

Plot time: May 02, 2024 - 3:14:40m
 Drawing name: J:\2020\02KC-20-002\CVDWG\02-03-2024\CD-COMMERCIAL.dwg - Layout Tab C2.0 Utility Plan

UTILITY PLAN LEGEND

- (Dashed) — EXISTING SANITARY SEWER
- (Dashed) — EXISTING TELEPHONE
- (Dashed) — EXISTING WATER MAIN
- (Dashed) — EXISTING GAS MAIN
- (Dashed) — EXISTING E/P
- (Dashed) — PROPOSED STORM SEWER
- (Dashed) — PROPOSED SANITARY LATERAL
- (Dashed) — PROPOSED CLEANOUT
- (Dashed) — PROPOSED WATER SERVICE
- (Dashed) — PROPOSED GAS SERVICE
- (Dashed) — PROPOSED ELECTRIC SERVICE
- (Dashed) — PROPOSED TELEPHONE

UTILITY NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE AT THE CENTER OF STRUCTURE. INVERT ELEVATIONS ARE MEASURED AT THE CENTERLINE OF THE STRUCTURES. REFER TO SD1 SPEC. SECTION 026010 FOR FLOWLINE REQUIREMENTS.
2. PIPE LENGTHS AND SLOPES ARE BASED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE LENGTHS.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OWNER FOR INSPECTIONS.
4. UTILITY SERVICES TO NEIGHBORING PROPERTIES TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROPOSED UTILITIES.
6. A MINIMUM OF 3'-0" COVER SHALL BE MAINTAINED ON ALL WATER & SERVICE LINES UNLESS NOTED AND APPROVED OTHERWISE.
7. CONTRACTOR SHALL INSPECT, OR HIRE AN INSPECTOR, THAT ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN IN SERVICE ARE IN OPERATIONAL CONDITION.
8. STORM & SANITARY BUILDING SEWERS AND TAPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING CODES, ALL LOCAL AND STATE RULES & REGULATIONS.
9. DOWNSPOUT COLLECTORS SHALL BE MINIMUM 6" DIAMETER PVC PIPE OR 8" DIAMETER POLYETHYLENE SMOOTH LINED PIPE (HPDE) UNLESS OTHERWISE SHOWN. EXCEPT WHERE NOTED OTHERWISE, ALL DOWNSPOUT COLLECTOR SIZES SHALL BE 2% SLOPE UNLESS OTHERWISE SHOWN.
10. UNLESS OTHERWISE SHOWN, ALL SANITARY LATERAL MATERIAL REQUIRED SHALL BE 6" DIAMETER, PVC SDR 35 AND SHALL HAVE A MINIMUM SLOPE OF 2%. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER & LATERAL ELEVATION.
11. ALL UTILITY STRUCTURES & CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL HAVE TRAFFIC BEARING GRATES, LIDS & FRAMES.
12. UTILITY CROSSINGS SHALL BE PER THE UTILITY PROVIDERS SPECIFICATIONS WITH THE MORE STRINGENT REQUIREMENTS GOVERNING.
13. THE PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER DEPTH AND SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SLOPE OF THE BUILDING'S SEWER TOWARD THE PUBLIC SEWER IN STRICT ACCORDANCE WITH THE GOVERNING AUTHORITIES PRIOR TO BUILDING CONSTRUCTION.
14. PROVIDE GRANULAR CLASS B PIPE BEDDING THROUGHOUT. BACKFILL ALL TRENCHES UNDER SLABS, WALKS, AND PAVED AREAS WITH DENSE GRADED AGGREGATE OR CRUSHED STONE. ALL EXCAVATING AND BACKFILLING IS BY INDIVIDUAL CONTRACTORS (PLUMBING, ELECTRICAL, ETC.).
15. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
16. CONTRACTOR SHALL STORE CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO PREVENT DELETERIOUS MATERIALS FROM BECOMING AFFIRED OR DETERIORATED FROM SUN EXPOSURE.
17. STM SHOWN ON PLAN REFERS TO ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE, POLYVINYL CHLORIDE PIPE (PVC) OR HIGH DENSITY POLYETHYLENE SMOOTH LINED PIPE (HPDE) UNLESS OTHERWISE NOTED. ALL MANHOLES SHALL BE CONSTRUCTED TO STORM SEWER STUBS WITH A CHECK VALVE/BACKFLOW PREVENTER.
18. ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE (N=012 OR LESS) SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
19. PVC PIPE SHALL BE TYPE "B" CONDUIT AS IM P 949, AS IM P 714 OR AS IM P 713. EXCEPT THE MANUFACTURER'S SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE (STORM SEWER ONLY).
20. CASP SHOWN ON PLAN SHALL BE CORRUGATED ALUMINIZED STEEL TYPE II PIPE (N=024), MEETING THE MANUFACTURER'S SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
21. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED SMOOTH LINED PIPE ASTM M 984 TYPE B OR SP MEETING THE MANUFACTURER'S SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
22. A2000 PVC PIPE SHALL BE SEAMLESS PROFILE WALL PIPE WITH A SMOOTH INTERIOR AND CORRUGATED EXTERIOR PER ASTM F949 & F794 MEETING THE MANUFACTURER'S SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE. (N=009)
23. DuroMaxx SHALL BE STEEL REINFORCED THERMOPLASTIC PIPE CONFORMING TO ASTM F2686 & MEETING THE MANUFACTURER'S SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
24. STORM SEWER AS SHOWN TO BE PRIVATELY OWNED & MAINTAINED UNLESS NOTED AS "PUBLIC" WITH ASSOCIATED PROPOSED STORM SEWER EASEMENTS SHOWN.
25. FLOW LINES OF EXISTING STRUCTURES WITH PIPES TO BE

14. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE (3) FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
15. CONTRACTOR SHALL CONTACT SD1 FOR INSPECTION AND TO OBSERVE TESTING OF SANITARY SEWER (PRIVATE) RELOCATION.
16. CONTRACTOR SHALL CONTACT SD1 FOR INSPECTION AND TO OBSERVE TESTING OF SANITARY SEWER (PRIVATE) RELOCATION.
17. EXISTING SANITARY SEWER (PRIVATE) TO BE ABANDONED PER SD1 REQUIREMENTS.
18. CONTRACTOR TO INSTALL IRRIGATION CONDUITS AS DIRECTED BY OWNER DIRECTION AND PER I AND SCAFF DESIGN. COORDINATE IRRIGATION SLEEVES (FOR BID PURPOSES) WITH OWNER.
19. NOTE LIGHT POLE AND POLLARD LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE CONFIRMED WITH MEP SITE LIGHTING & PHOTOMETRIC DESIGN.
20. DOWNSPOUT STUBS SHOWN (D.S.) TO BE FOR BUILDING DOWNSPOUT ONLY. IF REMOVAL FROM FOUNDATION DRAINS, BASEMENT DRAINS NOT PERMITTED TO THE INTO STORM SEWER, UNLESS THE FOUNDATION DRAINS ARE CONNECTED TO STORM SEWER STUBS WITH A CHECK VALVE/BACKFLOW PREVENTER.
21. WATER SERVICES BY BOWD, ON LONG WATER SERVICES CONDUIT IS TO BE INSTALLED BY CONTRACTOR, COORDINATE WITH BOWD. CONDUITS ARE TO BE PER BOWD REQUIREMENTS.
22. WATER SERVICE METERS TO BE INSTALLED BETWEEN THE SIDEWALK AND THE CURB WITHIN THE RIGHT OF WAY OR BOWD EASEMENT.
23. JOINT TRENCH SHOWN IS PRELIMINARY AND SHOULD BE COORDINATED WITH OWEN ELECTRIC/DUKE ENERGY ENDORSEMENT DRAWINGS.
24. WITH FINAL DESIGN CONSTRUCTION LOCATIONS & ELEVATIONS SHOWN ARE APPROXIMATE.
25. CONTRACTOR TO VERIFY SIZE & QUANTITY OF CONDUITS REQUIRED FOR UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICE.
26. IF LOWER PIPE ELEVATION IS BELOW BAW ELEVATION OF UPSTREAM MANHOLE, IT IS RECOMMENDED THAT THE TAP INCLUDE BACKFLOW PREVENTER UNLESS PUMPED TO GRAVITY.

BURIED UTILITIES NOTE:

All above ground features have been field located. All buried utilities have been shown based upon field evidence, project utility plans, and/or information obtained from utility companies. The utilities shown may or may not be shown in their actual location. Other buried utilities might exist on the subject property which are not shown on this drawing.

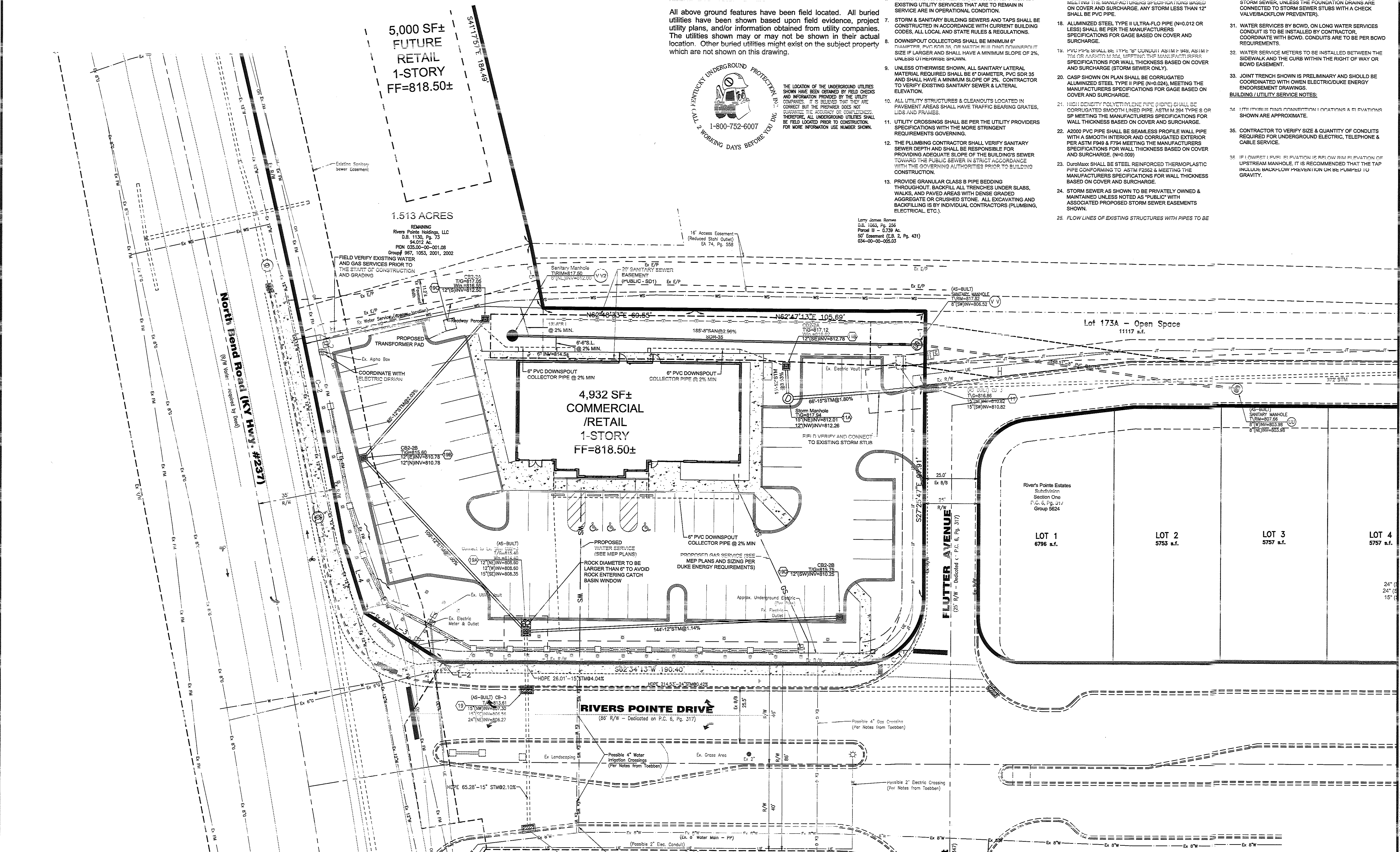


THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HAVE BEEN OBTAINED BY FIELD CHECKS AND INFORMATION PROVIDED BY THE UTILITIES COMPANIES. IT IS ASSUMED THAT THESE ARE CORRECT BUT THE PREPARER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS THEREFORE, ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION. FOR MORE INFORMATION SEE NUMBER SHOWN.

5,000 SF±
 FUTURE
 RETAIL
 1-STORY
 FF=818.50±

1.513 ACRES
 REMAINING
 Rivers Pointe Holdings, LLC
 D.B. 1130, Pg. 73
 84.012 AC.
 PDN 035.00-00-001.08
 Ground 887, 1063, 2001, 2002

4,932 SF±
 COMMERCIAL
 /RETAIL
 1-STORY
 FF=818.50±



Item	Revision Description	Date	Chk	Dwn

RIVERS POINTE ESTATES COMMERCIAL
 1320 NORTH BEND RD
 FERRISBUR
 KENTUCKY

Project: 2K020-002 CD-COMMERCIAL
 Drawn by: CML
 Checked By: MDW
 Issue Date: 5/2/24
 Sheet: C2.0