 PLAN VIEW - STORM LINE '16'



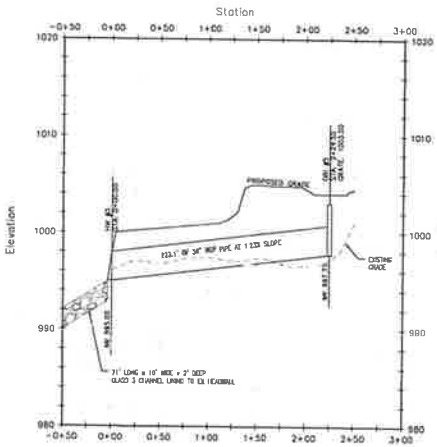
17 PLAN VIEW - STORM LINE '17'



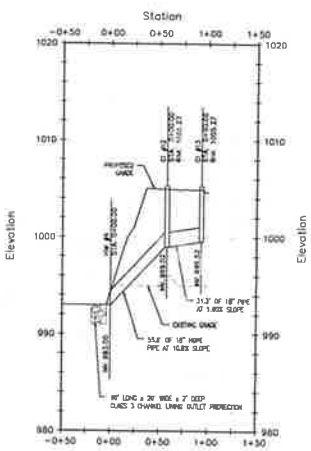
14 PROFILE VIEW - STORM LINE '14'



15 PROFILE VIEW - STORM LINE '15'



16 PROFILE VIEW - STORM LINE '16'



17 PROFILE VIEW - STORM LINE '17'

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STORM PLAN AND PROFILES - LINE '14', '15', '16' AND '17'

STONEDALE - SITE DEVELOPMENT
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NICHOLASVILLE, KENTUCKY

ISSUANCE FOR CONSTRUCTION

Project Number
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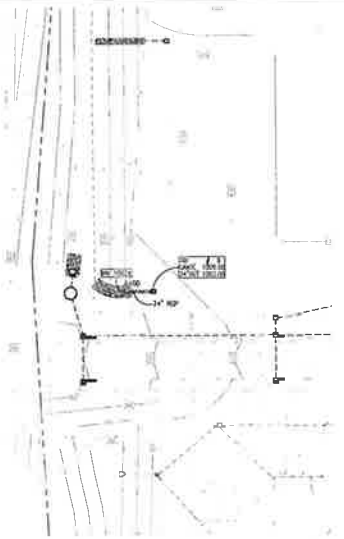
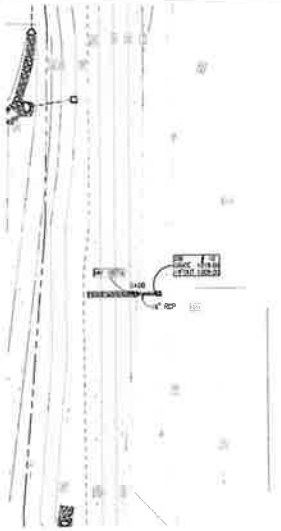
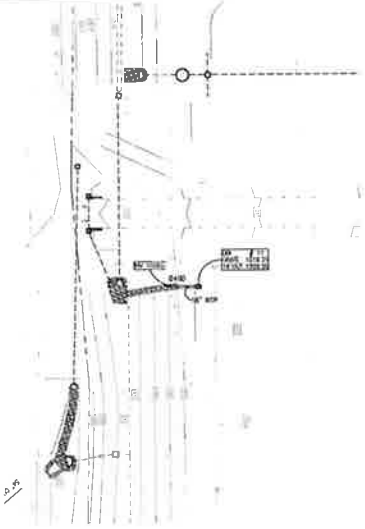


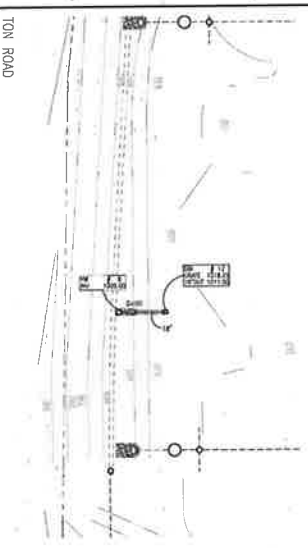
18 PLAN VIEW - STORM LINE '18'



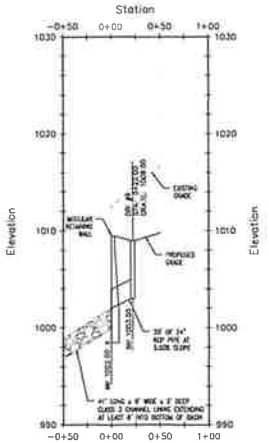
19 PLAN VIEW - STORM LINE '19'



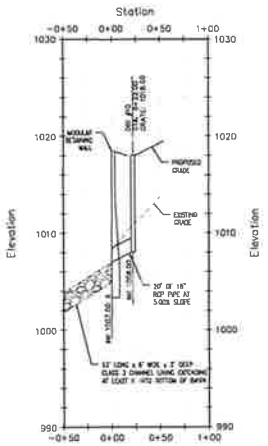
20 PLAN VIEW - STORM LINE '20'



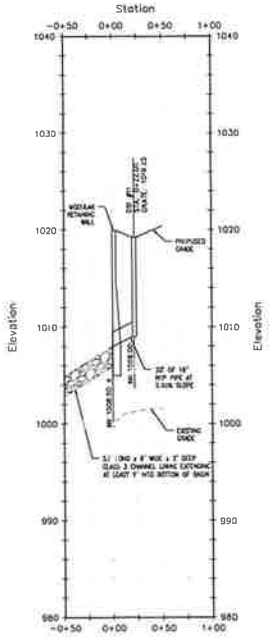
21 PLAN VIEW - STORM LINE '21'



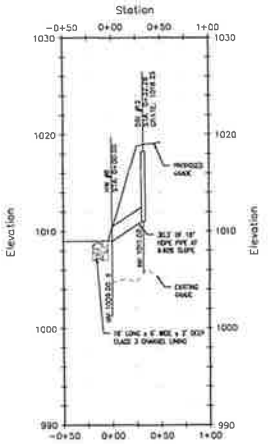
18 PROFILE VIEW - STORM LINE '18'



19 PROFILE VIEW - STORM LINE '19'



20 PROFILE VIEW - STORM LINE '20'



21 PROFILE VIEW - STORM LINE '21'

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STORM PLAN AND PROFILES - LINE '18', '19', '20' AND '21'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

Project Number
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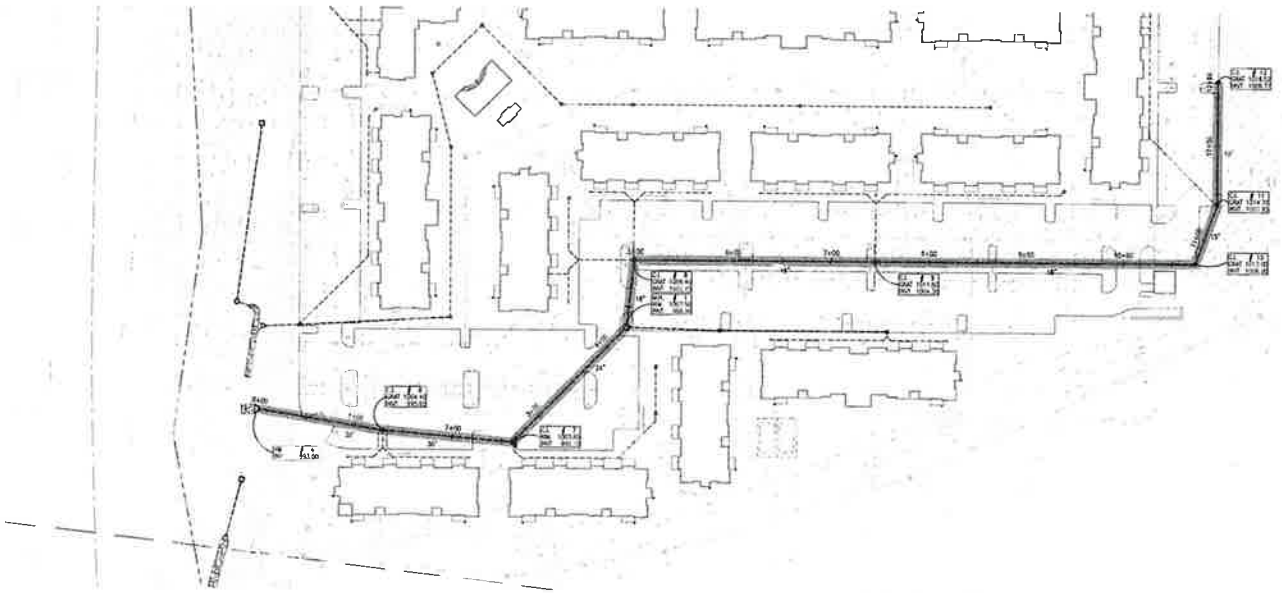
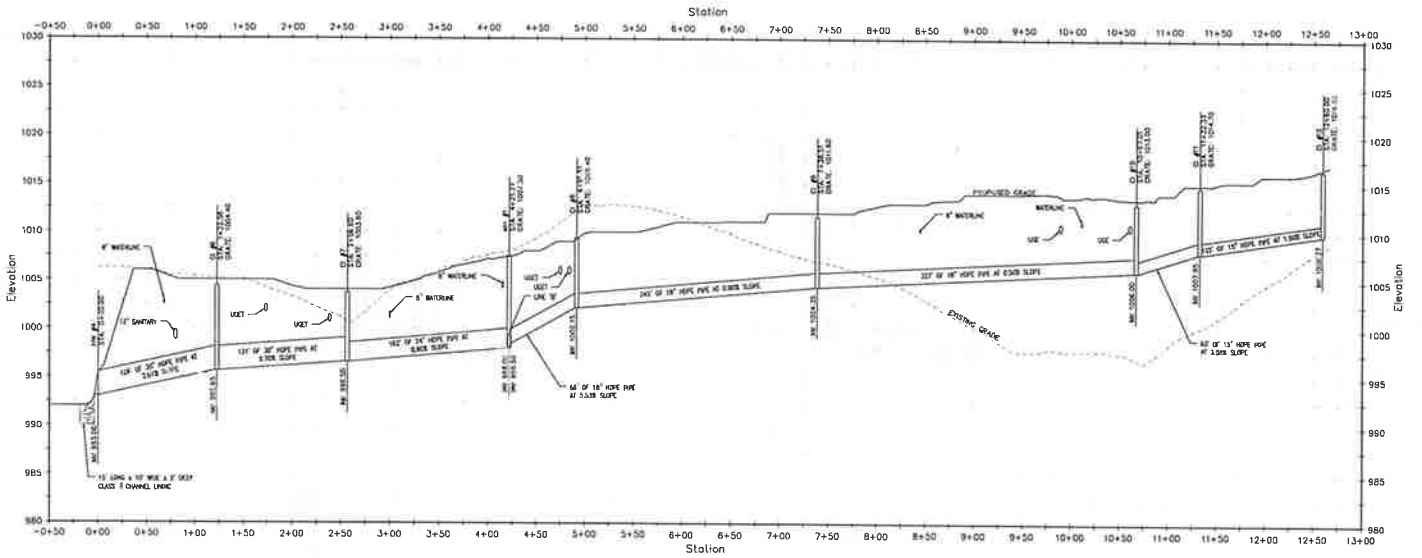


A PLAN VIEW - STORM LINE 'A'



AA PROFILE VIEW - STORM LINE 'A'

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STORM PROFILES - LINE 'A'

STONEDALE - SITE DEVELOPMENT
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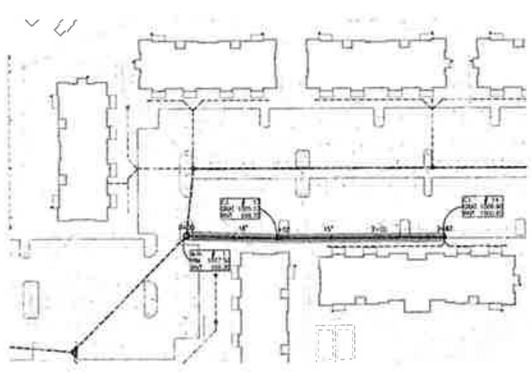
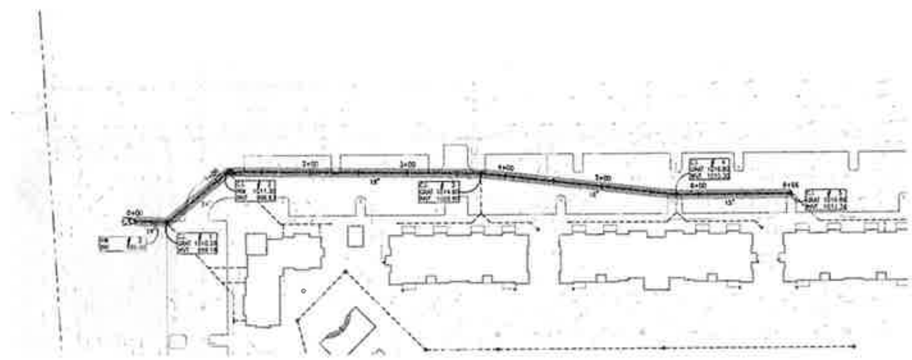


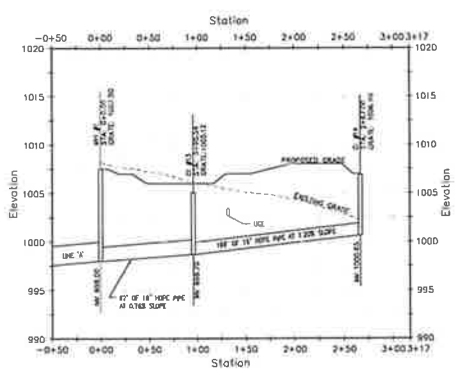
B PLAN VIEW - STORM LINE 'B'

1" = 50'



C PLAN VIEW - STORM LINE 'C'

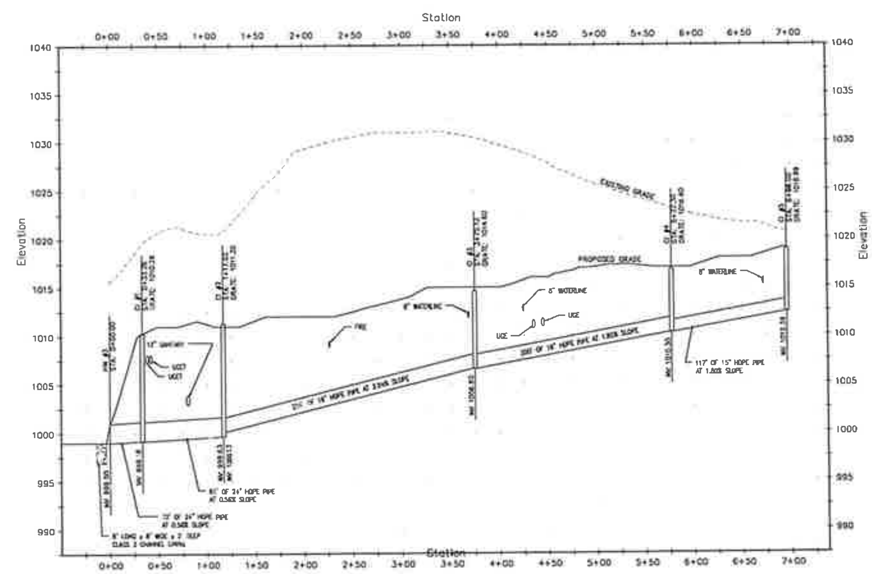
1" = 50'



BB PROFILE VIEW - STORM LINE 'B'

1" = 50'

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



CC PROFILE VIEW - STORM LINE 'C'

1" = 50'

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

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STORM PROFILES - LINE 'B' AND 'C'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

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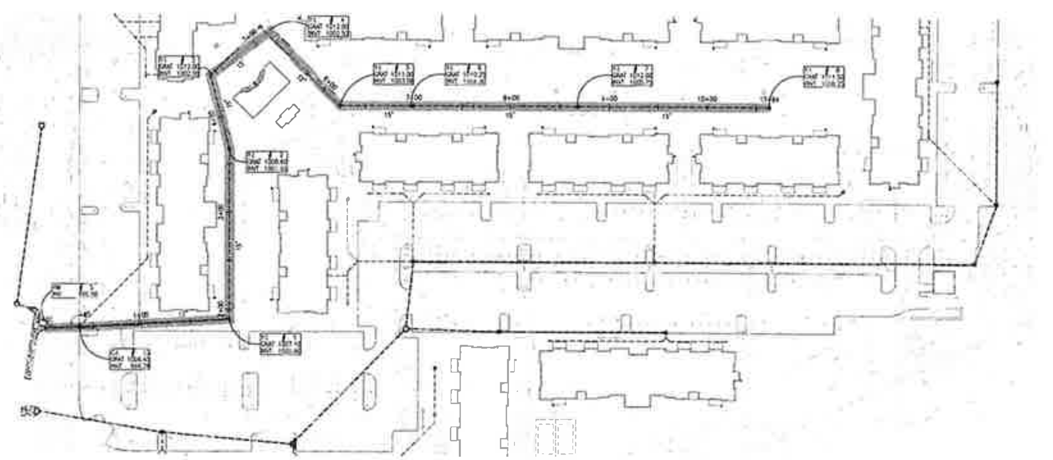
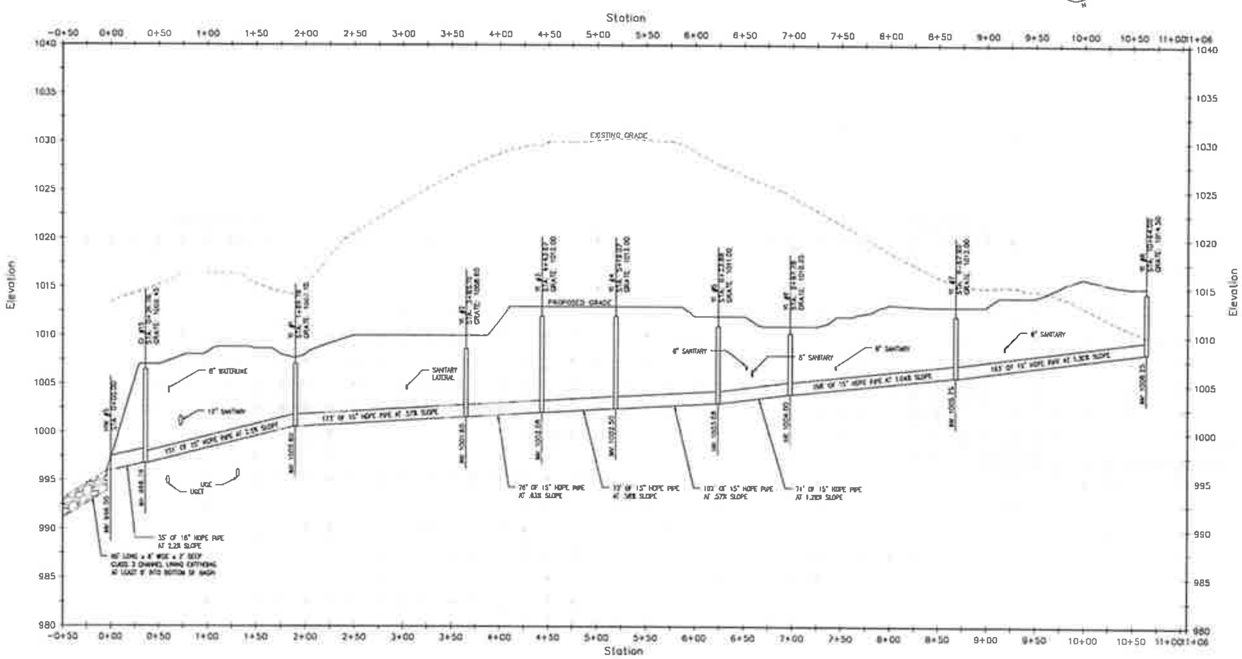


D PLAN VIEW - STORM LINE 'D'

1" = 50'



DD PROFILE VIEW - STORM LINE 'D'

1" = 50'

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

STORM PROFILES - LINE 'D'

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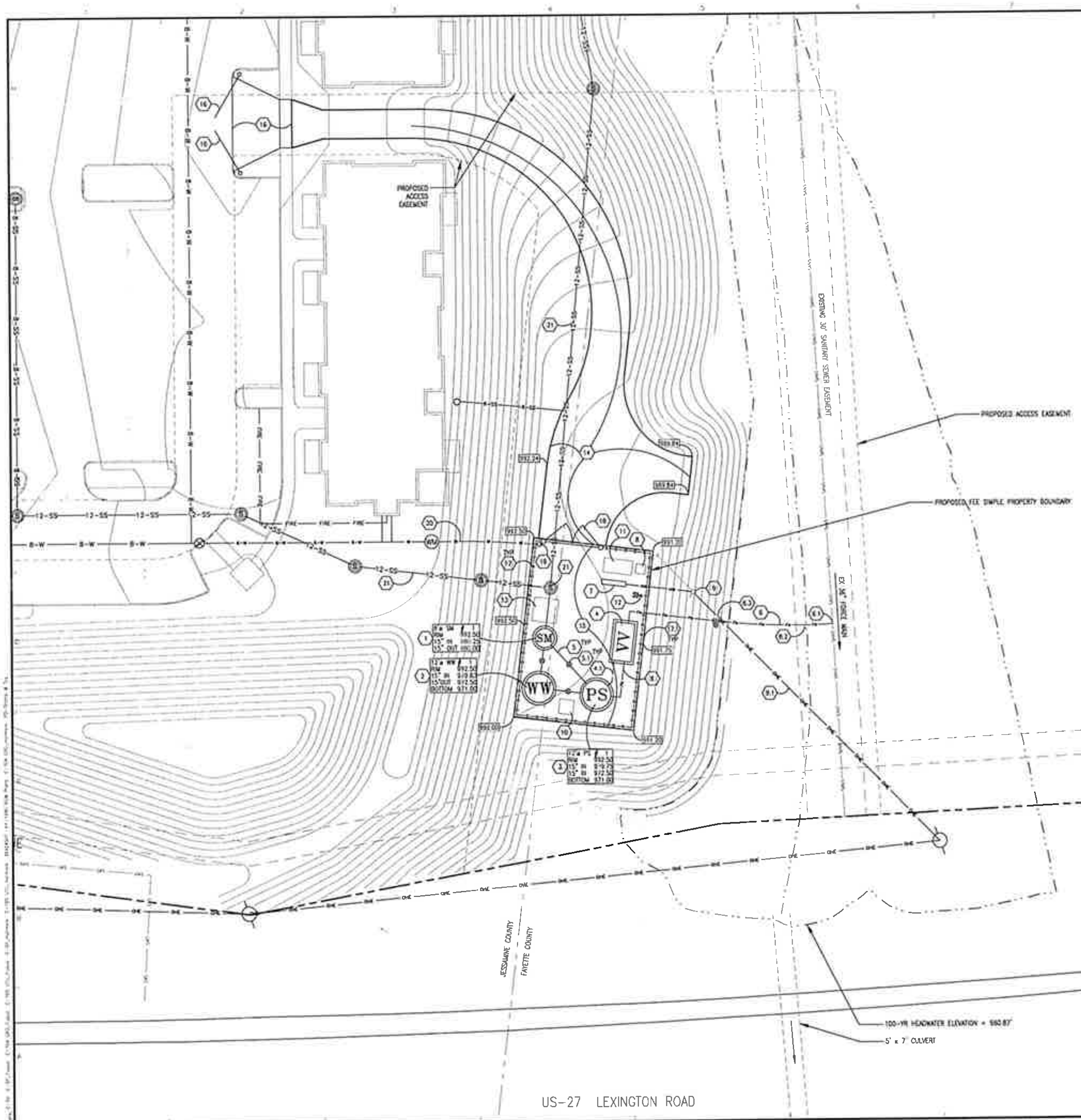

GENERAL NOTES

A. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. 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 UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT K.U.D. FOR LOCATION OF EXISTING UTILITIES.
B. CONTRACTOR TO COORDINATE WORK WITH THE UTILITY COMPANIES PRIOR TO BID AND DURING CONSTRUCTION. PROVIDE ITEMS REQUIRED BY THE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, TRENCHING, BACKFILL, CONDUIT, ETC. AND VERIFY CONDUIT SIZE, BURIAL DEPTH, SEPARATION, PULL STRINGS, BUILDING ANCHORS, ETC. PRIOR TO BID.
C. CONTRACTOR IS TO VERIFY EXISTING UTILITIES IN THE FIELD PRIOR TO ORDERING MATERIALS AND INSTALLATION OF NEW LINES.
D. UNDERGROUND LINES ARE TO BE PROPERLY TRENCHED AND JACKETED WITH CRUSHED STONE.
E. UNDERGROUND ELECTRIC AND COMMUNICATIONS CONDUIT TO HAVE LONG SWEEPS, NOT BENDS.
F. REPAIR DISTURBED SIDEWALK AND PAVEMENT MATCHING PRE-CONSTRUCTION CONDITIONS.
G. PIPE AND FITTINGS WITHIN THE PUMP STATION WET WELL THROUGH THE METER/VALVE VAULT TO BE MECHANICAL JOINT DUCTILE IRON (MJ DI) FLANGE TYPE WITH FACTORY APPLIED INTERIOR AND EXTERIOR FUSION BONDED EPOXY COATING AND STAINLESS STEEL HARDWARE.
H. FORCE MAIN PIPE AND FITTINGS TO BE MECHANICAL JOINT JOINT DUCTILE IRON (MJ DI) WITH EXTERIOR ASPHALTIC COATING AND INTERIOR EPOXY LINING (PROTECTO 401, OR APPROVED EQUIVALENT).
I. FORCE MAIN BENDS TO BE FLANGE TYPE MECHANICAL JOINT DUCTILE IRON (MJ DI) RESTRAINED WITH LOCK GASKETS, GRIP RINGS & THRUST BLOCKS.
J. VALVES TO HAVE FUSION BONDED EPOXY COATING RATED FOR SANITARY SEWER SERVICE.
K. KENTUCKY UTILITIES COMPANY (KU) ELECTRIC SERVICE HANDBOOK IS PART OF THIS PLAN AND IS READILY AVAILABLE AT HTTPS://LGE-KU.COM/CUSTOMER-SERVICE/CUSTOMER-HANDBOOKS. CONTRACTOR TO KEEP A COPY OF APPLICABLE PORTIONS OF THIS HANDBOOK ON-SITE FOR REFERENCE.
L. LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT (LFUCG) STANDARD DRAWINGS AND SANITARY SEWER MANUAL ARE PART OF THIS PLAN, AND ARE READILY AVAILABLE AT HTTPS://WWW.LEXINGTONKY.GOV/NEW-DEVELOPMENT. CONTRACTOR TO KEEP A COPY OF APPLICABLE PORTIONS OF THESE DRAWINGS AND MANUAL ON-SITE FOR REFERENCE.
M. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
N. CONTRACTOR RESPONSIBLE FOR TESTING OF PUMP STATION AND FORCE MAIN MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS. TEST REPORTS TO BE FORWARDED TO THE PROJECT ENGINEER.
O. CONTRACTOR RESPONSIBLE FOR THE AS-BUILT SURVEY OF THE SANITARY SEWER PUMP STATION AND FORCE MAIN. AS-BUILT SURVEY TO BE FORWARDED TO THE PROJECT ENGINEER.
P. IMPLEMENT THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO LAND-DISTURBING ACTIVITY. COORDINATE WITH SWPPP SHEETS C-001.1, C-002.1, AND C-003.1.
Q. PRECAST CONCRETE STRUCTURE MUST HAVE XYPEX RED WATERPROOFING ADMIXTURE.
R. CONTRACTOR TO FIELD DETERMINE THE EXACT LOCATION OF THE PUMP STATION ACCESSORIES (ELECTRIC PEDESTAL, ODOR CONTROL UNIT, GENERATOR, CHEMICAL FEED TANK, TELEMETRY TOWER, ETC.) IN COORDINATION WITH THE JSEWD SUPERINTENDENT.

KEYED NOTES

1. 8'-0"Ø PRECAST CONCRETE SPLITTER MANHOLE (SM) WITH REVERSIBLE CHANNEL GRINDER PER DETAIL SHEET C-414 MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) STANDARDS. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE. REVERSIBLE CHANNEL GRINDER TO BE MUFFIN MONSTER MODEL CMD2410-XD2.0 WITH STAINLESS STEEL FRAME, GUIDE RAIL, LIFTING CHAIN, BAIL, & ANCHOR BOLTS, 17-TOOTH WIPES READY CUTTERS, AND XPMV IMMERSIBLE MOTOR, OR APPROVED EQUIVALENT. INVERT MUST BE PROPERLY CHANNELIZED.
2. 12'-0"Ø PRECAST CONCRETE WET WELL (WW) WITH 42" SQUARE MIN. ALUMINUM HATCH PER DETAIL SHEET C-413 MEETING JSEWD STANDARDS. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE.
3. 12'-0"Ø PRECAST CONCRETE PUMP STATION (PS) TO BE SMITH & LOVELESS EVERLAST MODEL 8D40 WITH BUILT-IN EMERGENCY PUMP CONNECTION, VARIABLE SPEED CONTROLS, AND 25 HP MOTOR PER DETAIL SHEET C-410. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE. CONTACT JASON BIVINS (JACS ENVIRONMENTAL, INC.) AT (859) 242-4944 FOR ORDERING INFORMATION.
4. PRECAST CONCRETE METER/VALVE VAULT (VV) PER DETAIL SHEET C-410. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE.
4.1. 4" SCH40 PVC DRAIN PIPE AT 1% MIN. SLOPE FROM VALVE VAULT TO PUMP PS WET WELL WITH 4" CHECK VALVE ON OUTLET.
5. THREE (3) 15" DI SANITARY SEWER PIPES BETWEEN THE SPLITTER MANHOLE, WET WELL, AND PUMP STATION MEETING JSEWD STANDARDS. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE PER STD DWG 201-1/C-412.
5.1. THREE (3) 15" PLUG VALVES MECHANICALLY CONNECTED TO THE 15" SEWER PIPES BETWEEN THE SPLITTER MANHOLE, WET WELL, AND PUMP STATION PER DETAIL SHEET C-415 MEETING JSEWD STANDARDS. PROVIDE VALVE EXTENSION STEM WITH CASING PIPE & LID SET FLUSH WITH FINISHED GRADE (VALVE EXTENSION STEM MUST BE MECHANICALLY CONNECTED TO OPERATING NUT).
6. 8" MJ DI FLANGE TYPE FORCE MAIN AND FITTINGS FROM THE PUMP STATION THROUGH THE METER/VALVE VAULT TO THE EXISTING FORCE MAIN WITH STAINLESS STEEL HARDWARE AND AT LEAST 30" COVER MEETING JSEWD STANDARDS. BED & BACKFILL COMPLETELY WITH COMPACTED CRUSHED STONE PER STD DWG 201-1/C-412. PROVIDE CONCRETE THRUST BLOCKS AT FITTINGS AND VALVES PER STD SAN SEWER DWG PS408/C-413.
6.1. WET TAP EXISTING FORCE MAIN WITH 36" STAINLESS STEEL TAPPING SLEEVE AND 8" VALVE.
6.2. STREAM CROSSING AND RESTORATION WITH CONCRETE CAP PER STD DWG 240/C-412. COORDINATE WITH SWPPP SHEET C-001.1 AND DETAIL E/C-411 FOR TEMPORARY STREAM DIVERSION DURING CONSTRUCTION.
6.3. 8" MJ DI WYE FITTING 40'± DOWNSTREAM OF THE VALVE VAULT WITH TWO (2) 8" PLUG VALVES ON THE UPSTREAM BRANCHES (THE VALVE ON THE EMPTY BRANCH TO REMAIN CLOSED FOR FUTURE CONNECTION). PLUG VALVES TO HAVE CI VALVE BOXES EXTENDING 4" ABOVE FINISHED GRADE WITH HEAVY-DUTY CI COVERS SET IN 4" CONCRETE SLABS.
7. ELECTRIC SERVICE PEDESTAL WITH DISCONNECT, POWER PANEL, TELEMETRY ENCLOSURE, GENERATOR DOCKING STATION WITH MANUAL & AUTOMATIC TRANSFER SWITCHES, ELECTRIC RECEPTACLE, AND ALL APPURTENANCES FOR A FULLY OPERATIONAL ELECTRIC CONTROL SYSTEM PER DETAIL A/C-411. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE JSEWD SUPERINTENDENT.
8. ALARM, WET WELL LEVEL, METER AND OTHER PARAMETERS TO BE TRANSMITTED TO THE JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) VIA A FULLY FUNCTIONING MICRODCOMM TELEMETRY SYSTEM THAT INTERFACES WITH PUMP CONTROL PANEL AND MAGMETER. 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 CONNECTIONS LEADING TO AND INCLUDING A TELEMETRY PANEL. CONTACT JASON BIVINS (JACS ENVIRONMENTAL, INC.) AT (859) 242-4944 FOR ORDERING INFORMATION. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE JSEWD SUPERINTENDENT.
9. ELECTRIC SERVICE POLE WITH METER BASE, SCH40 PVC SECONDARY ELECTRIC CONDUITS & CIRCUITS, AND SCH80 PVC ELBOWS & RISERS MEETING KU STANDARDS AND NATIONAL ELECTRIC CODE PER DETAIL A/C-411. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH KENTUCKY UTILITIES COMPANY (KU).
9.1. KU TO INSTALL OVERHEAD ELECTRIC PRIMARY LINES AND POLE MOUNTED TRANSFORMERS, AND BILL OWNER DIRECTLY. CONTRACTOR TO COORDINATE WITH KU PRIOR TO ORDERING MATERIALS.
10. ODOR CONTROL UNIT TO BE PURAFIL DRUM SCRUBBER 1000 WITH SILENCER AND REINFORCED CONCRETE PAD WITH ALL NECESSARY ACCESSORIES PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUIVALENT. PROVIDE 6" VENT PIPES FROM SMH #1, PS #1, AND PS #2 TO A THREE-WAY MANIFOLD TO A 10" VENT PIPE INTO THE ODOR CONTROL UNIT. PROVIDE POWER CIRCUIT & CONDUIT TO ELECTRIC PANEL. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE JSEWD SUPERINTENDENT.
11. GENERATOR WITH DIESEL ENGINE, DIESEL SUBBASE TANK, UNIT-MOUNTED COOLING SYSTEM, UNIT-MOUNTED CONTROLS, OUTDOOR RATED ENCLOSURE, AND REINFORCED CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS WITH ALL NECESSARY ACCESSORIES. PROVIDE POWER CIRCUIT & CONDUIT TO THE TRANSFER SWITCH AT THE ELECTRIC SERVICE PEDESTAL INCLUDING SENSORS/RELAYS TO INITIATE AUTOMATIC STARTING AND STOPPING SIGNALS TO THE GENERATOR. DIESEL SUBBASE TANK TO BE STEEL DUAL WALL WITH SENSORS/ALARMS THAT NOTIFY THE OWNER IF THERE IS A LEAK INTO THE SECONDARY TANK. GENERATOR MUST BE SIZED TO START AND RUN ALL THE ELECTRICAL ITEMS NOTED ON THIS PLAN (TWO 25HP PUMPS, CHANNEL GRINDER, LIGHT FIXTURE, CHEMICAL FEED SYSTEM, ODOR CONTROL UNIT, TELEMETRY, AND ELECTRIC SERVICE PEDESTAL) FOR AT LEAST 24 HOURS OF CONTINUOUS OPERATION. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE JSEWD SUPERINTENDENT.
12. LIGHT FIXTURE TO BE BLACK LITHONIA DSX1 LED WITH TYPE III MEDIUM (T3M) DISTRIBUTION, 40K COLOR TEMPERATURE, 20' BLACK POLE, CIRCUITS, SCH40 PVC UNDERGROUND CONDUITS, SCH80 PVC BENDS & RISERS, AND CONCRETE POLE BASES PER DETAIL D/C-411 (OR APPROVED EQUIVALENT). ELECTRIC SERVICE PEDESTAL POWER & CONTROL PANEL TO BE FABRICATED WITH LIGHTING CONTROLS CAPABLE OF SWITCH, TIMED, AND PHOTOSENSOR CONTROL. EXACT ROUTING & SIZE OF CONDUIT, AND TYPE & SIZE OF CIRCUIT TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE LIGHTING SUPPLIER TO MEET NATIONAL ELECTRIC CODE.
13. ALLICK NITRO-NOX CHEMICAL FEED SYSTEM DISCHARGING INTO MH #1, OR APPROVED EQUIVALENT, WITH 3000 GALLON STORAGE TANK, TANK MOUNTED CHEMICAL FEED SYSTEM, REMOTE TANK MONITORING, AND REINFORCED CONCRETE PAD. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH ALL NECESSARY ACCESSORIES. PROVIDE POWER CIRCUIT & CONDUIT TO ELECTRIC PANEL. EXACT LOCATION TO BE FILED DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE JSEWD SUPERINTENDENT.
14. ASPHALT ACCESS ROAD PER DETAIL C/C-411.
15. CONCRETE PAVED SITE PER DETAIL F/C-411.
16. COORDINATE WITH PUMP STATION ACCESS PLAN C-401 AND SITE LAYOUT PLAN C-102.2 FOR CONCRETE ENTRANCE AND STEEL TUBE GATE.
17. SURROUND THE PUMP STATION SITE WITH EIGHT (8) FEET HIGH CHAIN LINK FENCE WITH THREE (3) STRANDS OF BARBED WIRE AROUND THE TOP PER STD DWG 309/C-413. FENCE COLOR TO BE BLACK. LOCATE FENCE 12" INSIDE THE EDGE OF THE CONCRETE PAVEMENT.
17.1. FOUR (4) 24"x12" AUTHORIZED PERSONNEL ONLY NO TRESPASSING SIGNS MOUNTED IN THE CENTER OF EACH SIDE OF THE FENCE PER DETAIL B/C-411. SIGN PANEL TO BE TYPE III SHEETING FROM THE KYTC APPROVED MATERIALS LIST WITH BLACK LETTERING AND WHITE BACKGROUND.
18. EIGHT (8) FEET HIGH AND TWENTY-FOUR (24) FEET WIDE CHAIN LINK DOUBLE GATE WITH LOCKING MECHANISM AND THREE (3) STRANDS OF BARBED WIRE AROUND THE TOP PER STD DWG 310/C-413. GATE COLOR TO BE BLACK.
19. WOODFORD FREEZELESS YARD HYDRANT MODEL Y1 WITH AT LEAST 24"x24"x24" VOLUME OF NO. 57 CRUSHED STONE BELOW THE FROST LINE FOR FREEZE RESISTANT INSTALLATION, OR APPROVED EQUIVALENT.
20. 1" CL200 PVC WATER SERVICE LINE WITH 36" COVER FROM THE METER TO THE YARD HYDRANT PER STD DWG 200/C-412. COORDINATE WITH SITE UTILITIES PLAN C-103.4 FOR METER.
21. COORDINATE WITH THE C-420 SERIES PROFILE AND GENERAL NOTE SHEETS FOR MORE INFORMATION ON THE SANITARY SEWER SYSTEM.

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PATRICK F.S. DEMING
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LICENSED PROFESSIONAL ENGINEER
12-19-2025

PUMP STATION SITE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST, 2025
Drawn By	PB
Checked By	-
Revisions	
	12-19-2025
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Mark	Date
AHJ SEAL	

Project Number
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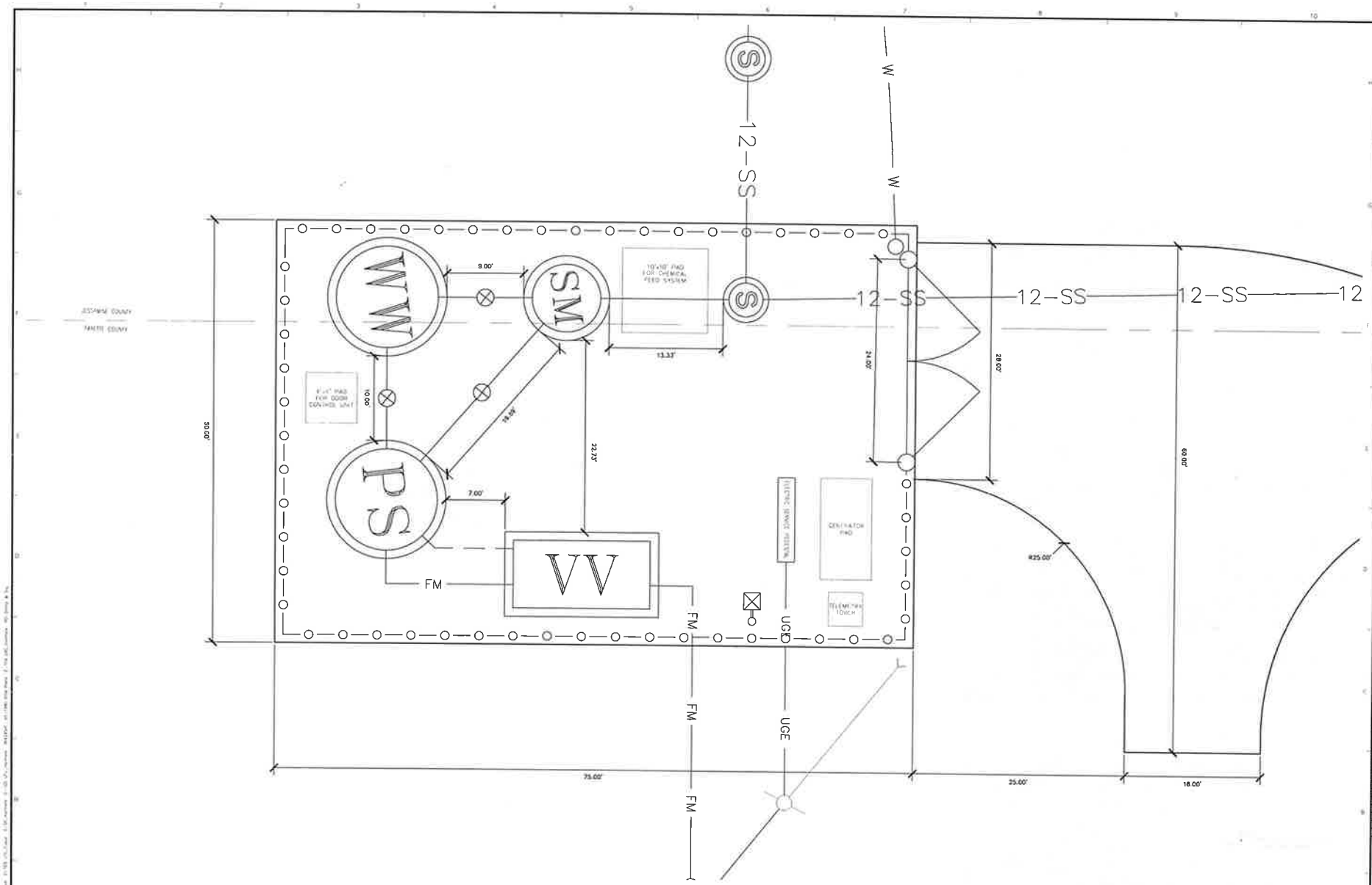
C-400

FUQUA



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ENLARGED DIMENSIONING PUMP STATION SITE PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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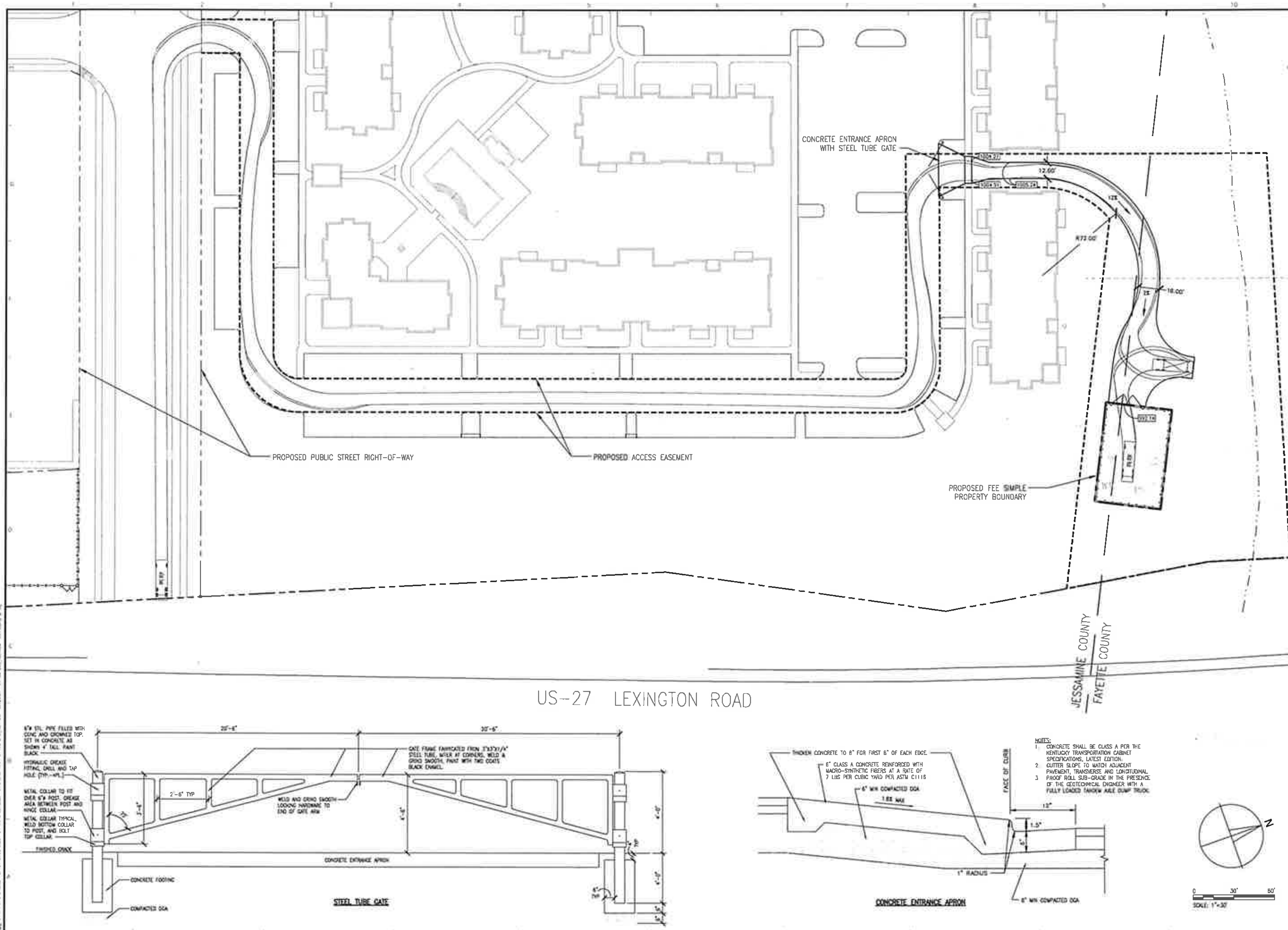

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PUMP STATION ACCESS PLAN

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

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C-401

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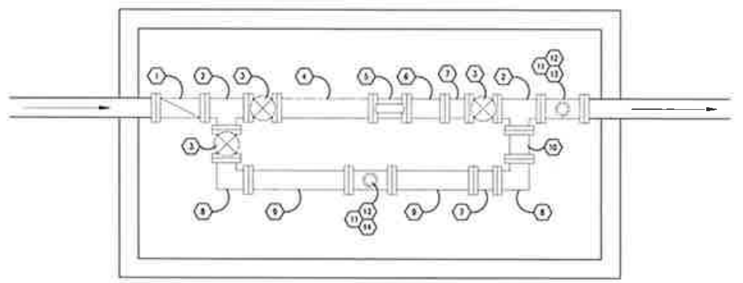
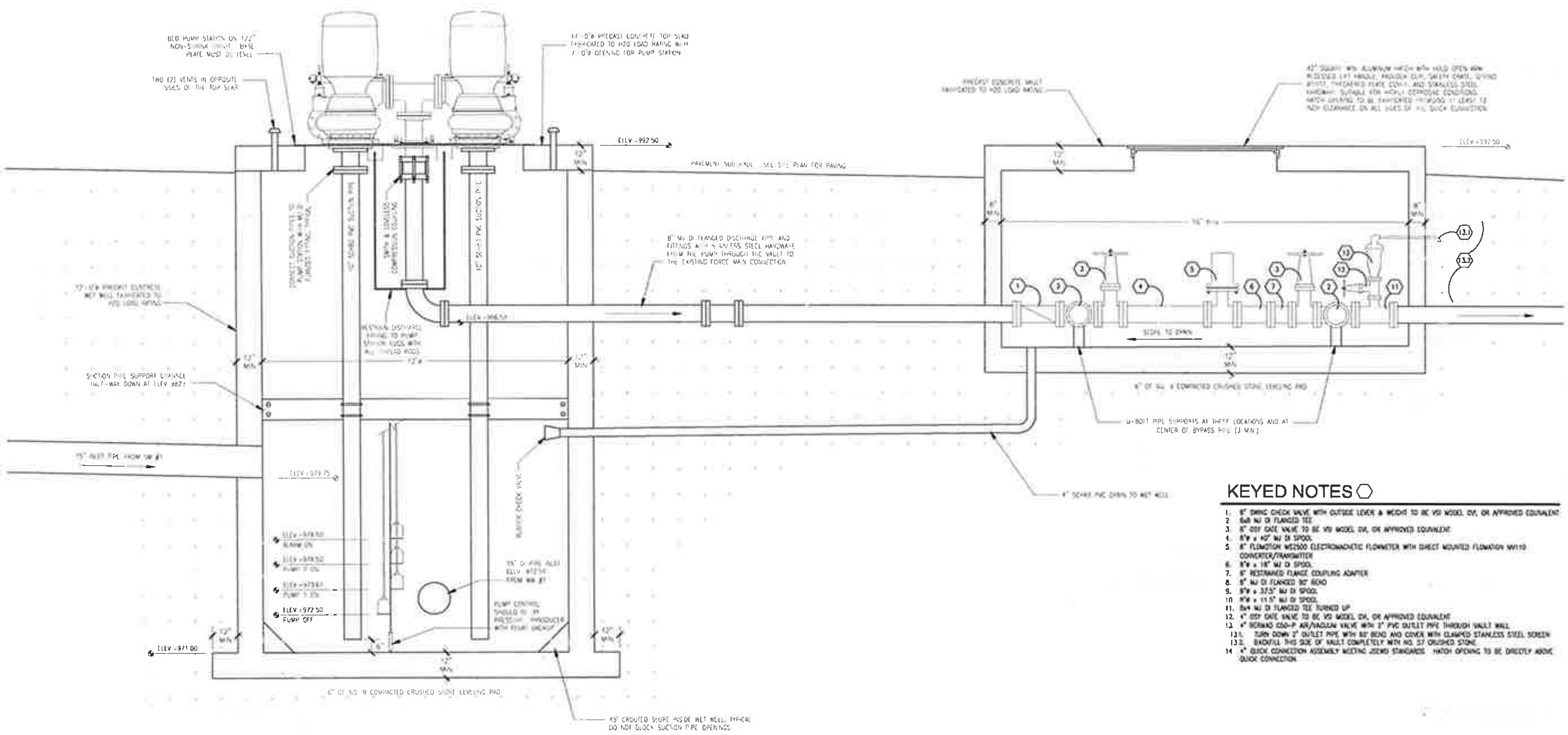
GENERAL NOTES

A. PRECAST CONCRETE STRUCTURES MUST COMPLY WITH ASTM C478 (LATEST REVISION).
B. PRECAST CONCRETE STRUCTURES MUST HAVE [illegible] WATERPROOFING ADMIXTURE.
C. SANITARY SEWER PIPE, FITTINGS, AND VALVES WITHIN THE PUMP STATION AND VALVE VAULT TO BE MECHANICAL JOINT DUCTILE IRON (MJ DI) FLANGE TYPE WITH FACTORY APPLIED INTERIOR & EXTERIOR FUSION BONDED EPOXY COATING AND STAINLESS STEEL HARDWARE.
D. METER/VALVE VAULT HATCH OPENING TO BE FABRICATED PROVIDING AT LEAST 12 INCH CLEARANCE ON ALL SIDES OF THE QUICK CONNECTION.
E. WALL PENETRATIONS TO BE MADE WITH WATER-TIGHT [illegible] BOOTS AND VOID SPACE FILLED WITH NON-SHRINK GROUT.
F. PRECAST CONCRETE JOINTS MUST BE WATER-TIGHT WITH AN INNER SEAL OF NONSHRINK GROUT AND AN OUTER MASTIC SEAL.
G. EXCAVATIONS TO BE COMPLETELY BACKFILLED WITH CRUSHED STONE COMPACTED IN 8" LOOSE LIFTS.
H. PUMPING STATION IS SUBJECT TO FLOTATION UNTIL CONSTRUCTION IS COMPLETED INCLUDING BACKFILL & REGRADE. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PREVENT FLOTATION DURING CONSTRUCTION.
I. SEE MANUFACTURER'S INSTALLATION DRAWINGS FOR FINAL DIMENSIONS [illegible] FOR PUMPS.
J. 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, DIVISION 1, GROUP D HAZARDOUS LOCATIONS.
K. AUDIBLE AND VISUAL ALARM MUST BE PROVIDED MEETING THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" TEN STATES STANDARDS.
L. CONTRACTOR RESPONSIBLE FOR TESTING OF PUMP STATION AND FORCE MAIN MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS.
M. SIZE CONDUIT AND WIRING TO MEET NATIONAL ELECTRIC CODE.
N. ENCLOSURES MUST BE NEMA 4X ALUMINUM OR STAINLESS STEEL.
O. PROVIDE TEMP. 8"Ø x 18" MJ DI SPOOL PIECE IN BOTTOM OF METER VAULT.
P. SHOP DRAWINGS REQUIRED.

PUMP BASIS OF DESIGN

Type: Vertical Vacuum-Primed Pumps with Variable Speed Controls
Model NO: Smith & Loveless Everlast Duplex Model 8D4D with 12" impeller
Rating: 1220 GPM 40 TDH
Motor: 25 HP 1170 RPM
Elec: 208V / 3PH / 4 WIRE





KEYED NOTES ⬡

1. 8" SWING CHECK VALVE WITH OUTSIDE LEVER & WEIGHT TO BE VSI MODEL CVI, OR APPROVED EQUIVALENT
2. 8x8 MJ DI FLANGED TEE
3. 8" OSY GATE VALVE TO BE VSI MODEL GVI, OR APPROVED EQUIVALENT
4. 8"Ø x 40" MJ DI SPOOL
5. 8" FLOMOTION WE2500 ELECTROMAGNETIC FLOWMETER WITH DIRECT MOUNTED FLOMATION MV110 CONVERTER/TRANSMITTER
6. 8"Ø x 18" MJ DI SPOOL
7. 8" RESTRAINED FLANGE COUPLING ADAPTER
8. 8" MJ DI FLANGED 90° BEND
9. 8"Ø x 37.5" MJ DI SPOOL
10. 8"Ø x 11.5" MJ DI SPOOL
11. 8x4 MJ DI FLANGED TEE TURNED UP
12. 4" OSY GATE VALVE TO BE VSI MODEL GVI, OR APPROVED EQUIVALENT
13. 4" BERMAD C50-P AIR/VACUUM VALVE WITH 3" PVC OUTLET PIPE THROUGH VAULT WALL
    13.1. TURN DOWN 3" OUTLET PIPE WITH 90° BEND AND COVER WITH CLAMPED STAINLESS STEEL SCREEN
    13.2. BACKFILL THIS SIDE OF VAULT COMPLETELY WITH NO. 57 CRUSHED STONE
14. 4" QUICK CONNECTION ASSEMBLY MEETING JSEWD STANDARDS. HATCH OPENING TO BE DIRECTLY ABOVE QUICK CONNECTION.

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PUMP STATION AND VALVE VAULT DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
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Project Number
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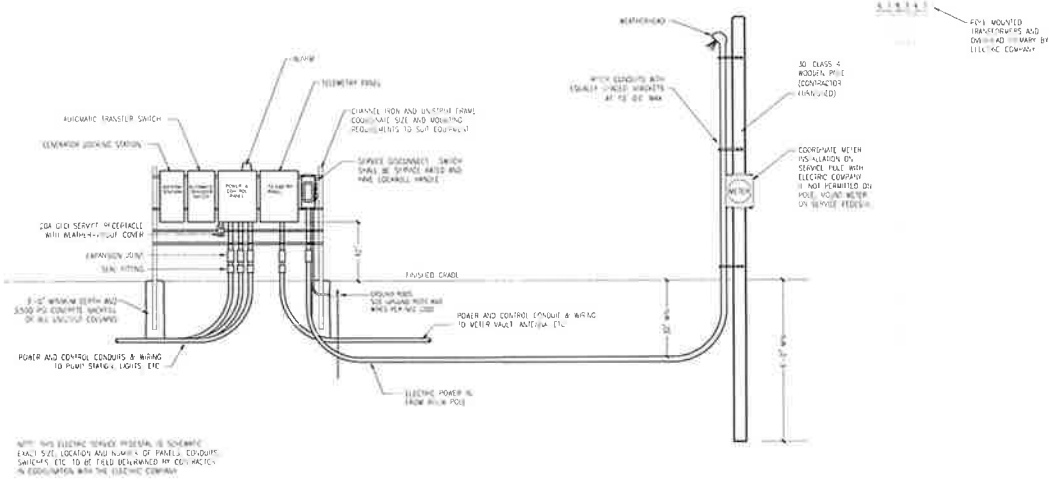
C-410
FUDUA

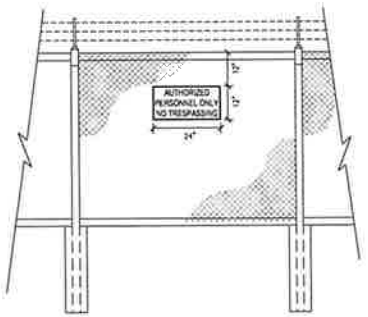
GENERAL NOTES

A. AUDIBLE AND VISIBLE ALARM MUST BE PROVIDED.
B. WET WELL AND PUMPS MUST COMPLY WITH THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" TEN STATES STANDARDS AND THE NATIONAL ELECTRIC CODE (NEC) REQUIREMENTS FOR CLASS I, DIVISION 1, GROUP D HAZARDOUS LOCATIONS
C. ELECTRIC AND CONTROL WIRING & CONDUIT TO MEET NEC CODE REQUIREMENTS
D. ELECTRIC AND CONTROL CONDUIT TO HAVE LONG SWEEPS, NOT ELBOWS.
E. ENCLOSURES TO BE OUTDOOR RATED NEMA 4X ALUMINUM OR STAINLESS STEEL.



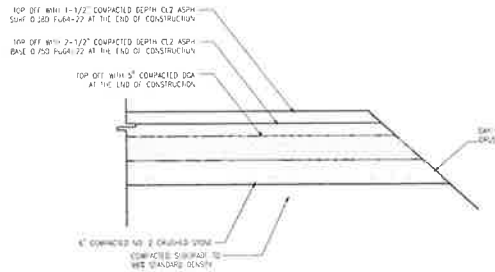
NOTE: THIS ELECTRIC SERVICE PEDESTAL IS SCHEMATIC EXACT SIZE, LOCATION AND NUMBER OF PANELS, CONDUITS, SWITCHES, ETC TO BE FIELD REVIEWED AND COORDINATED IN CONJUNCTION WITH THE ELECTRIC COMPANY

A ELECTRIC SERVICE PEDESTAL AND POLE
N.T.S.



B NO TRESSPASSING SIGN
N.T.S.

NOTES
1. PAVEMENT SUBGRADE TO BE PROOF ROLLED AND TESTED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER PRIOR TO ANY FILL OR CRUSHED STONE PLACEMENT
2. INSTALL NO. 2 CRUSHED STONE FOR USE DURING CONSTRUCTION ONCE THE PUMP STATION ACCESS ROAD SUBGRADE HAS PASSED PROOF ROLL
3. PAVING SHALL MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION



C ASPHALT PAVEMENT
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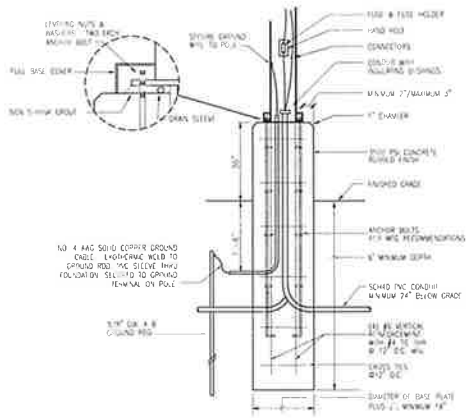
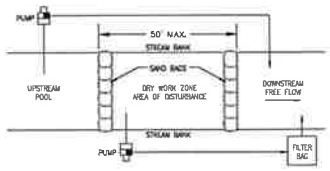


D CONCRETE POLE BASE
N.T.S.

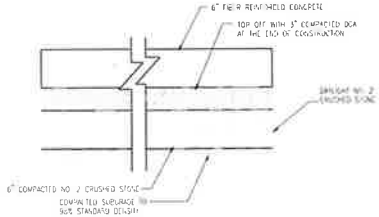
THE FOLLOWING GENERAL NOTES APPLY TO CONSTRUCTION IN THE FLOWING PORTION OF THE STREAM:
- WORK SHALL BE PERFORMED UNDER LOW-FLOW CONDITIONS.
- NO MATERIAL MAY BE PLACED TO FORM CONSTRUCTION PADS, COFFER DAMS, ACCESS ROADS, ETC.
- TRENCH SHALL BE BACKFILLED AS CLOSELY AS POSSIBLE TO THE ORIGINAL CONTOUR.
- SPOIL MATERIAL FROM EXCAVATION CAN NOT ENTER THE FLOWING PORTION OF THE STREAM.
- NO MORE THAN 50' OF STREAM BANK CAN BE DISTURBED.
- EQUIPMENT MUST OPERATE OUTSIDE OF THE FLOWING PORTION OF THE STREAM.
- REMOVAL OF VEGETATION IS LIMITED TO THAT NECESSARY FOR CONSTRUCTION & MAINTENANCE ACCESS.
- BLASTING OF STREAM CHANNELS IS NOT PERMITTED
- BACKFILL MUST BE IMMEDIATELY STABILIZED WITH SEED & STRAW MULCH AS CONSTRUCTED.
- STREAM CROSSING TO BE CONSTRUCTED BY METHODS THAT MAINTAIN FLOW AND ALLOW FOR DRY EXCAVATION, SUCH AS THE PUMP AROUND FLOW DIVERSION DETAILED BELOW.



E TEMPORARY STREAM DIVERSION
N.T.S.

NOTES
1. PAVEMENT SUBGRADE TO BE PROOF ROLLED AND TESTED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER PRIOR TO ANY FILL OR CRUSHED STONE PLACEMENT
2. INSTALL NO. 2 CRUSHED STONE FOR USE DURING CONSTRUCTION ONCE THE PUMP STATION SITE SUBGRADE HAS PASSED PROOF ROLL
3. PAVING SHALL MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION

CONCRETE PAVEMENT NOTES
- CONCRETE TO BE CLASS "A" PER KYTC STANDARD SPECIFICATIONS
- CONCRETE TO BE 3,500 PSI MINIMUM
- CONCRETE TO HAVE AN AIR CONTENT OF 6% ±2%
- CONCRETE SLUMP TO BE 3" ±1"
- CONCRETE TO BE REINFORCED WITH MACRO-SYNTHETIC FIBERS AT A RATE OF 7 LBS PER CUBIC YARD PER ASTM C1116
- USE WATER REDUCING AND RETARDING ADMIXTURE WHEN REQUIRED IN HOT TEMPERATURES, LOW HUMIDITY, OR OTHER ADVERSE PLACEMENT CONDITIONS PER INDUSTRY STANDARDS
- PROVIDE CLEAR MAINTENANCE MEMBRANE-FORMING CURING COMPOUND PER INDUSTRY STANDARDS
- FINISH: MEDIUM BROOM FINISH, UNLESS OTHERWISE NOTED



F CONCRETE PAVEMENT
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PUMP STATION SITE DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

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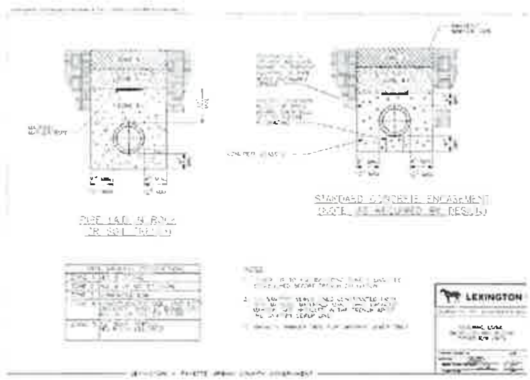
NOTE: PRECAST CONCRETE STRUCTURES MUST HAVE XYPEX RED WATERPROOFING ADMIXTURE



STD DWG 200
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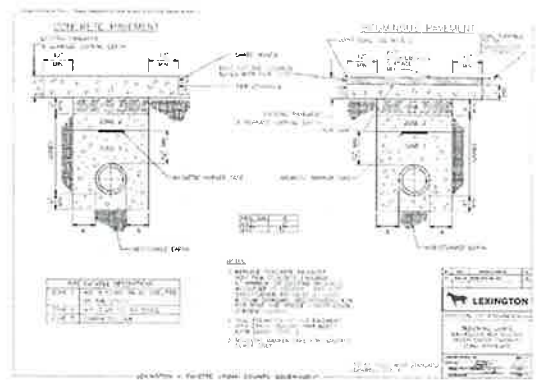

STD DWG 201-1
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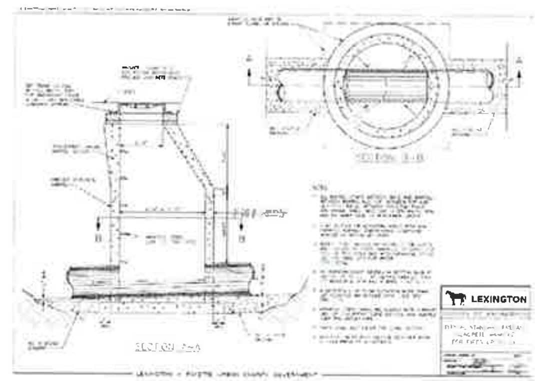

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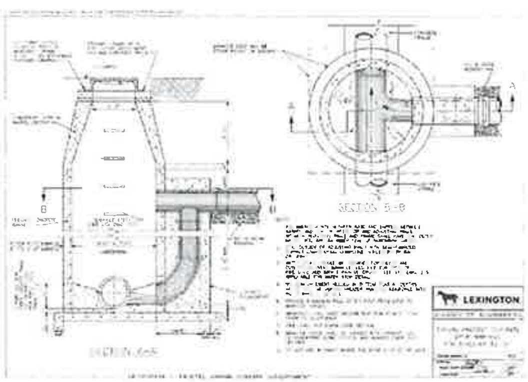

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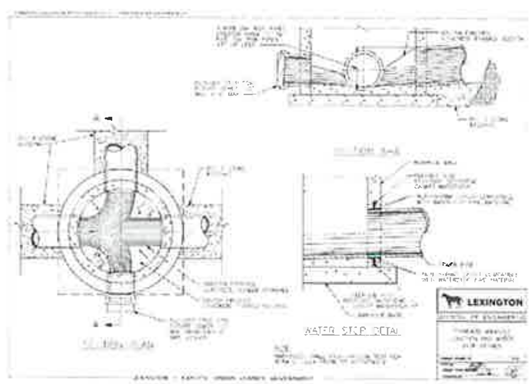

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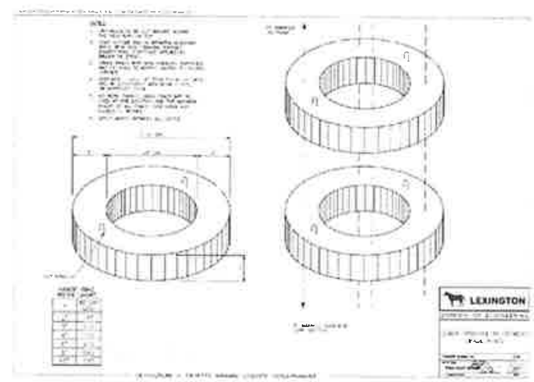

STD DWG 214
N.T.S.

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12-19-2025

SANITARY SEWER DETAILS
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST, 2025
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STD DWG 216
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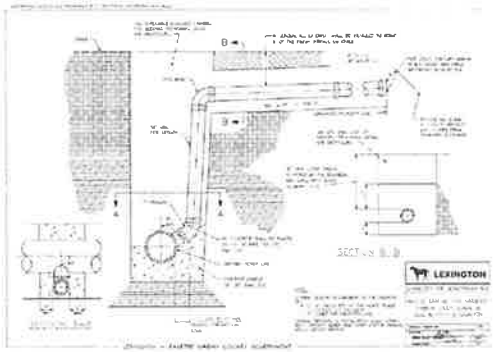

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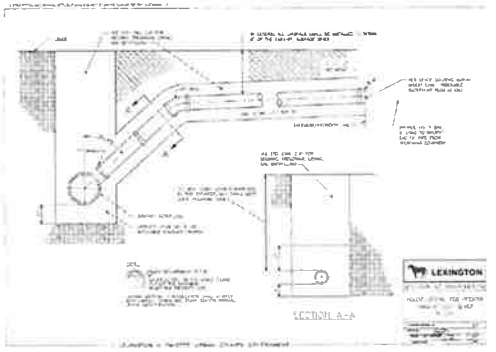

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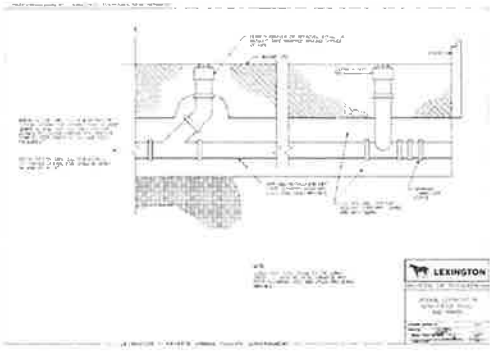

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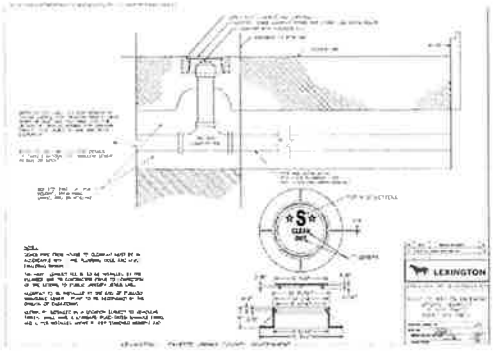

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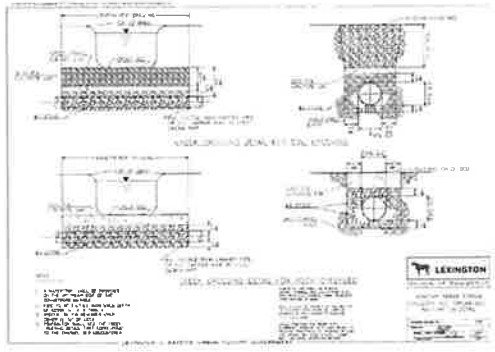

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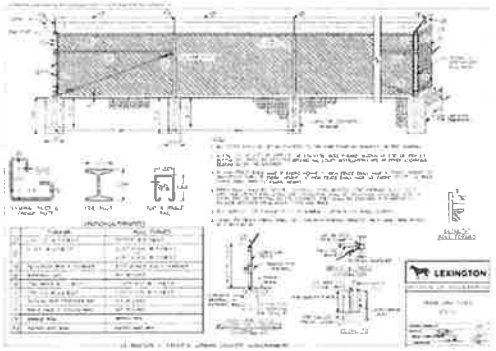

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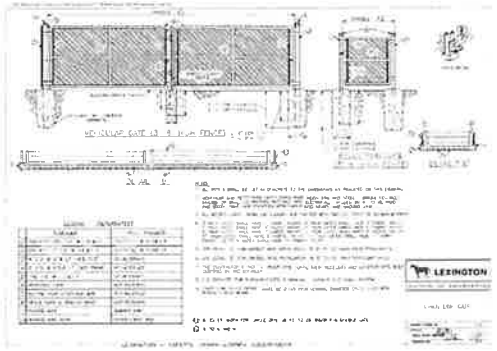

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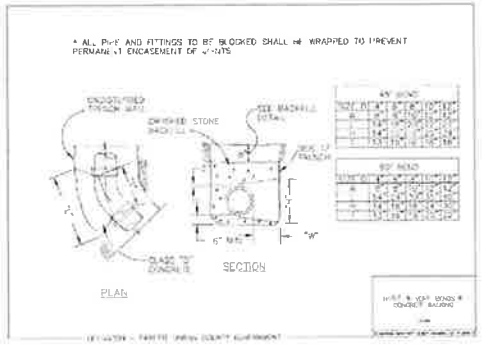

STD SAN SEWER DWG PS406
N.T.S.

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STATE OF KENTUCKY
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12-16-2025

SANITARY SEWER DETAILS

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	AUGUST, 2025
Drawn By:	PCJ
Checked By:	--

Revisions

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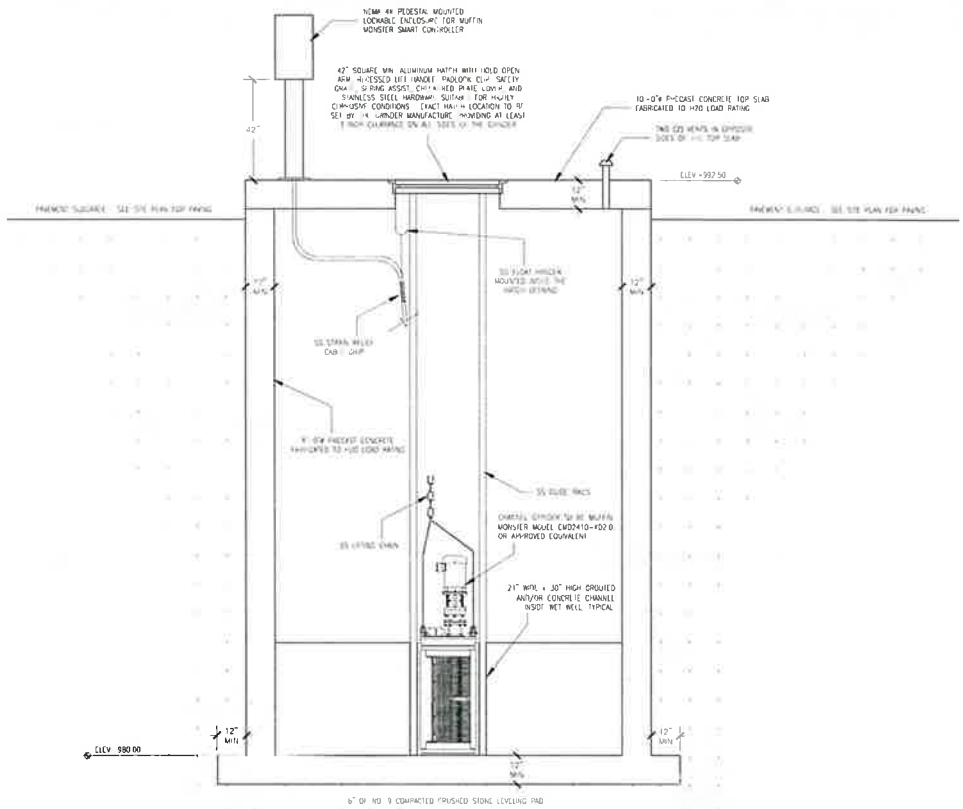
AKU SEAL

Project Number
24053.01

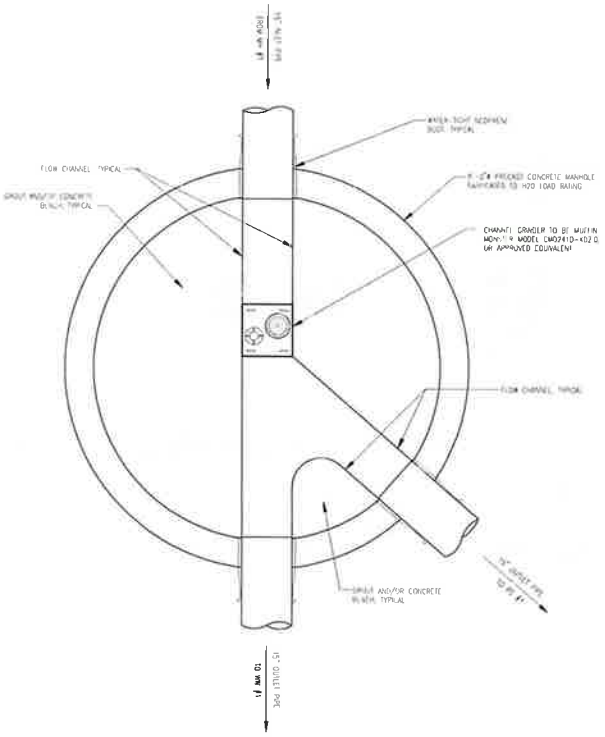
C-413
FUQUA

GENERAL NOTES

A PRECAST CONCRETE STRUCTURES MUST COMPLY WITH ASTM C478 (LATEST REVISION)
B PRECAST CONCRETE STRUCTURES MUST HAVE 7-9% RED WATERPROOFING ADMIXTURE
C CLEAR OPENING OF 24" SPLITTER MANHOLE ACCESS HATCH MUST PROVIDE AT LEAST 3 INCH CLEARANCE ON ALL SIDES OF THE GRINDER
D HARDWARE WITHIN THE SPLITTER MANHOLE MUST BE STAINLESS STEEL
E WALL PENETRATIONS TO BE MADE WITH WATER-TIGHT NEOPRENE BOOTS AND VOID SPACE FILLED WITH NONSHRINK GROUT
F PRECAST CONCRETE JOINTS MUST BE WATER-TIGHT WITH AN INNER SEAL OF NONSHRINK GROUT AND AN OUTER MASTIC SEAL
G EXCAVATIONS TO BE COMPLETELY BACKFILLED WITH CRUSHED STONE COMPACTED IN 8" LOOSE LIFTS
H SPLITTER MANHOLE IS SUBJECT TO FLOTATION UNTIL CONSTRUCTION IS COMPLETED INCLUDING BACKFILL & REGRADE. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PREVENT FLOATION DURING CONSTRUCTION
I ACCESS HATCH MUST BE SET AS TO ALLOW GRINDER GUIDE RAILS TO BE VERTICAL FOR CORRECT OPERATION
J SEE MANUFACTURERS INSTALLATION DRAWINGS FOR TRUE DIMENSIONS ON CENTERLINE FOR GRINDER AND ACCESS HATCH
K MANHOLE AND GRINDER MUST COMPLY WITH THE "WILDCAT/HOD STANDARDS FOR WASTEWATER FACILITIES" TEN STATES STANDARDS AND THE NATIONAL ELECTRIC CODE REQUIREMENTS FOR CLASS I DIVISION 1 GROUP D HAZARDOUS LOCATIONS
L CONTRACTOR IS RESPONSIBLE FOR TESTING OF THE GRINDER AND MANHOLE MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER REQUIREMENTS
M SEE CONDUIT AND WIRING TO MEET NATIONAL ELECTRIC CODE
N ENCLOSURES MUST BE NEMA 4X ALUMINUM OR STAINLESS STEEL
O SHOP DRAWINGS REQUIRED



SECTION
SPLITTER MANHOLE



PLAN VIEW
SPLITTER MANHOLE

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PATRICK R. FUQUA
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SPLITTER MANHOLE DETAILS
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

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AHJ SEAL

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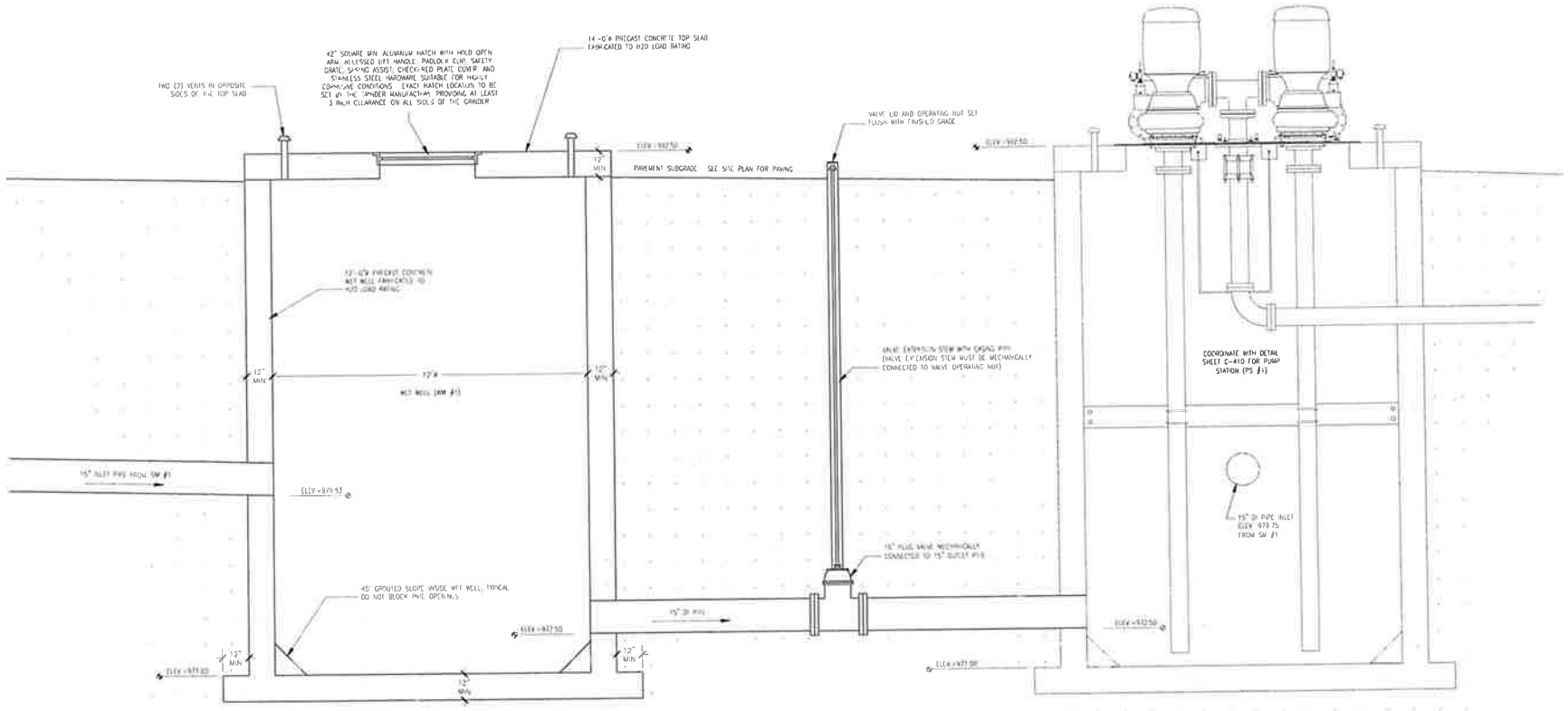
C-414
FUQUA

GENERAL NOTES

A. PRECAST CONCRETE STRUCTURES MUST COMPLY WITH ASTM C478 (LATEST REVISION)
B. PRECAST CONCRETE STRUCTURES MUST HAVE WHERE RCD WATERPROOFING ADMIXTURE
C. HARDWARE WITHIN THE SANITARY MANHOLE MUST BE STAINLESS STEEL
D. WALL PENETRATIONS TO BE MADE WITH WATER-TIGHT NEOPRENE BOOTS AND VOID SPACE FILLED WITH NONSHRINK GROUT
E. PIPE-TO-MANHOLE JOINTS MUST BE MADE WITH AN A-LOK SEAL OR NONSHRINK GROUT AND AN OUTSIDE MASTIC SEAL
F. EXCAVATIONS TO BE COMPLETELY BACKFILLED WITH CRUSHED STONE COMPACTED IN 8" LOOSE LIFTS
G. WET WELL IS SUBJECT TO FLOTATION UNTIL CONSTRUCTION IS COMPLETED, INCLUDING BACKFILL & REGRADE. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PREVENT FLOTATION DURING CONSTRUCTION
H. WET WELL MUST COMPLY WITH THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" TEN STATES STANDARDS AND THE NATIONAL ELECTRIC CODE REQUIREMENTS FOR CLASS I, DIVISION 1, GROUP D HAZARDOUS LOCATIONS
I. CONTRACTOR RESPONSIBLE FOR TESTING OF WET WELL MEETING JESSAMINE SOUTH ELKHORN WATER DISTRICT (JSEWD) AND KENTUCKY DIVISION OF WATER (KDOW) REQUIREMENTS
J. SHOP DRAWINGS REQUIRED



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12-19-2025

WET WELL DETAILS

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4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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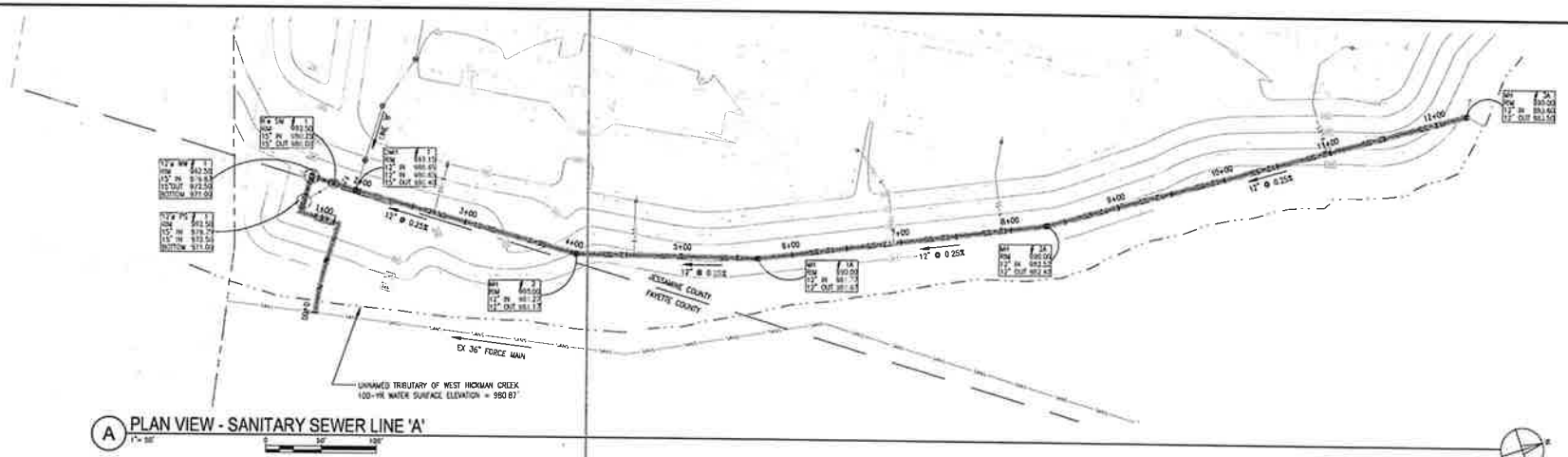
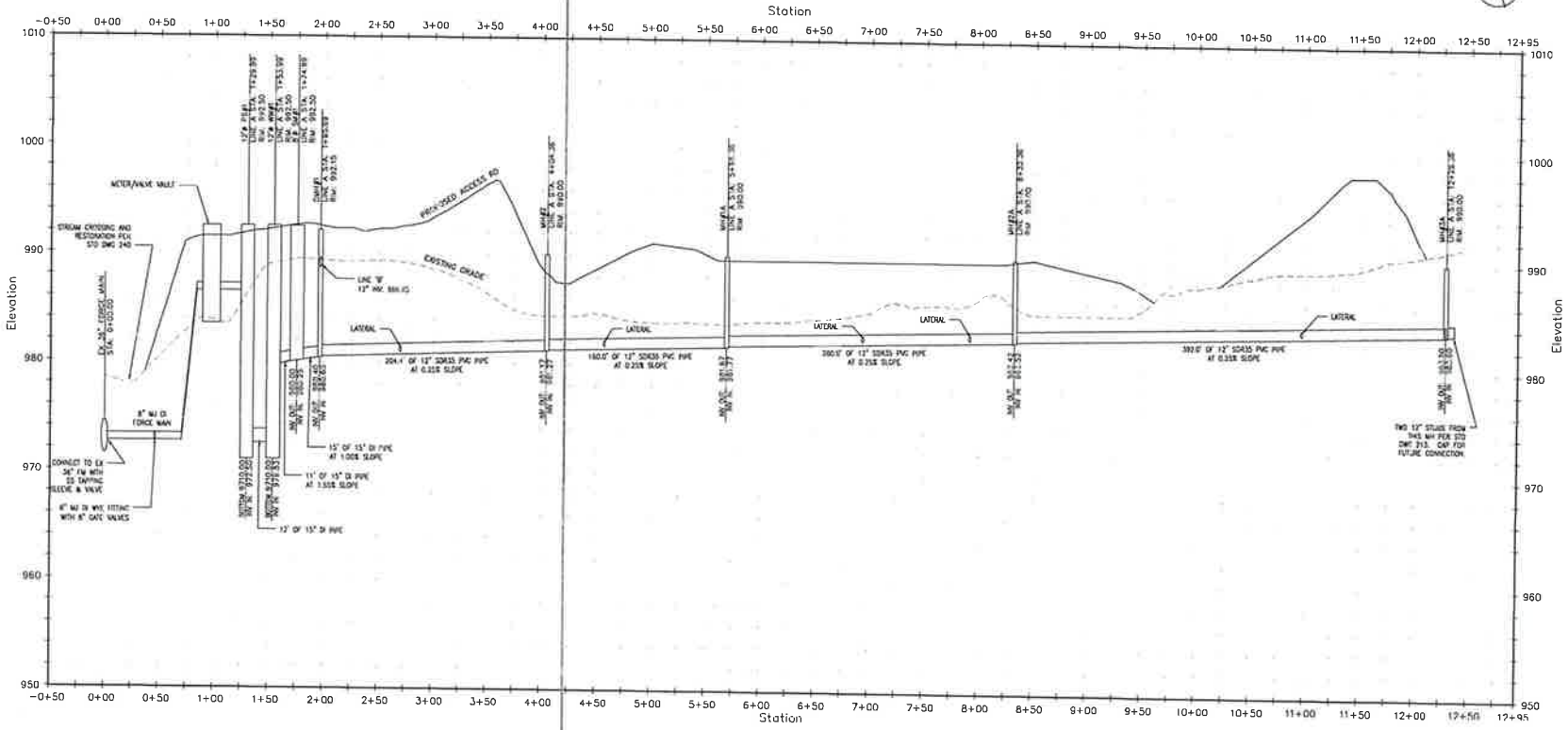


A PLAN VIEW - SANITARY SEWER LINE 'A'



AA PROFILE VIEW - SANITARY SEWER LINE 'A'

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12-19-2025

SANITARY SEWER PLAN AND PROFILES - LINE 'A'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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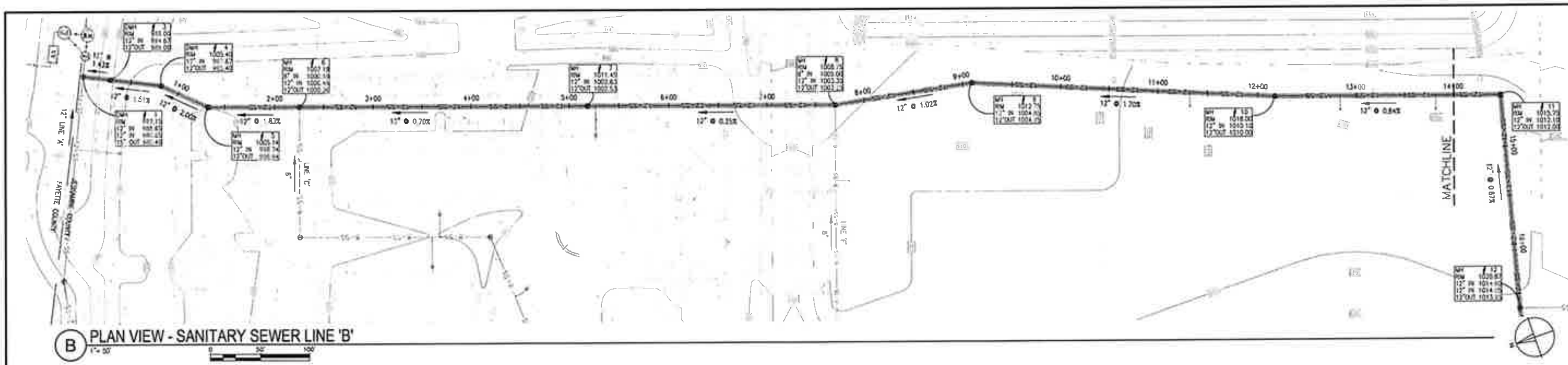
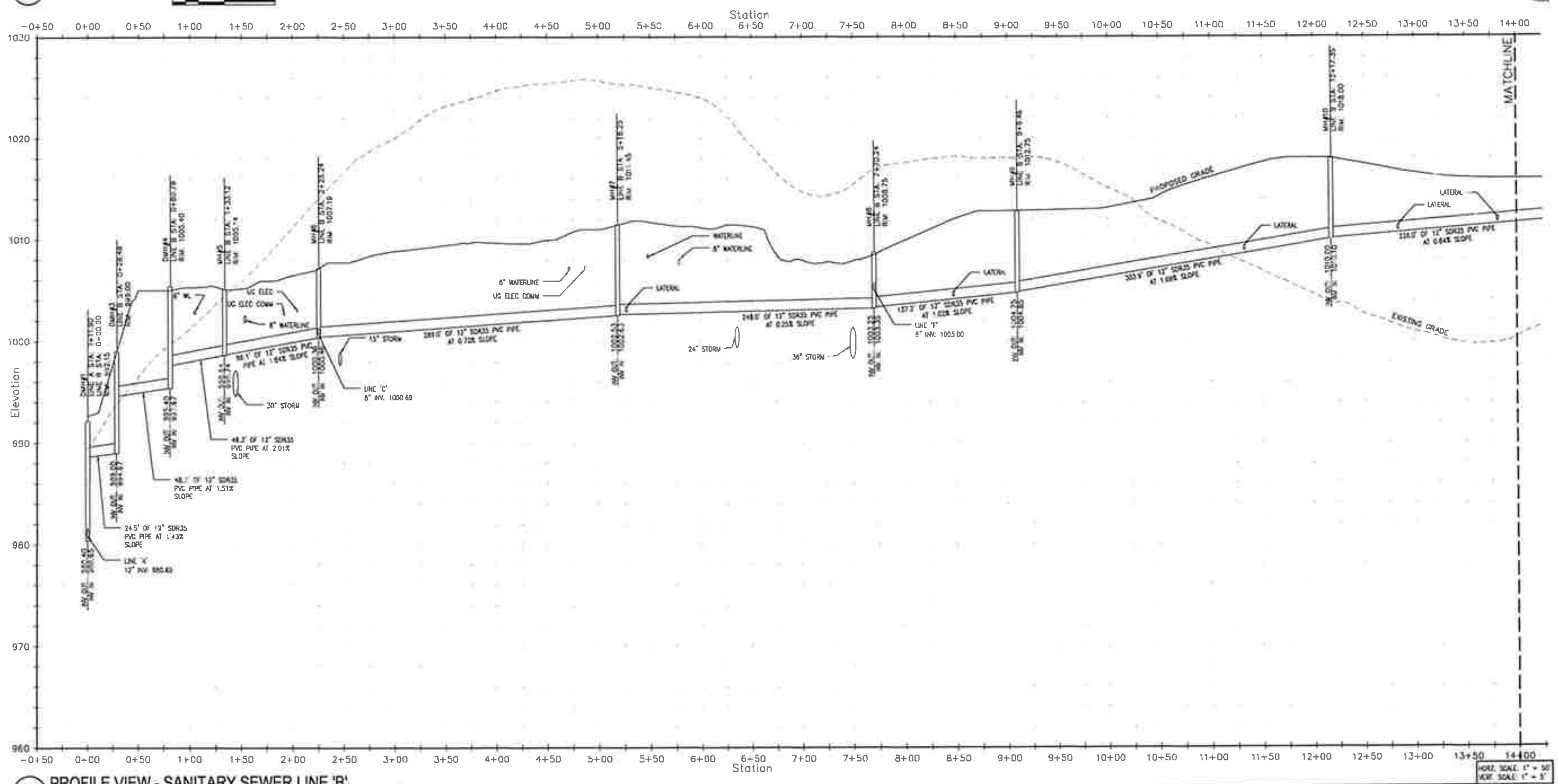


B PLAN VIEW - SANITARY SEWER LINE 'B'
1" = 50'



BB PROFILE VIEW - SANITARY SEWER LINE 'B'
1" = 50'

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SANITARY SEWER PLAN AND PROFILES - LINE 'B'

STONEDALE - SITE DEVELOPMENT
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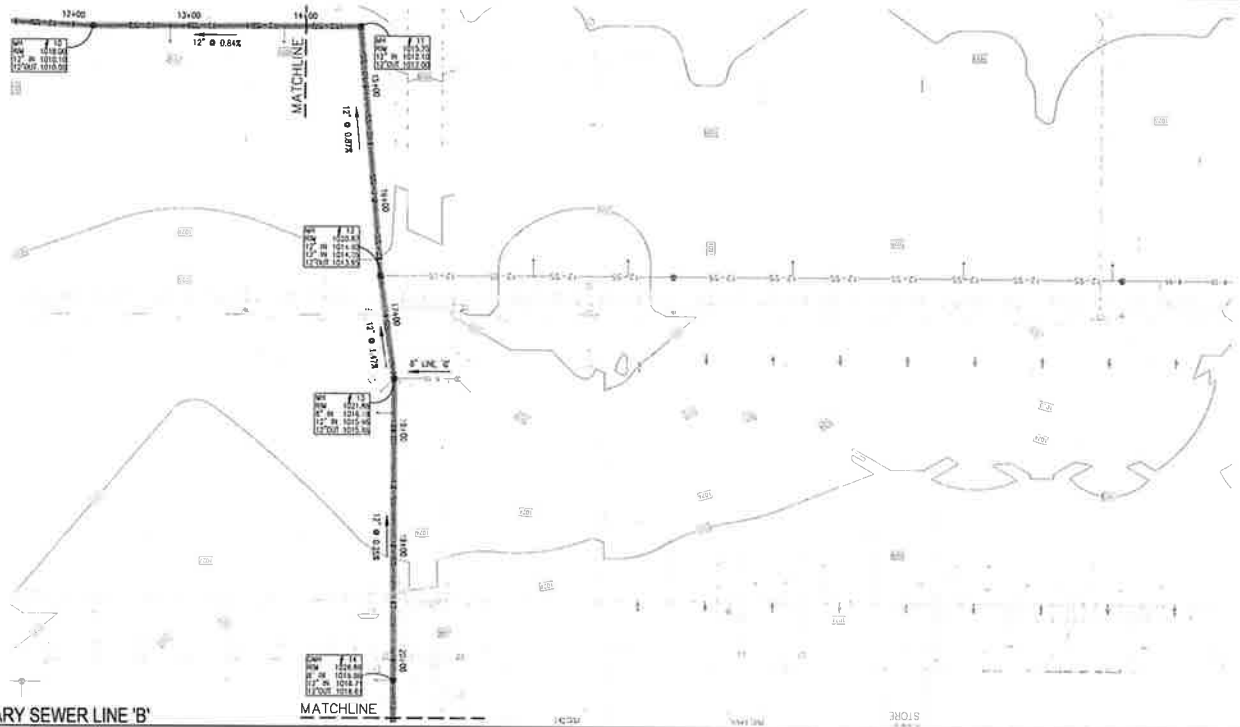
C-421



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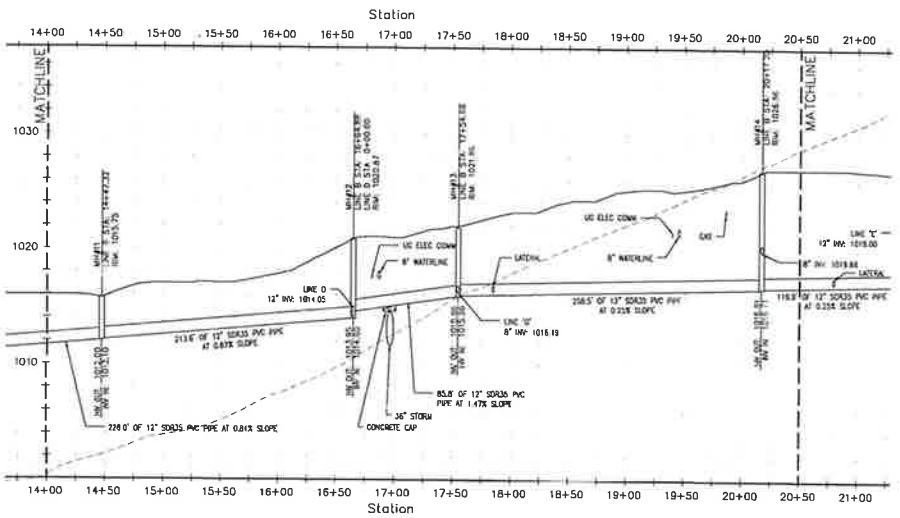
1"= 50'



BB PROFILE VIEW - SANITARY SEWER LINE 'B'
1"= 50'

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

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SANITARY SEWER PLAN AND PROFILES - LINE 'B'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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AHJ SEAL

Project Number
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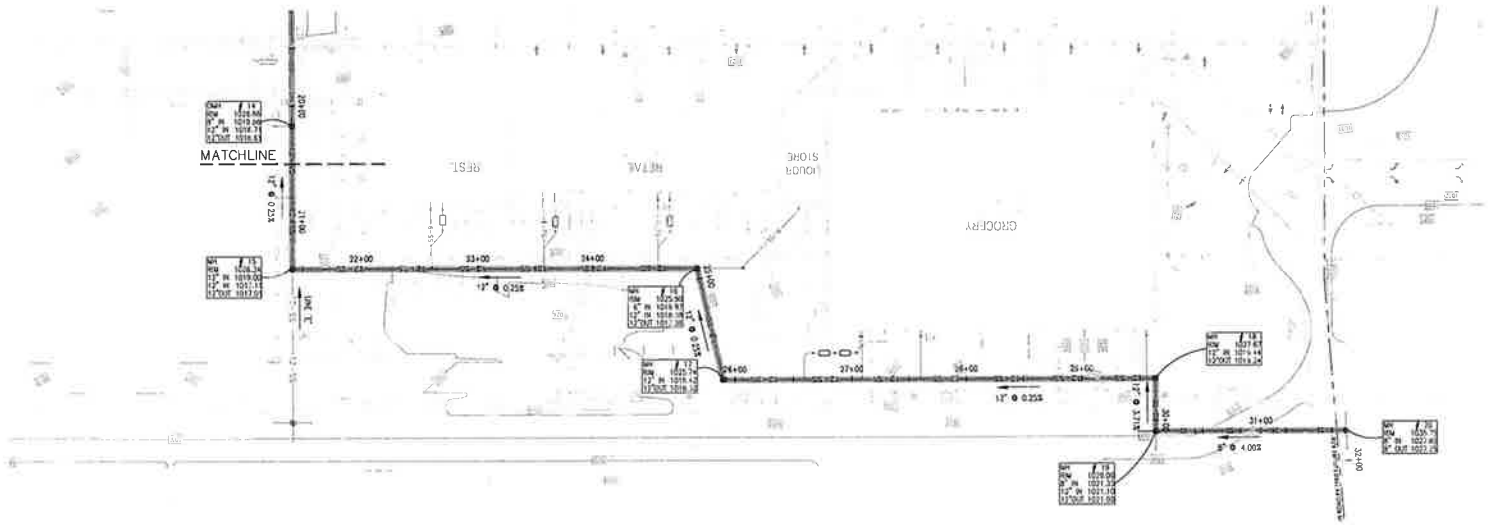
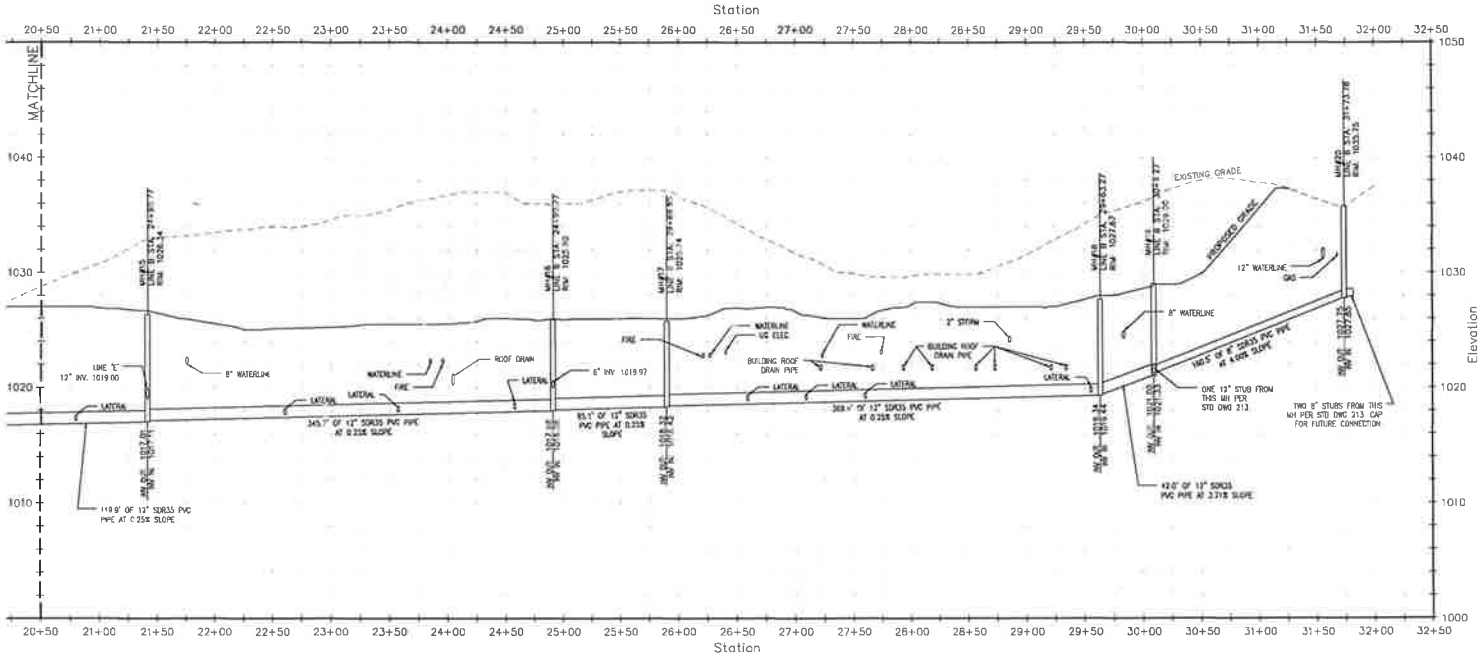
C-422



B PLAN VIEW - SANITARY SEWER LINE 'B'
1"= 50'



BB PROFILE VIEW - SANITARY SEWER LINE 'B'
1"= 50'

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

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12-19-2025

SANITARY SEWER PLAN AND PROFILES - LINE 'B'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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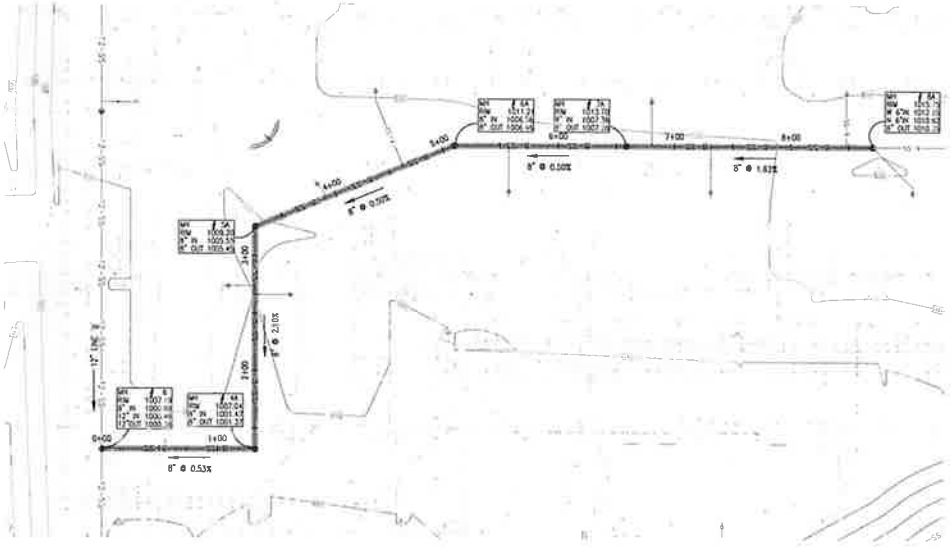
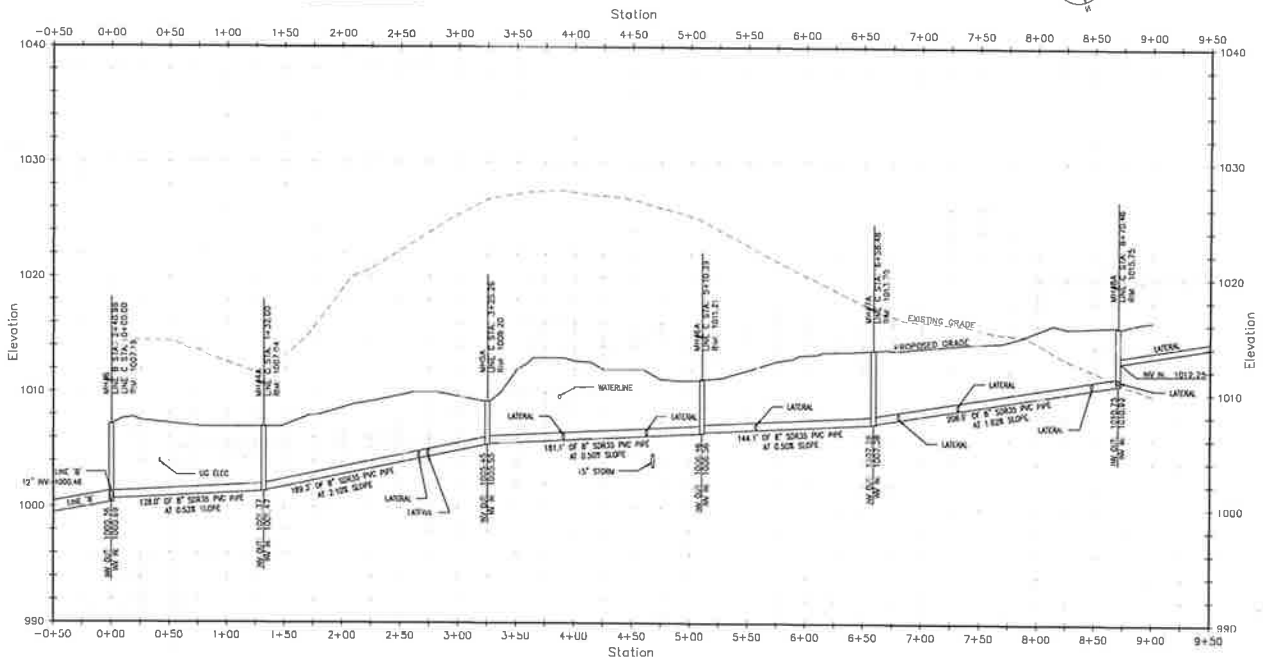
C-423
FUQUA



C PLAN VIEW - SANITARY SEWER LINE 'C'



CC PROFILE VIEW - SANITARY SEWER LINE 'C'

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

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PATRICK F.S. DEMING
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12-19-2025

SANITARY SEWER PLAN AND PROFILES - LINE 'C'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	AUGUST, 2025
Drawn By:	-
Checked By:	-
Revisions:	
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Mark	Date

AS NOTED

Project Number
24053.01

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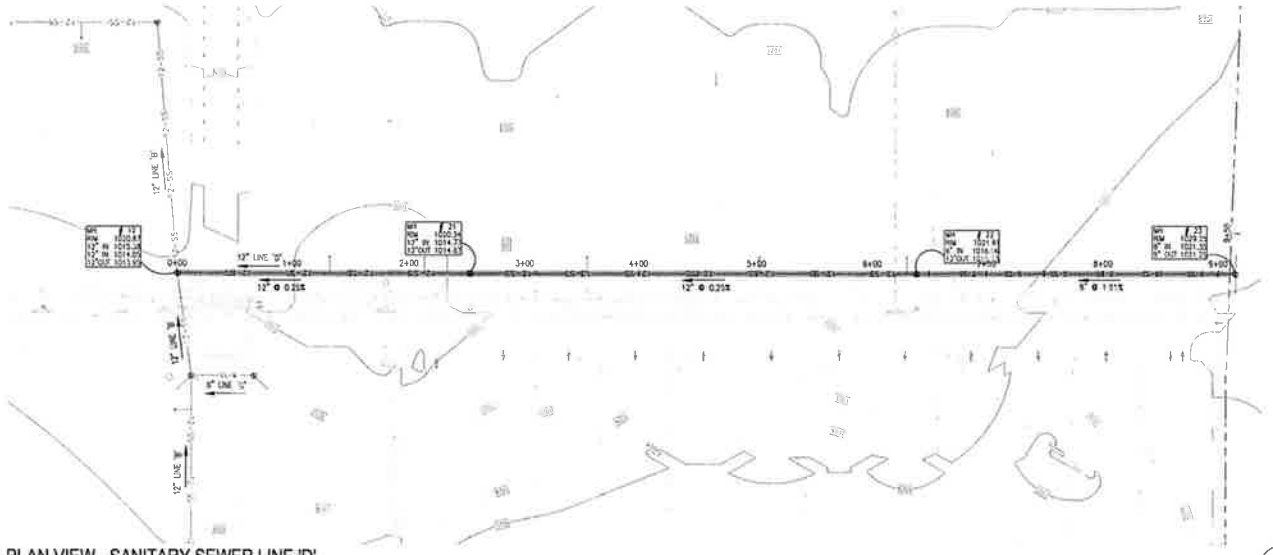
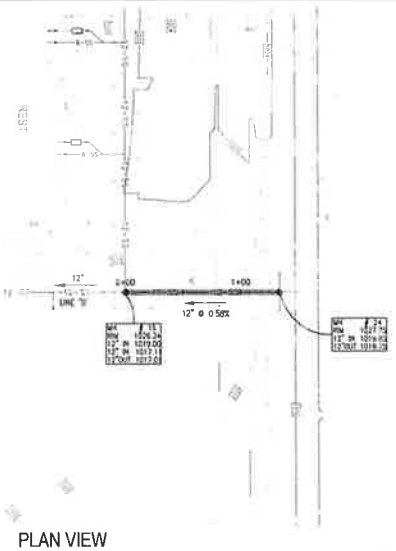
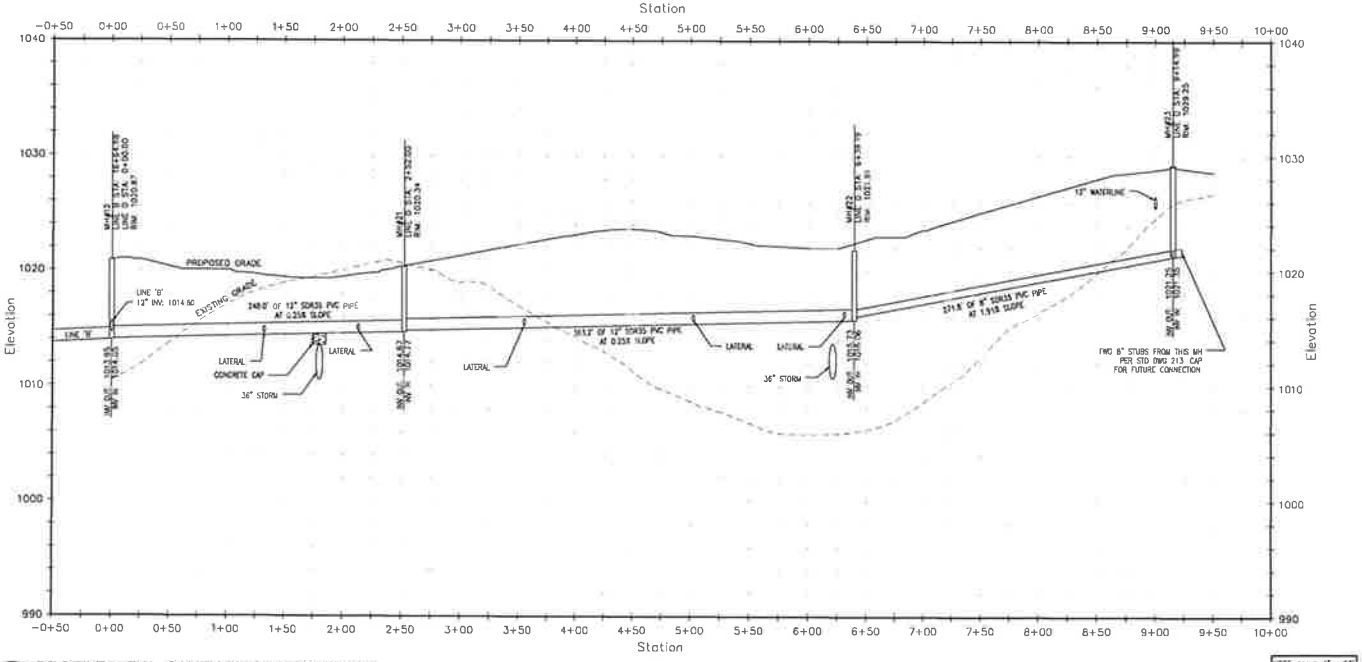
HALLMARK



D PLAN VIEW - SANITARY SEWER LINE 'D'
1" = 50'

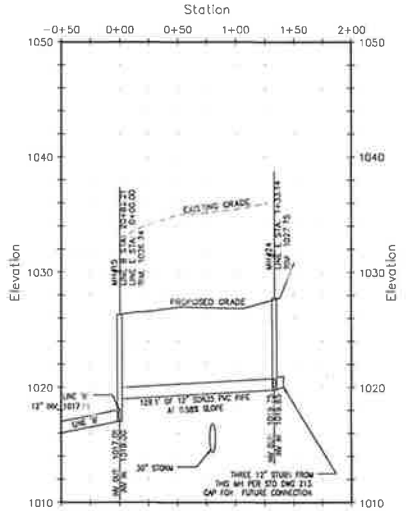


PLAN VIEW
E SANITARY SEWER LINE 'E'
1" = 50'



DD PROFILE VIEW - SANITARY SEWER LINE 'D'
1" = 50'

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



PROFILE VIEW
EE SANITARY SEWER LINE 'E'
1" = 50'

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

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COMMONWEALTH OF KENTUCKY
PATRICK F.S. DENNIS
20703
LICENSED PROFESSIONAL ENGINEER
12-15-2025

SANITARY SEWER PLAN AND PROFILES - LINE 'D' AND 'E'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	AUGUST, 2025
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AFU SEAL

Project Number
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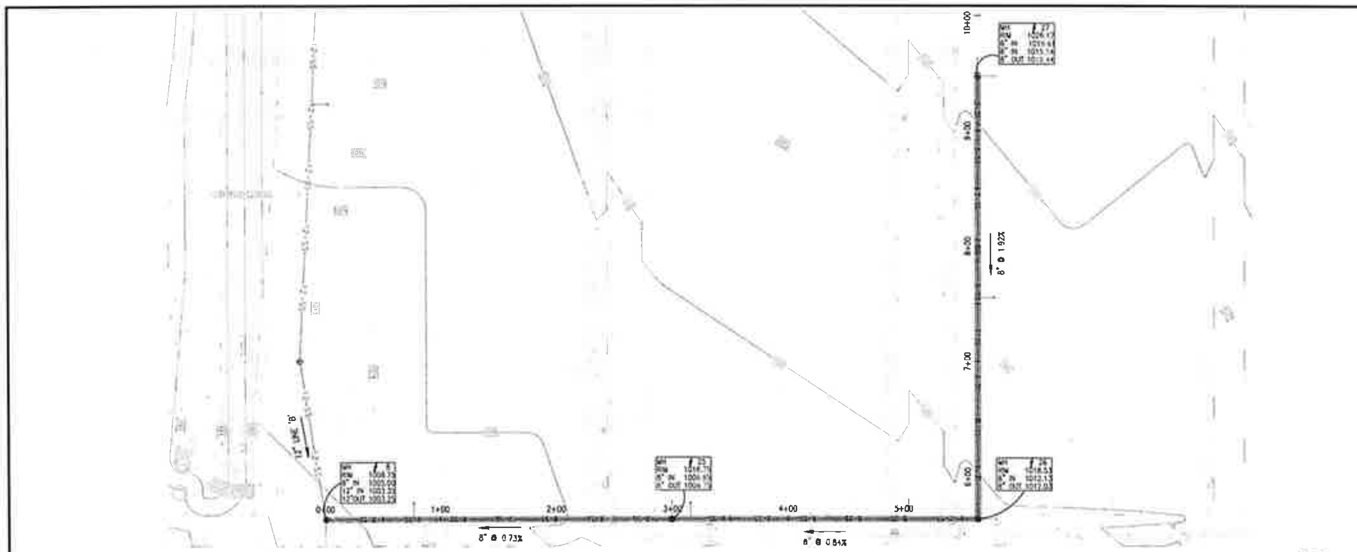
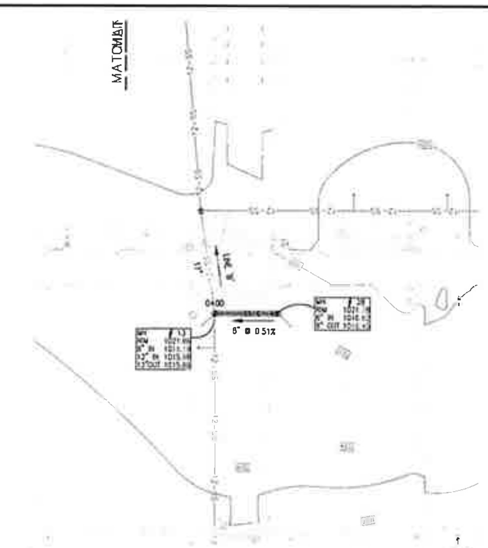
C-425

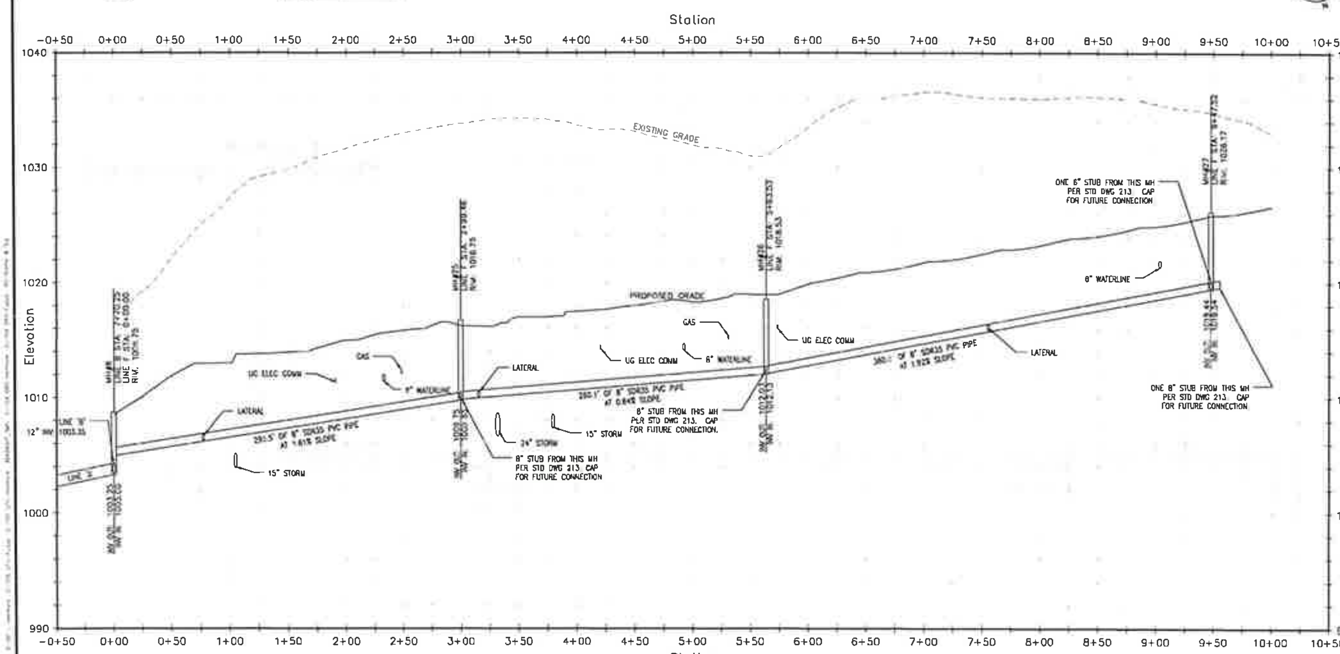
FUQUA



F PLAN VIEW - SANITARY SEWER LINE 'F'
1"= 50'

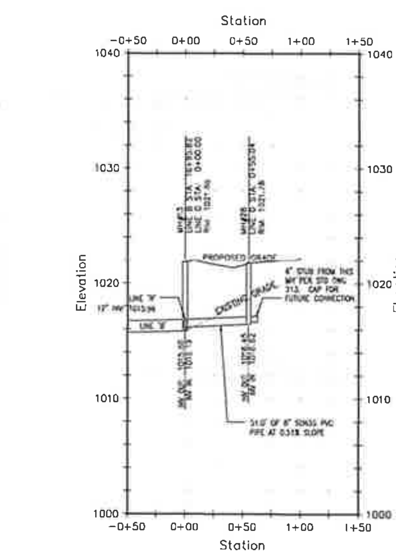


G PLAN VIEW - SANITARY SEWER LINE 'G'
1"= 50'



FF PROFILE VIEW - SANITARY SEWER LINE 'F'
1"= 50'

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



GG PROFILE VIEW - SANITARY SEWER LINE 'G'
1"= 50'

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

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12-19-2025

SANITARY SEWER PLAN AND PROFILES - LINE 'F' AND 'G'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	AUGUST, 2025
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AS/ITSCAL

Project Number
24053.01
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C-426
FUQUA

GENERAL CONDITIONS

THE "OWNER" IN THE GENERAL NOTES SHALL REFER TO (NAME) (CONTACT PERSON) (PHONE NUMBER) FUQUA ACQUISITIONS II, GREER SCOGGINS, (404) 907-1709

THE "ENGINEER" IN THE GENERAL NOTES SHALL REFER TO (NAME) (COMPANY) & (PHONE NUMBER). CMW, INC., PATRICK DEMING, (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 MATERIAL & 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 27 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, 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 & 6" 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-6-88 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 CROSSING 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' SPACING)
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-704
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 8" 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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COMMONWEALTH OF KENTUCKY
PATRICK E. DEMING
20783
LICENSED PROFESSIONAL ENGINEER
12-19-2025

JDEWD GENERAL NOTES
STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	AUGUST, 2025
Drawn By:	--
Checked By:	--

Revisions

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ANZ SEAL

Project Number
24053.01

C-427
FUQUA

GENERAL CONDITIONS

THE "OWNER" IN THE GENERAL NOTES SHALL REFER TO (NAME) (CONTACT PERSON) (PHONE NUMBER): HALLMARK COMMUNITIES, WILL KIRK, (614) 769-1911

THE "ENGINEER" IN THE GENERAL NOTES SHALL REFER TO: (NAME), (COMPANY) & (PHONE NUMBER): CMW, INC., PATRICK DEMING, (859) 254-6623

REFER TO THE GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, BEWERAGE 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 48 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 6' 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 FLORESENT 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-6-98 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 CROSSING 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' SPACING).
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 #235 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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STATE OF KENTUCKY
PATRICK F.E. DEMING
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12-19-2025

JDEWD GENERAL NOTES

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

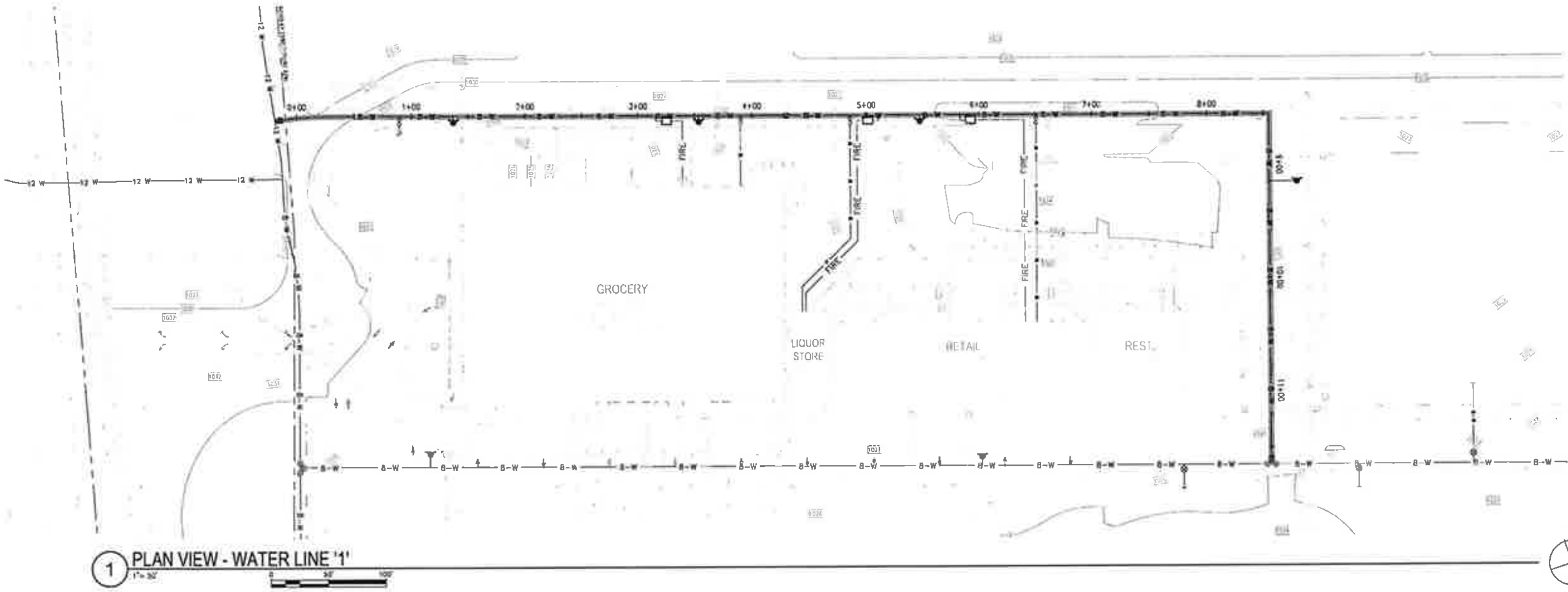
Issue Date	AUGUST, 2025
Drawn By	-
Checked By	-
Revisions	
Mark	Date

AHJ SEAL

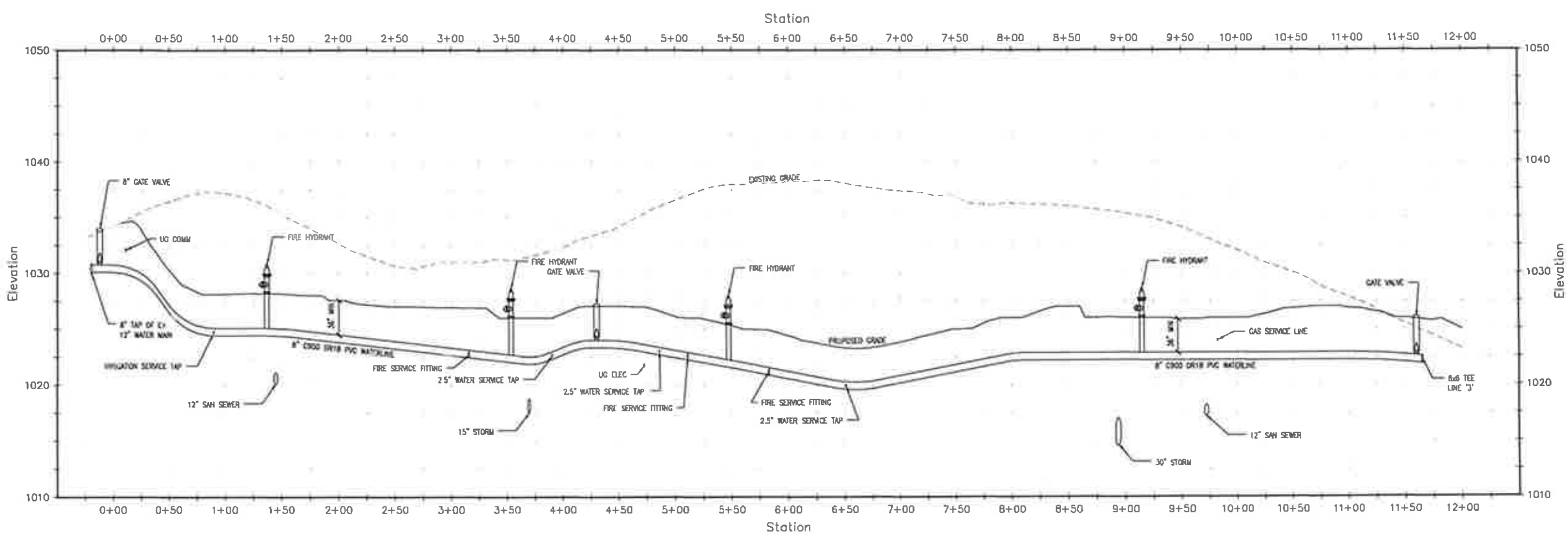
Project Number
24053.01

C-428

HALLMARK



1 PLAN VIEW - WATER LINE '1'
1" = 30'



AA PROFILE VIEW - WATER LINE '1'
1" = 30'

HORZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'

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PATRICK F.S. DEMING 20203 LICENSED PROFESSIONAL ENGINEER, STATE OF KENTUCKY
2-18-2026

WATER PLAN AND PROFILES - LINE '1'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	JANUARY, 2026
Drawn By	BR
Checked By	PD
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Mark	Date

AHJ SEAL

Project Number
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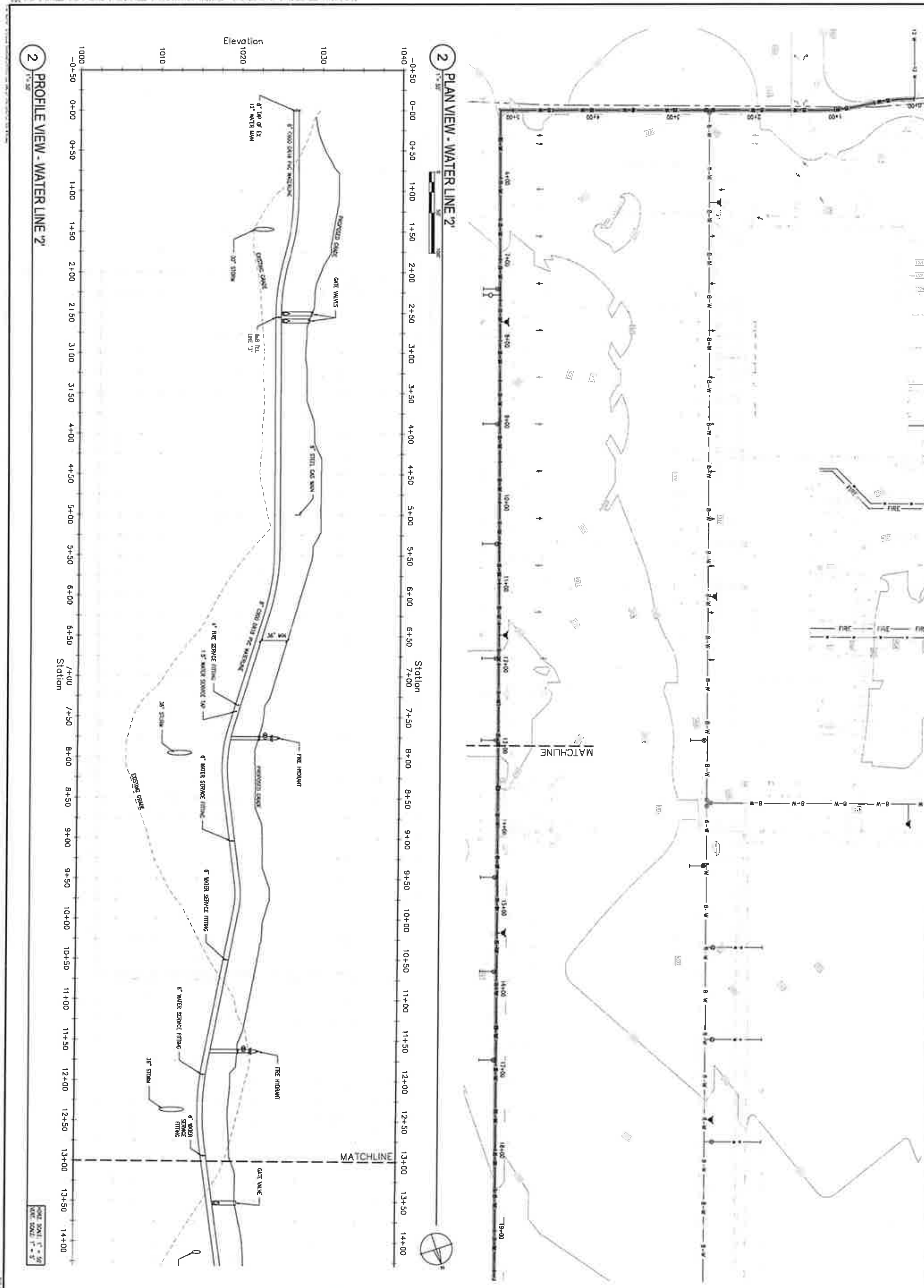
C-500
FUQUA



WATER PLAN AND PROFILES - LINE '2'

STONEDALE - SITE DEVELOPMENT

4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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Project Number 24053.01

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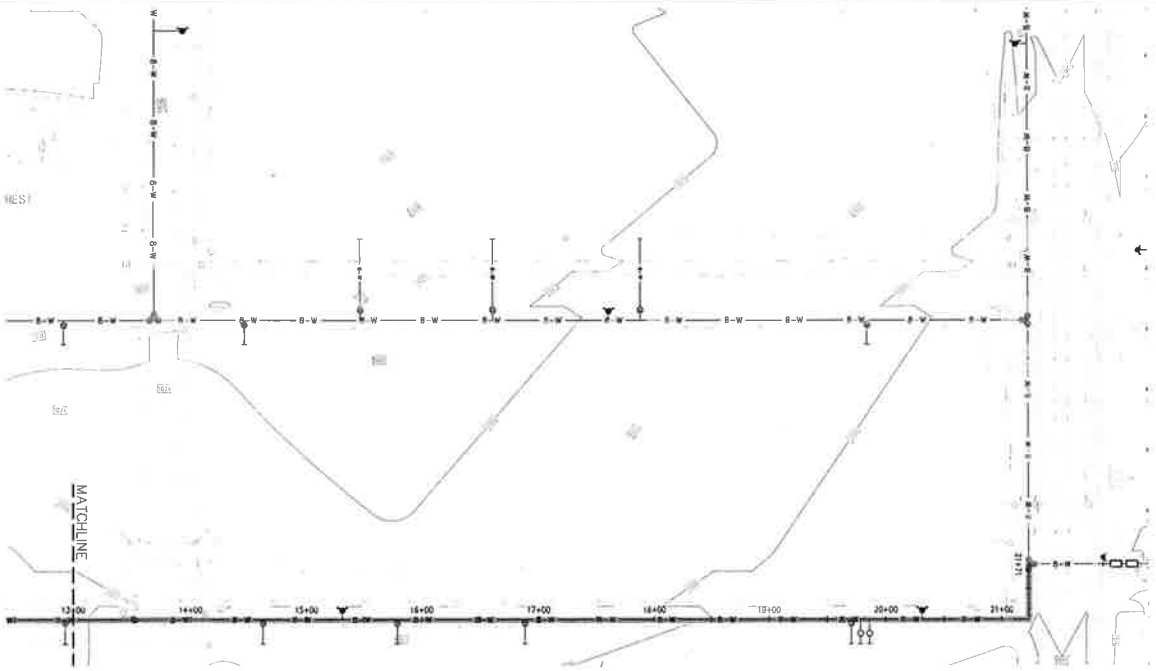
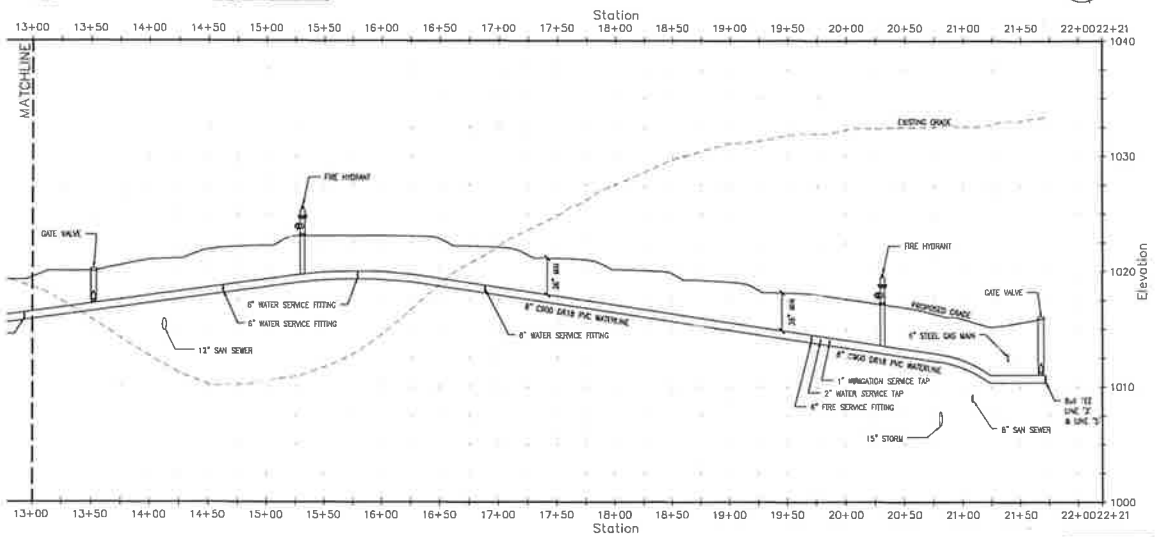


2 PLAN VIEW - WATER LINE '2'

1" = 50'



2 PROFILE VIEW - WATER LINE '2'

1" = 50'

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

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WATER PLAN AND PROFILES - LINE '2'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date	JANUARY, 2026
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Project Number
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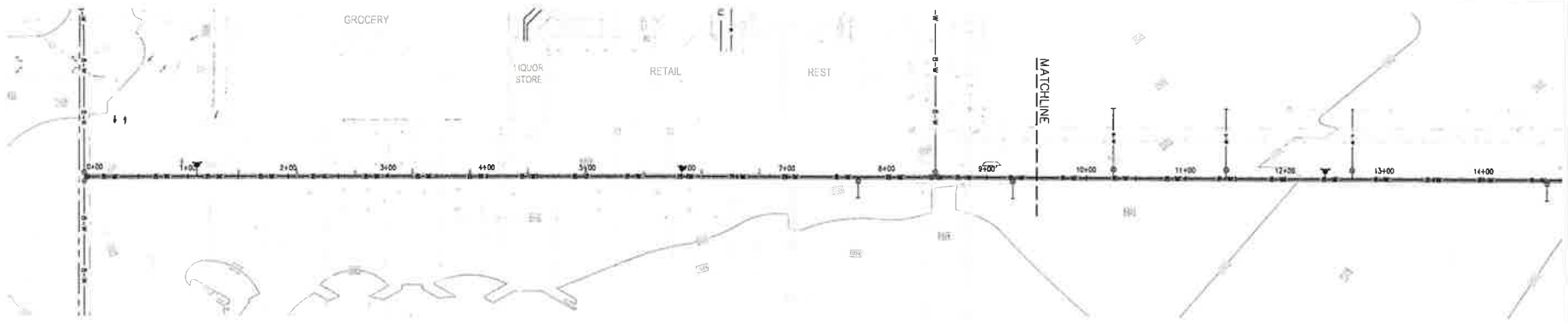
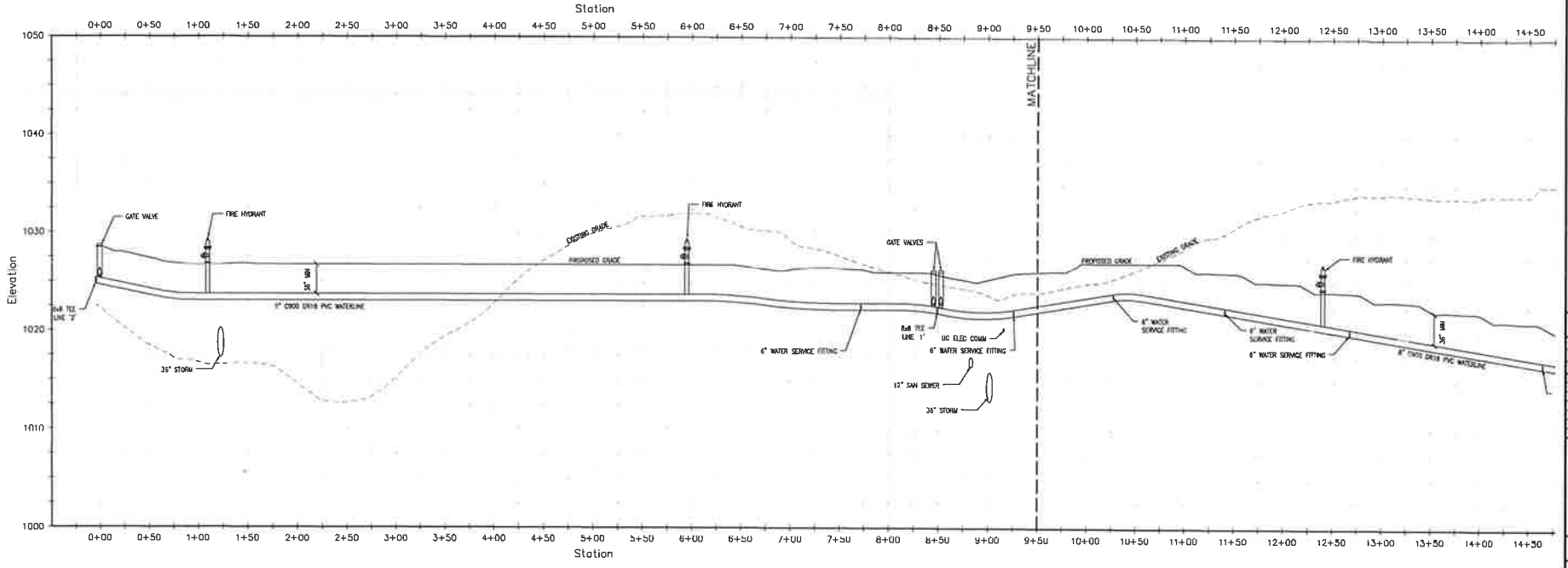
FUQUA



3 PLAN VIEW - WATER LINE '3'
1" = 50'



3 PROFILE VIEW - WATER LINE '3'
1" = 50'

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

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STATE OF KENTUCKY
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3-23-2026

WATER PLAN AND PROFILES - LINE '3'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

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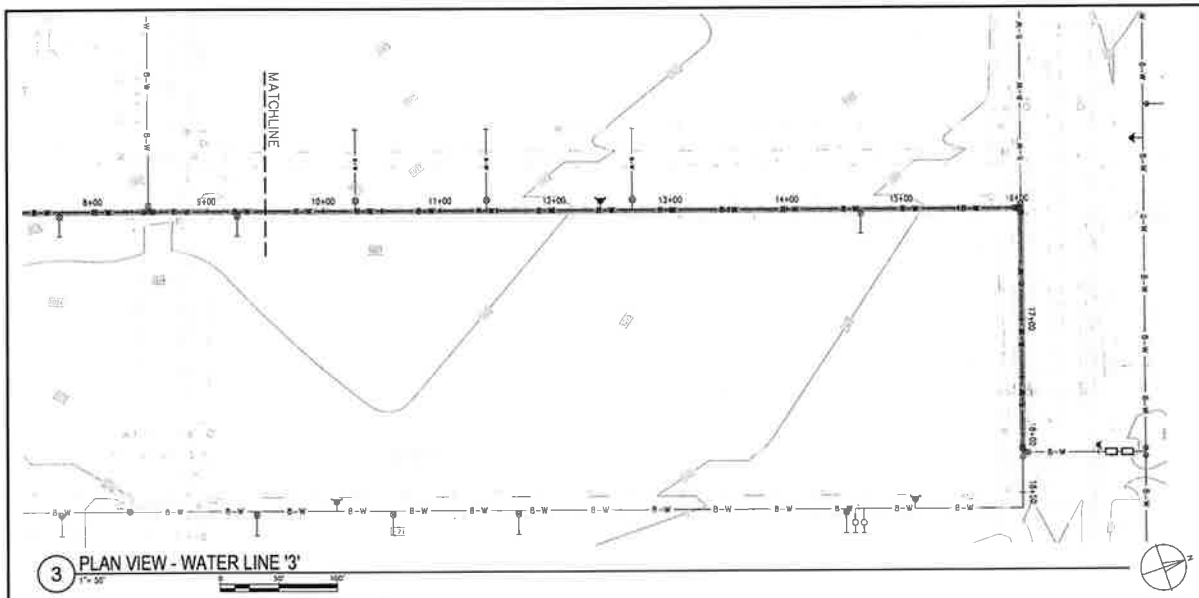
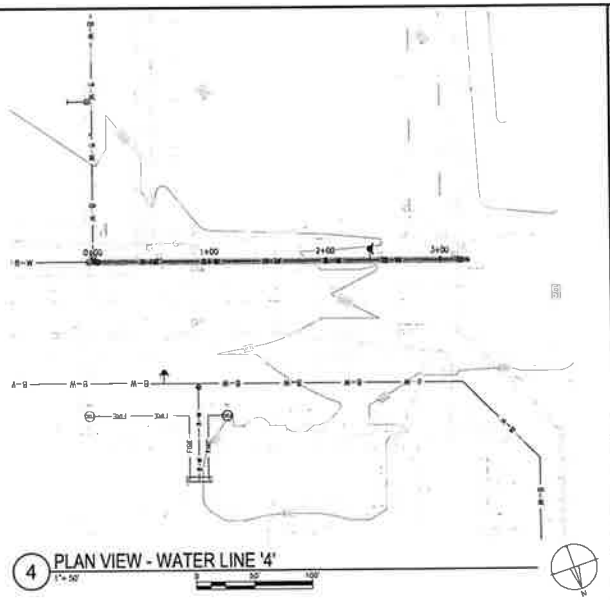
APPROVED

Project Number
24053.01

C-503
FUQUA



3 PLAN VIEW - WATER LINE '3'
1" = 50'



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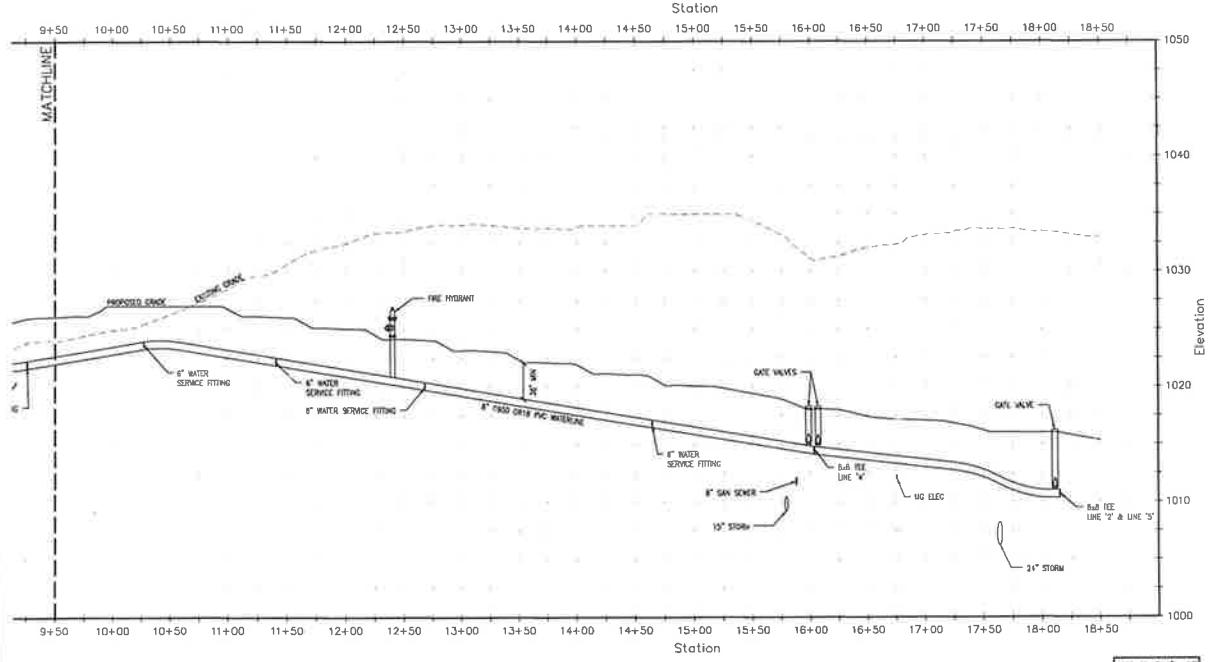
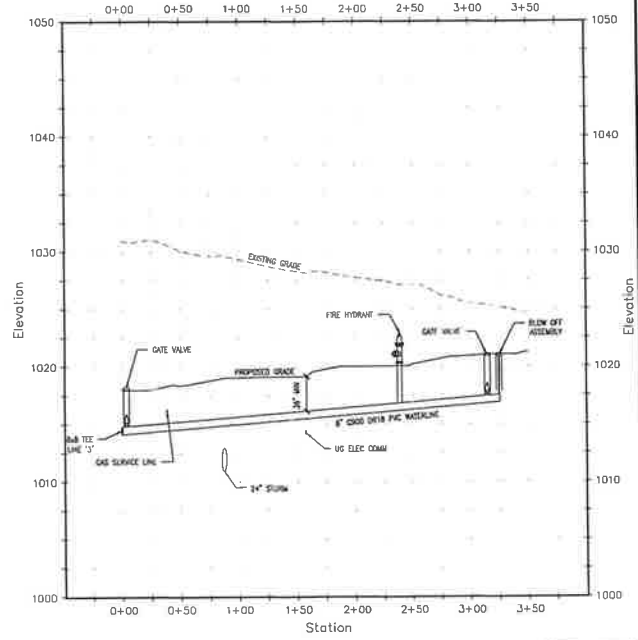
1" = 50'



3 PROFILE VIEW - WATER LINE '3'
1" = 50'

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



4 PROFILE VIEW - WATER LINE '4'
1" = 50'

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

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WATER PLAN AND PROFILES - LINE '3' AND '4'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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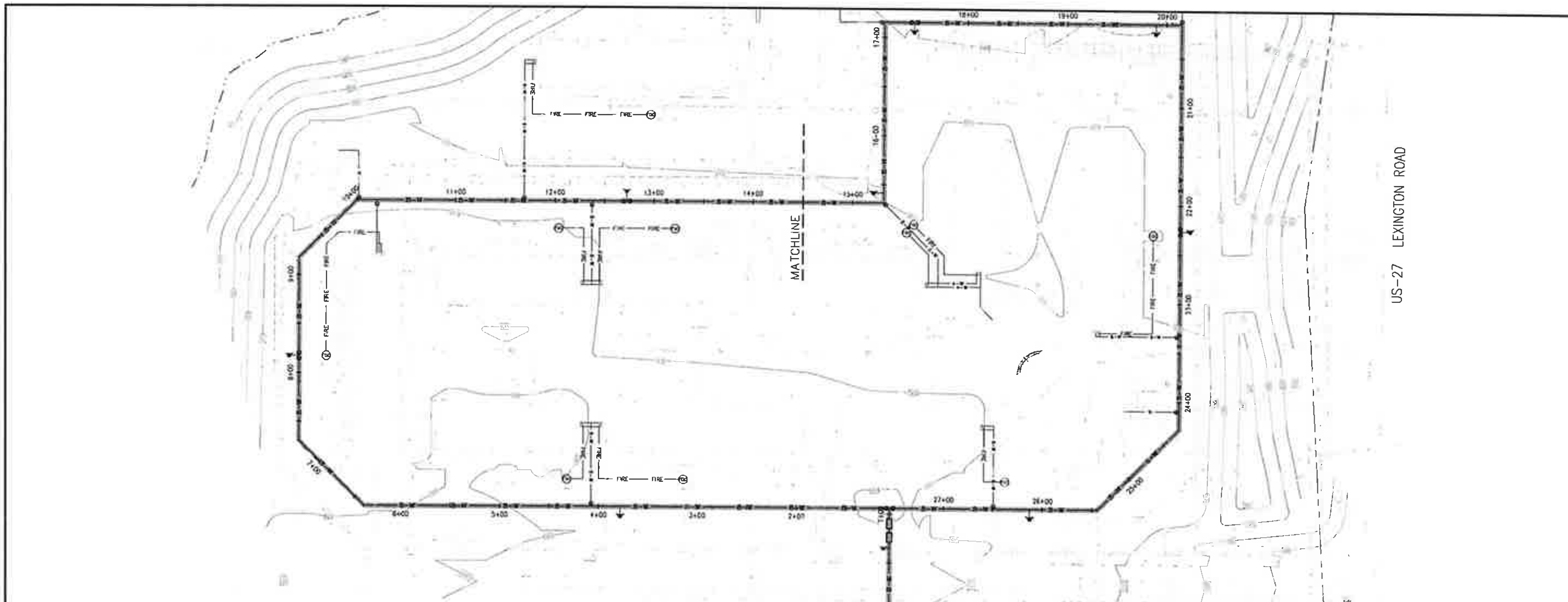
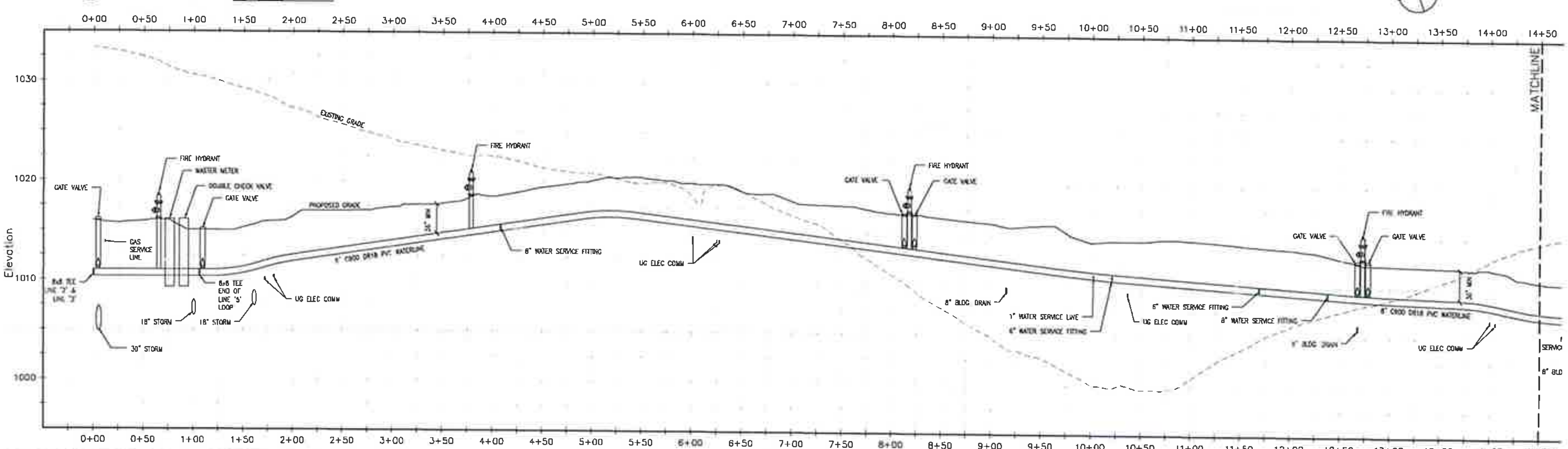


5 PLAN VIEW - SANITARY SEWER LINE '5'
1" = 50'



5 PROFILE VIEW - SANITARY SEWER LINE '5'
1" = 50'

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WATER PLAN AND PROFILES - LINE '5'

STONEDALE - SITE DEVELOPMENT

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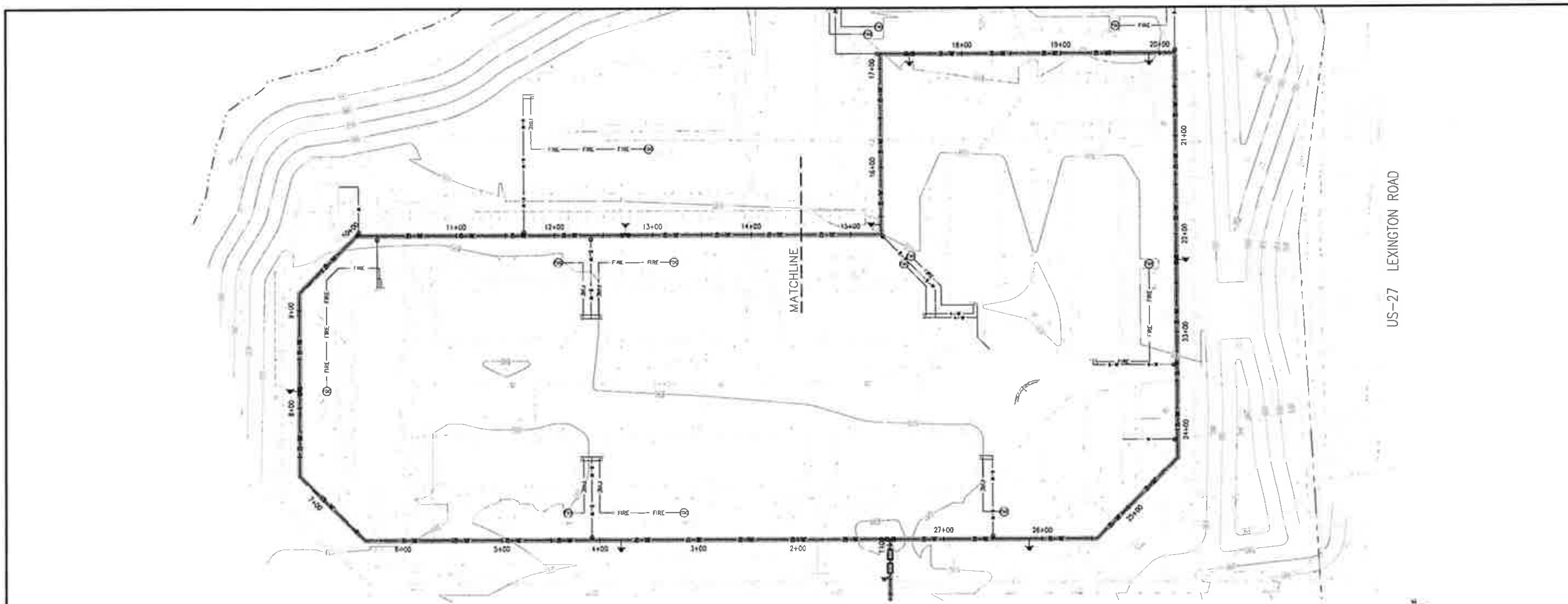

5 PLAN VIEW - SANITARY SEWER LINE '5'
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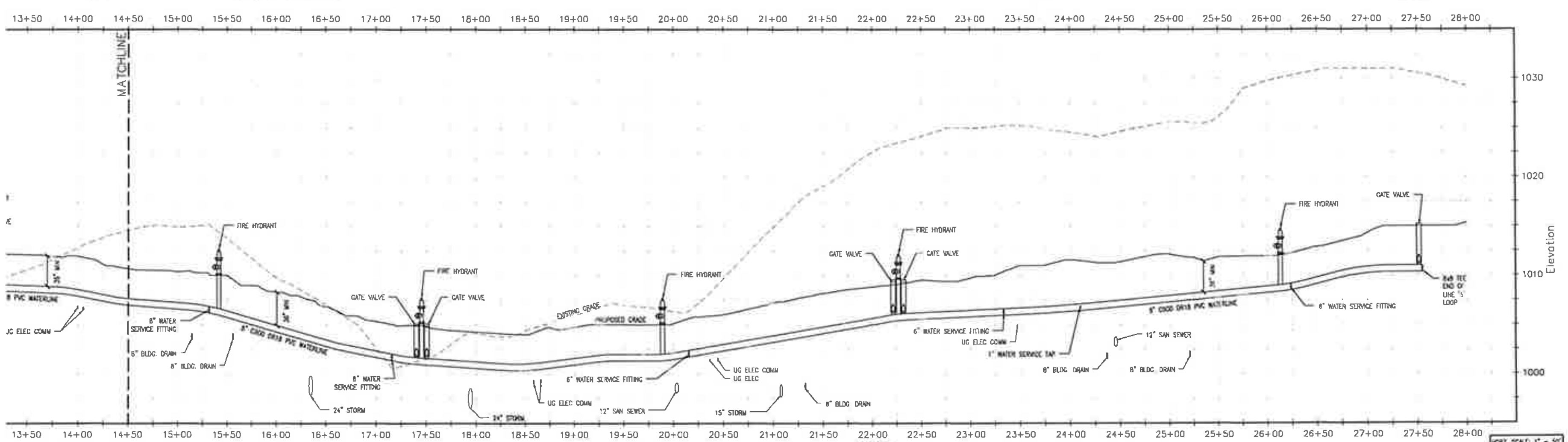

5 PROFILE VIEW - SANITARY SEWER LINE '5'
1"= 50'

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WATER PLAN AND PROFILES - LINE '5'

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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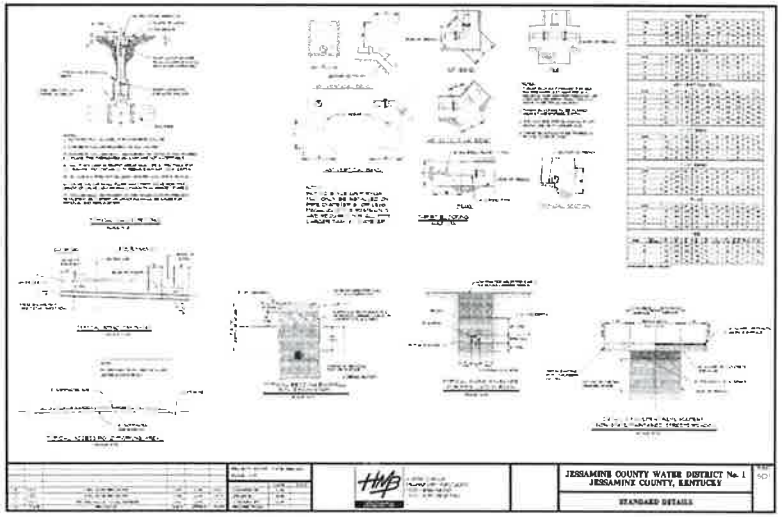
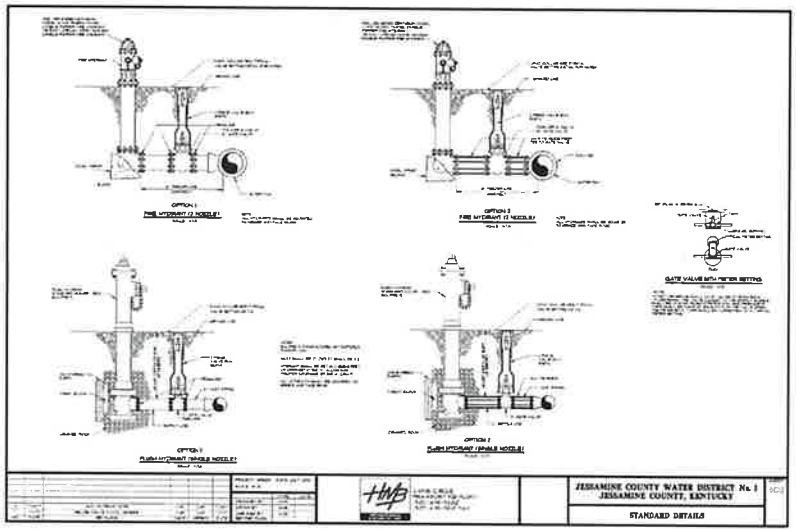
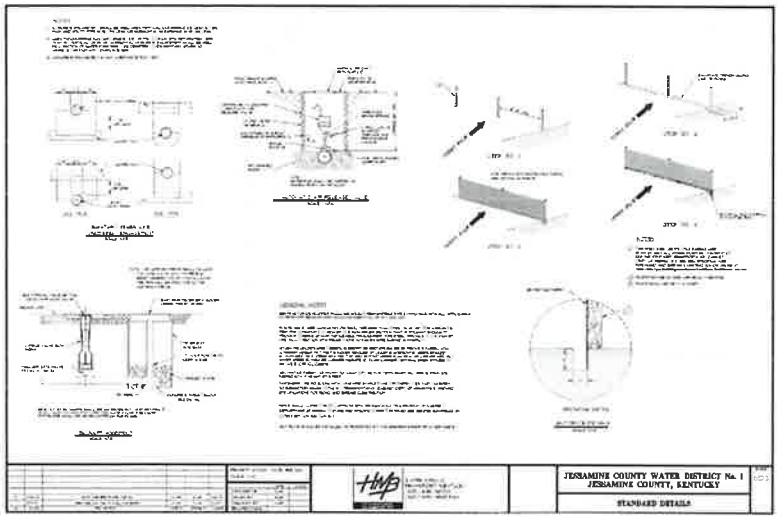


1 JCWD1 STANDARD DETAIL 1
N.T.S.



2 JCWD1 STANDARD DETAIL 2
N.T.S.



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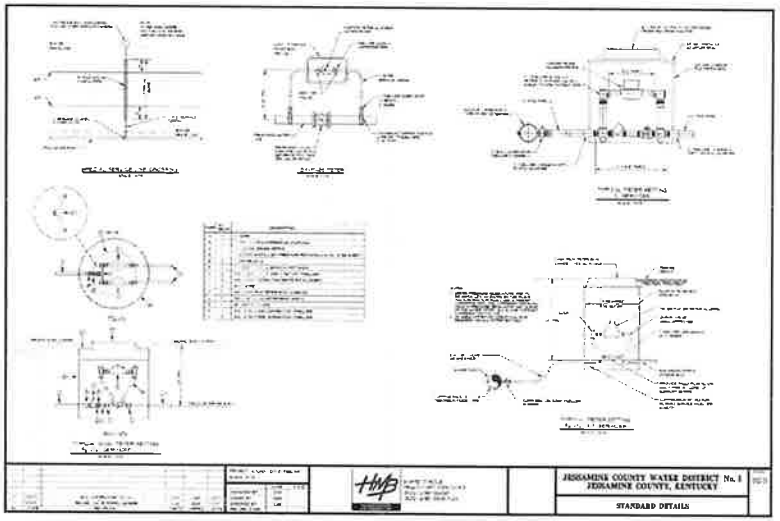
N.T.S.



5 JCWD1 STANDARD DETAIL 5
N.T.S.

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JCWD1 STANDARD DETAILS AND GENERAL NOTES

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	JANUARY, 2026
Drawn By:	PJ
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Project Number
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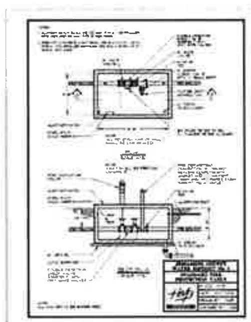
C-510

JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY
STANDARD DETAILS - GENERAL NOTES

6 JCWD1 STANDARD DETAIL 6
N.T.S.

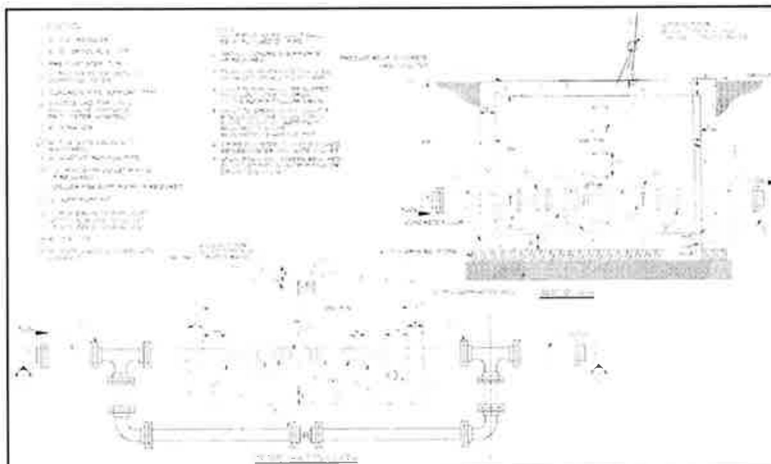
JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY
STANDARD FIRE PROTECTION SYSTEM

7 JCWD1 STANDARD DETAIL 7
N.T.S.



JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY
STANDARD FIRE PROTECTION SYSTEM

8 JCWD1 STANDARD DETAIL 8
N.T.S.



JESSAMINE COUNTY WATER DISTRICT No. 1
JESSAMINE COUNTY, KENTUCKY
6" MASTER METER VAULT DETAILS

13 JCWD1 STANDARD DETAIL 13
N.T.S.

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JCWD1 STANDARD DETAILS AND GENERAL NOTES

STONEDALE - SITE DEVELOPMENT
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

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C-511

December 19, 2025

Kentucky Division of Water
Clean Water Collection
300 Sower Blvd, 3rd Floor
Frankfort, KY 40601

STATE OF KENTUCKY
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12-19-2025

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RE: StoneDale – Site Development
Sanitary Sewer Pump Station Calculations

This project involves construction of a sanitary sewer pump station within the Jessamine South Elkhorn Water District (JSEWD) territory.

Construction includes an 8'ø precast concrete splitter manhole, a 12'ø precast concrete wet well, a 12'ø precast concrete pump station, a valve vault, and 110'± of 8" DI force main connecting to an existing 36" force main. The existing 36" force main belongs to the Lexington-Fayette Urban County Government.

The new sanitary sewer pipe system outfalls into an 8'ø by 12'-6" deep precast concrete splitter manhole which diverts sanitary sewer flow to the wet well and pump station. This splitter manhole is fitted with a channel grinder to protect the pumps (Muffin Monster Model CMD2410-XD2.0, or approved equivalent).

The splitter manhole outfalls into a 12'ø by 21'-6" deep precast concrete wet well and a 12'ø by 21'-6" deep precast concrete pump station fitted with top mounted vertical vacuum-primed pumps (Smith & Loveless model 8D4D with a 12" impeller and variable speed drive, or approved equivalent).

The pump station discharge utilizes an 8" DI force main that extends through the valve vault to a connection with the existing 36" force main.

Phase 1 construction is sized to accommodate the full build inflow from the sewershed as described herein.

PHASE 1 / STONEDALE INFLOW

Per the attached Sanitary Sewer Capacity - Determination Letter the StoneDale development is approved for an allocation of 100,212 gpd. Phase 1 Average Inflow = (100,212 gpd)(1 day/1440 min) = 69.59 gpm

The average inflow is converted to a peak inflow using a peak factor of 4.7. Phase 1 Peak Inflow = (100,212 gpd)(4.7)(1 day/1440 min) = 327 gpm.

PHASE 1 / STONDALE EMERGENCY STORAGE

Emergency storage is equal to the volume of the 12'ø wet well and the 12'ø pump station between elevation 990.00 (overflow elevation of manholes) and elevation 974.50 (alarm float elevation).

Emergency Response Volume = (2)(15.5')(π)(6')^2 = 3,506.02 ft^3 = 26,225 gal

Phase 1 Emergency Response Time = 26,225 gal / 69.59 gpm = 376.85 minutes = 6.3 hours

Architecture • Engineering • Interior Design • Landscape Architecture
a: 249 East Main Street, Suite 100, Lexington, Kentucky 40507
o: 859-254-6623 **w:** www.cmwaec.com

PHASE 1 / STONEDALE PUMP STATION CALCULATIONS

See the attached StoneDale KYPipe report and Smith & Loveless pump curve for more information.

Operating Volume Required = (2.5 minutes)(750 gpm) = 1,875 gal

Operating Volume Provided equals the volume of the 12'ø wet well and the 12'ø pump station between the pump off elevation (972.50) and the pump on elevation (973.61). Phase 1 Operating Volume Provided = $(2)(1.11')(\pi)(6')^2 = 251.08\ ft^3$ = 1,878 gal

Phase 1 Pump
Smith & Loveless (S&L) Top Mounted Vertical Vacuum-Primed Pumps
S&L model 8D4D pump running at 870 rpm with a 12" impeller
25 HP motor at 72% Efficiency

Phase 1 Operating Conditions

Design Capacity =	750 gpm
Static Head =	19.5'*
Force Main =	110' of 8" DI
C Factor =	120
Total Dynamic Head =	27.4'

* Static head is derived from the secondary high point of the existing South Elkhorn force main downstream of the connection point. See the attached markup of the South Elkhorn as-built plans for more information.

FULL BUILD INFLOW

StoneDale Development		100,212 gpd
Non-Developable Land	14 acres x 100 gpd/acre =	1,400 gpd
Developable Land	80 acres x 2000 gpd/acre =	160,000 gpd
Phase 2 Average Inflow =		261,612 gpd
		181.68 gpm

The average daily inflow is converted to a peak flow using a peak factor of 4.7. Full Build Inflow = (261,612 gpd)(4.7)(1 day / 1440 min) = 854 gpm.

The average daily inflow and peak factor are based on Section 4.2 of the LFUCG Sanitary Sewer Manual and the attached Sanitary Sewer Capacity - Determination Letter. See the attached Full Build - Pump Station Sewershed map for more information on the calculations above.

FULL BUILD EMERGENCY STORAGE

Emergency storage is equal to the volume of the 12'ø wet well and the 12'ø pump station between elevation 990.00 (overflow elevation of manholes) and elevation 975.50 (alarm float elevation).

Emergency Response Volume = $(2)(14.5')(\pi)(6')^2 = 3{,}279.82\ ft^3$ = 24,533 gal

Full Build Emergency Response Time = 24,533 gal / 181.68 gpm = 135.03 minutes = 2.3 hours

FULL BUILD PUMP STATION CALCULATIONS

See the attached Full Build KYPipe reports and Smith & Loveless pump curve for more information.

Operating Volume Required = (2.5 minutes)(1219 gpm) = 3,048 gal

Operating Volume Provided equals the volume of the 12'ø wet well and the 12'ø pump station between the pump off elevation (972.50) and the pump on elevation (974.50). Full Build Operating Volume Provided = $(2)(2')(\pi)(6')^2 = 452.39\ ft^3$ = 3,384 gal

Full Build Pump
Smith & Loveless (S&L) Top Mounted Vertical Vacuum-Primed Pumps
S&L model 8D4D pump running at 1170 rpm with a 12" impeller
25 HP motor at 72% Efficiency

Full Build Operating Conditions

Design Capacity =	1220 gpm
Static Head =	19.5'
Force Main =	110' of 8" DI
C Factor =	120
Total Dynamic Head =	40'

Full Build Maximum Conditions

Maximum Capacity =	1282 gpm
Minimum Static Head =	17.5'
Force Main =	110' of 8" DI
C Factor =	140
Total Dynamic Head =	39.0'

CHECK OF THE EXISTING SOUTH ELKHORN FORCE MAIN

Since we are connecting to the existing South Elkhorn 36" force main, a hydraulic model of this existing force main was created to check its effect on the new pump station. We used the as-built plans of the existing South Elkhorn pump station and force main to create the hydraulic model, calibrated the hydraulic model to flow close to19,000± gpm with all six (6) existing pumps running simultaneously, then connected the new pump station into the hydraulic model with the following results.

New pump station operating conditions with South Elkhorn pumps on = 1147 gpm @ 41.1' tdh

From review of the hydraulic model, it appears the extreme conditions of all six (6) existing South Elkhorn pumps running simultaneously have minor effect on the operating conditions of the new pump station. See the attached South Elkhorn KYPipe reports for more information.

MAYOR LINDA GORTON

LEXINGTON

CHARLES H. MARTIN, P.E.
DIRECTOR
WATER QUALITY

September 26, 2025

Richard Decker
802 S Main Street
Nicholasville, KY 40356

Re: Sanitary Sewer Capacity - Determination Letter
4610 Nicholasville Road

Dear Richard Decker:

The capacity request for the referenced development meets the technical requirements to be approved for a permanent allocation of 100,211.35 gallons per day (gpd) of sewer capacity credits.

In order for the Division of Water Quality to reserve the Sanitary Sewer Capacity for your request, you are required to pay your non-refundable CAP Administration Fee within 30 days and your Permanent Allocation Fee within 90 days.

$450.00	**CAP Administration Fee PAID**
$813,079.06	**TAP ON FEE for Lot 1 &2**

The Permanent Allocation Fee is equal to 25 percent of the estimated tap-on fee (or exaction fee) and will be credited toward the full tap-on/exaction fee. Tap-on fees are subject to annual increase as outlined in Chapter 16 (Article VI, Section 16-57.1) of the LFUCG Code of Ordinances. The Permanent Allocation Fee will be assessed based on tap-on fee rate in effect on the date of this letter. The full tap-on fee will be assessed based on the tap-on fee rate effective at the time of issuance of the tap permit.

Any failure to pay these fees within the specified schedule above shall result in forfeiture of your Sanitary Sewer Capacity. This letter is not approval of Sanitary Sewer Capacity, it is simply a statement of what must be done in order to reserve/allocate capacity for the referenced property/development.

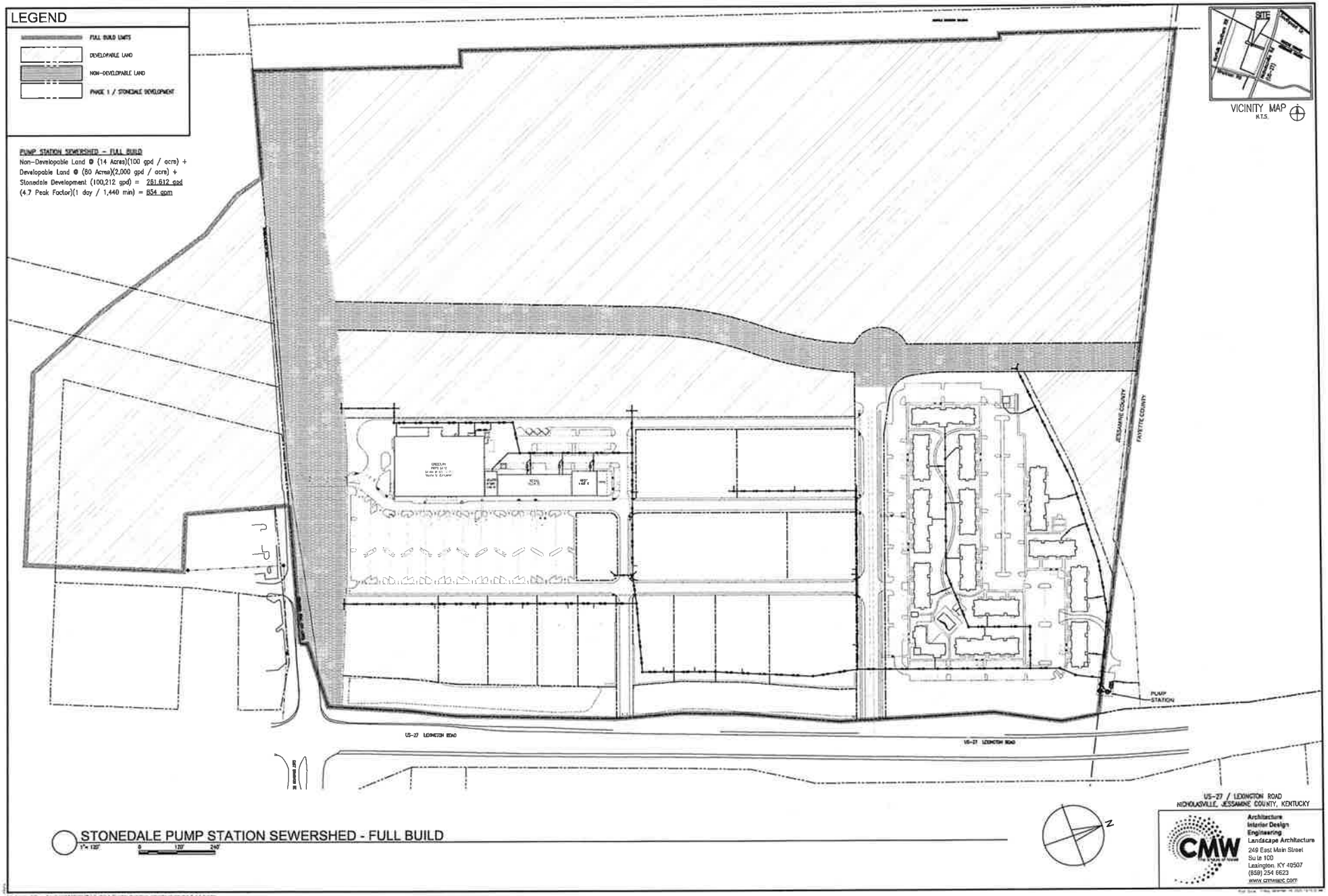
If you have any questions regarding the content of this letter, please contact me at (859) 425-2506 or by email at rhighland@lexingtonky.gov.

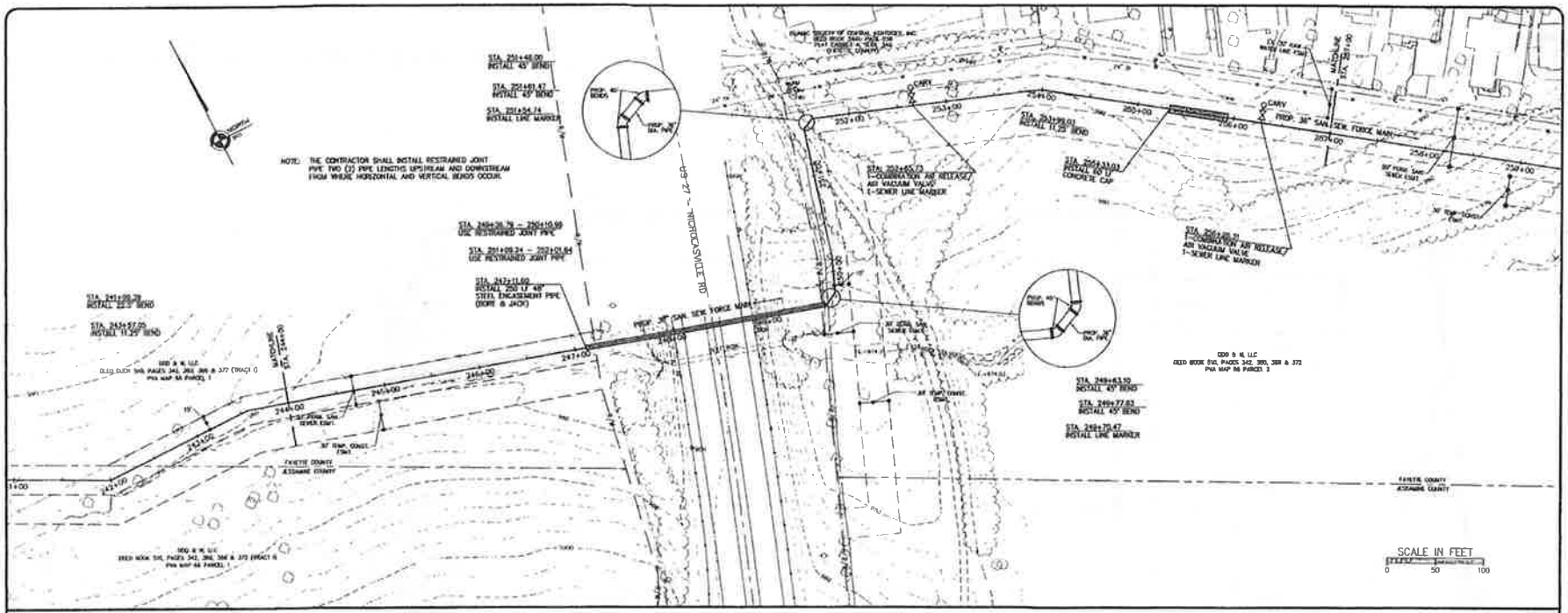
Sincerely,

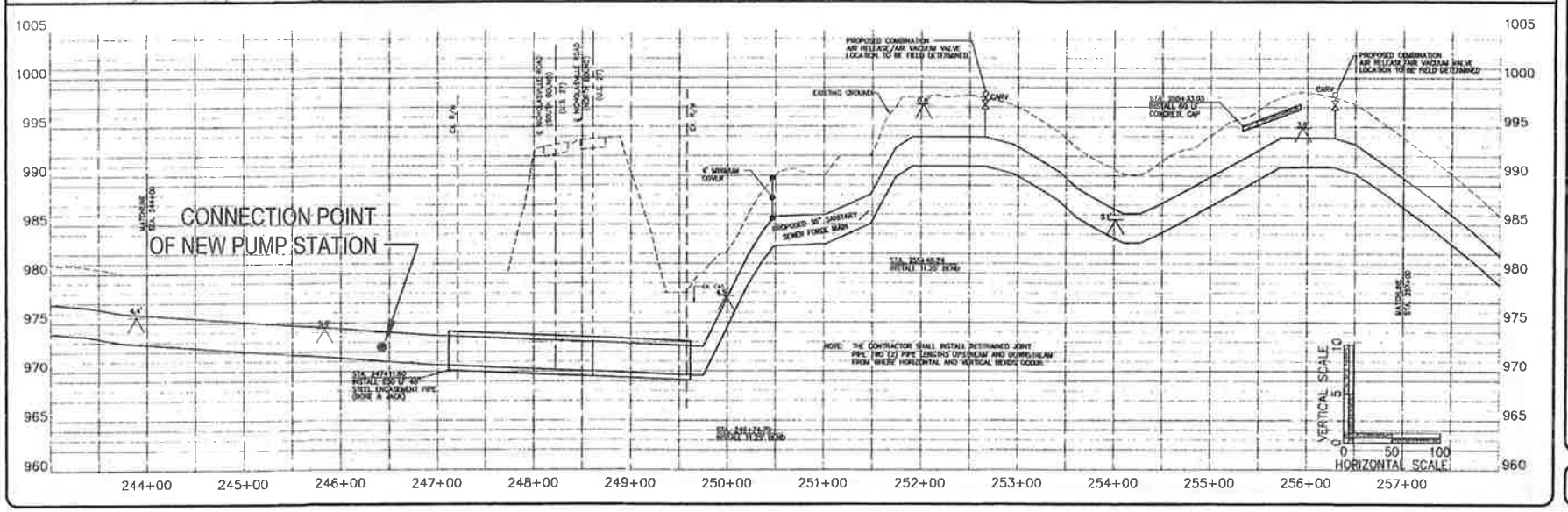
Rebecca Highland, Project Manager
LFUCG Division of Water Quality

cc: Tap Desk - Division of Water Quality

Reference: REQ0001747


LEGEND
FULL BUILD LIMITS
DEVELOPABLE LAND
NON-DEVELOPABLE LAND
PHASE 1 / STONEDALE DEVELOPMENT
PUMP STATION SEWERSHED - FULL BUILD
Non-Developable Land @ (14 Acres)(100 gpd / acre) +
Developable Land @ (80 Acres)(2,000 gpd / acre) +
Stonedale Development (100,212 gpd) = 261,612 gpd
(4.7 Peak Factor)(1 day / 1,440 min) = 854 gpm
SITE
VICINITY MAP
N.T.S.
JESSAMINE COUNTY
FAYETTE COUNTY
PUMP STATION
US-27 LEXINGTON ROAD
US-27 LEXINGTON ROAD
STONEDALE PUMP STATION SEWERSHED - FULL BUILD
1"= 120'
0
120'
240'
US-27 / LEXINGTON ROAD
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY
CMW
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, KY 40507
(859) 254 6623
www.cmwsec.com





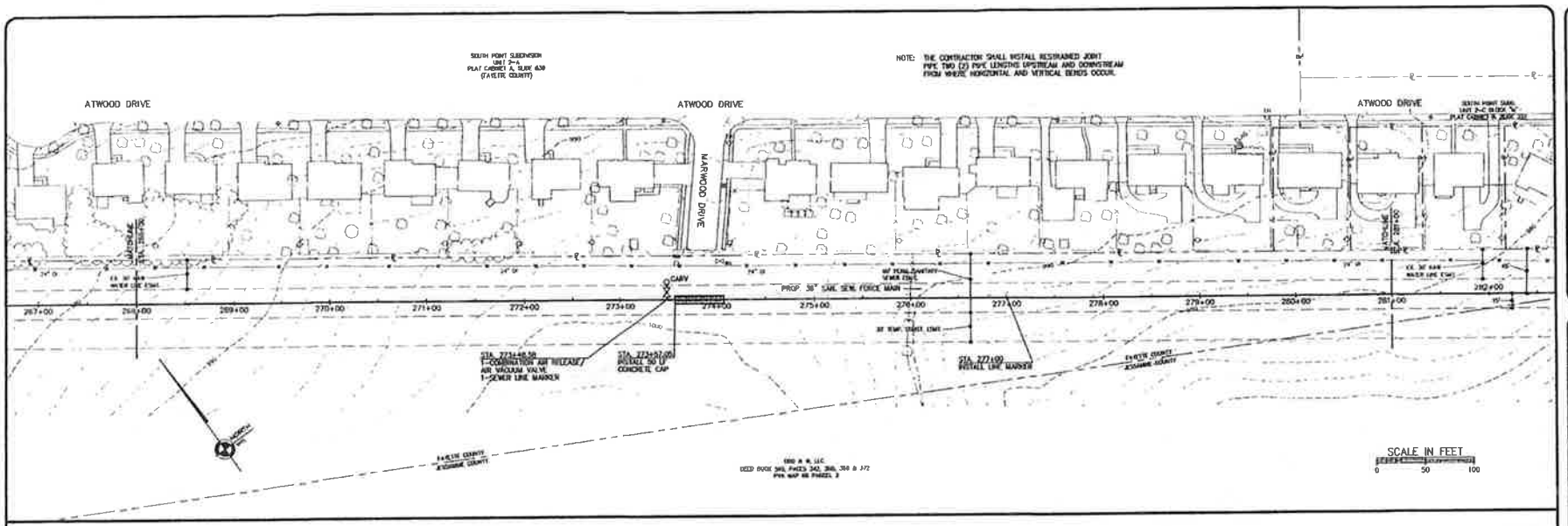
cdpengineers

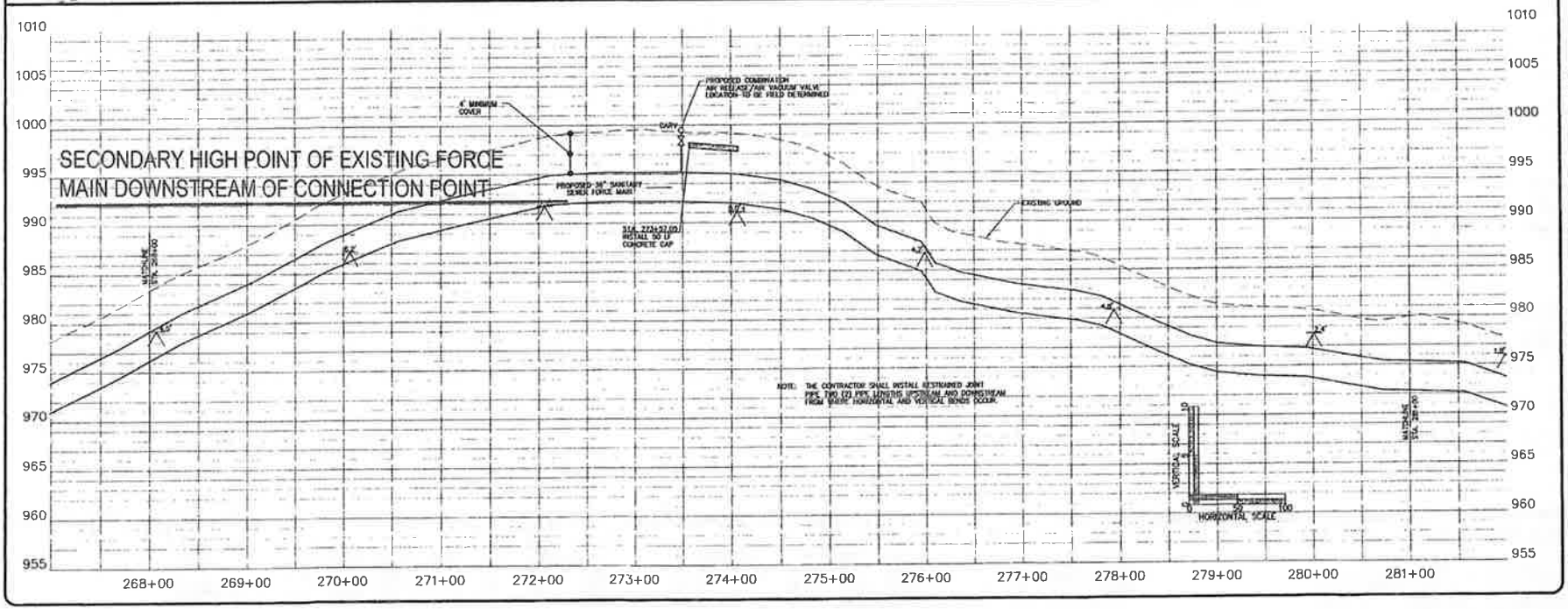
PLAN AND PROFILE
STA. 244+00 TO STA. 257+00
CONTRACT NO. 2 SOUTH ELKHORN FORCE MAIN
LEXINGTON, FAYETTE COUNTY, KENTUCKY

RECORD DRAWING

SHEET NUMBER
21

005478





cdpengineers

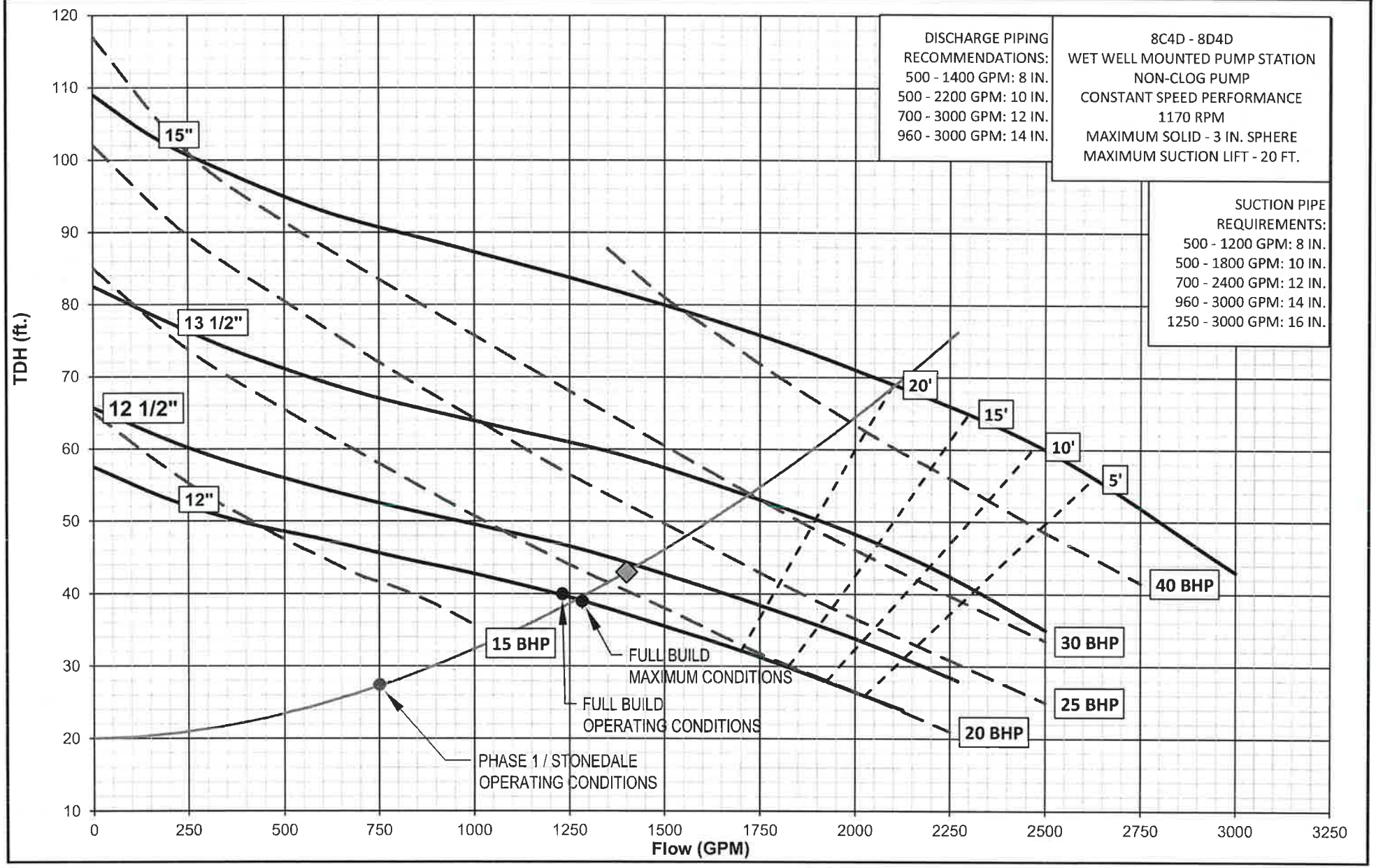
PLAN AND PROFILE
STA. 268+00 TO STA. 281+00
CONTRACT NO. 2 SOUTH ELKHORN FORCE MAIN
LEXINGTON, FAYETTE COUNTY, KENTUCKY

SHEET NUMBER 23

005476

Pump Curve

Smith & Loveless Inc.



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* * * * * * * * * * * * * KYPIPE * * * * * * * * * * * *
*                                                       *
*  Pipe Network Modeling Software                       *
*                                                       *
*  CopyRighted by KYPIPE LLC (www.kypipe.com)           *
*  Version: 12.009b  03-25-2024                         *
*  Company:  CMW/ Inc/      Serial #:  592257           *
*  Interface:  Classic                                  *
*   Licensed for Pipe2024                               *
*                                                       *
* * * * * * * * * * * * * * * * * * * * * * * * * * * * *
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Date & Time: Thu Dec 04 14:30:53 2025

Master File : q:\fuqua stonedale\24053.01\02 dwg\01 civl\calcs\sanitary sewer\pump station\kypipe\pump calcs_stonedale operating point.KYP\pump calcs_stonedale operating point.P2K

SUMMARY OF ORIGINAL DATA

UNITS SPECIFIED

FLOWRATE ..... = gallons/minute
HEAD (HGL) ..... = feet
PRESSURE ..... = psig

PIPELINE DATA

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NAMES #1	#2	LENGTH (ft)	DIAMETER (in)	ROUGHNESS COEFF.	MINOR LOSS COEFF.
P-9	J-9	R-1	2625.00	36.00	90.0000	0.00
P-17	J-11	J-9	108.00	8.33	120.0000	7.70
P-18	J-1	J-11	52.00	8.33	120.0000	12.80

NODE DATA

NODE NAME	NODE TITLE	EXTERNAL DEMAND (gpm)	JUNCTION ELEVATION (ft)	EXTERNAL GRADE (ft)
J-1	New Pump	750.00	972.50	
J-9	Tap	0.00	972.00	
J-11	Vault	0.00	986.00	
R-1	HP(2)	----	992.00	992.00

OUTPUT OPTION DATA

OUTPUT SELECTION: ALL RESULTS ARE INCLUDED IN THE TABULATED OUTPUT
MAXIMUM AND MINIMUM PRESSURES = 2
MAXIMUM AND MINIMUM VELOCITIES = 2
MAXIMUM AND MINIMUM HEAD LOSS/1000 = 2

SYSTEM CONFIGURATION

NUMBER OF PIPES .....(P) = 3
NUMBER OF END NODES .....(J) = 3
NUMBER OF PRIMARY LOOPS .....(L) = 0
NUMBER OF SUPPLY NODES .....(F) = 1
NUMBER OF SUPPLY ZONES .....(Z) = 1

Case: 0

RESULTS OBTAINED AFTER 3 TRIALS: ACCURACY = 0.00000E+00

S I M U L A T I O N D E S C R I P T I O N (L A B E L)

P I P E L I N E R E S U L T S

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NUMBERS #1	#2	FLOWRATE gpm	HEAD LOSS ft	MINOR LOSS ft	LINE VELO. ft/s	HL+ML/ 1000 ft/f	HL/ 1000 ft/f
P-9	R-1	J-9	750.00	0.04	0.00	0.24	0.01	0.01
P-17	J-9	J-11	750.00	1.10	2.33	4.42	31.79	10.21
P-18	J-11	J-1	750.00	0.53	3.87	4.42	84.71	10.21

N O D E R E S U L T S

NODE NAME	NODE TITLE	EXTERNAL DEMAND gpm	HYDRAULIC GRADE ft	NODE ELEVATION ft	PRESSURE HEAD ft	NODE PRESSURE psi
J-1	New Pump	750.00	984.12	972.50	11.62	5.04
J-9	Tap	0.00	991.96	972.00	19.96	8.65
J-11	Vault	0.00	988.53	986.00	2.53	1.10
R-1	HP(2)	----	992.00	992.00	0.00	0.00

M A X I M U M A N D M I N I M U M V A L U E S

P R E S S U R E S

JUNCTION NUMBER	MAXIMUM PRESSURES psi	JUNCTION NUMBER	MINIMUM PRESSURES psi
J-9	8.65	J-11	1.10
J-1	5.04	J-1	5.04

V E L O C I T I E S

PIPE NUMBER	MAXIMUM VELOCITY (ft/s)	PIPE NUMBER	MINIMUM VELOCITY (ft/s)
P-17	4.42	P-9	0.24
P-18	4.42	P-18	4.42

H L + M L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL+ML/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL+ML/1000 (ft/ft)
P-18	84.71	P-9	0.01
P-17	31.79	P-17	31.79

H L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL/1000 (ft/ft)
P-17	10.21	P-9	0.01
P-18	10.21	P-18	10.21

S U M M A R Y O F I N F L O W S A N D O U T F L O W S

(+) INFLOWS INTO THE SYSTEM FROM SUPPLY NODES
(-) OUTFLOWS FROM THE SYSTEM INTO SUPPLY NODES

NODE NAME	FLOWRATE gpm	NODE TITLE
R-1	750.00	HP(2)

NET SYSTEM INFLOW = 750.00
NET SYSTEM OUTFLOW =   0.00
NET SYSTEM DEMAND = 750.00

***** HYDRAULIC ANALYSIS COMPLETED *****

```
* * * * * * * * * * * * K Y P I P E * * * * * * * * * * * *
*                                                          *
*  Pipe Network Modeling Software                          *
*                                                          *
*  CopyRighted by KYPIPE LLC (www.kypipe.com)              *
*  Version: 12.009b  03-25-2024                            *
*  Company:  CMW/ Inc/      Serial #:  592257              *
*  Interface:  Classic                                     *
*   Licensed for Pipe2024                                  *
*                                                          *
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * *
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Date & Time: Thu Dec 04 14:46:22 2025

Master File : q:\fuqua stonedale\24053.01\02 dwg\01 civl\calcs\sanitary sewer\pump station\kypipe\pump calcs_full build operating point.KYP\pump calcs_full build operating point.P2K

SUMMARY OF ORIGINAL DATA

UNITS SPECIFIED

FLOWRATE ..... = gallons/minute
HEAD (HGL) ..... = feet
PRESSURE ..... = psig

PIPELINE DATA

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NAMES #1	#2	LENGTH (ft)	DIAMETER (in)	ROUGHNESS COEFF.	MINOR LOSS COEFF.
P-9	J-9	R-1	2625.00	36.00	90.0000	0.00
P-17	J-11	J-9	108.00	8.33	120.0000	7.70
P-18	O-Pump-7	J-11	52.00	8.33	120.0000	12.80

PUMP/LOSS ELEMENT DATA

THERE IS A DEVICE AT NODE Pump-7 DESCRIBED BY THE FOLLOWING DATA: (ID= 3)

HEAD (ft)	FLOWRATE (gpm)	EFFICIENCY (%)
57.50	0.00	75.00 (Default)
54.00	150.00	75.00 (Default)
50.00	375.00	75.00 (Default)
40.00	1220.00	75.00 (Default)
32.00	1700.00	75.00 (Default)

NODE DATA

NODE NAME	NODE TITLE	EXTERNAL DEMAND (gpm)	JUNCTION ELEVATION (ft)	EXTERNAL GRADE (ft)
J-9	Tap	0.00	972.00	
J-11	Vault	0.00	986.00	
R-1	HP(2)	----	992.00	992.00
O-Pump-7	New Pump	----	972.50	972.50

OUTPUT OPTION DATA

OUTPUT SELECTION: ALL RESULTS ARE INCLUDED IN THE TABULATED OUTPUT

MAXIMUM AND MINIMUM PRESSURES = 2
MAXIMUM AND MINIMUM VELOCITIES = 2
MAXIMUM AND MINIMUM HEAD LOSS/1000 = 2

S Y S T E M C O N F I G U R A T I O N

NUMBER OF PIPES .....(P) = 3
NUMBER OF END NODES .....(J) = 2
NUMBER OF PRIMARY LOOPS .....(L) = 0
NUMBER OF SUPPLY NODES .....(F) = 2
NUMBER OF SUPPLY ZONES .....(Z) = 1

==========

Case: 0

RESULTS OBTAINED AFTER 6 TRIALS: ACCURACY = 0.24574E-06

S I M U L A T I O N D E S C R I P T I O N (L A B E L)

P I P E L I N E R E S U L T S

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NUMBERS #1	#2	FLOWRATE gpm	HEAD LOSS ft	MINOR LOSS ft	LINE VELO. ft/s	HL+ML/ 1000 ft/f	HL/ 1000 ft/f
P-9	J-9	R-1	1219.37	0.09	0.00	0.38	0.03	0.03
P-17	J-11	J-9	1219.37	2.71	6.16	7.18	82.16	25.12
P-18	O-Pump-7	J-11	1219.37	1.31	10.24	7.18	222.04	25.12

P U M P/L O S S E L E M E N T R E S U L T S

NAME	FLOWRATE gpm	INLET HEAD ft	OUTLET HEAD ft	PUMP HEAD ft	EFFIC- ENCY %	USEFUL POWER Hp	INCREMTL COST $	TOTAL COST $	#PUMPS PARALLEL	#PUMPS SERIES	NPSH Avail. ft	Case
Pump-7	1219.37	0.00	40.01	40.0	75.00	12.	0.6	0.6	**	**	33.2	0.0000

N O D E R E S U L T S

NODE NAME	NODE TITLE	EXTERNAL DEMAND gpm	HYDRAULIC GRADE ft	NODE ELEVATION ft	PRESSURE HEAD ft	NODE PRESSURE psi
J-9	Tap	0.00	992.09	972.00	20.09	8.71
J-11	Vault	0.00	1000.96	986.00	14.96	6.48
R-1	HP(2)	----	992.00	992.00	0.00	0.00
O-Pump-7	New Pump	----	1012.51	972.50	40.01	17.34

M A X I M U M A N D M I N I M U M V A L U E S

P R E S S U R E S

JUNCTION NUMBER	MAXIMUM PRESSURES psi	JUNCTION NUMBER	MINIMUM PRESSURES psi
O-Pump-7	17.34	J-11	6.48
J-9	8.71	J-9	8.71

V E L O C I T I E S

PIPE NUMBER	MAXIMUM VELOCITY (ft/s)	PIPE NUMBER	MINIMUM VELOCITY (ft/s)
P-17	7.18	P-9	0.38
P-18	7.18	P-18	7.18

H L + M L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL+ML/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL+ML/1000 (ft/ft)
P-18	222.04	P-9	0.03
P-17	82.16	P-17	82.16

H L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL/1000 (ft/ft)
P-17	25.12	P-9	0.03
P-18	25.12	P-18	25.12

S U M M A R Y O F I N F L O W S A N D O U T F L O W S

(+) INFLOWS INTO THE SYSTEM FROM SUPPLY NODES
(-) OUTFLOWS FROM THE SYSTEM INTO SUPPLY NODES

NODE NAME	FLOWRATE gpm	NODE TITLE
Pump-7	1215.37	New Pump
R-1	-1219.37	HP(2)

NET SYSTEM INFLOW = 1219.37
NET SYSTEM OUTFLOW = -1219.37
NET SYSTEM DEMAND = 0.00

Total Power Cost

****

TOTAL POWER COST($) FOR THIS SIMULATION = 0.61

****

***** HYDRAULIC ANALYSIS COMPLETED *****

```
* * * * * * * * * * * * KYPIPE * * * * * * * * * * * *
*                                                     *
*  Pipe Network Modeling Software                     *
*                                                     *
*  CopyRighted by KYPIPE LLC (www.kypipe.com)         *
*  Version: 12.009b  03-25-2024                       *
*  Company:  CMW/ Inc/      Serial #:  592257         *
*  Interface:  Classic                                *
*   Licensed for Pipe2024                             *
*                                                     *
* * * * * * * * * * * * * * * * * * * * * * * * * * * *
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Date & Time: Thu Dec 04 14:50:55 2025

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SUMMARY OF ORIGINAL DATA

UNITS SPECIFIED

FLOWRATE ..... = gallons/minute
HEAD (HGL) ..... = feet
PRESSURE ..... = psig

PIPELINE DATA

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NAMES #1	#2	LENGTH (ft)	DIAMETER (in)	ROUGHNESS COEFF.	MINOR LOSS COEFF.
P-9	J-9	R-1	2625.00	36.00	90.0000	0.00
P-17	J-11	J-9	108.00	8.33	140.0000	7.70
P-18	O-Pump-7	J-11	52.00	8.33	140.0000	12.80

PUMP/LOSS ELEMENT DATA

THERE IS A DEVICE AT NODE Pump-7 DESCRIBED BY THE FOLLOWING DATA: (ID= 3)

HEAD (ft)	FLOWRATE (gpm)	EFFICIENCY (%)
57.50	0.00	75.00 (Default)
54.00	150.00	75.00 (Default)
50.00	375.00	75.00 (Default)
40.00	1220.00	75.00 (Default)
32.00	1700.00	75.00 (Default)

NODE DATA

NODE NAME	NODE TITLE	EXTERNAL DEMAND (gpm)	JUNCTION ELEVATION (ft)	EXTERNAL GRADE (ft)
J-9	Tap	0.00	972.00	
J-11	Vault	0.00	986.00	
R-1	HP(2)	----	992.00	992.00
O-Pump-7	New Pump	----	974.50	974.50

OUTPUT OPTION DATA

OUTPUT SELECTION: ALL RESULTS ARE INCLUDED IN THE TABULATED OUTPUT

MAXIMUM AND MINIMUM PRESSURES = 2
MAXIMUM AND MINIMUM VELOCITIES = 2
MAXIMUM AND MINIMUM HEAD LOSS/1000 = 2

S Y S T E M C O N F I G U R A T I O N

NUMBER OF PIPES .....(P) = 3
NUMBER OF END NODES .....(J) = 2
NUMBER OF PRIMARY LOOPS .....(L) = 0
NUMBER OF SUPPLY NODES .....(F) = 2
NUMBER OF SUPPLY ZONES .....(Z) = 1

==========

Case: 0

RESULTS OBTAINED AFTER 6 TRIALS: ACCURACY = 0.16698E-07

S I M U L A T I O N D E S C R I P T I O N (L A B E L)

P I P E L I N E R E S U L T S

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NUMBERS #1	#2	FLOWRATE gpm	HEAD LOSS ft	MINOR LOSS ft	LINE VELO. ft/s	HL+ML/ 1000 ft/f	HL/ 1000 ft/f
P-9	J-9	R-1	1281.78	0.10	0.00	0.40	0.04	0.04
P-17	J-11	J-9	1281.78	2.24	6.81	7.55	83.74	20.71
P-18	O-Pump-7	J-11	1281.78	1.08	11.31	7.55	238.30	20.71

P U M P/L O S S E L E M E N T R E S U L T S

NAME	FLOWRATE gpm	INLET HEAD ft	OUTLET HEAD ft	PUMP HEAD ft	EFFIC- ENCY %	USEFUL POWER Hp	INCREMTL COST $	TOTAL COST $	#PUMPS PARALLEL	#PUMPS SERIES	NPSH Avail. ft	Case
Pump-7	1281.78	0.00	39.03	39.0	75.00	13.	0.6	0.6	**	**	33.2	0.0000

N O D E R E S U L T S

NODE NAME	NODE TITLE	EXTERNAL DEMAND gpm	HYDRAULIC GRADE ft	NODE ELEVATION ft	PRESSURE HEAD ft	NODE PRESSURE psi
J-9	Tap	0.00	992.10	972.00	20.10	8.71
J-11	Vault	0.00	1001.14	986.00	15.14	6.56
R-1	HP(2)	----	992.00	992.00	0.00	0.00
O-Pump-7	New Pump	----	1013.53	974.50	39.03	16.91

M A X I M U M A N D M I N I M U M V A L U E S

P R E S S U R E S

JUNCTION NUMBER	MAXIMUM PRESSURES psi	JUNCTION NUMBER	MINIMUM PRESSURES psi
O-Pump-7	16.91	J-11	6.56
J-9	8.71	J-9	8.71

V E L O C I T I E S

PIPE NUMBER	MAXIMUM VELOCITY (ft/s)	PIPE NUMBER	MINIMUM VELOCITY (ft/s)
P-17	7.55	P-9	0.40
P-18	7.55	P-18	7.55

H L + M L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL+ML/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL+ML/1000 (ft/ft)
P-18	238.30	P-9	0.04
P-17	83.74	P-17	83.74

H L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL/1000 (ft/ft)
P-17	20.71	P-9	0.04
P-18	20.71	P-18	20.71

S U M M A R Y O F I N F L O W S A N D O U T F L O W S

(+) INFLOWS INTO THE SYSTEM FROM SUPPLY NODES
(-) OUTFLOWS FROM THE SYSTEM INTO SUPPLY NODES

NODE NAME	FLOWRATE gpm	NODE TITLE
Pump-7	1281.78	New Pump
R-1	-1281.78	HP(2)

NET SYSTEM INFLOW = 1281.78
NET SYSTEM OUTFLOW = -1281.78
NET SYSTEM DEMAND = 0.00

Total Power Cost

****

TOTAL POWER COST($) FOR THIS SIMULATION = 0.63

****

***** HYDRAULIC ANALYSIS COMPLETED *****

```
* * * * * * * * * * * * K Y P I P E * * * * * * * * * * * *
*                                                          *
*  Pipe Network Modeling Software                          *
*                                                          *
*  CopyRighted by KYPIPE LLC (www.kypipe.com)              *
*  Version: 12.009b  03-25-2024                            *
*  Company:  CMW/ Inc/     Serial #:  592257               *
*  Interface:  Classic                                     *
*   Licensed for Pipe2024                                  *
*                                                          *
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * *
```

Date & Time: Thu Dec 04 15:01:02 2025

Master File : q:\fuqua stonedale\24053.01\02 dwg\01 civl\calcs\sanitary sewer\pump station\kypipe\pump calcs_south elkhorn.KYP\pump calcs_south elkhorn.P2K

S U M M A R Y O F O R I G I N A L D A T A

U N I T S S P E C I F I E D

FLOWRATE ..... = gallons/minute
HEAD (HGL) ..... = feet
PRESSURE ..... = psig

P I P E L I N E D A T A

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NAMES #1	#2	LENGTH (ft)	DIAMETER (in)	ROUGHNESS COEFF.	MINOR LOSS COEFF.
P-1	J-1	J-2	7.00	24.00	90.0000	0.00
P-2	J-2	J-3	7.00	24.00	90.0000	0.00
P-3	J-3	J-4	10.00	24.00	90.0000	0.00
P-4	J-4	J-5	7.00	24.00	90.0000	0.00
P-5	J-5	J-6	7.00	24.00	90.0000	0.00
P-6	J-6	J-7	82.00	24.00	90.0000	0.00
P-7	J-7	J-8	21750.00	36.00	90.0000	0.00
P-8	J-8	J-9	1950.00	36.00	90.0000	0.00
P-9	J-9	J-10	2625.00	36.00	90.0000	0.00
P-10	J-10	R-1	7450.00	36.00	90.0000	0.00
P-11	O-Pump-1	J-1	30.00	12.00	90.0000	0.00
P-12	O-Pump-2	J-2	30.00	12.00	90.0000	0.00
P-13	O-Pump-3	J-3	30.00	12.00	90.0000	0.00
P-14	O-Pump-4	J-4	30.00	12.00	90.0000	0.00
P-15	O-Pump-5	J-5	30.00	12.00	90.0000	0.00
P-16	O-Pump-6	J-6	30.00	12.00	90.0000	0.00
P-17	J-11	J-9	108.00	8.33	120.0000	7.70
P-18	O-Pump-7	J-11	52.00	8.33	120.0000	12.80

P U M P/L O S S E L E M E N T D A T A

THERE IS A DEVICE AT NODE Pump-1 DESCRIBED BY THE FOLLOWING DATA: (ID= 1)

HEAD (ft)	FLOWRATE (gpm)	EFFICIENCY (%)
377.00	0.00	75.00 (Default)
322.00	1809.00	75.00 (Default)
300.00	2428.00	75.00 (Default)
265.00	3262.00	75.00 (Default)
242.00	3828.00	75.00 (Default)
220.00	4321.00	75.00 (Default)
180.00	5198.00	75.00 (Default)

THERE IS A DEVICE AT NODE Pump-2 .....> (ID= 1)

THERE IS A DEVICE AT NODE Pump-3 .....> (ID= 1)

THERE IS A DEVICE AT NODE Pump-4 .....> (ID= 1)

THERE IS A DEVICE AT NODE Pump-5 .....> (ID= 1)

THERE IS A DEVICE AT NODE Pump-6 .....> (ID= 1)

THERE IS A DEVICE AT NODE Pump-7 DESCRIBED BY THE FOLLOWING DATA: (ID= 3)

HEAD (ft)	FLOWRATE (gpm)	EFFICIENCY (%)
57.50	0.00	75.00 (Default)
54.00	150.00	75.00 (Default)
50.00	375.00	75.00 (Default)
40.00	1220.00	75.00 (Default)
32.00	1700.00	75.00 (Default)

N O D E D A T A

NODE NAME	NODE TITLE	EXTERNAL DEMAND (gpm)	JUNCTION ELEVATION (ft)	EXTERNAL GRADE (ft)
J-1	12x24	0.00	881.60	
J-2	12x24	0.00	881.60	
J-3	12x24	0.00	881.60	
J-4	12x24	0.00	881.60	
J-5	12x24	0.00	881.60	
J-6	12x24	0.00	881.60	
J-7	24x36	0.00	882.50	
J-8	HP	0.00	1034.00	
J-9	Tap	0.00	972.00	
J-10	HP(2)	0.00	992.00	
J-11	Vault	0.00	986.00	
O-Pump-1		----	860.00	860.00
O-Pump-2		----	860.00	860.00
O-Pump-3		----	860.00	860.00
O-Pump-4		----	860.00	860.00
O-Pump-5		----	860.00	860.00
O-Pump-6		----	860.00	860.00
R-1	MH	----	934.00	934.00
O-Pump-7	New PS	----	972.50	972.50

O U T P U T O P T I O N D A T A

OUTPUT SELECTION: ALL RESULTS ARE INCLUDED IN THE TABULATED OUTPUT
MAXIMUM AND MINIMUM PRESSURES = 5
MAXIMUM AND MINIMUM VELOCITIES = 5
MAXIMUM AND MINIMUM HEAD LOSS/1000 = 5

S Y S T E M C O N F I G U R A T I O N

NUMBER OF PIPES .....(P) = 18
NUMBER OF END NODES .....(J) = 11
NUMBER OF PRIMARY LOOPS .....(L) = 0
NUMBER OF SUPPLY NODES .....(F) = 8
NUMBER OF SUPPLY ZONES .....(Z) = 1

==========

Case: 0

RESULTS OBTAINED AFTER 5 TRIALS: ACCURACY = 0.22948E-04

S I M U L A T I O N D E S C R I P T I O N (L A B E L)

P I P E L I N E R E S U L T S

STATUS CODE: XX -CLOSED PIPE CV -CHECK VALVE

PIPE NAME	NODE NUMBERS #1	#2	FLOWRATE gpm	HEAD LOSS ft	MINOR LOSS ft	LINE VELO. ft/s	HL+ML/ 1000 ft/f	HL/ 1000 ft/f
P-1	J-1	J-2	3137.24	0.01	0.00	2.22	1.42	1.42
P-2	J-2	J-3	6274.71	0.04	0.00	4.45	5.14	5.14
P-3	J-3	J-4	9413.05	0.11	0.00	6.68	10.89	10.89
P-4	J-4	J-5	12553.99	0.13	0.00	8.90	18.57	18.57
P-5	J-5	J-6	15698.04	0.20	0.00	11.13	28.09	28.09
P-6	J-6	J-7	18846.80	3.23	0.00	13.37	39.41	39.41
P-7	J-7	J-8	18846.80	118.99	0.00	5.94	5.47	5.47
P-8	J-8	J-9	18846.80	10.67	0.00	5.94	5.47	5.47
P-9	J-9	J-10	19994.22	16.02	0.00	6.30	6.10	6.10
P-10	J-10	R-1	19994.22	45.47	0.00	6.30	6.10	6.10
P-11	O-Pump-1	J-1	3137.24	1.25	0.00	8.90	41.64	41.64
P-12	O-Pump-2	J-2	3137.48	1.25	0.00	8.90	41.64	41.64
P-13	O-Pump-3	J-3	3138.34	1.25	0.00	8.90	41.67	41.67
P-14	O-Pump-4	J-4	3140.94	1.25	0.00	8.91	41.73	41.73
P-15	O-Pump-5	J-5	3144.05	1.25	0.00	8.92	41.81	41.81
P-16	O-Pump-6	J-6	3148.75	1.26	0.00	8.93	41.92	41.92
P-17	J-11	J-9	1147.42	2.42	5.45	6.75	72.95	22.45
P-18	O-Pump-7	J-11	1147.42	1.17	9.07	6.75	196.81	22.45

P U M P/L O S S E L E M E N T R E S U L T S

NAME	FLOWRATE gpm	INLET HEAD ft	OUTLET HEAD ft	PUMP HEAD ft	EFFIC-ENCY %	USEFUL POWER Hp	INCREMTL COST $	TOTAL COST $	#PUMPS PARALLEL	#PUMPS SERIES	NPSH Avail. ft	Case
Pump-1	3137.24	0.00	270.12	270.1	75.00	214.	10.6	10.6	**	**	33.2	0.0000
Pump-2	3137.48	0.00	270.11	270.1	75.00	214.	10.6	10.6	**	**	33.2	0.0000
Pump-3	3138.34	0.00	270.07	270.1	75.00	214.	10.6	10.6	**	**	33.2	0.0000
Pump-4	3140.94	0.00	269.96	270.0	75.00	214.	10.6	10.6	**	**	33.2	0.0000
Pump-5	3144.05	0.00	269.84	269.8	75.00	214.	10.7	10.7	**	**	33.2	0.0000
Pump-6	3148.75	0.00	269.64	269.6	75.00	215.	10.7	10.7	**	**	33.2	0.0000
Pump-7	1147.42	0.00	41.11	41.1	75.00	12.	0.6	0.6	**	**	33.2	0.0000

N O D E R E S U L T S

NODE NAME	NODE TITLE	EXTERNAL DEMAND gpm	HYDRAULIC GRADE ft	NODE ELEVATION ft	PRESSURE HEAD ft	NODE PRESSURE psi
J-1	12x24	0.00	1128.87	881.60	247.27	107.15
J-2	12x24	0.00	1128.86	881.60	247.26	107.14
J-3	12x24	0.00	1128.82	881.60	247.22	107.13
J-4	12x24	0.00	1128.71	881.60	247.11	107.08
J-5	12x24	0.00	1128.58	881.60	246.98	107.03
J-6	12x24	0.00	1128.38	881.60	246.78	106.94
J-7	24x36	0.00	1125.15	882.50	242.65	105.15
J-8	HP	0.00	1006.16	1034.00	-27.84	-12.06
J-9	Tap	0.00	995.49	972.00	23.49	10.18
J-10	HP(2)	0.00	979.47	992.00	-12.53	-5.43
J-11	Vault	0.00	1003.37	986.00	17.37	7.53
O-Pump-1		----	1130.12	860.00	270.12	117.05
O-Pump-2		----	1130.11	860.00	270.11	117.05
O-Pump-3		----	1130.07	860.00	270.07	117.03
O-Pump-4		----	1129.96	860.00	269.96	116.98
O-Pump-5		----	1129.84	860.00	269.84	116.93
O-Pump-6		----	1129.64	860.00	269.64	116.85
R-1	MH	----	934.00	934.00	0.00	0.00
O-Pump-7	New PS	----	1013.61	972.50	41.11	17.81

M A X I M U M A N D M I N I M U M V A L U E S

P R E S S U R E S

JUNCTION NUMBER	MAXIMUM PRESSURES psi	JUNCTION NUMBER	MINIMUM PRESSURES psi
O-Pump-1	117.05	J-8	-12.06
O-Pump-2	117.05	J-10	-5.43
O-Pump-3	117.03	J-11	7.53
O-Pump-4	116.98	J-9	10.18
O-Pump-5	116.93	O-Pump-7	17.81

V E L O C I T I E S

PIPE	MAXIMUM	PIPE	MINIMUM

NUMBER	VELOCITY (ft/s)	NUMBER	VELOCITY (ft/s)
P-6	13.37	P-1	2.22
P-5	11.13	P-2	4.45
P-16	8.93	P-7	5.94
P-15	8.92	P-8	5.94
P-14	8.91	P-9	6.30

H L + M L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL+ML/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL+ML/1000 (ft/ft)
P-18	196.81	P-1	1.42
P-17	72.95	P-2	5.14
P-16	41.92	P-7	5.47
P-15	41.81	P-8	5.47
P-14	41.73	P-10	6.10

H L / 1 0 0 0

PIPE NUMBER	MAXIMUM HL/1000 (ft/ft)	PIPE NUMBER	MINIMUM HL/1000 (ft/ft)
P-16	41.92	P-1	1.42
P-15	41.81	P-2	5.14
P-14	41.73	P-7	5.47
P-13	41.67	P-8	5.47
P-12	41.64	P-10	6.10

S U M M A R Y O F I N F L O W S A N D O U T F L O W S

(+) INFLOWS INTO THE SYSTEM FROM SUPPLY NODES
(-) OUTFLOWS FROM THE SYSTEM INTO SUPPLY NODES

NODE NAME	FLOWRATE gpm	NODE TITLE
Pump-1	3137.24	
Pump-2	3137.48	
Pump-3	3138.34	
Pump-4	3140.94	
Pump-5	3144.05	
Pump-6	3148.75	
Pump-7	1147.42	New PS
R-1	-19994.22	MH

NET SYSTEM INFLOW = 19994.22
NET SYSTEM OUTFLOW = -19994.22
NET SYSTEM DEMAND = 0.00

Total Power Cost

****

TOTAL POWER COST($) FOR THIS SIMULATION = 64.46

****

***** HYDRAULIC ANALYSIS COMPLETED *****

December 19, 2025

Kentucky Division of Water
Clean Water Collection
300 Sower Blvd, 3rd Floor
Frankfort, KY 40601

RE: StoneDale – Site Development
Sanitary Sewer Pipe Calculations

This project involves construction of 4720' of 12" PVC sanitary sewer pipe, 2269' of 8" PVC sanitary sewer pipe, and thirty-six (36) precast concrete sanitary manholes within the Jessamine South Elkhorn Water District (JSEWD) territory.

The sanitary sewer pipe system is separated into two sewersheds that enter the concurrently constructed pump station (see the attached Pump Station Report for more information of the pump calculations). The two sewersheds are referred to as Line A and Line B in these calculations. Line A enters the pump station from the west, and Line B enters from the south.

The average daily flow in gallons per day (gpd) is converted to a peak demand flow in gallons per minute (gpm) using a peak factor of 4.7 and entered into the respective manholes for analysis. Then the sanitary sewer capacity of each pipe is analyzed using the Manning's Equation. See the attached Stonedale Sanitary Sewershed Maps and Reports for more information.

STATE OF KENTUCKY
PATRICK F.S. DEMING
20703
LICENSED
PROFESSIONAL ENGINEER
12-19-2025

Sincerely,

Patrick Deming, PE
CMW, Inc.
249 E. Main Street, Suite 100
Lexington, KY 40507
(859) 254-6623
pdeming@cmwaec.com

VICINITY MAP
N.T.S.

LEGEND

SEWERSHED

N

0 120' 240'

SCALE: 1"=120'

STONEDALE SANITARY SEWERSHED
LINE A

4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY

CMW
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, KY 40507
(859) 254 6623
www.cmwinc.com

Autodesk® Storm and Sanitary Analysis 2024 - Version 13.6.323 (Build 0)

****
Project Description
****
File Name ..... San Sewer Calcs_Line A.SPF
Description ..... Sanitary Sewer Analysis
LINE A

****
Analysis Options
****
Flow Units ..... GPM
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. None
Starting Date DEC-19-2025 00:00:00
Ending Date DEC-19-2025 02:00:00
Report Time Step 00:05:00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
MH02	JUNCTION	981.17	990.00	0.00	Yes
MH1A	JUNCTION	981.67	990.00	0.00	Yes
MH2A	JUNCTION	982.42	990.00	0.00	Yes
MH3A	JUNCTION	983.50	990.00	0.00	Yes
MH01	OUTFALL	980.65	981.65	0.00	

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
P01	MH02	MH01	CONDUIT	204.4	0.2544	0.0130
P02	MH1A	MH02	CONDUIT	160.0	0.2500	0.0130
P03	MH2A	MH1A	CONDUIT	260.0	0.2500	0.0130
P04	MH3A	MH2A	CONDUIT	392.0	0.2500	0.0130

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity GPM
P01	CIRCULAR	1.00	1.00	1	0.79	0.25	806.56
P02	CIRCULAR	1.00	1.00	1	0.79	0.25	799.55
P03	CIRCULAR	1.00	1.00	1	0.79	0.25	799.55
P04	CIRCULAR	1.00	1.00	1	0.79	0.25	799.55

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
MH02	0.53	0.56	981.73	0	00:13	0	0	0:00:00
MH1A	0.54	0.56	982.23	0	00:12	0	0	0:00:00
MH2A	0.54	0.56	982.98	0	00:10	0	0	0:00:00
MH3A	0.52	0.54	984.04	0	00:07	0	0	0:00:00
MH01	0.51	0.53	981.18	0	00:14	0	0	0:00:00

****
Node Flow Summary
****

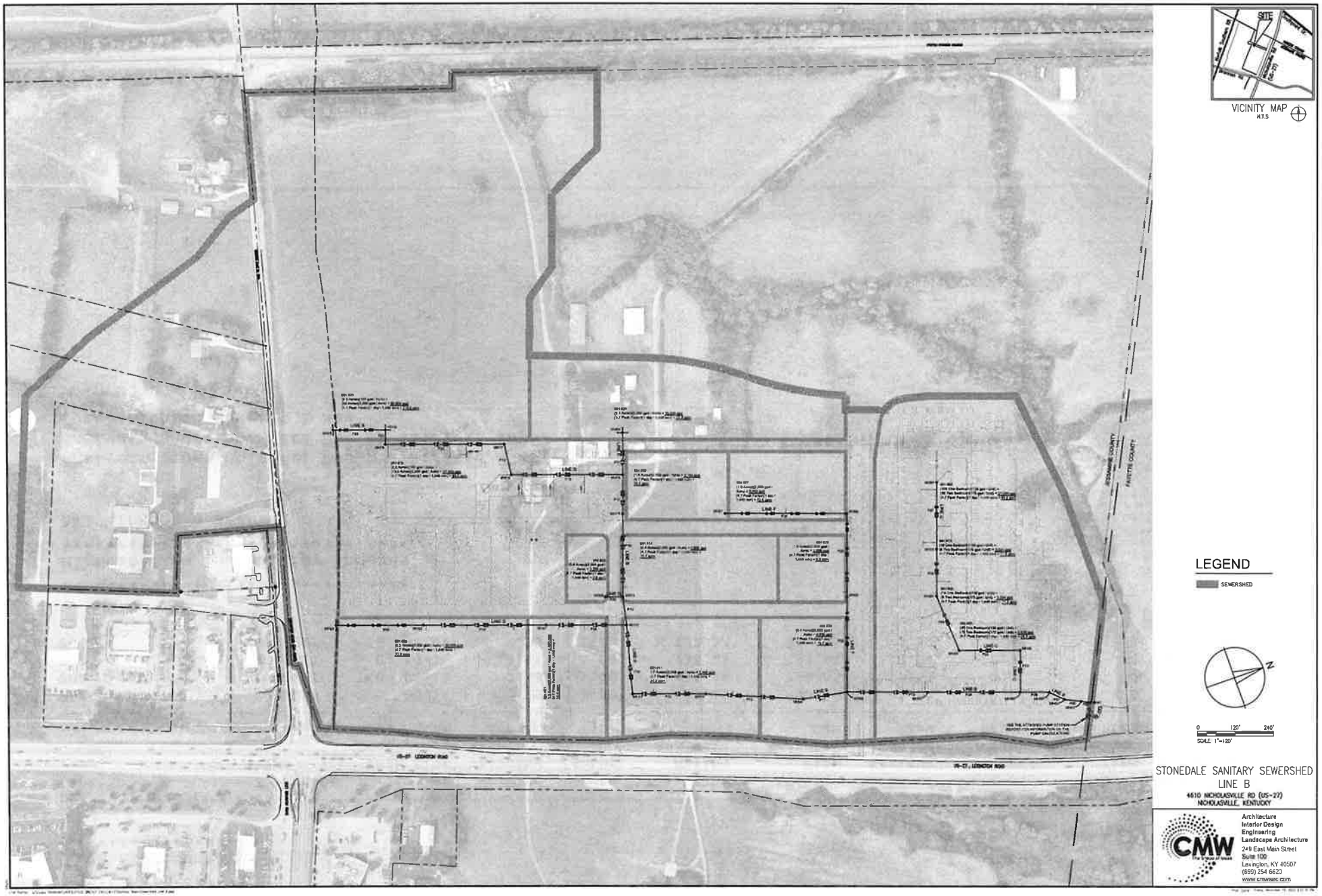
Node ID	Element Type	Maximum Lateral Inflow GPM	Peak Inflow GPM	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow GPM	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
MH02	JUNCTION	11.50	452.96	0	00:12	0.00		
MH1A	JUNCTION	11.50	441.93	0	00:11	0.00		
MH2A	JUNCTION	28.80	431.02	0	00:09	0.00		
MH3A	JUNCTION	394.00	394.00	0	00:00	0.00		
MH01	OUTFALL	0.00	450.11	0	00:14	0.00		

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	Time of Peak Flow Occurrence hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis GPM	Design Flow Capacity GPM	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
P01	CONDUIT	0	00:14	2.29	1.00	450.11	806.56	0.56	0.55	0	Calculated
P02	CONDUIT	0	00:12	2.48	1.00	441.46	799.55	0.55	0.51	0	Calculated
P03	CONDUIT	0	00:11	2.41	1.00	430.43	799.55	0.54	0.51	0	Calculated
P04	CONDUIT	0	00:09	2.38	1.00	402.22	799.55	0.50	0.49	0	Calculated

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Fri Dec 19 15:29:13 2025
Analysis ended on: Fri Dec 19 15:29:13 2025
Total elapsed time: < 1 sec


SITE
VICINITY MAP
N.T.S
LEGEND
SEWERSHED
N
0
120'
240'
SCALE: 1"=120'
STONEDALE SANITARY SEWERSHED
LINE B
4610 NICHOLASVILLE RD (US-27)
NICHOLASVILLE, KENTUCKY
CMW
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, KY 40507
(859) 254 6623
www.cmwinc.com

Autodesk® Storm and Sanitary Analysis 2024 - Version 13.6.323 (Build 0)

****
Project Description
****
File Name ..... San Sewer Calcs_Line B.SPF
Description ..... Sanitary Sewer Analysis
LINE B

****
Analysis Options
****
Flow Units ..... GPM
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. None
Starting Date DEC-19-2025 00:00:00
Ending Date DEC-19-2025 03:00:00
Report Time Step 00:05:00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
MH03	JUNCTION	989.00	999.00	0.00	
MH04	JUNCTION	995.40	1005.40	0.00	
MH05	JUNCTION	998.64	1005.14	0.00	
MH06	JUNCTION	1000.36	1007.19	0.00	
MH07	JUNCTION	1002.53	1011.45	0.00	
MH08	JUNCTION	1003.25	1008.75	0.00	
MH09	JUNCTION	1004.75	1012.75	0.00	
MH10	JUNCTION	1010.00	1018.00	0.00	
MH11	JUNCTION	1012.00	1015.75	0.00	Yes
MH12	JUNCTION	1013.95	1020.87	0.00	
MH13	JUNCTION	1015.86	1021.86	0.00	
MH14	JUNCTION	1016.61	1026.86	0.00	Yes
MH15	JUNCTION	1017.01	1026.34	0.00	Yes
MH16	JUNCTION	1017.98	1025.90	0.00	
MH17	JUNCTION	1018.32	1025.74	0.00	

MH18	JUNCTION	1019.34	1027.67	0.00	Yes
MH19	JUNCTION	1021.00	1029.00	0.00	
MH20	JUNCTION	1027.75	1035.75	0.00	Yes
MH21	JUNCTION	1014.67	1020.34	0.00	Yes
MH22	JUNCTION	1015.73	1021.81	0.00	Yes
MH23	JUNCTION	1021.25	1029.25	0.00	
MH24	JUNCTION	1019.75	1027.75	0.00	Yes
MH25	JUNCTION	1009.75	1016.75	0.00	Yes
MH26	JUNCTION	1012.03	1018.53	0.00	Yes
MH27	JUNCTION	1019.44	1026.17	0.00	Yes
MH28	JUNCTION	1016.45	1021.78	0.00	Yes
MH4A	JUNCTION	1001.37	1007.04	0.00	
MH5A	JUNCTION	1005.45	1009.20	0.00	Yes
MH6A	JUNCTION	1006.46	1011.21	0.00	Yes
MH7A	JUNCTION	1007.28	1013.70	0.00	Yes
MH8A	JUNCTION	1010.75	1015.75	0.00	Yes
MH#1	OUTFALL	988.65	989.65	0.00	

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Link Summary
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Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
P05	MH03	MH#1	CONDUIT	24.5	1.4286	0.0130
P06	MH04	MH03	CONDUIT	48.3	1.5114	0.0130
P07	MH05	MH04	CONDUIT	48.3	2.0083	0.0130
P08	MH06	MH05	CONDUIT	88.1	1.8388	0.0130
P09	MH07	MH06	CONDUIT	289.0	0.7163	0.0130
P10	MH08	MH07	CONDUIT	248.0	0.2500	0.0130
P11	MH09	MH08	CONDUIT	137.2	1.0204	0.0120
P12	MH10	MH09	CONDUIT	303.9	1.6946	0.0130
P13	MH11	MH10	CONDUIT	226.0	0.8407	0.0130
P14	MH12	MH11	CONDUIT	213.6	0.8661	0.0130
P15	MH13	MH12	CONDUIT	85.8	1.4685	0.0130
P16	MH14	MH13	CONDUIT	258.5	0.2515	0.0130
P17	MH15	MH14	CONDUIT	119.9	0.2502	0.0130
P18	MH16	MH15	CONDUIT	345.7	0.2517	0.0130
P19	MH17	MH16	CONDUIT	95.1	0.2524	0.0130
P20	MH18	MH17	CONDUIT	369.4	0.2491	0.0130
P21	MH19	MH18	CONDUIT	42.0	3.7143	0.0130
P22	MH20	MH19	CONDUIT	160.5	4.0000	0.0130
P23	MH4A	MH06	CONDUIT	128.0	0.5312	0.0130
P24	MH5A	MH4A	CONDUIT	189.3	2.1025	0.0130

P25	MH6A	MH5A	CONDUIT	181.1	0.5025	0.0130
P26	MH7A	MH6A	CONDUIT	144.1	0.4997	0.0130
P27	MH8A	MH7A	CONDUIT	208.0	1.6202	0.0130
P28	MH21	MH12	CONDUIT	248.0	0.2500	0.0130
P29	MH22	MH21	CONDUIT	383.2	0.2505	0.0130
P30	MH23	MH22	CONDUIT	271.8	1.9095	0.0130
P31	MH24	MH15	CONDUIT	129.1	0.5809	0.0130
P32	MH25	MH08	CONDUIT	295.5	1.6074	0.0130
P33	MH26	MH25	CONDUIT	260.1	0.8381	0.0130
P34	MH27	MH26	CONDUIT	380.0	1.9237	0.0130
P35	MH28	MH13	CONDUIT	51.0	0.5098	0.0130

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Cross Section Summary
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Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity GPM
P05	CIRCULAR	1.00	1.00	1	0.79	0.25	1911.29
P06	CIRCULAR	1.00	1.00	1	0.79	0.25	1965.91
P07	CIRCULAR	1.00	1.00	1	0.79	0.25	2266.14
P08	CIRCULAR	1.00	1.00	1	0.79	0.25	2168.43
P09	CIRCULAR	1.00	1.00	1	0.79	0.25	1353.35
P10	CIRCULAR	1.00	1.00	1	0.79	0.25	799.55
P11	CIRCULAR	1.00	1.00	1	0.79	0.25	1749.94
P12	CIRCULAR	1.00	1.00	1	0.79	0.25	2081.68
P13	CIRCULAR	1.00	1.00	1	0.79	0.25	1466.21
P14	CIRCULAR	1.00	1.00	1	0.79	0.25	1488.20
P15	CIRCULAR	1.00	1.00	1	0.79	0.25	1937.83
P16	CIRCULAR	1.00	1.00	1	0.79	0.25	801.87
P17	CIRCULAR	1.00	1.00	1	0.79	0.25	799.88
P18	CIRCULAR	1.00	1.00	1	0.79	0.25	802.20
P19	CIRCULAR	1.00	1.00	1	0.79	0.25	803.32
P20	CIRCULAR	1.00	1.00	1	0.79	0.25	798.03
P21	CIRCULAR	1.00	1.00	1	0.79	0.25	3081.86
P22	CIRCULAR	0.67	0.67	1	0.35	0.17	1084.75
P23	CIRCULAR	0.67	0.67	1	0.35	0.17	395.32
P24	CIRCULAR	0.67	0.67	1	0.35	0.17	786.44
P25	CIRCULAR	0.67	0.67	1	0.35	0.17	384.47
P26	CIRCULAR	0.67	0.67	1	0.35	0.17	383.38
P27	CIRCULAR	0.67	0.67	1	0.35	0.17	690.37
P28	CIRCULAR	1.00	1.00	1	0.79	0.25	799.55

P29	CIRCULAR	1.00	1.00	1	0.79	0.25	800.38
P30	CIRCULAR	0.67	0.67	1	0.35	0.17	749.47
P31	CIRCULAR	1.00	1.00	1	0.79	0.25	1218.83
P32	CIRCULAR	0.67	0.67	1	0.35	0.17	687.65
P33	CIRCULAR	0.67	0.67	1	0.35	0.17	496.54
P34	CIRCULAR	0.67	0.67	1	0.35	0.17	752.25
P35	CIRCULAR	0.67	0.67	1	0.35	0.17	387.26

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Node Depth Summary
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Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
MH03	0.43	0.45	989.45	0	02:53	0	0	0:00:00
MH04	0.39	0.41	995.81	0	02:37	0	0	0:00:00
MH05	0.36	0.38	999.02	0	02:16	0	0	0:00:00
MH06	0.36	0.37	1000.73	0	02:10	0	0	0:00:00
MH07	0.40	0.42	1002.95	0	02:06	0	0	0:00:00
MH08	0.58	0.61	1003.86	0	02:24	0	0	0:00:00
MH09	0.33	0.34	1005.09	0	02:24	0	0	0:00:00
MH10	0.31	0.32	1010.32	0	02:51	0	0	0:00:00
MH11	0.37	0.38	1012.38	0	02:03	0	0	0:00:00
MH12	0.36	0.37	1014.32	0	02:28	0	0	0:00:00
MH13	0.30	0.31	1016.17	0	02:30	0	0	0:00:00
MH14	0.51	0.52	1017.13	0	02:23	0	0	0:00:00
MH15	0.48	0.49	1017.50	0	00:16	0	0	0:00:00
MH16	0.45	0.46	1018.44	0	00:13	0	0	0:00:00
MH17	0.46	0.47	1018.79	0	00:14	0	0	0:00:00
MH18	0.47	0.47	1019.81	0	00:10	0	0	0:00:00
MH19	0.18	0.19	1021.19	0	00:02	0	0	0:00:00
MH20	0.21	0.21	1027.96	0	00:09	0	0	0:00:00
MH21	0.16	0.17	1014.84	0	02:11	0	0	0:00:00
MH22	0.15	0.16	1015.89	0	02:02	0	0	0:00:00
MH23	0.00	0.00	1021.25	0	00:00	0	0	0:00:00
MH24	0.12	0.12	1019.87	0	00:33	0	0	0:00:00
MH25	0.10	0.10	1009.85	0	02:06	0	0	0:00:00
MH26	0.09	0.09	1012.12	0	01:15	0	0	0:00:00
MH27	0.06	0.06	1019.50	0	01:13	0	0	0:00:00
MH28	0.05	0.05	1016.50	0	00:35	0	0	0:00:00

MH4A	0.26	0.26	1001.63	0	00:39	0	0	0:00:00
MH5A	0.18	0.18	1005.63	0	00:38	0	0	0:00:00
MH6A	0.23	0.23	1006.69	0	00:36	0	0	0:00:00
MH7A	0.21	0.21	1007.49	0	00:30	0	0	0:00:00
MH8A	0.14	0.14	1010.89	0	00:27	0	0	0:00:00
MH#1	0.37	0.38	989.03	0	02:53	0	0	0:00:00

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Node Flow Summary
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Node ID	Element Type	Maximum Lateral Inflow GPM	Peak Inflow GPM	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow GPM	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
MH03	JUNCTION	0.00	599.40	0	02:24	0.00		
MH04	JUNCTION	0.00	599.40	0	02:10	0.00		
MH05	JUNCTION	0.00	599.40	0	02:10	0.00		
MH06	JUNCTION	0.00	599.40	0	02:10	0.00		
MH07	JUNCTION	0.00	478.40	0	02:36	0.00		
MH08	JUNCTION	0.00	478.40	0	02:05	0.00		
MH09	JUNCTION	0.00	443.80	0	02:53	0.00		
MH10	JUNCTION	0.00	443.80	0	02:24	0.00		
MH11	JUNCTION	24.20	443.80	0	02:24	0.00		
MH12	JUNCTION	0.00	419.60	0	02:30	0.00		
MH13	JUNCTION	0.00	371.30	0	02:23	0.00		
MH14	JUNCTION	15.70	369.81	0	00:16	0.00		
MH15	JUNCTION	10.40	354.52	0	00:15	0.00		
MH16	JUNCTION	0.00	308.55	0	00:14	0.00		
MH17	JUNCTION	0.00	309.55	0	00:12	0.00		
MH18	JUNCTION	89.50	311.40	0	00:02	0.00		
MH19	JUNCTION	0.00	218.50	0	00:10	0.00		
MH20	JUNCTION	218.50	218.50	0	00:00	0.00		
MH21	JUNCTION	14.40	48.30	0	02:03	0.00		
MH22	JUNCTION	33.90	33.90	0	00:00	0.00		
MH23	JUNCTION	0.00	0.00	0	00:00	0.00		
MH24	JUNCTION	33.30	33.30	0	00:00	0.00		
MH25	JUNCTION	15.70	34.60	0	01:16	0.00		
MH26	JUNCTION	6.50	18.90	0	01:14	0.00		
MH27	JUNCTION	12.40	12.40	0	00:00	0.00		
MH28	JUNCTION	3.90	3.90	0	00:00	0.00		
MH4A	JUNCTION	0.00	121.00	0	00:37	0.00		

MH5A	JUNCTION	28.80	121.00	0	00:37	0.00
MH6A	JUNCTION	11.50	92.20	0	00:32	0.00
MH7A	JUNCTION	11.50	80.70	0	00:27	0.00
MH8A	JUNCTION	69.20	69.20	0	00:00	0.00
MH#1	OUTFALL	0.00	599.40	0	02:53	0.00

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Link Flow Summary
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Link ID	Element Type	Time of Peak Flow Occurrence days	Time of Peak Flow Occurrence hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis GPM	Design Flow Capacity GPM	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
P05	CONDUIT	0	02:53	4.28	1.00	599.40	1911.29	0.31	0.42	0	Calculated
P06	CONDUIT	0	02:24	4.66	1.00	599.40	1965.91	0.30	0.39	0	Calculated
P07	CONDUIT	0	02:10	5.18	1.00	599.40	2266.14	0.26	0.36	0	Calculated
P08	CONDUIT	0	02:10	5.11	1.00	599.40	2168.43	0.28	0.37	0	Calculated
P09	CONDUIT	0	02:46	3.47	1.00	478.40	1353.35	0.35	0.41	0	Calculated
P10	CONDUIT	0	02:36	2.59	1.00	478.40	799.55	0.60	0.52	0	Calculated
P11	CONDUIT	0	02:04	3.47	1.00	443.80	1749.94	0.25	0.42	0	Calculated
P12	CONDUIT	0	02:53	4.66	1.00	443.80	2081.68	0.21	0.32	0	Calculated
P13	CONDUIT	0	02:24	3.60	1.00	443.80	1466.21	0.30	0.38	0	Calculated
P14	CONDUIT	0	02:24	3.56	1.00	419.60	1488.20	0.28	0.37	0	Calculated
P15	CONDUIT	0	02:23	4.11	1.00	371.30	1937.83	0.19	0.30	0	Calculated
P16	CONDUIT	0	02:23	2.40	1.00	367.40	801.87	0.46	0.45	0	Calculated
P17	CONDUIT	0	00:16	2.36	1.00	354.11	799.88	0.44	0.45	0	Calculated
P18	CONDUIT	0	00:15	2.20	1.00	310.82	802.20	0.39	0.43	0	Calculated
P19	CONDUIT	0	00:14	2.27	1.00	308.55	803.32	0.38	0.41	0	Calculated
P20	CONDUIT	0	00:12	2.23	1.00	309.55	798.03	0.39	0.42	0	Calculated
P21	CONDUIT	0	00:02	4.84	1.00	221.90	3081.86	0.07	0.28	0	Calculated
P22	CONDUIT	0	00:10	5.35	1.00	218.50	1084.75	0.20	0.31	0	Calculated
P23	CONDUIT	0	02:04	2.25	1.00	121.00	395.32	0.31	0.38	0	Calculated
P24	CONDUIT	0	00:37	3.60	1.00	121.00	786.44	0.15	0.27	0	Calculated
P25	CONDUIT	0	00:37	2.06	1.00	92.20	384.47	0.24	0.33	0	Calculated
P26	CONDUIT	0	00:32	1.99	1.00	80.70	383.38	0.21	0.31	0	Calculated
P27	CONDUIT	0	00:27	2.81	1.00	69.20	690.37	0.10	0.21	0	Calculated
P28	CONDUIT	0	02:09	1.20	1.00	48.30	799.55	0.06	0.22	0	Calculated
P29	CONDUIT	0	02:03	1.21	1.00	33.90	800.38	0.04	0.13	0	Calculated
P30	CONDUIT	0	00:00	0.00	1.00	0.00	749.47	0.00	0.00	0	Calculated
P31	CONDUIT	0	00:32	1.52	1.00	33.30	1218.83	0.03	0.11	0	Calculated
P32	CONDUIT	0	02:18	2.55	1.00	34.60	687.65	0.05	0.15	0	Calculated
P33	CONDUIT	0	01:16	1.52	1.00	18.90	496.54	0.04	0.13	0	Calculated
P34	CONDUIT	0	01:14	1.78	1.00	12.40	752.25	0.02	0.09	0	Calculated
P35	CONDUIT	0	00:35	1.11	1.00	3.90	387.26	0.01	0.07	0	Calculated