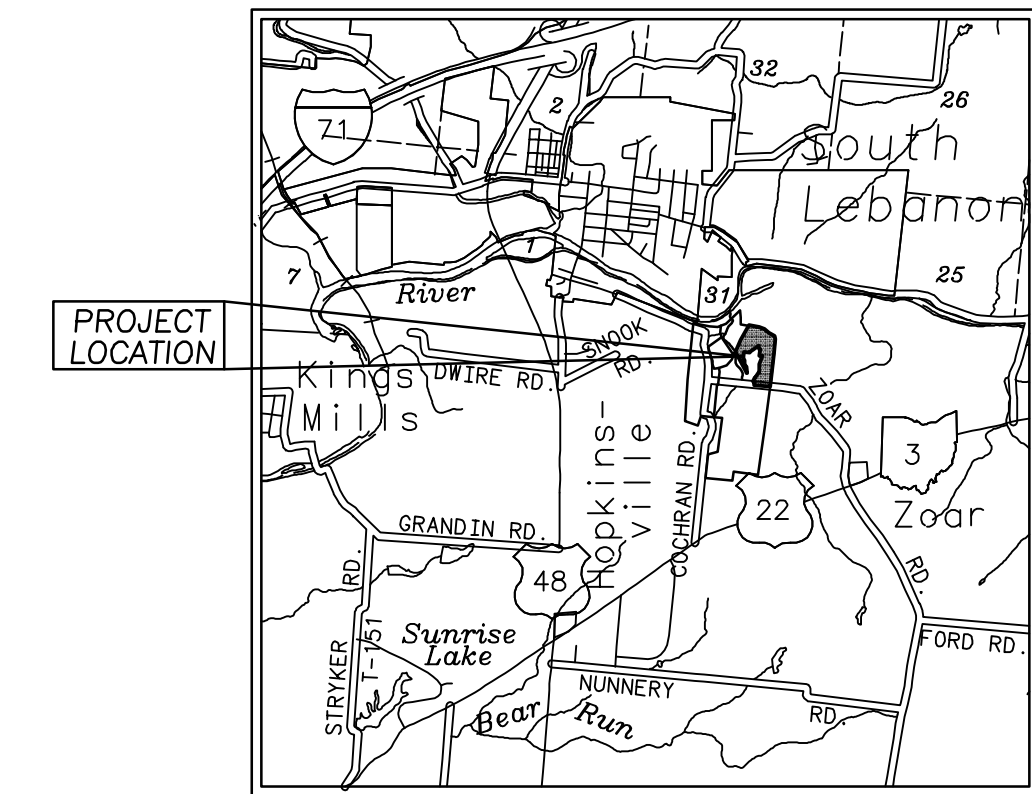


THE VILLAGES AT RIVERS BEND GRANTS FREDERICK SECTION TWO, BLOCKS A, B & C

MILITARY SURVEY No. 1546
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



VICINITY MAP
Not to Scale

GENERAL NOTES

SAFETY
SANITARY SEWAGE FLOWS: THE EXISTING SANITARY SEWERS CONTAIN NORMAL DOMESTIC SANITARY SEWAGE FLOWS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ANY POTENTIAL HAZARDS THAT MAY BE PRESENT WHEN WORKING AROUND THESE SEWERS. THE CONTRACTOR SHALL HOLD THE VILLAGE OF SOUTH LEBANON AND THE ENGINEER HARMLESS FROM ANY CLAIMS ARISING FROM INJURY, ILLNESS, OR DISEASE TO HIS EMPLOYEES AS A RESULT OF CONTACT WITH ANY SANITARY SEWAGE.

ENVIRONMENTAL
ALL SEWER LINE EXCAVATION AND GRADING WORK SHALL BE RESTRICTED TO PERIODS WITH DRY WORKING CONDITIONS. WORK IN STREAM CORRIDORS SHALL BE DONE DURING PERIODS OF LOW FLOWS. AREAS OF EXPOSED SOIL SHALL BE LIMITED TO THE IMMEDIATE WORK SITES. TEMPORARY EROSION CONTROL MEASURES, SUCH AS HAY BALES, FILTER FABRICS, DIKES, SLOPE DRAINS, SEDIMENT BASINS, MULCHING, AND SEEDING SHALL BE UTILIZED AS NECESSARY TO PREVENT OR CONTAIN EROSION AND SEDIMENTATION. ALL STOCKPILES OF TOPSOIL AND OTHER ERODIBLE MATERIALS NOT SCHEDULED FOR REPLACEMENT WITHIN ONE MONTH OF WHEN EXCAVATED SHALL BE COVERED OR TEMPORARILY SEEDED. SILT BARRIERS SHALL BE POSITIONED BETWEEN SUCH STOCKPILES AND ADJACENT STREAMS. FLOWS FROM DEWATERING TRENCHES SHALL BE FILTERED OR SETTLED TO REMOVE SILT PRIOR TO RELEASE. SEWER TRENCHES ARE TO BE BACKFILLED ON A DAILY BASIS.

ANY DISTURBANCE OF EXISTING NATURAL FEATURES SHALL BE SAFEGUARDED SO AS NOT TO CAUSE DETRIMENTAL EROSION. AS EARTHWORK IS PERFORMED, DANDY BAGS AND SILT FENCES SHALL BE UTILIZED TO MANAGE STORM RUNOFF AND TO FILTER SOME OF THE EXISTING SOILS. ALL NATURAL VEGETATION TO REMAIN EXCEPT IN AREAS AFFECTED BY IMPROVEMENTS.

UTILITIES
ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION," DATE: JANUARY 1, 2010.

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

EXISTING SANITARY SEWERS: LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL SANITARY SEWERS AND SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN OPERATIONS OF THE EXISTING SEWERS THROUGHOUT THE CONNECTION TO THE EXISTING MANHOLE.

WATER MAIN PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE WARREN COUNTY SANITARY ENGINEER. ALL OTHER PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE VILLAGE OF SOUTH LEBANON.

ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE VILLAGE OF SOUTH LEBANON AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.

ALL WATER MAINS, FIRE HYDRANTS AND RELATED ITEMS SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE WARREN COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.

UNLESS OTHERWISE SPECIFIED ALL STORM SEWER MATERIAL SHALL BE HDPE (ADS) PIPE PER ODOT ITEM 707.33. ALL STORM SEWERS SHALL HAVE A MAXIMUM MANNING'S "N" VALUE OF 0.012.

BED AND BACKFILL STORM PIPE PER ODOT ITEM 603 TO 12" ABOVE TOP OF PIPE. BACKFILL REMAINDER OF TRENCH WITH NATIVE MATERIALS PER ODOT ITEM 203.

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SANITARY SEWER, WATER MAIN, OR STORM SEWER SHALL BE PLACED IN OR UPON A PERMANENT EASEMENT, EXCEPT ITEMS SUCH AS RECREATIONAL SURFACES, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR SIMILAR ITEMS BEING NATURAL OR ARTIFICIAL.

SANITARY SEWERS ARE TO RECEIVE SANITARY WASTES ONLY. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

STORM WATER AND EXTRANEIOUS 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, ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.

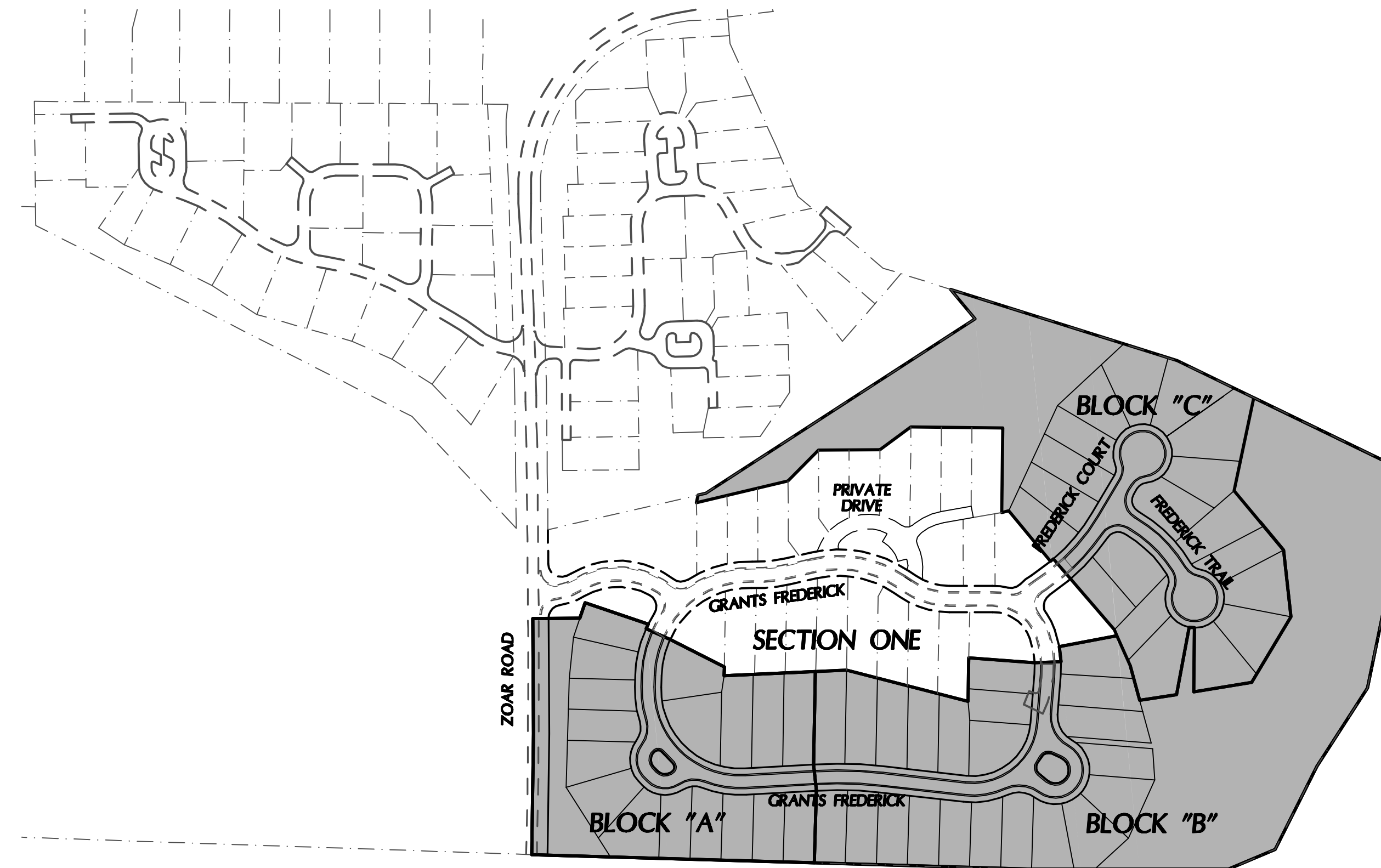
WARREN COUNTY WATER AND SEWER DEPARTMENT SHALL ESTABLISH PROCEDURES FOR REPAIRS TO WATER MAIN OR WATER SERVICES DAMAGED.

CONSTRUCTION
SANITARY SEWER-MANHOLE CONNECTIONS: THE SANITARY SEWER PIPE TO MANHOLE CONNECTIONS SHALL BE OF A FLEXIBLE WATERTIGHT JOINT OF APPROVED MANUFACTURE. THE JOINT MAY BE OF THE FOLLOWING DESIGN (A) RUBBER SLEEVE WITH STAINLESS STEEL BANDING, (B) RUBBER GASKET COMPRESSION, OR (C) RUBBER GASKET EXPANSION.

THE SANITARY SEWER SHOULD BE DESIGNED AND CONSTRUCTED PER RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, "TEN STATE STANDARDS" AND THE VILLAGE OF SOUTH LEBANON STANDARDS.

SPECIFICATIONS FOR SANITARY SEWER MATERIALS AND INSTALLATION

	PIPE SIZE	PIPE MATERIAL	MATERIAL SPECIFICATION	JOINT SPECIFICATION	BEDDING CLASSIFICATION
SANITARY SEWER	8"	PVC	ASTM D-3034, SDR-35	ASTM D-3212	D-2331 III
PRECAST CONCRETE M.H.			ASTM C-478	ASTM D-443	
SANITARY LATERAL	6"	PVC	ASTM D-3034	ASTM D-3212	D-2331 III



AREA MAP
1" = 200'

ENGINEER'S NOTES

- EARTHWORK QUANTITIES ARE THE RESULT OF COMPUTER ANALYSIS. NO ADJUSTMENTS TO ANY QUANTITIES WILL BE CONSIDERED AFTER THE BID UNLESS THE DEVELOPER AND/OR ENGINEER MODIFY THE GRADING PLAN. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BEGINNING WORK. NO EXTRAS SHALL BE GRANTED AFTER BID.
- CONSTRUCTION STAKING TO BE PROVIDED AS FOLLOWS:
 - CENTERLINE - 50 FOOT STATIONS - TWO TIMES.
 - CURB STAKING - 25 FOOT STATIONS - ONE TIME.
 - SANITARY SEWERS - OFFSET STAKES AT ALL MANHOLES WITH CHECK STAKES AT 50 - AND 100 FEET OUT OF MANHOLES - STANDARD CUT SHEETS TO BE PROVIDED ONE (1) TIME.
 - SEWER LATERALS - LATHS SET AT TERMINUS FOR EACH LOT WITH ELEVATIONS - ONE (1) TIME.
 - STORM SEWERS - OFFSET STAKES AT ALL STORM STRUCTURES - ONE (1) TIME.
 - WATER MAIN & FIRE HYDRANT - OFFSET STAKES AT 50 FOOT STATIONS ONE (1) TIME.
 - UTILITY CROSSOVERS - OFFSET STAKING - ONE (1) TIME.
 - FINE GRADING OF LOTS AFTER PAVING - ONE (1) TIME.
- IF ANY QUESTIONS EXIST, AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
- LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN SILT BARRIERS, BMPs AND OTHER EROSION CONTROL MEASURES FROM THE START OF CONSTRUCTION UNTIL ACCEPTANCE OF THE RECORD PLAN AND/OR COMPLETION OF ITS WORK.

SEQUENCE OF CONSTRUCTION

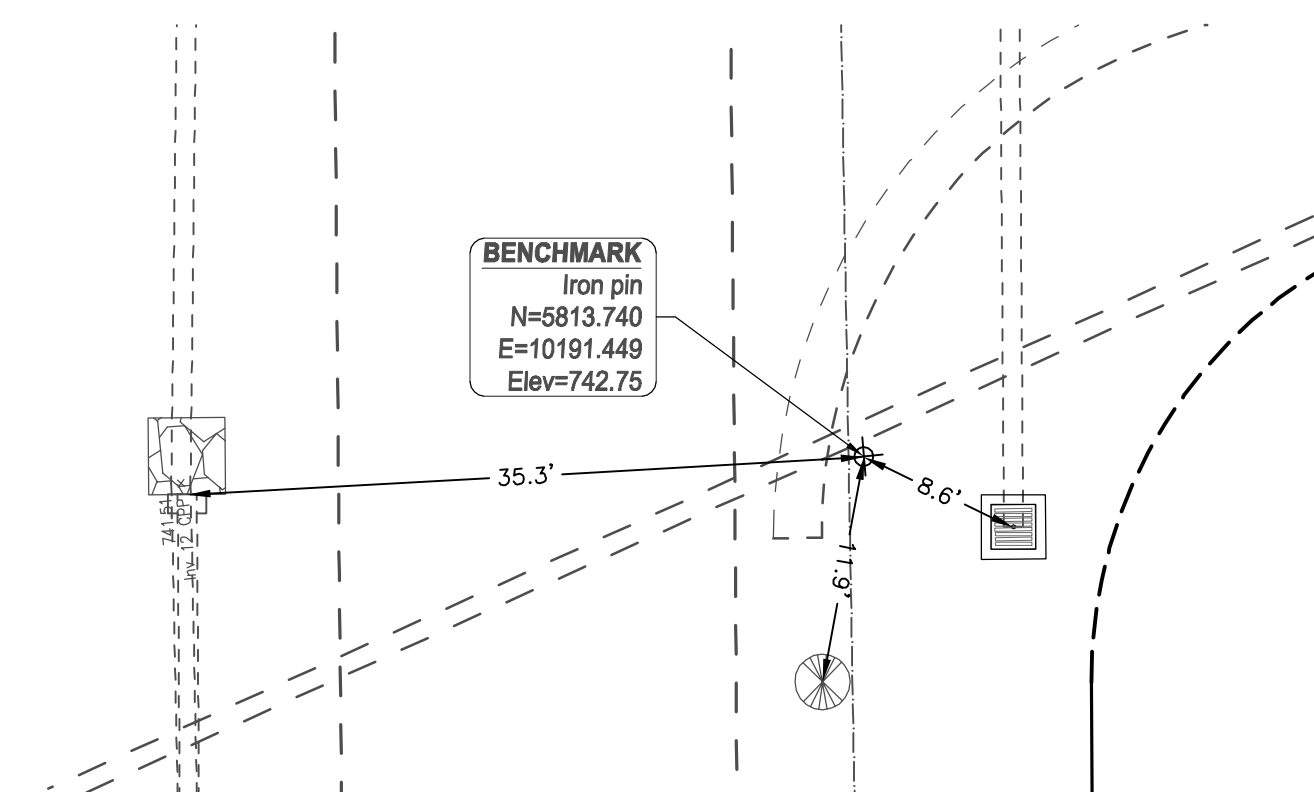
THE FOLLOWING SEQUENCE OF CONSTRUCTION WILL BE SIMULTANEOUSLY FOLLOWED FOR ALL AREAS ELIMINATING ONLY THOSE STEPS THAT DO NOT PERTAIN TO THAT PARTICULAR AREA:

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- PERFORM CLEARING OPERATION. STRIP AND STOCKPILE TOPSOIL.
- ROUGH GRADE SITE, STABILIZE EROSION PRONE AREAS. ALL SLOPES 3 TO 1 AND GREATER SHALL BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR AN EQUAL.
- INSTALL UTILITIES, CONSTRUCT TEMPORARY SILT TRAPS WHERE SHOWN.
- INSTALL BASE COURSE IN ROADWAYS FOLLOWING THE INSTALLATION OF IMPROVEMENTS.
- FINE GRADE AND SEED; REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS.

PROJECT SUMMARY

EXISTING ZONING = R-3 PUD
TOTAL SECTION THREE ACREAGE = 23.161 AC.
TOTAL OPEN SPACE PROVIDED = 8,524 AC. (36.8%)
TOTAL # OF LOTS = 58 (SINGLE FAMILY)
GROSS DENSITY = 2.50 DU./AC.

BLOCK	ACREAGE	# OF LOTS	OPEN SPACE
BLOCK A	5.040	17	0.854
BLOCK B	10.533	22	5.298
BLOCK C	7.588	19	2.372



UTILITIES:

GAS & ELECTRIC
DUKE ENERGY
5445 AUDRO DRIVE
CINCINNATI, OHIO 45247
(513) 287-1487

TELEPHONE
CENTURY LINK
20 NORTH MECHANIC STREET
LEBANON, OHIO 45036
(513) 933-3502

CABLE
TIME WARNER CABLE
11254 CORNELL PARK DRIVE
CINCINNATI, OHIO 45242
(513) 489-5957

WATER
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036
(513) 925-1377

SANITARY AND STORM
VILLAGE OF SOUTH LEBANON
99 HIGH STREET
SOUTH LEBANON, OHIO 45065
(513) 494-2296

BENCHMARK

IRON PIN NEAR INTERSECTION
ZOAAR ROAD & GRANTS FREDERICK
ELEV.=742.75

DEVELOPER:

GRAND COMMUNITIES, LTD.
2670 CHANCELLOR DRIVE, SUITE 300
CRESTVIEW HILLS, KY 41017
(859) 341-4709

LAND PLANNER/ ENGINEER/SURVEYOR

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

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
1.0	TITLE SHEET	03-11-15		
2.0	TYPICAL SECTIONS AND DETAILS	03-11-15		
3.0	STAKING PLAN	03-11-15		
4.0	UTILITY PLAN	03-11-15		
5.0	PROFILES	03-11-15		
5.1	PROFILES	03-11-15		
6.0	GRADING & EROSION CONTROL PLAN	03-11-15		
7.0	INTERSECTION DETAILS	03-11-15		
8.0	WARREN COUNTY WATER DETAILS	03-11-15		
9.0	SEDIMENTATION & EROSION CONTROL DETAILS	03-11-15		



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

THE VILLAGES AT RIVERS BEND
GRANTS FREDERICK
SECTION TWO, BLOCKS A, B & C
MILITARY SURVEY No. 1546
VILLAGE OF SOUTH LEBANON,
WARREN COUNTY, OHIO

TITLE SHEET

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

Plot time: Mar 11, 2015 - 10:02am
Drawing name: J:\2011\11C009-003\DWG\11C009-003 CD C3D.dwg - Layout Tab: C1.0 TITLE SHEET

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Revision Description: _____
Date: _____
Dwn: _____
Chk: _____

Drawing: 11C009-003 CD C3D
Drawn by: TAC
Checked by: GJK
Issue Date: 03-11-15
Sheet: _____

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