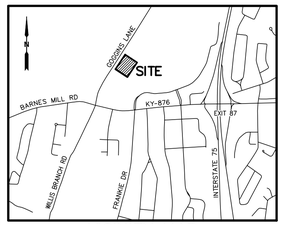


VICINITY MAP
1" = 2000'

GRID NORTH
KY SPC, SINGLE ZONE

LEGAL DESCRIPTION PER TITLE COMMITMENT

SITUATED IN THE CITY OF RICHMOND, COUNTY OF MADISON, COMMONWEALTH OF KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PARCEL A AS SHOWN AND MORE PARTICULARLY DESCRIBED ON THE FINAL SUBDIVISION PLAT -RICHMOND CENTRE LLC OF RECORD IN PLAT CABINET P24 SLIDE 158 AS AMENDED IN PLAT CABINET P24, SLIDE 277, MADISON COUNTY RECORDS.

BEING A PORTION OF THAT PROPERTY CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, BY DEED FILED JUNE 5, 2007, AND RECORDED IN DEED BOOK 622, PAGE 150, AND BY DEED OF CORRECTION FILED SEPTEMBER 19, 2007, AND RECORDED IN DEED BOOK 626, PAGE 515, OF THE MADISON COUNTY RECORDS.

LEGAL DESCRIPTION AS SURVEYED

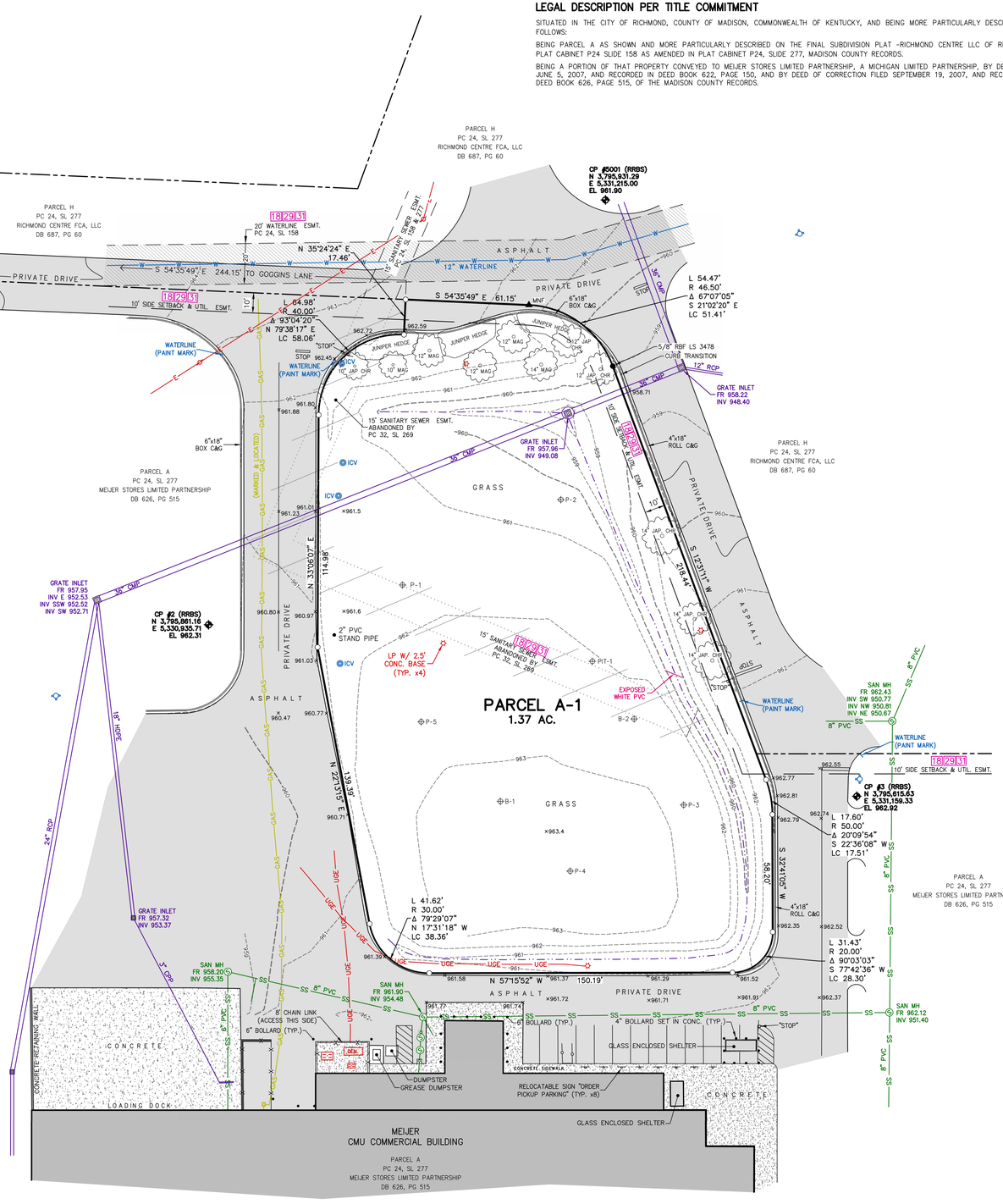
PARCEL A-1 - 1.37 ACRES

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LOCATED IN THE CITY OF RICHMOND, MADISON COUNTY, KENTUCKY, BEING ON THE NORTH SIDE OF MEIJER RETAIL STORE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET IN THE NORTH LINE OF PARCEL A, MEIJER STORES LIMITED PARTNERSHIP (DB 622, PG 150), A COMMON LINE TO RICHMOND CENTRE FCA, LLC (DB 687, PG 60); SAID POINT BEING LOCATED S 54°35'49" E A DISTANCE OF 244.15' FROM THE NORTHWESTERN CORNER OF PARCEL A;

THENCE WITH THE LINE OF PARCEL A AND RICHMOND CENTRE FCA, LLC, THREE (3) CALLS:
S 54°35'49" E A DISTANCE OF 61.15' TO A PK NAIL FOUND; THENCE
54.47' ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 46.50', A CHORD BEARING S_21°02'20" E, AND A CHORD LENGTH OF 51.41' TO A 5/8" REBAR STAMPED "3478" FOUND; THENCE
S 12°31'11" W, LEAVING THE LINE OF RICHMOND CENTRE FCA, LLC AT 204.72', IN ALL A DISTANCE OF 218.44' TO A REBAR SET APPROXIMATELY ONE FOOT BEHIND THE BACK OF CURB;
THENCE CONTINUING THROUGH PARCEL A ALONG A LINE APPROXIMATELY ONE FOOT BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT, TEN (10) CALLS:
17.60' ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 50.00', A CHORD BEARING S_22°36'08" W, AND A CHORD LENGTH OF 17.51', TO A REBAR SET; THENCE
S 32°41'05"W A DISTANCE OF 58.20' TO A REBAR SET; THENCE
31.43' ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 20.00', A CHORD BEARING S_77°42'36" W, AND A CHORD LENGTH OF 28.30', TO A REBAR SET; THENCE
N 57°15'52" W A DISTANCE OF 150.19' TO A REBAR SET; THENCE
41.62' ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 30.00', A CHORD BEARING N_17°31'18" W, AND A CHORD LENGTH OF 38.36', TO A REBAR SET; THENCE
N 22°13'15" E A DISTANCE OF 139.39' TO A REBAR SET; THENCE
N 33°06'07" E A DISTANCE OF 114.98' TO A REBAR SET; THENCE
64.98' ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 40.00', A CHORD BEARING N_79°38'17" E, AND A CHORD LENGTH OF 58.06', TO A REBAR SET; THENCE CROSSING THE CURB
N 35°24'24" E A DISTANCE OF 17.46' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1.37 ACRES, MORE OR LESS.

BEING A PORTION OF THE LAND CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP, FROM THE RICHMOND CENTRE, LLC, ON SEPTEMBER 18, 2007, BY DEED RECORDED IN DEED BOOK 626, PAGE 515, IN THE OFFICE OF THE MADISON COUNTY CLERK.



LEGEND

- SURVEY CONTROL
- RBS - REBAR SET
- RBF - REBAR FOUND
- MNF - MAG NAIL FOUND
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- WATER VALVE
- FIRE HYDRANT
- BORE HOLE
- BOLLARD/POST
- SANITARY SEWER MANHOLE
- GRATE INLET
- ELECTRIC CABINET
- GAS METER
- GEN. GENERATOR
- 18 TITLE EXCEPTION REFERENCE
- SURVEYED BOUNDARY
- ADJACENT PROPERTY
- WOVEN WIRE FENCE
- GAS LINE
- STORM DRAIN PIPE
- CENTER OF DRAIN/SWALE
- SS SANITARY SEWER
- W WATER LINE
- UGE UNDERGROUND ELECTRIC

ZONING REQUIREMENTS

ZONING DESIGNATION & REQUIREMENTS ARE BASED ON THE CITY OF RICHMOND OFFICIAL ZONING MAP (2025) AND CODE OF ORDINANCES, TITLE 8. THE PLANNING & CODES OFFICE SHOULD BE CONTACTED PRIOR TO COMMENCING DESIGN OR CONSTRUCTION. SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT.

NOTE: "FRONT", "REAR", AND "SIDE" WILL BE DETERMINED BASED UPON BUILDING ORIENTATION WHEN A SITE DEVELOPMENT PLAN IS PRESENTED TO THE PLANNING DEPARTMENT. THEREFORE, SETBACKS ARE NOT GRAPHICALLY SHOWN ON THE SUBJECT PROPERTY, EXCEPT THOSE OF PRIOR RECORD, AS NOTED.

CURRENT ZONING	B-3
MIN. BLDG. SITE AREA	0.5 ACRES
MAX. BLDG. COVERAGE	23%
MIN. LOT WIDTH	50' AT BSL
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	15'
MAX BLDG. HEIGHT	100'

UNDERGROUND UTILITIES

UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISIBLE SURFACE EVIDENCE, PLANS PROVIDED BY UTILITY COMPANIES, AND MARKINGS BY THE UNDERGROUND UTILITY PROTECTION CENTER. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

THE UTILITY PROTECTION CENTER (811) SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION.

UTILITY PROVIDERS

ELECTRIC
KENTUCKY UTILITIES
200 E WATER ST
RICHMOND, KY 40475
(859) 626-3372

TELEPHONE
AT&T
222 W LEXINGTON AVE
WINCHESTER, KY 40391
(859) 744-5171

CABLE
SPECTRUM
1615 FOXHAVEN DR
RICHMOND, KY 40475
(859) 626-4816

WATER/SEWER
RICHMOND UTILITIES
300 HALLIE IRVINE ST
RICHMOND, KY 40475
(859) 623-2323

NATURAL GAS
RICHMOND UTILITIES
300 HALLIE IRVINE ST
RICHMOND, KY 40475
(859) 623-2323

COLUMBIA GAS PIPELINE
2001 MERCER RD
LEXINGTON, KY 40511
(800) 432-9345

COLUMBIA GAS TRANSMISSION
1675 MUDDY CREEK RD
WINCHESTER, KY 40391
(859) 745-6400

FLOOD NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 21151C0252D, EFFECTIVE 12/21/2017, THE PROPERTY DEPICTED HEREON LIES IN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEY NOTES

THIS IS A BOUNDARY & TOPOGRAPHIC & EXISTING CONDITIONS SURVEY PREPARED FOR USE IN CIVIL DESIGN AND COMPLIES WITH 201 KAR 18:150.

MEASUREMENTS WERE MADE UTILIZING A COMBINATION OF CONVENTIONAL TOTAL STATION AND RTK GNSS (CARLSON BRx7). MEASUREMENTS MEET OR EXCEED THE MINIMUM RELATIVE POSITIONAL ACCURACY OF ±0.05' +100 PPM FOR URBAN SURVEYS AND WERE NOT ADJUSTED. THE UNADJUSTED ERROR OF CLOSURE FOR CONVENTIONAL TOTAL STATE MEASUREMENTS WAS 1:215,332.

HORIZONTAL COORDINATES ARE BASED ON KENTUCKY STATE PLAN COORDINATE SYSTEM (NAD83), SINGLE ZONE (1600) AND HAVE NOT BEEN SCALED TO GROUND.

ELEVATIONS ARE BASED ON NAVD88 (GEOID18). THE BENCHMARKS PROVIDED ON THESE PLANS SHOULD BE USED FOR ALL RELATED WORK.

CONTOUR INTERVAL IS ONE FOOT.

SOURCE OF TITLE: DB 626, PG 515 (PARCEL A)

CONTROL POINTS (RRBS) ARE 1/2" REBAR WITH BLUE CAP STAMPED "REF POINT, PLS 4068".

ALL PROPERTY CORNERS ARE MARKED WITH A 1/2" x 18" REBAR WITH RED CAP STAMPED "SPENCER, PLS 4068", EXCEPT AS OTHERWISE NOTED.

ZONING REQUIREMENTS ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE CURRENT DEVELOPMENT ORDINANCE AND ARE PROVIDED WITHOUT THE BENEFIT OF A ZONING REPORT.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.

THERE ARE NO KNOWN CHANGES PROPOSED TO RIGHTS-OF-WAY NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CONFINES OF KNOWN PUBLIC ROADS OR HIGHWAYS.

RESPONSES TO TITLE OPINION

NCS TROY MI FILE NO.: GLT2500749
COMMITMENT NUMBER: GLK2500147
ISSUING AGENT: BRANDIN MCMILLEN
DATE: MAY 26, 2026

SCHEDULE B, PART II, EXHIBIT B

ITEMS 1-10 ARE NOT SURVEY RELATED.

11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. INTENTIONALLY DELETED
17. INTENTIONALLY DELETED
18. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGE 158; AND AMENDED IN PLAT BOOK 24, PAGE 277, ALL IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. 10' SIDE SETBACK AND UTILITY EASEMENT ALONG THE NORTH & NORTHEAST SIDE OF PROPERTY, 20' WATERLINE EASEMENT NEAR NORTH SIDE OF THE PROPERTY, AND 15' SANITARY SEWER EASEMENT CROSSING THE PROPERTY.
19. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD JUNE 05, 2007, AND RECORDED IN BOOK MC219, PAGE 439; AS MODIFIED IN BOOK MC223, PAGE 356, ALL IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
20. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD JUNE 05, 2007, AND RECORDED IN BOOK MC219, PAGE 494; AS MODIFIED IN IN BOOK MC223, PAGE 356, ALL IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY. **APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.**
21. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD NOVEMBER 15, 2007, AND RECORDED IN BOOK MC225, PAGE 350, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
22. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD NOVEMBER 15, 2007, AND RECORDED IN BOOK MC225, PAGE 374, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
23. INTENTIONALLY DELETED
24. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD FEBRUARY 27, 2024, AND RECORDED IN BOOK MC417, PAGE 723, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
25. INTENTIONALLY DELETED
26. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD JANUARY 26, 2009, AND RECORDED IN BOOK MC238, PAGE 1, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
27. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD JANUARY 19, 2010, AND RECORDED IN BOOK MC248, PAGE 135, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT.
28. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD APRIL 3, 2026, AND RECORDED IN BOOK MC 439, PAGE 438, IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. NO SURVEY RELATED ITEMS TO DEPICT. SUBJECT PROPERTY LIES WITHIN THE LIMITS OF THE "PERMISSIBLE BUILDING AREA".
29. MATTERS AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY STUART W. SPENCER, KY PLS# 4068, FOR SPENCER LAND SURVEYING, DATED 4/14/2026, AND DESIGNATED AS JOB. NO. 3302 (THE "SURVEY") SHOWING THE FOLLOWING:
(a) 10 FOOT SIDE SETBACK AND UTILITY EASEMENT ALONG THE NORTH AND NORTHEAST SIDE OF PROPERTY;
(b) 20 FOOT WATERLINE EASEMENT NEAR NORTH SIDE OF PROPERTY; AND
(c) 15 FOOT SANITARY SEWER EASEMENT CROSSING THE PROPERTY.
NOTED HEREON
30. [INSERT EASEMENT UPON RECEIPT, REVIEW AND APPROVAL OF EXECUTED EASEMENT AGREEMENT TO BE RECORDED IN THE MADISON COUNTY RECORDS]
31. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32, PAGE 269 IN THE OFFICE OF THE CLERK OF MADISON COUNTY, KENTUCKY.
APPLIES. 10' SIDE SETBACK AND UTILITY EASEMENT ALONG THE NORTH & NORTHEAST SIDE OF PROPERTY, 20' WATERLINE EASEMENT NEAR NORTH SIDE OF THE PROPERTY (DOES NOT AFFECT SUBJECT), AND AN ABANDONED 15' SANITARY SEWER EASEMENT CROSSING THE PROPERTY.

0 30 60 90
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

PREPARED FOR:
CMW ARCHITECTS & ENGINEERS
249 E. MAIN ST.
LEXINGTON, KY 40507

EXPRESS OIL CHANGE, LLC
1880 SOUTHPARK DR.
HOOVER, AL 35244

OWNER:
MEIJER STORES LIMITED PARTNERSHIP
2929 WALKER AVE. NW
GRAND RAPIDS, MI 49544

ALTA/NSPS CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
EXPRESS OIL CHANGE, LLC
MEIJER STORES LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a) & (b), 7(a), 8-10, 13, 14, 16, 17, & 18 OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 26, 2025.

Digitally signed by Stuart W. Spencer, PLS
Date: 2026.06.09 09:29:18-04'00'

STUART W. SPENCER, KY PLS 4068 DATE

STATE OF KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

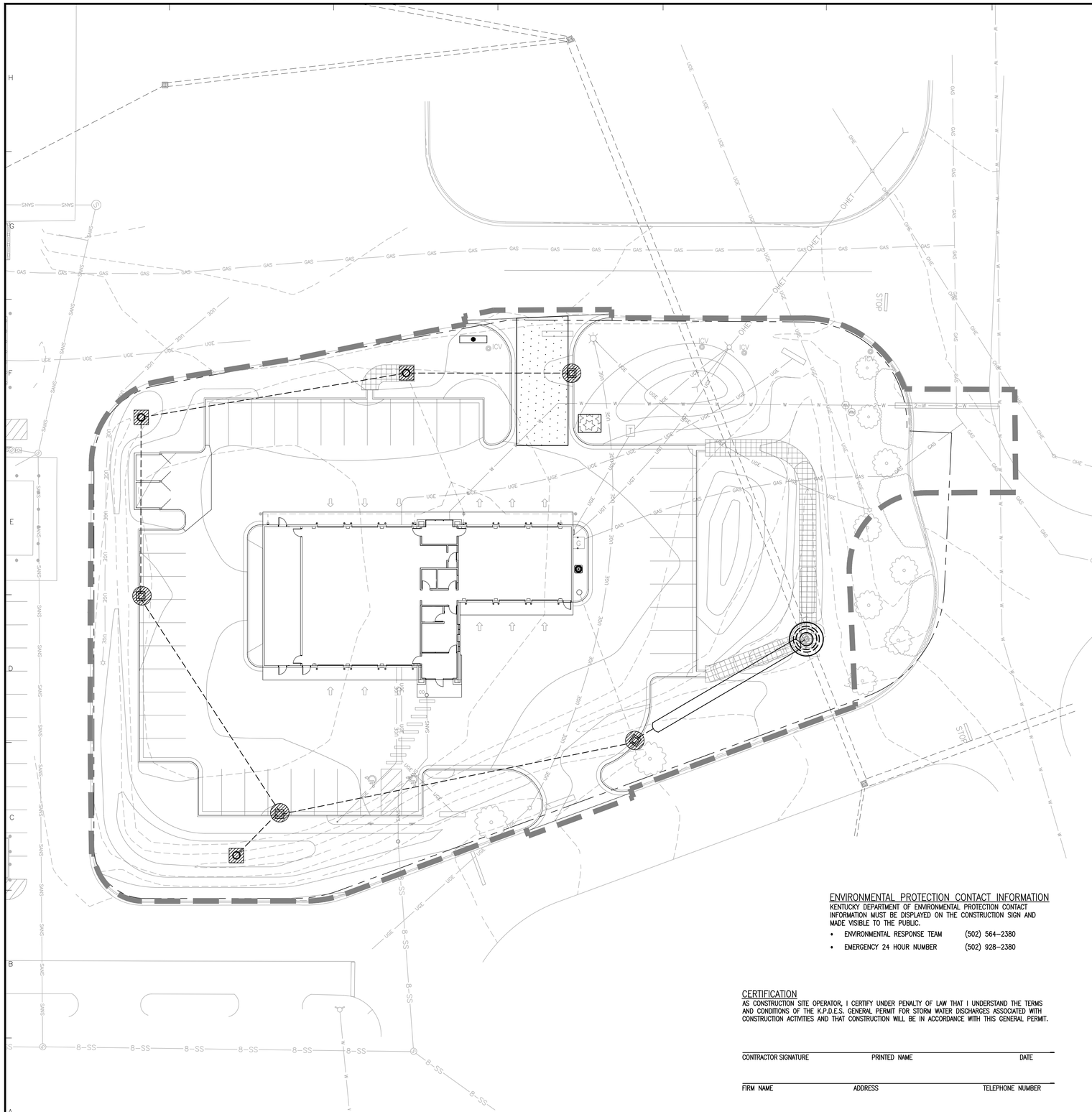
ALTA/NSPS LAND TITLE SURVEY
PARCEL A-1
A 1.37-ACRE PORTION OF PARCEL A, AS DESCRIBED IN DB 626, PG 515

2001 & 2013 LANTERN RIDGE DRIVE
RICHMOND, MADISON COUNTY, KENTUCKY

311 N 3rd Street
Richmond, KY 40475
859+623-0725
www.spencersurveying.com

SPENCERSURVEYING.COM
PLS
SPENCER
LAND SURVEYING

JOB NO: 3302 DATE: 11/26/2025 REV: 6/9/2026



ENVIRONMENTAL PROTECTION CONTACT INFORMATION

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

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

CERTIFICATION

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

CONTRACTOR SIGNATURE PRINTED NAME DATE

FIRM NAME ADDRESS TELEPHONE NUMBER

A EROSION SEDIMENT CONTROL PLAN - SWPPP

1"= 20' 0 20' 40'

LEGEND

- LIMITS OF DISTURBANCE
- SF — TEMPORARY WOVEN WIRE REINFORCED SILT FENCE PER DETAIL BMP5/C–100.2 AND KEPSC BMP MANUAL SECTION 4.5.1.
- TEMPORARY CONSTRUCTION EXIT PER DETAIL BMP1/C–100.2 AND KEPSC BEST MANAGEMENT PRACTICES MANUAL SECTION 4.3.2.
- TEMPORARY INLET SEDIMENT BARRIER PER DETAIL A/C–100.2 AND KEPSC BMP MANUAL SECTION 4.6.3.
- TEMPORARY INLET PROTECTION USING STONE BAG SEDIMENT BARRIER ON DRAIN INLETS IN PAVED AREAS PER KYTC STD DWG RDX–230 AND KEPSC BMP MANUAL SECTION 4.6.1.
- TEMPORARY INLET PROTECTION USING SILT FENCE ON DRAIN INLETS IN LANDSCAPE AREAS PER DETAIL BMP7/C–100.2 AND KEPSC BMP MANUAL SECTION 4.6.2.
- TEMPORARY CONSTRUCTION SIGN. PERMITS, CONTRACTOR'S CONTACT INFORMATION, AND KENTUCKY DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTACT INFORMATION (502–564–2380) TO BE DISPLAYED ON SIGN. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD, AND CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM WEATHER DAMAGE. ATTACH MAILBOX TO SIGN FOR STORAGE OF REPORTS, PLANS, ETC.
- TEMPORARY CONCRETE WASH OUT PER KEPSC BMP MANUAL SECTION 4.9.6. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR. CONCRETE WASH OUT IS TO BE A 2' DEEP PIT LINED WITH 10–MIL PLASTIC SHEETING, AND MUST BE AT LEAST 50' FROM STORM DRAINS. CONCRETE WASH OUT IS TO BE CLEANED AND NEW PLASTIC SHEETING INSTALLED ONCE THE CONCRETE WASH IS 1' DEEP.
- TURF REINFORCEMENT MAT TO BE LANDLOK 450, OR APPROVED EQUIVALENT, PER KYTC STD DWG RDI–041 AND KEPSC BMP MANUAL SECTION 4.5.3. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN C–103.

GENERAL NOTES

A. EROSION SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN ARE SCHEMATIC. EXACT LOCATIONS TO BE FIELD DETERMINED BY CONTRACTOR.
B. IMPLEMENT THE APPROVED SWPPP (SPECIFICALLY THE TEMPORARY CONSTRUCTION EXIT, SILT FENCE, AND INLET SEDIMENT BARRIER) PRIOR TO LAND–DISTURBING ACTIVITY.
C. INSTALL EROSION SEDIMENT CONTROL DEVICES ON NEW DRAINAGE STRUCTURES IMMEDIATELY AFTER THE NEW DRAINAGE STRUCTURE IS INSTALLED.
D. MAINTAIN MEASURES STATED ON THIS PLAN IN FULLY FUNCTIONAL CONDITION UNTIL THE UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED.
E. ROUGHEN GRADED AREAS BY RUNNING TRACKED MACHINERY UP & DOWN SLOPES LEAVING IMPRINTS PARALLEL TO THE CONTOUR.
F. CLEAN EROSION SEDIMENT CONTROL DEVICES ONCE THE DEVICE HAS REACHED 1/3 CAPACITY.
G. IMMEDIATELY REPAIR OR REPLACE DAMAGED EROSION SEDIMENT CONTROL DEVICES.
H. TAKE ACTIONS TO MINIMIZE THE TRACKING OF SOIL AND DEBRIS FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. CONTRACTOR TO REMOVE SOIL OR DEBRIS TRACKED ONTO THE ROADWAY IMMEDIATELY.
I. LOCATE SOIL STOCKPILES AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. CONTRACTOR TO SEED, MULCH, AND ADEQUATELY CONTAIN SOIL STOCKPILES THROUGH THE USE OF SILT FENCE.
J. PUMP SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES TO AN EROSION SEDIMENT CONTROL DEVICE PRIOR TO DISCHARGING INTO A STREAM, POND, SWALE OR CATCH BASIN.
K. HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR GRADING OPERATIONS.
L. SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE OF CLEARED AND GRADED AREAS.
M. MAINTAIN A RAIN GAUGE OR USE A REFERENCE SITE TO RECORD THE AMOUNT OF PRECIPITATION DAILY.
N. IMMEDIATELY STABILIZE DISTURBED AREAS DURING INSTALLATION/REMOVAL OF THE UTILITY LINES AS CONSTRUCTED.
O. CONTRACTOR MUST BE FAMILIAR WITH AND ADHERE TO THE REQUIREMENTS OF THE KPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. KPDES GENERAL PERMIT IS PART OF THIS SWPPP, AND IS READILY AVAILABLE AT HTTPS://EEC.KY.GOV/ENVIRONMENTAL–PROTECTION/WATER/PERMITCERT/KPDES/DOCUMENTS/KYR10PERMIT.PDF. CONTRACTOR MUST KEEP A COPY OF THIS PERMIT ON–SITE FOR REFERENCE.
P. KENTUCKY EROSION PREVENTION AND SEDIMENT CONTROL (KEPSC) BEST MANAGEMENT PRACTICES (BMP) MANUAL IS PART OF THIS SWPPP, AND IS READILY AVAILABLE AT HTTP://WWW.KYT2.COM/PUBLICATIONS. CONTRACTOR MUST KEEP A COPY OF THIS MANUAL ON–SITE FOR REFERENCE.
Q. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THIS SWPPP, AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY–DESIGN/PAGES/STANDARD–DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE KYTC STANDARD DRAWINGS ON–SITE FOR REFERENCE.
R. WHERE LAND DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING MEASURES MEETING KEPSC BMP MANUAL SECTION 4.4.1 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. TEMPORARY SEEDING IS GOOD FOR 180 DAYS, AFTER 180 DAYS PERMANENT SEEDING IS NECESSARY.
S. WHERE LAND DISTURBANCE ACTIVITY HAS PERMANENTLY CEASED ON ANY PORTION OF A SITE, CONTRACTOR SHALL PROVIDE PERMANENT SODDING MEASURES MEETING KEPSC BMP MANUAL SECTION 4.4.2 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

BEST MANAGEMENT PRACTICES

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

DESCRIPTION

THIS PROJECT INVOLVES CONSTRUCTION OF AN AUTOMOTIVE REPAIR FACILITY WITH ASSOCIATED PAVING, GRADING, DRAINAGE, UTILITIES, LANDSCAPING, AND APPURTENANCES IN RICHMOND, MADISON COUNTY, KENTUCKY. THE TOTAL DISTURBED AREA IS 1.4± ACRES. ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE SOIL MAP, THE SITE SOIL IS MOSTLY NICHOLSON SILT LOAM WHICH IS HYDROLOGIC SOIL GROUP B. THIS SITE DISCHARGES THROUGH THE RICHMOND CENTRE STORM SEWER & REGIONAL BASIN INTO IRVINE LICK. IRVINE LICK IS ON THE 303(D) LIST OF IMPAIRED STREAM FOR NUTRIENT/ EUTROPHICATION BIOLOGICAL INDICATORS AND TOTAL DISSOLVED SOLIDS. TEMPORARY WATER QUALITY DURING CONSTRUCTION IS PROVIDED BY SILT FENCE, A CONSTRUCTION EXIT, INLET PROTECTION DEVICES, AND A CONCRETE WASHOUT. PERMANENT WATER QUALITY POST–CONSTRUCTION IS PROVIDED BY TURF REINFORCEMENT MATS, WATER QUALITY SWALES, A WATER QUALITY BASIN, AND A REGIONAL DETENTION BASIN.

SEQUENCE

1. CONTRACTOR TO SUBMIT KPDES NOI AS SITE OPERATOR
2. PRE–CONSTRUCTION MEETING WITH RICHMOND
3. TEMPORARY CONSTRUCTION EXIT
4. TEMPORARY SILT FENCE
5. TEMPORARY INLET SEDIMENT BARRIER
6. TEMPORARY CONSTRUCTION SIGN
7. BEGIN DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK.
8. TEMPORARILY SEED AREAS THAT ARE INACTIVE FOR 14 DAYS OR MORE
9. STORM SEWER SYSTEM
10. INSTALL TEMPORARY INLET PROTECTION DEVICES IMMEDIATELY AFTER EACH DRAIN INLET IS IN PLACE
11. INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO ANY CONCRETE WORK
12. BUILDING AND UNDERGROUND UTILITY CONSTRUCTION
13. PAVING
14. PERMANENTLY SOD AREAS IMMEDIATELY UPON REACHING FINISHED GRADE, AS CONSTRUCTED
15. ONCE THE SITE WORK IS SUBSTANTIALLY COMPLETE WITH PAVEMENT AND GRASS COVER, WATER QUALITY BASIN & SWALES TO BE INSTALLED
16. TURF REINFORCEMENT MATS
17. ONCE THE SITE HAS STABILIZED IN ACCORDANCE WITH THE K.P.D.E.S. GENERAL PERMIT REGULATIONS, REMOVE THE TEMPORARY EROSION CONTROL DEVICES
18. SUBMIT KPDES NOTICE OF TERMINATION

CMW The Shape of Ideas

Architecture
Civil Engineering
Landscape Architecture
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w: www.cmwaec.com

STATE OF KENTUCKY PATRICK F.S. DEMING 20703 LICENSED PROFESSIONAL ENGINEER
4–28–2026

EROSION SEDIMENT CONTROL PLAN - SWPPP

EXPRESS OIL CHANGE & TIRE ENGINEERS
2017 LANTERN RIDGE DRIVE
RICHMOND, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	April, 2026
Drawn By:	XX
Checked By:	--

Revisions:

Mark	Date
-	
-	
-	
-	
-	

AHJ SEAL

Project Number
25054.01

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C-100.1

ENGINEER CERTIFICATION

I hereby certify that the Best Management Detail Standards shown hereon have not been changed or modified in any way by me or by individuals under my direct supervision. I hereby certify that the Best Management Plan complies with the City of Richmond's ordinance regulations as well as all State and Federal regulations as shown on the detail and plan view pages.

Engineer Signature _____ Date _____

A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY ACTIVITIES BEGIN ONSITE.

OWNER / CONTRACTOR LIABILITY AGREEMENT

THIS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVLY CONTROLS EROSION FROM DISTURBED SOILS AND WASH WATER. HOWEVER NO PLAN CAN BE MADE THAT DETAILS ALL POSSIBLE CONTROL MEASURES THROUGH OUT CONSTRUCTION. THE OWNER / CONTRACTOR IS TO PROVIDE ADEQUATE FUNDS IN THEIR BASE BID TO COMPLY WITH THE REQUIRMENTS OF THE CLEAN WATER ACT. THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE KENTUCKY DIVISION OF WATER AND THE CITY OF RICHMOND. THE OWNER / CONTRACTOR, BY SIGNING THIS PLAN, HAS ATTESTED THAT THEY ARE FULLY AWARE OF THE FOLLOWING REQUIRMENTS.

EROSION

1) INSTALL EROSION AND SEDIMENT CONTROL DEVICES ON ALL NEW DRAINAGE STRUCTURES IMMEDIATLEY AFTER THE NEW DRAINAGE STRUCTURE IS INSTALLED.
2) MAINTAIN ALL MEASURES STATED ON THIS PLAN IN FULLY FUNCTIONAL CONDITION UNTIL THE DRAINAGE AREA UPSTREAM OF THE MEASURE HAS BEEN STABILIZED.
3) ROUGHEN ALL GRADED AREAS BY RUNNING TRACKED MACHINERY UP AND DOWN SLOPES LEAVING IMPRINTS PARALLEL TO THE SLOPE CONTOUR.
4) CLEAN ALL EROSION AND SEDIMENT DEVICES ONCE THEY HAVE REACHED 1/3 CAPACITY.
5) IMMEDIATLEY REPAIR OR REPLACE DAMAGED EROSION AND SEDIMENT CONTROL DEVICES.
6) TAKE ACTIONS TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. CONTRACTOR TO REMOVE SOIL OR DEBRIS TRACKED ONTO THE ROADWAY DAILY.
7) LOCATE SOIL STOCKPILES AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. CONTRACTOR TO SEED, MULCH AND ADEQUATLEY CONTAIN SOIL STOCKPILES THROUGH THE USE OF SILT FENCE.
8) PUMP SEDIMENT LADEN GROUND WATER ENCOUNTERD DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVETIES TO A EROSION SEDIMENT CONTROL DEVICE PRIOR TO DISCHARGING INTO A STREAM, POND, SWALE OR CATCH BASIN.
9) HOLD CLEARING AND GRUBBING TO THE MINIMUM AMOUNT NECESSARY FOR GRADING OPERATIONS.
10) SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE OF CLEARED AND GRADED AREAS.
11) IMMEDIATLEY STABILIZE DISTURBED AREAS DURING INSTALLATION / REMOVAL OF THE UTILITY LINES.

BEST MANAGMENT PRACTICE (BMP)

1) KENTUCKY EROSION CONTROL (KEPSC) BEST MANAGMENT PRACTICES MANUAL SHALL BE A PART OF THIS SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR MUST KEEP A COPY OF THIS MANUAL ON-SITE AT ALL TIMES FOR USE AND REFERENCE.
2) WHERE CONSTRUCTION OR LAND DISTURBANCE WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, THE CONTRACTOR SHALL PROVIDE TEMPORARY SITE STABILIZATION MEASURES MEETING KEPSC BEST MANAGMENT PRACTICES MANUAL SECTION 4.4.1 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDER DAYS AFTER THE ACTIVETY HAS CEASED. SEEDING RATES ARE SHOWN ON THE SITE EROSION CONTROL DETAIL SHEET. TEMPORARY STABILIZATION IS GOOD FOR 180 DAYS, AFTER 180 DAYS PERMENANT STABILIZATION IS NECASSARY.
3) WHERE CONSTRUCTION OR LAND DISTURBANCE HAS PERMENANTLY CEASED ON ANY PORTION OF A SITE, THE CONTRACTOR SHALL PROVIDE PERMANENT SITE STABILIZATION MEASURES MEETING KEPSC BEST MANAGMENT PRACTICES MANUAL SECTION 4.4.2 AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDER DAYS AFTER THE ACTIVETY HAS CEASED. SEEDING RATES ARE SHOWN ON THE SITE EROSION CONTROL DETAIL SHEET.
4) AREAS WITHIN 25' OF A STREAMBANK ARE TO BE BUFFER ZONES. NO WORK IS TO OCCUR IN THESE AREAS UNLESS ABSOLUTLEY NECESSARY, AND ANY DISTURBANCE IN THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS.
5) CONTRACTORS MUST BE FAMILIAR WITH AND ADHERE TO THE REQUIRMENTS OF THE NPDES GENERAL PERMIT FOR STORMWATER POINT SOURCE DISCHARGES.

ILLICIT DISCHARGE DETECTION and ELIMINATION SYSTEM (IDDE)

1) CONTRACTORS ARE REQUIRED TO PROVIDE PRIMARY AND SECONDARY CONTAINMENT FOR FUEL AND OTHER HAZARDOUS MATERIALS AT THE WORK SITE TO PREVENT SOIL CONTAMINATION.
2) THE CONTRACTOR IS TO TAKE IMMEDIATE ACTION TO CLEAN UP SPILLS OF ILLICIT MATERIAL AND MUST MAINTAIN OIL AND GREASE ABSORBING MATERIALS ON-SITE. THE CONTRACTOR IS TO DEPOSIT RUBBISH TRASH, GARBAGE, LITTER, ETC. IN SEALED CONTAINERS. THE CONTRACTOR IS TO CONTROL DUST FROM THE SITE. CONCRETE TRUCKS MUST WASH OUT ON-SITE IN APPROVED AREAS DICTATED BY THIS PLAN OR A SEDIMENT TRAPPING DEVICE.
3) IN THE TIMES A PORT A LET IS NEEDED OR REQUIRED IT SHALL NOT BE PLACED IN A PUPLIC STREET. ALL FACILITIES SHALL BE PLACED AT LEAST 25' BEHIND THE CURB AND IN AN AREA TO PREVENT SPILLS IN THE EVENT IT TURNS OVER.
4) THE CONTRACTOR IS TO IMMEDIATELY CONTAIN AND CLEAN UP ANY ILLICIT SPILLS. THE CONTRACTOR IS TO MARK THE LOCATION OF ANY MAJOR SPILL OR LEAK ON THE EPSC PLAN. WHEN MAJOR SPILLS ENTER A WATERWAY OR STORM SEWER THEY ARE TO CONTACT THE KENTUCKY DIVISION OF WATER AT 502-564-2380.

REPORTING

1) THE EPSC PLAN AND SITE INSPECTION LOG SHALL BE KEPT ON SITE AT ALL TIMES.
2) MAINTAIN A RAIN GUAGE OR USE A REFERENCE SITE TO RECORD THE AMOUNT OF PRECIPITATION DAILY.
3) THE CONTRACTOR MUST SECURE THE KPDES NOTIFICATION OF COVERAGE PRIOR TO LAND DISTURBING ACTIVETIES. THE KPDES NOTICE OF INTENT (NOI) MUST BE SUBMITTED AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION IF THE KY DIVISION OF WATER (KDOW) ONLINE E-PERMITTING WEB SITE IS UTILIZED. THE NOI MUST BE SUBMITTED 30 DAYS PRIOR TO BEGINNING WORK IF A PAPER COPY IS SENT TO THE KDOW.
4) THE CONTRACTOR IS TO KEEP A SIGNED AND SEALED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN ON-SITE, AND MAKE IT AVAILABLE TO THE KENTUCKY DIVISION OF WATER AND CITY OF RICHMOND.
5) THE CONTRACTOR (AT THEIR OWN EXPENCE) IS TO AMEND THE EROSION AND SEDIMENT CONTROL PLAN AS NECESSARY. ALL NECESSARY MODIFICATIONS TO THE EPSC PLAN MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER POSSIBLE AND NO LATER THAN 7 CALENDER DAYS AFTER DISCOVERING THE NEED FOR MODIFICATION. THE CONTRACTOR IS TO CLEARLY MARK ALL OF THE CHANGES THAT ARE MADE, LOCATION OF FUELING STATIONS, MAINTENANCE AND CLEANING AREAS AND LOCATIONS WHERE MATERIALS ARE EXPOSED TO PRECIPITATION ON THE EPSC.
6) EROSION CONTROL MEASURES, DISCHARGE LOCATIONS, VEHICLE EXITS, DISTURBED AREAS AND STORAGE AREAS MUST BE INSPECTED BY QUALIFIED PERSONNEL EMPLOYED BY THE CONTRACTOR. THE INSPECTIONS MUST BE DONE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF ANY STORM EVENT EQUAL TO 1/2 INCH OR GREATER. REPORTS OF THE INSPECTIONS MUST BE KEPT ON-SITE AND MADE AVAILABLE TO INSPECTORS FROM THE KENTUCKY DIVISION OF WATER AND CITY OF RICHMOND.
7) THE CONTRACTOR IS TO CLEARLY NOTE ON THEIR EROSION AND SEDIMENT CONTROL REPORTS WHICH CONTRACTOR OR SUBCONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF EACH MEASURE WITH THEIR CONTACT INFORMATION.

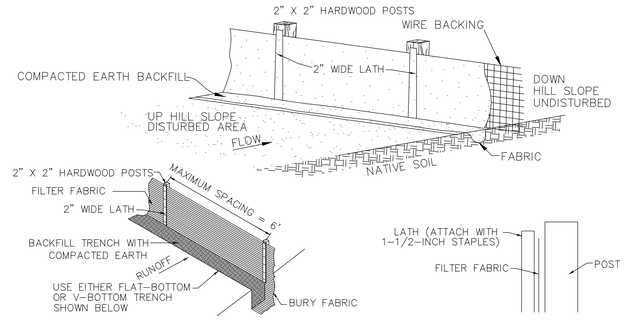
OBTAINING A CERTIFICATE OF OCCUPANCY

THE STORM INFRASTRUCTURE CERTIFICATION FORM, AS-BUILT DETENTION BASIN CHECKLIST, DIGITAL FORMAT PROVIDED OF THE COMPLETE INSPECTION LOG AND OPERATION AND MAINTAINENCE AGREEMENT MUST BE TURNED IN TO THE CITY OF RICHMOND PLANNING AND ZONING OFFICE BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR STRUCTURES.

OWNER _____ *DATE* _____

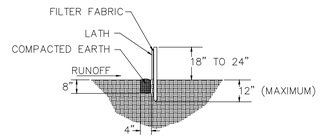
BMP GENERAL NOTES CONTINUED

13. STRAW BALES ARE NOT APPROVED EROSION CONTROL DEVICES.
14. NO STREAM CROSSING OR CONSTRUCTION IS ALLOWED WITHOUT APPROVAL OF THE CITY'S STREAM CONSTRUCTION PERMIT. THE DEVELOPER MUST ALSO SUBMIT A COPY OF ALL APPROVED STREAM RELATED PERMITS FROM THE STATE.
15. ANY CHANGES TO A SITE'S INFRASTRUCTURE WILL REQUIRE AS-BUILT DRAWINGS TO BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED OR ANY BOND AMOUNTS LOWERED.
16. NO DEBRIS OR STORM RUN-OFF FROM A CONSTRUCTION SITE SHALL AFFECT ANY ADJOINING PROPERTY.
17. THE MAXIMUM SLOPES FOR ANY CUT OR FILL SHALL BE A MAXIMUM OF 2:1 EXCEPT FOR EARTHEN DAM EMBANKMENTS, ROCK CUTS, AND WHERE CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER AND SUPPORTING DOCUMENTATION.
18. PRIOR TO COMMENCING WITH CONSTRUCTION THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS INCLUDING SUBMISSION IN WRITING OF A NOTICE OF INTENT (NOI) TO DISTURB AREAS OF ONE ACRE OR GREATER WITH THE KENTUCKY DIVISION OF WATER.

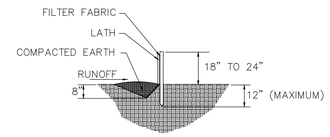


SILT FENCE INSTALLATION

FABRIC ATTACHMENT DETAIL



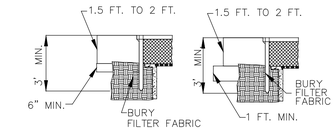
FLAT-BOTTOM TRENCH SECTION



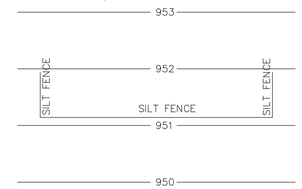
V-SHAPED TRENCH SECTION

NOTES:
1. SILT FENCE SHALL BE FIRMLY INSTALLED IN A 6 INCH BY 6 INCH TRENCH AND BACKFILLED.
2. A MINIMUM OF 18 INCHES OF SILT FENCE FABRIC ABOVE THE GROUND IS REQUIRED.
3. A MINIMUM OF 6 INCHES OF SILT FENCE FABRIC IS TO BE BURIED & BACKFILLED IN THE TRENCH.
4. WOODEN OR STEEL POSTS ARE TO BE PLACED A MAXIMUM OF 6 FEET APART.
5. POSTS ARE TO BE INSTALLED A MINIMUM OF 10 INCHES INTO THE GROUND.
6. WOVEN WIRE BACKING OR DOUBLE FENCING WILL BE REQUIRED IN HIGH VOLUME AREAS.
7. REPLACE SILT FENCE IF FABRIC BECOMES TORN & REPLACE BROKEN POSTS AS NEEDED.
8. SEE ALSO COMBINING 2 PIECES OF SILT FENCES DETAIL.

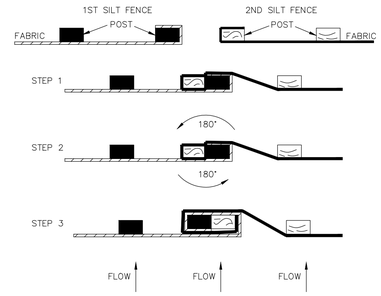
BMP 5 ***SILT FENCE INSTALLATION DETAIL***

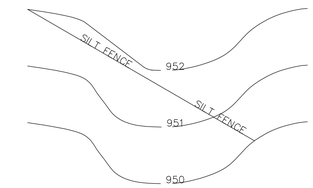


FILTER FABRIC BURIAL OPTIONS



SILT FENCE ON GRADE



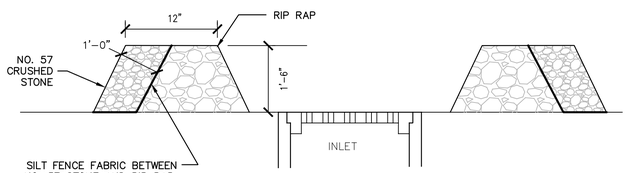


SILT FENCE ON SLOPE

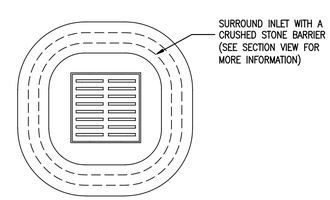
SILT FENCE PLACEMENT

NOTES:
1. PLACE THE END POST OF THE 2ND SILT FENCE INSIDE THE END POST OF THE 1ST SILT FENCE.
2. ROTATE BOTH POSTS A MINIMUM OF 180 DEGREES IN A COUNTER CLOCK WISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 10 INCHES INTO THE GROUND AND BACKFILL FABRIC.
4. REPLACE SILT FENCE IF FABRIC BECOMES TORN & REPLACE BROKEN POSTS AS NEEDED.
7. SEE ALSO TYPICAL SILT FENCE INSTALLATION DETAIL.

COMBINING 2 PIECES OF SILT FENCE

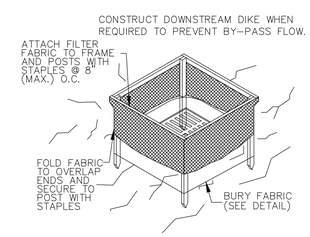


SECTION VIEW

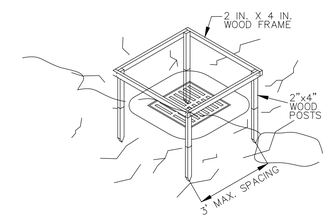


PLAN VIEW

A INLET SEDIMENT BARRIER
N.T.S.



FILTER FABRIC INSTALLATION



WOOD FRAME CONSTRUCTION

BMP 7 ***FILTER FABRIC INLET PROTECTION***

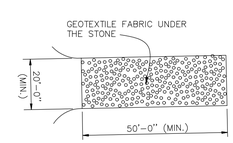
UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warranty the depiction of all easements and or encumbrances.

DIAL 811 FOR BURIED LINE & CABLE LOCATIONS

SITE CONTRACTOR:
NAME: _____
PHONE #: _____
COMPANY: _____

SITE MANAGER:
NAME: _____
PHONE #: _____
COMPANY: _____



STONE SIZE: # 2 (1 1/2 " TO 3 1/2 " DIAMETER)
PAD THICKNESS > 6"
IF NECESSARY, INCLUDE WASHING
MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
NOTE: CONTRACTOR SHALL PLACE CONSTRUCTION EXIT AT THE START OF THE PROJECT. THIS SHALL BE THE ONLY POINT OF ENTRANCE OR EXIT TO THE PROJECT.

BMP 1 ***TEMPORARY CONSTRUCTION EXIT***

SEEDING RATES, SOIL CONDITIONS, AND INFORMATION FOR VARIOUS SPECIES & SEED MIXTURES

SEED SPECIES & MIXTURES	SEEDING RATE/ACRE	PER 1000 sq.ft	SOIL pH	OTHER INFO
SEED & SEED MIXTURES FOR RELATIVELY FLAT OR SLIGHTLY SLOPING AREAS				
PERENNIAL RYE GRASS + TALL FESCUE	25 TO 35 lbs. 15 TO 30 lbs.	1 lbs. 1 lbs.	5.6 to 7.0	Apply lime at 2 tons per acre if soil pH is below 5.5; use 400-800 lb. fertilizer (10-10-10) on poor soils. Use wildflower or "no mow" mixes to save on mowing and watering costs.
TALL FESCUE + LADINO OR WHITE CLOVER	40 TO 50 lbs. 1 TO 2 lbs.	1 1/2 lbs. 2 oz.	5.5 to 7.5	
STEEP SLOPES, BANKS, CUTS, AND OTHER LOW MAINTENANCE AREAS				
SMOOTH BROMEGRASS + RED CLOVER	25 TO 35 lbs. 10 TO 20 lbs.	1 lbs. 1/2 lbs.	5.5 to 7.5	Track steep slopes with dozer up & down hill before seeding. Mulch slopes after seeding with 2 to 3 tons of straw or 6 tons of wood chips per acre. Use trackifer on mulch, disk it in, or punch in with sheep-foot roller. Disk or sheep-foot on the contour (across slope, on the level). For extremely steep slopes, use erosion control blankets after seeding. Use 24" spacing for blanket staples.
TALL FESCUE + LADINO OR WHITE CLOVER	40 TO 50 lbs. 1 TO 2 lbs.	1 lbs. 2 oz.	5.5 to 7.5	
ORCHARD GRASS + RED CLOVER + LADINO CLOVER	20 TO 30 lbs. 10 TO 20 lbs. 1 TO 2 lbs.	1 lbs. 1/2 lbs. 2 oz.	5.6 to 7.0	
CROWN VETCH + TALL FESCUE	10 TO 12 lbs. 20 TO 30 lbs.	1/4 lbs. 1 lbs.	5.6 to 7.0	
LAWNS & OTHER HIGH TRAFFIC OR HIGH MAINTENANCE AREAS (MOWED)				
BLUEGRASS	105 TO 140 lbs.	3 lbs.	5.5 to 7.0	Use wildflower mixes to save on mowing and watering costs. Do not establish grassed lawns near streams or wetlands. Leave a minimum of a 25 foot buffer of natural vegetation.
PERENNIAL RYE GRASS (TURF) + BLUEGRASS	45 TO 60 lbs. 70 TO 90 lbs.	2 lbs. 2 1/2 lbs.	5.6 to 7.0	
TALL FESCUE (TURF TYPE) + BLUEGRASS	130 TO 170 lbs. 20 TO 30 lbs.	4 lbs. 1 lbs.	5.6 to 7.5	
DITCHES & OTHER AREAS OF CONCENTRATED WATER FLOWS				
PERENNIAL RYE GRASS + WHITE OR LADINO CLOVER	100 TO 150 lbs. 1 TO 2 lbs.	3 lbs. 2 oz.	5.6 to 7.0	Seed ditches & channels thickly. Do not use fertilizer near ditch or channel bottom. Use erosion control blankets or turf reinforcement mats when channel bottom exceed 3 percent.
KENTUCKY BLUEGRASS + SMOOTH BROMEGRASS + SWITCH GRASS + TIMOTHY + PERENNIAL RYE GRASS + WHITE OR LADINO CLOVER	20 lbs. 10 lbs. 3 lbs. 4 lbs. 10 lbs. 1 TO 2 lbs.	1/2 lbs. 1/4 lbs. 2 oz. 1/4 lbs. 1/4 lbs. 2 oz.	5.6 to 7.0	Silt check dams are needed when channel slopes exceed 5 percent or when channels begin down cutting (gullying) on the bottom. Do not use silt fencing as silt check dams in channels with slopes greater than 3 percent; use rock, brush, or commercial silt dikes instead.
TALL FESCUE + WHITE OR LADINO CLOVER	100 TO 150 lbs. 1 TO 2 lbs.	3 lbs. 2 oz.	5.5 to 7.5	
TALL FESCUE + PERENNIAL RYE GRASS + KENTUCKY BLUEGRASS	100 TO 150 lbs. 15 TO 20 lbs. 15 TO 20 lbs.	3 lbs. 1/2 lbs. 1/2 lbs.	5.5 to 7.5	

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STATE OF KENTUCKY PATRICK F.S. DEMING 20703 LICENSED PROFESSIONAL ENGINEER
4-28-2026

EROSION SEDIMENT CONTROL DETAILS

EXPRESS OIL CHANGE & TIRE ENGINEERS
2017 LANTERN RIDGE DRIVE
RICHMOND, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	April, 2026
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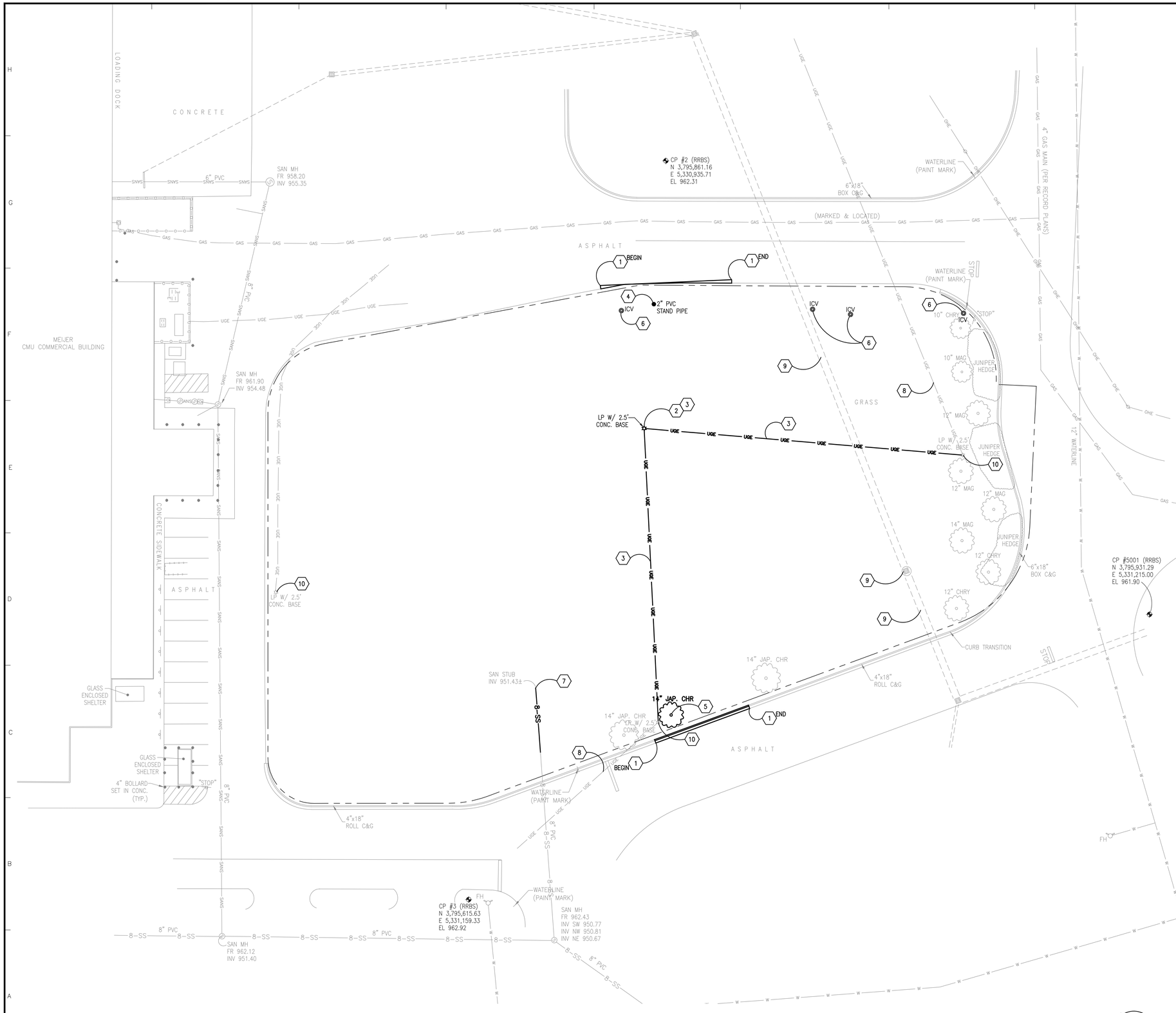

A SITE DEMOLITION PLAN

1"= 20'

0 20' 40'

GENERAL NOTES

A. MATERIALS TO BE REMOVED AND NOT TURNED OVER TO THE OWNER OR REUSED ARE TO BE DISPOSED OF IN AN APPROVED LANDFILL.
B. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO REMAINING STRUCTURES, PAVEMENT, UTILITIES, ETC. AND MUST REPAIR DAMAGE RESULTING FROM CONSTRUCTION OF THIS PROJECT.
C. TEMPORARY BENCHMARKS LOCATED WITHIN DISTURBED AREAS ARE TO BE RELOCATED BY CONTRACTOR TO PROTECTED LOCATIONS PRIOR TO DEMOLITION.
D. UTILITIES ARE TO REMAIN AND TO BE PROTECTED THROUGHOUT CONSTRUCTION ACTIVITIES.
E. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES ARE BASED ON THE RECORDS OF THE RESPECTIVE UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
F. CONTRACTOR TO REMOVE EXISTING VEGETATION AS REQUIRED TO FULFILL THE DESIGN INTENT OF THIS PROJECT.
G. DEMOLITION ACTIVITIES ARE TO BE SEQUENCED SUCH THAT SERVICE IS MAINTAINED TO ALL ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT. CONTRACTOR TO NOTIFY AFFECTED PROPERTY OWNER 72 HOURS PRIOR TO ANY TEMPORARY RESTRICTIONS.
H. CONTRACTOR IS TO ENSURE THAT PROPER EROSION CONTROL DEVICES ARE IN PLACE PRIOR TO DEMOLITION.
I. DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
J. DEMOLITION NECESSARY FOR CONSTRUCTION OF THIS PROJECT, WHETHER INDICATED OR NOT, MUST BE DONE BY THE CONTRACTOR AND IS INCIDENTAL TO THE CONTRACT AMOUNT. EVERY EFFORT HAS BEEN MADE TO IDENTIFY THE SITE DEMOLITION REQUIRED.
K. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THIS DEMOLITION PLAN AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
L. CONTRACTOR TO MAINTAIN TRAFFIC ON THE PUBLIC ENTRANCE DRIVES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD IS AVAILABLE AT HTTPS://MUTCD.FHWA.DOT.GOV/PDFS/11TH_EDITION/MUTCD11THEDITION.PDF.
M. BURNING OF TREES / BRUSH IS NOT PERMITTED.
N. TREES NOT NOTED TO BE REMOVED ARE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION ACTIVITIES.
O. REMOVED UNDERGROUND ITEMS TO BE BACKFILLED PER EARTHWORK SPECIFICATIONS.

KEYED NOTES

1. SAWCUT AND REMOVE EXISTING ASPHALT AND/OR CURB AS NECESSARY TO PROVIDE A CLEAN EDGE FOR NEW ENTRANCES. COORDINATE WITH SITE LAYOUT PLAN C-102 FOR NEW ENTRANCES.
2. CAREFULLY REMOVE LIGHT POLE & FIXTURES AND STORE FOR RE-USE. IF LIGHT POLE AND/OR FIXTURES ARE DAMAGED DURING REMOVAL AND STORAGE, CONTRACTOR TO REPAIR OR REPLACE THE DAMAGED ITEM AS NECESSARY TO RETURN THE LIGHT TO PRE-CONSTRUCTION CONDITIONS. COORDINATE WITH SITE UTILITIES PLAN C-104 FOR REUSE.
3. REMOVE LIGHT CONCRETE BASE, CONDUIT, AND WIRING AS NECESSARY FOR NEW CONSTRUCTION.
4. REMOVE 2" PVC STAND PIPE, AND CAP PIPE 24" BELOW FINISHED GRADE.
5. REMOVE TREE.
6. IRRIGATION CONTROL VALVES TO REMAIN. CONTRACTOR TO FIELD DETERMINE THE LOCATION OF THE ASSOCIATED UNDERGROUND PIPING AND AVOID TO THE EXTENT POSSIBLE.
7. APPROXIMATE END OF EXISTING 8" SANITARY SEWER STUB PER RECORD PLANS. COORDINATE WITH SITE UTILITIES PLAN C-104 FOR REUSE.
8. APPROXIMATE LOCATION OF UNDERGROUND LIGHTING CONDUIT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. EXACT LOCATION TO BE FIELD DETERMINED BY CONTRACTOR.
9. EXISTING STORM SEWER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
10. EXISTING LIGHT POLE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

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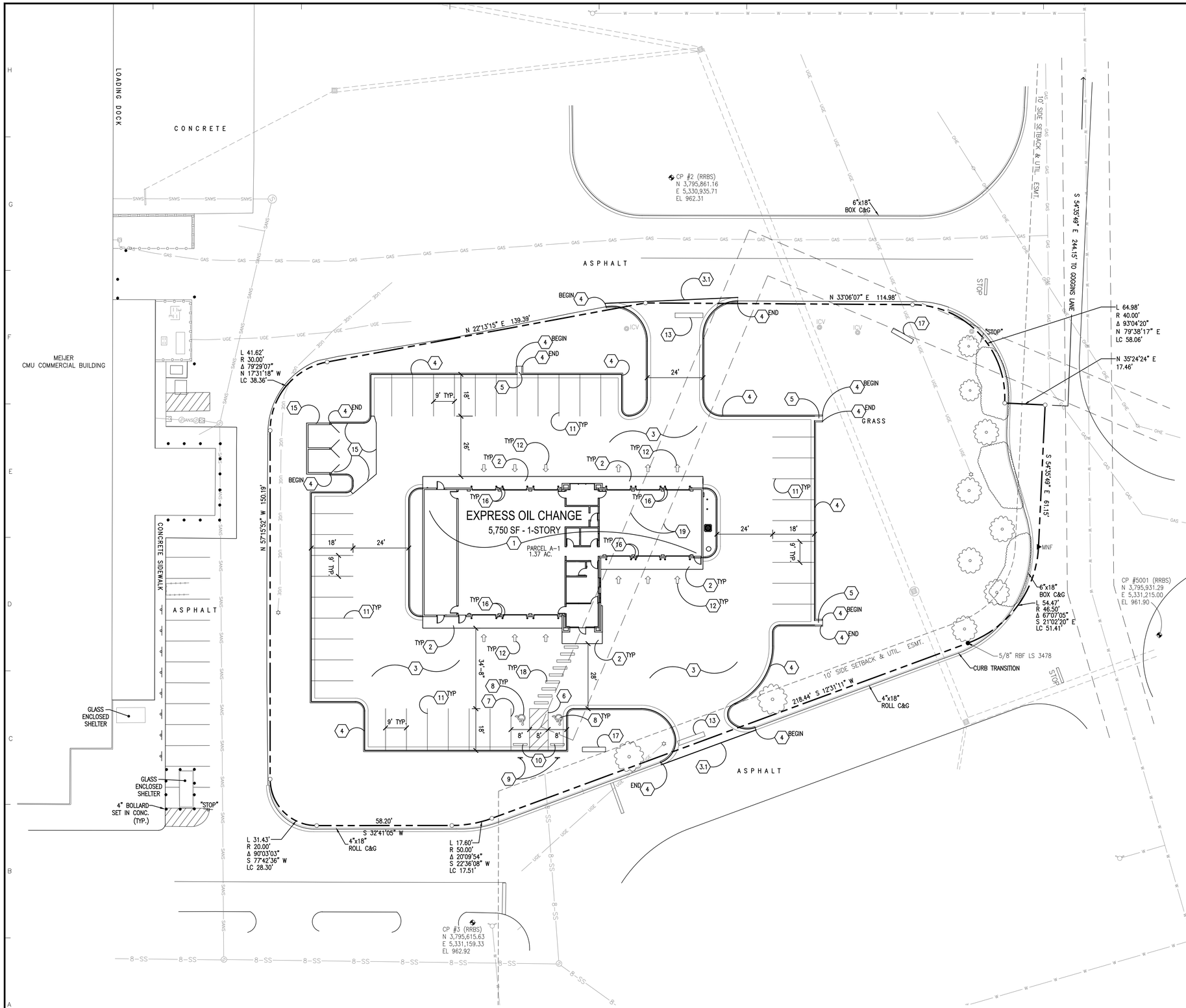

A SITE LAYOUT AND DIMENSIONING PLAN

1"= 20' 0 20' 40'

GENERAL NOTES

A. DIMENSIONS ARE TO THE FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, AND/OR CENTER OF STRIP, UNLESS OTHERWISE NOTED.
B. DIMENSIONS ARE PARALLEL / PERPENDICULAR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
C. CURB RADII ARE 3'-0", UNLESS OTHERWISE NOTED.
D. EXPANSION JOINT REQUIRED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, BUILDINGS/ FOUNDATIONS, AND ANY OTHER FIXED OBJECTS PER DETAIL E/C-110. EXPANSION JOINTS REQUIRED MAXIMUM 40' O.C. AND WITHIN THE SPACING MODULE OF THE CONTROL JOINTS.
E. EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
F. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY STRUCTURE, PAVEMENT, UTILITY, PIPE, ETC. TO REMAIN AND SHALL REPAIR OR REPLACE THE DAMAGED ITEM AS NECESSARY TO RETURN IT TO PRE-CONSTRUCTION CONDITIONS WITH THE COST BEING INCIDENTAL TO THE CONTRACT AMOUNT.
G. DOCUMENT LOCATIONS OF FOUND UTILITIES AND MISCELLANEOUS UNDERGROUND AMENITIES.
H. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO LAYOUT FOR NEW CONSTRUCTION.
I. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THESE PLANS AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/ PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
J. CONTRACTOR TO MAINTAIN TRAFFIC ON THE PUBLIC ENTRANCE DRIVES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD IS AVAILABLE AT HTTPS://MUTCD.FHWA.DOT.GOV/PDFS/11TH_EDITION/MUTCD11THEDITION.PDF

KEYED NOTES

1. SEE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
2. 5'-0" WIDE STRIP OF CONCRETE PAVEMENT ALONG THE FRONT AND BACK OF THE BUILDING PER DETAIL D/C-110. PROVIDE TOOLED CONTROL JOINTS EQUALLY SPACED AT 5'± O.C. PER DETAIL F/E-110. PROVIDE EXPANSION JOINTS WITHIN THE SPACING MODULE OF THE CONTROL JOINTS AT A MAXIMUM OF 40'± APART AND WHERE NEW CONCRETE ABUTS THE BUILDING & ABUTS EXISTING CONCRETE PER DETAIL E/C-110.
3. ASPHALT PAVEMENT PER DETAIL A/C-110.
3.1. EDGE KEY NEW ASPHALT SURFACE INTO EXISTING ASPHALT PAVEMENT PER DETAIL C/C-110.
4. CONCRETE CURB AND GUTTER PER DETAIL B/C-110. PROVIDE JOINTS AT A MAXIMUM OF 40'± APART, AT ANGLE CHANGES OF DIRECTION, AT RADII POINTS OF INTERSECTION, WHERE NEW CONCRETE ABUTS THE BUILDING, AND WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
5. CONCRETE FLUME PER DETAIL K/C-110.
6. ACCESSIBLE AISLE WITH 6" WIDE BLUE THERMOPLASTIC BORDER AND 6" WIDE BLUE THERMOPLASTIC STRIPES AT 45° ANGLE AND 3' O.C. TYPICAL OF ALL ACCESSIBLE AISLES. THERMOPLASTIC TO MEET KYTC STD SPEC 717.
7. 4" BLUE THERMOPLASTIC STRIPE ADJACENT TO ACCESSIBLE SPACE PER KYTC STD SPEC 717.
8. BLUE THERMOPLASTIC ACCESSIBLE PARKING SYMBOL PER DETAIL G/C-110, TYPICAL. PROVIDE SYMBOL AT EVERY ACCESSIBLE SPACE.
9. ACCESSIBLE PARKING SIGN CENTERED ON EACH ACCESSIBLE SPACE PER DETAIL H-1/C-110.
10. PROVIDE ULINE 6' RUBBER WHEELSTOP, MODEL NO. H-4608B/Y, OR APPROVED EQUIVALENT AT EACH ACCESSIBLE SPACE. LOCATE 3' FROM EDGE OF PAVEMENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
11. 4" WHITE SOLID PARKING STRIPE PERMANENT PAINT PER KYTC STD SPEC 713, TYPICAL.
12. ARROW PAVEMENT MARKING PER DETAIL J/C-110. ARROWS TO BE REFLECTIVE DURABLE WHITE PAINT PER KYTC STD SPEC 714.
13. 24" WIDE x 12'-0" LONG STOP BAR TO BE WHITE THERMOPLASTIC PER KYTC STD SPEC 717.
14. COORDINATE WITH BUILDING PLANS FOR DUMPSTER ENCLOSURE, GATE, AND BOLLARD DETAILS.
15. HEAVY DUTY CONCRETE PAVEMENT WITHIN AND EXTENDING 20'-0" BEYOND THE DUMPSTER ENCLOSURE PER DETAIL D/C-110. PROVIDE TOOLED CONTROL JOINTS EQUALLY SPACED AT 10'± O.C. PER DETAIL F/C-110. PROVIDE EXPANSION JOINTS WHERE NEW CONCRETE ABUTS THE DUMPSTER ENCLOSURE WALL & ABUTS EXISTING CONCRETE PER DETAIL E/C-110.
16. STEEL PIPE BOLLARDS BETWEEN ALL BAY DOORS AT BUILDING CORNERS AND ON EACH SIDE OF THE GAS METER. COORDINATE WITH BUILDING PLANS FOR DETAILS.
17. GROUND MOUNTED MONUMENT SIGN. COORDINATE WITH SITE UTILITIES PLAN FOR ELECTRIC CONDUIT.
18. CROSSWALK PAVEMENT MARKINGS PER DETAIL L/C-110. ARROWS TO BE REFLECTIVE DURABLE WHITE PAINT PER KYTC STD SPEC 714.
19. SANITARY SEWER EASEMENT WILL BE ABANDONED ON THE MINOR PLAT BEING RECORDED.

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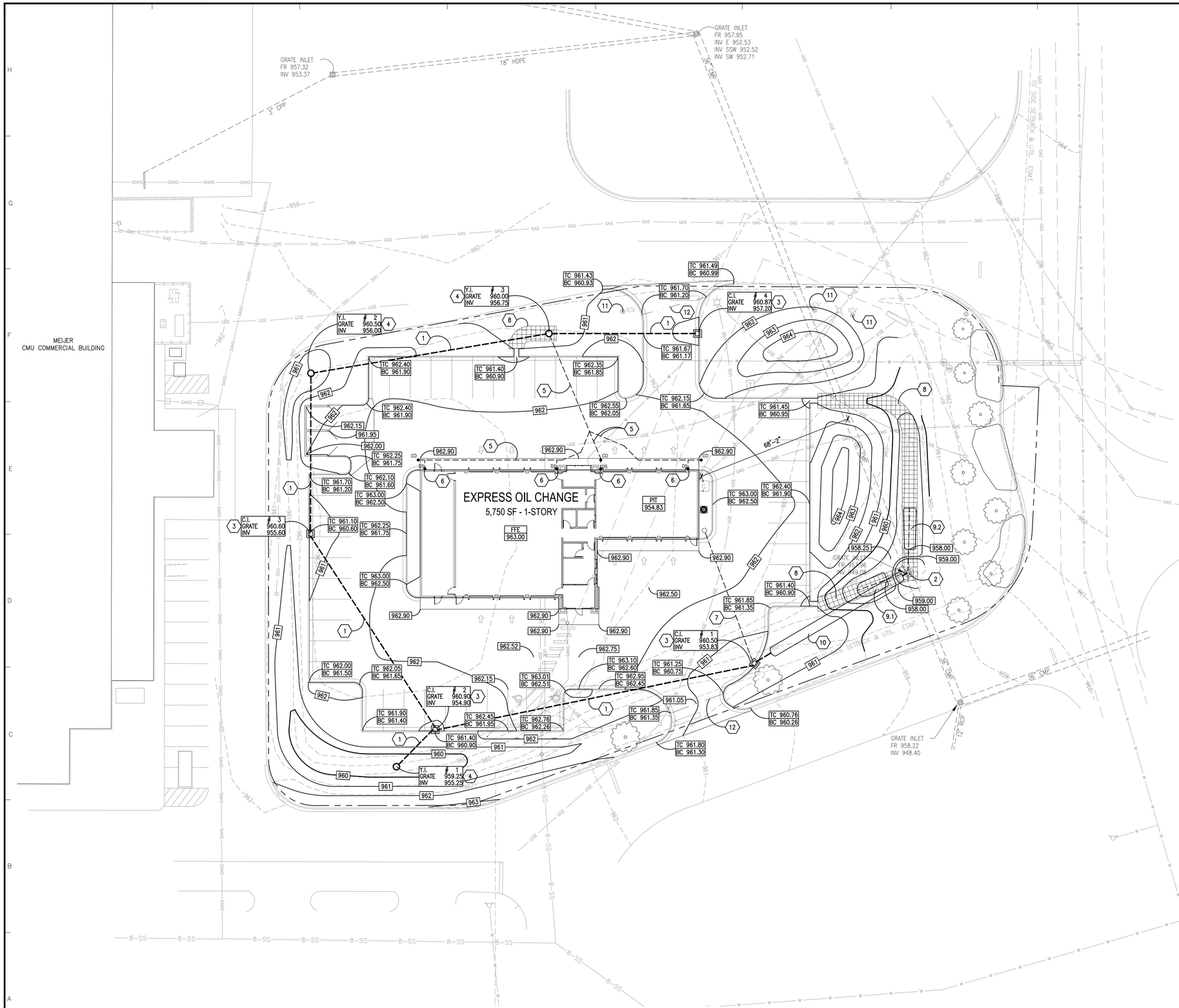

A SITE GRADING AND DRAINAGE PLAN

1"= 20'

0 20' 40'

GENERAL NOTES

A. EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
B. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND INVERT ELEVATIONS OF DRAINAGE STRUCTURES PRIOR TO ANY DEMOLITION AND NEW CONSTRUCTION.
C. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY STRUCTURE, PAVEMENT, UTILITY, PIPE, ETC. TO REMAIN AND SHALL REPAIR OR REPLACE THE DAMAGED ITEM AS NECESSARY TO RETURN IT TO PRE-CONSTRUCTION CONDITIONS WITH THE COST BEING INCIDENTAL TO THE CONTRACT.
D. MAXIMUM CROSS-SLOPE OF WALK TO BE 1.8%.
E. MEET EXISTING GRADES OF ADJACENT FEATURES WITH A SMOOTH FLUSH CONNECTION.
F. STORM SEWER PIPE IS TO BE CONNECTED TO STRUCTURES WITH NON-SHRINK GROUT MEETING KYTC SPECIFICATIONS.
G. CONTRACTOR SHALL ADHERE TO TERMS AND CONDITIONS OF K.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES.
H. UNPAVED AREAS DISTURBED DURING CONSTRUCTION ARE TO RECEIVE SOD. SPREAD A MINIMUM OF 4" GOOD, CLEAN, WEED FREE TOPSOIL PRIOR TO INSTALLING SOD.
I. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL LAWNS AND PAVEMENT.
J. STORM PIPE IS TO BE PROPERLY TRENCHED AND JACKETED WITH COMPACTED CRUSHED STONE.
K. STORM STRUCTURES ARE TO BE BACKFILLED COMPLETELY WITH COMPACTED CRUSHED STONE.
L. STORM AND UTILITY VALVES, BOXES, AND MANHOLE LIDS REMAINING WITHIN THE PROJECT AREA ARE TO BE ADJUSTED FLUSH WITH FINISHED GRADE WHETHER INDICATED OR NOT.
M. COORDINATE WITH SURVEY FOR TEMPORARY BENCHMARK LOCATIONS. RELOCATE BENCHMARKS PRIOR TO DEMO / GRADING ACTIVITIES AS NECESSARY.
N. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS ARE PART OF THESE PLANS AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/CONSTRUCTION/PAGES/KENTUCKY-STANDARD-SPECIFICATIONS.ASPX. CONTRACTOR TO KEEP COPY OF THE APPLICABLE KYTC STANDARD SPECIFICATIONS ON-SITE FOR REFERENCE.
O. KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD DRAWINGS ARE PART OF THESE PLANS AND ARE READILY AVAILABLE AT HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX. CONTRACTOR MUST KEEP A COPY OF THE APPLICABLE KYTC STANDARD DRAWINGS ON-SITE FOR REFERENCE.
P. ALL UNDERGROUND UTILITIES AND DRAINS REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION ON AS-BUILT REQUIREMENTS.
Q. ALL PAVEMENT SUB-GRADE MUST BE SLOPED TO DRAIN TOWARD DRAINAGE STRUCTURES AND PIPES.
R. COMPLETELY BACKFILL ALL SIDES OF ALL DRAINAGE STRUCTURES AND PIPES WITH COMPACTED CRUSHED STONE TO ALLOW WATER SEEPING UNDER THE PAVEMENT TO DRAIN OUT.
S. SITE SUB-GRADE (ONCE PROPERLY CLEARED AND BENCHED) TO BE PROOF-ROLLED BY THE CONTRACTOR WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. AREAS THAT PUMP, RUT OR WAVE TO BE SCARIFIED, MOISTURE CONDITIONED, RE-COMPACTED, AND PROOF-ROLLED AGAIN. AREAS THAT PUMP, RUT OR WAVE AFTER THE SECOND PROOF-ROLL TO BE UNDERCUT AND REPLACED WITH ENGINEERED FILL UNTIL THE SITE SUB-GRADE PASSES PROOF-ROLL.
T. SELECT ONSITE SOILS TESTED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER CAN BE USED AS ENGINEERED FILL PROVIDED MATERIALS ARE PLACED AND COMPACTED AT THE PROPER MOISTURE CONTENT WITH NO ORGANICS AND NO LARGE ROCK. COORDINATE WITH GEOTECHNICAL ENGINEERING REPORT.
U. PAVEMENT SUB-GRADE TO BE PROOF-ROLLED BY CONTRACTOR WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING DGA. AREAS THAT PUMP, RUT OR WAVE ARE TO BE UNDERCUT AND REPLACED WITH ENGINEERED FILL UNTIL THE PAVEMENT SUB-GRADE PASSES PROOF-ROLL.
V. COORDINATE WITH THE GEOTECHNICAL REPORT AND BUILDING PLANS FOR EARTHWORK WITHIN THE BUILDING FOOTPRINT.

KEYED NOTES

1. 15" DUAL WALL HDPE STORM SEWER PIPE (ADS N-12, OR APPROVED EQUIVALENT) PER DETAIL M/C-110, TYPICAL.
2. CORE DRILL EXISTING GRATE INLET IN FOUR LOCATIONS AS NECESSARY FOR CONNECTION 15", 8", AND TWO 6" STORM DRAIN PIPES PER DETAIL C/C-112. FILL THE VOID SPACE WITH NON-SHRINK GROUT.
3. PRECAST CONCRETE CURB INLET (CI) PER KYTC STD DWG RDB-320.
4. YARD INLET (YI) TO BE 30" NYLOPLAST DRAIN BASIN WITH A DOME GRATE, OR APPROVED EQUIVALENT.
5. 8" DUAL WALL HDPE ROOF DRAIN WITH 1% MIN. POSITIVE SLOPE AND 24" MIN. COVER DEPTH PER DETAIL M/C-110. PROVIDE A CLEANOUT (CO) AT THE BEGINNING OF THE EACH RUN OF ROOF DRAIN PER DETAIL N/C-110. CONNECT ROOF DRAIN TO STORM SEWER WITH ADS INSERTA TEE, OR APPROVED EQUIVALENT. EXACT ROUTE TO BE FIELD DETERMINED BY CONTRACTOR.
6. DOWNSPOUT (DS) BOOT CONNECTION TO ROOF DRAIN PER DETAIL P/C-110, TYPICAL. COORDINATE WITH BUILDING PLANS FOR EXACT NUMBER OF AND LOCATION OF DOWNSPOUTS. DOWNSPOUT BOOTS TO BE PAINTED TO MATCH BUILDING, COORDINATE WITH ARCHITECT.
7. EXTEND 2" DISCHARGE PIPE FROM BUILDING SUMP PUMP TO NEAREST DRAIN INLET WITH AT LEAST 24" COVER DEPTH PER DETAIL M/C-110. COORDINATE WITH BUILDING PLANS FOR EXACT LOCATION AND DETAILS OF PIT, SUMP PUMP, AND DISCHARGE PIPE.
8. TURF REINFORCEMENT MAT LINED DITCH FROM THE CONCRETE FLUME TO THE YARD/GRATE INLET SHOWN WITH CROSS HATCH PATTERN PER KYTC STD DWG RDI-041. TURF REINFORCEMENT MAT TO BE LANDLOK 450, OR APPROVED EQUIVALENT. COORDINATE WITH SITE PLAN C-102 FOR CONCRETE FLUME. COORDINATE WITH SWPPP SHEET C-100.
9. WATER QUALITY SWALES AND CHECK DAM MADE UP OF ENGINEERED SOIL MIX PER DETAILS A/C-112 AND C/C-112. WATER QUALITY TO BE INSTALLED LAST IN THE CONSTRUCTION SEQUENCE AFTER SITE WORK IS SUBSTANTIALLY COMPLETE WITH PAVEMENT AND GRASS COVER.
   9.1. WATER QUALITY SWALE ON SOUTH SIDE OF THE EXISTING GRATE INLET TO BE 14' LONG.
   9.2. WATER QUALITY SWALE ON WEST SIDE OF THE EXISTING GRATE INLET TO BE 18' LONG.
10. CRUSHED STONE UNDERGROUND WATER QUALITY BASIN WITH A CHAMBER SYSTEM AND 8" PERFORATED UNDERDRAIN PER DETAILS B/C-112 AND C/C-112. BASIN TO BE 70'-0" LONG x 7'-3" WIDE x 5'-6" DEEP OF NO. 57 CRUSHED STONE WRAPPED IN PERMEABLE FILTER FABRIC. 8" DUAL WALL HDPE PERFORATED DRAIN PIPE TO RUN ALONG THE BOTTOM OF THE CRUSHED STONE BASIN AND TO BE CONNECTED TO THE EXISTING GRATE INLET. CHAMBERS TO BE ADS STORMTECH SC-740 CHAMBERS, OR APPROVED EQUIVALENT. CHAMBER SYSTEM TO INCLUDE ONE (1) ROW HAVING NINE (9) CHAMBERS, TWO (2) END CAPS WITH 15" INLET AND 15" OUTLET AT THE TOP, AND ALL ACCESSORIES NECESSARY FOR A COMPLETE AND FUNCTIONAL UNDERGROUND CHAMBER SYSTEM. THERE MUST BE A LAYER OF WOVEN HIGH-STRENGTH PERMEABLE FILTER FABRIC BETWEEN THE CHAMBERS AND FOUNDATION STONE. CONTRACTOR MUST PROOF-ROLL THE SUBGRADE UNDER THE CRUSHED STONE BASIN WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. SUB-GRADE THAT FAILS PROOF-ROLL MUST BE UNDER-CUT, REPLACED, AND PROOF-ROLLED AGAIN. WATER QUALITY ITEMS TO BE INSTALLED LAST IN THE CONSTRUCTION SEQUENCE AFTER SITE WORK IS SUBSTANTIALLY COMPLETE WITH PAVEMENT AND GRASS COVER.
11. EXISTING IRRIGATION CONTROL VALVES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. BOXES AND LIDS TO BE ADJUSTED FLUSH WITH FINISHED GRADE.
12. RIDGE LINE

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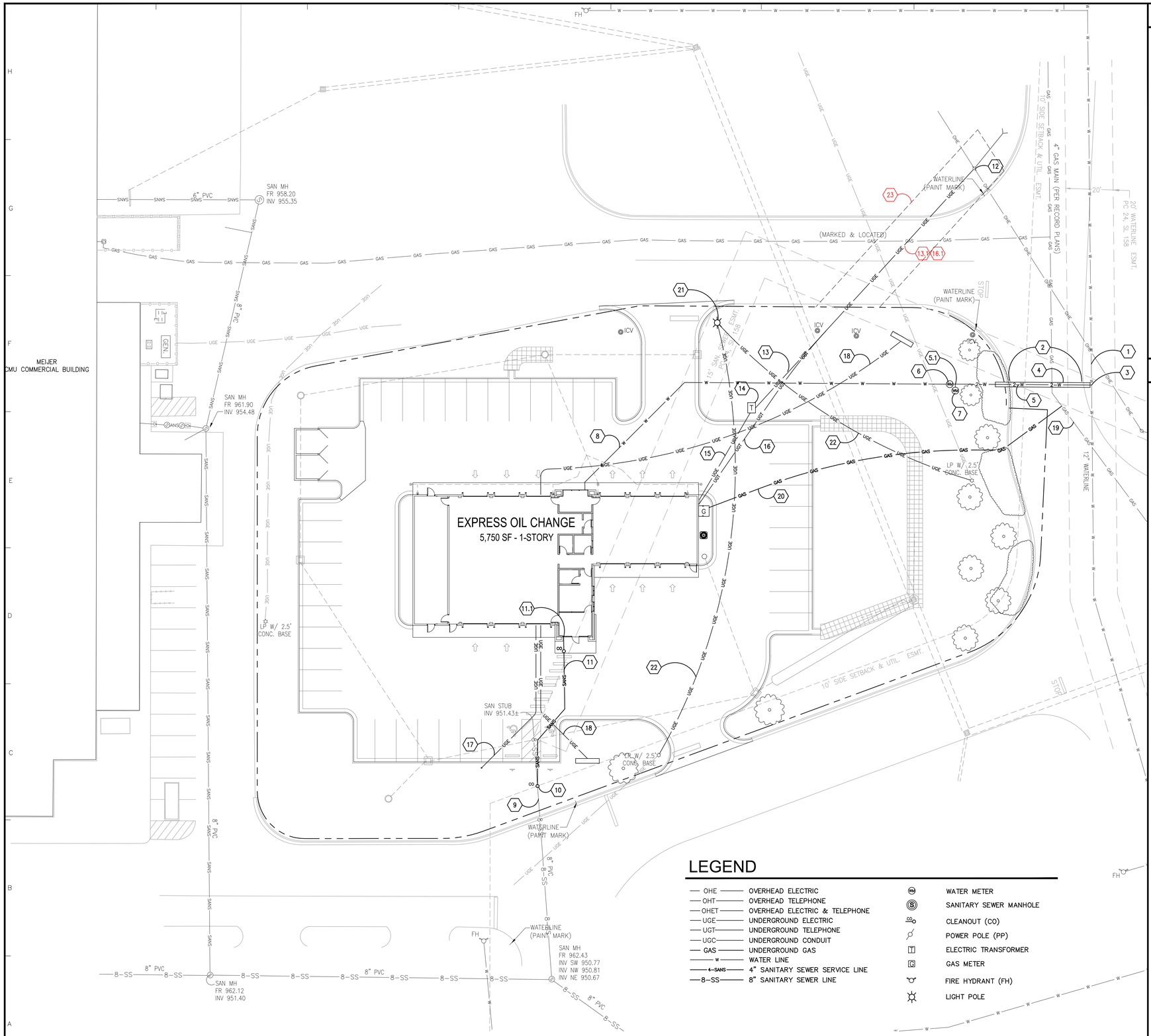

A SITE UTILITIES PLAN

1"= 20'

0 20' 40'

LEGEND

OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
OHET	OVERHEAD ELECTRIC & TELEPHONE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CONDUIT
GAS	UNDERGROUND GAS
W	WATER LINE
4-SANS	4" SANITARY SEWER SERVICE LINE
8-SS	8" SANITARY SEWER LINE
WM	WATER METER
S	SANITARY SEWER MANHOLE
CO	CLEANOUT (CO)
PP	POWER POLE (PP)
T	ELECTRIC TRANSFORMER
G	GAS METER
FH	FIRE HYDRANT (FH)
LP	LIGHT POLE

GENERAL NOTES

A. PROPOSED UTILITIES SHOWN ON THIS PLAN ARE SCHEMATIC. EXACT ROUTES AND LOCATIONS TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE BUILDING PLANS AND RESPECTIVE UTILITY COMPANIES.
B. CONTRACTOR IS TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITY LINES. EXISTING UTILITY INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE. CONTRACTOR MUST NOTIFY UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
C. CONTRACTOR TO COORDINATE WORK WITH THE UTILITY COMPANIES PRIOR TO BID AND DURING CONSTRUCTION; PROVIDE ITEMS REQUIRED BY THE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, TRENCHING, BACKFILL, CONDUIT, ETC; AND VERIFY CONDUIT SIZE, BURIAL DEPTH, SEPARATION, PULL STRINGS, BUILDING ANCHORS, ETC. PRIOR TO BID.
D. CONTRACTOR IS TO VERIFY EXISTING UTILITIES IN THE FIELD PRIOR TO ORDERING MATERIALS AND INSTALLATION OF NEW LINES.
E. CASING SLEEVES SHALL BE PROVIDED FOR PIPING, CONDUIT, ETC. THRU AND UNDER CONCRETE AND MASONRY WALLS. COORDINATE WITH ALL TRADES PRIOR TO CONSTRUCTION.
F. UNDERGROUND LINES ARE TO BE PROPERLY TRENCHED AND JACKETED WITH CRUSHED STONE.
G. UNDERGROUND ELECTRIC AND COMMUNICATIONS CONDUIT TO HAVE LONG SWEEPS, NOT BENDS.
H. REPAIR DISTURBED SIDEWALK, CURB AND PAVEMENT MATCHING PRE-CONSTRUCTION CONDITIONS.
I. COORDINATE WITH BUILDING PLANS FOR EXACT SIZE AND LOCATION OF UTILITIES ENTERING THE BUILDING.
J. TIE-INS TO EXISTING UTILITY MAINS MUST BE OBSERVED BY THE LOCAL UTILITY COMPANY REPRESENTATIVE.
K. PRIOR TO ORDERING MATERIALS, CONTRACTOR SHOULD FIELD DETERMINE THE EXACT INVERT ELEVATION, MATERIAL, AND OUTSIDE DIAMETER OF EXISTING WATER AND SANITARY SEWER PIPE AT THE POINT OF CONNECTION.
L. CONTRACTOR RESPONSIBLE FOR TAPPING AND TESTING OF THE WATER SANITARY SEWER IN ACCORDANCE WITH THE RICHMOND UTILITIES (RU) REQUIREMENTS. THESE TAPS AND TESTS MUST BE PERFORMED IN THE PRESENCE OF THE RU REPRESENTATIVES, NOTIFY RU AT LEAST 72 HOURS IN ADVANCE.
M. SEQUENCE CONSTRUCTION TO KEEP UTILITY SERVICES TO ADJACENT BUILDINGS UNINTERRUPTED DURING CONSTRUCTION. UTILITY SERVICES CAN BE TEMPORARILY SHUTDOWN DURING OFF HOURS. NOTIFY RESPECTIVE PROPERTY OWNER 72 HOURS BEFORE TEMPORARY SHUTDOWNS.
N. ALL UNDERGROUND UTILITIES AND DRAINS REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION ON AS-BUILT REQUIREMENTS.
O. KENTUCKY UTILITIES COMPANY (KU) ELECTRIC SERVICE HANDBOOK IS PART OF THIS SITE UTILITIES PLAN AND IS AVAILABLE AT HTTPS://LGE-KU.COM/CUSTOMER-SERVICE/CUSTOMER-HANDBOOKS. CONTRACTOR MUST KEEP A COPY OF THE KU HANDBOOK ON-SITE FOR REFERENCE.
P. RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS, DRAWINGS AND MANUALS ARE PART OF THESE PLANS AND ARE READILY AVAILABLE AT HTTPS://RICHMONDUTILITIES.COM/PAGES/DOWNLOADS/INFRASTRUCTURE-DEVELOPMENT-MANUALS.PHP. CONTRACTOR MUST KEEP A COPY OF THE RU STANDARDS ON-SITE FOR REFERENCE.
Q. CONTRACTOR TO MAINTAIN TRAFFIC ON THE PUBLIC ENTRANCE DRIVES IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD IS AVAILABLE AT HTTPS://MUTCD.FHWA.DOT.GOV/PDFS/11TH_EDITION/MUTCD11THEDITION.PDF.
R. A KNOX BOX RAPID ENTRY SYSTEM SHALL BE INSTALLED ON THE BUILDING, COORDINATE WITH ARCHITECT. PURCHASE SHALL BE COORDINATED WITH RICHMOND FIRE DEPARTMENT.
S. OPEN CUTTING THE ENTRANCE DRIVES IS NOT ALLOWED.

KEYED NOTES

1. APPROXIMATE LOCATION OF EXISTING 12" WATER MAIN PER RECORD PLANS, EXACT LOCATION AND SIZE TO BE FIELD DETERMINED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.
2. REPAIR THE ENTRANCE DRIVE PAVEMENT PER DETAIL M12/C-111 AS NECESSARY FOR INSTALLATION OF THE WATERLINES. ALLOW THE CRUSHED STONE BACKFILL TO SETTLE FOR 30 DAYS UNDER TRAFFIC BEFORE RESTORING PAVEMENT. TOP OFF CRUSHED STONE AS NECESSARY.
3. 2" TAP OF EXISTING WATER MAIN WITH 8x2 BRASS TAPPING SADDLE, 2" BRASS SWING JOINT FOR TAP, AND VALVE ON OPPOSITE SIDE OF THE ENTRANCE DRIVE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS A, M5, W1, W4 & W7/C-111. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FILL OUT THE NECESSARY PAPERWORK AND FIELD DETERMINE EXACT TAP LOCATION IN COORDINATION WITH RU, NOTIFY RU 72 HRS IN ADVANCE.
4. 4" PVC ENCASEMENT PIPE WITH SPACERS AND END SEALS BORED UNDER THE ENTRANCE DRIVE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS M4 & W7/C-111. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FIELD DETERMINE EXACT LOCATION AND PIPE MATERIAL REQUIREMENTS IN COORDINATION WITH RU.
5. 2" CTS DOMESTIC WATER SERVICE LINE WITH TRACER WIRE THROUGH THE ENCASEMENT PIPE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS M4 & W7/C-113. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FIELD DETERMINE PIPE MATERIAL REQUIREMENTS IN COORDINATION WITH RU.
5.1. PROVIDE 2x1 REDUCING TEE FITTING AT THE END OF THE 2" WATERLINE PER DETAIL A & M5/C-111 (REDUCING TO 1" ON RUN AND TO 1" ON BRANCH) SPLITTING FLOW TO THE IRRIGATION AND DOMESTIC WATER METERS.
6. 1" DOMESTIC WATER METER SETTING ON BUILDING SIDE OF THE ENTRANCE DRIVE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAIL W3/C-111. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FIELD DETERMINE EXACT METER LOCATION IN COORDINATION WITH RU, NOTIFY RU 72 HRS IN ADVANCE. WATER COMPANY TO INSTALL THE METER, AND BILL THE OWNER DIRECTLY.
7. 1" IRRIGATION METER SETTING ON BUILDING SIDE OF THE ENTRANCE DRIVE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS W3/C-111. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FIELD DETERMINE EXACT METER LOCATION IN COORDINATION WITH RU, NOTIFY RU 72 HRS IN ADVANCE. WATER COMPANY TO INSTALL THE METER, AND BILL THE OWNER DIRECTLY.
8. 1" SDR9 CL 200 HDPE DOMESTIC WATER SERVICE LINE FROM THE METER TO THE BUILDING MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS A, M5 & W1/C-111. EXACT ROUTE TO BE FIELD DETERMINED BY CONTRACTOR. COORDINATE WITH BUILDING PLUMBING PLANS.
9. APPROXIMATE LOCATION OF EXISTING 8" SANITARY SEWER STUB PER RECORD PLANS. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO FILL OUT THE NECESSARY PAPERWORK, FIELD DETERMINE THE EXACT LOCATION, ELEVATION, SIZE, MATERIAL, AND CONDITION OF THE SEWER STUB, PERFORM ACCEPTANCE TESTING OF THE SEWER STUB (CCTV, LOW PRESSURE AIR, AND DEFLECTION TESTS), AND CLEAN THE 8" STUB VIA HYDRO JET, AS NECESSARY. IF 8" PIPE STUB DOES NOT PASS ACCEPTANCE TESTING, NOTIFY THE ENGINEER.
10. SAW CUT EXISTING 8" SANITARY SEWER STUB TO PROVIDE A CLEAN EDGE FOR CONNECTION, AND PROVIDE A NEW TWO-WAY CLEANOUT AT THE EASEMENT LINE MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS M6 & S7/C-111.
11. 4" SDR35 PVC SEWER SERVICE LATERAL FROM THE BUILDING TO THE TWO-WAY CLEANOUT WITH AT LEAST 30" COVER, 1% MIN / 2% MAX SLOPE, AND A CLEANOUT AT THE BEGINNING OF THE LATERAL MEETING RICHMOND UTILITIES (RU) STANDARD SPECIFICATIONS PER DETAILS M6 & S3/C-111. COORDINATE WITH BUILDING PLUMBING PLANS.
11.1. NO FLOOR DRAINS IN BUILDING. MOP SINK TIED TO OIL/WATER SEPARATOR WITHIN BUILDING. SEE BUILDING PLANS.
12. ELECTRIC AND COMMUNICATIONS COMPANIES TO INSTALL OVERHEAD ELECTRIC PRIMARY LINES, COMMUNICATION LINES, POLES, & GUY WIRES, AND BILL THE OWNER DIRECTLY. CONTRACTOR TO FILL OUT THE NECESSARY PAPERWORK AND COORDINATE WITH ELECTRIC & COMMUNICATION COMPANIES PRIOR TO ORDERING MATERIALS.
13. TWO (2) 4" SCH40 PVC PRIMARY ELECTRIC CONDUITS FROM POWER POLE TO TRANSFORMER WITH AT LEAST 42" COVER DEPTH, PULL STRINGS, AND 3'-0" SCH80 ELBOWS & RISERS MEETING KENTUCKY UTILITIES (KU) STANDARDS. CONTRACTOR TO COORDINATE WITH KU PRIOR TO ORDERING MATERIALS AND FILL OUT THE NECESSARY PAPERWORK. KU TO INSPECT TRENCH BEFORE COVERING CONDUIT. KU TO INSTALL PRIMARY CONDUCTORS AND BILL OWNER DIRECTLY.
13.1. ELECTRIC CONDUITS SHOULD BE BORED UNDER EXISTING PAVEMENT.
14. CONCRETE TRANSFORMER PAD MEETING KU STANDARDS. COORDINATE WITH KU BEFORE ORDERING MATERIALS. KU TO INSPECT FORMS BEFORE POURING CONCRETE. KU TO INSTALL TRANSFORMER AND BILL OWNER DIRECTLY.
15. SCH40 PVC SECONDARY ELECTRIC CONDUITS FROM THE TRANSFORMER TO THE BUILDING WITH AT LEAST 30" COVER, PULL STRINGS, 3'-0" SCH80 ELBOWS & RISERS, METER BASE, DISCONNECT, AND GROUNDING MEETING KU STANDARDS AND NATIONAL ELECTRIC CODE. COORDINATE WITH BUILDING ELECTRICAL PLANS FOR MORE INFORMATION ON THE SECONDARY ELECTRIC CONDUIT AND CIRCUITS.
16. TWO (2) 3" SCH40 PVC COMMUNICATION CONDUITS FROM POLE TO THE BUILDING WITH PULL STRINGS AND 3'-0" SCH80 ELBOWS & RISERS MEETING COMMUNICATION COMPANY STANDARDS. EXACT ROUTE AND LOCATION TO BE FIELD DETERMINED BY CONTRACTOR. COMMUNICATION CONDUITS MUST HAVE AT LEAST 12" SEPARATION FROM ELECTRIC CONDUIT. COMMUNICATION COMPANIES TO INSTALL CABLES AND BILL OWNER DIRECTLY.
16.1. COMMUNICATIONS CONDUIT SHOULD BE BORED UNDER EXISTING PAVEMENT.
17. SCH40 PVC CONDUIT FROM THE BUILDING ELECTRIC PANEL TO THE LANDSCAPE AREA IN FRONT OF THE PARKING STALLS WITH AT LEAST 30" COVER, PULL STRINGS, AND 3'-0" SCH80 ELBOWS & RISERS FOR FUTURE EV CHARGER. CAP AND MARK THE END FOR FUTURE CONNECTION. EXACT ROUTE AND LOCATION TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH OWNER. COORDINATE WITH BUILDING ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION OF CONDUIT AND CIRCUIT.
18. SCH40 PVC CONDUIT FROM THE BUILDING ELECTRIC PANEL TO THE MONUMENT SIGN WITH AT LEAST 30" COVER, PULL STRINGS, AND 3'-0" SCH80 ELBOWS & RISERS MEETING NATIONAL ELECTRIC CODE. CAP AND MARK THE END FOR FUTURE CONNECTION. EXACT ROUTE AND LOCATION TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH OWNER. COORDINATE WITH BUILDING ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION OF CONDUIT AND CIRCUIT.
19. APPROXIMATE LOCATION OF EXISTING 4" GAS MAIN PER RECORD PLANS, EXACT LOCATION AND SIZE TO BE FIELD DETERMINED BY CONTRACTOR IN COORDINATION WITH THE GAS COMPANY.
20. GAS COMPANY TO INSTALL GAS LINE FROM THE TAP TO AND INCLUDING THE GAS METER, AND BILL THE OWNER DIRECTLY. EXACT LOCATION OF TAP TO BE FIELD DETERMINED BY GAS COMPANY. CONTRACTOR TO FILL OUT THE NECESSARY PAPERWORK, COORDINATE WITH THE GAS COMPANY, AND PROVIDE GAS SERVICE LINE FROM METER INTO THE BUILDING. COORDINATE WITH BUILDING PLUMBING PLANS.
21. RE-INSTALL LIGHT POLE & FIXTURE ON A NEW CONCRETE BASE SIMILAR TO DETAIL Q/C-110, NEW LIGHT POLE BASE TO MATCH EXISTING LIGHT POLE BASE. EXACT LOCATION TO BE FIELD DETERMINED BY CONTRACTOR. COORDINATE WITH SITE DEMOLITION PLAN C-101.
22. SCH40 PVC UNDERGROUND CONDUIT, BOXES AND WIRES FROM REMAINING LIGHT POLE BASES TO THE NEW LIGHT POLE BASE MEETING NEC CODE. NEW CONDUIT & WIRE SIZE TO MATCH EXISTING CONDUIT & WIRE SIZE, MINIMUM. EXACT ROUTE AND LOCATION TO BE FIELD DETERMINED BY CONTRACTOR.
23. PROPOSED ELECTRIC AND COMMUNICATIONS EASEMENT.

NOTES:
- OVERHEAD ELECTRIC AND COMMUNICATION SERVICE LINES CHANGED TO UNDERGROUND WITH CONDUIT BORED BENEATH THE DRIVE AISLE.
- PROPOSED ELECTRIC AND COMMUNICATIONS EASEMENT SHOWN.

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20703
LICENSED PROFESSIONAL ENGINEER
7-9-2026

SITE UTILITIES PLAN

EXPRESS OIL CHANGE & TIRE ENGINEERS
2017 LANTERN RIDGE DRIVE
RICHMOND, KENTUCKY

ISSUED FOR CONSTRUCTION

Issue Date:	April, 2026
Drawn By:	XX
Checked By:	--

Revisions:

Mark	Date
1	07-09-2026
	-
	-
	-
	-

AHJ SEAL

Project Number
25054.01

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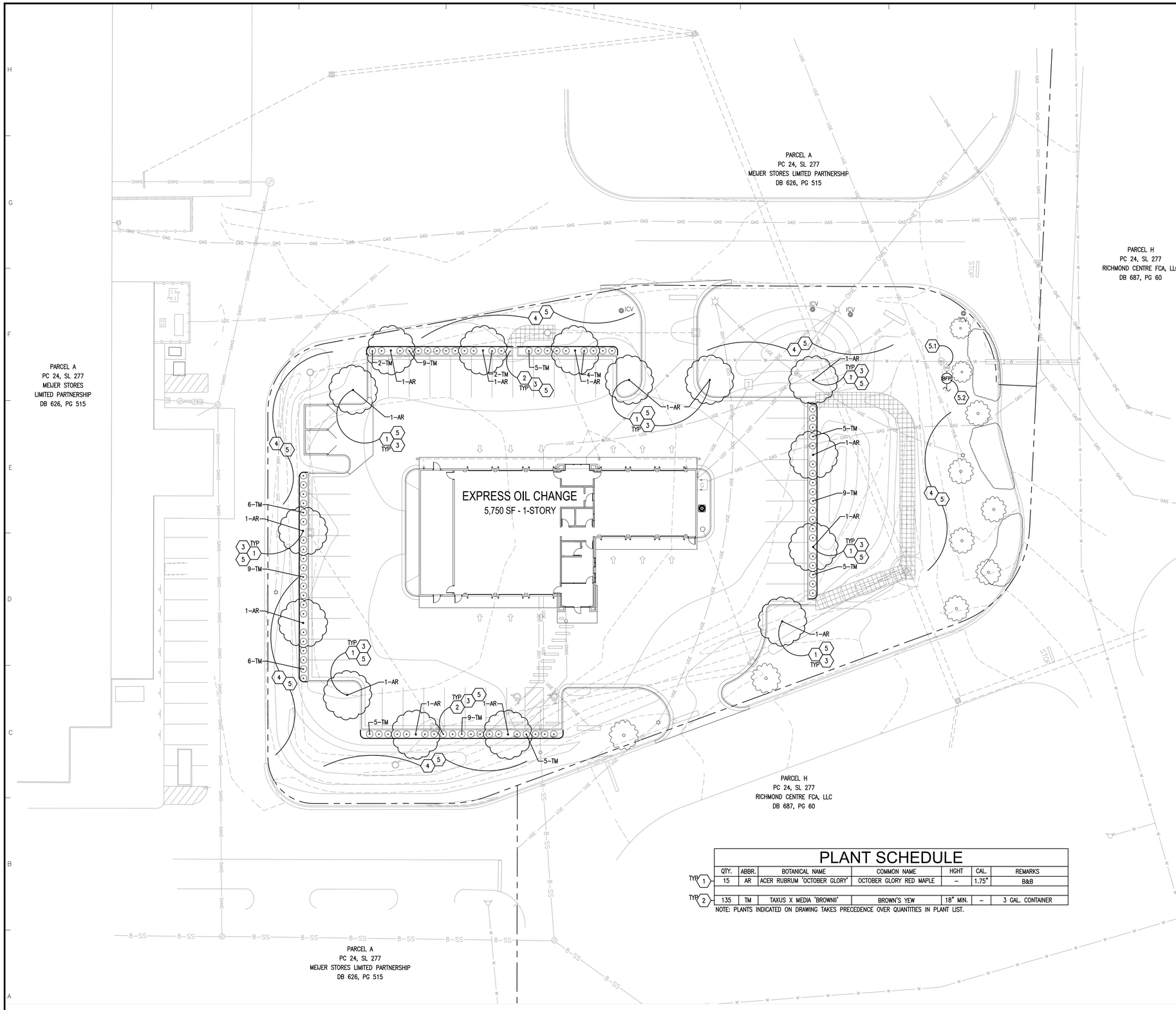


PLANT SCHEDULE

	QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	HGHT	CAL.	REMARKS
TYP 1	15	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	–	1.75"	B&B
TYP 2	135	TM	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	18" MIN.	–	3 GAL. CONTAINER

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

A SITE LANDSCAPING PLAN

1"= 20' 0 20' 40'

GENERAL NOTES

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

B. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID AND WHEN INSTALLED.

C. PLANT SUBSTITUTIONS MAY BE MADE ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT.

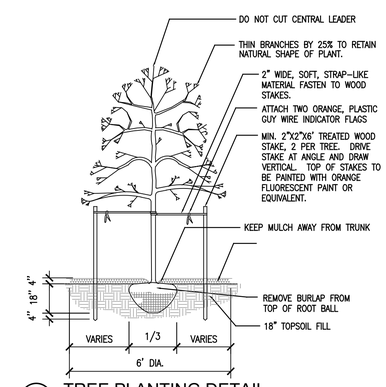
D. ALL PLANTS MUST MEET THE REQUIREMENTS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANS Z60.1. PLANTS MUST BE HEALTHY, WELL BRANCHED, AND FREE OF DISEASE AND INSECT INFESTATION.

E. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL AND SOD OVER ALL AREAS DISTURBED AND NOT PAVED OR IN A LANDSCAPING BED.

KEYED NOTES

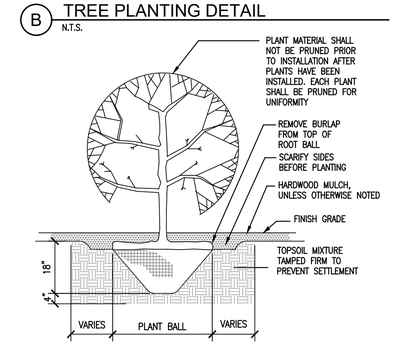
1. PLANT ALL DECIDUOUS TREES PER DETAIL B, THIS SHEET. PLACE A MINIMUM OF 18" GOOD, CLEAN, WEED FREE TOPSOIL IN ALL SHRUB/TREE PLANTING BEDS.
2. PLANT ALL SHRUBS PER DETAIL C, THIS SHEET. PROVIDE 3" OF SHREDDED HARDWOOD MULCH IN ALL LANDSCAPING BEDS.
3. PLACE A MINIMUM OF 18" GOOD, CLEAN, WEED FREE TOPSOIL IN ALL SHRUB/TREE PLANTING BEDS.
4. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL AND SOD ALL AREAS NOT NOTED TO BE PAVED OR TO BE IN A PLANTING BED.
5. ALL LANDSCAPE AND LAWN AREAS WITHIN THE LOT LINES ARE TO BE IRRIGATED WITH A FULLY AUTOMATED DRIP / BUBBLER IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN IS DELEGATED TO THE CONTRACTOR AND IS TO BE APPROVED BY OWNER. SHOP DRAWINGS REQUIRED. PROVIDE AND COORDINATE THE INSTALLATION OF SCHEDULE 40 PVC SLEEVES UNDER THE PARKING LOT AND INTO THE BUILDING AS NECESSARY. CONTROLLER TO BE LOCATED INSIDE THE BUILDING, COORDINATE WITH BUILDING PLANS.
   - 5.1. COORDINATE WITH SITE UTILITIES PLAN FOR 1" IRRIGATION METER.
   - 5.2. BACKFLOW PREVENTER (BFP) FOR IRRIGATION SYSTEM TO BE 1" WATTS MODEL LF007 DOUBLE CHECK VALVE ASSEMBLY WITH SHUT OFF VALVES, OR APPROVED EQUIVALENT, INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER. PLACE INSIDE A PIT WITH CAST IRON LID STATING 'WATER VALVE'. BED PIT ON COMPACTED CRUSHED STONE, DO NOT BED PIT ON WATERLINE.

LANDSCAPING STATISTICS RICHMOND CENTRE	
Property Zone:	B-3 (Highway Business District)
Total Development Area:	59,677 sq. ft.
Vehicular Use Area (V.U.A.) Parking Area Proposed:	25,103sq. ft.
Interior Landscape Area Required (5% of V.U.A.):	1,255 sq. ft.
Interior Landscape Area Provided:	2,269 sq. ft.
V.U.A. Interior Trees Required (1 / 250 SF):	5 Trees
V.U.A. Interior Trees Provided:	6 Trees



B TREE PLANTING DETAIL

N.T.S.



C SHRUB PLANTING DETAIL

N.T.S.

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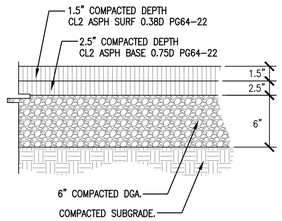
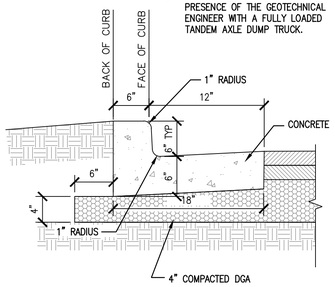
C-105

NOTE:
1. CONTRACTOR TO PROOFROLL PARKING LOT SUBGRADE IN THE PRESENCE OF A GEOTECHNICAL ENGINEER PRIOR TO ANY FILL OR GRANULAR BACKFILL PLACEMENT.
2. PAVEMENT SUB-GRADE MUST BE SLOPED TO DRAIN TOWARD DRAINAGE STRUCTURES AND PIPES.

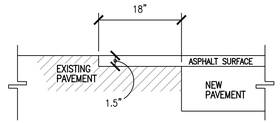


A ASPHALT PAVEMENT
N.T.S.

NOTES:
1. CONCRETE SHALL BE CLASS A PER THE CURRENT KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS.
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRANSVERSE AND LONGITUDINAL.
3. PROOF ROLL SUB-GRADE IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK.



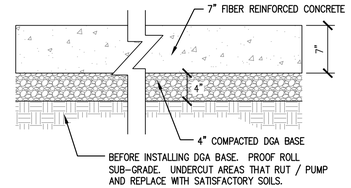
B CONCRETE CURB AND GUTTER
N.T.S.



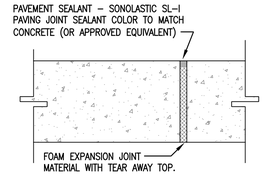
NOTE:
EDGE KEY WORK SHALL INCLUDE CUTTING OUT THE EXISTING ASPHALT TO A MINIMUM DEPTH AND WIDTH AS SHOWN, SO THE NEW SURFACE HEELS INTO THE EXISTING SURFACE. EDGE KEY SHALL ALSO INCLUDE ALL NECESSARY MATERIALS, LABOR, EQUIPMENT ETC. TO PERFORM THE WORK AND DISPOSE OF THE ASPHALT MATERIAL REMOVED. THE COST OF THE WORK TO BE INCLUDED IN THE PRICE OF THE ASPHALT.

C EDGE KEY
N.T.S.

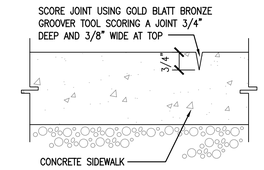
NOTES:
- CONCRETE TO BE CLASS A (3,500 PSI, MINIMUM).
- CONCRETE TO HAVE AN AIR CONTENT OF 6% ± 2%.
- CONCRETE SLUMP TO BE 3" ± 1".
- CONCRETE TO BE REINFORCED WITH MACRO-SYNTHETIC FIBERGLASS FIBERS AT A RATE OF 7 LBS PER CUBIC YARD PER ASTM C1116.
- USE WATER-REDUCING AND RETARDING ADMIXTURE WHEN REQUIRED BY HIGH TEMPERATURES, LOW HUMIDITY, OR OTHER ADVERSE PLACEMENT CONDITIONS PER INDUSTRY STANDARDS.
- PROVIDE CLEAR, WATERBORNE MEMBRANE-FORMING CURING COMPOUND PER INDUSTRY STANDARDS.
- PROVIDE MEDIUM BROOM FINISH, UNLESS OTHERWISE NOTED.
- SUB-GRADE TO BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WEIGHING AT LEAST 15 TONS. SUB-GRADE THAT RUTS/PUMPS DEEPER THAN 1/2" MUST TO BE UNDER-CUT, REPLACED, AND PROOF-ROLLED AGAIN.



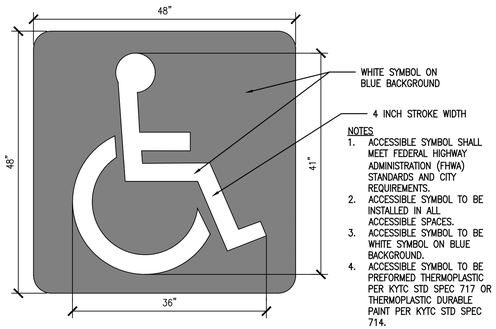
D HEAVY DUTY CONCRETE PAVEMENT
N.T.S.



E EXPANSION JOINT
N.T.S.

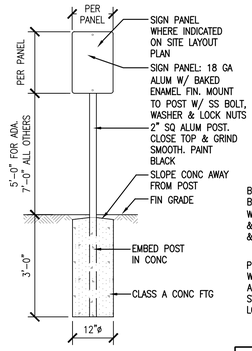


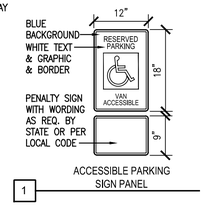
F CONTROL JOINT
N.T.S.



NOTES
1. ACCESSIBLE SYMBOL SHALL MEET FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND CITY REQUIREMENTS.
2. ACCESSIBLE SYMBOL TO BE INSTALLED IN ALL ACCESSIBLE SPACES.
3. ACCESSIBLE SYMBOL TO BE WHITE SYMBOL ON BLUE BACKGROUND.
4. ACCESSIBLE SYMBOL TO BE PREFORMED THERMOPLASTIC PER KYTC STD SPEC 717 OR THERMOPLASTIC DURABLE PAINT PER KYTC STD SPEC 714.

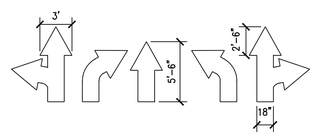
G THERMOPLASTIC ACCESSIBLE PARKING SYMBOL
N.T.S.





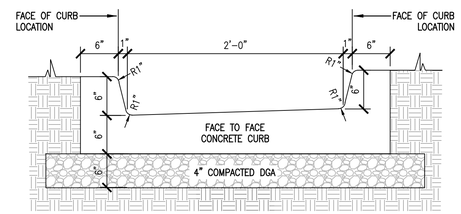
H SITE SIGNAGE
N.T.S.

NOTE:
ARROWS TO BE REFLECTIVE DURABLE WHITE PAINT PER KYTC STD SPEC 714.



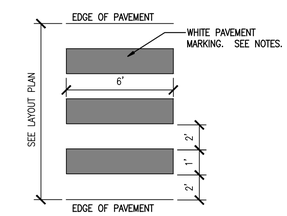
J TRAFFIC ARROWS
N.T.S.

NOTE:
- CONCRETE SHALL BE CLASS A PER THE CURRENT KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS.
- EXPANSION JOINTS TO BE LOCATED 20'-0" O.C. MAX., JOINTS TO BE LOCATED AT ALL ANGLE CHANGE OF DIRECTIONS AND AT ALL RADII POINTS OF INTERSECTION.
- COORDINATE CURB HEIGHTS WITH SITE GRADING PLAN



K CONCRETE FLUME
N.T.S.

NOTES:
- CROSSWALK MARKINGS IN PARKING LOT REFLECTIVE DURABLE WHITE PAINT PER KYTC STD SPEC 714. APPLY TWO (2) COATS OF PAINT. SEE SITE LAYOUT PLAN.



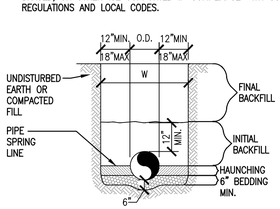
L CROSSWALK MARKINGS
N.T.S.

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

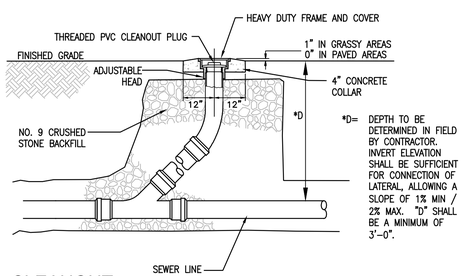
PAVEMENT REPAIR NOTES:
1. REPLACE ASPHALT, CONCRETE, CURB, AND STONE BASE WITH SAME TYPE & DEPTH AS EXISTING.
2. ASPHALT, CONCRETE, & STONE BASE MATERIALS AND METHODS ARE TO MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.
3. COMPLETELY BACKFILL TRENCHES WITH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

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

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

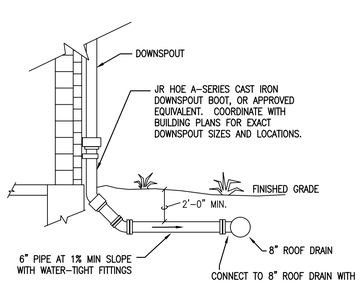


M TRENCHING AND BEDDING
N.T.S.

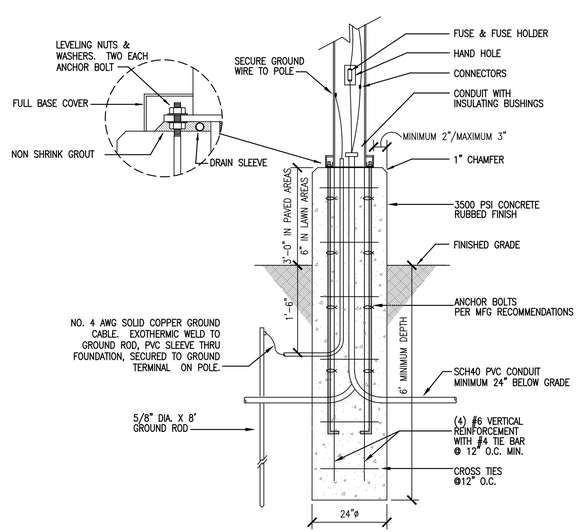


*D= DEPTH TO BE DETERMINED IN FIELD BY CONTRACTOR. INVERT ELEVATION SHALL BE SUFFICIENT FOR CONNECTION OF LATERAL, ALLOWING A SLOPE OF 1% MIN / 2% MAX. "D" SHALL BE A MINIMUM OF 3'-0".

N CLEANOUT
N.T.S.



P DOWNSPOUT CONNECTION TO ROOF DRAIN
N.T.S.



Q LIGHT POLE BASE
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STATE OF KENTUCKY PATRICK F.S. DEMING 20703 LICENSED PROFESSIONAL ENGINEER
4-28-2026

SITE DETAILS

EXPRESS OIL CHANGE & TIRE ENGINEERS
2017 LANTERN RIDGE DRIVE
RICHMOND, KENTUCKY

ISSUED FOR CONSTRUCTION

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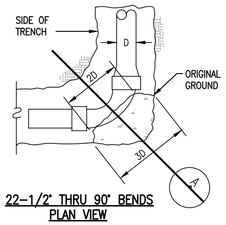
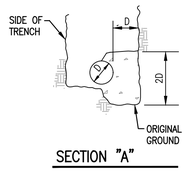


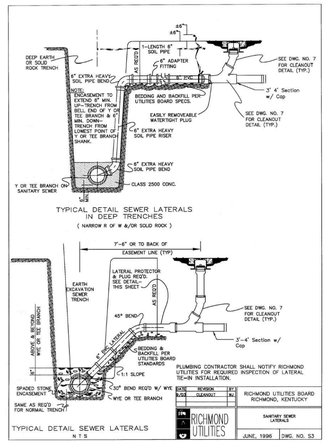
22-1/2" THRU 90° BENDS
PLAN VIEW



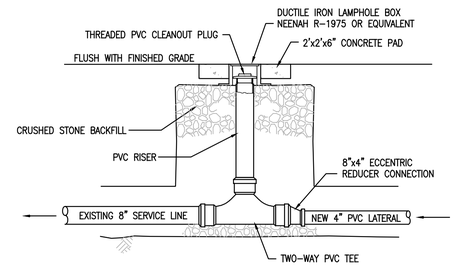
SECTION "A"

NOTES:
1. CONCRETE FOR BLOCKING TO BE CLASS "A" (3500 PSI MINIMUM).
2. DIMENSIONS SHOWN HEREON ARE MINIMUM.
3. BLOCKING MUST EXTEND TO UNDISTURBED EARTH.
4. PROVIDE THRUST BLOCKS AT ALL TAPS, PLUGS, BENDS, TEES, VALVES, AND HYDRANTS.

A CONCRETE THRUST BLOCKS
N.T.S.

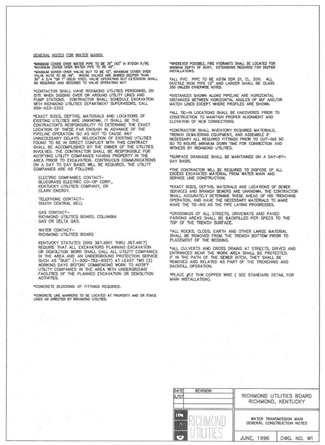


S3 SANITARY SEWER LATERAL
N.T.S.

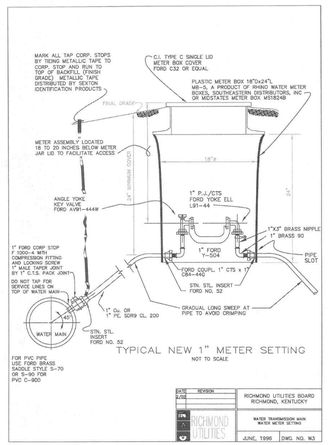


TWO-WAY CLEANOUT

S7 SANITARY SEWER CLEANOUT
N.T.S.



W1 WATER GENERAL NOTES
N.T.S.



W3 TYPICAL WATER METER SETTING
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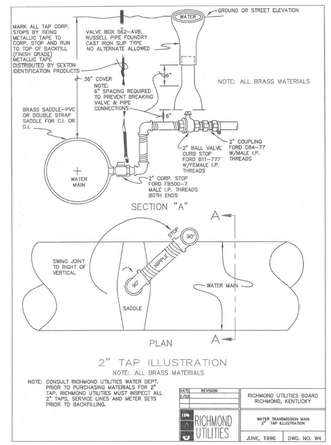

W4 2" TAP OF WATER MAIN
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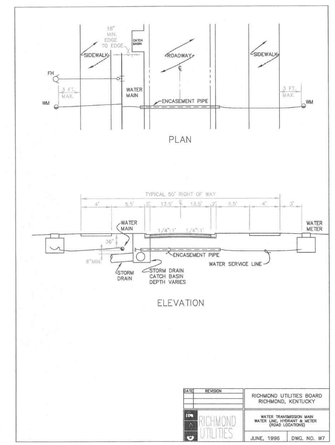
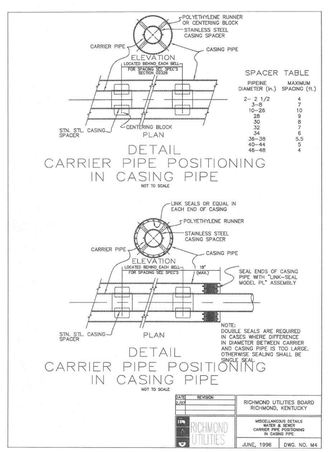
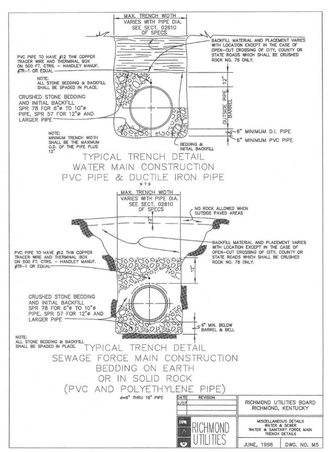


W7 WATERLINE ROAD LOCATIONS
N.T.S.



M4 WATERLINE POSTIONING WITHIN ENCASEMENT
N.T.S.



M5 WATERLINE TRENCHING AND BEDDING
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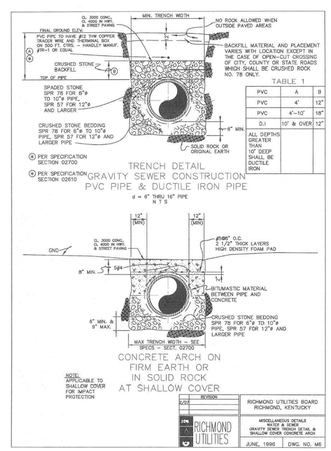
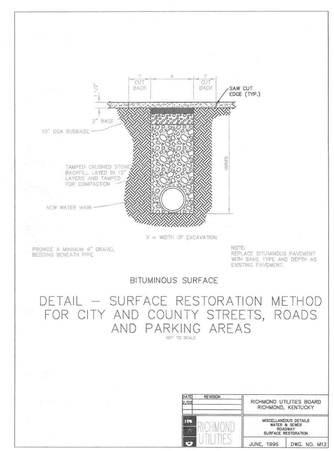


M6 SANITARY SEWER TRENCHING AND BEDDING
N.T.S.



12 ENTRANCE PAVEMENT RESTORATION
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LICENSED PROFESSIONAL ENGINEER
4-28-2026

SITE DETAILS

EXPRESS OIL CHANGE & TIRE ENGINEERS
2017 LANTERN RIDGE DRIVE
RICHMOND, KENTUCKY

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Xrefs:

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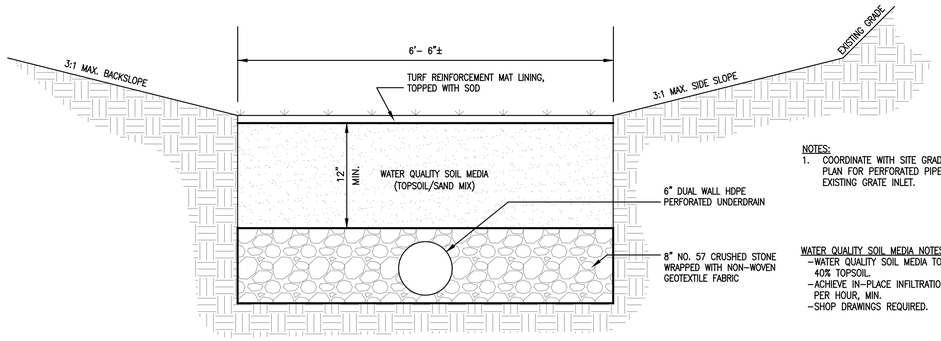
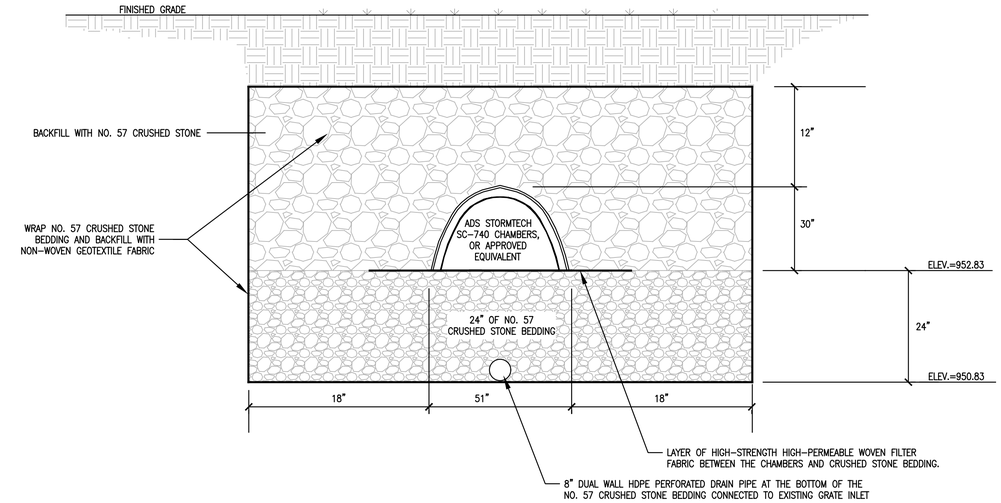


NOTES:
1. COORDINATE WITH SITE GRADING AND DRAINAGE PLAN FOR PERFORATED PIPE CONNECTIONS TO EXISTING GRATE INLET.

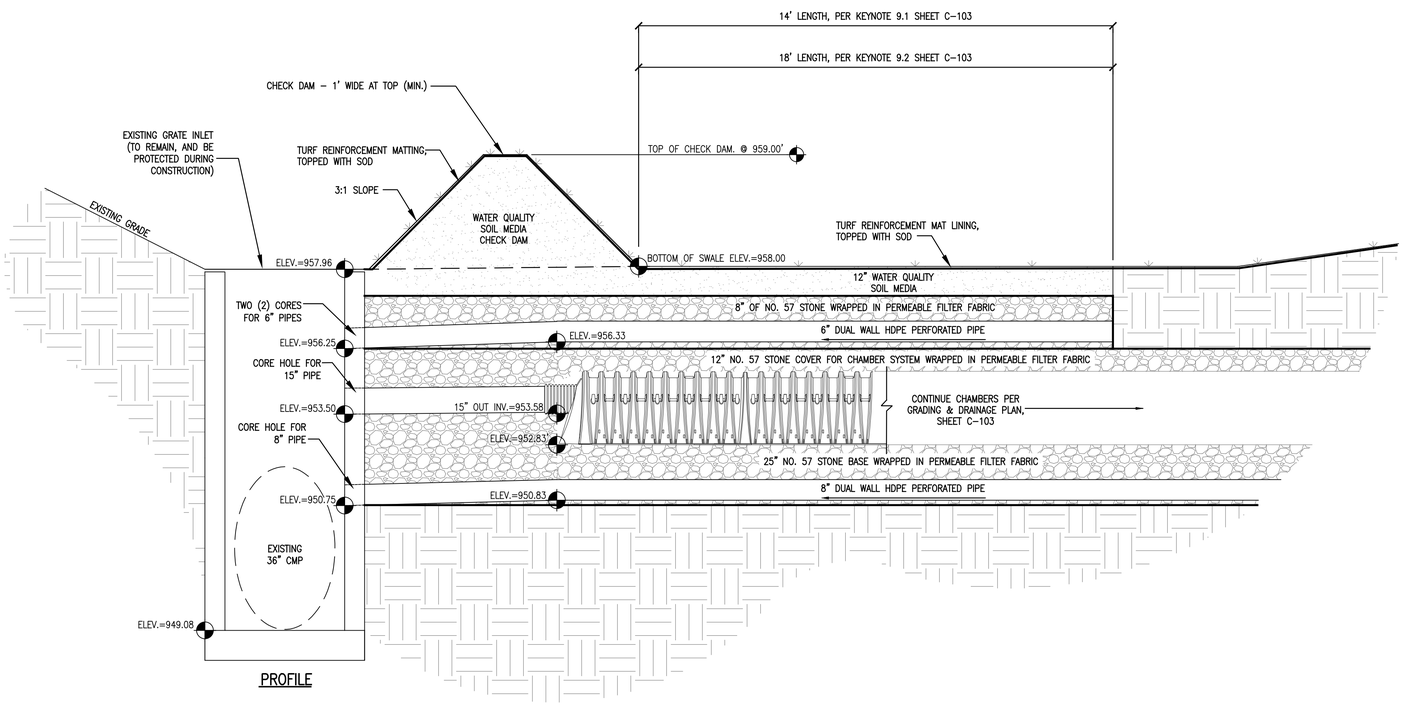
WATER QUALITY SOIL MEDIA NOTES:
– WATER QUALITY SOIL MEDIA TO CONSIST OF 60% SAND, 40% TOPSOIL.
– ACHIEVE IN–PLACE INFILTRATION RATE OF 3 INCHES PER HOUR, MIN.
– SHOP DRAWINGS REQUIRED.

A WATER QUALITY SWALE
N.T.S.



NOTES:
1. SHOP DRAWINGS REQUIRED.
2. UNDERGROUND DETENTION CHAMBER SYSTEM TO BE STORMTECH SC–740 CHAMBERS, OR APPROVED EQUIVALENT.
3. SYSTEM IS TO INCLUDE ALL ACCESSORIES NECESSARY FOR A COMPLETE AND FUNCTIONAL UNDERGROUND DETENTION CHAMBER SYSTEM.
4. CONTRACTOR MUST PROOF–ROLL THE SUB–GRADE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CRUSHED STONE BEDDING. SUB–GRADE THAT FAILS THE PROOF–ROLL TEST MUST BE UNDER–CUT, REPLACED, AND PROOF–ROLLED AGAIN.
5. CONTRACTOR MUST DOCUMENT UNDERGROUND DETENTION CONSTRUCTION WITH PHOTOGRAPHS OF EVERY STAGE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, PHOTOGRAPHS OF THE GEOTEXTILE COVERING OF THE SUB–GRADE, 6" PERFORATED PIPE, CRUSHED STONE BEDDING, CHAMBERS AS EACH ROW IS SET, CRUSHED STONE BACKFILL, AND GEOTEXTILE COVERING THE CRUSHED STONE BACKFILL.

B UNDERGROUND WATER QUALITY CHAMBER SYSTEM
N.T.S.



C WATER QUALITY SWALE AND CHAMBER SYSTEM PROFILE
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