

DIXON BAYCO

7280 UNION CENTRE BLVD.
WEST CHESTER TOWNSHIP,
BUTLER COUNTY, OHIO 45014

STORM AS BUILT

SITE INFORMATION

EXISTING USE: UNDEVELOPED
PROPOSED USE: OFFICE/INDUSTRIAL
EXISTING ZONING: A - AGRICULTURAL VACANT LAND

PARCEL ID = M5610008000021
LOT AREA = 217,756.44 SF (4.9990 AC.)

EXISTING IMPERVIOUS = 0 SF (0 AC.)
PROPOSED IMPERVIOUS = 148,828.77 SF (3.4166 AC.)

STANDARD PARKING = 55
ACCESSIBLE PARKING = 4
TOTAL PROPOSED PARKING = 51 (+39 FUTURE SPACES)



VICINITY MAP
N.T.S.

CONTACTS

TELECOMMUNICATIONS

CINCINNATI BELL
BILL SAVITZ
(513) 397-9848

FIBREOPTICS

CINCINNATI BELL
BILL SAVITZ
(513) 397-9848

ELECTRIC

DUKE ENERGY
139 E 4TH STREET
CINCINNATI, OH 45202
JOE ZUERNER
(513) 287-4718

GAS

DUKE ENERGY
139 E 4TH STREET
CINCINNATI, OH 45202
HEATHER STAMPER
(513) 287-4635

WATER

BUTLER COUNTY WATER AND SEWER
130 S. HIGH STREET #5
HAMILTON, OH 45011
CONSTANCE KEPNER
(513) 785-5134

SANITARY

BUTLER COUNTY WATER AND SEWER
130 S. HIGH STREET #5
HAMILTON, OH 45011
CONSTANCE KEPNER
(513) 785-5134

STORM

BUTLER COUNTY ENGINEER'S OFFICE
1921 FAIRGROVE AVENUE
HAMILTON, OH 45011
TERESA BARNES
(513) 785-4142

ZONING

WEST CHESTER TOWNSHIP
9577 BECKETT ROAD SUITE 100
WEST CHESTER, OH 45069
AARON WIEGAND
(513) 759-7226

OWNER

KRM DEVELOPMENT CORPORATION
165-J LOG CANOE CIRCLE
STEVENSVILLE, MD 21666
(410) 604-2622

CONTRACTOR

SCHUMACHER CONSTRUCTION
MANAGEMENT, INC.
6355 CENTRE PARK DR.
WEST CHESTER, OH 45069
(513) 777-9800

ENGINEER/SURVEYOR

THE KLEINGERS GROUP
6305 CENTRE PARK DR.
WEST CHESTER, OH 45069
DAVID WRIGHT
(513) 779-7851

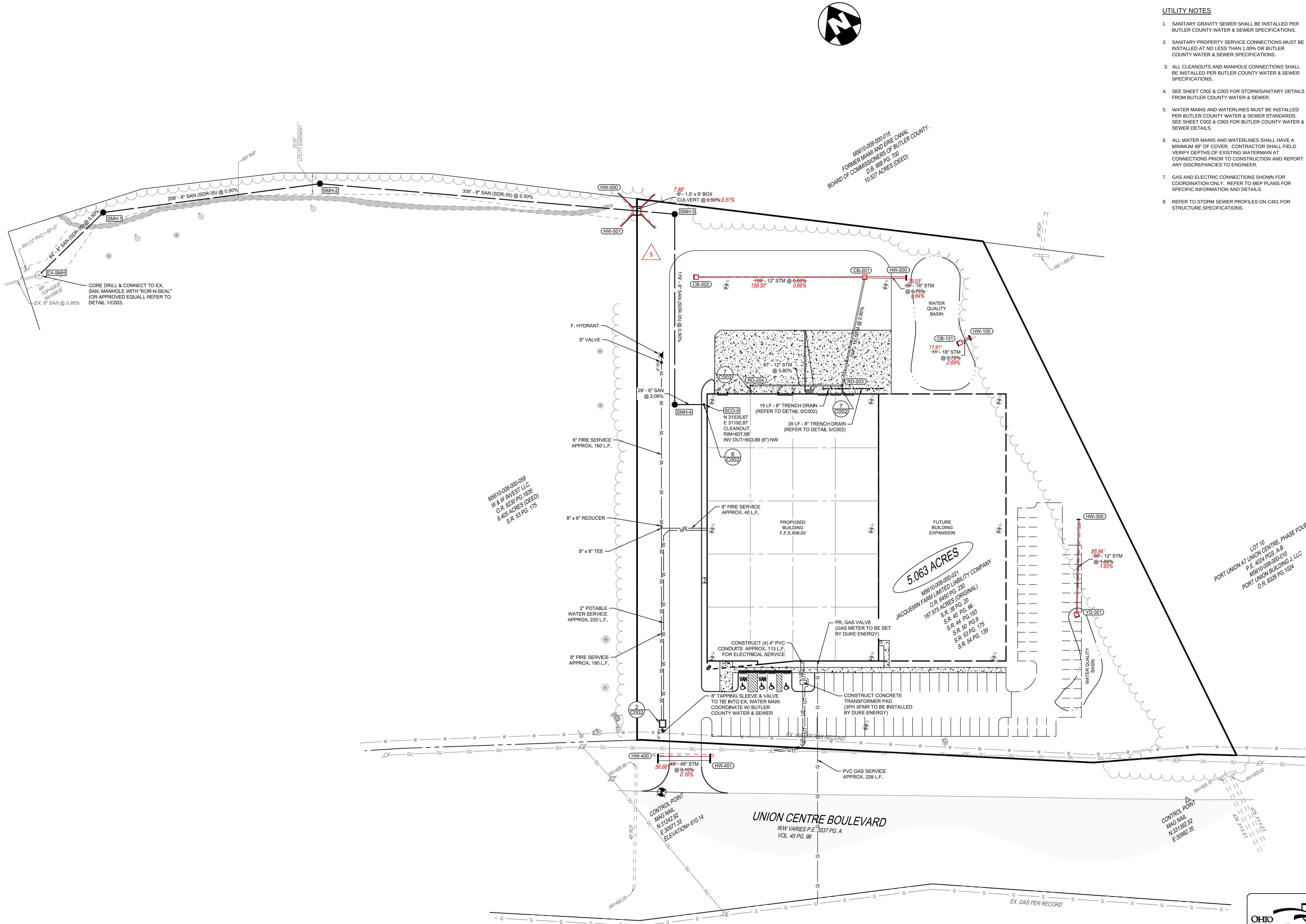
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER OHIO 811 (TOLL FREE PHONE NO. 1-800-362-2764) TWO BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE OHIO 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

SHEET INDEX	
SHEET	TITLE
C000	COVER SHEET
C001	GENERAL NOTES AND DETAILS
C002	UTILITY DETAILS
C003	UTILITY DETAILS
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	LOCATION PLAN
C400	UTILITY PLAN
C401	UTILITY PROFILES
C500	GRADING PLAN
C600	STORMWATER POLLUTION PREVENTION PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
-	COMPOSITE DRAINAGE PLAN

COVER SHEET

C000



UTILITY NOTES

- SANITARY GRAVITY SEWER SHALL BE INSTALLED PER BUTLER COUNTY WATER & SEWER SPECIFICATIONS.
- SANITARY PROPERTY SERVICE CONNECTIONS MUST BE INSTALLED AT NO LESS THAN 1.00% OR BUTLER COUNTY WATER & SEWER SPECIFICATIONS.
- ALL CLEANOUTS AND MANHOLE CONNECTIONS SHALL BE INSTALLED PER BUTLER COUNTY WATER & SEWER SPECIFICATIONS.
- SEE SHEET C002 & C003 FOR STORM/SANITARY DETAILS FROM BUTLER COUNTY WATER & SEWER.
- WATER MAINS AND WATERLINES MUST BE INSTALLED PER BUTLER COUNTY WATER & SEWER STANDARDS. SEE SHEET C002 & C003 FOR BUTLER COUNTY WATER & SEWER DETAILS.
- ALL WATER MAINS AND WATERLINES SHALL HAVE A MINIMUM 48" OF COVER. CONTRACTOR SHALL FIELD VERIFY DEPTHS OF EXISTING WATERMAIN AT CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
- GAS AND ELECTRIC CONNECTIONS SHOWN FOR COORDINATION ONLY. REFER TO MEP PLANS FOR SPECIFIC INFORMATION AND DETAILS.
- REFER TO STORM SEWER PROFILES ON C401 FOR STRUCTURE SPECIFICATIONS.



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:



NO.	DATE	DESCRIPTION
1	2018/09/19	WATER QUALITY REVISIONS
2	2018/10/22	BCWS REVIEW COMMENTS
3	2018/10/29	BCWS REVIEW COMMENTS
4	2018/11/09	SANITARY SEWER REVISION
5	2019/02/15	SANITARY SEWER REVISION

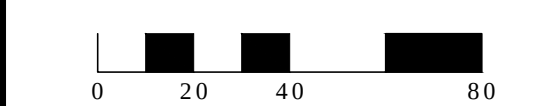
DIXON BAYCO
7280 UNION CENTRE BLVD.

SECTION 10 TOWN 2 RANGE 2 B2M
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH

PROJECT NO: 180242.001

DATE: 08/21/2018

SCALE:



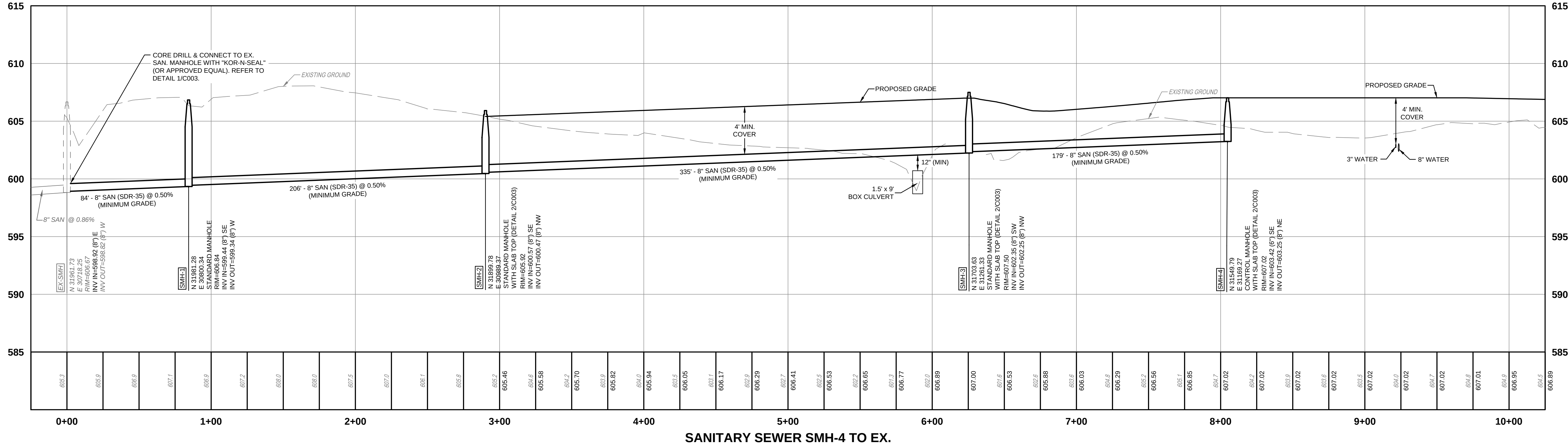
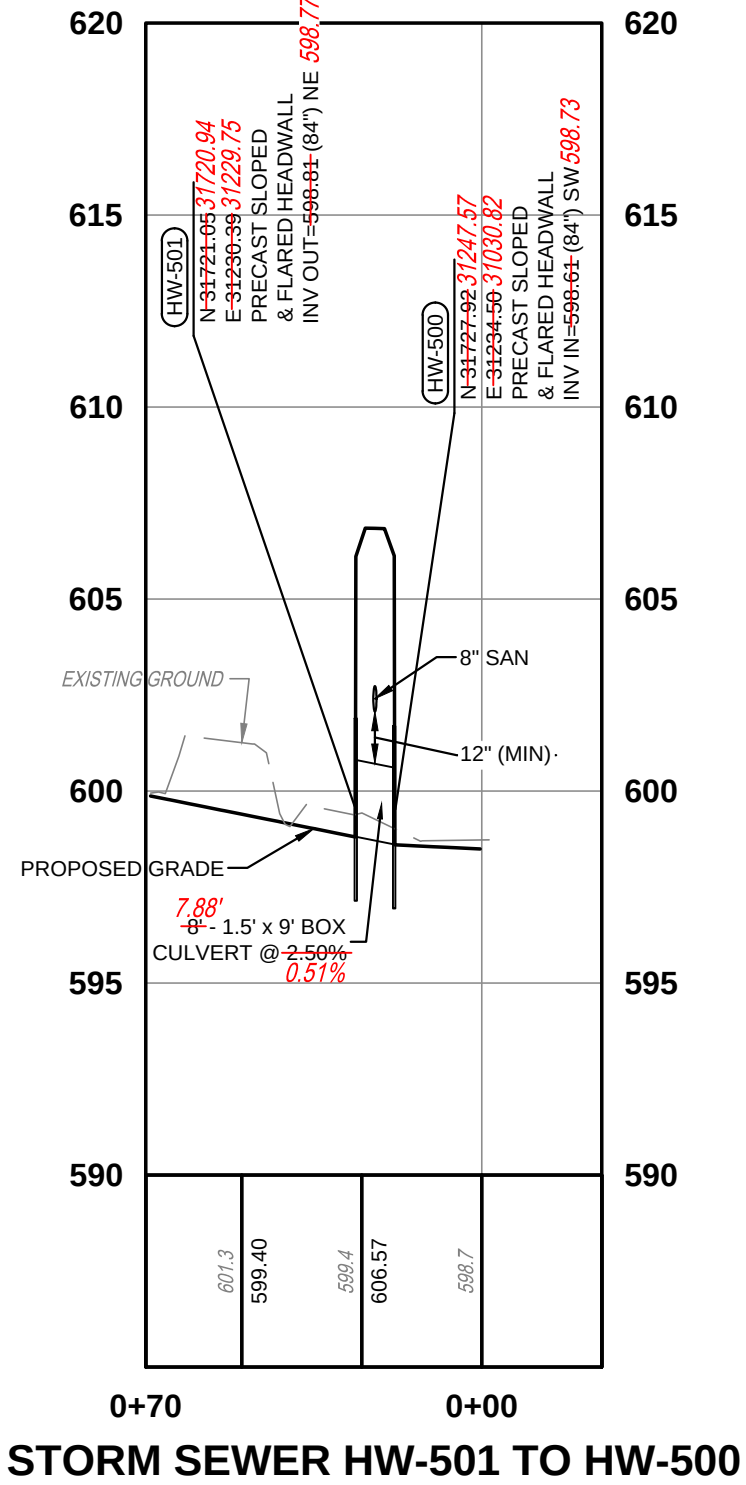
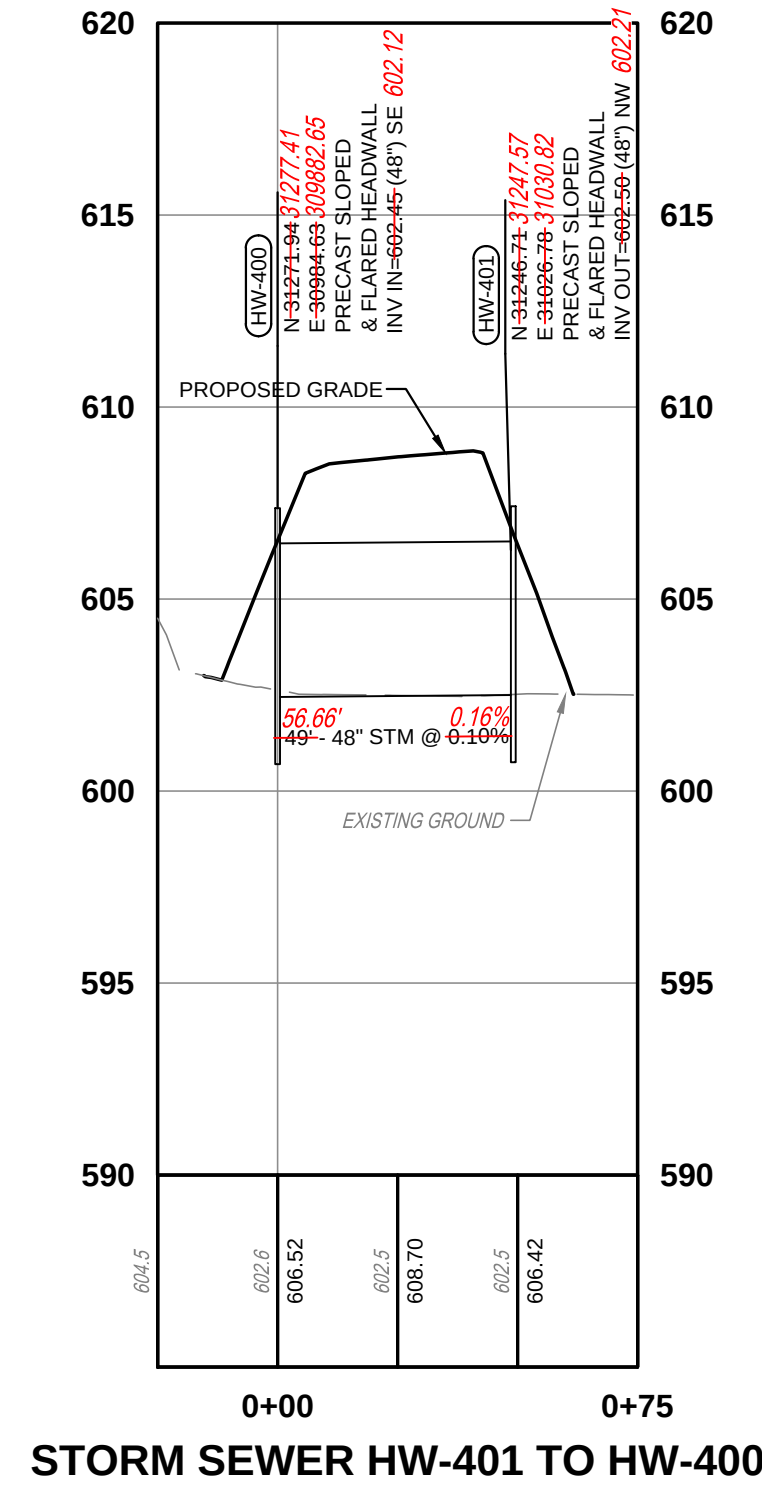
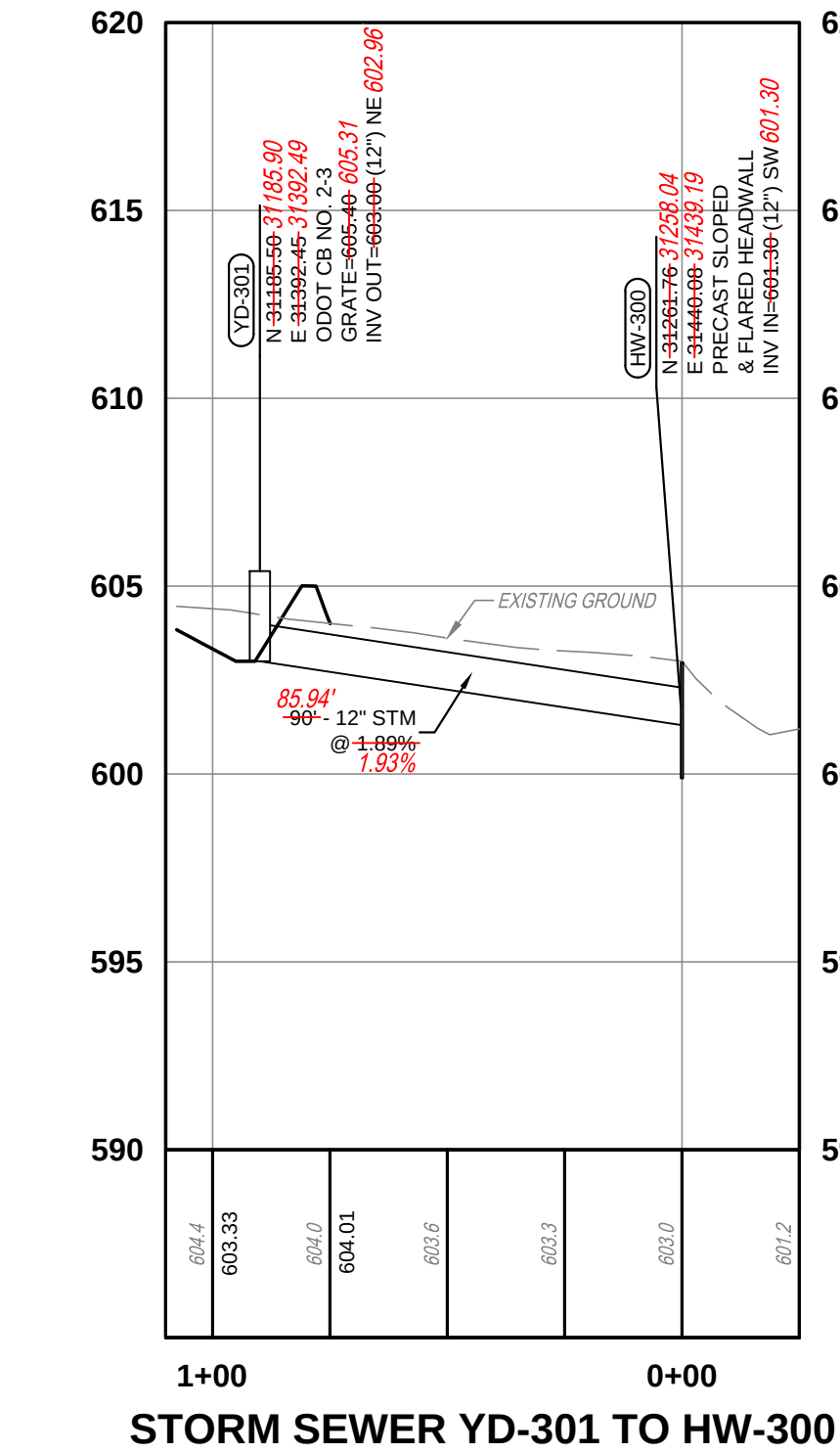
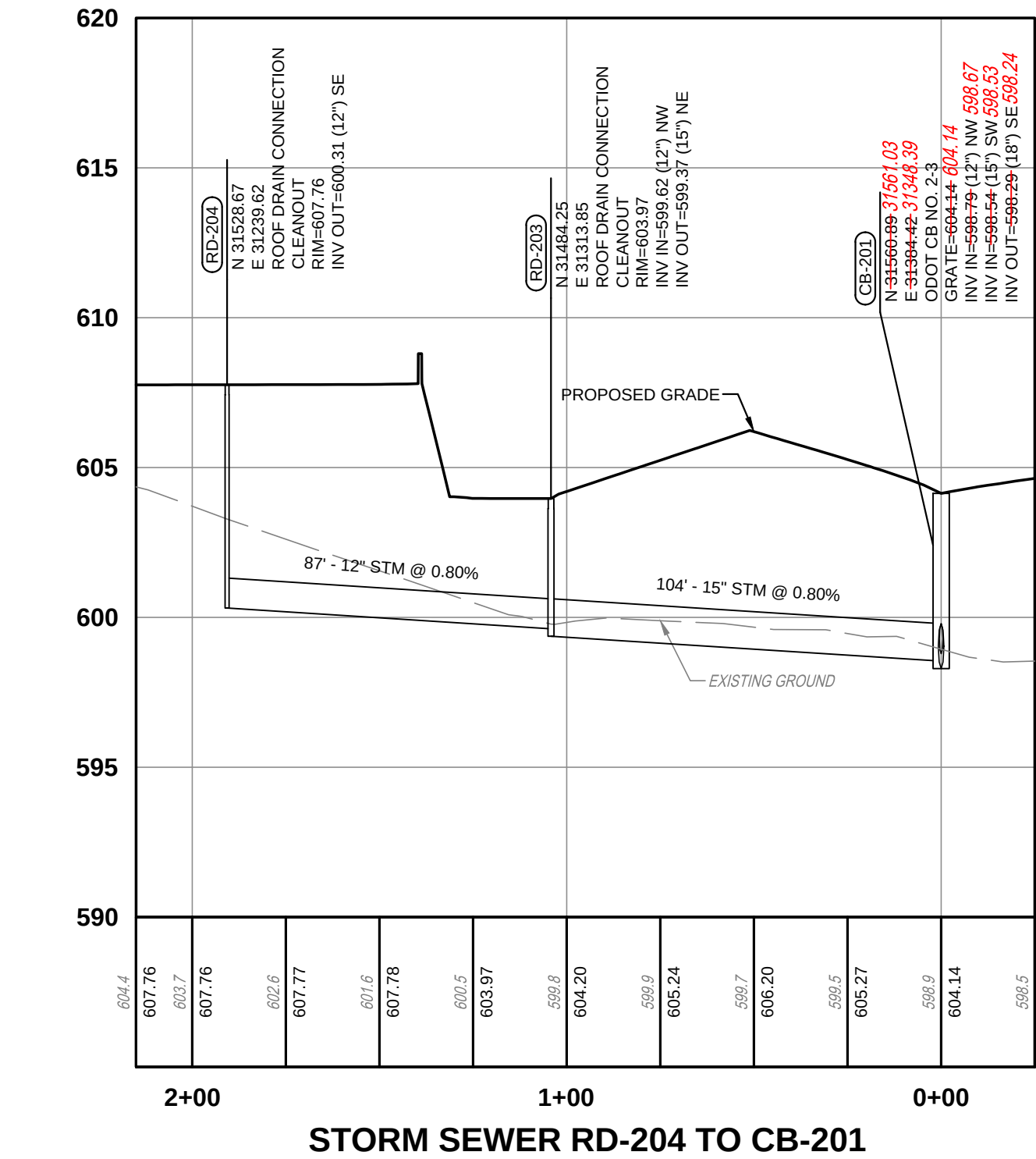
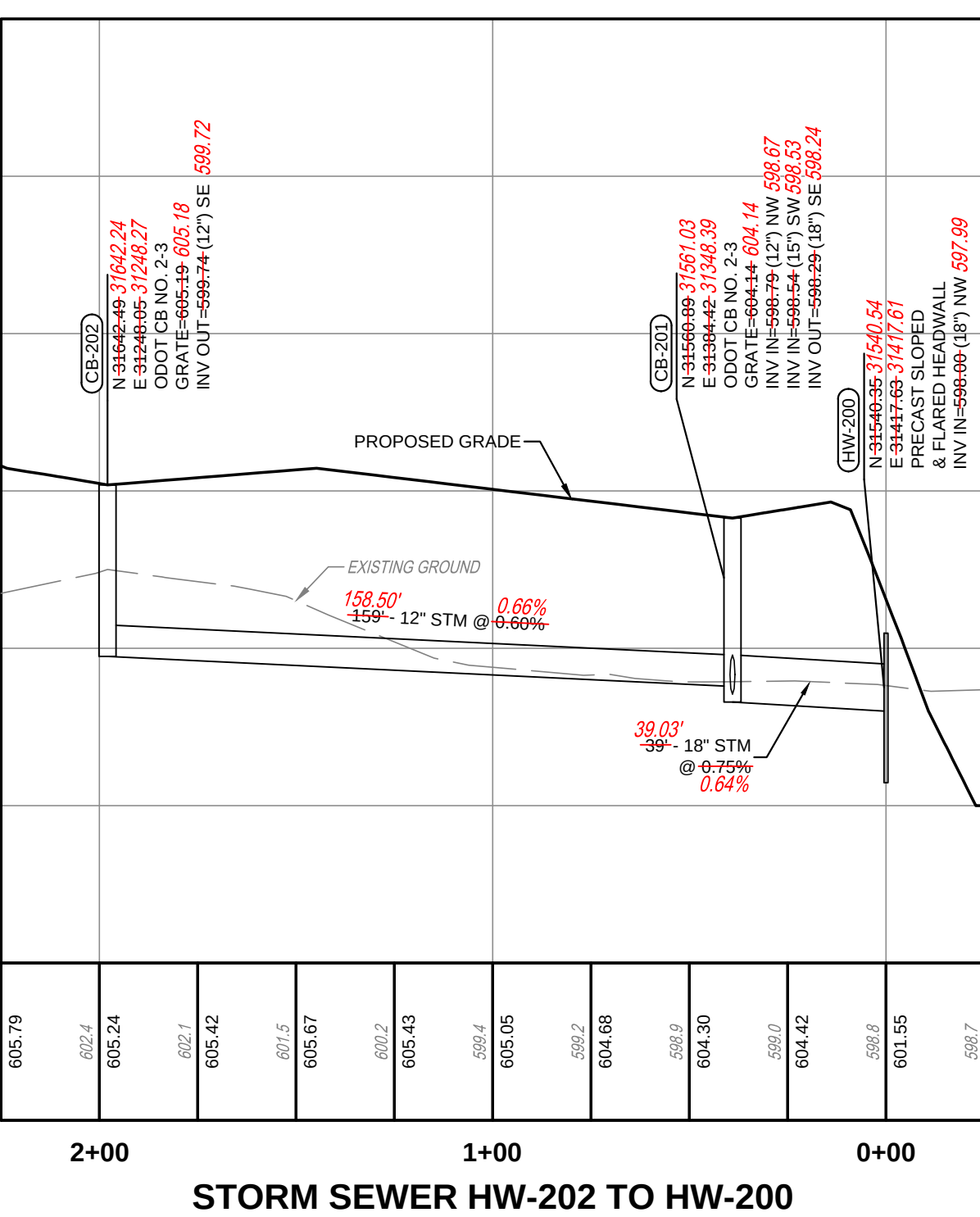
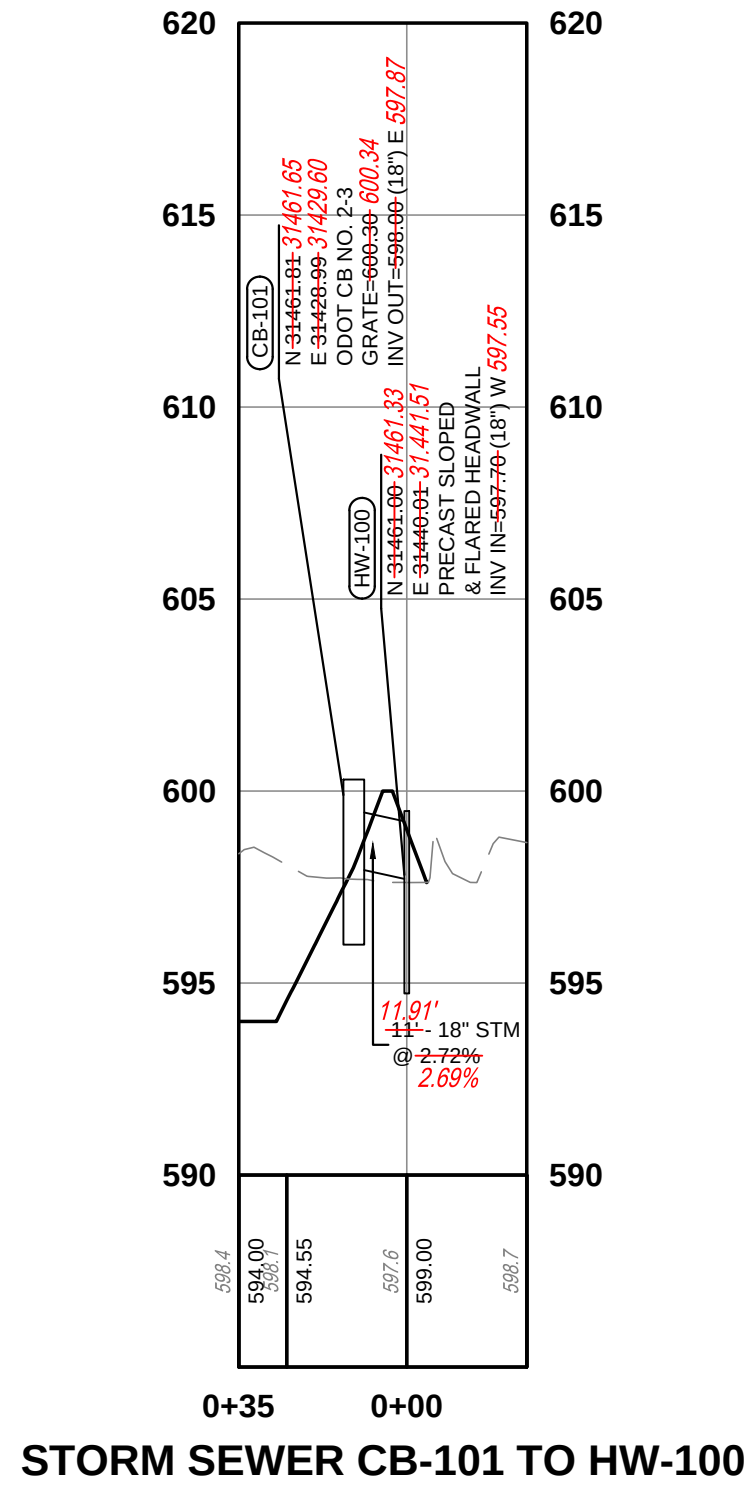
SHEET NAME:

UTILITY PLAN

SHEET NO.

C400





THE
KLEINGERS
GROUP

CIVIL ENGINEERING
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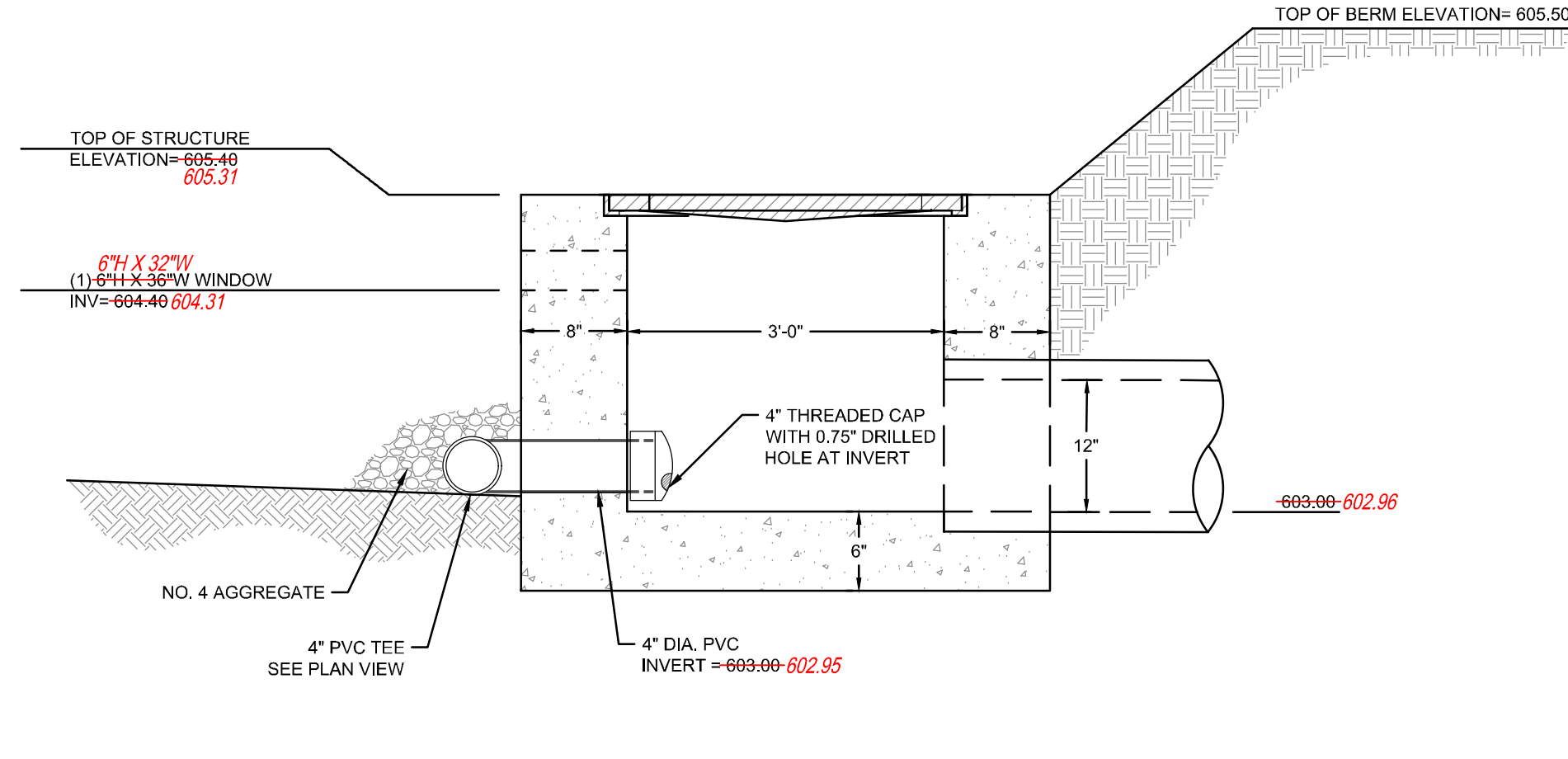
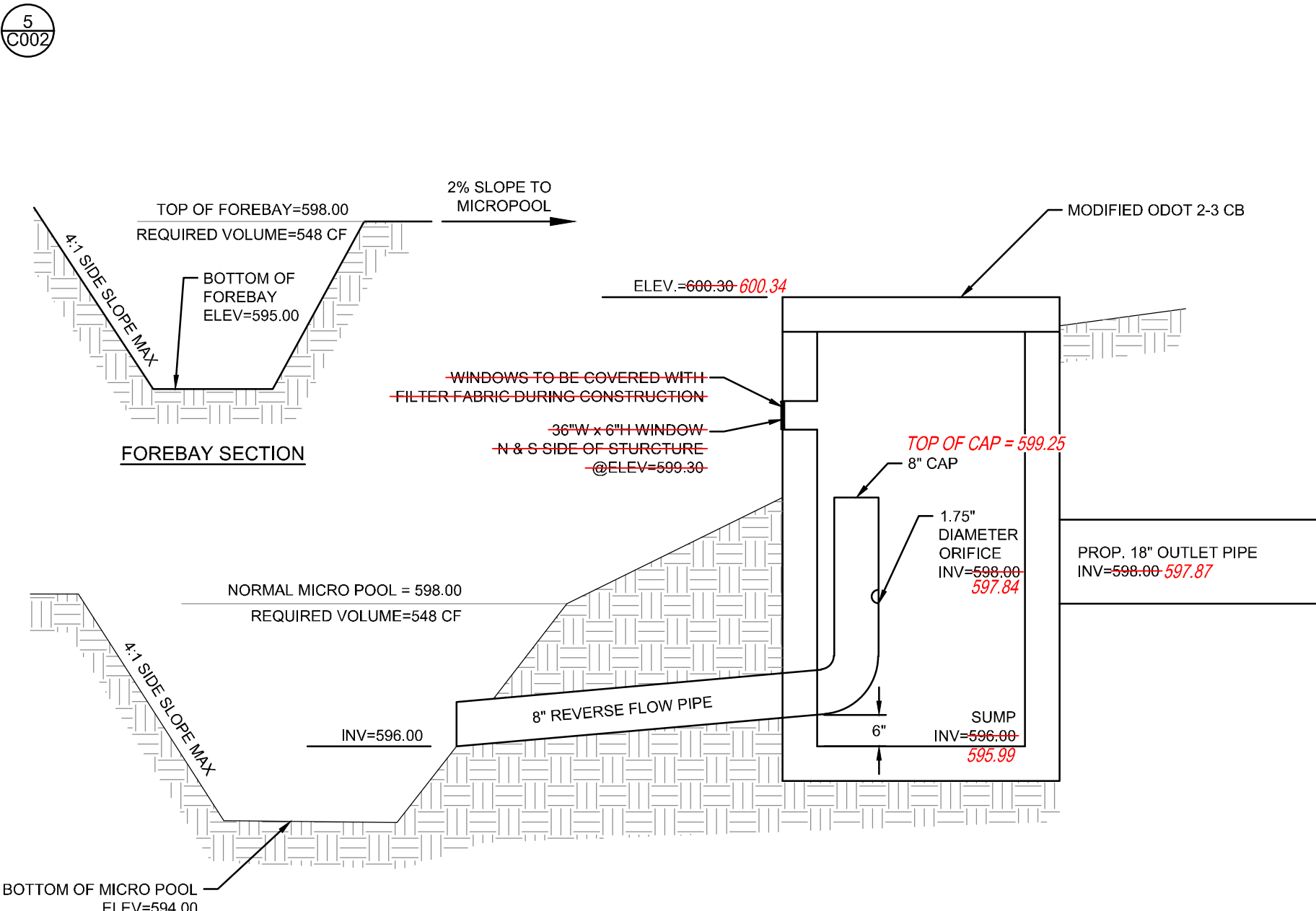
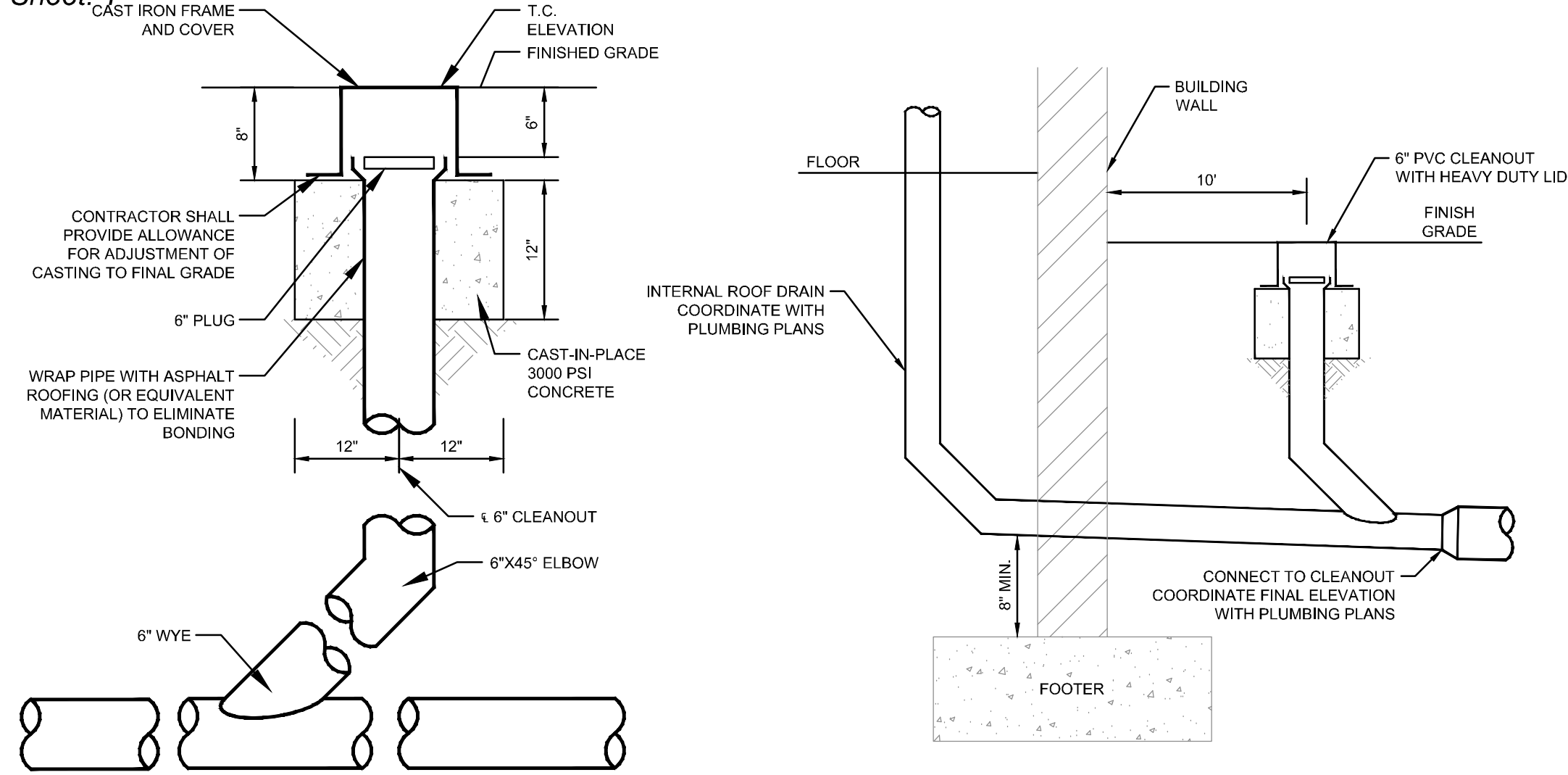
SECTION 10 TOWN 2 RANGE 2 BTM
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH

PROJECT NO: 180242.001
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SHEET NAME:
UTILITY PROFILES
SHEET NO.
C401

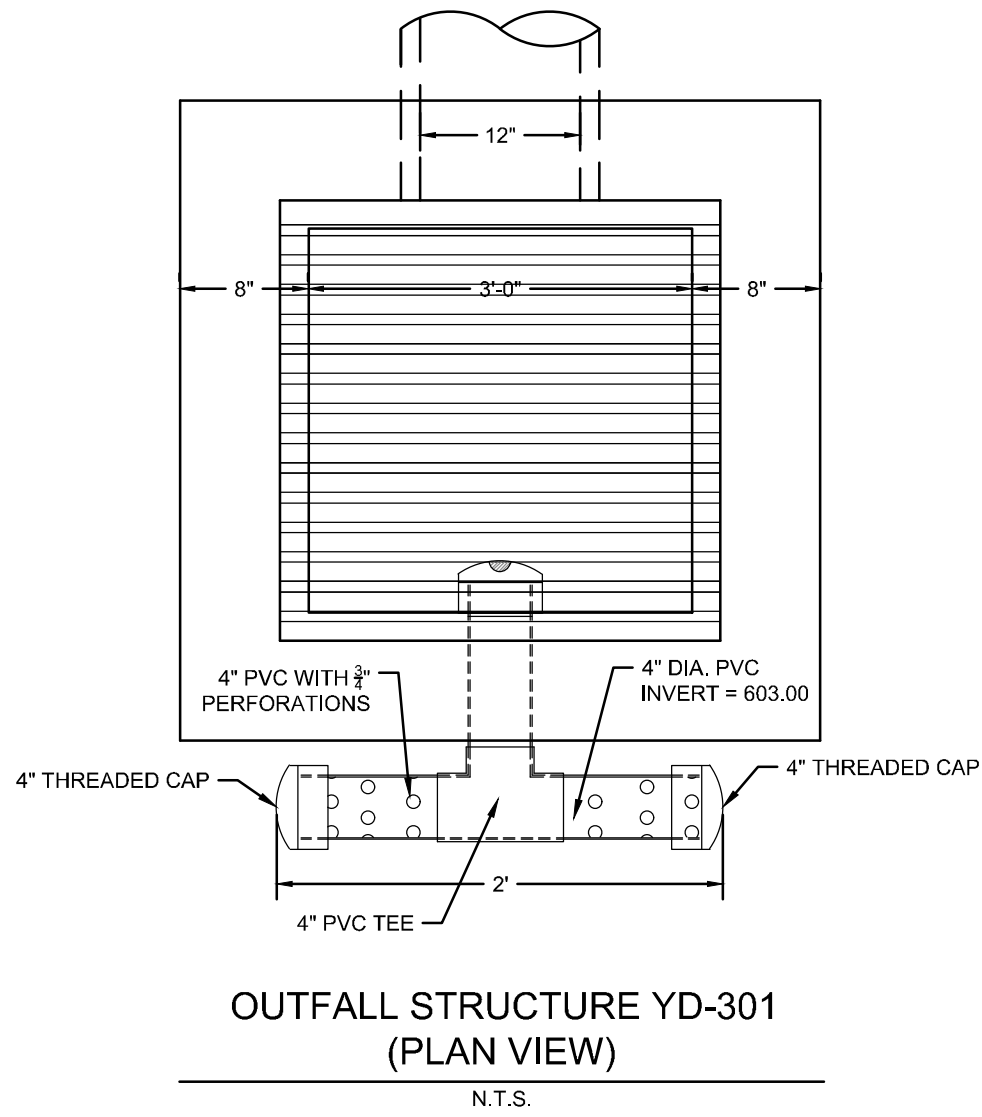
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UTILITY DETAILS

C002