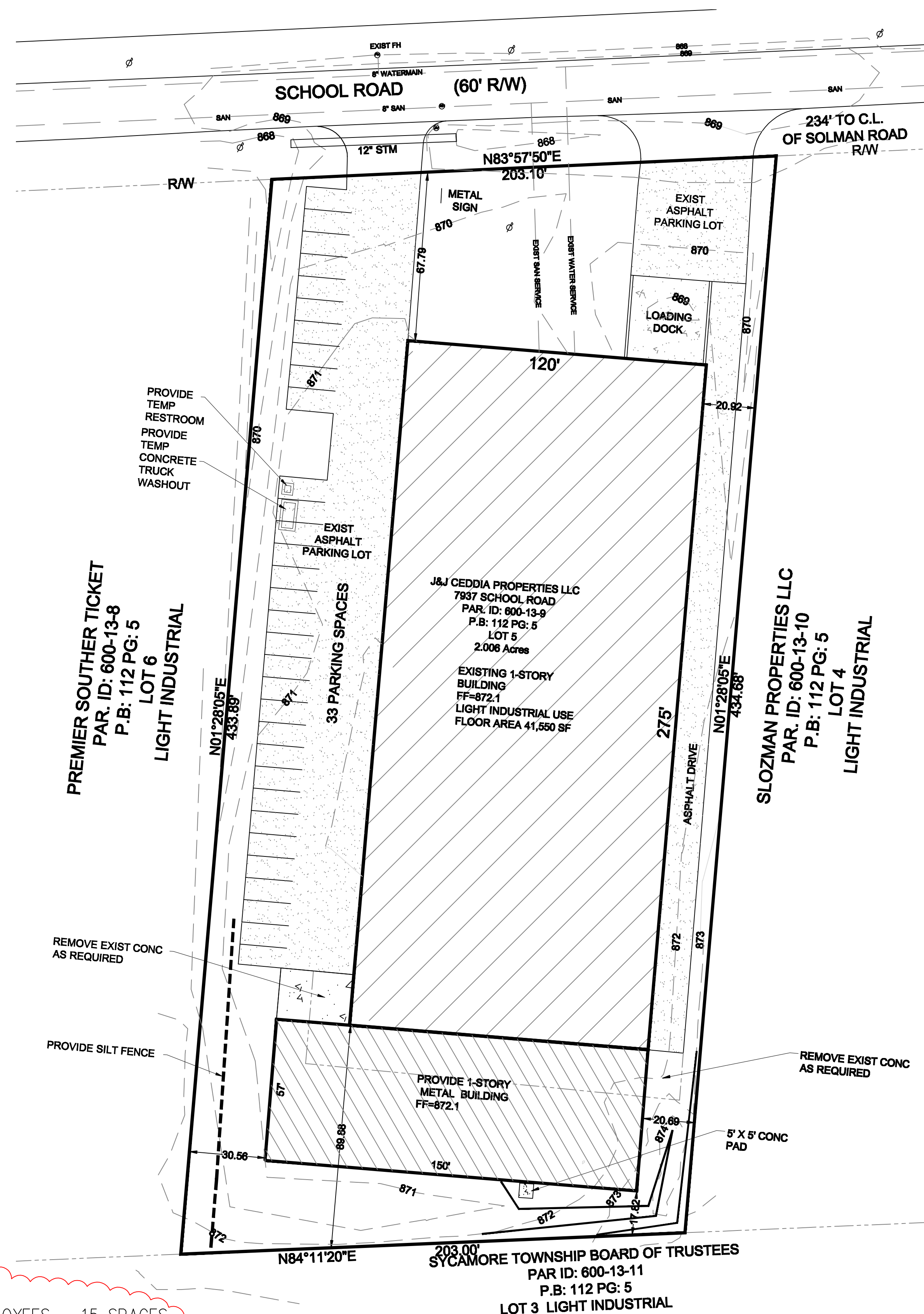


VICINITY MAP



PREMIER SOUTHER TICKET
PAR. ID: 600-13-8
P.B. 112 PG: 5
LOT 6
LIGHT INDUSTRIAL

SLOZMAN PROPERTIES LLC
PAR. ID: 600-13-10
P.B. 112 PG: 5
LOT 4
LIGHT INDUSTRIAL

J&J CEDDIA PROPERTIES LLC
7937 SCHOOL ROAD
PAR. ID: 600-13-9
P.B. 112 PG: 5
LOT 5
2.008 Acres
EXISTING 1-STORY
BUILDING
FF=872.1
LIGHT INDUSTRIAL USE
FLOOR AREA 41,550 SF

208.00' SYCAMORE TOWNSHIP BOARD OF TRUSTEES
PAR. ID: 600-13-11
P.B. 112 PG: 5
LOT 3 LIGHT INDUSTRIAL

SITE DATA

ZONING F
LIGHT INDUSTRIAL DISTRICT
FLOOD DATA
COMMUNITY PANEL NO.: 39061C0111E
ZONE X
EFFECTIVE DATE: FEBRUARY 17, 2010

UTILITY NOTES

WATER AND SANITARY SERVICE ARE EXISTING IN BUILDING

OWNER

J&J CEDDIA PROPERTIES LLC
7937 SCHOOL RD
CINCINNATI OH 45249

BACK REFERENCE

LOT 5 NORDLOHS 1ST INDUSTRIAL
600-0013-0009-00



SITE & GRADING PLAN

1" = 30'-0"



SEDIMENTATION CONTROL NOTES:

The project has been designed to control erosion and prevent damage to any adjacent property. All stripping, earthwork, and re-grading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded materials to be retained on site.

Sediment Ponds/Traps and Perimeter Controls shall be implemented as a first step of grading and within 7 days from the start of grubbing and shall continue to function until upland areas are stabilized.

Disturbed areas which will remain un-worked for a period of 21 days or more, shall be stabilized with seeding and mulching or other approved means within 7 days. All disturbed areas within 50 feet of an intermittent or solid blue line stream (as defined by USGS 7.5" Quadrangles) shall be stabilized within two (2) days. All areas of a site which are at a final grade shall be stabilized with seeding and mulching or other approved means within seven (7) days.

Ditches with grades greater than 1.5% and all other slopes greater than 6% will have erosion control blankets/matting installed as one of the soil stabilization measures.

The builder is responsible for erosion control on each individual lot. NPDES permit coverage must be maintained on each lot until it reaches final stabilization.

No solids or liquid waste shall be discharged into storm water runoff.

All erosion and sediment control practices must conform to the specifications of Rainwater and Land Development: Ohio's standard for Storm Water Management, Land Development and Urban Stream Protection.

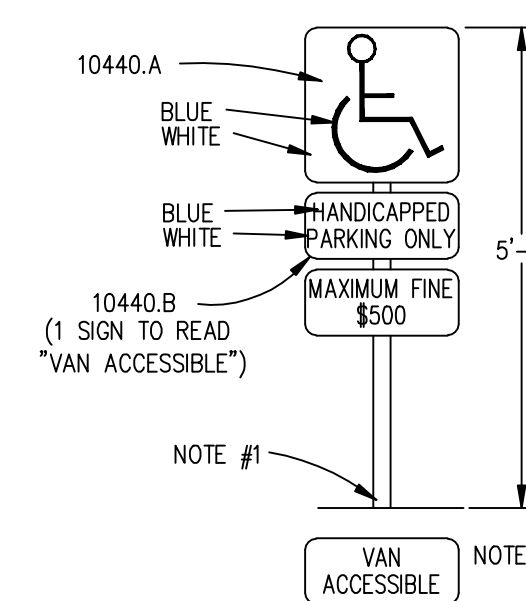
Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of Maintenance and inspections must be kept throughout the construction period. Inspections must be made a minimum of once every 7 days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Inspection logs must provide the name of the inspector, major observations, date of inspection, and corrective measures taken.

Erosion control as it is shown on the grading plan is at a minimum. The contractor shall be responsible for the installation of any additional erosion control required by the City of Fairfield. It will be the responsibility of the contractor to insure that the proper measures are taken to avoid damage to the adjacent properties.

The contractor or owner's representative shall be responsible for erosion control inspections and documentation as required by the NPDES permit.

HANDICAP SIGN DETAIL

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



GENERAL NOTES
1. 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
B. 9"x 12"x 16GA. STEEL HANDICAP SIGN

CONCRETE DETAIL

CONCRETE DRIVEWAY/PARKING LOT 6" ODOT ITEM 452
SITE: NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
ODOT ITEM 204
SUBGRADE COMPACTION

GENERAL NOTES

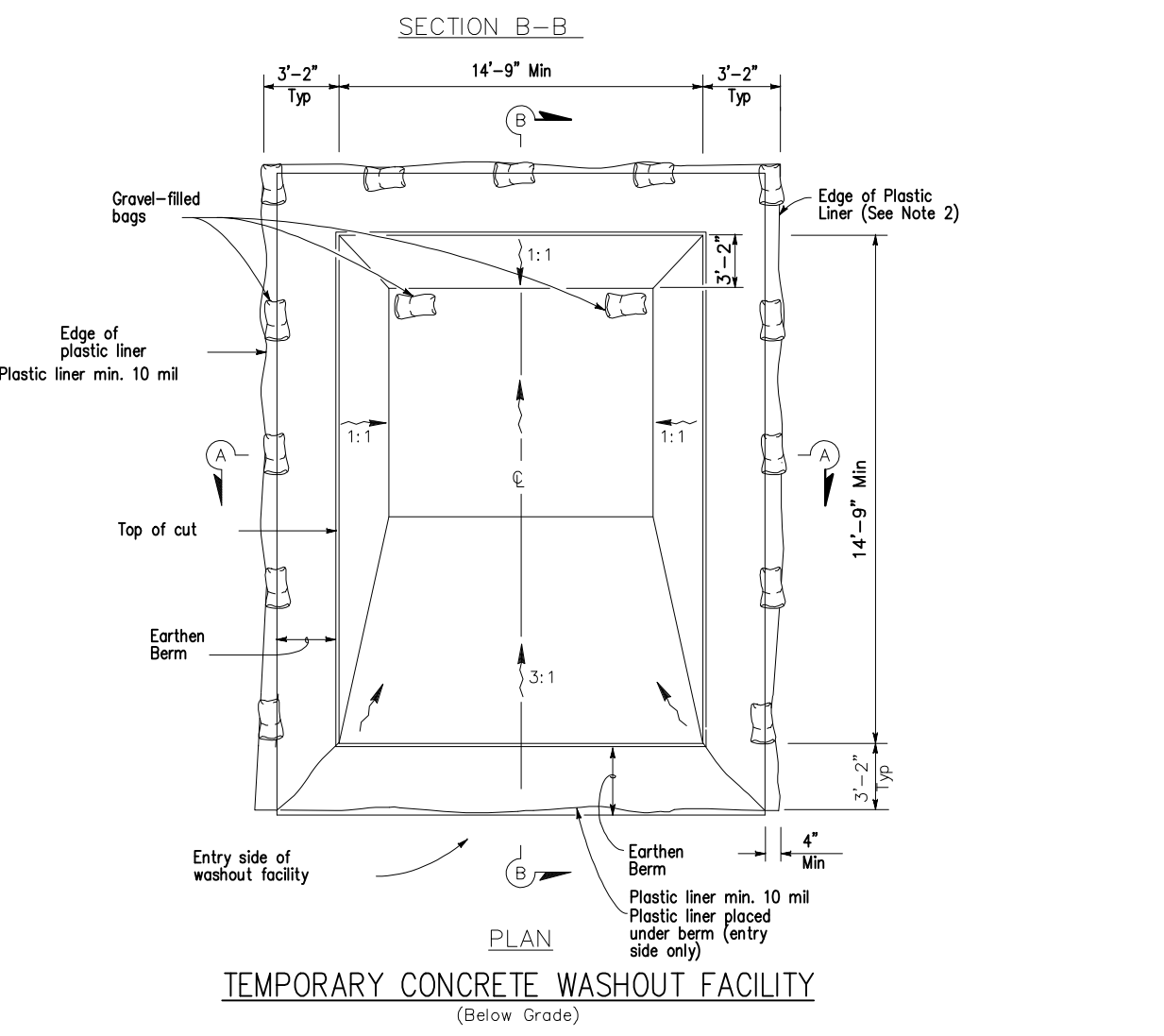
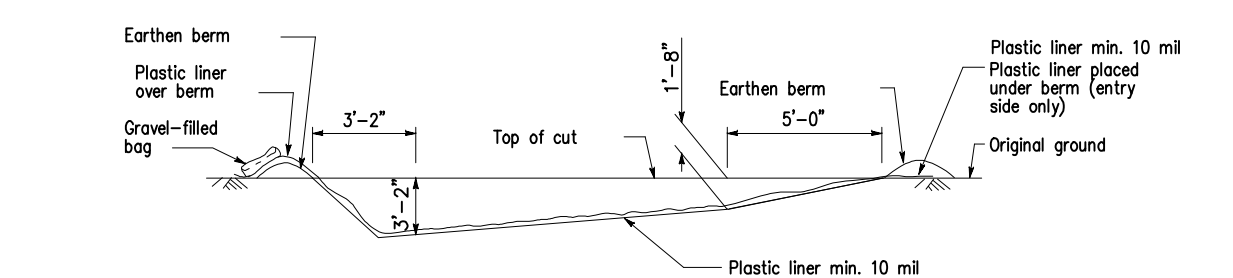
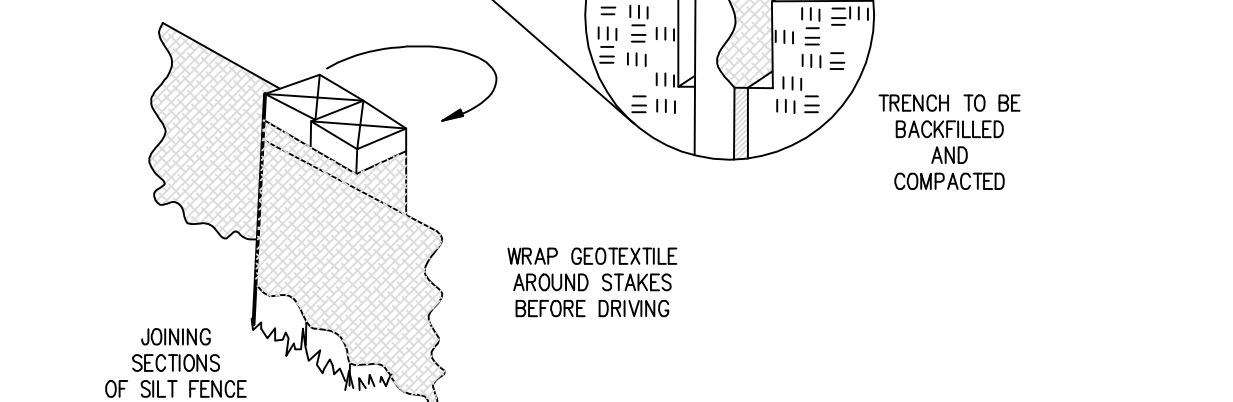
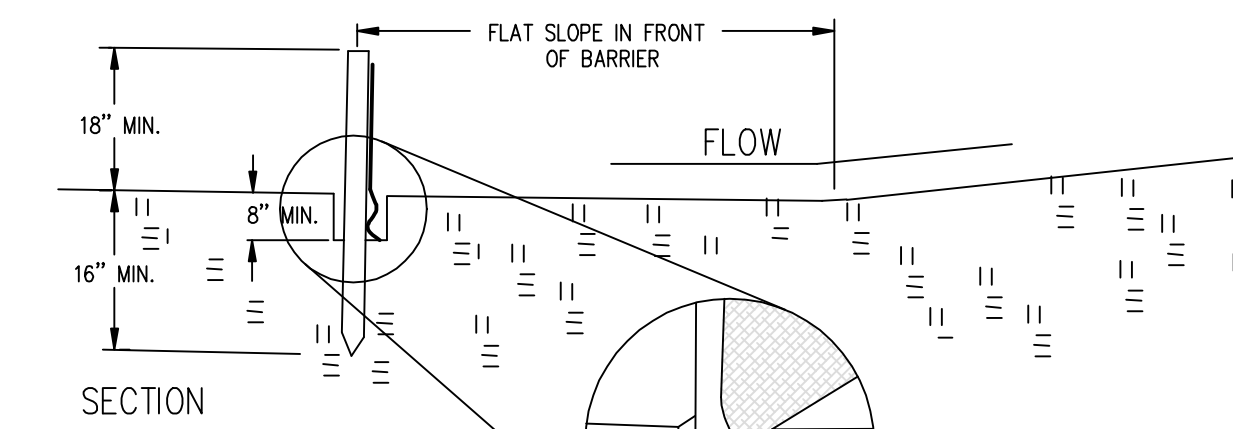
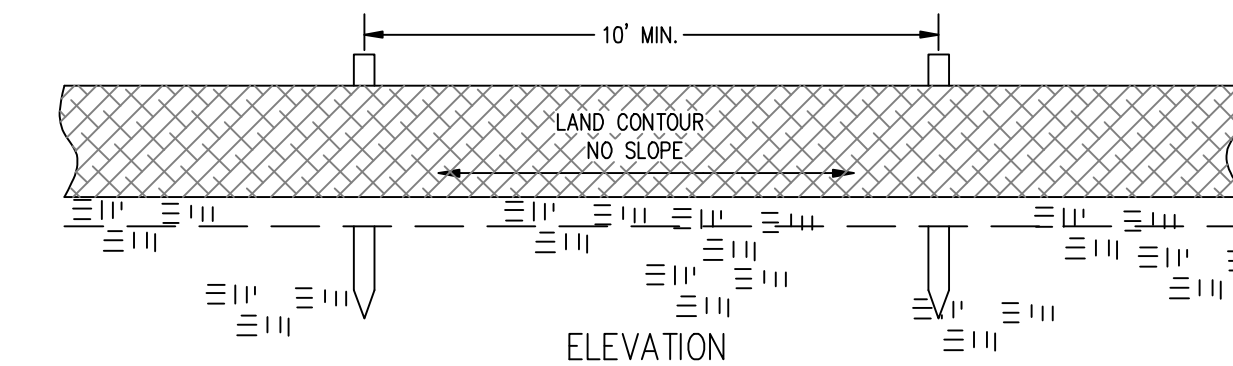
- UTILITIES SHOWN TAKEN IN PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.
- ALL ELEVATIONS INDICATED REPRESENT FINISHED ELEVATIONS, I.E. P000. THE FINISH GRADE OF THE PAVEMENT SHALL SLOPE UNIFORMLY TO FINISH ELEVATIONS SHOWN ON THE PLOT PLAN.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
- REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH THE MOST RECENT ODOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- DOWN SPOUT NOTE
ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DISCHARGE TO EXISTING SWALE.

IMPERVIOUS SURFACE=64257.94
LOT AREA=87443.65
ISR=74%

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

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

SPECIFICATIONS FOR SILT FENCE



PARKING CALCULATION

EXISTING BUILDING:
OFFICE- 2,000 S.F. = 7 SPACES
MANUFACTURING- 31,300 S.F. & 22 EMPLOYEES = 15 SPACES
PROPOSED BUILDING:
WAREHOUSE- 8,550 S.F. = 5 SPACES
EXISTING PARKING: 33 PARKING SPACES
REQUIRED PARKING: 27 PARKING SPACES

2 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE



NEW BUILDING ADDITION FOR
AMERICRAFT
7937 SCHOOL ROAD CINCINNATI OH, 45249
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

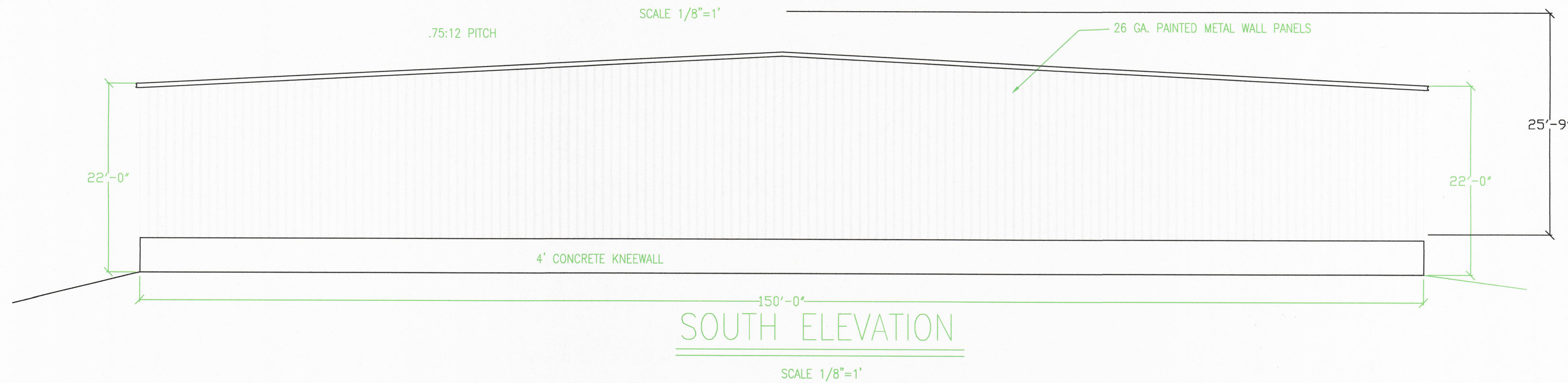
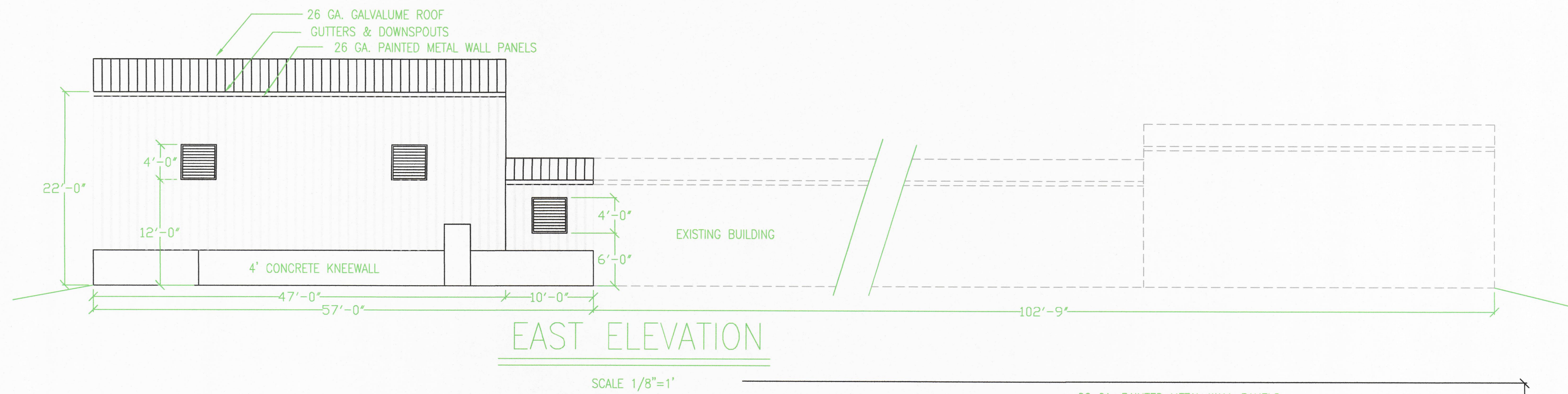
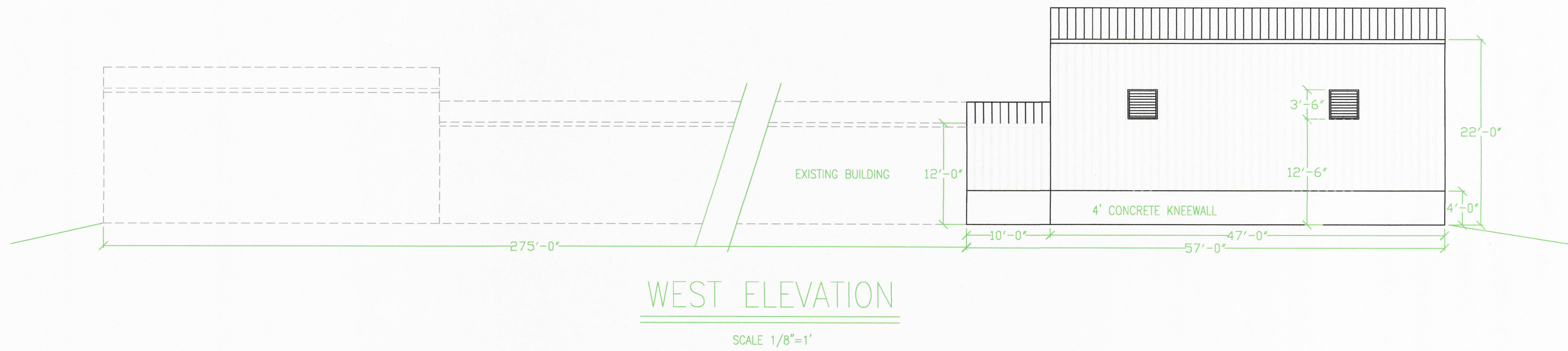
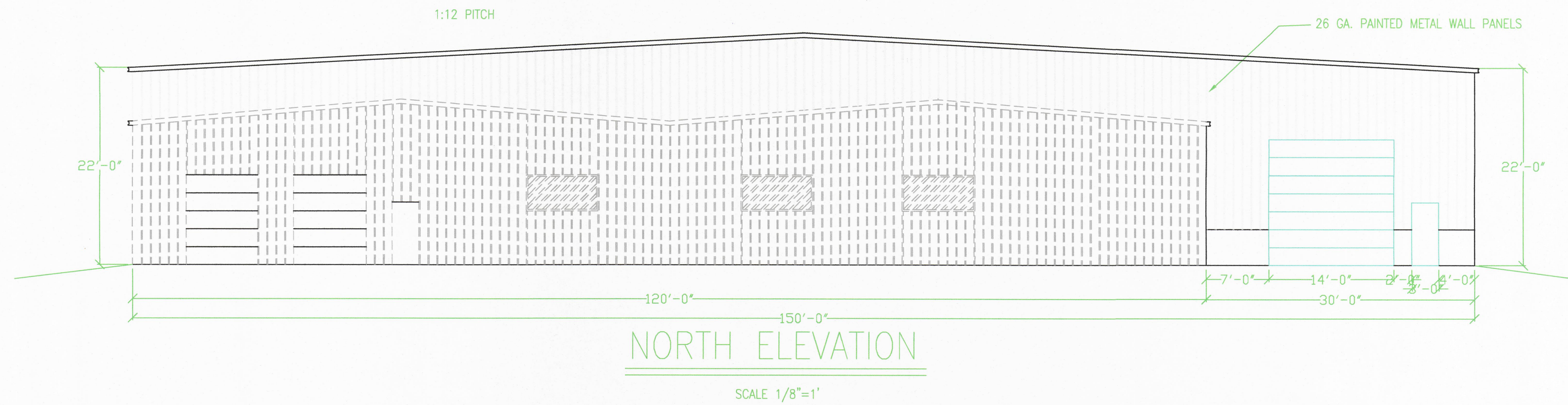
Issue Dates

Drawn by: S.J.L
Checked by: S.J.L

SITE & GRADING PLAN

Date: 3/15/18 Job # AMERICRAFT
DRAWING NO.

C1



AMERICRAFT MFG. CO.
7937 SCHOOL RD.
CINN., OHIO 45249

H&H STRUCTURAL CONTRACTING INC.

3245 PROFIT DR.
FAIRFIELD, OHIO 45014
513-874-8764 FAX 513-874-8767

NEW FACILITY FOR

SHEET TITLE:
ELEVATIONS

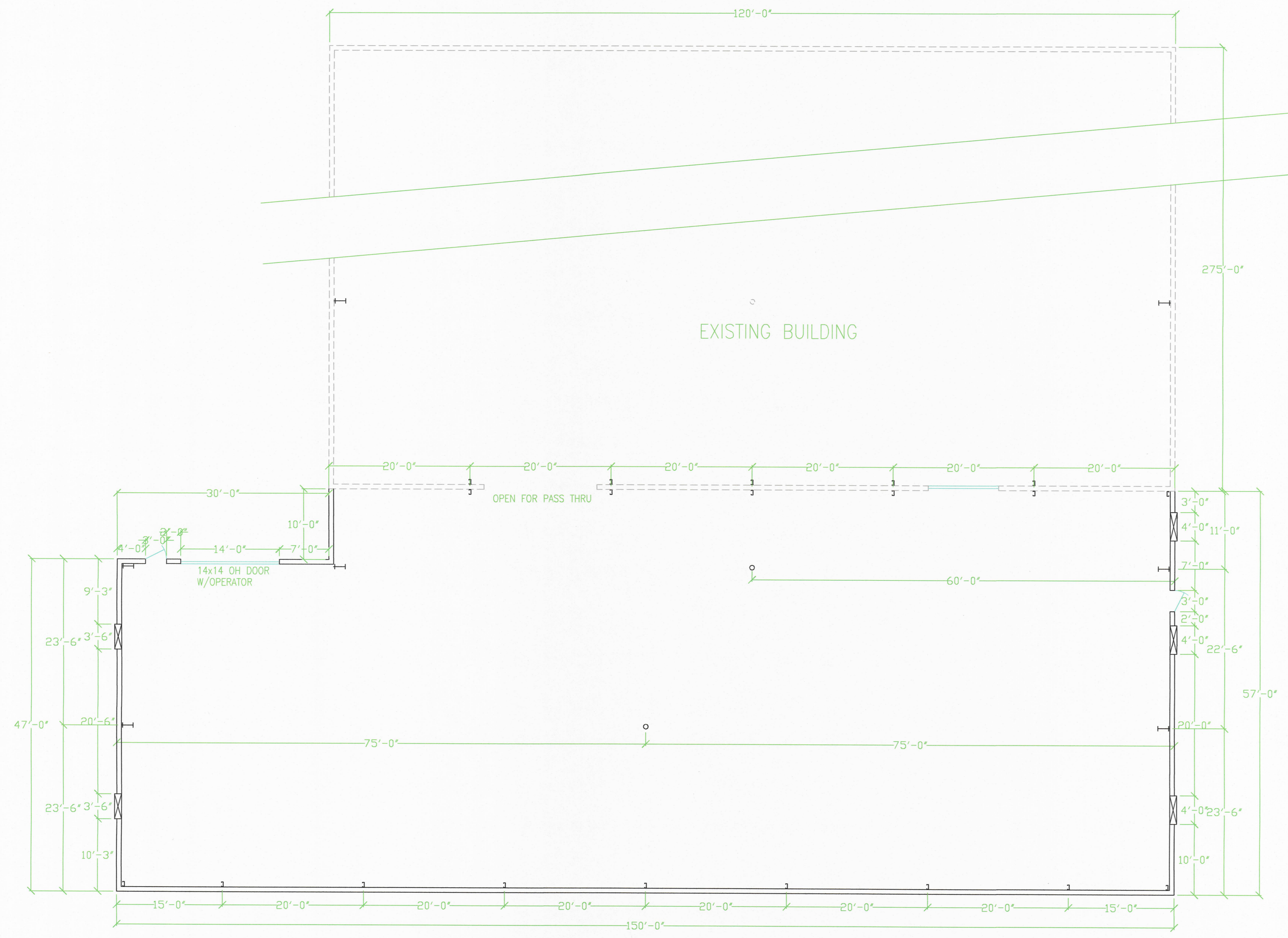
SCALE: 1/8"=1'

DRAWN BY: GARY HART

CHECKED BY:

DATE: 2-1-2018

SHT. A 2 OF



FLOOR PLAN

SCALE 1/8"=1'



AMERICRAFT MFG. CO.
7937 SCHOOL RD.
CINN., OHIO 45249

H&H STRUCTURAL CONTRACTING INC.
3245 PROFIT DR.
FAIRFIELD, OHIO 45014
513-874-8764 FAX 513-874-8767

NEW FACILITY FOR

GENERAL CONTRACTOR

SHEET TITLE: FLOOR	
SCALE: 1/8"=1'	
DRAWN BY: GARY HART	
CHECKED BY:	
DATE: 2-1-2018	
SHT. NO. A 1	OF