Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:
11/17/2023

AGENDA ITEM (ACTION ITEM):
Consider / Approve the schematic design and design development plan for site development for the River Ridge Elementary School Site Expansion Project (BG 24-173).

APPLICABLE BOARD POLICY:
01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

HISTORY/BACKGROUND:
Emboss Design, formerly PCA Architecture, has prepared schematic designs associated with the site expansion plan for River Ridge Elementary School. This plan will allow for improved site circulation, additional parking, and will remedy the unsafe car stacking issue on Amsterdam Road in front of River Ridge Elementary during the start and end of each school day.

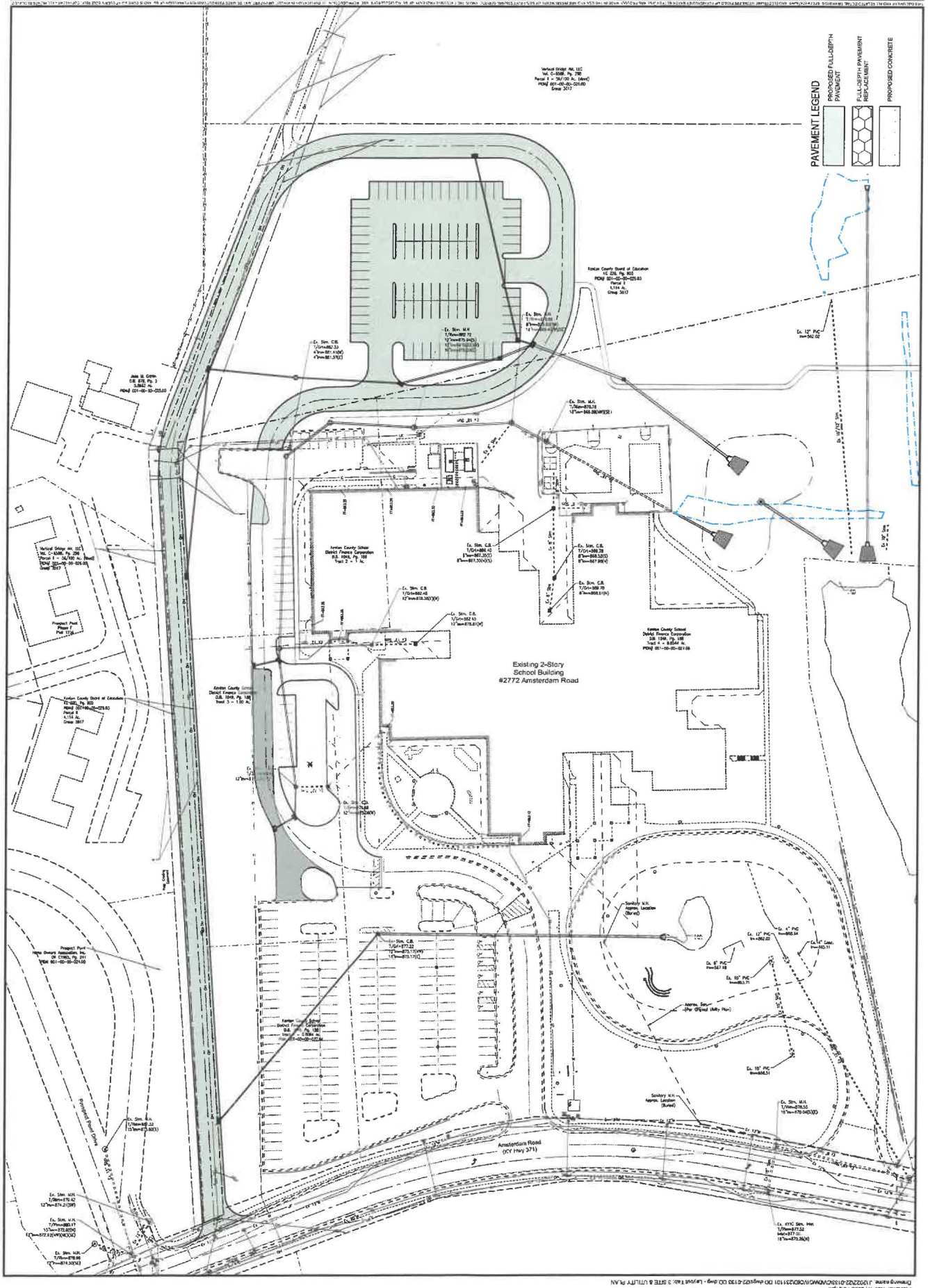
FISCAL/BUDGETARY IMPACT:
Local FSPK Bond Sale of $3,895,000.00

RECOMMENDATION:
Approve the schematic design and design development plan for site development for the River Ridge Elementary School Site Expansion Project (BG 24-173).

CONTACT PERSON:
Matt Rigg, Chief Operations Officer

Principal/Administrator	*District Administrator*	*Superintendent*

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda
Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox



PRELIMINARY

Item	Revision Description	Date	Dwn.	Chk.

Base is Nearby State Plane NAD83 (2011)

SCALE: 1" = 40'

RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS

2772 AMSTERDAM ROAD
CITY OF VILLA HILLS
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

SITE & UTILITY PLAN

bayer becker
www.bayerbecker.com
2368 Grandview Drive
Fort Mitchell, KY 41017 • 859.261.1113

Drawn by	MWC
Checked by	JFB
Date	10/10/2023

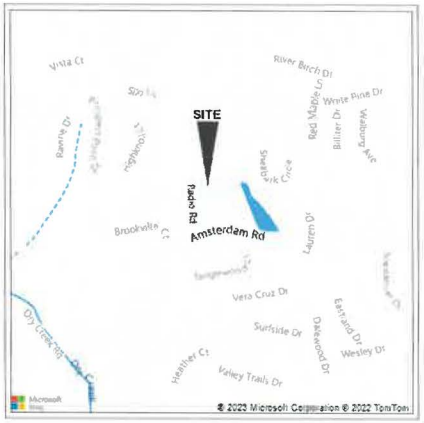
Plot date: Nov 17, 2023 - 3:31pm
Drawing name: J:\2022\22-0130\DWG\0130\23101 DD dwg\22-0130 DD dwg - Layout tab: 3 SITE & UTILITY PLAN

RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS

2772 AMSTERDAM ROAD
CITY OF VILLA HILLS
KENTON COUNTY, KENTUCKY

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH THE VILLA HILLS AND KYTC FOR ALL REQUIRED TRAFFIC CONTROLS AND DETOURS.
2. ALL WORK IN ROADS OR DRIVES SHALL BE PLATED OR BACKFILLED WITH GRANULAR MATERIAL AT THE END OF EACH WORK DAY AND OPENED TO TRAFFIC OR ACCESS DURING NON-WORKING HOURS. IF DRIVES OR WALKS CANNOT BE OPENED, THEY MUST BE PROPERLY BARRICADED.
3. CONTRACTOR TO MAINTAIN EMERGENCY TRAFFIC AT ALL TIMES DURING CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITIES AND EQUIPMENT, INCLUDING CLEARING OF TREES AND VEGETATION, SHALL BE CONTAINED WITHIN THE DESIGNATED CONSTRUCTION LIMITS. STORAGE AND STAGING MAY BE ALLOWED OUTSIDE PERMANENT EASEMENTS WITH PRIOR APPROVAL BY OWNER.
5. FENCING, WALLS, AND MAILBOXES THAT ARE TAKEN DOWN DURING CONSTRUCTION SHALL BE RESTORED IN KIND. THE COST TO DO SO SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
6. INVERT ELEVATIONS ARE MEASURED AT THE CENTERLINE OF THE MANHOLE/STRUCTURE.
7. ALL TOP OF GRATE ELEVATIONS FOR STRUCTURES LOCATED WITHIN THE CURB REFERENCE GUTTER FLOWLINE ELEVATION.



AREA MAP
NTS

SHEET INDEX

SHEET	DRAWING TITLE	REV. NO.	REV. DATE
C100	TITLE SHEET		
C200	EXISTING CONDITIONS & DEMOLITION PLAN		
C201	EXISTING CONDITIONS & DEMOLITION PLAN		
C300	SITE & UTILITY PLAN		
C301	SITE & UTILITY PLAN		
C400	GRADING PLAN		
C401	GRADING PLAN		
C500	ALIGNMENT PROFILE		
C501	ALIGNMENT PROFILE		
C502	ALIGNMENT PROFILE		
C503	ALIGNMENT PROFILE		
C600	UTILITY PROFILES		
C601	UTILITY PROFILES		

BASEMAP LEGEND

ENGINEER
BAYER BECKER
209 GRANDVIEW DRIVE
FORT MITCHELL, KENTUCKY 41017

OWNER
KENTON COUNTY SCHOOL BOARD
1055 EATON DRIVE
FORT WRIGHT, 41017

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HAVE BEEN OBTAINED BY FIELD CHECKS AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. IT IS BELIEVED THAT THEY 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 USE NUMBER SHOWN

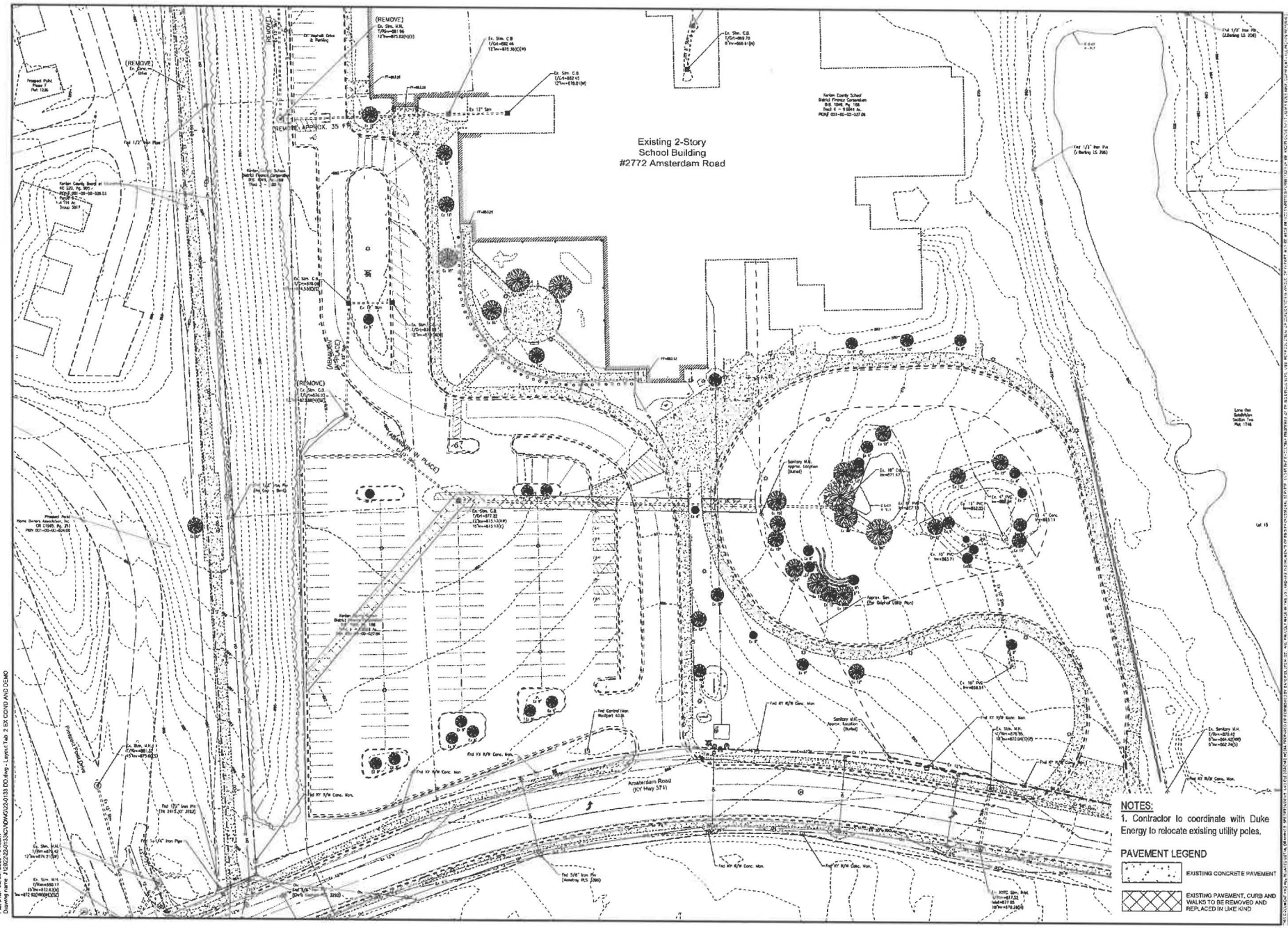
Item	Revision Description	Date	Drwn	Chk.
	PRELIMINARY			

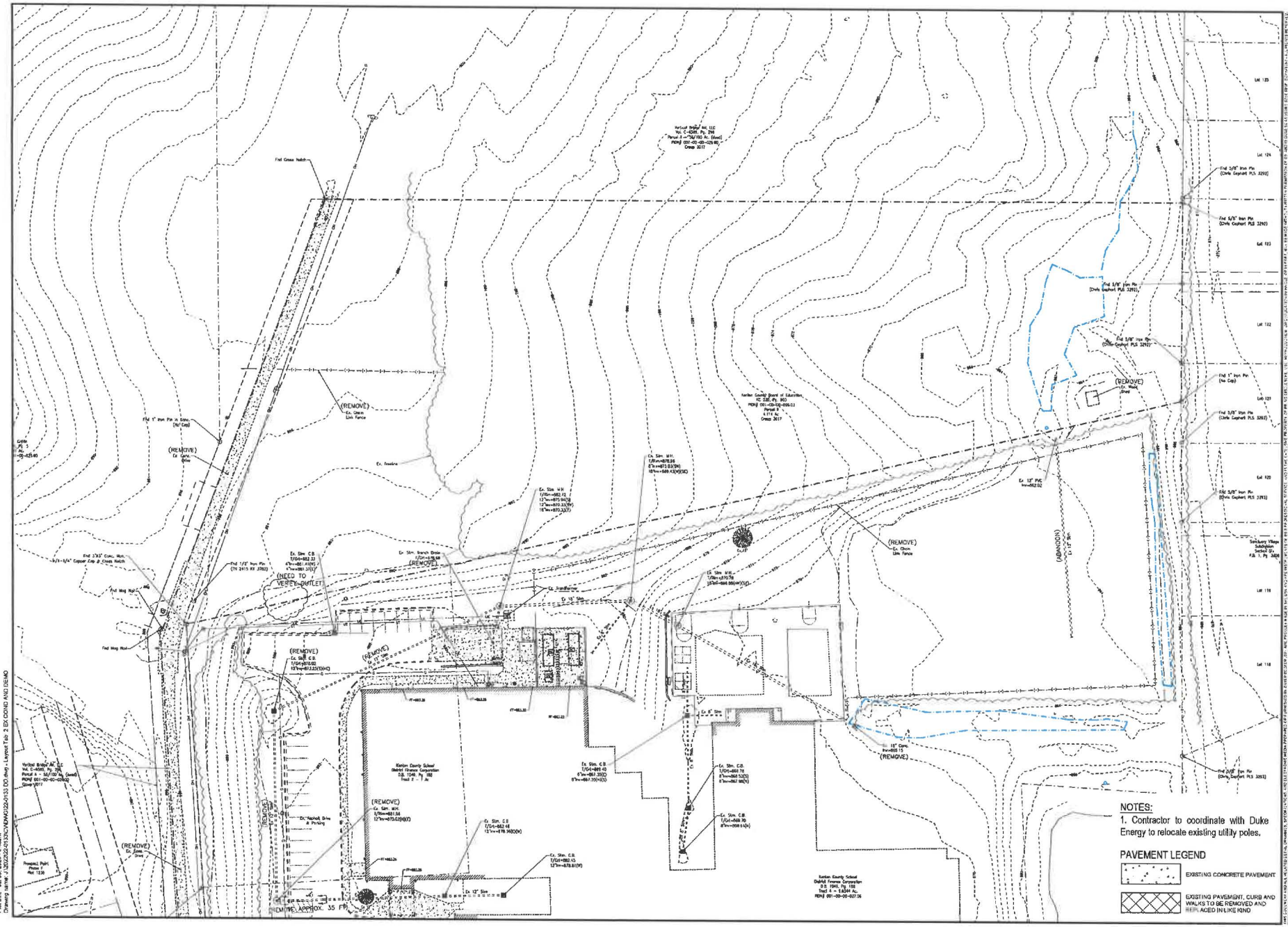
RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS
2772 AMSTERDAM ROAD
CITY OF VILLA HILLS
KENTON COUNTY
COMMONWEALTH OF KENTUCKY
TITLE SHEET

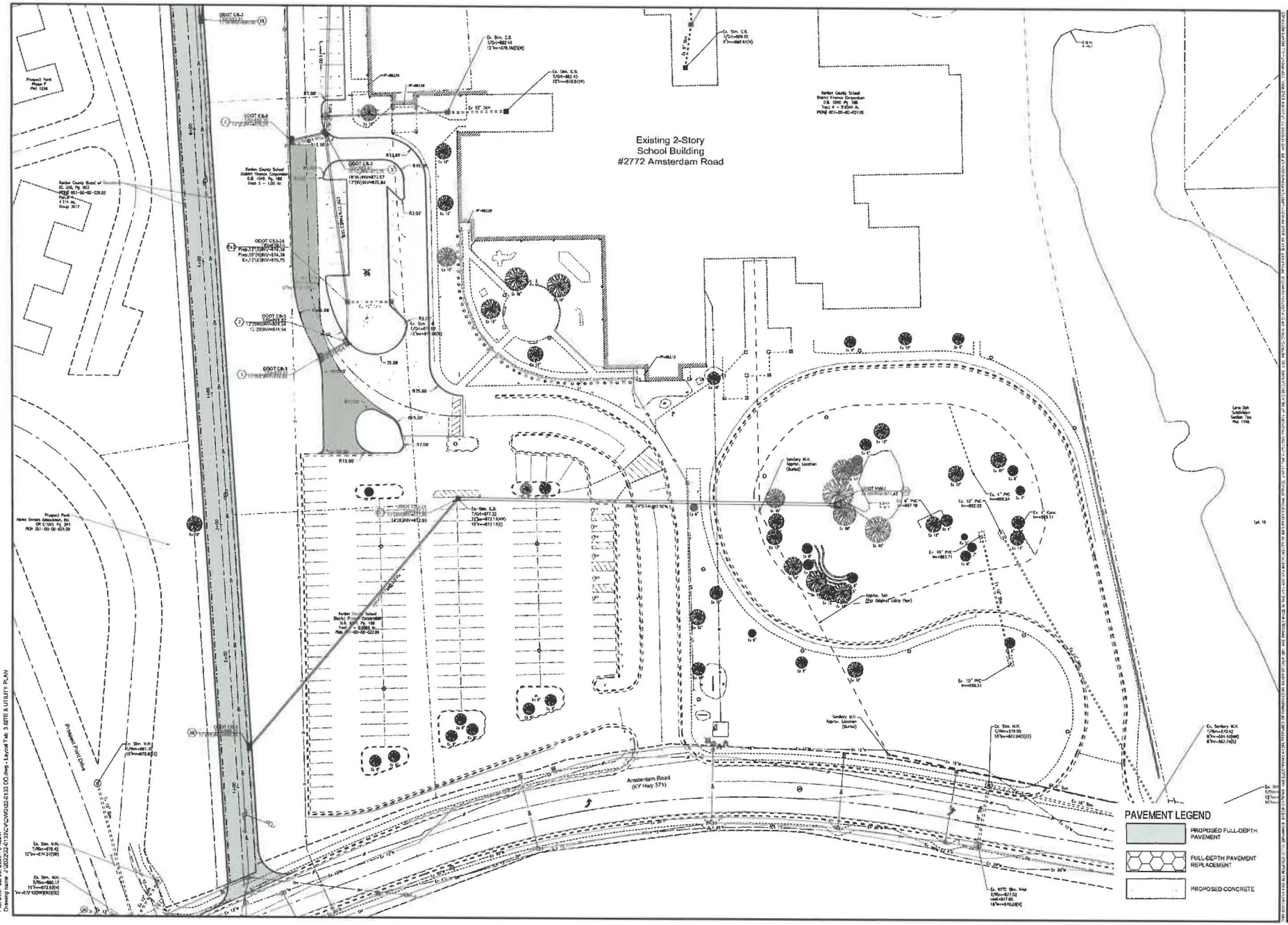
bayer becker
www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.331.1113

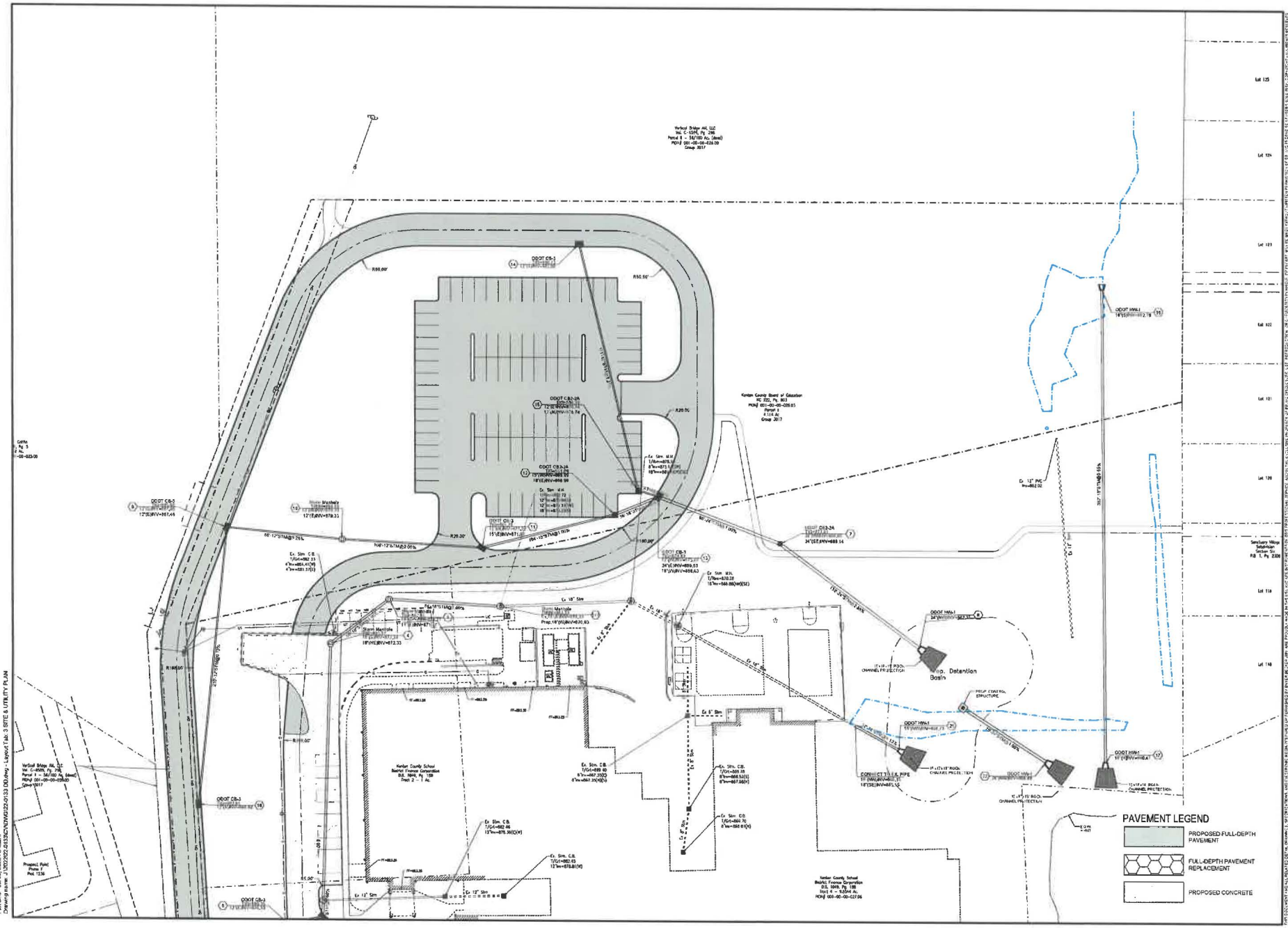
Drawing: 22-0133.00
Drawn by: JMH
Checked by: JFB
Issue Date: 6/27/2023
Sheet: C100

Plot time: Jul 03, 2023 - 4:01pm
Drawing name: J:\2022\22-0133\CAD\C100-0133 DD.dwg - Layout Tab: 1 TITLE


Existing 2-Story
School Building
#2772 Amsterdam Road
Amsterdam Road
(KY Hwy 371)
(REMOVE)
(REMOVE APPROX. 35 FT)
(ABANDON IN PLACE)
Sidewalk
Proposed Sidewalk
Sanitary M.H.
Approx. Location
(Buried)
Approx. Sm.
(Per Original Site Plan)
Fnd KY R/W Conc. Mon.
Fnd Control Mon.
Nail/Washer
Fnd 1/2" Iron Pipe
Fnd 1/4" Iron Pin
(J Berling LS 206)
Fnd 1/2" Iron Pin
(Berling LS 206)
Fnd 1/4" Iron Pipe
Fnd 5/8" Iron Pin
(Hensley PLS 2390)
Fnd 1/2" Iron Pipe
(Berling LS 206)
Kenton County School
District Finance Corporation
D.B. 1046, Pg. 168
Tract 4 - 9.5841 Ac.
PCN# 031-00-00-027.06
Kenton County Board of
KC DB. Pg. 905
PCN# 031-00-00-026.03
Parcel 4-2
4.114 Ac.
Gross 3611
Prospect Public
Phase 7
Plat 1328
Prospect Park
Home Owners Association, Inc.
OR 01685, Pg. 251
PCN 001-00-00-024.00
Lone Oak
Subdivision
Section Two
Plat 1746
Lot 15
Ex. Sm. C.B.
T/Grt=882.46
12"Inv=875.30(S)(W)
Ex. Sm. C.B.
T/Grt=882.45
12"Inv=878.81(W)
Ex. Sm. C.B.
T/Grt=869.70
8"Inv=868.61(W)
Ex. Sm. C.B.
T/Grt=877.85
12"Inv=873.12(W)
15"Inv=873.10(E)
Ex. Sm. C.B.
T/Grt=836.53
12"Inv=831.06(S)(E)
Ex. Sm. C.B.
T/Grt=836.08
15"Inv=831.08(N)
Ex. Sm. M.H.
T/Rim=881.34
15"Inv=875.60(S)
Ex. Sm. M.H.
T/Rim=876.70
12"Inv=872.04(S)(E)
Ex. Sm. M.H.
T/Rim=875.42
8"Inv=864.42(W)
6"Inv=862.24(S)
Ex. Sm. M.H.
T/Rim=876.21(W)
Ex. Sm. M.H.
T/Rim=880.17
12"Inv=872.83(N)
12"Inv=872.92(W)(W)(S)
Ex. 18" Conc.
Inv=871.47
Ex. 15" PVC
Inv=882.22
Ex. 15" PVC
Inv=883.71
Ex. 10" PVC
Inv=883.71
Ex. 10" PVC
Inv=864.51
Ex. 10" PVC
Inv=863.71
Ex. 12" Conc.
Inv=883.71
Ex. 12" Conc.
Inv=877.13
Ex. 12" Conc.
Inv=877.05
18"Inv=870.26(S)
Ex. 12"
Ex. 10"
Ex. 8"
Ex. 6"
Ex. 4"
Ex. 3"
Ex. 2"
Ex. 1"
Ex. 12" Sm.
Ex. 8" Sm.
Ex. 6" Sm.
Ex. 4" Sm.
Ex. 3" Sm.
Ex. 2" Sm.
Ex. 1" Sm.
Ex. 12" Conc.
Ex. 10" Conc.
Ex. 8" Conc.
Ex. 6" Conc.
Ex. 4" Conc.
Ex. 3" Conc.
Ex. 2" Conc.
Ex. 1" Conc.
Ex. 12" Asphalt Drive
& Parking
Ex. Sm. C.B.
T/Grt=882.12
Ex. Sm. C.B.
T/Grt=882.32
Ex. Sm. C.B.
T/Grt=882.33


(REMOVE)
Ex. Chain Link Fence
(REMOVE)
Ex. Asphalt Drive
(REMOVE)
Ex. Asphalt Drive & Parking
(REMOVE)
Ex. Sign
(REMOVE)
Ex. Sign
(REMOVE)
Ex. Sign
(REMOVE)
Ex. Sign
(REMOVE)
Ex. Chain Link Fence
(REMOVE)
Ex. Chain Link Fence
(REMOVE)
Ex. Wood Shed
(REMOVE)
15" Conc.
(REMOVE)
(NEED TO VERIFY OUTLET)
(ABANDON)
Ex. 12" PVC
Ex. Sign
Ex. Sign
Ex. Sign


Existing 2-Story
School Building
#2772 Amsterdam Road
Amsterdam Road
(KY Hwy 371)
Prospect Point Drive
PAVEMENT LEGEND
PROPOSED FULL-DEPTH PAVEMENT
FULL-DEPTH PAVEMENT REPLACEMENT
PROPOSED CONCRETE
Bass of Bearing
State Plane NAD83 (2011)
SCALE 1" = 30'
PRELIMINARY
RIVER RIDGE ELEMENTARY
ACCESS IMPROVEMENTS
2772 AMSTERDAM ROAD
CITY OF FORT WRIGHT
KENTON COUNTY
COMMONWEALTH OF KENTUCKY
SITE & UTILITY PLAN
bayer becker
www.bayerbecker.com
250 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113
Drawing: 22-0133.00
Drawn by: JMH
Reviewed by: JFB
Issue Date: 6/27/2023
Sheet
C300
FOR REVIEW ONLY



Basis of Bearing
State Plane NAD83 (2011)
SCALE 1" = 30'

Item	Revision Description	Date	Drawn	Chk

RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS

2772 AMSTERDAM ROAD
CRESTVIEW HILLS
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

SITE & UTILITY PLAN

bayer becker
www.bayerbecker.com
209 Crestview Cove
Fort Mitchell, KY 41017 - 859.291.1113

Drawing	22-0133.00
Drawn by	JMH
Checked by	JFB
Issue Date	6/27/2023
Sheet	C301

Plot Date: Jul 05, 2023 - 8:48am
Drawing name: J:\2022\22-0133\CD\DWG\22-0133 00.dwg - Layout Tab: 3 SITE & UTILITY PLAN

Existing 2-Story
School Building
#2772 Amsterdam Road

PRELIMINARY

RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS

2772 AMSTERDAM ROAD
FORT WRIGHT, KY 41011
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

GRADING PLAN

bayer becker

C400

LINE TABLE		
Line	Direction	Dist.
L1	S86°18'37"W	15.02'
L2	N03°16'59"E	41.30'
L3	N89°19'31"E	10.00'

Basis of Bearing
State Plane NAD83 (2011)

SCALE 1" = 30'

Item	Revision Description	Date	Dwn	Chk
	PRELIMINARY			

RIVER RIDGE ELEMENTARY ACCESS IMPROVEMENTS

2772 AMSTERDAM ROAD
CRESTVIEW HILLS
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

GRADING PLAN

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Drawing	22-0133 (KY)
Drawn By	JMH
Reviewed By	RTK
Issue Date	6/27/2023
Sheet	C401

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Plot time: Jul 05, 2023 - 8:49am
Drawing name: J:\2022\22-0133\CIVIL\DWG\22-0133 DD.dwg - Layout Tab: 4 GRADING PLAN