

SITE CONSTRUCTION PLANS

J&R FAMILY LIMITED PARTNERSHIP

PROPERTY AT 737 NATIONAL AVENUE

LEXINGTON, FAYETTE COUNTY, KENTUCKY

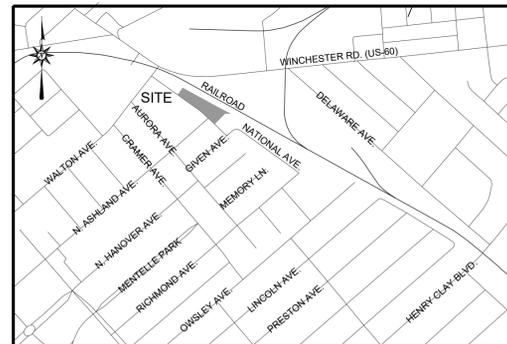
May 12, 2025

OWNER/DEVELOPER

J&R FAMILY LIMITED
PARTNERSHIP
250 WALTON AVE., STE 150
LEXINGTON, KY, 40502



Water Resources, Civil Engineering, Geotechnical, Land Surveying
Materials Testing, and Construction Inspection Consultants
128 E. Reynolds Road Suite 150, Lexington, KY 40517
Ph.(859) 233-3150
www.visionengr.com



VICINITY MAP
NTS

CAUTION:

THE SIZES, TYPES, AND RELATIVE POSITIONS OF GAS, WATER, TELEPHONE, AND ELECTRIC UTILITIES SHOWN ON THESE DRAWINGS WERE FURNISHED BY THE RESPECTIVE UTILITY COMPANIES AND WERE NOT VERIFIED BY THE ENGINEER. THE CONTRACTOR MUST VERIFY ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THE DRAWINGS:
CALL 1-800-752-6007 48 HOURS BEFORE YOU DIG

INDEX OF DRAWINGS

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



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

CERTIFICATION

OWNER'S CERTIFICATION

I DO (WE DO) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROJECT.

Kan Wobler
DATE: 10-23-23

Chris
DATE: October 23, 2023

WALKER PROPERTIES OF CENTRAL KY LLC
WALKER PROPERTIES OF CENTRAL KY LLC

PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON:

October 12, 2023

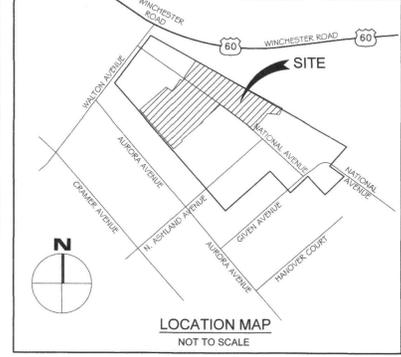
Jim L. Wurst
DATE: 11/22/2023
SECRETARY

GENERAL NOTES

- This plan may be amended with the approval of the Urban County Planning Commission.
- Access shall be limited to the points indicated on this plan.
- Entrance details are subject to the approval of the Urban County Traffic Engineer.
- Site drainage will be collected and conveyed into the existing storm water system or any additional facilities will meet with article 21 requirements. Stormwater Management, sanitary sewers and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals.
- No grading, stripping, excavation, filling, or other disturbance of the natural ground cover per Chapter 16 Code of Ordinances shall take place prior to approval of an erosion control plan.
- All areas that have been disturbed by grading shall have temporary vegetative cover provided. Such cover will consist of annual grasses or small grains. Slopes exceeding 4:1 will have additional protection of adequate mulching or sodding in order to prevent erosion.
- Landscaping shall conform to Article 18 of the Zoning Ordinance Resolution, and 5-10 of the land subdivision regulations and the Tree Protection Ordinance.
- This plan shall not be used as a basis for sale of this property. Any sale of land shall be based upon a recorded subdivision plat.
- Existing contours shown have been obtained from CRP and Associates, Inc.
- Site & Boundary information shown has been obtained from CRP and Associates.
- Traffic calming measures will be reviewed by the LFUCG Traffic Department entering the development from North Ashland.
- A 6" high solid fence will be required to reduce the landscape buffer from 15 feet to 5 feet for B-4 zoned property abutting a R-1D or R-2 Residential zone.
- The LFUCG will provide service for up to 8 Herbaceous and accompanying trees. If other property (309 or 333) regularly exceeds that capacity then dumpster service will need to be provided.
- The location of fire hydrants, fire department connections, or fire service features as required, shall be approved by the Division of Fire-Water Control Office.
- All utility easements are within the right-of-way unless otherwise shown.
- Construction Entrance location will be from Walton Avenue to National Avenue.
- Contractor shall call B.U.D. 1-800-752-6007 to locate on site buried utility locations.
- Summation of Final Record Plat Information is as follows:

- 701 National Ave. Plat Cabinet K, Slide 433
- 715 National Ave. Plat Cabinet E, Slide 518
- 723, 725 & 737 National Ave. Plat Cabinet E, Slide 518
- 725 National Ave. Plat Cabinet F, Slide 236
- 802 National Ave. Plat Cabinet M, Slide 830 (Shown as Parcels 1 & 2)
- 302, 306 & 308 North Ashland Ave. Plat Cabinet J, Slide 81 (Shown as Tracts 1 & 2)
- 333 North Ashland Ave. Plat Cabinet F, Slide 419 (Shown as Lot 1 & 2, Tract 2)
- 720, 722, 724, 726, 728, 730, 732, 734, 736 & 740 National Ave. Plat of Record in Deed Book 1137, Page 292

- Prior to Traffic Engineering signoff for a building permit for the proposed building on 737 National Ave, the following improvements shall be completed (or bonded) by the developer and approved by the appropriate LFUCG Departments:
 - Existing pedestrian crossings were last verified in 2020 as being ADA compliant by the LFUCG Senior Center director and was previously approved by LFUCG Traffic Engineering.
 - Other proposed pedestrian crossings on National Ave. are to be completed by the spring of 2024 with the approval of the LFUCG Traffic Engineering Department and be ADA compliant.
 - Striping of the proposed parallel parking stalls shall be completed as needed each spring and be approved by LFUCG Traffic Engineering.
 - Existing small Street Tree Plantings are located along North Ashland Ave. within the R-2 W Utility strip on the Art Garden Side. Plantings as noted on this Development Plan were installed in 2010. Other proposed plantings as shown on this Development Plan will be planted in the Spring of 2024.
 - Implementation of the Art Garden was completed in 2010.
 - "Congested Area, 15 MPH" signage will be installed by the Spring of 2024 near the intersection of National Ave. and North Ashland Ave. Placement of signage to be approved by LFUCG Traffic Engineering.
 - For 701 National Ave. the following improvements are to be completed and approved by the LFUCG Traffic Engineering:
 - Delimitate pedestrian access to Winchester Road either by striping and/or signage outside of the CSX railroad R.O.W. to be completed in the spring of 2024.
 - The existing pedestrian cross walk located at the National Ave. and Walton Ave. intersection was completed in 2020.
 - Prior to simultaneous with the issuance of occupancy permits of uses first allowed at 30% (50,000 S.F.) of the Adaptive Reuse Project the following improvements are to be completed and approved by the appropriate LFUCG Departments:
 - Installation of street amenities to be coordinated with the Traffic Engineering Department and to be completed by the spring of 2024.
 - Repair of sidewalks with ADA compliance was coordinated with Code Enforcement and was completed in 2018.
 - Proposed signage will be allowed per Article 17.
 - Ownership of and leasing terms regarding the Parcel recorded as DB 2072 PG 688 and addressed 82, 84, 248 and 250 Walton Ave. shall always benefit from regardless of ownership the right of access and use of dumpster facilities located as shown on the adjacent Parcel recorded as DB 1810 PG 223 and addressed as 720 717 National Ave. and furthermore described as Parcels C and D as shown recorded in Plat Cabinet I, Slide 483. A Declaration of Restrictive Covenants Access and Use Agreement has been recorded as DB 3077 PG 289.
 - No building permits shall be issued unless and until a final development plan is approved by the planning commission.
 - A Minor Consolidation and Public Access Easement Plat for 737 National Avenue and 701 National Avenue has been recorded with the Fayette County Clerk in Cabinet_R_slide_245
 - All required public improvements and amenities per the previously approved adaptive reuse requirements shall be completed at the time a Zoning Compliance Permit is issued for 737 National Avenue.



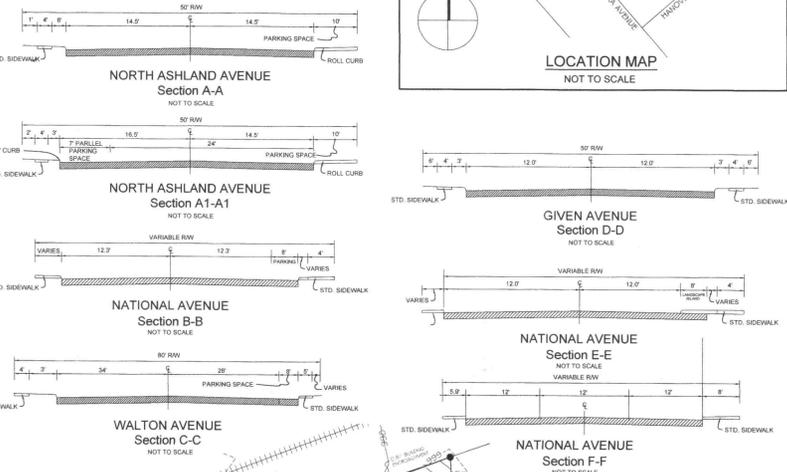
PURPOSE OF AMENDMENT:

MODIFYING NATIONAL AVENUE TO IMPROVE TRAFFIC CIRCULATION WITH AN UPDATE ON SITE STATISTICS. LOSS OF 10 EXISTING PARKING SPACES TO ACCOMMODATE OUTDOOR SEATING AREAS FOR 819 NATIONAL AVE.

TREE PRESERVATION PLAN:

SITE AREA: 9.88 ACRES
REQUIRED CANOPY COVERAGE (10%): .988 ACRE
LESS TREE CANOPY TO BE SAVED/PROTECTED: 0.83 ACRES
TOTAL TREE CANOPY TO BE PROVIDED: 0.16 ACRES
TOTAL NO. OF LG. TREES TO BE PROVIDED: (0, 16 X 43,560 / 750); 9 LARGE TREES*

*Fulfills the requirements (750 sq. ft./large tree) The required landscape plan will verify this canopy coverage can be met. Medium or small trees can be substituted Medium or small trees can be used at the canopy coverage at the rate allowed in Article 26-5 (e) (2).



LEGEND:

- DELINEATES SUBJECT PROPERTY LINE
- DELINEATES ADJACENT PROPERTY LINE
- EXISTING SANITARY SEWER MAINLINE & LINE
- EXISTING TREE (AVG. CALIPER 1 1/2" UP TO 36" CALIPER) SPECIES IS MIXTURE OF OAK, MAPLE, LOCUST AND TULIP TREES. ALL EXISTING TREES SHOWN ARE TO BE PRESERVED.
- EXISTING INTERIM CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING PARKING SPACE COUNT
- EXISTING TRAFFIC FLOW ARROWS
- EXISTING HANDICAP PARKING
- EXISTING DUMPSTER LOCATION
- PROPOSED DUMPSTER LOCATION
- PROPOSED TREE PLANTINGS
- PROPOSED PARKING SPACE COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED HANDICAP PARKING
- BUILDING NUMBER
- ZONING
- PROPOSED LAYOUT
- EXISTING STRUCTURES

ADDRESS	USE	BUILD AREA (SF)	* PARKING REQUIREMENTS	BLDG. HT.	LANDSCAPE REQUIREMENTS
302 N ASHLAND AVE. OFFICE	3,900	3,900 X 1 SP/400 SF = 7	30 FT.	1,209 (VUA) X 5% = 60 SF	
306 N ASHLAND AVE. RETAIL STORAGE	3,800	3,800 X 1 SP/400 SF = 10			
308 N ASHLAND AVE. RETAIL	2,200	2,200 X 1 SP/400 SF = 6			
316 N ASHLAND AVE. RETAIL	2,500	2,500 X 1 SP/400 SF = 7		8,608 (VUA) X 5% = 430 SF	
318 N ASHLAND AVE. RETAIL	2,800	2,800 X 1 SP/400 SF = 7			
320 N ASHLAND AVE. RETAIL	2,700	2,700 X 1 SP/400 SF = 7	24 FT.		
324 N ASHLAND AVE. RETAIL	2,900	2,900 X 1 SP/400 SF = 8			
328 N ASHLAND AVE. RETAIL	4,624	4,624 X 1 SP/400 SF = 12			
332 N ASHLAND AVE. OFFICE	514	514 X 1 SP/200 SF = 3			
332 N ASHLAND AVE. SUITE 110	3,900	3,900 X 1 SP/400 SF = 10			
SUITE 120	1,150	1,150 X 1 SP/400 SF = 3			
325 GYMN. AVE. RETAIL	1,995	1,995 X 1 SP/400 SF = 2			
309 N ASHLAND AVE. SUITE 110	3,612	3,612 X 1 SP/400 SF = 9			
SUITE 120	1,900	1,900 X 1 SP/400 SF = 5			
SUITE 130	900	900 X 1 SP/400 SF = 3			
SUITE 140	900	900 X 1 SP/400 SF = 3	24 FT.	8,100 (VUA) X 5% = 405 S.F.	
SUITE 160	2,000	2,000 X 1 SP/400 SF = 5			
SUITE 180	750	750 X 1 SP/400 SF = 2			
SUITE 190	1,250	1,250 X 1 SP/400 SF = 4			
SUITE 150	1,450	1,450 X 1 SP/400 SF = 4			
333 N ASHLAND AVE. RETAIL OFFICE	3,850	5,850 X 1 SP/400 SF = 15	27 FT.	7,064 (VUA) X 5% = 353 SF	
250 WALTON AVE. SUITE 110	1,950	1,950 X 1 SP/200 SF = 10			
250 WALTON AVE. SUITE 110	2,000	2,000 X 1 SP/400 SF = 5			
SUITE 120 ADAPTIVE REUSE	3,420	3,420 X 1 SP/400 SF = 9			
SUITE 130	2,687	2,687 X 1 SP/400 SF = 7	27 FT.	19,009 (VUA) X 5% = 950 SF	
SUITE 140	3,152	3,152 X 1 SP/200 SF = 16			
SUITE 150	1,248	1,248 X 1 SP/200 SF = 7			
SUITE 160	3,600	3,600 X 1 SP/400 SF = 9			
710 NATIONAL AVE. RETAIL RESTAURANT	1,578	1,578 X 1 SP/600 SF = 3	16 FT.	N/A	
902 NATIONAL AVE. OFFICE	3,816	3,816 X 1 SP/200 SF = 19		N/A	
264 WALTON AVE. LOT	N/A	N/A	N/A	12,648 (VUA) X 5% = 632 SF	
264 WALTON AVE. ADAPTIVE REUSE	1,878	1,878 X 1 SP/600 SF = 3	27 FT.	N/A	
3,816	3,816 X 1 SP/200 SF = 19				

* BUILDINGS 707, 714, 716, 718, 719 & 721 NATIONAL AVE. ARE NOT A PART OF THIS ADAPTIVE REUSE DEVELOPMENT.

TOTAL EXISTING & PROPOSED BUILDING AREA = 203,665 S.F. ±

TOTAL PARKING PROVIDED = 406 (INC. 16 HC)

TOTAL LANDSCAPE AREA PROVIDED = 7,083 SF ±

TOTAL PARKING FOR 902 NATIONAL AVE: 31

TOTAL PARKING FOR 715 NATIONAL AVE: 10

TOTAL ACREAGE: 9.88 ACRES

LINEAR ROAD FRONTAGE:

NATIONAL AVENUE: 1,260 FT
NORTH ASHLAND AVENUE: 382 FT
WALTON AVENUE: 246 FT

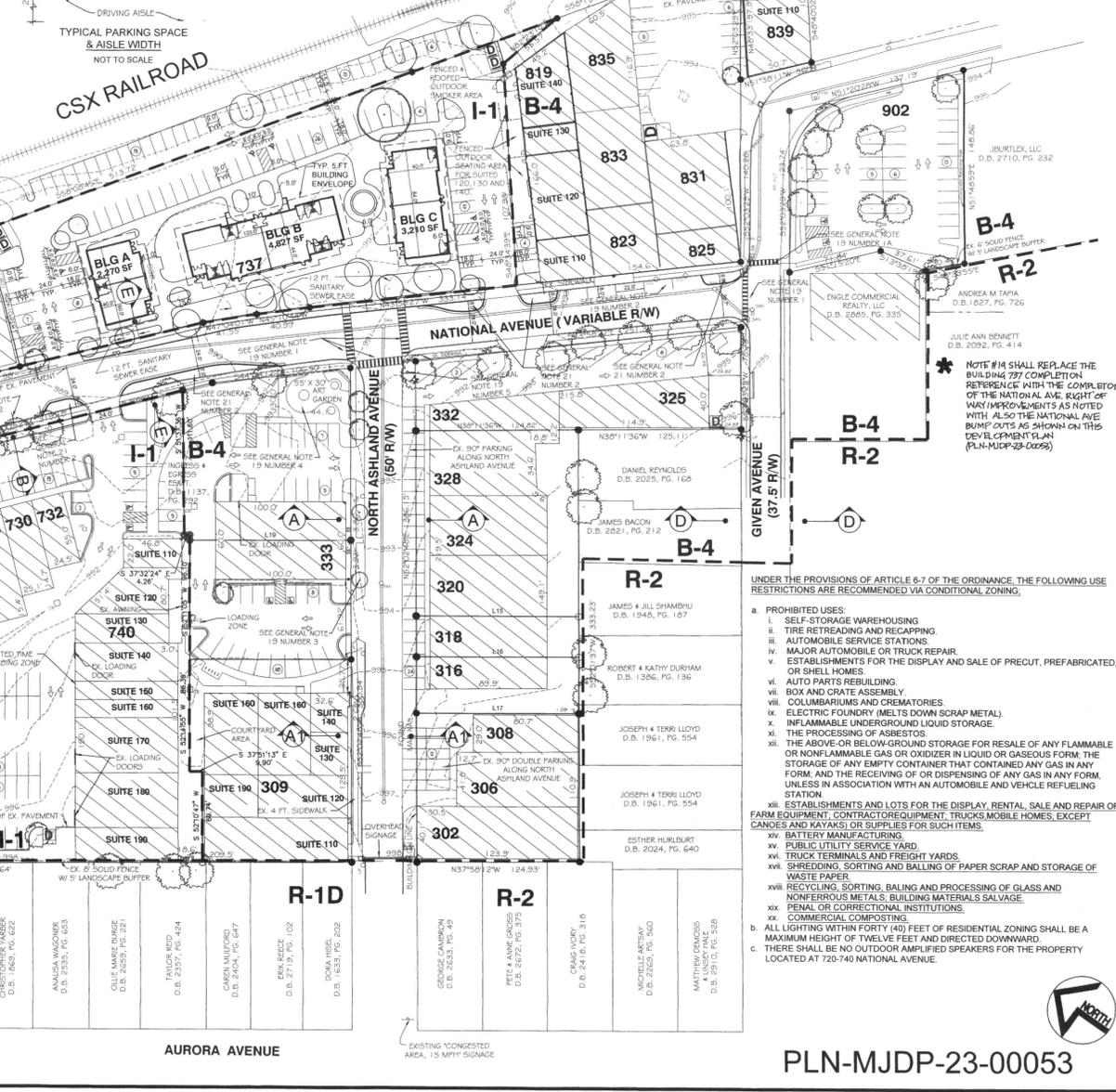
PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE

TREE INVENTORY FOR 737 NATIONAL AVE.:

SITE AREA: 1.69 ACRES
REQUIRED CANOPY COVERAGE (10%): .169 ACRE
LESS TREE CANOPY TO BE SAVED/PROTECTED: 0.00 ACRES
TOTAL TREE CANOPY TO BE PROVIDED: 0.169 ACRES
TOTAL NO. OF LG. TREES TO BE PROVIDED: (0, 169 X 43,560 / 750); 10 LARGE TREES*

*Fulfills the requirements (750 sq. ft./large tree) The required landscape plan will verify this canopy coverage can be met. Medium or small trees can be substituted Medium or small trees can be used at the canopy coverage at the rate allowed in Article 26-5 (e) (2).

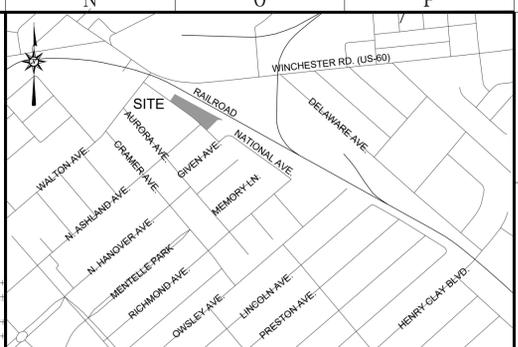
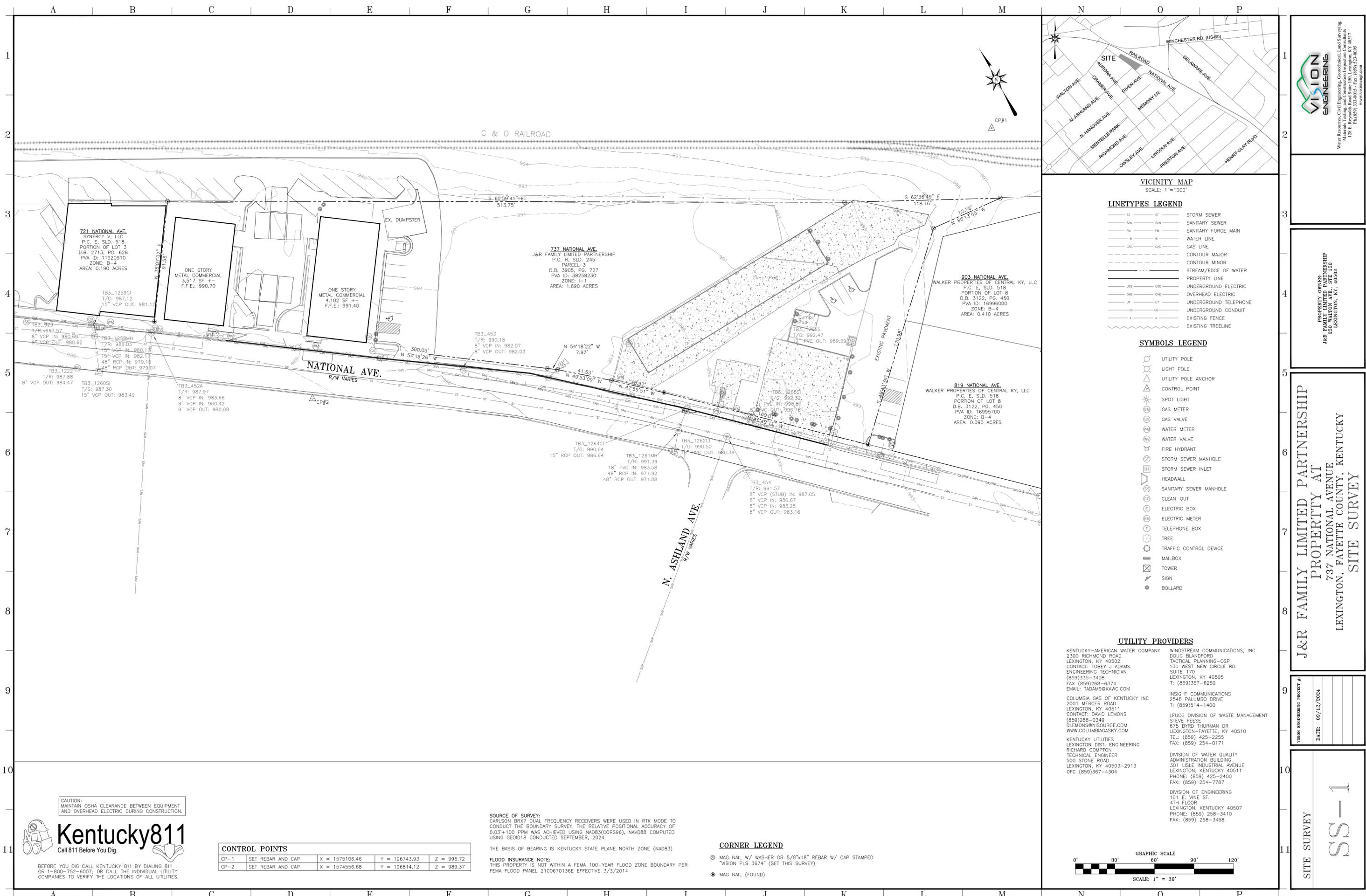


PLN-MJDP-23-00053

AMENDED FINAL DEVELOPMENT PLAN FOR NATIONAL AVE. IMPROVEMENTS

MORNINGSID

(IN FEET)
1 inch = 60 ft.



- VICINITY MAP**
SCALE: 1"=1000'
- LINETYPES LEGEND**
- ST ST STORM SEWER
 - SAN SAN SANITARY SEWER
 - FM FM SANITARY FORCE MAIN
 - W W WATER LINE
 - GAS GAS GAS LINE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - STREAM/EDGE OF WATER
 - PROPERTY LINE
 - UIC UIC UNDERGROUND ELECTRIC
 - OHE OHE OVERHEAD ELECTRIC
 - UT UT UNDERGROUND TELEPHONE
 - UG UG UNDERGROUND CONDUIT
 - X X EXISTING FENCE
 - Wavy line EXISTING TREELINE

- SYMBOLS LEGEND**
- UTILITY POLE
 - LIGHT POLE
 - UTILITY POLE ANCHOR
 - △ CONTROL POINT
 - ★ SPOT LIGHT
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ STORM SEWER MANHOLE
 - ⊕ STORM SEWER INLET
 - ⊕ HEADWALL
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ CLEAN-OUT
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE BOX
 - TREE
 - ⊕ TRAFFIC CONTROL DEVICE
 - ⊕ MAILBOX
 - ⊕ TOWER
 - ⊕ SIGN
 - BOLLARD

- UTILITY PROVIDERS**
- KENTUCKY-AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
CONTACT: TOBEY J ADAMS
ENGINEERING TECHNICIAN
(859)335-3408
FAX (859)268-6374
EMAIL: TADAMS@KAWC.COM
- WINDSTREAM COMMUNICATIONS, INC.
DOUG BLANDFORD
TACTICAL PLANNING-OSP
130 WEST NEW CIRCLE RD.
SUITE 170
LEXINGTON, KY 40505
T: (859)357-6250
- COLUMBIA GAS OF KENTUCKY INC
2001 MERCER ROAD
LEXINGTON, KY 40511
CONTACT: DAVID LEMONS
(859)288-0249
DLEMONS@NCSOURCE.COM
WWW.COLUMBIAGASKY.COM
- INSIGHT COMMUNICATIONS
2548 PALUMBO DRIVE
LEXINGTON, KY 40511
T: (859)514-1400
- LFUCG DIVISION OF WASTE MANAGEMENT
STEVE FEES
675 BYRD THURMAN DR
LEXINGTON-FAYETTE, KY 40510
TEL: (859) 425-2255
FAX: (859) 254-0171
- DIVISION OF WATER QUALITY
ADMINISTRATION BUILDING
301 USLE INDUSTRIAL AVENUE
LEXINGTON, KENTUCKY 40511
PHONE: (859) 425-2400
FAX: (859) 254-7787
- DIVISION OF ENGINEERING
101 E. VINE ST.
4TH FLOOR
LEXINGTON, KENTUCKY 40507
PHONE: (859) 258-3410
FAX: (859) 258-3458



PROPERTY OWNER:
J&R FAMILY LIMITED PARTNERSHIP
250 WALTON AVE., STE 150
LEXINGTON, KY, 40502

**J&R FAMILY LIMITED PARTNERSHIP
PROPERTY AT
737 NATIONAL AVENUE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SITE SURVEY**

VISION ENGINEERING PROJECT #	
DATE:	09/12/2024

SITE SURVEY
SS-1

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

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

CONTROL POINTS

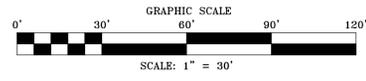
CP-1	SET REBAR AND CAP	X = 1575106.46	Y = 196743.93	Z = 996.72
CP-2	SET REBAR AND CAP	X = 1574556.68	Y = 196814.12	Z = 989.37

SOURCE OF SURVEY:
CARLSON BRX7 DUAL FREQUENCY RECEIVERS WERE USED IN RTK MODE TO
CONDUCT THE BOUNDARY SURVEY. THE RELATIVE POSITIONAL ACCURACY OF
0.03+100 PPM WAS ACHIEVED USING NAD83(CORS96), NAVD88 COMPUTED
USING GEOID18 CONDUCTED SEPTEMBER, 2024.

THE BASIS OF BEARING IS KENTUCKY STATE PLANE NORTH ZONE (NAD83)

FLOOD INSURANCE NOTE:
THIS PROPERTY IS NOT WITHIN A FEMA 100-YEAR FLOOD ZONE BOUNDARY PER
FEMA FLOOD PANEL 2100670136E EFFECTIVE 3/3/2014

- CORNER LEGEND**
- ⊕ MAG NAIL W/ WASHER OR 5/8"x18" REBAR W/ CAP STAMPED
"VISION PLS 3674" (SET THIS SURVEY)
 - MAG NAIL (FOUND)



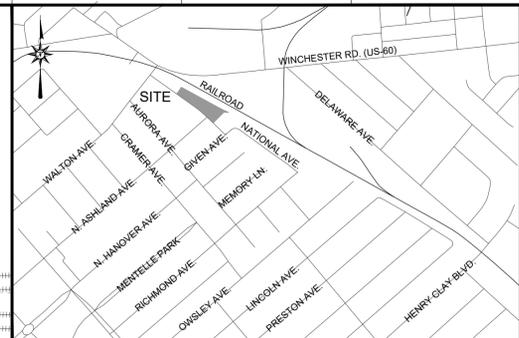
SITE DEMOLITION KEY

THE UTILITIES ARE SHOWN ON THE DRAWINGS AS ACCURATELY AS THEY HAVE BEEN PROVIDED TO THE DESIGN PROFESSIONAL. THEIR LOCATIONS ARE NOT GUARANTEED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO HAVE ALL UTILITIES FIELD LOCATED, PRIOR TO STARTING CONSTRUCTION. THE UTILITIES SHOWN REPRESENT OBSERVABLE FEATURES ALONG WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES, AND IS THEREFORE NOT WARRANTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD VERIFY ALL UTILITY LOCATIONS, SIZES, TYPE ETC. NEEDED TO COMPLETE THE WORK OF THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IF A PROBLEM COULD EXIST. IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE UTILITY COMPANIES AND DOES NOT NOTIFY THE DESIGN PROFESSIONAL OF POTENTIAL PROBLEMS HE DOES SO AT HIS OWN RISK.

JOB SAFETY NOTES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF VISION ENGINEERING. NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF VISION ENGINEERING EMPLOYEES OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGES AND WARRANTS THAT VISION ENGINEERING IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.



VICINITY MAP
SCALE: 1"=1000'

SITE CLEARING AND GRUBBING

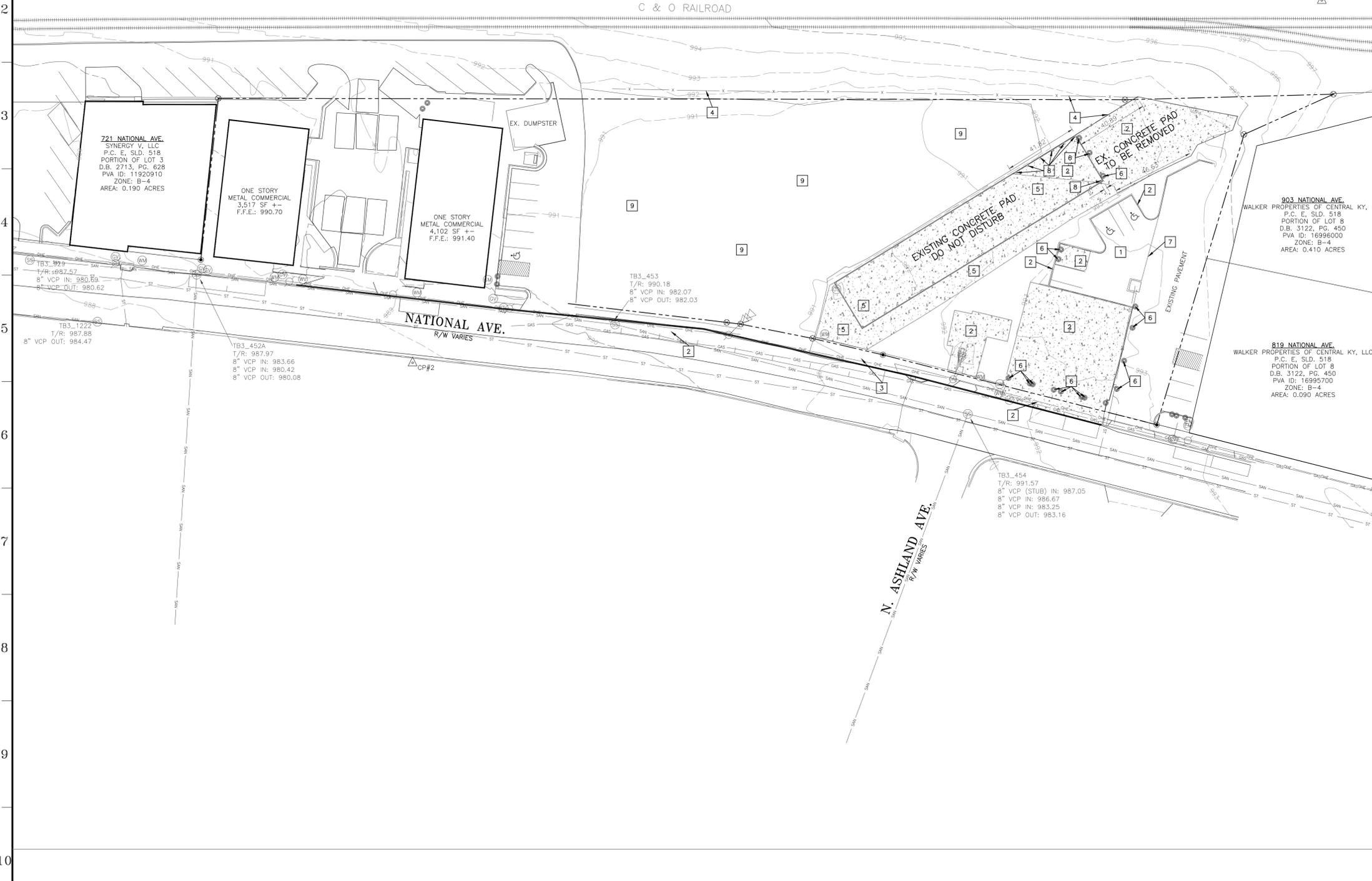
- CLEAR AND GRUB THE SITE AS NOTED ON THE DEMOLITION PLAN.
- VEGETATION SHALL BE REMOVED FROM SITE UP TO THE PROPERTY LINE, AS REQUIRED. ALL VEGETATION MAY OR MAY NOT BE SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE VEGETATION AS REQUIRED TO ACHIEVE THE INTENT OF THE CONTRACT DOCUMENTS.
- REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSING OF STUMPS AND ROOTS.
- STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL (MINIMUM 6").
- STOCKPILE ALL SOIL, INCLUDING TOPSOIL, IN AREAS AS DIRECTED BY THE OWNER. GRADE AND SLAB STORAGE PILES TO PROVIDE FREE DRAINAGE OF SURFACE WATER. IF SOIL CANNOT BE STOCKPILED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE SOIL FROM THE SITE.
- REMOVE EXISTING IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

DEMOLITION NOTES

- PRIOR TO DEMOLITION WORK THE CONTRACTOR SHALL READ AND COMPLY WITH ALL NOTES SHOWN ON THE SOIL EROSION & SEDIMENT CONTROL PLAN INCLUDED WITH THIS SET OF CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AS THEY RELATE TO THE REQUIREMENTS OF DEMOLITION WORK AND NEW WORK SHOWN ON THESE DRAWINGS.
- CONTRACTORS SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND QUANTITIES OF EXISTING MATERIALS PRIOR TO PROCEEDING WITH WORK AND CONTACT THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- ALL EXISTING INFRASTRUCTURE WHICH IS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION.
- CONTRACTORS SHALL REFER TO ALL DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH THE ENTIRE SCOPE OF WORK TO THE EXTENT THAT THEIR WORK AFFECTS OR IS AFFECTED BY OTHER CONTRACTOR'S WORK.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY, AND THE CONTRACTOR IS SPECIFICALLY CAUTIONED TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL KENTUCKY UNDERGROUND (811) FOR UTILITY LOCATION VERIFICATION. CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER WHICH MAINTAINS A LINE IN THE VICINITY OF THE PROJECT AT LEAST 72 HOURS PRIOR TO BEGINNING DEMOLITION. ANY UTILITIES TO BE REMOVED AND/OR RELOCATED SHOULD BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER PRIOR TO ACCEPTING BIDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION WITH, AND OBTAINING ALL NECESSARY CLEARANCES FROM ALL UTILITY OWNERS. THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR INCONVENIENCE CAUSED BY ANY UTILITY ADJUSTMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, WHETHER SHOWN OR NOT SHOWN ON THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED, THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE BID.
- PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL SUBMIT A PROPOSED WORK SCHEDULE TO THE OWNER FOR APPROVAL. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE WORK SCHEDULE AS DIRECTED BY THE OWNER. NO ADDITIONAL COMPENSATION WILL BE DUE TO THE CONTRACTOR BECAUSE OF REQUIRED CHANGES TO THE WORK SCHEDULE. THOSE ADJUSTMENTS IN THE CONTRACTOR'S OPERATIONS WILL BE CONSIDERED INCIDENTAL TO OTHER ITEMS OF WORK IN THE CONTRACT.
- CONTRACTOR SHALL COORDINATE AND MAINTAIN ALL TRAFFIC FLOW DURING CONSTRUCTION, AS PART OF THE BID.
- IF REQUIRED, WATER LINES SHALL BE CAPPED, SEWER LINES SHALL BE REMOVED OR GROUT PLUGGED, AS DIRECTED BY THE ENGINEER.
- UNLESS OTHERWISE NOTED, ALL SALVAGEABLE MATERIALS SHALL BE OFFERED TO THE OWNER. IF REJECTED BY THE OWNER, THE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED COMPLETELY FROM SITE.
- ALL WASTE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. NO DISPOSAL ON SITE SHALL BE PERMITTED.
- CONTRACTOR SHALL ARRANGE FOR DEMOLITION AND UTILITY REMOVAL / RELOCATION. ALL UTILITIES DEMOLISHED / REMOVED SHALL BE CUT OFF AT THE SOURCE. CONTRACTOR IS ADVISED TO CONTACT UTILITY OWNERS AS EARLY AS POSSIBLE TO ALLOW EXPEDITIOUS SCHEDULING.
- TREES AND STUMPS SHOWN ARE AS PROVIDED BY THE SURVEY AND MAY NOT BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH TREES AND STUMPS TO BE REMOVED FOR NEW CONSTRUCTION. ADDITIONAL TREE AND/OR STUMP REMOVAL NOT SHOWN ON THE DEMOLITION PLAN SHALL BE INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL PAID TO THE CONTRACTOR.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER PRIOR TO THE REMOVAL OF ANY ADDITIONAL TREES NOT SHOWN FOR REMOVAL ON THE DEMOLITION PLAN.
- ASPHALT, CONCRETE AND/OR GRAVEL AREAS MAY OR MAY NOT BE SHOWN IN THEIR ENTIRETY. WHETHER SHOWN OR NOT SHOWN, ALL MATERIALS SHALL BE REMOVED TO COMPLETE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE QUANTITIES FOR REMOVAL.

DEMOLITION NOTES

- DEMOLISH ASPHALT PAVEMENT.
- DEMOLISH CONCRETE SIDEWALKS, PADS, CURB & GUTTER.
- DEMOLISH CONCRETE ENTRANCE
- REMOVE FENCE.
- PROTECT EXISTING CONCRETE.
- REMOVE EXISTING BOLLARDS
- SAW EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE POST
- REMOVE EXISTING GRAVEL LOT



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

CORNER LEGEND

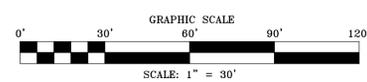
- MAG NAIL W/ WASHER OR 5/8"x18" REBAR W/ CAP STAMPED "VISION PLS 3674" (SET THIS SURVEY)
- MAG NAIL (FOUND)

CONTROL POINTS

CP#	SET REBAR AND CAP	X	Y	Z
CP-1	SET REBAR AND CAP	X = 1575106.46	Y = 196743.93	Z = 996.72
CP-2	SET REBAR AND CAP	X = 1574556.68	Y = 196814.12	Z = 989.37

Kentucky811
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VISION ENGINEERING
 Vision Resources, Civil Engineering, Geotechnical, Land Surveying, Materials Testing, and Construction Inspection Consultants
 128 E. Reynolds Road Suite 150, Lexington, KY 40517
 Ph: (609) 339-2222 Fax: (609) 332-4095
 www.visioneng.com

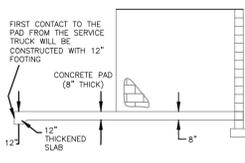
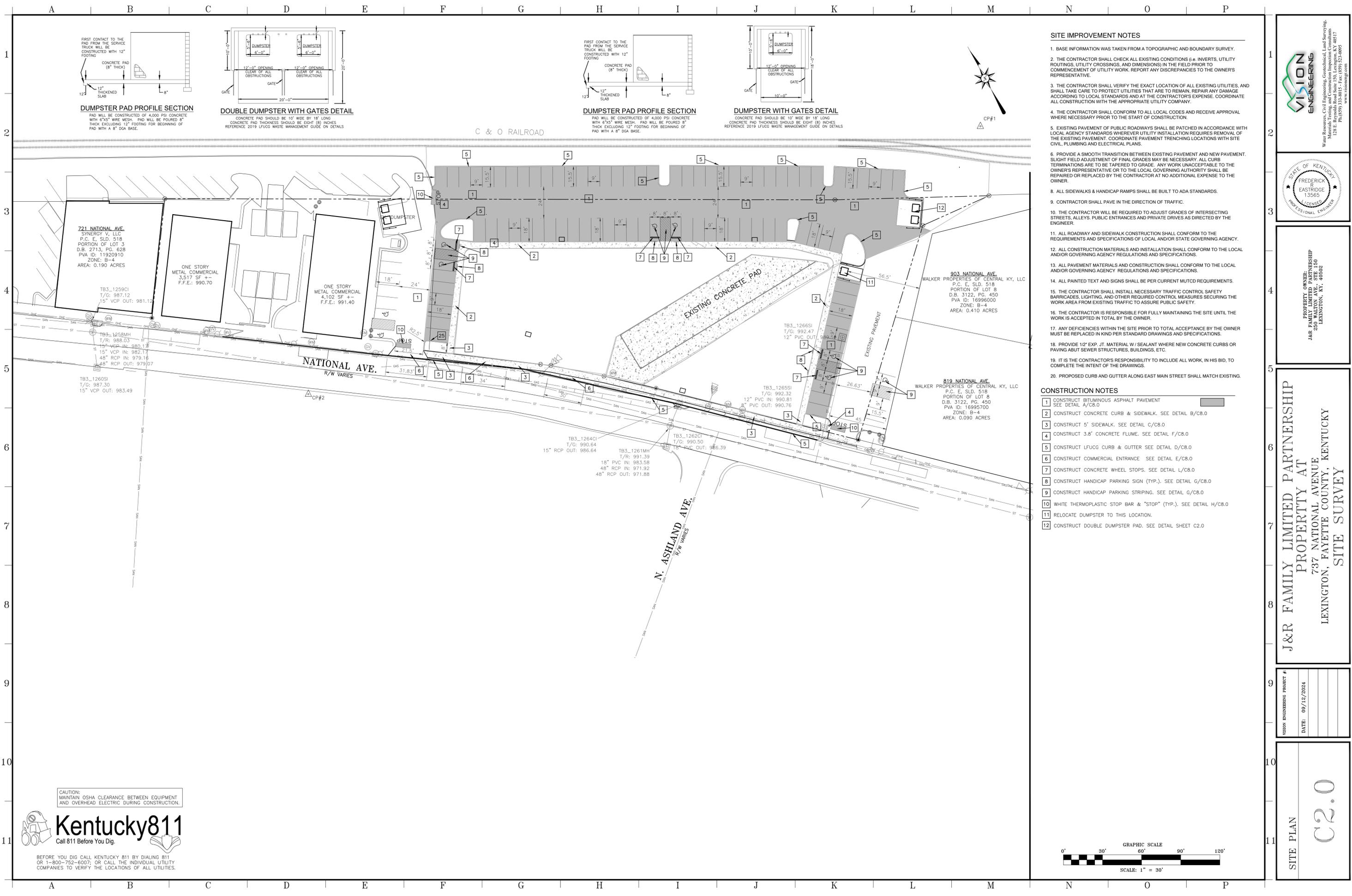
STATE OF KENTUCKY
 FREDERICK EASTRIDGE
 133665
 PROFESSIONAL ENGINEER

PROPERTY OWNER: J&R FAMILY PARTNERSHIP
 737 NATIONAL AVENUE, STE. 150
 LEXINGTON, KY. 40502

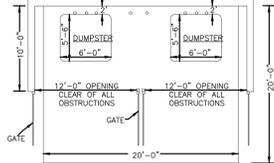
J&R FAMILY LIMITED PARTNERSHIP
 PROPERTY AT
 737 NATIONAL AVENUE, KENTUCKY
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 SITE SURVEY

VISION ENGINEERING PROJECT #
 DATE: 07/12/2024

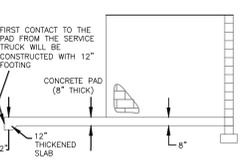
DEMOLITION PLAN
C1.0



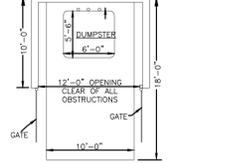
DUMPSTER PAD PROFILE SECTION
PAD WILL BE CONSTRUCTED OF 4,000 PSI CONCRETE WITH #2'S WIRE MESH. PAD WILL BE POURED 8" THICK EXCLUDING 12" FOOTING FOR BEGINNING OF PAD WITH A 8" DGA BASE.



DOUBLE DUMPSTER WITH GATES DETAIL
CONCRETE PAD SHOULD BE 10' WIDE BY 18' LONG. CONCRETE PAD THICKNESS SHOULD BE EIGHT (8) INCHES. REFERENCE 2019 LFUGG WASTE MANAGEMENT GUIDE ON DETAILS.



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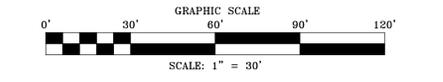
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SITE IMPROVEMENT NOTES

1. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC AND BOUNDARY SURVEY.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, AND SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY PRIOR TO THE START OF CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. ALL CURB TERMINATIONS ARE TO BE TAPERED TO GRADE. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. ALL SIDEWALKS & HANDICAP RAMPS SHALL BE BUILT TO ADA STANDARDS.
9. CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
10. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
11. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL AND/OR STATE GOVERNING AGENCY.
12. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
13. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
14. ALL PAINTED TEXT AND SIGNS SHALL BE PER CURRENT MUTCD REQUIREMENTS.
15. THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES SECURING THE WORK AREA FROM EXISTING TRAFFIC TO ASSURE PUBLIC SAFETY.
16. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
17. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS AND SPECIFICATIONS.
18. PROVIDE 1/2" EXP. JT. MATERIAL W/ SEALANT WHERE NEW CONCRETE CURBS OR PAVING ABUT SEWER STRUCTURES, BUILDINGS, ETC.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL WORK, IN HIS BID, TO COMPLETE THE INTENT OF THE DRAWINGS.
20. PROPOSED CURB AND GUTTER ALONG EAST MAIN STREET SHALL MATCH EXISTING.

CONSTRUCTION NOTES

1. CONSTRUCT BITUMINOUS ASPHALT PAVEMENT SEE DETAIL A/C8.0
2. CONSTRUCT CONCRETE CURB & SIDEWALK. SEE DETAIL B/C8.0
3. CONSTRUCT 5' SIDEWALK. SEE DETAIL C/C8.0
4. CONSTRUCT 3.8" CONCRETE FLUME. SEE DETAIL F/C8.0
5. CONSTRUCT LFUGG CURB & GUTTER SEE DETAIL D/C8.0
6. CONSTRUCT COMMERCIAL ENTRANCE SEE DETAIL E/C8.0
7. CONSTRUCT CONCRETE WHEEL STOPS. SEE DETAIL L/C8.0
8. CONSTRUCT HANDICAP PARKING SIGN (TYP.). SEE DETAIL G/C8.0
9. CONSTRUCT HANDICAP PARKING STRIPING. SEE DETAIL G/C8.0
10. WHITE THERMOPLASTIC STOP BAR & "STOP" (TYP.). SEE DETAIL H/C8.0
11. RELOCATE DUMPSTER TO THIS LOCATION.
12. CONSTRUCT DOUBLE DUMPSTER PAD. SEE DETAIL SHEET C2.0



PROPERTY OWNER:
J&R FAMILY LIMITED PARTNERSHIP
250 NALTON AVE., STE 200
LEXINGTON, KY 40506

J&R FAMILY LIMITED PARTNERSHIP
PROPERTY AT
737 NATIONAL AVENUE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SITE SURVEY

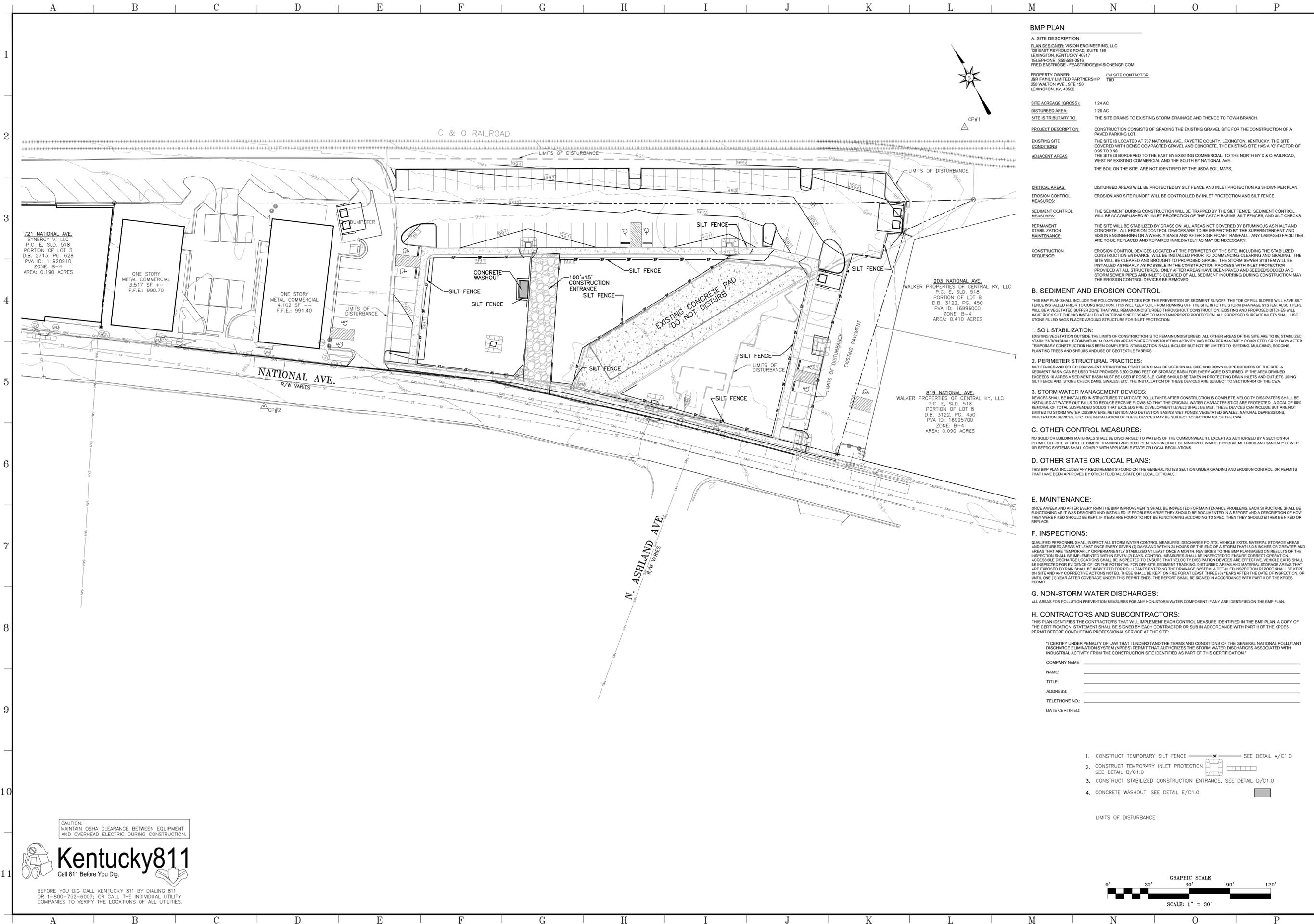
VISION ENGINEERING PROJECT #:
DATE: 09/12/2024

SITE PLAN
C2.0

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



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OR 1-800-752-6007; OR CALL THE INDIVIDUAL UTILITY
COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



BMP PLAN

A. SITE DESCRIPTION:
 PLAN DESIGNER: VISION ENGINEERING, LLC
 128 EAST REYNOLDS ROAD, SUITE 150
 LEXINGTON, KENTUCKY 40517
 TELEPHONE: (859)599-8116
 FRED EASTRIDGE - FEASTRIDGE@VISIONENGR.COM

PROPERTY OWNER: J&R FAMILY LIMITED PARTNERSHIP
 250 WALTON AVE., STE 150
 LEXINGTON, KY 40502

ON SITE CONTACTOR: TBD

SITE ACREAGE (GROSS): 1.24 AC
DISTURBED AREA: 1.20 AC
SITE IS TRIBUTARY TO: THE SITE DRAINS TO EXISTING STORM DRAINAGE AND THENCE TO TOWN BRANCH.

PROJECT DESCRIPTION: CONSTRUCTION CONSISTS OF GRADING THE EXISTING GRAVEL SITE FOR THE CONSTRUCTION OF A PAVED PARKING LOT.
EXISTING SITE CONDITIONS: THE SITE IS LOCATED AT 737 NATIONAL AVE., FAYETTE COUNTY, LEXINGTON, KENTUCKY. THE SITE COVERED WITH DENSE COMPACTED GRAVEL AND CONCRETE. THE EXISTING SITE HAS A "C" FACTOR OF 0.95 TO 0.98.
ADJACENT AREAS: THE SITE IS BORDERED TO THE EAST BY EXISTING COMMERCIAL, TO THE NORTH BY C & O RAILROAD, WEST BY EXISTING COMMERCIAL AND THE SOUTH BY NATIONAL AVE. THE SOIL ON THE SITE ARE NOT IDENTIFIED BY THE USDA SOIL MAPS.

CRITICAL AREAS: DISTURBED AREAS WILL BE PROTECTED BY SILT FENCE AND INLET PROTECTION AS SHOWN PER PLAN.
EROSION CONTROL MEASURES: EROSION AND SITE RUNOFF WILL BE CONTROLLED BY INLET PROTECTION AND SILT FENCE.

SEDIMENT CONTROL MEASURES: THE SEDIMENT DURING CONSTRUCTION WILL BE TRAPPED BY THE SILT FENCE. SEDIMENT CONTROL WILL BE ACCOMPLISHED BY INLET PROTECTION OF THE CATCH BASINS, SILT FENCES, AND SILT CHECKS.

PERMANENT STABILIZATION MAINTENANCE: THE SITE WILL BE STABILIZED BY GRASS ON ALL AREAS NOT COVERED BY BITUMINOUS ASPHALT AND CONCRETE. ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE SUPERINTENDENT AND VISION ENGINEERING ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL. ANY DAMAGED FACILITIES ARE TO BE REPLACED AND REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

CONSTRUCTION SEQUENCE: EROSION CONTROL DEVICES LOCATED AT THE PERIMETER OF THE SITE, INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE, WILL BE INSTALLED PRIOR TO COMMENCING CLEARING AND GRADING. THE SITE WILL BE CLEARED AND BROUGHT TO PROPOSED GRADE. THE STORM SEWER SYSTEM WILL BE INSTALLED AS NEARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS WITH INLET PROTECTION PROVIDED AT ALL STRUCTURES. ONLY AFTER AREAS HAVE BEEN PAVED AND SEEDED/SODDED AND STORM SEWER PIPES AND INLETS CLEARED OF ALL SEDIMENT INCURRED DURING CONSTRUCTION MAY THE EROSION CONTROL DEVICES BE REMOVED.

B. SEDIMENT AND EROSION CONTROL:
 THIS BMP PLAN SHALL INCLUDE THE FOLLOWING PRACTICES FOR THE PREVENTION OF SEDIMENT RUNOFF. THE TOE OF FILL SLOPES WILL HAVE SILT FENCE INSTALLED PRIOR TO CONSTRUCTION. THIS WILL KEEP SOIL FROM RUNNING OFF THE SITE INTO THE STORM DRAINAGE SYSTEM. ALSO THERE WILL BE A VEGETATED BUFFER ZONE THAT WILL REMAIN UNDISTURBED THROUGHOUT CONSTRUCTION. EXISTING AND PROPOSED DITCHES WILL HAVE ROCK SILT CHECKS INSTALLED AT INTERVALS NECESSARY TO MAINTAIN PROPER PROTECTION. ALL PROPOSED SURFACE INLETS SHALL USE STONE FILLED BASIN PLACED AROUND STRUCTURE FOR INLET PROTECTION.

1. SOIL STABILIZATION:
 EXISTING VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION IS TO REMAIN UNDISTURBED. ALL OTHER AREAS OF THE SITE ARE TO BE STABILIZED. STABILIZATION SHALL BEGIN WITHIN 14 DAYS ON AREAS WHERE CONSTRUCTION ACTIVITY HAS BEEN PERMANENTLY COMPLETED OR 21 DAYS AFTER TEMPORARY CONSTRUCTION HAS BEEN COMPLETED. STABILIZATION SHALL INCLUDE BUT NOT BE LIMITED TO SEEDING, MULCHING, SODDING, PLANTING TREES AND SHRUBS AND USE OF GEOTEXTILE FABRICS.

2. PERIMETER STRUCTURAL PRACTICES:
 SILT FENCES AND OTHER EQUIVALENT STRUCTURAL PRACTICES SHALL BE USED ON ALL SIDE AND DOWN SLOPE BORDERS OF THE SITE. A SEDIMENT BASIN CAN BE USED THAT PROVIDES 3,000 CUBIC FEET OF STORAGE BASIN FOR EVERY ACRE DISTURBED. IF THE AREA DRAINED EXCEEDS 10 ACRES A SEDIMENT BASIN MUST BE USED IF POSSIBLE. CARE SHOULD BE TAKEN IN PROTECTING DRAIN INLETS AND OUTLETS USING SILT FENCE AND STONE CHECK DAMS, SWALES, ETC. THE INSTALLATION OF THESE DEVICES ARE SUBJECT TO SECTION 404 OF THE CWA.

3. STORM WATER MANAGEMENT DEVICES:
 DEVICES SHALL BE INSTALLED IN STRUCTURES TO MITIGATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETE. VELOCITY DISPATERS SHALL BE INSTALLED AT WATER OUT FALLS TO REDUCE EROSION FLOWS SO THAT THE ORIGINAL WATER CHARACTERISTICS ARE PROTECTED. A GOAL OF 80% REMOVAL OF TOTAL SUSPENDED SOLIDS THAT EXCEEDS FIVE DEVELOPMENT LEVELS SHALL BE MET. THESE DEVICES CAN INCLUDE BUT ARE NOT LIMITED TO STORM WATER DISPATERS, RETENTION AND DETENTION BASINS, WET POUNDS, VEGETATED SWALES, NATURAL DEPRESSIONS, INFILTRATION DEVICES, ETC. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA.

C. OTHER CONTROL MEASURES:
 NO SOLID OR BUILDING MATERIALS SHALL BE DISCHARGED TO WATERS OF THE COMMONWEALTH, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. OFF-SITE VEHICLE SEDIMENT TRACKING AND DUST GENERATION SHALL BE MINIMIZED. WASTE DISPOSAL METHODS AND SANITARY SEWER OR SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE OR LOCAL REGULATIONS.

D. OTHER STATE OR LOCAL PLANS:
 THIS BMP PLAN INCLUDES ANY REQUIREMENTS FOUND ON THE GENERAL NOTES SECTION UNDER GRADING AND EROSION CONTROL, OR PERMITS THAT HAVE BEEN APPROVED BY OTHER FEDERAL, STATE OR LOCAL OFFICIALS.

E. MAINTENANCE:
 ONCE A WEEK AND AFTER EVERY RAIN THE BMP IMPROVEMENTS SHALL BE INSPECTED FOR MAINTENANCE PROBLEMS. EACH STRUCTURE SHALL BE FUNCTIONING AS IT WAS DESIGNED AND INSTALLED. IF PROBLEMS ARISE THEY SHOULD BE DOCUMENTED IN A REPORT AND A DESCRIPTION OF HOW THEY WERE FIXED SHOULD BE KEPT. IF ITEMS ARE FOUND TO NOT BE FUNCTIONING ACCORDING TO SPEC, THEN THEY SHOULD EITHER BE FIXED OR REPLACE.

F. INSPECTIONS:
 QUALIFIED PERSONNEL SHALL INSPECT ALL STORM WATER CONTROL MEASURES, DISCHARGE POINTS, VEHICLE EXITS, MATERIAL STORAGE AREAS AND DISTURBED AREAS AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER AND AREAS THAT ARE TEMPORARILY OR PERMANENTLY STABILIZED AT LEAST ONCE A MONTH. REVISIONS TO THE BMP PLAN BASED ON RESULTS OF THE INSPECTION SHALL BE IMPLEMENTED WITHIN SEVEN (7) DAYS. CONTROL MEASURES SHALL BE INSPECTED TO ENSURE CORRECT OPERATION. ACCESSIBLE DISCHARGE LOCATIONS SHALL BE INSPECTED TO ENSURE THAT VELOCITY DISPATERS DEVICES ARE EFFECTIVE. VEHICLE EXITS SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR OFF-SITE SEDIMENT TRACKING. DISTURBED AREAS AND MATERIAL STORAGE AREAS THAT ARE EXPOSED TO RAIN SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. A DETAILED INSPECTION REPORT SHALL BE KEPT ON SITE AND ANY CORRECTIVE ACTIONS NOTED. THESE SHALL BE KEPT ON FILE FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF INSPECTION, OR UNTIL ONE (1) YEAR AFTER COVERAGE UNDER THIS PERMIT ENDS. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART II OF THE KPDES PERMIT.

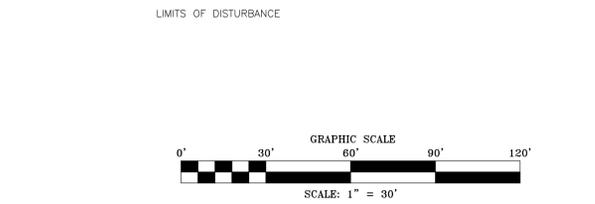
G. NON-STORM WATER DISCHARGES:
 ALL AREAS FOR POLLUTION PREVENTION MEASURES FOR ANY NON-STORM WATER COMPONENT IF ANY ARE IDENTIFIED ON THE BMP PLAN.

H. CONTRACTORS AND SUBCONTRACTORS:
 THIS PLAN IDENTIFIES THE CONTRACTORS THAT WILL IMPLEMENT EACH CONTROL MEASURE IDENTIFIED IN THE BMP PLAN. A COPY OF THE CERTIFICATION STATEMENT SHALL BE SIGNED BY EACH CONTRACTOR OR SUB IN ACCORDANCE WITH PART II OF THE KPDES PERMIT BEFORE CONDUCTING PROFESSIONAL SERVICE AT THE SITE.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

COMPANY NAME: _____
 NAME: _____
 TITLE: _____
 ADDRESS: _____
 TELEPHONE NO.: _____
 DATE CERTIFIED: _____

1. CONSTRUCT TEMPORARY SILT FENCE SEE DETAIL A/C1.0
2. CONSTRUCT TEMPORARY INLET PROTECTION SEE DETAIL B/C1.0
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL D/C1.0
4. CONCRETE WASHOUT, SEE DETAIL E/C1.0



721 NATIONAL AVE.
 SYNERGY V, LLC
 P.C. E. SLD. 518
 PORTION OF LOT 3
 D.B. 2713, PG. 628
 PVA ID: 11920910
 ZONE: B-4
 AREA: 0.190 ACRES

ONE STORY METAL COMMERCIAL
 3,517 SF ± ±
 F.F.E.: 990.70

ONE STORY METAL COMMERCIAL
 4,102 SF ± ±
 F.F.E.: 991.40

DUMPSTER

CONCRETE WASHOUT

100'x15' CONSTRUCTION ENTRANCE

EXISTING CONCRETE PAD
 DO NOT DISTURB

903 NATIONAL AVE.
 WALKER PROPERTIES OF CENTRAL KY, LLC
 P.C. E. SLD. 518
 PORTION OF LOT 8
 D.B. 3122, PG. 450
 PVA ID: 16996000
 ZONE: B-4
 AREA: 0.410 ACRES

819 NATIONAL AVE.
 WALKER PROPERTIES OF CENTRAL KY, LLC
 P.C. E. SLD. 518
 PORTION OF LOT 8
 D.B. 3122, PG. 450
 PVA ID: 16995700
 ZONE: B-4
 AREA: 0.090 ACRES

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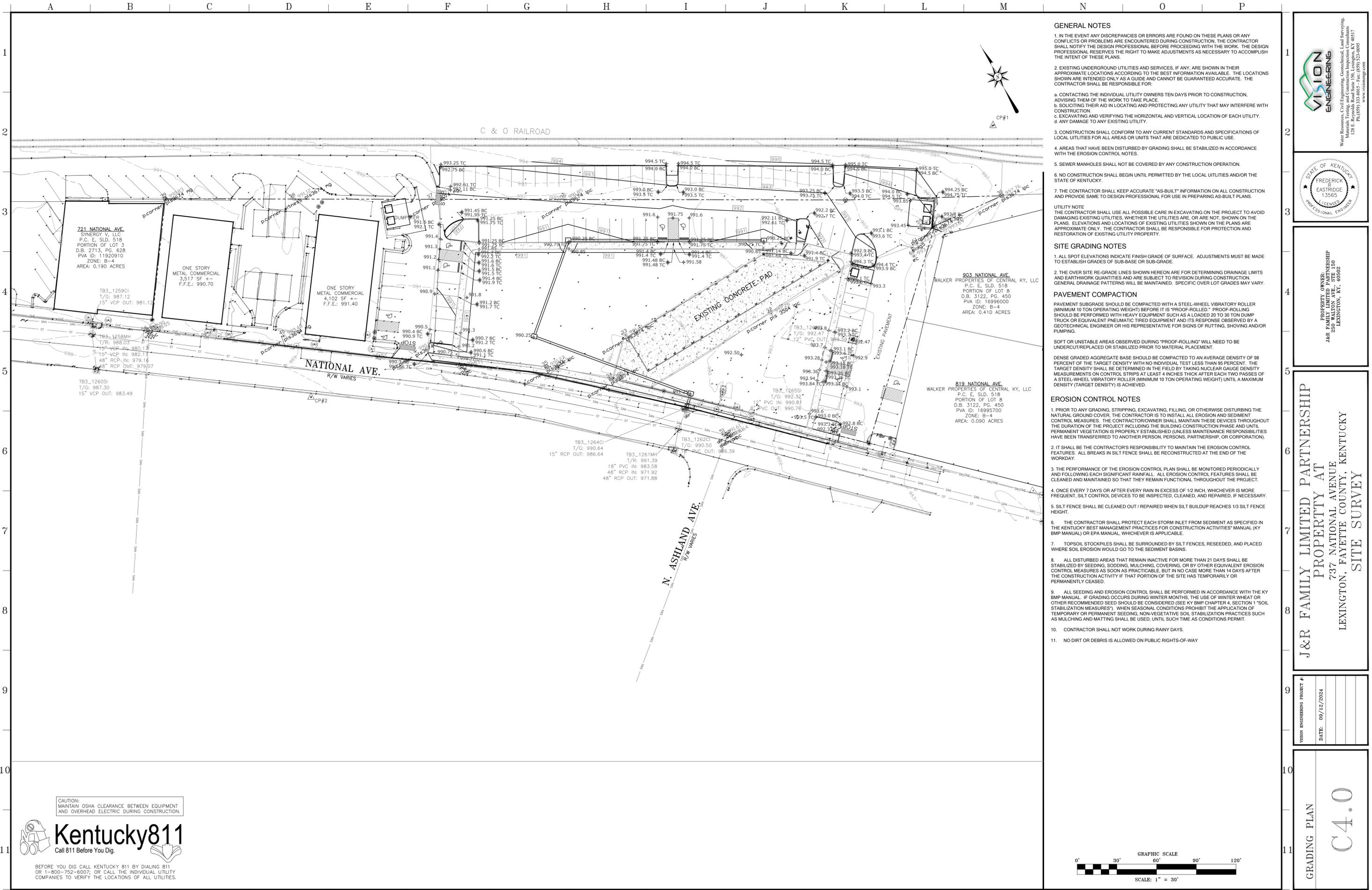
Water Resources, Civil Engineering, Geotechnical, Land Surveying, and Construction Management
 128 E. Reynolds Road Suite 150, Lexington, KY 40517
 PH: (859) 333-8016 • Fax: (859) 521-0095
 www.visionengr.com

PROPERTY OWNER:
 J&R FAMILY LIMITED PARTNERSHIP
 250 WALTON AVE., STE 150
 LEXINGTON, KY 40502

J&R FAMILY LIMITED PARTNERSHIP
 PROPERTY AT
 737 NATIONAL AVENUE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 SITE SURVEY

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SITE PLAN
 C2.0

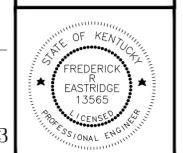
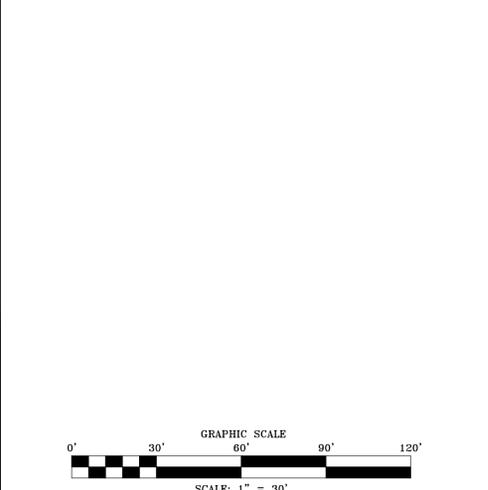


- GENERAL NOTES**
1. IN THE EVENT ANY DISCREPANCIES OR ERRORS ARE FOUND ON THESE PLANS OR ANY CONFLICTS OR PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE WORK. THE DESIGN PROFESSIONAL RESERVES THE RIGHT TO MAKE ADJUSTMENTS AS NECESSARY TO ACCOMPLISH THE INTENT OF THESE PLANS.
 2. EXISTING UNDERGROUND UTILITIES AND SERVICES, IF ANY, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - a. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION, ADVISING THEM OF THE WORK TO TAKE PLACE.
 - b. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY THAT MAY INTERFERE WITH CONSTRUCTION.
 - c. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.
 - d. ANY DAMAGE TO ANY EXISTING UTILITY.
 3. CONSTRUCTION SHALL CONFORM TO ANY CURRENT STANDARDS AND SPECIFICATIONS OF LOCAL UTILITIES FOR ALL AREAS OR UNITS THAT ARE DEDICATED TO PUBLIC USE.
 4. AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL NOTES.
 5. SEWER MANHOLES SHALL NOT BE COVERED BY ANY CONSTRUCTION OPERATION.
 6. NO CONSTRUCTION SHALL BEGIN UNTIL PERMITTED BY THE LOCAL UTILITIES AND/OR THE STATE OF KENTUCKY.
 7. THE CONTRACTOR SHALL KEEP ACCURATE "AS-BUILT" INFORMATION ON ALL CONSTRUCTION AND PROVIDE SAME TO DESIGN PROFESSIONAL FOR USE IN PREPARING AS-BUILT PLANS.

- UTILITY NOTE**
- THE CONTRACTOR SHALL USE ALL POSSIBLE CARE IN EXCAVATING ON THE PROJECT TO AVOID DAMAGING EXISTING UTILITIES, WHETHER THE UTILITIES ARE, OR ARE NOT, SHOWN ON THE PLANS. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF EXISTING UTILITY PROPERTY.
- SITE GRADING NOTES**
1. ALL SPOT ELEVATIONS INDICATE FINISH GRADE OF SURFACE. ADJUSTMENTS MUST BE MADE TO ESTABLISH GRADES OF SUB-BASE OR SUB-GRADE.
 2. THE OVER SITE RE-GRADE LINES SHOWN HEREON ARE FOR DETERMINING DRAINAGE LIMITS AND EARTHWORK QUANTITIES AND ARE SUBJECT TO REVISION DURING CONSTRUCTION. GENERAL DRAINAGE PATTERNS WILL BE MAINTAINED. SPECIFIC OVER LOT GRADES MAY VARY.

- PAVEMENT COMPACTION**
- PAVEMENT SUBGRADE SHOULD BE COMPACTED WITH A STEEL-WHEEL VIBRATORY ROLLER (MINIMUM 10 TON OPERATING WEIGHT) BEFORE IT IS "PROOF-ROLLED." "PROOF-ROLLING" SHOULD BE PERFORMED WITH HEAVY EQUIPMENT SUCH AS A LOADED 20 TO 30 TON DUMP TRUCK OR EQUIVALENT PNEUMATIC TIRE EQUIPMENT AND ITS RESPONSE OBSERVED BY A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE FOR SIGNS OF RUTTING, SHOVING AND/OR PUMPING.
- SOFT OR UNSTABLE AREAS OBSERVED DURING "PROOF-ROLLING" WILL NEED TO BE UNDERCUT/REPLACED OR STABILIZED PRIOR TO MATERIAL PLACEMENT.
- DENSE GRADED AGGREGATE BASE SHOULD BE COMPACTED TO AN AVERAGE DENSITY OF 98 PERCENT OF THE TARGET DENSITY WITH NO INDIVIDUAL TEST LESS THAN 95 PERCENT. THE TARGET DENSITY SHALL BE DETERMINED IN THE FIELD BY TAKING NUCLEAR GAUGE DENSITY MEASUREMENTS ON CONTROL STRIPS AT LEAST 4 INCHES THICK AFTER EACH TWO PASSES OF A STEEL-WHEEL VIBRATORY ROLLER (MINIMUM 10 TON OPERATING WEIGHT) UNTIL A MAXIMUM DENSITY (TARGET DENSITY) IS ACHIEVED.

- EROSION CONTROL NOTES**
1. PRIOR TO ANY GRADING, STRIPPING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE NATURAL GROUND COVER, THE CONTRACTOR IS TO INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR/OWNER SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF THE PROJECT INCLUDING THE BUILDING CONSTRUCTION PHASE AND UNTIL PERMANENT VEGETATION IS PROPERLY ESTABLISHED (UNLESS MAINTENANCE RESPONSIBILITIES HAVE BEEN TRANSFERRED TO ANOTHER PERSON, PERSONS, PARTNERSHIP, OR CORPORATION).
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE EROSION CONTROL FEATURES. ALL BREAKS IN SILT FENCE SHALL BE RECONSTRUCTED AT THE END OF THE WORKDAY.
 3. THE PERFORMANCE OF THE EROSION CONTROL PLAN SHALL BE MONITORED PERIODICALLY AND FOLLOWING EACH SIGNIFICANT RAINFALL. ALL EROSION CONTROL FEATURES SHALL BE CLEANED AND MAINTAINED SO THAT THEY REMAIN FUNCTIONAL THROUGHOUT THE PROJECT.
 4. ONCE EVERY 7 DAYS OR AFTER EVERY RAIN IN EXCESS OF 1/2 INCH, WHICHEVER IS MORE FREQUENT, SILT CONTROL DEVICES TO BE INSPECTED, CLEANED, AND REPAIRED, IF NECESSARY.
 5. SILT FENCE SHALL BE CLEANED OUT / REPAIRED WHEN SILT BUILDUP REACHES 1/3 SILT FENCE HEIGHT.
 6. THE CONTRACTOR SHALL PROTECT EACH STORM INLET FROM SEDIMENT AS SPECIFIED IN THE KENTUCKY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES MANUAL (KY BMP MANUAL) OR EPA MANUAL, WHICHEVER IS APPLICABLE.
 7. TOPSOIL STOCKPILES SHALL BE SURROUNDED BY SILT FENCES, RESEED, AND PLACED WHERE SOIL EROSION WOULD GO TO THE SEDIMENT BASINS.
 8. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IF THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 9. ALL SEEDING AND EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE KY BMP MANUAL. IF GRADING OCCURS DURING WINTER MONTHS, THE USE OF WINTER WHEAT OR OTHER RECOMMENDED SEED SHOULD BE CONSIDERED (SEE KY BMP CHAPTER 4, SECTION 1 "SOIL STABILIZATION MEASURES"). WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED, UNTIL SUCH TIME AS CONDITIONS PERMIT.
 10. CONTRACTOR SHALL NOT WORK DURING RAINY DAYS.
 11. NO DIRT OR DEBRIS IS ALLOWED ON PUBLIC RIGHTS-OF-WAY.



PROPERTY OWNER:
J&R FAMILY LIMITED PARTNERSHIP
 2500 N. Ashland Ave.
 Lexington, KY 40502

J&R FAMILY LIMITED PARTNERSHIP
 PROPERTY AT
 737 NATIONAL AVENUE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 SITE SURVEY

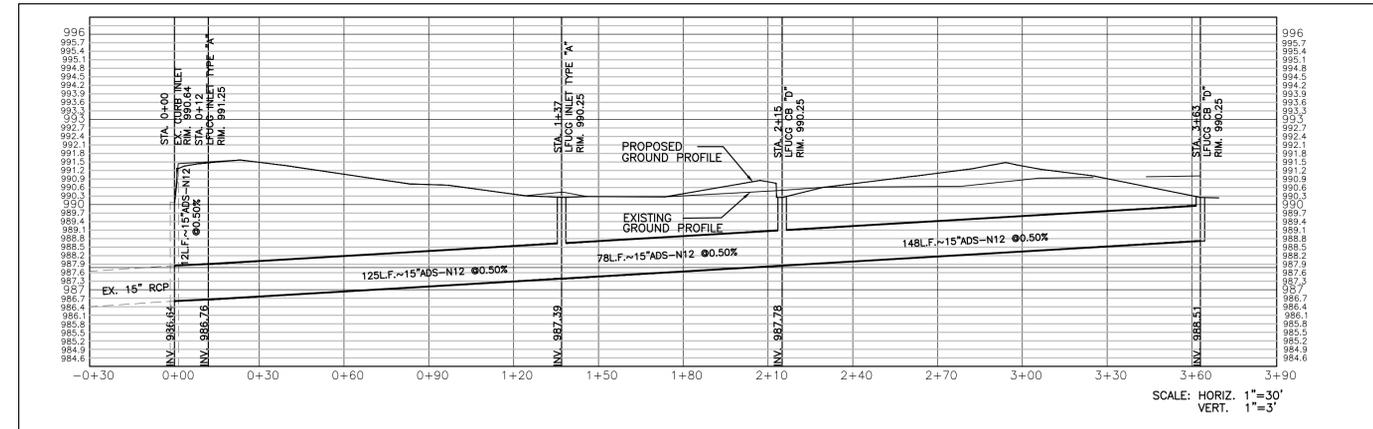
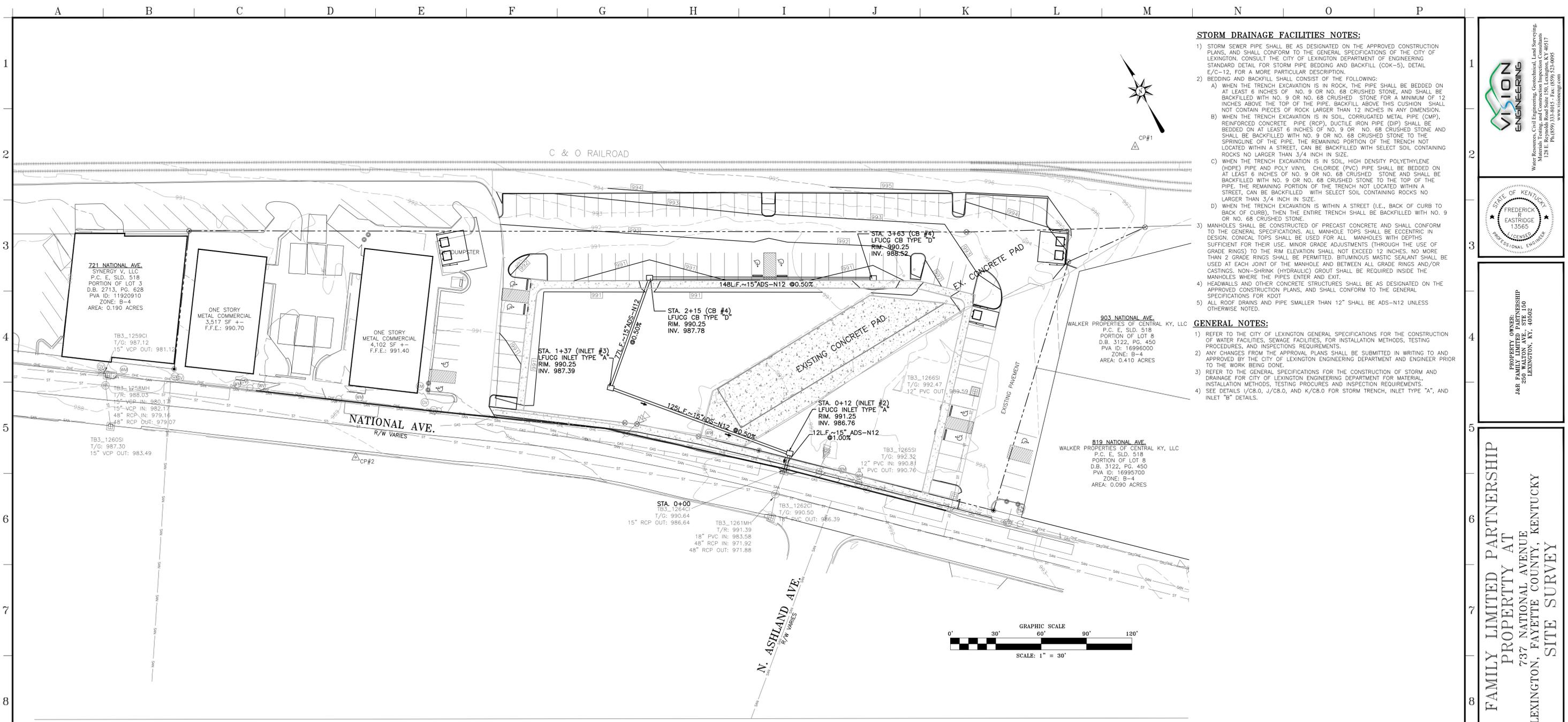
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 DATE: 09/12/2024

GRADING PLAN
C4.0

CAUTION:
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 AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

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



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Water Resources, Civil Engineering, Geotechnical, Land Surveying,
128 E. Reynolds Road Suite 150, Lexington, KY 40517
Ph: (859) 333-8015 - Fax: (859) 521-0095
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STATE OF KENTUCKY
FREDERICK EASTRIDGE
15565
LICENSED PROFESSIONAL ENGINEER

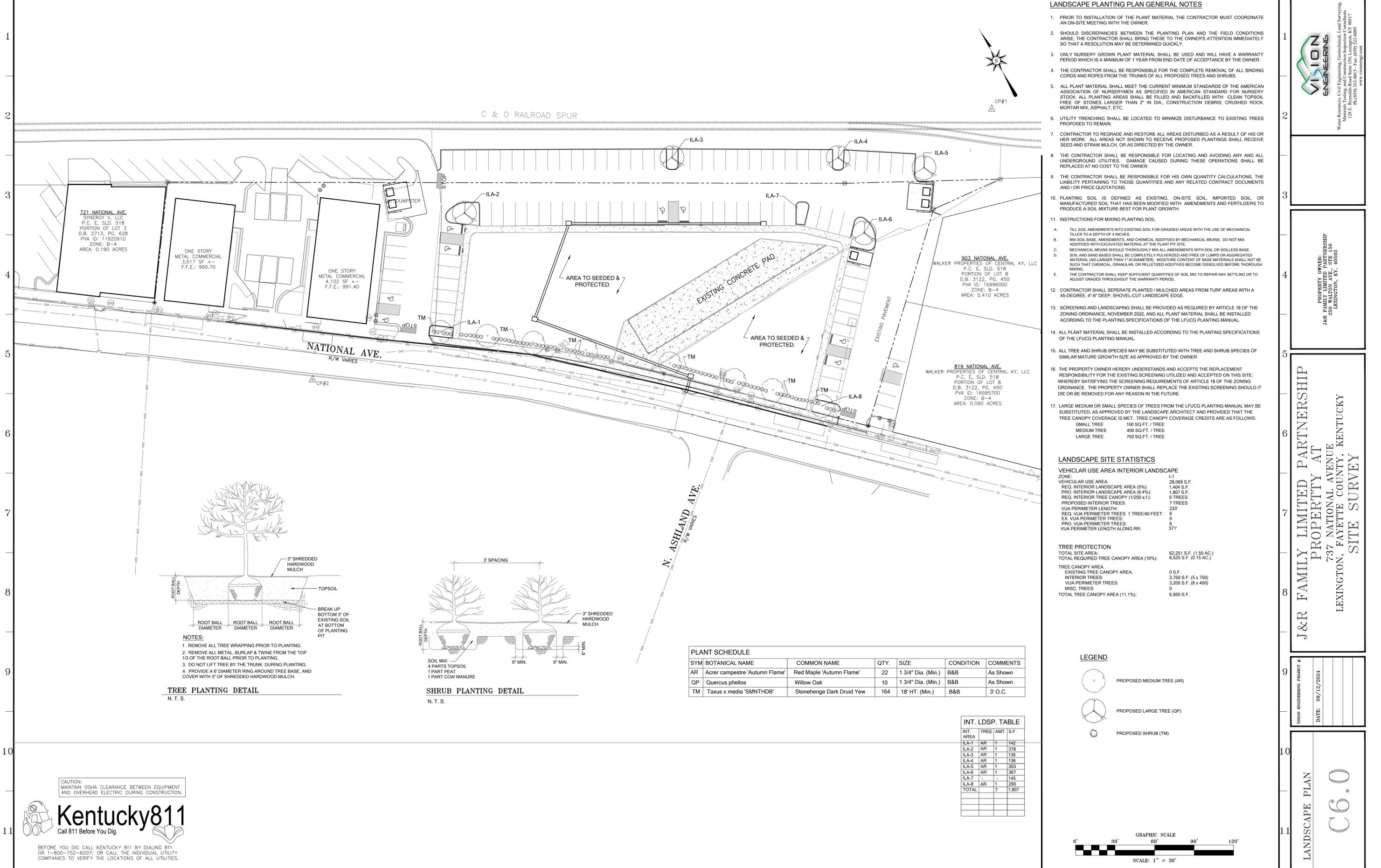
PROPERTY OWNER:
J&R FAMILY LIMITED PARTNERSHIP
2520 N. ASHLAND AVE
LEXINGTON, KY 40502

737 NATIONAL AVE. SITE SURVEY

J&R FAMILY LIMITED PARTNERSHIP
PROPERTY AT
737 NATIONAL AVENUE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SITE SURVEY

VISION ENGINEERING PROJECT #
DATE: 09/12/2024

STORM SEWER PLAN & PROFILE
C5.0



LANDSCAPE PLANTING PLAN GENERAL NOTES

- PRIOR TO INSTALLATION OF THE PLANT MATERIAL THE CONTRACTOR MUST COORDINATE AN ON-SITE MEETING WITH THE OWNER.
- SHOULD DISCREPANCIES BETWEEN THE PLANTING PLAN AND THE FIELD CONDITIONS ARISE, THE CONTRACTOR SHALL BRING THESE TO THE OWNER'S ATTENTION IMMEDIATELY SO THAT A RESOLUTION MAY BE DETERMINED QUICKLY.
- ONLY NURSERY GROWN PLANT MATERIAL SHALL BE USED AND WILL HAVE A WARRANTY PERIOD WHICH IS A MINIMUM OF 1 YEAR FROM END DATE OF ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL BINDING CORDS AND ROPES FROM THE TRUNKS OF ALL PROPOSED TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL MEET THE CURRENT MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN AS SPECIFIED IN AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTING AREAS SHALL BE FILLED AND BACKFILLED WITH CLEAN TOPSOIL FREE OF STONES LARGER THAN 2" IN DIA. CONSTRUCTION DEBRIS, CRUSHED ROCK, MORTAR MIX, ASPHALT, ETC.
- UTILITY TRENCHING SHALL BE LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES PROPOSED TO REMAIN.
- CONTRACTOR TO REGRADE AND RESTORE ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK. ALL AREAS NOT SHOWN TO RECEIVE PROPOSED PLANTINGS SHALL RECEIVE SEED AND STRAW MULCH, OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING ANY AND ALL UNDERGROUND UTILITIES. DAMAGE CAUSED DURING THESE OPERATIONS SHALL BE REPLACED AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS, THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND / OR PRICE QUOTATIONS.
- PLANTING SOIL IS DEFINED AS EXISTING, ON-SITE SOIL, IMPORTED SOIL, OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH AMENDMENTS AND FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
- INSTRUCTIONS FOR MIXING PLANTING SOIL:
 - TILL SOIL AMENDMENTS INTO EXISTING SOIL FOR GRASSED AREAS WITH THE USE OF MECHANICAL TILLER TO A DEPTH OF 4 INCHES.
 - MIX SOIL BASE, AMENDMENTS, AND CHEMICAL ADDITIVES BY MECHANICAL MEANS. DO NOT MIX ADDITIVES WITH EXCAVATED MATERIAL AT THE PLANT PIT SITE.
 - MECHANICAL MEANS SHOULD THOROUGHLY MIX ALL AMENDMENTS WITH SOIL OR SOILLESS BASE.
 - SOIL AND SAND BASES SHALL BE COMPLETELY PULVERIZED AND FREE OF LIMBS OR AGGREGATED MATERIAL (NO LARGER THAN 1" IN DIAMETER). MOISTURE CONTENT OF BASE MATERIALS SHALL NOT BE SUCH THAT CHEMICAL, GRANULAR, OR PELLETED ADDITIVES BECOME DISSOLVED BEFORE THROUGH MIXING.
 - THE CONTRACTOR SHALL KEEP SUFFICIENT QUANTITIES OF SOIL MIX TO REPAIR ANY SETTLING OR TO ADJUST GRADES THROUGHOUT THE WARRANTY PERIOD.
- CONTRACTOR SHALL SEPARATE PLANTED / MULCHED AREAS FROM TURF AREAS WITH A 45-DEGREE, 4"-6" DEEP, SHOVEL-CUT LANDSCAPE EDGE.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE, NOVEMBER 2022, AND ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE LFUCG PLANTING MANUAL.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS OF THE LFUCG PLANTING MANUAL.
- ALL TREE AND SHRUB SPECIES MAY BE SUBSTITUTED WITH TREE AND SHRUB SPECIES OF SIMILAR MATURE GROWTH SIZE AS APPROVED BY THE OWNER.
- THE PROPERTY OWNER HEREBY UNDERSTANDS AND ACCEPTS THE REPLACEMENT RESPONSIBILITY FOR THE EXISTING SCREENING UTILIZED AND ACCEPTED ON THIS SITE; WHEREBY SATISFYING THE SCREENING REQUIREMENTS OF ARTICLE 18 OF THE ZONING ORDINANCE. THE PROPERTY OWNER SHALL REPLACE THE EXISTING SCREENING SHOULD IT DIE OR BE REMOVED FOR ANY REASON IN THE FUTURE.
- LARGE MEDIUM OR SMALL SPECIES OF TREES FROM THE LFUCG PLANTING MANUAL MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT AND PROVIDED THAT THE TREE CANOPY COVERAGE IS MET. TREE CANOPY COVERAGE CREDITS ARE AS FOLLOWS:

SMALL TREE	100 SQ.FT. / TREE
MEDIUM TREE	400 SQ.FT. / TREE
LARGE TREE	750 SQ.FT. / TREE

LANDSCAPE SITE STATISTICS

VEHICULAR USE AREA INTERIOR LANDSCAPE

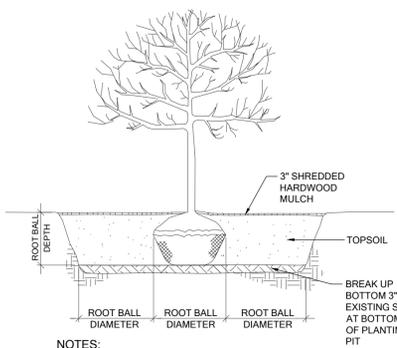
ZONE:	I-1
VEHICULAR USE AREA:	28,068 S.F.
REQ. INTERIOR LANDSCAPE AREA (5%):	1,404 S.F.
PRO. INTERIOR LANDSCAPE AREA (6.4%):	1,807 S.F.
REQ. INTERIOR TREE CANOPY (1/250 s.f.):	6 TREES
PROPOSED INTERIOR TREES:	7 TREES
VIA PERIMETER LENGTH:	233'
REQ. VIA PERIMETER TREES 1 TREE/40 FEET:	6
EX. VIA PERIMETER TREES:	0
PRO. VIA PERIMETER TREES:	6
VIA PERIMETER LENGTH ALONG RR:	371'

TREE PROTECTION

TOTAL SITE AREA:	62,251 S.F. (1.50 AC.)
TOTAL REQUIRED TREE CANOPY AREA (10%):	6,225 S.F. (0.15 AC.)
TREE CANOPY AREA	
EXISTING TREE CANOPY AREA:	0 S.F.
INTERIOR TREES:	3,750 S.F. (6 x 750)
VIA PERIMETER TREES:	3,200 S.F. (6 x 400)
MISC. TREES:	0
TOTAL TREE CANOPY AREA (11.1%):	6,950 S.F.

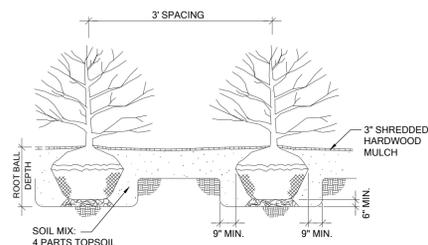
LEGEND

- PROPOSED MEDIUM TREE (AR)
- PROPOSED LARGE TREE (QP)
- PROPOSED SHRUB (TM)



- NOTES:**
- REMOVE ALL TREE WRAPPING PRIOR TO PLANTING.
 - REMOVE ALL METAL, BURLAP & TWINE FROM THE TOP 1/3 OF THE ROOT BALL PRIOR TO PLANTING.
 - DO NOT LIFT TREE BY THE TRUNK DURING PLANTING.
 - PROVIDE A 6" DIAMETER RING AROUND TREE BASE, AND COVER WITH 3" OF SHREDDED HARDWOOD MULCH.

TREE PLANTING DETAIL
N. T. S.



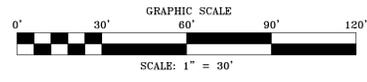
SHRUB PLANTING DETAIL
N. T. S.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	COMMENTS
AR	Acer campestre 'Autumn Flame'	Red Maple 'Autumn Flame'	22	1 3/4" Dia. (Min.)	B&B	As Shown
QP	Quercus phellos	Willow Oak	10	1 3/4" Dia. (Min.)	B&B	As Shown
TM	Taxus x media 'SMNTHDB'	Stonehenge Dark Druid Yew	164	18" HT. (Min.)	B&B	3' O.C.

INT. LDSP. TABLE

INT. AREA	TREE	AMT.	S.F.
ILA-1	AR	1	142
ILA-2	AR	1	378
ILA-3	AR	1	136
ILA-4	AR	1	136
ILA-5	AR	1	303
ILA-6	AR	1	367
ILA-7	-	-	145
ILA-8	AR	1	200
TOTAL		7	1,807



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Lexington, KY 40502
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250 WALTON AVE., STE. 150
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PROPERTY AT
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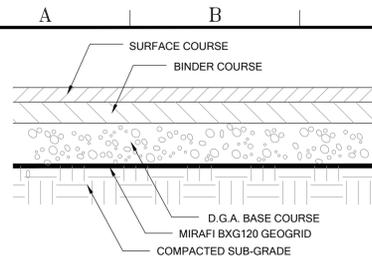
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LANDSCAPE PLAN
C6.0

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Kentucky811
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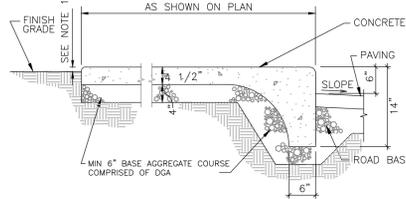
BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



COURSE	THICKNESS
BASE COURSE	8"
BINDER COURSE	2"
SURFACE COURSE	1-1/2"

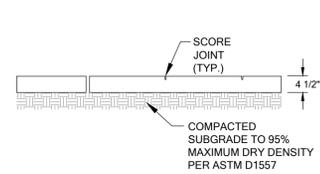
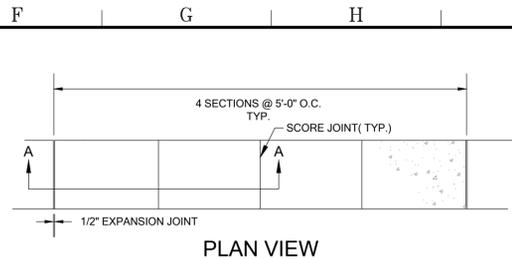
NOTES:
 USE PAVEMENT DEPTHS SHOWN ABOVE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 ADD THE GEOGRID FOR HEAVY DUTY PAVEMENT ONLY.
 BITUMINOUS PAVING SHALL MEET THE REQUIREMENTS OF THE KENTUCKY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION.

A BITUMINOUS ASPHALT PAVEMENT
 C8.0 N.T.S.



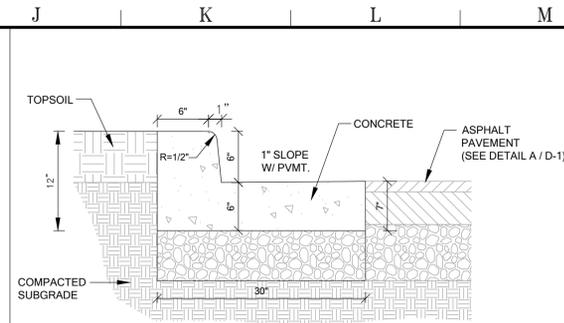
FOR USE ON SITE WHERE WATER DRAINS AWAY FROM WALK
NOTES:
 1) 1" PRIOR TO SEEDING OR PLANTING (2" PRIOR TO SODDING)
 2) REFER TO R/C-5 FOR TOOLED JOINT LOCATIONS AND O/C-5 FOR CONTRACTION JOINTS.

B INTEGRAL WALK AND CURB DETAIL
 C8.0 N.T.S.



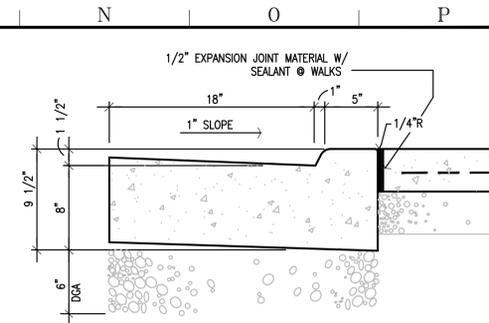
NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 3000 P.S.I. CONCRETE

C CONCRETE SIDEWALK
 C8.0 N.T.S.



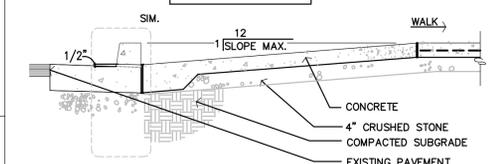
NOTES:
 1. SAWED CONTROL JOINT SHALL BE CONSTRUCTED EVERY 20 FEET MAX., WHERE CURB ABUTS CONCRETE WALK ALIGN CONTROL JOINT WITH CONTROL JOINT IN WALK.
 2. EXPANSION JOINTS SHALL BE CONSTRUCTED AT ALL BREAKS IN ALIGNMENT, AT CONTACT WITH NEW OR EXISTING CONCRETE, AT ALL DRAINAGE INLETS, AT THE BEGINNING AND ENDING POINTS OF CURVES, AND NOT TO EXCEED 200' MAX. SPACING FOR SLIP FORM APPLICATION AND 30' MAX. SPACING FOR HAND PLACED.
 3. ALL CONCRETE CURBS AND SIDEWALKS TO BE 3000 P.S.I. CONCRETE AT 28 DAYS

D CONCRETE CURB + GUTTER
 C8.0 N.T.S.

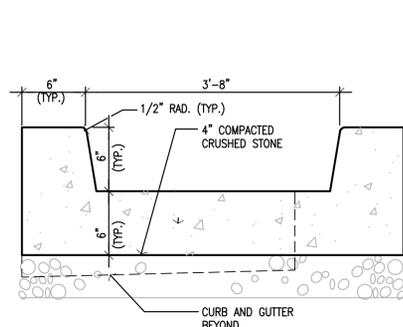


CONCRETE CURB AT DRIVEWAY APPROACH
 1 1/2" = 1'-0"

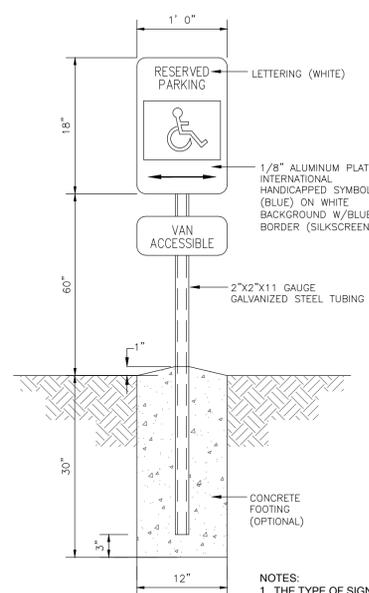
RAMP WIDTH / FLARES SHALL BE 5'-0" UNLESS INDICATED OTHERWISE ON THE PLANS



E COMMERCIAL ENTRANCE
 C8.0 N.T.S.

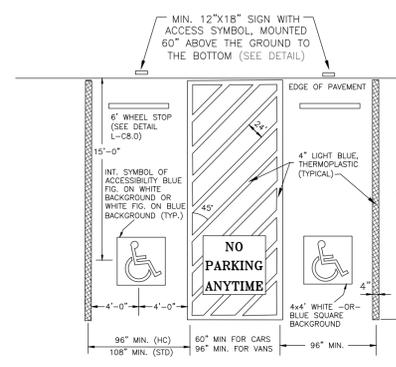
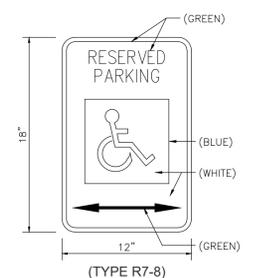
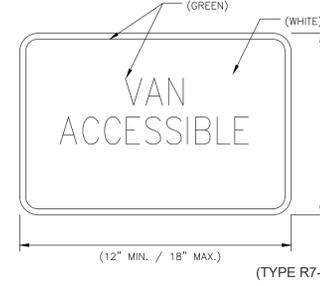


F CONCRETE FLUME
 C8.0 N.T.S.



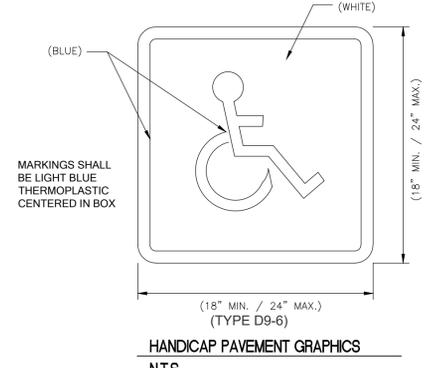
NOTES:
 1. THE TYPE OF SIGN MAY VARY, ALL OTHER MATERIALS AND DIMENSIONS SHALL REMAIN AS SHOWN.
 2. ALL PAINTED TEXT AND SIGNS SHALL BE PER CURRENT MUTCD REQUIREMENTS.

HANDICAP PARKING SIGN
 N.T.S.



NOTES:
 1. LIGHT BLUE THERMOPLASTIC TRAFFIC STRIPES, ISLAND & SYMBOLS

G HANDICAP PARKING SPACES
 C8.0 N.T.S.

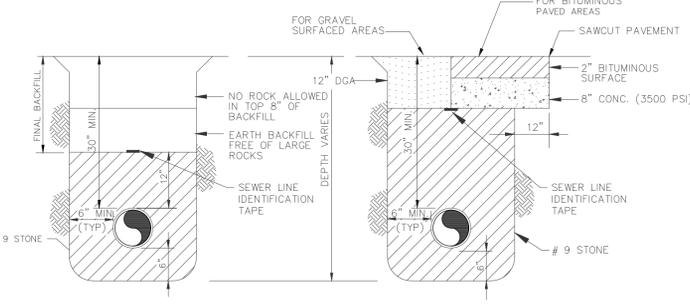


HANDICAP PAVEMENT GRAPHICS
 N.T.S.

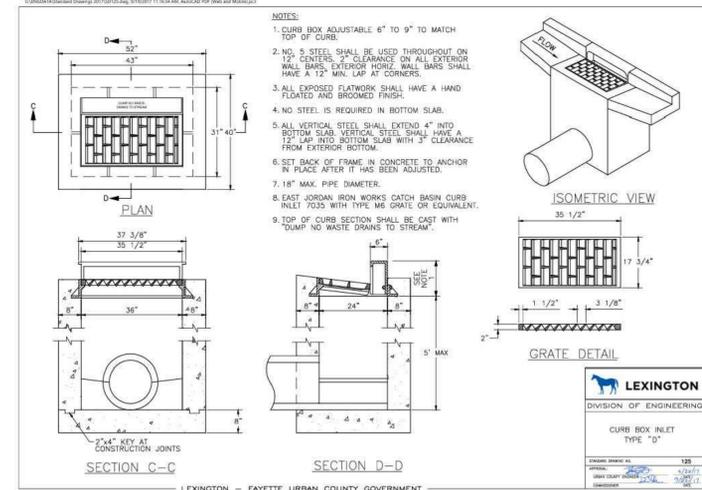
STOP 36" MINIMUM LETTERING HEIGHT

1. STOP BARS AND STOP LEGENDS SHALL BE INSTALLED AT THE END OF PARKING AISLES.
2. STOP BARS AND STOP LEGENDS SHALL BE WHITE THERMOPLASTIC.
3. STOP BAR SHALL BE TWO (2) FOOT THICK AND BE MADE OF THERMOPLASTIC MATERIALS

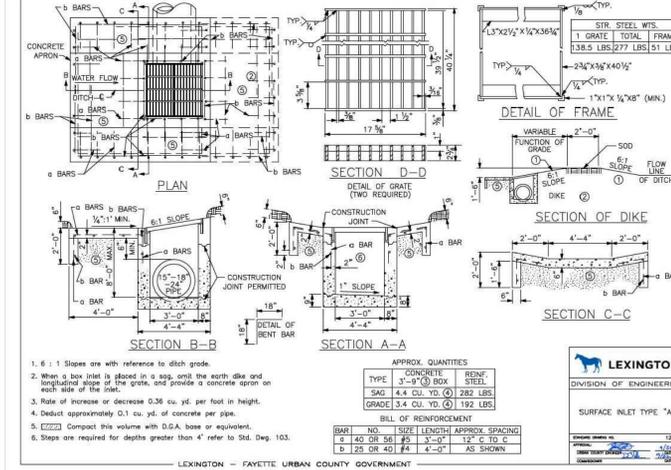
H STOP BAR AND LEGEND DETAIL
 C8.0 N.T.S.



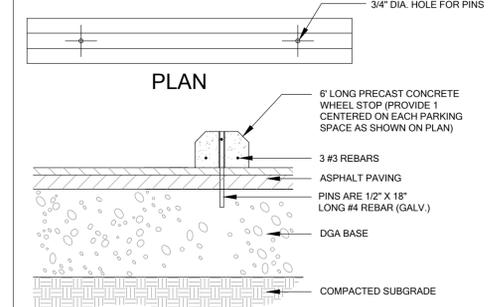
I TRENCHING BACKFILLING
 C8.0 N.T.S.



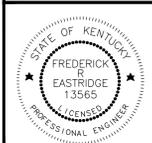
J LFUCG CATCH BASIN TYPE 'D'
 C8.0 N.T.S.



K LFUCG STORM INLET TYPE 'A'
 C8.0 N.T.S.



L CONCRETE WHEEL STOP
 C8.0 N.T.S.



PROPERTY OWNER:
 J&R FAMILY LIMITED PARTNERSHIP
 737 NATIONAL AVENUE
 LEXINGTON, KY 40502

J&R FAMILY LIMITED PARTNERSHIP
 PROPERTY AT
 737 NATIONAL AVENUE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 SITE SURVEY

DATE: 06/12/2024

DETAILS
 C7.0