

GENERAL NOTES

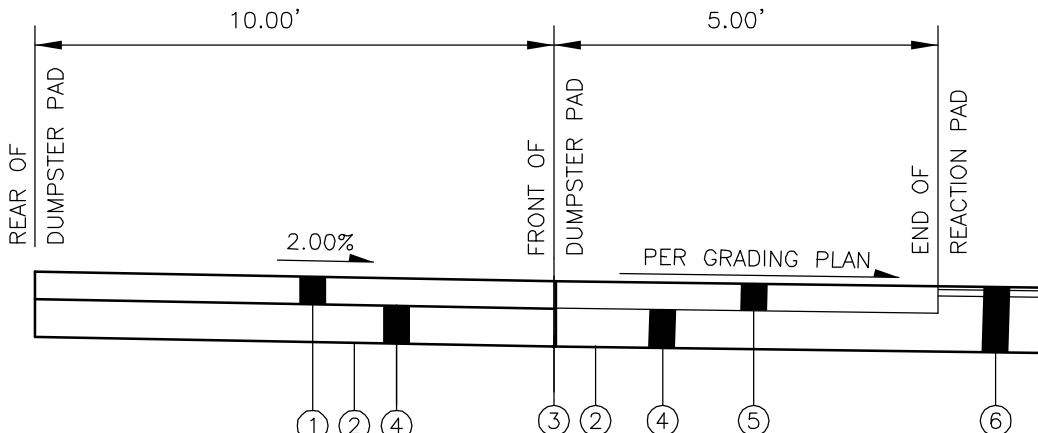
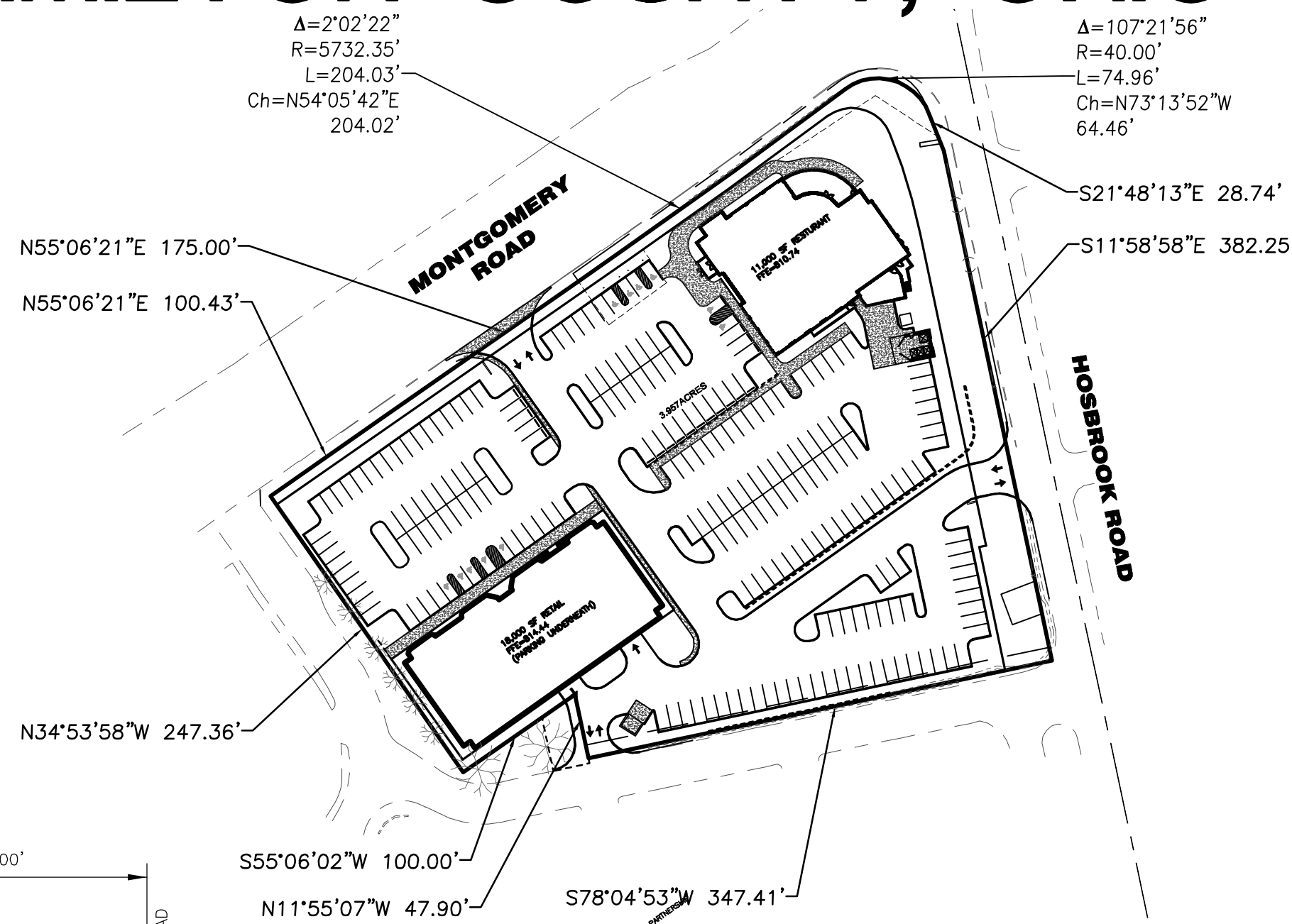
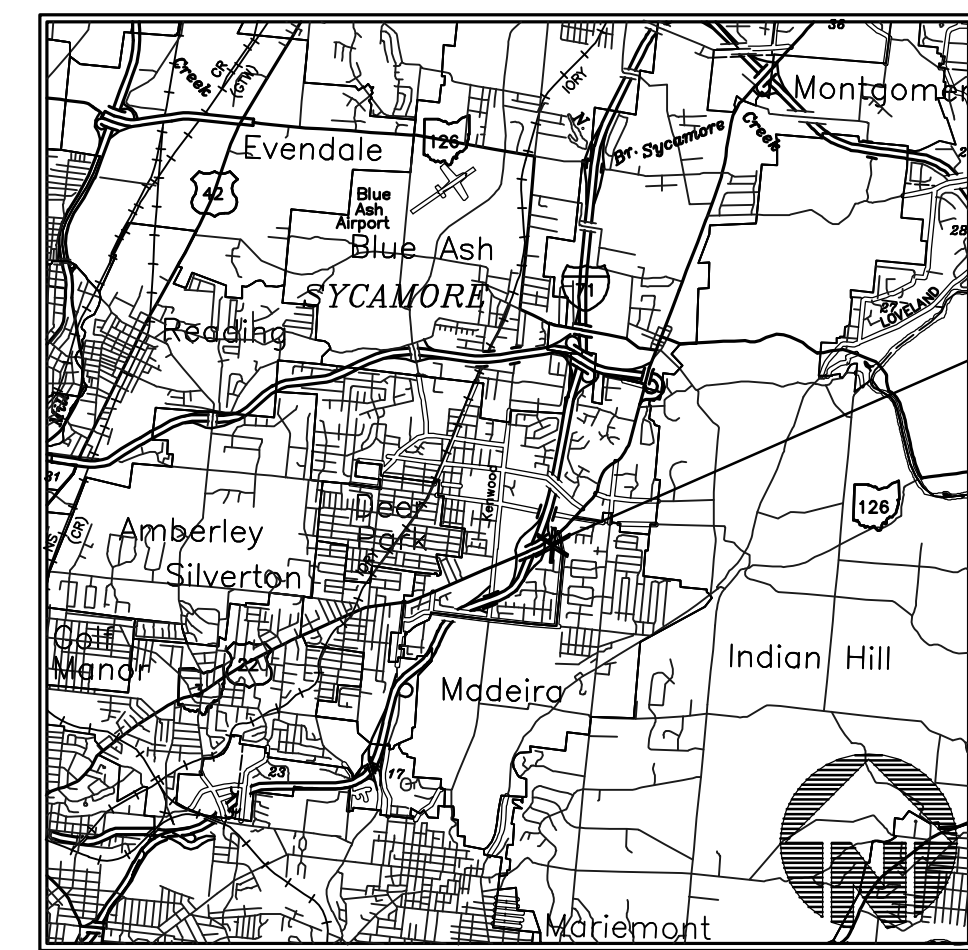
- ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE CLERMONT COUNTY ENGINEER AND THE CLERMONT COUNTY SANITARY ENGINEER.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION."
- UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
- ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE CLERMONT COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- ALL WATER MAINS, FIRE HYDRANTS AND RELATED ITEMS SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE CLERMONT COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES AND SHALL BE DUCTILE IRON CLASS 52. BACK FILL SHALL BE CLASS A WHEN MAIN IS 4 FEET OR GREATER FROM CURB. LESS THEN 4 FEET FROM CURB, UNDER CURB OR PAVEMENT BACKFIELD SHALL BE CLASS B, GRANULAR. ALL FIRE HYDRANTS TO BE PAINTED FACTORY RED.
- UNLESS OTHERWISE SPECIFIED ALL STORM SEWER 18 INCHES IN DIAMETER OR LARGER SHALL BE TYPE C CONDUIT 702.02 CLASS IV WITH CLASS B BEDDING AS PER 603.04. STORM SEWER CONDUIT OF 15 INCHES IN DIAMETER OR SMALLER MAY BE EITHER 706.02 CLASS IV OR 706.01 CLASS III WITH CLASS B BEDDING AS PER 603.04. AS AN ALTERNATE PVC, ADS OR ALUMINIZED CMP PIPE MAY BE USED. INSTALLATION SHALL AGREE WITH MANUFACTURERS RECOMMENDATION.
- ALL STORM SEWER, SANITARY LATERALS, WATER SERVICES AND UTILITY CROSSOVERS LOCATED UNDER THE PAVEMENT OR WITHIN 3.0 FEET OF PAVEMENT SHALL BE TOTALLY BACK FILLED WITH CLASS B BACKFIELD OR COMPACTED EXCAVATED MATERIAL.
- NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SANITARY SEWER, WATER MAIN OR STORM SEWER SHALL BE PLACED IN OR UPON A PERMANENT EASEMENT EXCEPTING SUCH ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR SIMILAR ITEMS BEING NATURAL OR ARTIFICIAL.
- SANITARY SEWERS ARE TO RECEIVE SANITARY WASTES ONLY. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ANY DISTURBANCE OF EXISTING NATURAL FEATURES SHALL BE SAFEGUARDED SO AS NOT TO CAUSE DETRIMENTAL EROSION. AS EARTHWORK IS PERFORMED, GEOTEXTILE INLET PROTECTION FILTERS AND SILT FENCES SHALL BE UTILIZED TO MANAGE STORM RUNOFF AND TO FILTER SAME OF EXISTING SOILS. ALL NATURAL VEGETATION TO REMAIN EXCEPT IN AREAS AFFECTED BY IMPROVEMENTS.
- BUILDINGS MUST BE UNDER ROOF PRIOR TO CONNECTION TO SANITARY LATERAL.
- EXISTING ZONING: BATAVIA TOWNSHIP: R-PUD
- ALL SANITARY SEWER TRENCHES WITHIN 5 FEET OF PAVEMENT MUST BE EITHER GRANULAR OR CONTROLLED TESTED BACK FILL
- ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO TERMS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF THE STREAMSIDE OWNERS ASSOCIATION WHICH INCLUDE MAINTENANCE OF ALL STRUCTURES, APPURTENANCES, AND EASEMENT AREAS OF STORM WATER AND DETENTION / RETENTION BASINS.
- DETENTION FACILITIES AND ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL SANITARY SEWER TRENCHES BACK FILLED WITH NATIVE MATERIALS SHALL BE COMPACTED TO 95 % STANDARD PROCTOR.
- ALL ROADWAY CATCH BASINS ARE STANDARD ODOT EXCEPT WHERE MODIFIED BY CLERMONT COUNTY AS SHOWN ON DETAIL SHEET.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR / DEVELOPER

ENGINEER'S NOTES

- EARTHWORK QUANTITIES ARE THE RESULT OF COMPUTER ANALYSIS. NO ADJUSTMENTS TO EARTHWORK QUANTITIES WILL BE CONSIDERED AFTER THE START OF CONSTRUCTION UNLESS THE DEVELOPER AND/OR ENGINEER MODIFY THE GRADING PLAN. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BEGINNING WORK. NO EXTRAS SHALL BE GRANTED AFTER CONSTRUCTION BEGINS.
- CONSTRUCTION STAKING TO BE PROVIDED AS FOLLOWS: ONE (1) TIME.
 - CENTERLINE - 50 FOOT STATIONS - TWO (2) TIMES.
 - CURB STAKING - 25 FOOT STATIONS - ONE (1) TIME.
 - SANITARY SEWERS - OFFSET STAKES AT ALL MANHOLES WITH CHECK STAKES AT 50 AND 100 FEET OUT OF MANHOLES, STANDARD CUT SHEETS - ONE (1) TIME.
 - STORM SEWERS - OFFSET STAKES AT ALL STORM STRUCTURES - ONE (1) TIME.
 - WATER MAIN & FIRE HYDRANT - OFFSET STAKES AT 50 FOOT STATIONS - ONE (1) TIME.
 - UTILITY CROSSOVERS - OFFSET STAKING - ONE (1) TIME.
 - SEWER LATERALS - LATHS SET AT TERMINUS FOR EACH LOT - ONE (1) TIME.
- IF ANY QUESTIONS EXIST, AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
- LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL SILT BARRIERS.

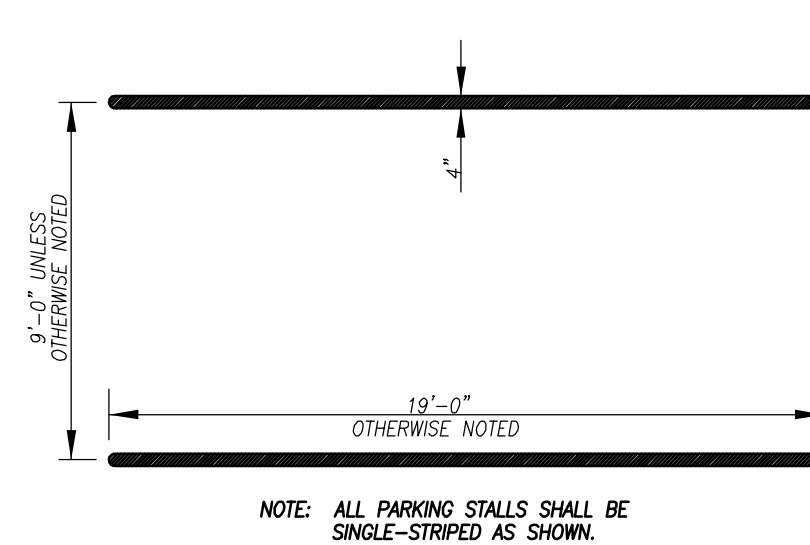
KENWOOD CITY PLACE

8080 MONTGOMERY ROAD SECTION 7, TOWN 4, RANGE 1 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

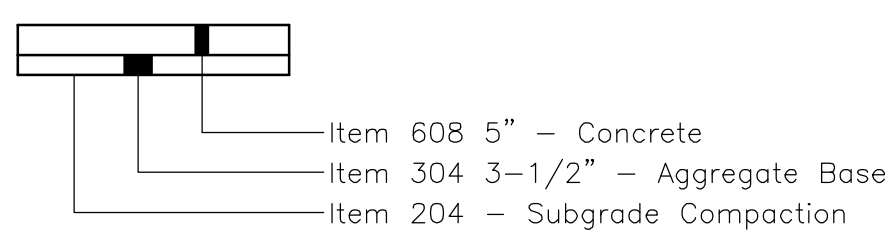


DUMPSTER PAD DETAIL

- Item 451 7" - Plain Portland Cement Concrete Pavement
- ITEM 203 - Subgrade Compaction
- 1" Preformed Expansion Joint Per Item 705.03
- Item 304 4" - Aggregate Base
- Item 452 7" - Plain Portland Cement Concrete Pavement
- Pavement



STRIPING DETAIL

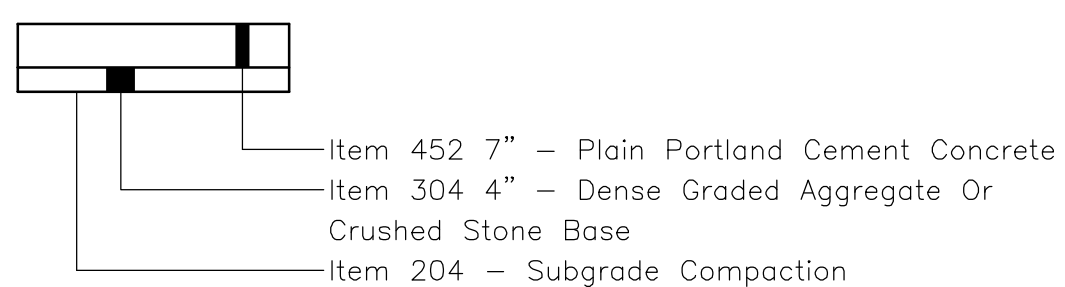


TYPICAL WALK SECTION

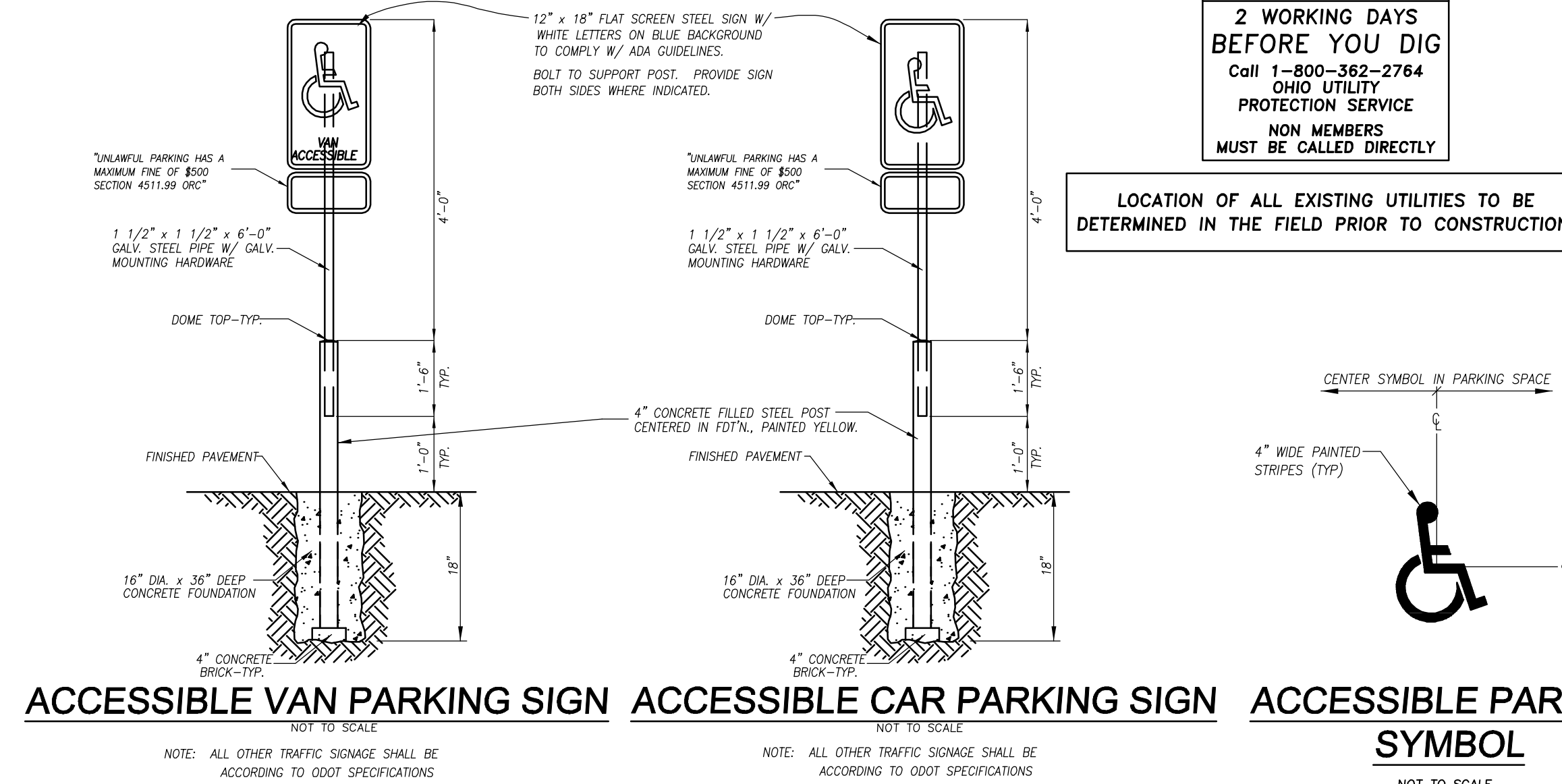
- Item 608 5" - Concrete
- Item 304 3-1/2" - Aggregate Base
- Item 204 - Subgrade Compaction

TYPICAL PAVEMENT SECTION

** = AS NECESSARY, AND APPROVED BY OWNER, CONTRACTOR TO PROVIDE UNIT PRICE FOR TACK COAT & PRIME COAT.



CONCRETE PAVEMENT SECTION (PRIVATE)



PLANNER, ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040

OWNER

P & P REAL ESTATE LLC
1056 WELLINGTON WAY
SUITE 200
LEXINGTON, KY 40513

DEVELOPER

J R ANDERSON REAL ESTATE
3805 EDWARDS ROAD
CINCINNATI, OH 45209

INDEX OF SHEETS

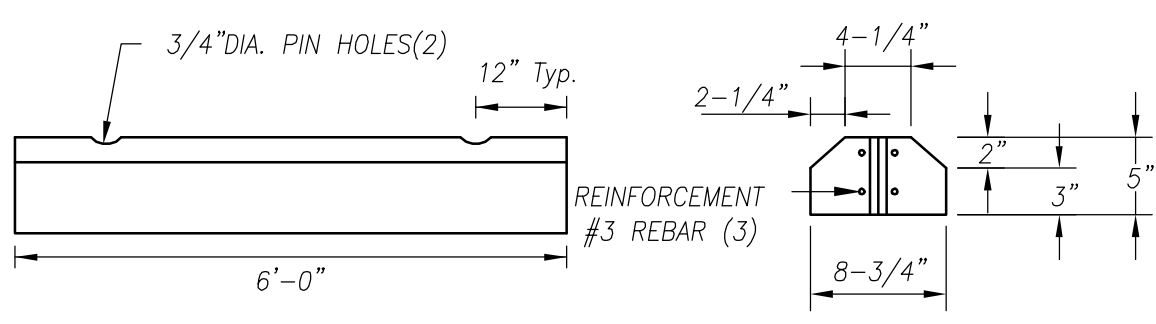
C1.0	TITLE SHEET
C2.0	DEMO PLAN
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING PLAN

PROJECT SUMMARY

SITE AREA	3.957 AC.		
PARCEL ID	600-0080-0007-00		
EXISTING ZONING	O-OFFICE 1.564 AC. EE-PLANNED BUSINESS DISTRICT 2.395 AC.		
OPEN SPACE:			
PERVIOUS SURFACE	0.953 AC.		
IMPERVIOUS SURFACE	3.004 AC.		
IMPERVIOUS RATIO	ISR=1-(.953/3.957)=75.9%		
LAND USES:			
OFFICE	18,000 S.F.	1.654 Ac.	
RESTAURANT	11,000 S.F.	2.395 Ac.	
TOTAL	29,000 S.F.	3.959 Ac.	
PARKING:	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
USES			
• RETAIL	18,000 S.F.	90	90 (INCLUDING 35 IN GARAGE)
• RESTAURANT	11,000 S.F.	110	163
TOTAL SPACES		200	253

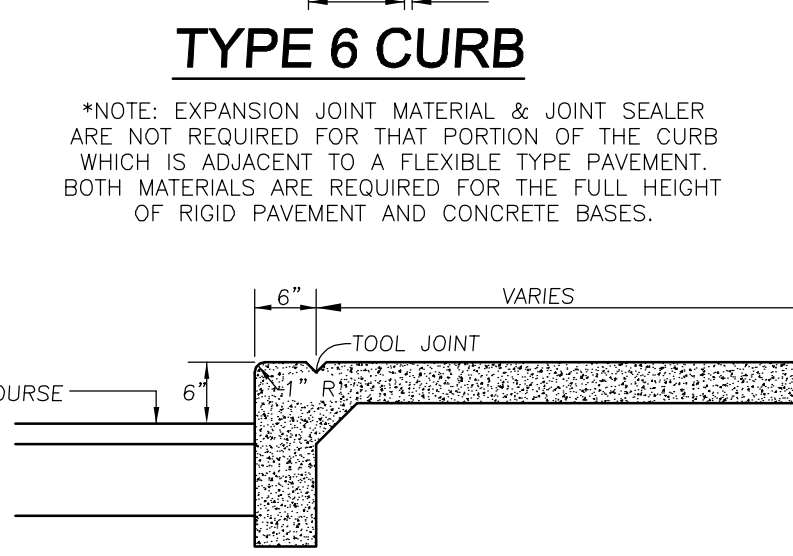
UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
Call 1-800-362-2764
OHIO UTILITY PROTECTION SERVICE
NON MEMBERS MUST BE CALLED DIRECTLY

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.



CAR STOP DETAIL

GENERAL NOTES:
1. CONCRETE 4500 PSI @28 DAY WEIGHT: 6'-0"=245LBS.



INTEGRAL CURB AND WALK

KENWOOD CITY PLACE
8080 MONTGOMERY ROAD
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 07M028-002 CD
Drawn by: EWM

Issue Date: 10-22-2012

Sheet: **C1.0**