City of Springboro

Memo

To: Members of Springboro Planning Commission, Elmer Dudas, Development Director, Chad Dixon, City Engineer, Ann Burns, Planning Commission Secretary

From: Dan Boron, Staff Liaison

Date: January 5, 2021

Re: Instructions for Wednesday, January 13, 2021 Planning Commission Work Session

---

The Wednesday, January 13, 2021 Planning Commission work session will be conducted remotely by teleconference using Zoom. The meeting will begin at 6:00 p.m., however the virtual meeting room will be available for you to join beginning at 5:45 p.m. Thursday night.

Meeting materials are included in this packet following these instructions. You may read at your leisure and let me know if you have any questions or comments.

Here is how things will work on Wednesday night:

1) Beginning at 5:45 p.m. log on to www.zoom.us. You do this by going to www.zoom.us. (If you have Chrome as an internet browser choice, use that as it seems to work best.)
2) Once you are on the Zoom website, click "Join a Meeting" at the top right hand corner, which will bring you to the "Meeting ID" prompt. Enter Meeting ID and click button provided below.
3) At this point, it may prompt you to download the Zoom app (if you haven't used Zoom on that laptop / computer before). Download the app and click the .exe file in the bottom left hand corner once it is downloaded.
4) Then it may say "Open Zoom". Click "Open Zoom."
5) Then it should ask you for a meeting password. Enter meeting password and click Join Meeting.
6) Make sure at some point you click the "Join with Video" button. The meeting host will then accept you into the meeting. This may take a few seconds, so don't worry if you aren't joined right away.
7) Once you see other members who have joined, click the "Join Audio" on bottom left hand corner of screen and then click "Computer Audio".
8) You should be ready to go!

Meeting deliberations will begin at 6:00 p.m. If you are encountering technical difficulties, please let me know by texting me at 937-952-9035, however we will proceed with the meeting with the members present at the regular time. The meeting will be recorded for both sound and video.

If you have any questions regarding the meeting free to reach out to me at 937-748-6183 or danb@cityofspringboro.com. After 5:00 p.m. on meeting night the best way to reach me will be by text or phone at 937-952-9035.

The City of Springboro is inviting you to a scheduled Zoom meeting.

Topic: Springboro Planning Commission Meeting
Time: Jan 13, 2021 05:45 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/87277291434?pwd=cWV1WHhETjl4SU82YzRTWDVISC9Kdz09

Meeting ID: 872 7729 1434
Passcode: 096145
One tap mobile
+13017158592,,87277291434#,,,,*096145# US (Washington D.C)
+13126266799,,87277291434#,,,,*096145# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 872 7729 1434
Passcode: 096145
Find your local number: https://us02web.zoom.us/u/kd1YJWuhkL

Agenda
City of Springboro Planning Commission Meeting
Wednesday, January 13, 2021, 6:00 p.m.

PUBLIC NOTICE:
Per Ohio Substitute House Bill 404 made effective November 22, 2020 in response to the COVID-19 state of emergency (Sec. 12), Section 12(A), the Springboro Planning Commission will conduct its Wednesday, January 13, 2021 Meeting via video conference at 6:00 p.m. EDT. Visit the City of Springboro website at https://www.cityofspringboro.com/CivicAlerts.aspx?CID=6,1 for a link to connect to the meeting.

I. Call to Order

II. Welcome New Member – Mike Thompson

III. Appointment of Officers for 2021

A. Chair
B. Vice Chair

IV. Approval of Minutes

A. December 9, 2020 Planning Commission Meeting

V. Agenda Items

A. Final Approval, Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building

VI. Guest Comments

VII. Planning Commission and Staff Comments

VIII. Adjournment

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Thursday, December 9, 2020

I. Call to Order

Chairperson Becky Iverson called the Springboro Planning Commission Meeting to order at 6:00 p.m. by video conference.

Present: Becky Iverson, Chair, Chris Pearson, Vice-Chair, Mark Davis, Robert Dimmitt, Steve Harding, Becky Hartle, and John Sillies.

Staff: Dan Boron, City Planner; Elmer Dudas, Development Director; Ann Burns, Planning Commission Secretary. Also present were John Wertheimer and Christian Stone with Cincinnati Commercial Contracting, Jonathan Evans with Evan Engineering and Bill Schalk with KBA Architects.

II. Approval of Minutes

A. November 12, 2020 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes.

There were none.

Mr. Harding motioned to approve the November 12, 2020 Planning Commission minutes as submitted. Ms. Hartle seconded the motion.

Vote: Hartle, yes; Harding, yes; Davis, yes; Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes. (7-0)

III. Agenda Items

A. Preliminary Review, Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building

Background Information

This agenda item is a request for final development plan approval for an undeveloped site located at the southern terminus of Advanced Drive in the Stolz Industrial Park. The application was filed by Cincinnati Commercial Contracting, property owner and developer.

Note: portions of the building program for this agenda item are exact to a final development plan reviewed and approved by the Planning Commission at the Jul 27, 2020 meeting. That building, located at 105 Advanced Drive on the northern portion of the Stolz Industrial Park, is under construction at this time.

The applicant is proposing to construct a one-story, 10,000-square foot flexible space commercial building for a future user. As with the 105 Advanced Drive property reviewed earlier this year, the plan for the site provides for a 10,000-square foot addition at a future date. No address has been assigned for the property at this point in time; addresses are typically not assigned by the Engineering Department until further into the site development process.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stoltz Industrial Park are occupied by the following businesses: Advanced Engineering to the northeast at 240-250 Advanced Drive, Coruexx, LLC, to the west at 245 Advanced Drive, and A-1 Mechanical to the northwest at 235 Advanced Drive. Immediately to the south is the City of Springboro's Clearcreek Park.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. That zoning designation permits the use of the property for office and light industrial development. Clearcreek Park to the south is zoned R-1, Estate-Type Rural Residence District.

Following this preliminary review, formal approval may occur as soon as the January 13, 2021 Planning Commission meeting. No City Council action is required on this agenda item.

Staff Comments

City staff identified the following comments for this agenda item:

1. Provide a color rendition of the proposed building elevations for large-sheet format drawings.
2. Provide elevations for proposed dumpster screening.
3. When an end user is identified for the use, a Certificate of Zoning Compliance will be needed from the Zoning Inspector.
4. Indicate expected building population at maximum shift for the determination of off-street parking requirements.
5. Following preliminary review, provide landscaping plan in compliance with Chapter 1280 of the Planning & Zoning Code. As part of that review mark all trees to be retained 4 inches DBH for credit against landscaping requirements.
6. Following preliminary review, provide lighting plan in compliance with Chapter 1273 of the Planning & Zoning Code including photometric analysis of site and building lighting with intensity shown in foot-candles, color-temperature, maximum to minimum and average to minimum ratios, and specifications for proposed lighting among other details.
7. Provide detention calculations.
8. Direct connection of sewer lateral to lift station is not permitted. Connect to existing 8-inch sewer main. Provide details accordingly.
9. Show the existing 12-inch water main and 4-inch sewer force main along the west property line.
10. Roof down spouts shall be detained in the detention basin.
11. Provide water lateral curb box near back of existing curb.
12. Dimension from west lot line to drive aisle.
13. Provide curb and pavement repair details at water tap.
14. Existing curb and gutter shall be replaced with depressed curb and gutter at curb cut.
15. Remove drive apron radius and replace with flared apron.

16. Provide storm sewer design information.
17. Is there curbing in the parking lot?
18. Are there any catch basins in the parking lot?

Discussion:

Ms. Iverson noted that this agenda item is for preliminary review and there would be no voting tonight.

Mr. Boron briefly reviewed the background information explaining that this agenda item is a request for final development plan approval for an undeveloped site located at the southern terminus of Advanced Drive in the Stolz Industrial Park. The application was filed by Cincinnati Commercial Contracting, property owner and developer. This is very similar to a recent project on the same street at 105 Advanced Drive which is near completion. Mr. Boron noted that the applicant did submit an alternate accent color which is acceptable and does meet all requirements.

Mr. Schalk noted that the color was the only change.

Mr. Pearson confirmed that there was no current tenant.

Mr. Stone confirmed that that his correct, and it is currently a speculative use.

Mr. Harding noted the project seems very straight forward and he sees no problem with moving ahead.

Mr. Boron stated the deadline for the January 13th meeting is December 21, 2020.

IV. Guest Comments

There were no guest comments.

V. Planning Commission and Staff Comments

Ms. Iverson announced that this with be the last meeting for Becky Hartle. She started on the Planning Commission under City Manager Chris Thompson with many years of dedicated service. She will be moving to South Caroline and will be greatly missed. Council will be recognizing her at their next meeting.

Mr. Boron added that Ms. Hartle has served on the Commission for 14 years and attended approximately 243 meetings.

Ms. Iverson thanked her for all her years of service. She also thanked the Commission for working through all the adjustments necessary to get through 2020.

Adjournment

Ms. Hartle motioned to adjourn the December 9, 2020 Planning Commission Regular Meeting at 6:15 p.m. Mr. Harding seconded the motion.

Vote: Sillies, yes; Dimmitt, yes; Iverson, yes; Pearson, yes; Harding, yes; Davis, yes. (6-0)

_____
Becky Iverson, Planning Commission Chairperson

_____ _____
Dan Boron, Planning Consultant Ann Burns, Planning Commission Secretary

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting—Conducted by Conference Call (Zoom)
Wednesday, January 13, 2021, 6:00 p.m.

PUBLIC NOTICE:
Per Ohio Substitute House Bill 404 made effective November 22, 2020 in response to the COVID-19 state of emergency (Sec. 12), Section 12(A), the Springboro Planning Commission will conduct its Wednesday, January 13, 2021 meeting via video conference at 6:00 p.m. EDT. Visit the City of Springboro website at https://www.cityofspringboro.com/CivicAlerts.aspx?CID=6,1 for a link to connect to the meeting.

III. Agenda Items

A. Final Approval
Final Development Plan, Advanced Drive PUD, Planned Unit Development, commercial building

Background Information

This agenda item is a request for final development plan approval for an undeveloped site located at the southern terminus of Advanced Drive in the Stolz Industrial Park. The application was filed by Cincinnati Commercial Contracting, property owner and developer.

The applicant is proposing to construct a one-story, 10,000-square foot flexible space commercial building for a future user. The plan for the site provides for a 10,000-square foot addition at a future date. This final development plan approval only addresses the proposed 10,000-square foot building; the additional will require approval at a future date. No address has been assigned for the property at this point in time; addresses are typically not assigned by the Engineering Department until further into the site development process.

The subject property has frontage on Advanced Drive. Adjacent land includes other properties in the Stoltz Industrial Park are occupied by the following businesses: Advanced Engineering to the northeast at 240-250 Advanced Drive, Coruexx, LLC, to the west at 245 Advanced Drive, and A-1 Mechanical to the northwest at 235 Advanced Drive. Immediately to the south is the City of Springboro's Clearcreek Park.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. That zoning designation permits the use of the property for office and light industrial development. Clearcreek Park to the south is zoned R-1, Estate-Type Rural Residence District.

This item was reviewed at the December 9, 2020 Planning Commission meeting on a preliminary basis. No City Council action is required on this agenda item.

Staff Recommendation

City staff recommends APPROVAL of the final development plan under this application subject to the following conditions:

1. When an end user is identified for the use, a Certificate of Zoning Compliance will be needed from the Zoning Inspector.
2. Indicate expected building population at maximum shift for the determination of off-street parking requirements.
3. For compliance with Chapter 1280 of the Planning & Zoning Code, Landscaping, indicate all existing trees to be retained on the parcel 4 inches DBH or greater for credit against landscaping requirements for buffer yards and site.
4. Sanitary sewer lateral connection not correct as shown. Details to be worked out with the City Engineer.
5. Show the existing 12" water main and 4" sewer force main along the west property line.
6. Connect the proposed water service lateral into the existing 12" water main located along the west property line. Provide copper service to curb box. Remaining water service may be plastic, due to length of run, and shall be continuous to the building. Couplers will not be accepted.
7. Provide details for the replacement of the lift station access drive due to sanitary sewer lateral connection to existing sanitary sewer main. Provide 8" of concrete with 6" (item 304) aggregate base.
8. Verify the sanitary sewer lateral invert at the connection to the existing sewer main.
9. Detention design currently under review. Revisions, if any, will be coordinated with the City Engineer.
10. Sheet C-3 – Replace "light duty asphalt pavement" to read "medium duty asphalt pavement" in order to match detail on sheet C-1.1.
11. Provide revise drawings incorporating all staff comments along with signature of the owner or duly authorized officer.
12. An "As Built" drawing showing as built location and elevations of all improvements shall be submitted prior to the issuance of an occupancy permit.
13. Approval applies to proposed 10,000-square foot building. Addition will require approval at a future date.
14. The Clearcreek Fire District has no comments at this time.

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, January 5, 2021 at 5:00 p.m.

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF SPRINGBORO SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE ADVANCED DR., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF SPRINGBORO.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

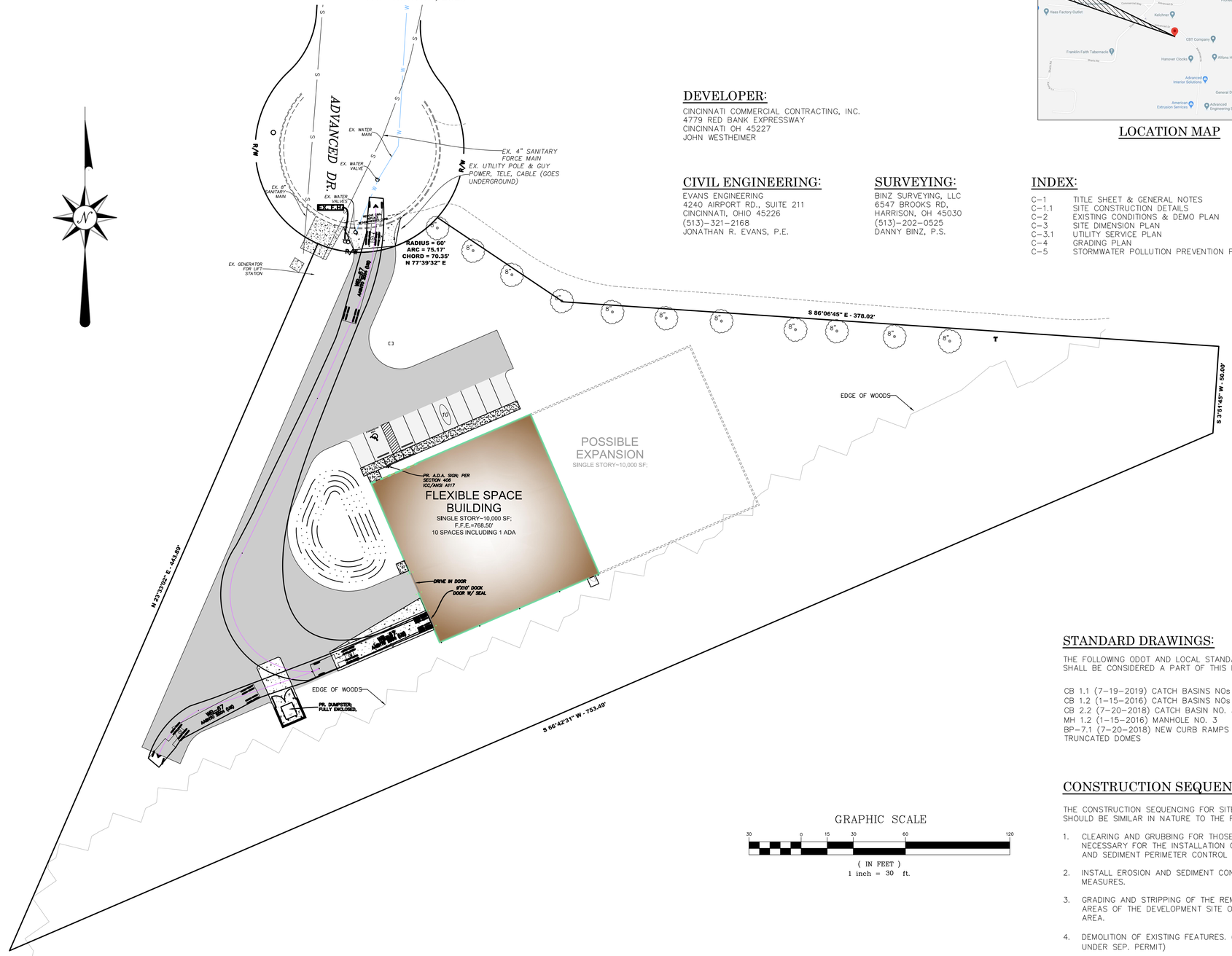
DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

OHIO811 Before You Dig

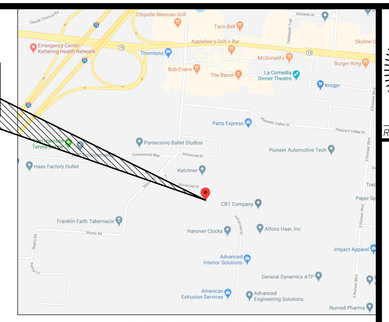
PLANS FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR:

COMMERCIAL BUILDING

ADVANCED DR., CITY OF SPRINGBORO, WARREN COUNTY, OHIO
NOVEMBER, 2020



PROPOSED SITE



LOCATION MAP

DEVELOPER:

CINCINNATI COMMERCIAL CONTRACTING, INC.
4779 RED BANK EXPRESSWAY
CINCINNATI OH 45227
JOHN WESTHEIMER

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OHIO 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BINZ SURVEYING, LLC
6547 BROOKS RD,
HARRISON, OH 45030
(513)-202-0525
DANNY BINZ, P.S.

INDEX:

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

CB 1.1 (7-19-2019) CATCH BASINS NOs 2-2A, B & C
CB 1.2 (1-15-2016) CATCH BASINS NOs 2-3 & 2-4
CB 2.2 (7-20-2018) CATCH BASIN NO. 3A
MH 1.2 (1-15-2016) MANHOLE NO. 3
BP-7.1 (7-20-2018) NEW CURB RAMPS WITH TRUNCATED DOMES

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

STATE OF OHIO
JONATHAN R. EVANS E-65653 REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS		
NO. & DESCRIPTION	BY	DATE

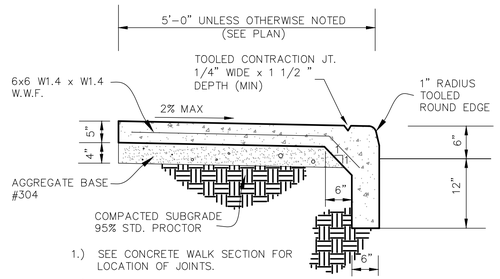
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING
TITLE SHEET & GENERAL NOTES
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB. NO.	20-140	
DATE	Dec. 17, 2020	

SHEET NO.

C-1



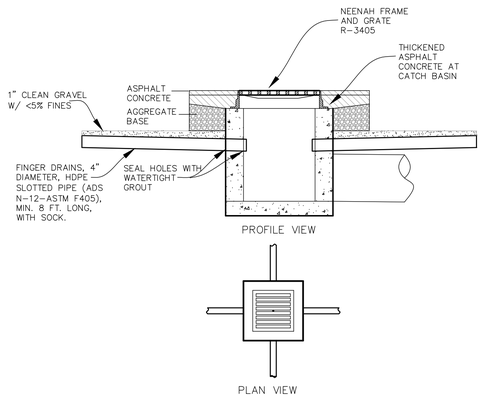
1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.

2.) FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JTS.

3.) CONCRETE SHALL BE 4000 PSI A.E.

INTEGRAL WALK AND CURB

NOT TO SCALE



NOTES:

1. PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)

2. SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.

3. WRAP EACH SLOTTED PIPE IN FILTER SOCK.

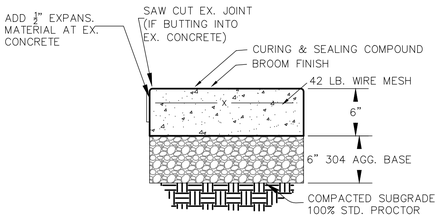
4. FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)

5. FINGER DRAIN TO BE OMITTED WHEN THERE IS A CONFLICT BETWEEN INLET/OUTLET PIPE ELEVATIONS AND FINGER DRAIN.

6. HOLE FOR FINGER DRAIN SHALL BE SEALED WITH WATERTIGHT GROUT.

DETAIL AT CATCH BASIN IN PAVEMENT

NOT TO SCALE



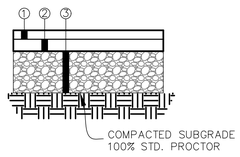
1.) CONTROL JOINTS 10' O.C. MAX (EACH DIRECTION).

2.) PRE-FORMED EXPANSION JOINTS 30' O.C. MAX. & WHERE ABUTS CONCRETE

3.) CONCRETE SHALL BE 4000 PSI A.E.

CONCRETE PAVING DETAIL

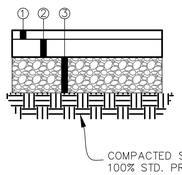
NOT TO SCALE



①-1 1/2" ODOT 448, TYPE 1, MED. BITUMINOUS SURFACE COURSE
②-2 1/2" ODOT 448, TYPE 1, MED. BITUMINOUS LEVELING COURSE
③-6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)

MEDIUM DUTY ASPHALT PAVING

NOT TO SCALE



①-1 1/2" ODOT 448, TYPE 1, MED. BITUMINOUS SURFACE COURSE
②-3" ODOT 448, TYPE 1, MED. BITUMINOUS LEVELING COURSE
③-8" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)**

**ALTERNATE -1.5" ODOT 448 SURFACE ASPHALT
-2" 448 INTERMEDIATE COURSE ASPHALT
-6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)
-(1) LAYER OF TENSAR TX-160 GEOGRID

HEAVY DUTY ASPHALT PAVING

NOT TO SCALE

ADDITIONAL PAVING NOTES:

AFTER BITUMINOUS PAVEMENT HAS BEEN REPLACED, SAWCUT OR ROUTE JOINT BETWEEN EXISTING AND NEW PAVEMENT AND FILL WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:

1) ROADSAVER 221; CRAFCO INC.
2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
3) SEALTIGHT HI-SPEC; W.R. MEADOWS, INC.

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS			
DATE	BY	NO. & DESCRIPTION	

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING
SITE CONSTRUCTION DETAILS
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	20-140	
DATE	Dec. 17, 2020	

SHEET NO.

C-1.1

NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PUD". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CITY OF SPRINGBORO ZONING DEPARTMENT.

2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.

3. PER FLOOD INSURANCE RATE MAP NUMBER 39165C0017E EFFECTIVE 12/17/2010, THE SUBJECT PROPERTY IS A NON-PRINTED MAP, LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.

4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.

5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.

6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.

7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.

8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.

11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

ADVANCED DR.

15' UTILITY EASEMENT

25' SANITARY SEWER EASEMENT

EX. WATER MAIN

EX. WATER VALVE

EX. 8" SANITARY MAIN

EX. WATER VALVES

EX. F.H.

REMOVE CBG. REPLACE WITH DEPRESSED CURB

GV

OVERHEAD UTILITIES

EX. 4" SANITARY FORCE MAIN

EX. UTILITY POLE & GUY POWER, TELE, CABLE (GOES UNDERGROUND)

EDGE OF ASPHALT DRIVE

LIFT STATION RIM=769.64

LIFT STATION RIM=769.77

EX. GENERATOR FOR LIFT STATION

10'

5'

5'

10'

GRADE

RADIUS = 60'
ARC = 75.17'
CHORD = 70.35'
N 77°39'32" E

S 56°06'45" E - 87.00'

S 86°06'45" E - 378.02'

EDGE OF ASPHALT DRIVE

EDGE OF WOODS

18" PIPE

N 23°33'02" E - 443.89'

S 66°42'31" W - 753.49'

EDGE OF WOODS

764 765 766 766 765 770 771 772 769 769 770 775 770 765 765 765 761

Utility Notes

THE LOCATION OF UTILITES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS AS SHOWN.

Legend of Symbols & Abbreviations

- LIGHT POLE
- FH FIRE HYDRANT
- HEATING, VENTILATION AIR CONDITIONING UNIT
- CONCRETE
- CM COMMUNICATION MANHOLE
- MH MANHOLE
- SV SPRINKLER VALVE
- WV WATER VALVE
- UP UTILITY POLE
- WATER FAUCET
- UNDERGROUND UTILITY
- SIGN
- GV GAS VALVE
- CO CLEANOUT
- CB CATCH BASIN
- OLD WIRE FENCE
- HANDICAP PARKING SPACE
- GUARDRAIL
- EB ELECTRIC BOX
- BALLARD
- DS DOWNSPOUT
- GM GAS METER
- G UP GUY WIRE UTILITY POLE
- UP OVERHEAD UTILITY
- WM WATER METER
- PARKING STOPPERS
- EM ELECTRIC METER
- ENTRANCE DOOR

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING

EXISTING CONDITIONS & DEMO PLAN

ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20-140	
DATE	Dec. 17, 2020	

SHEET NO.

C-2

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING=	9
ADA ACCESSIBLE =	1
TOTAL PARKING	10 SPACES (MIN. 9'X18')

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.

ADVANCED DR.

EX. WATER MAIN

EX. WATER VALVE

EX. WATER VALVES

EX. F.H.

19.44, R=18

REMOVE EXIST. REPLACE WITH DEPRESSED CURB

R/W

RADIUS = 60'
ARC = 75.17'
CHORD = 70.35'
N 77°39'32" E

WB-67 AASHTO 2004 (US)

L=23.37, R=42

24.00

26.15

L=42.80, R=18

52.79

24.00

3.00

15.00

18.00

10

L=13.54, R=18

10.95

14.67

23.00

82.83

301.51

N 23°33'02" E - 443.89'

L=33.59, R=35

22.54

100.00

PR. A.D.A. SIGN; PER SECTION 406 ICC/ANSI A117

FLEXIBLE SPACE BUILDING
SINGLE STORY~10,000 SF;
F.F.E.=768.50'
10 SPACES INCLUDING 1 ADA

DRIVE IN DOOR
9'X10' DOCK DOOR W/ SEAL

POSSIBLE EXPANSION
SINGLE STORY~10,000 SF;

100.00

100.00

65.00

67.14

19.95

S 86°06'45" E - 378.02'

EDGE OF WOODS

EDGE OF WOODS

PR. DUMPSTER; FULLY ENCLOSED,

WB-67 AASHTO 2004 (US)

WB-67 AASHTO 2004 (US)

10.56=13.50, R=18

39.76

23.00

24.00

65.00

S 66°42'31" W - 753.49'

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS

NO.	DESCRIPTION	BY	DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING

SITE DIMENSION PLAN

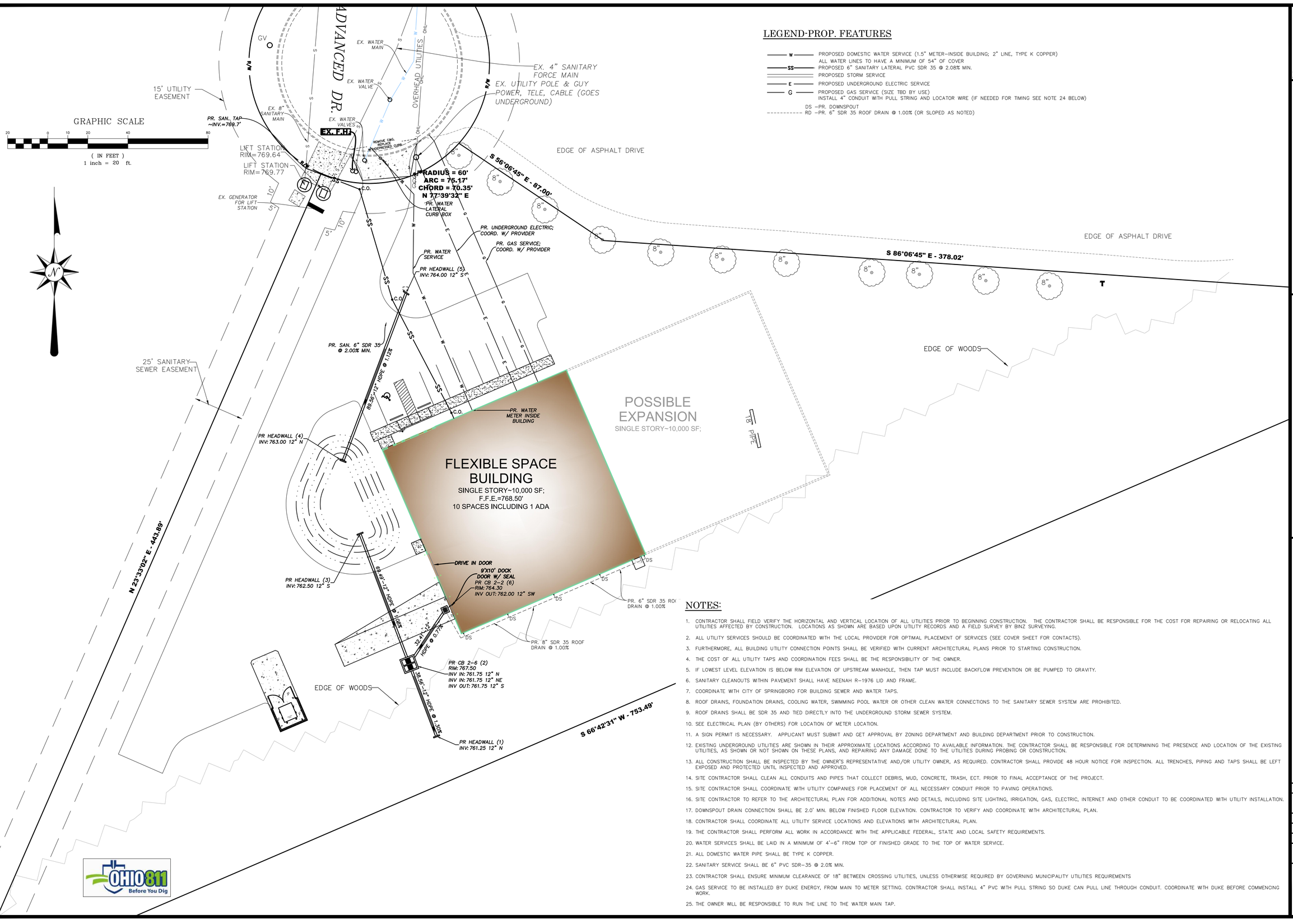
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	20-140
DATE	Dec. 17, 2020

SHEET NO.

C-3



LEGEND-PROP. FEATURES

- W — PROPOSED DOMESTIC WATER SERVICE (1.5" METER–INSIDE BUILDING; 2" LINE, TYPE K COPPER) ALL WATER LINES TO HAVE A MINIMUM OF 54" OF COVER
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.08% MIN.
- PROPOSED STORM SERVICE
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- G — PROPOSED GAS SERVICE (SIZE TBD BY USE) INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
- DS – PR. DOWNSPOUT
- RD – PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BINZ SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R–1976 LID AND FRAME.
7. COORDINATE WITH CITY OF SPRINGBORO FOR BUILDING SEWER AND WATER TAPS.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER SERVICES SHALL BE LAID IN A MINIMUM OF 4'–6" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER SERVICE.
21. ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
22. SANITARY SERVICE SHALL BE 6" PVC SDR–35 @ 2.0% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
24. GAS SERVICE TO BE INSTALLED BY DUKE ENERGY, FROM MAIN TO METER SETTING. CONTRACTOR SHALL INSTALL 4" PVC WITH PULL STRING SO DUKE CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH DUKE BEFORE COMMENCING WORK.
25. THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP.

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING
UTILITY SERVICE PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	20–140
DATE	Dec. 17, 2020

SHEET NO.

C–3.1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

EX. CONTOURS
PR. CONTOURS (MAJOR)
PR. CONTOURS (MINOR)

ADVANCED DR.

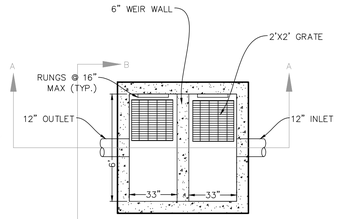
EX. WATER MAIN
EX. WATER VALVE
EX. 8" SANITARY MAIN
EX. WATER VALVES
EX. F.H.
EX. 4" SANITARY FORCE MAIN
EX. UTILITY POLE & GUY
POWER, TELE, CABLE (GOES UNDERGROUND)
OVERHEAD UTILITIES
REMOVE CBG. REPLACE WITH DEPRESSED CURB
LIFT STATION RIM=769.64
LIFT STATION RIM=769.77
EX. GENERATOR FOR LIFT STATION
EDGE OF ASPHALT DRIVE
RADIUS = 60'
ARC = 75.17'
CHORD = 70.35'
N 77°39'32" E
S 56°06'45" E - 87.00'
S 86°06'45" E - 378.02'
EDGE OF ASPHALT DRIVE
EDGE OF WOODS
EDGE OF WOODS
N 23°33'02" E - 443.89'
S 66°42'31" W - 753.49'

P=769.41
P=769.16
P=768.84
P=768.10
P=768.61
P=767.80
P=767.80
P=768.37
P=766.43
P=768.05
P=766.90
P=766.90
P=768.14
P=768.14
P=768.62
P=766.02
P=766.82
P=767.18
P=767.90
P=768.00
P=768.30
P=768.50
P=768.00
P=768.00
P=764.50
P=764.50
P=768.00

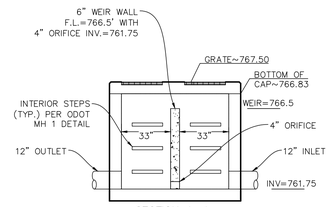
PR HEADWALL (5)
INV: 764.00 12" S
PR HEADWALL (4)
INV: 763.00 12" N
PR HEADWALL (3)
INV: 762.50 12" S
PR HEADWALL (1)
INV: 761.25 12" N
89.56'-12" HDPE @ 1.12%
68.90'-12" HDPE @ 1.00%
34.41'-12" HDPE @ 0.87%
35.56'-12" HDPE @ 1.30%
PR CB 2-6 (2)
RIM: 767.50
INV IN: 761.75 12" N
INV IN: 761.75 12" NE
INV OUT: 761.75 12" S
DRIVE IN DOOR
9'X10' DOCK
DOOR W/ SEAL
PR CB 2-2 (6)
RIM: 764.30
INV OUT: 762.00 12" SW
PR. 6" SDR 35 ROOF DRAIN @ 1.00%
PR. 8" SDR 35 ROOF DRAIN @ 1.00%
18" PIPE

POSSIBLE EXPANSION
SINGLE STORY~10,000 SF;

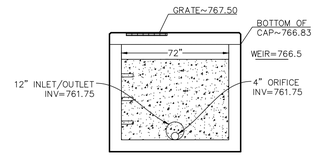
FLEXIBLE SPACE BUILDING
SINGLE STORY~10,000 SF;
F.F.E.=768.50'
10 SPACES INCLUDING 1 ADA



TOP VIEW



SECTION A-A



SECTION B-B

DETENTION CONTROL STRUCTURE
STRUCTURE NO. (2)
MODIFIED ODOT CB 2-6
SCALE: 1" = 4'
0 4' 8'

OHIO811 Before You Dig

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS		
DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING
GRADING PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20-140	
DATE	Dec. 17, 2020	

SHEET NO.

C-4

EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE WARREN COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
   A. THE REQUIRED PRE-CONSTRUCTION MEETING
   B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
   C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
   D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
   E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OHC000004-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

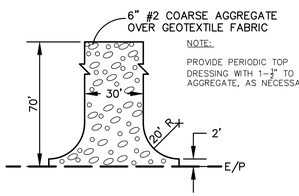
SPECIAL NOTES:

1. DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.

2. AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.

3. DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.

4. DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.



STABILIZED CONSTRUCTION ENTRANCE

(ONLY IF NECESSARY)
NO SCALE

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (ph=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE	0.5 LBS
	DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS	0.25 LBS
	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (¼) OF AND INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING";

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:
1. MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
2. ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of surface water of the state and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

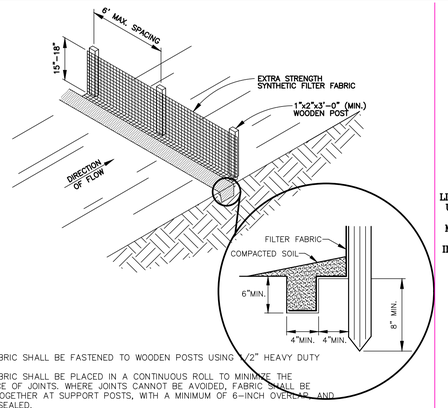
TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of surface water of the state and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of surface water of the state	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. INSTALL STORMWATER MANAGEMENT SYSTEMS. INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
5. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
6. GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
7. INSTALLATION OF ALL UTILITIES.
8. SITE CONSTRUCTION.
9. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



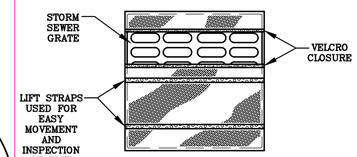
NOTES:

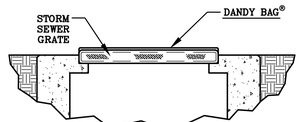
FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURANCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

SILT FENCE (SF) DETAIL

NO SCALE

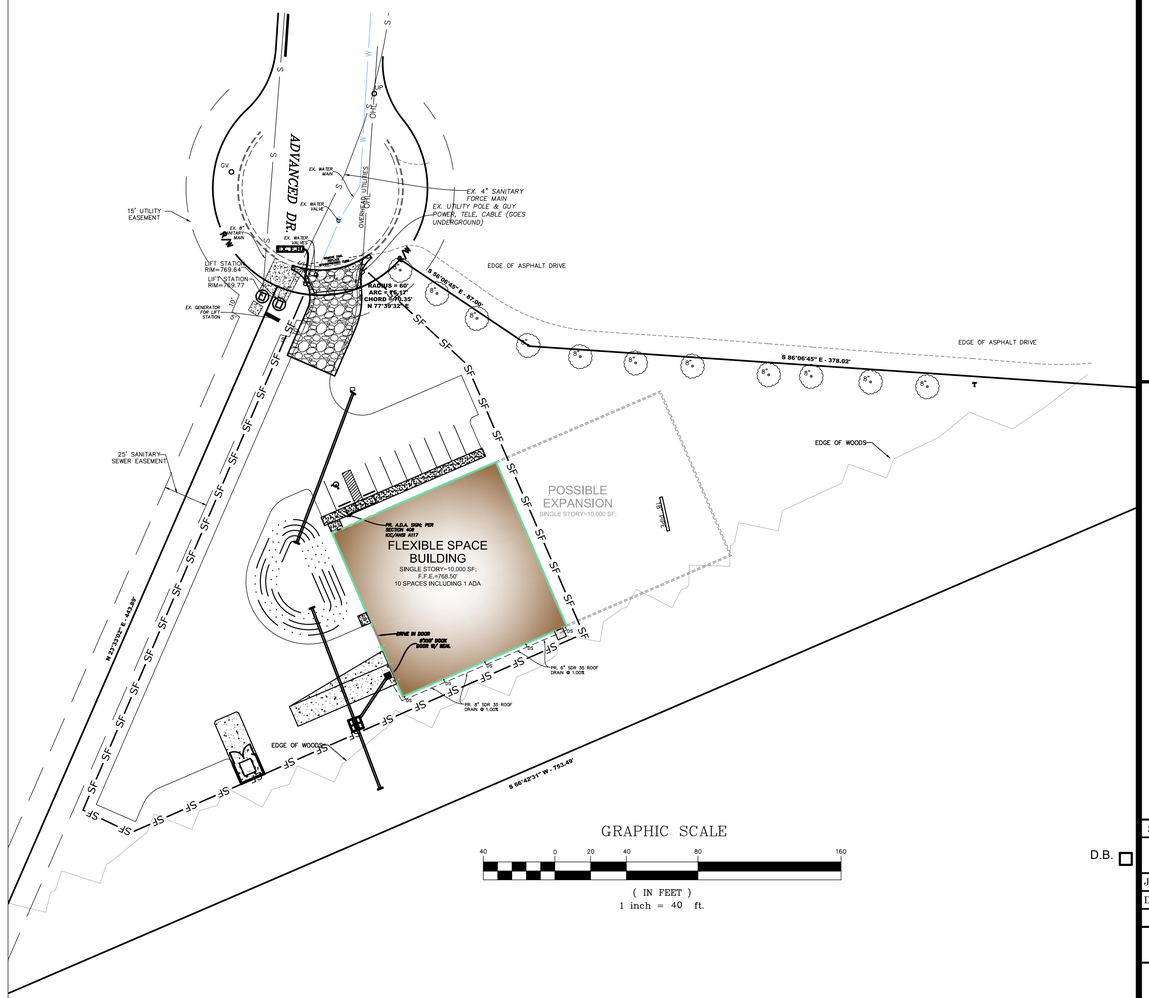
DANDY BAG®





INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

DETAIL OF INLET SEDIMENT CONTROL DEVICE
DANDY BAG (DB)



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

D.B.

EROSION CONTROL LEGEND

SF — SILT FENCE

D.B. — DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER

CONSTRUCTION ENTRANCE

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED
PROFESSIONAL ENGINEER
12/17/2020
REGISTERED ENGINEER No. 65653

REVISIONS			
DATE	BY	NO.	& DESCRIPTION

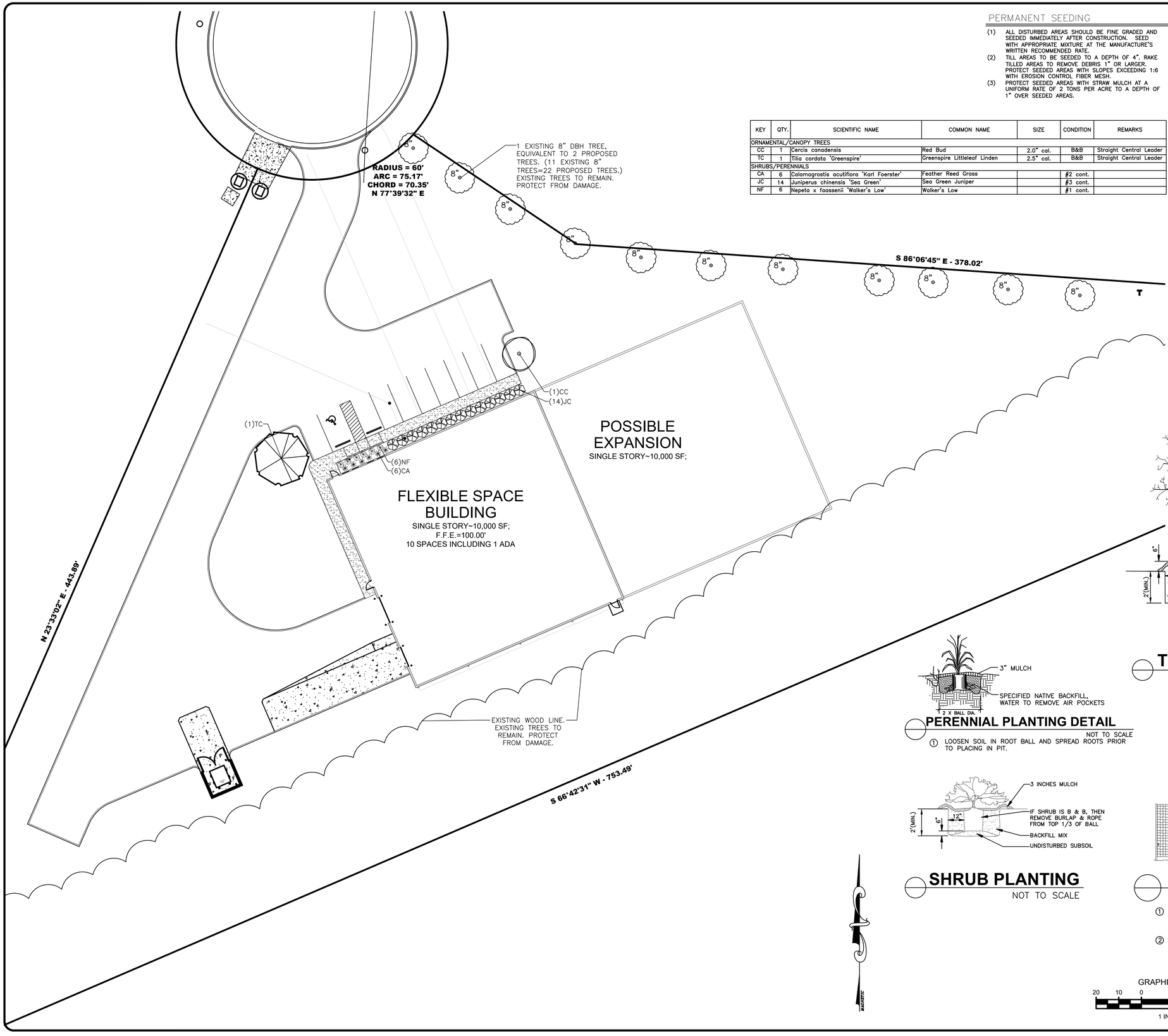
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

COMMERCIAL BUILDING
STORMWATER POLLUTION PREVENTION PLAN
ADVANCED DR.,
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=40'	N/A
JOB. NO.	20-140	
DATE	Dec. 17, 2020	

SHEET NO.

C-5



PERMANENT SEEDING

(1) ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.

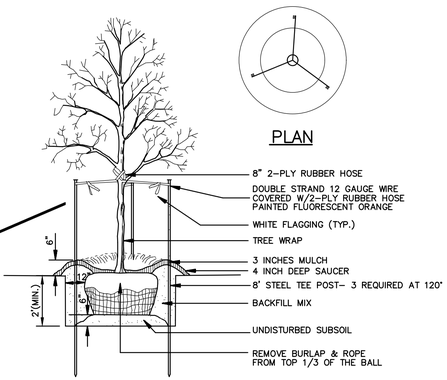
(2) TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.

(3) PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
ORNAMENTAL/CANOPY TREES						
CC	1	Cercis canadensis	Red Bud	2.0" cal.	B&B	Straight Central Leader
TC	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
SHRUBS/PERENNIALS						
CA	6	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#2 cont.	
JC	14	Juniperus chinensis 'Sea Green'	Sea Green Juniper		#3 cont.	
NF	6	Nepeta x faassenii 'Walker's Low'	Walker's Low		#1 cont.	

LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. IT IS THE CONTRACTORS OPINION WETHER TO STAKE OR NOT A TREE. BUT IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE PLANTS REMAIN IN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.
15. ALL EXISTING TREES SHOWN ON THE PLAN TO BE PRESERVED AND PROTECTED.

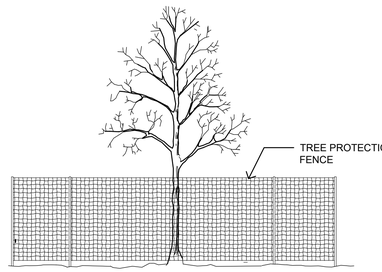


TREE PLANTING
NOT TO SCALE

PERENNIAL PLANTING DETAIL
NOT TO SCALE

① LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

SHRUB PLANTING
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE

① TREE PROTECTION FENCE MUST BE A MINIMUM OF 5' TALL AND CONSTRUCTED OF DURABLE MATERIAL. MOUNTED ON DURABLE POSTS APPROXIMATELY 8'-0" O.C MAX.

② TREE PROTECTION FENCING SHALL BE ERECTED AT DRIP LINE OR BEYOND PRIOR TO START OF CONSTRUCTION.

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:

2K LA
2K Landscape Architecture, LLC
3234 Harvest Ave.
Cincinnati, Ohio 45213
513.226.2872
www.2KLandscapeArchitecture.com

LANDSCAPE PLAN
ADVANCED DRIVE
CITY OF SPRINGBORO, WARREN COUNTY, OHIO

OWNER:

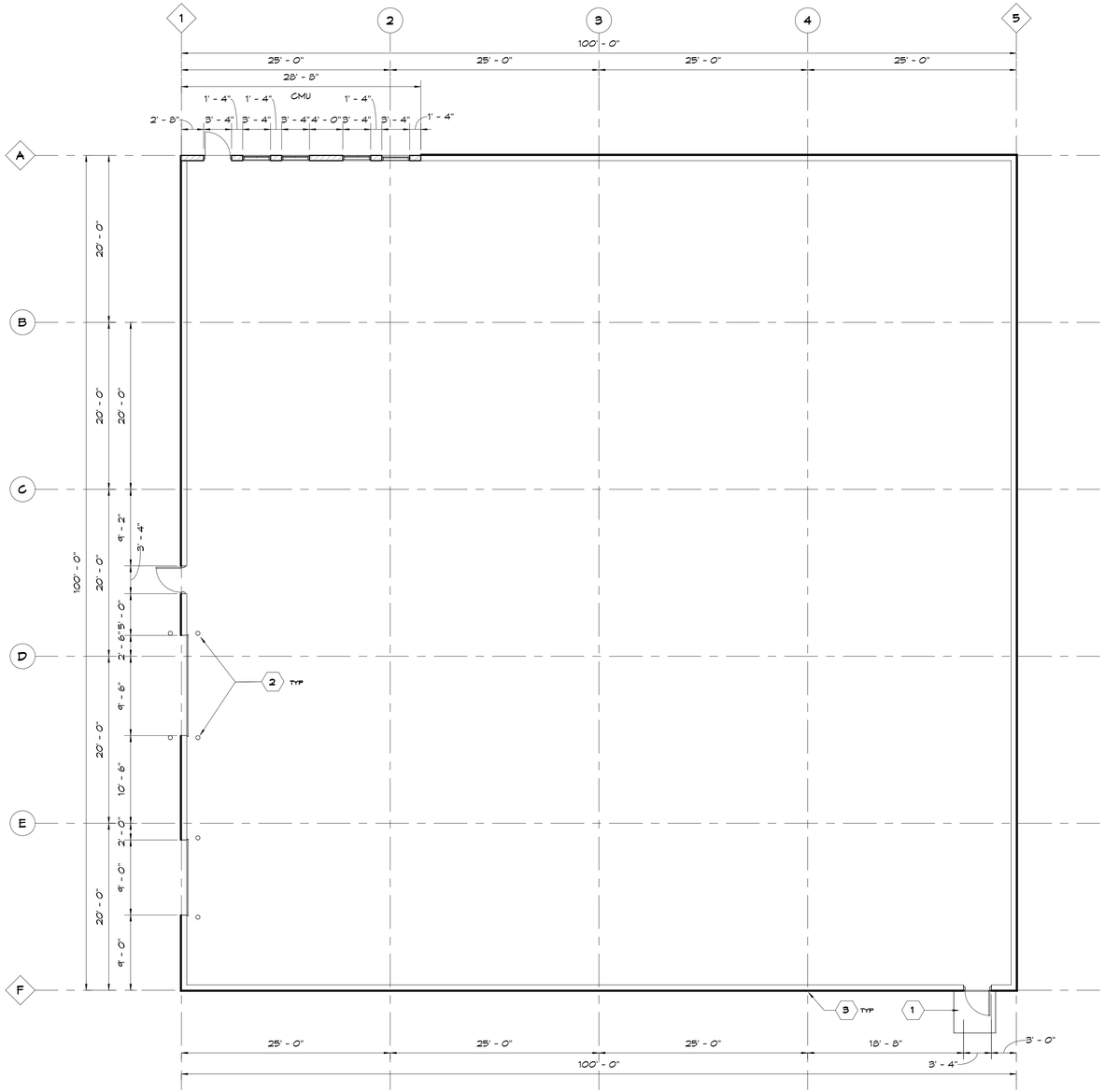
PROJECT NO.: 2020-36
DATE: DECEMBER 18, 2020
DRAWN BY: KTC
CHECKED BY: KTC
SCALE:

SHEET: L-1

PERSPECTIVE

SCALE: 12" = 1'-0"

2 A1.1



FIRST FLOOR

SCALE: 1/8" = 1'-0"

1 A1.1

0' 4' 8' 16' 32'

NORTH

KEYNOTES

1. 5' X 5' X 4" CONCRETE STOOP
2. CONCRETE FILLED STEEL PIPE BOLLARD. SEE DETAILS SHEET A3.1.
3. PRE-FINISHED METAL DOWNSPOUT, COORD. W/PEMB DRAWINGS

K|B|A

K B A Incorporated ARCHITECTS
CINCINNATI OMAHA

29 HIGH STREET
Milford, Ohio 45150
513.752.7800
Fax: 513.752.7833
www.KBAinc.com

SHEET CONTENTS:

FLOOR PLAN

CINCINNATI COMMERCIAL CONTRACTING

Your Choice for Quality

4779 Red Bank Expressway Cincinnati, Ohio 45227
phone (513) 561-6633 fax (513) 561-3554

Proposed Building For Lot 2: 10,000 s.f. Speculative Building

Advanced Drive
Springboro, Ohio 45066

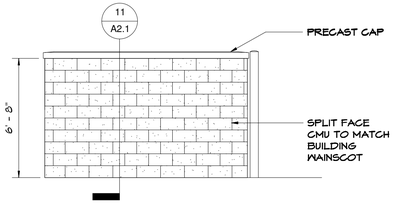
REV. DATE CK'D

Drawn By:WNS Checked By: WNS

Preliminary Not For Construction

Date: 11.18.20 Job No: 20.118

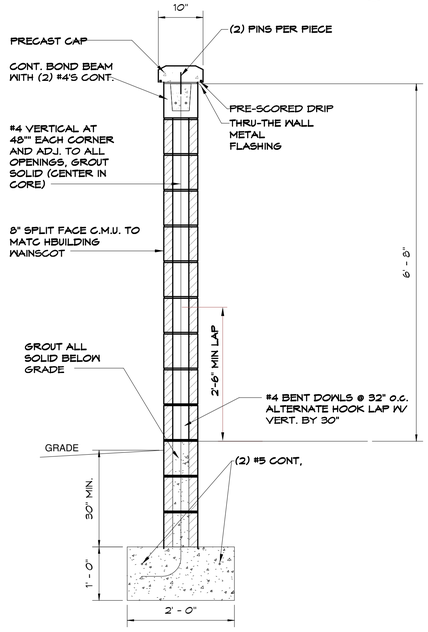
A1.1

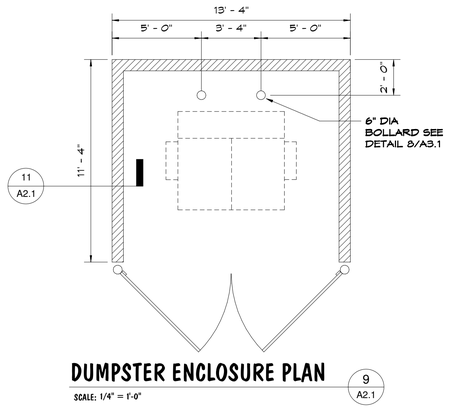


DUMPSTER ENCLOSURE ELEVATION

10 A2.1

SCALE: 1/4" = 1'-0"

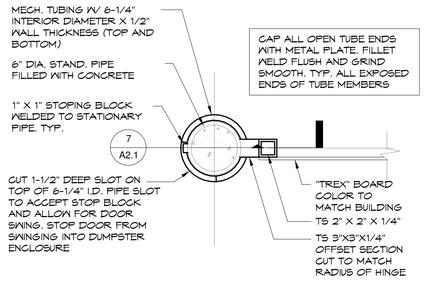




DUMPSTER ENCLOSURE PLAN

9 A2.1

SCALE: 1/4" = 1'-0"



DUMPSTER GATE HINGE PLAN

8 A2.1

SCALE: 1 1/2" = 1'-0"

DUMPSTER SECTION

11 A2.1

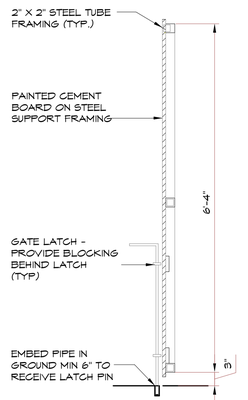
SCALE: 3/4" = 1'-0"

5 A2.1

DUMPSTER ENCLOSURE - SINGLE

12 A2.1

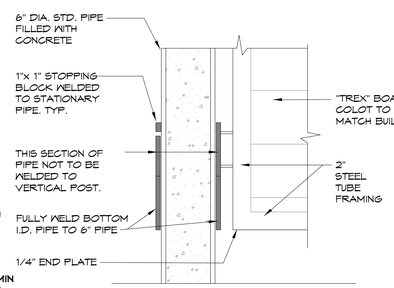
SCALE: 1/4" = 1'-0"



DUMPSTER GATE SECTION

5 A2.1

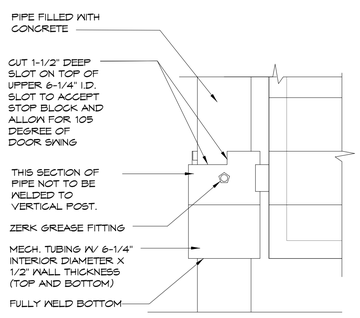
SCALE: 3/4" = 1'-0"



DUMPSTER GATE HINGE SECTION

7 A2.1

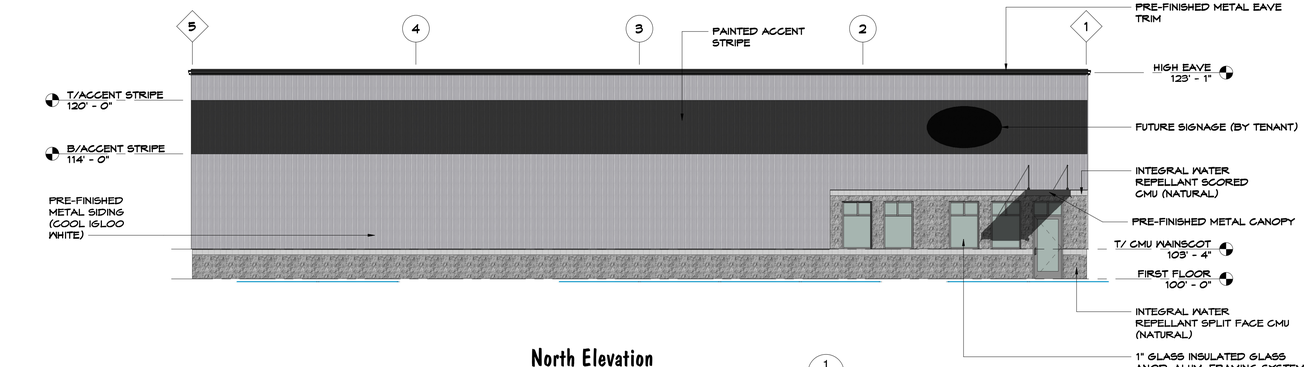
SCALE: 1 1/2" = 1'-0"



DUMPSTER GATE HINGE ELEVATION

6 A2.1

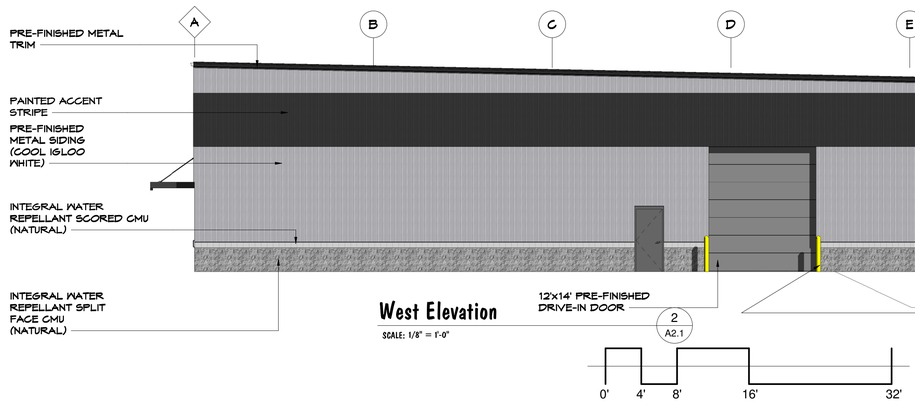
SCALE: 1 1/2" = 1'-0"



North Elevation

1 A2.1

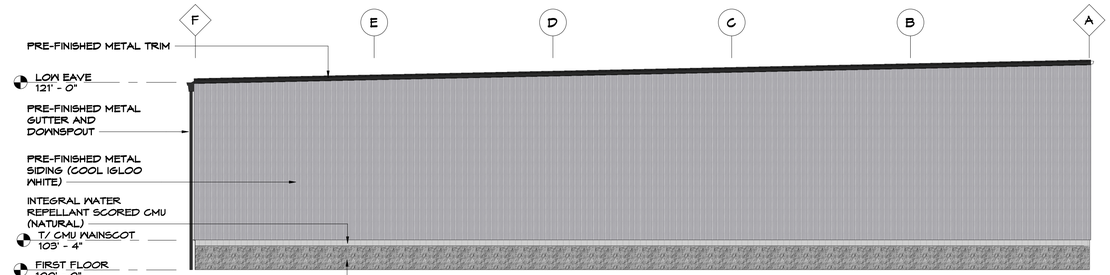
SCALE: 1/8" = 1'-0"



West Elevation

2 A2.1

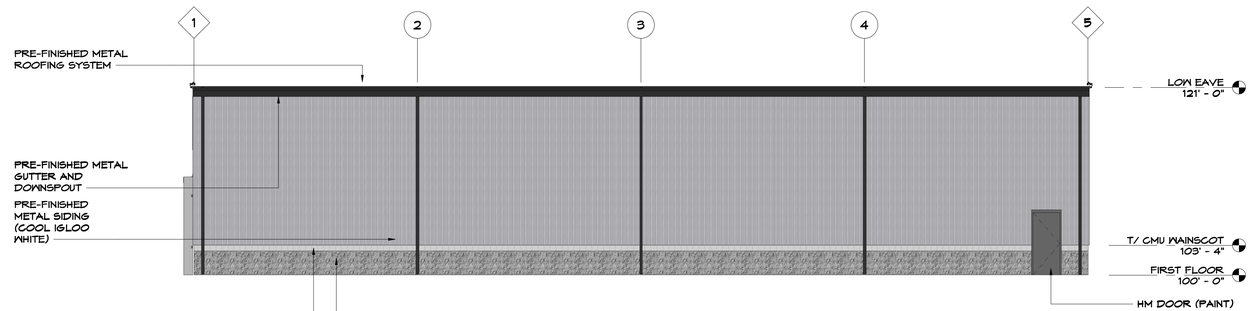
SCALE: 1/8" = 1'-0"



East Elevation

3 A2.1

SCALE: 1/8" = 1'-0"



South Elevation

4 A2.1

SCALE: 1/8" = 1'-0"

K|B|A
K B A Incorporated ARCHITECTS
CINCINNATI OMAHA
29 HIGH STREET
Milford, Ohio 45150
513.752.7800
Fax: 513.752.7833
www.KBAinc.com

SHEET CONTENTS:

ELEVATIONS

CINCINNATI COMMERCIAL CONTRACTING
Your Choice for Quality
4779 Red Bank Expressway Cincinnati, Ohio 45227
phone (513) 561-6633 fax (513) 561-3554

Proposed Building For Lot 2: 10,000 s.f. Speculative Building

Advanced Drive
Springboro, Ohio 45066

REV. DATE CK'D

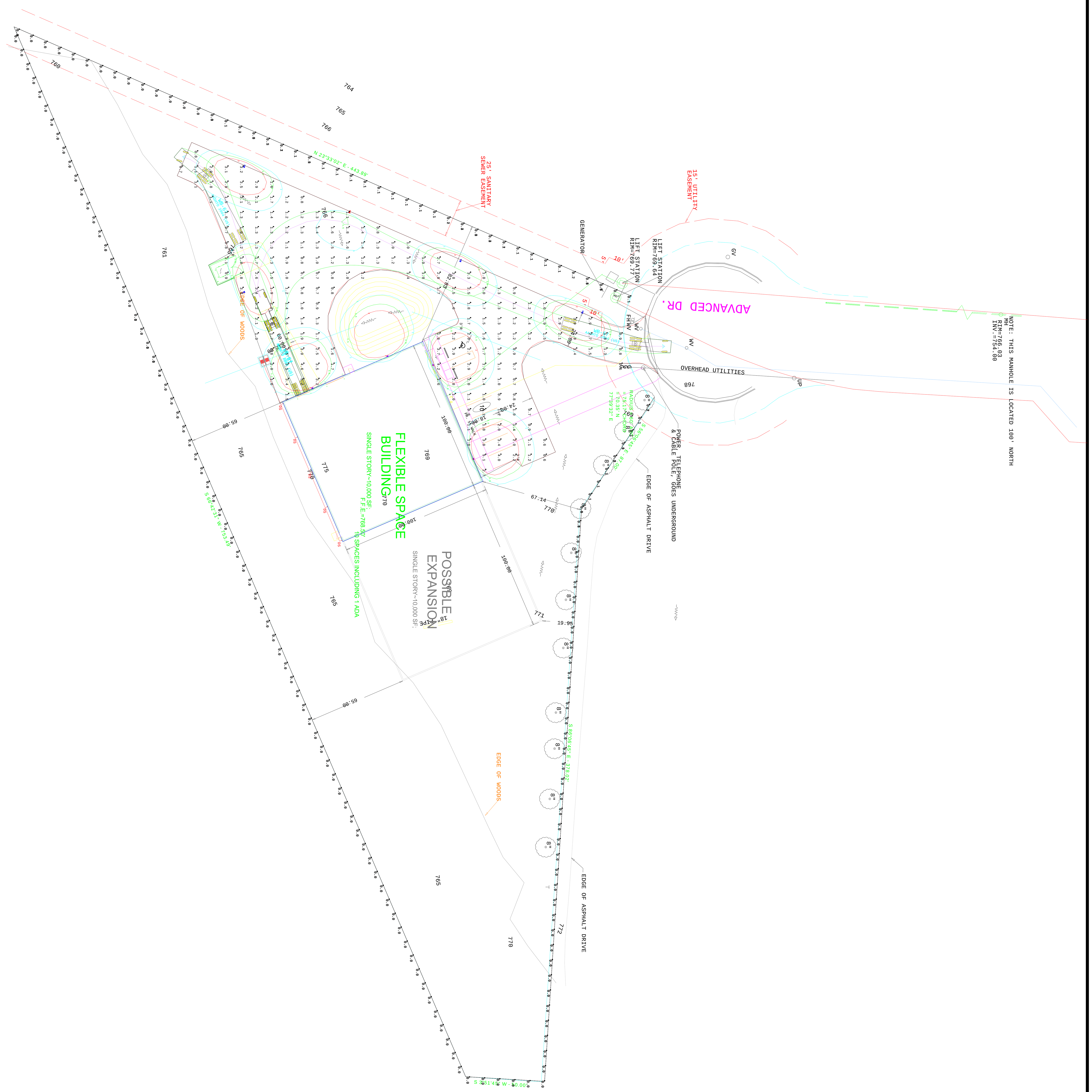
Drawn By:WNS Checked By: WNS

Preliminary Not For Construction

Date: 11.18.20 Job No: 20.118

A2.1

Scale: 1 inch= 40 Ft.



Cooper ELECTRICAL SALES	Prepared For: PREFORMANCE	Job Name: ADVANCE DRIVE Lighting Layout Version A	Scale: as noted Date:12/3/2020 Filename: LOT 3 ADAVANCE DRIVE.AGI Drawn By: TONY BROWN

Filename: C:\Users\ces\OneDrive\Desktop\ADVANCE LOT 3\LOT 3 ADAVANCE DRIVE.AGI

Lighting Design Disclaimer

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by *YOUR COMPANY* represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others.These design parameters and information provided by others have not been field verified by *YOUR COMPANY* and therefore actual measured results may vary from the actual field conditions. *YOUR COMPANY* recommends that design parameters and other information be field verified to reduce variation. *YOUR COMPANY* neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. *YOUR COMPANY* neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by *YOUR COMPANY*. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
parking lot	Illuminance	Fc	1.74	5.2	0.6	2.90	8.67		10	10	Horizontal
PROPERTY LINE	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.		10	N.A.	Horizontal

Luminaire Schedule											
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	4	L3	LOT3T65Y D10 - Warm - RAB0251	SINGLE	6719	1.000	LEVELS TAKEN @ 0.0 AFG	65.2	65.2	260.8	LOT3T65Y D10 - Warm - RAB02512MOD30.IES
	4	W	WPLED52Y - RAB02587MOD5230	SINGLE	6944	1.000	LEVELS TAKEN @ 0.0 AFG	58.1	58.1	232.4	WPLED52Y - RAB02587MOD5230.IES
	1	L4	LOT4T65Y D10 HS - Warm - RAB0	SINGLE	3523	1.000	LEVELS TAKEN @ 0.0 AFG	65.3	65.3	65.3	LOT4T65Y D10 HS - Warm - RAB02642MOD6530.ies

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	W	4986.688	4605.676	20	206.083	0
2	W	4971.654	4685.749	20	109.388	0
3	W	5033.494	4712.37	20	114.444	0
6	L3	4903.307	4703.447	22	333.747	0
7	L3	4841.124	4560.777	22	337	0
8	L4	4871.137	4630.284	22	337.208	0
9	L3	4937.265	4783.857	22	336.374	0
10	L3	4923.629	4560.928	22	111.801	0
11	W	4965.638	4655.289	20	201.889	0
Total Quantity: 9						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *COOPER ELECTRICAL SALES*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal

Scale: as noted
Date:12/3/2020
Filename: LOT 3 ADAVANCE DRIVE.AGI
Drawn By: TONY BROWN

Job Name:
ADVANCE DRIVE

Lighting Layout
Version A

Prepared For:
PREFORMANCE

Filename: C:\Users\ces\OneDrive\Desktop\ADVANCE LOT 3\LOT 3 ADAVANCE DRIVE.AGI

cooper
ELECTRICAL SALES

PS4-11-20D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	**Date:**

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

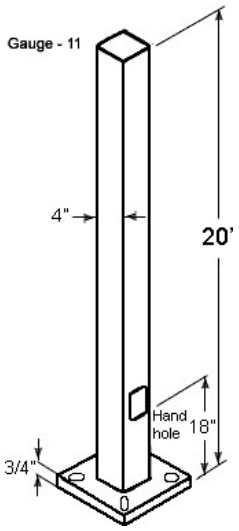
Terms of Sale:

Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

LOT3T65Y/D10

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Color: Bronze Weight: 20.9 lbs

Project:	Type: L3
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.55A
208V	0.33A
240V	0.29A
277V	0.25A
Input Watts	65.2W

LED Info

Watts	65W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	6,719
Efficacy	103.1 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

Effective Projected Area:

EPA = 0.8

Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Mounts to RAB square poles. Mounts to all square and round poles if optional Universal Pole Adaptor is used.

Lens:

Clear acrylic lens with integrated optics

IP Rating:

Ingress Protection rating of IP66 for dust and water

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 120V: 0.55A, 208V: 0.33A, 240V: 0.29A, 277V: 0.25A

THD:

7.3% at 120, 10.7% at 277V

Power Factor:

99.5% at 120V, 95.2% at 277V

Surge Protection:

L-N 4kV; L-L, L-GND 6kV

Other

5 Yr Limited Warranty:

Fixture operation and paint finish are covered for a period of 5-years. See our full warranty here.

Equivalency :

Equivalent to 250W Pulse Start Metal Halide

Buy American Act Compliance:

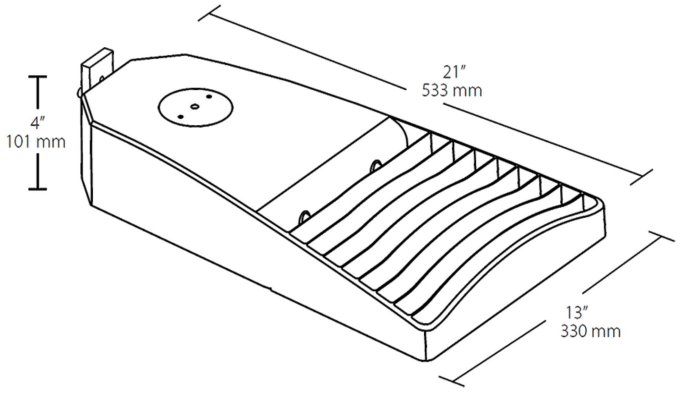
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P9XXHZRE

Dimensions



Features

- Lightweight design and low EPA minimize pole load
- Best-in-class 5-G vibration rating
- 100,000-hour LED lifespan

LOT3T65Y/D10

RAB

Ordering Matrix

Family	IES Type	Wattage	Color Temp	Finish	Driver Options	Mounting	Sensor Options	Accessories	Other Options
LOT	3T	65	Y		/D10				
	5T = Type V **4T =** Type IV **3T =** Type III **2T =** Type II	**65 =** 65W **110 =** 110W **160 =** 160W	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White	**/D10 =** 120-277V, 0-10V Dimming (standard) **/480/D10 =** 480V, 0-10V Dimming	**Blank =** Mounts to RAB square poles **/UPA =** Universal Pole Adaptor	**Blank =** None **/PCT =** 120-277V Twistlock PC **/PCT4 =** 480V Twistlock PC **/WS2 =** Wattstopper Sensor + 20ft lens, 120-277V **/WS4 =** Wattstopper Sensor + 40ft lens, 120-277V **/5PR =** 5-Pin Receptacle, no PCT **/7PR =** 7-Pin Receptacle, no PCT **/BL =** Bi-Level Dimming, 120-277V	**/HS =** 2 House-Side-Shields [1] **Blank =** None	**Blank =** Standard **USA =** BAA Compliant

[1] Available for Types II, III and IV only

LOT4T65Y/D10

RAB

Specification grade area lights available in IES Type IV distributions. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Color: Bronze

Weight: 20.9 lbs

Project:	**Type:** L4
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.55A
208V	0.33A
240V	0.29A
277V	0.25A
Input Watts	65.4W

LED Info

Watts	65W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	6,300
Efficacy	96.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) produces a semicircular distribute, and is especially suited for mounting on sides of buildings or walls and perimeter of parking areas

Effective Projected Area:

EPA = 0.8

Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Mounts to RAB square poles. Mounts to all square and round poles if optional Universal Pole Adaptor is used.

Lens:

Clear acrylic lens with integrated optics

IP Rating:

Ingress Protection rating of IP66 for dust and water

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 120V: 0.55A, 208V: 0.33A, 240V: 0.29A, 277V: 0.25A

THD:

7.2% at 120, 10.6% at 277V

Power Factor:

99.6% at 120V, 95.4% at 277V

Surge Protection:

L-N 4kV; L-L, L-GND 6kV

Other

5 Yr Limited Warranty:

Fixture operation and paint finish are covered for a period of 5-years. See our full warranty here.

Equivalency:

Equivalent to 150W Metal Halide

Buy American Act Compliance:

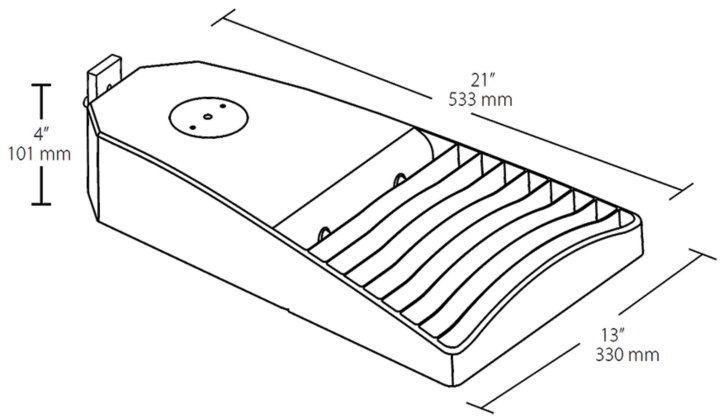
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PTFWA65X

Dimensions



Features

- 100,000-hour LED lifespan
- Type IV distribution

LOT4T65Y/D10

RAB

Ordering Matrix

Family	IES Type	Wattage	Color Temp	Finish	Driver Options	Mounting	Sensor Options	Accessories	Other Options
LOT	4T	65	Y		/D10				
	5T = Type V **4T =** Type IV **3T =** Type III **2T =** Type II	**65 =** 65W **110 =** 110W **160 =** 160W	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White	**/D10 =** 120-277V, 0-10V Dimming (standard) **/480/D10 =** 480V, 0-10V Dimming	**Blank =** Mounts to RAB square poles **/UPA =** Universal Pole Adaptor	**Blank =** None **/PCT =** 120-277V Twistlock PC **/PCT4 =** 480V Twistlock PC **/WS2 =** Wattstopper Sensor + 20ft lens, 120-277V **/WS4 =** Wattstopper Sensor + 40ft lens, 120-277V **/5PR =** 5-Pin Receptacle, no PCT **/7PR =** 7-Pin Receptacle, no PCT **/BL =** Bi-Level Dimming, 120-277V	**Blank =** None **/HS =** 2 House-Side-Shields [1]	**Blank =** Standard **USA =** BAA Compliant

[1] Available for Types II, III and IV only

WPLED52Y

LED 52W Wall packs. 3 cutoff options. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 18.5 lbs

Project:	**Type:** W
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.51A
208V	0.33A
240V	0.29A
277V	0.24A
Input Watts	57.1W

LED Info

Watts	52W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	7,263
Efficacy	127.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Two (2) multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate

Cutoff:

Standard (15°)

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone

Lens:

Tempered glass

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.

THD:

7.64% at 120V, 5.72% at 277V

Power Factor:

99.1% at 120V, 97.5% at 277V

Surge Protection:

6kV

Other

Equivalency:

Equivalent to 250W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.

Replacement:

Replaces 250W HID

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

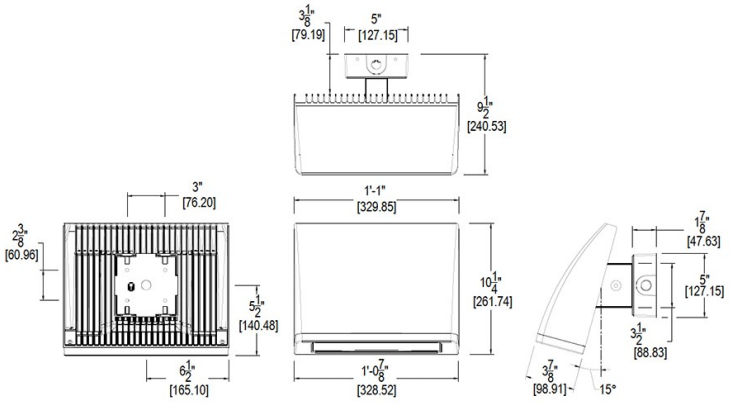
B0 U2 G3

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001740

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 250W MH
- Traditional wall pack look from the front
- 3 cutoff options
- 5-Year, No-Compromise Warranty

WPLED52Y

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
WPLED		52	Y				
	Blank = Standard (15 degrees) **C =** Cutoff (7.5 degrees) **FC =** Full Cutoff (0 degrees)	**52 =** 52W **80 =** 80W	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCS4 =** 480V Swivel Photocell **/LC =** Lightcloud®	**Blank =** Standard **USA =** BAA Compliant