

KLEINGERS & ASSOCIATES, INC.
 Civil Engineers & Surveyors
 6305 Centre Park Drive
 WEST CHESTER, OHIO 45069

LETTER OF TRANSMITTAL

(513)779-7851 FAX (513)779-7852

Date 02/14/05	Project # 030617 005
Attention Eric Pottenger / Teresa Barnes	
RE: Princeton Landings	
REC'D FEB 14 2005	

TO Butler County Engineer's Office
1921 Fairgrove Ave.
Hamilton OH 45011

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- > Shop Drawings Prints Plans Samples Specifications
 Copy of letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
4	02/14/05	1-4/4	Princeton Landings Construction Drawings
1	02/14/05	1	Local storm calculations and drainage map
1	02/14/05	1	Detention Summary

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Mr. Pottenger / Ms. Barnes,

Please find attached four (4) sets of construction drawings for Princeton Landings. Also, a copy of local storm design calculations, drainage map, and detention summary. The culvert underneath Princeton Road near the west access drive to the development is shown as "by others". It will be designed as part of the plans for the additional widening for Princeton Road.

Please contact our office with any questions or comments.

Thanks and have a great day!

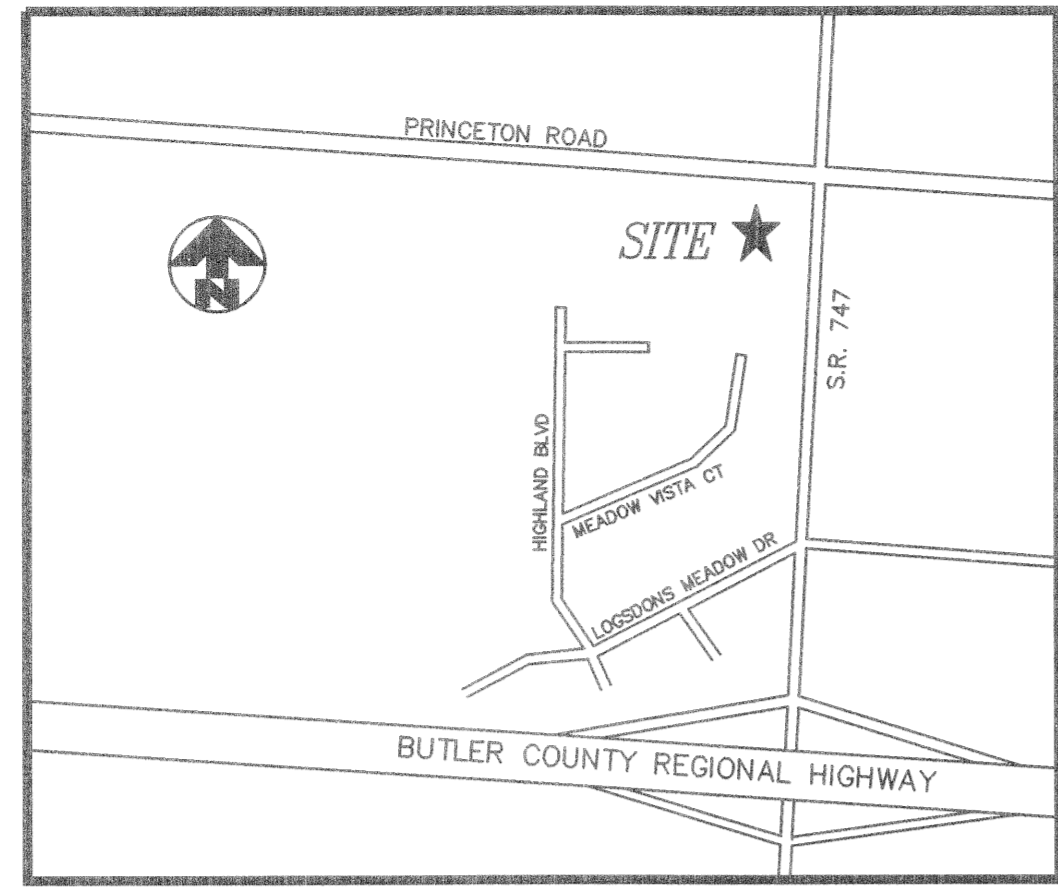
COPY TO FILE


 Matthew W. Spidare

If enclosures are not as noted, kindly notify us at once.

GENERAL NOTES

- ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF BUTLER COUNTY AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS.
- FORTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
- 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. OWNER WILL OBTAIN REPORTS.
- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE BUTLER COUNTY. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 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 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 REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS ITEM 659.
- ALL PROPOSED STORM SEWERS, 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 CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.33, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33 OR CONTECH ULTRA FLO ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603, TYPE A. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603, TYPE A. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603, TYPE A.
- ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF 2, 4" PERFORATED UNDERDRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ITEM 604.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD OUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE A MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH EXTRUDED ALUMINUM STEPS, CONFORMING TO ASTM B2221, 6061.
- SANITARY SERVICE SHALL BE 6" PVC PIPE OR APPROVED EQUAL (CONFORMING TO BUTLER COUNTY WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF TWO PERCENT (2.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS ALL CONFORM TO ASTM D-3212.
- SANITARY SEWER MATERIALS AND INSTALLATION AS PER BUTLER COUNTY ENVIRONMENTAL SERVICES SPECIFICATIONS, USING SECTION 3110 FOR PVC, SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE. SECTION 3410 FOR MANHOLES.
- ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT, WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.
- BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET OF THE CENTER LINE OF ANY SANITARY SEWER MAIN OR WATER MAIN.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL EDGE OF PAVEMENT RADI ARE 3.0' UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE 4" WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
- DUMPSTER PAD TO BE 4000 PSI CONCRETE, 9" THICK.



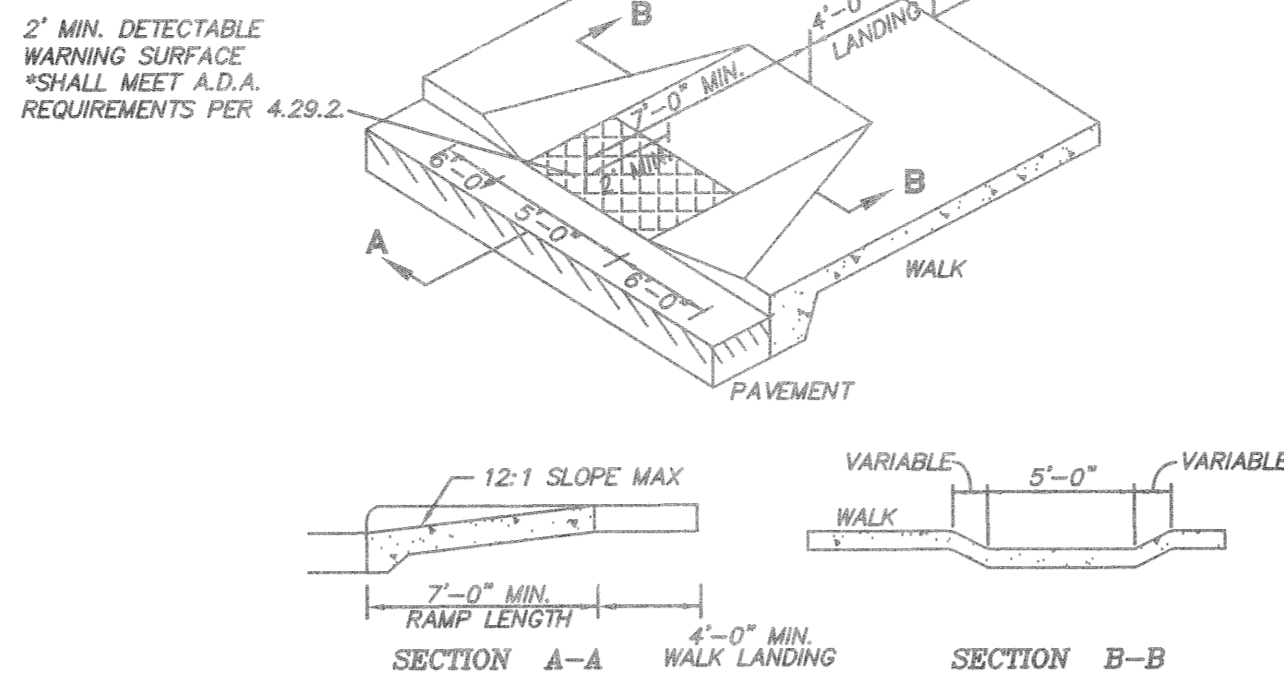
VICINITY MAP
NOT TO SCALE

SITE DATA

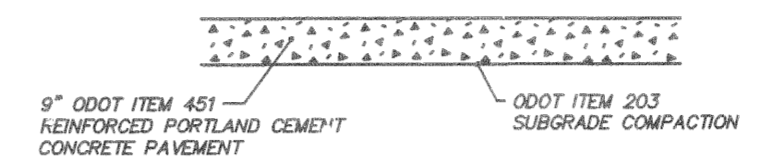
AREA: 9.928 ACRES
 ZONING: B-PUD
 OWNER/DEVELOPER: PRINCETON LANDINGS, LLC
 8746 UNION CENTRE BLVD.
 WEST CHESTER, OH 45069
 (513) 860-5050
 ENGINEER: KLEINGERS & ASSOCIATES
 6305 CENTRE PARK DRIVE
 WEST CHESTER, OH 45069
 (513) 779-7851
 ARCHITECT: CREATIVE SHELTER ARCHITECTS
 9394 MONTGOMERY ROAD
 CINCINNATI, OH 45242
 (513) 984-8143
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: COMMERCIAL/RETAIL
 PARKING REQUIRED: 116 STANDARD SPACES
 5 HANDICAP ACCESSIBLE SPACES
 PARKING PROVIDED: 182 STANDARD SPACES
 6 HANDICAP ACCESSIBLE SPACES
 REFERENCE BENCHMARKS:
 5/8" IRON PIN FOUND
 (CONTROL POINT FOR SR-747 WIDENING
 ELEV=847.12)

LEGEND

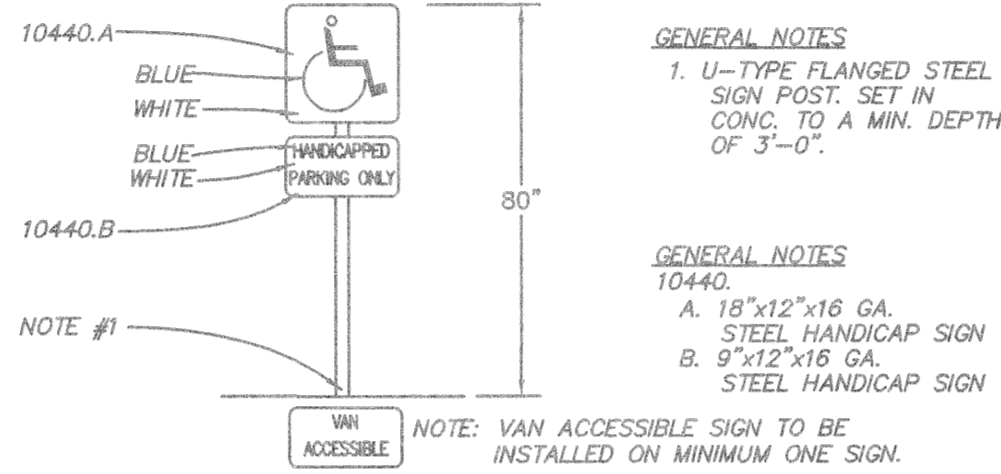
- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- EX. POWER POLE
- EX. LIGHT POLE
- EX. GUY WIRE
- EX. TRAFFIC PULL BOX
- EX. MAIL BOX
- EX. LIGHT POST
- EX. TRAFFIC BOX
- EX. TRAFFIC SIGNAL POLE
- EX. SIGN (2 POST)
- EX. SIGN (1 POST)
- EX. WATER VALVE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. TREELINE
- EX. FENCE LINE
- EX. WATER LINE
- EX. GUARD RAIL



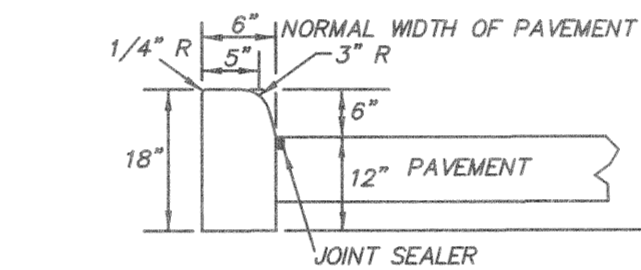
1 CURB RAMP DETAIL
N.T.S.



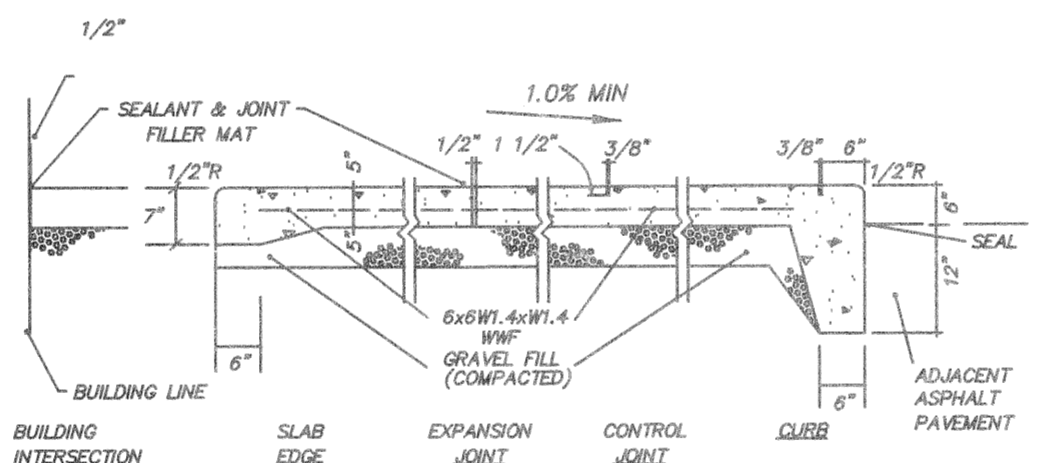
6 CONCRETE PAD
N.T.S.



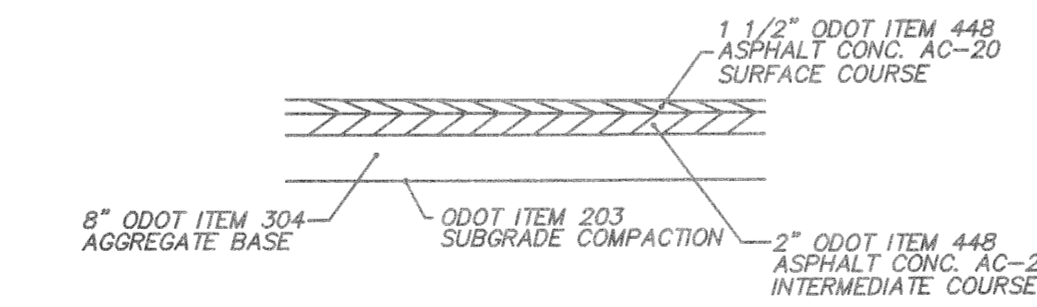
2 HANDICAP SIGN DETAIL
N.T.S.



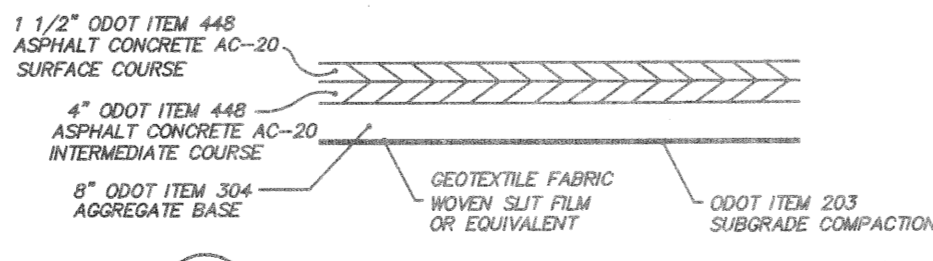
7 BARRIER CURB (ODOT TYPE 6)
N.T.S.



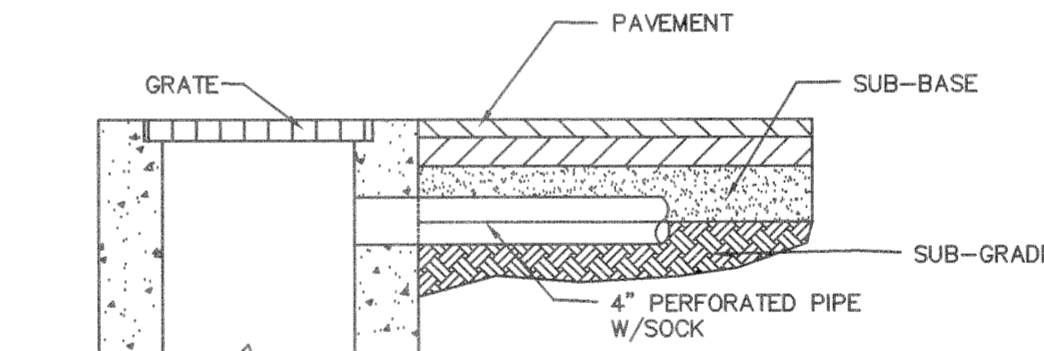
3 TYPICAL EXTERIOR CONCRETE SLAB WALK
N.T.S.



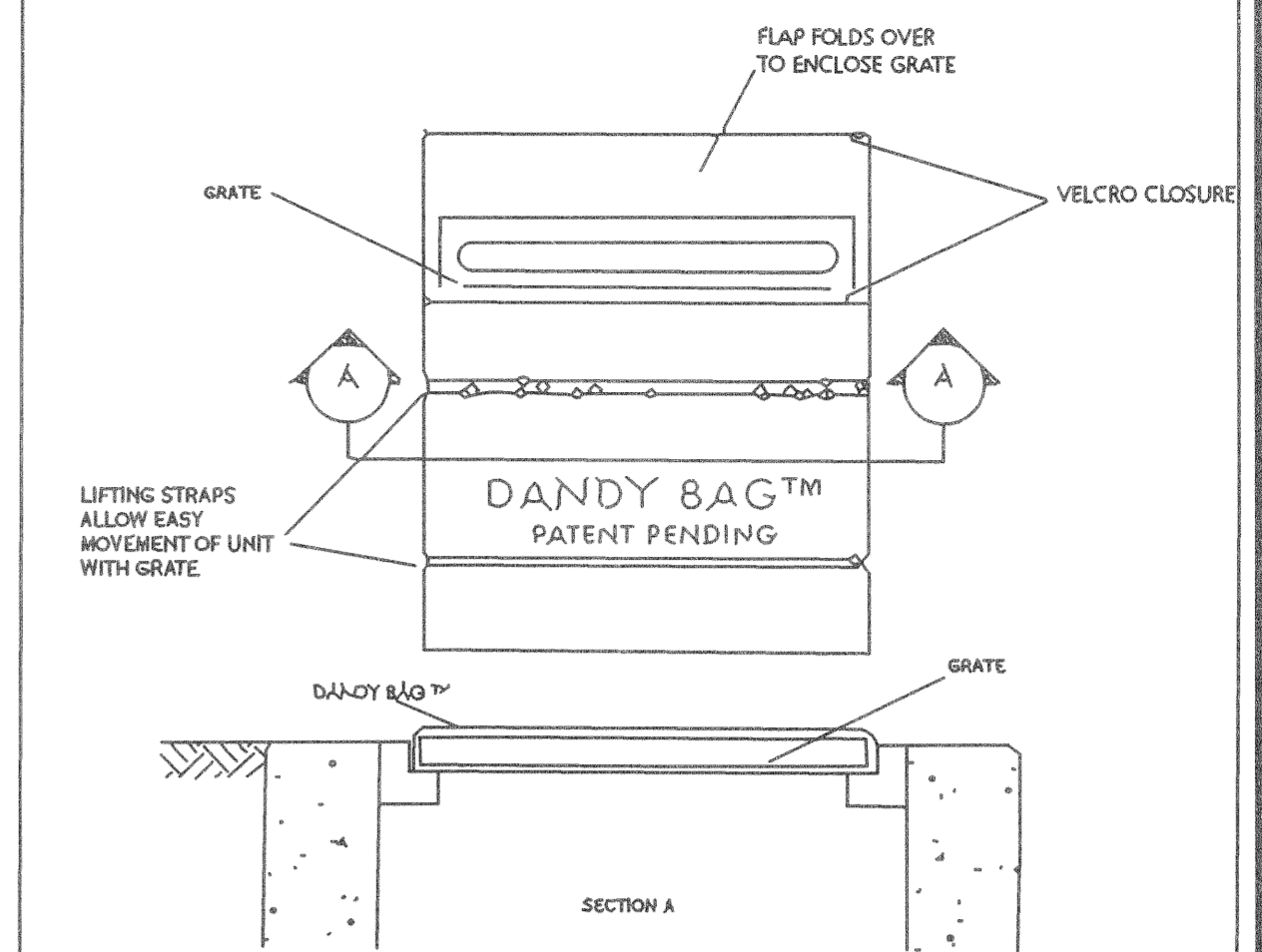
4 STANDARD ASPHALT PAVEMENT
N.T.S.



5 HEAVY DUTY ASPHALT PAVEMENT
N.T.S.



8 SPIDER DRAIN DETAIL
N.T.S.

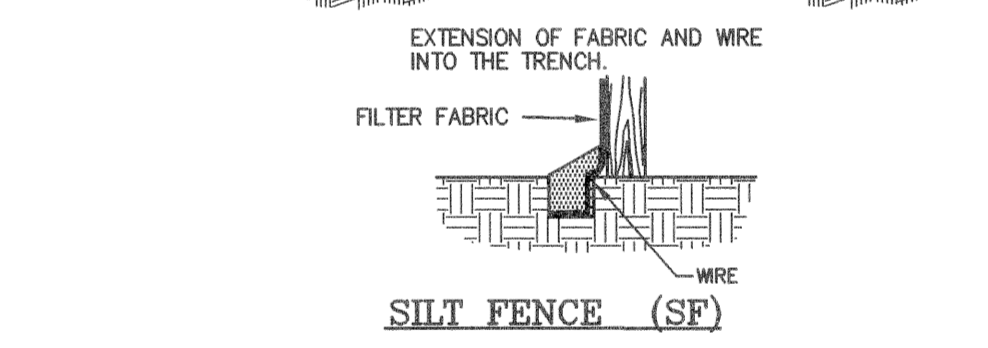
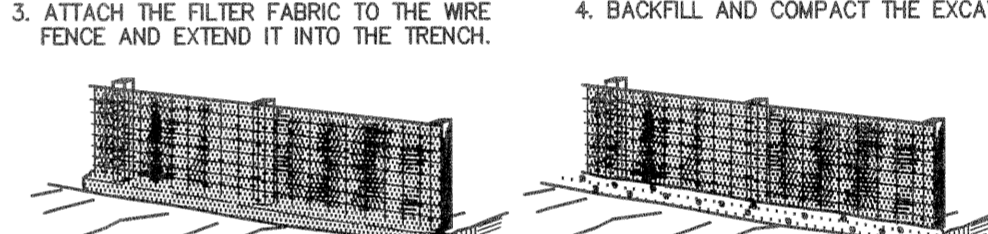
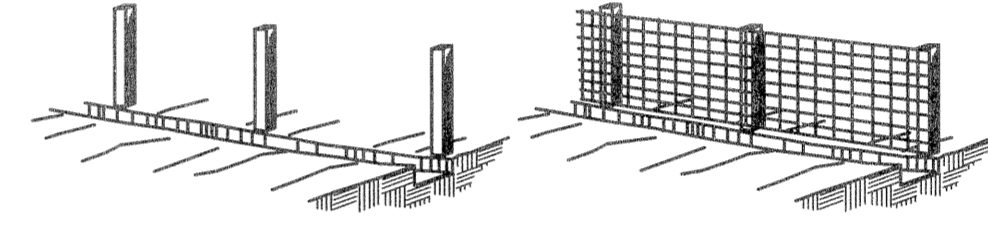


Installation: Stand grate on end. Place Dandy Bag™ over grate. Roll grate over so that open end is up. Pull up slack. Tuck flap in. Press velcro straps together. Be sure end of grate is completely covered by flap or Dandy Bag™ will not work properly. Holding handles, carefully place Dandy Bag™ with grate inserted into catch basin frame.

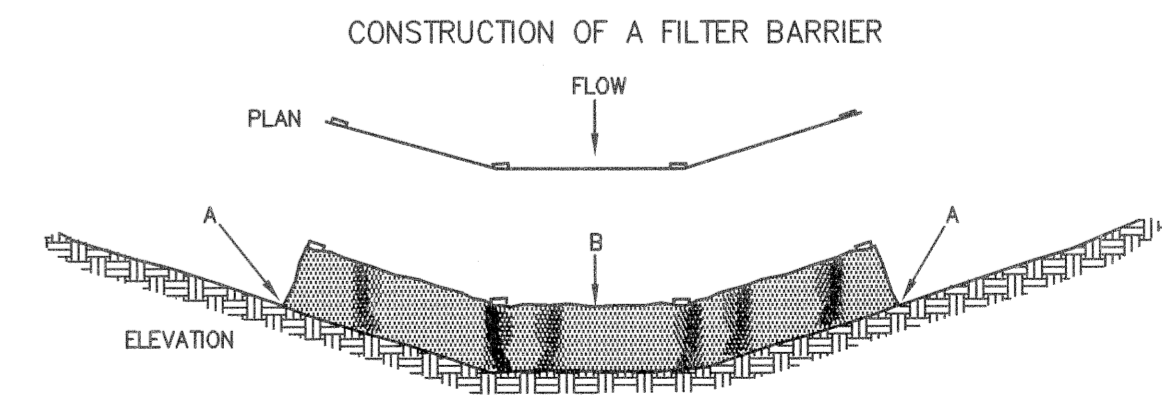
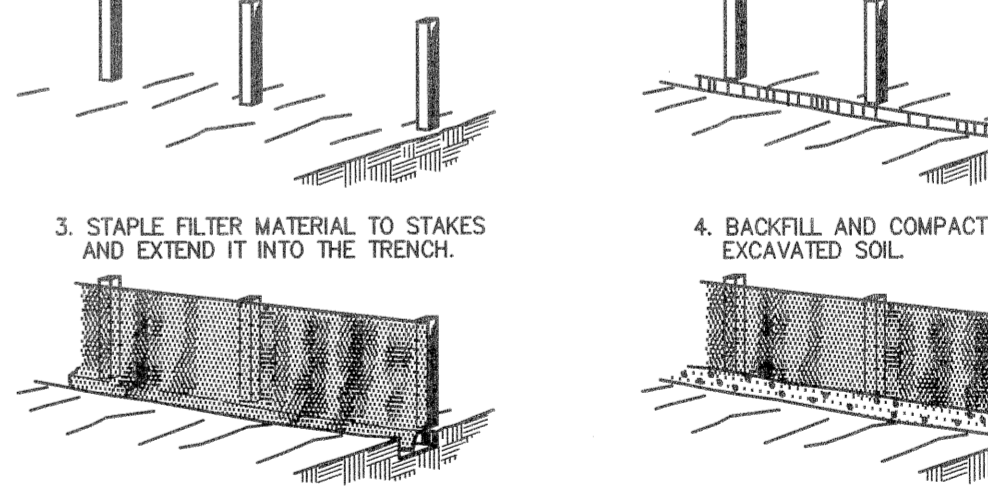
Maintenance: With a stiff bristle broom or square point shovel remove silt & other debris off surface after each event. Remove fine material from inside envelope as needed.

DANDY PRODUCTS Inc
 2011-R Hornsburg Pike
 Grove City, Ohio 43123
 800-591-2284
 (614) 875-2284 local
 FAX (614) 875-6305
 e-mail dandy@ocxnet.com

- SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
- STAPLE WIRE FENCING TO THE POSTS.
- ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.

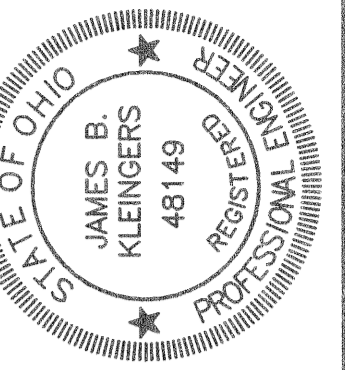


- SET THE STAKES
- EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF THE STAKES.
- STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.



PROPER PLACEMENT OF FILTER BARRIER IN A DRAINAGE WAY
FILTER BARRIER (FB)

ISSUED
 FEB 14 2005
 KLEINGERS & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



REVISIONS

NO.	DESCRIPTION

PRINCETON LANDINGS
 GENERAL NOTES AND DETAILS SHEET
 SECTION 1, TOWN 2, RANGE 3
 LIBERTY TOWNSHIP
 BUTLER COUNTY, OHIO

SCALE: N.T.S.
 DATE: FEBRUARY 2005
 DRAWN: MLF/CJL
 DESIGNED: MLF/CJL
 CHECKED:
 XREF:
 JOB NO.: 030617CA005

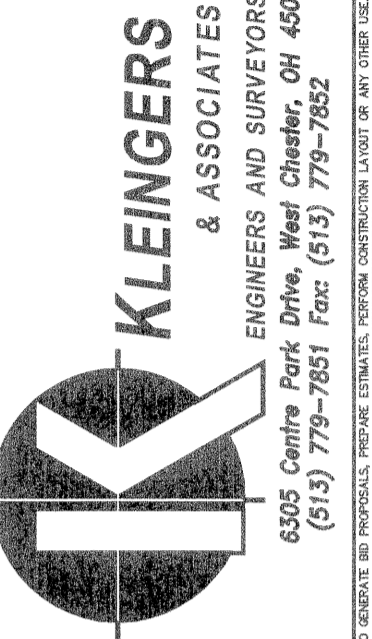
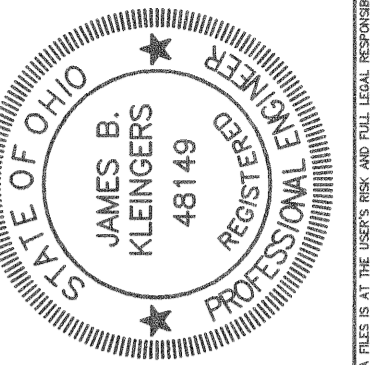
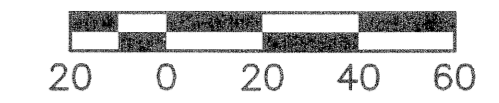
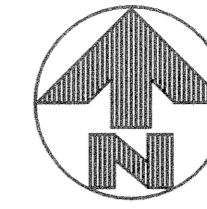
PRINCETON LANDINGS
 Page
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 Of
 4

1399

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REVISIONS

PRINCETON LANDINGS
UTILITY PLAN
SECTION 1, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO

SCALE: 1"=40'
DATE: FEBRUARY 2005
DRAWN: MLF/CJL
DESIGNED: MLF/CJL
CHECKED:
XREF:
JOB NO.: 030617CA005

PRINCETON LANDINGS
Page
3
Of
4

STORM SEWER SCHEDULE

- HW-100
ODOT TYPE 1.1
GRATE = 831.30 (18")
- CB-101
ODOT TYPE 2-4
GRATE = 837.40
INV IN = 833.40 (12") W
INV IN = 831.75 (18") E
INV OUT = 831.85 (18") S
- CB-102
ODOT TYPE 2-3
GRATE = 837.40
INV IN = 832.50 (15")
INV OUT = 832.25 (18")
- CB-103
ODOT TYPE 2-2-B
GRATE = 837.40
INV IN = 833.40 (15")
INV OUT = 833.30 (15")
- CB-104
ODOT TYPE 2-2-B
GRATE = 837.10
INV IN = 833.70 (15")
INV OUT = 833.69 (15")
- CB-105
ODOT TYPE 2-2-B
GRATE = 836.95
INV IN = 834.70 (12")
INV OUT = 834.45 (15")
- CB-106
ODOT TYPE 2-2-B
GRATE = 844.60
INV OUT = 840.60 (12")
- CB-107
ODOT TYPE 2-2-B
GRATE = 837.00
INV OUT = 833.85 (12")
- HW-200
ODOT TYPE 1.1
INV = 830.00 (15")
- CB-201
ODOT TYPE 2-3
GRATE = 837.00
INV IN = 832.15 (12") N
INV IN = 832.56 (15") E
INV OUT = 831.90 (15") SW
- CB-202
ODOT TYPE 2-2-B
GRATE = 837.15
INV IN = 833.42 (12")
INV OUT = 833.17 (15")
- CB-203
ODOT TYPE 2-2-B
GRATE = 837.15
INV OUT = 834.15 (12")
- CB-204
ODOT TYPE 2-2-B
GRATE = 836.90
INV IN = 833.37 (12")
INV OUT = 833.27 (12")
- CB-205
ODOT TYPE 2-2-B
GRATE = 837.25
INV OUT = 834.00 (12")
- HW-600
ODOT TYPE 1.1
INV = 820.83 (12")
- CB-601
ODOT TYPE 2-2-B
GRATE = 824.00
INV OUT = 821.00 (12")
- HW-701
ODOT TYPE 1.1
INV = 822.00 (15")
- HW-700
ODOT TYPE 1.1
INV = 817.50 (15")
- HW-800
ODOT TYPE 1.1
INV = 833.50 (12")
- HW-801
ODOT TYPE 2.1
INV = 838.90 (12")

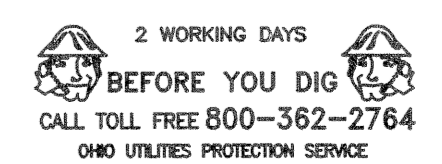
SANITARY SEWER SCHEDULE

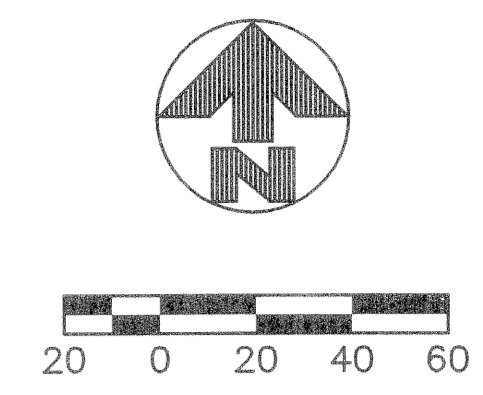
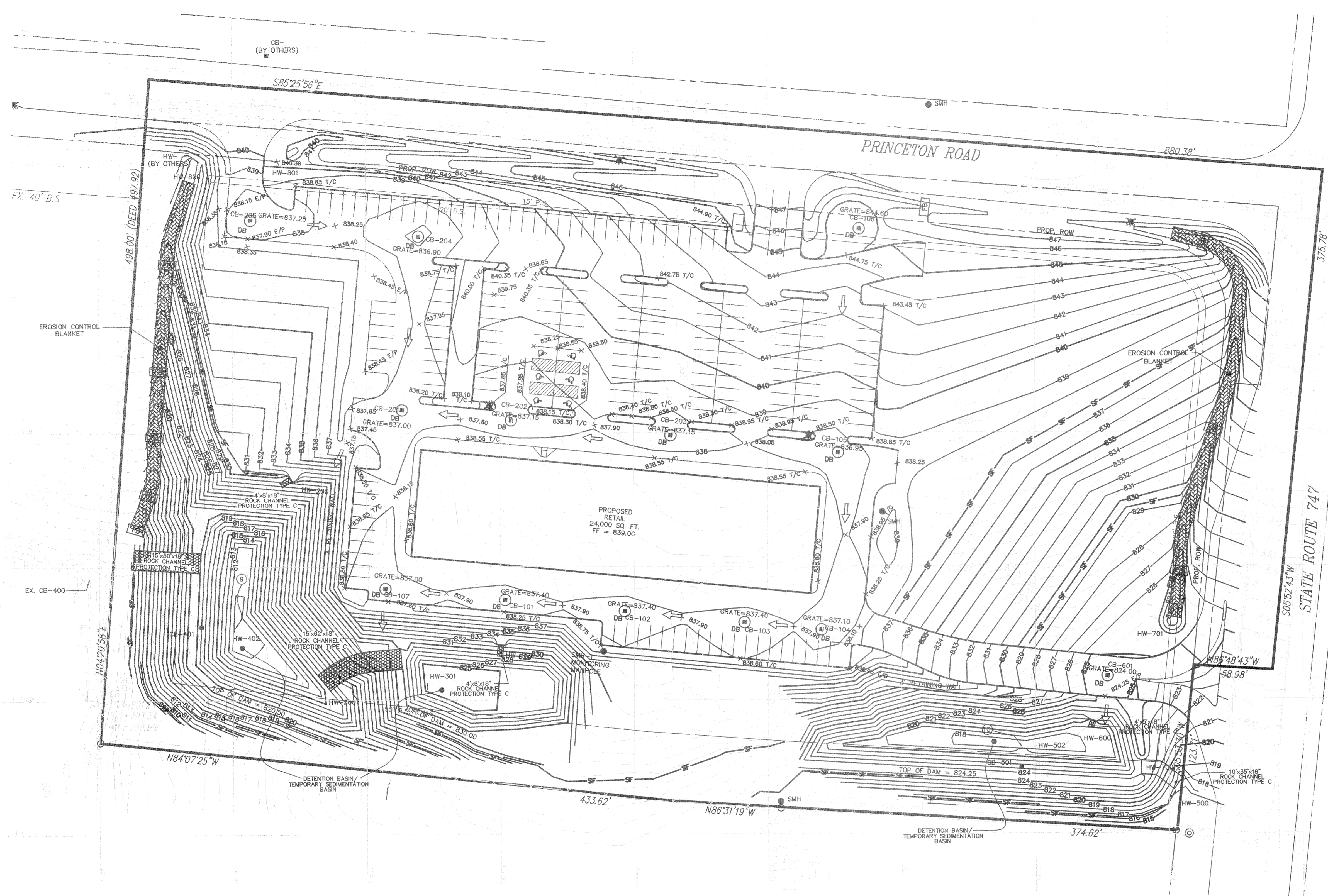
- SMH-1
N 11236.28 E 15777.05
(BUTLER COUNTY MONITORING MANHOLE)
RIM = 838.50
INV = 826.45

NORTH/EASTING STORM STRUCTURES

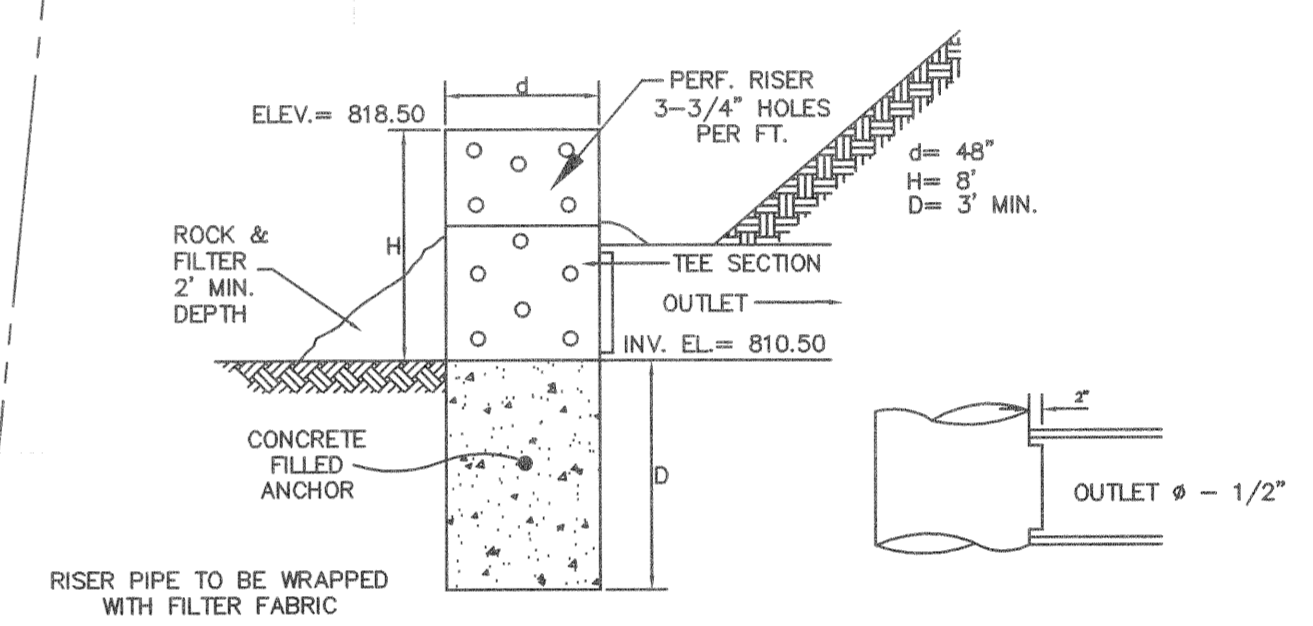
STRUCTURE ID	NORTHING	EASTING
HW-100	11241.20	15790.17
CB-101	11274.64	15703.39
CB-102	11266.26	15792.99
CB-103	11257.68	15882.58
CB-104	11292.18	15940.11
CB-105	11384.86	15962.81
CB-106	11552.36	15968.85
CB-107	11263.41	15613.90
HW-200	11365.74	15543.49
CB-201	11417.05	15626.60
CB-202	11409.24	15708.14
CB-203	11397.90	15627.59
CB-204	11546.96	15639.04
CB-205	11556.97	15513.62
CB-206	11206.85	15589.29
CB-207	11210.95	15645.03
HW-400	11291.29	15392.70
CB-401	11255.02	15476.40
HW-402	11253.82	15500.80
HW-600	11123.68	16199.47
CB-501	11149.17	16089.39
HW-502	11162.98	16090.23
HW-500	11183.87	16143.12
CB-601	11217.19	16153.83
HW-700	11149.98	16211.59
HW-701	11254.34	16201.92

NOTE: CONTRACTOR TO MAINTAIN 18" VERTICAL CLEARANCE BETWEEN THE SANITARY SEWER SERVICE AND THE STORM SEWER.

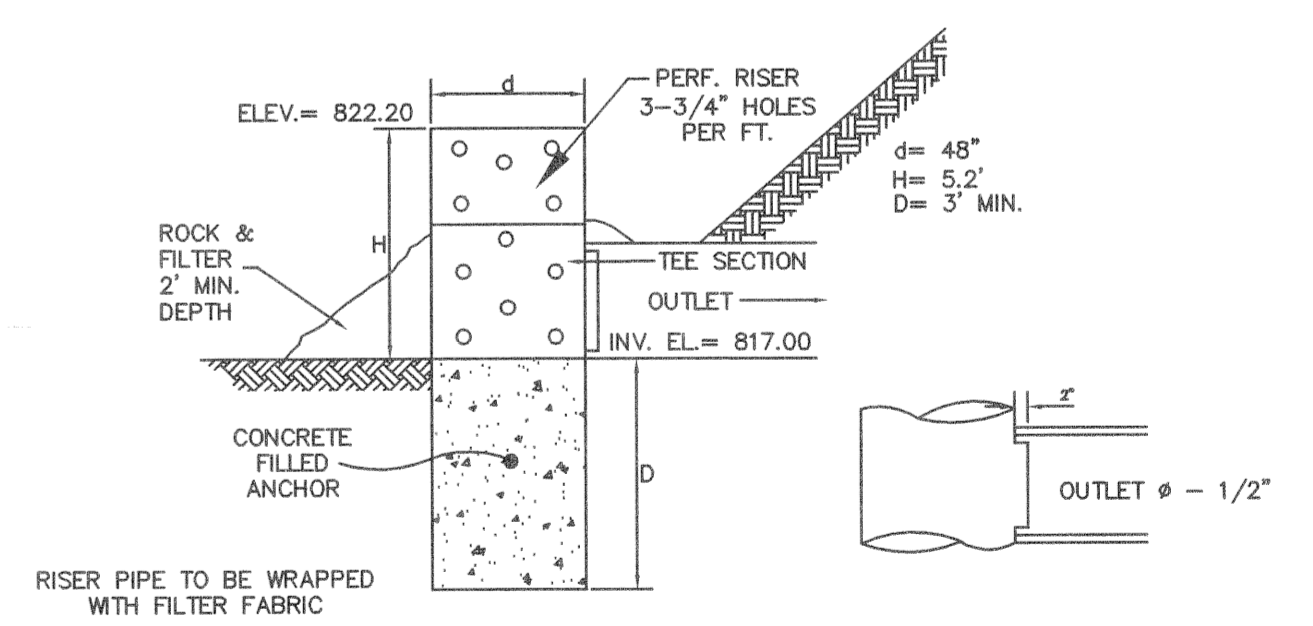




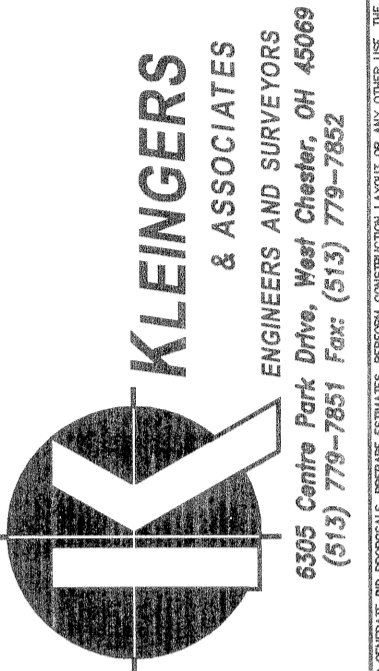
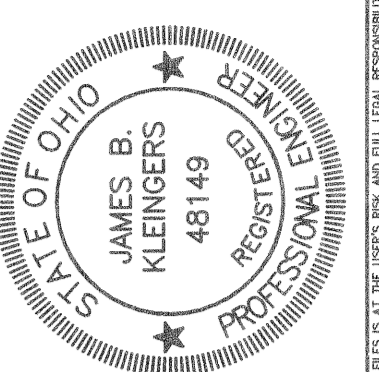
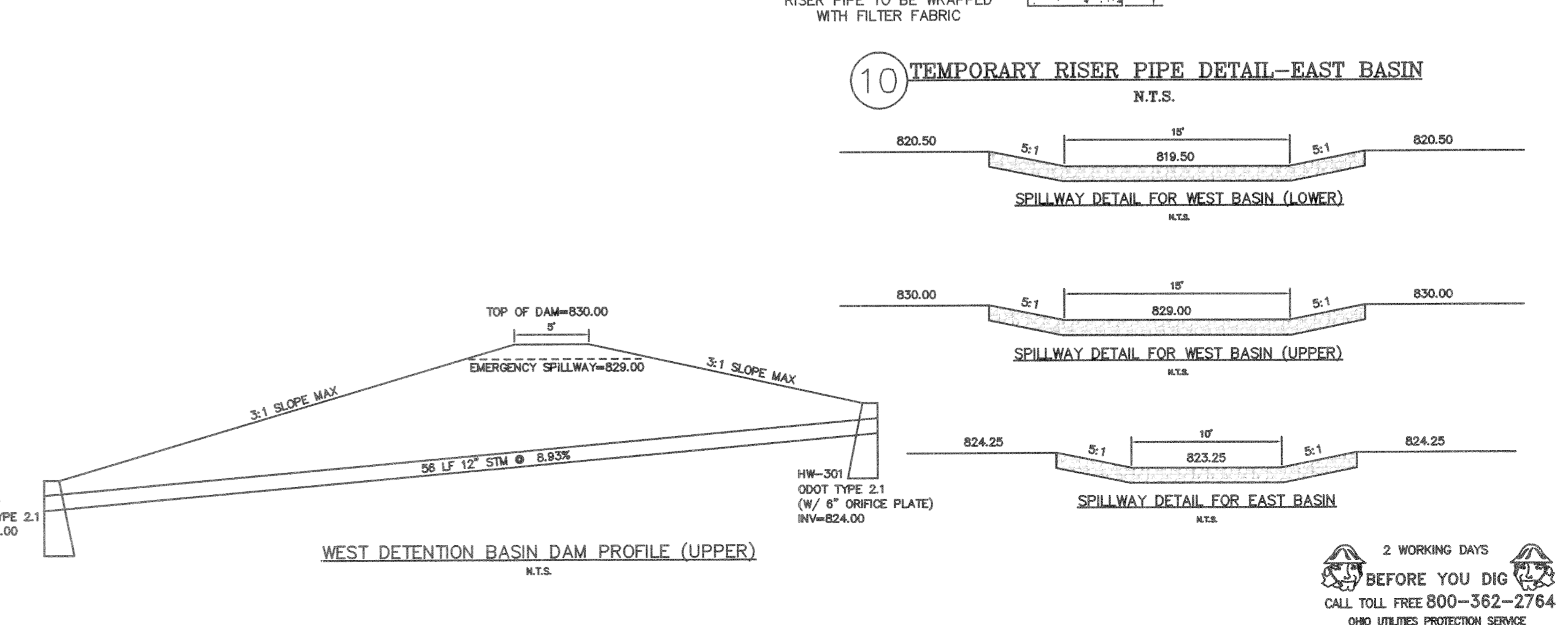
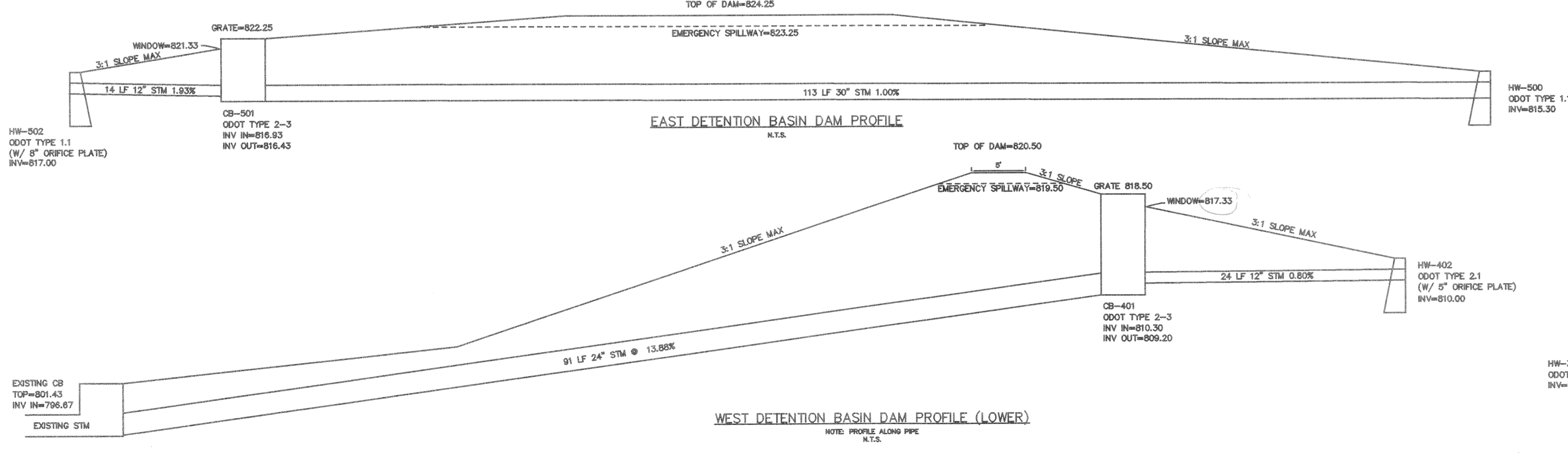
- LEGEND**
- DB DANDY BAG
 - SF — SILT FENCE
 - ▭ FB FILTER BARRIER
 - FLOOD ROUTE
 - ▨ EROSION CONTROL BLANKET (10' WIDE) ODOT ITEM 671
- NOTE: SEE SHEET 1 FOR EROSION CONTROL DETAILS.



9 TEMPORARY RISER PIPE DETAIL—WEST BASIN (LOWER)
N.T.S.



10 TEMPORARY RISER PIPE DETAIL—EAST BASIN
N.T.S.

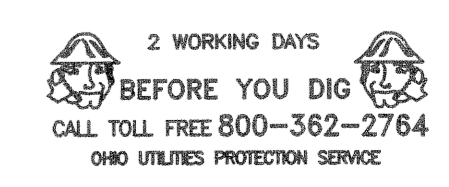


REVISIONS

NO.	DESCRIPTION

PRINCETON LANDINGS
GRADING AND EROSION CONTROL PLAN
SECTION 1, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO

SCALE: 1"=40'
 DATE: FEBRUARY 2005
 DRAWN: MLF/CJL
 DESIGNED: MLF/CJL
 CHECKED:
 XREF:
 JOB NO.: 030617CA005



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