



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

MINI STORAGE DEPOT

3939 TYLERSVILLE ROAD
 FAIRFIELD, OHIO

BUILDING 4
 17,569± SF



01/07/2020

CERTIFIED BY

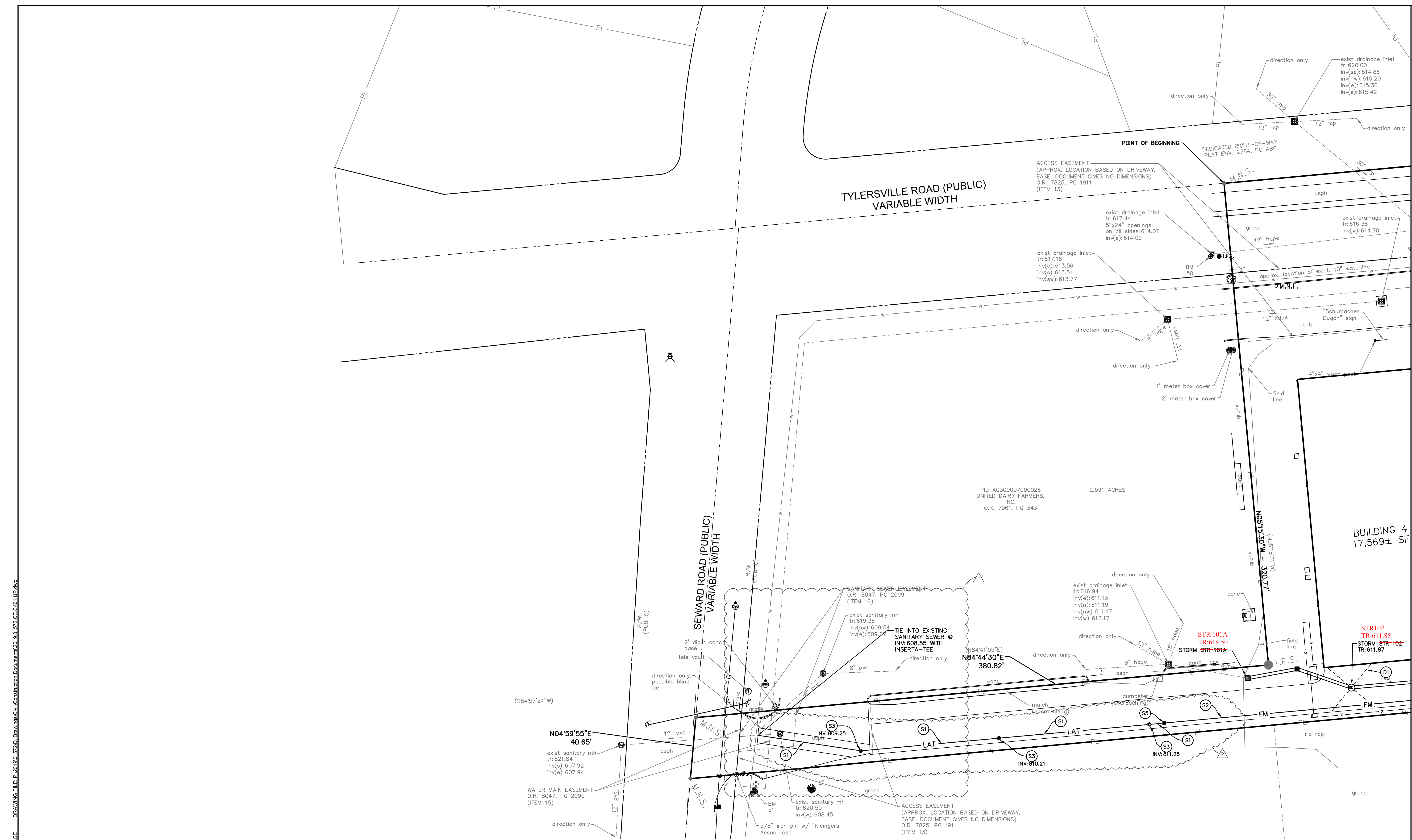
ISSUANCE INDEX	
DATE:	1/6/2020
PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY & OWNER COMMENTS	01/03/20
2	CITY COMMENTS	01/14/20
3	ACCESS DRIVE	03/16/20
4	GRADING	04/28/20
5	SANITARY	05/29/20

Project Number 2019.01572

UTILITY PLAN

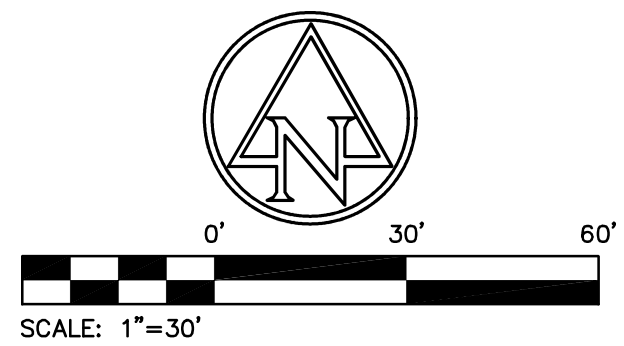
C401



KEYNOTES	
SANITARY SEWER	S1. 6" PVC SANITARY LATERAL @ 1.04% MIN. SLOPE S2. 1.25" SDR21 PVC SANITARY FORCE MAIN S3. SANITARY CLEAN OUT S4. SANITARY HORIZONTAL BEND W/ CONCRETE THRUST BLOCK S5. TRANSITION COUPLING
WATERLINE	W1. 2" PVC C900 WATER LINE W2. 8" PVC C900 FIRE PROTECTION LINE W3. FIRE HYDRANT W/ ASSEMBLY W4. FIRE DEPARTMENT CONNECTION W5. WATER BEND W/ CONCRETE THRUST BLOCK W6. GATE VALVE W7. POST INDICATOR VALVE W8. WATER TEE W9. TAPPING SLEEVE AND VALVE W10. 6" PVC C900 FIRE PROTECTION LINE
DRAINAGE/STORM SEWER	D1. PAVEMENT UNDER DRAIN G1. GAS METER G2. GAS SERVICE LINE E1. ELECTRIC TELECOMMUNICATIONS E2. ELECTRIC SERVICE LINE MISCELLANEOUS M1. POTENTIAL UTILITY CONFLICT (ALL WATER / SANITARY / STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED.) M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES. M3. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH UTILITY PROVIDER.

UTILITY LEGEND	
ETC	ELECTRIC / TELECOMMUNICATIONS LINE
W	WATER LINE
FP	FIRE PROTECTION LINE
RD	ROOF DRAIN LINE
G	GAS LINE
FM	SANITARY FORCE MAIN
LAT	SANITARY LATERAL LINE
---	STORM SEWER LINE
---	PAVEMENT UNDERDRAIN
---	GAS METER
---	ELECTRICAL TRANSFORMER
---	VALVE
---	FIRE HYDRANT W/ ASSEMBLY

EXISTING LEGEND	
⊠	Drainage Inlet Square
⊞	Electric Transformer
⊠	Fire Hydrant
+G	Gas Marker
⊞	Gas Service Valve
⊞	Gas Valve
<	Guy Wire
⊠ I.P.F.	Iron Pin & Cap Found
⊠ O.I.P.F.	Iron Pin Found
⊠ I.P.S.	Iron Pin Set
⊠	Light Pole
⊠ M.N.S.	Mag Nail Set
⊠	Pine Tree
⊠	Post
⊠	Power & Telephone Pole
⊠	Power Pole
⊠	Rack
⊠	Sanitary Manhole
⊠	Sign
⊠	Sprinkler Head
⊠	Storm Manhole
⊠	Telephone Manhole
⊠	Telephone Pedestal
⊠	Tree
⊠	Water Marker
⊠	Water Service Valve
⊠	Water Valve
---	Zone "AE" (Special Flood Hazard Areas)
---	Zone "X" (within 0.2% Chance Annual Floodplain)



UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	---	---	(XXX) XXX-XXXX
ELECTRIC	DUKE ENERGY	TROY DITTMER	(513) 458-3844
INTERNET	SPECTRUM	KENT RIEGER	(513) 386-5499
GAS	DUKE ENERGY	BEN JOHNSON	(513) 287-1594
SANITARY SEWER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300
STORM SEWER	BUTLER COUNTY	JAMES FOX	(513) 867-4200
TELEPHONE	CINCINNATI BELL	BRECK COWAN	(513) 565-7043
WATER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300

PLOT DATE: 01/06/2020 11:27 AM
 PLOT SCALE: 1"=30'
 DRAWING FILE: P:\2019\015720_Drawing\Civil\Construction Documents\2019.01572_CE_C401_LP.dwg
 EDITED BY: BSCHRAEGE
 SENT DATE: 01/06/2020

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
 811 OR 1-800-362-2764
 - OHIO UNDERGROUND -

STERLING DEVELOPMENT LLC
3900 Edison Lakes Parkway, Suite 201.
Mishawaka, IN



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01/07/2020

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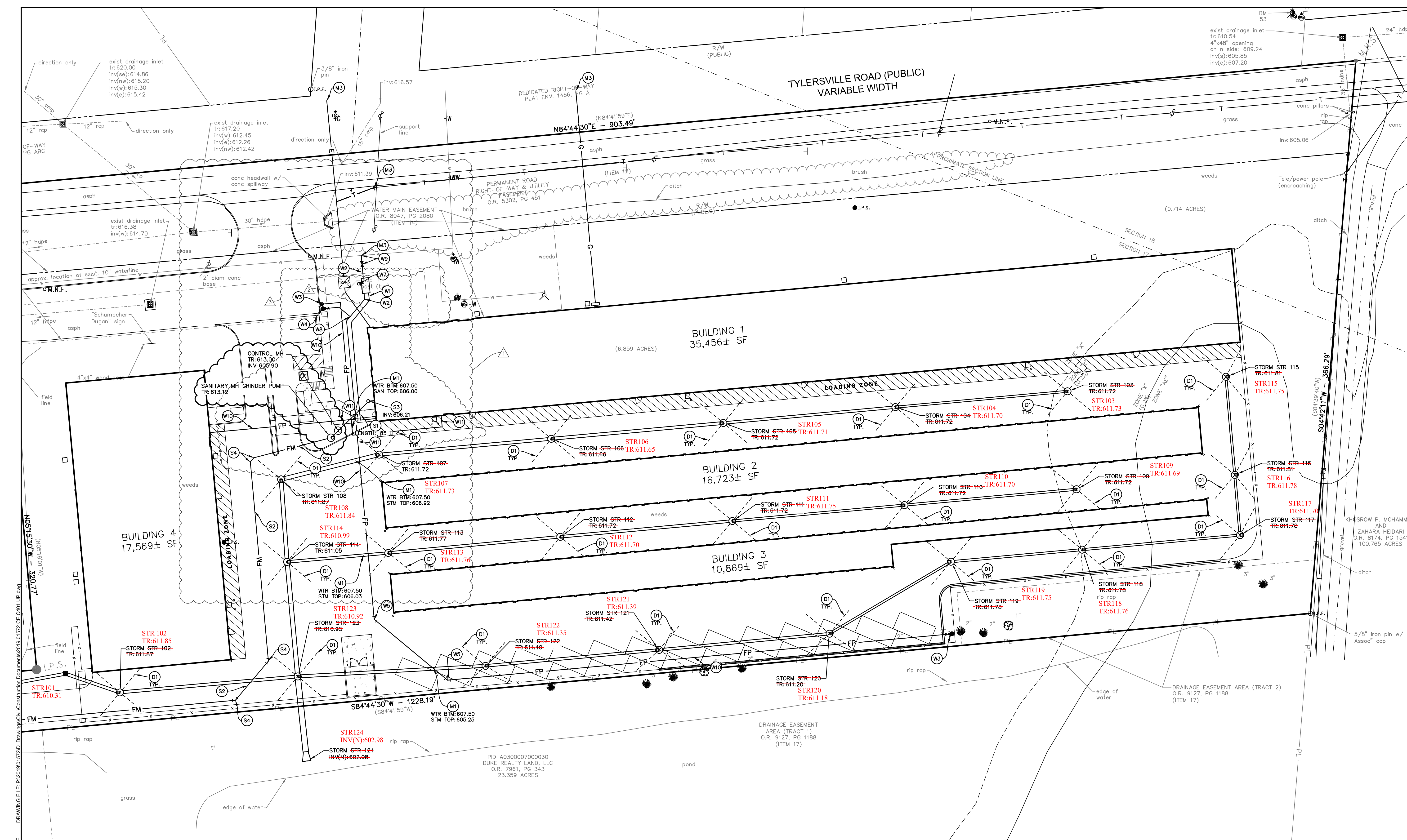
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Project Number 2019.01572

UTILITY PLAN

C402



PLOT DATE: 05/29/2020 11:28 AM
 PLOT SCALE: 1"=30'
 DRAWING FILE: P:\2019\015720_Drawing\Civil\Construction Documents\2019.01572_C402.LUP.dwg
 EDITED BY: BSCHRAEGE
 SENT DATE: 5/29/2020

GENERAL NOTES:

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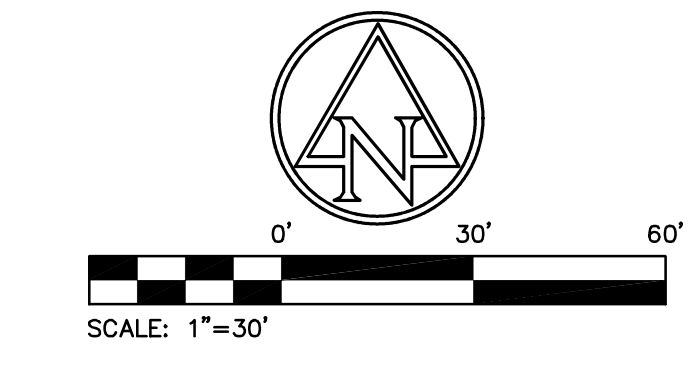
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SANITARY SEWER	W11. 8"x6" REDUCER
S1. 6" PVC SANITARY LATERAL @ 1.04% MIN. SLOPE	DRAINAGE/STORM SEWER
S2. 1.25" SDR21 PVC SANITARY FORCE MAIN	D1. PAVEMENT UNDER DRAIN
S3. SANITARY CLEAN OUT	GAS
S4. SANITARY HORIZONTAL BEND W/ CONCRETE THRUST BLOCK	G1. GAS METER
S5. TRANSITION COUPLING	G2. GAS SERVICE LINE
WATERLINE	ELECTRIC / TELECOMMUNICATIONS
W1. 2" PVC C900 WATER LINE	E1. ELECTRIC TRANSFORMER
W2. 8" PVC C900 FIRE PROTECTION LINE	E2. ELECTRIC SERVICE LINE
W3. FIRE HYDRANT W/ ASSEMBLY	MISCELLANEOUS
W4. FIRE DEPARTMENT CONNECTION	M1. POTENTIAL UTILITY CONFLICT (ALL WATER / SANITARY / STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED.)
W5. WATER BEND W/ CONCRETE THRUST BLOCK	M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
W6. GATE VALVE	M3. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH UTILITY PROVIDER.
W7. POST INDICATOR VALVE	
W8. WATER TEE	
W9. TAPPING SLEEVE AND VALVE	
W10. 6" PVC C900 FIRE PROTECTION LINE	

UTILITY LEGEND	
ETC	ELECTRIC / TELECOMMUNICATIONS LINE
W	WATER LINE
FP	FIRE PROTECTION LINE
RD	ROOF DRAIN LINE
G	GAS LINE
FM	SANITARY FORCE MAIN
LAT	SANITARY LATERAL LINE
ST	STORM SEWER LINE
PA	PAVEMENT UNDERDRAIN
GM	GAS METER
ET	ELECTRICAL TRANSFORMER
VT	VALVE
HT	FIRE HYDRANT W/ ASSEMBLY

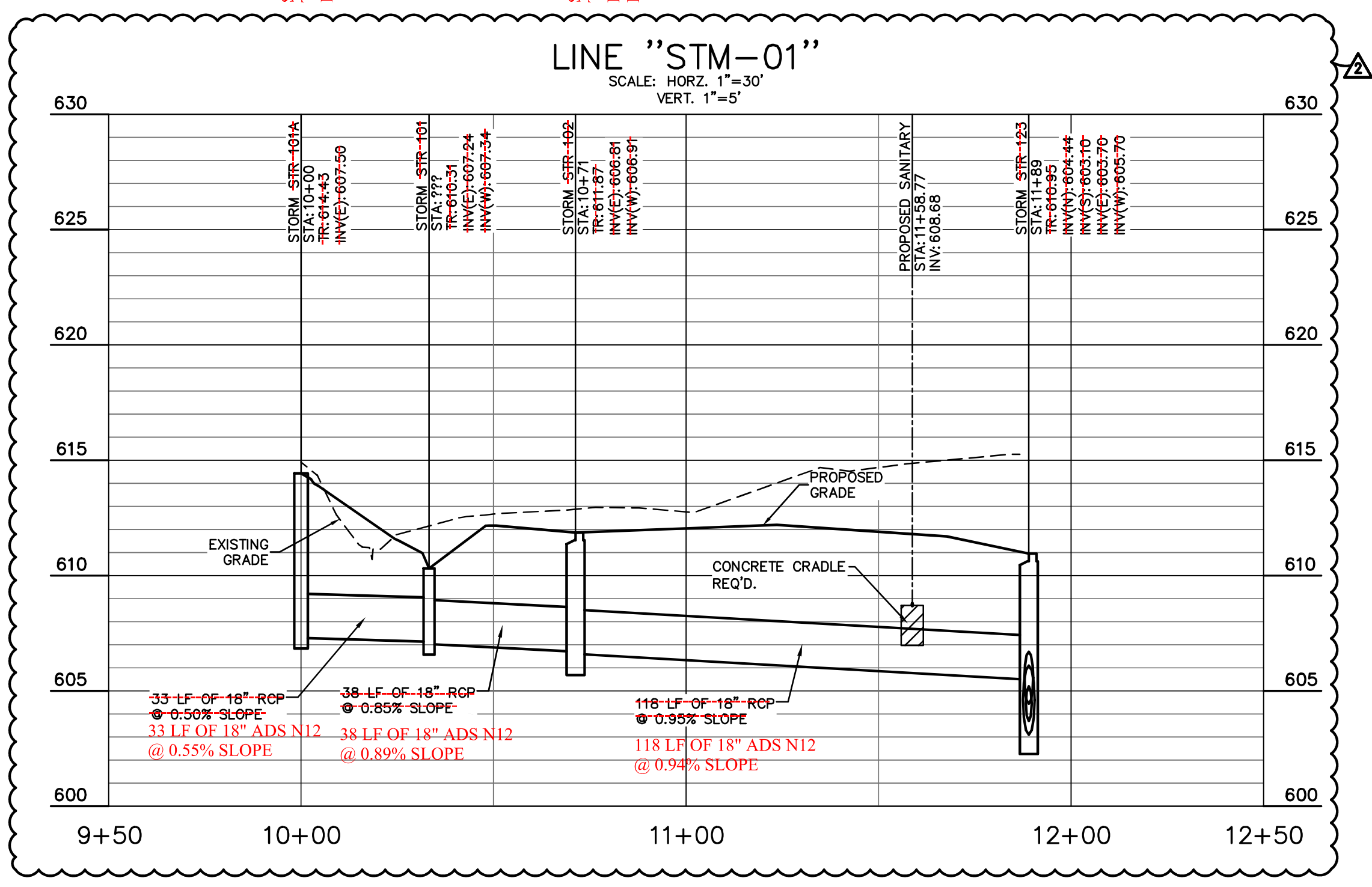
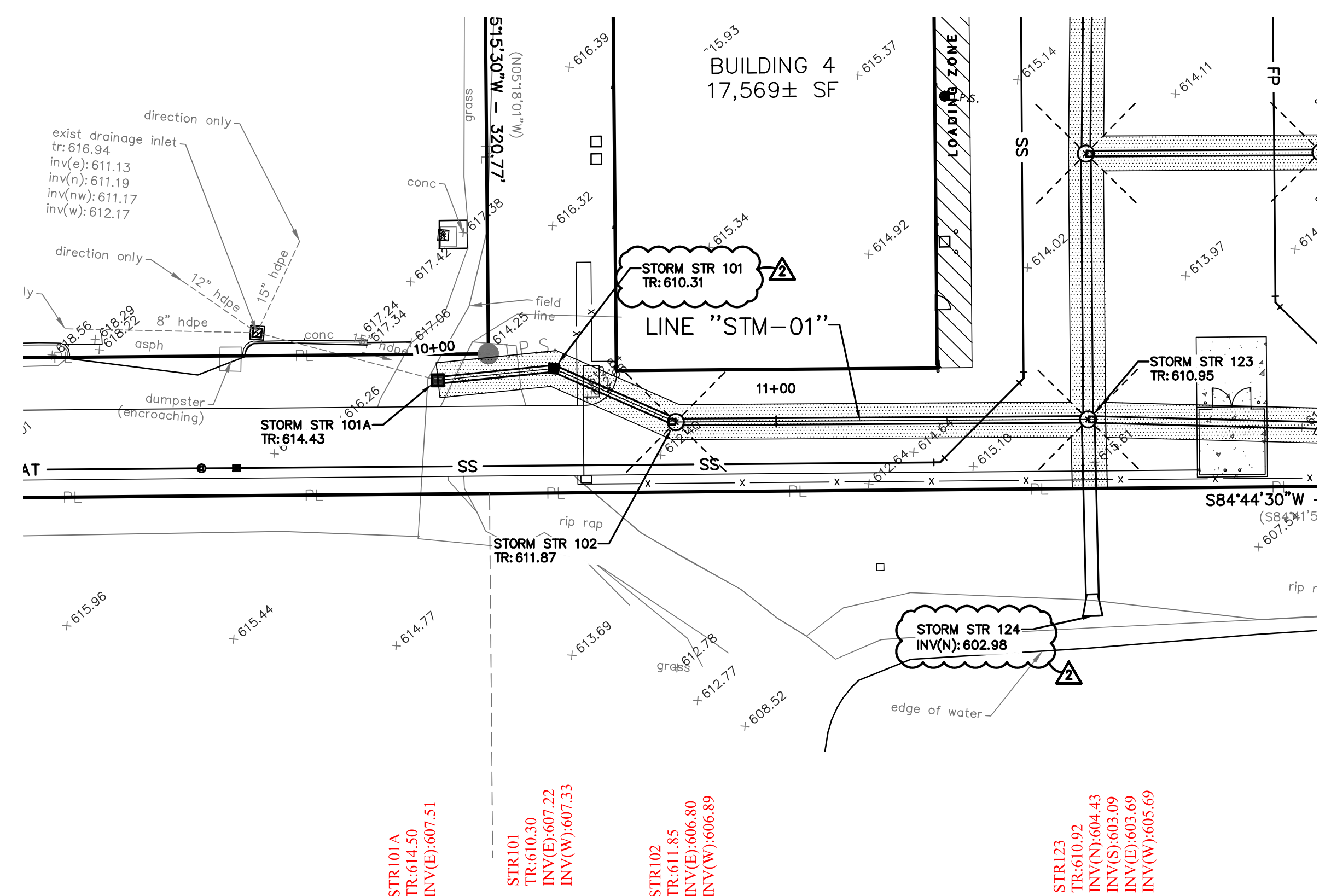
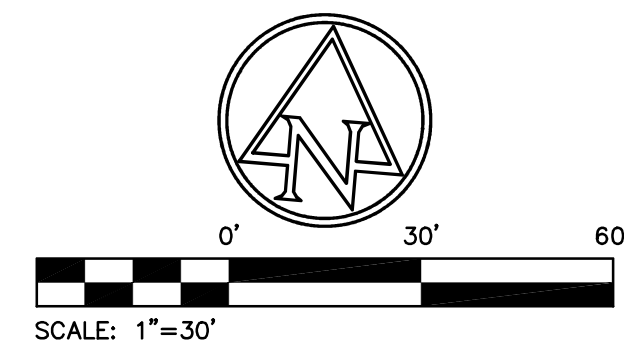
EXISTING LEGEND	
DS	Drainage Inlet Square
ET	Electric Transformer
FH	Fire Hydrant
GM	Gas Meter
GV	Gas Valve
GW	Guy Wire
IP.F.	Iron Pin & Cap Found
IP.F.	Iron Pin Found
IP.S.	Iron Pin Set
LP	Light Pole
M.N.S.	Mag Nail Set
PT	Pine Tree
POST	Post
PT&P	Power & Telephone Pole
PP	Power Pole
R	Rock
SM	Sanitary Manhole
S	Sign
SH	Sprinkler Head
SMH	Storm Manhole
TM	Telephone Manhole
TP	Telephone Pedestal
T	Tree
WM	Water Marker
WSV	Water Service Valve
WV	Water Valve
AE	Zone "AE" (Special Flood Hazard Areas)
X	Zone "X" (within 0.2% Chance Annual Floodplain)



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TELEPHONE	CINCINNATI BELL	BRECK COWAN	(513) 565-7043
WATER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300

PLOT DATE: 4/28/2020 6:11 PM EDIT DATE: 1/21/2020 DRAWING FILE: P:\2019\0115720_Drawings\Civil\Construction Documents\2019.011572.CE.C410.STMPP.dwg EDITED BY: PFOOTERY



BENCHMARK DATA

BASIS OF BEARINGS (HORIZONTAL)
BEARINGS DESCRIBED HEREIN ARE BASED ON NORTH 84 DEGREES 44 MINUTES 30 SECONDS EAST FOR THE CENTERLINE OF RIGHT-OF-WAY FOR TYLERSVILLE ROAD, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

ELEVATION DATUM (VERTICAL)
ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED UTILIZING A LEVEL CIRCUIT ORIGINATING ON CONTROL POINT 1100 (ELEVATION = 615.28)

CP 1100
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED 161.65 FEET NORTHEAST OF A BRICK DUMPSTER STRUCTURE, 147.65 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A CAR WASH AND 182.85 FEET SOUTH OF LAMP POLE.
ELEV.: 615.28

CP 1101
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED IN A GRASS AREA 26.36 FEET SOUTH OF TYLERSVILLE ROAD, 21.48 FEET NORTH OF AN ASPHALT DRIVE, EAST OF THE EXIT DRIVE AND 3.00 FEET EAST OF A CATCH BASIN.
ELEV.: 616.63

CP 1102
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED ON THE WEST SIDE OF SEWARD ROAD, 34.75 FEET WEST OF THE EDGE OF PAVEMENT, 119.09 FEET WEST OF A POWER POLE AND 130.53 FEET SOUTHWEST OF A FIRE HYDRANT ON THE SOUTH SIDE OF A DRIVE ON THE EAST SIDE OF SEWARD ROAD.
ELEV.: 621.66

BM 50
CHISELED SQUARE ON THE SOUTHWEST CORNER OF A SQUARE CATCH BASIN LOCATED 25 FEET SOUTH OF TYLERSVILLE ROAD, 40.56 FEET EAST OF THE CURB FOR THE EXIT ONLY LANE FROM THE NORTHEAST CORNER OF THE ADJOINING UDF PROPERTY.
ELEV.: 617.48

BM 51
CHISELED "X" ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SEWARD ROAD, 144.80 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE UDF BUILDING.
ELEV.: 623.28

BM 53
CHISELED "X" ON THE NORTHEAST BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF TYLERSVILLE ROAD.
ELEV.: 613.15

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Project Number 2019.01572

STORM SEWER PLAN & PROFILE

C410

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	-----	-----	(XXX) XXX-XXXX
ELECTRIC	DUKE ENERGY	TROY DITTMER	(513) 458-3844
INTERNET	SPECTRUM	KENT RIEGER	(513) 386-5499
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WATER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300

STORM SEWER NOTES:

- ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE - DRAINS TO WATERWAY"
- MANNINGS COEFFICIENT n = 0.012
- THE GRANULAR BACKFILL AREAS SHOWN IN PLAN VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

GRANULAR BACKFILL REQUIRED

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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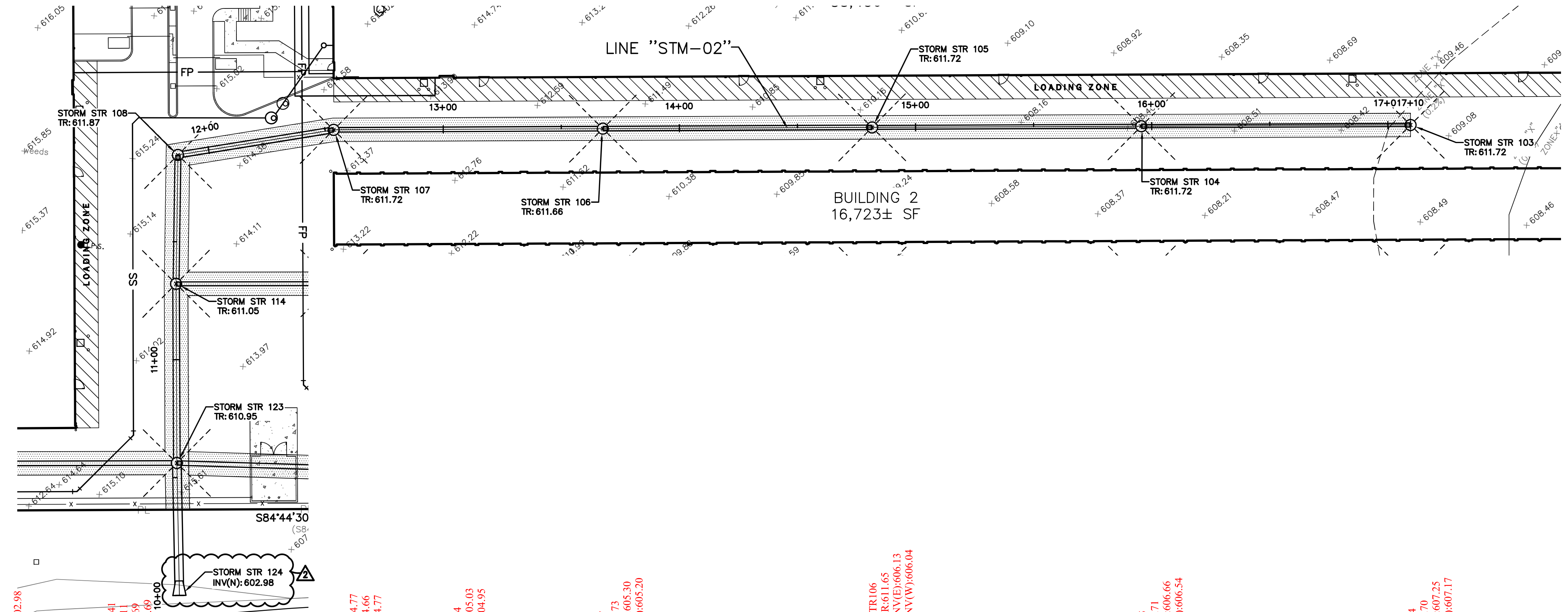
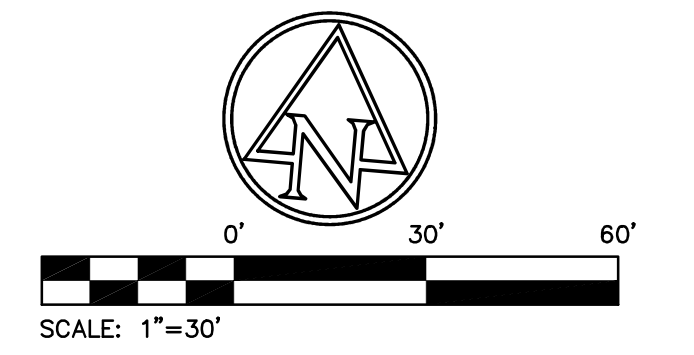
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- OHIO UNDERGROUND -

EXISTING LEGEND

	Drainage Inlet Square		Power Pole
	Electric Transformer		Rock
	Fire Hydrant		Sanitary Manhole
	Gas Marker		Sign
	Gas Service Valve		Sprinkler Head
	Gas Valve		Storm Manhole
	Guy Wire		Telephone Manhole
	Iron Pin & Cap Found		Telephone Pedestal
	Iron Pin Found		Tree
	Iron Pin Set		Water Marker
	Light Pole		Water Service Valve
	Mag Nail Set		Water Valve
	Pine Tree		Zone "AE" (Special Flood Hazard Areas)
	Post		Zone "X" (within 0.2% Chance Annual Floodplain)
	Power & Telephone Pole		



BENCHMARK DATA

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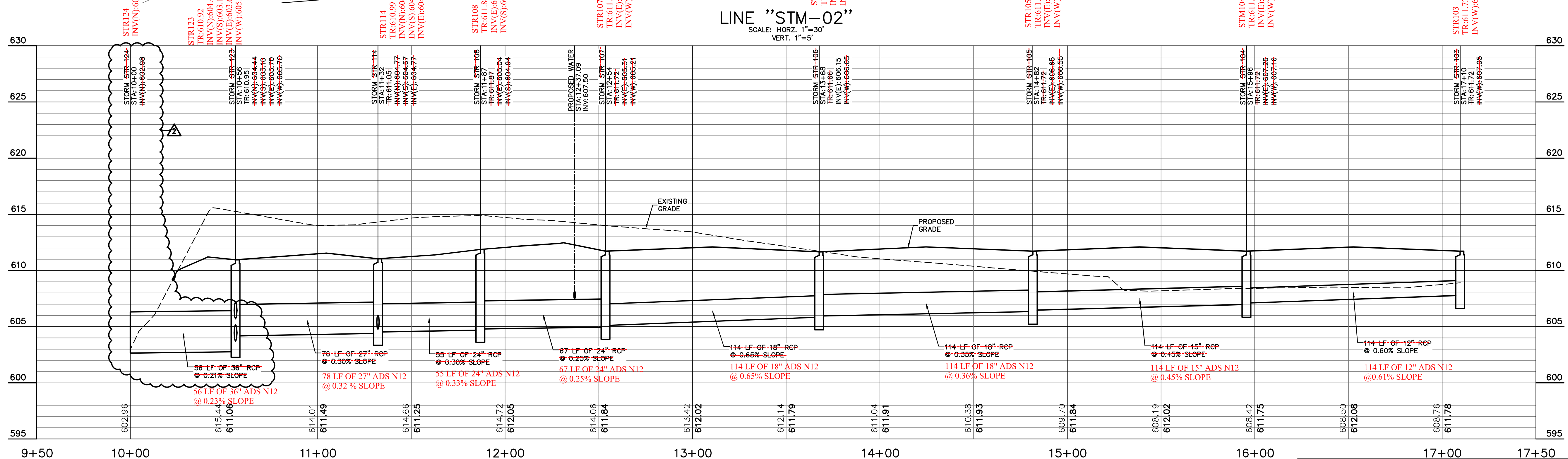
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Project Number 2019.01572

STORM SEWER PLAN & PROFILE

C411



LINE "STM-02"
 SCALE: HORZ. 1"=30'
 VERT. 1"=5'

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	---	---	(XXX) XXX-XXXX
ELECTRIC	DUKE ENERGY	TROY DITTMER	(513) 458-3844
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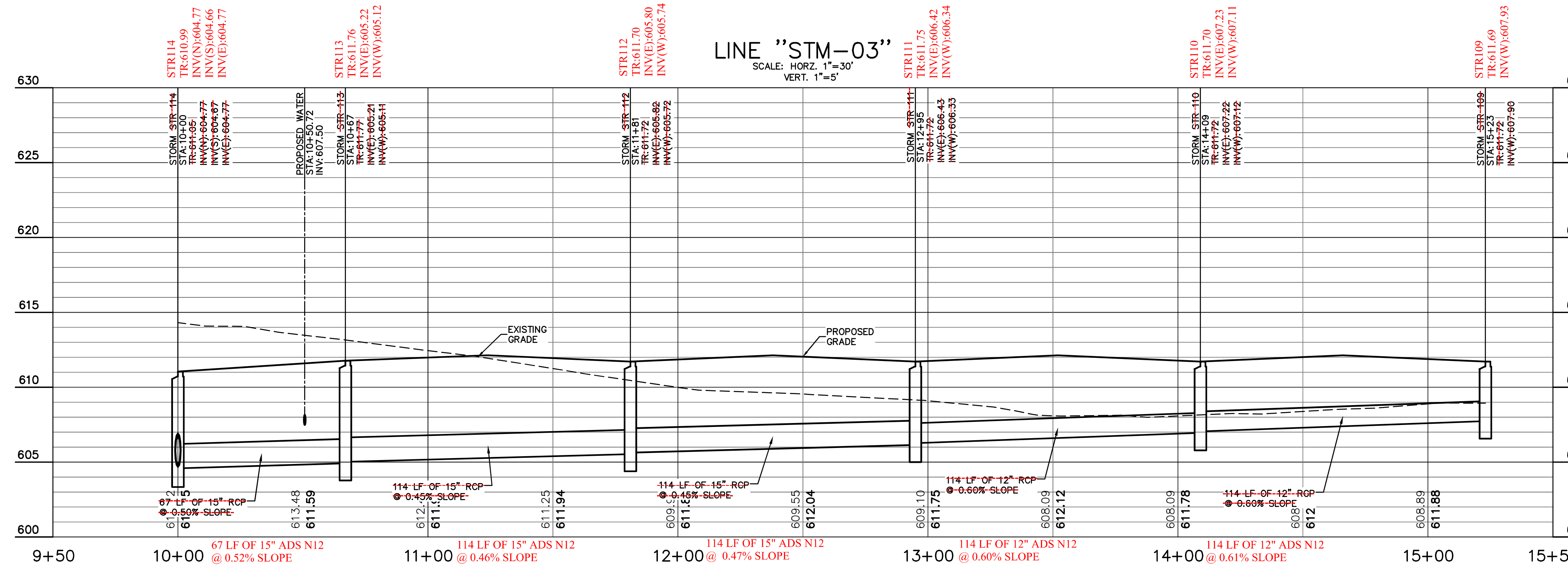
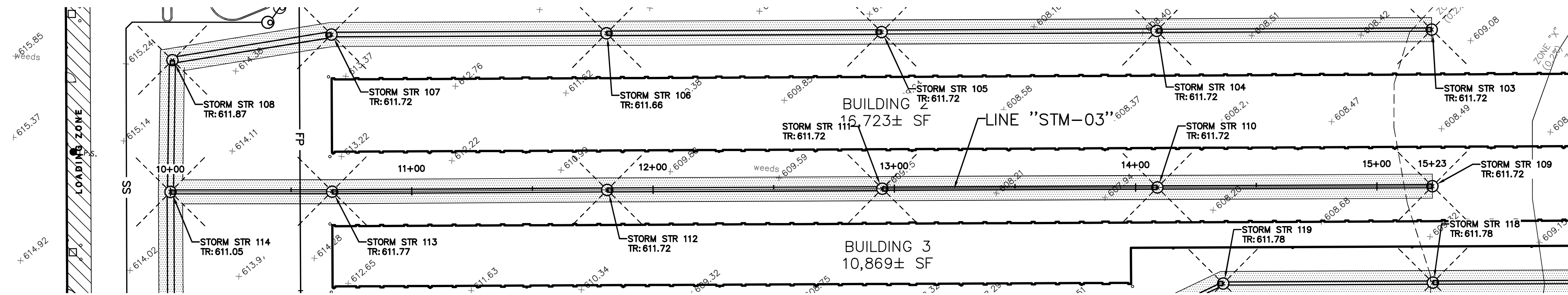
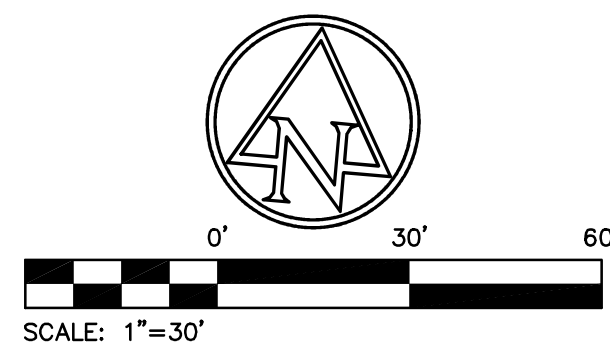
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 - OHIO UNDERGROUND -

EXISTING LEGEND

	Drainage Inlet Square		Power Pole
	Electric Transformer		Rock
	Fire Hydrant		Sanitary Manhole
	Gas Marker		Sign
	Gas Service Valve		Sprinkler Head
	Gas Valve		Storm Manhole
	Guy Wire		Telephone Manhole
	Iron Pin & Cap Found		Telephone Pedestal
	Iron Pin Found		Tree
	I.P.S.		Water Marker
	Light Pole		Water Service Valve
	M.N.S.		Water Valve
	Pine Tree		Zone "AE" (Special Flood Hazard Areas)
	Post		Zone "X" (within 0.2% Chance Annual Floodplain)
	Power & Telephone Pole		



UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	---	---	(XXX) XXX-XXXX
ELECTRIC	DUKE ENERGY	TROY DITTMER	(513) 458-3844
INTERNET	SPECTRUM	KENT RIEGER	(513) 386-5499
GAS	DUKE ENERGY	BEN JOHNSON	(513) 287-1594
SANITARY SEWER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300
STORM SEWER	BUTLER COUNTY	JAMES FOX	(513) 867-4200
TELEPHONE	CINCINNATI BELL	BRECK COWAN	(513) 565-7043
WATER	BUTLER COUNTY	RICHARD SMITH	(513) 867-5300

- STORM SEWER NOTES:**
- ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE - DRAINS TO WATERWAY"
 - MANNINGS COEFFICIENT n = 0.012
 - THE GRANULAR BACKFILL AREAS SHOWN IN PLAN VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

GRANULAR BACKFILL REQUIRED

GENERAL NOTES:

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- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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CALL TOLL FREE
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EXISTING LEGEND

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	Gas Marker		Sign
	Gas Service Valve		Sprinkler Head
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	Guy Wire		Telephone Manhole
	Iron Pin & Cap Found		Telephone Pedestal
	Iron Pin Found		Tree
	Iron Pin Set		Water Marker
	Light Pole		Water Service Valve
	M.N.S.		Water Valve
	Pine Tree		Zone "AE" (Special Flood Hazard Areas)
	Post		Zone "X" (within 0.2% Chance Annual Floodplain)
	Power & Telephone Pole		

BENCHMARK DATA

BASIS OF BEARINGS (HORIZONTAL)
BEARINGS DESCRIBED HEREIN ARE BASED ON NORTH 84 DEGREES 44 MINUTES 30 SECONDS EAST FOR THE CENTERLINE OF RIGHT-OF-WAY FOR TYLERSVILLE ROAD, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

ELEVATION DATUM (VERTICAL)
ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED UTILIZING A LEVEL CIRCUIT ORIGINATING ON CONTROL POINT 1100 (ELEVATION = 615.28)

CP 1100
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED 161.65 FEET NORTHEAST OF A BRICK DUMPSTER STRUCTURE, 147.65 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A CAR WASH AND 182.85 FEET SOUTH OF LAMP POLE.
ELEV: 615.28

CP 1101
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED IN A GRASS AREA 26.36 FEET SOUTH OF TYLERSVILLE ROAD, 21.48 FEET NORTH OF AN ASPHALT DRIVE, EAST OF THE EXIT DRIVE AND 3.00 FEET EAST OF A CATCH BASIN.
ELEV: 616.63

CP 1102
3/8" IRON PIN SET WITH "ASI CONTROL POINT" CAP LOCATED ON THE WEST SIDE OF SEWARD ROAD, 34.75 FEET WEST OF THE EDGE OF PAVEMENT, 119.09 FEET SOUTHWEST OF A POWER POLE AND 130.53 FEET SOUTHWEST OF A FIRE HYDRANT ON THE SOUTH SIDE OF A DRIVE ON THE EAST SIDE OF SEWARD ROAD.
ELEV: 621.66

BM 50
CHISLED SQUARE ON THE SOUTHWEST CORNER OF A SQUARE CATCH BASIN LOCATED 25 FEET SOUTH OF TYLERSVILLE ROAD, 40.56 FEET EAST OF THE CURB FOR THE EXIT ONLY LANE FROM THE NORTHEAST CORNER OF THE ADJOINING UDF PROPERTY.
ELEV: 617.48

BM 51
CHISLED "X" ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF STEWARD ROAD, 144.80 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE UDF BUILDING.
ELEV: 623.28

BM 53
CHISLED "X" ON THE NORTHEAST BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF TYLERSVILLE ROAD.
ELEV: 613.15

STERLING DEVELOPMENT LLC
3900 Edison Lakes Parkway, Suite 201, Mishawaka, IN



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5980 | FAX 317.543.0270
www.structurepoint.com

MINI STORAGE DEPOT

3939 TYLERSVILLE ROAD
FAIRFIELD, OHIO



01/07/2020

CERTIFIED BY

ISSUANCE INDEX

DATE:	1/6/2020
PROJECT PHASE:	PRELIMINARY DOCUMENTS

REVISION SCHEDULE

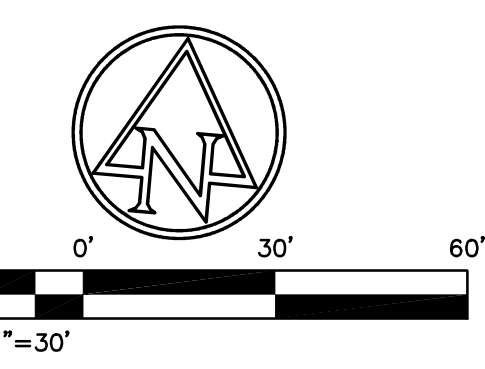
NO.	DESCRIPTION	DATE
1	CITY & OWNER COMMENTS	01/03/20
2	CITY COMMENTS	01/14/20
3	ACCESS DRIVE	03/16/20
4	GRADING	04/28/20

Project Number 2019.01572

STORM SEWER PLAN & PROFILE

C412

PLOT DATE: 4/29/2020 6:12 PM
 EDIT DATE: 1/21/2020
 DRAWING FILE: P:\2019\011572\0_Drainage\Civil\Construction Documents\2019.011572_C410_C410_STMPP.dwg
 EDITOR: J. POOTTERY



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 ELEV.: 616.63

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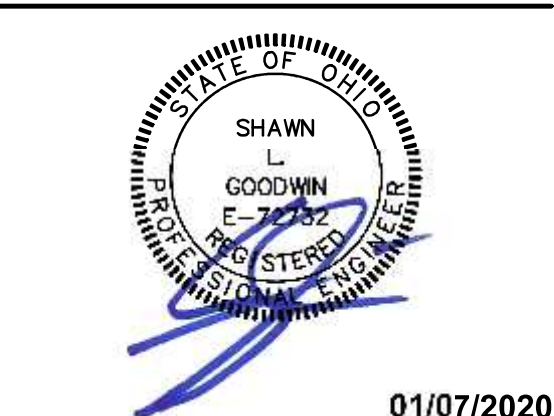
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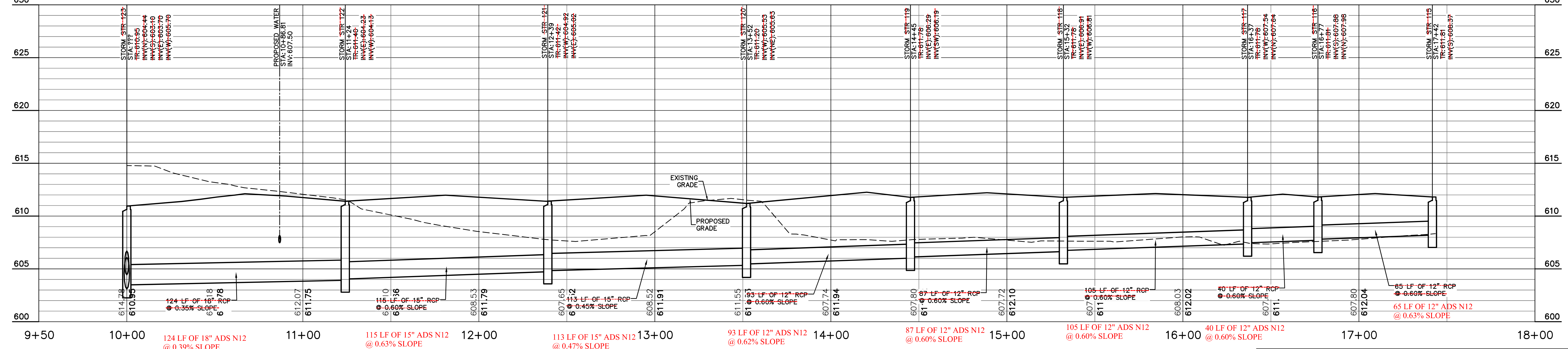
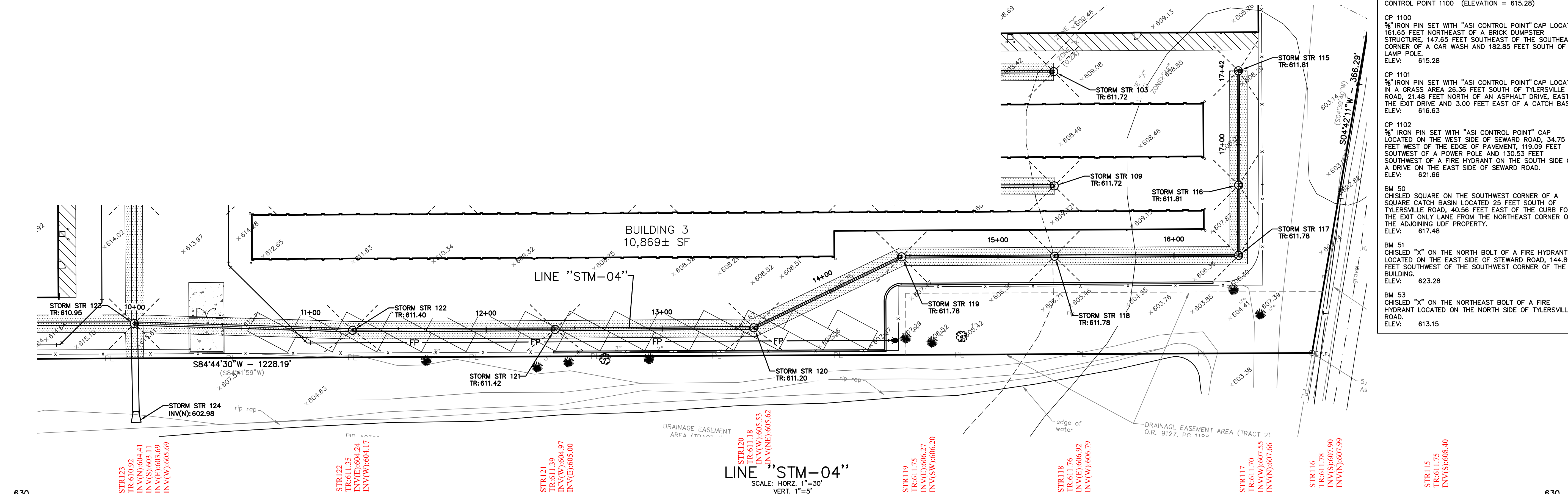
ISSUANCE INDEX	
DATE:	1/6/2020
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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STORM SEWER PLAN & PROFILE

C413



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