SITE IMPROVEMENT PLANS
BUILDING EXPANSION

9667 INTER-OCEAN DRIVE
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
MAY 5, 2003

FedEx Ground PACKAGE DISTRIBUTION CENTER

WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

CLIENT: SCANNELL PROPERTIES
11711 N. PENNSYLVANIA , SUITE 100
CARMEL, INDIANA 46032
(317) 843-5959
ATTN: JOEL SCANNELL

GOVERNING AGENCIES

WEST CHESTER TOWNSHIP DEPT. OF PLANNING & ZONING
9577 BECKETT ROAD SUITE 100
WEST CHESTER, OHIO 45069
(513) 759-7730
ATTN: MARYANN SANTEL

BUTLER COUNTY DEPARTMENT
OF ENVIRONMENTAL SERIVES
130 HIGH STREET
HAMILTON, OHIO 45011
(513) 887-3072

BUTLER COUNTY ENGINEER
1921 FAIRGROVE AVENUE
HAMILTON, OHIO 45011
(513) 867-5744

BUTLER COUNTY BUILDING & ZONING
130 HIGH STREET
HAMILTON, OHIO 45011
(513) 867-3608
ATTN: JIM FOX

BUTLER COUNTY SOIL CONSERVATION
1810 PRINCETON ROAD
HAMILTON, OHIO 45011
(513) 867-5013

WEST CHESTER FIRE DEPT.
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OHIO 45069
(513) 777-1133
ATTN: ANTHONY GOLLER, ASST. FIRE CHIEF

UTILITY COMPANIES

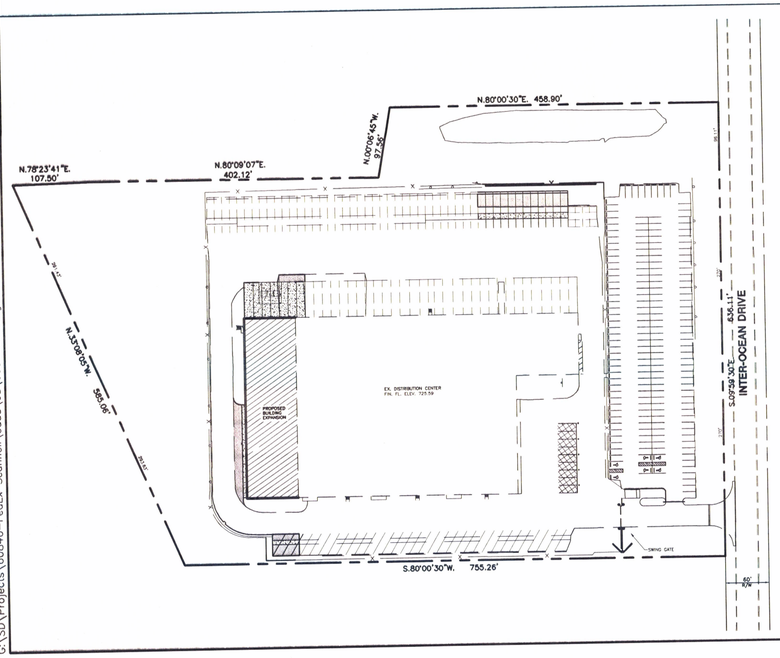
ELECTRIC
CINCINNATI GAS AND ELECTRIC COMPANY
593 TODD-HUNTER ROAD
MONROE, OHIO 45050
ATTN: RON ASHBROCK
PHONE: (513) 287-4663

GAS
CINCINNAIT GAS AND ELECTRIC COMPANY
593 TODD-HUNTER ROAD
MONROE, OHIO 45050
ATTN: RON ASHBROCK
PHONE: (513) 287-4663

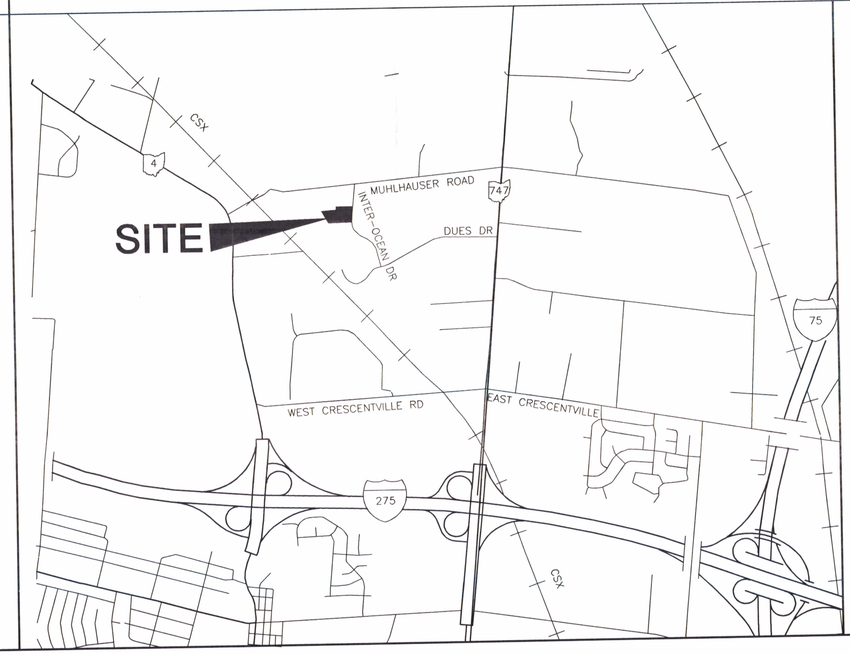
TELEPHONE
CINCINNAIT BELL, INC.
201 EAST 4TH STREET, RM 103-1125
CINCINNATI, OHIO 45202
ATTN: EMERSON ADKINS
PHONE: (513) 556-8025

CABLE
WARNER CABLE
11252 CORNELL PARK DRIVE
CINCINNATI, OHIO 45242-1886
ATTN: DON BONKOWSKI
PHONE: (513) 489-5945

SITE PLAN



VICINITY MAP



SHEET INDEX

●	–	05/05/03	C000 ..... COVER SHEET
●	–	05/05/03	C100 ..... EXISTING CONDITIONS PLAN
●	–	05/05/03	C200 ..... SITE PLAN
●	–	05/05/03	C300 ..... GRADING & UTILITY PLAN
●	–	05/05/03	C400 ..... CONSTRUCTION DETAILS
●	–	05/05/03	C401 ..... CONSTRUCTION DETAILS

APPROVED
WEST CHESTER TOWNSHIP
DEPT. OF PLANNING & ZONING
DATE 5/9/03 INIT.

RECEIVED
MAY 14 2003
BUTLER COUNTY
ENGINEER'S OFFICE

DRAWING INDEX LEGEND

No.	DATE	REVISION

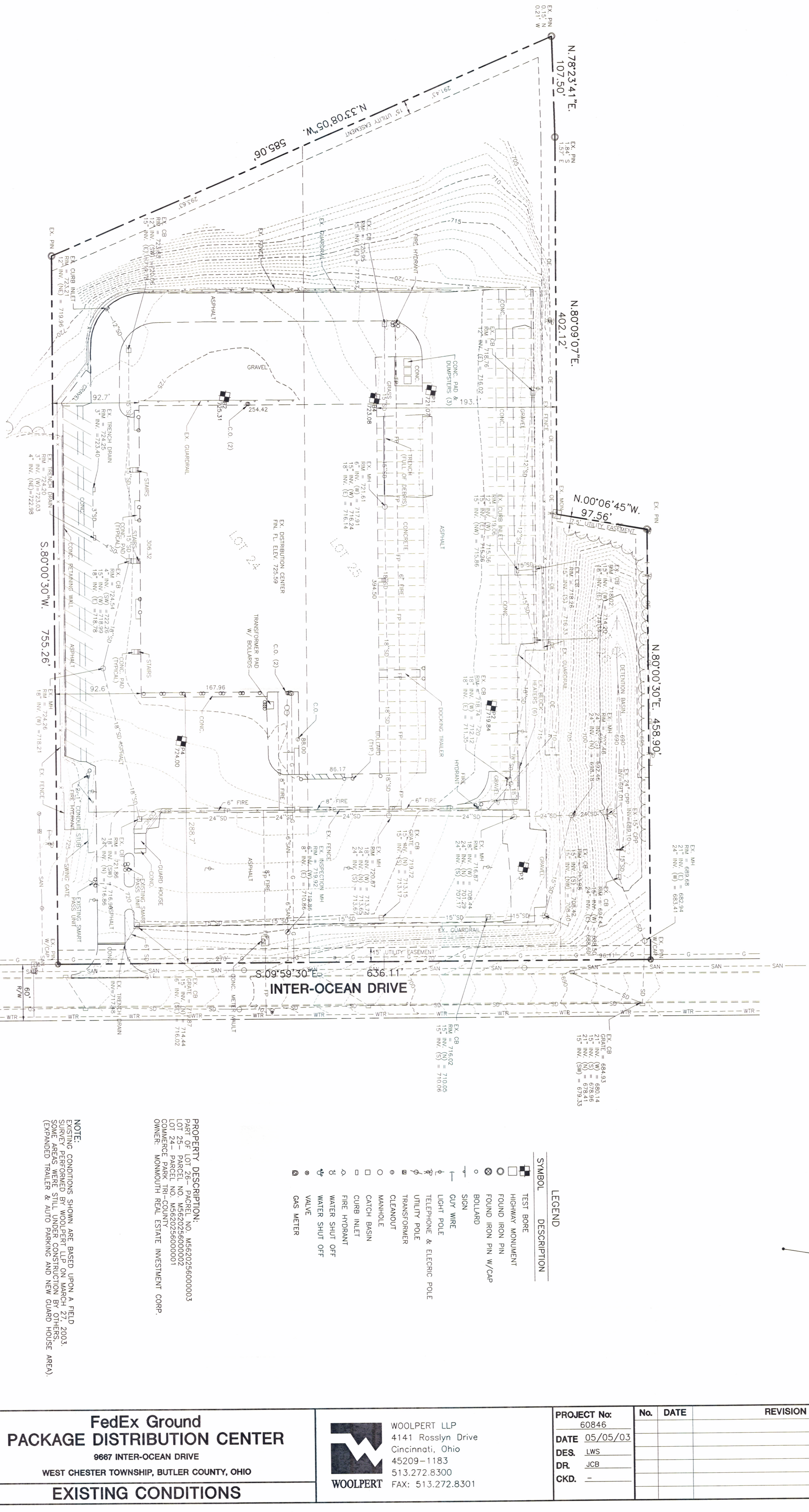
PROJECT No.: 60846

STATE OF OHIO
MICHAEL RAY FLANNERY
E-58819
REGISTERED
PROFESSIONAL ENGINEER
5/5/03
SEAL

C000

Layer State: , Layout Tab Name: c000, Images: , Xrefs: 60846-B.dwg; 60846-P.dwg
LAST SAVED BY Grimme, APR 28, 2003 - 09:38:4
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846cov.dwg, Plotted By: Wilson, Plotted: May 05, 2003 - 4:22pm

Layer State: , Layout Tab Name: C100, Images: , Xrefs: 60846-Tblk.dwg; 60846-B.dwg
LAST SAVED BY Wilsonj, MAY 05, 2003 - 15:43:46
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846-TP0.dwg, Plotted By: Wilsonj, Plotted: May 05, 2003 - 4:22pm



LEGEND

SYMBOL	DESCRIPTION
■	TEST BORE
□	HIGHWAY MONUMENT
◎	FOUND IRON PIN
⊗	FOUND IRON PIN W/CAP
○	BOLLARD
⊢	SIGN
⊢	GUY WIRE
☼	LIGHT POLE
☎	TELEPHONE & ELECRIC POLE
⌀	UTILITY POLE
▣	TRANSFORMER
⊖	CLEANOUT
○	MANHOLE
□	CATCH BASIN
▭	CURB INLET
⌂	FIRE HYDRANT
⊼	WATER SHUT OFF
⊼	WATER SHUT OFF
⊗	VALVE
▨	GAS METER

N

PROPERTY DESCRIPTION:
PART OF LOT 26- PACREL NO. M5620256000003
LOT 25- PARCEL NO. M5620256000002
LOT 24- PARCEL NO. M5620256000001
COMMERCE PARK TRI-COUNTY
OWNER: MONMOUTH REAL ESTATE INVESTMENT CORP.

NOTE:
EXISTING CONDITIONS SHOWN ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT LLP ON MARCH 27, 2003. SOME AREAS WERE STILL UNDER CONSTRUCTION BY OTHERS. (EXPANDED TRAILER & AUTO PARKING AND NEW GUARD HOUSE AREA).

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

0 50 100 150
GRAPHIC SCALE IN FEET

FedEx Ground
PACKAGE DISTRIBUTION CENTER
9667 INTER-OCEAN DRIVE
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

EXISTING CONDITIONS

SHEET NO. **C100**

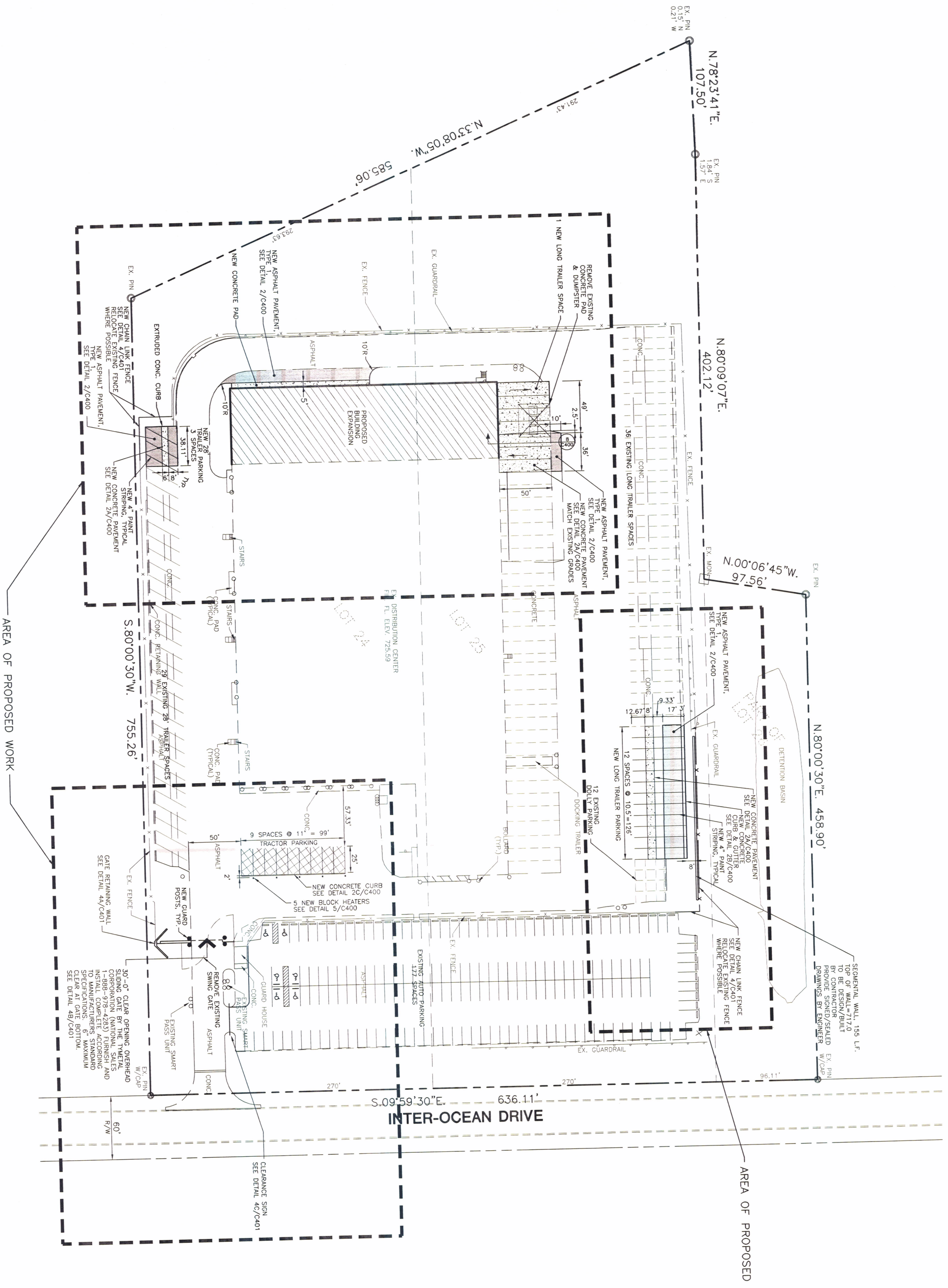
WOOLPERT
WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

PROJECT No:	60846
DATE	05/05/03
DES.	LWS
DR.	JCB
CKD.	-

No.	DATE	REVISION

SEAL

Layer State: , Layout Tab Name: C200, Images: , Xrefs: 60846-Tblk.dwg; 60846-P.dwg; 60846-B.dwg
LAST SAVED BY Wilsonj, MAY 05, 2003 - 16:06:31
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846-SIT.dwg, Plotted By: Wilsonj, Plotted: May 05, 2003 - 4:23pm



LEGEND

- NEW BUILDING
- NEW ASPHALT PAVEMENT, TYPE 1
- EXISTING ASPHALT PAVEMENT, TYPE 1 WITH NEW SEALCOAT
- NEW CONCRETE PAD

NOTE:
STRIPING SHOWN IN AUTO PARKING AREA IS THE PROPOSED LAYOUT UNDER CONTRACT BY OTHERS AND DOES NOT REFLECT EXISTING CONDITIONS ON MARCH 27, 2003.

APPROVED
WEST CHESTER TOWNSHIP
DEPT. OF PLANNING & ZONING
DATE 5/9/03 INIT.

GRAPHIC SCALE IN FEET
0 50 100 150

CALL TOLL FREE 800-362-2764
2 WORKING DAYS BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE

SHEET NO. C200

FedEx Ground
PACKAGE DISTRIBUTION CENTER

9667 INTER-OCEAN DRIVE

WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

SITE PLAN

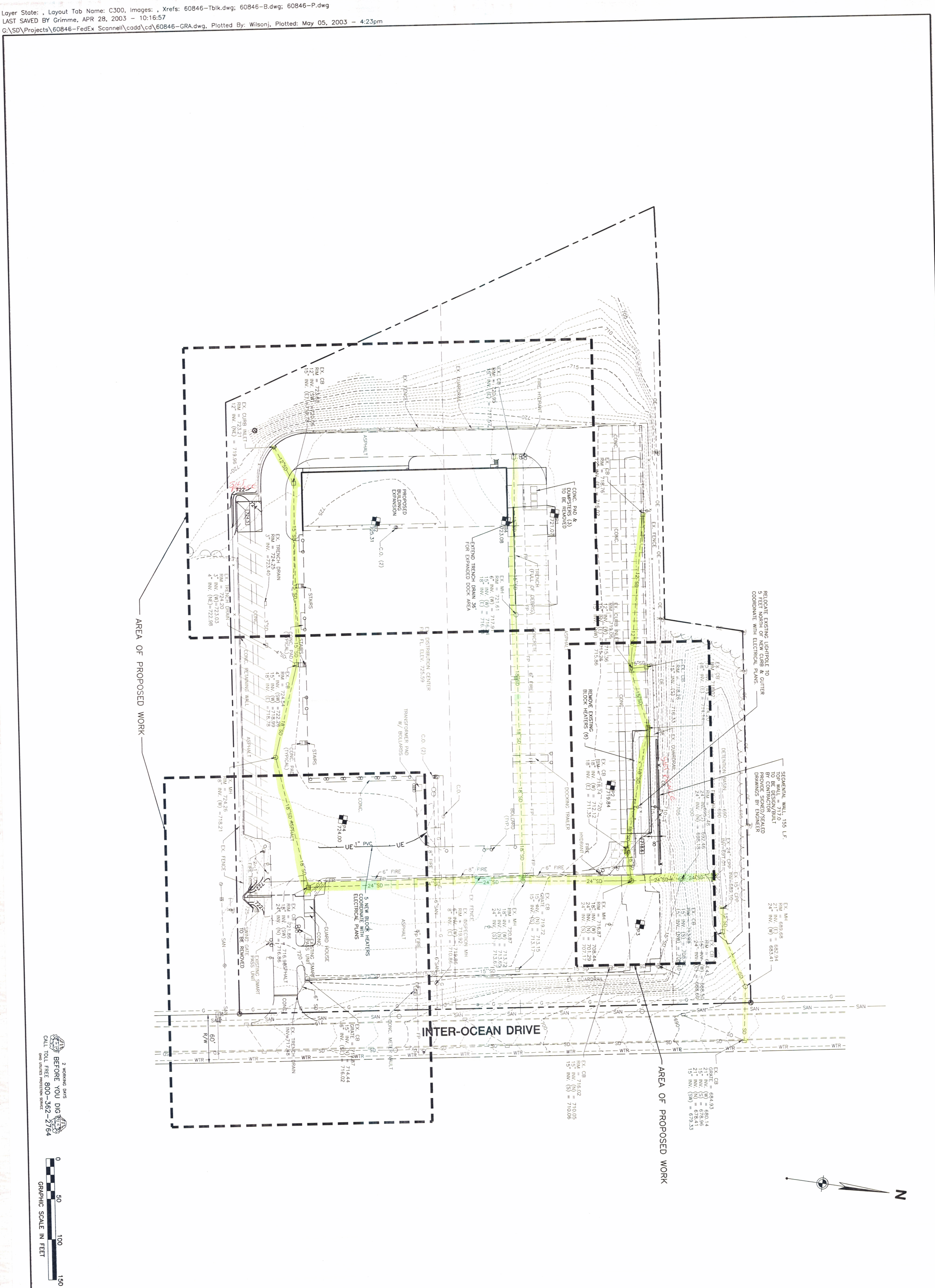
WOOLPERT
WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

PROJECT No:	60846
DATE	05/05/03
DES.	LWS
DR.	JFW
CKD.	RJT

No.	DATE	REVISION

SEAL

Layer State: , Layout Tab Name: C300, Images: , Xrefs: 60846-Tblk.dwg; 60846-B.dwg; 60846-P.dwg
LAST SAVED BY Grimme, APR 28, 2003 - 10:16:57
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846-GRA.dwg, Plotted By: Wilsonj, Plotted: May 05, 2003 - 4:23pm



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SHEET NO. C300

FedEx Ground
PACKAGE DISTRIBUTION CENTER

9667 INTER-OCEAN DRIVE

WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

GRADING & UTILITY PLAN

WOOLPERT
WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

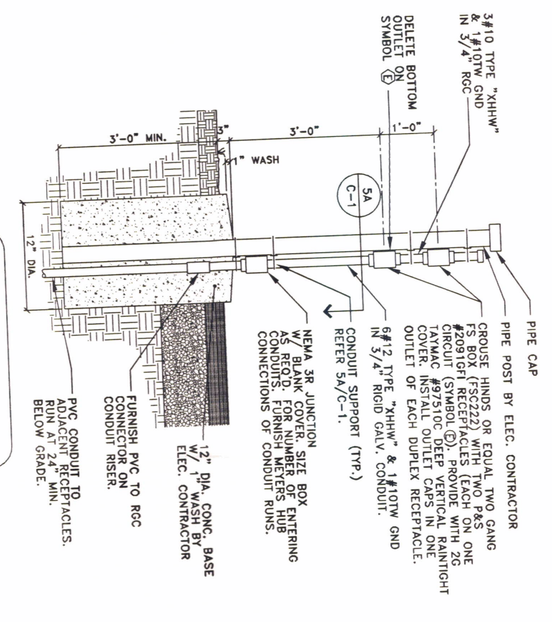
PROJECT No:	
	60846
DATE	05/05/03
DES.	LWS
DR.	JFW
CKD.	RJT

No.	DATE	REVISION

SEAL

Layer State: , Layout Tab Name: C400, Images: , Xrefs: 60846-Tblk.dwg
LAST SAVED BY Grimme, APR 28, 2003 - 10:19:59
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846det.dwg, Plotted By: Wilsonj, Plotted: May 05, 2003 - 4:23pm

5A SECTION THROUGH PIPE
3" = 1'-0"



NOTE : FURNISH ALL KINDORF DEVICES SPECIFIED W/ GALV. KROM RUST INHIBITOR FIN.

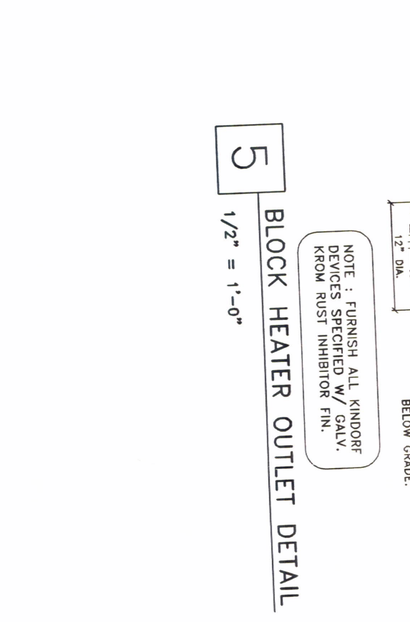
5 BLOCK HEATER OUTLET DETAIL
1/2" = 1'-0"



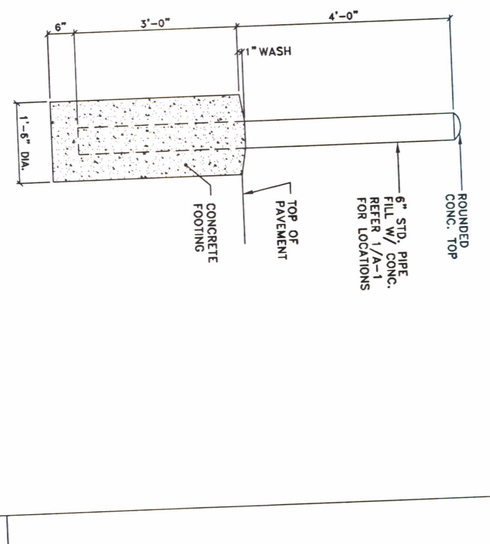
6 TRENCH DRAIN
N.T.S.

8B SECTION
3/16" = 1'-0"

8 SECTION
3/32" = 1'-0"



8A PLAN VIEW
3/32" = 1'-0"

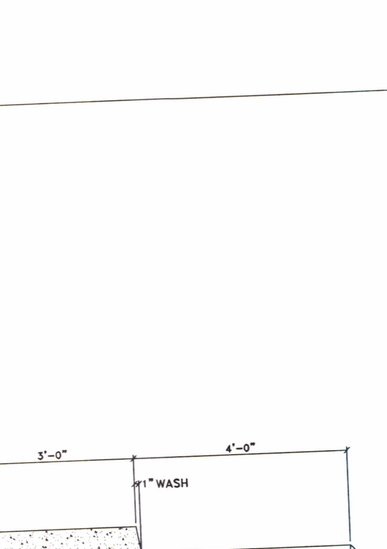


3 GUARD POST
1/2" = 1'-0"

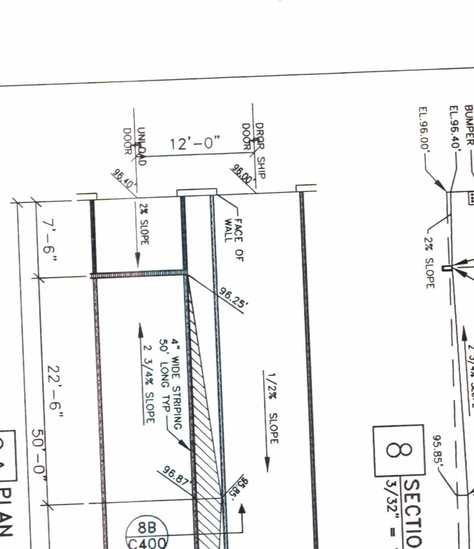


NOTE: INSTALL ● DRIVE-IN DOORS ONLY LOCATE ℄ OF GUARD POST 1'-6" FROM JAMB (TYP.) REFER 1/A-1 FOR LOCATIONS (TYP.)

1 GUARD POST DETAIL
3/4" = 1'-0"

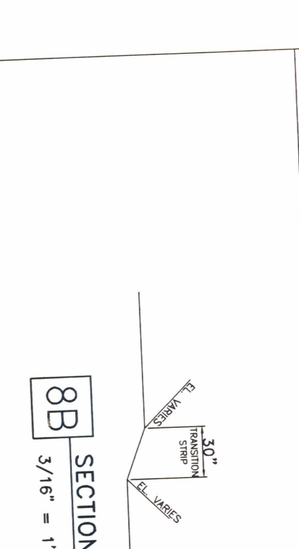


2C CONCRETE CURB DETAIL
1/2" = 1'-0"

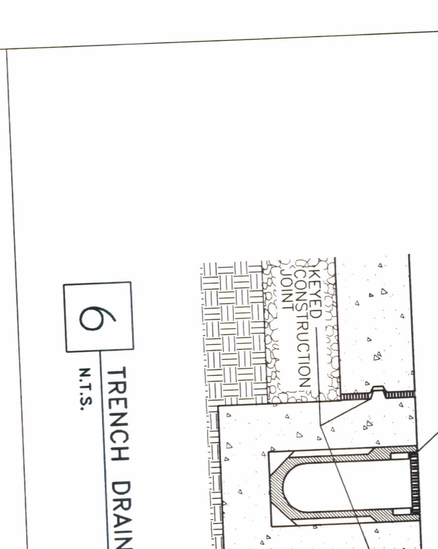


NOTES :
1) USE 5" HIGH CURB FOR TRAILER & AUTO PARKING. 8 1/2" HIGH FOR TRACTOR PARKING.
2) GUTTER WIDTH VARIES : 3'-0" @ PERMANENT TRAILER BACK-IN, 1'-6" @ TRACTOR & AUTO PARKING WHERE CURB & GUTTER ARE REQUIRED FOR DRAINAGE & NOT USED FOR TRAILER PARKING.

2B CONCRETE CURB & GUTTER
1/2" = 1'-0"



2A ASPHALT AT CONC. SECTION
1/2" = 1'-0"



NOTE : ALL THICKNESSES SHOWN ARE MINIMUM COMPACTED.

2 ASPHALT PAVEMENT
PAVEMENT TYPE I & II
1/2" = 1'-0"

FedEx Ground
PACKAGE DISTRIBUTION CENTER
9667 INTER-OCEAN DRIVE
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

CONSTRUCTION DETAILS

SHEET NO. C400

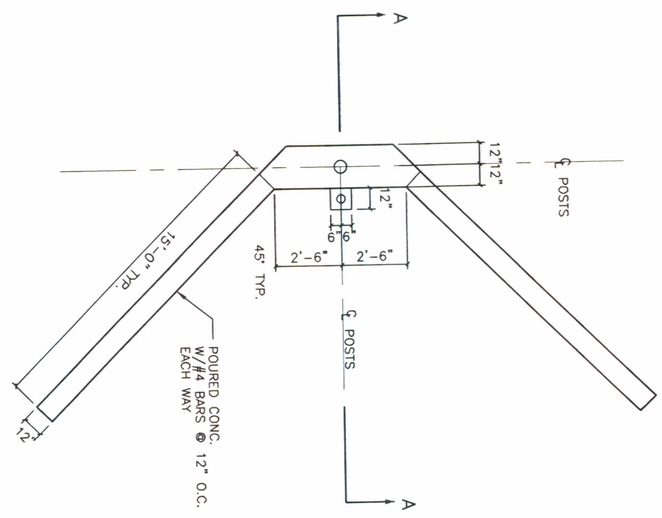
WOOLPERT
WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

PROJECT No:	60846
DATE	05/05/03
DES.	LWS
DR.	JFW
CKD.	RJT

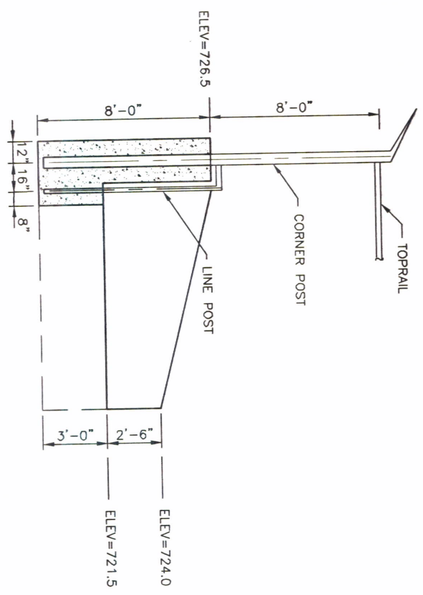
No.	DATE	REVISION

SEAL

Layer State: , Layout Tab Name: C401, Images: , Xrefs: 60846-Tblk.dwg
LAST SAVED BY Wilsonj, APR 28, 2003 - 09:18:58
G:\SD\Projects\60846-FedEx Scannell\cadd\cd\60846det2.dwg, Plotted By: Wilsonj, Plotted: May 05, 2003 - 4:25pm

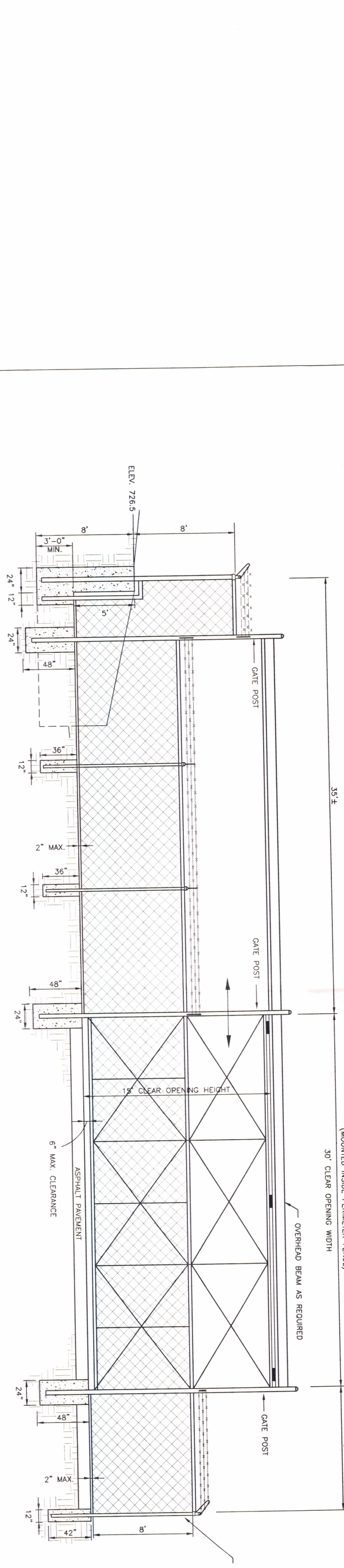


PLAN



SECTION A-A

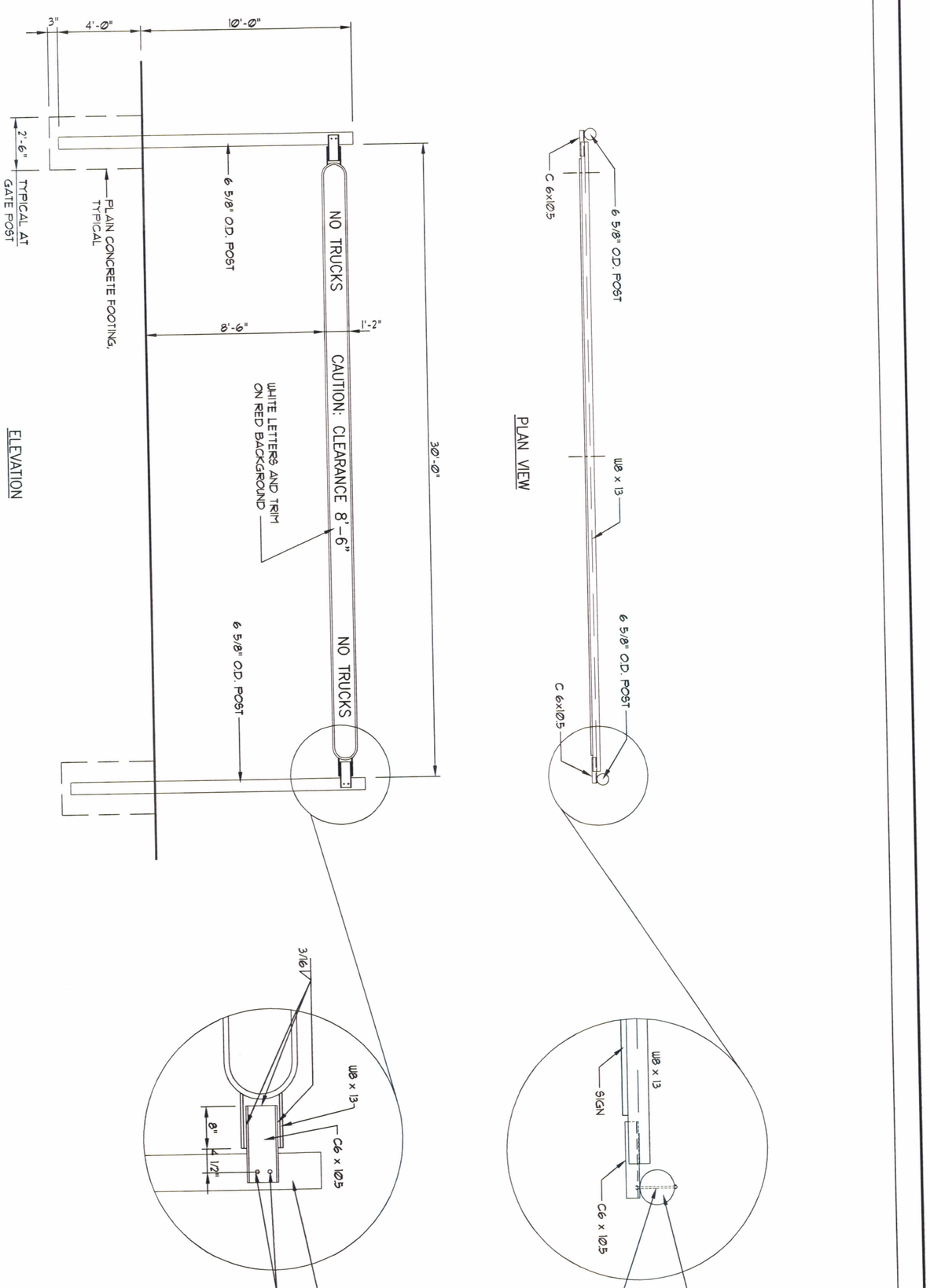
4A FENCE RETAINING WALL
1"=5'



4B FENCE RETAINING WALL
1"=5'

FOOTING SIZES:
A. LINE POSTS - 12" DIA. x 36" DP.
B. CORNER AND TERMINAL POSTS - 12" DIA. x 42" DP.
C. GATE POSTS - 24" DIA. x 48" DP.

4 TYPICAL FENCE DETAIL
1/2" = 1'-0"



4C CLEARANCE SIGN & OPENING DETAIL
1/4" = 1'-0"

SHEET NO.
C401

FedEx Ground
PACKAGE DISTRIBUTION CENTER
9667 INTER-OCEAN DRIVE
WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

CONSTRUCTION DETAILS

WOOLPERT
WOOLPERT LLP
4141 Rosslyn Drive
Cincinnati, Ohio
45209-1183
513.272.8300
FAX: 513.272.8301

PROJECT No:	60846
DATE	05/05/03
DES.	LWS
DR.	JFW
CKD.	RJT

No.	DATE	REVISION

SEAL