

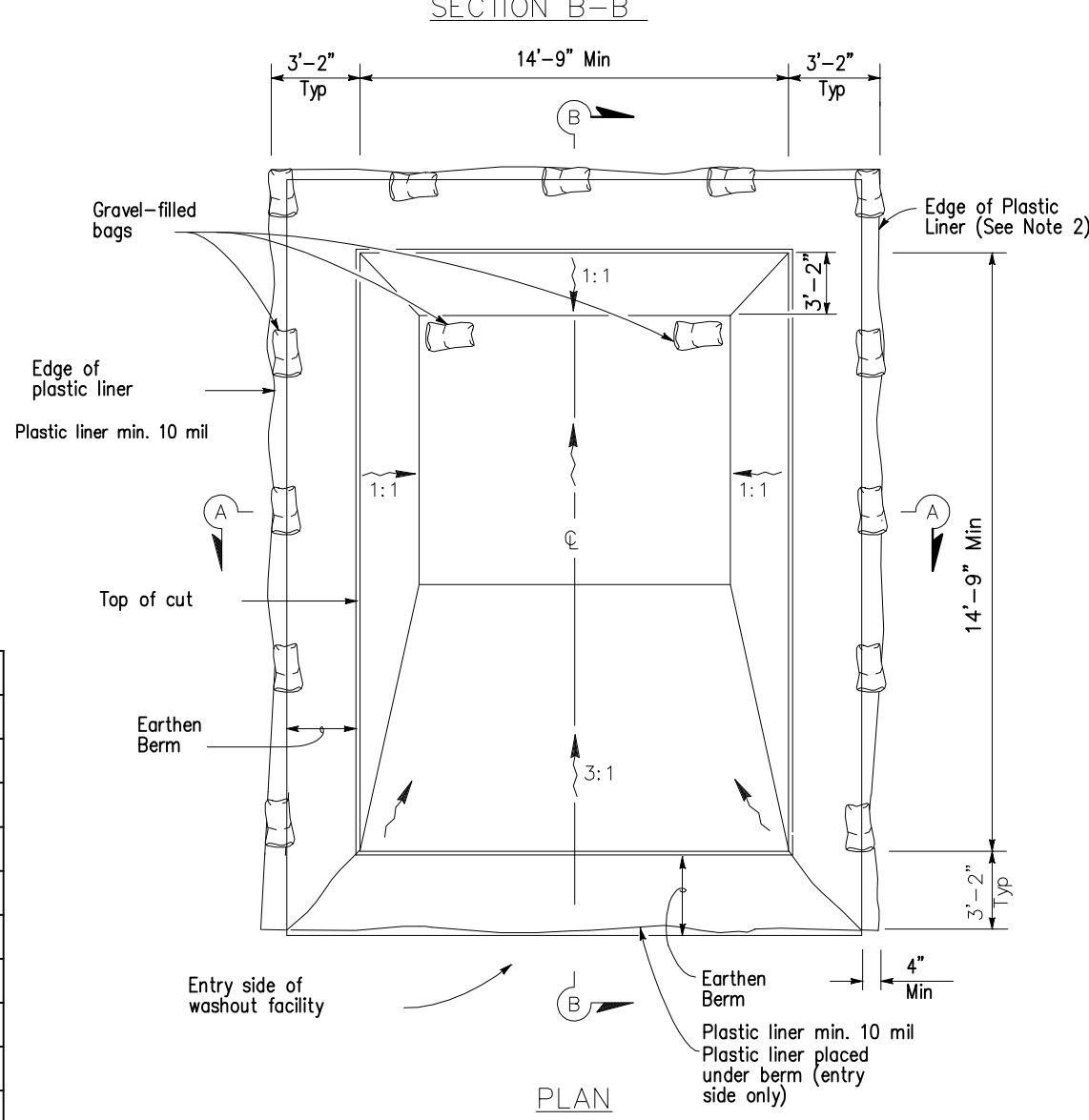
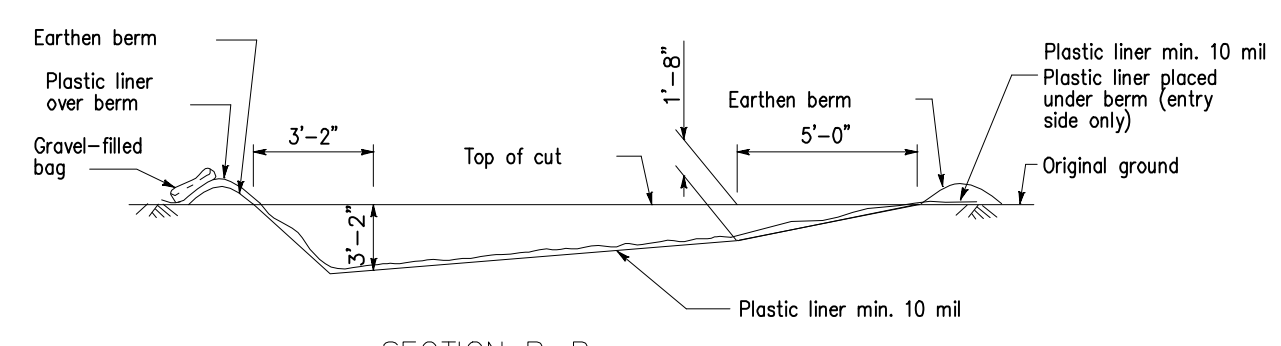
NEW SITE PLAN FOR  
**Maryann Putman Insurance Agency**  
**S.R. 48**  
**MAINEVILLE, OH 45036**

Issue Dates

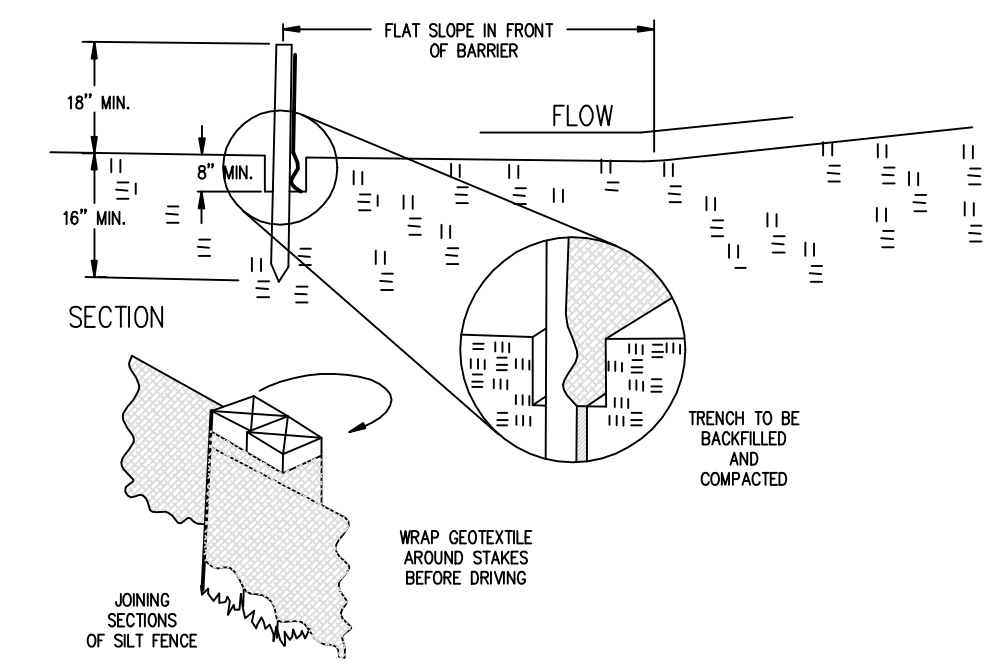
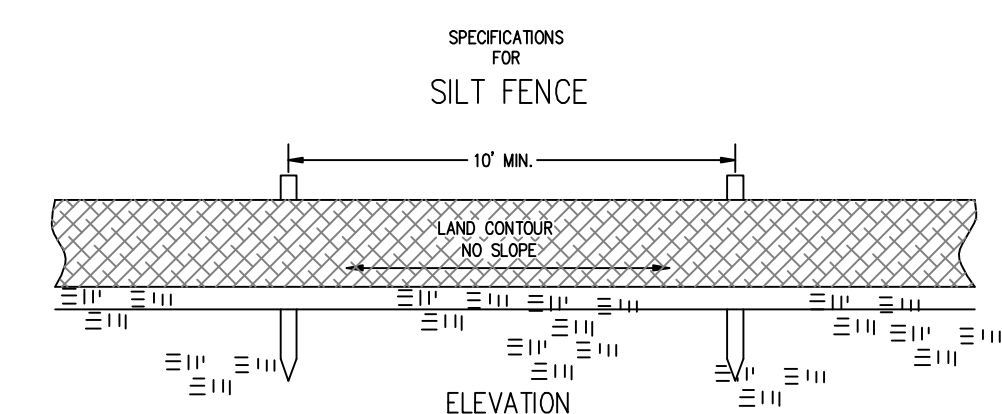
Drawn by: S.J.L.	Checked by: S.J.L.
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Date: 4/1/2018	Job # S.R. 48
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DRAWING NO.  
**C1**

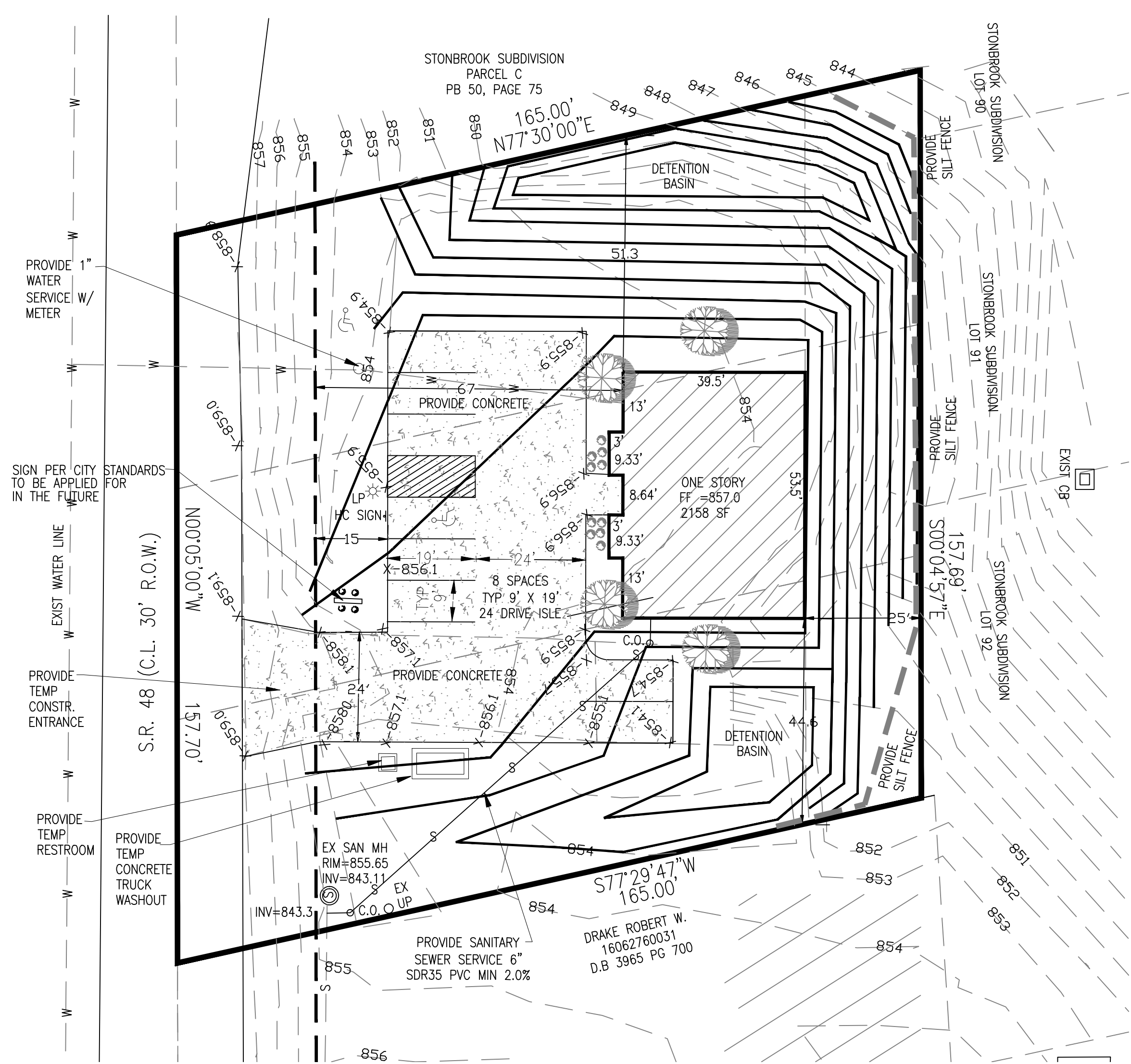
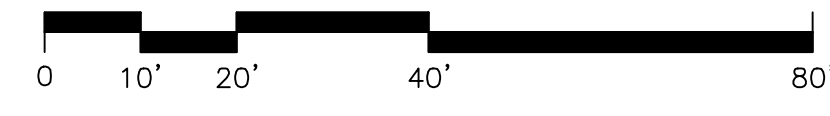


TEMPORARY CONCRETE WASHOUT FACILITY  
 (Below Grade)



# SITE PLAN

1" = 20'-0"



PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES:
	LB./AC.	LB./1000 sq.ft.	
<b>GENERAL USE</b>			
CREeping RED FEScUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FEScUE	40	1	
DWARF FEScUE	40	1	
<b>STEEP BANKS OR CUT SLOPES</b>			
TALL FEScUE	20-40	1	
CROWN VETCH TALL FEScUE	10-20	1/4-1/2	
FLAT PEA TALL FEScUE	20	1/2	
<b>ROAD DITCHES AND SWALES</b>			
TALL FEScUE	40	1	
DWARF FEScUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
<b>LAWNS</b>			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREeping RED FEScUE	60	1 1/2	FOR SHADED AREAS

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

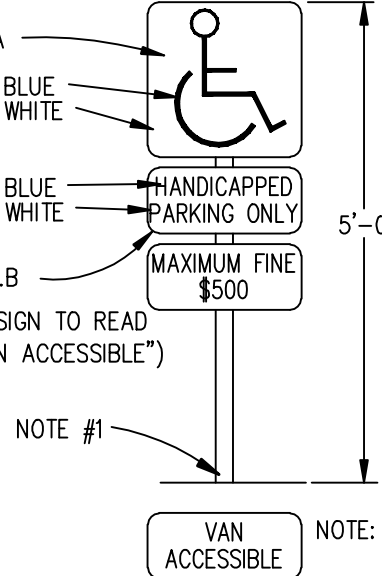
## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH WARREN COUNTY AND ODOT DETAILS AND SPECIFICATIONS.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

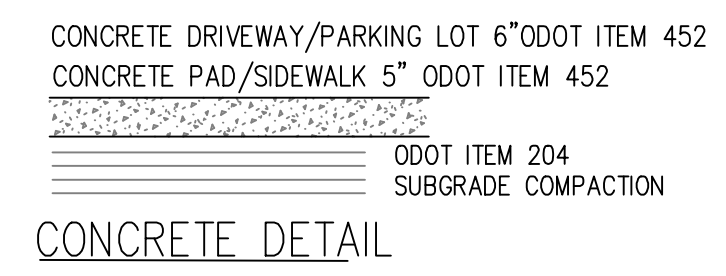
## UTILITY NOTES

- VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO BE PIPED INTO DETENTION BASIN.
- TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE ODOT ITEM PARKING LOT MARKING PAINT SHALL BE ALKYL-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR: WHITE.
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIALLY NOTED ON PLANS OR NOT.
- WARREN COUNTY IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- SEWAGE PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034, SDR 35, GASKETED JOINTS ONLY. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- PRECAST MANHOLES SHALL CONFORM TO ASTM C478, WITH PROVISION FOR RUBBER GASKET JOINTS. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF ODOT.
- PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES:
  - SANITARY MAIN = 4'-0"
  - WATER MAINS = 4'-0"
  - STORM WATER LINES = 2'-0"
  - GAS & ELECTRIC = 2'-0"

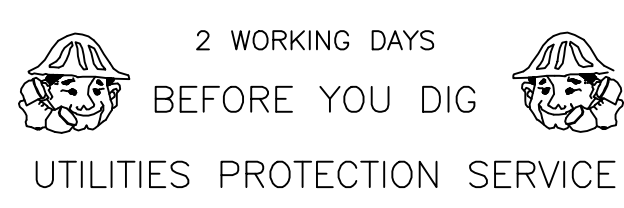
- GENERAL NOTES**
- U-TYPE FLANGED STEEL SIGN POST, SET IN A MIN. DEPTH OF 3'-0".
- GENERAL NOTES**
- 10440.A
- 18" x 12" x 16 GA. STEEL HANDICAP SIGN
  - 9" x 12" x 16GA. STEEL HANDICAP SIGN



HANDICAP SIGN DETAIL  
 N.T.S. TO BE INSTALLED @ ALL H/C SPACES



CONCRETE DETAIL



**SITE DATA**  
 ZONING=BUSINESS  
 AREA=0.58 ACRES  
 IMPERVIOUS AREA=0.12  
 PERCENT=20%

**PROPERTY OWNER:**  
**FLOREANI DOUGLAS & CAMIL**  
 16062760020  
 D.B 4158 PG 873

**LEESMAN ENGINEERING & ASSOC.**  
 ENGINEERING, SURVEYING, PLANNING  
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420