

GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

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."

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PARKING PROVIDED = 22 SPACES.

TYPICAL PARKING SPACES ARE 9' WIDE AND 18' LONG, UNLESS OTHERWISE NOTED.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH ITS TT-PP-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603. PREFERRED PIPE TO BE RECYCLED CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ASTM F2648 (ADS MEGA GREEN OR EQUAL).

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC WATER SERVICE TO BE TYPE "K" COPPER TO METER SETTING AND PVC AWWA C900 (ODOT ITEM 748.02) AFTER METER SETTING. FIRE LINE TO BE DUCTILE IRON CLASS 53 (ODOT ITEM 748.01) FROM WATER MAIN THROUGH DUAL SERVICE PIT AND PVC AWWA C900, (ODOT ITEM 748.02) AFTER DUAL SERVICE PIT.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IT PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH ODOT ITEM 659 TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

SUMMARY TABLE:

PROPERTY AREAS:
GROSS AREA = 0.71 ACRES.
R/W AREA = 0.11 ACRES.
NET AREA = 0.60 ACRES.

FACILITY DESCRIPTION:
THE USE OF THE FACILITY IS RETAIL.
THE GROSS FLOOR AREA OF THE FACILITY (NO BASEMENT) IS 4,594 SQUARE FEET AND THE NET FLOOR AREA IS 4,330 SQUARE FEET.

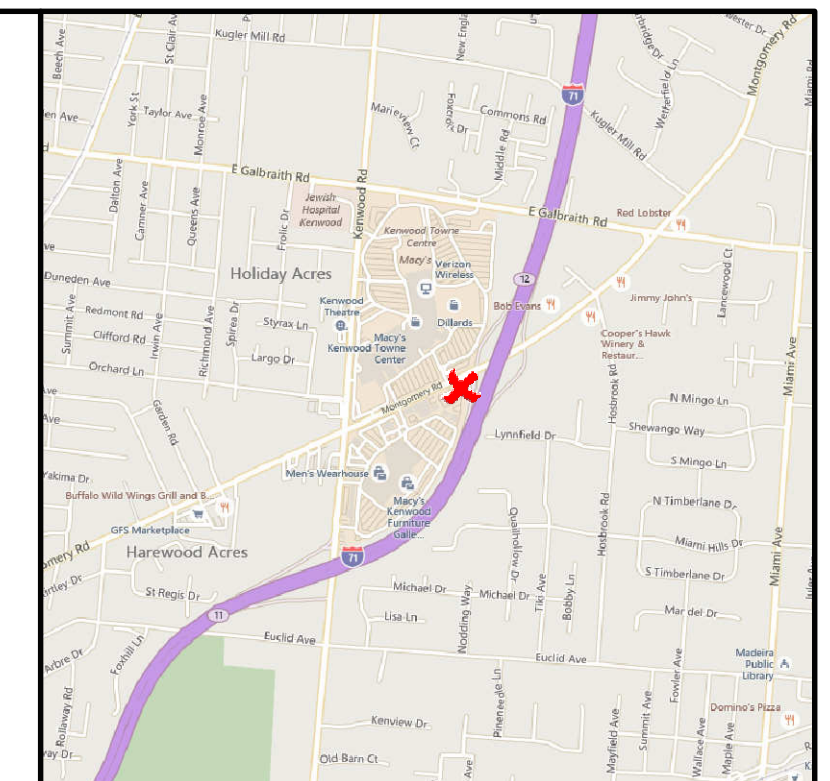
PARKING SUMMARY:
REQUIRED PARKING = 4,330 x 1 SPACE / 400 NET SQUARE FEET = 22 SPACES.
PROVIDED PARKING = 22 SPACES.

IMPERVIOUS SURFACE AREA (ISR):
TOTAL IMPERVIOUS AREA = 0.45 ACRES.
NET AREA = 0.60 ACRES.
ISR = 0.45 / 0.60 = 0.75.

MATTRESS FIRM

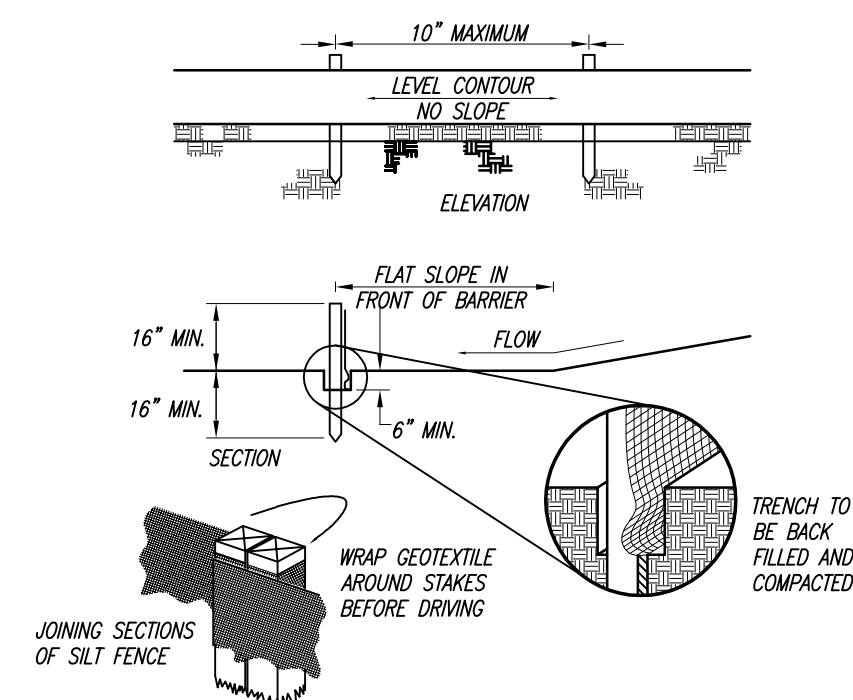
SYCAMORE TOWNSHIP

HAMILTON, COUNTY, OHIO



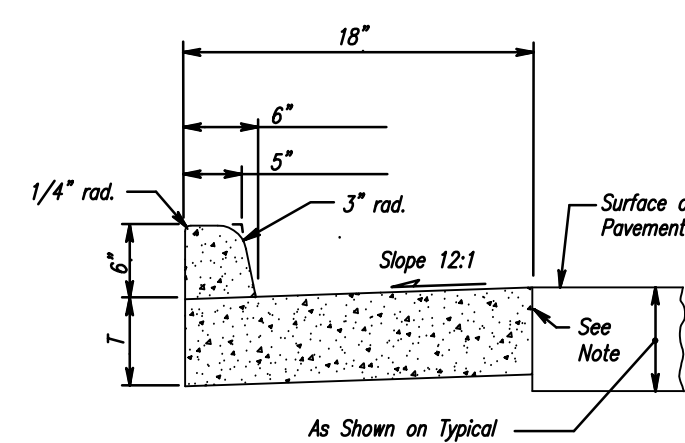
VICINITY MAP

SPECIFICATIONS FOR SILT FENCE



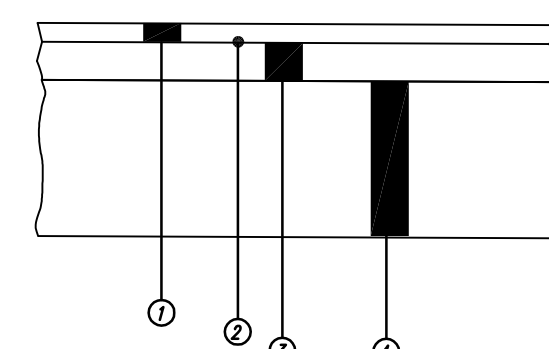
SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

TYPE 2 CURB & GUTTER



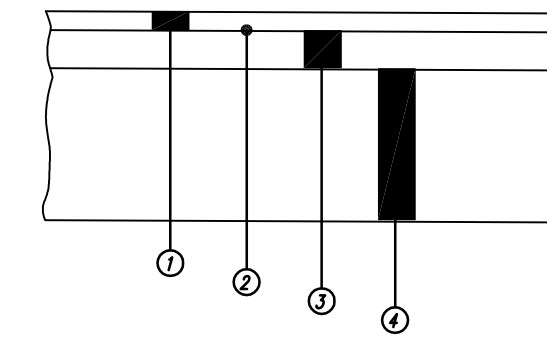
Butt joints shall be provided between combined curb-and-gutter and new or existing rigid pavements, with tie bars or hook bolts provided at intervals of 5'. See SDD BP-2.1 for details of tie bars and hook bolts.
If the combined curb-and-gutter adjoins a new rigid base or an existing rigid base or pavement that is to be surfaced with bituminous material, a butt joint shall also be provided. However, tie bars or hook bolts shall be omitted when the vertical overlap ("V" in detail below) between the curb-and-gutter and rigid pavement is less than 7'.

HEAVY DUTY PAVEMENT DETAIL



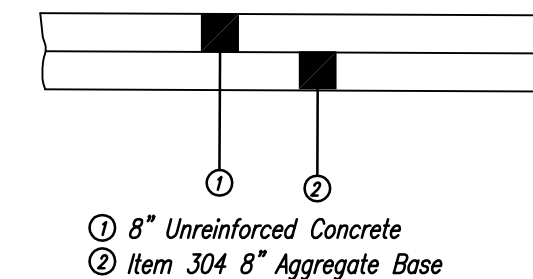
- ① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
- ② Item 407 Tack Coat
- ③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses) Type 2 (PG 64-22)
- ④ Item 304 8" Aggregate Base (4" Courses)

LIGHT DUTY PAVEMENT DETAIL

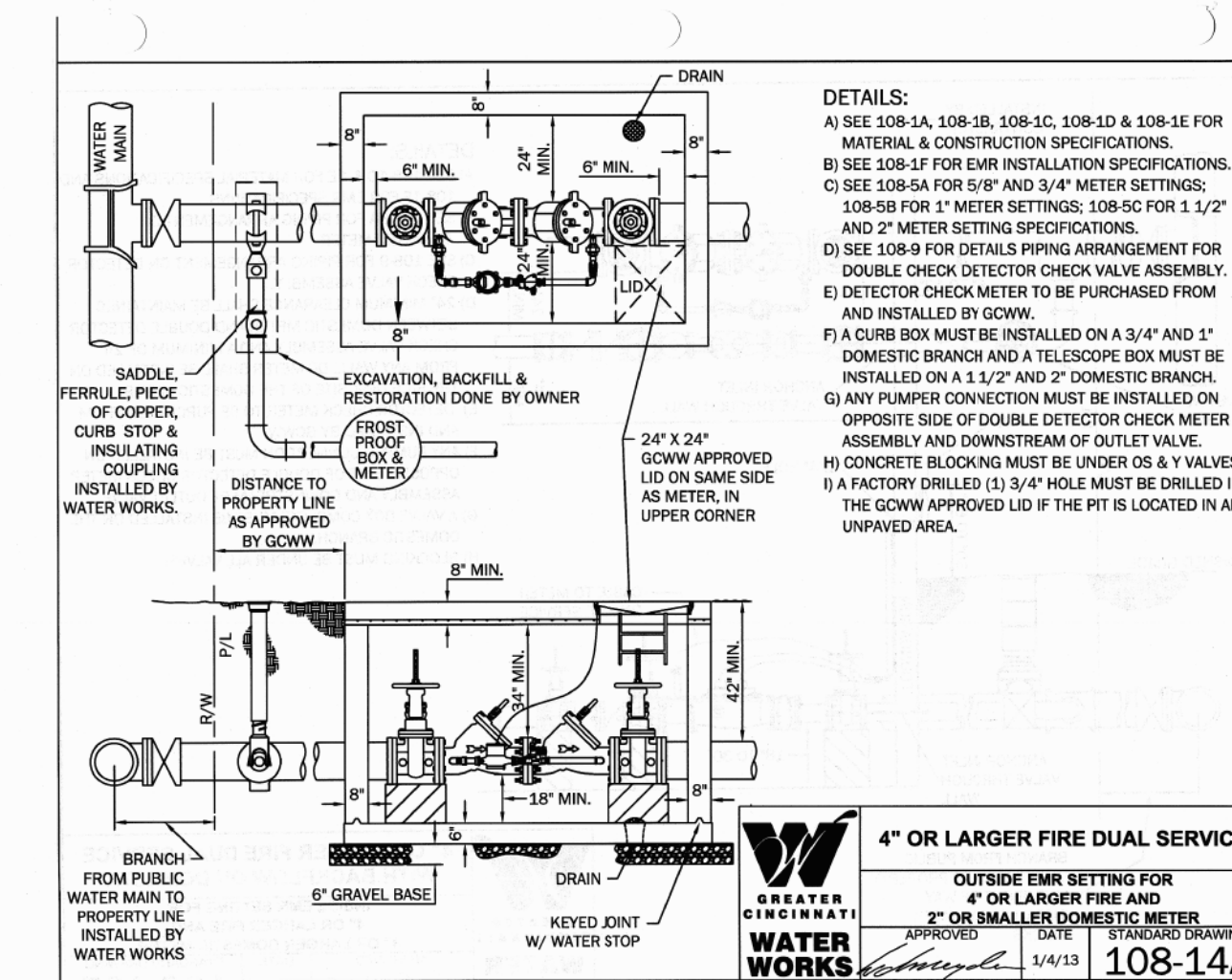


- ① Item 448 1 1/2" Asphalt Concrete Surface Course Type 1 (PG-64-22)
- ② Item 407 Tack Coat
- ③ Item 448 1 1/2" Asphalt Concrete Intermediate Course Type 2 (PG-64-22)
- ④ Item 304 8" Aggregate Base (4" Courses)

DUMPSTER PAD PAVEMENT DETAIL



- ① 8" Unreinforced Concrete
- ② Item 304 8" Aggregate Base



DETAILS:
A) SEE 108-5A, 108-5B, 108-5C, 108-5D & 108-5E FOR MATERIAL & CONSTRUCTION SPECIFICATIONS.
B) SEE 108-5F FOR EMR INSTALLATION SPECIFICATIONS.
C) SEE 108-5A FOR 5/8" AND 3/4" METER SETTINGS; 108-5B FOR 1" METER SETTINGS; 108-5C FOR 1 1/2" AND 2" METER SETTINGS.
D) SEE 108-5H FOR DETAILS PIPING ARRANGEMENT FOR DOUBLE CHECK DETECTOR CHECK VALVE ASSEMBLY.
E) DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GC/W.
F) A CURB BOX MUST BE INSTALLED ON A 3/4" AND 1" DOMESTIC BRANCH AND A TELESCOPE BOX MUST BE INSTALLED ON A 1 1/2" AND 2" DOMESTIC BRANCH.
G) ANY FUMBER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DOUBLE DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
H) CONCRETE BLOCKINGS MUST BE UNDER OS & Y VALVES.
I) A FACTORY DRILLED (D) 3/4" HOLE MUST BE DRILLED IN THE GC/W APPROVED LID IF THE FIT IS LOCATED IN AN UNPAVED AREA.

4" OR LARGER FIRE DUAL SERVICE
OUTSIDE EMR SETTING FOR 4" OR LARGER FIRE AND 2" OR SMALLER DOMESTIC METER
APPROVED DATE 5/4/13
108-14A
WATER WORKS

FINAL TENANT DRAWINGS

Date	2-15-16
Drawn By	J.C.
Checked By	S.P.H.
Scale	NONE

TITLE SHEET
PROPOSED MATTRESS FIRM
SECTION 7, TOWN 4, E. RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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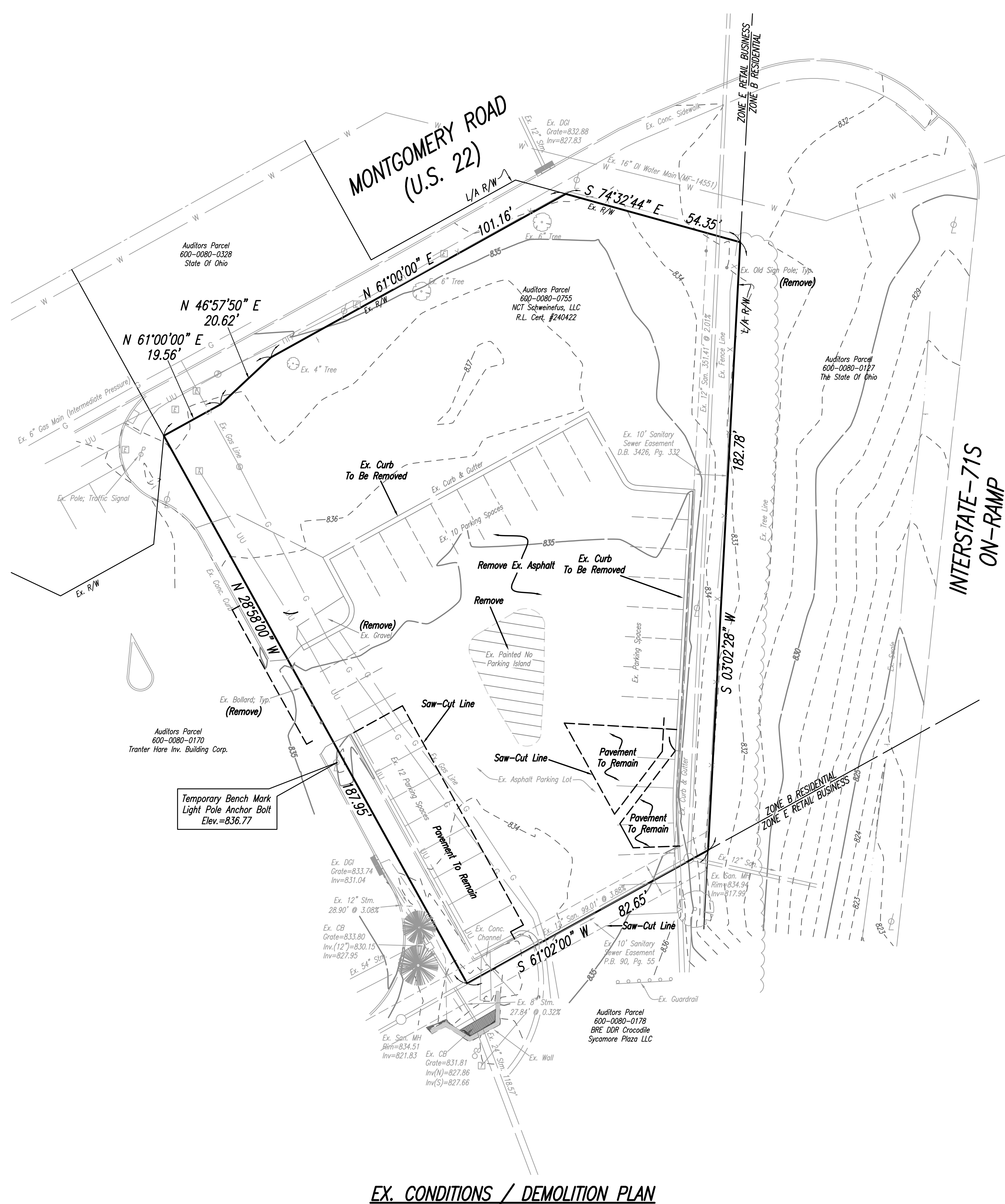
1-800-362-2764



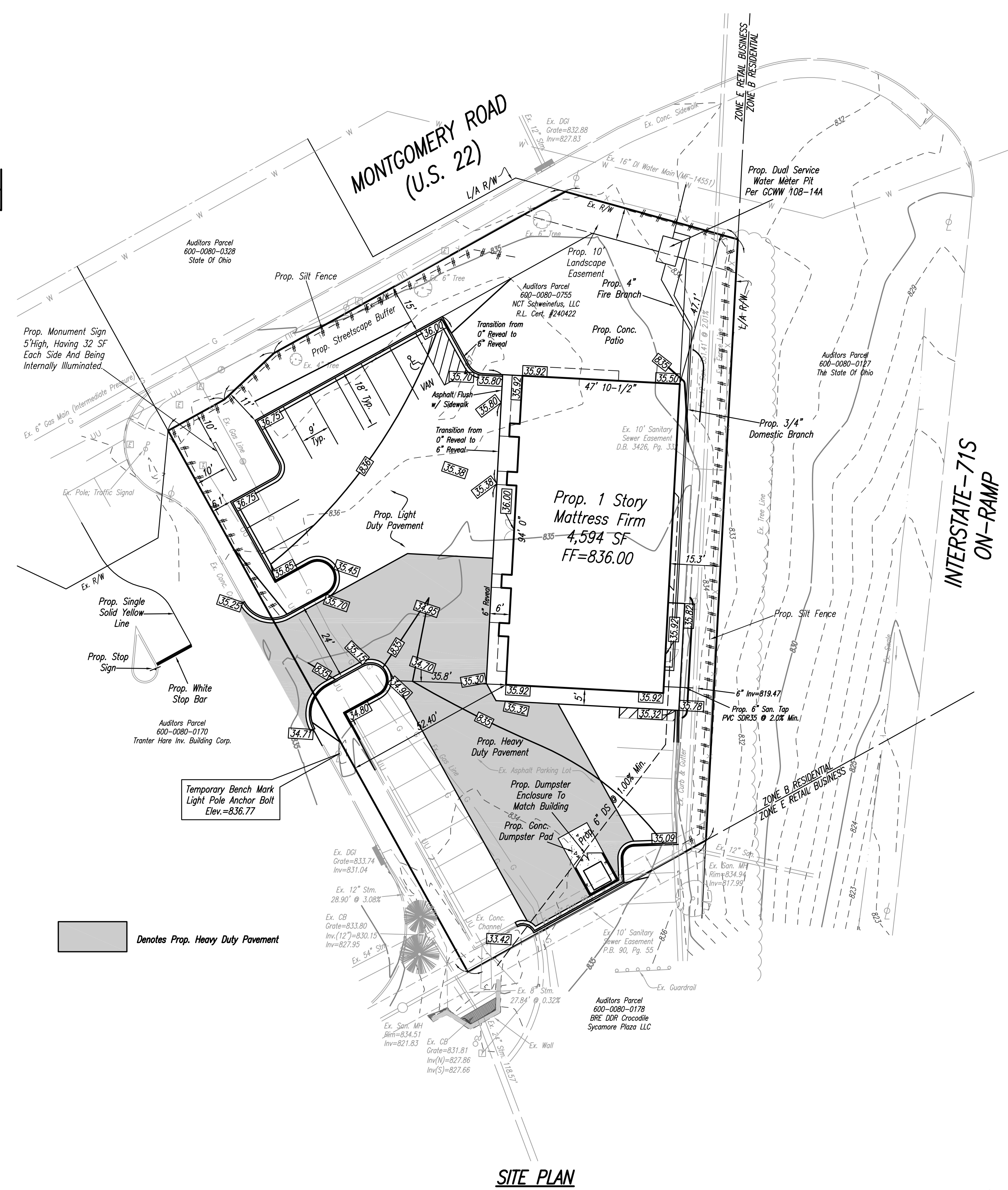
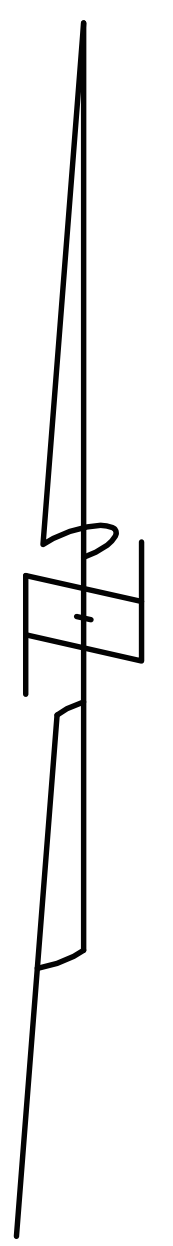
Know what's below. Call before you dig.

OWNER/APPLICANT:
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AGENT FOR THE OWNER
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CINCINNATI, OHIO 45209
513-366-3530

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EX. CONDITIONS / DEMOLITION PLAN



SITE PLAN

Denotes Prop. Heavy Duty Pavement

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FINAL TENANT DRAWINGS	
Date	2-15-16
Drawn By	J.C.
Checked By	S.P.H.
Scale	1" = 20'
REVISIONS	2-2-16
Project Title	EX. CONDITIONS & SITE PLAN
Project Title	PROPOSED MATTRESS FIRM SECTION 7, TOWN 4, E. RANGE 1 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO
Sheet No.	Abercrombie & Associates, Inc. Civil Engineering + Surveying 3377 Compton Road, Suite 120 Cincinnati, Ohio 45251 www.abercrombie-associates.com
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