

SITE IMPROVEMENT PLANS

RPS PACKAGE DISTRIBUTION CENTER INTER-OCEAN DRIVE

UNION TOWNSHIP
BUTLER COUNTY, OHIO

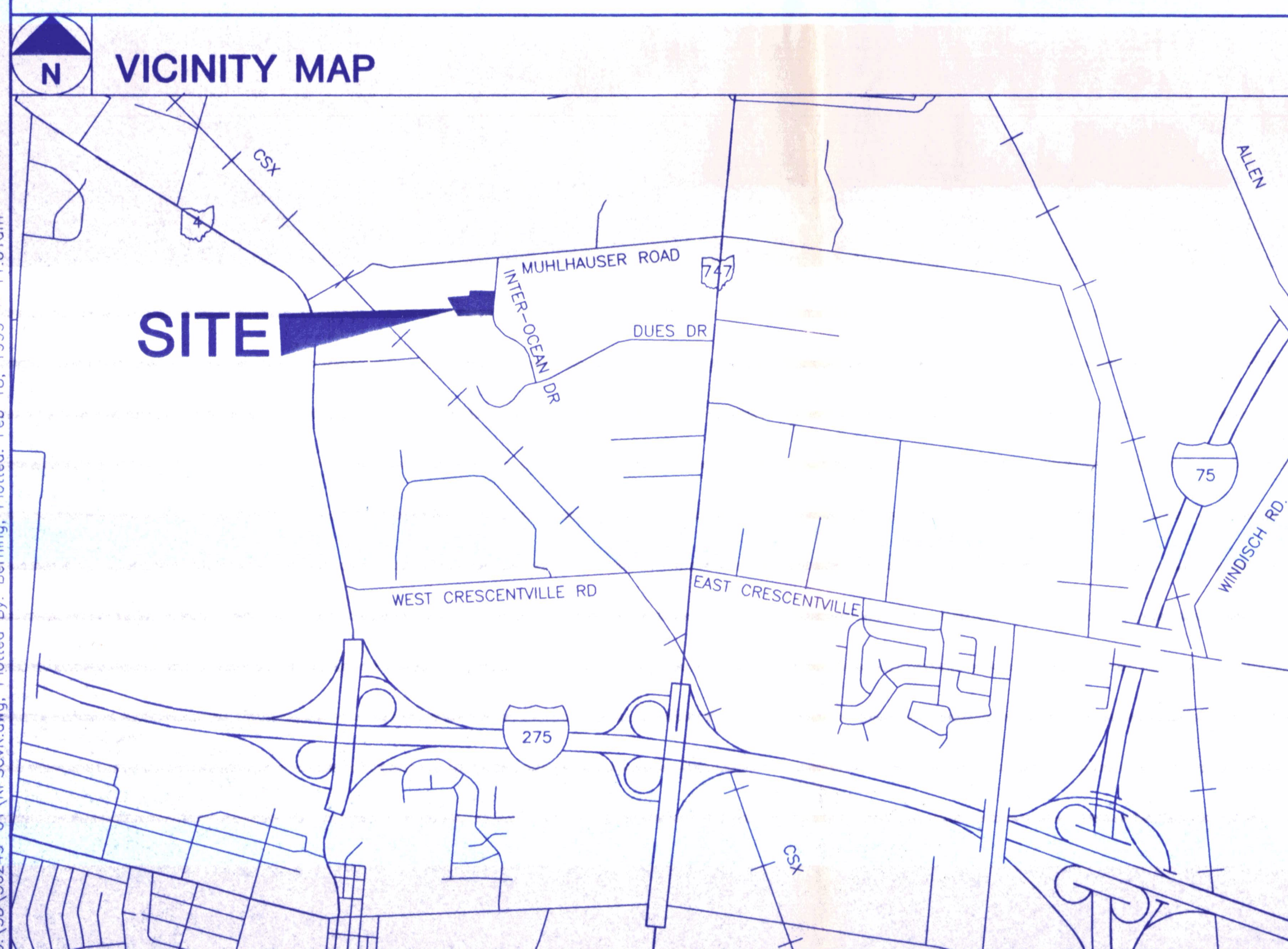
FEBRUARY, 1999

CIVIL



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

TO BE
REVISED



SHEET INDEX

- C1.1 COVER SHEET
- C1.2 EXISTING CONDITIONS PLAN
- C1.3 SITE PLAN
- C1.4 GRADING PLAN
- C1.5 UTILITY PLAN
- C1.6 EROSION CONTROL NOTES/DETAILS
- C1.7 CONSTRUCTION DETAILS

GOVERNING AGENCIES

UNION TOWNSHIP ZONING DEPT.
9119 CINCINNATI-DAYTON ROAD
WEST CHESTER, OHIO 45069
(513) 777-4214
ATTN: JUDI CARTER

BUTLER COUNTY DEPARTMENT
OF ENVIRONMENTAL SERVICES
130 HIGH STREET
HAMILTON, OHIO 45011
(513) 887-3072
ATTN: ALAN LABNOW

BUTLER COUNTY PLANNING DEPT.
130 HIGH STREET
HAMILTON, OHIO 45011
(513) 887-3078
ATTN: MIKE JUENGLING

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

BUTLER COUNTY BUILDING & ZONING
130 HIGH STREET
HAMILTON, OHIO 45011
(513) 887-3205
ATTN: STEVEN SOLTIS

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

UTILITY COMPANIES

ELECTRIC

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

GAS

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

TELEPHONE

3. CINCINNATI BELL, INC.
201 EAST 4TH STREET, RM 103-1125
CINCINNATI, OHIO 45202
ATTN: EMERSON ADKINS
PHONE: (513) 566-8025

CABLE

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

UNION TOWNSHIP ZONING DEPARTMENT
APPROVED

DATE 2/25/99 BY [Signature]

RECEIVED
MAR 04 1999

BUTLER COUNTY
ENGINEER'S OFFICE

No.	DATE	REVISION
	2/18/99	ISSUED FOR PERMIT APPLICATION
3	2/16/99	REVISED GRADING AT SW COR. OF PROP. AND FRONT PARKING LOT
2	1/19/99	RAISED FIN. FLR. TO 725.50, CLIENT REVISIONS
1	1/11/99	RAISED FIN. FLR. TO 725.00, INTERNAL Q.C. REVISIONS
	12/30/98	ISSUED FOR PRICING

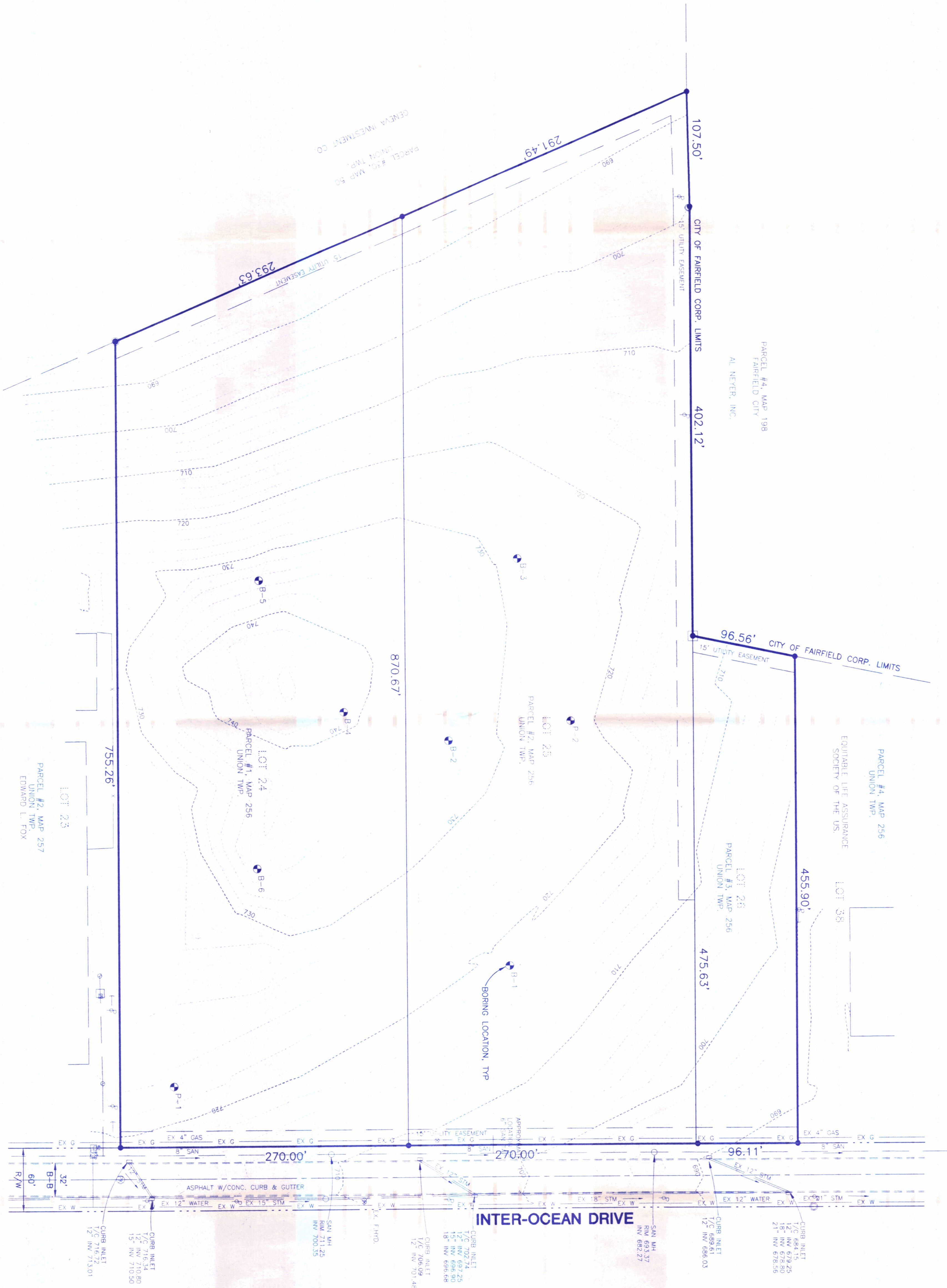


PROJECT No.:
56249.02

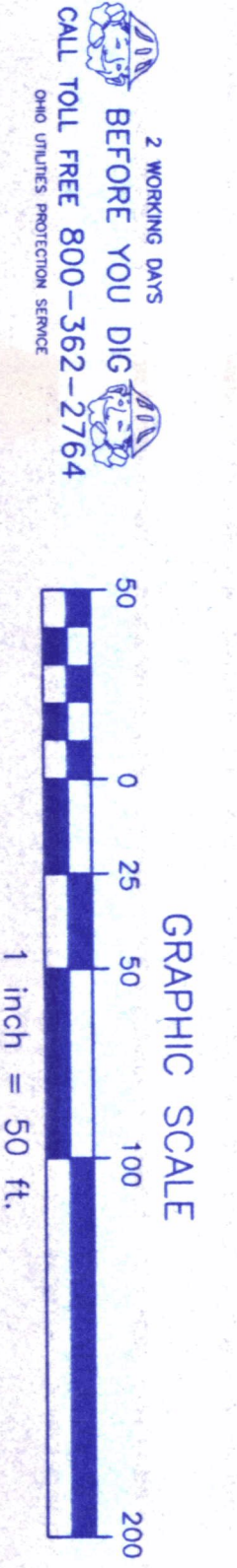
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- NOTES:**
1. PROPERTY IS LOCATED IN COMMERCE PARK - TRI-COUNTY UNION TOWNSHIP, BUTLER COUNTY, OHIO. AREA = 11.8 AC ±
 2. EXISTING ZONING: M-2 GENERAL INDUSTRIAL DISTRICT.
 3. TOPOGRAPHY SHOWN WAS DEVELOPED FROM FIELD INFORMATION OBTAINED BY WOOLPERT, LLP, 12-18-98.
 4. SANITARY AND STORM SEWER INFORMATION TAKEN FROM AS-BUILT INFORMATION PROVIDED BY THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES AND ENGINEER'S OFFICE.
 5. SOIL BORING LOCATIONS WERE FIELD LOCATED 12-18-98 AND ARE LABELED PER THE REPORT PREPARED BY ALT & WITZIG, DATED NOV. 14, 1998.



**RPS PACKAGE DISTRIBUTION CENTER
 INTEROCEAN DRIVE**
 UNION TOWNSHIP
 BUTLER COUNTY, OHIO
EXISTING CONDITIONS PLAN

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

PROJECT No: 56249.02
DATE: 12\16\98
SCALE: 1"=50'
DES: LWS
DR: TMB
CKD: SJK

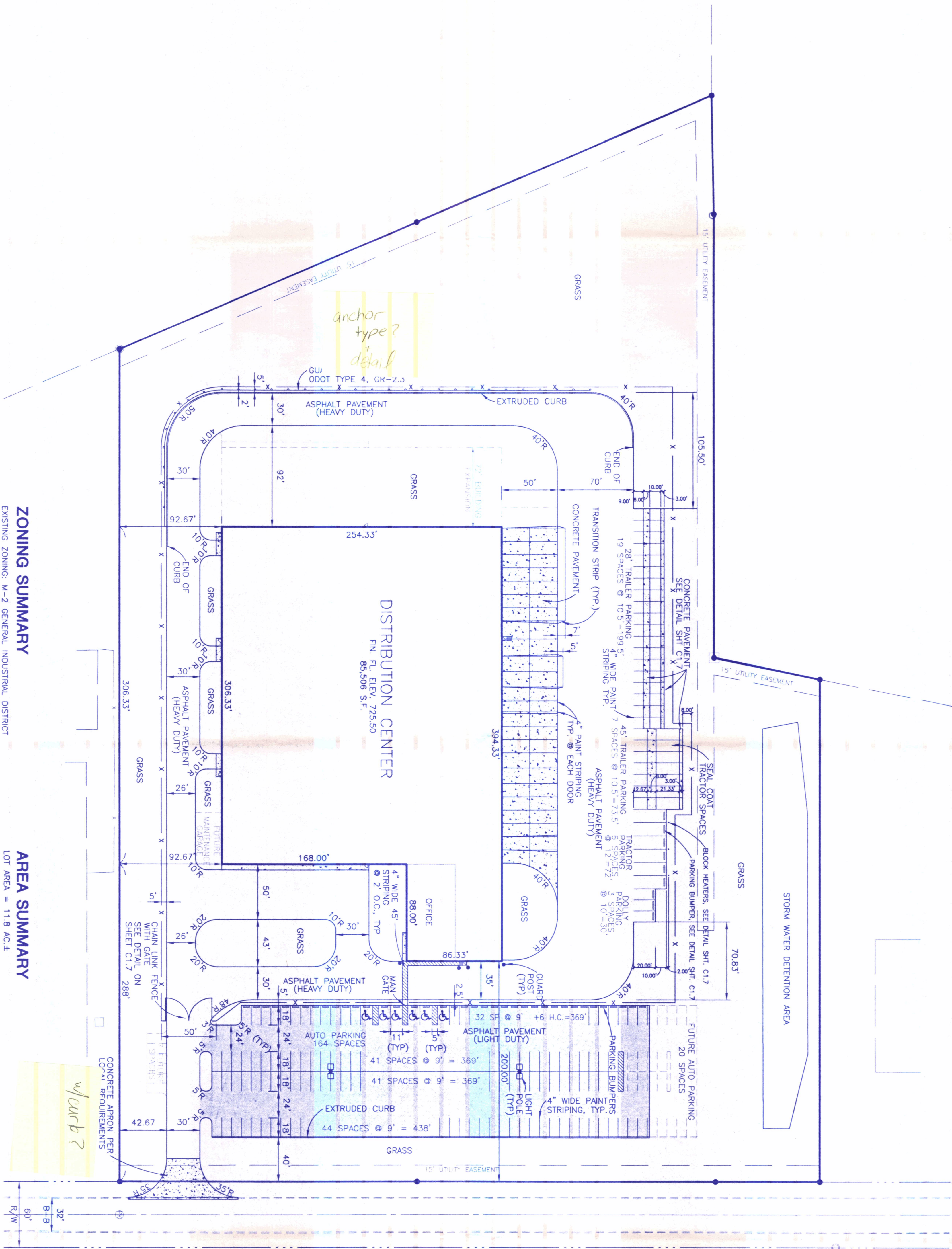
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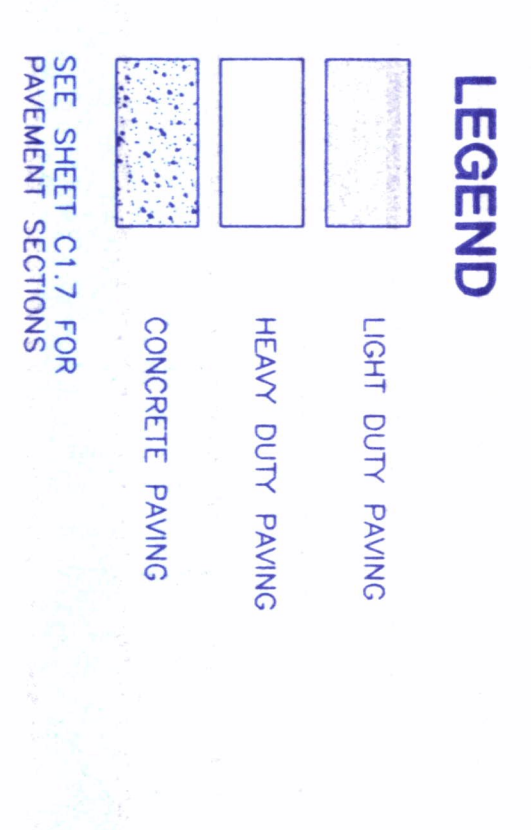
ZONING SUMMARY
 EXISTING ZONING: M-2 GENERAL INDUSTRIAL DISTRICT
 REQUIREMENTS PER ZONING: FRONT YARD 25'
 SIDE YARD 3'
 REAR YARD 10'
 LOT COVERAGE 85%

AREA SUMMARY
 LOT AREA = 11.8 AC.±
 PROP. BLDG./PAV'T AREA = 7.4 AC.±
 PROPOSED LOT COVERAGE = 63%

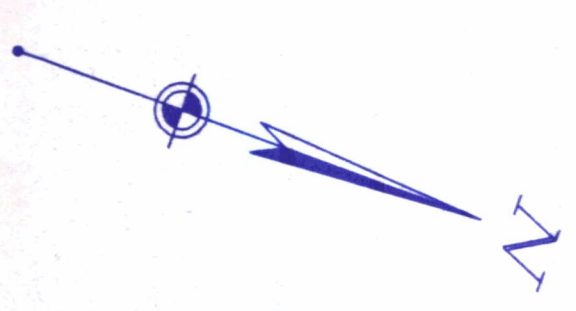
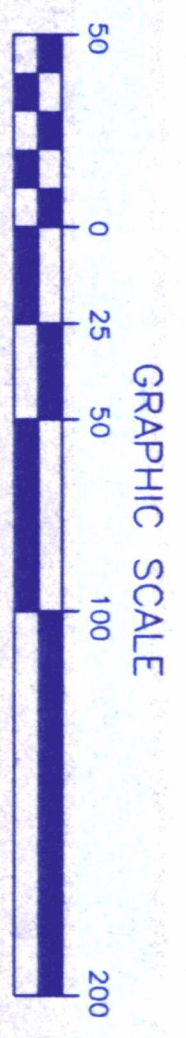
PARKING SUMMARY
 PARKING REQUIRED = 86 SPACES
 (1 PER 1000 S.F. GROSS FLR. AREA)
 PARKING PROVIDED = 164 SPACES
 (191 FUTURE)



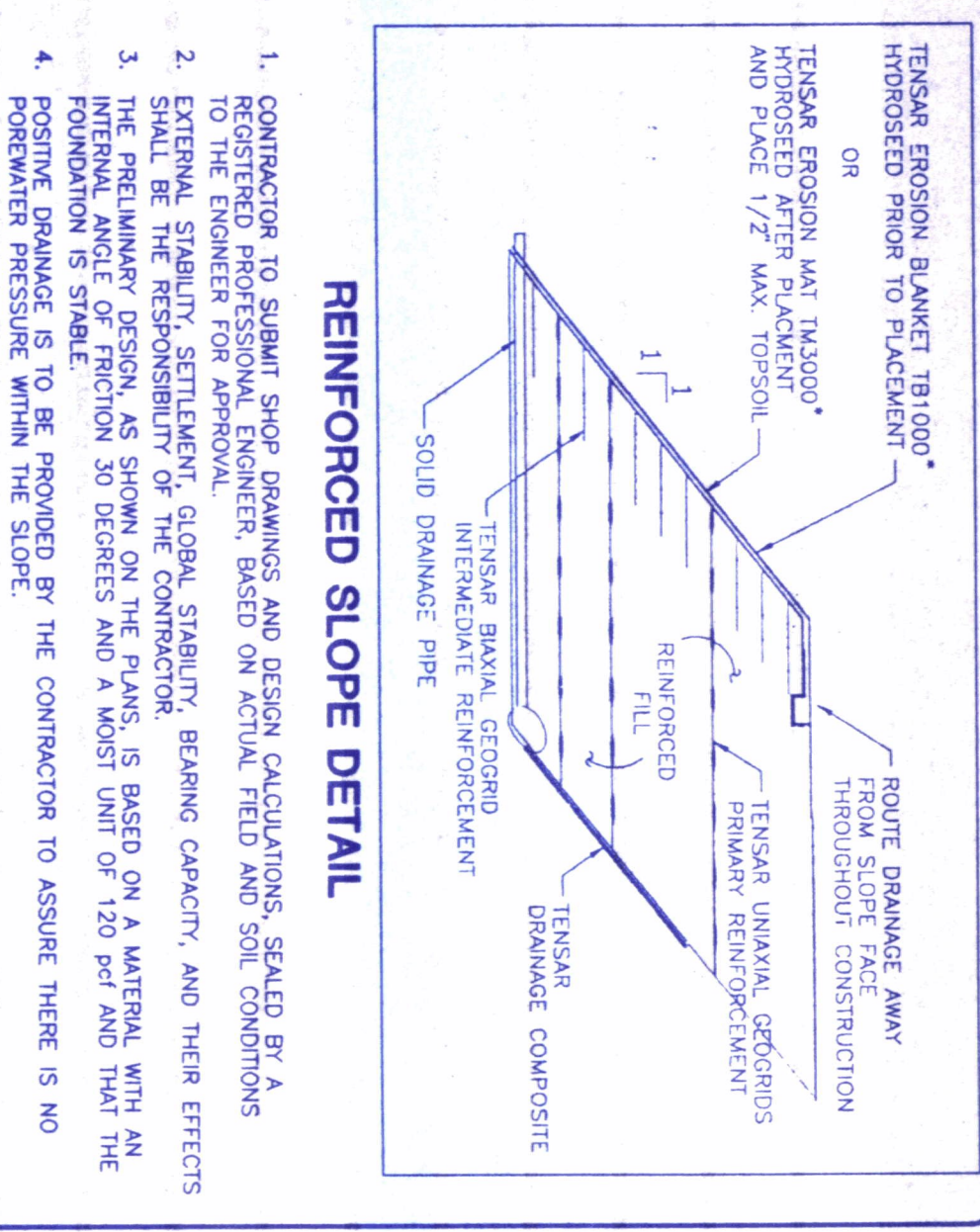
NOTE:
 CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, DOORS, PRECISE BUILDING DIMENSIONS, BOLLARDS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.



UNION TOWNSHIP ZONING DEPARTMENT
 APPROVED
 DATE 2/28/99 BY [Signature]

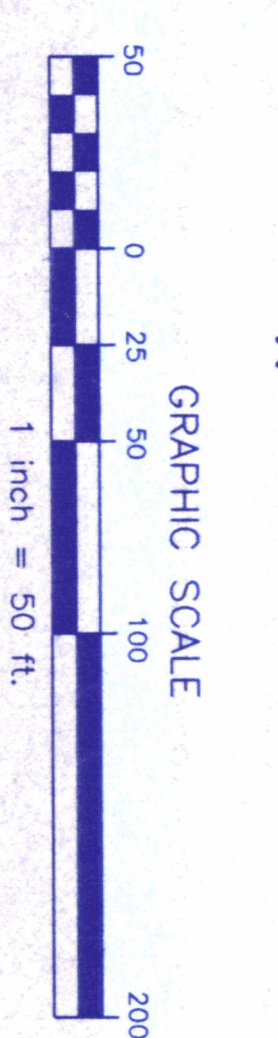
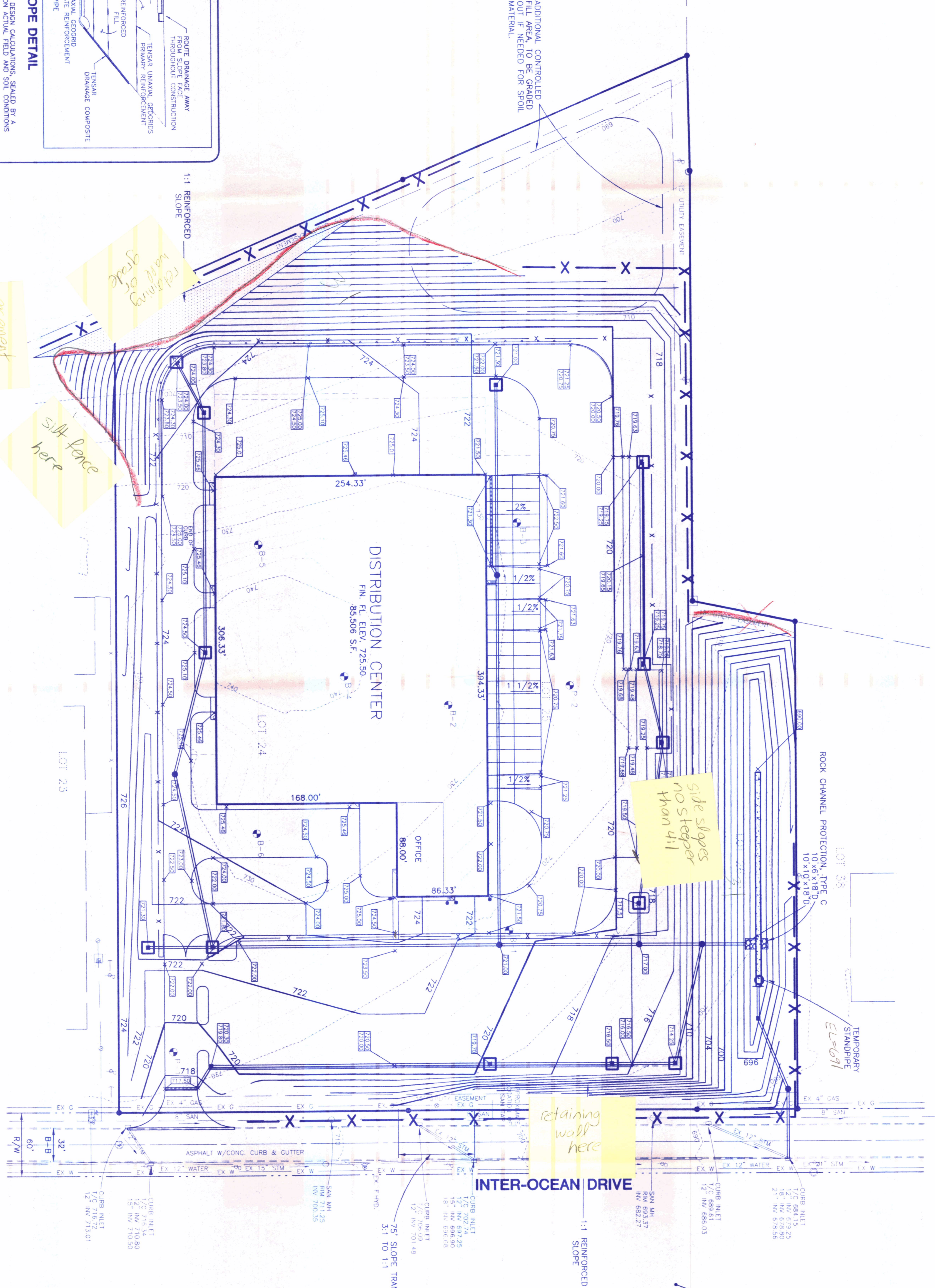


<p>RPS PACKAGE DISTRIBUTION CENTER INTEROCEAN DRIVE UNION TOWNSHIP BUTLER COUNTY, OHIO SITE PLAN</p>	<p>WOOLPERT LLP 4141 Rosslyn Drive Cincinnati, Ohio 45209 513.272.8300 FAX: 513.272.8301</p>	<p>PROJECT No: 56249.02 DATE 12\16\98 SCALE 1"=50' DES. LWS DR. TMB CKD. SJK</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/18/99</td> <td>ISSUED FOR PERMIT APPLICATION</td> </tr> <tr> <td>2</td> <td>2/16/99</td> <td>ADJUSTED FRONT PARKING LOT</td> </tr> <tr> <td>3</td> <td>1/19/99</td> <td>CLIENT REVISIONS</td> </tr> <tr> <td>1</td> <td>1/11/99</td> <td>RAISED FIN. FLR. TO 725.00, INTERNAL Q.C. REVISIONS</td> </tr> <tr> <td></td> <td>12/30/98</td> <td>ISSUED FOR PRICING</td> </tr> </tbody> </table>	No.	DATE	REVISION	1	2/18/99	ISSUED FOR PERMIT APPLICATION	2	2/16/99	ADJUSTED FRONT PARKING LOT	3	1/19/99	CLIENT REVISIONS	1	1/11/99	RAISED FIN. FLR. TO 725.00, INTERNAL Q.C. REVISIONS		12/30/98	ISSUED FOR PRICING	
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<p>SHEET NO. C1.3</p>																						



1. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER, BASED ON ACTUAL FIELD AND SOIL CONDITIONS TO THE ENGINEER FOR APPROVAL. APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE PRELIMINARY DESIGN, AS SHOWN ON THE PLANS, IS BASED ON A MATERIAL WITH AN INTERNAL ANGLE OF FRICTION 30 DEGREES AND A MOST UNIT OF 120 Pcf AND THAT THE FOUNDATION IS STABLE.
3. THE PRELIMINARY DESIGN IS TO BE APPROVED BY THE CONTRACTOR TO ASSURE THERE IS NO POSITIVE PRESSURE WITHIN THE SLOPE.

PRELIMINARY DESIGN:
 MAX. SLOPE HEIGHT = 36'
 MAX. PRIMARY REINFORCEMENT SPACING = 4'
 MAX. INTERMEDIATE REINFORCEMENT SPACING = 1'
 PRIMARY EMBEDMENT LENGTH AT TOP = 23'
 PRIMARY EMBEDMENT LENGTH AT BOTTOM = 31'
 INTERMEDIATE EMBEDMENT LENGTH = 6' MIN.



2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764

RPS PACKAGE DISTRIBUTION CENTER INTEROCEAN DRIVE
 UNION TOWNSHIP
 BUTLER COUNTY, OHIO
GRADING PLAN

WOOLPERT
 4141 Rosslyn Drive
 Cincinnati, Ohio 45209
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 FAX: 513.272.8301

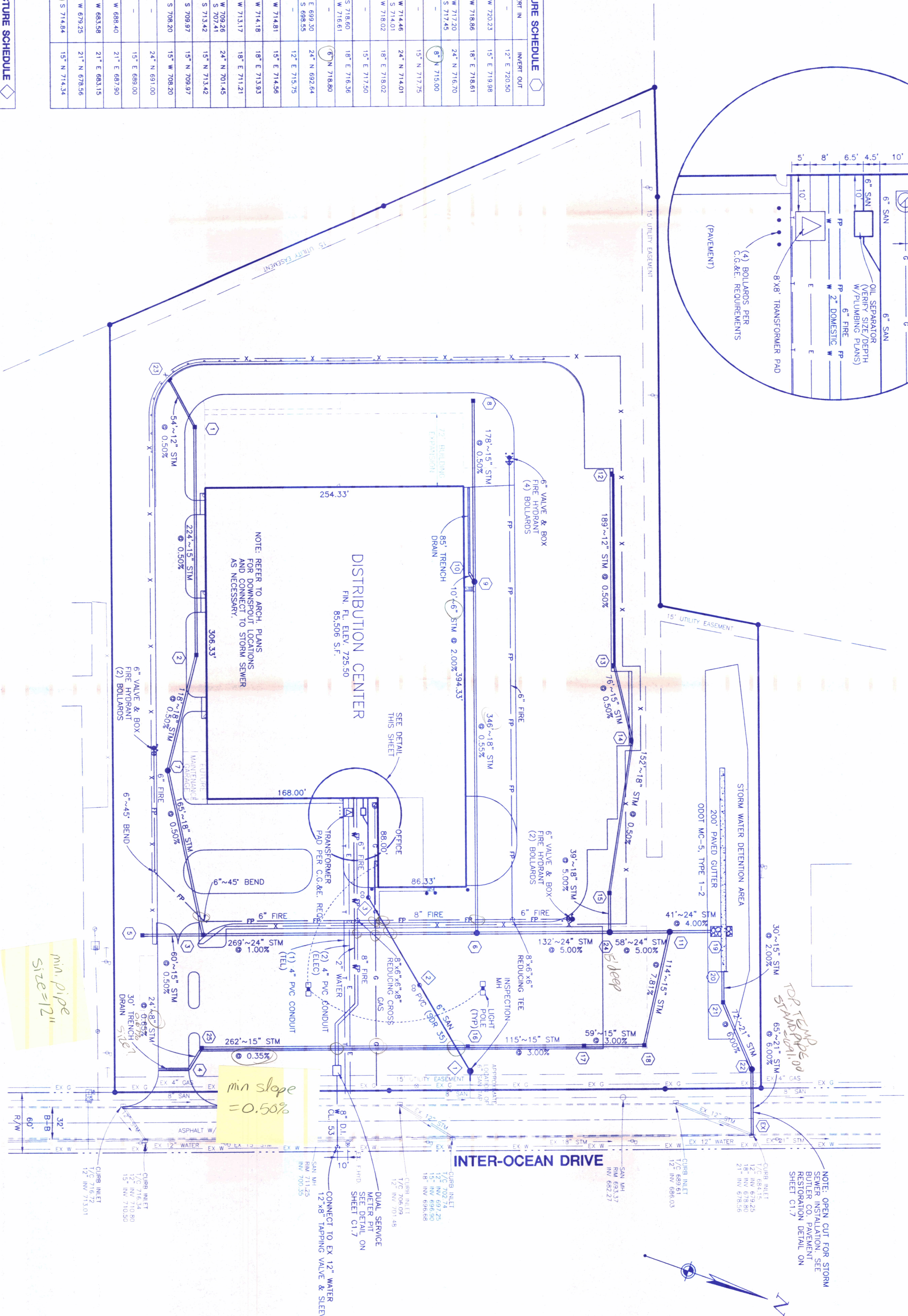
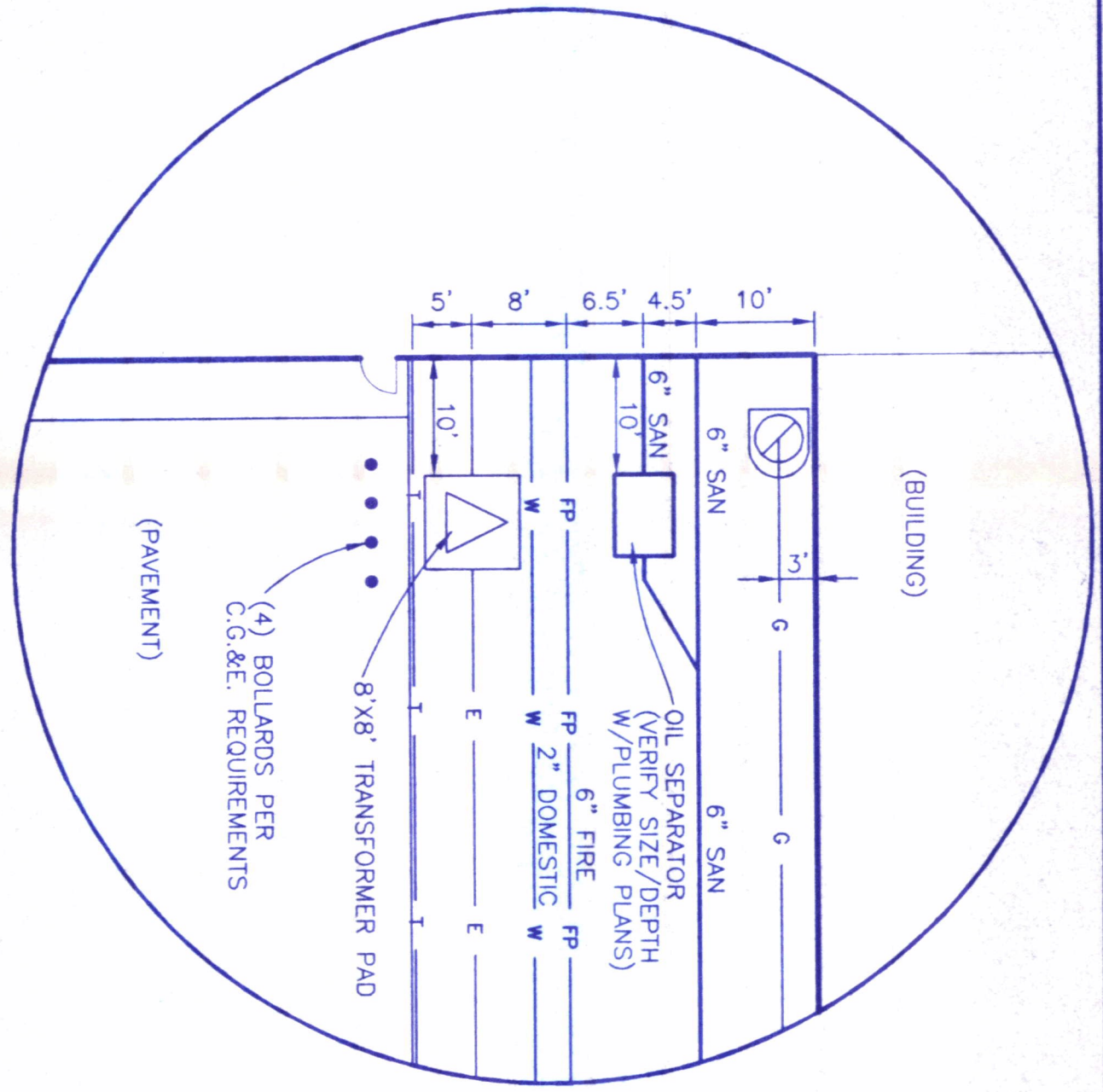
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 DES. LWS
 DR. TMB
 CKD. SJK

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4	2/18/99	ISSUED FOR PERMIT APPLICATION



STRUCTURE NUMBER	TYPE	RM/GRADE	INVERT IN	INVERT OUT
1	MH	709.00	6" W 702.00	6" E 695.54 (FIELD VERIFY)
2	CO	721.80	6" W 708.50	6" E 708.50
3	CO	723.00	6" W 715.00	6" E 715.00

STRUCTURE NUMBER	TYPE	RM/GRADE	INVERT IN	INVERT OUT
1	CB 2-28	724.00	12" W 720.23	15" E 719.98
2	CB 2-28	724.50	15" W 718.86	18" E 718.61
3	CB 2-3	721.80	18" W 717.20	24" N 716.70
4	TRENCH	717.50	15" S 717.45	8" N 715.00
5	CB 2-3	721.50	15" N 717.75	15" N 717.75
6	MH-3	724.00	18" W 714.46	24" N 714.01
7	CB 2-38	724.80	18" W 718.02	18" E 718.02
8	MH-3	721.00	6" S 718.60	18" E 716.36
9	TRENCH	721.50	15" W 716.61	6" N 718.80
10	MH-3	708.00	24" S 698.55	24" N 692.84
11	CB 3A	719.25	12" W 714.81	15" E 714.96
12	CB 3A	719.25	15" W 714.18	18" E 713.83
13	CB 3A	719.25	18" W 713.17	18" E 711.21
14	MH-3	717.00	18" W 709.26	24" N 701.45
15	MH-3	717.00	24" S 707.41	15" N 713.42
16	CB 2-3	716.50	15" S 709.97	15" N 709.97
17	CB 2-3	714.25	15" S 708.20	15" W 708.20
18	MH-1	695.50	15" W 688.40	21" E 683.56
19	MH-1	690.00	21" W 679.25	21" N 678.56
20	EX	684.15	6" S 714.84	15" N 714.34
21	EX	684.15	6" S 714.84	15" N 714.34
22	EX	684.15	6" S 714.84	15" N 714.34
23	EX	684.15	6" S 714.84	15" N 714.34



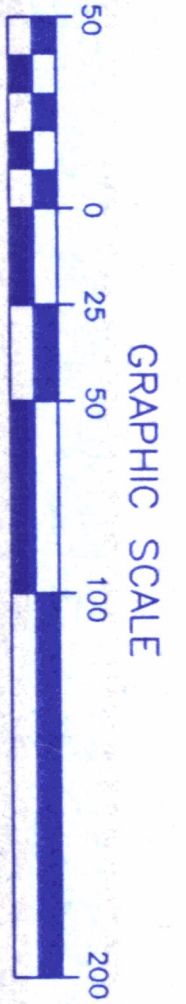
- NOTES:
- 1) ALL STRUCTURE TYPES REFER TO ODOT STANDARD DRAWINGS.
 - 2) ALL STORM SEWER SHALL BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, ODOT 707.33.
 - 3) EXCEPT THE SPAN CROSSING INTER-OCEAN DR. WHICH SHALL BE ALUMINUM SPIRAL RIBBED PIPE, ODOT 707.24.
 - 4) ALL ON-SITE FIRE PROTECTION PIPING SHALL BE C-900 PVC, ODOT 748.02.
 - 5) DETENTION OUTLET STRUCTURE #21 SHALL HAVE (2) TWO WINDOWS (6"x48"W) AT ELEVATION 694.50.
 - 6) SEE SHEET C1.6 FOR TRENCH DRAIN DETAIL.

NOTE: (6"x48") deep needs
 min. 18" vert
 dist b/w
 should be 0.50m
 95

min pipe size=12"

min slope = 0.50%

WORKING DAYS
 BEFORE YOU DIG
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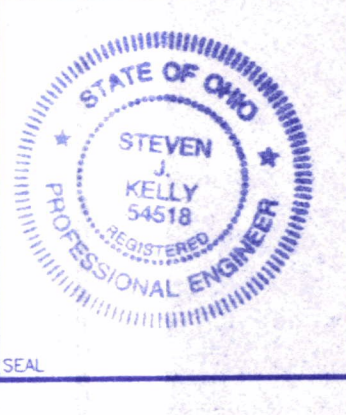


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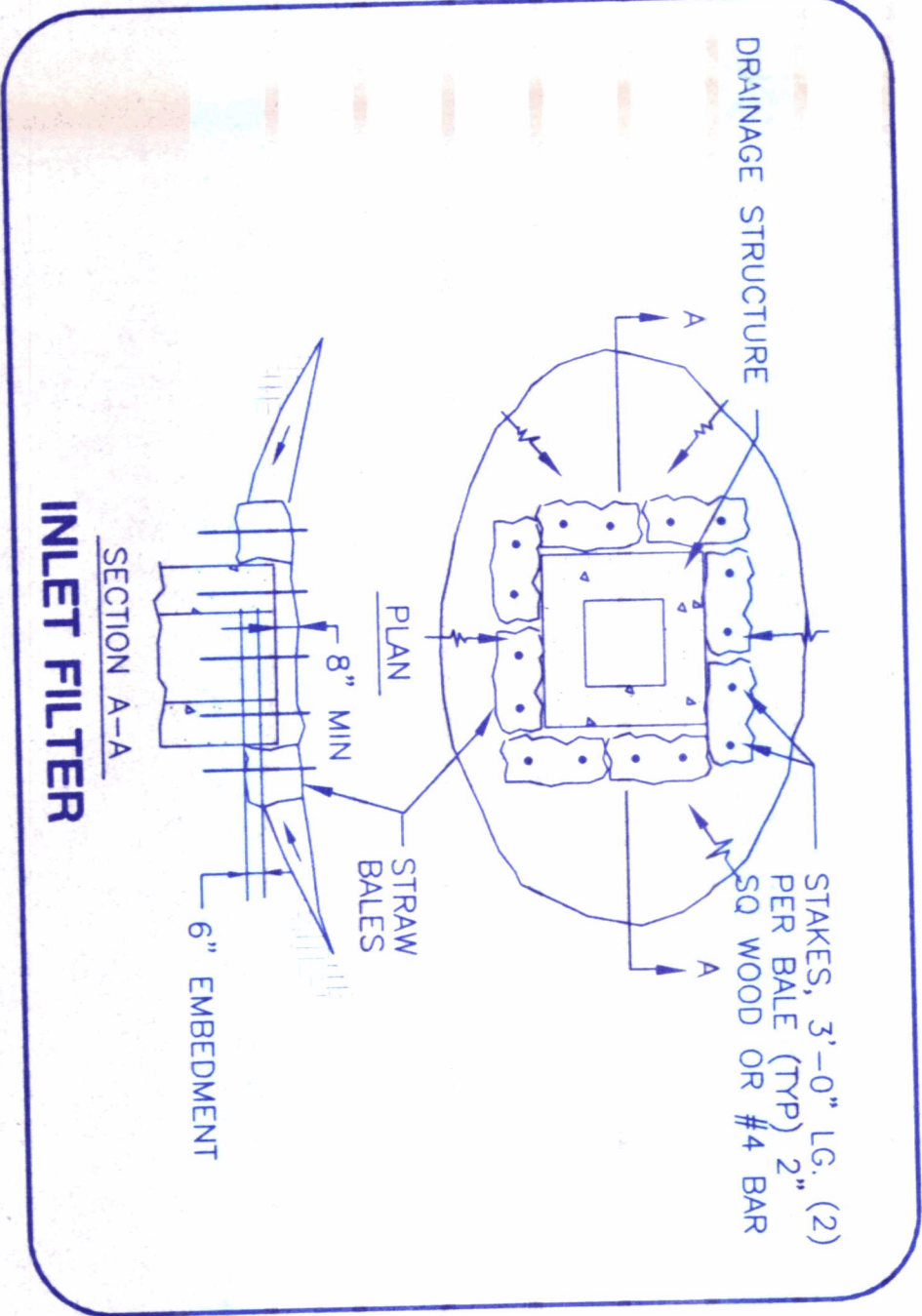
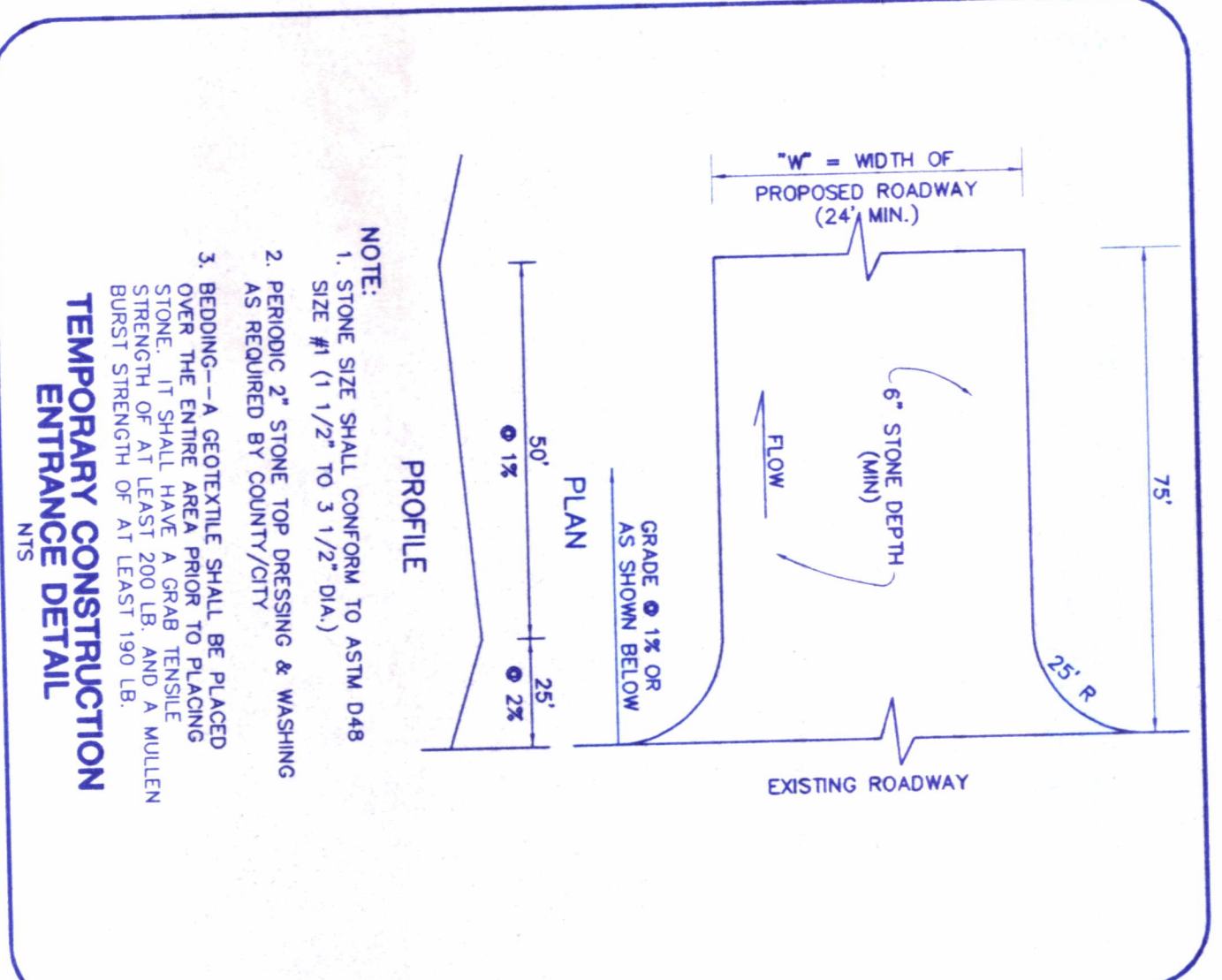
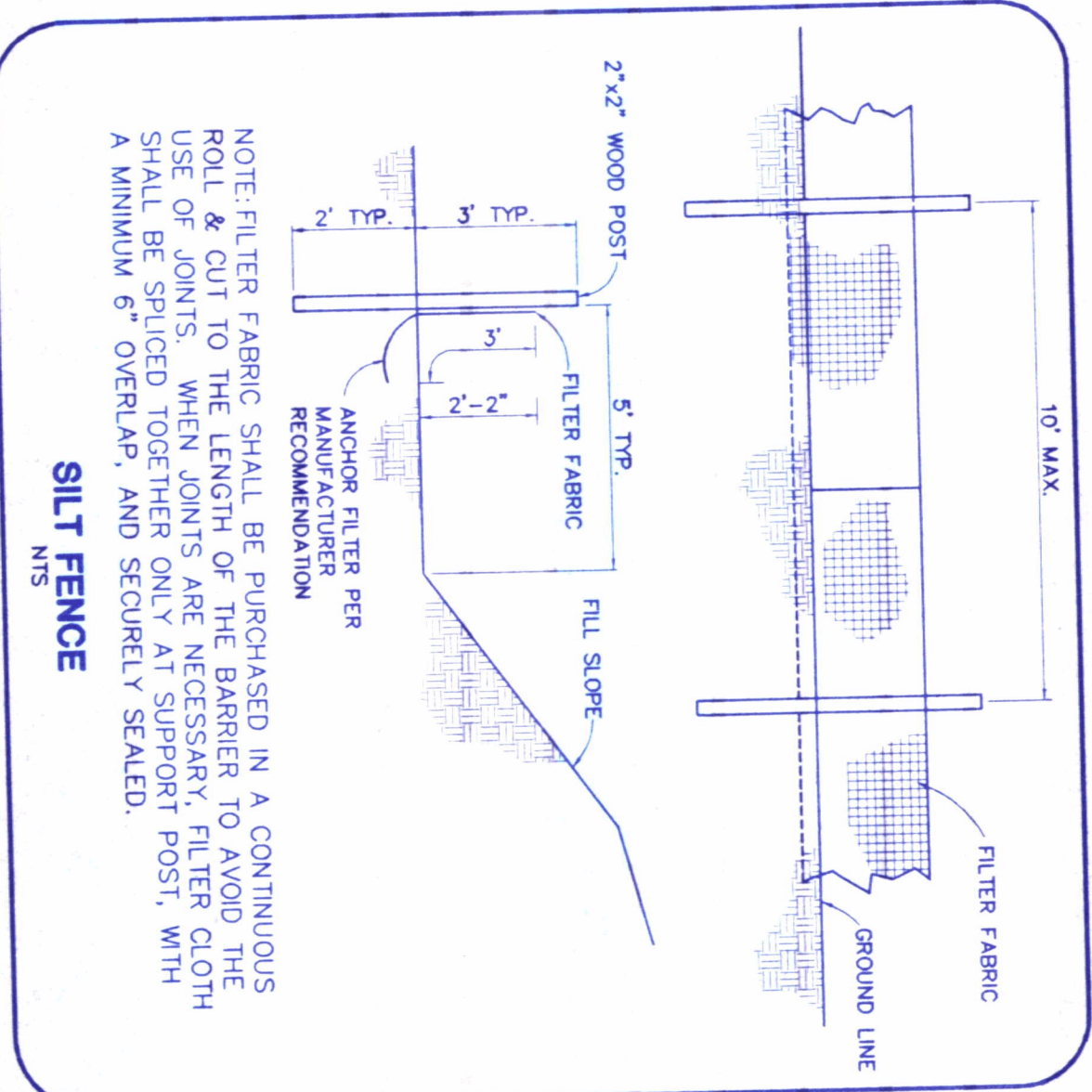
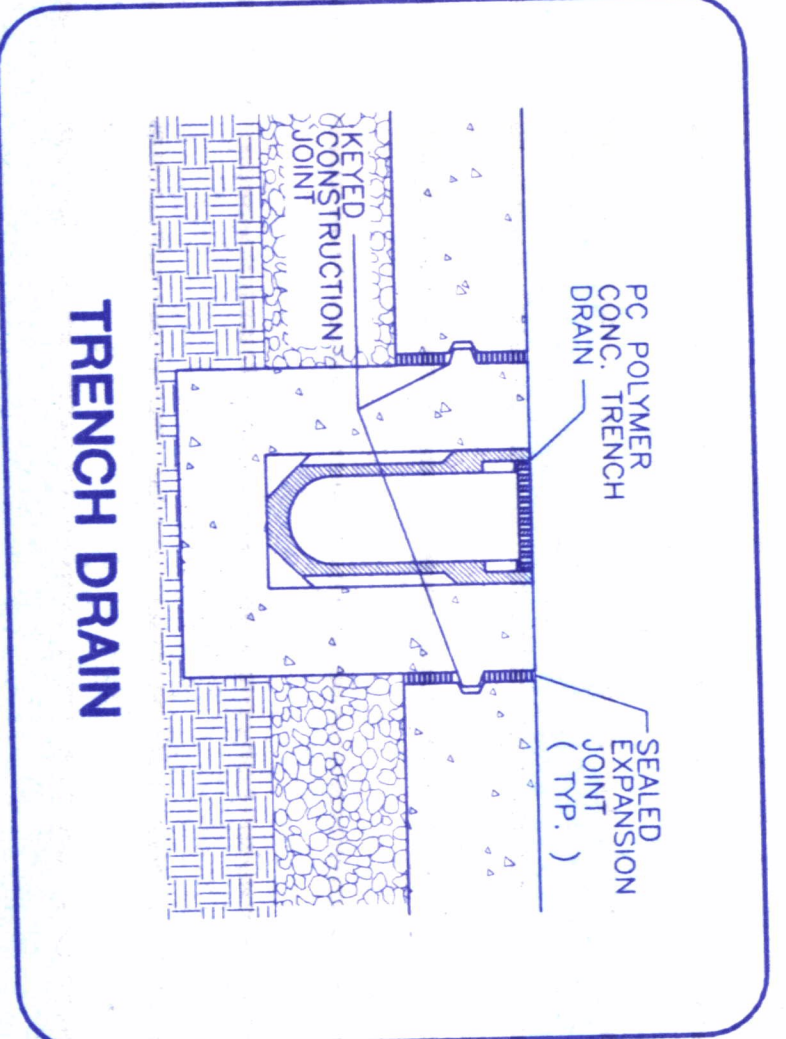
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3	2/16/99	ADJUSTED FRONT PARKING LOT & STORM SEWER
2	1/19/99	RAISED FIN. FLR. TO 725.50, ADJUSTED STORM SEWER
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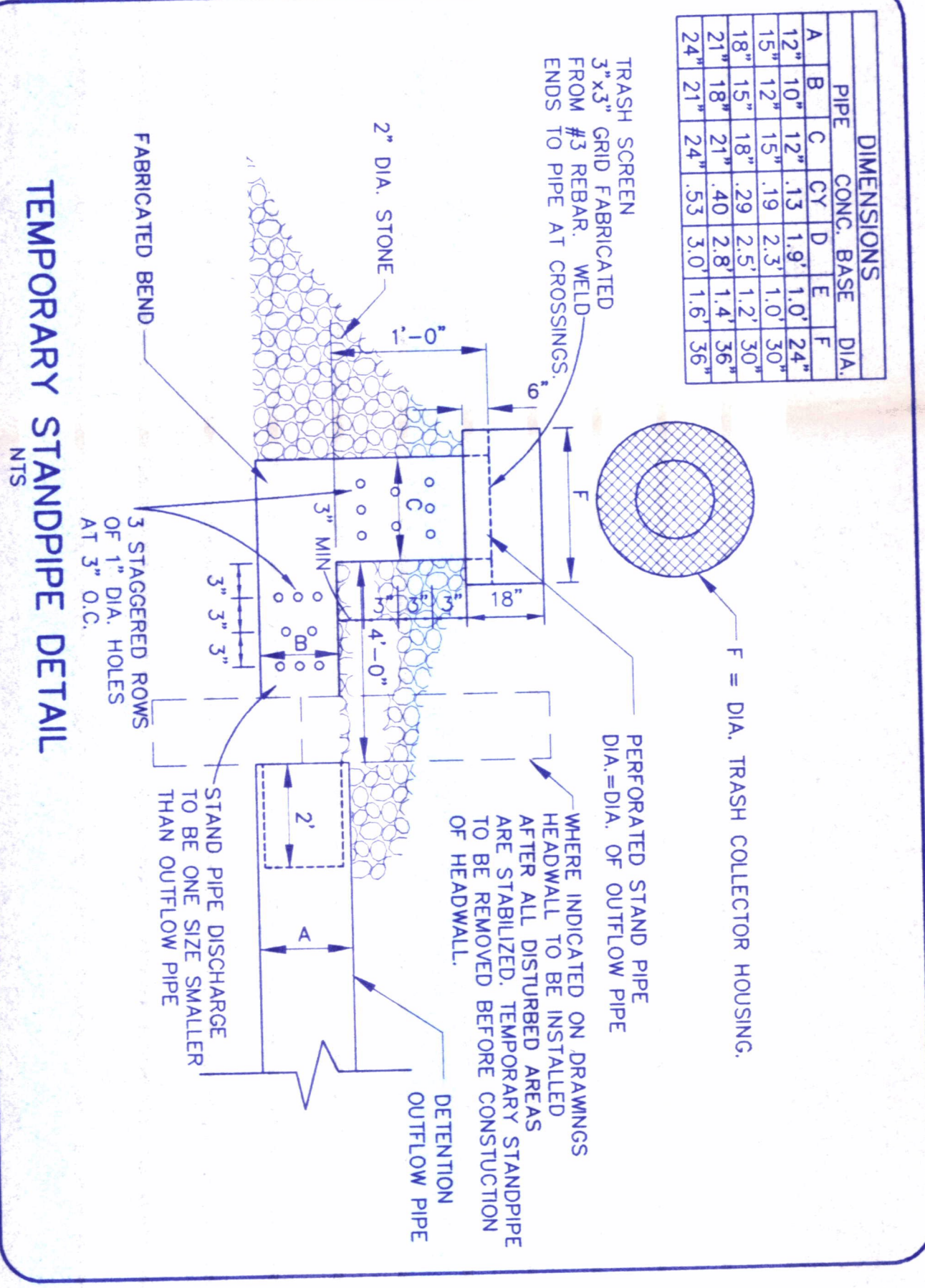


SHEET NO. **C15**



DIMENSIONS

PIPE DIA.	CONC. BASE DIA.	CY D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
12"	10"	12"	13"	14"	15"	16"	17"	18"	19"	20"	21"	22"	23"	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"



SOIL EROSION / SEDIMENTATION CONTROL

OPERATION TIME SCHEDULE

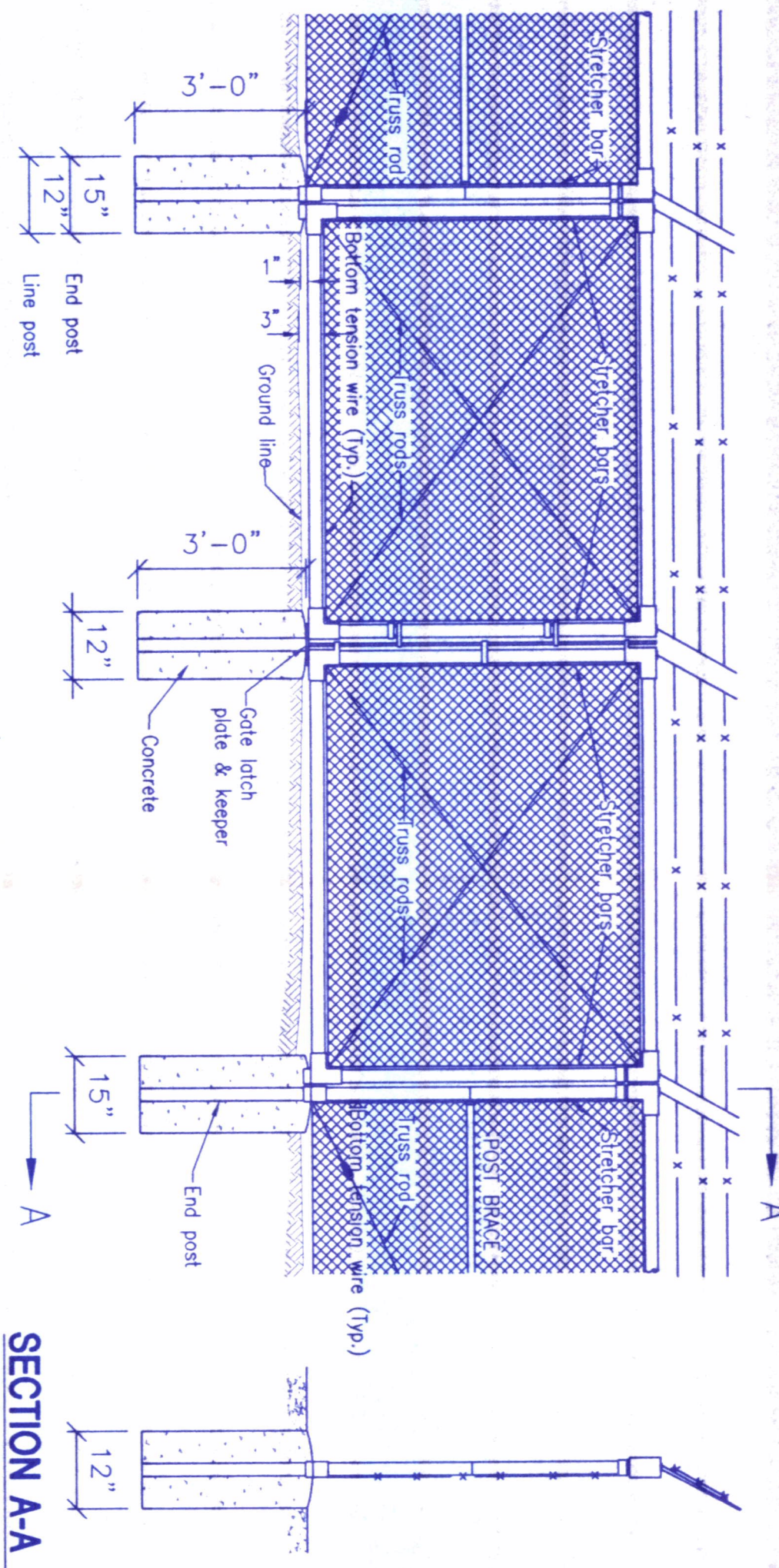
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE/SEDIMENT CONTROL												
TEMP. CONTROL MEASURES												
STORM FACILITIES												
TEMP. CONSTRUCTION ROADS												
FOUNDATION/BLDG. CONSTRUCTION												
SITE CONSTRUCTION												
PERM. CONTROL MEASURES												
FINISH GRADING												
LANDSCAPING												

EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH DEP'S GENERAL PERMIT FOR CONSTRUCTION

1. THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SLOTTED STAKE BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THESE PLANS. IF SHOWN ON THESE PLANS, ENERGY DISSIPATOR SYSTEM SHALL BE INSTALLED AT THE OUTFALL OF THE CONSTRUCTION OF THE OUTFALL. STRUCTURAL PROTECTORS SHALL BE USED TO CONTROL EROSION FROM ALL SITES REMAINING DISTURBED FOR MORE THAN 14 DAYS.
2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER UNDESIRABLE PROPER DISPOSAL OR MANAGEMENT OF ALL WASTE OF THE WASTE BUILDING MATERIAL, APPROPRIATE TO THE REQUIREMENTS WITH ALL STATE OR LOCAL REGULATORY AGENCIES REGARDING WASTE DISPOSAL, SANITARY SEWERS, OR SEWING SYSTEMS.
3. PUBLIC OR PRIVATE ROADWAYS SHALL BE CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 45 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.
6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE EROSION CONTROL CONTRACTOR AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS THEREON. IF REQUIRED, WITH THE OWNER, MAINTENANCE SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE SOIL CONSERVATION SERVICE MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS."
8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE SOIL CONSERVATION SERVICE MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS."
9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
10. POST-CONSTRUCTION STORM WATER MANAGEMENT: EACH LOT SHALL HAVE ADEQUATE VEGETATION AND LANDSCAPING TO FILTER POLLUTANTS AS MUCH AS PRACTICAL. LOCAL LAWS REGARDING THE DISCHARGING OF OIL AND OTHER POLLUTANTS INTO STORM SEWERS OR DRAINAGEWAYS SHALL APPLY.
11. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE EROSION CONTROL PRACTICES ARE NO LONGER NEEDED. TRAPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
13. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
14. AGGREGATE ALL CONSTRUCTION TRAFFIC SHALL USE THIS ENTRANCE.

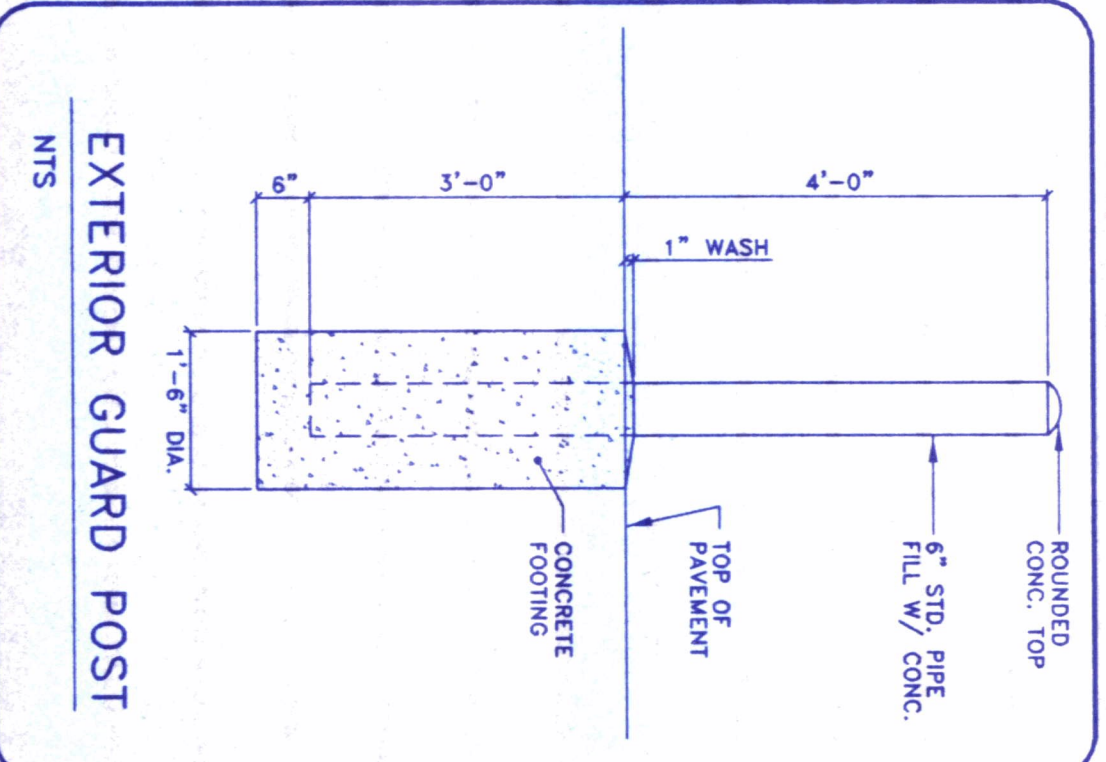
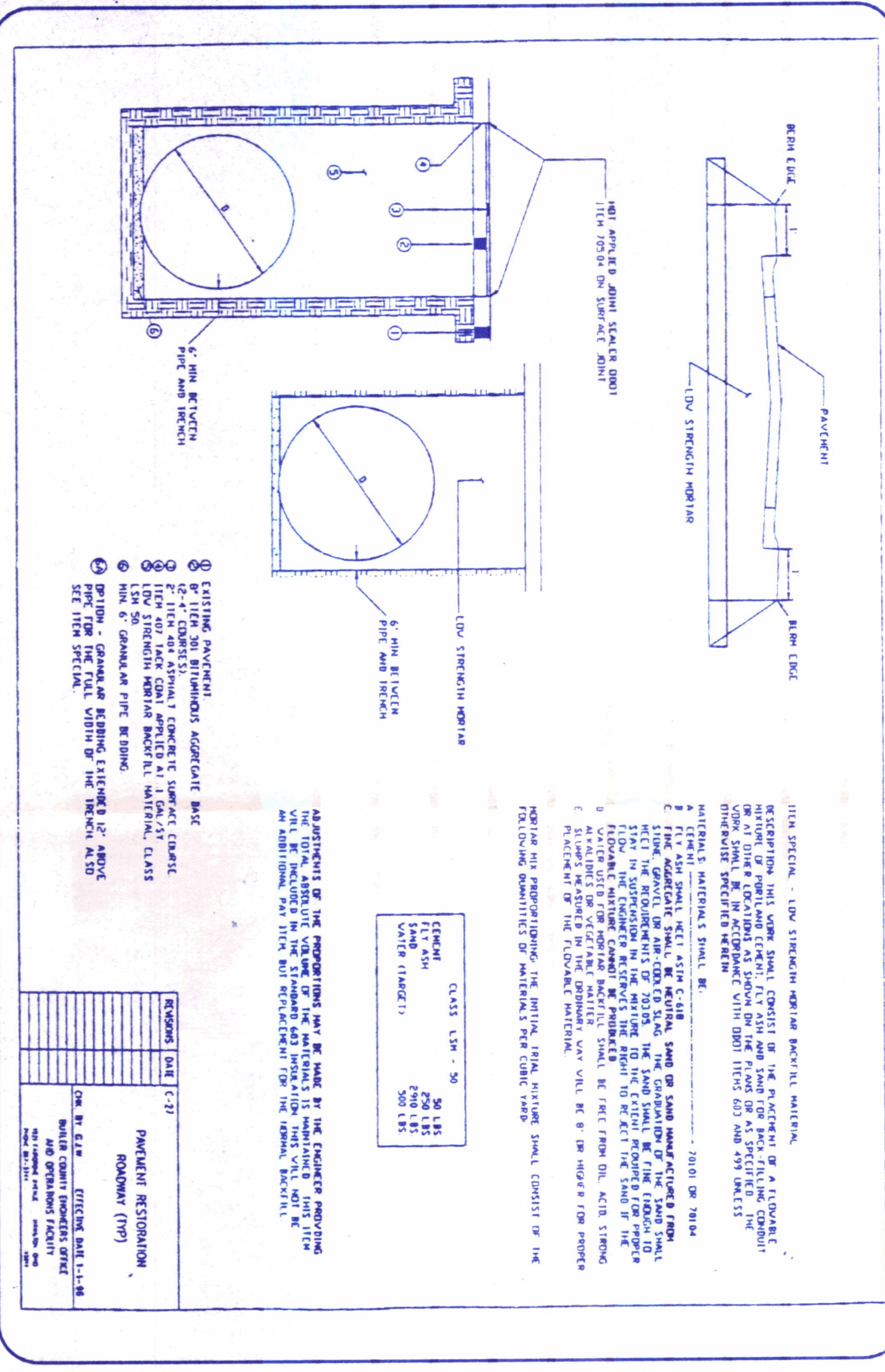
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SCALE	AS SHOWN	
DES.	LWS	CLIENT REVISIONS, CHANGED TRENCH DRAIN DETAIL
DR.	MGR	INTERNAL Q.C. REVISIONS
CKD.	SJK	ISSUED FOR PRICING



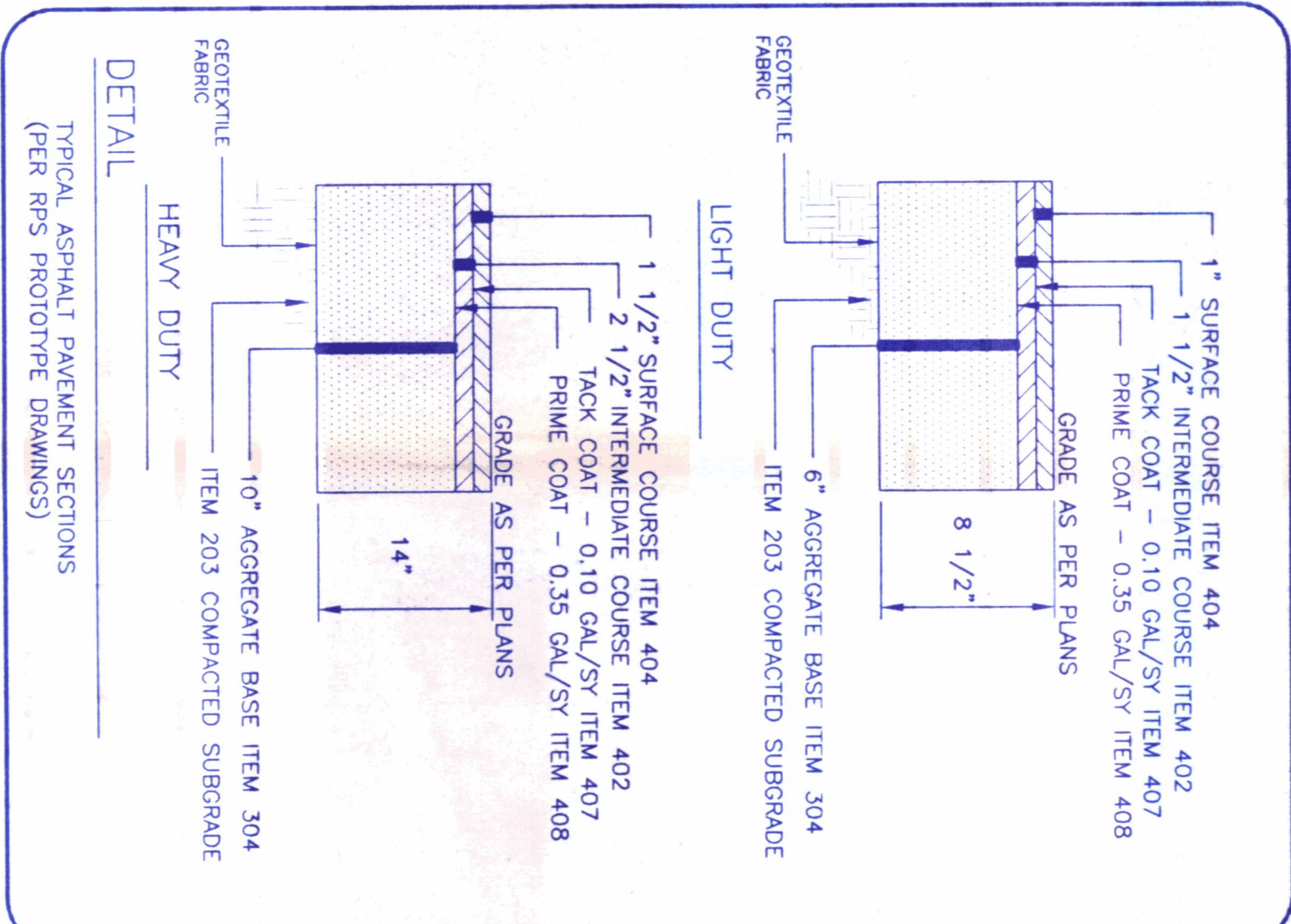


- CHAIN LINK FENCE TO BE AS FOLLOWS:
- EIGHT FOOT HIGH, NO. 9 FABRIC, 2" DIAMOND MESH - HOT DIP GALVANIZED
 - THREE STRANDS BARBED WIRE ON ANGLE BRACKET - BARBED WIRE TO BE 4 POINT, 2 STRAND - 12 1/2 GA. GALVANIZED.
 - LINE POSTS TO BE 2 1/2" O.D., 3.65 LB/FT., GALVANIZED.
 - CORNER, PULL AND END POSTS TO BE 3" O.D., 4 LB/FT., GALVANIZED.
 - GATE POSTS TO BE 4" O.D., 5.79 LB/FT. - GALVANIZED.
 - TOP RAIL TO BE 1 5/8" O.D., 2.27 LB/FT. - GALVANIZED.
 - POSTS TO BE 10" ON CENTER MAX. SET IN 36" DEEP CONCRETE BASES.
 - GATES TO BE 5" ON CENTER MAX. SET IN 36" DEEP CONCRETE BASES.
 - ALL POSTS AND RAILS TO BE GALVANIZED.
 - ALL POSTS AND RAILS TO BE GALVANIZED.
 - BOTTOM TENSION WIRE REQUIRED ON FENCE.

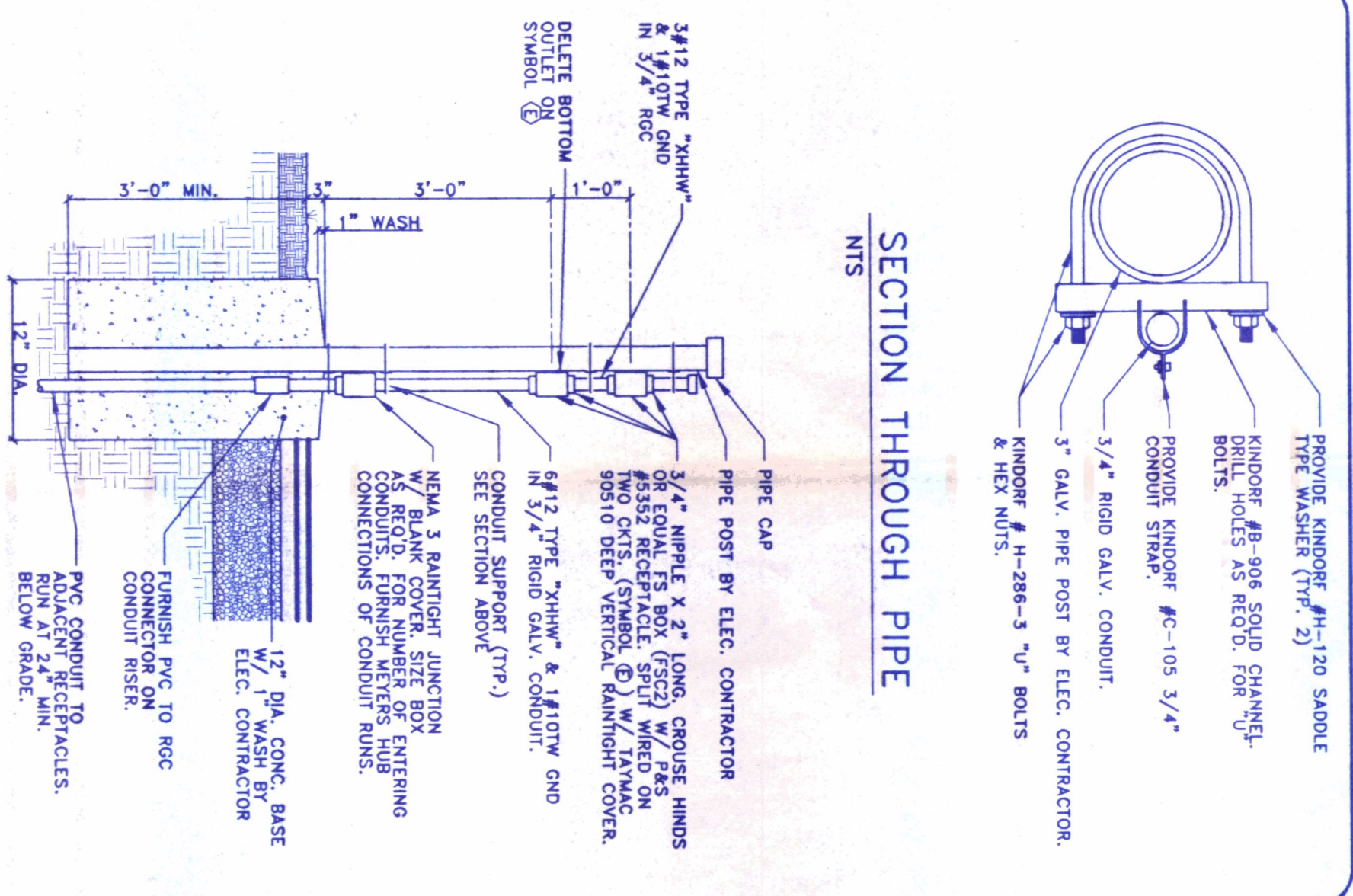
FENCE AND GATE DETAIL



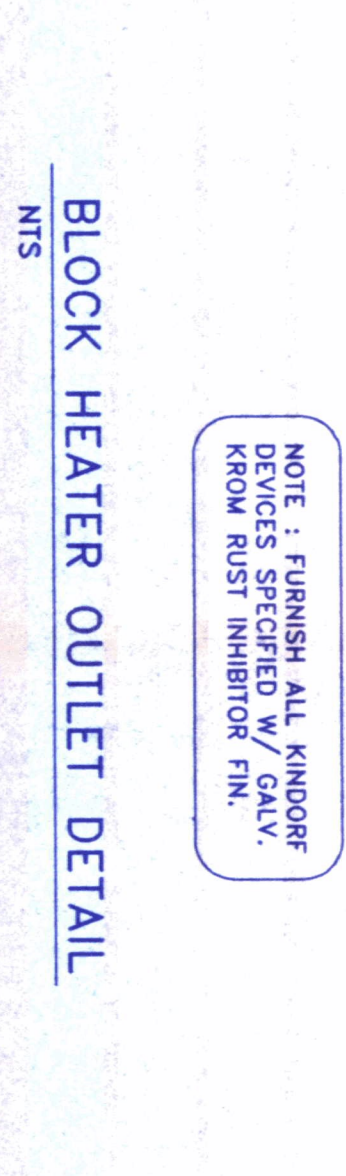
EXTERIOR GUARD POST



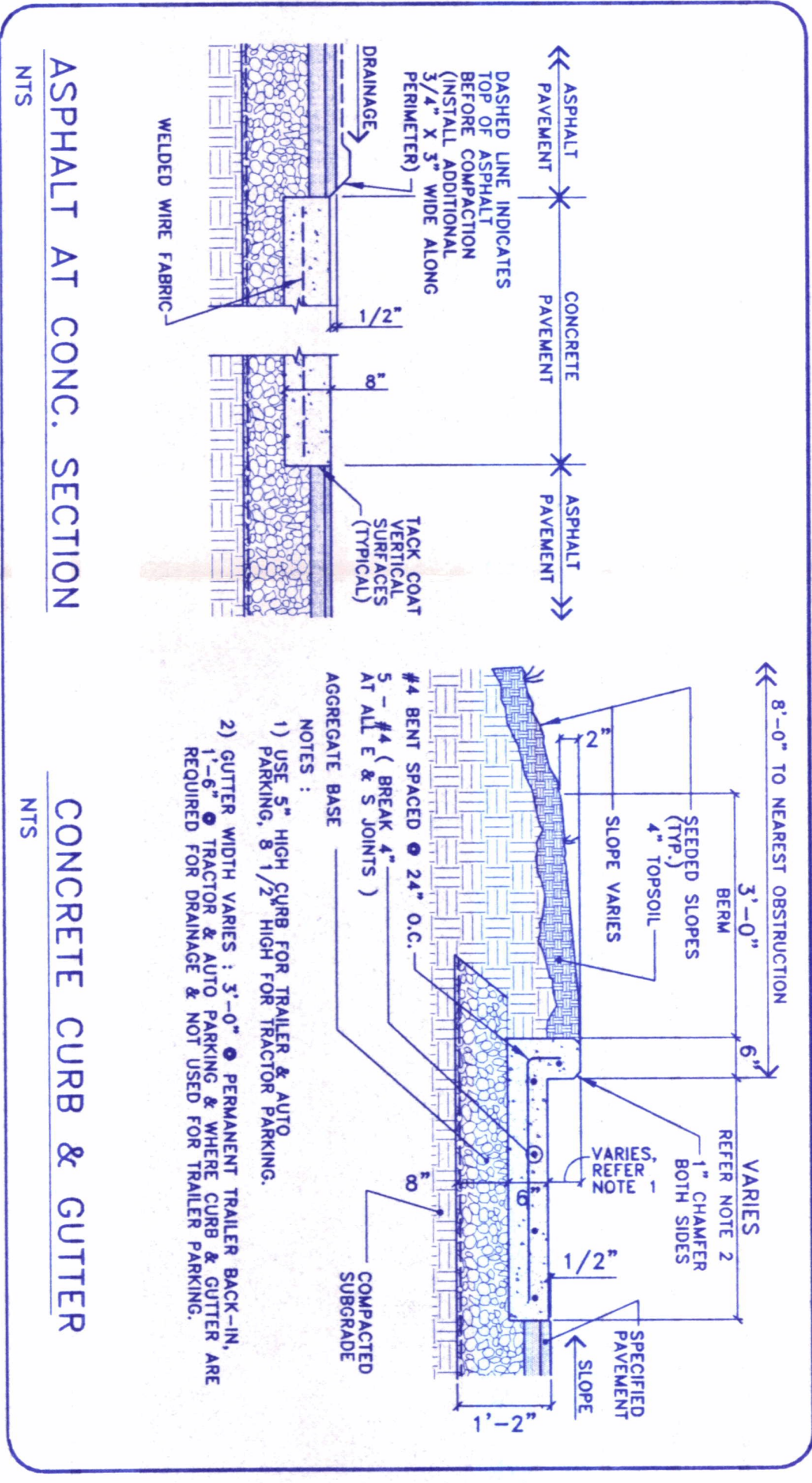
DETAIL



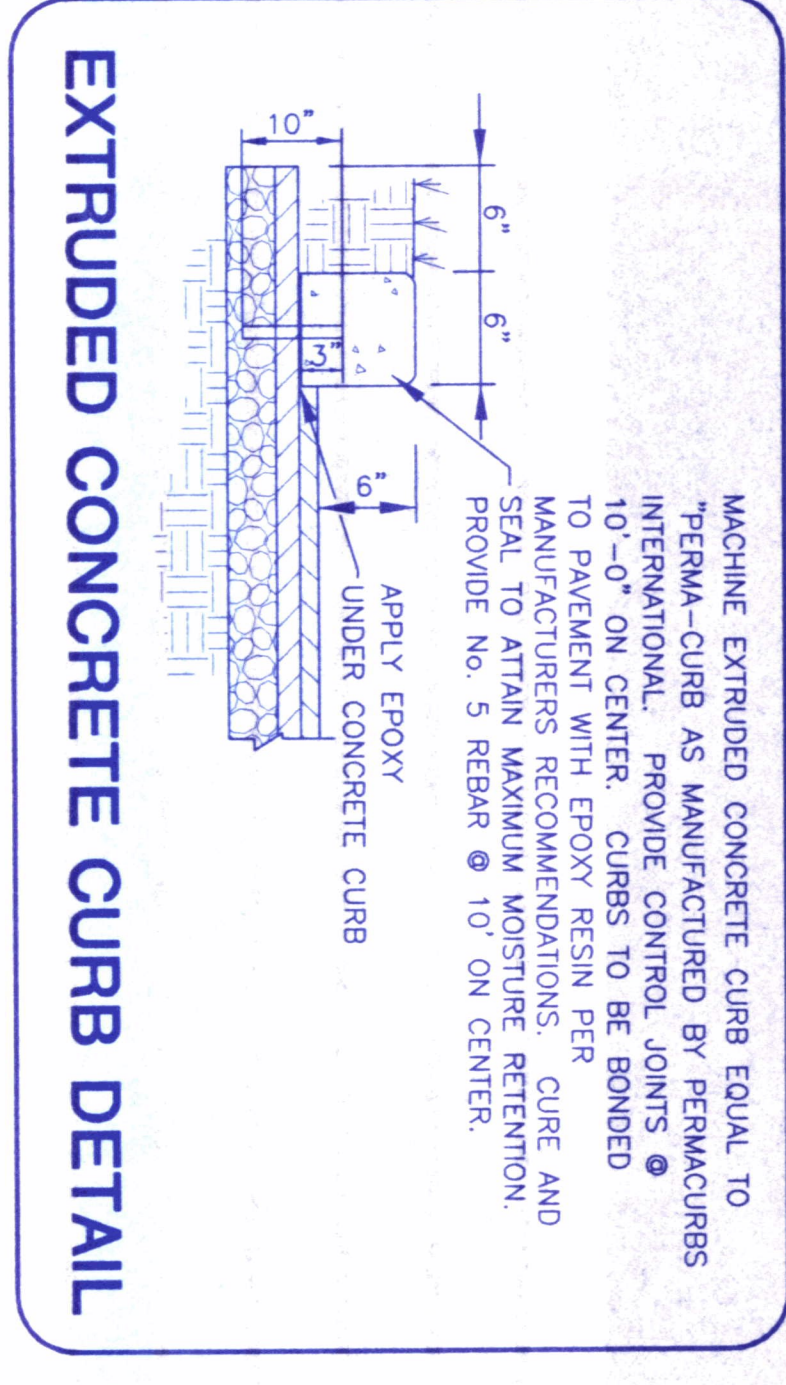
SECTION THROUGH PIPE



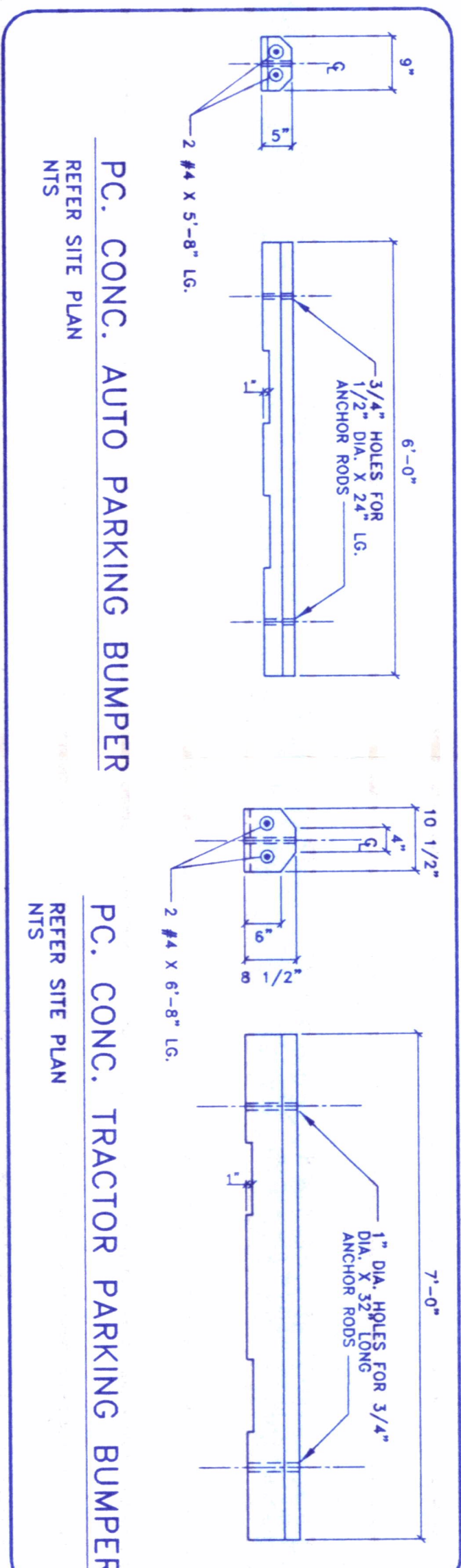
BLOCK HEATER OUTLET DETAIL



ASPHALT AT CONC. SECTION

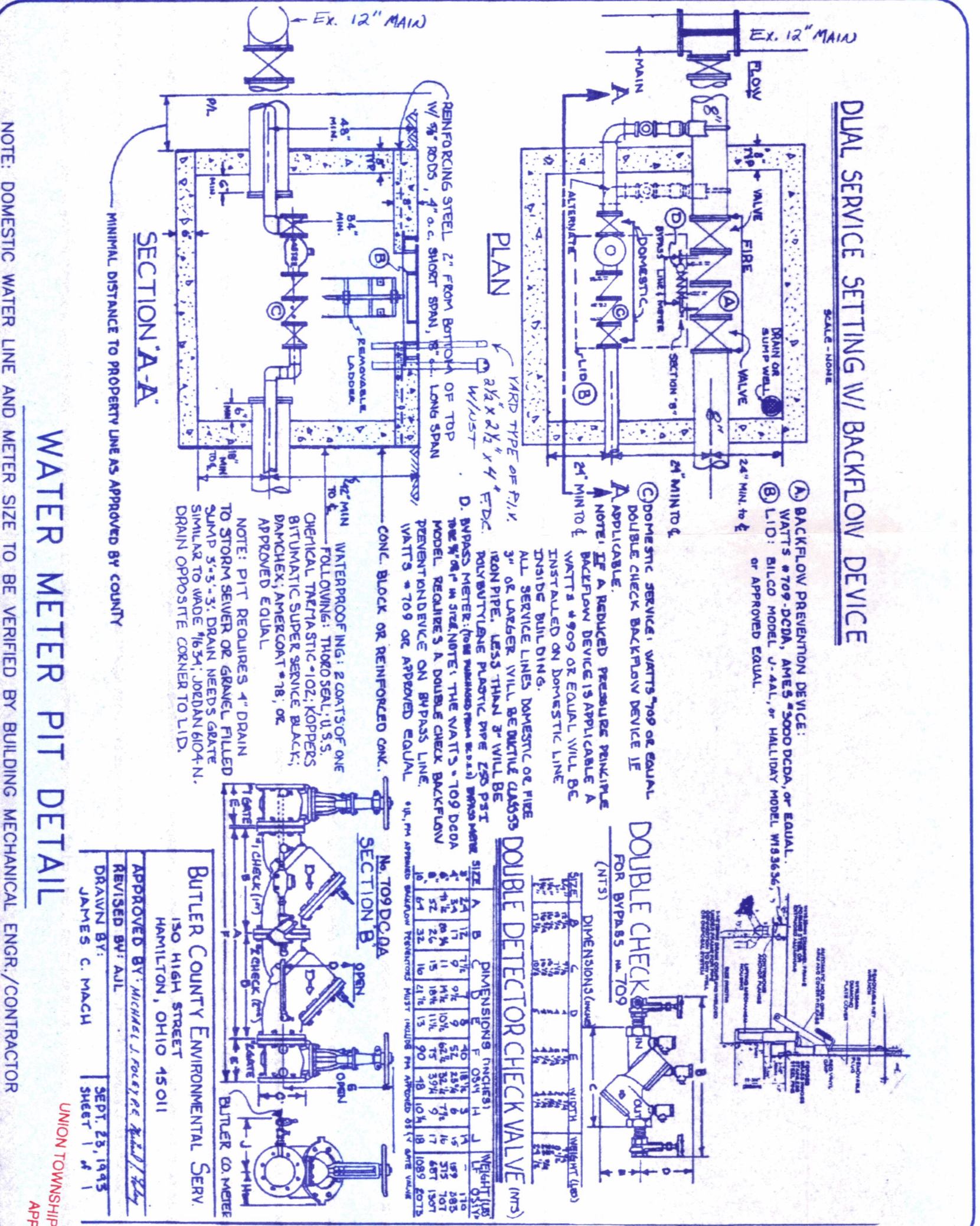


EXTRUDED CONCRETE CURB DETAIL



PC. CONC. AUTO PARKING BUMPER

PC. CONC. TRACTOR PARKING BUMPER



DUAL SERVICE SETTING W/ BACKFLOW DEVICE

WATER METER PIT DETAIL

PROJECT No.	No.	DATE	REVISION
56249.01	1	2/18/99	ISSUED FOR PERMIT APPLICATION
	2	2/16/99	REVISED PAVEMENT SECTIONS TO RPS PROTOTYPE
	3	1/19/99	CLIENT REVISIONS, ADDED FENCE DETAIL
	1	1/11/99	INTERNAL Q.C. REVISIONS
		12/30/98	ISSUED FOR PRICING

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

RPS PACKAGE DISTRIBUTION CENTER
INTER-OCEAN DRIVE
 UNION TOWNSHIP
 BUTLER COUNTY, OHIO
CONSTRUCTION DETAILS

SHEET NO. **C17**
 BUTLER COUNTY ENVIRONMENTAL SERV
 140 HIGH STREET
 HAMILTON, OHIO 45011
 APPROVED BY: JAMES C. MACIACI
 DATE: 2/25/99

