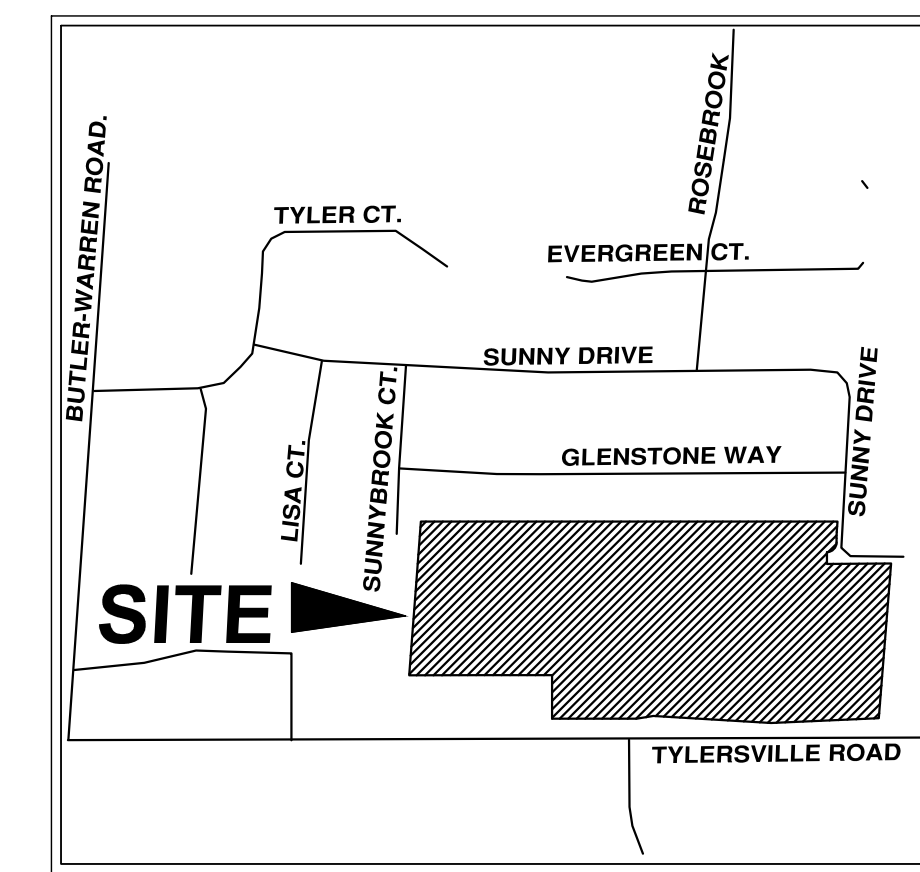


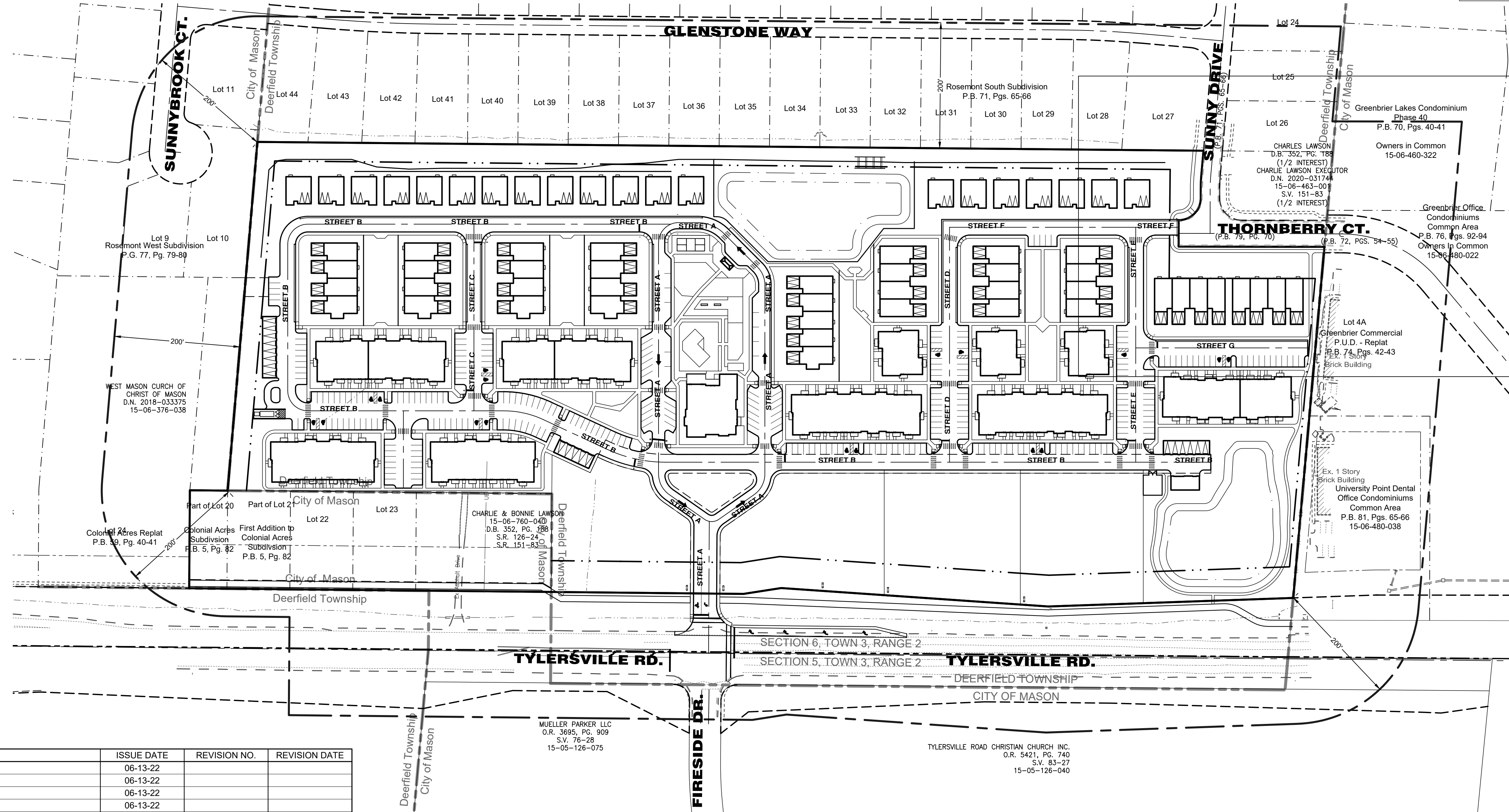
PIMLICO POINTE

STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD SECTION 6, TOWN 3, RANGE 2 DEERFIELD TOWNSHIP, WARREN COUNTY, OHIO



VICINITY MAP
NO SCALE



OWNERS
ESTATE OF CHARLIE LAWSON
6810 TYLERSVILLE ROAD
DEERFIELD TOWNSHIP, OH 45040

DEVELOPER
SILVERMAN & CO. INC.
9545 KENWOOD ROAD, STE. 401
CINCINNATI, OHIO 45242
513-984-5360

ENGINEER
BAYER BECKER ENGINEERS
6900 TYLERSVILLE ROAD
MASON, OHIO 45040
PH: 513-336-6600

UTILITY PROVIDERS
GAS & ELECTRIC
DUKE ENERGY
593 TODHUNTER ROAD
MONROE, OHIO 45050

SEWER
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036

WATER
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036

STORMWATER
STORMWATER MANAGEMENT WILL
BE HANDLED ON-SITE UTILIZING
RETENTION BASINS



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PROJECT SUMMARY

CURRENT ZONING <i>(Neighborhood Business Planned Unit Development)</i>	N-B PUD
TOTAL LAND AREA	25.37 AC
UNIT COUNT	PROVIDED RESIDENTIAL PARKING
Flats (2 stories)	184
Attached Ranches (1story)	41
Single Family (1story)	20
TOTAL	245
	Garage 141 sp
	Driveway 122 sp
	Surface 308 sp
	TOTAL 571 sp
	(2.33 sp/unit)

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Date: _____ Dwn: _____ Chk: _____

Item: _____ Revision Description: _____

PIMLICO POINTE
STAGE 2 SUBMITTAL
6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

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

Drawing: 20-0127 STAGE 2
Drawn by: AJW
Checked By: _____
Issue Date: 06-13-22
Sheet: _____

C1.0

Plot time: Jun 13, 2022 - 11:43am
Drawing name: J:\2020\20-0127\CVDWG\20-0127 Stage 2.dwg - Layout Tab: C1-0 Title

GENERAL NOTES

- 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. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
C. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
D. 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.
E. 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.
F. PRIOR TO CONSTRUCTION OF THE EMBANKMENTS, THE SITE SHOULD BE STRIPPED OF ALL VEGETATION, TOPSOIL, AND OTHER ORGANIC MATERIAL IN EMBANKMENT AREAS.
G. 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.
H. 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.
I. 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.
J. 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 OWNER'S REPRESENTATIVE.
K. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE APPLICABLE FORMS, MAPS, LOGS, LOCATIONS OF INSTALLED EROSION CONTROLS, ETC. CONTAINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPP3) THROUGHOUT THE PROJECT.
L. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH WARREN COUNTY REQUIREMENTS AND PAY ALL INSPECTION FEES.
M. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
N. ALL UTILITIES TYING INTO BUILDING ARE TO BE STUBBED 5 FT. FROM THE BUILDING FOR CONNECTION BY INTERIOR CONTRACTOR.
O. 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.
P. 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.
Q. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
R. ALL STORM SEWER, SANITARY SEWER, WATER MAIN, WATER SERVICES AND UTILITY CROSSEOVERS 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.
S. 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.
T. 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 WARREN COUNTY ENGINEER.
U. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.
V. AS PER WARREN COUNTY STANDARD REQUIREMENTS, PRE-CONSTRUCTION MEETINGS ARE REQUIRED, PLEASE CONTACT JASON FISHER AT (513) 218-4907 TO SCHEDULE THESE MEETINGS.

DEMOLITION NOTES

- A. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY BAYER BECKER IN MAY, 2022 AS WELL AS VARIOUS UTILITY PLANS PROVIDED BY THE GOVERNING AGENCIES.
B. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.
C. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (811) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY. UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION.
D. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
E. ALL CONTRACTORS INCLUDING BUT NOT LIMITED TO THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
F. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
G. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR OWNER AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.
H. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.
I. WHERE CONNECTING TO EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A SOUND & CLEAN EDGE. THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
J. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION.
K. AS SOON AS DEMOLITION WORK HAS BEEN OTHERWISE COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES.

LAYOUT NOTES

- A. WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN AND SOUND EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
B. PARKING LOT PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.
C. PARKING LOT STRIPING SHALL BE FOUR (4) INCHES WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
D. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
E. ALL RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
F. ALL RADII ARE 5' UNLESS NOTED EXCEPT ROADWAY/DRIVEWAY INTERSECTIONS WHERE RADII ARE 15' UNLESS OTHERWISE NOTED.
G. ALL CURB TO BE ODOT TYPE 6 CURB UNLESS OTHERWISE NOTED ON THE PLAN.
H. PARKING STALLS ARE 9'x18' UNLESS OTHERWISE NOTED.
I. ALL SITE CONCRETE SHALL BE PER ODOT ITEM 499 CLASS MISC OR QC 1 UNLESS OTHERWISE NOTED ON THE PLANS. CONCRETE FOR VEHICULAR PAVEMENTS SHALL CONFORM TO ITEM 451.
J. CONTRACTOR SHALL OBTAIN RIGHT OF WAY PERMIT FROM WARREN COUNTY ENGINEERS OFFICE FOR ALL ROADWAY WORK PROPOSED WITHIN THE PUBLIC RIGHT OF WAY.
K. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

TRAFFIC CONTROL NOTES

- A. ITEM NUMBERS REFER TO THE 2019 EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS.
B. ALL STREET/ROADWAY PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS - GENERAL AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
C. ALL STREET/ROADWAY PAVEMENT MARKINGS SHALL BE PER ITEM 642 TRAFFIC PAINT (TWO COATS) EXCEPT ALL CROSSWALK MARKINGS SHALL BE PER ITEM 644 THERMOPLASTIC AND INSTALLED IN CONFORMANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
D. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
E. ALL SIGNS WITHIN R/W MUST BE BREAKAWAY.
F. FOR CROSSWALK MARKINGS, SEE DETAIL 8/C1.2.
G. FOR TYPICAL SIGN DETAILS, SEE DETAIL 13/C1.2.
H. FOR ACCESSIBLE SIGNS, SEE DETAIL 6/C1.2.

GRADING NOTES

- A. LOCATION OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO BEGINNING WORK.
B. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
C. CONTRACTORS SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, AND SITE CIVIL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
D. CONTRACTOR SHALL ASSUME THE TOP 6" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 6" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL OF THE DEVELOPER.
E. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER AS DESCRIBED IN THE GEOTECHNICAL EXPLORATION REPORT AND ALL ADDENDUMS.
F. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY DEVELOPER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
G. CONTRACTOR TO PROVIDE SILT FENCE AT STORM SEWER OUTLETS TO PREVENT EROSION AND SEDIMENT TRANSPORT.
H. BACKFILL OF ALL UTILITY EXCAVATIONS IN STRUCTURAL AREAS INCLUDING UNDER PAVEMENTS OR WITHIN TEN (10) FEET OF ANY BUILDING AREAS SHALL BE CONTINUALLY MONITORED BY A REPRESENTATIVE OF THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY THAT PROPER LIFT THICKNESS, MOISTURE CONDITION, AND COMPACTIVE EFFORT ARE MAINTAINED. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
I. SPOT ELEVATIONS REPRESENT FINISH PAVEMENT GRADE. BUILDING PAD AREAS SHALL BE LEFT 8" BELOW PROPOSED FINISHED FLOOR ELEVATION.
J. CONTRACTOR AND OWNER SHALL AGREE TO ALL EXCAVATION AND EMBANKMENT QUANTITIES PRIOR TO CONSTRUCTION.
K. THE PROJECT HAS BEEN DESIGNED TO CONTROL EROSION AND PREVENT DAMAGE TO OTHER PROPERTY. ALL STRIPPING, EARTHWORK, AND REGRADING SHALL BE PERFORMED TO MINIMIZE EROSION. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
L. SPECIFICATIONS FOR COMPACTED FILLS AND BACKFILLS: ALL FILLS SHALL BE FORMED FROM MATERIAL FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. PRIOR TO PLACEMENT OF FILL, A SAMPLE OF THE PROPOSED FILL MATERIAL SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER FOR HIS APPROVAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS. EACH LIFT SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTIONS. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT OF THE TYPE REQUIRED BY THE MATERIALS COMPOSING THE FILL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILAR TRACKED VEHICLES BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SO THE SPECIFIED COMPACTION LIMITS CANNOT BE ATTAINED SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION.

SWPPP NOTES

- A. CONTRACTOR SHALL INSTALL AND MAINTAIN A CONCRETE WASHOUT FACILITY PER WARREN COUNTY STANDARDS.
B. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
C. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
D. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
E. SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
F. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY WARREN COUNTY, DEERFIELD TOWNSHIP, OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
G. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
H. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.

STORM SEWERS

- A. ALL WORK AND MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND WARREN COUNTY SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
B. STORM SEWER PIPES DESIGNATED AS "STM" SHALL MEET 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. CORRUGATED POLYETHYLENE SMOOTH LINED PIPE PER ODOT SPECIFICATION 707.33.
5. POLYVINYL CHLORIDE PROFILE WALL PIPE PER ODOT SPECIFICATION 707.43.
C. ALL STORM STRUCTURES ARE ODOT TYPE 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, ARMOCO 2000, OR EQUIVALENT.
I. ALL JOINTS SHALL BE SOIL SEAL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.
J. 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, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
K. STORM PIPE BEDDING AND VIDEO INSPECTION OF STORM SEWER PRIOR TO ACCEPTANCE FOR PUBLIC MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WARREN COUNTY ENGINEER'S OFFICE "STORM SEWER INSTALLATION AND INSPECTION STANDARDS" MEMO DATED NOVEMBER 10, 2020.

WATER NOTES

- A. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF WARREN COUNTY WATER AND SEWER. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONFLICT WITH THE PROJECT SPECIFICATIONS.
B. FIRE DEPARTMENT CONNECTION (STORZ CONNECTION) SHALL BE WITHIN 75 FEET OF A PUBLIC FIRE HYDRANT OR A FIRE HYDRANT OFF OF THE MAIN BETWEEN THE PUBLIC MAIN AND THE METER PIT.
C. FIRE DEPARTMENT CONNECTION LINE SHALL TIE INTO THE FIRE SUPPRESSION SYSTEM ON THE BUILDING SIDE OF THE PUMP IF A PUMP IS INSTALLED.
D. 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.
E. 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.
F. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
G. ALL WATER MAIN VALVES SHALL HAVE A MINIMUM DEPTH OF 2.5 FEET AND A MAXIMUM DEPTH OF 4.0 FEET FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING NUT.
H. 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.
I. 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.
J. 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 WARREN COUNTY WATER AND SEWER.
K. 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 WARREN COUNTY WATER AND SEWER 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.
L. ALL WATER METER PITS SHALL CONFORM TO THE MATERIALS AND SPECIFICATIONS OF WARREN COUNTY WATER AND SEWER.

SANITARY SEWER NOTES

- A. ALL WORK AND MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND WARREN COUNTY SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT 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 WARREN COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
G. SANITARY SEWER MATERIALS AND INSTALLATION TO BE AS PER WARREN 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 WARREN COUNTY ENGINEER'S OFFICE WITH A FORTY-EIGHT (48) HOUR NOTICE PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING SANITARY INSTALLATION BY CALLING (513) -695-3301.

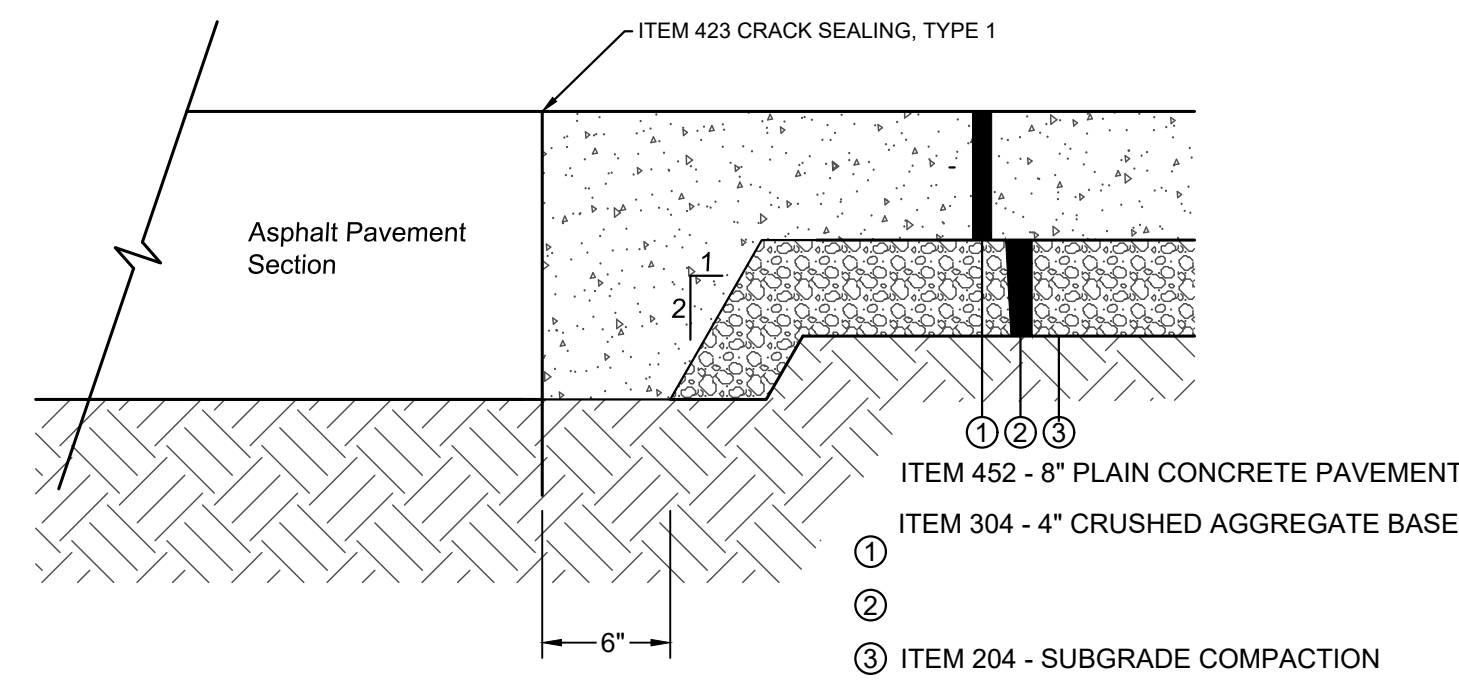
Table with 4 columns: Item, Revision Description, Date, Chk. Contains revision tracking information.

PIMLICO POINTE STAGE 2 SUBMITTAL 6810 TYLERSVILLE ROAD SECTION 6, TOWN 3, RANGE 2 DEERFIELD TOWNSHIP WARREN COUNTY, OHIO

bayer becker logo and contact information: www.bayerbecker.com, 6900 Tylersville Road, Suite A, Mason, OH 45040 - 513.336.6600

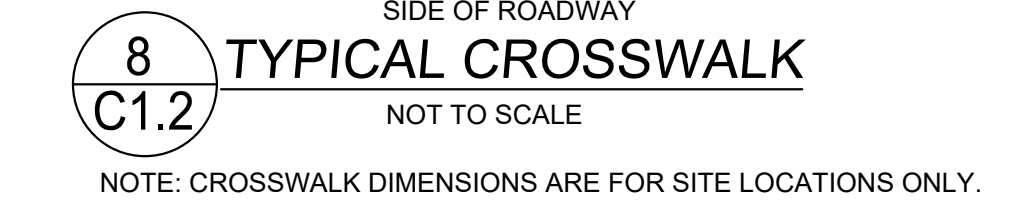
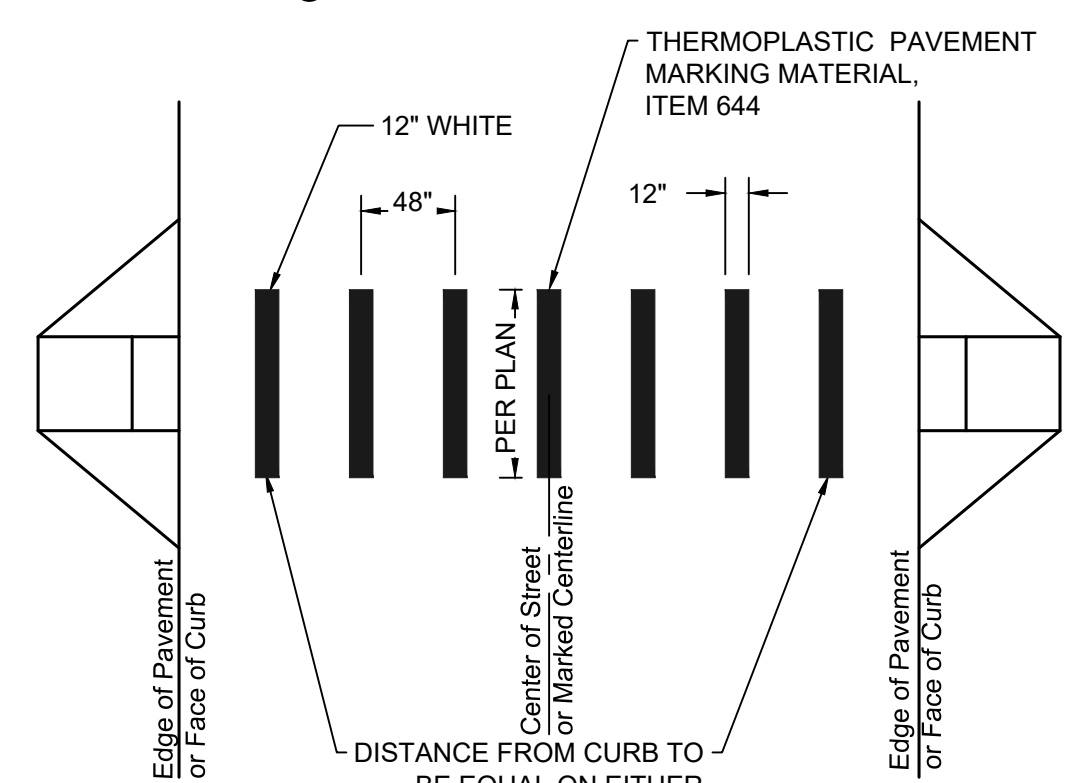
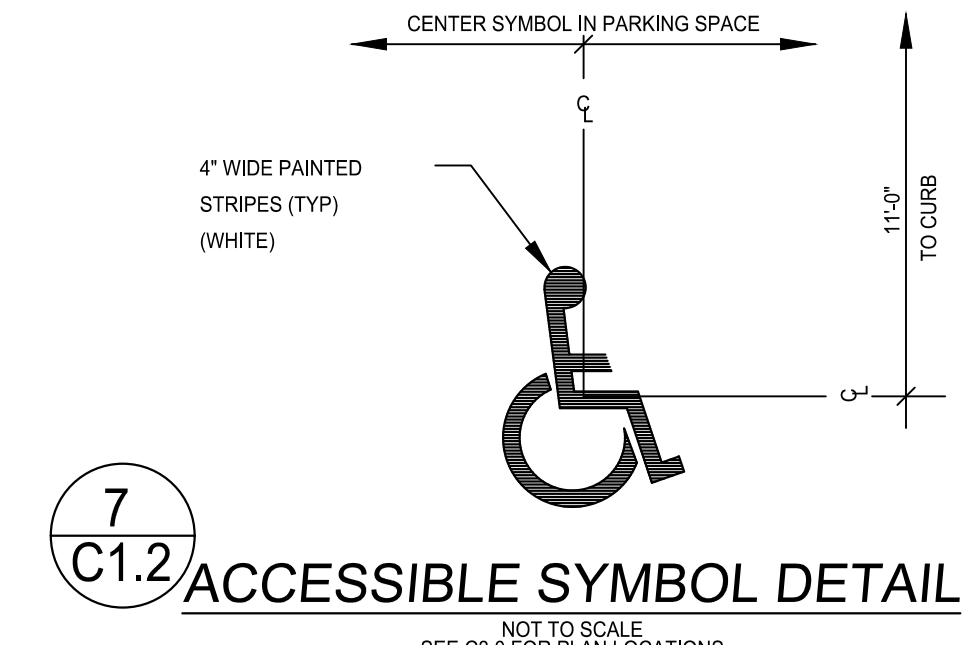
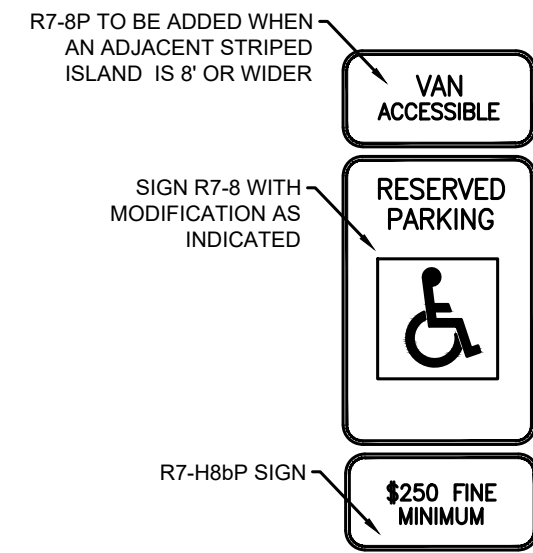
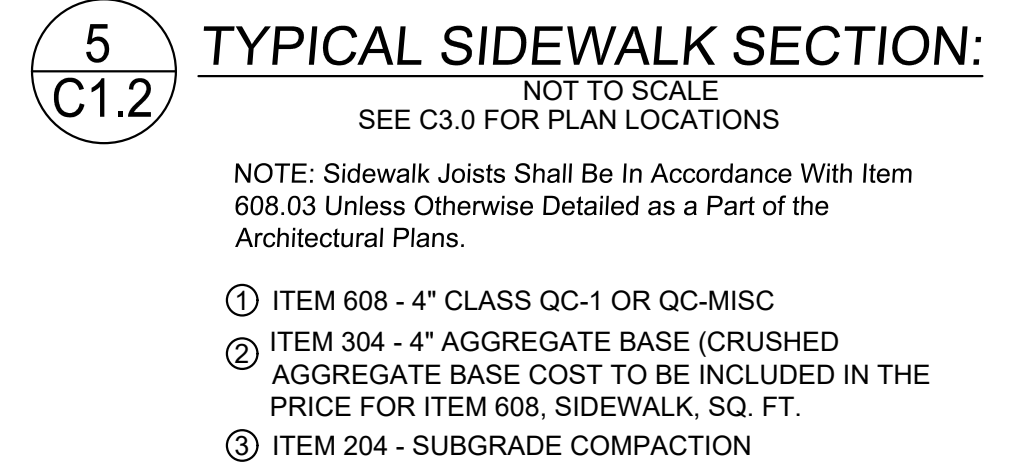
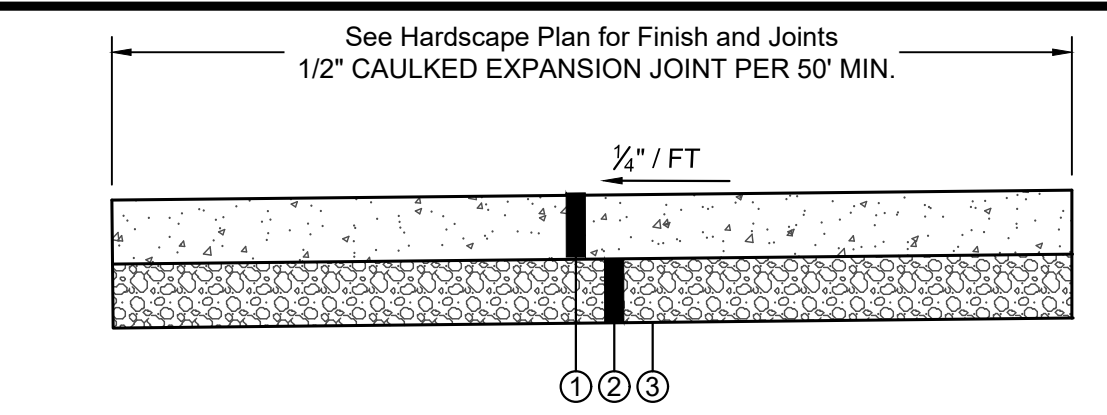
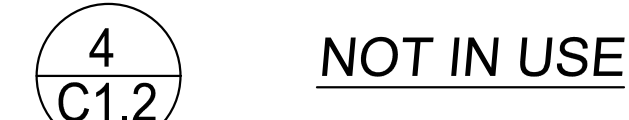
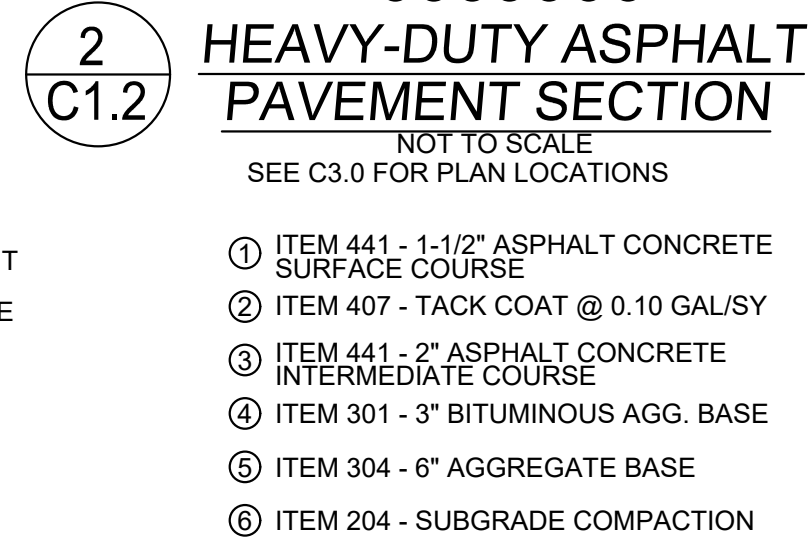
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Sheet: C1.1



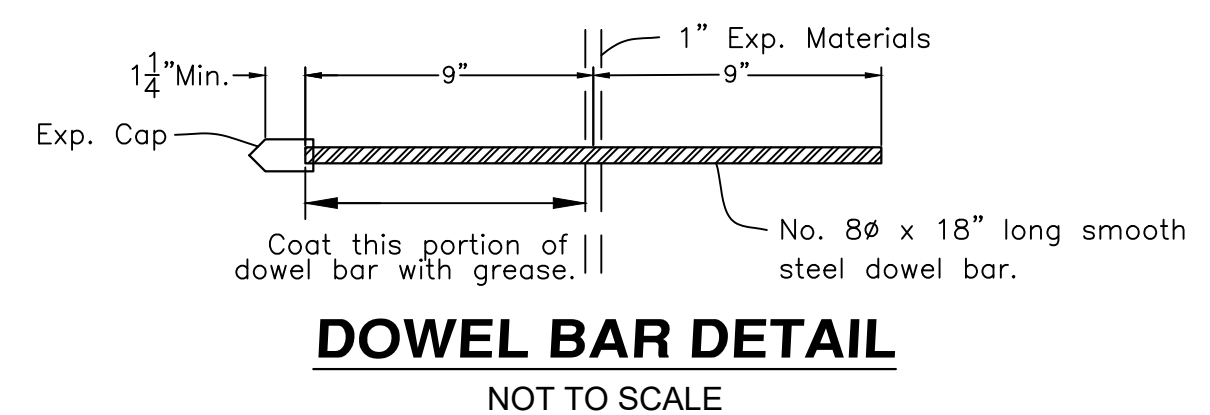
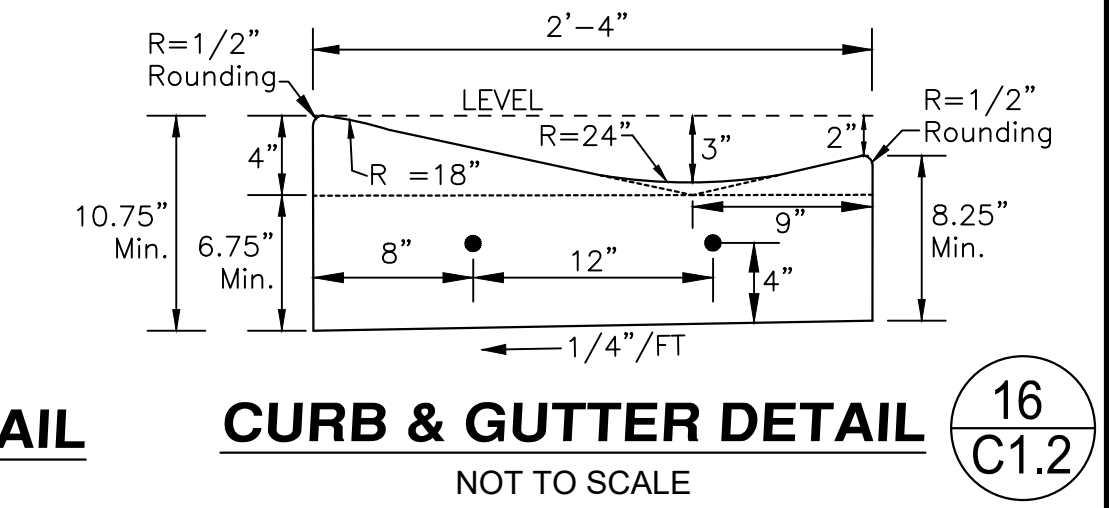
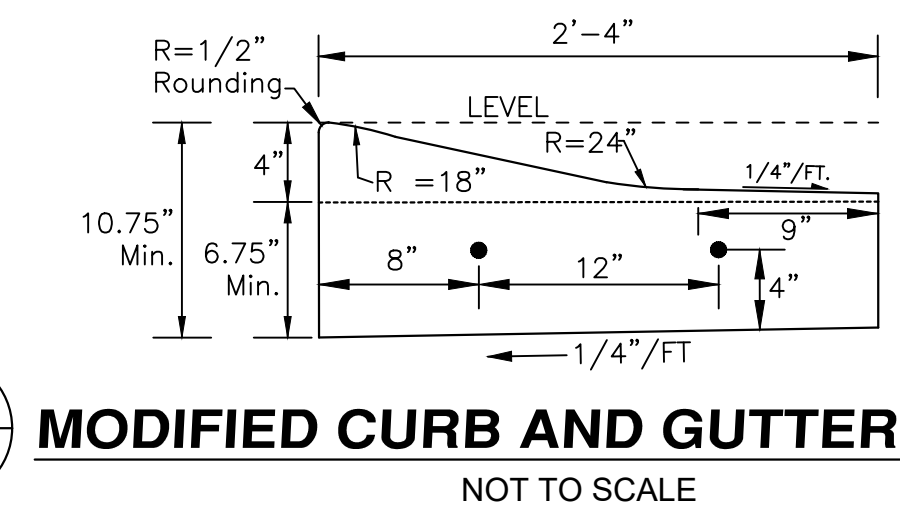
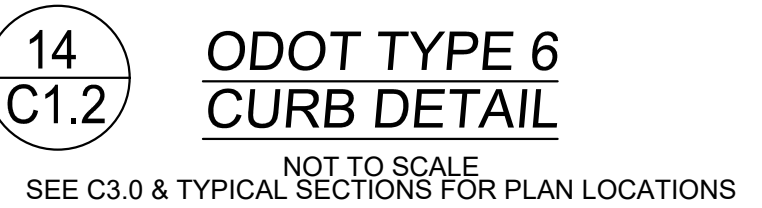
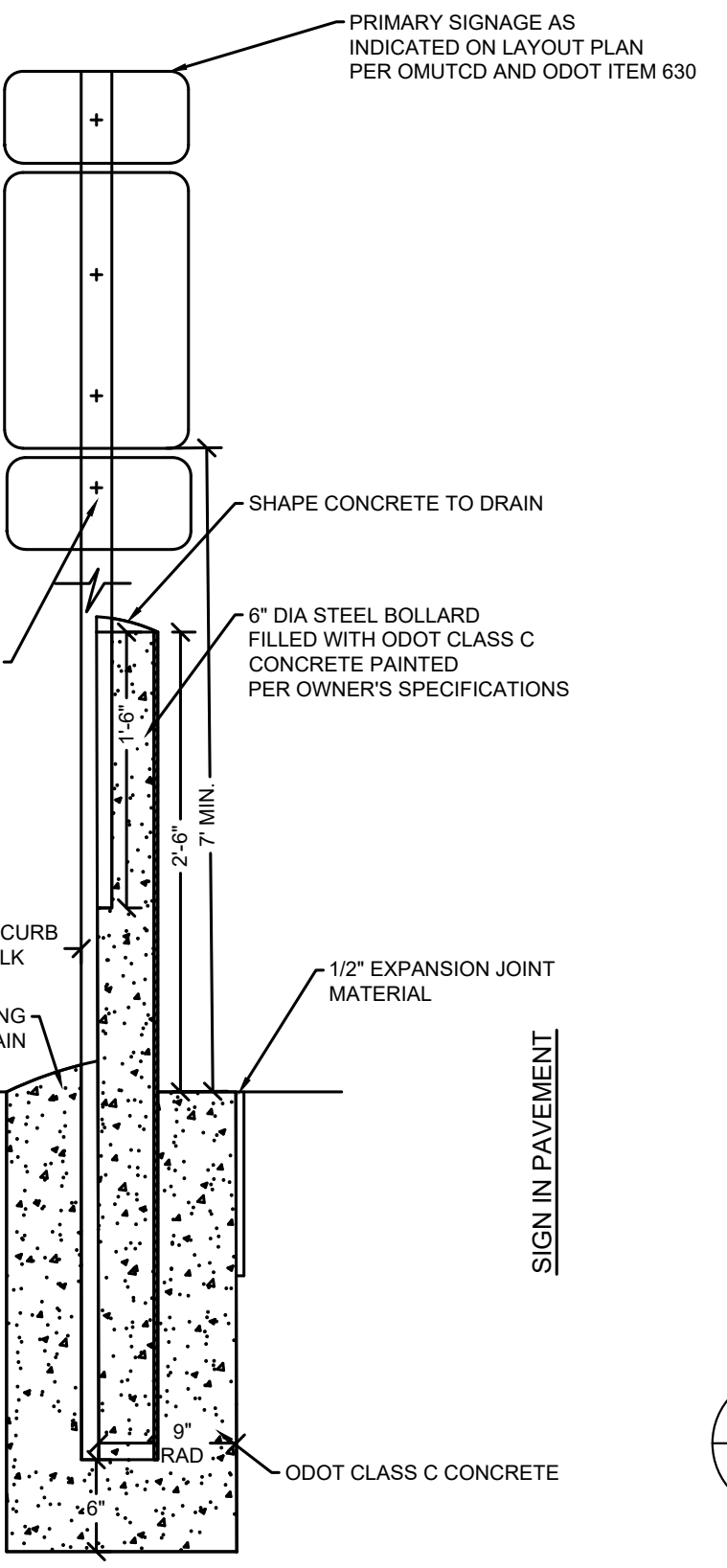
Note:
Concrete paving, Item 451 shall conform to the following specifications:

- 4000 psi compressive strength, 600 psi flexural strength.
- 5-7% entrained air with approved water-reducing and retarding admixtures.
- Construction joints shall be specified by contractor as a part of the contract bid.
- Concrete paving shall have a light broom finish.
- Curing compound shall be applied as per Item 451.10. Immediately after the finishing operations have been completed and after all free water has dissipated, spray and seal all exposed concrete surfaces with a uniform application of curing membrane in such a manner as to provide a continuous uniform film without marring the surface of the concrete. Apply a minimum of 1 gallon of material for each 150 square feet of surface treated.



Optional Swing Gate Barrier Receiver Post - 14030R	Optional Barrier Arm Gate & Post Safety Tape Kit	Single Gate Models:	Double Gate Models:
<ul style="list-style-type: none"> Height: 6 ft. Galvanized Steel Diameter: 3 in. [2 1/4 in. OD] 1 1/2 in. Eye-Lock Loop 	<ul style="list-style-type: none"> Thickness: 8 Mil. MUTCD Compliant Red/White & Yellow Increases Visibility 	14010-10 10 ft.	14020-20 20 ft.
		14010-12 12 ft.	14020-24 24 ft.
		14010-14 14 ft.	14020-28 28 ft.
		14010-15 15 ft.	14020-30 30 ft.
		14010-16 16 ft.	14020-32 32 ft.
		14010-20 20 ft.	14020-40 40 ft.

Contact Information:	Manufacturer:	Part Number:	Product Description:	Product Specifications:
Web: www.TigerTeethStore.com Phone: (800) 878-7829 Email: Sales@TigerTeethStore.com	Barrier Gate Brands™	14020-28	SENTINEL 28 ft. Manual Double Swing Barrier Gate	<ul style="list-style-type: none"> Width: 28 ft. Material: Galvanized Steel Installation Type: In-Ground Barrier Gate Type: Manual Double Swing Gate



CURB & GUTTER NOTES

- Concrete for curbs and gutters shall be ODOT Class "C", an approved curing agent shall be applied after finishing.
- Two smooth steel dowel bars, No. 8, x 18 inches long, with expansion caps shall be installed at each expansion joint as shown on the detail.
- All joints shall be vertical and either perpendicular or radial to the back of the curb.
- All exposed edges shall be rounded to
- All curbing shall be backfilled before pavement work is begun.
- Requirements as shown with expansion joints at radii and inlets, impressed contraction joints at 10' spacing between expansion joints.
- See ODOT Standard Construction Drawing BP2.2 for additional details.

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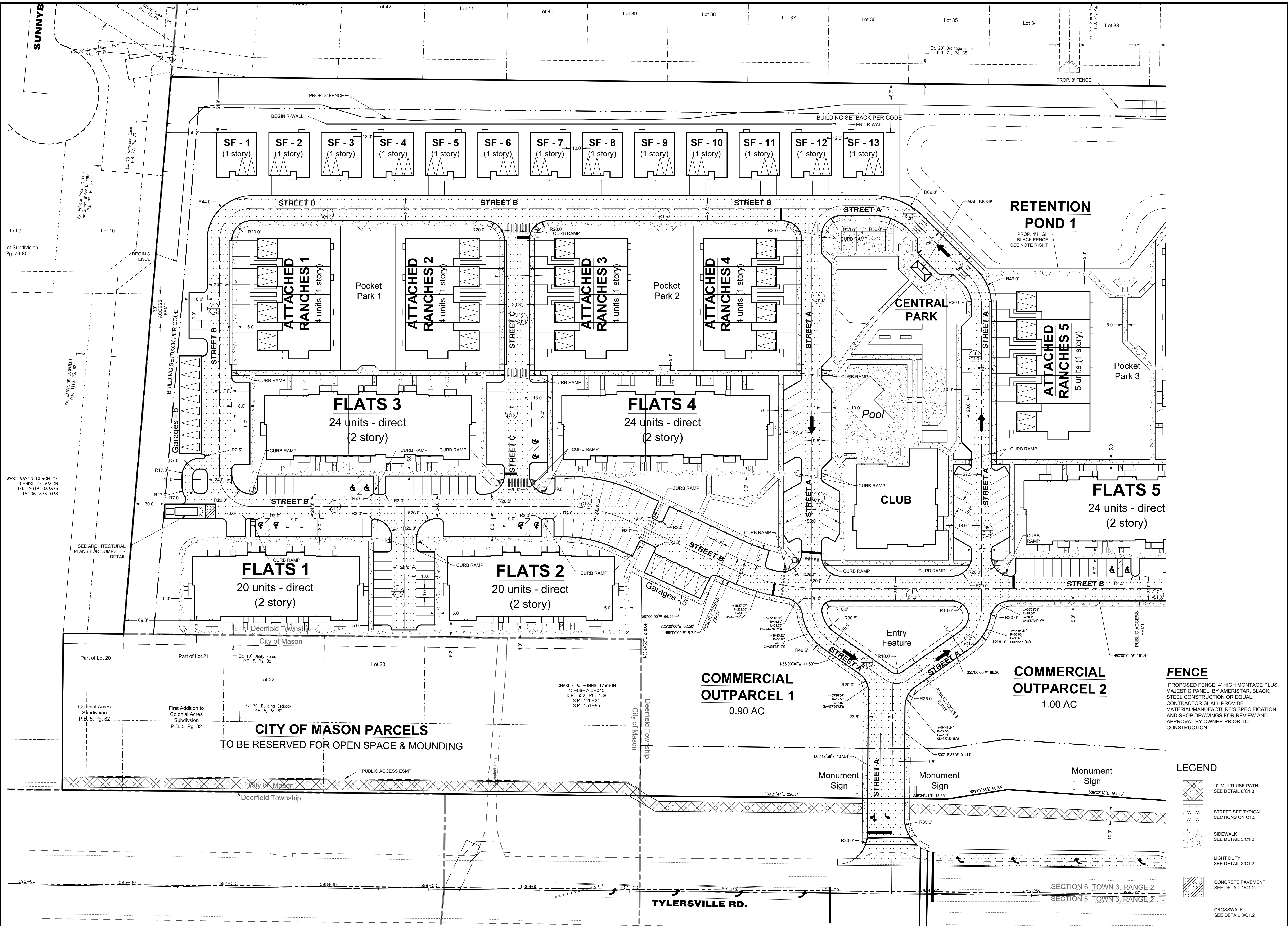
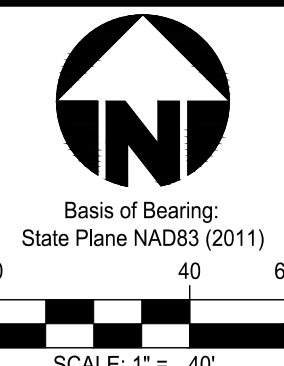
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 Dwn: Chk: _____
 Revision Description: _____
 Item: _____

PIMLICO POINTE
STAGE 2 SUBMITTAL
 6810 TYLERSVILLE ROAD
 SECTION 6, TOWN 3, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO
SITE DETAILS

bayer becker
 www.bayerbecker.com
 6800 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 STAGE 2
 Drawn by: AJW
 Checked by: _____
 Issue Date: 06-13-22
 Sheet: _____

C1.2



CITY OF MASON PARCELS
TO BE RESERVED FOR OPEN SPACE & MOUNDING

RETENTION POND 1
PROP. 4' HIGH BLACK FENCE
SEE NOTE RIGHT

FLATS 5
24 units - direct
(2 story)

COMMERCIAL OUTPARCEL 2
1.00 AC

COMMERCIAL OUTPARCEL 1
0.90 AC

FENCE
PROPOSED FENCE: 4' HIGH MOUNTAGE PLUS, MAJESTIC PANEL, BY AMERISTAR, BLACK, STEEL CONSTRUCTION OR EQUAL. CONTRACTOR SHALL PROVIDE MATERIAL/MANUFACTURE'S SPECIFICATION AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION.

- LEGEND**
- 10' MULTI-USE PATH SEE DETAIL 8/C1.3
 - STREET SEE TYPICAL SECTIONS ON C1.3
 - SIDEWALK SEE DETAIL 5/C1.2
 - LIGHT DUTY SEE DETAIL 3/C1.2
 - CONCRETE PAVEMENT SEE DETAIL 1/C1.2
 - CROSSWALK SEE DETAIL 8/C1.2

PIMLICO POINTE
STAGE 2 SUBMITTAL
 6810 TYLERSVILLE ROAD
 SECTION 6, TOWN 3, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO
 LAYOUT PLAN - WEST

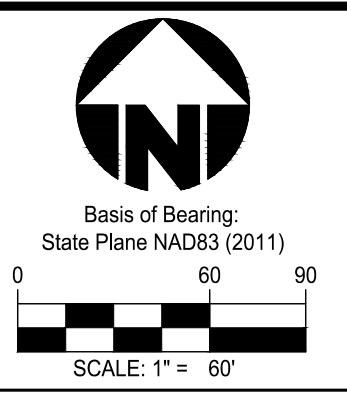
Revision Description
 Item
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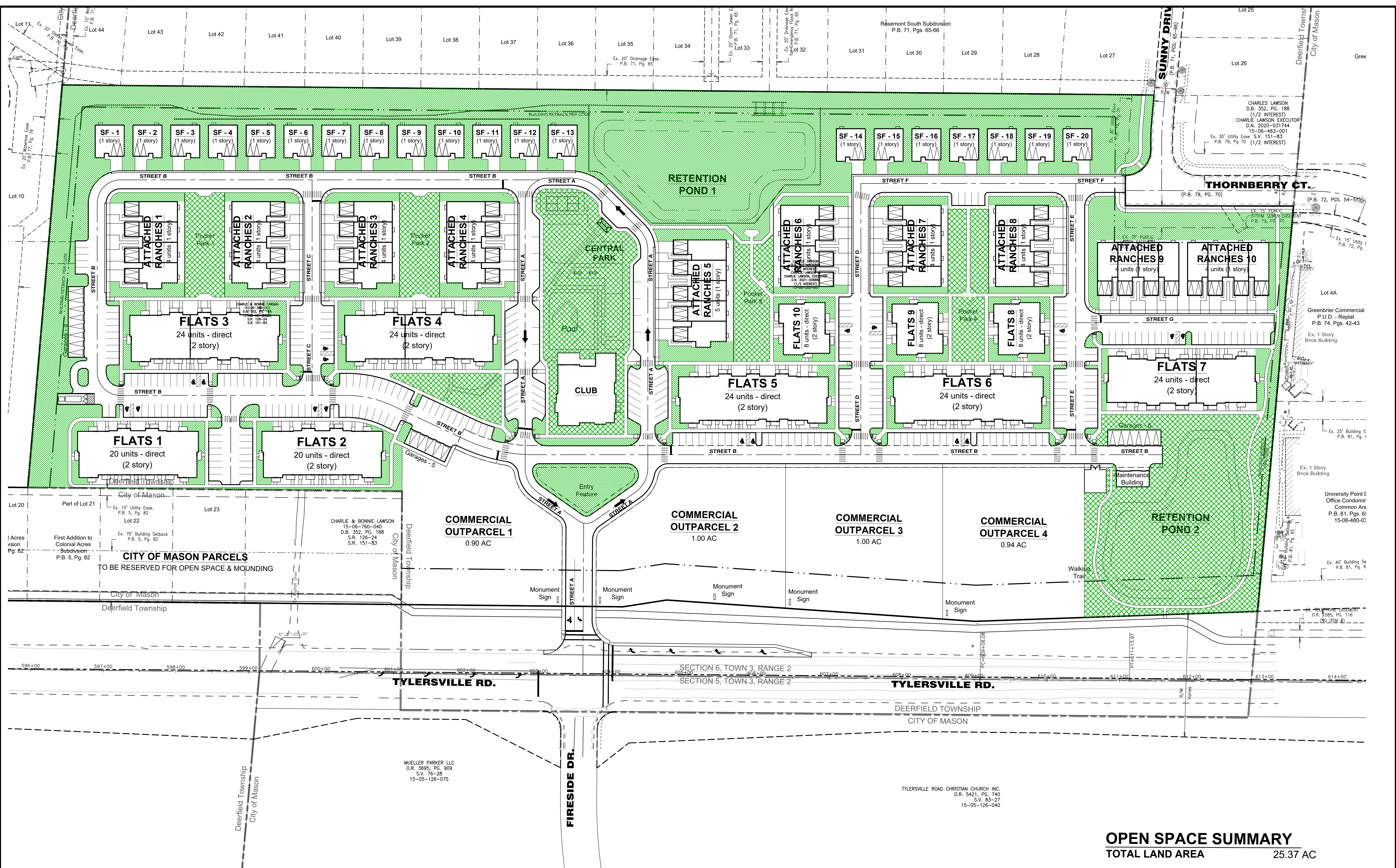
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 Issue Date: 06-13-22
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C3.1

Plot time: Jun 13, 2022, 11:48am
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Plot time: Jun 13, 2022 - 11:50am
Drawing name: J:\2020\20-0127\CVDWG\20-0127 Stage 2.dwg - Layout Tab: C3-3 Open



OPEN SPACE SUMMARY	
TOTAL LAND AREA	25.37 AC
REQUIRED OPEN SPACE	
Total Open Space	5.07 AC (20%)
Total Active Open Space	1.27 AC
<i>(Active Open Space is 25% of Total Open Space)</i>	
PROVIDED OPEN SPACE	
Total Open Space	8.54 AC (33.66%)
Total Active Open Space	2.92 AC
<i>(Active Open Space is 34.2% of Total Open Space)</i>	

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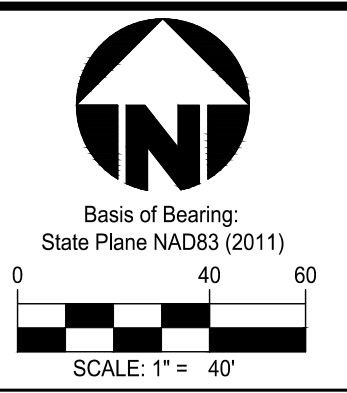
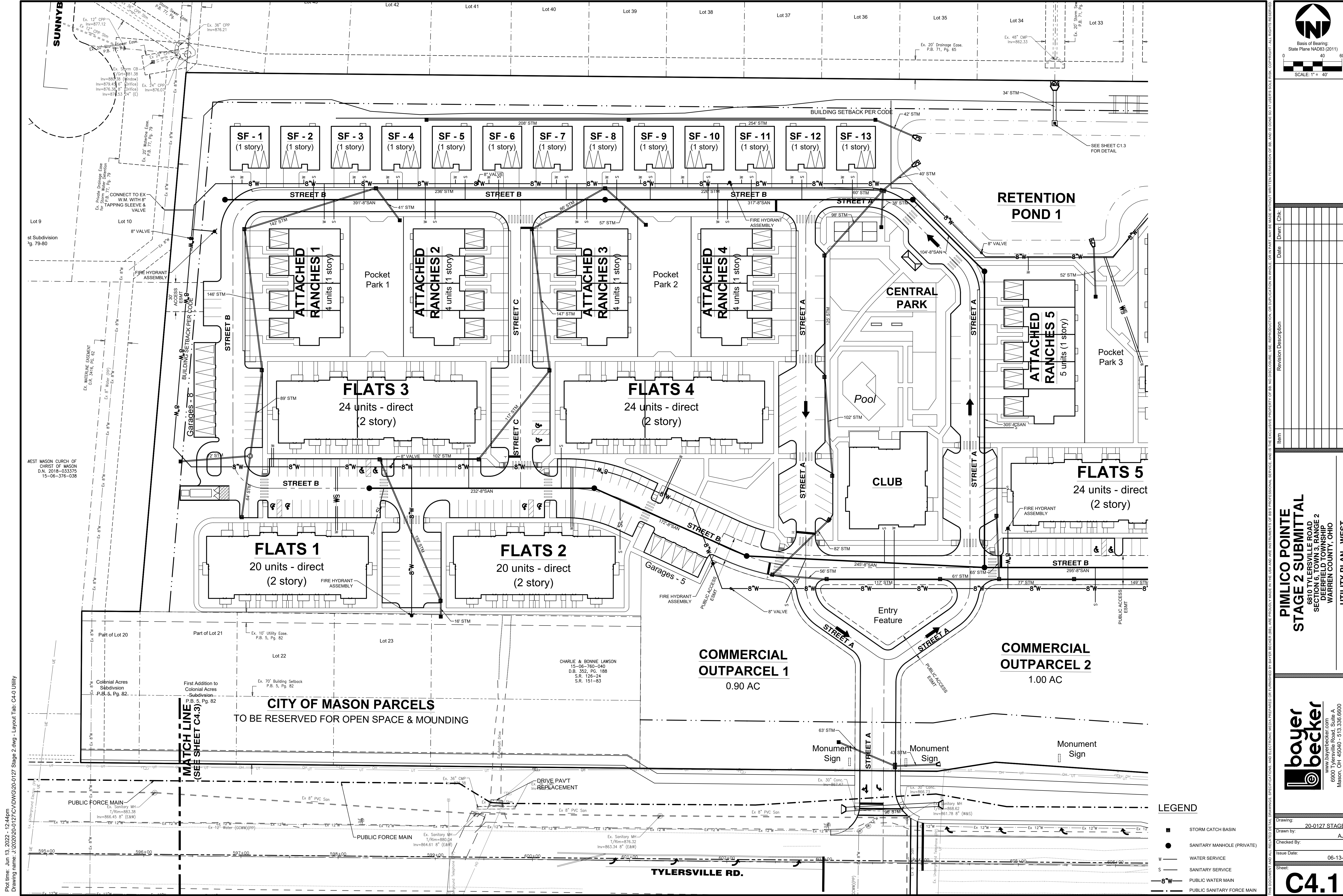
PIMLICO POINTE
STAGE 2 SUBMITTAL
6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

OPEN SPACE PLAN

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Drawing: 20-0127 STAGE 2
Drawn by: AJW
Checked by: _____
Issue Date: 06-13-22
Sheet:

C3.3



Date	Drawn	Chk

Item	Revision Description

PIMLICO POINTE
STAGE 2 SUBMITTAL
 6810 TYLERSVILLE ROAD
 SECTION 6, TOWN 3, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO
UTILITY PLAN - WEST



Drawing:	20-0127 STAGE 2
Drawn by:	AJW
Checked By:	
Issue Date:	06-13-22
Sheet:	

LEGEND

- STORM CATCH BASIN
- SANITARY MANHOLE (PRIVATE)
- W WATER SERVICE
- S SANITARY SERVICE
- 8"W PUBLIC WATER MAIN
- PUBLIC SANITARY FORCE MAIN

Plot time: Jun 13, 2022, 12:44pm
 Drawing name: J:\2020\20-0127\CVDWG\20-0127 Stage 2.dwg - Layout Tab: C4-0 Utility

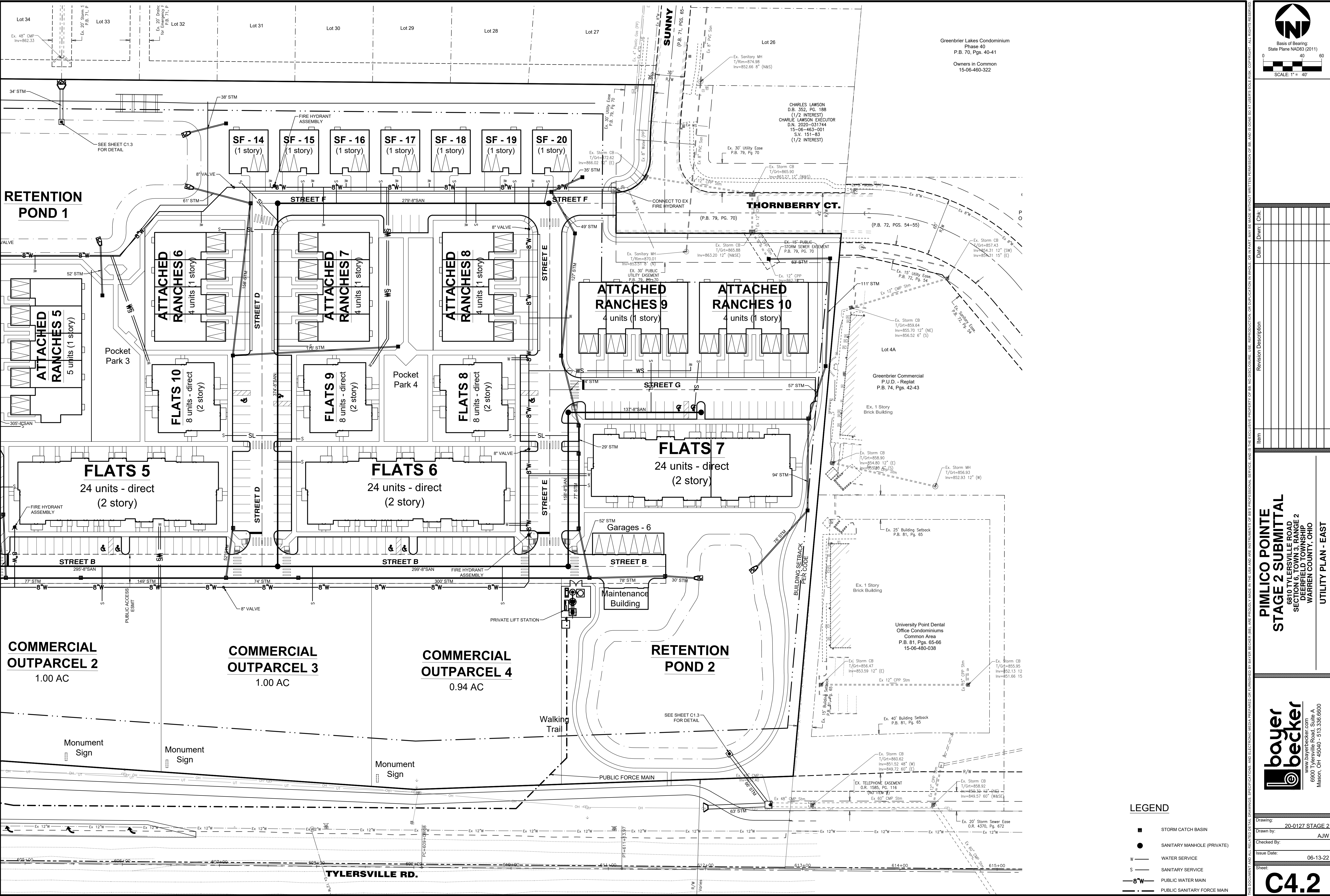
C4.1

Greenbrier Lakes Condominium
 Phase 40
 P.B. 70, Pgs. 40-41
 Owners in Common
 15-06-460-322

CHARLES LAWSON
 D.B. 352, PG. 188
 1/2 INTEREST
 CHARLES LAWSON EXECUTOR
 D.N. 2020-031744
 S.V. 151-83
 (1/2 INTEREST)

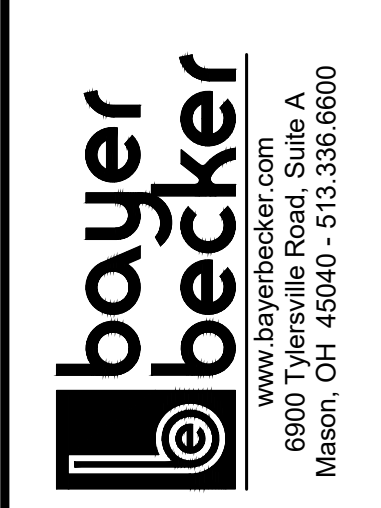
Greenbrier Commercial
 P.U.D. - Replat
 P.B. 74, Pgs. 42-43

University Point Dental
 Office Condominiums
 Common Area
 P.B. 81, Pgs. 65-66
 15-06-480-038



Item	Revision Description	Date	Drawn	Chk.

PIMLICO POINTE
STAGE 2 SUBMITTAL
 6810 TYLERSVILLE ROAD
 SECTION 6, TOWN 3, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO
UTILITY PLAN - EAST



LEGEND

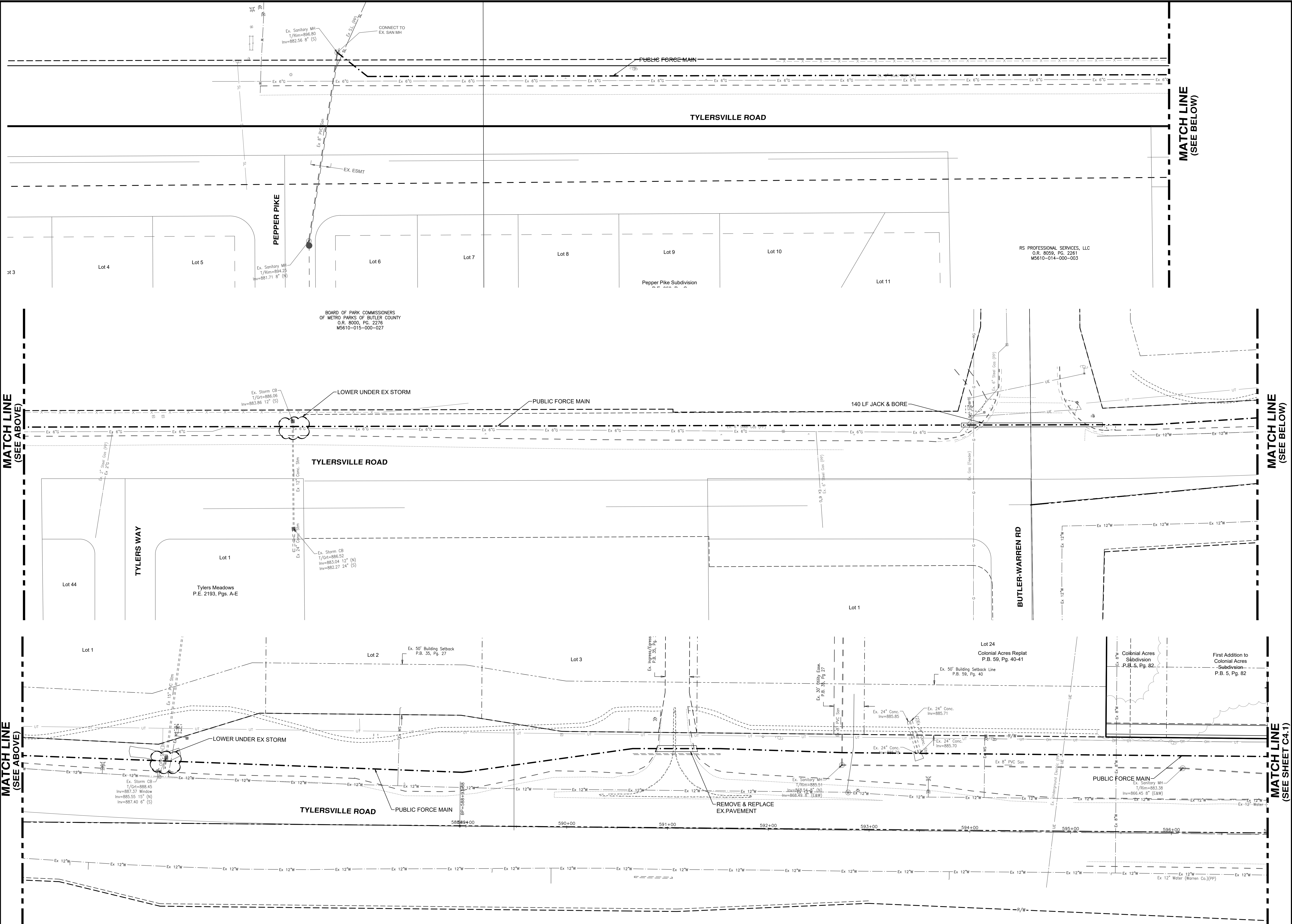
- STORM CATCH BASIN
- SANITARY MANHOLE (PRIVATE)
- WATER SERVICE
- SANITARY SERVICE
- 8" W PUBLIC WATER MAIN
- PUBLIC SANITARY FORCE MAIN

Drawing: 20-0127 STAGE 2
 Drawn by: AJW
 Checked By:
 Issue Date: 06-13-22
 Sheet:

C4.2

Plot time: Jun 13, 2022 - 12:44pm
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Plot time: Jun 13, 2022, 1:56pm
 Drawing name: J:\2020\20-0127\CVDWG\20-0127 Stage 2.dwg - Layout Tab: C4-0 Utility



North Arrow
 Basis of Bearing:
 State Plane NAD83 (2011)
 Scale: 1" = 40'

Date	Drawn	Chk

Item	Revision Description

PIMLICO POINTE
STAGE 2 SUBMITTAL
 6810 TYLERSVILLE ROAD
 SECTION 6, TOWN 3, RANGE 2
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO
 UTILITY PLAN - OFFSITE

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C4.3

