

Latitude 36 Foods - Trailer Parking Expansion

Fairfield Logistics Center 7940
7940 Seward Road, Hamilton, Ohio 45011



5181 Natorp Blvd, Suite 600
Cincinnati, OH 45240
513.234.3700 • 513.234.3745 (tx)

CIVIL ENGINEER



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45099
513.779.7851

CONSULTING ENGINEER (CIVIL)

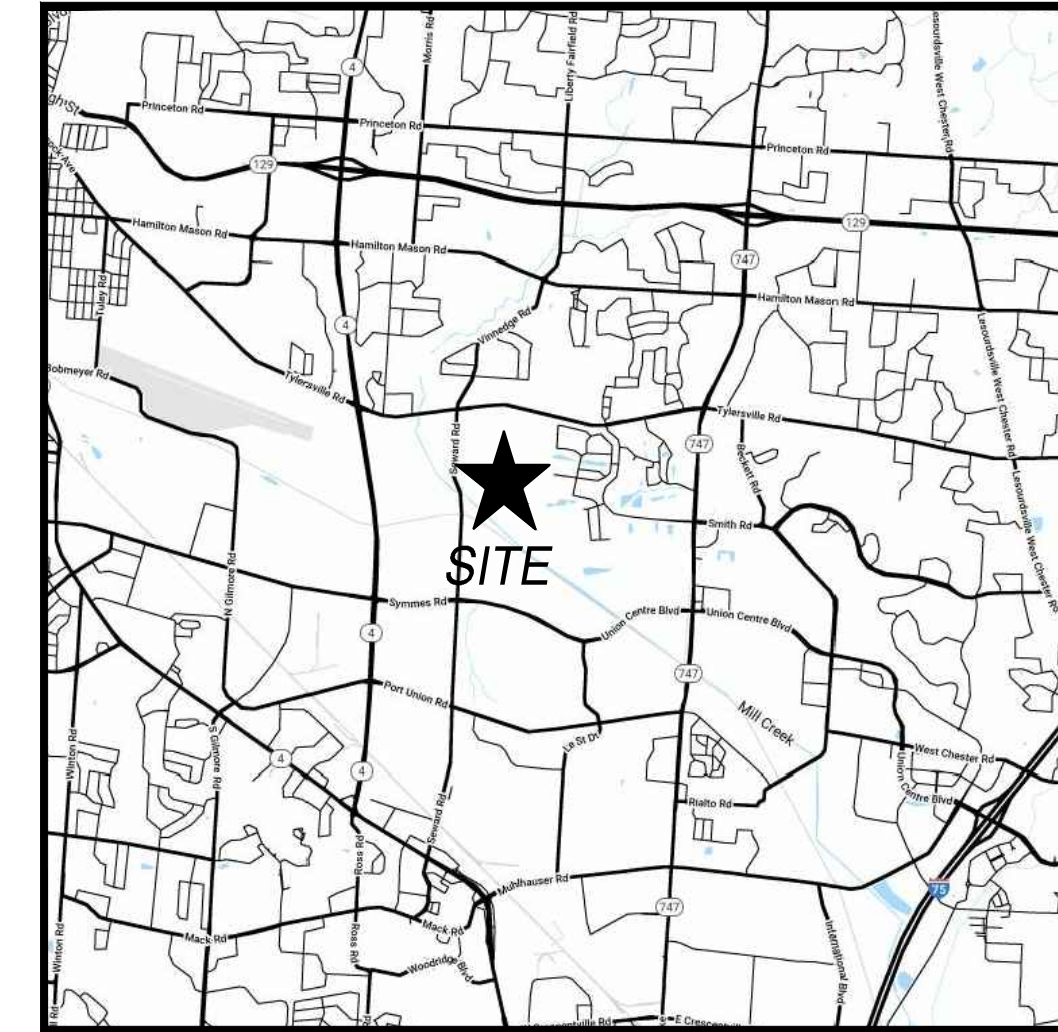
The Kleingers Group
6219 Centre Park Drive
Cincinnati, Ohio 45069

OWNER / CONTRACTOR

DUKE REALTY, LP
5181 Natorp Blvd, Suite 600
Cincinnati, Ohio 45040

ZONING

ACREAGE: 23.36 ACRES
CURRENT USE: WAREHOUSE, OFFICE
PROPOSED USE: WAREHOUSE, OFFICE
HAMILTON COUNTY ZONING: I-INDUSTRIAL DISTRICT



VICINITY MAP
N.T.S.

GENERAL NOTES

- THE BUTLER COUNTY SUBDIVISION REGULATIONS, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (DOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE DOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE DOT CMS AND THE BUTLER COUNTY SUBDIVISION REGULATIONS, THE BUTLER COUNTY SUBDIVISION REGULATIONS SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-365-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS LEGAL AND PROHIBITED.
- ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
- ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.51 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43204. (614) 2656717.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUED TO NEAR LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

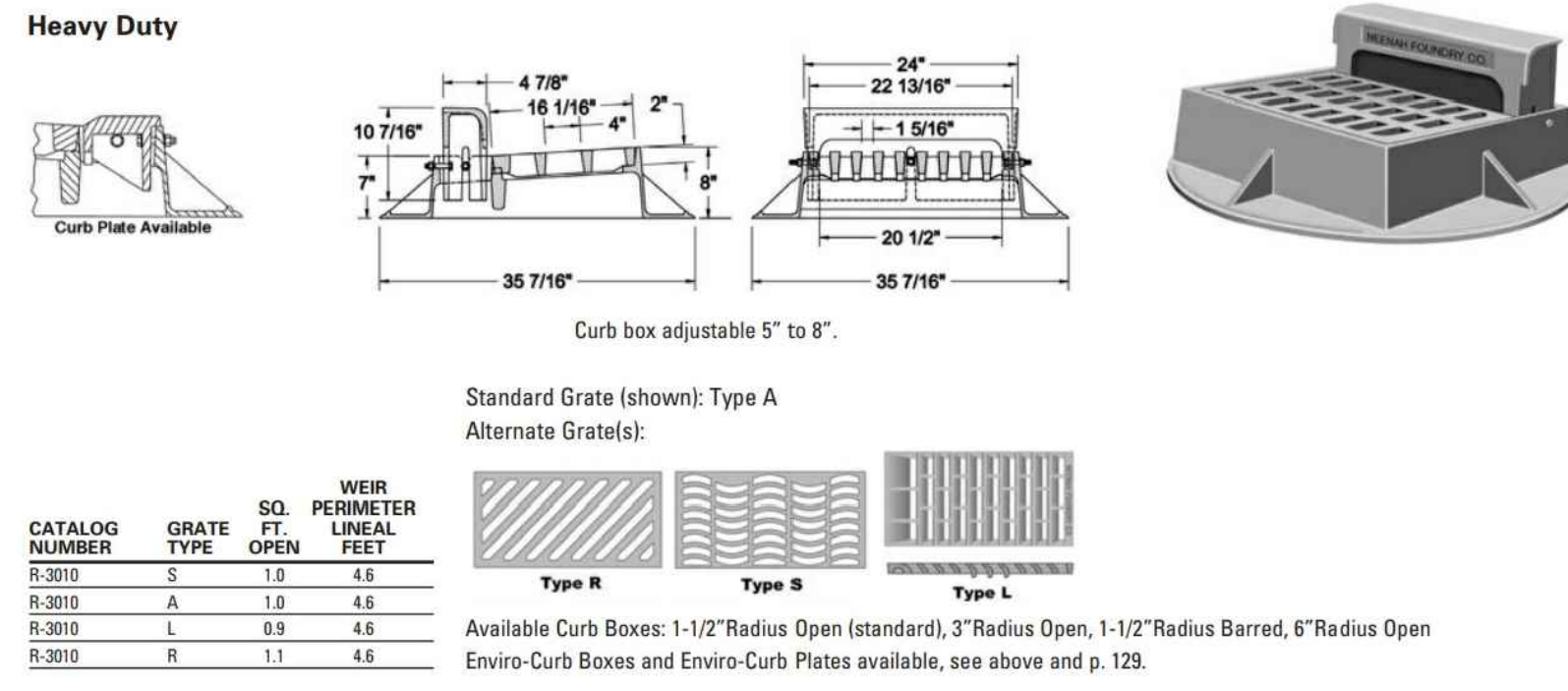
UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE SHALL BE LAYED ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDGING LIFT HOLES, ETC.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.

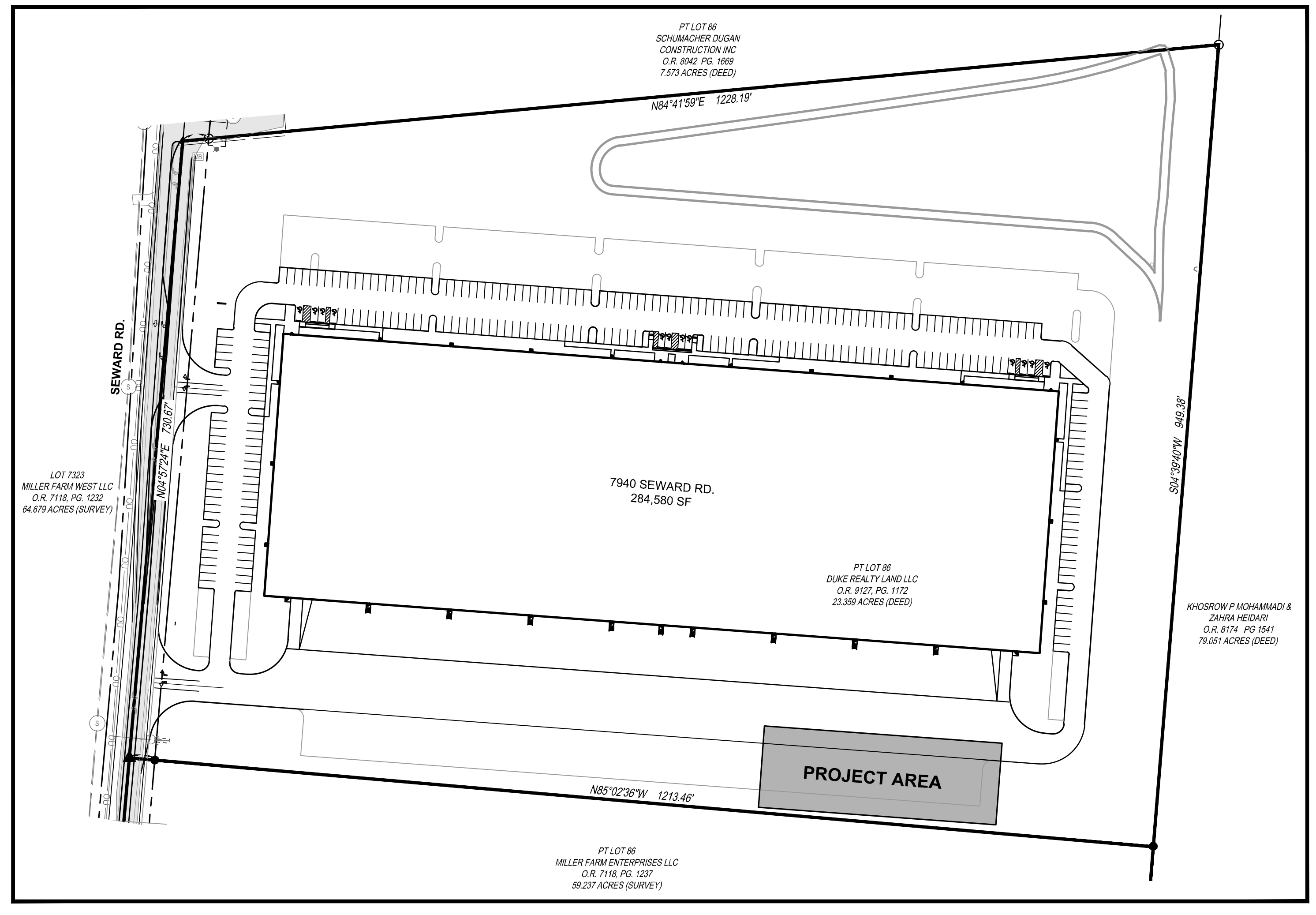
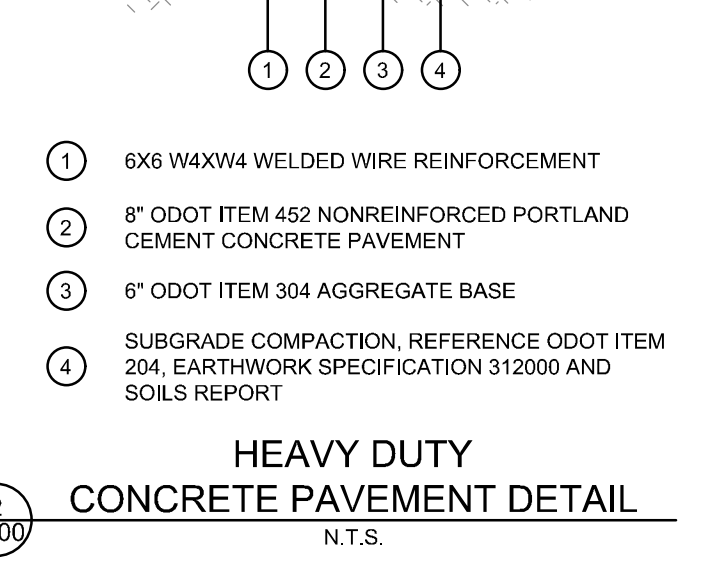
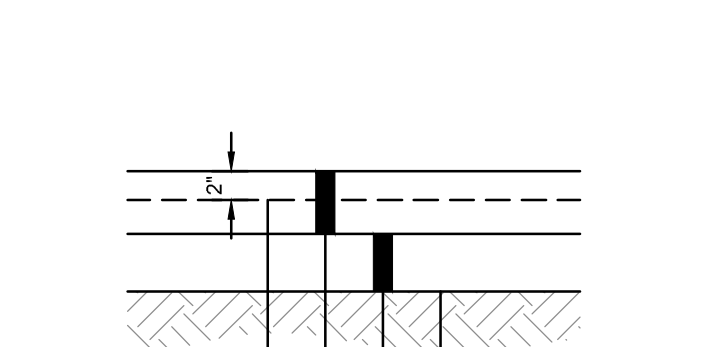
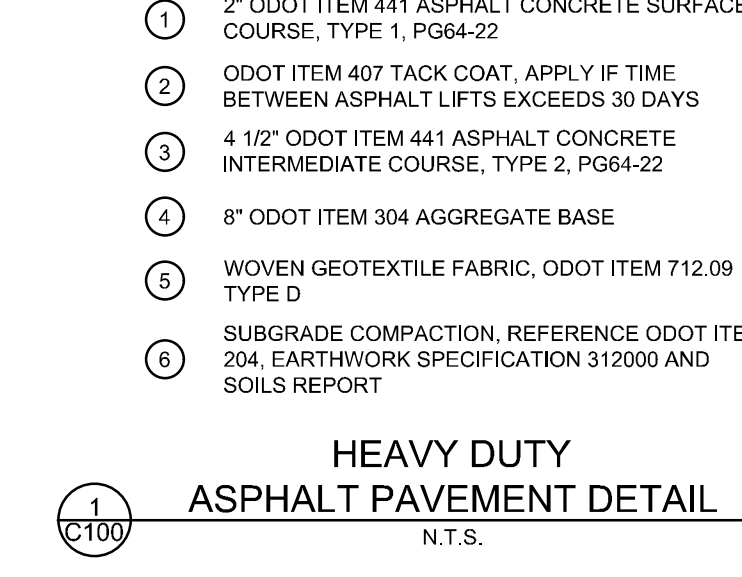
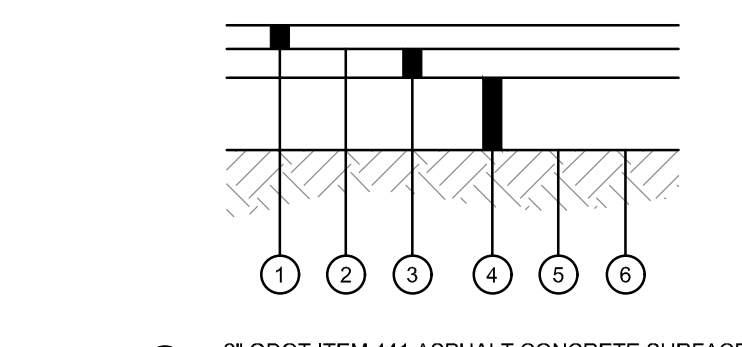
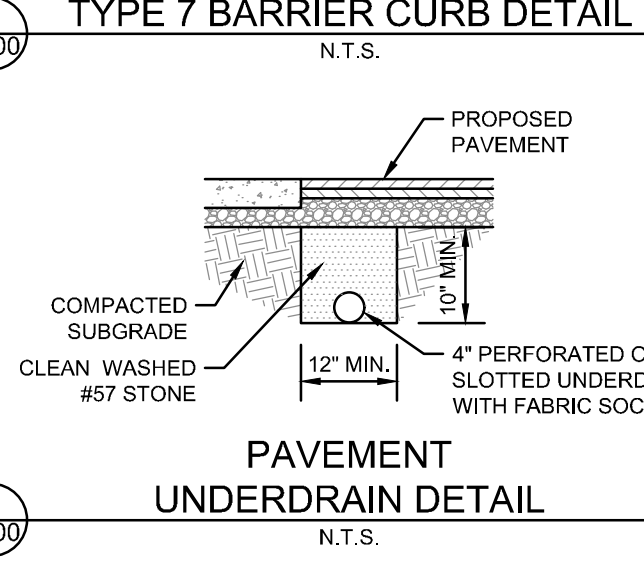
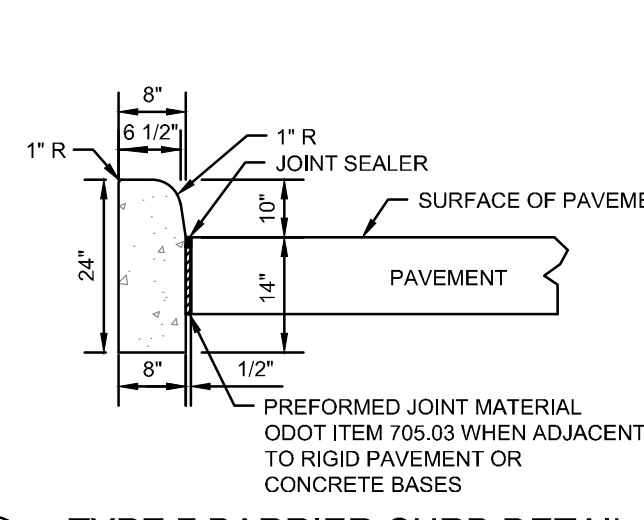
GRADING NOTES

- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY BORROW OPERATIONS. AS-BUILT OF BURY BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY BUTLER COUNTY AND THE OHIO EPA.
- 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 THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.

R-3010 Combination Inlet Frame, Grate, Curb Box Heavy Duty



TYPE 7 BARRIER CURB DETAIL



SITE MAP
1" = 100'

UTILITY CONTACTS

- TELECOM
CINCINNATI BELL
221 E. 4TH ST., BLDG. 43
CINCINNATI, OH 45201
(513) 665-7043
CONTACT: MARK CONNER
- TIME WARNER CABLE
11252 CONNELL PARK DR.
CINCINNATI, OH 45242
(513) 386-5483
CONTACT: JIM O'REILLY
- WATER AND SEWER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
(513) 887-3066
CONTACT: CONSTANCE KEPNER
- GAS
DUKE ENERGY
136 E. FOURTH ST.
ROOM 460A
CINCINNATI, OH 45202
(513) 281-5993
CONTACT: CHRIS COLYER
- ELECTRIC
DUKE ENERGY
136 E. FOURTH ST.
ROOM 460A
CINCINNATI, OH 45202
(513) 281-5993
CONTACT: GRAIG HUTCHISON
- TRAFFIC & STORM
CITY OF FAIRFIELD - PUBLIC WORKS
8870 N. GILMORE RD.
(513) 897-4200
CONTACT: BEN MANN

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING CONDITIONS & DEMOLITION AND SITE PLAN
C300	EROSION CONTROL NOTES AND DETAILS

FAIRFIELD LOGISTICS CENTER 7940
LATITUDE 36 FOODS - TRAILER PARKING EXPANSION
7940 SEWARD ROAD
HAMILTON, OHIO 45011

ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale: as noted
Date: 03/12/2020
Checked By: KLE
Drawn By: PMF
Duke Realty Job #: LAT36A-021
A/E Job #: 170044.009

DRAWING / SHEET TITLE

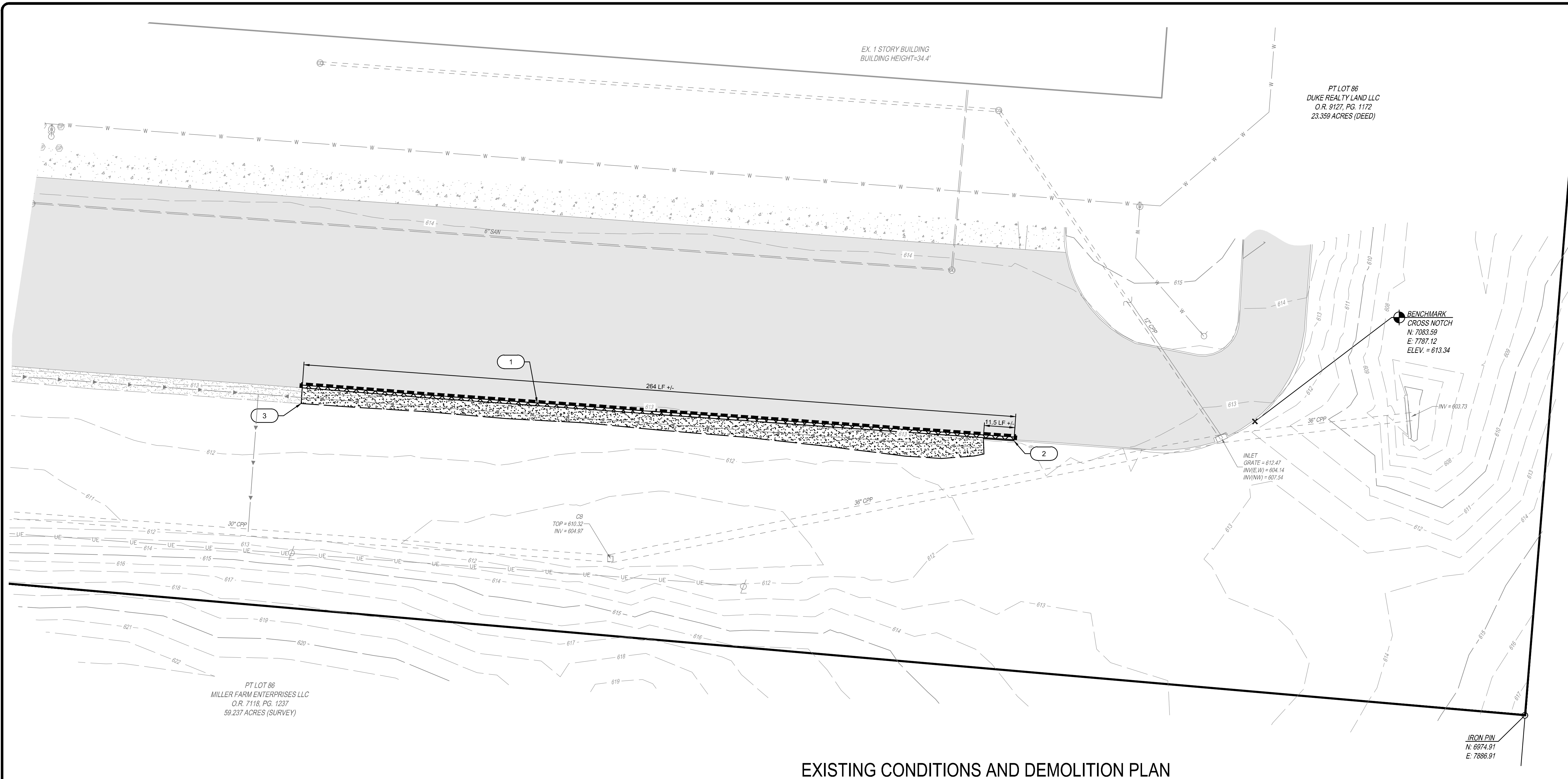
TITLE SHEET

SHEET NUMBER

C100



P:\0311\170044\021\DWG_Sheet170044CENR02.dwg, 3/12/2020 1:58:58 PM, Activity: Cleanup



EXISTING CONDITIONS AND DEMOLITION PLAN

EXISTING CONDITIONS NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON MILLERS RUN SECTION ONE AS RECORDED IN P.E. 2384 PAGES A-C
- VERTICAL DATUM IS BASED ON BUTLER COUNTY BENCHMARK 89FC01. ELEVATION = 721.15. (NAVD 88)

EXISTING CONDITIONS LEGEND

- BENCHMARK
- SET MAGNAIL
- CROSS NOTCH
- GUARD POST
- INLET
- CATCH BASIN
- CLEAN OUT
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- WATERLINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- ASPHALT
- CONCRETE
- GRAVEL

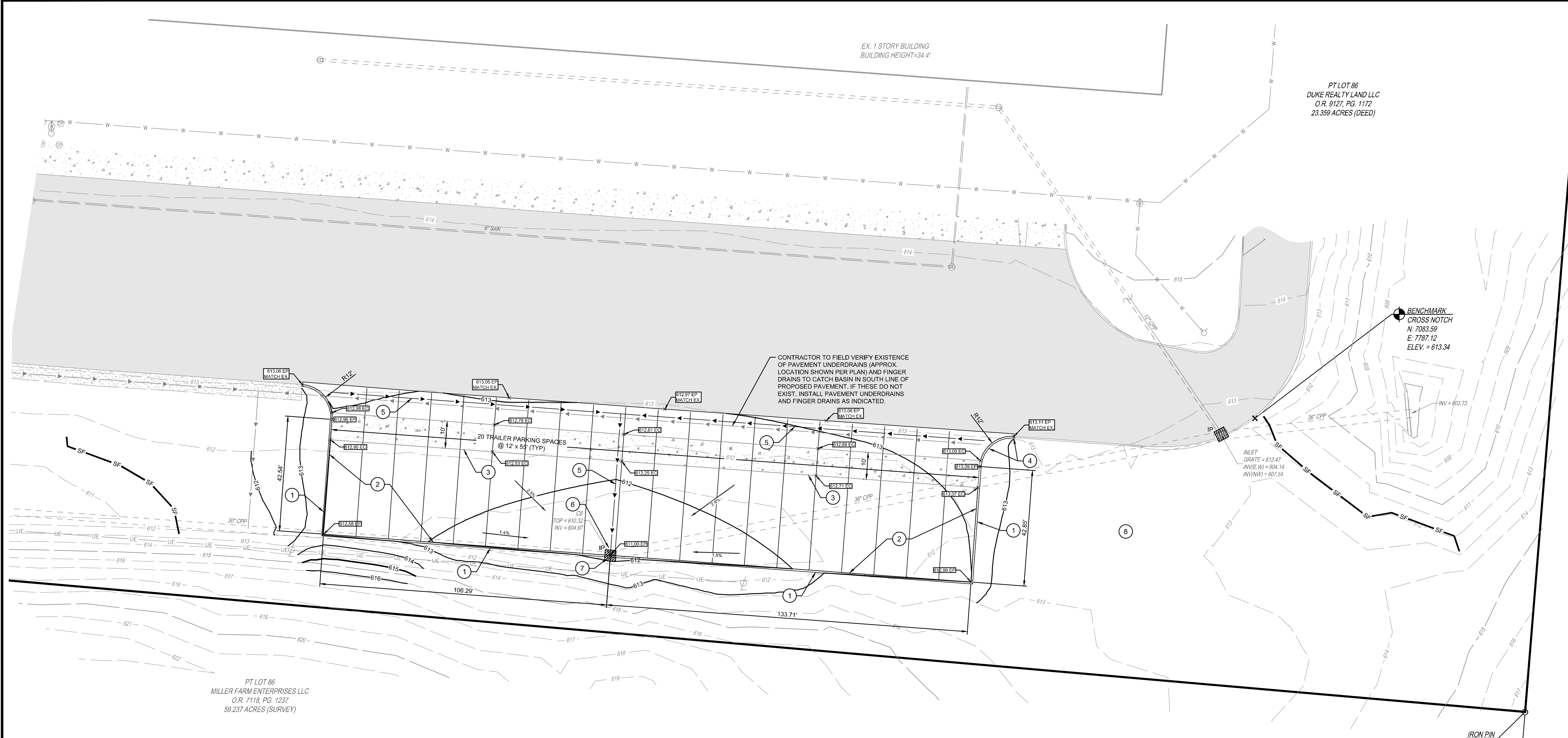
DEMOLITION PLAN CODED NOTES

- SAWCUT ASPHALT MIN. 1.0' FROM EDGE OF ASPHALT OR AS NEEDED TO ACHIEVE SOUND PAVEMENT EDGE
- SAWCUT & REMOVE CURB TO LOCATION INDICATED
- REMOVE GRAVEL LEVEL-SPREADER / MAINTENANCE STRIP TO LOCATION INDICATED

DEMOLITION PLAN LEGEND

- REMOVE ASPHALT
- REMOVE GRAVEL LEVEL-SPREADER / MAINTENANCE STRIP
- SAWCUT LINE

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-365-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



SITE PLAN



SITE PLAN CODED NOTES

- TYPE 7 BARRIER CURB, SEE DETAIL 3/C100
- HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 1/C100
- HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 2/C100
- TRANSITION FROM TYPE 7 BARRIER CURB TO EXISTING SHAPE AND GRADE IN 10'
- PAVEMENT UNDERDRAIN, SEE DETAIL 4/C100 AND NOTES THIS SHEET
- INSTALL FINGER DRAINS TO EAST & WEST, SEE NOTES THIS SHEET
- REMOVE EXISTING GRATE AND REPLACE WITH NEENAH 3010A COMBINATION INLET FRAME AND GRATE ON EXISTING INLET TOP SLAB, SEE DETAIL 5/C100
- EXCESS EXCAVATED MATERIAL TO BE PLACED IN FLAT AREA FOR POSITIVE DRAINAGE. GRADE TO DRAIN. SEED AND MULCH

SITE PLAN NOTES

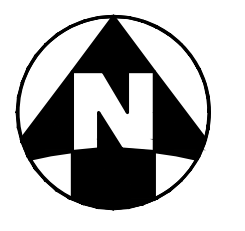
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES. REPORT ANY CONFLICTS TO ENGINEER.
- CONTRACTOR TO FIELD VERIFY EXISTENCE OF PAVEMENT UNDERDRAINS (APPROX. LOCATION SHOWN PER PLAN) AND FINGER DRAINS TO CATCH BASIN IN SOUTH LINE OF PROPOSED PAVEMENT. IF THESE DO NOT EXIST, INSTALL PAVEMENT UNDERDRAINS AND FINGER DRAINS AS INDICATED.

GRADING AND EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- INLET PROTECTION, SEE DETAIL 1/C300
- SILT FENCE, SEE DETAIL 2/C300

SPOT ELEVATION LEGEND

- EDGE OF CONCRETE ELEVATION
- EDGE OF PAVEMENT ELEVATION



5181 Natorp Blvd, Suite 600
Cincinnati, OH 45240
513.234.3700 • 513.234.3745 (tx)

CIVIL ENGINEER



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45399
513.779.7851

FAIRFIELD LOGISTICS CENTER 7940
LATITUDE 36 FOODS - TRAILER PARKING EXPANSION

7940 SEWARD ROAD
HAMILTON, OHIO 45011

ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale: as noted
Date: 03/31/2020
Checked By: KLE
Drawn By: PMF
Duke Realty Job #: LAT36A-021
A/E Job #: 170044.009

DRAWING / SHEET TITLE

EXISTING CONDITIONS & DEMOLITION AND SITE PLAN

SHEET NUMBER

C200

