PROJECT #:

PROJECT:

SUBJECT: River Church

BUTLER COUNTY ENGINEER'S OFFICE

BCEO

GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

www.bceo.org

Sh. ____ of ____ Pg. ____

By ____ Date 3-27-14

Ck ____ Date ____

- feesebilty of building study
  - due diligence — Asper Group

Brad Mitchell — Pastor
Chuck — Elder

- love Liberty Twsp
  - helicopter egg drop
  - church is growing
- goal in process
  - currently 200 seats 3 services
  - legal but non-conforming — the current staff was unaware till last Thursday.
  - want to be good neighbors

- issues
  - drainage
  - curbing
  - ea. waive for various reasons

expectations / next steps
- finding fine line between needs/compliance/budget

→ proposed addition out the front off "house" area
~6000 sq ft

- want ~800 seating
  - the classroom / restrooms, etc
  - dream - use satellite feed to "off-site" facilities

- discussion about capacity of septic system

- sidewalk across frontage 6'
  4' along driveway to building — all ADA
- photometric plan for bldg / parking lot

→ BCEO needs to look @ corridor thru here
- w/ updated land use plan; topo; signals, etc.

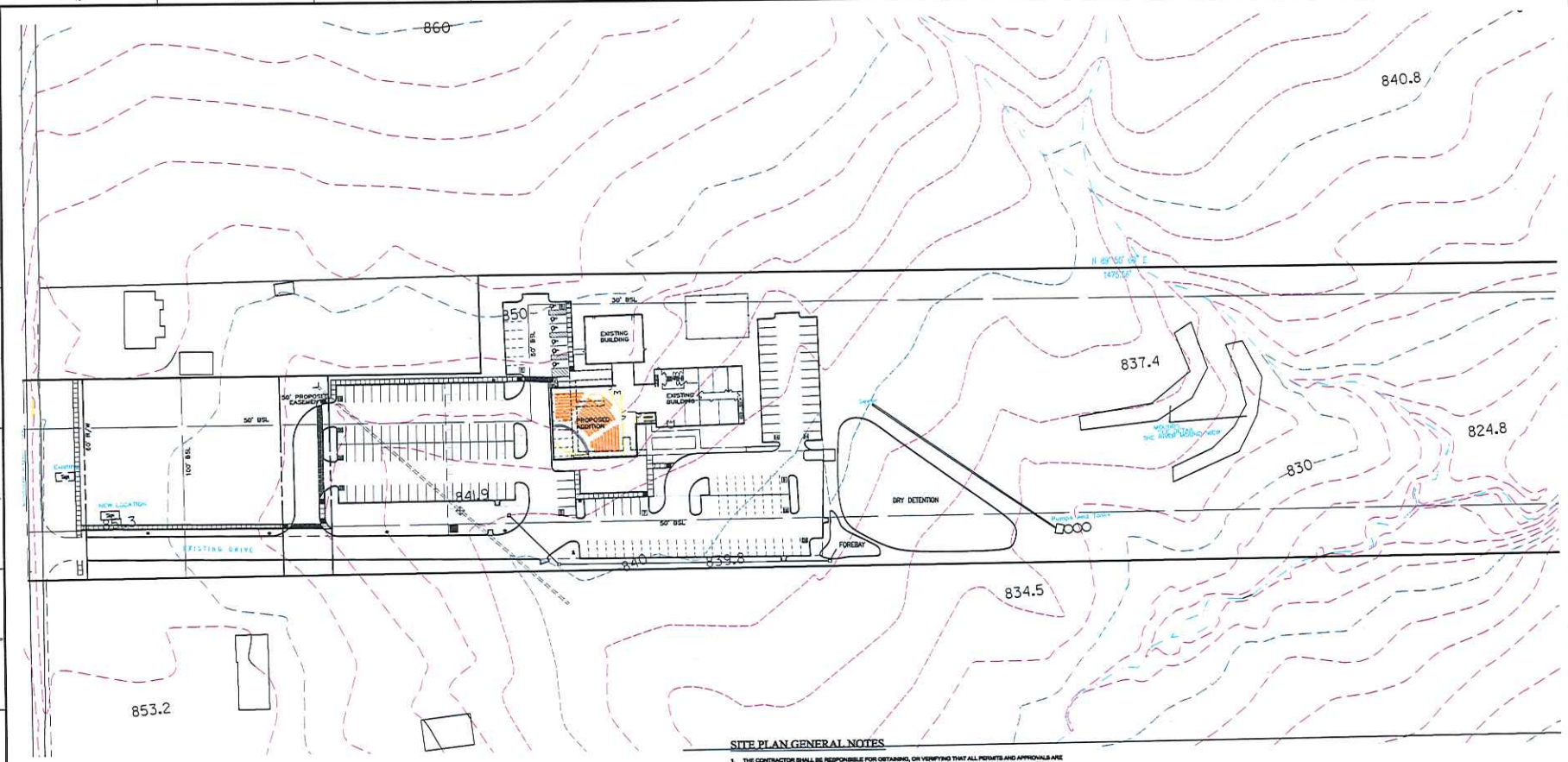
is it a need ? + max # lengths

- should be able to "waive" typical buffer requirements for strategically placed trees ...
  - easy when already legal - non-conforming

TIS - maybe required
- but was based on "long-term" uses proposed...

- need landscape islands
  - incorporate WQ into the landscape islands...

look @ site distance on Cin - Day
to determine where access
2 co-ops cut profile of Cin - Day (Kar)



SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 16.38 AC
BUILDING AREA = 6,384 SF ADDITION400 SEATS
ZONING = A-1 AGRICULTURE
FRONT YARD BSL REQUIRED = 100' FT
FRONT YARD BUFFER = 0' FT
REAR YARD BSL REQUIRED = 50' FT
REAR YARD BUFFER = 50' FT
SIDE YARD BSL REQUIRED = 50' FT
SIDE YARD BUFFER = 50' FT

PARKING REQUIRED:
PARKING REQUIREMENT: 1 PERSON PER SEATING IN LARGEST AREA
PARKING REQUIRED = 100 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 0 SPACES

PARKING PROVIDED:
172 - STANDARD SPACES
6 - ADA SPACES
178 - TOTAL SPACES

PLAN CERTIFICATE NOTE:

EXISTING CONDITION SITE SURVEY DRAWINGS WERE PREPARED BY GIS DOWNLOADED FROM BUTLER COUNTY GIS WEBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE FEATURES, UTILITIES, CONTOURS, ETC., AND SHALL NOTIFY WEIHE ENGINEERS OF ANY DISCREPANCIES FOR CORRECTION PRIOR TO CONSTRUCTION. WEIHE ENGINEERS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES.

PRELIMINARY PRICING CONSTRUCTION TAKEOFF PLANS WERE PREPARED BY WEIHE ENGINEERS, INC. WEIHE ENGINEERS, INC. A TOPOGRAPHIC FIELD SURVEY WILL BE REQUIRED FOR FINAL DESIGN CONSTRUCTION PLANS CRITERIA. ONLY CONCEPTUAL USE ONLY. NOT FOR CONSTRUCTION.

WEIHE ENGINEERS
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Landscape Architecture
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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax
ALLAN R. WEIHE, P.E., L.S. - FOUNDER

PROJECT MGR.
DRWG. NUMBER
DESIGNED BY
DRAWN BY
CHECKED BY
DATE 04-15-2014

STATE OF INDIANA — JAMES S. SIZELOVE JR. — REGISTERED PROFESSIONAL ENGINEER

JAMES S. SIZELOVE P.E. 9-47133

PREPARED FOR:
THE RIVER CHURCH EXPANISION
5548 CINCINNATI DAYTON ROAD
SITE PLAN
Part of the NW1/4 of Section 18, Township 3S, Range 3W, Liberty Township, Butler County, Ohio

SHEET NO.
C200

PROJECT NO.
W13.0630