

From: Robert Baldwin <becrlb@att.net>

Sent: Tuesday, March 14, 2023 11:52 AM

To: dbsoper1989@gmail.com <dbsoper1989@gmail.com>; Mike Johnson <mike@magtraceinfo.com>

Subject: Re: Box curb vs. Roll curb

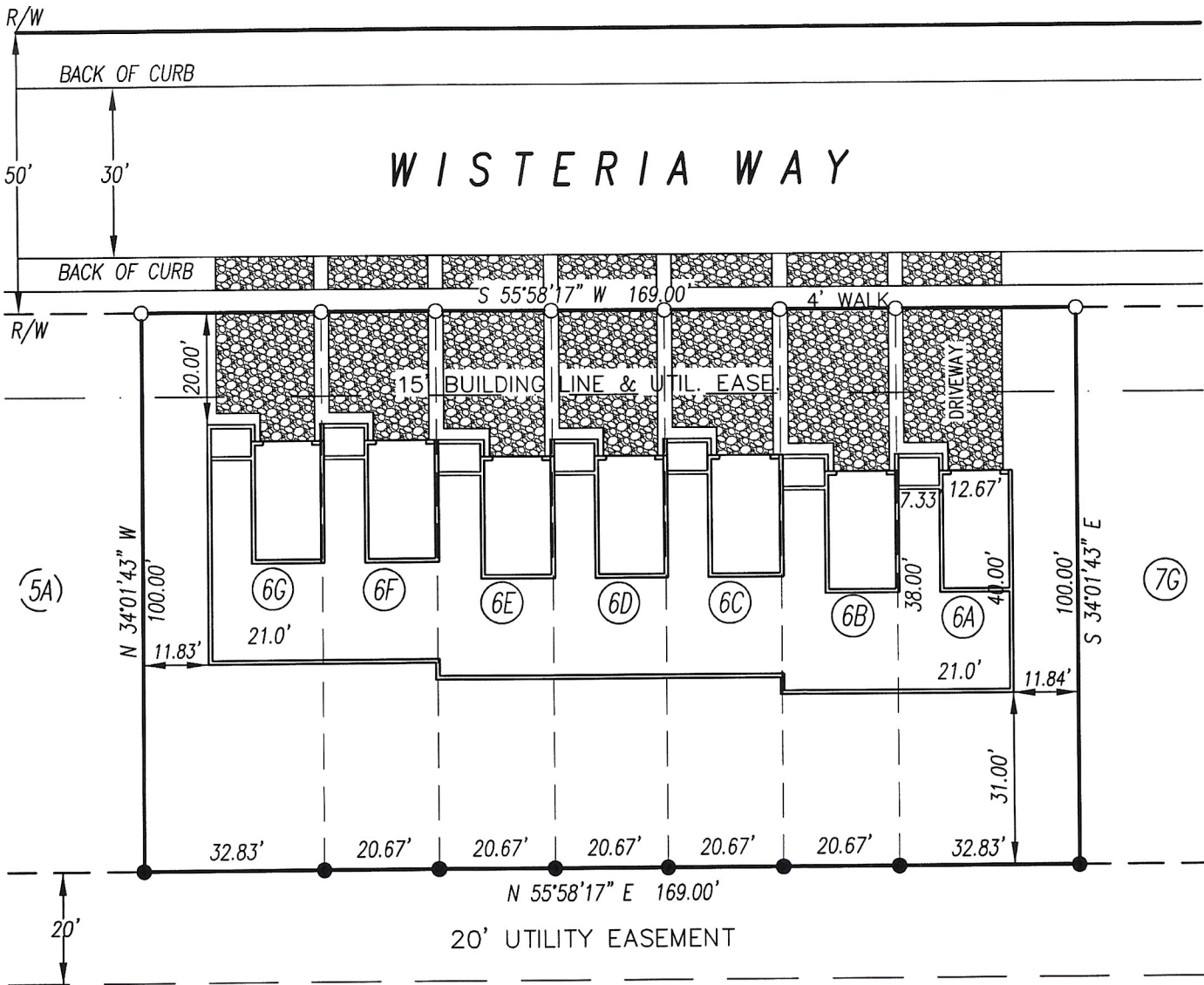
Mike,

The design of all of our storm water collections systems presumes that rolled curb will be used. We do not use box curb unless the final authority that is responsible maintaining the street system requires box curb. We do not recommend that box curb be used in areas that are to be developed because of the number of times that the curb needs to be cut for driveways. Further, the rolled curb has the same water handling capacity as box curb.

Thanks,

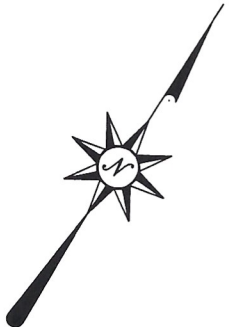
Bob

Robert L. Baldwin, PE, PLS  
Baldwin Engineering Corporation  
P. O. Box 4315  
Winchester, KY 40392-4315  
859-744-6943  
becrlb@att.net



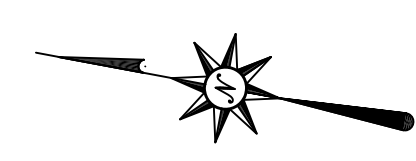
Z:\BOURBON\LETON\BPB\MAGNOLIA-6.dwg

PLOTTED 4/3/23 @ 10:43 BY SRP



**SITE PLAN**  
**MDAT, LLC**  
 7-PLEX TOWNHOUSE BUILDING  
 MAGNOLIA TRACE UNIT 1, LOT 6

STATE OF KENTUCKY ROBERT L. BALDWIN 1366 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 4/3/23	<h1 style="margin: 0;">Baldwin</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="font-size: small; margin: 0;">116 S Highland Street - P.O. Box 4315          Winchester, Kentucky 40392-4315</p>
	FILE NO. 22-6289	FILENAME LETON6	
	FIELD BOOK 333-1	.CRD FILE LETON	
	DRAWN BY SRP	CHECKED BY RLB	

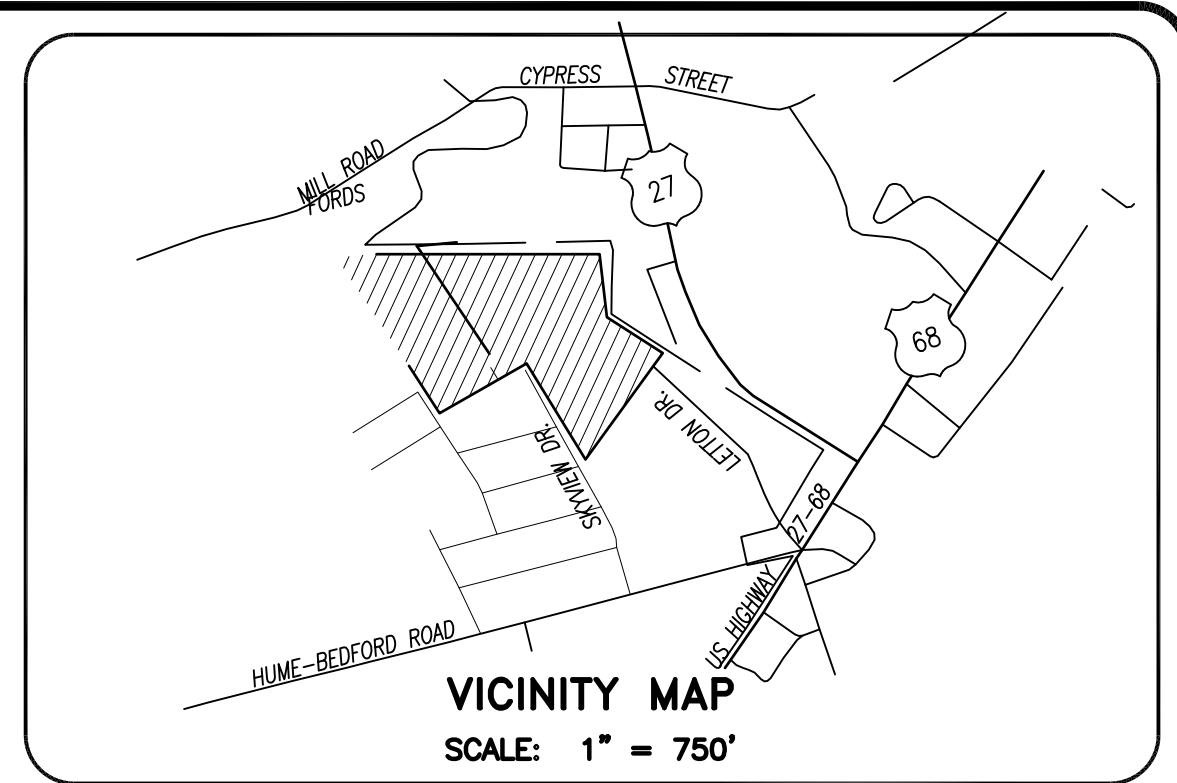


ARLINGTON CLASSIC  
TOWNHOMES  
P.B. A, pg. 381  
P.B. B, pg. 34  
R-5 Zone

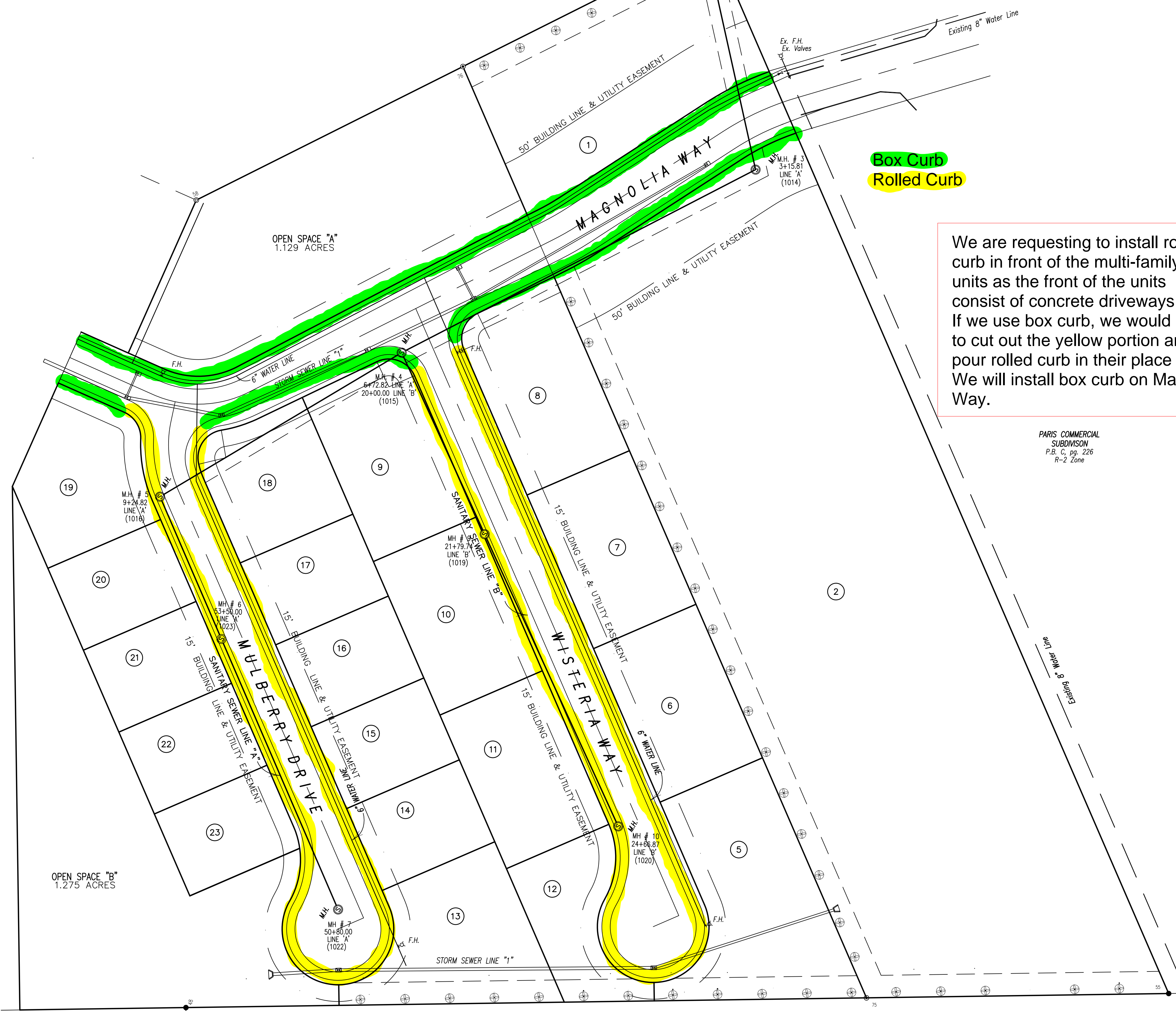
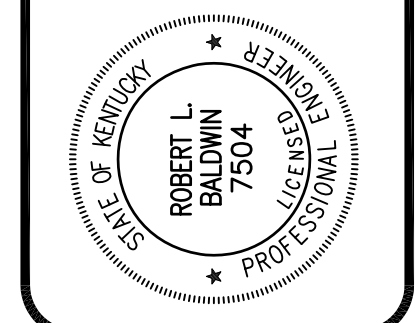
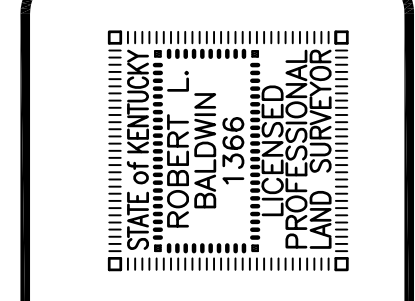
EX. M.H. 0+00  
LINE 'A'  
(280)

M.H. # 1  
0+14.03  
LINE 'A'  
(977)

M.H. # 2  
1+24.98  
LINE 'A'  
(978)



**Baldwin Engineering**  
116 South Highland Street - P.O. Box 4315  
Winchester, Kentucky 40392



**Box Curb**  
**Rolled Curb**

We are requesting to install rolled curb in front of the multi-family units as the front of the units consist of concrete driveways. If we use box curb, we would have to cut out the yellow portion and pour rolled curb in their place anyway. We will install box curb on Magnolia Way.

**SITE STATISTICS:**

B-2 Zoning	2 Lots (Lots 1-2)
Minimum Lot Size	21,780 sq. ft.
B-2 Size	5,560 Acres (0.348 Acre R/W)
R-5 Zoning (Duplex & 6-Plex)	19 Lots-66 Living Units (Lots 3-23)
Minimum Lot Size	8,800 sq. ft.
R-5 Size	7,591 Acres (2.055 Acres R/W)
R-8 Zoning	97 Lots-97 Living Units (Lots 52-148)
Minimum Lot Size	6,300 sq. ft.
R-8 Size	22,773 Acres (4.412 Acres R/W)
Total Tract Size	50,672 Acres (9,610 Acres R/W)

PARIS COMMERCIAL  
SUBDIVISION  
P.B. C, pg. 226  
R-2 Zone

**OWNER/DEVELOPER:**  
MDAT, LLC  
248 COLUMBINE  
CARLSLE, KENTUCKY 40311

OPEN SPACE "B"  
1.275 ACRES

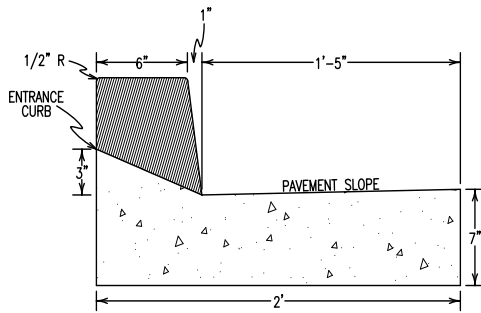
OPEN SPACE "A"  
1.129 ACRES

BEDFORD ACRES  
SUBDIVISION  
P.B. A, pg. 36  
R-2 Zone

UTILITY PLAN  
MAGNOLIA TRACE  
MAGNOLIA WAY

PLOTTED	7/8/22 @ 2:45 SRP
SCALE	1" = 50'
DATE	7/8/22
FILE NO.	22-6289
FILENAME	DEV-A
FIELD BOOK	333-1
CAD FILE	LETTON
DRAWN BY	SRP/RLB
CHECKED BY	RLB

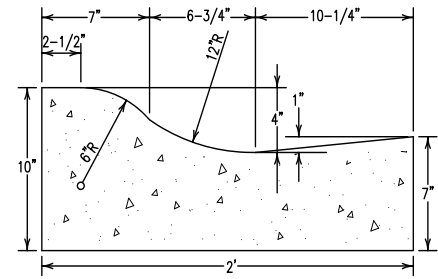
**SHEET**  
**2 OF 6**



**STANDARD BOX CURB & GUTTER**

NOT TO SCALE

1. Concrete shall be Class 'A' with a minimum 28 day compressive strength of 3500 P.S.I..
2. Sawed contraction joints shall be constructed every 20 feet.
3. Expansion joints shall be constructed at all breaks in alignment, at all drainage inlets, at the beginning and ending points of curves, and not to exceed 300' maximum spacing.
4. All concrete shall be cured with white pigmented membrane forming compound (AASHTO M 148, TYPE 2)



**STANDARD ROLL CURB & GUTTER**

NOT TO SCALE