NEW

CURB BOX INLET
T/G: 977.12
INV.: 970.94

CP-2

S 78°51'00" E
293.50'

STORM INLET
T/G: 973.76
INV: 971.88

24" RCP

100' ELECTRIC & COMMUNICATION EASEMENT
D.B. 795, PG. 117
D.B. 795, PG. 1

KAWC
20" CONCRETE
WATER LINE

FND CONCRETE R/W MONUMENT

FND CONCRETE R/W MONUMENT

EARL CT.

LEXINGTON-FAYETTE
URBAN COUNTY GOVERNMENT
LEGACY TRAIL EASEMENT
D.B. 2936, PG. 727
(WIDTH VARIES)

S 10°46'38" W
223.58'

HIGH CURB

16" DUCTILE IRON
(D.I.) WATER LINE

SECTION 2
LOT 10
1.70 ACRES

30' GATE

BUILDING # 064

60' KAWC EASE.
DB 1387, PG. 474

30' KAWC EASE.
DB 745, PG 561

KAWC
20" D.I.
WATER LINE

EXTEND STORM
TO DITCH @ ROAD

15' STORM EASEMENT

ST-10A

L40

L53

ST-10

ST-9

L41

ST-29B

STORM LINE 4B

ST-30

DB

STORM LINE 6

MH-12

SAN MH
T/R: 983.18
8" PVC OUT INV: 977.51

N 8°44'32" W
335.50'

15" CMP
INV.: 975.40

L50

L49

32'
LOADING
DOCK

36'
RAMP

20'

10'

61'

5'

128'

PROPOSED BUILDING
10,496 SQ. FT.

ST-27

STORM INLET
T/G: 977.65
15" ADS IN: 973.23
15" ADS OUT: 973.23

TRACTOR PARKING-STORAGE

STORM INLET
T/G: 978.88
15" ADS IN: 974.93
15" ADS OUT: 974.88

FREIGHT BLVD. (SOUTH)

MH-11

120°16'42"

SAN MH
T/R: 985.06
8" PVC IN INV: 976.66
8" PVC OUT INV: 976.57

8' SOLID
FENCE

30'

10'

30' GATE

82'

SECTION 2
LOT 9
2.44 ACRES

32 PROPOSED
PARKING SPACES
SHOWN

30'

20'

26'

DISPLAY

HC

HC

9

14

148

16" DUCTILE IRON
(D.I.) WATER LINE

30' KAWC EASE.
DB 745, PG 561

HEADWALL
INLET
w/18" RCP
INV.: 979.83'

ST-46

18" RCP

ST-44

S 68°19'41" E
379.88'

PRIVATE ROAD AND
ACCESS EASEMENT
7.62 ACRES

STORM LINE 5

ST-43

C10

100' UTILITY EASEMENT
(TRANSMISSION LINE)
KENTUCKY UTILITIES
DB 623, PG. 453

FREIGHT BLVD (PRIVATE)

L47

STORM LINE 5A

EM

L39

L48

L52

L51

L49

PIKE R/W
WEALTH
UCKY
, PG 251
ARIES)

IGH PRESS.
LINE

15" CMP
INV.: 975.51

N 18°54'05" E
240.31'

20' BLDG. SETBACK LINE

LEGACY TRAIL

NEWTOWN PIKE

GRASS ISLAND

GRASS ISL.

SAN

SS

CONSTRUCT 6" SDR-35 SANITARY SEWER LATERAL PER LFUCG REQUIREMENTS AND SPECIFICATIONS.
CONSTRUCT SANITARY SEWER CLEANOUT PER LFUCG SPECIFICATIONS AND REQUIREMENTS. SEE DETAIL C/C9.0
CONSTRUCT GAS SERVICE LINE AND METER PER COLUMBIA GAS SPECIFICATIONS AND REQUIREMENTS. SEE MEP PLANS FOR LINE SIZING AND LOCATION.
CONNECT GAS LINE TO GAS TRANSMISSION LINE PER COLUMBIA GAS SPECIFICATIONS AND REQUIREMENTS. REFER TO MPE PLANS FOR SIZE REQUIREMENTS.
CONSTRUCT (5) 4" SCHEDULE 40 CONDUIT FOR (2) ELECTRIC, TELEPHONE, CABLE, AND AN EXTRA EMPTY CONDUIT PER LFUCG SPECIFICATIONS AND REQUIREMENTS.

CONSTRUCT CONCRETE ELECTRIC TRANSFORMER PAD PER KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS.

CONSTRUCT DOMESTIC SERVICE WATER LINE AND METER TO WITHIN 5' OF BUILDING. REFER TO PLUMBING PLAN FOR SIZE AND CONTINUATION.

CONSTRUCT STORM SEWER CLEANOUT. SEE DETAIL D/C9.5

CONSTRUCT 8" SOLID ADS N-12 STORM SEWER PIPE. CONNECT DOWNSPOUTS AND ROOF DRAINS PER DETAIL H/C9.5.

TIE PERIMETER DRAIN TO STORM SEWER SYSTEM PER LFUCG SPECIFICATIONS AND REQUIREMENTS.
DOWNSPOUT LOCATION. SEE NOTE 9 REGARDING PERIMETER DRAIN AND DOWNSPOUT CONNECTION.
CONSTRUCT STANDARD 4' SANITARY SEWER MANHOLE PER LFUCG SPECIFICATIONS AND REQUIREMENTS.

CAP PROPOSED 8 INCH WATERLINE AS PER DETAIL C/C6.0.

CONSTRUCT TELEPHONE PEDESTAL PER WINDSTREAM COMMUNICATIONS SPECIFICATIONS AND REQUIREMENTS.
CONSTRUCT 10" SDR-35 SANITARY SEWER PER LFUCG SPECIFICATIONS AND REQUIREMENTS. SEE SHEET C6.3 FOR PROFILE.

RELOCATION OF 20" WATER LINE WILL BE DONE BY KAWC

RE-ROUTE EXISTING UNDERGROUND ELECTRIC PER KENTUCKY UTILITIES SPECIFICATIONS AND REQUIREMENTS.
RE-ROUTE EXISTING GAS SERVICE PER COLUMBIA GAS SPECIFICATIONS AND REQUIREMENTS, CONTRACTOR TO COORDINATE WITH COLUMBIA GAS (CONSTRUCTION BY COLUMBIA GAS)
CONSTRUCT PUBLIC FIRE HYDRANT, POST-INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER KAWC AND LFUCG FIRE DEPT. SPECIFICATIONS AND REQUIREMENTS. REFER TO MPE PLANS
CONSTRUCT PRIVATE FIRE HYDRANT, POST-INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER LFUCG FIRE DEPT. SPECIFICATIONS AND REQUIREMENTS. REFER TO MPE PLANS.

STORM SEWER NOTE:
1) SEE SHEET C5.0-C5.2 FOR STORM SEWER INTEGRATION WITH GRADING AND EROSION CONTROL DEVICES.

CONSTRUCT PRIVATE FIRE HYDRANT PER KAWC AND LFUCG FIRE DEPT. AS PER DETAIL A/C6.0
CONSTRUCT PRIVATE FIRE HYDRANT WITH MAIN VALVE PER KAWC AND LFUCG FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS. AS PER DETAIL B/C6.0
INSTALL ADS FLEXSTORM FILTER BAGS PC/PC+ FOR WATER QUALITY PROTECTION. SEE DETAIL N/C-10
CONSTRUCT PRIVATE 8" C-900 DR 18 PRIVATE WATER LINE FOR FIRE HYDRANTS AND FIRE PROTECTION, COORDINATE WITH MPE PLANS.
CONSTRUCT 6" SANITARY SEWER FORCE MAIN PER LFUCG SPECIFICATIONS AND REQUIREMENTS. INTERCEPT EXISTING FORCE MAIN AND ROUTE TO MH 10 AS SHOWN ON PLAN
REROUTE EXISTING 16" KAWC WATER LINE PER KENTUCKY-AMERICAN SPECIFICATIONS AND REQUIREMENTS. RELOCATION OF EXISTING 16INCH WATERLINE SHALL BE DONE BY KAWC.
GAS MASTER METER OF LEXMARK, INC; EXACT LOCATION WILL BE DETERMINED BY LEXMARK AND COLUMBIA GAS.

CONNECT TO EXISTING GAS LINE PER COLUMBIA GAS

CONSTRUCT 8" C-900 DR 18 PRIVATE WATER LINE PER KENTUCKY-AMERICAN SPECIFICATIONS AND REQUIREMENTS.
CONSTRUCT 8" SDR-35 SANITARY SEWER PER LFUCG SPECIFICATIONS AND REQUIREMENTS. SEE SHEET C6.3 FOR PROFILE.

TIE 8 INCH WATERLINE TO 16 INCH WATERLINE-TO BE DONE BY KAWC

CONSTRUCT 6" MASTERMETER-TO BE DONE BY KAWC

CONNECT 8 INCH WATERLINE AS PER DETAIL E/C6.0

CONNECT 8 INCH WATERLINE AS PER DETAIL D/C6.0

PROPOSED 30FT GAS EASEMENT

COORDINATE WITH LEXMARK FOR ROUTING OF GAS LINE TO MASTER METER. CONSTRUCTION SHALL BE DONE BY COLUMBIA GAS
CONSTRUCT 4" SDR-35 SANITARY SEWER LATERAL PER LFUCG REQUIREMENTS AND SPECIFICATIONS.

CONSTRUCT 6" SOLID ADS N-12 STORM SEWER PIPE. CONNECT DOWNSPOUTS TO 6" STORM DRAIN.

CONSTRUCT 5' DIAMETER MANHOLE WITH 6" WATER METER PER KENTUCKY-AMERICAN SPECIFICATIONS AND REQUIREMENTS.

CONSTRUCT 4' DIAMETER MANHOLE-CONTRACTOR TO FIELD VERIFY THE 6 INCH FORCEMAIN ELEVATION AND REPORT TO DESIGN ENGINEER; CONNECT 6 INCH FORCE MAIN AS PER LFUCG STANDARD SPECIFICATIONS AND REQUIREMENTS
CONSTRUCT 10 LF OF 10 INCH SDR-35. CONNECT TO EXISTING MANHOLE 10, REFER TO SHEET C6.3B FOR DETAIL

PROPOSED 8" C-900 DR 18

A HYDRANT DETAIL C6.0 NTS

FIRE HYDRANT ASSEMBLY (WITH VALVE)
PROPOSED 8" C900 DR 18
MAINLINE VALVE

B HYDRANT WITH MAIN VALVE C6.0 NTS

NOTE:
VALVES TO BE RODDED TO TEE.
PRO 8" C 900 DR 18
8" GATE VALVE & BOX
8"X8"X8" TEE
PRO 8" C 900 DR 18

D TEE DETAIL C6.0 NTS

ROD GV TO TEE
MIN 10'-6"
STUB AND CAP
8" GATE VALVE
AND BOX
PRO 8" C-900 DR 18

NOTE:
CONTRACTOR SHALL EITHER ROD TOGETHER OR USE RESTRAINER JOINTS FOR THE TEE.

C END STUB DETAIL C6.0 NTS

NOTE:
VALVES TO BE RODDED TO TEE.
PRO 8" C 900 DR 18
8" GATE VALVE & BOX
8"X8"X8" TEE
PRO 8" C 900 DR 18

NOTE:
CONTRACTOR SHALL EITHER ROD TOGETHER OR USE RESTRAINER JOINTS FOR THE TEE.

E TEE DETAIL C6.0 NTS

AS-BUILT
W/ CONC

CAUTION:
MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

Kentucky811
Call 811 Before You Dig.

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

UTILITY CONTACTS

KENTUCKY-AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
CONTACT: TOBEY J ADAMS
ENGINEERING TECHNICIAN
(859)335-3408
FAX (859)268-6374
EMAIL: TADAMS@KAWC.COM

COLUMBIA GAS OF KENTUCKY INC
2001 MERCER ROAD
LEXINGTON, KY 40511
CONTACT: DAVID LEMONS
(859)288-0249
DLEMONS@NISOURCE.COM
WWW.COLUMBIAGASKY.COM

KENTUCKY UTILITIES
LEXINGTON DIST. ENGINEERING
RICHARD COMPTON
TECHNICAL ENGINEER
500 STONE ROAD
LEXINGTON, KY 40503-2913
OFC (859)367-4304

WINDSTREAM COMMUNICATIONS, INC.
DOUG BLANDFORD
TACTICAL PLANNING-OSP
130 WEST NEW CIRCLE RD.
SUITE 170
LEXINGTON, KY 40505
T: (859)357-6250

INSIGHT COMMUNICATIONS
2548 PALUMBO DRIVE
T: (859)514-1400

LFUCG DIVISION OF WASTE MANAGEMENT
STEVE FEESE
675 BYRD THURMAN DR
LEXINGTON-FAYETTE, KY 40510
TEL: (859) 425-2255
FAX: (859) 254-0171

DIVISION OF WATER QUALITY
TOWN BRANCH
ADMINISTRATION BUILDING
301 LISLE INDUSTRIAL AVENUE
LEXINGTON, KENTUCKY 40511
PHONE: (859) 425-2400
FAX: (859) 254-7787

REVISIONS		
NUMBER	DATE	NOTE

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DIMENSIONS TAKE PREFERENCE TO SCALE.

BCC
BRETT CONSTRUCTION CO.
334 Walter Avenue - Ste 200 Lexington, KY 40504
Phone: 859-255-7901 Fax: 859-281-6335

DRAWN: MLM
CHECKED:
DATE: 04/12/22

SHEET TITLE: SITE PLAN

PROJECT TITLE: LOT 9 & 10
985 & 981 FREIGHT BLVD
LEXINGTON, KY 40511

JOB NO.	DWG NO.
-	3429
SCALE	SHEET NO.
1:30	S-1