

ADDENDUM

Project Name: Sutton's Landing

Addendum No.:2

Project No. MG SL

Date:10/5/23

From: **REB Architects, PLLC**
103 Wind Haven Drive, Suite 101
Nicholasville, Ky. 40356
859-523-1500 Fax 859-523-1514

To: **All Bidders**

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated April 15, 2023 and Addendum No. 1 dated August 18, 2023 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so shall subject the Bidder to disqualification.

This Addendum consists of **13** page(s), including these sheets. **Coversheet, Civil Coversheet, C0.0, C1.0, C2.0, C2.1, C2.2, C3.0, C4.0, C4.1 & A103.**

I - CHANGES TO PRIOR ADDENDA:

Item I-1. None.

II - CHANGES TO BIDDING REQUIREMENTS:

Item II-1. None.

III - CHANGES TO AGREEMENT & OTHER CONTRACT FORMS:

Item III-1. None.

IV - CHANGES TO CONDITIONS OF THE CONTRACT:

Item IV-1. None.

V - CHANGES TO SPECIFICATIONS:

Item V-1 None.

VI - CHANGES TO DRAWINGS:

Item VI-1. Coversheet

1. Revisions List: Add Revision List with Revision 2 (Addendum 1), dated 10/5/23

Item VI-2. Civil Coversheet

1. Revised utility contacts.

Item VI-3. C0.0 Existing

1. Property boundary updated to show tract 3 and tract 3a

Item VI-4. C1.0 Site Plan:

1. Transformer pads shown.

Item VI-5. C2.0 Grading Plan

1. Property boundary updated to show tract 3 and tract 3a

Item VI-6. C2.1 Drainage Plan:

1. Stormwater pond areas noted

Item VI-7. C2.2 ESC Plan

1. Property boundary updated to show tract 3 and tract 3a

Item VI-8. C3.0 Utilities

1. Sewer laterals shown
2. Water service lines shown
3. Sewer alignment changed
4. Sanitary sewer lines to be SDR-35
5. Water lines to be SDR-21
6. Domestic water changed to 3" SDR-21

Item VI-9. C4.0 Offsite Improvements – Road

1. Box culvert changed to four (4) x 60" ADS HP Storm pipe with KYTC Spec headwall
2. Storm adjust for cross drain pipes

Item VI-10. C4.1 Office Improvements

1. Profile shown

Item VI-11. A103 Door Schedule - Clubhouse

1. Door 003:
 - a. Change door and frame to aluminum.
2. Door 019 & 019A:
 - b. Change door to metal clad insulated wood door.

Sutton's Landing

AA (10) Highway, Maysville, KY 41065

Developed By:

Model Group

1826 RACE STREET
CINCINNATI, OHIO 45202

Revision List

NO.	DATE	DESCRIPTION
△	8.18.23	Addendum 1
△	10.5.23	Addendum 2

Project Data

CODE DATA

Code: 2018 Kentucky Building Code
 Occupancy/Use: R-2 Apartments
 Construction Type: 5B
 Common Wall Rating: 1 Hour
 Parapet Wall: N/A
 Area/Floor (Non-Sprinkler): 2 stories, 7,000 SF allowed

SITE DATA

Site Area: 12.6 Acres
 Parking, Total: 94 Spaces (14 Accessible)

COMPLIANCE WITH DESIGN REQUIREMENTS

KHC Minimum Design, 2020
 ANSI - A117.1(2009)
 Fair Housing

Building Type	First floor	Second floor	Building Area	Storage			OLM	Building Area Total**	Number of buildings	Total Sq. Ft.	
				No. of storage units	Area (S.F.)	Storage Total (S.F.)					
Type I	4,183.00	0.00	4,183.00					4,183.00	6.00	25,098.00	
Type II	3,895.00	0.00	3,895.00					3,895.00	2.00	7,790.00	
Type III	2,434.00	0.00	2,434.00					2,434.00	1.00	2,434.00	
Clubhouse	3,694.00		3,694.00					3,694.00	1.00	3,694.00	
Project total									10.00		39,016.00

Net Conditioned

Type	Net Sq.Ft.	No. of bedrooms	No. of units	Total number of bedrooms	Total Net Sq.Ft.
A - 3 BR Typ.	1,104.00	3.00	5.00	15.00	5,520.00
B - 1 BR Typ.	652.00	1.00	20.00	20.00	13,040.00
C - 2 BR Typ. *	886.00	2.00	11.00	22.00	9,746.00
Clubhouse	3,431.00			0.00	3,431.00
A - 3 BR Accessible	1,104.00	3.00	1.00	3.00	1,104.00
B - 1 BR Accessible	652.00	1.00	2.00	2.00	1,304.00
C - 2 BR Accessible	886.00	2.00	1.00	2.00	886.00
Total			40.00	64.00	35,031.00

* INDICATES 1 SIGHT/HEARING IMPAIRED UNIT.

⁽¹⁾ **Gross Conditioned** - enclosed floor area (square feet) within the insulated building envelope (a.k.a., conditioned). Measured to the outside edge of exterior wall structural members (i.e., outside edge of wall studs). Does not include exterior covered floor area (e.g., covered porches, balconies, and exterior stairwells), parking garages, or unconditioned attic / basement space. For rental projects, includes unit(s) and common areas.

⁽²⁾ **Net Unconditioned** - Enclosed area within the building envelope (but not typically insulated) that is not conditioned (e.g., unfinished basements), and exterior storage closets.

⁽³⁾ **Covered Exterior** - Includes exterior covered porches, covered balconies, covered exterior stairwells, and covered breezeways. Also includes vehicle parking areas in parking garages.

⁽⁴⁾ **Total Under Roof** - Sum of all floor area (gross conditioned, net unconditioned, and covered exterior), which is covered by the roof. Not to be mistaken with total ground cover, the total under roof includes the floor areas for multiple floors (stories), while ground cover would only include the ground floor area.

AA (10) Highway, MAYSVILLE, KY 41065



103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



THE MODEL GROUP SUTTON'S LANDING

MAYSVILLE, MASON COUNTY, KY



OCTOBER 2023 IMPROVEMENT PLAN

REVISION 02

UTILITY CONTACTS:

WATER AND SEWER
MAYSVILLE UTILITY COMMISSION
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: DARIN SPENCE
606-564-3531

ELECTRIC
FLEMING-MASON ENERGY
1449 ELIZAVILLE ROAD
PO BOX 328
FLEMINGSBURG, KY 40141
CONTACT: ELLEN
606-845-2661

TELEPHONE
WINDSTREAM
130 W. NEW CIRCLE ROAD - SUITE 170
LEXINGTON, KY 40505
CONTACT: STEVE GOSS
859-357-8603

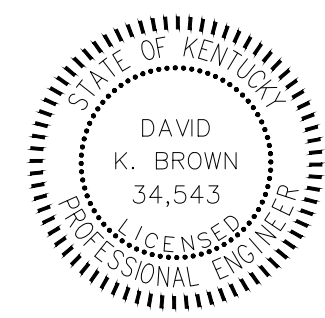
GAS
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40512
CONTACT: AUTUMN DMYTREWYCZ
859-361-1589

FIBER
METRONET
3250 BLAZER PARKWAY - SUITE 100
LEXINGTON, KY 40509
CONTACT: MARY NGUYEN
859-407-3084

FIRE
MAYSVILLE FIRE DEPARTMENT
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: KEVIN DOYLE
606-564-2541

SHEET INDEX:

C0.0 - EXISTING CONDITIONS
C1.0 - SITE PLAN
C2.0 - GRADING PLAN
C2.1 - DRAINAGE PLAN
C2.2 - ESC PLAN
C3.0 - UTILITIES PLAN
C4.0 - OFFSITE IMPROVEMENTS - ROAD
C4.1 - OFFSITE IMPROVEMENTS - WATER
C5.0 - DETAILS
C5.1 - DETAILS
C5.2 - DETAILS
C5.3 - DETAILS
C5.4 - NOTES



DAVID K. BROWN, P.E.
KENTUCKY REGISTRATION NO. 34543

Plans Prepared By:



3 HMB Circle (502)695-9800
Frankfort, Kentucky Fax (502)695-9810

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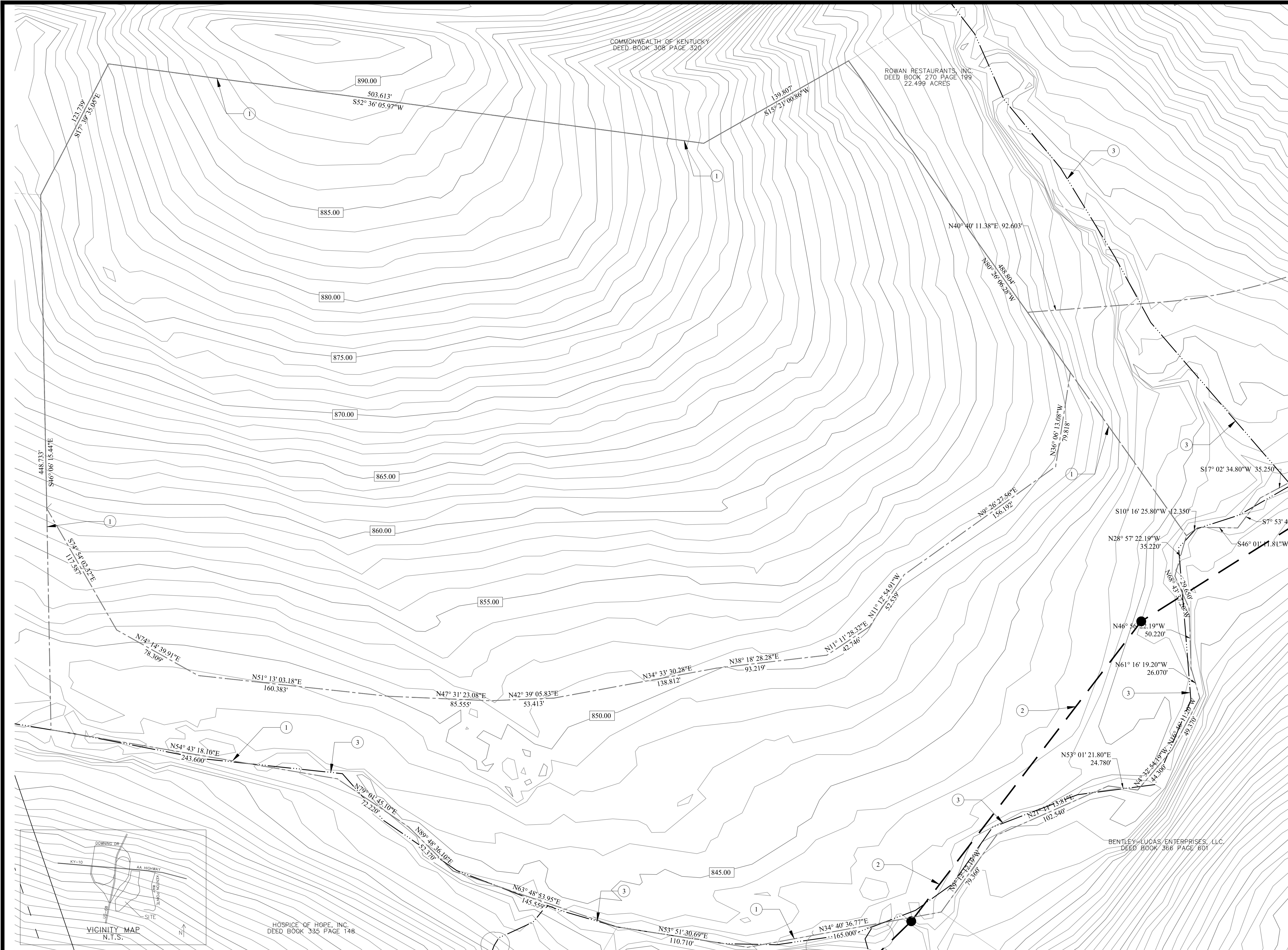
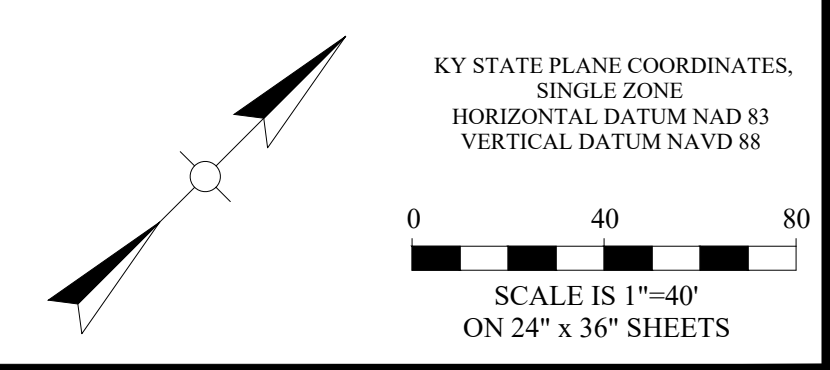
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NOTES:

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3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
5. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
6. SAWCUT EDGES OF PAVEMENT TO REMAIN IN CLEAN STRAIGHT LINES. COORDINATE SAWCUTS WITH PROPOSED LAYOUT PLAN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
9. DIMENSIONS ARE NOT TO BE SCALED. SHOULD DISCREPANCIES OCCUR WITH DIMENSIONS ON THESE PLANS, NOTIFY ENGINEER FOR CLARIFICATION.
10. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
11. ALL PAVEMENT MARKING LINES SHALL BE 4" PAINTED AND MEASURED CENTER TO CENTER U.N.O.
12. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
13. EXISTING BUILDINGS, PAVEMENTS, SIDEWALKS, AND OTHER SITE IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THEIR CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED PRIOR TO CONSTRUCTION. DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA JOBSITE REQUIREMENTS.
15. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL (AT NO COST TO THE OWNER) REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
16. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL/STATE INSPECTORS.

KEYNOTES:

- ① PROPERTY BOUNDARY, APPROX. 12.58 ACRES
- ② ——— EXISTING SANITARY SEWER
- ③ ——— EXISTING WATERCOURSE CENTERLINE

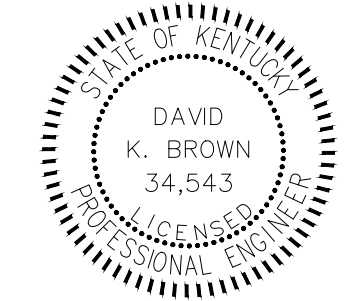


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01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23
02	10/5/23	UTILITIES AND PUBLIC STORM	BGB	DKB	10/5/23

PROJECT: 4364.01	DATE: OCT 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	BGB	4/2023
RECORD DWGS.		



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

EXISTING CONDITIONS

SHEET

C0.0

BEFORE YOU DIG

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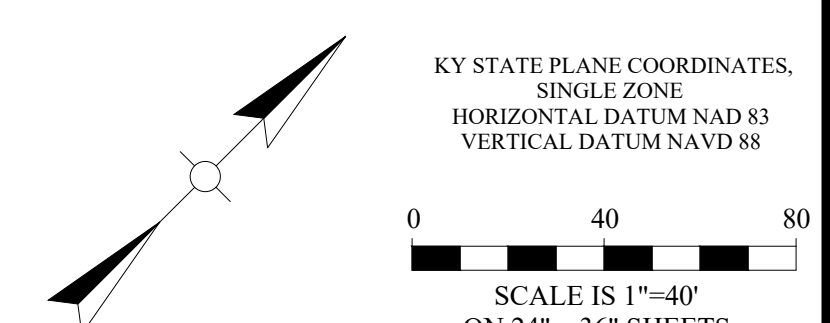
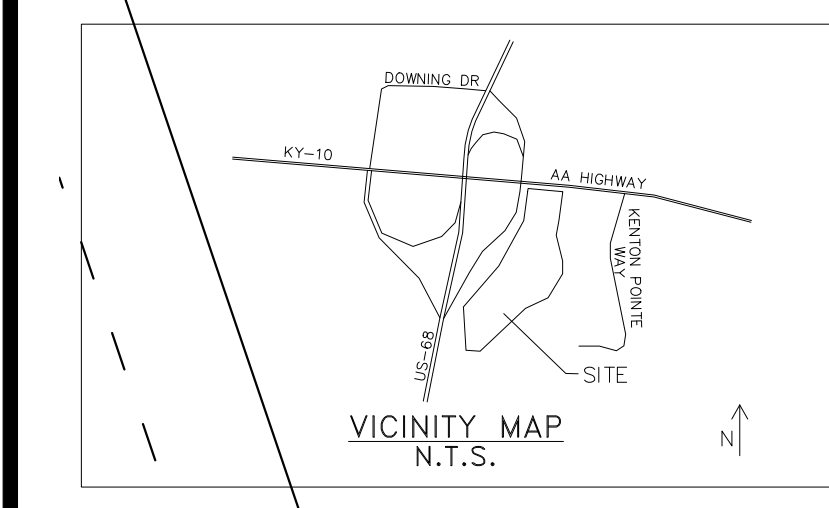
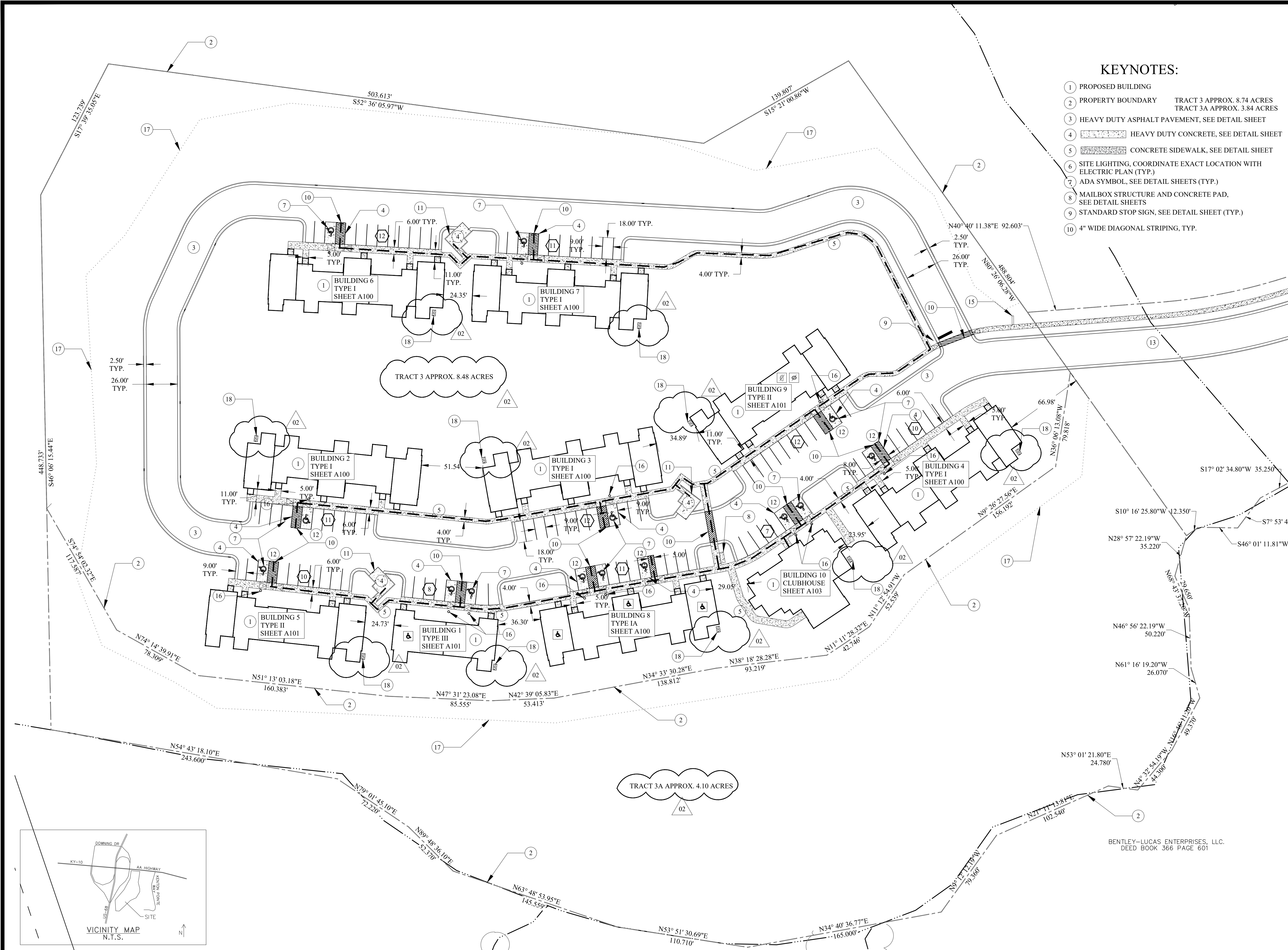
KEYNOTES:

- 1 PROPOSED BUILDING
- 2 PROPERTY BOUNDARY TRACT 3 APPROX. 8.74 ACRES TRACT 3A APPROX. 3.84 ACRES
- 3 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
- 4 HEAVY DUTY CONCRETE, SEE DETAIL SHEET
- 5 CONCRETE SIDEWALK, SEE DETAIL SHEET
- 6 SITE LIGHTING, COORDINATE EXACT LOCATION WITH ELECTRIC PLAN (TYP.)
- 7 ADA SYMBOL, SEE DETAIL SHEETS (TYP.)
- 8 MAILBOX STRUCTURE AND CONCRETE PAD, SEE DETAIL SHEETS
- 9 STANDARD STOP SIGN, SEE DETAIL SHEET (TYP.)
- 10 4" WIDE DIAGONAL STRIPING, TYP.

- 11 ACCESSIBLE DUMPSTER ENCLOSURE, SEE DETAIL SHEETS
- 12 ALL ADA PARKING SPACES AND ACCESS AISLES TO MAIVE MAXIMUM 2% SLOPE ANY DIRECTION, SEE DETAIL SHEETS (TYP.)
- 13 SEE PUBLIC IMPROVEMENT PLAN FOR ROADWAY EXTENSION
- 14 ADA ACCESSIBLE ROUTE NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE
- 15 PROJECT MONUMENT SIGN, SEE DETAIL SHEETS
- 16 VAN ACCESSIBLE ADA PARKING SPACE SIGN, SEE DETAIL SHEETS
- 17 LIMITS OF DISTURBANCE = 8.87 AC
- 18 3'X5' TRANSFORMER PAD (MIN), COORDINATE WITH UTILITY, PRECAST OR SEE DETAIL SHEETS
- # = NUMBER OF PARKING SPACES

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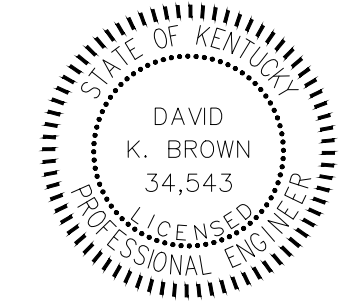


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THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

SITE PLAN

SHEET

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BEFORE YOU DIG

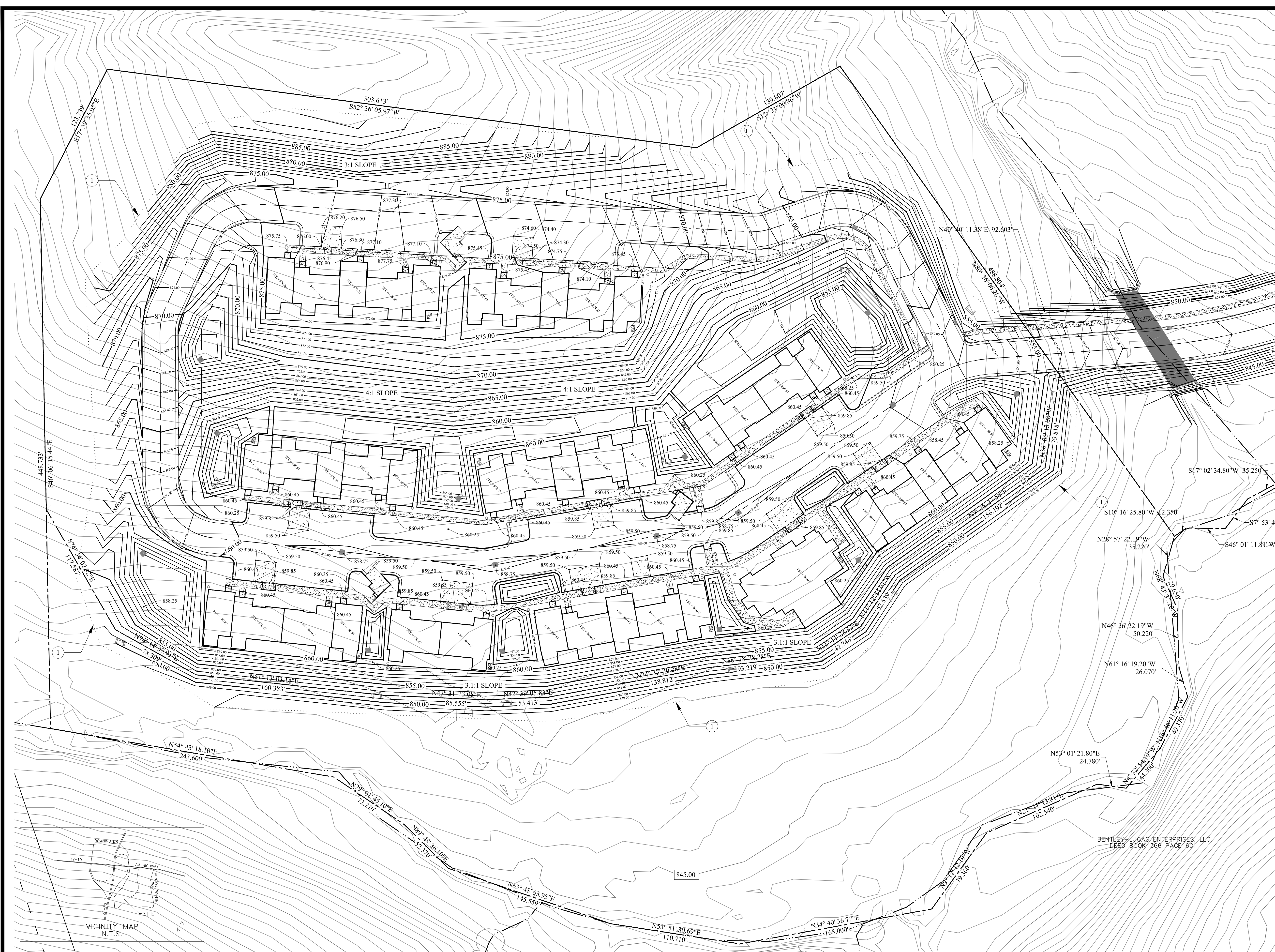
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9. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
10. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
11. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL AT NO COST TO THE OWNER REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
12. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL STATE INSPECTORS.
13. SPOT ELEVATIONS DESIGNATE FINISHED SURFACE ELEVATION.
14. ANY MATERIAL RESULTED FROM A NET CUT OF THE SITE IS TO BE REMOVED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
15. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDRESSED FOR THE ENTIRETY OF THE DISTURBED AREA SHOWN.
16. CONTRACTOR TO PROVIDE COMPACTION TESTING FROM A LICENSED GEOTECHNICAL ENGINEERING FIRM AT THE CONTRACTOR'S EXPENSE.
17. ALL ROCK ENCOUNTERED SHALL BE UNDERCUT BY 12" BELOW SUBGRADE U.O. ALL EXCAVATION IS UNCLASSIFIED.
18. ALL GRADING SHALL RESULT IN WATER BEING DIRECTED AWAY FROM STRUCTURES, NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
19. CONTRACTOR MUST COMPLY WITH ALL ADA REQUIREMENTS AND SPECIFICATIONS INCLUDING MAX 2% CROSS SLOPE FOR ADA ROUTES AND MAX 2% SLOPE ON LANDING AND RAMP. CONTRACTOR MUST VERIFY ADA COMPLIANT GRADES PRIOR TO PAVING AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
20. ANY FILL MATERIAL MUST BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER AS SUITABLE STRUCTURAL FILL MATERIAL.
21. RIM ELEVATIONS OF ALL STRUCTURES SHALL BE FLUSH WITH SURROUNDING GRADE U.O.
22. TOPSOIL SHALL BE MINIMUM 4" DEEP IN GRASS AREAS AND 12" DEEP IN LANDSCAPED AREAS.
23. FINISH GRADING MUST BE INSPECTED AND APPROVED BY ENGINEER AND MUST BE FREE OF OBSTACLES, DEPRESSIONS, OR OTHER INCONSISTENCIES. ANY REGRADING EFFORTS MUST BE COMPLETED AT CONTRACTOR'S EXPENSE.
24. REFER TO ARCHITECTURAL PLANS FOR ALL TIE-INS WITH BUILDING UTILITIES AND RAIN WATER LEADERS. NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
25. STORM PIPING BACKFILL TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION, BUT MUST NOT BE LESS THAN 12" OVER PIPING IN TURF AREAS AND FULL DEPTH UNDER PAVEMENT.
26. CONTRACTOR SHALL COMPLETE ANY DEWATERING ACTIVITIES AT THE CONTRACTOR'S EXPENSE. DEWATERING MUST BE PERFORMED IN THE PRESENCE OF GROUNDWATER INTRUSION.
27. ANY SUMPS IN STORMWATER STRUCTURES SHALL BE FILLED WITH CONCRETE TO INVERT ELEVATION SPECIFIED.

KEYNOTES:

- ① LIMITS OF DISTURBANCE = 8.07 AC



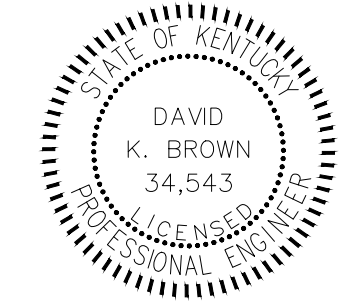
BENTLEY-LUCAS ENTERPRISES, LLC
DEED BOOK 366 PAGE 601

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
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02	10/5/23	UTILITIES AND PUBLIC STORM	BGB	DKB	10/5/23

PROJECT: 4364.01	DATE: OCT 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	DKB	4/2023
RECORD DWGS.	BGB	4/2023



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

GRADING PLAN

KY STATE PLANE COORDINATES,
SINGLE ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

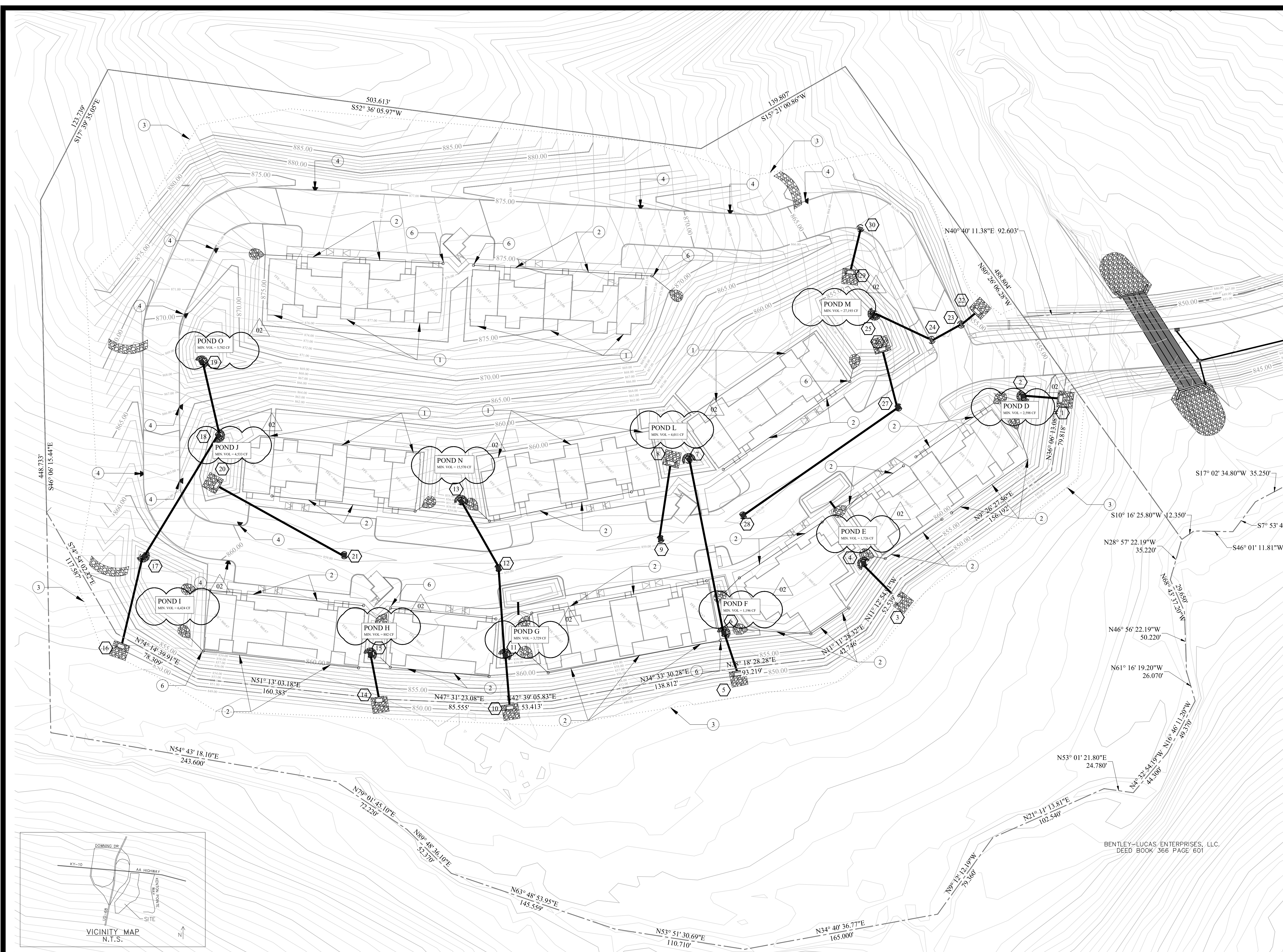
0 40 80
SCALE IS 1"=40'
ON 24" x 36" SHEETS

SHEET

C2.0

BEFORE YOU DIG

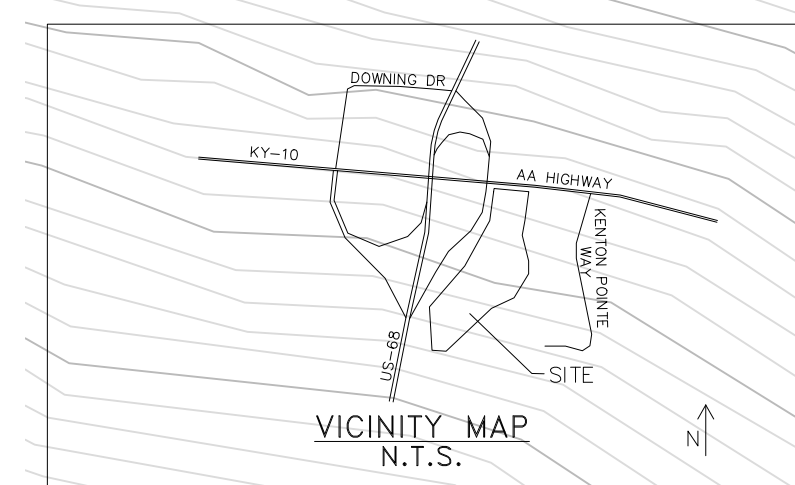
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service (811) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.



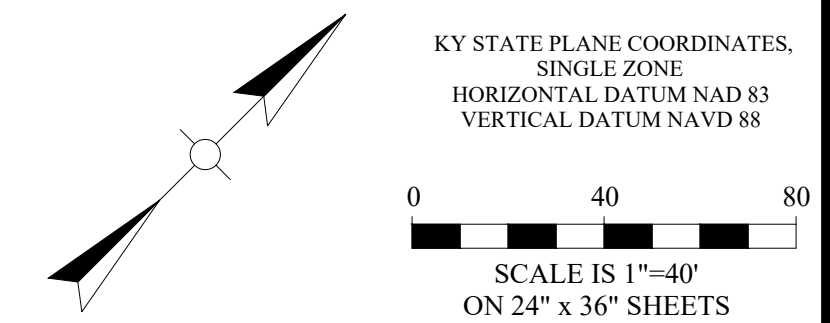
Proposed Storm Structure Table			
Number	Type	Rim	Invert
1	Endwall		852.00
2	Overflow Structure	857.67	852.42
3	Endwall		850.00
4	Overflow Structure	859.67	850.42
5	Endwall		850.00
6	Overflow Structure	859.67	853.60
7	Overflow Structure	859.67	855.04
8	Endwall		856.00
9	Grated Area Inlet	858.75	856.60
10	Endwall		850.00
11	Overflow Structure	859.67	853.20
12	Grated Area Inlet	858.75	853.90
13	Overflow Structure	859.67	854.52
14	Endwall		852.00
15	Overflow Structure	859.67	855.80
16	Endwall		850.00
17	Overflow Structure	859.67	852.16
18	Overflow Structure	859.67	853.32
19	Overflow Structure	869.00	864.42
20	Endwall		855.00
21	Grated Area Inlet	858.75	856.16
22	Endwall		853.00
23	Curb Inlet	858.75	853.14
24	Curb Inlet	858.75	853.42
25	Overflow Structure	859.67	853.96
26	Endwall		854.00
27	Grated Area Inlet	858.75	854.48
28	Grated Area Inlet	858.75	856.04
29	Endwall		859.00
30	Curb Inlet	862.80	859.36

Proposed Storm Pipe Table				
Structures	Size	Material	LF	Slope
2-1	12"	ADS N12	42	1.00%
4-3	12"	ADS N12	42	1.00%
6-5	15"	ADS N12	36	10.00%
7-6	12"	ADS N12	144	1.00%
9-8	12"	ADS N12	60	1.00%
11-10	15"	ADS N12	40	8.00%
12-11	12"	ADS N12	70	1.00%
13-12	12"	ADS N12	62	1.00%
15-14	12"	ADS N12	38	10.00%
17-16	15"	ADS N12	54	4.00%
18-17	15"	ADS N12	116	1.00%
19-18	12"	ADS N12	74	15.00%
21-20	12"	ADS N12	116	1.00%
23-22	15"	ADS N12	14	1.00%
24-23	15"	ADS N12	28	1.00%
25-24	15"	ADS N12	54	1.00%
27-26	12"	ADS N12	48	1.00%
28-27	12"	ADS N12	156	1.00%
30-29	12"	ADS N12	36	1.00%

- KEYNOTES:**
- 1 ROOF DRAIN SPLASH TO GRADE WITH STONE END TREATMENT. SEE DETAIL SHEET
 - 2 ROOF DRAIN TO TIE TO MIN. 6" SDR-35 @ 0.5% SLOPE AND DAYLIGHT TO POND WITH STONE END TREATMENT. SEE DETAIL SHEET
 - 3 LIMITS OF DISTURBANCE = 8.07 AC
 - 4 2" CURB CUT FOR DRAINAGE WITH RIP RAP SPLASH BLOCK, SEE DETAIL SHEET. TAPER CURB FROM 6" TO FLUSH OVER 1'
 - 5 6" SDR-35 SLEEVE TO CONNECT BOTH SIDES OF POND THROUGH SIDEWALK
 - 6 ROOF DRAIN CLEANOUT (TYP.), SEE DETAIL SHEET



BENTLEY-LUCAS ENTERPRISES, LLC.
DEED BOOK 366 PAGE 601

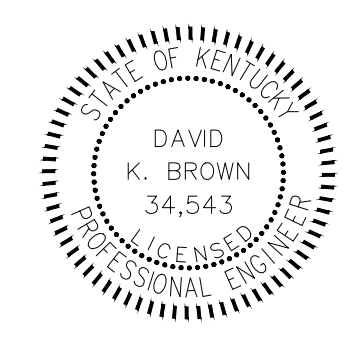


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FRANKFORT, KY
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(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

DRAINAGE PLAN

SHEET

C2.1

BEFORE YOU DIG

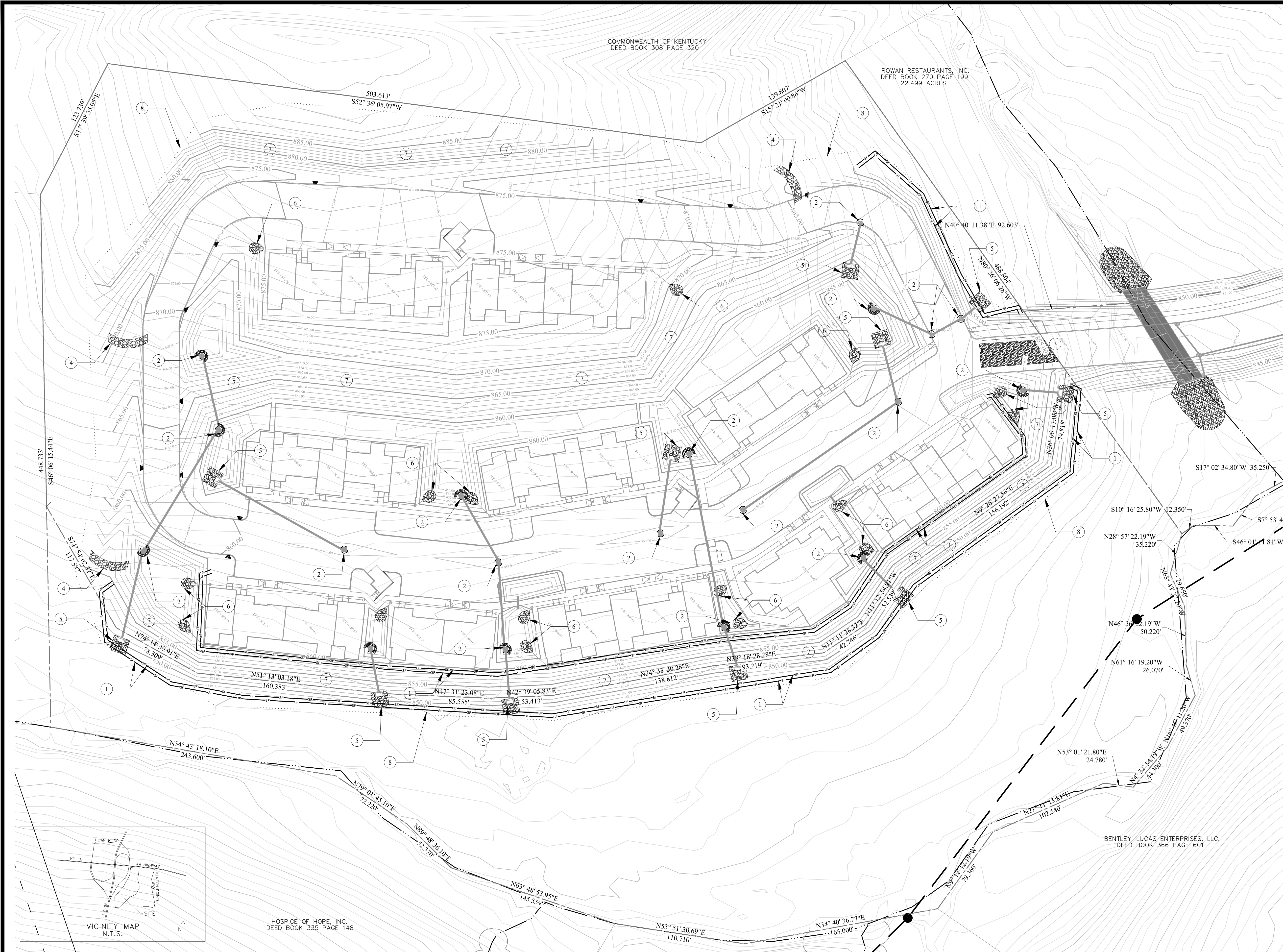
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KEYNOTES:

- ① ——— INDICATES SILT FENCE, SEE DETAIL SHEET
- ② () INDICATES INLET PROTECTION, SEE DETAIL SHEET
- ③ [] CONSTRUCTION ENTRANCE, SEE DETAIL SHEET
- ④ [] ROCK CHECK DAM, SEE DETAIL SHEET
- ⑤ [] RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET
- ⑥ [] STONE END TREATMENT, SEE DETAIL SHEET
- ⑦ [] EROSION CONTROL MATTING REQUIRED ON ALL SLOPES 4:1 OR GREATER, SEE DETAIL SHEET
- ⑧ [] LIMITS OF DISTURBANCE = 8.07 AC

NOTES:

1. NO VEGETATION OR CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE AND NO BURNING PITS SHALL BE PLACED IN FUTURE RIGHT - OF - WAY OR LIKELY BUILDING LOCATIONS OR SANITARY SEWER EASEMENTS.
2. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICABLE, BUT IN NO CASES MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. WHEN CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY, OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED, UNTIL SUCH TIME AS CONDITIONS PERMIT.
4. INSTALL SILT FENCES FOR CURB INLET PROTECTION AS INDICATED ON SITE PLAN PRIOR TO ANY OTHER DISTURBANCES.
5. SILT FENCE SHALL BE CLEANED/REPAIRED WHEN SILT BUILDUP REACHES 1/3 SILT FENCE HEIGHT.
6. PERFORM ROUGH GRADING OPERATION AS INDICATED ON CONSTRUCTION DRAWINGS.
7. REDISTRIBUTE TOPSOIL AND SOW GRASS SEED IMMEDIATELY AFTER SPREADING TOPSOIL.
8. MAINTAIN ALL EROSION CONTROL DEVICES IN FULLY FUNCTIONAL CONDITION UNTIL 90% OF THE CONTRIBUTING WATERSHED IS BUILT OUT AND/OR VEGETATIVE IS ACHIEVED. AT SUCH TIME THAT ALL SILT FENCE MUST BE REMOVED, PROPERLY REGRADE AND SEED THESE AREAS.
9. ALL INSTALLED BMP MEASURES MUST BE INSPECTED EVERY 7 DAYS AND / OR WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5". AN INSPECTION LOG SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW.
10. THE FOLLOW GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB
 - PRODUCTS AND MATERIALS WILL BE STORED AWAY FROM THE SURFACE DRAINAGE SYSTEM.
 - ALL MATERIALS STORED ONSITE WILL BE SORTED IN A NEAT, ORDERLY MANNER IN THEIR IN THEIR APPROPRIATE CONTAINER AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
 - DUST WILL BE CONTROLLED BY WATER SPRAYED FROM A TANKER TRUCK AS NEEDED DURING DRY WEATHER.
 - ANY NEEDED DEWATERING SHALL BE FILTERED PRIOR TO RELEASE ON THE SURFACE.



KY STATE PLANE COORDINATES, SINGLE ZONE
 HORIZONTAL DATUM NAD 83
 VERTICAL DATUM NAVD 88

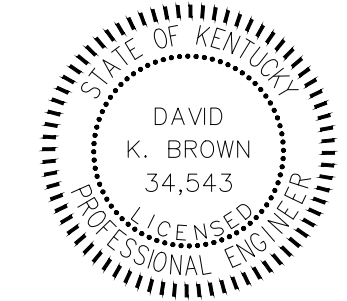
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 SCALE IS 1"=40'
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3 HMB CIRCLE
 FRANKFORT, KY
 (502) 695-9800
 (502) 695-9810 FAX



THE MODEL GROUP
 SUTTON'S LANDING
 MARTIN LUTHER KING HWY

ESC PLAN

SHEET
C2.2

COMMONWEALTH OF KENTUCKY
DEED BOOK 308 PAGE 320

ROWAN RESTAURANTS, INC.
DEED BOOK 270 PAGE 199
22.499 ACRES

BEFORE YOU DIG
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call before-dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- 1 PROPOSED BUILDING
 - 2 PROPERTY BOUNDARY, APPROX. 8.48 ACRES
 - 3 8" VALVE AND DEAD CAP FOR RESIDUAL PARCEL'S USE
 - 4 6" SDR-21 FIRE PROTECTION LINE
 - 5 3" SDR-21 DOMESTIC WATER LINE
 - 6 TYPICAL SERVICE VALVE, SEE DETAIL SHEETS
 - 7 8" SDR-35 SANITARY SEWER LINE, MIN 0.5% SLOPE, SEE DETAIL SHEET
 - 8 NOT USED
 - 9 PROPOSED FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEETS
 - 10 4" DIAMETER SEWER MANHOLE, SEE DETAIL SHEETS
 - 11 2" GATE VALVE
 - 12 6" GATE VALVE
 - 13 6" x 6" x 6" TEE
 - 14 2" x 2" x 2" TEE
 - 15 CONNECT PROPOSED 8" SANITARY SEWER TO EXISTING 8" SANITARY SEWER WITH DOGHOUSE MANHOLE, SEE DETAIL SHEETS
 - 16 EXISTING 8" SANITARY SEWER
 - 17 PROPOSED 20" PUBLIC WATER LINE EASEMENT
 - 18 APPROX 50' F'F ENCASED CREEK CROSSING, SEE DETAIL SHEET
 - 19 NOT USED
 - 20 PROPOSED UNDERGROUND ELECTRIC SERVICE, COORDINATE WITH MEP PLANS
 - 21 WATER/SEWER SEPARATION MUST BE MIN. 18" VERTICAL
 - 22 PUBLIC WATER LINE EXTENSION, SEE SHEET C-1
 - 23 WATER SERVICE TAP (TYP)
 - 24 1" PE WATER SERVICE LINE (TYP)
 - 25 SEE MEP DRAWINGS FOR CONTINUATION OF WATER SERVICE INCLUDING WATER SHUTOFF VALVE (TYP)
 - 26 SANITARY SEWER LINE TAP (TYP)
 - 27 4" SDR-35 SANITARY SEWER LATERAL (TYP)
 - 28 SANITARY SEWER CLEANOUT ON 4" SANITARY LATERAL, SEE MEP DRAWINGS FOR CONTINUATION
 - 29 ELECTRIC SERVICE CONDUIT, COORDINATE WITH UTILITY AND MEP PLANS
- NOTE: SAN. SEWER LATERALS - 5'-0" FFE AT CLEANOUT, WATER SERVICES - 3'-0" FFE AT SHUTOFF VALVE, TYP. ALL BUILDINGS

UTILITY CONTACTS:

WATER AND SEWER
MAYSVILLE UTILITY COMMISSION
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: DARIN SPENCE
606-564-3531

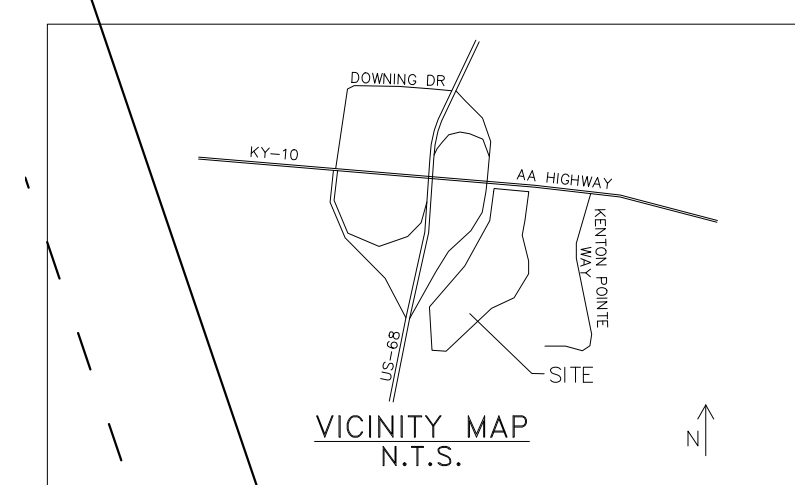
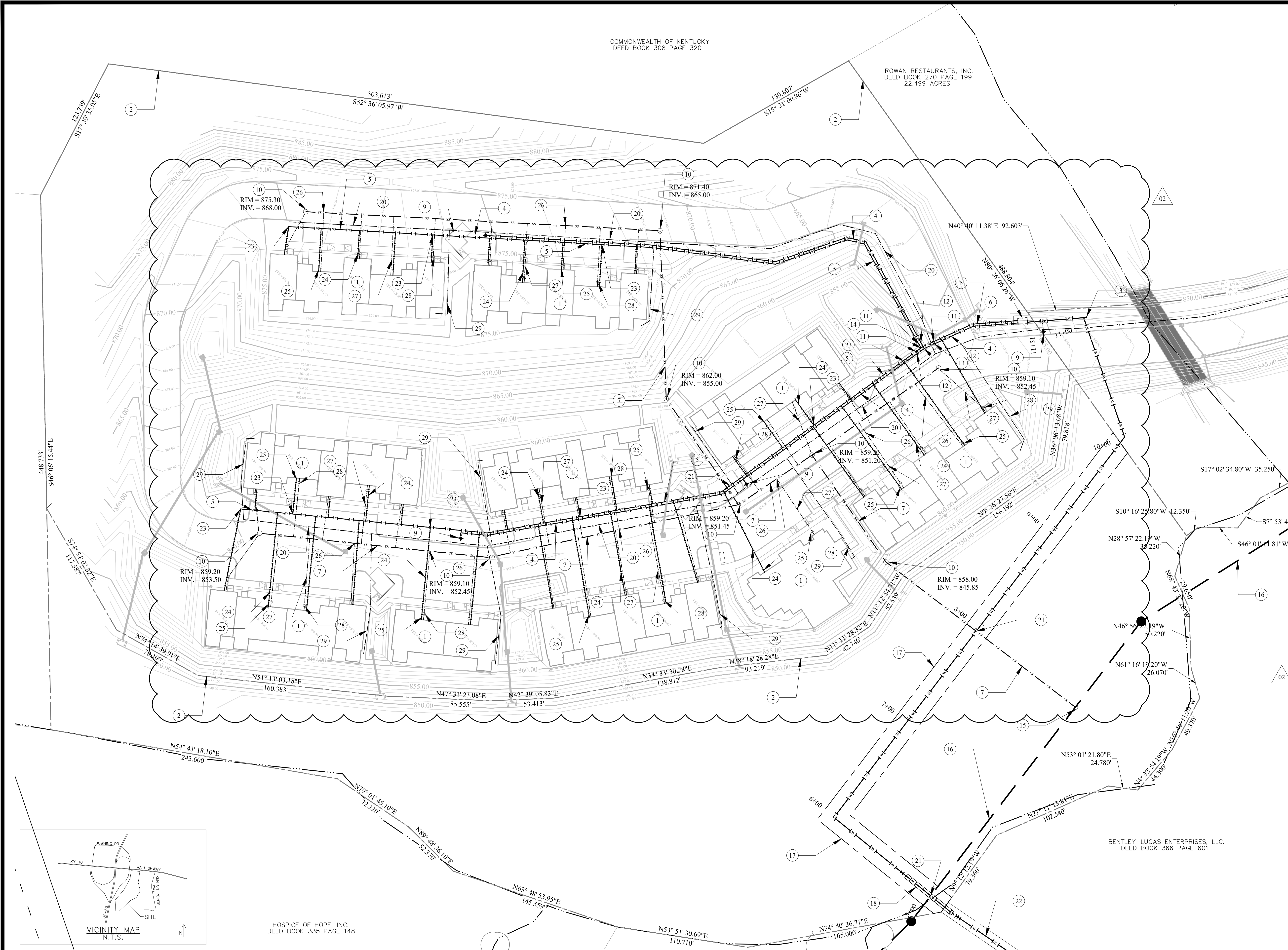
ELECTRIC
FLEMING-MASON ENERGY
1449 ELIZAVILLE ROAD
PO BOX 328
FLEMINGSBURG, KY 40141
CONTACT: ELLEN
606-845-2661

TELEPHONE
WINDSTREAM
130 W. NEW CIRCLE ROAD - SUITE 170
LEXINGTON, KY 40505
CONTACT: STEVE GOSS
859-357-8603

GAS
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40512
CONTACT: AUTUMN DMYTREWYCZ
859-361-1589

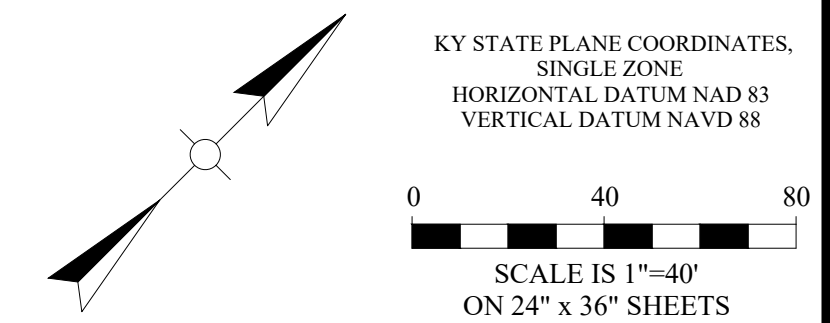
FIBER
METRONET
3250 BLAZER PARKWAY - SUITE 100
LEXINGTON, KY 40509
CONTACT: MARY NGUYEN
859-407-3084

FIRE
MAYSVILLE FIRE DEPARTMENT
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: KEVIN DOYLE
606-564-2541



HOSPICE OF HOPE, INC.
DEED BOOK 335 PAGE 148

BENTLEY-LUCAS ENTERPRISES, LLC.
DEED BOOK 366 PAGE 601

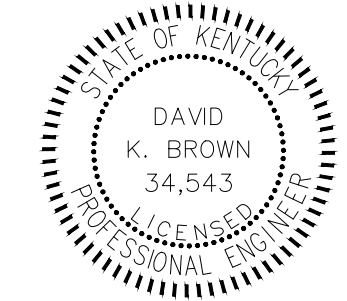


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(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

UTILITIES PLAN

SHEET
C3.0

BEFORE YOU DIG

The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of 72 and no more than 100 business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

ROWAN RESTAURANTS, INC.
DEED BOOK 270 PAGE 199
22.499 ACRES

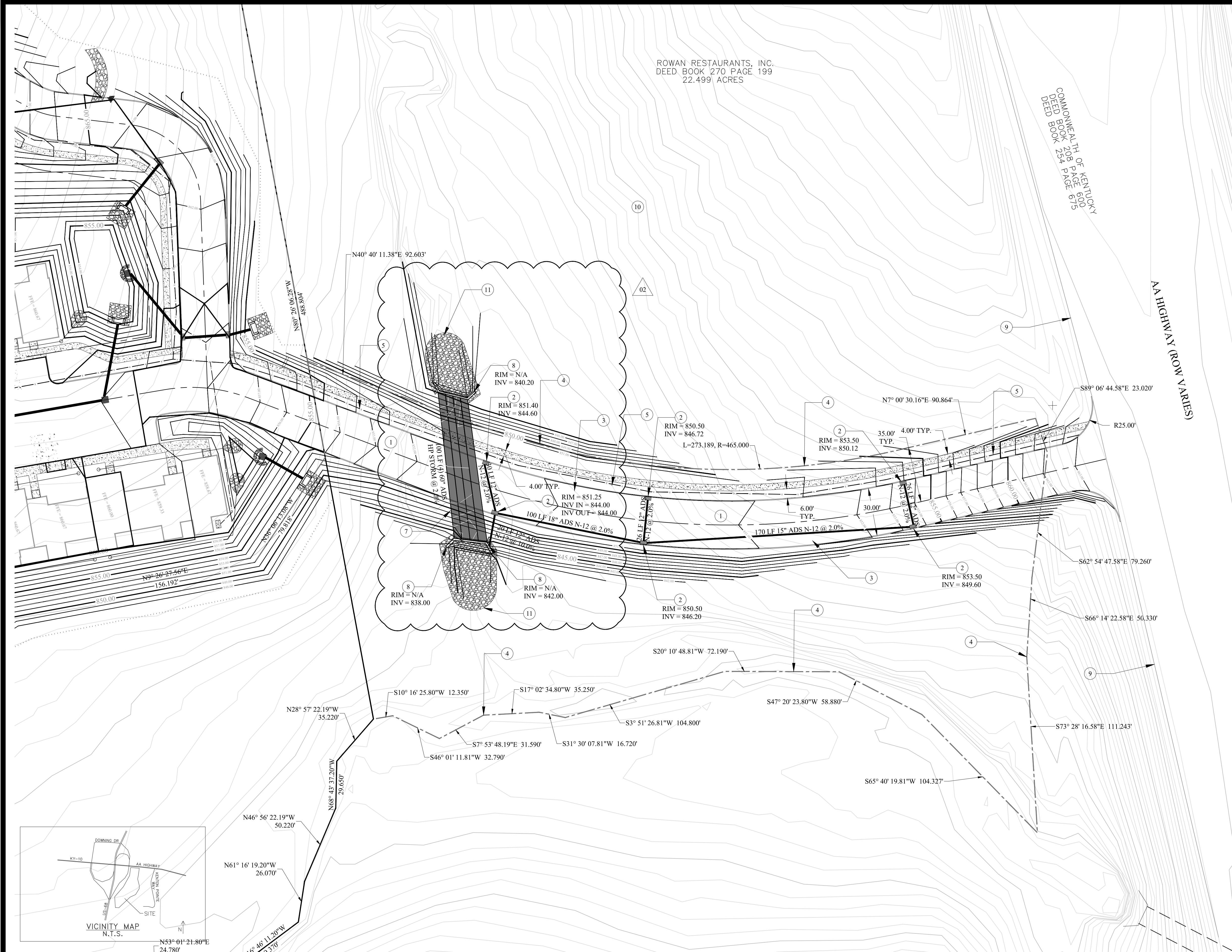
COMMONWEALTH OF KENTUCKY
DEED BOOK 208 PAGE 600
DEED BOOK 254 PAGE 675

KEYNOTES:

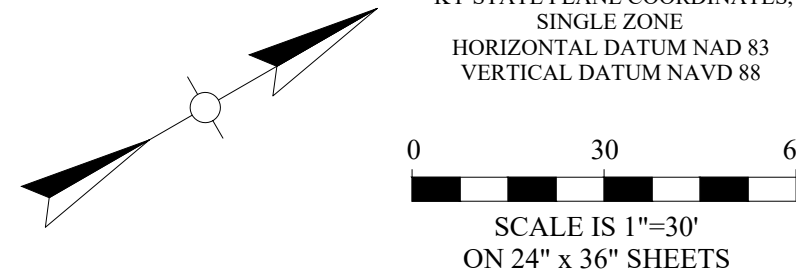
- 1 PROPOSED PUBLIC ROADWAY (26' PAVEMENT WIDTH MAX. 10% SLOPE)
- 2 PROPOSED CURB INLET, SEE DETAIL SHEET
- 3 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
- 4 TO BE DEDICATED PUBLIC ROW (WIDTH VARIES)
- 5 PROPOSED UNDERGROUND ELECTRIC, COORDINATE WITH ELECTRIC UTILITY
- 6 CONCRETE SIDEWALK, SEE DETAIL SHEET
- 7 PROPOSED 4x60" ADS HP STORM PIPES, SEE DETAIL SHEET
- 8 PROPOSED HEADWALL/ENDWALL, PER KYTC DETAILS
- 9 EXISTING PAVEMENT EDGE
- 10 RESIDUAL PROPERTY, SEE PROPERTY PLAT
- 11 RIP RAP INLET/OUTLET PROTECTION, SEE DETAIL SHEET

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE PROJECT LIMITS FOR ANY SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL WORK WITHIN THE LIMITS OF THE WORK AS DESIGNATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ENCROACHMENT BEYOND THE LIMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS, PERMISSIONS, EASEMENTS, ETC TO UTILIZE AREAS BEYOND THE PROJECT LIMITS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO DEMOLITION WORK EITHER BY UTILIZATION OF B.U.D. OR A 3RD PARTY UTILITY LOCATE COMPANY. COSTS FOR ESTABLISHING THE LOCATION OF EXISTING UTILITIES SHALL BE THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO.
5. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
6. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
7. SAWCUT EDGES OF PAVEMENT TO REMAIN IN CLEAN STRAIGHT LINES. COORDINATE SAWCUTS WITH PROPOSED LAYOUT PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
10. DIMENSIONS ARE NOT TO BE SCALED. SHOULD DISCREPANCIES OCCUR WITH DIMENSIONS ON THESE PLANS, NOTIFY ENGINEER FOR CLARIFICATION.
11. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
12. ALL PAVEMENT MARKING LINES SHALL BE 4" PAINTED AND MEASURED CENTER TO CENTER U.N.O.
13. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
14. EXISTING BUILDINGS, PAVEMENTS, SIDEWALKS, AND OTHER SITE IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THEIR CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED PRIOR TO CONSTRUCTION. DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA JOBSITE REQUIREMENTS.
16. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL (AT NO COST TO THE OWNER) REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
17. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL STATE INSPECTORS.



KY STATE PLANE COORDINATES,
SINGLE ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

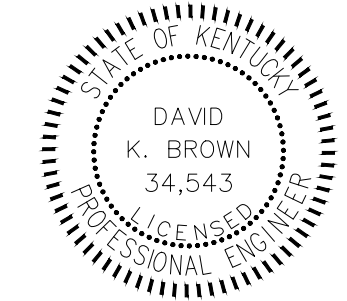


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23
02	10/5/23	UTILITIES AND PUBLIC STORM	BGB	DKB	10/5/23

PROJECT: 4364.01	DATE: OCT 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	DKB	4/2023
RECORD DWGS	BGB	4/2023



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY
OFFSITE IMPROVEMENTS - ROAD

SHEET
C4.0

BEFORE YOU DIG

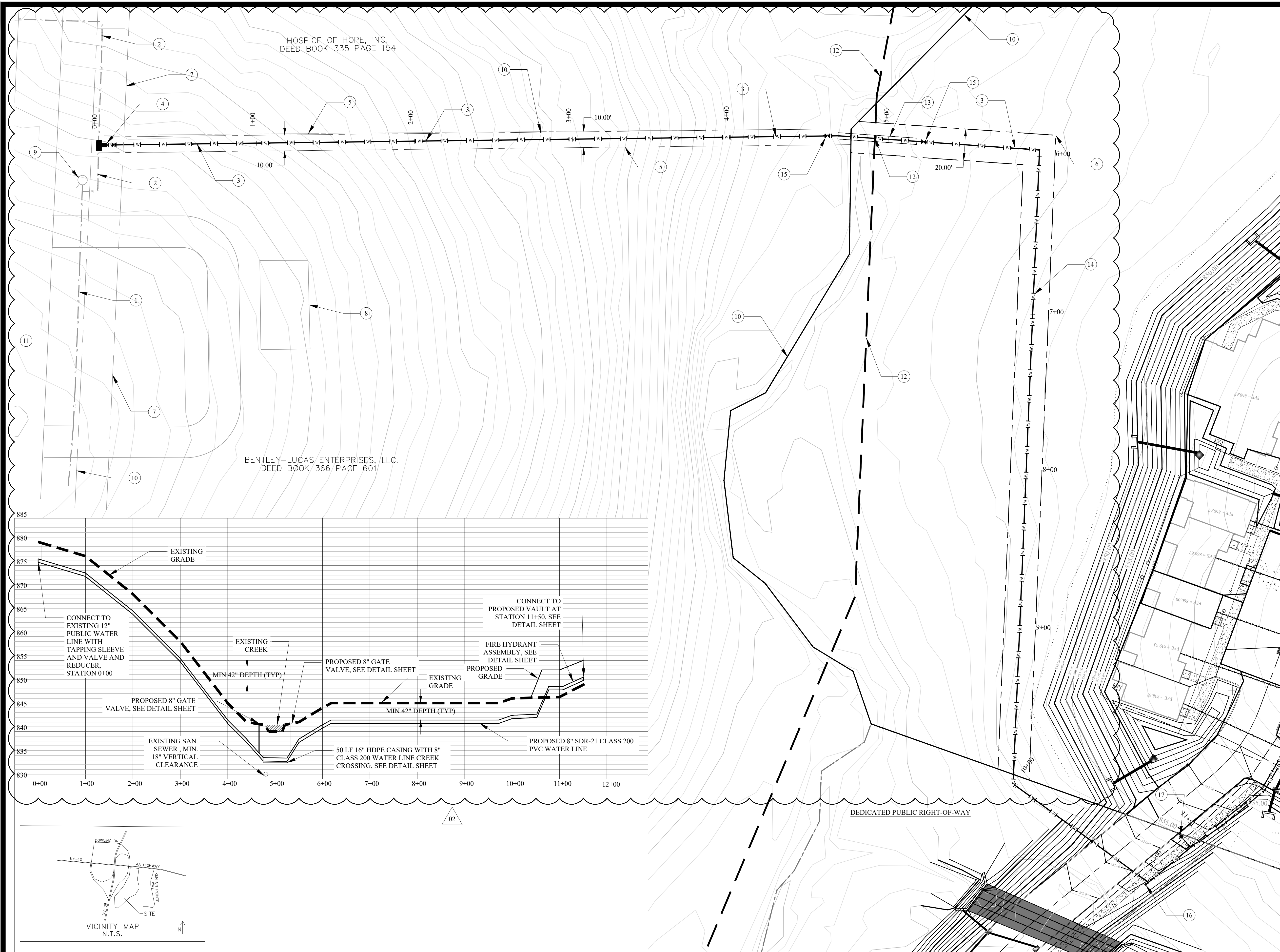
The contractor is instructed to call 1-800-752-6607 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- ① EXISTING 8" WATER LINE
- ② EXISTING 12" WATER LINE
- ③ PROPOSED 8" SDR-21 CLASS 200 PVC WATER LINE
- ④ 12" x 8" TAPPING SLEEVE AND VALVE, SEE DETAIL SHEET
- ⑤ EXISTING 10' UTILITY EASEMENT
- ⑥ PROPOSED 20' PUBLIC WATER LINE EASEMENT, SEE SHEET C3.0
- ⑦ EXISTING EAST KY POWER COOP EASEMENT
- ⑧ EXISTING STRUCTURE
- ⑨ EXISTING FIRE HYDRANT ASSEMBLY
- ⑩ EXISTING PROPERTY LINE
- ⑪ EXISTING PUBLIC ROADWAY
- ⑫ EXISTING SANITARY SEWER LINE, WATER/SEWER SEPARATION MUST BE MIN. 18" VERTICAL
- ⑬ 50 LF CREEK CROSSING WITH 16" HDPE ENCASUREMENT, SEE DETAIL SHEET
- ⑭ 8" PUBLIC WATER LINE CONTINUES ON "SUTTON'S LANDING" PROPERTY, SEE SHEET C3.0 FOR CONTINUATION
- ⑮ PROPOSED 8" GATE VALVE
- ⑯ 8" VALVE AND DEAD CAP FOR RESIDUAL PARCEL'S USE
- ⑰ PROPOSED FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEETS

UTILITY CONTACTS:

- WATER AND SEWER**
MAYSVILLE UTILITY COMMISSION
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: DARIN SPENCE
606-564-3531
- ELECTRIC**
FLEMING-MASON ENERGY
1449 ELIZAVILLE ROAD
PO BOX 328
FLEMINGSBURG, KY 40141
CONTACT: ELLEN
606-845-2661
- TELEPHONE**
WINDSTREAM
130 W. NEW CIRCLE ROAD - SUITE 170
LEXINGTON, KY 40505
CONTACT: STEVE GOSS
859-357-8603
- GAS**
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40512
CONTACT: AUTUMN DMYTREWYCZ
859-361-1589
- FIBER**
METRONET
3250 BLAZER PARKWAY - SUITE 100
LEXINGTON, KY 40509
CONTACT: MARY NGUYEN
859-407-3084
- FIRE**
MAYSVILLE FIRE DEPARTMENT
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: KEVIN DOYLE
606-564-2541

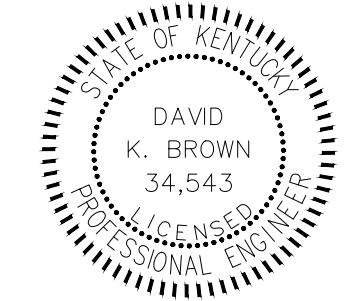


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MARTIN LUTHER KING HWY

OFFSITE IMPROVEMENTS - WATER

KY STATE PLANE COORDINATES,
SINGLE ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

0 30 60
SCALE IS 1"=30'
ON 24" x 36" SHEETS

SHEET
C4.1

