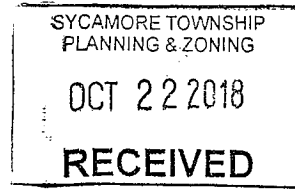


McGill Smith Punshon, Inc.



October 22, 2018

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, Ohio 45236

RE: PUD Major Modification
Galbraith Road Professional Office
Phase II – Proposed Office Building
MSP No. 08321.03

Dear Board Members:

On behalf of the applicant, Christopher Kidd and Associates, LLC., architects for Cincinnati Home Dialysis we are pleased to submit for review and consideration the attached application for a proposed PUD Major Modification for a proposed office building to be located on approximately 1.2385 acres of land along the south side of East Galbraith Road at the intersection of East Galbraith Road and Frolic Drive.

The property is currently zoned "OO" Planned Office. The proposed land use is consistent with the current zoning and land use. The proposed land use will consist of a two story, 18,088 gsf medical office building with supporting surface parking, and infrastructure.

The requested PUD Modification is minor in nature when compared to the previously approved Preliminary Development plan as well as the previously approved Zoning Compliance plan, dated December 5, 2008, revised June 14, 2010 (see attached) for the above referenced property. The proposed medical office use, building height, impervious surface ratio (ISR), vehicular access, and off street surface parking that is adequately buffered with landscape and plantings is consistent and similar to the previously approved Zoning Compliance plan.

If you have any questions or require additional information, please contact our office. The applicant requests review and consideration of the attached PUD Major Modification application at the regularly scheduled November 13, 2018 Sycamore Township Zoning Commission meeting.

Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "D. A. Smith".

Douglas A. Smith, P.E., P.S.
Project Manager
Enc.

cc: Mr. Christopher Kidd, Christopher Kidd and Associates, LLC.

Engineers ■ Architects ■ Surveyors ■ Planners ■ Landscape Architects
3700 Park 42 Drive ■ Suite 190B
Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com

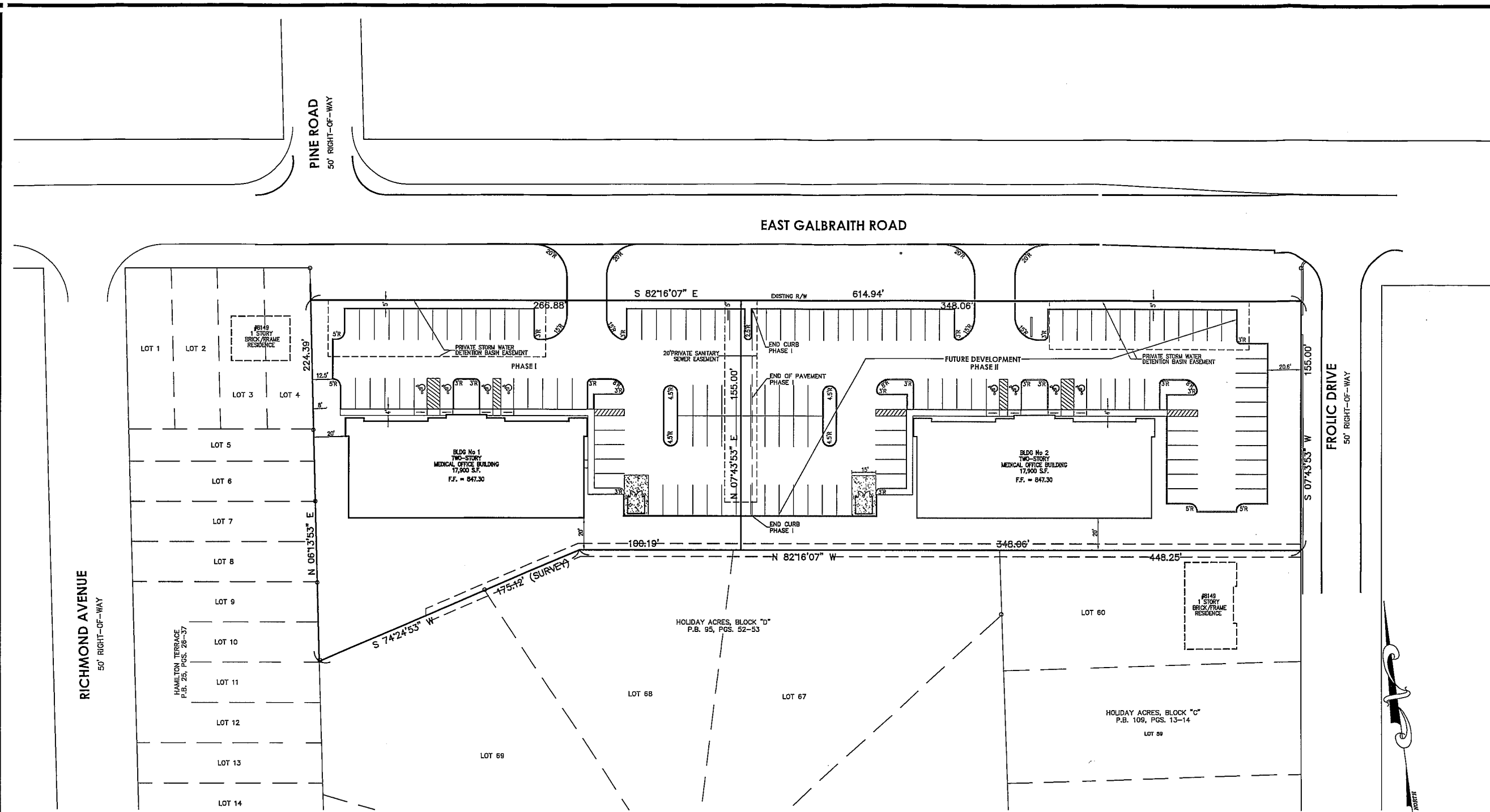


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Drawn By BCC Project Mgr. DAS
 Drawing File 08321004-MP-00
 X-Reference 08321003-BAS-00
 Files

No.	Revision/Issue	By	Date
1	PARKING	DS	12/01/09
2	SUBMITTAL TO TWP	DS	04/16/10
3	SYCAMORE STAFF	DS	06/14/10

Date	12/05/08
No. Revision/Issue	By Date
1 PARKING	DS 12/01/09
2 SUBMITTAL TO TWP	DS 04/16/10
3 SYCAMORE STAFF	DS 06/14/10

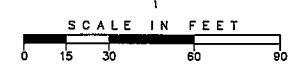


**GALBRAITH
 PROFESSIONAL CENTER
 PHASE I**
 SECTION 13, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

- GENERAL LAYOUT NOTES**
- SITE INFORMATION:
 GROSS AREA: 2.3103 ACRES
 - ZONING: "00" OFFICE
 - PROPOSED LAND COVERAGE:

AREA (S.F.)
BUILDING FOOTPRINT: 17,900
PARKING & DRIVE AREAS: 48,772
WALKWAYS: 1,721
TOTAL: 68,393

 68% IMPERVIOUS
 - ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING.
 - DETAILS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE INTENDED TO COMPLIMENT THE PROJECT PLANS AND STANDARD DETAILS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE MORE RESTRICTIVE CASE APPLIES, UNLESS SPECIFICALLY OVERRIDDEN.
 - TOPO AND BOUNDARY PROVIDED BY MCGILL SMITH PUNSHON, INC.
 - RIGHTS-OF-WAY SHOWN ARE TO BE PUBLIC.



UNDERGROUND UTILITIES
 2 WORKING DAYS
BEFORE YOU DIG
 CALL...800-362-2764 (Toll Free)
 OHIO UTILITIES PROTECTION SERVICE (OUPS)
 CALL...800-925-0988 (Toll Free)
 OHIO OIL & GAS PRODUCERS UNDERGROUND
 PROTECTION SERVICE (OOPUPS)
 NON-MEMBERS MUST BE CALLED DIRECTLY

Sheet Title
 ZONING
 COMPLIANCE PLAN
 SITE LAYOUT PLAN
 Project No. 08321.00
 Scale 1"=30'
 Sheet No. **PAGE 2**
 File No. 08-321

K:\land projects\08321004\08321004-00-00.dwg, Zone Compliance LAYOUT PLAN, 6/14/2010 11:08:53 AM, nsk, 1:1

1	PARKING	DS	12/01/09
2	PHASING	DS	03/31/10
3	SUBMITTAL TO TWP	DS	04/16/10
4	SYCAMORE STAFF	DS	08/14/10

- GENERAL GRADING NOTES**
- EROSION AND SEDIMENT CONTROLS NEED TO BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EAST GALBRAITH ROAD, FROUC DRIVE AND ADJACENT PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
 - PRESERVE EXISTING VEGETATION WHERE PRACTICAL AND PROTECT DISTURBED AREAS AS SOON AS PRACTICABLE INCLUDING TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATING 300 STABILIZATION, PHASING, AND PROTECTION OF TREES.
 - THE CONTRACTOR SHALL INITIATE THE ABOVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY-FIVE (45) DAYS.
 - TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES, SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
 - PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
 - THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
 - GRANULAR BACKFILL IS REQUIRED IN ALL PIPE TRENCHES LOCATED UNDER PAVEMENT OR SIDEWALKS. BACKFILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY AND TESTED BY APPROVED AGENCY UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER.

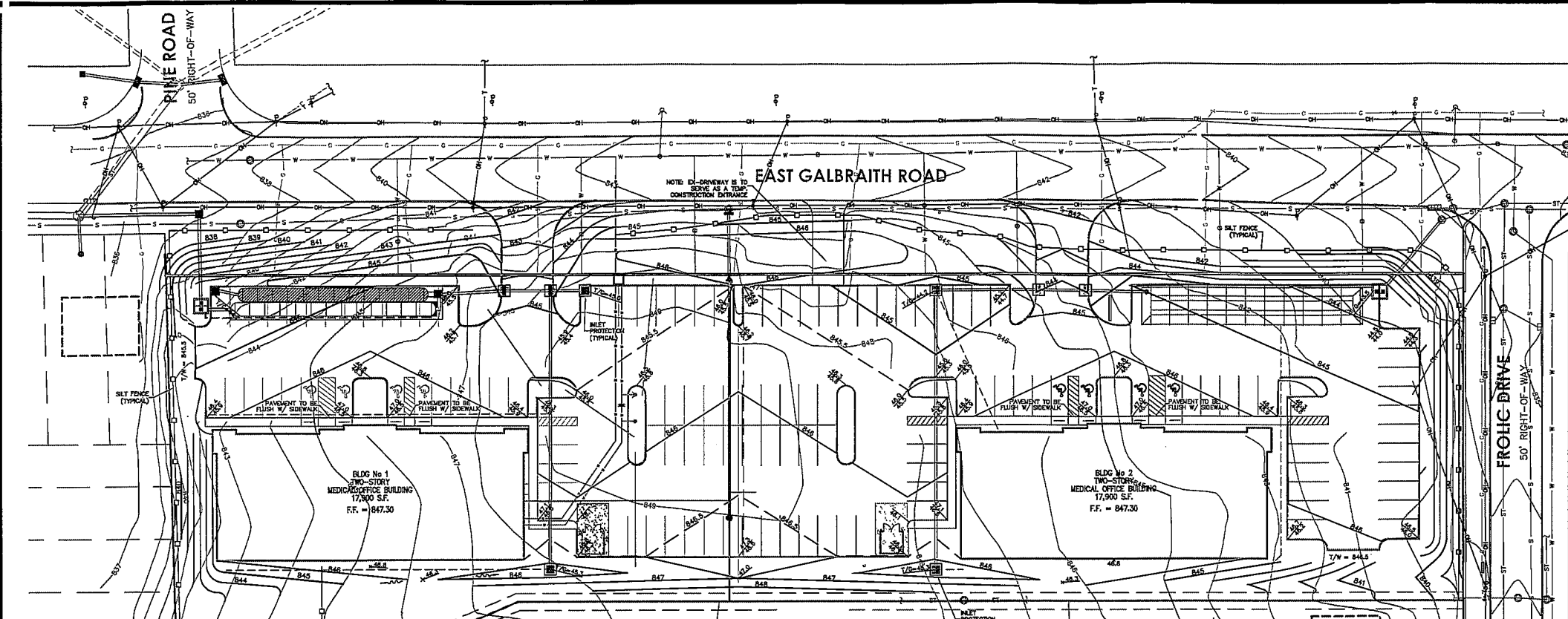
- DEMOLITION NOTES**
- ALL DEMOLITION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF DEMOLITION.
 - ALL DEBRIS FROM THE DEMOLITION OF THE EXISTING HOUSES IS TO BE REMOVED FROM THE SITE.
 - PRIOR TO DEMOLITION OF THE EXISTING HOUSES ALL EXISTING UTILITIES SHALL BE PROPERLY CAPPED AND TURNED OFF. ALL SOIL COMPACTION AND EXCAVATION REQUIRED AS A RESULT OF THE DEMOLITION PROCESS SHALL BE DONE PER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

Specifications for Temporary Seeding

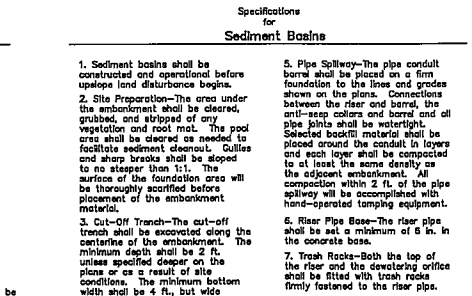
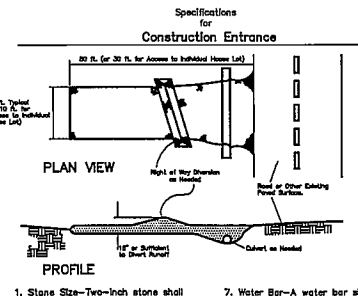
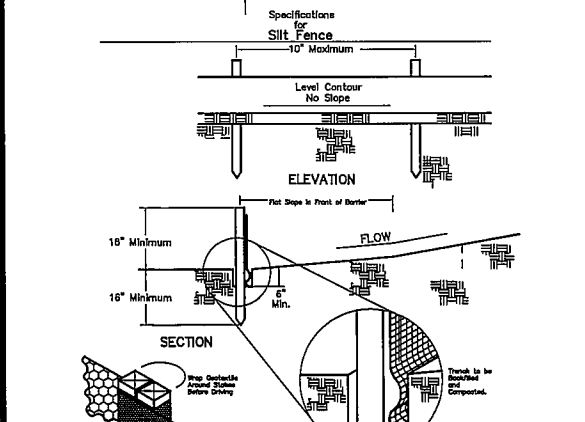
Seeding Dates	Species	lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 18 to November 1	Oats	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.

Note: Other approved seed species may be substituted.

- Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations on soil that will not be graded or seeded for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeding are necessary on typical construction projects.
- The seeded soil should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if final seeded preparation is not possible.
- Soil Amendments-Applications of temporary vegetation shall establish adequate stands of vegetation that may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
- Seeding Method-Seed shall be applied uniformly with a precision seeder, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking and dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on site and the seeding shall be done immediately and without interruption.
- MULCHING TEMPORARY SEEDING
 - Applications of temporary seeding shall include mulch that shall be applied during or immediately after seeding. Seeding made during construction shall be applied to favorable soil conditions and on very flat areas may not need mulch to stabilize erode stabilization.
 - Materials
 - Straw-If straw is used, it shall be untreated small-grain straw applied at the rate of 2 tons or 90 lbs./1,000 sq. ft. (two to three inches). The mulch shall be spread uniformly by hand or mechanically so the surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 5,000 sq. ft. sections and spread two 45 lb. bales of straw in each section.
 - Hydroseeders-If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other-Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 8 tons/acre.
 - Anchoring Methods
 - Mechanical-A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but generally be left longer than 6 in.
 - Mulch Netting-Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Asphalt Emulsion-Asphalt shall be used according to the manufacturer's recommendations, or at the rate of 160 gal./ac.
 - Synthetic Binders-Synthetic binders such as Acrylic DLR (Agri-Tec), DCA-770, Polymers, Terra-Tek, or equivalent may be used at rates recommended by manufacturer.
 - Wood Cellulose Fiber-Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs./100 gal.

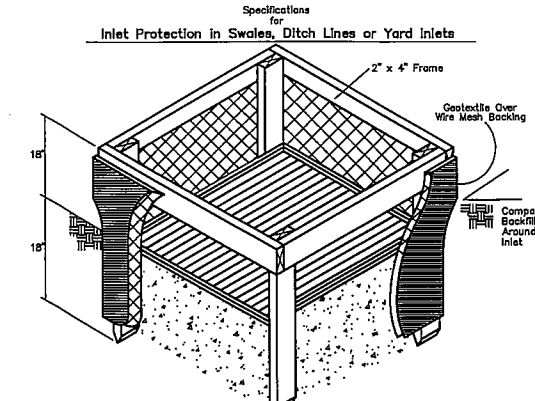
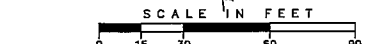


NOTE
 ALL CLEARING, EARTHWORK
 AND SEDIMENT CONTROL FOR
 THE ENTIRE DEVELOPMENT IS TO
 BE PERFORMED IN PHASE I.



- Specifications for Silt Fence**
- Silt fence shall be constructed before uplope land disturbance begins.
 - All silt fences shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that runoff swales or depressions, which may carry small concentrated flows to the silt fence, are disrupted along its length.
 - To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed uplope so that the ends are at a higher elevation.
 - Where possible, all fence shall be placed on the firmest area available.
 - Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) uplope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
 - The height of the silt fence shall be a minimum of 18 in. above the original ground surface.
 - The silt fence shall be placed in a trench that shall be cut with a trencher, cable laying machine, or other suitable device that will ensure an adequately uniform trench depth.
 - The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 2-3' of fabric overlaps the bottom of the trench. Wood posts will be 2-by-2 in. of hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
 - Seams between sections of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
 - Maintenance-Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flow under or around ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed. 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.
 - Criteria for Silt Fence Materials
 - Fence Posts-The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2 in. of hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
 - Silt Fence Fabric shall be ODOT Type I Geotextile Fabric or as described by the chart below.
- | Test Parameter | Minimum Value |
|---------------------------------------|---------------|
| Minimum Tensile Strength | 120 lb. |
| Minimum Elongation at 50 lb. | 20% |
| Minimum Tear Strength | 40 lb. |
| Minimum Puncture Strength | 40 lb. |
| Minimum Sealed Seam Strength | 50 lb. |
| Minimum Sealed Seam Elongation | 20% |
| Minimum Sealed Seam Puncture Strength | 20 lb. |

- Stake Size-Two-inch stone shall be at least 6 in. thick.
- Length-The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30-ft. minimum length applies).
- Thickness-The stone layer shall be at least 6 in. thick.
- Water Bar-A water bar shall be constructed as part of the embankment. The water bar shall be placed over the top of the embankment. The water bar shall be placed over the top of the embankment. The water bar shall be placed over the top of the embankment.
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- Inlet protection shall be constructed either before uplope land disturbance begins or before the storm drain becomes operational.
- The earth around the inlet shall be excavated completely to a depth of at least 18 in.
- The wooden frame shall be constructed of 2-by-4 in. construction grade lumber. The 2-by-4 in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4 in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent grade. If ponded water would pose a safety hazard to traffic.
- Water mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
- Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
- Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
- A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a setting pond. The top of the earth dike shall be at least 6 in. higher than the top of the frame.

ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A. N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION PERIOD.

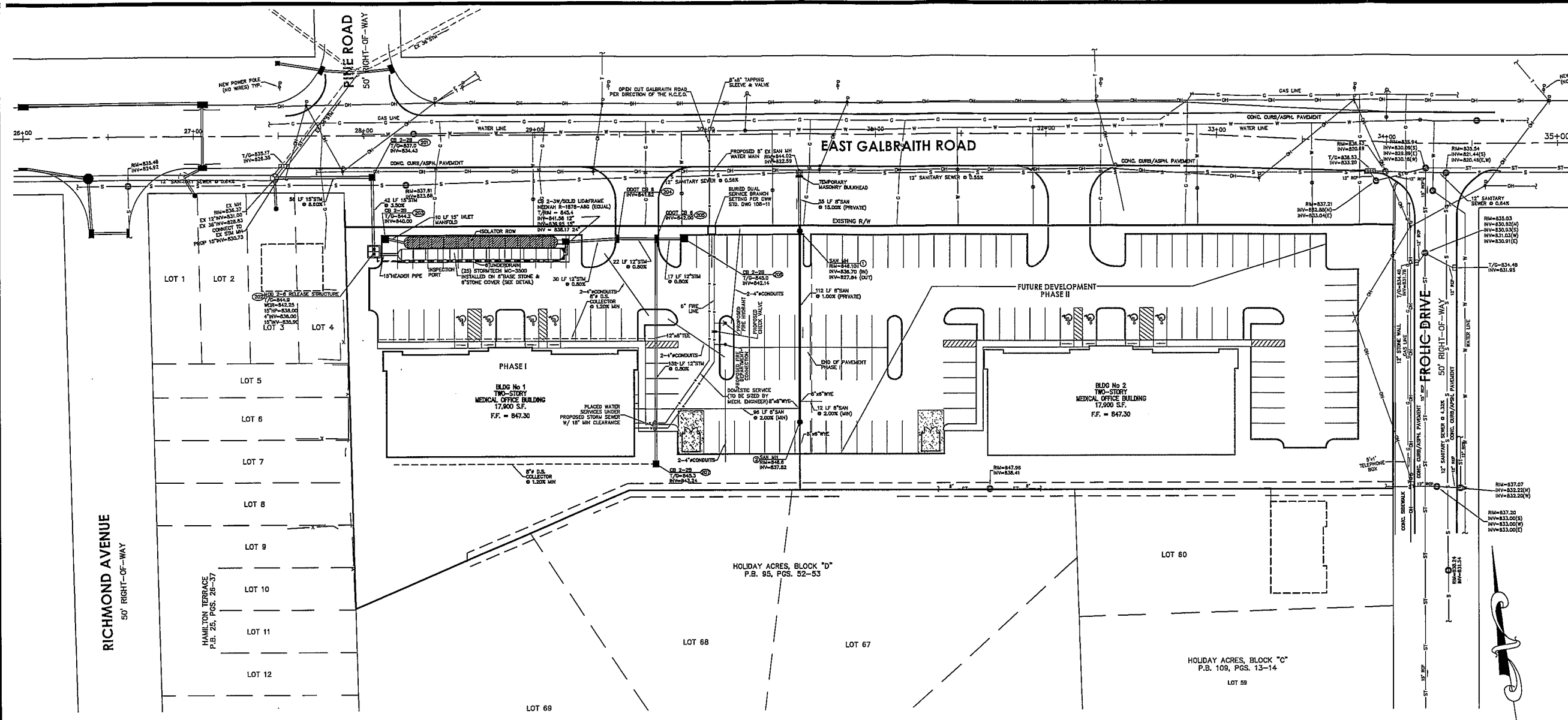
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STORM WATER DETENTION FACILITY TABLE

DETENTION BASINS	HIGH WATER ELEVATION	PRE-DEV. ALLOWABLE RELEASE RATE Q1	PRE-DEV. ALLOWABLE RELEASE RATE Q10	POST-DEV Q50 TO BASIN	REQ. STORAGE VOLUME	DESIGN STORAGE VOLUME PROVIDED
WEST BASIN	841.5	1.8 CFS	2.6 CFS	6.5 CFS	4,368 CU. FT.	4,418 CU. FT.

GENERAL UTILITY NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH HAMILTON COUNTY BOARD OF COMMISSIONERS AND THE LATEST EDITION "STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS" AND "STANDARD DRAWINGS".
- THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
- PROPOSED ROUTING SHOWN ARE APPROXIMATE. ANY OFFSETS OR CHANGES IN ELEVATION OR ADJUSTMENTS TO ROUTES TO AVOID INTERFERENCE WITH ADJACENT UNDERGROUND UTILITIES OR SITE PARTICULARS IN AN EFFORT TO FACILITATE THE INSTALLATION OF THE UNDERGROUND PIPING, SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND EASEMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.
- PERFORM ALL EXCAVATION TO INSTALL UNDERGROUND UTILITIES AS INDICATED ON THE PLANS. EXCAVATION SHALL BE IN ACCORDANCE WITH OSHA AND OTHER REGULATORY AGENCIES.
- SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.
- CONNECTION TO PUBLIC WATER MAINS SHALL BE PER THE RULES AND REGULATIONS OF CINCINNATI WATER WORKS.
- ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY, OHIO SHALL COMPLY WITH THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF SANITARY AND COMBINED SANITARY SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, ADOPTED MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION WASTEWATER ENGINEERING, MSD, 1800 GAST STREET, CINCINNATI, OHIO 45204.
- STORM LINES FROM DOWNSPOUTS TO CATCH BASINS SHALL BE PVC PIPE, SDR 35, OR EQUAL.
- ALL CATCH BASINS IN THE PAVEMENT AREAS SHALL BE CONSTRUCTED WITH HEAVY-DUTY FRAMES AND GRATES.
- STORM SEWERS SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN. UNLESS NOTED OTHERWISE, STORM SEWERS SHALL BE TYPE "B" CONDUIT WITH CLASS "B" BEDDING AS PER O.D.O.T. ITEM 603. STORM SEWER PIPE 24" AND SMALLER SHALL BE SMOOTH LINED, CORRUGATED POLYETHYLENE PIPE PER O.D.O.T. ITEM 707.33 WITH 12" MINIMUM COVER.
- WATER LINES, METERS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND SPECIFICATIONS OF THE SYCAMORE TOWNSHIP FIRE DEPT. AND CINCINNATI WATER WORKS.
- SEE ARCHITECTURAL PLANS BY OTHERS FOR EXACT LOCATIONS AND DETAILS OF UTILITY CONNECTIONS AT THE BUILDING.
- SEE ARCHITECTURAL PLANS BY OTHERS FOR DETAILS ON DOWNSPOUT LOCATIONS AND CONNECTIONS.
- SEE LIGHTING PLAN BY OTHERS FOR DETAILS OF LIGHTS, POLES, AND BASES.
- COORDINATE FINAL UTILITY LOCATIONS OF GAS, ELECTRIC, TELEPHONE AND CABLE WITH THE UTILITY PROVIDER AND ARCHITECT.
- ELECTRIC, GAS, TELEPHONE, & CABLE UTILITY DESIGN AND DETAILS BY OTHERS.
- TAP PERMIT AND FEES ARE NECESSARY FROM THE METROPOLITAN SEWER DISTRICT. CONTACT MSP FIELD OFFICE AT 244-1368 FOR INSPECTION.
- ALL PLANS WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1800 GAST STREET, CINCINNATI, OHIO 45204.
- APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
- THE OWNERS OF ALL PROPERTIES SHOWN ON THIS PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
- ALL SANITARY SEWER PIPE SHALL BE PVC, SDR 35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
- ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD STANDARD NO. 46037.
- SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON.
- SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWER SYSTEMS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE OR EASEMENT LINE PRIOR TO ISSUANCE FOR TAP PERMITS.
- THE LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36" ABOVE CROWN OF SEWER AT POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE AND/OR IN ACCORD WITH THE CITY OF CINCINNATI SUPPLEMENT CC-51-40. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS. IT IS ANTICIPATED THAT ALL BUILDINGS ARE TO BE SERVED BY GRAVITY SEWER. I.P.E.=KOCX DENOTES LOWEST FLOOR ELEVATION TO BE SERVED BY GRAVITY TO THE PUBLIC SANITARY SEWER.

STORM DRAINAGE NOTES

- THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO HAS ADOPTED FLOOD DAMAGE PREVENTION REGULATIONS.
- ALL PROPOSED STORM SEWERS AND SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE DEVELOPER/OWNER IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE NEW DETENTION BASIN.
- ALL INTERNAL DRAINAGE SYSTEMS ARE TO BE DESIGNED FOR TEN (10) YEAR STORM AND GIVE PROTECTION FOR FIFTY (50) YEAR STORM. FOR STORM DRAINAGE SYSTEMS THAT OUTLET INTO DETENTION FACILITIES A HYDRAULIC GRADIENT STUDY MAY BE REQUIRED.
- 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 BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS ITEM 859.
- ALL NEW STORM SEWER, SURFACE DRAINAGE CONSTRUCTION, STORM WATER DETENTION FACILITY CONSTRUCTION AND CONSTRUCTION OF TEMPORARY EROSION CONTROL MEASURES ARE TO BE UNDER THE INSPECTION AND SUPERVISION OF THE PUBLIC WORKS DEPARTMENT. PHONE (613) 946-4750 AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION.
- IF STORM WATER DETENTION FACILITY CONSTRUCTION IS PERFORMED WITHOUT CALLING FOR CONSTRUCTION INSPECTION AND SUPERVISION BY THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS, THE PUBLIC WORKS DEPARTMENT WILL INVOKE FOR THE INSPECTION/SUPERVISION TIME PRIOR TO ACCEPTANCE, BASED ON THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS ESTIMATE OF TIME THAT WOULD HAVE BEEN EXPENDED BY THE PUBLIC WORKS INSPECTOR.
- CERTIFICATION OF STORAGE VOLUME AND AN "AS-BUILT" SURVEY OF THE DETENTION FACILITY, BY A REGISTERED PROFESSIONAL SURVEYOR (OHIO), MUST BE SUBMITTED FOR THE PROPOSED DETENTION FACILITY PRIOR TO THE RECORDING OF THE PRIVATE STORM DRAINAGE LIMITS RECORD PLAN.
- PRIVATE STORM DRAINAGE LIMITS
PRIVATE STORM DRAINAGE LIMITS SHOWN ON THIS PLAN ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID LIMITS. THE SAID LIMIT AREA AND ALL IMPROVEMENTS IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER. NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL, IN THE SAID LIMITS.
THE LOCATION OF THE PRIVATE STORM DRAINAGE LIMITS MUST BE PREPARED BY THE DEVELOPER OR HIS ENGINEER ON A RECORDED PLAN BY THE METES AND BOUNDS DESCRIPTION. THE RECORDED PLAN IS TO BE SUBMITTED TO THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO THE DEVELOPER OR HIS ENGINEER HAVING THE PLAN RECORDED. THE DEVELOPER OR HIS ENGINEER IS TO SUBMIT A PRINT OF THE RECORDED PLAN TO THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS FOR THEIR FILES AND RECORDS PRIOR TO APPROVAL OF THE CERTIFICATE OF OCCUPANCY.
- ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES ACC. NO. 48005, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4" STAINLESS STEEL CORN ANCHORS.
- ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY AN APPROVED SEWER TAPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
- SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLANS.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTION TO THE SANITARY SYSTEM ARE PROHIBITED.
- A TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
- SANITARY SEWER CONSTRUCTION MUST COMPLY WITH TWELVE MONTHS AND BE COMPLETED WITHIN THIRTY-SIX MONTHS FROM THE DATE OF APPROVAL, SHOWN HEREON ON THESE PLANS BECOME VOID.
- FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
- FOR SANITARY SEWER MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 3" HIGHER THAN THE SURROUNDING GRADE AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
- TO ASSURE THAT STORM WATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
- THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED, ANY OTHER OPENINGS, SUCH AS FOR PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE VACUUM RELIABLE TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES MERCURY (10" HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" HG). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTM C1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF THE FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST. THE COST OF LEAKAGE TESTS SHALL BE INCLUDED IN THE PRICE OF THE BID FOR THE VARIOUS MANHOLE ITEMS.
- INSTALLATION OF A PRIVATE FORCE MAIN REQUIRES A PERMIT FROM THE HAMILTON COUNTY BOARD OF HEALTH. CONTACT THE BOARD OF HEALTH AT 946-7832 REGARDING PERMIT AND INSPECTION.



**GALBRAITH PROFESSIONAL CENTER
PHASE I**

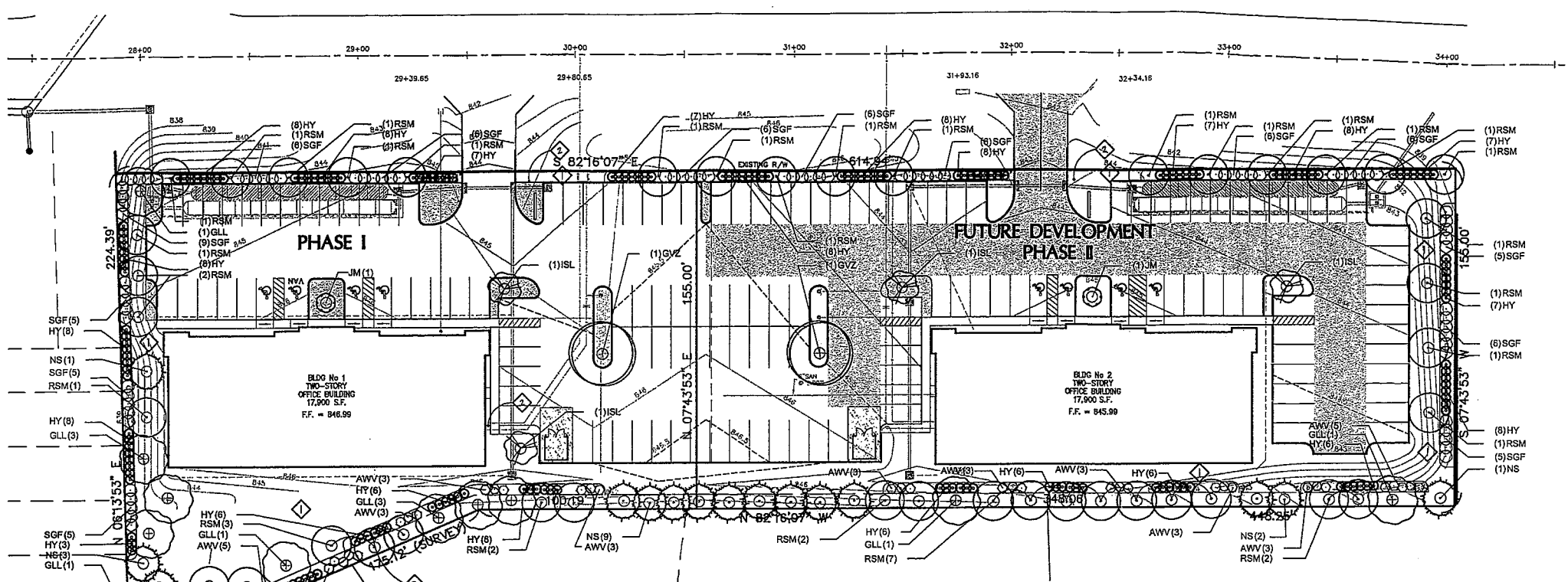
SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title: ZONING COMPLIANCE PLAN SITE UTILITY PLAN
Project No.: 08321.00
Scale: 1"=30'
Sheet No.: PAGE 4
File No.: 08-321



McGill Smith Punshon, Inc.
 3700 Park 42 Drive • Suite 1908
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
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Drawn By	DJF	Project Mgr.	DAS
Drawing File	08321006-PLA-04		
X-Reference Files	08321004-IMP-00 08321003-BAS-00		
Date	12/05/08		
No. Revision/Issue	By	Date	
1	PARKING	DS	12/01/08
2	PHASING	DS	03/31/10
3	SUBMITTAL TO TWP	DS	04/16/10
4	SYCAMORE STAFF	DS	06/17/10
5	SYCAMORE STAFF	DS	06/28/10
6	SYCAMORE STAFF	DS	07/06/10
7	CONSTRUCTION ISSUE	DS	09/03/10



GENERAL NOTES

SEE SOLID HATCH PATTERN ABOVE FOR LOCATIONS
INTERIOR LANDSCAPE ISLANDS
 140 x 22 S.F./PARKING STALL = 3,080 S.F. (REQUIRED)
 PER PLAN = 3,759 S.F. (PROVIDED)
PHASE I INTERIOR LANDSCAPE ISLANDS
 58 x 22 S.F./PARKING STALL = 1,276 S.F. (REQUIRED)
 PER PLAN = 1,623 S.F. (PROVIDED)

DRAWING NOTES

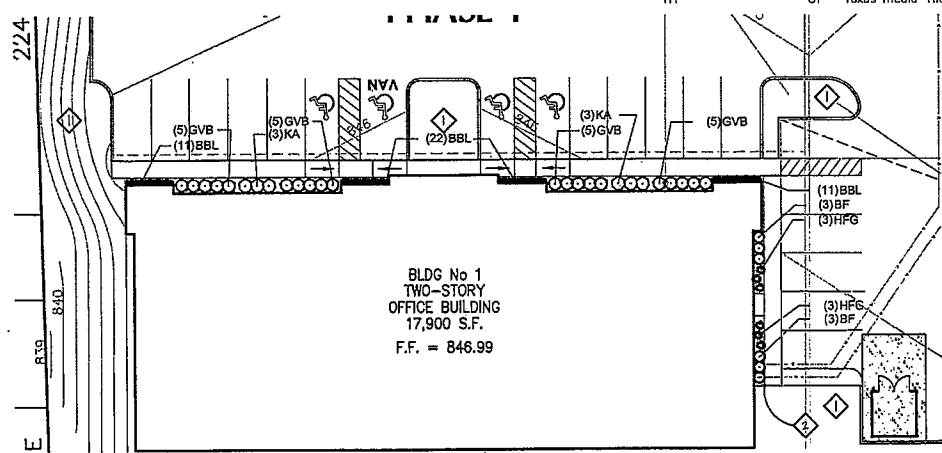
- ① SEEDED LAWN
- ② SPADE CUT BED EDGE
- ③ DECORATIVE FENCE

PLANT SCHEDULE PHASE 1

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
NS	8	Picea abies	Norway Spruce	10'-12' B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
JM	1	Magnolia x 'Jane' Multi-Stem (3 Stem minimum)	Jane Magnolia	7'-8' B&B
ISL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" - 2 1/2" CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
RSM	18	Acer rubrum 'Franksred' TM	Red Sunset Maple	2 1/2" - 3" CAL. B&B
GLL	9	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" - 3" CAL. B&B
GVZ	1	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SGF	42	Forsythia intermedia 'Spring Glory' 18" MIN. HEIGHT	Spring Glory Forsythia	#3 CONT.
AWV	19	Viburnum dentatum	Arrowwood Viburnum	18"-24" B&B
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HY	81	Taxus media 'Hickii'	Hicks Yew	18"-24" B&B

PLANT SCHEDULE PHASE 2

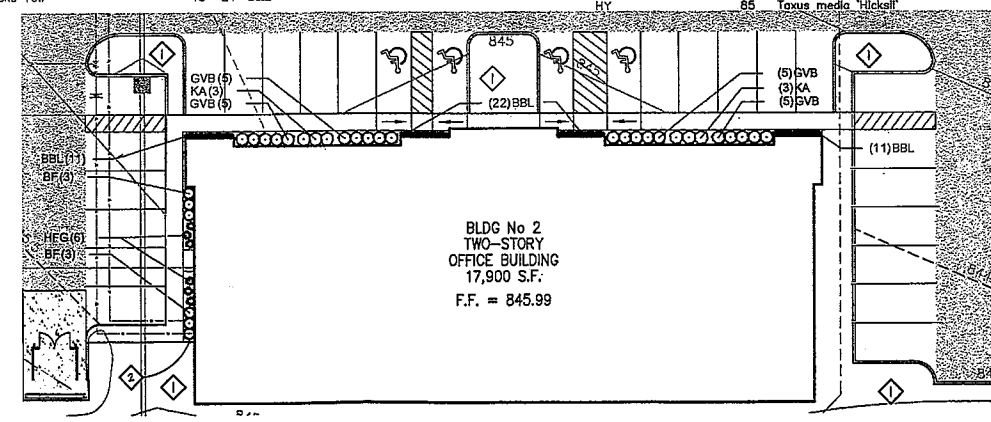
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
NS	8	Picea abies	Norway Spruce	10'-12' B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
JM	1	Magnolia x 'Jane' Multi-Stem (3 Stem minimum)	Jane Magnolia	7'-8' B&B
ISL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" - 2 1/2" CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
RSM	25	Acer rubrum 'Franksred' TM	Red Sunset Maple	2 1/2" - 3" CAL. B&B
GLL	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" - 3" CAL. B&B
GVZ	1	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SGF	40	Forsythia intermedia 'Spring Glory' 18" MIN. HEIGHT	Spring Glory Forsythia	#3 CONT.
AWV	20	Viburnum dentatum	Arrowwood Viburnum	18"-24" B&B
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HY	85	Taxus media 'Hickii'	Hicks Yew	18"-24" B&B



PLANT SCHEDULE PHASE 1 FOUNDATION PLAN

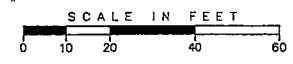
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BF	6	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
KA	6	Azalea hybrids 'Karen'	Karen Azalea	#3 CONT.
GVB	20	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"-21" B&B
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HFG	6	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2 CONT.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BBL	44	Liriope muscari 'Big Blue'	Big Blue Liriope	#1 CONT.

PHASE 1 FOUNDATION PLAN
 SCALE: 1"=20'



PLANT SCHEDULE PHASE 2 FOUNDATION PLAN

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BF	6	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
KA	6	Azalea hybrids 'Karen'	Karen Azalea	#3 CONT.
GVB	20	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"-21" B&B
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HFG	6	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2 CONT.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BBL	44	Liriope muscari 'Big Blue'	Big Blue Liriope	#1 CONT.



GALBRAITH PROFESSIONAL CENTER
 SECTION 13, TOWN 4, ENTIRE RANGE 1
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 HAMILTON COUNTY, OHIO

UNDERGROUND UTILITIES
 2 WORKING DAYS
BEFORE YOU DIG
 CALL 800-362-2764 (Toll Free)
 OHIO UTILITIES PROTECTION SERVICE (OUPS)
 CALL 800-925-0988 (Toll Free)
 OHIO OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OOGUPS)
 NON-MEMBERS MUST BE CALLED DIRECTLY

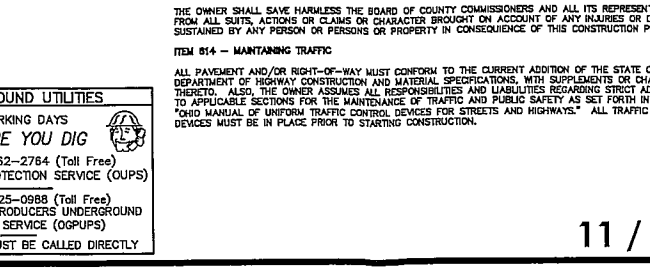
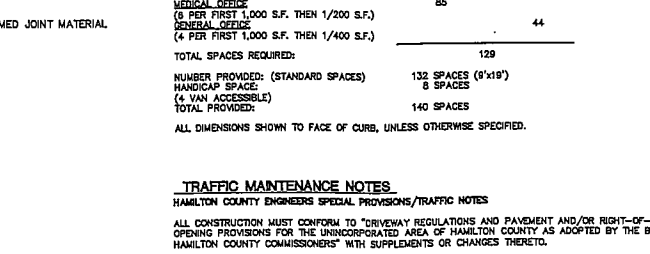
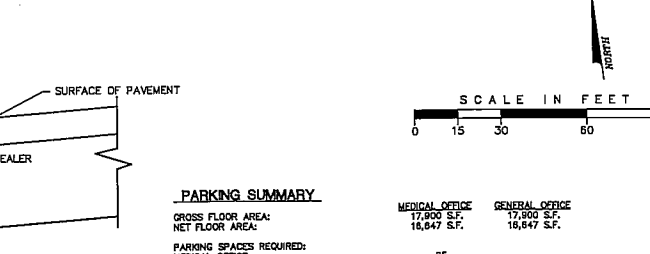
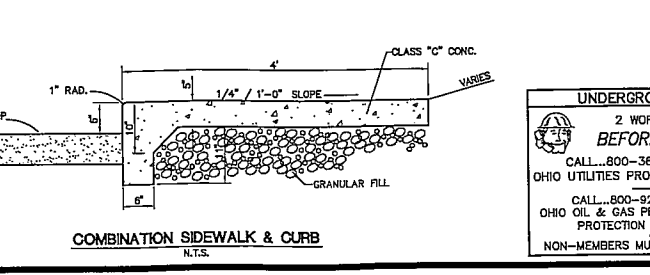
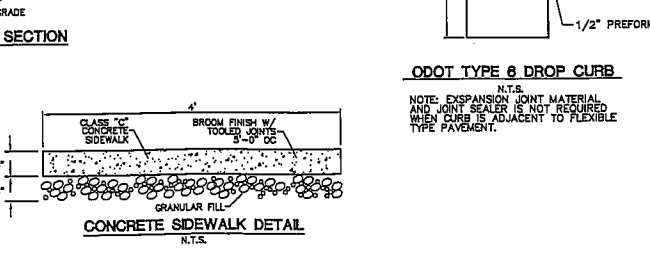
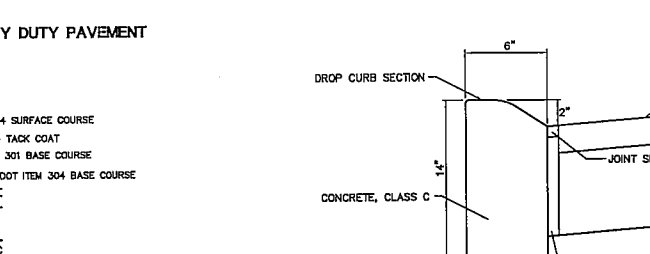
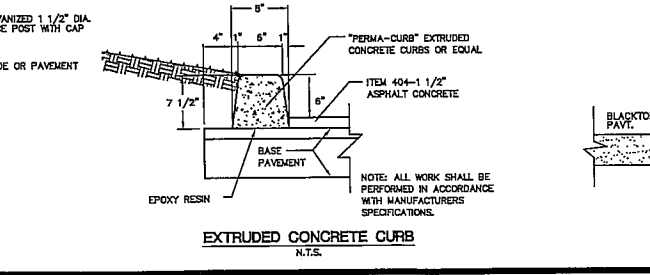
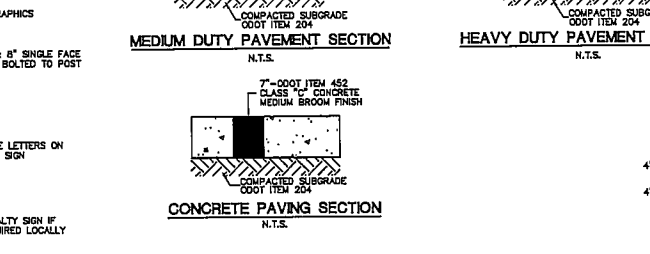
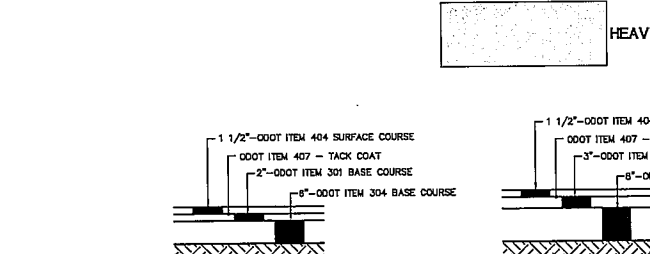
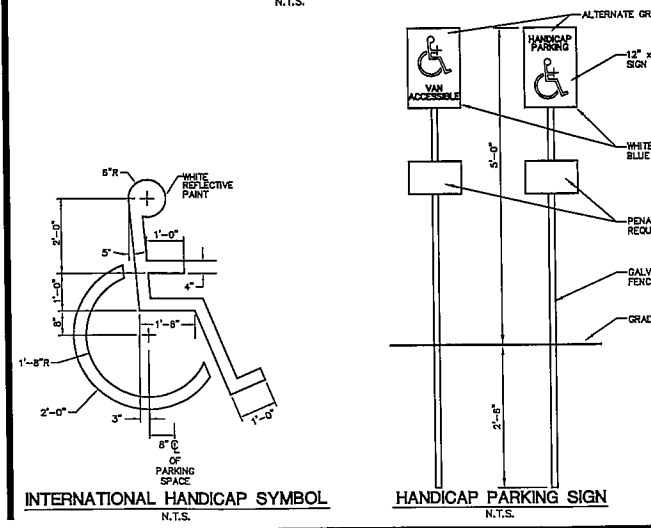
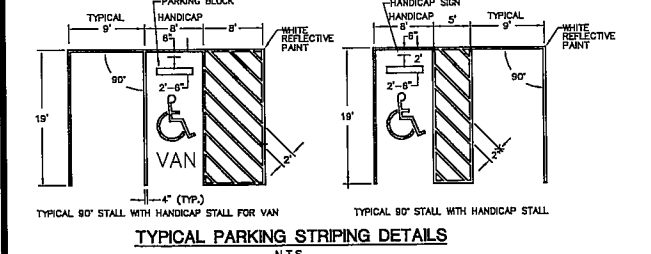
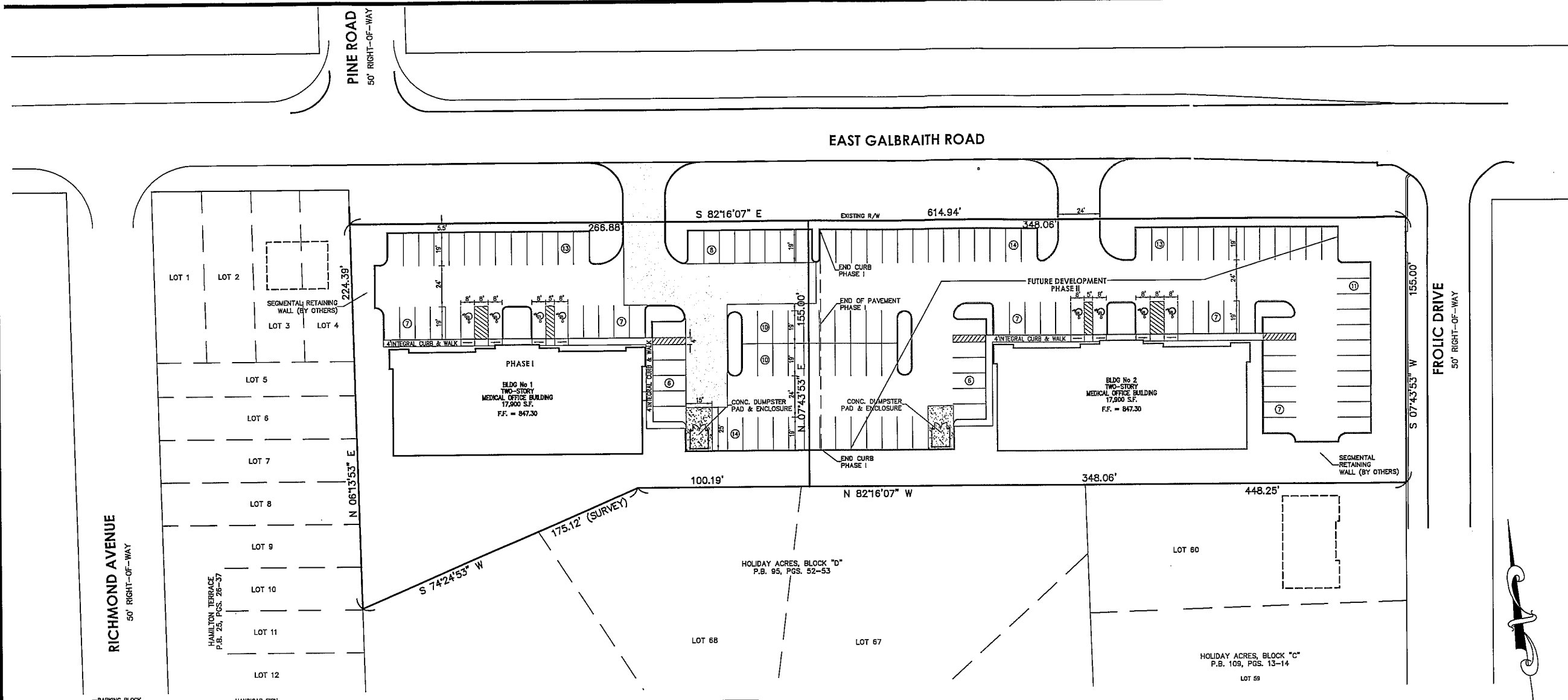
Sheet Title
 LANDSCAPE PLANS
 Project No. 08321.00
 Scale AS NOTED
 Sheet No. **PAGE 6**
 File No. 08-321



McGill Smith Punshon, Inc.
 3700 Park 42 Drive • Suite 190B
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
 www.mcgillsmithpunshon.com
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Drawn By BCC Project Mgr. DAS
 Drawing File 08321004-IMP-00
 X-Reference 08321003-BAS-00
 Files

Date	12/05/08
No. Revision/Issue	By Date
1 PARKING	DS 12/01/09
2 PHASING	DS 03/31/10
3 SUBMITTAL TO TWP	DS 04/16/10
4 SYCAMORE STAFF	DS 06/14/10



PARKING SUMMARY

	MEDICAL OFFICE	GENERAL OFFICE
GROSS FLOOR AREA:	17,900 S.F.	17,900 S.F.
NET FLOOR AREA:	16,847 S.F.	16,847 S.F.
PARKING SPACES REQUIRED:		
MEDICAL OFFICE (6 PER FIRST 1,000 S.F., THEN 1/200 S.F.)	85	
GENERAL OFFICE (4 PER FIRST 1,000 S.F., THEN 1/400 S.F.)		44
TOTAL SPACES REQUIRED:	129	
NUMBER PROVIDED: (STANDARD SPACES)	132 SPACES (9'x19')	
HANDICAP SPACES (4 VAN ACCESSIBLE)	8 SPACES	
TOTAL PROVIDED:	140 SPACES	

ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

TRAFFIC MAINTENANCE NOTES
 HAMILTON COUNTY ENGINEERS SPECIAL PROVISIONS/TRAFFIC NOTES
 ALL CONSTRUCTION MUST CONFORM TO "ORIGINALLY REGULATIONS AND PAVEMENT AND/OR RIGHT-OF-WAY OPENING PROVISIONS FOR THE UNINCORPORATED AREA OF HAMILTON COUNTY AS ADOPTED BY THE BOARD OF HAMILTON COUNTY COMMISSIONERS" WITH SUPPLEMENTS OR CHANGES THEREIN.
 THE OWNER SHALL SAVE HARMLESS THE BOARD OF COUNTY COMMISSIONERS AND ALL ITS REPRESENTATION FROM ALL SUITS, ACTIONS OR CLAIMS OR CHARACTER BROUGHT ON ACCOUNT OF ANY INJURIES OR DAMAGES SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY IN CONSEQUENCE OF THIS CONSTRUCTION PROJECT.
 ITEM 814 - MAINTAINING TRAFFIC
 ALL PAVEMENT AND/OR RIGHT-OF-WAY MUST CONFORM TO THE CURRENT ADDITION OF THE STATE OF OHIO DEPARTMENT OF HIGHWAY CONSTRUCTION AND MATERIAL SPECIFICATIONS, WITH SUPPLEMENTS OR CHANGES THEREIN. ALSO, THE OWNER ASSUMES ALL RESPONSIBILITIES AND LIABILITIES REGARDING STRICT ADHERENCE TO APPLICABLE SECTIONS FOR THE MAINTENANCE OF TRAFFIC AND PUBLIC SAFETY AS SET FORTH IN THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS." ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE PRIOR TO STARTING CONSTRUCTION.

GALBRAITH PROFESSIONAL CENTER PHASE I

SECTION 13, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title: ZONING COMPLIANCE PLAN PARKING PLAN

Project No. 08321.00

Scale: 1"=30'

Sheet No. PAGE 7

File No. 08-321