

NO.	DESCRIPTION	2010			2011			2012		
		QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT
1	SMALL CORRUGATED METAL PIPE & EXTERIOR SILE MANTLE	10	LINEAL FEET	10	10	LINEAL FEET	10	10	LINEAL FEET	10
2	ANCHOR BOLT	10	PC	10	10	PC	10	10	PC	10
3	NUT	10	PC	10	10	PC	10	10	PC	10
4	WASHER	10	PC	10	10	PC	10	10	PC	10

NOTES
1. Contractor shall be responsible for keeping neighboring streets clean and free of mud and debris.
2. Straw bales or silt fences and bode "inlet filters" are to be continuously maintained by the developer until all danger of erosion/sedimentation occurring has been eliminated.
3. Also, the excavator/contractor is to take extreme care to prevent mud and debris from entering existing storm sewers and water courses.
4. The erosion control notes are to be strictly implemented "immediately."
5. SPECIAL NOTE:
If 1 Acre or more of site is to be disturbed, a Notice of Intent must be filed with the Ohio Department of Natural Resources, Division of Wildlife Services, 15740 Cleveland Blvd., Columbus, OH 43240.
6. If application for permit under Construction Storm Water Act (D.E.S.) is required, the National Pollution Discharge Elimination System (NPDES) U.S. EPA Storm Water Regulations.
7. The contractor is to perform all inspections as required by the Ohio EPA for the National Pollution Discharge Elimination System (NPDES) permit and furnish owners representative with written reports. Owner will obtain NPDES permit.
8. Protection of existing trees and vegetation: protect existing trees and other vegetation against unnecessary cutting, breaking or skinning of roots, skimming or pruning of bark, smothering of trees by stockpiling construction materials or excavated materials within temporary guards to protect trees and vegetation to be left standing. Provide temporary guards to protect trees and vegetation to be left standing. Subgrade elevation and proof rolled prior to surfacing.
9. Sewer and water main trenches beneath areas to be paved shall be backfilled to pavement throughly compacted and proof rolled prior to surfacing.
10. Check other utility services on the job site with a representative of the utility company or agency involved. When encountered in work, protect these utilities and keep them from damage. Where required for proper execution of work, relocate them as directed by the appropriate agency.
11. All materials and construction procedure shall be in accordance with the "Construction and Material Specifications" of the State of Ohio Department of Transportation, which shall be subject to change without notice. The contractor shall be responsible for obtaining the latest edition of the "Construction and Material Specifications" of the State of Ohio Department of Transportation, which shall be subject to change without notice.
12. All plans and construction shall be in accordance with the subdivision "Rules and Regulations" of the Hamilton County Engineer's Subdivision Manual effective April 1, 2008.
13. Downspout installations shall comply with Section 206 of the Rules and Regulations of the Hamilton County Engineer's Subdivision Manual effective April 1, 2008.
14. All trenches and ditches shall be excavated and maintained in a safe manner in accordance with the standards and regulations of the Ohio Industrial Commission and the U.S. Occupational Safety and Health Administration.
15. No part of any driveway approach within the road right-of-way shall be installed closer than five feet of any inlet, utility pole, guy wire antenna, or fire hydrant.
16. Service Charges, Assessments and Fees: The owners of all properties shown on this improvement plan shall be subject to all applicable sewer service charges, assessment, tap-in, and other fees which have been or may be established by the Board of County Commissioners.

17. Contractor is to secure all necessary permits from governing authorities prior to start of any work. Contractor shall coordinate this process with the owner.
18. Limit work to that only indicated on drawings. If any additional unforeseen work is required after beginning project, these items must be reported to the owner for decision and method of payment prior to execution of that work. All work shall be completed within the time and utility work.
19. Contractor is to furnish all labor, materials, tools, supplies and equipment to perform the work indicated on plans and specifications.
20. The work included shall be performed as indicated on the plans. Stockpiling, storage of materials and access to the site shall be coordinated with the owner.
21. Preservation of Stakes: The contractor shall be responsible for the preservation of all stakes. If any of the stakes have been carelessly or recklessly destroyed or disturbed by the contractor, the contractor shall be responsible for their replacement and shall be responsible for the final estimate. Property line measurements shall be provided by the Contractor and shall be preserved.
22. HAMILTON COUNTY ENGINEERS SPECIAL PROVISIONS/TRAFFIC NOTES:
A) All construction must conform to "Township, regulations and Payment and/or Right-of-Way Opening Provisions for the Unincorporated Area of Hamilton County as adopted by the Board of Hamilton County Commissioners" with supplements or changes thereto.
B) The owner shall save harmless Township and Hamilton County and all its representatives from all suits, actions, or claims of any character brought on account of injuries or damages sustained by any person or persons or property in consequence of the construction project.
23. Item 614 - Maintaining Traffic
All pavement and/or right-of-way openings must conform to the current edition of the State of Ohio Department of Highway Construction and Material Specifications, with supplements or changes thereto. Also, the owner assumes all responsibilities and liabilities safety as set forth in the "Ohio Manual of Uniform Traffic Control Devices for Streets and Highways". All traffic control devices must be in place prior to starting construction.
24. Structural design of retaining walls by others.
25. All pavement striping to conform with ODOT 644
26. Contractor to remove trees and clear areas as necessary to perform all site work including grading and utility work.
27. Protection of existing trees and vegetation: protect existing trees and other vegetation against unnecessary cutting, breaking or skinning of roots, skimming or pruning of bark, smothering of trees by stockpiling construction materials or excavated materials within temporary guards to protect trees and vegetation to be left standing. Provide temporary guards to protect trees and vegetation to be left standing.
28. INTENTIONALLY LEFT BLANK
29. Adjust all existing castings, manhole, etc. within project area to grade as required.
30. Any field cut in excavation which drains on outside area must be tied into the storm sewer system.
31. The contractor shall verify location and elevation of all existing utilities (including those labeled per record) prior to the beginning of construction or earth moving operations. Inform engineer of any conflicts detrimental to the design intent.

STORM WATER DETENTION/RETENTION FACILITY TABLE

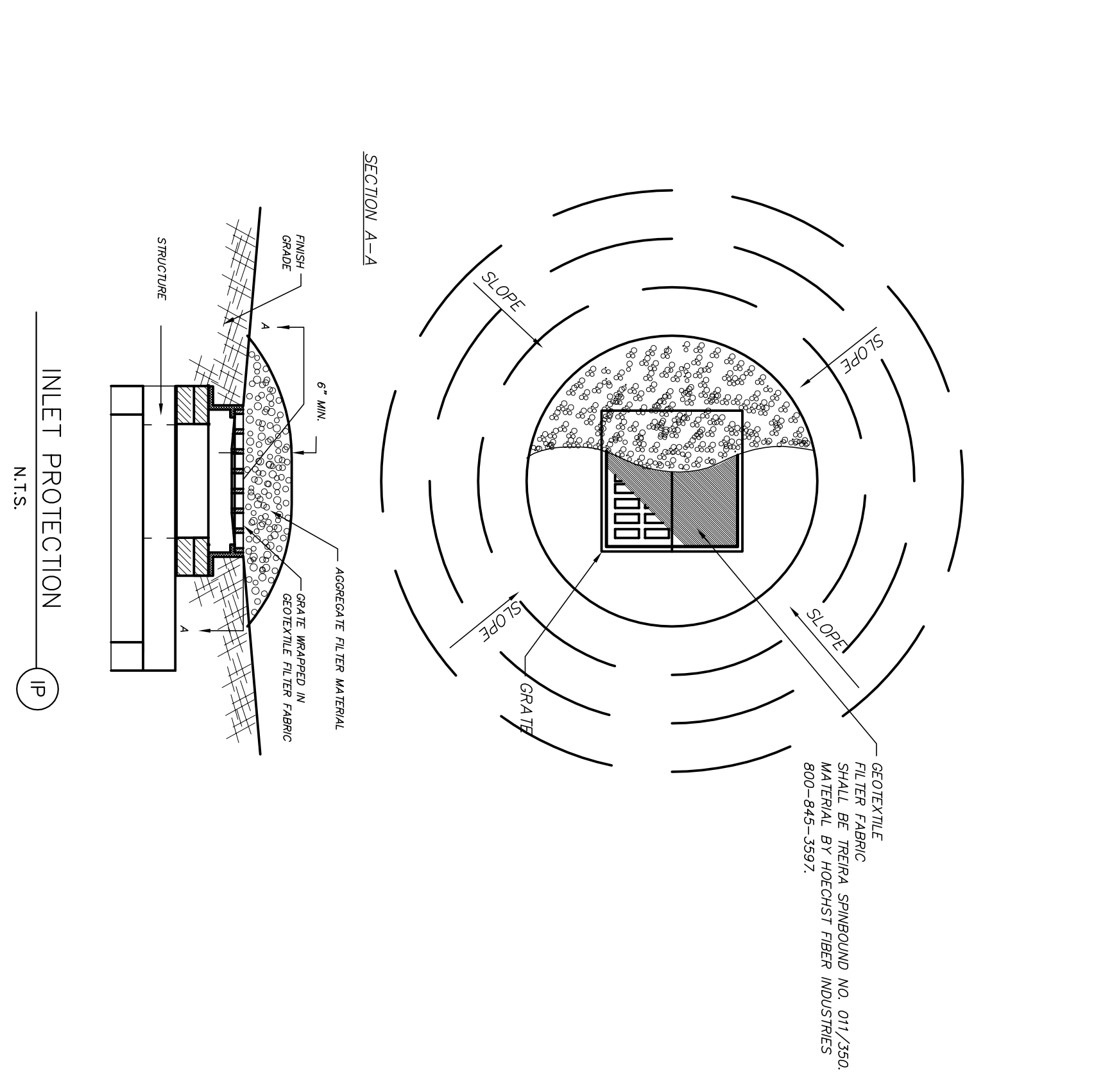
Designation	High Water Elev.	The Div. 01 (ft)	Foot Div. 010 (ft)	5. 92 C.F.S	17. 771 C.F.F
RETENTION BASIN	832. 00	N/A	2. 63 C.F.S	S. 92 C.F.S	17. 771 C.F.F

No gravity flow storm drains from any driveway, window well, stormwell, foundation, basement, patio or other source will be permitted to be directly connected to the proposed storm sewer system and/or existing or proposed watercourse below the high water elevations shown in the above table.
If the basement floor is below the above stated elevation, the basement shall be provided with a sump pump well and sump pump. The pump shall be discharged on the lot at or above the elevation stated above.
A gravity flow storm system may be discharged on the lot of a point, where the outlet is not obstructed by flooding from the proposed storm sewer system and/or existing/proposed watercourse.
The Developer of this property will accept responsibility for the functionality and maintenance of all Storm Water Detention and Water Quality facilities until this Subdivision is accepted by Hamilton County.
The maintenance responsibilities and/or repair of all Storm Water Detention and water Quality facilities will be the proportional distribution of the property owners within the development once the subdivision is accepted by the county.

UTILITY INSTALLATION TABLE

UTILITY	THICAL DEPTH
GAS	36"
WATER	42"
ELECTRIC	30"
TELEPHONE	30"
CABLE TV	30"

IF CONFLICT UTILITIES SHOWN ABOVE AND THE GRAVITY SYSTEMS INCLUDING SANITARY AND STORM SEWERS, CONTRACTOR IS TO ADJUST THE UTILITIES LISTED ABOVE AS NEEDED.

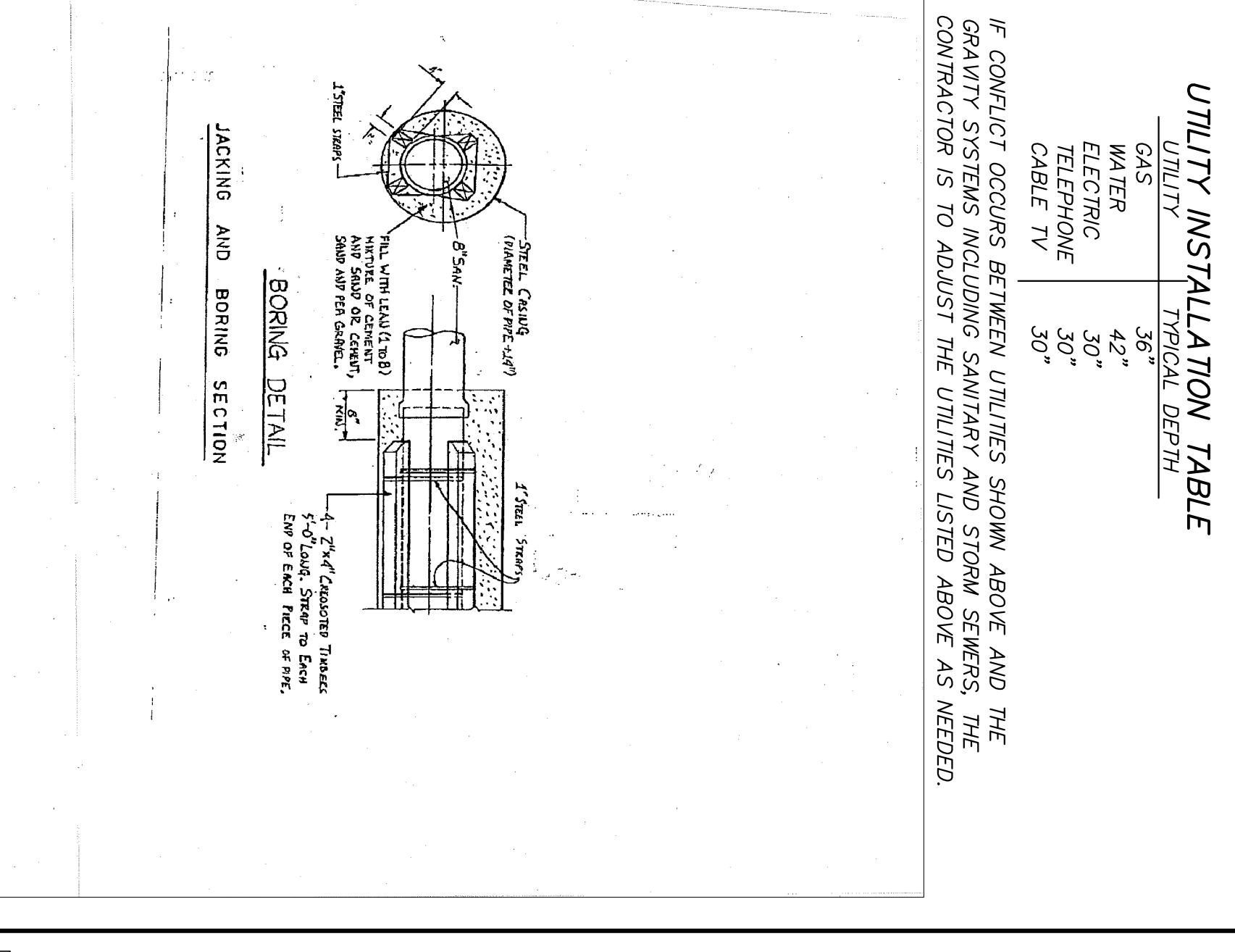


EROSION CONTROL NOTES, REFS, SPECIFICATIONS, AND EROSION CONTROL DETAILS

1. Topographic Information - As follows:
A) Existing grades are indicated on the drawings. Contractors shall be responsible for becoming completely familiar with present site conditions and shall be responsible for reporting on discrepancy in the information to Thomas Graham Associates, Inc. immediately for decision, prior to starting work.
B) Proposed finish grades as indicated are to surface elevation of finished work. See appropriate detail to determine subgrade elevations.
C) Appoint all existing castings, manholes, etc. within project area to grade as required.

2. EROSION CONTROL NOTES:
A) Preserve existing vegetation where obtainable and reprepare disturbed areas as soon as practicable after grading or construction. Such practices may include: temporary seeding, permanent seeding, mulching, mowing, and/or muck netting or any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, on newly constructed or existing roads, or into existing sewers or other utility lines. Erosion control measures shall be installed before any earth retention construction progress and made necessary temporary adjustments to the sediment basins, silt fence and inlet protection.
END TREATMENT 'A'
END TREATMENT 'B'
END TREATMENT 'C'

17. Contractor is to secure all necessary permits from governing authorities prior to start of any work. Contractor shall coordinate this process with the owner.
18. Limit work to that only indicated on drawings. If any additional unforeseen work is required after beginning project, these items must be reported to the owner for decision and method of payment prior to execution of that work. All work shall be completed within the time and utility work.
19. Contractor is to furnish all labor, materials, tools, supplies and equipment to perform the work indicated on plans and specifications.
20. The work included shall be performed as indicated on the plans. Stockpiling, storage of materials and access to the site shall be coordinated with the owner.
21. Preservation of Stakes: The contractor shall be responsible for the preservation of all stakes. If any of the stakes have been carelessly or recklessly destroyed or disturbed by the contractor, the contractor shall be responsible for their replacement and shall be responsible for the final estimate. Property line measurements shall be provided by the Contractor and shall be preserved.
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A) All construction must conform to "Township, regulations and Payment and/or Right-of-Way Opening Provisions for the Unincorporated Area of Hamilton County as adopted by the Board of Hamilton County Commissioners" with supplements or changes thereto.
B) The owner shall save harmless Township and Hamilton County and all its representatives from all suits, actions, or claims of any character brought on account of injuries or damages sustained by any person or persons or property in consequence of the construction project.
23. Item 614 - Maintaining Traffic
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30. Any field cut in excavation which drains on outside area must be tied into the storm sewer system.
31. The contractor shall verify location and elevation of all existing utilities (including those labeled per record) prior to the beginning of construction or earth moving operations. Inform engineer of any conflicts detrimental to the design intent.



PRIVATE STORM DRAINAGE NOTES
The Board of County Commissioners of Hamilton County, Ohio has adopted flood damage prevention regulations.
All proposed storm sewers and surface or other drainage facilities are to be private and maintained by the owner.
The Developer/Owner is to construct curbs, catch basins, downspouts, piping and connections etc. as required to convey the roof and paved surface drainage to the storm sewer system.
All internal drainage systems are to be designed for a ten-year storm and given protection for a one hundred year storm. For storm drainage systems that out let into detention facilities a hydraulic gradient study may be required.
All ground surface areas that have been exposed or left bare as a result of construction and are to final grade and are to remain so shall be seeded and mulched as soon as practical in accordance with State of Ohio Specifications Item 659, Construction Drawing WH-1.
No direct connections of effluent pipes from household sewage disposal systems shall not enter the public storm sewer.
All storm sewer, surface drainage (except for storm sewer within County road right-of-way, and detention/retention facility construction to be under the inspection of Hamilton County Engineer) shall be constructed in accordance with the Rules and Regulations of the Hamilton County Engineer's Subdivision Manual effective April 1, 2008.
All proposed private storm sewers and surface or other drainage facilities are to be private and maintained by the owner.
All ground surface areas that have been exposed or left bare as a result of construction and are to final grade and are to remain so shall be seeded and mulched as soon as practical in accordance with State of Ohio Specifications Item 659, Construction Drawing WH-1.
Steps shall be provided in all catch basins where the depth exceeds 4'-0" and shall meet the requirements of the State of Ohio Std. Construction Drawing WH-1.
In addition to any temporary erosion, sediment, and debris control details and measures, the contractor shall install and maintain sediment and debris basins, earth dikes, temporary or permanent seeding, mulching and/or muck netting or any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, on newly constructed or existing roads, or into existing sewers or other utility lines. Erosion control measures shall be installed before any earth retention construction progress and made any necessary temporary adjustments to the construction progress and made any necessary temporary adjustments to maintain this control. Consideration should also be given to the "Bale Filter Die", "Takes & Slope Protection" and "Sediment Basins and Dams" shown on the SWPP.

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

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

NOTES, DETAILS AND PROFILES

ADDRESS: 8915 BLUE ASH ROAD
SECTION 14, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

THOMAS GRAHAM ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
Fox # 521-2439

Date: NOV. 13, 2012
Scale: AS SHOWN
Job No.: 7806

Revisions
No. _____ Date _____