

VICINITY MAP
NTS

SITE PLAN NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO THE CITY OF GEORGETOWN, COUNTY OF SCOTT, AND STATE OF KENTUCKY STANDARDS, DETAILS, AND SPECIFICATIONS.
2. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT. RADIUS NOT SHOWN ARE 5' AT THE FACE OF CURB.
3. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EROSION PERMIT.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
5. ALL SURVEY INFORMATION IS RELATIVE TO KENTUCKY STATE PLANE SINGLE ZONE COORDINATE SYSTEM.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
7. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR SCOTT COUNTY, MAP NUMBER 21239C0191D & 21239C0191D, REVISED 11/21/2017.
8. THIS PLAN FOLLOWS B-2 ZONING REQUIREMENTS FOR SETBACKS.
9. DEVELOPER RESPONSIBLE FOR ALL PARKING / STREET SIGNAGE AND MARKINGS.
10. PER B-2 ZONING THERE ARE NO SIDE OR REAR BUILDING SETBACKS. THERE IS A 5' FRONT BUILDING SETBACK, AS SHOWN.
11. ALL PARKING SPACES ARE 9' (W) X 18' (L).
12. ALL ADA ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH ADA REGULATIONS. NO SIDEWALK SHALL HAVE GREATER THAN A 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES.
13. ADA PARKING SPACES AND ACCESS AISLES SHALL BE EQUAL TO OR LESS THAN 2% SLOPE IN ANY DIRECTION.
14. ANY CORPORATE SIGNS SHALL BE SUBMITTED AND APPROVED BY THE CITY BUILDING INSPECTION OFFICE.
15. LOTS 6-8 TO BE CONSOLIDATED ON A SEPARATE PLAT.

SITE STATISTICS:

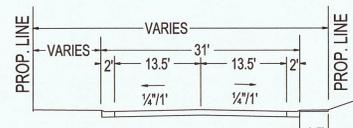
TOTAL ACREAGE.....	2.47± AC
ZONING.....	B-2
MINIMUM LOT AREA (SANITARY SEWER).....	7,500 SF
MAXIMUM BUILDING HEIGHT.....	6 STORIES OR 75'
MAXIMUM BUILDING GROUND COVERAGE.....	50%
PARKING REQUIREMENT (PROFESSIONAL OFFICE).....	1 SPACE PER 300 SF
TOTAL BUILDING SQUARE FOOTAGE.....	15,169 SF
BUILDING HEIGHT.....	<75'
BUILDING GROUND COVERAGE.....	14%
PARKING PROVIDED (PROFESSIONAL OFFICE).....	51 SPACES
STANDARD PARKING PROVIDED.....	125 SPACES
ADA PARKING PROVIDED.....	10 SPACES
TOTAL PARKING PROVIDED.....	135 SPACES

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - EASEMENT
- - - ADJOINING PROPERTY LINES
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- ▒ PROPOSED BUILDING
- ▒ PROPOSED REGULAR DUTY PAVING
- ▒ PROPOSED CONCRETE PAVEMENT
- ▒ PROPOSED SIDEWALK
- ▒ PROPOSED PAVERS
- ⑫ PROPOSED PARKING SPACE COUNT

SITE PLAN KEY

- | KEY | DESCRIPTION |
|-----|--|
| ① | ADA ACCESSIBLE PARKING SIGN |
| ② | THERMOPLASTIC ADA ACCESSIBLE SYMBOL |
| ③ | DETECTABLE WARNINGS |
| ④ | ADA RAMP (WITH 6" CURB TAPER WHERE APPLICABLE) |
| ⑤ | CROSS WALK |
| ⑥ | WHEEL STOP |
| ⑦ | 1.5" CURB TAPER |
| ⑧ | 4" WIDE SOLID WHITE PAINT STRIPE |
| ⑨ | 24" STANDARD CURB AND GUTTER |
| ⑩ | DOUBLE DUMPSTER ENCLOSURE (SEE DETAIL) |
| ⑪ | 6" CONCRETE CURB |
| ⑫ | 9' (W) X 18' (L) BLUE CROSS HATCH FOR ADA ACCESS AISLE |
| ⑬ | EDGE KEY |
| ⑭ | 1.5" CURB LIP |
| ⑮ | STOP BAR AND SIGN |
| ⑯ | BOLLARDS |
| ⑰ | 2' CURB CUT |
| ⑱ | CONCRETE FLUME |



TYPICAL SECTION A-A
AMERICAN PATH
NOT TO SCALE

Palmer
ENGINEERING
1046 Madison Ave.
Lexington, KY 40513
(859) 888-9293
JOB NO. 13086.00

DATE DESCRIPTION

DATE	DESCRIPTION
02/27/2018	POP INITIAL SUBMIT

STATE OF KENTUCKY
REGISTRY OF PROFESSIONALS
GREGORY J. RAINEY, JR.
37265
2006-02-27

BristolGroup
ENGINEERING | CONSTRUCTION

A NEW BUILDING
PARKVIEW MEDICAL WEST
155 AMERICAN PATH
GEORGETOWN, KENTUCKY

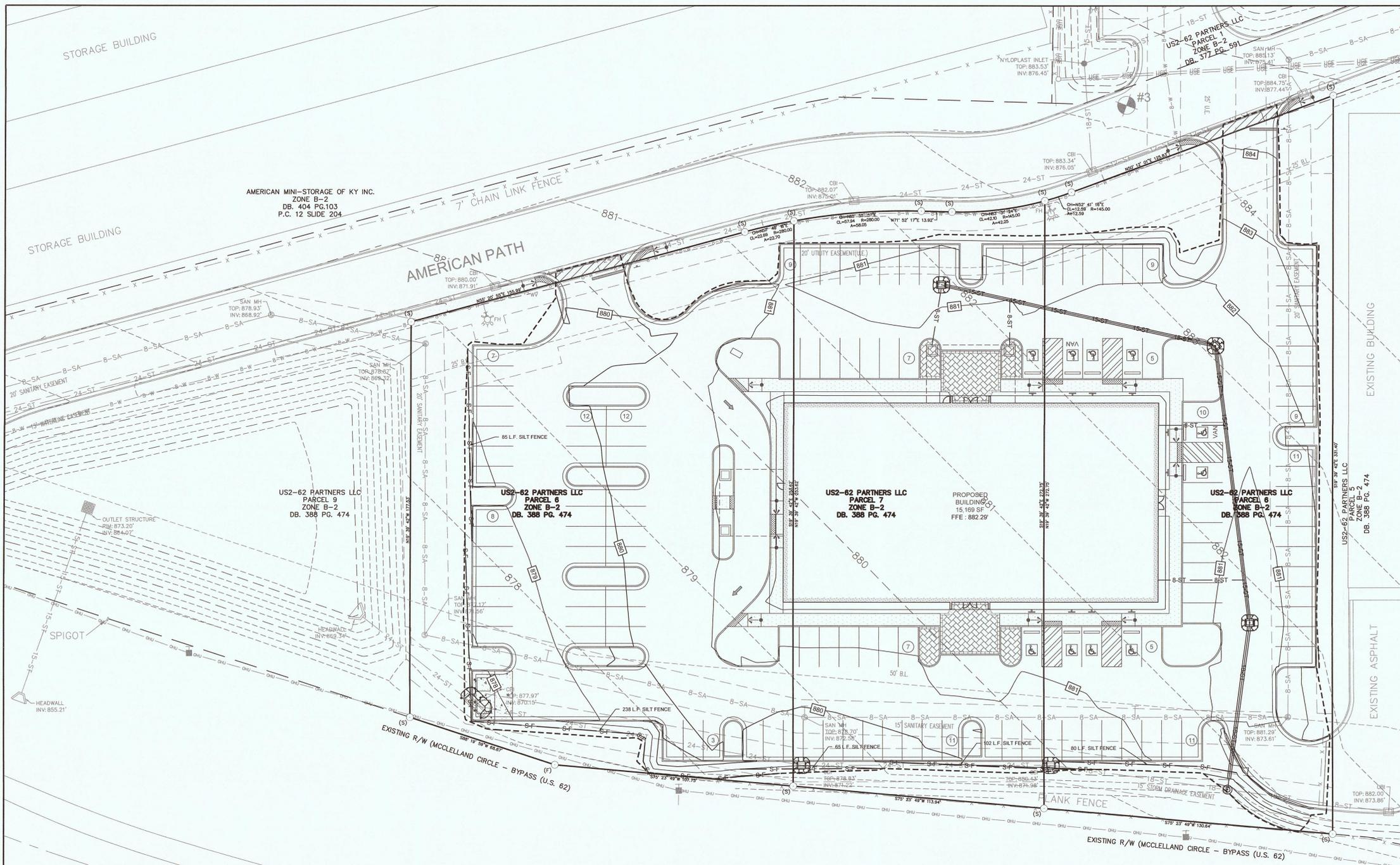
SITE PLAN

JOB NUMBER: 13086.00
SHEET NUMBER: C-1.0



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

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- ### EROSION CONTROL NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF GEORGETOWN AND THE STATE OF KENTUCKY.
 - ALL SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSIONS (GSCPC) EROSION PREVENTION AND SEDIMENT CONTROL ORDINANCE NO. 2010-014.
 - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES.
 - THE CONTRACTOR SHALL STRICTLY ADHERE TO THESE EROSION CONTROL PLANS.
 - NO LAND DISTURBING ACTIVITIES SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND LAND DISTURBANCE PERMIT HAS BEEN RECEIVED FROM GEORGETOWN. ALL EXPOSED AREAS SHALL BE PLANTED WITHIN 14 DAYS OF FINAL GRADING.
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEED AS SPECIFIED (TEMPORARY SEEDING, MULCHING, OR TRACKING).
 - EROSION CONTROL INSPECTIONS SHALL OCCUR EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF STORM EVENTS.
 - THESE PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE SITE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL AND SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS BY THE SITE CONTRACTOR.
 - THE CONTRACTOR AND THEIR SUB-CONTRACTORS, SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF PERMANENT SOIL STABILIZATION.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT DOCUMENTS.
 - AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE USED AT ALL TIMES WHILE CONSTRUCTION IS OCCURRING. STREETS AND PARKING AREAS ADJACENT TO THE CONSTRUCTION SITE MUST BE CLEARED OF DEBRIS TRACKED OUT OF THE CONSTRUCTION SITE.
 - ALL STOCKPILES SHALL BE LOCATED ON THESE PLANS WHEN PLACED. STOCKPILES SHALL BE SURROUNDED BY SILT FENCE. IF STOCKPILES ARE NOT USED FOR 14 DAYS OR MORE, TEMPORARY STABILIZATION THROUGH SEED AND/OR MULCH SHALL BE APPLIED.
 - ALL SANITARY WASTE FACILITIES, FUEL STORAGE INCLUDING SECONDARY CONTAINMENT, AND CONCRETE WASH OUT AREAS SHALL BE LOCATED ON THESE PLANS WHEN PLACED ON SITE.
 - EXCAVATING CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE CONCRETE WASHOUT ONCE ALL CONCRETE WORK ON SITE IS COMPLETE. WOVEN WIRE SILT FENCE CAN HANDLE 150' OF DISTURBANCE PER LINEAR FOOT (LF) OF FENCE. REGULAR SILT FENCE CAN ONLY HANDLE 100' PER LF. ASSUME REGULAR UNLESS SPECIFIED ON THESE PLAN SHEETS.
 - ESTIMATED GRADING DISTURBANCE IS APPROXIMATELY 10.43 ACRES.
 - STABILIZE EARTH EMBANKMENTS IMMEDIATELY WITH TEMPORARY OR PERMANENT VEGETATION IN ACCORDANCE WITH REQUIREMENTS OF THE KENTUCKY BMP MANUAL FOR CONSTRUCTION ACTIVITIES.
 - ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - ALL EROSION CONTROL MEASURES ARE DESIGNED FOR THE TWO YEAR - 24 HOUR STORM EVENT.
 - EROSION CONTROL/CONSTRUCTION PHASING SHOWN ON THIS PLAN REPRESENTS THE OPINION OF THE ENGINEER AND IS NOT INTENDED TO BE A SCHEDULE OR COMPREHENSIVE LIST OF EVENTS. ALL MEASURES MAY NOT BE LISTED AND THOSE LISTED MAY NOT ALL BE REQUIRED. THE CONTRACTOR SHOULD USE DISCRETION TO EVALUATE THE CONSTRUCTION SCOPE AND DETERMINE THE BEST SEQUENCE OF CONSTRUCTION UTILIZING APPROPRIATE SEDIMENT AND EROSION CONTROL METHODS.

- ### EROSION CONTROL/CONSTRUCTION PHASING:
- CONTRACTOR TO OBTAIN KYDES STORMWATER CONSTRUCTION PERMIT, FILE A LAND DISTURBANCE PERMIT WITH CITY OF GEORGETOWN, AND COMPLY WITH ALL PERMIT REQUIREMENTS.
 - CONSTRUCTION SHALL NOT COMMENCE UNTIL APPROVAL BY ALL GOVERNING AUTHORITIES IS OBTAINED.
 - INSTALL CONSTRUCTION ENTRANCE(S) AS SHOWN ON THIS SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SEDIMENT IS NOT TRACKED ONTO ADJACENT PAVED AREAS. ADJACENT PAVED AREAS TO BE INSPECTED AT THE END OF EACH WORKING DAY AND ANY SEDIMENT SHALL BE REMOVED BY THE CONTRACTOR IMMEDIATELY.
 - INSTALL PERIMETER EROSION CONTROL MEASURES, INCLUDING SILT FENCE, INLET PROTECTION AND OUTLET PROTECTION.
 - BEGIN CLEARING AND GRUBBING OPERATIONS WHERE NEEDED. CLEARING AND GRUBBING SHALL BE DONE IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
 - CONSTRUCT DETENTION POND WITH OUTLET PIPE TO BE USED AS A TEMPORARY SEDIMENT BASIN WITH OVERTOWN DITCHES.
 - COMMENCE SITE GRADING.
 - SEED AND PROTECT EMBANKMENTS FOLLOWING INSTALLATION.
 - AS SITE APPROACHES GRADE, CONSTRUCT PROPOSED UNDERGROUND UTILITIES INCLUDING STORM DRAINAGE PIPES, STORM INLETS, AND STORM PIPE HEADWALLS.
 - INSTALL INLET AND OUTLET PROTECTION AS EACH STRUCTURE IS INSTALLED.
 - FINALIZE PAVEMENT SUBGRADE PREPARATION.
 - PRIOR TO PLACING STABILIZING BASE COURSE (WITHIN 48 HOURS), THE TEMPORARY INLET PROTECTION WITHIN THE PAVEMENT MAY BE REMOVED. INLET PROTECTION SHALL BE REPLACED AFTER PAVING OPERATIONS AT ALL INLETS AND BE MAINTAINED UNTIL CONTRIBUTING AREAS ACHIEVE FINAL STABILIZATION AND/OR ALL POLLUTANT SOURCES ARE ELIMINATED.
 - PLACE BASE MATERIAL AS REQUIRED FOR PAVEMENT.
 - CARRY OUT FINAL GRADING, SEEDING AND PLANTING IN ALL AREAS. ALL IMPERVIOUS AREAS SHALL BE SEED UNLESS OTHERWISE SPECIFIED WITHIN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. AREAS 6:1 AND STEEPER SHALL BE MULCH PROTECTED, WHICH IS TO BE MAINTAINED UNTIL VEGETATION IS THOROUGHLY ESTABLISHED. AREAS STEEPER THAN 3:1 SHALL RECEIVE EROSION CONTROL BLANKET UNLESS OTHERWISE NOTED. GRADED AREAS FOR FUTURE DEVELOPMENT TO RECEIVE 3 INCH LAYER (MIN) OF TOPSOIL FOR GRASS STABILIZATION.
 - FINAL REMOVAL OF EROSION CONTROL MEASURES MAY ONLY OCCUR ONCE ALL PAVING IS COMPLETED AND ALL EXPOSED SURFACES ARE STABILIZED.
 - WHEN FINAL STABILIZATION IS COMPLETE, CONTRACTOR TO COORDINATE WITH ENGINEER AND CITY OF GEORGETOWN TO FILE A NOTICE OF TERMINATION AND ANY OTHER ITEMS NECESSARY FOR FINAL STABILIZATION.

NOTE:
TOTAL DISTURBED AREA = 89629 SQ. FT. = 2.06 AC.

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	ADJOINING PROPERTY LINES
	EXISTING OVERHEAD UTILITIES
	EXISTING 8" WATER LINE
	EXISTING 8" SANITARY SEWER
	EXISTING 12" STORM SEWER
	EXISTING 15" STORM SEWER
	EXISTING 18" STORM SEWER
	EXISTING 24" STORM SEWER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY MANHOLE
	EXISTING STORM STRUCTURES
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM STRUCTURES
	PROPOSED 8" STORM PIPE
	PROPOSED 15" STORM PIPE
	PROPOSED 18" STORM PIPE
	LIMITS OF DISTURBANCE
	SILT FENCE
	INLET PROTECTION

BEARINGS SHOWN ARE IN RELATION TO KENTUCKY STATE PLANE GRID, SINGLE ZONE NAD 83

1"=20'-0"

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

Palmer
ENGINEERING & SURVEYING
1040 Monarch Street - Suite 210
Lexington, KY 40513
(606) 256-9250

JOB NO. 13098.00

DATE	DESCRIPTION
02/27/2025	POP INITIAL SUBMIS

2025-02-27

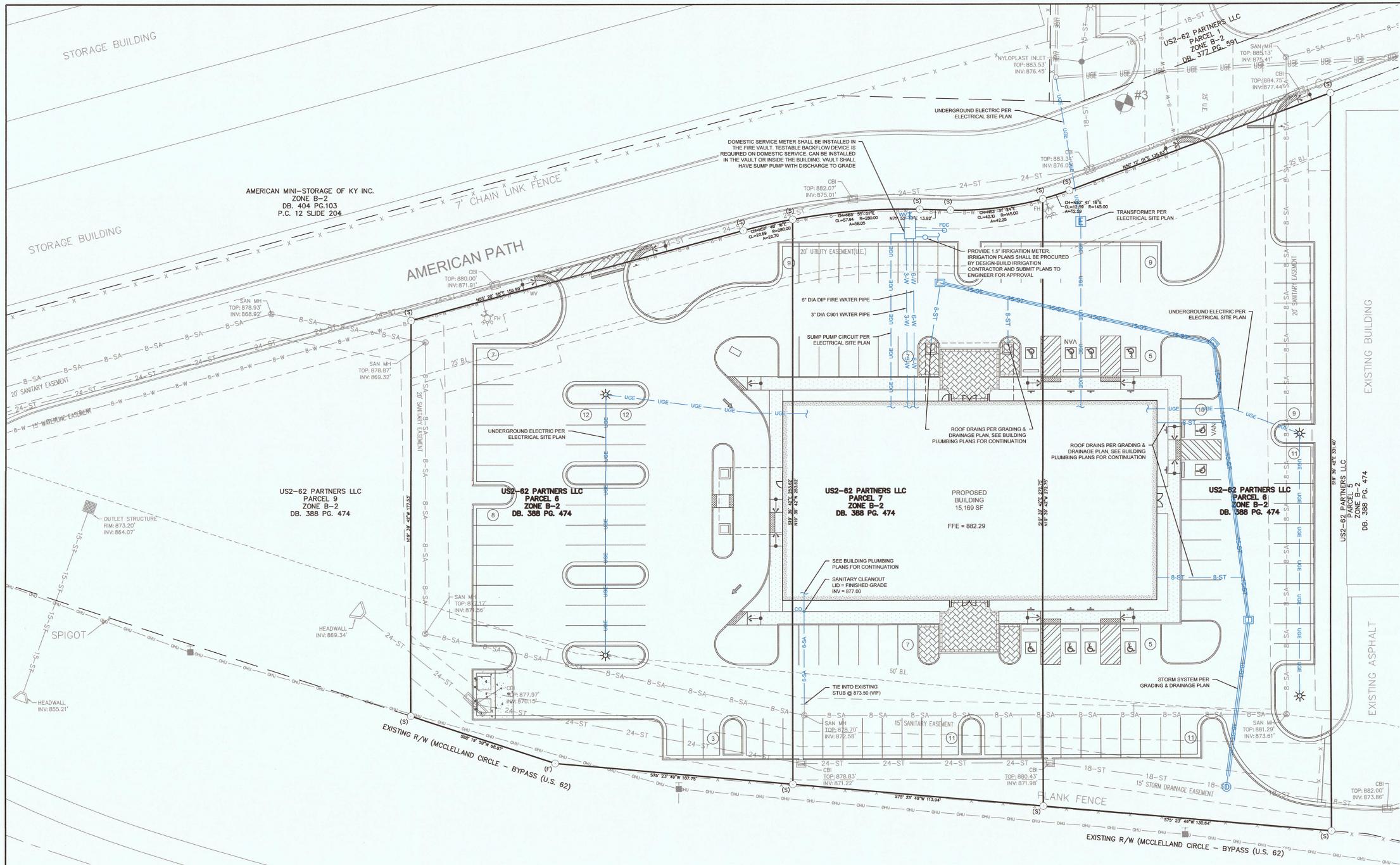
Bristol Group
ENGINEERING | CONSTRUCTION

A NEW BUILDING
PARKVIEW MEDICAL WEST
155 AMERICAN PATH
GEORGETOWN, KENTUCKY

EROSION CONTROL PLAN

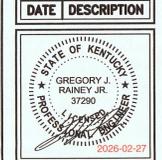
JOB NUMBER: T10

SHEET NUMBER: C-2.0



- UTILITY NOTES:**
1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY ALL CONTRACTORS BY EITHER CONTACTING THE UTILITY COMPANY PROVIDING THE SERVICE AND/OR CALLING KENTUCKY UNDERGROUND AT 811.
 2. ALL CONSTRUCTION MUST CONFORM TO CITY, COUNTY AND STATE STANDARDS.
 3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND DETAILS.
 4. THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES AND PROVIDERS HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
 5. ALL CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION.
 6. THE CONTRACTOR SHALL PROVIDE A 1.5-FT x 1.5-FT x 6-IN THICK CONCRETE APRON AROUND ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING UNLESS IN PAVEMENT OR CONCRETE.
 7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 8. ALL WATER AND SEWER CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH GWSSS DETAILS AND SPECIFICATIONS.
 9. UNLESS OTHERWISE SPECIFIED, NO 90 DEGREE BENDS SHALL BE USED IN THE WATER LINE INSTALLATION. THE CONTRACTOR SHALL MINIMIZE THE USE OF VERTICAL BENDS.
 10. THRUST BLOCKS SHALL BE PROVIDED ON WATER LINES AT ALL BENDS AND TEES UNLESS OTHERWISE RESTRAINED. ALL RESTRAINT SYSTEMS SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
 11. ALL PROPOSED UTILITY CROSSINGS SHALL BE VERIFIED BY ANY CONTRACTOR DOING WORK. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18-IN SEPARATION AT NO COST TO THE OWNER.
 12. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING ON WATER AND SEWER LINES PER LOCAL UTILITY REQUIREMENTS. WATER AND SEWER CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION OF GWSSS. SITE CONTRACTOR SHALL MAINTAIN EXISTING WATER AND SEWER SERVICE TO EXISTING CUSTOMERS AT ALL TIMES.
 13. ALL SANITARY SEWER SHALL BE MARKED WITH DETECTABLE MYLAR SEWER LINE TAPE APPROVED BY THE ENGINEER (MINIMUM OF 18" DEEP).
 14. ALL GRAVITY SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE NOTED.
 15. ALL SUB-CRACKS SHALL BE RESPONSIBLE FOR SECURING AND COORDINATING TEMPORARY SERVICE IF NEEDED FOR CONSTRUCTION.
 16. GWSSS WILL MAKE THE TAP OF THE EXISTING WATER LINE AND SET THE METERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER LINE INSTALLATION AFTER THE DOMESTIC METER.
 17. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING.
 18. ALL 6" SANITARY SEWER LATERAL LINES AND CLEANOUTS ARE PRIVATE SEWER LINES AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY.
 19. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES REQUIRED BY UTILITY COMPANIES.
 20. COORDINATE CONDUIT UTILITY LOCATIONS WITH GRAVITY LINES. GRAVITY LOCATIONS SHALL TAKE PRECEDENCE OVER CONDUITS.
 21. ANY DEWATERING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 22. A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED ON ALL UTILITIES, UNLESS OTHERWISE NOTED.
 23. FINAL ALIGNMENT, SIZING, AND CONNECTION OF ELECTRIC AND COMMUNICATION CONDUITS TO BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANY.
 24. ELECTRICAL, COMMUNICATIONS, FIRE PROTECTION, AND SITE PLUMBING DESIGNS COMPLETED BY OTHERS AND SHOWN ON THESE PLANS FOR INFORMATIONAL PURPOSES ONLY. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS.
 25. PROPOSED UTILITY EASEMENTS WILL BE INCLUDED ON THE FINAL CONSOLIDATION AND SUBDIVISION PLAT.
 26. IF GAS SERVICE IS REQUESTED CALL ANDY ELLIOT AT 859-537-2202 FOR AN EVALUATION. ADDITIONAL EASEMENTS AND/OR UTILITY EASEMENTS MAY BE REQUIRED FOR SERVICE.
 27. FIRE DEPARTMENT CONNECTION SHALL HAVE A 5" STORZ CONNECTION. FDC SHALL BE 3' TALL, A MINIMUM DISTANCE OF TWO (2) FEET FROM THE CURB LINE, 36 INCHES UNOBSTRUCTED CLEARANCE, AND A SIGN SHALL BE MOUNTED ON THE FDC STATING THE BUILDING SERVED IN 2 INCHES LETTERING.

DATE	DESCRIPTION
02/27/2024	ISSUE INITIAL SUBMIT



LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - EASEMENT
- - - ADJOINING PROPERTY LINES
- OHJ
- 8-W
- 8-SA
- 12-ST
- 15-ST
- 18-ST
- 24-ST
- 880
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- PROPOSED STORM STRUCTURES
- UGE
- 2-W
- 6-W
- 6-SA
- PROPOSED 6" C900 FIRE PROTECTION LINE
- PROPOSED 6" SANITARY LATERAL
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED LIGHT POLE
- PROPOSED WATER VALVE
- PROPOSED SANITARY CLEAN OUT

NOTE:

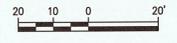
ALL UTILITIES SHOWN ARE FOR PRELIMINARY PURPOSES. LOCATIONS, SIZES, CONNECTIONS, AND APPURTENANCES SHALL BE COORDINATED WITH AND APPROVED BY THEIR GOVERNING UTILITY COMPANIES PRIOR TO CONSTRUCTION OR EXCAVATION.

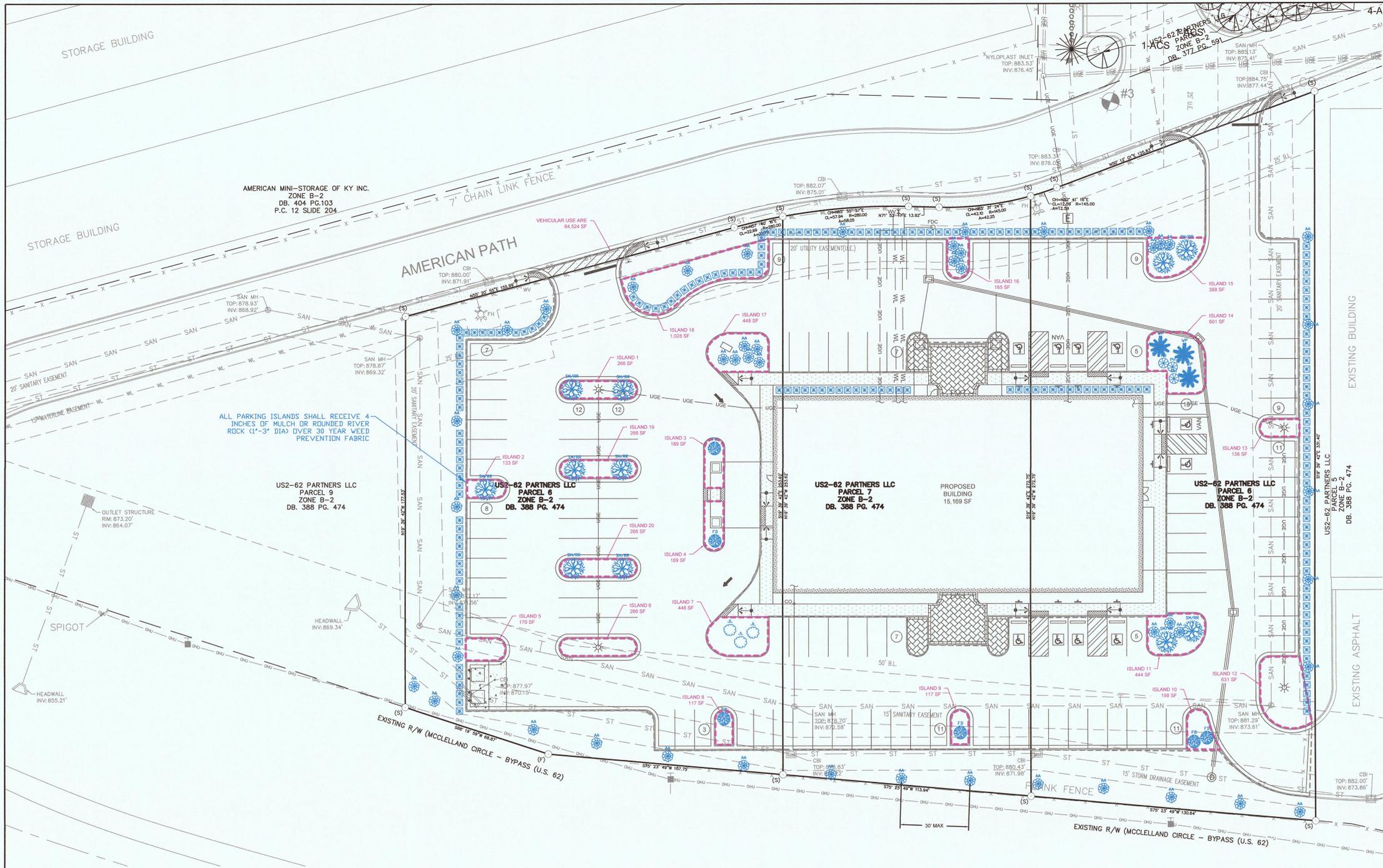
UTILITY CONTACTS

- WATER (SERVICE)**
GMWSS
1000 WEST MAIN STREET
GEORGETOWN, KY 40324
CONTACT: DARYL MULDER
(502) 863-7816
DMULDER@GMWSS.COM
- GAS:**
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40502
CONTACT: LINDSEY AGEE
(859) 885-8096 OR (859) 396-8283
LAGEE@NISOURCE.COM
- ELECTRIC:**
KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
CONTACT: TYLER SKAGGS
(859) 387-4217
TYLER.SKAGGS2@LGE-KU.COM
- TELEPHONE:**
AT&T SOUTHEAST
894 E. MAIN STREET EXTENDED
GEORGETOWN, KY 40324
CONTACT: FRANK AMBROSE
(502) 867-8240
FA2207@ATT.COM
- BURIED CABLE:**
SPECTRUM
2544 PALUMBO DRIVE
LEXINGTON, KY 40509
CONTACT: RALPH MCDONNIE

BEARINGS SHOWN ARE IN RELATION TO KENTUCKY STATE PLANE GRID, SINGLE ZONE NAD 83

1"=20'-0"





- ### LANDSCAPE NOTES:
- ALL LANDSCAPING MUST MEET THE REQUIREMENTS OF APPENDIX A OF THE SCOTT COUNTY ZONING ORDINANCE.
 - ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEE PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL BINDING CORDS AND ROPES FROM THE TRUNKS OF ALL SHADE AND ORNAMENTAL TREES IMMEDIATELY AFTER PLANTING. IDENTIFICATION TAGS AND RIBBONS SHALL BE REMOVED FROM ALL PLANT MATERIAL AT THE TIME OF PLANTING. TREE BASKETS SHALL BE CUT FROM THE TOP 1/3 OF THE ROOT BALL PRIOR TO PLANTING.
 - ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
 - CONTRACTOR MUST CONTACT OWNER PRIOR TO LANDSCAPE INSTALLATION FOR APPROVAL OF PLANT LOCATIONS.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER AND THE PLANNING COMMISSION.
 - THE CONTRACTOR SHALL PREPARE A CULTIVATED BED AROUND EACH GROUP OF SHRUBS AND/OR GROUND COVER BEDS. THE SAME SHAPE AND SIZE AS SHOWN ON THE PLAN. THE ENTIRE BED SHALL BE MULCHED. A CRISP, WELL DEFINED EDGE SHALL BE DEVELOPED BETWEEN ANY SHRUB &/OR GROUND COVER BED AND THE ADJOINING LAWN AREA.
 - UNLESS OTHERWISE INDICATED, 2" NATURAL DYE-FREE SHREDDED BARK MULCH SHALL BE USED IN ALL SHRUB AND/OR GROUND COVER BEDS AND AROUND ALL TREES PLANTED WITHIN OR BEYOND THE CONFINES OF THE PLANTING BEDS. THE TOP OF ALL AREAS OF SHREDDED BARK MULCH SHALL BE AT GRADE OF ADJACENT CURB, WALK OR EDGE OF PAVEMENT.
 - CONTRACTOR SHALL PROVIDE MULCH SAMPLE FOR OWNER APPROVAL PRIOR TO CONSTRUCTION.
 - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, EROSION CONTROL, BLANKET, OR DESIGNATED FOR MULCHING (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDLESS UNLESS OTHERWISE NOTED AS SOD. DISTURBED AREAS INCLUDE LIMITS OF GRADING, STAGING AND UTILITY WORK.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD UNTIL WELL ESTABLISHED. NO IRRIGATION WILL BE PROVIDED BY OWNER.

- ### TURF ESTABLISHMENT:
- THE LANDSCAPE CONTRACTOR SHALL PLACE A 4" COMPACTED LAYER OF TOPSOIL OVER ALL AREAS TO BE ESTABLISHED IN TURF. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE.
 - THE LANDSCAPE CONTRACTOR SHALL REMOVE STONES BIGGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER.
 - THE LANDSCAPE CONTRACTOR SHALL SEED ALL NEW LAWN AREAS AS SPECIFIED.
 - THE LANDSCAPE CONTRACTOR SHALL MIX SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIALLY DESIGNED FOR HYDROSEED APPLICATION.
 - THE LANDSCAPE CONTRACTOR SHALL APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
 - SEE EROSION CONTROL DETAIL SHEET FOR SEED MIX DESIGN.
 - THE LANDSCAPE CONTRACTOR SHALL WATER SEED WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL DEPTH OF 4 INCHES.
 - SHOWN GAPS IN PERIMETER SCREENING ARE DUE TO UTILITY LOCATIONS.
 - ALL AREAS WITHIN THE CURB AND AROUND THE BUILDING WILL BE SOD AND THE OTHER AREAS CAN BE SEED.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- ADJOINING PROPERTY LINES
- EXISTING OVERHEAD UTILITIES
- 8-W
- 8-SA
- EXISTING 8" WATER LINE
- EXISTING 8" SANITARY SEWER
- 12-ST
- 15-ST
- 18-ST
- 24-ST
- EXISTING 12" STORM SEWER
- EXISTING 15" STORM SEWER
- EXISTING 18" STORM SEWER
- EXISTING 24" STORM SEWER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- PROPOSED STORM STRUCTURES
- UGE
- PROPOSED UNDERGROUND ELECTRIC
- 2-W
- 6-W
- 6-SA
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 6" 900 FIRE PROTECTION LINE
- PROPOSED 6" SANITARY LATERAL
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED LIGHT POLE
- PROPOSED WATER VALVE
- PROPOSED SANITARY CLEAN OUT

LANDSCAPING STATISTICS

TREE CANOPY STATISTICS:

EXISTING TREE CANOPY	0 SQ FT (0% OF PARCEL)
TREE CANOPY TO BE REMOVED	0 SQ FT
TREE CANOPY PRESERVED	0 SQ FT (0% OF PARCEL)

PARCEL SIZE: 39,284 SF + 29,795 SF = 107,275 SF

TOTAL TREE CANOPY REQUIRED: 24% (25,746 SQ FT)

NEW TREE CANOPY REQUIRED: 24% (25,746 SQ FT)

NEW TREE CANOPY PROVIDED: 64 GROUP A TREES

- + 3 GROUP B
- + 9 GROUP C
- + 0 EXISTING

TOTAL = 50,100 SF (46.7% OF PARCEL)

VEHICULAR USE AREA STATISTICS:

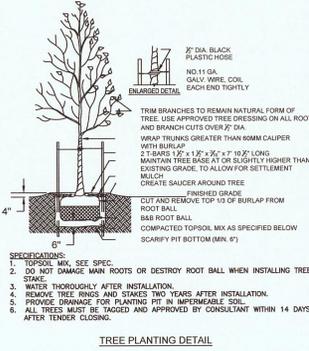
VEHICULAR USE AREA	64,524 SQ FT
INTERIOR ISLANDS REQUIRED	6,453 SQ FT (10%)
INTERIOR ISLANDS PROVIDED	6,474 SQ FT (10%)
INTERIOR TREES REQUIRED	1 FOR EACH 250 SF OF ILA = 26 TREES
INTERIOR TREES PROVIDED	42

PLANTING LEGEND

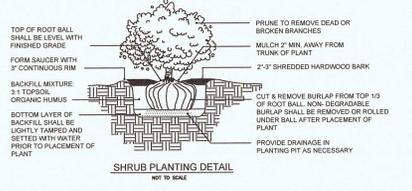
SYMBOL	CULTIVAR	SCIENTIFIC NAME	QTY	TYPE	MATURE HEIGHT	MATURE SPREAD	GROUP
	SUGAR MAPLE OR REDPOINTE RED MAPLE	ACER SACCHARUM	11	DEC	60' - 75'	50' - 60'	GROUP A LARGE TREE
	WHITE PINE	PINUS STROBUS	3	EVG	50' - 80'	20' - 40'	GROUP A LARGE TREE
	AM. ARBORVITAE	THUJA OCCIDENTALIS	50	EVG	40' - 60'	10' - 15'	GROUP A LARGE TREE
	JAPANESE LILAC	SYRINGA RETICULATA	3	DEC	20' - 30'	15' - 25'	GROUP B MED TREE
	FLOWERING DOGWOOD	CORNUS FLORIDA	6	DEC	20' - 25'	20' - 30'	GROUP C SMALL TREE
	PANICLE HYDRANGAEA	HYDRANGAEA PANICULATA	3	DEC	15' - 25'	10' - 20'	GROUP C LARGE SHRUB
	LITTLE LEAF BOXWOOD	BUXUS MICROPHYLLA	190	EVG	3' - 4'	3' - 4'	GROUP F LOW SHRUB

SUBSTITUTIONS MAY BE MADE AS LONG AS THE CHOSEN ITEM IS IN THE SAME GROUP AS THE SPECIFIED ITEM, PER THE "ACCEPTABLE PLANT LIST" INDICATED WITHIN THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION PLANTING MANUAL.

ONE SINGLE PLANT MAY NOT MAKE UP MORE THAN 33% OF THE TOTAL REQUIRED NUMBER OF PLANTINGS



- ### PLANT MATERIAL NOTES:
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITY OF PLANT MATERIALS.
 - THE TREES AND SHRUBS ABOVE REPRESENT ACCEPTABLE PLANT VARIETIES PER THE GSCPC PLANTING MANUAL. ANY APPROVED PLANT MATERIAL IN THE PLANTING MANUAL FOR THE GIVEN PURPOSE MAY BE SUBSTITUTED. THE SUBSTITUTES MUST MEET THE SAME REQUIREMENTS AS THOSE LISTED ABOVE. FOR EXAMPLE, A SUGAR MAPLE (LARGE TREE) IS NOT ACCEPTABLE FOR USE AS A VIA PERIMETER TREE.



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ENGINEERING
1000 Monarch Street
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(859) 385-9293
JOB NO. 15098.00

DATE	DESCRIPTION
02/26/2025	PREP INITIAL SUBMITTAL

STATE OF KENTUCKY
REGISTRY OF PROFESSIONALS
GREGORY J. GAINES, JR.
37290
2/26-02-27

BristolGroup
ENGINEERING | CONSTRUCTION

A NEW BUILDING
PARKVIEW MEDICAL WEST
145 AMERICAN PATH
GEORGETOWN, KENTUCKY

LANDSCAPING PLAN

JOB NUMBER: 190 SHEET NUMBER: C-5.0

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