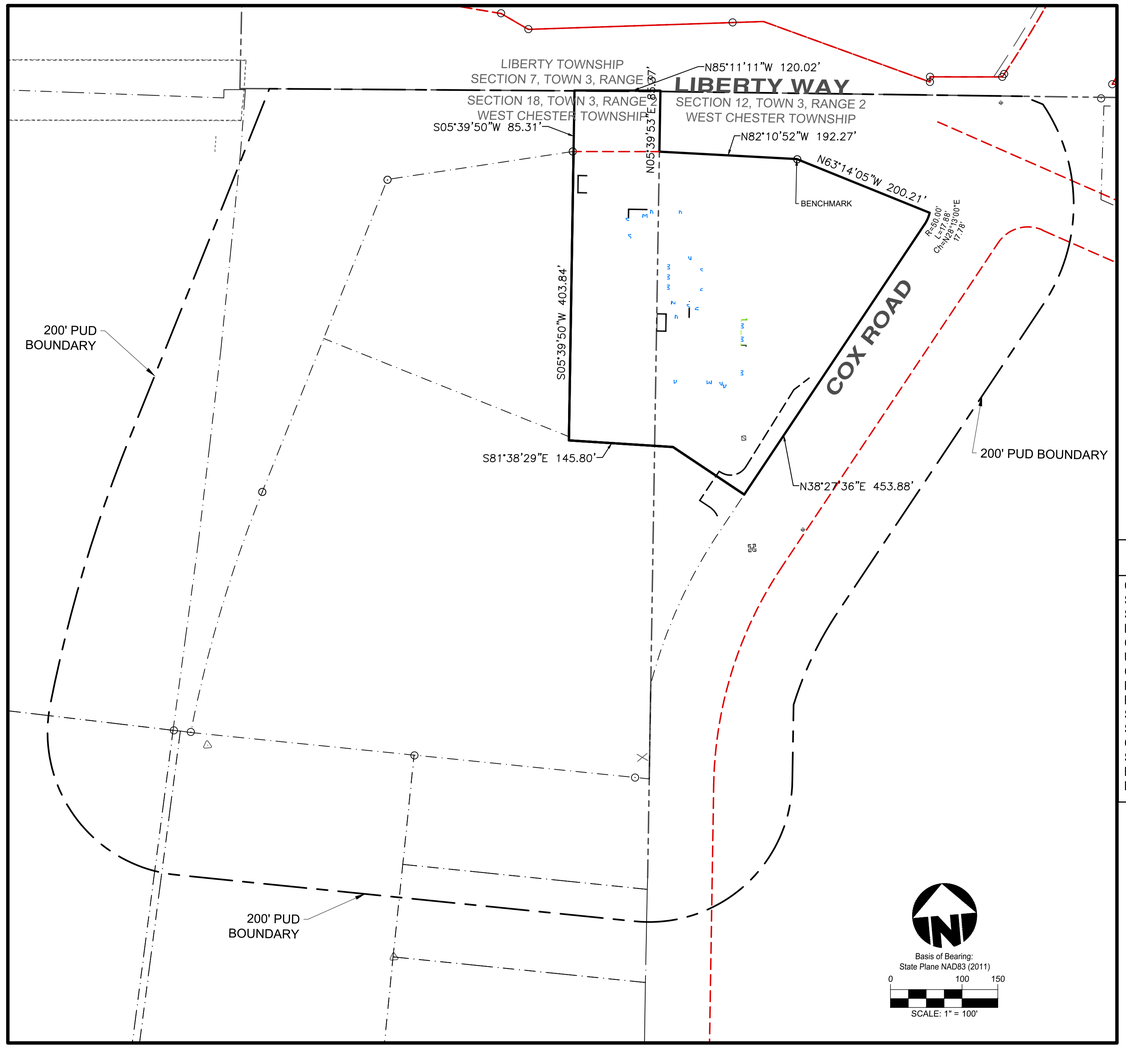
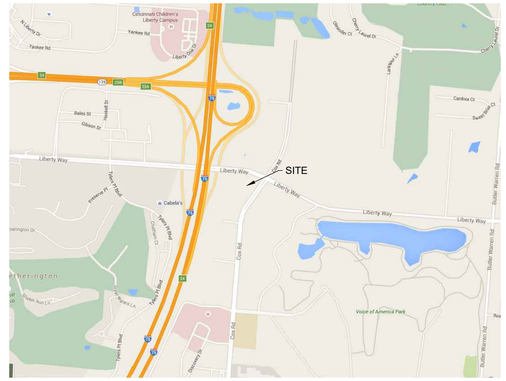
THE FIELDS AT LIBERTY WAY

HYATT HOUSE





VICINITY MAP

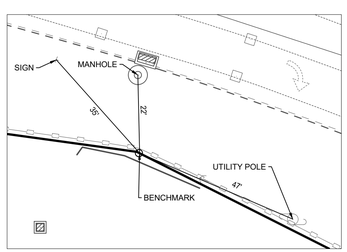
ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AC	ACRES
B/C	BACK OF CURB
CB	CATCH BASIN
E	EAST/EASTING
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
ICW	INTEGRAL CURB AND WALK
IP	IRON PIN
INV	INVERT
MH	MANHOLE
MED	MEDIUM
MON	MONUMENT
N	NORTH/NORTHING
PG	PERFORMANCE GRADE
R/W	RIGHT OF WAY
SAN	SANITARY
SF	SQUARE FEET
SL	SANITARY LATERAL
STM	STORM
TBR	TO BE REMOVED
T/GR	TOP OF GRATE
T/RIM	TOP OF RIM
TYP	TYPICAL
VOL	VOLUME
W	WATER
WM	WATER MAIN
WS	WATER SERVICE

SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
		FENCE
		FLAG POLE
		HANDICAP SYMBOL
MB	MB	MAILBOX
		SIGN
		SURVEY MONUMENTATION
TR	TR	TRAFFIC BOX
		TRAFFIC SIGNAL POLE
		LANDSCAPING
		VEGETATION LINE
C C		CABLE MARKERS/STRUCTURES
UC	UC	UNDERGROUND CABLE
		ANCHOR
E	E	ELECTRICAL
E		ELECTRICAL MANHOLE
		LIGHT POLE
OH	OHE	OVERHEAD ELECTRIC
UE	UE	UNDERGROUND ELECTRIC
		UTILITY POLE
G	G	GAS LINE
		GAS METER
		GAS VALVE/MARKER
		CLEANOUT
SL	SL	SANITARY LATERAL
		SANITARY MANHOLE
S	S	SANITARY SEWER
		STORM STRUCTURES
EX. 12" STM	12" STM	STORM SEWER
T	T	TELEPHONE BOX
T		TELEPHONE MANHOLE
UT	UT	UNDERGROUND TELEPHONE
		FIRE HYDRANT
W	W	WATER MAIN
W		WATER MANHOLE
W		WATER METER
WV W	WS	WATER SERVICE
		WATER VALVE

BENCHMARK
IRON PIN NEAR CENTER OF NORTHERN PROPERTY LINE
N= 503967.8449
E= 1441964.8650
ELEV= 888.25



	SHEET NUM	FDP SET	FDP COMMENT	BUILDING PERMIT	SITE REGRADE	IFC
CIVIL TITLE SHEET	C1.0	10-17-17	12-01-17	02-02-18	09-10-18	09-24-18
SITE NOTES	C2.0	10-17-17		02-02-18		09-24-18
SITE DETAILS	C2.1	10-17-17		02-02-18		09-24-18
LAYOUT PLAN	C3.0	10-17-17	12-01-17	02-02-18	09-10-18	09-24-18
OVERALL PLAN	C3.1		12-01-17	02-02-18		09-24-18
UTILITY PLAN	C4.0	10-17-17		02-02-18	09-10-18	09-24-18
GRADING PLAN	C5.0	10-17-17		02-02-18	09-10-18	09-24-18
PLANTING PLAN	L1.0	10-17-17	12-01-17	02-02-18		09-24-18
PLANTING NOTES & DETAILS	L2.0	10-17-17		02-02-18		09-24-18
SITE PLAN	A0.01	10-17-17	12-01-17			
SITE DETAILS	A0.02		12-01-17			
GROUND FLOOR PLAN	A1.01	10-17-17				
SECOND FLOOR PLAN	A1.02	10-17-17				
EXTERIOR ELEVATIONS	A3.01	10-17-17				
BUILDING MOUNTED SIGNAGE	A3.02	10-17-17				

ARCHITECT

NORR
325 N. LASALLE ST, SUITE 500
CHICAGO, IL 60654

OWNERS

HH LIBERTY WAY LLC
1050 CENTRAL AVE
MIDDLETOWN, OH 45044

ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

GENERAL NOTES

1. EXISTING ZONING - M-1; A-1; PUD.
2. SANITARY SEWER SERVICE TO BE TIED INTO BUTLER COUNTY SYSTEM.
3. WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
4. ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
5. EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK AND 2006 OGRIPS GIS
6. THE DEVELOPMENT SCHEDULE FOR THIS DEVELOPMENT HAS YET TO BE DETERMINED.
7. STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY LOT OWNERS.
8. EXISTING USE: VACANT
9. ALL PARCELS TO BE DEVELOPED SHALL PROVIDE PARKING TO MEET THE MINIMUM REQUIREMENTS AS ESTABLISHED BY THE WEST CHESTER TOWNSIHP ZONING RESOLUTION.
10. FLOOD ZONE = X

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Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3	SITE REGRADE	09-10-18	MJL	
4	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
5	REVISED PER CLIENT COMMENTS	04-17-19	CJO	JSD
6				
7				
8				
9				

THE FIELDS AT LIBERTY WAY
HYATT HOUSE
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

CIVIL TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 140-000 CD HYATT CJO OPT2
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: **C1.0**

Plot time: Apr 17, 2019 - 11:51am
Drawing name: J:\2015\15M040-000\CV\DWG\15M040-000 CD Hyatt CJO OPT2.dwg - Layout Tab: C1-0 Title

GENERAL

A. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE GOVERNING AGENCIES. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.

C. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (OUPS) AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NOT MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.

D. CONTRACTOR SHALL REMOVE ALL TREES AND CLEAN ALL AREAS AS DETERMINED BY THE ENGINEER OR ARCHITECT TO PERFORM ALL GRADING AND UTILITY WORK IN ACCORDANCE WITH THE DRAWINGS, GENERAL NOTES, AND PROJECT SPECIFICATIONS.

E. ALL PAVEMENT DIMENSIONS AND NODES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL STRIPING DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

F. ALL STANDARD PARKING SPACES ARE A MINIMUM OF 9' BY 18'.

G. PARKING LOT STRIPING SHALL BE FOUR (4) INCHES WIDE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN; COLOR SHALL BE WHITE OR YELLOW TO MATCH ADJOINING CONSTRUCTION.

H. ALL SPOT ELEVATIONS XX.XX ARE TO THE TOP OF FINISHED PAVEMENT/GRADE UNLESS OTHERWISE NOTED. TOP OF CURB SHALL BE PER THE TYPICAL SECTION/DETAIL UNLESS NOTED ON THE LAYOUT PLAN.

I. PRIOR TO CONSTRUCTION OF THE EMBANKMENTS, THE SITE SHOULD BE STRIPPED OF ALL VEGETATION, TOPSOIL, AND OTHER ORGANIC MATERIAL IN EMBANKMENT AREAS.

J. EMBANKMENT MATERIAL SHOULD CONSIST OF PLASTIC CLAY MATERIALS, FREE OF ORGANIC MATTER, WHICH CLASSIFY AS CL ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM AND SHALL CONTAIN NO STONES WHOSE LARGEST DIMENSION EXCEEDS FOUR (4) INCHES.

K. BUILDING PAD PREPARATION SHALL BE MADE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

L. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL GRASS AREAS UNLESS SPECIFIED OTHERWISE IN THE LANDSCAPE DRAWINGS.

M. ALL SITE EXCAVATION AND EMBANKMENT TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND/OR THE PROJECT SPECIFICATIONS. WHEN IN CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

N. ANY AREAS THAT APPEAR AS FUTURE BUILDING OR PARKING LOTS SHALL BE GRADED TO DRAIN TO THE NEAREST SWALE, CATCH BASIN, OR OTHER DRAINAGE FEATURE OR PROVISIONS SHALL BE INSTALLED TO DRAIN THE AREAS TO THE NEAREST DRAINAGE FEATURE.

O. CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION AS REQUIRED BY THE OHIO E.P.A. FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNERS' REPRESENTATIVE.

P. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE APPLICABLE FORMS, MAPS, LOGS, LOCATIONS OF INSTALLED EROSION CONTROLS, ETC. CONTAINED IN THE SWP3 THROUGHOUT THE PROJECT. UPDATES TO THE SWP3 SHALL BE PROVIDED TO THE OWNER AND THE CIVIL ENGINEER ON A MONTHLY BASIS.

Q. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH BUTLER COUNTY REQUIREMENTS AND PAY ALL INSPECTION FEES.

R. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

S. ALL UTILITIES TYING INTO BUILDING ARE TO BE STUBBED 5 FT. FROM THE BUILDING FOR CONNECTION BY INTERIOR CONTRACTOR.

T. CONTRACTOR SHALL VERIFY THAT COORDINATES, IF USED, MATCH PLAN DIMENSIONS. WHEN IN CONFLICT, THE PLAN DIMENSIONS SHALL GOVERN OVER COORDINATES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

U. EXISTING EDGE OF PAVEMENT ABUTTING PROPOSED PAVEMENT SHALL BE SAWCUT AND SEALED WITH ITEM 407 TACK COAT PRIOR TO PLACEMENT OF ITEM 301 OR 448.

V. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

W. ALL STORM SEWER, SANITARY SEWER, WATER MAIN, WATER SERVICES AND UTILITY CROSSOVERS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE TOTALLY BACKFILLED WITH CONTROL DENSITY FILL UNDER THE PAVEMENT TO A DISTANCE OF 5 FT BEYOND THE BACK OF CURB FOR PAVEMENT CUT BY TRENCHING OPERATIONS.

X. ALL TRENCHES WITHIN THE RIGHT-OF-WAY AND 10' UTILITY EASEMENT SHALL BE COMPACTED AND BACKFILLED IN ACCORDANCE WITH ITEM 203 IN THE STATE SPECIFICATIONS FOR TRENCHING OPERATIONS COMPLETED PRIOR TO PLACING PAVEMENT.

Y. ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VALVES AND MANHOLE FRAMES AND COVERS, ETC., WILL REMAIN UNDER SPECIFICATIONS OF THE UTILITY SERVING THE AREA. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUTLER COUNTY ENGINEER.

Z. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.

AA. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

STORM SEWER
BUTLER COUNTY ENGINEERS OFFICE
1921 FAIRGROVE AVENUE
HAMILTON, OHIO 45011-1965
513-867-5744

SANITARY SEWER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

WATER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

TELEPHONE
CINCINNATI BELL
201 E. FOURTH STREET
MAIL LOCATION 103-1175
CINCINNATI, OHIO 45202
513-565-7043

ELECTRIC
DUKE ENERGY
139 E. FOURTH ST. ROOM 467-A
P.O. BOX 960
CINCINNATI, OHIO 45202

GAS
DUKE ENERGY
139 E. FOURTH ST. ROOM 460-A
P.O. BOX 960
CINCINNATI, OHIO 45202

STORM SEWERS

A. ALL WORK AND MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND BUTLER COUNTY SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

B. STORM SEWER PIPES DESIGNATED AS "STM." SHALL MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING:

1. NON-REINFORCED CONCRETE PIPE PER ODOT SPECIFICATION 706.01
2. REINFORCED CONCRETE CIRCULAR PIPE PER ODOT SPECIFICATION 706.02
3. REINFORCED CONCRETE ELLIPTICAL CULVERT, STORM DRAIN, AND SEWER PIPE PER ODOT SPECIFICATION 706.04
4. ALUMINIZED CORRUGATED STEEL SPIRAL RIB CONDUITS PER ODOT SPECIFICATION 707.12
5. CORRUGATED POLYETHYLENE SMOOTH LINED PIPE PER ODOT SPECIFICATION 707.33
6. POLYVINYL CHLORIDE PROFILE WALL PIPE PER ODOT SPECIFICATION 707.43

C. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.

D. ALL CATCH BASINS SHALL BE EQUIPPED WITH HEAVY DUTY, BICYCLE SAFE GRATES CAPABLE OF CARRYING AN HS-25 LOADING.

E. ANY EXISTING STORM SEWER CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM SEWER SYSTEM.

F. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF TWO FOUR (4) INCH PERFORATED UNDERDRAINS EXTENDING TEN (10) LINEAR FEET FROM THE CATCH BASIN. UNDERDRAINS SHALL BE PLACED ONE ON EACH SIDE OF THE STORM SEWER AND AS NEAR TO PERPENDICULAR TO THE STORM SEWER AS IS PRACTICAL WITHOUT INTERFERING WITH STORM PIPES SHOWN ON THE PLANS.

G. AS THE INSTALLATION OF THE STORM SEWER PROGRESSES, EROSION CONTROL MEASURES SHALL BE PLACED AT INLET AND OUTLET OF SEWERS TO CONTROL THE SILT

H. SUMP LINE CONDUITS ARE TO BE SDR 35, ARMCO 2000, OR EQUIVALENT.

I. ALL JOINTS SHALL BE SOIL SEAL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.

J. STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.

K. DEFLECTION TESTING FOR STORM SEWERS AND CULVERTS

15% OF ALL STORM SEWERS SHALL BE TESTED FOR DEFLECTION WITHIN THIRTY DAYS AFTER THEY ARE COMPLETE. BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE WILL DETERMINE WHAT 15% SHALL BE TESTED. IF ANY STORM SEWER IN THE ORIGINAL 15% IS FOUND OUT OF COMPLIANCE, DEFLECTION TESTS WILL BE REQUIRED ON 100% OF THE REMAINING STORM SEWER. A VERTICAL RING DEFLECTION GREATER THAN 5% WILL NOT BE ALLOWED. THIS DEFLECTION IS DEFINED AS 5% REDUCTION IN THE VERTICAL BASE OR AVERAGE INSIDE DIAMETER. THE METHOD OF TESTING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IF RIGID BALLS OR MANDRELS ARE USED TO TEST PIPE DEFLECTION, NO MECHANICAL PULLING DEVICES SHALL BE USED. THE DEFLECTION TEST MAY BE CONDUCTED WITH A NINE PRONG MANDREL, A BALL OR A CYLINDER OR ANOTHER MANNER ACCEPTABLE TO THE BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE TESTING WILL BE ACCOMPLISHED FROM MANHOLE TO MANHOLE OR CATCH BASIN TO CATCH BASIN, FOLLOWING THE COMPLETE FLUSHING OF THE LINE. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO COMPLETE THE DEFLECTION TESTING. THE DEFLECTION TEST SHALL BE WITNESSED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. ANY SECTION OF PIPE THAT FAILS TO MEET THE AFOREMENTIONED REQUIREMENTS SHALL BE REROUNDED BY A PROCEDURE ACCEPTABLE TO THE COUNTY OR BE EXCAVATED AND EITHER BE RELAYED OR REPLACED, AND RE-TESTED UNTIL THE REQUIREMENTS ARE MET.

TELEPHONE

A. TELEPHONE CONDUITS, WHETHER SHOWN IN THESE PLANS OR NOT, SHALL MEET THE FOLLOWING REQUIREMENTS.

B. TELEPHONE CONDUITS SHALL BE PVC SCH. 40 PRIVATELY OWNED (PO) CONDUITS, FOR TELEPHONE COMPANY USE, FROM THE PROPOSED BACK BOARD LOCATION TO THE POINT OF CONNECTION BY THE UTILITY PROVIDER. CONDUITS SHALL MEET THE REQUIREMENTS OF TELEPHONE SERVICE PROVIDER.

C. TERMINATE UNDERGROUND CONDUIT AT DESIGNATED LOCATION WITH A MINIMUM COVER OF 24 INCHES AND MAXIMUM COVER OF 36 INCHES.

D. WRAP THE END OF THE CONDUIT WITH A SUITABLE MATERIAL TO PREVENT CLOGGING UNTIL THE CABLE IS PLACED. TELEPHONE SERVICE PROVIDER WILL MAKE CONNECTION AT THIS POINT.

E. FLAG OR IDENTIFY THE END OF THE CONDUIT IN ORDER TO DESIGNATE THE POINT OF CONNECTION BETWEEN TELEPHONE SERVICE PROVIDER AND ENTRANCE CONDUIT.

F. POWER OR OTHER FOREIGN CONDUIT MUST BE SEPARATED FROM TELEPHONE CONDUIT BY A MINIMUM OF 12" OF EARTH OR 3" OF CONCRETE.

G. CONDUIT MUST BE PLACED AT A MINIMUM DEPTH OF 24" AND A MAXIMUM OF 36".

H. PROVIDE A 200# TEST PULL LINE IN CONDUIT.

I. ALL BENDS MUST BE LONG, SWEEPING BENDS WITH A RADIUS NOT LESS THAN TEN TIMES THE INTERNAL DIAMETER OF CONDUIT. WITH A MAXIMUM OF 180 DEGREES OF BENDS BETWEEN PULLING POINTS. WHEN 180 DEGREES OF BENDS ARE REQUIRED, A PULL BOX WILL BE REQUIRED.

J. CONDUIT ENTERING FROM BELOW GRADE POINT MUST EXTEND 4" ABOVE FINISHED FLOOR.

K. CONDUIT MUST EXTEND 4" ABOVE FINAL GRADE AT THE CONNECTION TO THE UTILITY POLE.

ELECTRIC SERVICES

A. ELECTRIC SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.

B. ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES OR WATER MAIN APPURTENANCES.

C. ELECTRIC CONDUITS SHALL CONSIST OF PVC SCHEDULE 40 NEMA RATED CONDUITS MEETING THE REQUIREMENTS OF THE ELECTRIC SERVICE PROVIDER.

D. ELECTRIC MANHOLES IF NECESSARY TO BE DESIGNED BY AND CONSTRUCTED IN ACCORDANCE WITH DUKE ENERGY REQUIREMENTS.

WATER MAINS

A. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.

B. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.

C. FIRE DEPARTMENT CONNECTION (STORTZ CONNECTION) SHALL BE WITHIN 50 FT. OF A PUBLIC FIRE HYDRANT OR A FIRE HYDRANT OFF OF THE MAIN BETWEEN THE PUBLIC MAIN AND THE METER PIT.

D. FIRE DEPARTMENT CONNECTION LINE SHALL TIE INTO THE FIRE SUPPRESSION SYSTEM ON THE BUILDING SIDE OF THE PUMP IF A PUMP IS INSTALLED.

E. NO PART OF ANY FIRE HYDRANT SETTING SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY INLET, DRIVEWAY, PARKING LOT, UTILITY POLE, OR GUY WIRE ANCHOR.

F. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.

G. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.

H. ALL WATER MAIN VALVES SHALL HAVE A MINIMUM DEPTH OF 2.5 FT. AND MAXIMUM DEPTH OF 4.0 FT. FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING NUT.

I. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL OR EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.

J. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

K. ALL PUBLIC WATER MAINS SHALL BE CLASS 53 DUCTILE IRON AND PROVIDED WITH THRUST BLOCKING AT ALL TEES AND HORIZONTAL AND VERTICAL BENDS WHETHER SHOWN ON THE PLAN VIEW OR NOT. PRIVATE MAINS SHALL ALSO BE PROVIDED WITH THRUST BLOCKING AS DESCRIBED ABOVE. THRUST BLOCKING SHALL MEET THE REQUIREMENTS OF THE GOVERNING AGENCY.

L. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE C900 DR18 FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.

M. SERVICE PIPING THREE (3) INCHES AND LARGER SHALL BE AWWA C-151, CLASS 53 DUCTILE IRON, MEETING THE REQUIREMENTS OF THE GOVERNING AGENCY.

N. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.

1. FITTINGS SHALL BE COMPRESSION STYLE FOR CTS TUBING, CONSULT GOVERNING AGENCY FOR A LISTING OF ACCEPTABLE MANUFACTURERS AND PRODUCTS.
2. COUPLINGS WITH SET SCREWS OR GRIP RINGS WILL NOT BE ACCEPTABLE.
3. WATER SERVICE TUBING SHALL BE BEDDED SIX (6) INCHES ABOVE AND BELOW WITH SAND OR OTHER NON-COMPACTIBLE MATERIAL APPROVED BY THE GOVERNING AGENCY.

O. ALL WATER METER PITS SHALL CONFORM TO THE MATERIALS AND SPECIFICATIONS OF THE GOVERNING AGENCY.

P. THE FOLLOWING ITEMS ARE TO BE APPROVED BY THE FIRE DEPARTMENT:

1. INSTALLATION OF ALL UNDERGROUND FIRE SUPPRESSION LINES ARE TO BE INSPECTED BY THE FIRE DEPARTMENT; INSTALLERS ARE REQUIRED TO BE LICENSED BY THE OHIO FIRE MARSHALL.
2. WATER SUPPLY AND CONNECTIONS TO THE SUPPLY.
3. FD CONNECTION HOSE CONNECTION THREADS (CAPS ALSO REQUIRED)
4. TYPE, ARRANGEMENT, LOCATION, IDENTIFICATION, THREADS, PROTECTION OF ALL HYDRANTS
5. HYDROSTATIC TESTING OF UNDERGROUND SYSTEMS; FIRE DEPT. MUST BE CALLED TO WITNESS TESTING; PROVIDE COPY OF CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND SYSTEM. AMOUNT OF PIPE LEAKAGE TO BE ACCEPTABLE TO FIRE DEPT.
6. FLUSHING OF UNDERGROUND SYSTEM TO BE WITNESSED BY FIRE DEPT. HYDRANT OPERATING TEST TO BE WITNESSED BY FIRE DEPT. UNDERGROUND PIPING INSTALLATION METHODS AND PROCEDURES.

GAS FACILITIES AND SERVICES

A. FOR GAS ENGINEERING NOTIFICATION, AGREEMENTS AND OFFICIAL CORRESPONDENCE RELATED TO DUKE ENERGY, ADDRESS TO:
DUKE ENERGY
GAS ENGINEERING DEPARTMENT
P.O. BOX 960, ROOM 460 ANNEX
CINCINNATI, OH 45273-9598

B. THE GAS MAIN INFORMATION PROVIDED SHOWS THE APPROXIMATE LOCATIONS AND DEPTHS OF COVER AND IS PROVIDED TO COMPLY WITH STATUTORY REGULATIONS. THIS INFORMATION SHOULD BE USED ONLY FOR PLANNING, NOT CONSTRUCTION.

C. ALL GAS MAIN DEPTHS OF COVER IF NOTED ARE APPROXIMATE DEPTHS OF COVER RECORDED AT THE TIME OF INSTALLATION. ANY RESULTING GRADE CHANGES SINCE THE TIME OF THE MAIN INSTALLATION WILL CAUSE THE EXISTING DEPTHS OF COVER TO BE DIFFERENT. EXTREME CARE MUST BE TAKEN TO ENSURE SAFE EXCAVATION WHEN APPROACHING KNOWN OR SUSPECTED GAS FACILITIES.

D. GAS SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.

E. GAS SERVICE SHALL BE POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF ASTM D-2513 AND THE PLASTIC PIPE INSTITUTE PE 2406 FOR MEDIUM DENSITY PIPE.

F. ALL GAS SERVICES WERE INSTALLED AT A MINIMUM OF 1'-6" OF COVER. SEE NOTE C. ABOVE.

G. FOR ADDITIONAL GAS FACILITY RECORD INFORMATION, CALL (513) 287-3636.

H. GAS FACILITIES ARE TO BE KEPT IN SERVICE AT ALL TIMES.

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO GAS FACILITIES DURING OR AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION. ALL DAMAGE TO GAS FACILITIES REQUIRING ADJUSTMENTS, RELOCATIONS AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

J. THE CONTRACTOR SHALL SHEET AND SHORE ALL EXCAVATIONS AS REQUIRED TO CONTINUOUSLY SUPPORT GAS FACILITIES WITHIN THE ZONE OF INFLUENCE (AS DETERMINED BY THE NATURAL ANGLE OF REPOSE OF THE SOIL).

K. CROSSING BURIED GAS FACILITIES WITH HEAVY CONSTRUCTION EQUIPMENT MAY CAUSE DAMAGE TO THE GAS FACILITIES. CONTACT THE GAS ENGINEERING DEPARTMENT FOR DETAILS ON HOW TO PROTECT THE GAS FACILITIES FROM DAMAGE.

L. THE CONTRACTOR SHALL NOT BACKFILL EXPOSED GAS FACILITIES UNTIL THE UTILITY HAS INSPECTED ITS FACILITIES AND PERFORMED ANY MAINTENANCE AND/OR ADJUSTMENTS THAT MAY BE REQUIRED.

M. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING ANY DAMAGE TO EXISTING GAS FACILITIES. THIS INCLUDES PROTECTION OF COATINGS AND WRAPPINGS ON STEEL GAS MAINS. IT ALSO INCLUDES ANY DAMAGE WHICH MAY HAVE OCCURRED TO PLASTIC GAS MAINS, SUCH AS CRIMPS OR GOUGES.

N. BLASTING OR OTHER CONSTRUCTION PROCEDURES WHICH MAY TRANSMIT LOADS OR VIBRATIONS IN THE VICINITY OF GAS FACILITIES MUST BE APPROVED BY THE GAS ENGINEERING DEPARTMENT. A BLASTING PLAN, IDENTIFYING ALL PERTINENT INFORMATION, MUST BE SUBMITTED IN WRITING BY A BLASTING EXPERT PRIOR TO ANY WORK.

SANITARY SEWERS

A. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER DEPARTMENT. WHEN IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL PREVAIL.

B. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

C. SANITARY CONNECTIONS TO EXISTING MANHOLES (IF APPLICABLE) MUST BE CORE DRILLED AND RUBBER GASKET INSTALLED.

D. NO BUILDING SHALL BE CONNECTED TO A SEWER LATERAL UNTIL THE BUILDING IS UNDER ROOF.

E. SANITARY SHALL BE A MINIMUM OF SDR 35 FOR DEPTHS LESS THAN 16 FEET AND SDR 26 FOR DEPTHS GREATER THAN OR EQUAL TO 16 FEET.

F. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE BUTLER COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.

G. SANITARY SEWER MATERIALS AND INSTALLATION TO BE AS PER BUTLER COUNTY WATER AND SEWER SPECIFICATIONS, USING SECTION 3110 FOR PVC SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE; SECTION 3410 FOR MANHOLES.

H. CROSSINGS:
WHENEVER A SANITARY SEWER AND WATER MAIN MUST CROSS, THE SEWER SHALL BE AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES MEASURED BETWEEN THE OUTSIDE PIPE WALLS, BELOW THE BOTTOM OF THE WATER MAIN. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE WATER MAIN SHALL BE RELOCATED OR THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:

1. A SEWER PASSING OVER OR UNDER THE WATER MAIN SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN.
2. THE SEWER CROSSING SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
3. WHERE A WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

I. PROVIDE THE BUTLER COUNTY ENGINEER'S OFFICE WITH A FORTY-EIGHT (48) HOUR NOTICE PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING SANITARY INSTALLATION BY CALLING (513) 785-4145.

J. BUTLER COUNTY WATER & SEWER DEPARTMENT 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 OR WATER MAIN

K. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF 4 FT 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 1 FT ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OF 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.

L. ALL SANITARY SEWER LATERALS SHALL BE AT LEAST 4 FEET BELOW A PROPOSED BASEMENT FLOOR ELEVATION AT THE POINT OF CONNECTION TO SEWER MAIN AND SHALL NOT EXCEED A DEPTH OF 12 FEET BELOW FINISH GRADE AT THE END OF THE LATERAL AT THE RIGHT-OF-WAY UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY.

M. PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT OF WAY OR WITHIN THE EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES

N. SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

O. SANITARY LATERALS SHALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY/RIGHT-OF-WAY OR TO THE EDGE OF THE EASEMENT, WHICHEVER IS GREATER.

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STATE OF OHIO
MORK J. LACHNIET
E-71746
PROFESSIONAL ENGINEER
2-2-18

Item	Revision Description	Date	Drwn:	Chk:
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3				
4				
5				
6				
7				
8				
9				

THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN

COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

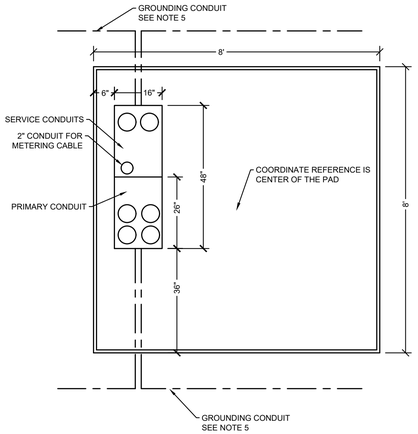
SITE NOTES

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

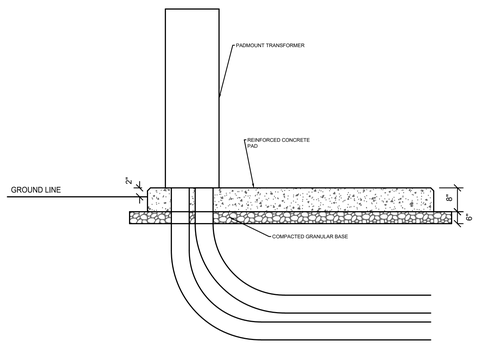
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Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: C2.0

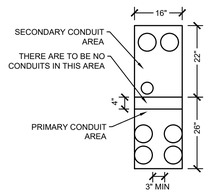
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PLAN VIEW



SECTION VIEW



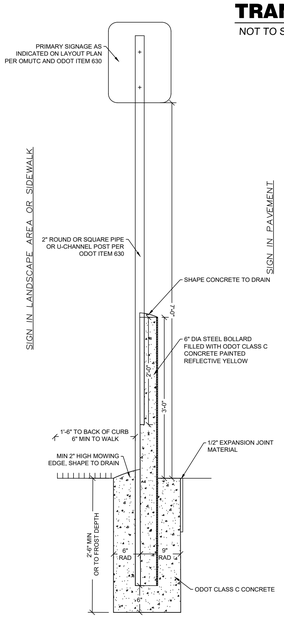


NOTES:
1. PRIMARY CONDUIT MUST BE INSTALLED AS SHOWN
2. SECONDARY/SERVICE DUCTS MUST BE INSTALLED WITHIN THE 16"X22" SECONDARY BOXOUT AREA.
3. CONDUIT SHOULD EXTEND AT LEAST 3" ABOVE THE BOTTOM OF THE BOXOUT BUT NOT ABOVE THE SURFACE OF THE PAD.

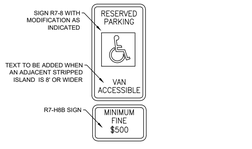
NOTES:
1. DUKE ENERGY SHALL BE RESPONSIBLE FOR DETERMINING THE FINAL LOCATION FOR THE TRANSFORMER PAD. THE CUSTOMER SHALL PROVIDE A LEVEL LOCATION FOR A PADMOUNTED TRANSFORMER INSTALLATION AS DIRECTED BY THE COMPANY. THE TRANSFORMER MUST BE LOCATED ADJACENT TO AND WITHIN 20 FEET OF A DRIVEWAY OR OTHER AREA ACCESSIBLE TO DUKE ENERGY CONSTRUCTION AND MAINTENANCE EQUIPMENT. NO PART OF THE TRANSFORMER PAD MAY BE WITHIN 10FT FROM ANY COMBUSTIBLE WALL, WINDOW, OR VENTILATION OPENING AND 20FEET FROM ANY DOORWAY IN A BUILDING. THERE MUST BE AT LEAST 3 FEET OF CLEARANCE BETWEEN CUSTOMER EQUIPMENT OR LANDSCAPING AND THE SIDE OF THE TRANSFORMER PAD AND 10 FEET OF CLEARANCE TO THE FRONT OF THE TRANSFORMER PAD.
2. CONCRETE SHALL BE REINFORCED WITH #4 BAR IN EACH DIRECTION AT 8" O.C.
3. THE SURFACE OF THE TRANSFORMER PAD SHALL BE FLAT, SMOOTH AND LEVEL WITHIN AN INCH IN ALL DIRECTIONS.
4. THE EDGE OF THE TRANSFORMER PAD SHALL HAVE A 1" BEVEL FORMED INTO THE TOP EDGE.
5. A 1" ID PVC CONDUIT SHALL BE INSTALLED IN THE CONCRETE AS SHOWN IN THE SKETCH FOR THE INSTALLATION OF GROUNDING CONDUCTORS.
6. THE CUSTOMER SHALL PROVIDE ALL MATERIALS AND EXCAVATION LABOR NECESSARY TO INSTALL THE TRANSFORMER PAD.
7. THE CUSTOMER SHALL INSTALL, OWN AND MAINTAIN CONDUITS ENTERING THE TRANSFORMER PAD. IT SHALL BE INSTALLED IN ACCORD WITH DUKE ENERGY STANDARDS. THE CONDUIT SHALL BE MADE FROM POLYVINYL CHLORIDE AND SUITABLE FOR USE WITH UNDERGROUND ELECTRIC DISTRIBUTION CABLES RATED AT 90° C. ALL CONDUITS SHALL HAVE A UL LISTING AND SCHEDULE 40 RATING CLEARLY PRINTED ON THE EXTERIOR SURFACE. FOR PRIMARY JACKETED CONCENTRIC NEUTRAL PRIMARY CABLES, THE MINIMUM INSIDE DIAMETER OF THE CONDUIT SHALL BE 5", DUKE ENERGY MAY REQUIRE LARGER SIZED. ALL CONDUITS MUST HAVE A PULL STRING INSTALLED AND BE CAPPED TO PREVENT DEBRIS FROM GETTING INTO THE CONDUIT.
8. THE MAXIMUM NUMBER OF CONDUITS ENTERING INTO THE SECONDARY AREA OF THE PAD OPENING SHALL BE 12 (4" DIA) UNLESS SPECIFICALLY APPROVED BY A DUKE ENERGY CUSTOMER PROJECTS COORDINATOR,
9. REFER TO DUKE ENERGY STANDARD DRAWING 673, 674, 675

TRANSFORMER PAD

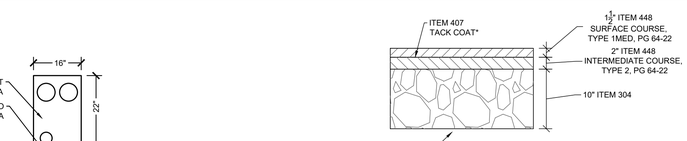
NOT TO SCALE



TYPICAL SIGNAGE

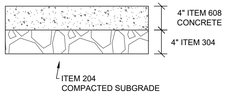


TYPICAL HANDICAP SIGNAGE

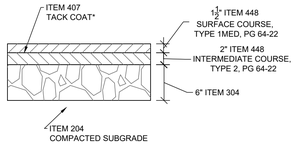


HEAVY DUTY ASPHALT

* ITEM 407 TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBJECTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.100 GAL/SQ YD.

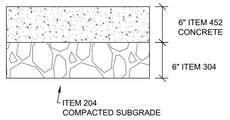


SIDEWALK

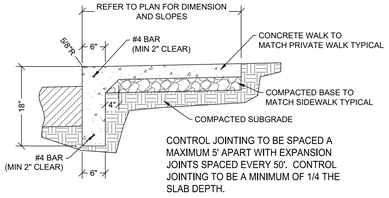


NORMAL DUTY ASPHALT

* ITEM 407 TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBJECTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.100 GAL/SQ YD.



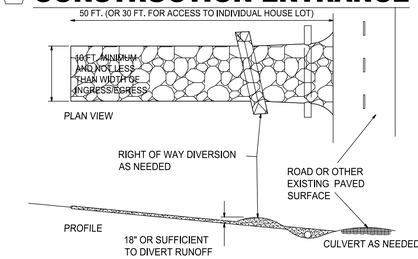
CONCRETE PAVEMENT



CONTROL JOINTING TO BE SPACED A MAXIMUM 5' APART WITH EXPANSION JOINTS SPACED EVERY 50'. CONTROL JOINTING TO BE A MINIMUM OF 1/4 THE SLAB DEPTH.

INTEGRAL CURB AND WALK

21 CONSTRUCTION ENTRANCE



1. STONE SIZE - MINIMUM TWO-INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50 FT. (EXCEPT ON SINGLE RESIDENCE LOTS WHERE A 30-FT. MINIMUM LENGTH APPLIES.

3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.

4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

5. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.

6. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.

8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING. ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED.

9. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE.

1 SEEDING AND MULCHING

SPREAD 4 TO 6 INCHES OF TOPSOIL.
FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10 LB./1000 SQ. FT. OF 20-10-10 OR 10-10-10 FERTILIZER.)
SEED WITH AN APPROPRIATE MIX FOR THE SITE (SEE TABLE.) RAKE LIGHTLY TO COVER SEED WITH 1/4" OF SOIL. ROLL LIGHTLY.
MULCH WITH STRAW (70-90 LB. OR ONE BALE PER 1000 SQ. FT.)
ANCHOR MULCH BY PUNCHING 2 INCHES INTO THE SOIL WITH A DULL, WEIGHTED DISK OR BY USING NETTING OR OTHER MEASURES ON STEEP SLOPES, OR WINDY AREAS. WATER GENTLY EVERY DAY OR TWO TO KEEP SOIL MOIST. LESS WATERING IS NEEDED ONCE GRASS IS 2 INCHES TALL.

TEMPORARY SEEDING SPECIES SELECTION

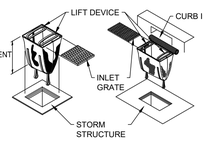
SEEDING DATES	SPECIES	LB./1,000 FT. ²	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED. PERMANENT SEEDING TO BE AS PER LANDSCAPING PLANS

3 PRESERVE EXISTING VEGETATION

WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
PLACE PLASTIC MESH OR SNOW FENCE BARRIERS AROUND TREES TO PROTECT THE AREA BELOW THEIR BRANCHES.

25 MANUFACTURED INLET COVERS



1. INSTALL ON STRUCTURES AS THEY ARE INSTALLED.
2. INSPECT WEEKLY AND AS DIRECTED IN THE STORMWATER POLLUTION PREVENTION PLAN. REPAIR/REPLACE AS NEEDED
3. REMOVE COLLECTED SEDIMENT WHEN THE BAG APPEARS 1/3 FULL
4. DISPOSE OF INORGANIC MATERIAL PROPERLY.

5 SILT FENCE

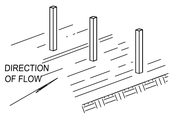
INSTALLATION

1. PUT UP BEFORE ANY OTHER WORK IS DONE.
2. INSTALL ON DOWNSLOPE SIDE(S) OF SITE WITH ENDS EXTENDED UP SIDESLOPES A SHORT DISTANCE.
3. PLACE PARALLEL TO THE CONTOUR OF THE LAND AND AT THE FLATTEST AREA AVAILABLE TO ALLOW WATER TO POND BEHIND FENCE.
4. STAKE TO BE A MINIMUM OF 32 INCHES LONG
5. MINIMUM HEIGHT SILT FENCE 16 INCHES ABOVE ORIGINAL GROUND SURFACE
6. LEAVE NO GAPS BETWEEN SECTIONS OF SILT FENCE INSPECT AND REPAIR ONCE A WEEK AND AFTER EVERY 1/2 INCH RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.
7. MAXIMUM DISTANCE FROM TOE OF THE SLOPE, LEAVING AT LEAST 5' DISTANCE.
8. STAKE ON DOWNHILL SIDE OF GEOTEXTILE WITH 8" OF CLOTH CLOTH BELOW THE GROUND SURFACE; EXCESS MATERIAL TO LAY ON THE BOTTOM OF 6" TRENCH
9. ODOT TYPE "C" GEOTEXTILE FABRIC OR EQUAL
10. MAINTAIN UNTIL A LAWN IS ESTABLISHED.

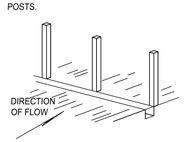
MATERIALS AND WORKMAN SHIP SHALL CONFORM TO ODOT ITEM 207, THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL, AND THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION OF A FILTER BARRIER

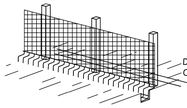
1. SET THE STAKES.



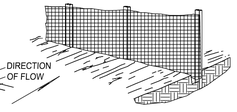
2. SET THE POSTS AND EXCAVATE A 6" X 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



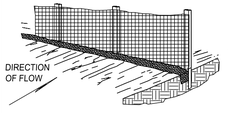
3. STAPLE WIRE FENCING TO THE POSTS.



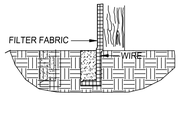
4. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.

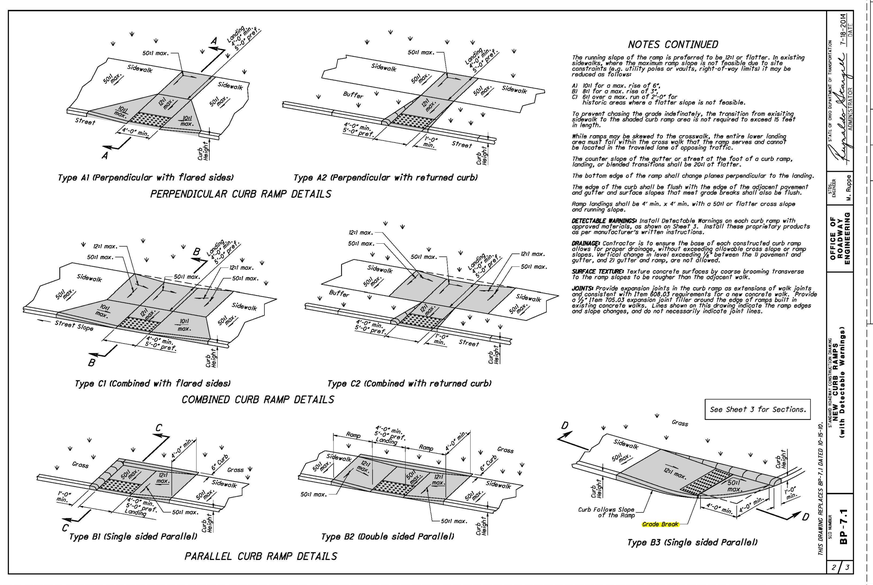


5. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.





NOTES CONTINUED

The running slope of the ramp is preferred to be 1in or flatter. In existing constrained areas, the maximum ramp slope is not possible due to site constraints (e.g. utility poles or vaults, right-of-way limits) it may be reduced as follows:

A) 10:1 for a max. rise of 6".
B) 12:1 for a max. rise of 3".
C) 14:1 for a max. run of 2'-0" for historic areas where a flatter slope is not feasible.

To prevent chasing the grade unfatefully, the transition from existing to ramp to the shaded curb ramp area is not required to exceed 8 feet in length.

While ramps may be skewed to the crosswalk, the entire lower landing area must fall within the cross walk that the ramp serves and cannot be located in the traveled lane of opposing traffic.

The counter slope of the gutter or street at the foot of a curb ramp, landing, or blended transitions shall be 20in or flatter.

The bottom edge of the ramp shall change planes perpendicular to the landing.

The edge of the curb shall be flush with the edge of the adjacent pavement and gutter and surface slopes that meet grade breaks shall also be flush.

Ramp landings shall be 4' min. x 4' min. with a 5in or flatter cross slope and running slope.

DETECTABLE WARNINGS: Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding ¼" between the ti pavement and gutter, and ti gutter and ramp, are not allowed.

SURFACE TEXTURE: Texture concrete surfaces by coarse brooming transverse to the ramp slopes to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a ½" Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.

OFFICE OF ROADWAY ENGINEERING
"NEW CURB RAMPS" (with Detectable Warnings)
7-18-2014
SCALE: NONE
SHEET NO. BP-7.1
THIS DRAWING REPLACES BP-1.1 DATED 10-15-10.
2 / 3

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Item	Revision Description	Date	Drwn:	Chk:
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3				
4				
5				
6				
7				
8				
9				

STATE OF OHIO
MORK J. LACHNIET
E-71746
PROFESSIONAL ENGINEER
2-2-18

THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN

COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

SITE DETAILS

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 15M040-000 CD HYATT
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: C2.1

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Plot time: Jan 31, 2018 - 9:13am
Drawing name: J:\2015\15M040-000\CV\DWG\15M040-000 CD Hyatt.dwg - Layout Tab: C2-1 Details

HATCH LEGEND

SEE SHEET 2.1 FOR DETAILS

- NORMAL DUTY ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK
- CONCRETE PAVEMENT

NOTE:
UNLESS OTHERWISE NOTED
ALL EDGE OF PAVEMENT RADII
ARE 4.5' .

S05°39'50"W 403.84'

S81°38'29"E 145.80'

S51°31'20"E 119.72'

S84°19'53"E 185.55'

S10°30'56"W 43.73'

N5°40'07"E 322.00'

N5°40'07"E 128.00'

N5°40'07"E 267.00'

S05°39'38"W 85.31'

N85°11'11"W 120.01'

N05°39'53"E 85.37'

N84°19'53"W 243.50'

N62°10'52"W 192.27'

N63°14'05"W 200.21'

N38°27'36"E 453.88'

91.18'

77.70'

84.44'
ODOT RIGHT OF WAY

25.00' BUILDING SETBACK

6.00' PARKING SETBACK

18.89' PARKING SETBACK

PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING MATERIALS

BEGIN ODOT TYPE 6 CURB

BEGIN I.C.W. END ODOT TYPE 6 CURB

END I.C.W. BEGIN ODOT TYPE 6 CURB

PROPOSED DUMPSTER ENCLOSURE

HYATT HOUSE HOTEL
5 STORY
136 GUEST ROOMS
FF=895.25
AREA= 4.057 ACRES

CURB RAMP TYPE B3
CONNECT TO EX CURB

DIRECTIONAL SIGNAGE SEE DETAIL 03 ON A0.01

CROSS WALK LINES

CONNECT TO EX PAVEMENT

REMOVE EXISTING CURB AND SIDEWALK WITHIN DRIVEWAY LIMITS

CONNECT TO EX WALK

MONUMENT SIGNAGE SEE DETAIL 02 ON A0.01

EX. SEWER EASEMENT

ODOT TYPE 6 CURB

STAINED AND PATTERNED CONCRETE COLOR AND PATTERN TO BE APPROVED BY OWNER

CURB RAMP TYPE A1

CURB RAMP TYPE B2

HC SIGN

CURB RAMPS TYPE B2

BEGIN I.C.W. END ODOT TYPE 6 CURB

END I.C.W BEGIN ODOT TYPE 6 CURB

END ODOT TYPE 6 CURB BEGIN I.C.W.

FLUSHED HEIGHT CURB

FLAG POLES

RETAINING WALL A WITH RAILING 224 LF

RETAINING WALL B WITH RAILING 99 LF

PROPOSED RIGHT OF WAY

EX. DRAINAGE EASEMENT

EX. SEWER EASEMENT

COX ROAD

LIBERTY WAY

PARKING SUMMARY			
USE	AREA/ ROOMS	PARKING REQUIRED	PARKING PROVIDED
HOTEL	136 ROOMS 103,711 SQ. FT. 5 STORIES	136	
RETAIL	8,101 SQ. FT.	21 @1 per 400 s.f.	
TOTAL		157	179

LOT COVERAGE		
LOCATION	AREA(Acres)	% OF TOTAL
PARKING	1.60	39%
BUILDING	0.60	15%
WALKS	0.25	6%
LANDSCAPE	1.61	40%
TOTAL	4.06	

Basis of Bearing:
State Plane NAD83 (2011)

0 10 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3	SITE REGRADE	09-10-18	MJL	
4	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
5	REVISED PER CLIENT COMMENTS	09-24-18	MJL	
6	REVISED PER CLIENT COMMENTS	04-17-19	CJO	JSD
7				
8				
9				

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THE FIELDS AT LIBERTY WAY
HYATT HOUSE
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

LAYOUT PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 40-000 CD HYATT CJO OPT2
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: C3.0

Plot time: Apr 17, 2019 - 11:51am
Drawing name: J:\2015\15M040-000\CV\DWG\15M040-000 CD Hyatt CJO OPT2.dwg - Layout Tab: C3-0 Layout



EMERGENCY ASPHALT ROAD



EXAMPLE TWO RAIL FENCE

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

Item	Revision Description	Date	Drwn	Chk
1	FINAL DEVELOPMENT PLAN COMMENTS	12-01-17	MJL	
2	BUILDING PERMIT	2-23-18	MJL	
3	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
4	REVISED PER CLIENT COMMENTS	04-17-19	CJO	JSD
5				
6				
7				
8				
9				

THE FIELDS AT LIBERTY WAY
HYATT HOUSE
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

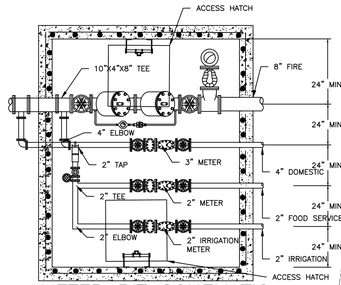
OVERALL PLAN

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Drawing: 15M040-000 CD HYATT CJO OPT2
Drawn by: MJL
Checked By:
Issue Date: 12-01-17
Sheet: **C3.1**

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Plot time: Apr 17, 2019 - 11:55am
Drawing name: J:\2015\15M040-000\CVD\DWG\15M040-000 CD Hyatt CJO OPT2.dwg - Layout Tab: C3-1 Overall



METER PIT SCHEMATIC

NOTE: REFER TO BUTLER COUNTY WATER AND SEWER DUAL SERVICE SETTING W/BACKFLOW DEVICE PIT FOR FURTHER DETAILS AND DESCRIPTIONS

ODOT CB2-3
T/G=893.32
15"(N)INV=889.02 (1)

ODOT CB2-2B
T/G=894.53
12"(E)INV=888.54 (12)

45° BENDS

PROPOSED 6" FIRE HYDRANT ASSEMBLY (17)

6" X 8" TEE

8" FIRE LINE

LOWER WATER UNDER STORM

4" DOMESTIC

2" FOOD SERVICES

142'-15"STM@1.00%

EXISTING CB 2-4
ADJUST TO GRADE
EX T/G=891.58
T/G=892.68
12" STM = 889.65
15"(S)INV=887.80 (2)
24"(E)INV=886.43

32'-12" STM @ 1.04%

YARD DRAIN
T/GR=894.40
INV=889.77
8'-6" STM @ 21.63%
6" STM INV=891.50

YARD DRAIN
T/GR=894.31
INV=889.44
7'-6" STM @ 30.00%
6" STM INV=891.50

LOWER WATER UNDER STORM

YARD DRAIN
T/GR=894.86
INV=891.50

45° BENDS

45° BENDS

2" FOOD SERVICES

ODOT CB2-2B
T/G=892.91
12"(W)INV=888.12
12"(N)INV=888.12
18"(S)INV=887.62 (13)

YARD DRAIN
W/ PEDESTRIAN SAFE GRATES
T/G=894.58
12"(E)INV=889.97
12"(S)INV=889.97 (41)

92'-12"STM@2.00%

18'-12"STM@0.94%

YARD DRAIN
T/G=894.73
12"(S)INV=891.00
12"(N)INV=891.00 (11)

YARD DRAIN
T/G=894.73
12"(S)INV=891.33 (10)

2000 GAL GREASE INTERCEPTOR

84'-18"STM@0.48%

LOWER WATER UNDER STORM

YARD DRAIN
W/ PEDESTRIAN SAFE GRATES
T/G=895.00
12"(N)INV=890.14
12"(W)INV=890.14
12"(SE)INV=890.14 (60)

33'-12"STM@1.00%

18'-12"STM@3.88%

17'-12"STM@1.00%

YARD DRAIN
W/ PEDESTRIAN SAFE GRATES
T/G=885.07
12"(NW)INV=890.31 (61)

ODOT CB2-3
T/G=892.91
18"(E)INV=887.22
18"(N)INV=887.22 (14)

8" FIRE LINE

4" DOMESTIC

2" FOOD SERVICES

FF=895.25

EX CB
ADJUST TO GRADE
EX T/GR=891.67
T/G=892.79
24"(W)INV=885.67
24"(E)INV=885.67 (3)

EX STM MH
T/R=895.78
INV=890.33

COORDINATE LOCATION, SIZE, METER AND CONNECTION POINT WITH DUKE ENERGY FOR GAS LINE

CONNECT TO EX SAN WITH INSERTA TEE
INV~ 879.67

EX SAN MH
EX T/RIM=889.37
INV=879.69
ADJUST TO GRADE
PROP T/RIM~895

EX CB
T/GR=889.88
24"(NE)INV=884.90
24"(SW)INV=884.90

13'-6" SAN LAT@3.62%

6" X 8" TEE

6" WYE
INV=881.47

6" SAN LAT
INV=891.50

46'-6" SAN LAT@22.67%

IRRIGATION STUB

CONTROL MH
T/RIM=895
INV=880.14
65'-6" SAN LAT@2.08%

LOWER WATER UNDER STORM

CLEAN OUT ON 45° BEND
INV=881.49

39.99'

6" STM INV=886.00

6" STM INV=891.50

6" STM INV=891.50

6" STM INV=891.50

8" STM INV=891.50

6" SAN LAT
INV=890.01

19'-6" SAN LAT@5.10%

49'-6" SAN LAT@3.00%

CLEAN OUT ON 45° BEND
INV= 882.96

CLEAN OUT ON 45° BEND
INV=889.04

10" WM

DUAL SERVICE WATER METER PIT
WITH 3" DOMESTIC METER
2" FOOD SERVICES METER
2" IRRIGATION METER
AND FDC, STUB IRRIGATION SUMP TO STM
SEE SCHEMATIC UPPER LEFT

95'-6" SUMP @ 1.04%

85'-6" SAN LAT@3.00%

6" CLEANOUT
INV=885.51

99'-6" SAN LAT@3.00%

11'-6" SAN LAT@5.10%

CLEAN OUT ON 45° BEND
INV= 888.48

EX CB
AJUST TO GRADE
EX T/GR=892.58
T/G=891.95
24"(W)INV=885.30
24"(SE)INV=885.30 (4)

CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE

FIELD VERIFY EX 24" STM
INV~ 883.81

25'-30"STM@0.50%

65'-8" STM @ 4.16%

ODOT CB2-4
T/G=891.88
6" INV = 888.71
30"(N)INV=883.19 (21)
30"(S)INV=883.19

73'-8" STM @ 4.22%

ODOT CB2-4
T/G=891.64
8" INV=888.34
30"(S)INV=882.63
30"(E)INV=882.63 (22)

76'-8" STM @ 4.16%

111'-30"STM@0.50%

16'-30"STM@0.51%

ODOT HW 2.2
30"(W)INV=882.54 (23)

REMOVE EX STM

Storm Manhole
PLACE ON EX 24" STM
T/G=890.80
18"(W)INV=886.39 (20)
30"(N)INV=883.31

POTENTIAL GAS METER LOCATION

RELOCATED HEADWALL
24"(NW)INV=882.84 (6)

RELOCATE EX HEADWALL AND REMOVE 13' OF PIPE

EX STM CB
T/GR=888.48
INV=884.50

EX STM MH
T/R=887.72
INV=882.67

EX SAN MH
T/RIM=889.31
INV=878.82

COX ROAD

BLOCK UP EX 30" ORIFICE AND REPLACE EX 2" ORIFICE WITH 2.5" INSTALL 15" ORIFICE INV= 883.50 INSTALL 16"X36" WINDOW @ 885.50

EX CB
T/GR=886.86
30" INV=883.46
2" INV=881.96
24" INV=881.96 (5)

COORDINATE LOCATION, SIZE, METER AND CONNECTION POINT WITH DUKE ENERGY FOR GAS LINE

Basis of Bearing:
State Plane NAD83 (2011)

0 10 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3	SITE REGRADE	06-15-18	MJL	
4	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
5	REVISED PER CLIENT COMMENTS	04-17-19	CJO	JSD
6				
7				
8				
9				

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THE FIELDS AT LIBERTY WAY
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COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

UTILITY PLAN

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6960 West Chester Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 15M040-000 CD HYATT CJO OPT2
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: **C4.0**

Plot time: Apr 17, 2019 - 11:50am
Drawing name: J:\2015\15M040-000\CV\DWG\15M040-000 CD Hyatt CJO OPT2.dwg - Layout Tab: C4-0 Utility

LEGEND

SEE SHEET 2.1 FOR DETAILS

- (1) SEEDING & MULCHING
- (3) PRESERVE EXISTING VEGETATION
- (5) SILT FENCE
- (21) CONSTRUCTION ENTRANCE
- (25) MANUFACTURED INLET COVER

FF=895.25

BOTTOM = 874.00
NORMAL POOL =882.00
WQv = 883.48
100YR = 886.78

EX T/DIKE = 888.80

40.00' SPILLWAY
ELEV=887.00

COX ROAD

Basis of Bearing:
State Plane NAD83 (2011)

0 10 20 30

SCALE: 1" = 20'

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9				

THE FIELDS AT LIBERTY WAY
HYATT HOUSE
COX ROAD & LIBERTY WAY
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BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

GRADING PLAN

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Drawing: 40-000 CD HYATT CJO OPT2
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: **C5.0**

Plot time: Apr. 17, 2019 - 11:49am
Drawing name: J:\2015\15M040-000\CV\DWG\15M040-000 CD Hyatt CJO OPT2.dwg - Layout Tab: C5-0 Grading