

UTILITY PROVIDERS
MOREHEAD UTILITY PLANT BOARD (GAS & SEWER)
 135 S. WILSON
 MOREHEAD, KY 40351
 (606) 784-5538

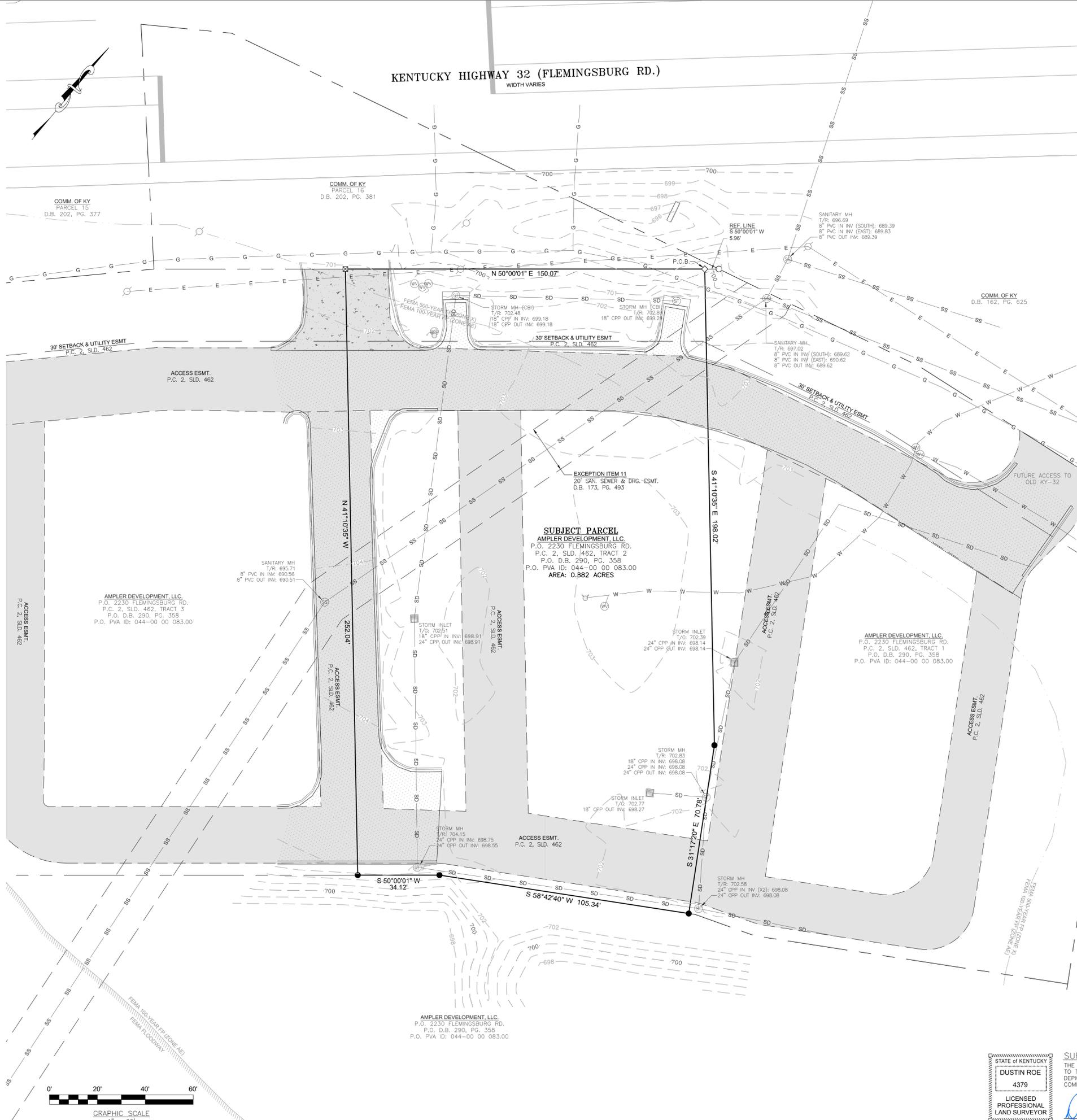
ROWAN WATER INC. (WATER)
 1785 CHRISTY CREEK ROAD
 MOREHEAD, KY 40351
 (606) 784-9818

FLEMING MASON ENERGY (ELECTRIC)
 1449 ELIZAVILLE ROAD
 FLEMINGSBURG, KY 41041
 (800) 464-3144

WINDSTREAM OF KENTUCKY (COMMUNICATIONS/TELEPHONE)
 154 E. SECOND ST
 MOREHEAD, KY 40351
 (606) 784-2948

ABBREVIATIONS

D.B. DEED BOOK
 PG. PAGE
 P.C. PLAT CABINET
 SLD. SLIDE
 P.O. PORTION OF
 P.O.B. POINT OF BEGINNING
 REF. REFERENCE
 COR. CORNER
 CL. CENTERLINE
 ESMT. EASEMENT
 EX. EXISTING



PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO DEPICT A TOPOGRAPHICAL SURVEY, AS DEPICTED HEREON.

SOURCE OF TITLE
 THE SUBJECT PARCEL SHOWN HEREON, BEING A PORTION OF THE PARCEL CONVEYED TO AMPLER DEVELOPMENT, LLC., A DELEWATER LIMITED LIABILITY COMPANY ON DECEMBER 29, 2023 FROM ROWAN COUNTY BOARD OF EDUCATION, OF RECORD IN DEED BOOK 290, PAGE 358 IN THE ROWAN COUNTY KENTUCKY CLERK'S OFFICE, AND BEING DEPICTED AS TRACT 2 ON PLAT OF RECORD IN PLAT CABINET 2, SLIDE 462 IN SAID OFFICE.

SOURCE OF SURVEY & CERTIFICATE OF ACCURACY
 THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND FROM 04/30/2024 TO 09/10/2024. THE BASIS OF BEARINGS ARE DERIVED FROM EXISTING SITE CONTROL AND PROJECT PLANS BEING USED FOR THE DEVELOPMENT OF ADJOINING TRACT 3, SET BY OK4 ENGINEERING, REFERRING TO 14083(2011) KENTUCKY STATE PLANE SINGLE ZONE. ALL DISTANCES SHOWN ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET. GRID DISTANCE. THE VERTICAL DATUM USED IS NAVD83 ORTHOMETRIC HEIGHT (GEOID 18). CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER RECEIVERS WERE USED IN RTK MODE TO CONDUCT 100% OF THE BOUNDARY SURVEY BY METHOD OF REDUNDANT OBSERVATIONS. THE POSITIONAL ACCURACY AND PRECISION OF THE SURVEY IS GREATER THAN 0.05+100 PPM BASED ON LEAST SQUARES ANALYSIS OF THE DATA AND WAS NOT ADJUSTED FOR CLOSURE. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR A "URBAN" SURVEY AS DEFINED IN 201 KAR 18:150.

SURVEY NOTES

1. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON; THE DOCUMENTS LISTED, IN ADDITION TO OTHER DOCUMENTS NOT LISTED ON THIS PLAT MAY HAVE BEEN CONSIDERED AND REVIEWED TO COMPLETE THIS SURVEY. NO ABSTRACT OF TITLE COMMITMENT, NOR THE RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. FURTHER, ANY ADDITIONAL DOCUMENTS NOT OF PUBLIC RECORD MAY EXIST THAT COULD AFFECT THIS PARCEL(S).
2. PARCEL IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE.
3. THE LOCATIONS OF UNDERGROUND UTILITIES DEPICTED HEREON WERE DERIVED FROM EVIDENCE VISIBLE AT THE SURFACE, REVIEW OF GOVERNMENTAL GIS DATA BASE MAPS, BY MARKS PLACED ON THE GROUND BY LOCAL 811 UTILITY CONTRACTORS AND BY THE EXISTING PROJECT PLANS SUPPORTING THE DEVELOPMENT OF ADJOINING TRACT 3. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITY FACILITIES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED; AND THEREFORE, THE DEPICTED UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE.
4. THE SUBJECT PARCEL WAS OBSERVED TO LIE WITHIN AN AREA ZONED AS B-2 (HIGHWAY BUSINESS) BY THE CITY OF MOREHEAD, KENTUCKY, AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OF SAID ZONE, AS DEFINED IN THE CITY OF MOREHEAD, KENTUCKY CHAPTER 154: ZONING CODE.
5. THE CONTOURS SHOWN HEREON, REPRESENT THE EXISTING SUBGRADE TOPOGRAPHICAL CONDITIONS TAKEN ON 7-17-2024, AND REVISED ON 9-10-2024, AND COULD BE SUBJECT TO ALTERATIONS.

TOPOGRAPHIC LEGEND

---	EXISTING MINOR CONTOUR (1FT)
---	EXISTING MAJOR CONTOUR (5FT)
---	FEMA 100-YEAR FLOOD ZONE AE
---	FEMA FLOODWAY
G—G	GAS LINE
T—T	OVERHEAD COMMUNICATION LINE
E—E	OVERHEAD ELECTRIC LINE
SD	STORM SEWER PIPE
SS	SANITARY SEWER PIPE
W—W	WATER LINE
○	UTILITY POLE
○	LIGHT POLE
○	UTILITY POLE ANCHOR
△	CONTROL POINT
⊗	GAS METER
⊗	GAS VALVE
⊗	WATER METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	STORM SEWER MANHOLE
⊗	STORM SEWER INLET
⊗	SANITARY SEWER MANHOLE
⊗	CLEAN-OUT
⊗	ELECTRIC BOX
⊗	ELECTRIC METER
⊗	TELEPHONE BOX
⊗	SIGN
⊗	BOLLARD
⊗	AC UNIT

BOUNDARY LEGEND

- 3/4" X 1/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "WESTEK ROE PLS 4379" (SET THIS SURVEY)
- 2" MAG-NAIL W/ ALUMINUM WASHER STAMPED "WESTEK ROE PLS 4379" (SET THIS SURVEY)
- FOUND 3/4" REBAR W/ PLASTIC CAP STAMPED "CARR PLS 3812"
- FOUND 1/2" REBAR W/ 2" ALUM. CAP STAMPED "CS PLS 2766"
- ⊗ FOUND CHISLED "X"

--- BOUNDARY LINE
 - - - APPROXIMATE ADJOINING BOUNDARY LINE
 --- CENTERLINE
 --- EXISTING FENCELINE
 --- IMPROVEMENTS
 [] ACCESS ESMT. (P.C. 2, SLD. 462)

WESTEK ENGINEERING, LLC
 544 Monmouth, Kentucky 40381
 (606) 784-0172

SURVEY PREPARED FOR:
 CMW Architects and Engineers
 249 E. Main St., Suite 100,
 Lexington, KY 40507

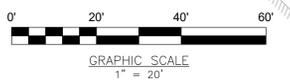
BOUNDARY AND TOPOGRAPHICAL SURVEY
 TRACT 2, AMPLER DEVELOPMENT LLC (FORMERLY ROWAN CO. BOARD OF EDU.)
 2230 FLEMINGSBURG ROAD
 MOREHEAD, ROWAN COUNTY, KENTUCKY

This Plat represents a Boundary Survey that complies with 201 KAR 18:150

JOB #: S24DR33

REVISION:
 REV 1 8/11/2024-Added As-Built Pavement, Curb, 4 Water Valves and 1 Fire Hydrant, controlled as a part of adjoining Tract 3 development. Removed Overhead Telephone line. All as shown hereon.

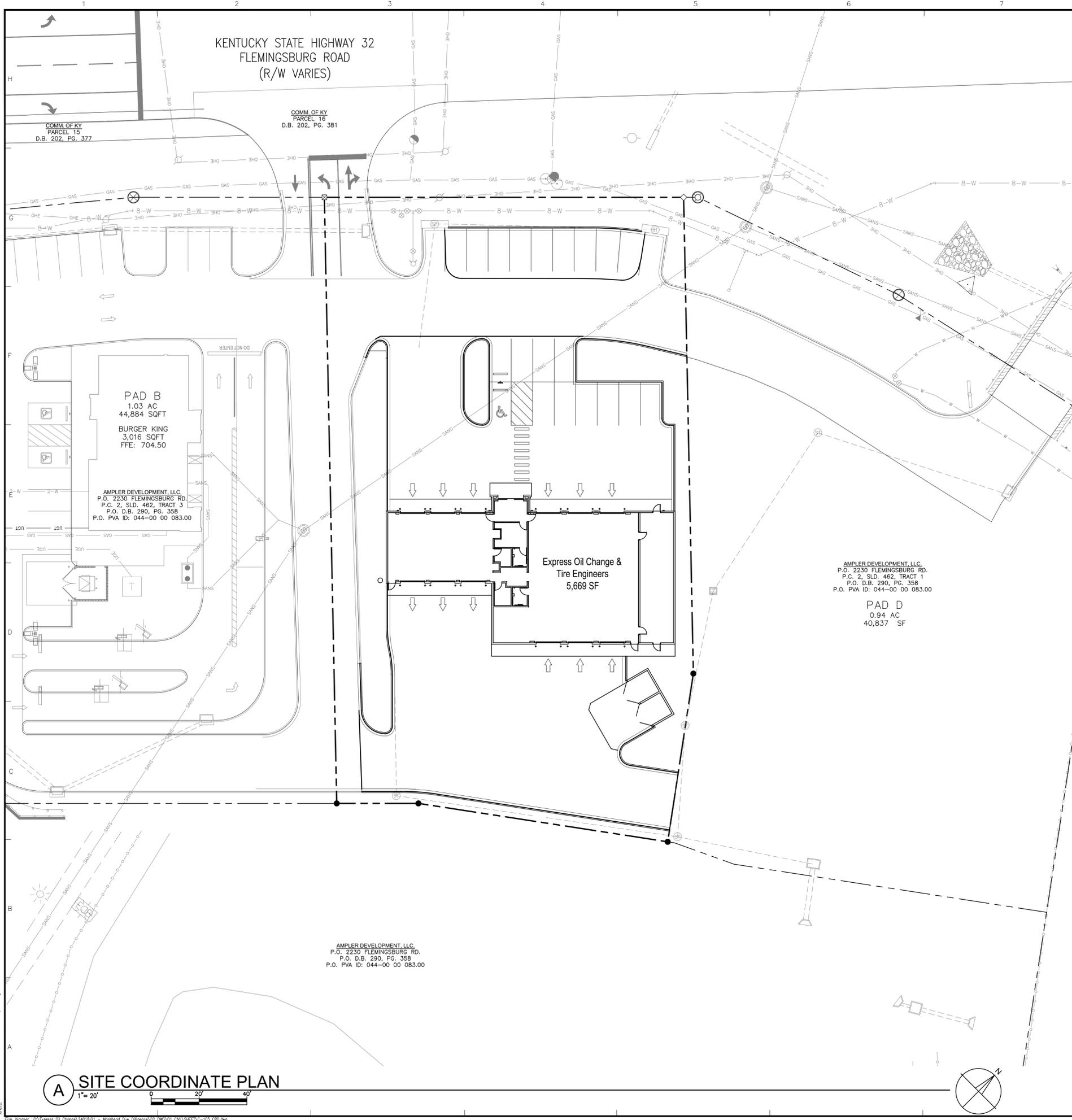
DWG. FILE: 2230 Flemingsburg_Tract 2 TOPG_REV1_9-11-24
 CRD FILE: burger-mp-morehead-1600.crd
 DRAWN BY: DER
 CHECKED BY: DER



STATE OF KENTUCKY
DUSTIN ROE
 4379
 LICENSED PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATION
 THE SURVEY DEPICTED BY THIS PLAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING DEPICTED ARE TRUE AND ACCURATE. THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT COMPLIES WITH 201 KAR 18:150.

Dustin Roe
 DUSTIN ROE KY PLS #4379 9-11-2024 DATE



GENERAL NOTES

A. CONTRACTOR TO FIELD VERIFY COORDINATES PRIOR TO LAYOUT FOR NEW CONSTRUCTION.

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

KEYED NOTES

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

SITE COORDINATE PLAN
EXPRESS OIL CHANGE & TIRE ENGINEERS
2230 FLEMINGSBURG ROAD (KY-32)
MOREHEAD, KENTUCKY

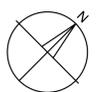
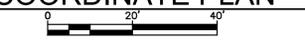
PERMIT DOCUMENTS

Issue Date:	October, 2024
Drawn By:	-
Checked By:	-
Revisions:	
Mark	Date

AHJ SEAL

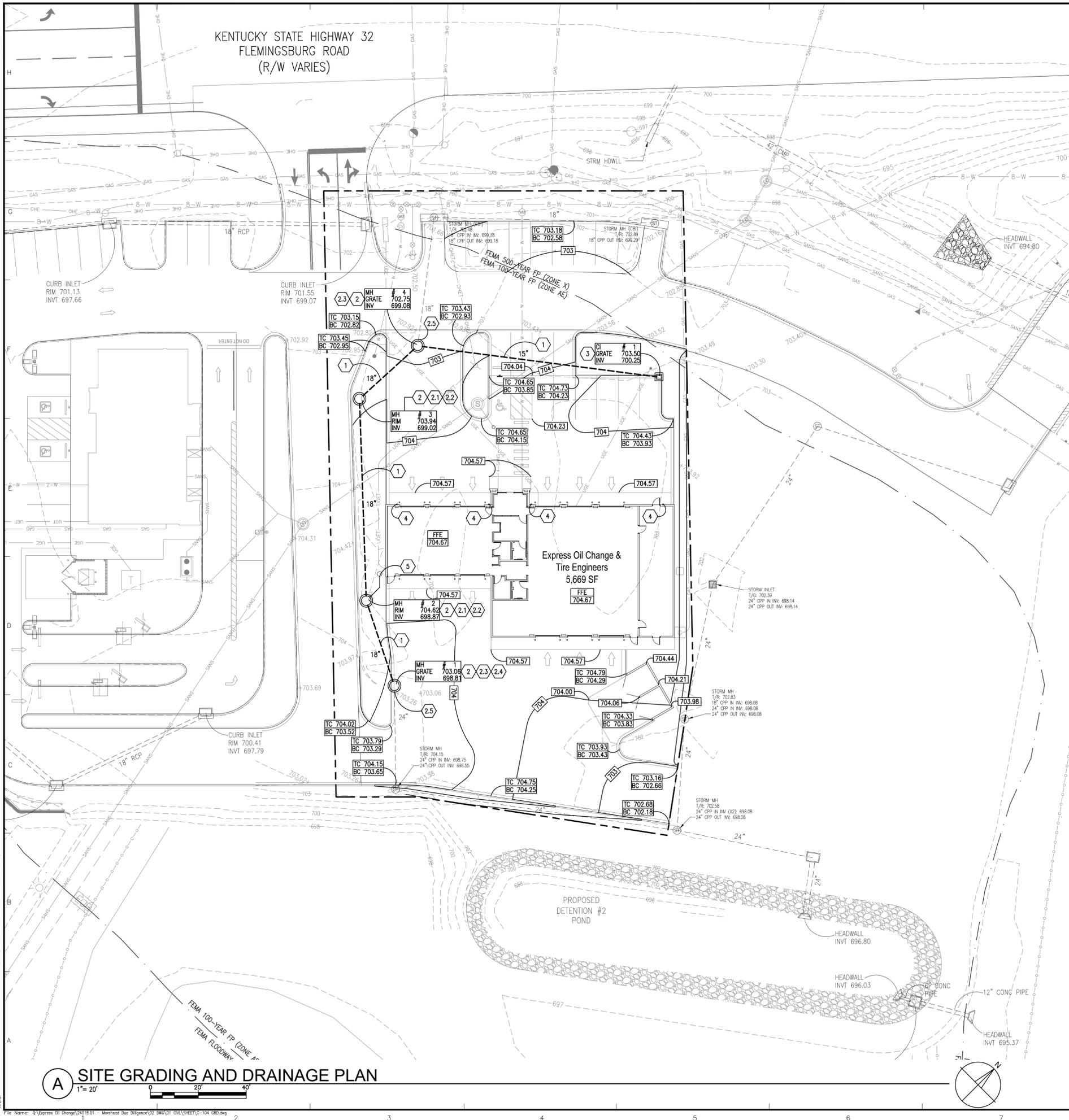
Project Number
24018.01
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C-103

A SITE COORDINATE PLAN
1" = 20'



Xrefs: 24018.01.dwg C-101 C-102 PD-Stamp & Sign

KENTUCKY STATE HIGHWAY 32
FLEMINGSBURG ROAD
(R/W VARIES)



- ### GENERAL NOTES
- 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 CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.D. FOR LOCATION OF EXISTING UTILITIES.
 - CONTRACTOR TO FIELD VERIFY DIMENSIONS AND INVERT ELEVATIONS OF DRAINAGE STRUCTURES PRIOR TO ANY DEMOLITION AND NEW CONSTRUCTION.
 - 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.
 - MAXIMUM CROSS-SLOPE OF WALK TO BE 1.8%.
 - MEET EXISTING GRADES OF ADJACENT FEATURES WITH A SMOOTH FLUSH CONNECTION.
 - STORM SEWER PIPE IS TO BE CONNECTED TO STRUCTURES WITH NON-SHRINK GROUT MEETING KYC SPECIFICATIONS.
 - CONTRACTOR SHALL ADHERE TO TERMS AND CONDITIONS OF K.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES.
 - UNPAVED AREAS DISTURBED DURING CONSTRUCTION ARE TO BE SODED. SPREAD A MINIMUM OF 4" GOOD, CLEAN, WEED FREE TOPSOIL PRIOR TO LAYING SOB.
 - CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL LAWNS AND PAVEMENT.
 - 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.
 - 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](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. KYTC STANDARD DRAWINGS ARE PART OF THESE PLANS AND ARE READILY AVAILABLE AT [HTTP://TRANSPORTATION.KY.GOV/HIGHWAY-DESIGN/PAGES/STANDARD-DRAWINGS.ASPX](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. CONTRACTOR TO PROOF-ROLL THE EXISTING SUB-GRADE WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. AREAS THAT PUMP, RUT OR WAVE ARE TO BE SCARIFIED 10" DEEP, MOISTURE CONDITIONED, RE-COMPACTED, AND PROOF-ROLLED AGAIN. AREAS THAT PUMP, RUT OR WAVE AFTER THE SECOND PROOF-ROLL ARE TO BE UNDERCUT AND REPLACED WITH ENGINEERED FILL UNTIL THE EXISTING SUB-GRADE PASSES PROOF-ROLL.
 - Q. ON-SITE AND OFF-SITE 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.
 - R. CONTRACTOR TO PROOF-ROLL THE PAVEMENT SUB-GRADE WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. AREAS THAT PUMP, RUT OR WAVE ARE TO BE SCARIFIED 10" DEEP, MOISTURE CONDITIONED, RE-COMPACTED, AND PROOF-ROLLED AGAIN. AREAS THAT PUMP, RUT OR WAVE AFTER THE SECOND PROOF-ROLL ARE TO BE UNDERCUT AND REPLACED WITH ENGINEERED FILL UNTIL THE PAVEMENT SUB-GRADE PASSES PROOF-ROLL.
 - S. ALL PAVEMENT SUB-GRADE MUST BE SLOPED TO DRAIN TOWARD DRAINAGE STRUCTURES AND PIPES.
 - T. COMPLETELY BACKFILL ALL SIDES OF ALL DRAINAGE STRUCTURES AND PIPES WITH COMPACTED CRUSHED STONE TO ALLOW WATER SEEPING UNDER THE PAVEMENT TO DRAIN OUT.
 - U. ALL UNDERGROUND UTILITIES AND DRAINS REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION ON AS-BUILT REQUIREMENTS.

- ### KEYED NOTES
- DUAL WALL HDPE STORM SEWER PIPE (ADS N-12, OR APPROVED EQUIVALENT) PER DETAIL D/C-111. SEE NOTE ON THIS PLAN FOR PIPE SIZE.
 - PRECAST CONCRETE SHALLOW MANHOLE (MH) PER KYC STD DWG RDM-001.
 - FABRICATE THIS MH WITH 6" OF GRADE RINGS SO TOP SLAB IS NOT EXPOSED.
 - THIS MH IS TO HAVE JR HOE MODEL MC-375 SOLID COVER WITH 'STORM SEWER' LETTERING, OR APPROVED EQUIVALENT.
 - THIS MH IS TO HAVE JR HOE MODEL MCB-375 BAR GRATE, OR APPROVED EQUIVALENT.
 - SET/ROTATE THIS MH TOP SLAB SUCH THAT GRATE IS WITHIN THE PAVEMENT.
 - CONNECT MH TO EXISTING STORM SEWER PIPE USING THE BELL OF A SHORT LENGTH OF NEW PIPE. NEW PIPE AND EX PIPE MUST HAVE THE SAME OUTSIDE DIAMETER. CONTRACTOR TO FIELD DETERMINE OUTSIDE DIAMETER PRIOR TO ORDERING MATERIALS.
 - PRECAST CONCRETE CURB INLET (CI) PER KYC STD DWG RDB-320.
 - DOWNSPOUTS ARE TO HAVE A PRE-FINISHED ELBOW AND SPLASH ONTO THE PAVEMENT. COORDINATE WITH BUILDING PLANS FOR EXACT DOWNSPOUT LOCATIONS.
 - EXTEND 2" DISCHARGE PIPE FROM BUILDING SUMP PUMP TO NEAREST DRAIN INLET WITH AT LEAST 18" COVER DEPTH. COORDINATE WITH BUILDING PLANS FOR EXACT LOCATION AND DETAILS OF PIT, SUMP PUMP, AND DISCHARGE PIPE.

PIPE CHART

PIPE NO	FROM STR	INVERT	TO STR	INVERT	PIPE LENGTH (ft)	PIPE DIA (in)	MAT'L	SLOPE (%)	DRAIN AREA (ft ²)	Qd, 25-YR (cfs)	Qc, CAPACITY (Qc cfs)	Qd/Qc (%)
D3.1 TO D3	D3.1	698.55	D3	698.08	115	24	HDPE	0.41	0	2.72	15.67	17
MH01 TO D3.1	MH01	698.81	D3.1	698.75	39	24	HDPE	0.15	5146	2.73	9.61	28
MH02 TO MH01	MH02	698.87	MH01	698.81	33	18	HDPE	0.18	0	2.13	4.85	44
MH03 TO MH02	MH03	699.02	MH02	698.87	80	18	HDPE	0.19	0	2.14	4.93	43
MH04 TO MH03	MH04	699.08	MH03	699.02	29	18	HDPE	0.21	5762	2.15	5.18	42
CI01 TO MH04	CI01	700.47	MH04	699.08	99	15	HDPE	1.40	4703	0.65	13.48	5
D3.3 TO MH04	D3.3	699.18	MH04	699.08	51	18	HDPE	0.20	3651	0.81	5.04	16
D3.4 TO D3.3	D3.4	699.29	D3.3	699.18	88	18	HDPE	0.13	3037	0.34	4.02	8

CMW
The Shape of Ideas

Architecture
Civil Engineering
Landscape Architecture

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PATRICK F. DEMING
20703
PROFESSIONAL ENGINEER
10-23-2024

SITE GRADING AND DRAINAGE PLAN

EXPRESS OIL CHANGE & TIRE ENGINEERS
2230 FLEMINGSBURG ROAD (KY-32)
MOREHEAD, KENTUCKY

PERMIT DOCUMENTS

Issue Date:	October, 2024
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Checked By:	-
Revisions:	10-8-2024
Mark	Date
AHJ SEAL	

Project Number
24018.01

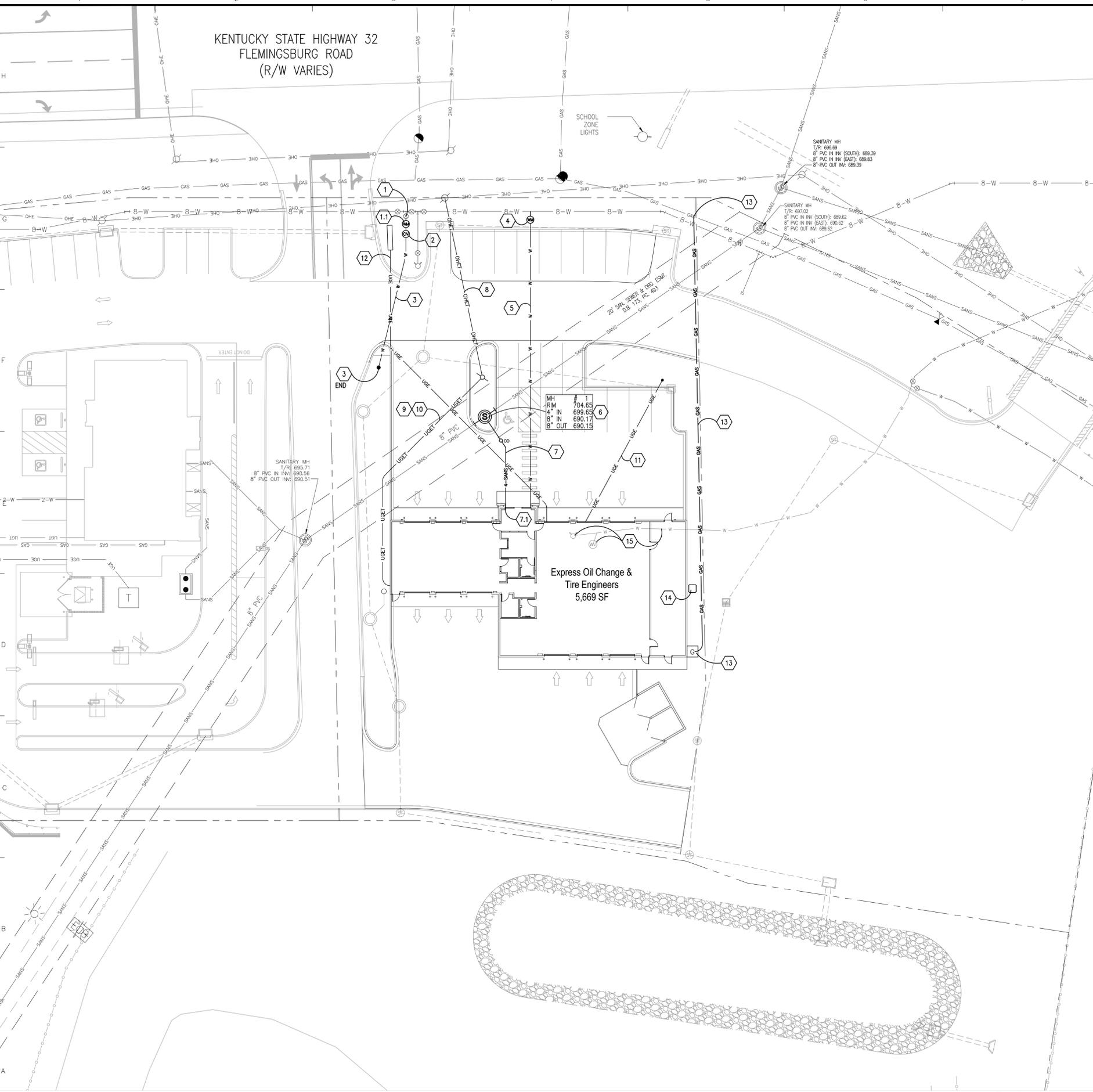
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C-104

A SITE GRADING AND DRAINAGE PLAN
1" = 20'

Xref: 30x249HT C-SY C-SP C-105 UTIL 2230 Flemingsburg_Trest 2_CDD Points PD-Sump & Sig

KENTUCKY STATE HIGHWAY 32
FLEMINGSBURG ROAD
(R/W VARIES)



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 THE UTILITY COMPANIES AND APPROPRIATE AGENCIES AT LEAST 72 HOURS BEFORE EXCAVATION FOR EXACT FIELD LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS. DIAL 811 TO CONTACT B.U.I.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. HDPE PIPE TO BE JOINED USING HEAT FUSION PER ASTM F2620.
- I. SEWER PIPE TO BE GASKETED BELL AND SPIGOT TYPE WITH GREEN DETECTABLE WARNING TAPE.
- J. REPAIR DISTURBED SIDEWALK AND PAVEMENT MATCHING PRE-EXISTING CONDITIONS.
- K. COORDINATE WITH BUILDING PLANS FOR EXACT SIZE AND LOCATION OF UTILITIES ENTERING THE BUILDING.
- L. MOREHEAD UTILITY PLANT BOARD (MUPB) CONSTRUCTION MANUAL IS PART OF THIS SITE UTILITIES PLAN AND IS READILY AVAILABLE AT [HTTPS://WWW.MUPB.COM/DOWNLOADS.HTML](https://www.mupb.com/downloads.html). CONTRACTOR TO KEEP A COPY OF THE MUPB MANUAL ON-SITE FOR REFERENCE.
- M. ALL UNDERGROUND UTILITIES AND DRAINS REQUIRE AS-BUILT SURVEY. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION ON AS-BUILT REQUIREMENTS.
- N. PRIOR TO ORDERING MATERIALS, CONTRACTOR SHOULD FIELD DETERMINE THE EXACT INVERT ELEVATION, MATERIAL, AND OUTSIDE DIAMETER OF EXISTING SANITARY SEWER AT THE POINT OF CONNECTION.
- O. CONNECTION TO THE EXISTING SANITARY SEWER SHOULD BE DONE WHEN SANITARY SEWER FLOW IS NEGLIGIBLE. CONTRACTOR TO FIELD DETERMINE THE BEST TIME TO PERFORM CONNECTION.
- P. CONTRACTOR IS TO HAVE A MOBILE PUMP OF ADEQUATE SIZE AVAILABLE FOR TEMPORARY SANITARY SEWER BYPASSING. WHEN NECESSARY, THE UPSTREAM SANITARY SEWER IS TO BE TEMPORARILY PLUGGED AND A MOBILE PUMP OF ADEQUATE SIZE IS TO TEMPORARILY BYPASS THE SANITARY SEWER FLOW DOWNSTREAM.
- Q. CONTRACTOR RESPONSIBLE FOR TESTING OF THE SANITARY SEWER PIPES AND MANHOLE IN ACCORDANCE WITH MUPB REQUIREMENTS.

KEYED NOTES

1. CONTRACTOR TO PROVIDE CONNECTION TO EXISTING GATE VALVE FOR IRRIGATION WATER SERVICE. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO COORDINATE WITH ROWAN WATER AND FIELD DETERMINE THE EXACT SIZE & MATERIALS NECESSARY FOR THE CONNECTION. COORDINATE WITH SITE LANDSCAPING PLAN FOR THE DELEGATED DESIGN REQUIREMENTS OF THE IRRIGATION SYSTEM.
 - 1.1. ROWAN WATER TO INSTALL A 1" METER. CONTRACTOR TO COORDINATE WITH ROWAN WATER, PAY FOR METER, PROVIDE THEM A COPY OF THE PLUMBING PERMIT, AND FILL OUT THE NECESSARY PAPERWORK. CONTRACTOR TO PROVIDE \$1500 ALLOWANCE IN THEIR BID FOR THE METER FEE.
2. CONTRACTOR TO PROVIDE CHECK VALVE (CV) ON IRRIGATION SERVICE LINE IMMEDIATELY UPSTREAM OF THE METER. CV TO BE 1" WATTS MODEL LF007 DOUBLE CHECK VALVE ASSEMBLY WITH SHUT OFF VALVES INSIDE A PIT WITH CAST IRON LID STATING 'WATER VALVE'. BED PIT ON COMPACTED CRUSHED STONE, DO NOT BED PIT ON WATERLINE.
3. CONTRACTOR TO PROVIDE 1" DR7 HDPE IRRIGATION SERVICE LINE WITH AT LEAST 36" COVER FROM THE METER TO THE LANDSCAPE ISLAND WEST OF THE BUILDING PER DETAIL D/C-111.1. CAP & MARK THE END FOR IRRIGATION CONTRACTORS USE. IRRIGATION SERVICE LINE SHOULD BE DIRECTIONAL DRILLED UNDER EXISTING PAVEMENT, OR APPROVED EQUIVALENT.
4. CONTRACTOR TO PROVIDE CONNECTION TO EXISTING WATER MAIN FOR DOMESTIC WATER SERVICE. PRIOR TO ORDERING MATERIALS, CONTRACTOR TO COORDINATE WITH ROWAN WATER AND FIELD DETERMINE THE EXACT SIZE & MATERIALS NECESSARY FOR THE CONNECTION.
 - 4.1. ROWAN WATER TO INSTALL A 1" METER. CONTRACTOR TO COORDINATE WITH ROWAN WATER, PAY FOR METER, PROVIDE THEM A COPY OF THE PLUMBING PERMIT, AND FILL OUT THE NECESSARY PAPERWORK. CONTRACTOR TO PROVIDE \$1500 ALLOWANCE IN THEIR BID FOR THE METER FEE.
5. CONTRACTOR TO PROVIDE 1" DR7 HDPE DOMESTIC WATER SERVICE LINE WITH AT LEAST 36" COVER FROM THE BUILDING TO THE WATER METER PER DETAIL D/C-111. WATER SERVICE LINE SHOULD BE DIRECTIONAL DRILLED UNDER EXISTING PAVEMENT, OR APPROVED EQUIVALENT. COORDINATE WITH BUILDING PLUMBING PLANS.
6. CONTRACTOR TO PROVIDE PRECAST CONCRETE DROP MANHOLE WITH WATER-TIGHT FRAME & LID PER DETAIL E/C-111. SAW CUT & REMOVE A PORTION OF THE EXISTING SANITARY SEWER PIPE, AND CONNECT NEW MANHOLE TO THE EXISTING SANITARY SEWER USING THE BELL OF A SHORT LENGTH OF NEW PIPE PER DETAIL F/C-111. SEWER CONNECTION MUST BE WITNESSED BY THE MOREHEAD UTILITY PLANT BOARD (MUPB), CONTRACTOR TO NOTIFY THE MUPB AT LEAST 48 HOURS PRIOR TO CONNECTION.
7. CONTRACTOR TO PROVIDE 4" SDR35 PVC SEWER SERVICE LINE FROM THE BUILDING TO THE MANHOLE WITH AT LEAST 30" COVER AND 1% MIN / 2% MAX SLOPE PER DETAIL D/C-111. PROVIDE DOUBLE SWEEP TEE CLEANOUT WITH TRAFFIC RATED FRAME AND COVER 2'-0" FROM THE EASEMENT LINE PER DETAIL B/C-111. COORDINATE WITH BUILDING PLUMBING PLANS.
 - 7.1. NO FLOOR DRAINS IN BUILDING. MOP SINK TIED TO OIL/WATER SEPARATOR WITHIN BUILDING. SEE BUILDING PLANS.
8. ELECTRIC AND COMMUNICATIONS COMPANIES TO PROVIDE OVERHEAD ELECTRIC PRIMARY LINES, POLES, GUY WIRES, POLE MOUNTED TRANSFORMER, AND BILL OWNER DIRECTLY. CONTRACTOR TO COORDINATE WITH FLEMING-MASON ENERGY PRIOR TO ORDERING MATERIALS.
9. CONTRACTOR TO PROVIDE 3" SCH40 PVC SECONDARY ELECTRIC CONDUIT FROM THE POLE MOUNTED TRANSFORMER TO THE BUILDING WITH AT LEAST 30" COVER, PULL STRINGS, 3/8" SCH80 PVC LONG SWEEPS, SCH80 PVC RISERS, METER BASE, DISCONNECT, AND GROUNDING MEETING ELECTRIC COMPANY STANDARDS AND NATIONAL ELECTRIC CODE PER DETAIL A/C-111. COORDINATE WITH BUILDING ELECTRICAL PLANS FOR MORE INFORMATION ON THE SECONDARY ELECTRIC CIRCUITS.
10. CONTRACTOR TO PROVIDE SCH40 PVC COMMUNICATION CONDUITS FROM THE POLE TO THE BUILDING WITH PULL STRINGS AND 3'-0" SCH80 ELBOWS & RISERS MEETING COMMUNICATION COMPANY STANDARDS. COMMUNICATION CONDUITS MUST HAVE AT LEAST 12" SEPARATION FROM ELECTRIC CONDUIT. COMMUNICATION COMPANIES TO INSTALL WIRES AND BILL OWNER DIRECTLY.
11. CONTRACTOR TO PROVIDE SCH40 PVC CONDUIT FROM 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 MEETING NATIONAL ELECTRIC CODE FOR FUTURE EV CHARGER. CAP AND MARK THE END FOR FUTURE CONNECTION. COORDINATE WITH BUILDING ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION OF CONDUIT AND CIRCUIT.
12. CONTRACTOR TO PROVIDE SCH40 PVC CONDUIT FROM BUILDING ELECTRIC PANEL FOR A FUTURE 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. CONDUIT SHOULD BE DIRECTIONAL DRILLED UNDER EXISTING PAVEMENT, OR APPROVED EQUIVALENT. 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 & CIRCUIT.
13. MOREHEAD UTILITY PLANT BOARD (MUPB) TO PROVIDE GAS LINE FROM THE TAP TO AND INCLUDING THE GAS METER. MUPB TO BILL OWNER DIRECTLY FOR THEIR WORK. CONTRACTOR TO COORDINATE WITH MUPB & BUILDING PLUMBING PLANS AND PROVIDE 1" GAS SERVICE LINE FROM METER INTO THE BUILDING. COORDINATE WITH SITE LAYOUT PLAN AND BUILDING ARCHITECTURAL PLANS FOR BOLLARD PROTECTION.
14. COORDINATE WITH BUILDING MECHANICAL PLANS FOR EXTERIOR MECHANICAL UNIT AND ASSOCIATED CONCRETE PAD.
15. COORDINATE WITH SITE DEMOLITION PLAN C-101 AND FIELD VERIFY EXISTING WATERLINES, METER AND HYDRANT HAVE BEEN COMPLETELY REMOVED FROM THE BUILDING FOOTPRINT.

LEGEND

- OHET — OVERHEAD ELECTRIC & TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGET — UNDERGROUND ELECTRIC & TELEPHONE
- UGT — UNDERGROUND TELEPHONE
- GAS — UNDERGROUND GAS
- 8-W — 8" PUBLIC WATERLINE
- W — WATERLINE
- SANS — PUBLIC SANITARY SEWER LINE
- 4-SANS — 4" SANITARY SERVICE LINE
- ⊙ — WATER METER
- ⊕ — CHECK VALVE
- ⊙ — FIRE HYDRANT
- ⊙ — SANITARY SEWER MANHOLE
- ⊙ — CLEANOUT (CO)
- ⊙ — POWER POLE (PP)
- ⊙ — OUTDOOR LIGHT FIXTURE.

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STATE OF KENTUCKY
PATRICK F.S. DEMING
20703
PROFESSIONAL ENGINEER

10-23-2024

SITE UTILITIES PLAN
EXPRESS OIL CHANGE & TIRE ENGINEERS
2230 FLEMINGSBURG ROAD (KY-32)
MOREHEAD, KENTUCKY

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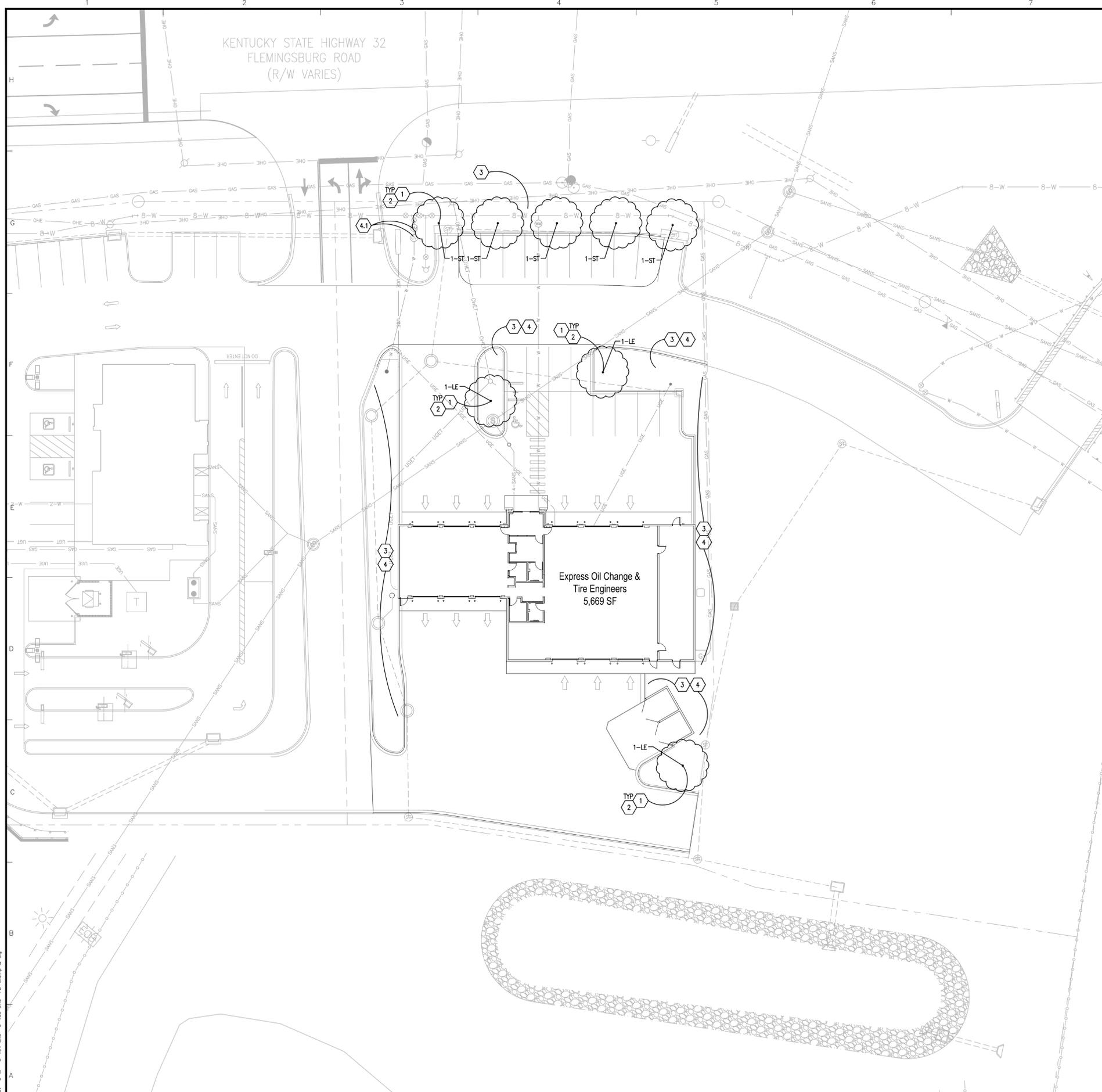
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C-105

A SITE UTILITIES PLAN
1" = 20'

Xref: 3/10/24/SHIT C-2V C-3P C-104 CDB PD-Stamp & Sig



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 260.1. PLANTS MUST BE HEALTHY, WELL BRANCHED, AND FREE OF DISEASE AND INSECT INFESTATION.
- E. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL OVER ALL AREAS DISTURBED AND NOT PAVED.

KEYED NOTES

- 1. PLANT ALL DECIDUOUS TREES PER DETAIL B, THIS SHEET.
- 2. PLACE A MINIMUM OF 18" GOOD, CLEAN, WEED FREE TOPSOIL IN ALL TREE PLANTING BEDS.
- 3. SPREAD A MINIMUM OF 4" OF CLEAN WEED-FREE TOPSOIL AND SOD ALL AREAS DISTURBED AND NOT NOTED TO BE PAVED OR TO BE IN A PLANTING BED.
- 4. LAWN AREAS AROUND THE BUILDING TO BE IRRIGATED WITH A FULLY AUTOMATED 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.
- 4.1. COORDINATE WITH SITE UTILITIES PLAN FOR 1" IRRIGATION METER AND BACKFLOW PREVENTER.

PLANT SCHEDULE						
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	HGHT.	CAL.	REMARKS
3	LE	ULMUS PARVIFOLIA	LACEBARK ELM	-	2.5"	B&B
5	ST	QUERCUS ACUTISSIMA	SAWTOOTH OAK	-	2.5"	B&B

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

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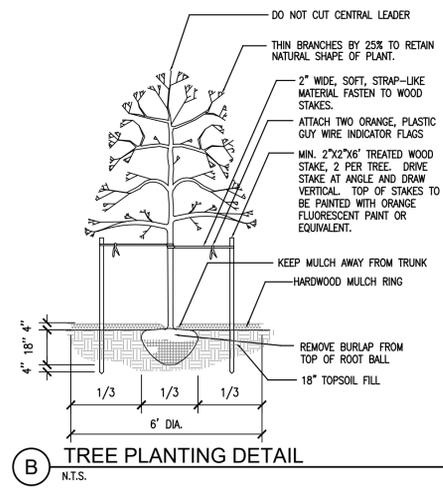
10-23-2024

SITE LANDSCAPING PLAN
EXPRESS OIL CHANGE & TIRE ENGINEERS
2230 FLEMINGSBURG ROAD (KY-32)
MOREHEAD, KENTUCKY

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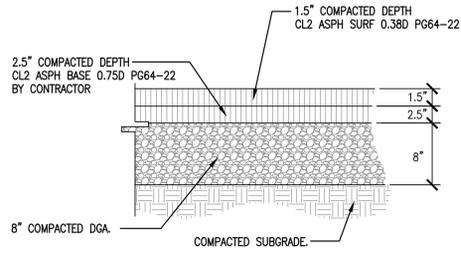
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C-106



A SITE LANDSCAPING PLAN
1" = 20'

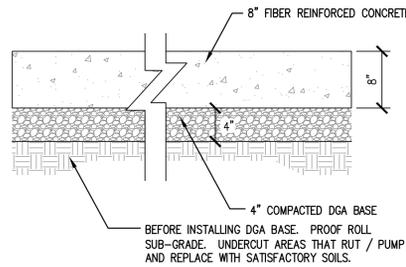
Xrefs: 30/24/2017 C-SV C-SP C-104 GRD C-105 UTIL P-Stamp & Sig

NOTE:
 1. CONTRACTOR TO PROOFROLL PARKING LOT SUBGRADE IN THE PRESENCE OF A GEOTECHNICAL ENGINEER PRIOR TO ANY FILL OR GRANULAR BACKFILL PLACEMENT. SUB-GRADE THAT RUTS/PUMPS DEEPER THAN 1/2" MUST TO BE UNDER-CUT, REPLACED, AND PROOF-ROLLED AGAIN.



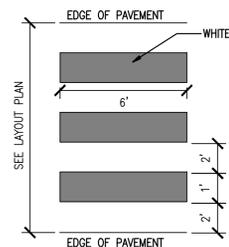
A BITUMINOUS PAVEMENT
 N.T.S.

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.



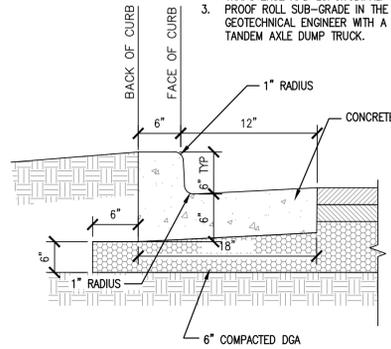
F HEAVY DUTY CONCRETE PAVEMENT
 N.T.S.

NOTES:
 1. INSTALLATION OF PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY APPLYING WHITE PREFORMED THERMOPLASTIC MARKING MATERIAL SELECTED FROM THE KENTUCKY TRANSPORTATION CABINET MATERIALS APPROVED LIST.
 2. PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.



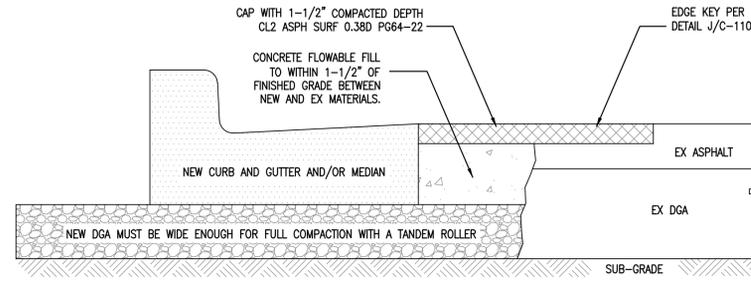
K CROSSWALK
 N.T.S.

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.

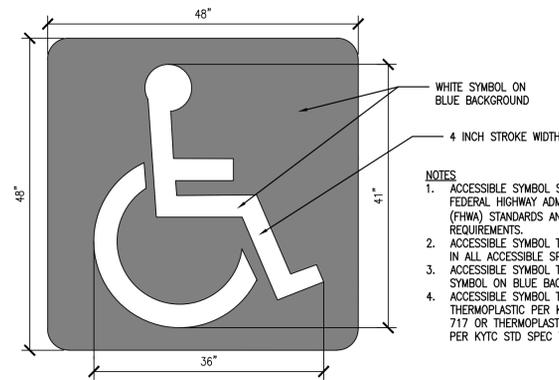


B CONCRETE CURB AND GUTTER
 N.T.S.

NOTES:
 - SUBSTITUTE CONCRETE FLOWABLE FILL FOR ASPHALT BASE WHERE SPACE WILL NOT ALLOW FOR FULL COMPACTION WITH A TANDEM ROLLER.
 - FLOWABLE FILL TO MEET THE REQUIREMENTS OF SECTION 601 OF THE KENTUCKY TRANSPORTATION CABINET (KYTC) STANDARD SPECIFICATIONS.

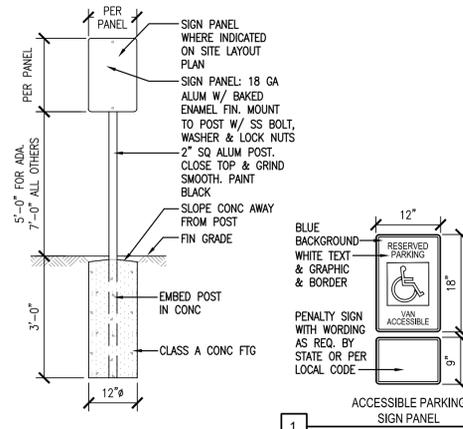


C FLOWABLE FILL
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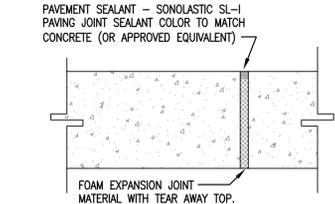


NOTES:
 1. ACCESSIBLE SYMBOL SHALL MEET FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND CITY REQUIREMENTS.
 2. ACCESSIBLE SYMBOL TO BE INSTALLED IN ALL ACCESSIBLE SPACES.
 3. ACCESSIBLE SYMBOL TO BE WHITE SYMBOL ON BLUE BACKGROUND.
 4. ACCESSIBLE SYMBOL TO BE PREFORMED THERMOPLASTIC PER KYTC STD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

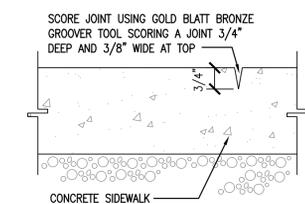
G THERMOPLASTIC ACCESSIBLE PARKING SYMBOL
 N.T.S.



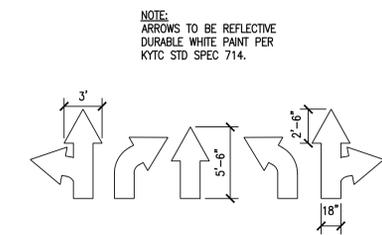
H SITE SIGNAGE
 N.T.S.



D EXPANSION JOINT
 N.T.S.

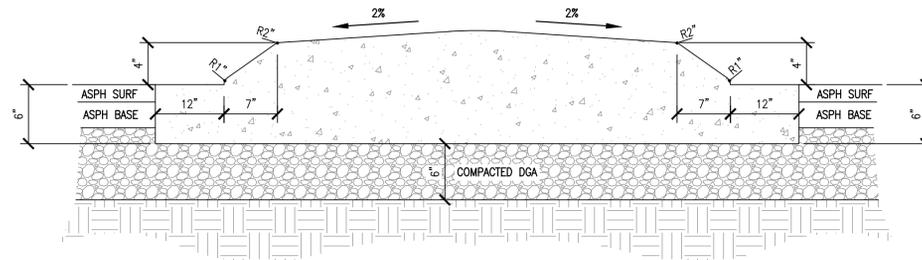


E CONTROL JOINT
 N.T.S.

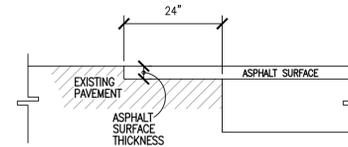


J TRAFFIC ARROWS
 N.T.S.

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.



L CONCRETE ISLAND CURB, GUTTER AND MEDIAN
 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 HELLS 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.

M BITUMINOUS ASPHALT EDGE KEY
 N.T.S.

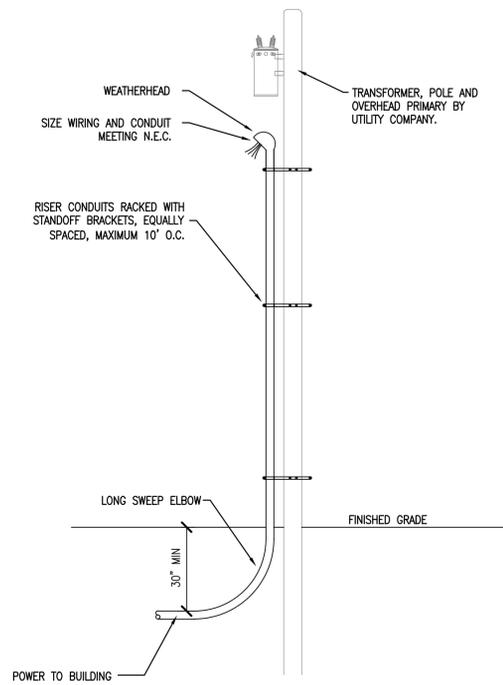
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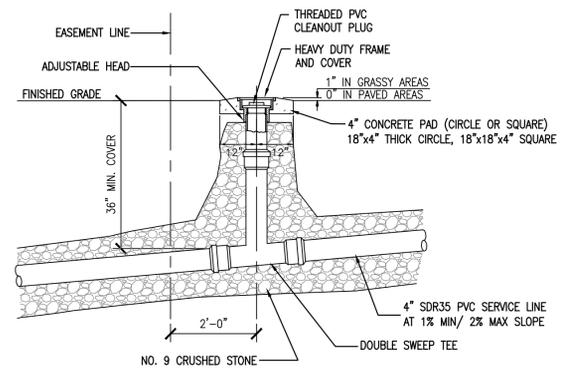
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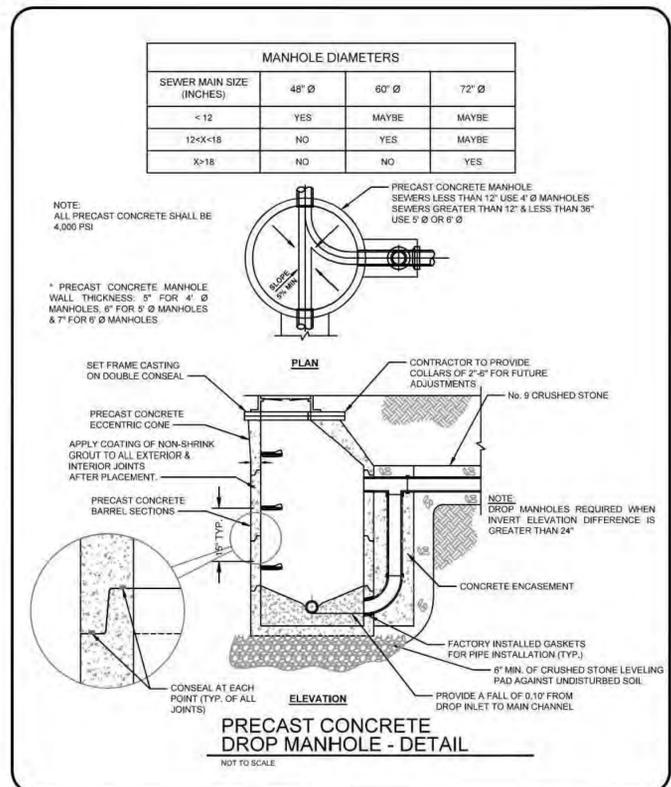
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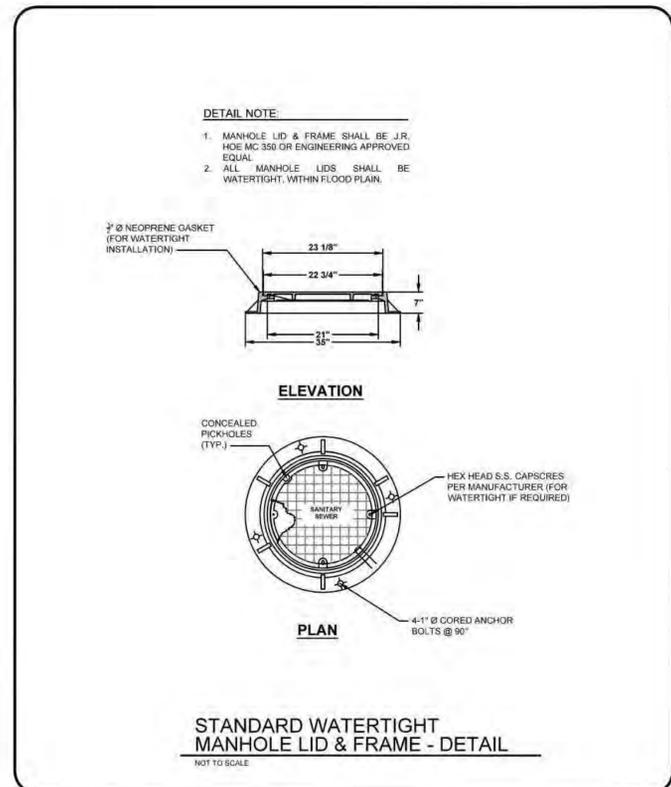
A POLE MOUNTED ELECTRICAL SERVICE
N.T.S.



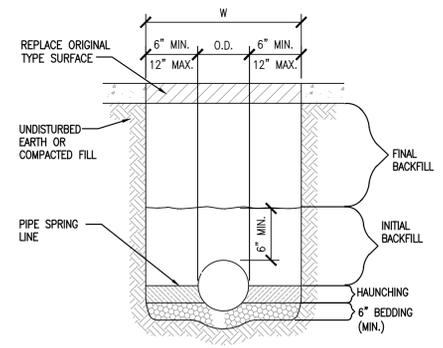
B SANITARY SEWER CLEANOUT
N.T.S.



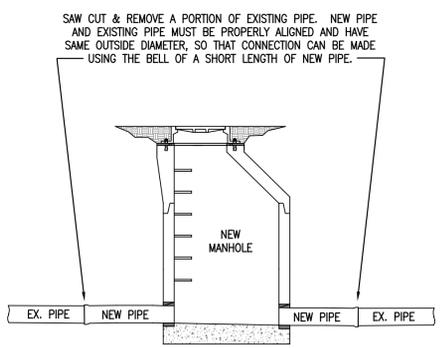
E DROP MANHOLE AND WATER-TIGHT LID
N.T.S.



F STANDARD WATERTIGHT MANHOLE LID & FRAME - DETAIL
N.T.S.



D TRENCHING AND BEDDING
N.T.S.



F SANITARY SEWER CONNECTION
N.T.S.

- GENERAL NOTE:**
MATERIALS AND METHODS ARE TO MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.
- PAVEMENT REPAIR NOTES:**
- REPLACE ASPHALT, CONCRETE, CURB, AND STONE BASE WITH SAME TYPE & DEPTH AS EXISTING.
 - ASPHALT, CONCRETE, & STONE BASE MATERIALS AND METHODS ARE TO MEET THE REQUIREMENTS OF THE KENTUCKY TRANSPORTATION CABINET SPECIFICATIONS, LATEST EDITION.
 - COMPLETELY BACKFILL TRENCHES WITH COMPACTED CRUSHED STONE AS CONSTRUCTED IN ORDER TO MAINTAIN TRAFFIC.
- LANDSCAPE REPAIR NOTES:**
- REPLACE GRASS, TOPSOIL, TREES, AND LANDSCAPING WITH SAME TYPE & DEPTH AS EXISTING.
 - SPREAD AT LEAST 4" OF TOPSOIL IN DISTURBED LANDSCAPE AREAS, THEN SEED AND MULCH.
 - IMMEDIATELY STABILIZE DISTURBED AREAS AS CONSTRUCTED.
- TRENCHING AND BEDDING NOTES:**
- BEDDING SHALL BE NO. 9 CRUSHED STONE WORKED BY HAND AND COMPACTED.
 - HAUNCHING SHALL BE NO. 9 CRUSHED STONE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND COMPACTED.
 - INITIAL BACKFILL SHALL BE NO. 9 CRUSHED STONE WORKED BY HAND AND COMPACTED.
 - FINAL BACKFILL IN PAVED AREAS SHALL BE NO. 9 COMPACTED CRUSHED STONE.
 - FINAL BACKFILL IN LANDSCAPE AREAS CAN BE SELECT SOIL COMPACTED TO 95% STANDARD PROCTOR WITH NO ROCK GREATER THAN 3/4 INCH.
 - MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS AND ORGANICS.
 - TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL CODES.

SITE DETAILS
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