

UTILITY OWNERS

ELECTRICAL

KENTUCKY UTILITIES

1 QUALITY STREET

LEXINGTON, KY 40507

(800) 981-0060

CONTACT: RODNEY BROCK

TELEPHONE

WINDSTREAM

(859) 357-6205

GAS

DELTA NATURAL GAS

(859) 885-4141

SANITARY SEWER

CITY OF NICHOLASVILLE

517 NORTH MAIN ST.

NICHOLASVILLE, KY 40356

(859) 885-1121

WATER

JESSAMINE WATER DISTRICT #1

2225 LEXINGTON ROAD

NICHOLASVILLE, KENTUCKY 40356

(859) 885-9314

CONTACT: CARL WAITS

DRAINAGE/STORMWATER

CITY OF NICHOLASVILLE

517 NORTH MAIN ST.

NICHOLASVILLE, KY 40356

(859) 885-9385

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES).



KENTUCKY UNDERGROUND PROTECTION INC. Kentucky state law requires contractors to call two business days prior to digging. Call 811 or 1-800-752-6007 for a locator request. The City of Nicholasville and any organizations that are not a part of KUP Inc. shall be contacted individually.

GENERAL NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CITY OF NICHOLASVILLE.
- PROPERTY SERVICE CONNECTIONS ARE TO BE 1.00% SLOPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHOULD VERIFY EXISTING ELEVATIONS BEFORE CONSTRUCTION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.
- ALL PIPE DIAMETERS SHOWN ON THESE PLANS REPRESENT INSIDE DIAMETERS.
- MANHOLES SHALL BE 4" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- FOR LOCATION OF WATERTIGHT AND NON-WATERTIGHT MANHOLES, SEE PLAN AND PROFILE SHEETS.
- THE CONTRACTOR MUST OBTAIN THE LATEST ISSUES OF THE CITY OF NICHOLASVILLE ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND GENERAL SPECIFICATIONS. ALL CONSTRUCTION MUST CONFORM TO THESE DOCUMENTS.
- SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF 18" 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 TO THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION. DAMAGE TO ANY EXISTING UTILITY IS TO BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
- ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THESE PLANS. SEE GRADING AND EROSION CONTROL PLAN FOR CONSTRUCTION ACCESS POINT.
- PAVEMENT DESIGN, STORM SEWERS, STORM WATER RETENTION BASINS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS OF THE CITY OF NICHOLASVILLE. **WATER QUALITY FEATURES ARE REQUIRED FOR THIS PROJECT.**
- THE SITE IS OUTSIDE THE 100 YEAR FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, NATIONAL FLOOD INSURANCE RATE MAP, JESSAMINE COUNTY, PANEL 21113C01700, DATED DECEMBER 21, 2017.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION. ANY UTILITY CHANGE EXPENSES SHALL BE THE CONTRACTORS RESPONSIBILITY.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BOTH HORIZONTALLY AND VERTICALLY.
- STREET LIGHTS FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NICHOLASVILLE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND CITY OF NICHOLASVILLE STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SVALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM AND WERE DERIVED FROM A GPS SURVEY.

SOURCE BENCHMARK: GPS CONTROL ON GPS-KY STATE PLANE COORDINATE SYSTEM. KY SINGLE ZONE.

ENGINEER TO SUPPLY CONTRACTOR WITH BENCHMARKS AT CONTRACTOR'S DIRECTION.

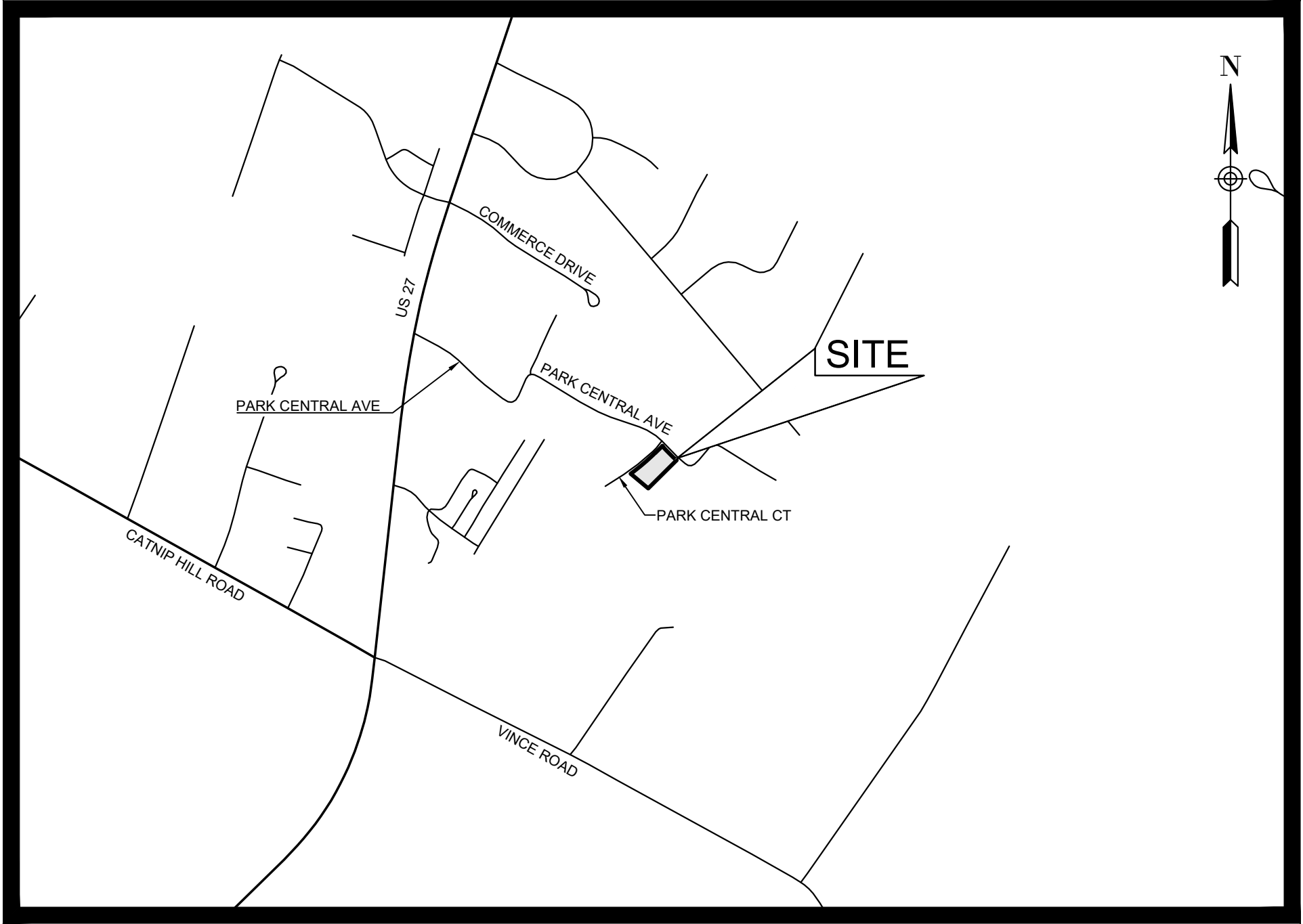
CONSTRUCTION PLANS OF

CENTRAL INDUSTRIAL PARK

LOT 12, UNIT 2-B

4001 PARK CENTRAL COURT

NICHOLASVILLE, KENTUCKY



VICINITY MAP
(N.T.S.)

FOR

PARK CENTRAL STORAGE CORPORATION

3944 DELONG ROAD
LEXINGTON, KY 40515

BY



1211 JESSAMINE STATION | NICHOLASVILLE, KY | 859.881.0020 | BANKSENGINEERING.NET

REVISION NUMBER	REVISION DATE	REVISION SUMMARY
1		
2		
3		
4		

PLAN DATE: 11/5/2025
PROJECT # 23026

SITE LEGEND	
SYMBOLS	DESCRIPTION
	PROPERTY LINE
	EASEMENT
	EXISTING TREE LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	BENCHMARK
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	GRADE/SLOPE (PERCENT)
	PROPOSED DROP BOX INLET (EX. WILL BE SHADED)
	PROPOSED MANHOLE (EX. WILL BE SHADED)
	PROPOSED HEADWALL (EX. WILL BE SHADED)
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER LATERAL
	WATER LINE (EX. WILL BE SHADED)
	FIRE HYDRANT (EX. WILL BE SHADED)
	PROPOSED WATER VALVE
	WATER METER (EX. WILL BE SHADED)
	OVERHEAD UTILITIES (EX. WILL BE SHADED)
	UNDERGROUND UTILITIES (EX. WILL BE SHADED)
	UTILITY POLE (EX. WILL BE SHADED)
	GUY WIRE (EX. WILL BE SHADED)
	LIGHT POLE (EX. WILL BE SHADED)
	GAS LINE (EX. WILL BE SHADED)
	GAS VALVE (EX. WILL BE SHADED)
	FIBER OPTIC
	SILT FENCE
	HANDICAP PARKING

ABBREVIATIONS

BMP	BEST MANAGEMENT PRACTICES
EPSC	EROSION PREVENTION AND SEDIMENT CONTROL
UGC	UNDERGROUND COMMUNICATION
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
SAN	SANITARY EASEMENT
E.	TYPICAL
FFE	FINISHED FLOOR ELEVATION
U.E	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
SAN	SANITARY SEWER
B.L.	BUILDING LINE
S.I.	STORM INLET
STM	STORM
INV	INVERT
D.B	DEED BOOK
PG.	PAGE
P.C	PLAT CABINET
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DBI	DROP BOX INLET
CB	CURB BOX INLET
MH	MANHOLE
N.T.S.	NOT TO SCALE
WV	WATER VALVE
WM	WATER METER
CO	CLEANOUT
FH	FIRE HYDRANT ASSEMBLY
GV	GAS VALVE
FO	FIBER OPTIC
SF	SILT FENCE
HW	HEADWALL
W	WATER
R	RADIUS
N	NORTHING
E	EASTING

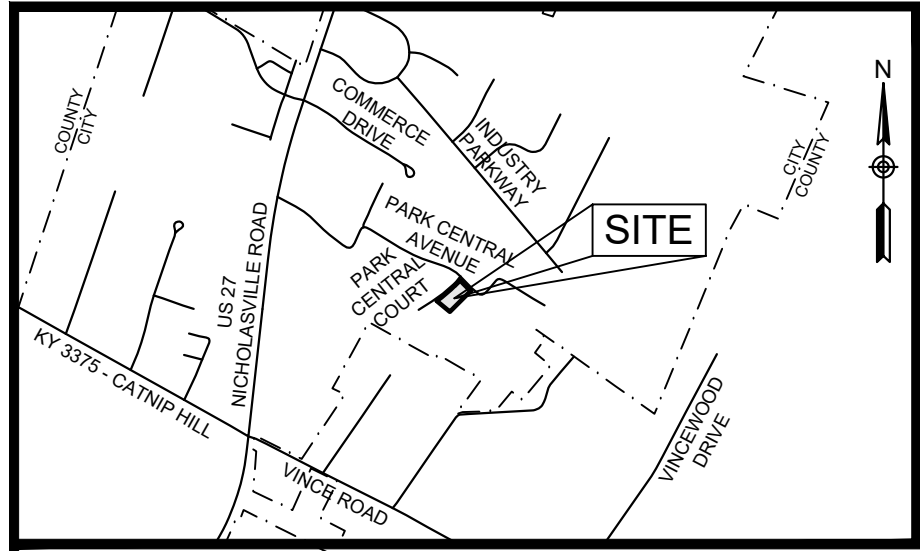
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CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE AND NICHOLASVILLE PLANNING COMMISSION SPECIFICATIONS AND SUBDIVISION REGULATIONS. ALL WORK INSIDE KYTC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH KYTC STANDARDS.

DRAFT - NOT FOR CONSTRUCTION

DISCLAIMER:
IF ANY DISCREPANCIES ARE SHOWN ON THE PLANS HEREIN OR DISCOVERED IN THE FIELD THEN THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUATION OF IMPROVEMENT OPERATIONS. ENGINEER SHALL MAKE FINAL DECISION ON HOW DISCREPANCIES ARE RESOLVED. SHOULD THE OWNER OR CONTRACTOR PROCEED WITHOUT NOTIFYING THE ENGINEER, THEY DO SO AT THEIR OWN RISK AND ASSUME FULL RESPONSIBILITY.



VICINITY MAP
(N.T.S.)

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 HIS DESIGNEE

DATE

OWNER'S CERTIFICATION

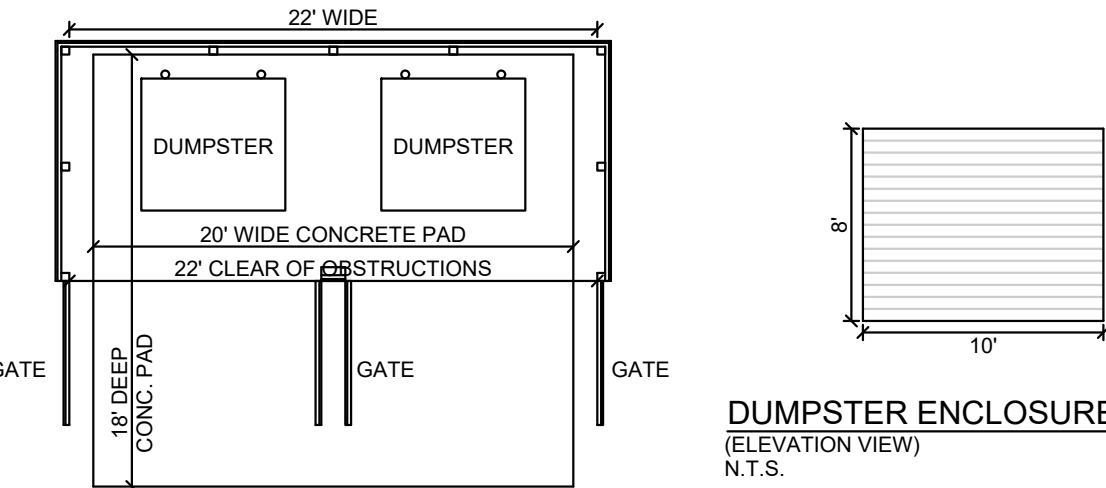
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON. DO FULLY AGREE TO ALL GRAPHIC AND TEXTURAL REPRESENTATION SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY. THIS CERTIFICATION IS BINDING ON HEIRS, ASSIGNS, OR SUCCESSORS IN TITLE.

OWNER

DATE

NOTES:

- NO PART OF A PRINCIPAL BUILDING INCLUDING CRAWL SPACES OR BASEMENTS PROPOSED TO BE CONSTRUCTED UPON A LOT SHALL BE LOCATED LESS THAN (1) ONE FOOT ABOVE 100 YEAR FLOOD PLAIN (ELEVATIONS TO BE SHOWN ON FINAL RECORD PLAT).
- NO TREES SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENTS.
- NO CHANGES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.
- 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 (AT THE TIME OF FINAL RECORD PLATS).
- SILT CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SILTATION. SILT CONTROL MEASURES SHALL CONSIST OF TEMPORARY SILT FENCES. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE PRELIMINARY ONLY AND THE FINAL EASEMENTS WILL BE SHOWN ON THE FINAL RECORD PLATS.
- CONTOUR INTERVAL = 2'.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN IN ACCORDANCE WITH ARTICLE 16 OF THE NICHOLASVILLE ZONING ORDINANCE.
- ALL GRAVEL AREAS SHOULD EITHER BE REMOVED OR PAVED TO CREATE A DUST FREE SURFACE.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP AT THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE. AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN 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.
- LOTS THAT HAVE A STORM WATER DETENTION BASIN OR RETENTION BASIN LOCATED ON THEM MAY BE RECORDED ON A FINAL PLAT, BUT A BUILDING PERMIT FOR THOSE LOTS SHALL NOT BE ISSUED UNTIL THE DETENTION/RETENTION BASIN HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.
- OFF-STREET PARKING AND LOADING AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 9.
- LANDSCAPING FOR THE VEHICULAR USE AREAS SHALL BE IN COMPLIANCE WITH NICHOLASVILLE ZONING ORDINANCE ARTICLE 14.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS.
- THE SUBJECT PROPERTY IS RECORDED IN DEED BOOK 851, PAGE 528 AND PLAT CABINET 3, SLIDE 45-A IN THE JESSAMINE COUNTY CLERK'S OFFICE.
- PROPOSED GRADING SHALL BE ADDRESSED AT THE TIME THE CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY OF NICHOLASVILLE FOR APPROVAL.
- 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 DEVELOPER CERTIFIED PLAN SHALL BE CERTIFIED BY THE PLANNING COMMISSION CHAIRPERSON, IF IT IS IN COMPLIANCE WITH ALL REQUIREMENTS. FIVE (5) COPIES OF THE CERTIFIED DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AT THE DEVELOPER'S EXPENSE. (N20 SECTION 1500.3)



DUMPSTER ENCLOSURE DETAIL
(ELEVATION VIEW)
N.T.S.

DOUBLE DUMPSTER DETAIL
N.T.S.

LEGEND

- Ⓡ RAILROAD SPIKE SET
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- B.D. BUILDING SETBACK LINE AND DRAINAGE AND UTILITY EASEMENT
- O.H.E. OVERHEAD ELECTRIC EASEMENT
- △ DRIVEWAY

Drawing: 23026_01_fdp.dwg

ZONE I-1 REQUIREMENTS

MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM FRONT YARD	20 FT.
MINIMUM EACH SIDE YARD	N/A
MINIMUM REAR YARD	40 FT.
MAXIMUM LOT COVERAGE	N/A
MAXIMUM HEIGHT OF BLDG.	N/A
* SEE ZONING REGULATIONS.	

SITE STATISTICS

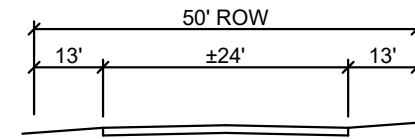
TOTAL AREA	1.15 ACRES
AREA IN LOTS	1.15 ACRES
AREA IN RIGHT OF WAY	N/A
NO. OF LOTS	1
LENGTH OF STREET	N/A
ZONE	I-1

PUBLIC UTILITIES

WATER:	CJOWD#1
SEWER:	CITY OF NICHOLASVILLE
ELECTRIC:	KENTUCKY UTILITIES
GAS:	DELTA GAS
TELEPHONE:	WINDSTREAM

PARKING REQUIREMENTS

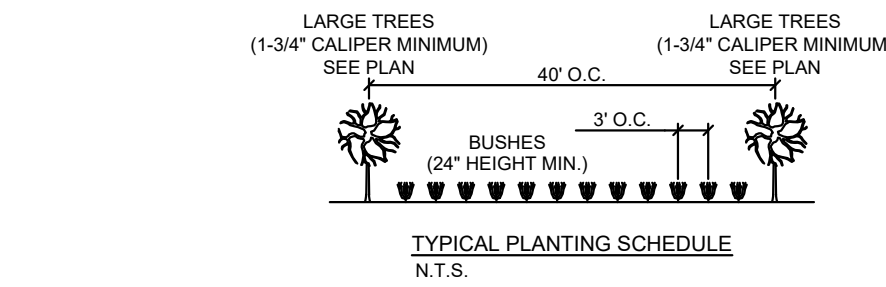
TOTAL BUILDING AREA	13000 SQ. FT.
PARKING REQUIRED:	
CONTRACTOR WAREHOUSING	
NZO 976.2: 1/600 (5000/600 = 9 SPACES)(MIN. 5 PER UNIT = 20 SPACES)	
SELF STORAGE	
NZO 976.3: 1/2 EMP., MIN. 5	
TOTAL REQUIRED PARKING	25 SPACES
TOTAL PROVIDED PARKING	25 SPACES



TYPICAL SECTION
N.T.S.

GENERAL NOTES

- ALL UNSURFACED DISTURBED AREAS NOT RECEIVING MULCH ARE TO RECEIVE A MINIMUM OF 4" TOPSOIL, SOD AND BE WATERED UNTIL SOD IS WELL ESTABLISHED.
- PROVIDE A MINIMUM OF 5' FROM EDGE OF PAVING WHERE VEHICLES OVERHANG TO ALL TREES AND/OR SHRUBS. OTHERWISE, MAINTAIN 4' TO EDGE OF PAVING.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF NICHOLASVILLE ZONING ORDINANCE, ARTICLE 14.



TYPICAL PLANTING SCHEDULE
N.T.S.

TREE PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME
14	GLEDITSIA TRIACANTHOS	SHADEMASTER THORNLESS HONEY LOCUST
53	ACER RUBRUM	RED MAPLE
53	ELONIMYUS XLATUS	BURNING BUSH
65	TAXUS X MEDA	YEW

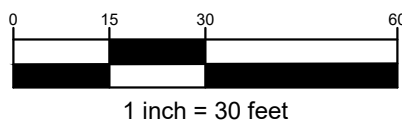
NOTES:

- ANY CHANGES IN PLANT SPECIES OR PLANT LOCATION SHALL BE UNACCEPTABLE WITHOUT SPECIFIC PRIOR APPROVAL FROM THE NICHOLASVILLE PLANNING COMMISSION.
- ALL INTERIOR TREES OR THOSE LOCATED IN SITE TRIANGLE SHALL HAVE A MINIMUM OF 5 (FIVE) FEET CLEARANCE BELOW THE LOWEST BRANCHES.
- ALL LANDSCAPE AREAS NOT PLANTED WITH OTHER TYPES OF GROUND COVER SHALL BE SEEDED (FESCUE OR BLUEGRASS), FERTILIZED, AND MULCHED OR SODDED (BLUEGRASS) SO ALL SITE AREAS HAVE VEGETATIVE COVER.

INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

VEHICULAR USE AREA	20064.7 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (5%)	1003 S.F.
PROPOSED	1219 S.F.
INTERIOR LANDSCAPING TREES (1 TREE/250 S.F. REQUIRED INTERIOR LANDSCAPE AREA) REQUIRED	4
PROPOSED	4

GRAPHIC SCALE

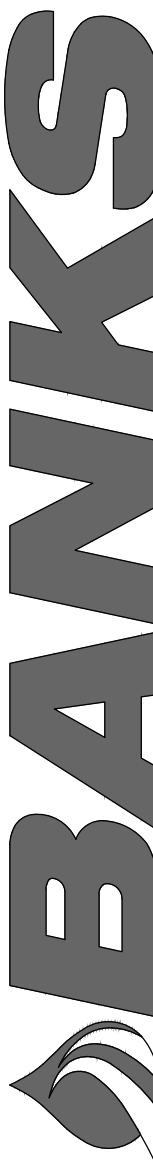


OWNER/DEVELOPER
PARK CENTRAL STORAGE
CORPORATION
3944 DELONG ROAD, LEXINGTON, KY 40515

CENTRAL INDUSTRIAL PARK
LOT 12, UNIT 2-B

4001 PARK CENTRAL COURT, NICHOLASVILLE, KY 40356

FINAL DEVELOPMENT PLAN



DATE: MAY 30, 2023	REVISION:	1	2	3	4	5
SHEET 1	JOB# 23026	DRAWN: CBS	CHECKED: JDB			

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Drawing: 23026_02_Site Plan.dwg

SURVEY NOTE:

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER. IT DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS SHEET IS FOR USE IN OBTAINING A BUILDING PERMIT.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

RETAINING WALL NOTES:

RETAINING WALLS ARE REQUIRED AS PART OF THIS DEVELOPMENT. THE WALLS SHOWN ON THIS PLAN ARE DIAGRAMMATICAL FOR LAYOUT AND GRADING PURPOSES AND THEIR FINAL DESIGN SHALL BE PROVIDED BY A PROFESSIONAL STRUCTURAL ENGINEER FOR THE OWNER/DEVELOPER.

GEOTECHNICAL/PAVEMENT SECTION NOTES:

1. PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL OBTAIN SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS FOR THIS DEVELOPMENT.
2. PAVEMENT SECTIONS SHALL BE ISSUED BY GEOTECHNICAL ENGINEER AFTER TESTING IS FINISHED.
3. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE DEVELOPER PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MUST COMPLY WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
5. ALL PAVEMENT DATA AND PAVEMENT DETAILS ARE FOR BIDDING PURPOSES ONLY. REFER TO THE GEOTECHNICAL REPORT FOR DETAILED INFORMATION.
6. PAVEMENT SECTIONS (IF SHOWN), ARE MEANT SOLELY TO CONVEY THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT OF A CONFLICT, THE GEOTECHNICAL REPORT TAKES PRECEDENCE OVER THESE PLANS.
7. ALL SUBGRADES AND PAVEMENT DESIGN SHALL BE COMPACTED TO THE RECOMMENDATION IN THE GEOTECHNICAL REPORT.
8. DENSE GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE COURSES.
9. PAVEMENT SECTIONS SHALL ADHERE TO GEOTECHNICAL RECOMMENDATIONS AND LOCAL DESIGN REQUIREMENTS, WHICHEVER IS GREATER.



The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

PAVEMENT NOTES:

1. THE EDGE OF EXISTING PAVEMENT SHALL, WHERE APPLICABLE, BE SAW CUT, ESTABLISHING STRAIGHT, UNDAMAGED EDGES AGAINST WHICH NEW PAVEMENT IS TO BE CONSTRUCTED.
2. WHEN MATCHING EXISTING BITUMINOUS ASPHALT PAVEMENTS, A TWO (2) INCH DEPTH SAW CUT SHALL BE MADE A MINIMUM OF TWELVE (12) INCHES FROM THE EDGE OR TO SOUND MATERIAL AND THE ASPHALT MATERIALS SHALL BE PLACED TO FORM A WATERTIGHT JOINT.
3. ALL NEW PAVEMENT SHALL BE FLUSH WITH ADJACENT PAVEMENT SURFACES.
4. TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD WITH THE INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM BASE INSTALLATION. TACK COAT THE EDGE OF THE EXISTING ASPHALT TO ENSURE ADHESION BETWEEN THE PROPOSED AND EXISTING ASPHALT.
5. CONCRETE PAVING NOTE:
 - A. SCORING PATTERN OF SIDEWALKS TO BE 5' O.C. EXPANSION JOINTS ARE TO BE 100' O.C.
 - B. SCORING PATTERN IS TO BE PERPENDICULAR/PARALLEL TO PROPOSED BUILDING.
 - C. EXPANSION JOINT MATERIAL (SELF LEVELING JOINT SEALANT) TO BE ADJACENT TO BUILDING AT ALL AREAS OF CONCRETE CONSTRUCTION. ALL COLD JOINTS AND ALONG ALL CURBS.
 - D. CONSTRUCT CONCRETE PAVEMENT WITH EXPANSION JOINTS, SAW JOINTS AND CONSTRUCTION JOINTS, WITH AN AREA NO LARGER THAN 15'X15'. SAW JOINTS TO BE CUT TO A DEPTH OF 1/4 THE SLAB THICKNESS.
 - E. EXPANSION JOINT MATERIAL TO BE MINIMUM OF 1/2" WIDE, FULL SLAB THICKNESS.
 - F. ALL EXPANSION JOINTS, CONSTRUCTION JOINTS AND SAW JOINTS TO HAVE BACKER ROD AND ELASTOMERIC JOINT SEALANT MATERIAL APPLIED. ALL JOINTS SHALL BE CLEANED AS RECOMMENDED BY SEALANT MANUFACTURER.

PARKING LOT NOTES:

1. PARKING STALL MUST BE STRIPED WITH A 4" CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOT).
2. HANDICAP PARKING SPACES TO BE DESIGNATED BY BLUE STRIPING AND EITHER A BLUE SYMBOL ON WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF PROPER SIGNAGE.
3. ALL WHEEL STOPS AND CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLAN SET.

SITE PLAN NOTES:

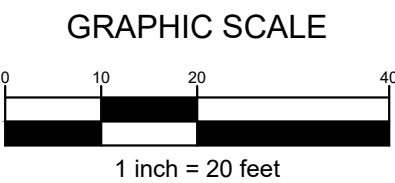
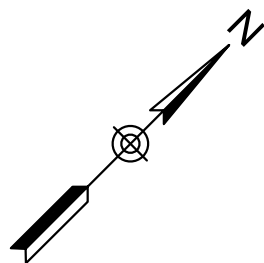
1. ALL CONSTRUCTION METHODS MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SPECIFICATIONS AS WELL AS THE KENTUCKY TRANSPORTATION CABINET (KTC) DEPARTMENT OF HIGHWAYS SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST ADDITION, UNLESS OTHERWISE SPECIFIED. THE CURRENT KTC STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL OBTAIN A COPY OF ALL REPORTS, INCLUDING GEOTECHNICAL, FROM THE DEVELOPER PRIOR TO BIDDING AND CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING STORM/SANITARY/GAS/WATER LINES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, STRUCTURES, FOUNDATIONS, AND FOOTERS NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
5. CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS AND SANITARY INFORMATION WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL COORDINATES SHOWN ARE AT EDGE OF PAVEMENT OR BUILDING FACE UNLESS OTHERWISE NOTED.
7. ALL RADII ARE FIVE (5) FEET UNLESS OTHERWISE NOTED AT EDGE OF PAVEMENT.
8. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTED PARKING STRIPES, AND THAT WHICH IS REQUIRED FOR HANDICAP PARKING.
10. ALL ARROWS, TRACKING AND STOP BARS SHALL BE PAINTED.
11. CONTRACTOR TO COORDINATE FINAL DESIGN OF SIDEWALK STEPS, WALKWAYS, AND ACCESSIBLE RAMPS WITH ARCHITECT/OWNER.
12. ALL DUMPSTER PADS TO BE SCREENED.
13. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
14. ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE.
15. ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% CROSS SLOPE IN ANY DIRECTION.
16. ALL ACCESSIBLE RAMPS SHALL HAVE A YELLOW TACTILE WARNING SURFACE (ARMOR-TILE, OR APPROVED EQUAL) PER "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
17. THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION.
18. THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION.
19. EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
20. ALL SIDEWALKS ARE SIX (6) FEET, UNLESS OTHERWISE NOTED.
21. THESE PLANS ARE FOR SITE/GRADING/DRAINAGE/PAVING. ALL BUILDINGS/STRUCTURES/WALLS ARE BY OTHERS.

SHEET PLAN KEY: REFER TO SITE DETAILS SHEETS

- (A) CURB & GUTTER
- (B) CONCRETE WALK
- (C) HANDICAP SYMBOL AND SIGN
- (D) PARKING LOT STRIPING (SEE PARKING LOT NOTES)
- (E) DUMPSTER PAD & SCREEN WALL
- (F) PARKING BUMPER
- (G) RETAINING WALL-DESIGN BY OTHERS. REFER TO GRADING PLAN FOR ELEVATIONS.
- (H) STORM SEWER SYSTEM - REFER TO STORM DRAINAGE PLANS FOR ADDITIONAL INFORMATION.
- (I) UTILITIES - REFER TO SITE UTILITY PLANS FOR ADDITIONAL INFORMATION.

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT



NOT FOR
CONSTRUCTION

OWNER/DEVELOPER
**PARK CENTRAL STORAGE
CORPORATION**
3844 DELONG ROAD, LEXINGTON, KY 40515

CENTRAL INDUSTRIAL PARK

LOT 12, UNIT 2-B

4001 PARK CENTRAL COURT, NICHOLASVILLE, KY 40356

SITE IMPROVEMENT PLAN

BANKS
1211 JESSAMINE STATION | NICHOLASVILLE, KY | 859.881.0020 | BANKSENGINEERING.NET

SHEET	DATE: NOV. 2025				
	REVISED				
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	JOB#	23026	DRAWN: JTS	CHECKED: JDB	

EROSION CONTROL CONSTRUCTION PHASING:

1. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION CONTROL PLAN.
2. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, ROCK CHECK DAMS, DIVERSIONS DITCHES, AND SILT TRAPS AS SHOWN ON THIS SHEET.
3. OBTAIN GRADING PERMIT FROM THE CITY OF NICHOLASVILLE.
4. BEGIN CLEARING AND GRUBBING.
5. COMMENCE SITE GRADING.
6. DRAINAGE DITCHES TO SILT TRAPS SHALL BE MAINTAINED UNTIL STORM DRAINAGE PIPES ARE INSTALLED.
7. AS SITE APPROACHES GRADE, CONSTRUCT PROPOSED UNDERGROUND UTILITIES (INCLUDING STORM SEWER).
8. INSTALL INLET AND OUTLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
9. INSTALL ROCK CHECK DAMS IN DITCHES/DRAINAGE SWALES AS THEY ARE CONSTRUCTED.
10. FINALIZE PAVEMENT SUBGRADE.
11. BEGIN CURB AND GUTTER CONSTRUCTION.
12. PLACE BASE PAVEMENT MATERIAL.
13. WITHIN TWO (2) DAYS OF BASE COURSE PLACEMENT, INLET PROTECTION MAY BE TEMPORARILY REMOVED. INLET PROTECTION MUST BE REPLACED AND REMAIN UNTIL ALL AREAS DRAINING TO THE INLETS HAVE BEEN STABILIZED.
14. COMPLETE FINAL GRADING OF THE SITE AND SEED ALL IMPERVIOUS AREAS. AREAS 3:1 AND STEEPER SHALL HAVE EROSION CONTROL BLANKET INSTALLED AS SPECIFIED IN THESE PLANS AND CONSTRUCTION DOCUMENTS. MAINTAIN SLOPES UNTIL THE REQUIRED VEGETATION IS ESTABLISHED.
15. REMOVE CONSTRUCTION ENTRANCE AND COMMENCE FINAL PAVING OPERATIONS.
16. ONCE ALL EXPOSED AREAS ARE STABILIZED AND PAVEMENT IS COMPLETE, REMOVE EROSION CONTROL MEASURES.
17. COORDINATE WITH THE ENGINEER AND THE CITY OF NICHOLASVILLE TO FILE NOTICE OF TERMINATION AND ALL OTHER ITEMS REQUIRED FOR FINAL STABILIZATION.

GENERAL NOTES:

1. SEE BEST MANAGEMENT PRACTICES PLAN FOR ADDITIONAL EROSION CONTROL INFORMATION AND DETAILS.
2. ALL UTILITIES TO REMAIN ARE TO BE PROTECTED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ALL UTILITIES TO BE REMOVED OR CAPPED TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND GOVERNING AGENCY HAVING JURISDICTION.
3. ALL ITEMS TO BE REMOVED AND NOT BEING TURNED OVER TO OWNER TO BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL LANDFILL.
4. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO THE REMOVAL OF DEMOLITION ITEMS.
5. SPOT ELEVATIONS IN PAVEMENT AREAS REPRESENT PAVEMENT/GUTTER ELEVATION. ADD 0.5' FOR TOP OF CURB UNLESS NOTED OTHERWISE.
6. THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE NOT TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL AND SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE CONTRACTOR FOLLOWING INSPECTIONS.



BENCHMARK

NOTE: ALL ELEVATIONS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

GRADING AND EROSION CONTROL NOTES:

1. THE NOTES SHOWN ON THIS SHEET APPLY TO ALL GRADING SHEETS IN THIS SET OF PLANS.
2. NO GRADING SHALL COMMENCE UNTIL THE SOIL EROSION CONTROL AND SILT CONTROL PLANS ARE APPROVED BY THE NECESSARY GOVERNING AUTHORITY AND A GRADING PERMIT IS OBTAINED BY THE CONTRACTOR. ANY REVISIONS OR CHANGES MUST BE APPROVED BY THE AGENCY OR ENTITY REGULATING THESE DOCUMENTS.
3. PRIOR TO ANY GRADING, CONTRACTOR SHALL INSTALL ALL SILT CONTROL MEASURES. THIS INCLUDES ALL SILT FENCES, BASINS AND/OR ROCK BLANKETS. UPON COMPLETION OF THE CONSTRUCTION OF EROSION CONTROL MEASURES, REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STRUCTURES, AND KEEPING THEM FREE OF TRASH AND DEBRIS, THROUGHOUT THE DURATION OF THE PROJECT, INCLUDING THE BUILDING PHASE.
4. IMMEDIATELY UPON COMPLETION OF SILT DAMS THE CONTRACTOR SHALL RESEED & MULCH BACK SLOPES WITH KY. D.O.T. MIXTURE NO. 1 (45% KY. 31 FESCUE, 7% CREEPING RED FESCUE, 7% RED TOP, 4% WHITE DUTCH CLOVER, 7% PERENNIAL RYEGRASS AND 30% ANNUAL RYEGRASS). ALL WORK TO BE IN CONFORMANCE WITH KENTUCKY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION MANUAL.
5. SILT CHECKS SHALL COMPLY WITH DETAILS SHOWN ON THE BMP SHEET.
6. SILT FENCES SHALL COMPLY WITH DETAILS SHOWN ON THE BMP SHEET.
7. ALL SEEDING AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE "KENTUCKY BEST MANAGEMENT PRACTICES MANUAL" UNLESS OTHERWISE NOTED.
8. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING BY OTHER EQUIVALENT EROSION CONTROL AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THE PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
9. TOPSOIL STOCKPILES ARE TO BE SURROUNDED BY SILT FENCES, RESEEDED AND PLACED WHERE SOIL EROSION WOULD BE CONTROLLED BY THE SEDIMENT BASINS.
10. SILT SHALL BE CLEANED OUT OF THE SILT CHECK DAMS WHEN AND AS NOTED ON PLANS OR AT THE INSPECTOR'S REQUEST.
11. SILT FENCES SHALL BE CLEANED OUT AND REPAIRED WHEN THEY BECOME 1/3 FULL.
12. AFTER EVERY RAIN IN EXCESS OF 0.5", SILT CHECK DAMS SHALL BE INSPECTED, CLEANED AND REPAIRED IF NECESSARY.
13. IF GRADING OCCURS DURING WINTER MONTHS THE USE OF WINTER WHEAT SHOULD BE CONSIDERED.
14. GEOTECHNICAL ENGINEER OR THEIR PERSONNEL SHALL INSPECT, TEST AND CERTIFY PAD CONSTRUCTION WHENEVER ANY WORK IS BEING PERFORMED.
15. CONTRACTOR TO CONSTRUCT FILL IN A MAXIMUM OF 6" LIFTS BETWEEN COMPACTING WITH A MINIMUM OF 98% PROCTOR. THE FILL SHALL BE OF COMPACTED CLAY AND THE ENDS SHALL BE KEYED INTO GOOD CLAY MATERIAL.
16. ALL SLOPES SHALL BE IN ACCORDANCE WITH APPROVED NICHOLASVILLE STANDARDS.
17. ALL AREAS STEEPER THAN 3:1 SHALL BE MULCHED AND STAKED AND/OR STAPLED INTO SOIL.
18. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SILT CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION ENTRANCES AND PUBLIC STREETS FREE FROM MUD, DIRT, DEBRIS, ETC.
20. THE CONTRACTOR SHALL SURROUND EACH STORM INLET WITH A SILT FENCE WITH WIRE BACKING THEN WITH STAKED HAY BALES. BAGS OR INSERTS MAY BE USED FOR DROP INLETS WITHIN PAVEMENT AREAS.
21. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION FOR UTILITY LOCATION.
22. THE CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 50' X 20' IN SIZE, AND BE CONSTRUCTED WITH 6" OF NO. 2 STONE ON FILTER FABRIC IN ACCORDANCE WITH CHAPTER 4, SECTION 1 OF THE "BEST MANAGEMENT PRACTICES" MANUAL. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES, AND BE INSPECTED DAILY TO INSURE THAT IT REMAINS FREE OF MUD AND DIPS AT LEAST 0.3' BELOW THE UPPER EDGE OF THE EXISTING ENTRANCE.
23. SHOULD THE CONTRACTOR ENCOUNTER ROCK DURING EXCAVATION, THE ROCK SHALL BE REMOVED TO A MINIMUM OF 12 INCHES BELOW THE SUBGRADE.
24. THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO ANY CONSTRUCTION.
24. PAVEMENT DESIGN TO BE PERFORMED BY A GEOTECHNICAL AND/OR STRUCTURAL ENGINEER. FOUNDATION DESIGN TO BE PERFORMED BY A STRUCTURAL ENGINEER.
25. THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO ANY CONSTRUCTION.
26. EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
27. ALL STORM SEWER INLETS, BOTH EXISTING AND PROPOSED, DIRECTLY INTERCEPTING STORM WATER AS A RESULT OF THIS DEVELOPMENT SHALL BE EQUIPPED WITH INLET PROTECTION IN ACCORDANCE WITH THE BMP PLAN.
28. NO GUTTER LINE OR DRAINAGE SWALE SHALL BE LESS THAN 0.50% SLOPE. CONTRACTOR RESPONSIBLE FOR ENSURING THAT THE SITE DRAINS PROPERLY. NO PONDING IS ALLOWED.
29. SLOPE OF GUTTERS (PERPENDICULAR TO CURB) WITHIN THE SITE SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT TO ALLOW FOR PROPER DRAINAGE.
30. MAX SIDE SLOPE IS TWO (2) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (2H:1V). GREATER THAN OR EQUAL TO 3H:1V SLOPES ARE DESIRED.
31. SANITARY WASTE FACILITIES, CONCRETE WASHOUT, AND FUEL STORAGE (INCLUDING SECONDARY CONTAINMENT) SHALL BE LOCATED ON THESE PLANS ONCE IN PLACE.
32. REFER TO THE KENTUCKY EROSION AND SEDIMENT CONTROL (EPSC) GUIDE AND THE CITY OF NICHOLASVILLE BEST MANAGEMENT PRACTICES (BMP) MANUAL FOR ADDITIONAL INFORMATION ON EROSION CONTROL.
33. THE CONTRACTOR/BUILDER SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE.
34. PROPOSED SPOT ELEVATIONS AND CONTOURS SHALL BE REVIEWED BY CONTRACTOR/DEVELOPER PRIOR TO GRADING ACTIVITIES TO ENSURE POSITIVE DRAINAGE. ANY ISSUES OR DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.

X EROSION CONTROL LEGEND	
SYMBOLS	DESCRIPTION
SF	1 SILT FENCE
	2 ROCK CHECK DAM
	3 DRAINAGE SWALE
	4 CURB AND DROP BOX INLET PROTECTION
	5 RIP RAP APRON
	6 CONCRETE WASH PIT
	7 CONSTRUCTION ENTRANCE

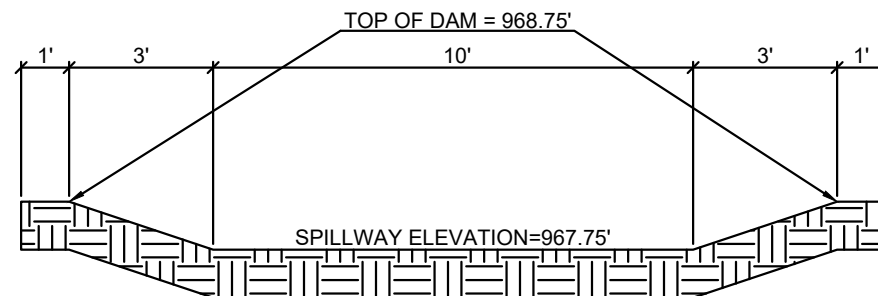
SHEET NOTES:

- UNIFORMLY GRADE BETWEEN PROPOSED CONTOURS AND EXISTING CONTOUR/GRADES TO REMAIN. EVENLY SMOOTH OUT GRADES TO AVOID ABRUPT CHANGES IN GRADE. WATER SHALL FLOW UNINTERRUPTED FROM NEWLY GRADED AREAS TO EXISTING UNCHANGED AREAS AND VICE VERSA.
- MEET AND MATCH EXISTING ELEVATIONS AT POINT OF TIE IN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT IMPROVEMENTS WILL BLEND SMOOTHLY INTO EXISTING FEATURES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEM. REFER TO STORM DRAINAGE SHEETS FOR ADDITIONAL INFORMATION.
- MAXIMUM SLOPE ON ACCESSIBLE PARKING SPACES CAN NOT EXCEED 1V:50H OR 2.0% PER ADA REQUIREMENTS.
- TAPER CURB 6 INCHES DOWN TO FLUSH OVER 3 FEET.
- MINIMUM 2% SLOPES IN BOTTOM OF BASIN

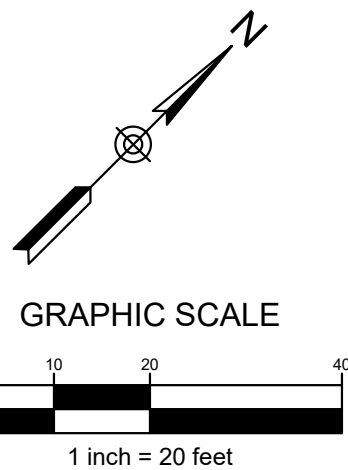
SPOT ELEVATION NOTES:

PAVE = PAVEMENT ELEVATION
GL = GUTTER LINE ELEVATION
TW = GRADE ELEVATION AT TOP OF WALL
BW = GRADE ELEVATION AT BOTTOM OF WALL

SPOT ELEVATIONS IN PAVEMENT AREAS REPRESENT PAVEMENT/GUTTER ELEVATION. ADD 0.5' FOR TOP OF CURB (IF APPLICABLE) UNLESS NOTED OTHERWISE.



BASIN EMERGENCY SPILLWAY
N.T.S.

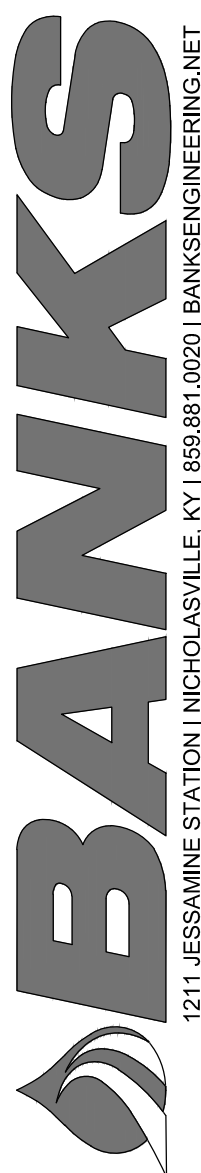


NOT FOR
CONSTRUCTION

OWNER/DEVELOPER
PARK CENTRAL STORAGE
CORPORATION
3844 DELONG ROAD, LEXINGTON, KY 40515

CENTRAL INDUSTRIAL PARK
LOT 12, UNIT 2-B
4001 PARK CENTRAL COURT, NICHOLASVILLE, KY 40356

GRADING & EROSION CONTROL PLAN



SHEET 3	DATE: NOV. 2025	REVISED	1	2	3	4	5
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UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "K.D.S." CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

PIPE MATERIAL NOTE:

ALL STORM SEWERS DENOTED AS "RCP" OR "RCEP" SHALL BE CONCRETE. THOSE DENOTED AS "PIPE" MAY BE EITHER CONCRETE OR HDPE.

WATER QUALITY NOTE:

WATER QUALITY TREATMENT TO BE PROVIDED USING FLEXSTORM POP PURE INLET FILTER BASKETS. INLET FILTERS TO BE INSTALLED IN ALL STRUCTURES AND ONLY CONTRIBUTING ONCE DRAINAGE AREA HAS BEEN STABILIZED OR PAVED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION GUIDELINES.

SHEET NOTES:

- 8" HDPE DOWNSPOUT COLLECTOR PIPE TYPICAL. BACKFILL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT A MINIMUM SLOPE OF 0.5% AND MINIMUM COVER OF 1'0".
- INSTALL "FLEXSTORM PURE FILTER BASKET" FOR DROP BOX INLET. SEE DETAIL BELOW.

INFRASTRUCTURE FIELD ADJUSTMENT NOTE

INLET AND RIM ELEVATIONS FOR SANITARY AND STORM SEWER STRUCTURES SHOWN HEREON ARE BASED ON APPLIED TYPICAL STREET SECTIONS AND LOT GRADING. CONTRACTOR TO MAKE NECESSARY FIELD ADJUSTMENTS TO THESE STRUCTURES TO MATCH CONSTRUCTED FIELD CONDITIONS AT NO ADDITIONAL COST TO THE OWNER OR THE ENGINEER. FIELD ADJUSTMENTS TO WATERLINE APPURTENANCES SHALL ALSO BE REQUIRED TO MATCH CONSTRUCTED FIELD CONDITIONS. CONTRACTOR TO FIELD ADJUST ALL HEADWALL LOCATIONS AND PIPE LENGTHS TO ENSURE DAYLIGHT.

ROOF DRAIN NOTES:

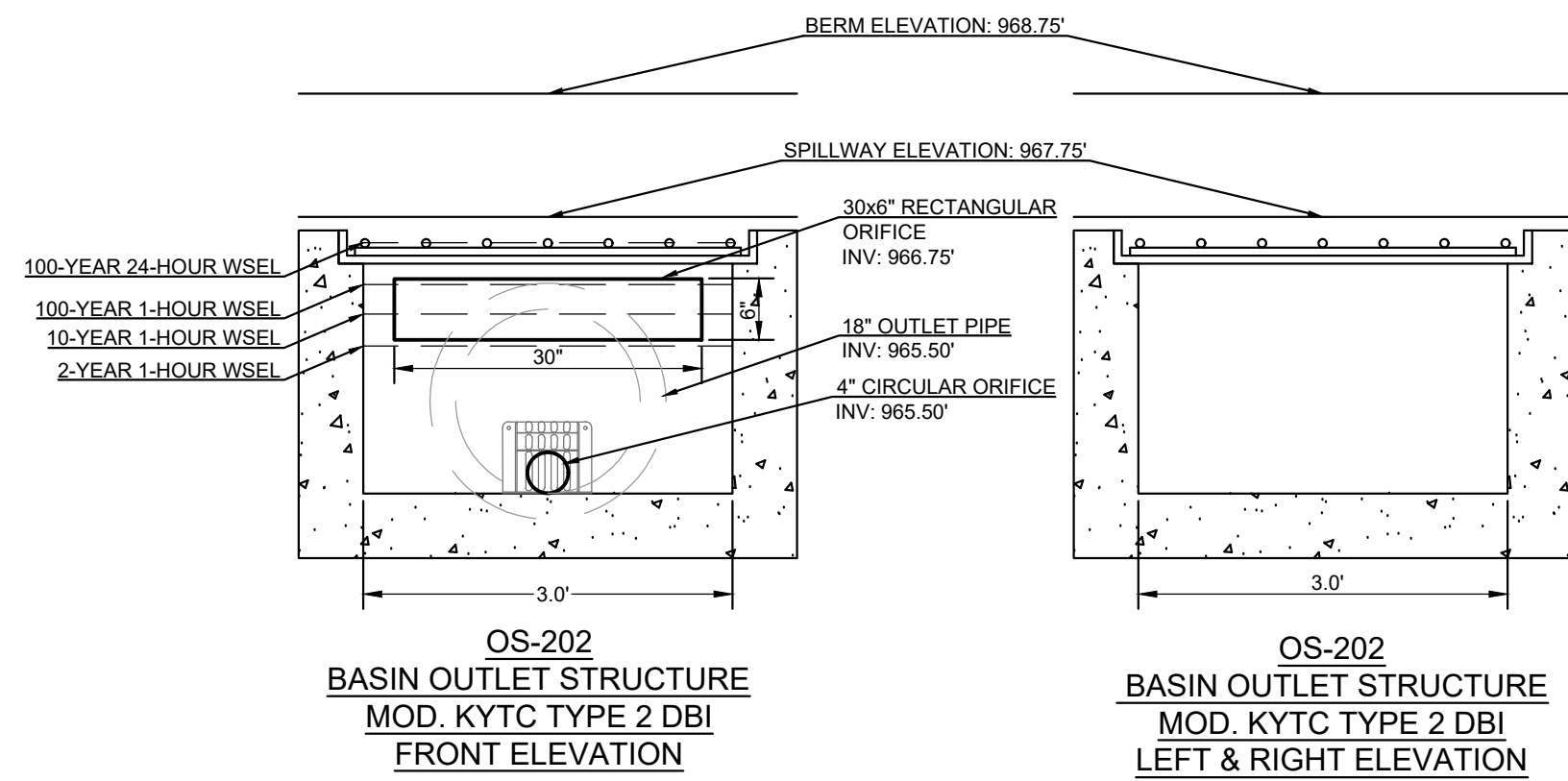
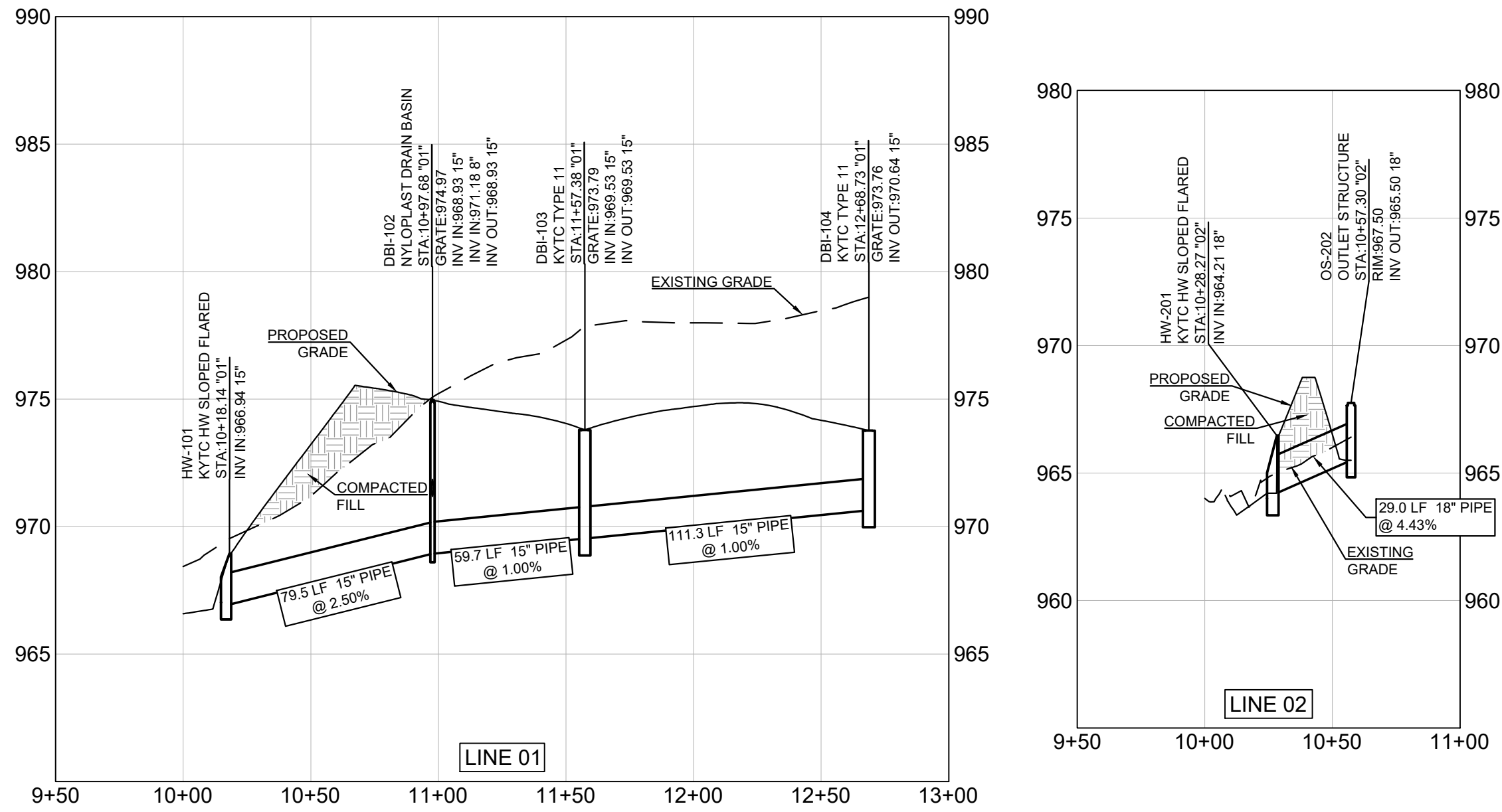
- REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT QUANTITY AND LOCATION OF THE DOWNSPOUTS.
- CONNECT ALL DOWNSPOUTS TO DOWNSPOUT BOOT AND STORM DRAINAGE SYSTEM PER DOWNSPOUT BOOT DETAILS. SIZE DOWNSPOUT BOOT ACCORDINGLY TO FIT DOWNSPOUT.
- ALL ROOF DRAIN DOWNSPOUTS TO TIE INTO DOWNSPOUT COLLECTOR LINES AS SHOWN ON PLANS, MINIMUM 3/8% SLOPE.
- PROVIDE CLEANOUTS AS INDICATED, OR AS REQUIRED, FOR ROOF DRAIN LINES PER CLEANOUT DETAILS.
- REFER TO ARCHITECTURAL/PLUMBING PLANS FOR CONTINUATION OF DRAINAGE SYSTEM THROUGHOUT BUILDING IF APPLICABLE.

GENERAL NOTES:

- EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. THE UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES (B.U.D.), INCLUDING NON-MEMBER UTILITIES, PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
- ALL UTILITIES TO REMAIN ARE TO BE PROTECTED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ALL UTILITIES TO BE REMOVED OR CAPPED TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND GOVERNING AGENCY HAVING JURISDICTION.
- ALL STORM SEWER INLETS, BOTH EXISTING AND PROPOSED, DIRECTLY INTERCEPTING STORM WATER AS A RESULT OF THIS DEVELOPMENT SHALL BE EQUIPPED WITH INLET PROTECTION IN ACCORDANCE WITH THE BMP PLAN.
- WHERE LESS THAN 18" CLEARANCE BETWEEN STORM AND SANITARY, CONTRACTOR TO CONCRETE ENCASE SANITARY PIPE 10 FEET TO EITHER SIDE OF THE CROSSING.
- ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE STANDARDS AND SPECIFICATIONS.
- ALL DROB BOX INLETS (DBI) ARE KYTC DBI TYPE 11 UNLESS OTHERWISE NOTED.
- HEADWALLS SHALL BE IN ACCORDANCE WITH KYTC STANDARD DETAILS, LATEST EDITION. SLOPED AND FLARED HEADWALLS SHALL BE AS PER KYTC STD.
- ALL OUTLET HEADWALLS SHALL BE SLOPED AND FLARED WITH ENERGY DISSIPATORS.
- PIPE LENGTHS SHOWN ON PROFILES ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

GENERAL NOTES FOR NICHOLASVILLE KENTUCKY:

- REFER TO THE CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, SEWERAGE FACILITIES, STREETS AND DRAINAGE FACILITIES, FOR MATERIALS, INSTALLATION METHODS, TESTING PROCEDURES, AND INSPECTION REQUIREMENTS.
- ANY CHANGES FROM THE APPROVED PLANS SHALL BE SUBMITTED IN WRITING TO AND APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION PRIOR TO THE WORK BEING DONE.

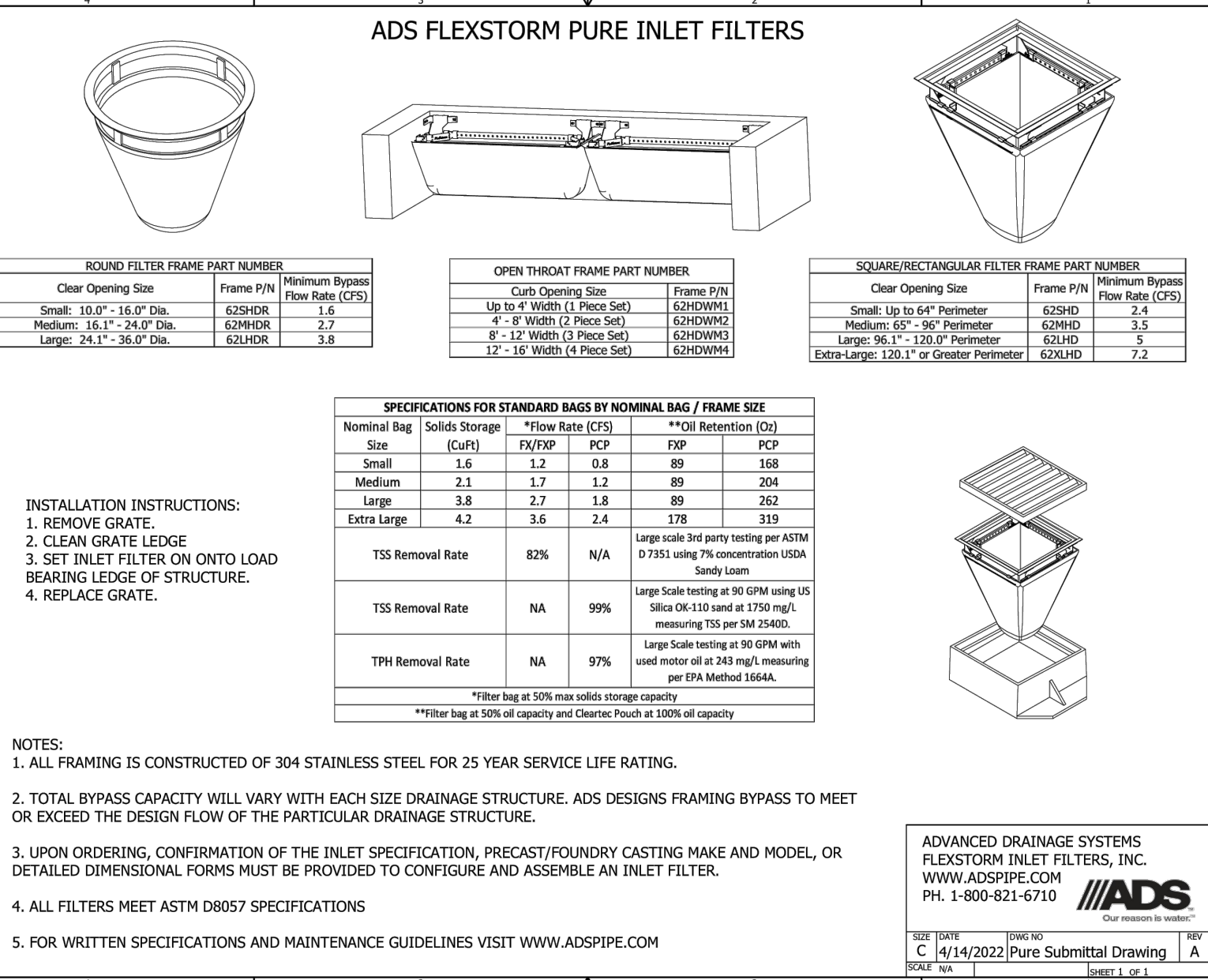


STORM DRAINAGE FACILITIES NOTES FOR NICHOLASVILLE KENTUCKY:

- STORM SEWER PIPE SHALL BE AS DESIGNATED ON THE APPROVED CONSTRUCTION PLANS, AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS.
- BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:
 - 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.
 - WHEN THE TRENCH EXCAVATION IS IN SOIL, CORRUGATED METAL PIPE (CMP), REINFORCED CONCRETE PIPE (RCP), AND DUCTILE IRON PIPE (DIP) 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 SPRINGLINE OF THE PIPE. THE REMAINING PORTION OF THE TRENCH NOT LOCATED WITHIN A STREET, CAN BE BACKFILLED WITH SELECT SOIL CONTAINING ROCKS NO LARGER THAN 3/4 INCH IN SIZE.
 - WHEN THE TRENCH EXCAVATION IS IN SOIL, HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND POLY VINYL CHLORIDE (PVC) 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 ROCKS NO LARGER THAN 3/4 INCH IN SIZE.
 - 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 (HYDRALUIC) GROUT SHALL BE REQUIRED INSIDE THE MANHOLES WHERE THE PIPES ENTER AND EXIT.
- HEADWALLS AND OTHER CONCRETE STRUCTURES SHALL BE AS DESIGNATED ON THE APPROVED CONSTRUCTION PLANS, AND SHALL CONFORM TO THE GENERAL SPECIFICATIONS.
- 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 BOTTOMS AND SIDE SLOPES OF DETENTION BASINS SHALL BE SODDED.

STORM SEWER NOTES:

- 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 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 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 SPRINGLINE OF THE PIPE. THE REMAINING PORTION OF THE TRENCH NOT LOCATED WITHIN A STREET CAN BE BACKFILLED WITH SELECT SOIL CONTAINING ROCK NO LARGER THAN 3/4 INCHES IN SIZE.
- WHEN LAYING ADS PIPE, ALL TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH MANUFACTURERS MINIMUM REQUIREMENTS AND PROPER CARE SHALL BE USED WHEN DOING THIS WORK.
- PRIOR TO LAYING OF ANY STORM SEWER LINES CONTRACTOR SHALL VERIFY BACKFILL STONE LOCATIONS AND MAKE SURE THAT PROPER MATERIALS ARE USED WHEN FILLING TRENCHES. BACKFILL STONE SHALL BE NO. 9 OR NO. 68 STONE.
- UNDER ALL PROPOSED PAVED AREAS THE ENTIRE TRENCH SHOULD BE BACKFILLED WITH STONE. BACKFILL STONE SHALL BE NO. 9 OR NO. 68 STONE.
- IN SITUATIONS WHERE 18" OF SEPARATION BETWEEN THE SANITARY SEWER AND THE STORM SEWER LINE DOES NOT EXIST, THE STORM SEWER IS OVER THE SANITARY. LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REQUIRES STRUCTURAL SUPPORTS ON EACH SIDE OF THE SANITARY SEWER DITCH TO SUPPORT THE LINE ABOVE. (NOTE: LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT DOES NOT WANT FLOWABLE FILL DIRECTLY AGAINST THE SANITARY SEWER LINE.)
- IN SITUATIONS WHERE 18" OF SEPARATION BETWEEN THE SANITARY SEWER AND THE STORM SEWER LINE DOES NOT EXIST, THE SANITARY SEWER IS OVER THE STORM. LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REQUIRES THAT STORM SEWER LINE BE BACKFILL STONE EXTENDED VERTICALLY TO SUPPORT THE SANITARY SEWER LINE.
- ALL HDPE STORM PIPE SHALL BE ADS N-12 DUAL WALL WATER TIGHT AND ASTM SPECIFIED STORM SEWER MANHOLES SHALL NOT BE COVERED BY ANY CONSTRUCTION OPERATION.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITIES (B.U.D.) PRIOR TO ANY CONSTRUCTION.
- EXISTING UTILITIES ARE LOCATED USING THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES PRIOR TO DIGGING. DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STORM SEWERS CLEANED OF SILT AND DEBRIS AND FUNCTIONING PROPERLY.
- ALL PROPOSED MANHOLE DIAMETERS, CATCH BASIN AND DROP BOX INLET SPECIFICATIONS ARE SHOWN IN THE STORM PROFILES.
- ALL STORM SEWERS BEING PROPOSED THESE PLANS WILL BE PRIVATELY MAINTAINED AND AND DOESNT REQUIRE PUBLIC EASEMENTS.



NOT FOR CONSTRUCTION

OWNER/DEVELOPER
PARK CENTRAL STORAGE CORPORATION
3844 DELONG ROAD, LEXINGTON, KY 40515

CENTRAL INDUSTRIAL PARK
LOT 12, UNIT 2-B
4001 PARK CENTRAL COURT, NICHOLASVILLE, KY 40356

STORM SEWER PLAN & PROFILES

BANKS
1211 JESSAMINE STATION | NICHOLASVILLE, KY | 859.881.0020 | BANKSENGINEERING.NET

DATE:	NOV. 2025
SHEET	4
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JOB#	23026
DRAWN:	JTS
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DUAL SPECIFICATIONS NOTE

WATER SERVICE TO THIS DEVELOPMENT SHALL BE PROVIDED BY JESSAMINE COUNTY WATER DISTRICT NO. 1 AND ALL WORK SHALL BE COMPLETED FOLLOWING THEIR SPECIFICATIONS. HOWEVER, THIS PROPERTY WAS ANNEXED INTO THE CITY OF NICHOLASVILLE, THE CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS SHALL ALSO APPLY TO THIS DEVELOPMENT. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY. SEE JESSAMINE COUNTY WATER DISTRICT NO. 1 GENERAL NOTES.

PIPE MATERIAL NOTE:

ALL SANITARY PIPES WITH LESS THAN 3 FEET OF COVER OR GREATER THAN 15 FEET OF COVER SHALL CONSIST OF DUCTILE IRON, INSTALLED FROM MANHOLE TO MANHOLE. ANTICIPATED PIPE MATERIALS ARE SHOWN ON THESE PLANS, BUT DEPTHS MUST BE FIELD VERIFIED BY CONTRACTOR DURING INSTALLATION TO ENSURE COMPLIANCE.

CLEAN-OUT NOTE

CLEAN-OUTS SHALL BE REQUIRED AT THE END OF ALL 6" LATERAL STUBS, IN PAVED AREAS. CLEAN-OUTS SHALL HAVE METAL SCREW IN WATERTIGHT CAPS AND SHALL BE SET SLIGHTLY BELOW GRADE TO ALLOW FOR SNOW FLOWS. CLEAN-OUTS IN NON-PAVED AREAS SHALL HAVE A CONCRETE PAD AROUND THEM, FLUSH WITH FINISH GRADE ELEVATIONS.

SANITARY CONNECTION NOTE

NAPCO REPAIR COUPLINGS GXG (PVC SDR 35 GASKETED) OR APPROVED EQUAL, SHALL BE USED WHEN A NEW TEE IS CUT INTO THE EXISTING SEWER MAIN (NO FERROUS COUPLINGS).

COORDINATE WITH THE CITY OF NICHOLASVILLE WHEN PERFORMING WORK THAT TIES INTO EXISTING INFRASTRUCTURE. CONNECTIONS TO THE SEWER MAIN NEED TO BE INSPECTED BY CITY PERSONNEL BEFORE THEY ARE BACKFILLED.

UTILITY SERVICE NOTE

WATER SERVICES SHOWN ARE GRAPHICAL ONLY. UTILITY PROVIDERS ARE RESPONSIBLE FOR FINAL DESIGN. CONTRACTOR TO COORDINATE SERVICE LOCATIONS AND INSTALLATION WITH THE UTILITY PROVIDER.

EXISTING UTILITIES NOTE

ANY EXISTING UTILITIES TO REMAIN WHICH HAVE LIDS, VALVES, ETC AT FINISHED GRADE SHALL BE ADJUSTED TO MEET THE NEW PROPOSED GRADES. REFER TO THE GRADING PLAN FOR ADDITIONAL INFORMATION.

GENERAL NOTES FOR NICHOLASVILLE, KENTUCKY:

- REFER TO THE CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, SEWERAGE FACILITIES, STREETS, AND DRAINAGE FACILITIES. FOR MATERIALS, INSTALLATION METHODS, TESTING PROCEDURES, AND INSPECTION REQUIREMENTS (SEE DUAL SPECIFICATIONS NOTE).
- ANY CHANGES FROM THE APPROVED PLANS SHALL BE SUBMITTED IN WRITING TO AND APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AND JCWD #1 PRIOR TO THE WORK BEING DONE.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY" (K.D.S.) TOLL FREE PHONE NO. 1-800-752-6007, FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

INFRASTRUCTURE FIELD ADJUSTMENT NOTE

INLET AND RIM ELEVATIONS FOR SANITARY AND STORM SEWER STRUCTURES SHOWN HEREON ARE BASED ON APPLIED TYPICAL STREET SECTIONS AND LOT GRADING. THE CONTRACTOR IS TO MAKE NECESSARY FIELD ADJUSTMENT TO THESE STRUCTURES TO MATCH CONSTRUCTED FIELD CONDITIONS AT NO ADDITIONAL COST TO THE OWNER OR THE ENGINEER. FIELD ADJUSTMENTS WATERLINE APPURTENANCES SHALL ALSO BE REQUIRED TO MATCH CONSTRUCTED FIELD CONDITIONS.

CITY OF NICHOLASVILLE WATER FACILITIES NOTES:

- ALL WATER MAINS SHALL BE PVC 1120 MANUFACTURED OF CLASS 12454-A OR 12454-B RESIN MATERIAL WITH A HYDROSTATIC-DESIGN-BASIS (HDB) RATING OF 4,000 PSI AT 73.4° F (23° C). PVC PIPE MUST BE NSF APPROVED AND BEAR THE NSF SEAL. THE PIPE SHALL BE DESIGNED, MANUFACTURED, AND TESTED IN CONFORMANCE TO THE LATEST REVISION OF THE AMERICAN WATERWORKS ASSOCIATION DESIGNATION AWWA C900 AND EACH LENGTH OF PIPE SHALL BE SO LABELED. EACH LENGTH OF PIPE SHALL BE FURNISHED AND LABELED TO SHOW THAT THE OUTSIDE DIAMETER (O.D.) IS EQUAL TO THAT FOR DUCTILE IRON AND CAST IRON PIPE. THE PIPE SHALL HAVE A STANDARD DIMENSIONAL RATIO (SDR) OF 18 OR 14 FOR CLASS 150 AND 200 RESPECTIVELY. PIPE JOINTS SHALL BE RUBBER GASKET PUSH-ON JOINTS EITHER CONSTRUCTED INTEGRALLY WITH THE PIPE OR AS A SEPARATE COUPLING CONSTRUCTED OF THE SAME MATERIAL AND TO THE SAME PRESSURE SPECIFICATIONS AS THE PIPE.
- FITTINGS SHALL BE BITUMINOUS COATED DUCTILE IRON MECHANICAL JOINT AND SHALL BE FULLY CEMENT LINED. ALL FITTINGS USED FOR DIRECTIONAL CHANGES SHALL HAVE CONCRETE KICKERS INSTALLED.
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
- MINIMUM COVER SHALL BE 30 INCHES ABOVE THE TOP OF THE PIPE. BEDDING AND BACKFILL SHALL CONSIST OF THE FOLLOWING:
 - WHEN THE TRENCH EXCAVATION IS IN ROCK, THE PIPE SHALL BE BEDDED ON 6 INCHES OF NO. 9 OR NO. 11 CRUSHED STONE AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 11 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 IN SOIL, AND NOT WITHIN A STREET, THE PIPE CAN BE BEDDED AND BACKFILLED WITH SELECT SOIL CONTAINING NO PIECES OF ROCK LARGER THAN 3/4 INCH IN SIZE.
 - 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.
- ALL VALVES IN PAVED AREAS SHALL HAVE ADJUSTABLE TWO-PIECE CAST IRON VALVE BOXES AND COVERS. VALVES LOCATED OUTSIDE PAVED AREAS MAY HAVE 6 INCH DIAMETER PVC BOXES WITH CAST IRON OR ALUMINUM CASTINGS SPECIFICALLY DESIGNED TO BE FASTENED TO THE TOP OF THE PVC FOR THE COVERS. THE TOPS OF VALVE BOXES LOCATED OUTSIDE OF PAVED AREAS SHALL BE SET AT FINISH GRADE IN A MINIMUM 18 INCH SQUARE CONCRETE SLAB.
- WATER METER BOXES SHALL BE POLYETHYLENE WITH AN INSIDE DIAMETER OF 18 INCHES FOR 3/4 INCH SINGLE SERVICES AND 24 INCHES FOR 1 INCH AND DUPLEX SERVICES. THE WATER COVER AND LID SHALL BE SET AT FINISHED GRADE, AND SHALL BE FORD METER BOX COMPANY, INC., WABASH, INDIANA, CATALOG NO. C32 OR EQUAL IF LOCATED OUTSIDE OF THE CITY OF NICHOLASVILLE SERVICE TERRITORY; CATALOG NO. C32-TT WITH A 1-3/4 INCH HOLE FOR SINGLE 3/4 INCH SERVICES WITHIN THE CITY OF NICHOLASVILLE SERVICE TERRITORY; AND CATALOG NO. C32-TT WITH TWO 1-3/4 INCH HOLES FOR DOUBLE METER SETTINGS WITHIN THE CITY OF NICHOLASVILLE SERVICE TERRITORY. WATER METER BOXES SHALL BE SET AT THE APPROXIMATE MID-POINT OF EACH LOT, UNLESS OTHERWISE ON AN APPROVED DEVELOPMENT PLAN.
- WATER SERVICE SHALL CONSIST OF THE FOLLOWING (UNLESS OTHERWISE NOTED ON THESE PLANS):
 - A SINGLE SERVICE SHALL CONSIST OF A 3/4 INCH CORPORATION STOP, SADDLE, 3/4 INCH TYPE K SOFT COPPER SERVICE PIPE, METER SETTER (5/8" X 3/4"), METER BOX AND TOP.
 - A DOUBLE SERVICE SHALL CONSIST OF A 1 INCH CORPORATION STOP, SADDLE, 1 INCH TYPE K SOFT COPPER SERVICE PIPE, DOUBLE METER SETTER (5/8" X 1"), METER BOX AND TOP.
 - COPPER SERVICE LINES INSTALLED UNDER PUBLIC STREETS SHALL BE ENCASED IN 3 INCH PVC PIPE OR CONDUIT EXTENDING FROM BACK OF CURB TO BACK OF CURB.
- ALL LINES SHALL BE INSTALLED, DISINFECTED, AND TESTED IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS.

SEWERAGE FACILITIES NOTES FOR NICHOLASVILLE, KENTUCKY:

- ALL SEWER LINES SHALL BE PVC, SDR 35, MEETING THE REQUIREMENTS OF ASTM DESIGNATION D-3034, UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION PLANS. ALL PIPE SHALL BE OF THE BELL AND SPIGOT TYPE AND FURNISHED WITH RUBBER GASKET JOINTS.
- SEWER LATERALS SHALL BE OF THE SAME MATERIAL AS THE MAIN LINE. SHALL HAVE A MINIMUM LENGTH OF 3 FEET FROM A TEE PLACED AT AN ANGLE NO STEEPER THAN 45 DEGREES, AND SHALL EXTEND INTO THE INDIVIDUAL PROPERTIES. THE ENDS OF THE LATERALS SHALL BE MARKED WITH A #5 REBAR 6 FEET LONG AS DETAILED IN THE GENERAL SPECIFICATIONS.
- BEDDING AND BACKFILL CONSIST OF THE FOLLOWING:
 - THE PIPE SHALL BE BEDDED ON AT LEAST 8 INCHES OF NO. 9 OR NO. 11 CRUSHED STONE, AND SHALL BE BACKFILLED WITH NO. 9 OR NO. 11 CRUSHED STONE FOR A MINIMUM OF 10 INCHES ABOVE THE TOP OF THE PIPE. BACKFILL ABOVE THIS CUSHION SHALL NOT CONTAIN PIECES OF ROCK LARGER THAN SIX (6) 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 TO SUBGRADE WITH NO. 57 OR NO. 68 CRUSHED STONE FROM THE TOP OF THE INITIAL 18 INCHES BEDDING/BACKFILL.
- 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 MEASURED FROM THE INVERT TO THE TOP OF THE CONCRETE. 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 CASTING. NON-SHRINK (HYDRAULIC) GROUT SHALL BE REQUIRED INSIDE THE MANHOLES WHERE THE PIPES ENTER AND EXIT. XPEX ADMIX SHALL BE BLENDED INTO ALL SANITARY SEWER STRUCTURES, MANHOLES, WETWELLS ETC. ALL FRAMES (CASTINGS) SHALL BE BOLTED TO MANHOLE RISER.
- ALL GRAVITY SEWER LINES, MANHOLES, AND FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS.

GENERAL NOTES:

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY COMPANIES AND VERIFY THEIR UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR DAMAGES TO THE EXISTING UTILITIES THAT MAY OCCUR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BY CALLING BUD (BEFORE YOU DIG) AT 800-752-6007. ADDITIONAL UTILITIES NOT COVERED BY BUD SHOULD BE NOTIFIED FOR LOCATIONS.
- REFER TO THE CITY OF NICHOLASVILLE GENERAL SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES, SEWERAGE FACILITIES, STREETS, AND STORM DRAINAGE FACILITIES. FOR MATERIALS, INSTALLATIONS METHODS, TESTING PROCEDURES, AND INSPECTION REQUIREMENTS (SEE DUAL SPECIFICATIONS NOTE).
- ANY UNSUITABLE PIPE SUBGRADE MATERIAL ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL.
- EXISTING FENCES, WALLS, TREES OR OTHER VEGETATION AND IMPROVEMENTS SHOULD BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT POSSIBLE. TREES WHICH ARE ANTICIPATED TO BE DAMAGED SHALL BE FLAGGED AND REVIEWED WITH THE ENGINEER PRIOR TO PROCEEDING WITH ADJACENT WORK. THE CONTRACTOR SHALL RESTORE EXISTING IMPROVEMENTS TO CONDITIONS EQUAL TO PRE-CONSTRUCTION CONDITIONS. DAMAGED TREES NOT APPROVED FOR REMOVAL SHALL BE REPLACED BY THE CONTRACTOR. FENCES REMOVED SHALL BE RESET AFTER ADJACENT CONSTRUCTION IS COMPLETE.
- ALL CONSTRUCTION AND SITE RESTORATION SHALL BE IN CONFORMANCE WITH CURRENT KENTUCKY TRANSPORTATION CABINET STANDARDS AND GUIDELINES.
- FOR EROSION CONTROL PURPOSES, CONTRACTOR SHALL STOCKPILE EXCAVATED TRENCH MATERIAL ON THE UPHILL SIDE (OPPOSITE OF STREAMS, DITCHES, FLOWLINES, ETC.) OF EXPOSED TRENCH.



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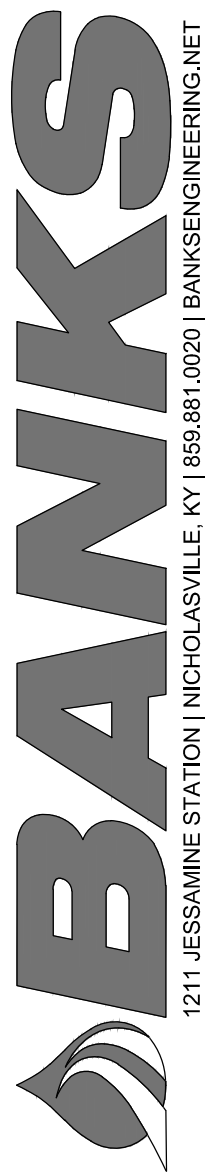
OWNER/DEVELOPER
PARK CENTRAL STORAGE
CORPORATION
3844 DELONG ROAD, LEXINGTON, KY 40515

CENTRAL INDUSTRIAL PARK

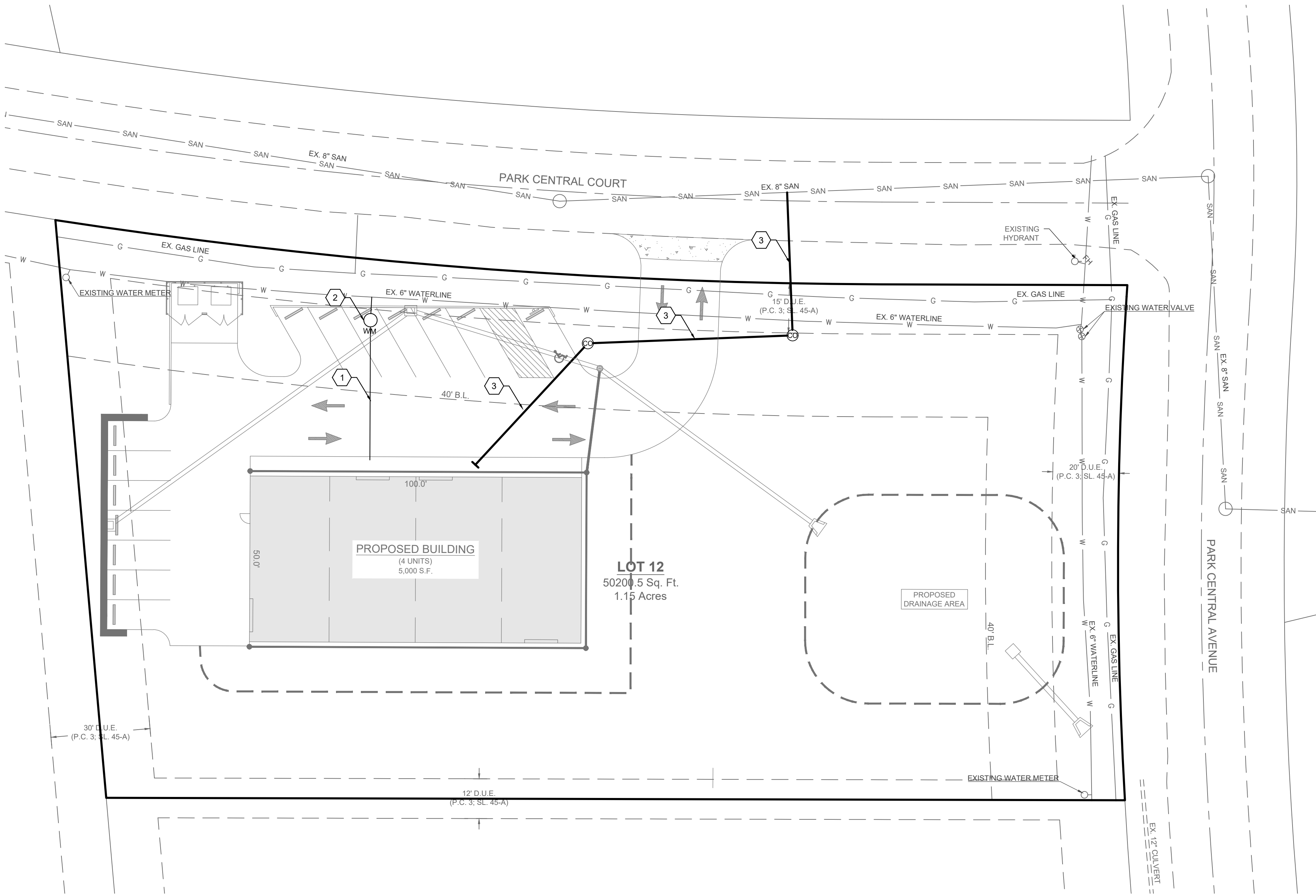
LOT 12, UNIT 2-B

4001 PARK CENTRAL COURT, NICHOLASVILLE, KY 40356

SITE UTILITIES PLAN



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UTILITY NOTES

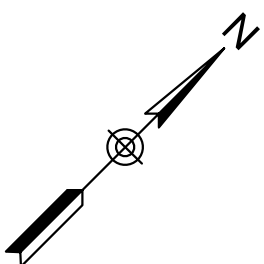
- PROPOSED WATER SERVICE (REFER TO MEP TO DETERMINE SIZE AND CONNECTION LOCATION.)
- PROPOSED WATER METER
- SANITARY SEWER LOCATION (REFER TO MEP TO DETERMINE SIZE AND CONNECTION LOCATION.)

JESSAMINE COUNTY WATER DISTRICT NO. 1 NOTES:

- SEE GENERAL NOTES ON JCWD #1 STANDARD DRAWINGS.
- VERTICAL FITTINGS ARE TO BE AVOIDED IF POSSIBLE. IN CASES WHERE VERTICAL FITTINGS CANNOT BE AVOIDED, THE INSTALLATION OF VERTICAL FITTINGS MUST BE WITNESSED BY JCWD1 PERSONNEL TO OBSERVE THE INSTALLATION OF CONCRETE DEADMEN, RODDING TO CASING PIPES AND ANY OTHER MEANS OF SECURING VERTICAL FITTINGS FOR LONG-TERM STABILITY. ADDITIONAL REQUIREMENTS SHALL BE AT THE SOLE DISCRETION OF JCWD1.
- ALL WATER MAINS MUST MAINTAIN TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION FROM ALL PROPOSED SANITARY SEWERS.
- THE JCWD1 SHALL INSTALL ALL CUSTOMER SERVICES AND APPURTENANCES FROM THE WATER MAIN TO, AND INCLUDING, THE METER AND METER BOX. THE DEVELOPER'S CONTRACTOR IS TO INSTALL THE WATER MAIN AND APPURTENANCES ONLY. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE CONDUCTED BY JCWD#1 PERSONNEL.
- SERVICE LINES CROSSING DEDICATED STREETS MUST BE ENCASED (SEE TYPICAL METER INSTALLATION DETAILS).
- 16" STEEL CASING PIPE SHALL BE INSTALLED WHERE PROPOSED 8" MAIN CROSSES DEDICATED STREETS.
- ALL WATER MAINS INSTALLED AT A DEPTH EXCEEDING SIX (6) FEET OF COVER SHALL BE INSTALLED WITH RESTRAINED JOINTS.

UTILITY LEGEND

- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT ASSEMBLY
- W. PROPOSED WATERLINE
- W EXISTING WATERLINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SANITARY LATERAL



GRAPHIC SCALE

