

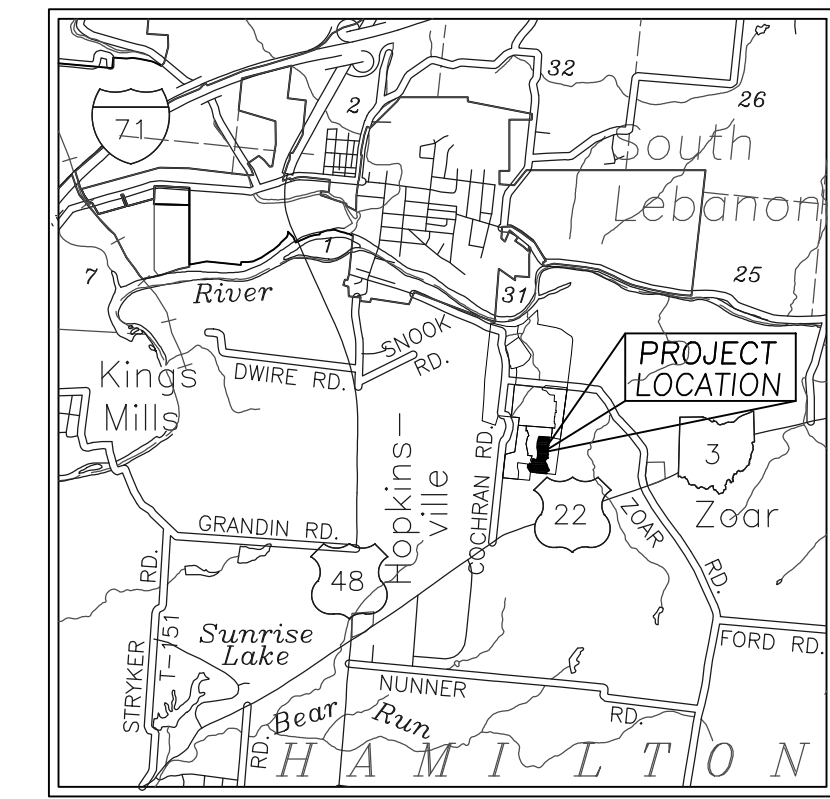
WYNSTEAD

SECTION FOUR, PHASES A & B

MILITARY SURVEY No. 1546

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

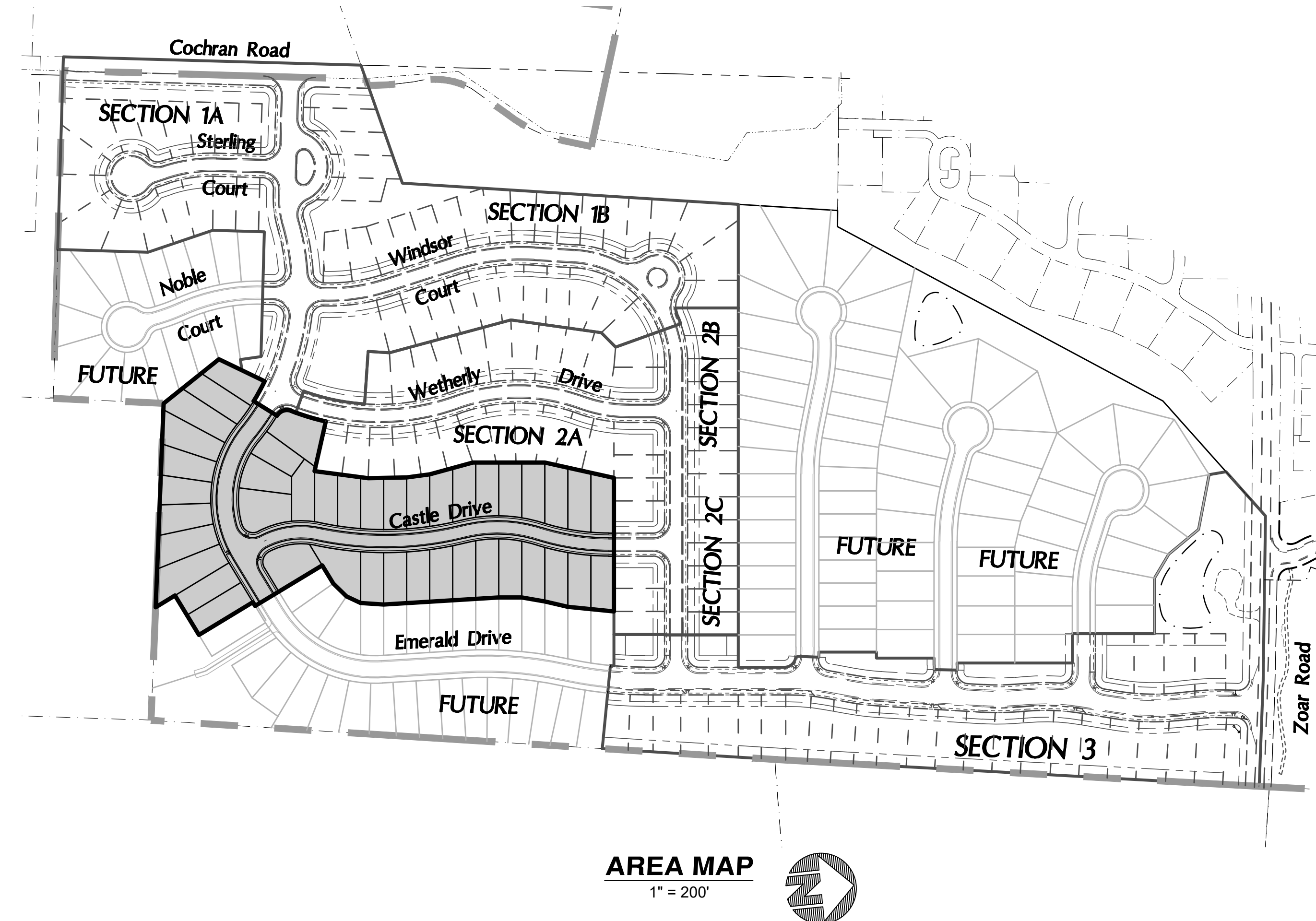


VICINITY MAP
Not to Scale

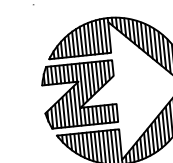


GENERAL NOTES

1. 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.
2. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION." DATE: JANUARY 15, 2016.
3. UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
4. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE VILLAGE OF SOUTH LEBANON AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
5. 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.
6. BED AND BACKFILL STORM PIPE PER ODOT ITEM 611 TO 12" ABOVE TOP OF PIPE. BACKFILL REMAINDER OF TRENCH WITH NATIVE MATERIALS PER ODOT ITEM 203.
7. 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, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR SIMILAR ITEMS BEING NATURAL OR ARTIFICIAL.
8. SANITARY SEWERS ARE TO RECEIVE SANITARY WASTES ONLY. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. 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.
10. STORM WATER AND EXTRANEUS 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.
11. 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.
12. WARREN COUNTY WATER AND SEWER DEPARTMENT SHALL ESTABLISH PROCEDURES FOR REPAIRS TO WATER MAIN OR WATER SERVICES DAMAGED.



AREA MAP
1" = 200'



UTILITIES:

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

TELEPHONE
SPRINT UNITED TELEPHONE
185 HARMON AVENUE
LEBANON, OHIO 45035
(513) 933-3561

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

ZONING:

R-3 PUD

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

BENCHMARK

SANITARY MANHOLE
NORTH SIDE OF CASTLE DRIVE
AND WINDSOR COURT INTERSECTION
T/RIM=774.02
(E&W)INV=756.01

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.

UTILITIES

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.

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 (DEPTH LESS THAN 15')	8"	PVC	ASTM D-3034, SDR-35	ASTM D-3212	D-2331 III
SANITARY SEWER (EQUAL TO OR GREATER THAN 15')	8"	PVC	ASTM D-3034, SDR-26	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

ENGINEER'S NOTES

1. EARTHWORK QUANTITIES ARE THE RESULT OF COMPUTER ANALYSIS. NO ADJUSTMENTS TO EARTHWORK QUANTITIES WILL BE CONSIDERED AFTER THE START OF CONSTRUCTION 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 CONSTRUCTION BEGINS.
2. CONSTRUCTION STAKING TO BE PROVIDED AS FOLLOWS:
 - A) CENTERLINE - 50 FOOT STATIONS - TWO TIMES.
 - B) CURB STAKING - 25 FOOT STATIONS - ONE TIME.
 - C) 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.
 - D) STORM SEWERS - OFFSET STAKES AT ALL STORM STRUCTURES - ONE (1) TIME.
 - E) WATER MAIN & FIRE HYDRANT - OFFSET STAKES AT 50 FOOT STATIONS ONE (1) TIME.
 - F) UTILITY CROSSEOVERS - OFFSET STAKING - ONE (1) TIME.
 - G) SEWER LATERALS - LATHS SET AT TERMINUS FOR EACH LOT - ONE (1) TIME.
 - H) FINE GRADING OF LOTS AFTER PAVING - ONE (1) TIME.
3. 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.
4. LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN SILT BARRIERS, BMPs AND OTHER EROSION CONTROL MEASURES FROM THE START OF CONSTRUCTION UNTIL ACCEPTANCE OF THE RECORD PLAT 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:

- STEP 1: INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- STEP 2: PERFORM CLEARING OPERATION, STRIP AND STOCKPILE TOPSOIL.
- STEP 3: 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.
- STEP 4: INSTALL UTILITIES, CONSTRUCT TEMPORARY SILT TRAPS WHERE SHOWN.
- STEP 5: INSTALL BASE COURSE IN ROADWAYS FOLLOWING THE INSTALLATION OF IMPROVEMENTS.
- STEP 6: FINE GRADE AND SEED; REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS.

EMERALD DRIVE PARKING

1. PARKING ON EMERALD DRIVE WILL BE RESTRICTED TO ONE SIDE OF THE STREET AND SIGNS STATING THE FACT WILL BE INSTALLED.



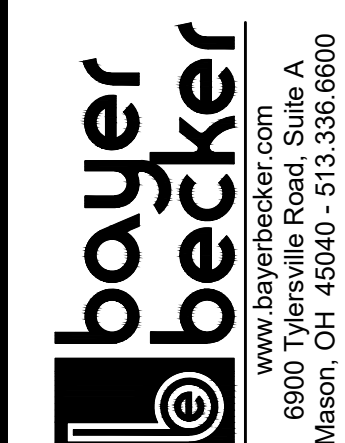
Know what's below.
Call before you dig.

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

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
1.0	TITLE SHEET	02-06-17	1	03-09-17
2.0	TYPICAL SECTIONS AND DETAILS	02-06-17	1	03-09-17
3.0	STAKING PLAN	02-06-17	1	03-09-17
4.0	UTILITY PLAN	02-06-17	1	03-09-17
5.0	PROFILES	02-06-17	1	03-09-17
6.0	GRADING & EROSION CONTROL PLAN	02-06-17	1	03-09-17
7.0	SEDIMENTATION & EROSION CONTROL DETAILS	02-06-17		
8.0	WARREN COUNTY WATER DETAILS	02-06-17		
9.0	WARREN COUNTY SANITARY SEWER DETAILS	03-09-17		

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 WARREN COUNTY, OHIO



Drawing: 04M027-004 CD

Drawn by: GJK

Checked by: AJW

Issue Date: 02-06-17

Sheet:

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