PETITION

TO THE COUNCIL OF THE CITY OF MASON, OHIO:

WHEREAS, the undersigned owner, TERRA FIRMA DD, LLC, an Ohio limited liability company ("Owner") has entered into a contract with HPA Development Group, Inc., ("HPA") for the sale to HPA of the property described upon the attached Exhibit "A" ("Property"), except for the portion thereof identified on Exhibit A-1 (the "Reserve Property"), as the same has been or will be assigned by Ambleside Development, LLC, by HPA Development Group, Inc, Managing Member (the "Developer"); and

WHEREAS, it is intended that the Property will be developed by the Developer, the Reserve Property will be developed by Owner or other third parties, and such development will include Three Hundred and Fourteen (314) single family lots, as depicted upon the attached Exhibit "C"; and

WHEREAS, the sale of the Property is scheduled to occur subsequent to the Council of the City of Mason, Ohio's action on the within Petition; and

WHEREAS, in the event that the City of Mason approves the Owners' Petition for Special Assessment, as well as the enactment of all required legislation necessary to enact the Special Assessment, then upon acquisition of any of the Property by the Developer, then all obligations of the Owner under the Petition and the corresponding legislation, (including but not limited to terms and conditions of the Development Agreement referred to herein), shall be transferred and assigned to, and assumed by, the Developer, without any liability to the Owner. Notwithstanding the foregoing, any Property owned by the Owner shall remain subject to the Special Assessment; and

NOW THEREFORE:

The Owner represents and warrants that it is, on the date of this Petition and on the date of submission of this Petition to the Council of the City of Mason ("City Council"), the owner of fee simple title to all of the real property described in Exhibit A attached hereto and incorporated herein by this reference ("Property"), and that the Property includes one hundred percent (100%) of the area and lots and lands benefited by and to be assessed for the improvements hereinafter described ("Assessed Lands").

Petition for Public Improvements. The Owner (together with its grantees or transferees, and its and their successors and assigns as owners of any of the lots and lands included in the Assessed Lands, "Owners"), hereby respectfully petitions this City Council for the public improvements described in Exhibit B attached hereto, which Exhibit is incorporated herein by this reference (collectively, "Public Infrastructure Improvements"), as the same are further described and detailed in the plans, specifications, profiles and estimates of cost (collectively, "Plans") filed in the office of the Clerk of Council of the City of Mason ("City") prior to or concurrently with the filing of this Petition. The Owner and the Developer prior to commencement of the construction of the Public Infrastructure Improvements, shall have received, reviewed and approved the scope of the Public Infrastructure Improvements.

(a) Developer's Obligations. It is acknowledged by the City and the Owner that as of the date of this Petition, the Owner has a contract with HPA, which HPA intends to assign to Developer, as the Property Developer, to acquire the Property. Accordingly, the Developer has entered into a separate Development Agreement with the City, dated of even date, binding the Developer to perform all of its obligations under the Development Agreement to which the Special Assessment will apply. Therefore, the Owner is making this Petition to the City in order to initiate the process for the Public Improvements to be constructed by the City in accordance with the Development Agreement, to be paid for through the Special Assessment in accordance with this Petition; the Development Agreement; the Resolution of Necessity passed by the City; the Determination to Proceed; and the Ordinance imposing the Special Assessment. Notwithstanding anything contained to the contrary herein, the Owner shall not be obligated to construct any Public Infrastructure Improvements contemplated in the Development Agreement.

Assessed Lands. The Assessed Lands shall solely include lots 1 through 314 included within the Property as depicted in Exhibit C attached hereto, and shall exclude the real property dedicated as right-of-way for the Public Infrastructure Improvements and the common areas not included in lots 1 through 314, each as approximately depicted in Exhibit C ("Excluded Properties"). Costs to be Assessed; Period of Assessment. The undersigned further requests, on behalf of the Owners, that 100% of the total assessable cost of the Public Infrastructure Improvements, determined subject to and as further described herein and in the Plans ("Assessable Cost"), be assessed upon the lots and lands constituting the Assessed Lands, with such assessments ("Special Assessments") to be allocated and assessed to the Assessed Lands in proportion to the benefits received, as further described herein, and to be payable, when levied, semi-annually for not more than twenty five (25) years.

The Assessable Cost of the Public Infrastructure Improvements may include, if so elected by the City, any one or more of the following costs:

- (a) all costs ("Direct Costs") incurred with respect to the design, engineering, acquisition, construction, installation and equipping of the Public Infrastructure Improvements including, without limitation, the following to the extent applicable: (i) the purchase price of real estate or any interest therein when acquired by purchase; (ii) the cost of preliminary and other surveys and designs; (iii) the cost of preparing plans, specifications, profiles, and estimates; (iv) the cost of printing, serving, and publishing notices, resolutions, and ordinances; (v) the cost of all special proceedings; and (vi) the cost of labor and material, whether furnished by contract or otherwise, together with reasonable construction management fees; and
- (b) all costs ("Indirect Costs") incurred in connection with the preparation, levy, collection and enforcement of the Special Assessments and the financing of the Public Infrastructure Improvements including, without limitation, the following: (i) with respect to the issuing or servicing of any revenue, general obligation or other bonds ("Bonds") that may be issued by the City in anticipation of collection of the Special Assessments (whether or not also issued in anticipation of other revenues) or otherwise, to finance the Public Infrastructure Improvements (or to refund Bonds previously issued to finance the Public Infrastructure Improvements or refund prior Bonds), subject to the limitations established in the ordinance levying the assessments (or such other ordinances as may be applicable), together with any bond service charges or other like charges, administrative expenses and transaction costs, including by

way of example and not of limitation, the following: (A) interest on the Bonds at fixed or variable rates in effect from time to time; (B) costs of obtaining, maintaining or reimbursing payments under letters of credit or other credit enhancement facilities issued to secure payments relating to the Bonds; (C) reserve funds, replenishment of reserve funds, and payment of costs of letters of credit or surety bonds obtained in lieu of funding a reserve fund, or reimbursement of draws thereunder, but subject to the limitation included in this Petition; (D) the fees and expenses of a qualified corporate bond trustee for the Bonds, if applicable; (E) all usual and customary costs of issuance fees, charges and expenses and administrative charges by the City in connection with the issuance of the Bonds, the imposition of the Special Assessments and the implementation of the Public Infrastructure Improvements; and (F) any other usual and customary fees and administrative expenses incurred by the City or a trustee in connection with the issuance, servicing or enforcement of the Bonds, the payment of bond service charges or other like charges or the collection and enforcement of the Special Assessments; (ii) without limiting the Owners' waiver of the same, the total amount of damages, resulting from the Public Infrastructure Improvements, assessed in favor of any owner of lands affected by the Public Infrastructure Improvements and interest thereon; (iii) the cost incurred in connection with the preparation, levy, collection and enforcement of the Special Assessments, including reasonable administrative and legal expenses incurred by reason of the Public Infrastructure Improvements. the financing thereof, or the Special Assessments; and (iv) incidental costs, including reasonable administrative and legal expenses, directly connected with the Public Infrastructure Improvements;

All together with interest thereon, administrative expenses with respect thereto and other allowable costs of the Public Infrastructure Improvements, as provided in Chapter 727 of the Ohio Revised Code ("Assessment Act");

Special Assessment Amount. In connection with this Petition and in furtherance of the purposes hereof, the Owner and Developer each acknowledge that it has reviewed the Plans, including the estimated costs of the Public Infrastructure Improvements (including any debt service relating thereto), prepared by McGill Smith Punshon, and now on file with the Clerk of Council. In connection with this Petition and in furtherance of the purposes hereof, the Owner further acknowledges that it has reviewed the estimated Special Assessments to be levied for the Public Infrastructure Improvements, including all estimated costs to be included therein which are now on file with the Clerk of Council, and acknowledges and agrees that the Special Assessment which shall not exceed the sum of Five Hundred Fifty Dollars (\$550) per Lot annually has been determined in accordance with this Petition. Until such time as portions and phases of the Property are subdivided into Lots, the unplatted portions of the Property shall be assessed annually at the rate not the exceed Five Hundred Fifty Dollars (\$550) per Lot to be created on such unplatted portions of the Property as depicted on Exhibit C.

Benefit. The undersigned Owner and Developer acknowledges and agrees that the Special Assessments as contemplated herein do not exceed the benefit to be received by the Assessed Lands as a result of the Public Infrastructure Improvements. The undersigned Developer further acknowledges and agrees, in consideration of the construction of the Public Infrastructure Improvements by or on behalf of the City, that no property in the City, other than the Property, will receive special benefits from the Public Infrastructure Improvements, and requests that the amount that would have been assessed on any other property in the City, except

for the absence of any special benefit to that other property, be assessed upon the Assessed Lands, and that the balance of the total costs of the Public Infrastructure Improvements to be assessed by the City be assessed on the Assessed Lands, provided, however, and notwithstanding any other provision of this Petition to the contrary, the total amount to be assessed against the Property shall not cause the annual assessments to exceed Five Hundred Fifty Dollars (\$550) per Lot (assuming a total of Three Hundred Fourteen (314) Lots to be developed on the Property).

Acknowledgments, Consents and Waivers. The undersigned Owner consents and requests that the Special Assessments be levied and collected without limitation as to the value of the property assessed and hereby waives any and all rights, benefits, and privileges specified by the Assessment Act, including by Ohio Revised Code Sections ("ORC §§") 727.03 and 727.06 or by any other section thereof restricting said assessments to thirty-three and one-third percent (33-1/3%) of the actual improved value of said lots and lands as enhanced by the Public Infrastructure Improvements made or to be made, or under ORC §727.04 or any other section thereof limiting assessments for re-improvements where an assessment has been levied and paid previously. The undersigned further waives any and all damages or claims for damages of whatsoever kind, character or description growing out of or resulting from the Public Infrastructure Improvements or the making thereof including, by way of example and not of limitation, all rights, benefits, and privileges which are specified by ORC §§727.18 through 727.22, inclusive, and ORC §727.43. Until Property is platted, the Property will be assessed based on the number of Lots planned for such portion of the Property pursuant to Exhibit C. As the Property is platted, the assessments will be divided among the Lots, and public right of ways and common areas not included in Lots shall not be subject to assessments.

The undersigned Owner further waives all notices and procedures required for the making of the Public Infrastructure Improvements or the imposition of the Special Assessments. including (by way of example and not of limitation) notice of the adoption of the resolution of necessity and the filing of estimated assessments, the equalization of the estimated assessments, any increase in the cost of labor and materials or financing-related costs over the estimated cost thereof, and the passage of the assessing ordinance, and including (also by way of example and not of limitation) such notices as are authorized and required by ORC §§727.13, 727.16, 727.17, 727.24 and 727.26. The undersigned Owner further waives the strict construction of proceedings specified by ORC §727.40 and expressly agrees that the proceedings shall be liberally construed in all respects to support the imposition and collection of the Special Assessments in the amounts levied pursuant to this Petition; waives the lapse or waiver of the lien of the Special Assessments after two years as specified by ORC §727.34, and expressly agrees, as a covenant running with the land and to be further evidenced by the declaration referred to and to recorded as described below, that such lien does and shall continue in force so long as any of the Special Assessments remain on the tax list uncollected; and waives any and all irregularities and defects in the proceedings for the imposition of the Special Assessments and such lien.

The undersigned Owner, on behalf of itself and any other Owners from time to time, hereby waives any other procedural or other requirements with respect to the imposition of special assessments to the extent any such requirement would (i) be inconsistent with or in addition to the procedures described in this Petition or (ii) if not met, result in the invalidity or illegality of all or a portion of the Special Assessments.

Covenants of Owners. In consideration of the special benefits conferred by the Public Infrastructure Improvements, the undersigned Developer covenants and agrees that it will (so long as it is an owner of Assessed Lands), and that each other owner will, pay promptly all Special Assessments levied against those Assessed Lands owned by such owner as they come due and before they become delinquent, and further agrees that the determination by the City Council of the Special Assessments to be imposed against the Assessed Lands will be final, conclusive and binding upon each and all of the Assessed Lands and each such owner (except as may be subsequently amended by the City Council to establish the final amount of said Special Assessments). Notwithstanding the foregoing, in the event the Owner retains and owns any portion of the Property during the period of time which the Special Assessment is in force, the Owner shall be responsible to the City for payment of the Special Assessment levied against the Property owned by Owner.

The undersigned Developer further covenants and agrees, so long as the Bonds remain outstanding, upon the transfer of any of the Assessed Lands or any portion thereof to any transferee: (a) to disclose the existence of any outstanding Special Assessments for the Public Infrastructure Improvements, (b) to pay or cause to be paid prior to any such transfer, as a condition to the effectiveness of the delivery of any deed or instrument of transfer, all Special Assessments then or theretofore due and payable with respect to the Assessed Lands to be transferred, and (c) to require that each such transferee agree to make such payments, make such disclosure to any subsequent transferee and require subsequent transferees to take on the same obligations; provided that recording of a declaration against all of the Assessed Lands making such disclosures, imposing such obligations and providing for the waiver by any transferee of any rights that the undersigned Developer has waived pursuant to this Petition, shall constitute full satisfaction of the requirements of clauses (a) and (c) of this sentence. As a condition to any transfer of Assessed Lands while any of the Special Assessments remain unpaid and the Bonds remain outstanding, the deed or instrument of transfer to any transferee shall provide for (i) the acquisition of such property subject to any outstanding Special Assessments imposed on such property and for the waiver by such transferee of any rights that the undersigned Developer has waived pursuant to this Petition and (ii) the requirement that each transferee from time to time of any of the Assessed Lands covenant to include in the deed or instrument of transfer to any subsequent transferee the conditions described in clause (i) of this sentence so long as any such Special Assessments remain unpaid and the Bonds remain outstanding; provided, that if a declaration conforming to the requirements of this Petition shall have been recorded with respect to all of the Assessed Lands, the deed or instrument of transfer may instead make specific reference to that declaration. For purposes of this Petition, the term "transfer" shall include any transfer or assignment of either the controlling voting interest, or of all or substantially all of the economic interest, in any entity formed for the purpose of owning (or otherwise owning) one or more parcels included in the Assessed Lands as all or a substantial part of the assets of such entity, but excluding a collateral assignment for security purposes only. Notwithstanding anything to the contrary herein, the Developer shall be responsible for any obligations imposed upon the Owner as set forth herein, except for any portion of the Property in which the Owner remains the owner during the period of Assessment.

Apportionment of Special Assessments. The Developer hereby certifies that the special benefits attributable to the Public Infrastructure Improvement will inure to the future owners of each lot equally in the amount not to exceed the sum of Five Hundred Fifty Dollars (\$550.00)

annually for each Lot in the Assessed Lands. Therefore, subject to applicable law, the Special Assessments shall be apportioned equally to each Lot within the Assessed Lands, as shown in Exhibit C.

Additional Agreements and Waivers of Owners: The undersigned Owner and Developer understand and request that the Special Assessments be collected semi-annually to pay debt service and other related costs of the Bonds (and any related Bond Obligations) issued to pay] costs of the Public Infrastructure Improvements. The undersigned Owner hereby waives its right to receive notice of the Special Assessments and further waives its right to pay the Special Assessments in cash prior to certification of the Special Assessments to the County Auditor. To the extent, if any, not included above, the undersigned Owner further waives any and all irregularities and defects in the proceedings for the Special Assessments, the issuance of the Bonds, and the certification, collection and enforcement of the Special Assessments and the lien thereof.

The undersigned Owner further consents and agrees that all legislation required to be enacted to permit the Public Infrastructure Improvements to commence immediately be enacted at one City Council meeting, including the resolution of necessity specified in Section 727.12 of the Revised Code, the ordinance to proceed specified in Section 727.23 of the Revised Code and the assessing ordinance specified in Section 727.25 of the Revised Code, and further consents and requests that the Special Assessments shall be levied and may be collected before the actual cost of the Public Infrastructure Improvements is ascertained. The Owner, and each of the Owners, specifically agrees that it will not contest, in a judicial or administrative proceeding the Special Assessments levied against the Assessed Lands for the Public Infrastructure Improvements.

Petition Binds all Future Owners. Whether or not expressly stated herein, each and every covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition made by the undersigned Owner is and shall constitute a covenant running with the Assessed Lands, made for and on behalf of each Owner from time to time of any and all of the Assessed Lands, and each of their successors and assigns, as if each such Owner (or successor or assign) had owned the Assessed Lands on the dates of this Petition and its submission to City Council, and had joined in the execution hereof. The undersigned Owner hereby acknowledges and affirms, for itself and on behalf of each Owner from time to time, that (i) it intends that the City rely on each covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition, and (ii) if the City elects to levy the Special Assessments and otherwise take the actions contemplated hereby, that the City is acting in consideration of each such covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition.

Declaration. The undersigned Owner further covenants and agrees to sign and deliver a declaration or other instrument, in form satisfactory to the City, acknowledging the imposition and lien of the Special Assessments against the Assessed Lands, the amounts of the Special Assessments levied on the Assessed Lands, the period during which the Special Assessments are expected to be due and payable and the other matters referred to herein, for recording in the Official Records of Warren County, Ohio at or prior to the issuance of the Bonds, and to cause

the holder of any existing liens on the Property to expressly join in that declaration for the purpose of expressly subordinating its lien to the lien of the Special Assessments.

Authority to Sign. The undersigned signatory represents and warrants that he has full right and authority to sign this Petition and no other signatures or approvals are required.

[Signature Page Follows]

OWNER:

TERRA FIRMA DD, LLC, an Ohio limited liability company

Name: RICHARD A. HAGLAGE
Title: MANA GER

Dated: FEB of ,2015 2016

STATE OF OHIO)
CLE12MONT) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this HM day of February, 2016 by Richard A. Haglage (name), Manager (title) of Terra Firma DD, LLC, an Ohio limited liability company, on behalf of the limited liability company.

Notary Public

My companies ion expires: August 24, 2017

MARY KATHRYN MANK Notary Public, State of Ohio My Commission Expires August 24, 2017 Recorded in Warren County

AND

	HPA DEVELOPMENT GROUP, INC.,
	an Ohio corporation
	Ву:_////////
	Name: EDWARD D. HERALD, JR
	Title: PRESIDENT
	Dated: FEBRUARY 4th, 2015 2016
STATE OF OHIO) ss:	
COUNTY OF HAMILTON)	
The foregoing instrument was acknown of HPA Development Group, Inc., an Ohio corporation of the corporation	owledged before me this 4th day of the corporation. (title)
	Conhistals
STATE OF THE STATE	Notary Public My commission expires: 6/18/2017
Graham S. Parlin Notary Public, State of Ohio My Commission Expires 06-18-2017	

EXHIBIT A

DESCRIPTION OF PROPERTY

DESCRIPTION FOR: LOCATION:

TERRA FIRMA DD, LLC WARREN COUNTY, OHIO

Site Perimeter including 12.7890 Acres 224.1295 Acres

Situate in Sections 14 and 20, Town 4, Range 3, Union Township, City of Mason, Warren County, Ohio and being the same premises conveyed to Terra Firma DD, LLC in Warren County Document Numbers 2014-017332 & 2014-017333, and also in Warren County Document Number 2015-037112, records of the Warren County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the southeast corner of said Section 20 and southwest corner of said Section 14;

Thence along the south line of said Section 20, North 84°33'32" West, 1499.75 feet and North 84°54'17" West, 364.24 feet;

Thence North 23°07'49" West, 205.31 feet to the centerline of US Route 42, an easterly half right-of-way of 40 feet in width, as shown on right-of-plans of aforesaid Warren County and commonly known as project WAR-42 (3.42-10.30);

Thence along said centerline, the following four (4) courses and distances:

- Along an arc deflecting to the left, having a central angle of 13°23'58", a radius of 2022.44
 feet and a length of 472.98 feet. The chord of said arc bears North 42°37'53" East, 471.90
 feet;
- 2. North 35°55'54" East, 1042.19 feet;
- Along an arc deflecting to the left, having a central angle of 01°49'00", a radius of 11459.16 feet and a length of 363.33 feet. The chord of said arc bears North 35°01'24" East, 363.32 feet;
- 4. North 34°06'54" East, 1312.77 feet;

Thence leaving said centerline and in part along the corporation line of the City of Lebanon, South 53°52'59" East, 433.99 feet to a point in the east line of aforesaid Section 20 and west line of aforesaid Section 14;

Thence continuing along said corporation line of the City of Lebanon, the following seven (7) courses and distances:

- 1. South 84°27'19" East, 962.94 feet;
- 2. South 84°19'29" East, 1198.05 feet;
- 3. South 05°32'09" West, 774.84 feet;
- 4. South 05°38'21" West, 883.74 feet;
- 5. South 82°16'39" East, 495.21 feet;
- 6. South 05°46'01" West, 156.42 feet;
- 7. South 06°05'19" West, 863.17 feet to the south line of aforesaid Section 14;

Thence along said south line of Section 14, North 84°25'47" West, 2675.21 feet to the point of beginning.

Containing 224.1295 acres of land. Subject to all legal highways, easements and restrictions of record.

McGill Smith Punshon, Inc. 3700 Park 42 Drive = Suite 1908 = Clncinnati, Ohio = 45241-2097 513.759.0004 = Fax 513.563.7099 = www.mcgillismithpunshon.com



EXHIBIT A-1

THE RESERVE PROPERTY DESCRIPTION

DESCRIPTION FOR: TERRA FIRMA DD, LLC
LOCATION: Warren County, Ohio ~ 12.7890 Acres

Situate in Section 20, Town 4, Range 3, Union Township, City of Mason, Warren County, Ohio and being part of the same premises conveyed to Terra Firma DD, LLC in Warren County Document Number 2014-017332 & Warren County Document Number 2014-017333, records of the Warren County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a 5/8" iron pin set in the southerly line of said Section 20 and northerly line of lands conveyed to City of Mason, Ohio in Warren County Document Number 274108 (O.R. 2350, PG. 755), records of the Warren County, Ohio Recorder's Office, said point being North 84°33'32" West, 527.23 feet from the southeast corner of said Section 20 and northeast corner of said City of Mason, Ohio lands;

Thence along said lines of Section 20 and City of Mason, Ohio lands, North 84°33'32" West, 972.52 feet to an existing 1/2" iron pin at the easterly corner of lands conveyed to Debby L. Carter in Warren County Document Number 1039-778 (O.R. 1039, PG. 778), records of the Warren County, Ohio Recorder's Office;

Thence along northerly lines of said Debby L. Carter lands and continuing along said line of Section 20, North 84°54'17" West, passing existing 1/2" iron pins at 212.77 feet and at 333.24 feet, a total distance of 364.24 feet to an existing 5/8" iron pin;

Thence along a northeasterly line of said Debby L. Carter lands, North 23°07'49" West, passing an existing 5/8" iron pin at 163.40 feet, a total distance of 205.31 feet to the centerline of U.S. Route 42, currently with an easterly half right-of-way of 40 feet in width, as shown on right-of-plans of aforesaid Warren County and commonly known as project WAR-42 (3.42-10.30);

Thence along said centerline of U.S. Route 42, along an arc deflecting to the left, having a central angle of 13°23'58", a radius of 2,022.44 feet, a distance of 472.98 feet and a chord of North 42°37'53" East, 471.90 feet to a point;

Thence continuing along said centerline, North 35°55'54" East, 230.79 feet to a point;

Thence South 48°27'42" East, passing a set 5/8" iron pin at 40.19 feet, a total distance of 1277.94 feet to the point of beginning.

Containing 12.7890 acres of land.

Subject to all legal highways, easements and restrictions of record.



Bearings based on US State Plane NAD83 (Ohio South Zone) as defined by Warren County GIS Control Monument Station Designation 4 and reduced to ground using GEOID12A(CONUS), Ground scale factor: 1.000087937721.

The above description is the result of a survey prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, and dated January _, 2016, the survey of which is recorded in

Volume _____, Page _____, Warren County Engineer's Record of Land Division.

Prepared by: McGill Smith Punshon, Inc.

Date: January 7, 2016

MSP No.: 13373.00

13373003-LEG-Phase1-12ac,docx



Exhibit "B" Public Infrastructure Improvements

Ambleside Meadows US 42 Road Improvements & Bike Path Preliminary Cost Estimate

MSP No. 13373.00 Date: 1/20/2016

REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UN	IIT COST	TC	OTAL COST
1	201	Clearing & Grubbing	1	Lump	\$	20,000.00	\$	20,000.00
2	202	Roadway Pavement Removed	1,600	S.Y.	\$	25.00	\$	40,000.00
3	202	Remove or Relocate Existing Utility Pole	3	Each	\$	12,000.00	\$	36,000.00
4	202	Culvert Removed	120	L.F.	\$	10.00	\$	1,200.00
5	202	Catch Basin Removed	1	Each	\$	200.00	\$	200.00
6	202	Fence Removal	160	L.F.	\$	2.00	\$	320.00
7	203	Excavation	7,800	C.Y.	\$	6.00	\$	46,800.00
8	203	Embankment	7,800	C.Y.	\$	6.00	\$	46,800.00
9	204	Subgrade Compaction	6,128	S.Y.	\$	3.00	\$	18,384.00
10	207	Stormwater Pollution Prevention Plan	1	Lump	\$	500.00	\$	500.00
11	207	Filter Fabric Fence	7,000	L.F.	\$	2.00	\$	14,000.00
12	252	Full Depth Pavement Sawing	3,733	L.F.	\$	2.50	\$	9,332.50
13	254	Pavement Planing, Asphalt Concrete	3,847	S.Y.	\$	16.00	\$	61,552.00
14	301	Asphalt Concrete Base	1,040	C.Y.	\$	150.00	\$	156,000.00
15	304	Aggregate Base	1,069	C.Y.	\$	75.00	\$	80,175.00
16	407	Tack Coat	289	Gal.	\$	3.00	\$	867.00
17	448	Asphalt Concrete Surface Course, Type 1, PG 64-22	416	C.Y.	\$	250.00	\$	104,000.00
18	448	Asphalt Concrete Intermediate Course, Type 2, PG 64-22	298	C.Y.	\$	250.00	\$	74,500.00
19	605	4" Base Pipe Underdrain	3,500	L.F.	\$	12.00	\$	42,000.00
19	608	Bike Path	31,800	S.F.	\$	5.00	\$	159,000.00
20	609	Curb, Type 6	243	L.F.	\$	20.00	\$	4,860.00
21	609	Curb, City of Mason Standard Type 1	90	L.F.	\$	20.00	\$	
22	611		<u> </u>		\$		\$	1,800.00
		12" Conduit, Type D	100	L.F.		30.00		3,000.00
23	611	18" Conduit, Type B	10	L.F.	\$	70.00	\$	700.00
24	611	Catch Basin	2	Each	\$	1,000.00	\$	2,000.00
25	611	Precast Reinforced Concrete Outlets	2	Each	\$	400.00	\$	800.00
26	614	Maintaining Traffic	1	Lump	\$	15,000.00	\$	15,000.00
27	616	Water for Dust Control	30	M. Gal.	\$	2.00	\$	60.00
28	621	Raised Pavement Marker	83	Each	\$	55.00	\$	4,565.00
29	624	Mobilization	1	Lump	\$	10,000.00	\$	10,000.00
30	624	Construction Layout Stakes	1	Lump	\$	15,000.00	\$	15,000.00
31	630	Ground Mounted Support, No. 3 Post	4	Each	\$	100.00	\$	400.00
32	630	Sign, Flat Sheet	25	S.F.	\$	20.00	\$	500.00
33	642	Removal of Pavement Marking	1,400	L.F.	\$	2.00	\$	2,800.00
34	642	Center Line, Double Yellow	0.87	Mile	\$	3,200.00	\$	2,784.00
35	642	Edge Line, Solid White	0.69	Mile	\$	2,400.00	-	1,656.00
36	642	Channelizing Line, 8" Solid White	800	L.F.	\$	2.50	\$	2,000.00
37	642	Transverse/Diagonal Line, 24" Solid Yellow	280	L.F.	\$	6.00	\$	1,680.00
38	642	Lane Arrow	8	Each	\$	140.00	\$_	1,120.00
39	642	Island Marking, Yellow	54	S.F.	\$_	4.00	\$	216.00
40	659	Seeding & Mulching	15,000	S.Y.	\$	0.40	\$	6,000.00
41	659	Commercial Fertilizer	1.4	Ton	\$	300.00	\$	420.00
42	659	Water	39	M. Gal.	\$	1.00	\$	39.00
43	706	Reinforced Concrete Arch, 16 Ft Span, 16 L.F., with Wingwalls, Headwalls and Handrails, Complete	1	Lump	\$	50,000.00	\$	50,000.00
44		Engineering	1	Lump	\$	45,000.00	\$	45,000.00
45		Relocate Gas Main	200	L.F.	\$	100.00	\$	20,000.00
					To	otal	 	1,104,030.50

Ambleside Meadows US 42 & Bunnell Road Waterline Preliminary Cost Estimate

MSP No. 13373.00 Date: 1/20/2016

DESCRIPTION	QUANTITY	UNIT	UI	NIT COST	T	OTAL COST
12" Ductile Iron Watermain	11,027	L.F.	\$	60.00	\$	661,620.00
8" Ductile Iron Main	50	L.F.	\$	60.00	\$	3,000.00
6" Fire Hydrant, Complete	29	Each	\$	4,200.00	\$	121,800.00
12" Valve & Chamber	8	Each	\$	3,200.00	\$	25,600.00
8" Valve & Chamber	4	Each	\$	2,000.00	\$	8,000.00
Tie Into Existing Main	2	Each	\$	7,500.00	\$	15,000.00
Road Bore & Casing	550	L.F.	\$	400.00	\$	220,000.00
Roadway Open Cut	2,200	L.F.	\$	40.00	\$	88,000.00
Driveway Restoration	680	L.F.	\$	40.00	\$	27,200.00
Stream Crossing	1	Lump	\$	3,000.00	\$	3,000.00
Seed, Mulch & Fertilizer	25,000	S.Y.	\$	0.60	\$	15,000.00
Stormwater Pollution Prevention Plan	1	Lump	\$	500.00	\$	500.00
Traffic Maintenance	1	Lump	\$	25,000.00	\$	25,000.00
Mobilization	1	Lump	\$	10,000.00	\$	10,000.00
Engineering	1	Lump	\$	50,000.00	\$	50,000.00
Construction Layout Stakes	1	Lump	\$	25,000.00	\$	25,000.00
Inspection	1	Lump	\$	36,000.00	\$	36,000.00
			To	otal	\$	1,334,720.00



AMBLESIDE MEADOWS **MPROVEMENTS**

SECTIONS 14 & 20, TOWN 4, RANGE 3 CITY OF MASON WARREN COUNTY, OHIO

LEGAL SPEED -

50 MPH

B ELECTRIC BOX
ELEPHOLE BOX
C-BLE, POLE/AMP POST
OAS WAVE/NETER
ARE PYDRAMI

CATCH BASIN CLEAN OUT

SHEET 1 2 2 3 3 4 4 5-6 7-19 20-21 22

THE SHEET
TYPICALS SECTIONS
GENERAL NOTES
GENERAL NOTES
GENERAL NOTES
WIDENING PLAN
CROSS SECTIONS
TRAFFIC CONTROL PLAN
BIKE PATH PLAN & PROFILE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE WIDENING OF US-42 FOR THE ACCOMMODATION OF A TURN LANES AT TWO EMPRANCES TO THE NEW ANBLEIDE SUBPROSION, THE DESIGN INCLUDES APPROXIMATELY 2900 LINEAR FEET OF PUBLIC ROADWAY.

2013 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT.

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF RECIDED INFORMATION AND SURFACE INDICATIONS OF RECIDED INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES, ALL UTILITIES MAY NOT BE SHOWN, EACH LOCATIONS INCLUDING DEPINE CANNOT BE VERRIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-803-822764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

NOTIFICATION:
NOTIFICATION TO RESIDENTS AFFECTED BY THE PROJECT WILL BE BY THE CITY OF MASON.

STANE	DARD CONST	STANDARD CONSTRUCTION DRAWINGS		SUPPLEMENTAL SPECIFICATIONS
				832
07-18-14	07-18-14 TC-41.20	TC-65.10	MT-97 10	
07-18-14	TC-42 20	TC-65.11	MT-97 11	
01-18-13		TC-71 10	MT-101-90	
01-15-16			MT-105.10	
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				DROVISIONS
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EXISTING STORM SEWER
EXISTING SANITARY SEWER

EXISTING WATER LINE
EXISTING ELECTRIC LINE
EXISTING TELEPHONE LINE

EXISTING FENCE LINE

- HANDICAPPED PARRING
- W - PROPOSED WATEX LINE
- RIGHT OF WAY
- CENTERLINE OF DITCH

CUARD POST

5/8" RON PIN SET EX. NAIL EX. 5/8" RON PIN

WATER VALVE/METER SPRINKLER/VALVE TRAFFIC SIGNAL/BOX

				By Date
Landscape Architects - Planners	Fooling and Social Suppose	3700 Fark 42 Drive • Suite 1908 Ctrictmatt, Ohio 45241-2097 Tel 513,759,0004 • Fax 513,563,7099	McGill Smith Punshon, Inc.	

(3)







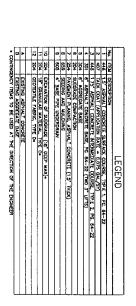
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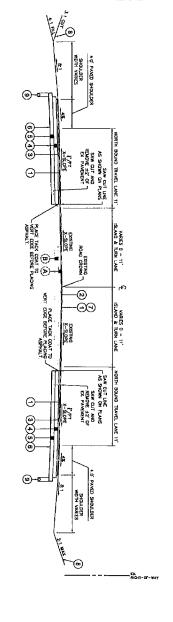
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US ROUTE 42 NORMAL SECTION







SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS.
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ROOM 450 ANNEX
CINCINNATI, OH 45202
(513) 287-1266

IELEPHONE
CNORNATI BELL
201 EAST FOURTH STREET
ROOM 103
CNCKNATI, OH 45202
(513)-566-7043 CABLE
TIME WARNER
11252 CORNELL PARK DRIVE
CINCINNATI, OH 45242
(513) 489-5000

STORM. SEWER DITY OF MASON BOOD MASON—WONTGOMERY ROAD MASON, OH 45040 (513) 229-8520

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RELOCATION OF UTILITIES AND TO BE IN CONFUCT WITH ARE FOUND TO BE IN CONFUCT WITH ARE FOUND TO BE THE UTILITY LOCATED DURING THE COURSE OF CONSTRUCTION THAT THESE PLANS ARE TO BE RELOCATED OR ADJUSTED

UNDERGROUND LITHLITIES.
THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE AS TROM. THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.44 OF THE REVISED CODE.

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ON NOT INTERRUPT EXESTING UTUINES SERVING FACILITES OCCUPIED AND USED BY THE DOUBLER OR OTHERS, ECCETY MERS PERMITTED IN WRITING BY THE GROWER AND THEN ONLY AFER ACCEPTABLE THE PREMITTED IN WRITING BY THE GROWER AND EXCEPT MERS PROVIDED IN CORPEXAND FACILITY OF THE PROVIDED IN SOME OF THE COMMERCE WIS DEPORTIONS, IS SMALL NOTIFY IN MY SIGN COMMERCE WIS DOUBLE FACILITY OF THE PROVIDED IN THE PROVIDED INTO THE PROVIDED IN THE PROVIDED IN THE PROVIDED INTO THE PROVID PROTECTING EXISTING UNDERGROUND LITLITES (CONT.)
SHOULD AN UNICORTED OR AN EXPRESE VARANCE IN LOCATION OF A UTILITY BE
ENCOUNTERED DURING EXCANATION, COMBULT THE ENCINEER IMMEDIATELY FOR DIRECTIONS.

ICMY_STREAMTH_MORTAB_BACKFILL

WORKERS MIRE LIFES, SPER LIKES, (STORM OR SAMTAY), CILLYEST PRES, BOX CILL

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ROADWAYS, THE BACKFILL REVIEW MILE IL (MOUNTING ADMINIST), CROSS COUNTY

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RESCOBATION

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THE CHARGE OF THE UNDERGOAND FACILITY SAMEL METHIN AS PLOURS (STALLIDAN) SATIONAND, SANDANG, AND LEGAL MODALINE), MARKE THE LOCATION OF THE UNDERGOONING LICENT FACILITY FACILITY SAME THE CONSTRUCTION AREA, AND SAME AS TO MONCAST, THERE COURSES, MAD THE PAPPROMANTE EDTH A TAYLOR HEY ARE MESTALLED. THE MARKING DICKNING SHALL BE COORDINANTED TO STAY APPROMANTEL'T TWO DAYS AFEAD OF THE FARMOND CONSTRUCTIONS.

<u>UNILITES MODIFICATION</u>
AT LEAST TO MERINAL DATS PROR TO COMENUAG CONSTRUCTION OPERATIONS IN AN APEA MICH ANY INDUSTRIBUSED HAVE ANGERED HAVE INSECTIVED SHALL MOTHER THROUGHOUS AND THE CONVERSION OF EACH WORKERS OF EACH WORKERS TO SHALL MOTHER PROPERTIES AND THE CONVERS OF EACH UNDERSTOUND UTILITY FACILITY SHOWN ON THE PLAN

ANY CUT IN COUNTY ROADWAYS FOR ANY REASON WHERE THE PANEMENT HAS TO BE REMOVED, THE BACKFILL REQUIRED WILL BE LOW STRENGTH MORTAR.

ROUNDING AT SLOPE BREAKPOINTS SHOWN ON THE TYPICAL SECTIONS APPLY TO ALL CROSS-SECTIONS EVEN THOUGH OTHERWISE SHOWN.

COOPERATION MITH LITELY COMPANIES AND RESPONDED, THE UTILITY COMPANIES MAY BE WHICH THE WORK OF THIS CONTRACT IS BEING PERFORMED, THE UTILITY COMPANIES WAS RESETTING FACILITIES. THE CONTRACTOR STALL PLULY COOPERATE MENT UTILITY COMPANIES AND THE COMPANIES OF THAT THE ENTIRE WHICH WAS IN COMPANIES OF UTILITY COMPANIES, CONTRACTOR UTILITY COMPANIES, CONTRACTOR UTILITY COMPANIES, CONTRACTOR UTILITY COMPANIES, CONTRACTOR UTILITY CONTRACTION SCHOOLS TO COMPATE THE PROJECT AT THE PROJECT AT

UTILITY CORROBATION:

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F I IS DETERMINED THAT THE PROPOSED COMBUT WILL INTERSECT AN EXISTING SERVER OR UNDERGROUND UTILITY OF CONSTRUCTION AS CHAM ON THE PLAN, THE EVIGINETY AND CONSTRUCTION MANAGES SHALL BE NOTIFIED BEFORE STATING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CHAIN AND EXISTING FOULTY CONDITIONS OF THE NUMBER EXISTEDIC WITH AN EXISTING FAULTY

TACK COAT THE RATE OF APPLICATION OF THE 407 DIRECTED BY THE ENGINEER. ĀCK COAT SHALL BE SUBJECT TO ADJUSTMENT AS

CULVERTS

ALL CHIEN PEREMANS SHALL BE BACKCHLED WITH LOW STRENGTH MORTAR AND BID UNDER HEN JEGUS. LIMITS OF BACKCHLESHALL BE THE WOTH OF THE DRIVEWAY PLUS THO PEET ON EACH SIDE.

PANABANI, TREES SARIES FRANCE, POLES OR DIFFE PROPERTY AND SARFAE STRAITURES WHICH HAVE BEEN AWARDS REACHED, OR DISTRIBUTED BY THE CONTRACT COCUMENTS, STATE LAWS, MANABANI ARROWN ARE STATED CHESTION OF THE BRANER, OR THOUGHOUS, STATE LAWS, MANABANI ARROWN ARE STATED CHESTION OF THE BRANER, OR THOUGHT, WILLIES OF DIFFOUND LAWS AN REASONABLE SATELLARDS SAAL BE REPLACED AT THE DEPOSIT OF CONTRACTOR. .Al tibhporaiy sichs, spriniler systems (Andscaping, Ornaental Fencing, Etc., Located Mitain the project limits must be replaced upon completion of the construction.

ESINAÉED QUANTITIES

FÉC SEMAÉED QUANTITIES MEON MICH THIS PROPOSAL IS BASED ARE APPROXIMATE ONLY, THEY SHALL BE USED TO DETENME THE LOWEST AND BEST BODER, DURING THE TENA OF THE CONTRACT, AND IT THE OPINIOR OF THE CONTRACT AND THE RECEASED. OR ONE-PERFORMED AS COMOTIONS DETAINE AND/OR WHEN THE RESE FOR ANY TEXT CANNOT BE CETEMANED UNTIL THE COMPACTION OF OTHER SHALL NOT BE SITTLE OF ANY CAN AND COST THE PROPER INSPECTIONS HAVE BEEN MADE. THE CONTRACTION SHALL NOT BE SITTLED OF ANY CAN AND GLOSS OF ROPOTTS OF ONE DAMAGES OF ANY OR ALL ITEMS BE CREATER THAN OR LESS THAN THE STATED ESTIMATED QUANTITIES.

CONNECTIONS TO EXISTING PIPE
WHERE THE PLAUS PROVIDE FOR THE PROPOSED COMOUNT TO BE CONNECTED TO OR TO CROSS
OREA, PANDER MA LEGISHON SEWER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTION TO
CHOOSITE THE EXISTING PIPE BOTH AS TO THE AND GRADE BEFORE HE STARTS TO LAY THE
PROPOSED COMOUNT.

MSP.÷

THE MAY STORM WAITER POLITION WATER POLITION PECKNICION PLAN STORM WATER POLITION PERSONNEL PROPERTY OF A PAY THAN EXCENSIVE SALL BE ADDRESS. DANS ES ALLE SHOPE AND EXCENSIVE SALL BE ADDRESS. DANS ES ADDRESS. D

<u>UNIT CONTROL.</u>

THE CONTROL OF SHALL FURNISH AND APRLY WATER AND CALCIUM CHLOROIC TRE DUNING CONTROL AS DRECTED BY THE DROMEER. THE QUANTITIES HAVE BEEN INCLUDED IN THE PROPOSEN, FOR USE AS DRECTED BY THE ENCINEER FOR DAYS CONTROL PURPOSES.

UIEM 642 — PANEMENT MARKINGS
ALL PANEMENT MARKINGS ARE TO BE SCREED EXTRUDED THERMOPLASTIC
ACCORDING TO ITEM 641, 740.01, 740.02 AND 740.08.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCREANCE WITH CONSTRUCTION AND MATERIAL SECURIFICATIONS SHA AND OTHER PROLICES FOR AN LARRY RECOVERY SHALL AS THE OHO ANNUAL OF MAD AND MATERIAL SHALL SHALL AS THE OHO ANNUAL OF MAD AND MATERIAL SHALL S

THE CONTRACTOR SHALL PROVIDE, EBECT AND MANTAN THE REMANDING REQUIRED SORMS, SING SUPPORTS, AND BARRILLOSES, SE ETAILED IN THE GHO MANUAL OF NUMBER TRAFFIC CONTROL REVORES. ALL ADVANCE TRAFFIC SONNER, INCLUDIAC DESCRIPTIONS OF THE PRODUCT SHALL BE FURNISHED, DESCRIPTIONS REQUIRED FOR THE PRODUCT SHALL BE FURNISHED, DESCRIPTIONS THE PROPERTY SHALL BE FURNISHED, DESCRIPTIONS OF THE PROPERTY SHALL BE FURNISHED.

ACCESS TO ADJACENT PROPERTIES SHALL BE WAINTAINED AT ALL TIMES. TWO LANE TRAFFIC SHALL BE MAINTAINED DURING PERIODS OF SUSPENSION OF WORK

QERANIC AND COURING CO. CERTAIN CHAIR PLANS. ALTHOUGH THER ARE OFFICE CO. THE PLANS ALTHOUGH THE AREA OF THE PLANS ALTHOUGH THE CHAIR OF THE PLANS AREA OFFICE CHAIR CO. THE PLANS AREA OFFICE CHAIR CO. THE PLANS AREA OFFICE CHAIR CO. CHAIR OFFICE CHAIR DIA MAIL ZHRANCHENI . PREZNATION OF JAREAS JEDIA WHOSH WISH AND THE ROCK PROTECTION OF JAREAS JEDIA WHOSH WISH AND THE ROCK PROTECTION CHARACTERS WHO INCLUDING THE RECORD PROTECTION CHARACTERS WITH THE PROTECTION CHAR

IORROW MATERIAL HILL NOT BE PAID FOR AS A SEPARATE TEM. BORROW USED IN SEMANABEL CONSTRUCTION SHALL BE PLACED IN ACCORDANCE WITH ALL YEAR AND THE CONTRACTOR SHALL MAKE HIS OWN THE CONTRACTOR SHALL MAKE HIS OWN THE CONTRACTOR SHALL WAKE HIS OWN THE CONTRACTOR SHALL PAY ALL COSTS INVOLVED WITHOUT THE PAY ALL COSTS INVOLVED.

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FACULTIES ARE CONTRECTED AND PLACED IN USE.

TIEM 204 — SUBGRADE REPAIR
W ESTIMATED CHANTITY FOR THIS TIEM HAS BEEN PROVIDED UNDER
CONTINGENCY QUANTITY FOR THIS TIEM HAS BEEN PROVIDED UNDER

NEW COMPUTE, INLEES, CATCH BASINS, AND MANNELES CONSTRUCTED AS T OF THE PROJECT SHALL BE FREED OF ALL FOREIGN MATTER AND IN A M CONDITION BEFORE THE PROJECT WILL BE ACCEPTED.

CROSSING AND CONNECTIONS TO EXISTING OPERS AND LITLLIES WHERE PLANS FROME FOR A PROPERTY DOMAIN OF EXPONENT TO BY PAGES OVER SHALL COLVER HE EXISTING SEVERS OF UNDERSORM JUTLITY, THE CONTRACTOR SHALL LOCATE HE EXISTING PRISES OF UNDERSORM AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT

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PAYMENT FOR ALL THE OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT SIGS CONDUIT ITEM

REVIEW DO CHANNAGE FACILITIES

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ACCEPTACES ANY WORK IS STRIPLIO HIS REPORTED HIS ACCEPTACES ANY WORK IS STRIPLIO HIS REPORTED HIS ACCEPTACES AND THE CORPERATION AND REPORTED HIS ACCEPTACE AND THE CORPERATION AND WHICH APPERDANCES WAS AND WHICH APPERDANCES WAS THE COMMITTED OF THE COMMITTED HIS ACCEPTANCE AND WHICH APPERDANCES HIS DEPENDANCES ACCEPTED OF THE APPERDANCE HIS ACCEPTED SHAPE AND THE APPERDANCES HIS ACCEPTED HIS AC

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LIEM 614 — MAINTAINING TRAFFIC IN EACH DIRECTION SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITY PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 803 CONDUIT ITEMS.

ONLY

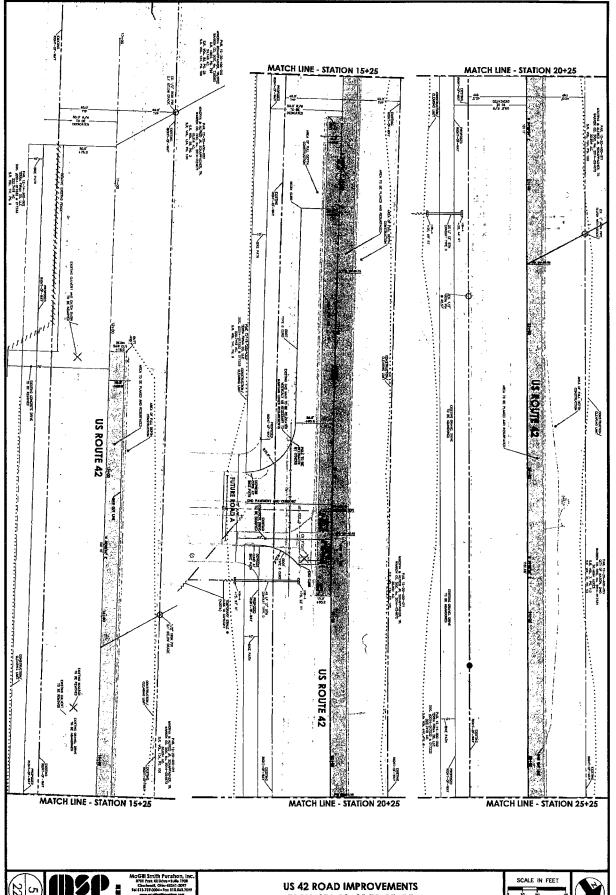
R3-H8ba ONLY

(30"x30") R3-H8bb

(30"x30") ARROW ARROW FOR RURAL AND URBAN INTERSECTIONS TYPICAL PAVEMENT MARKINGS NOTES:

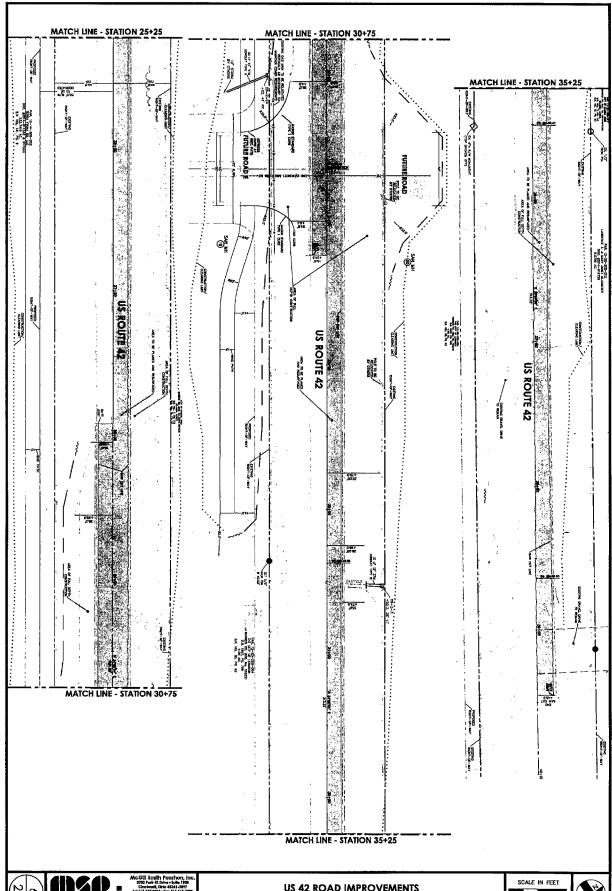
1 Arrows shot be white with reflective surfaces.
2 Ether point or plastic motorids may be used. PAVENENT ARROWS ARROW TYPES OF LONGITUDINAL LINES E (Belts of Yolga) TYPICAL PAVEMENT MARKINGS 5







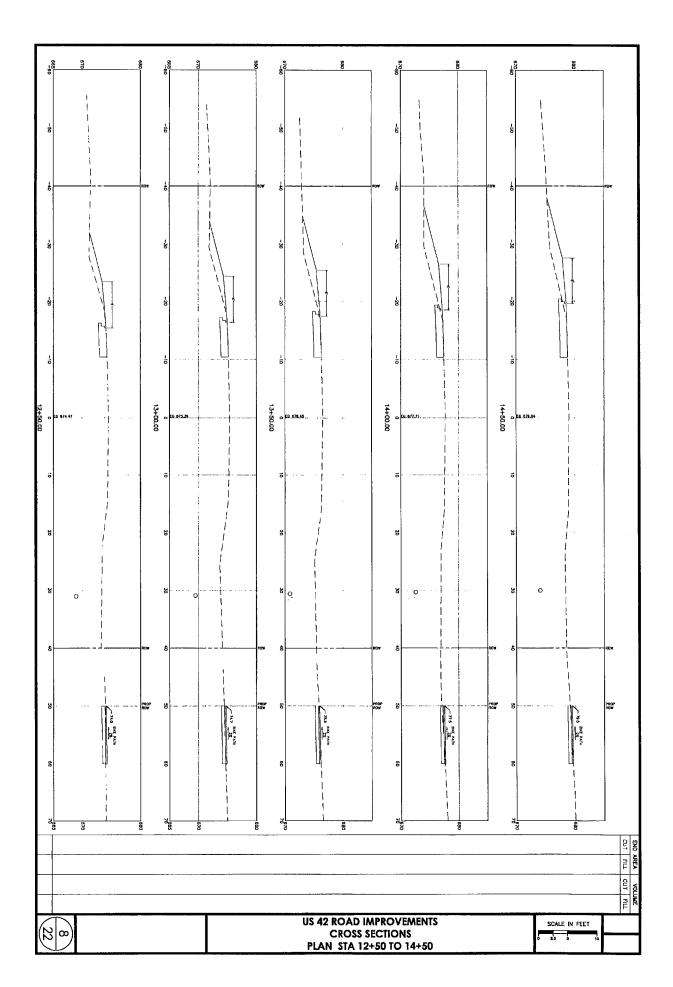


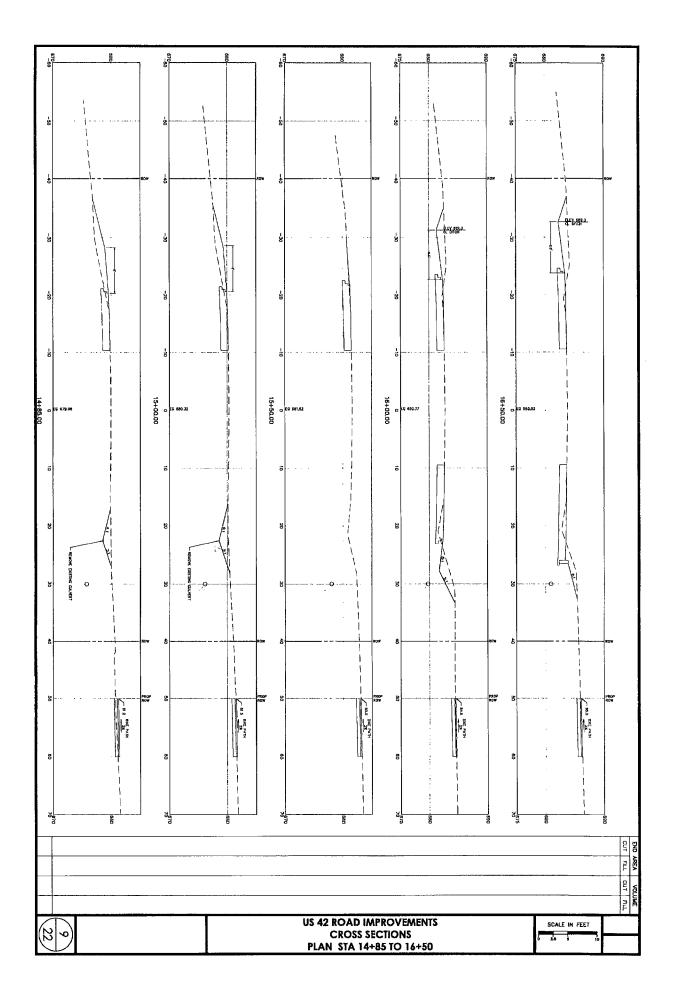




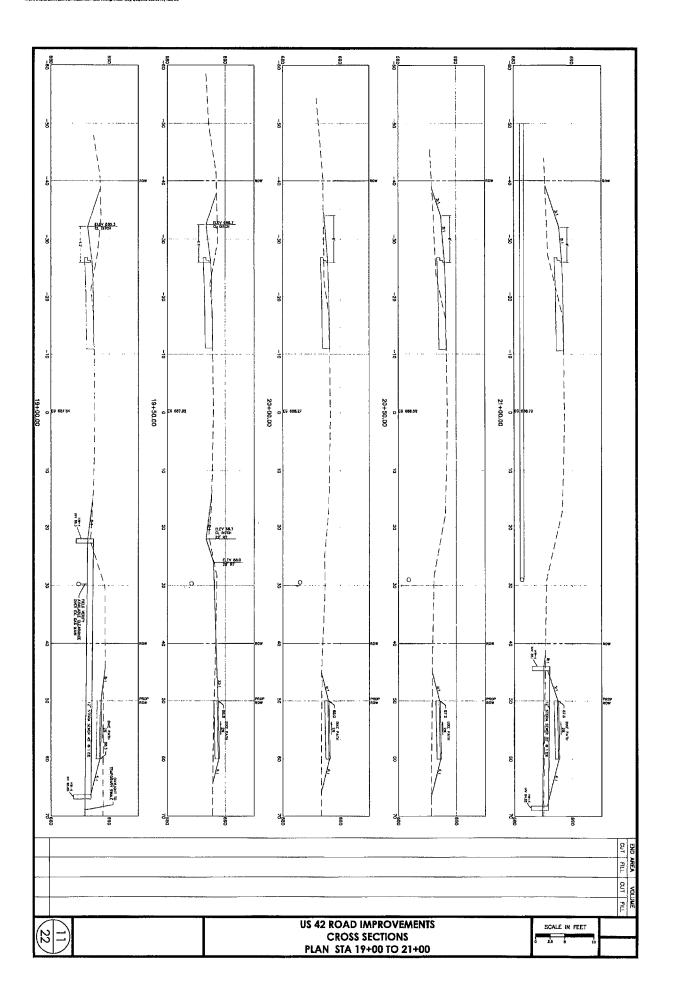


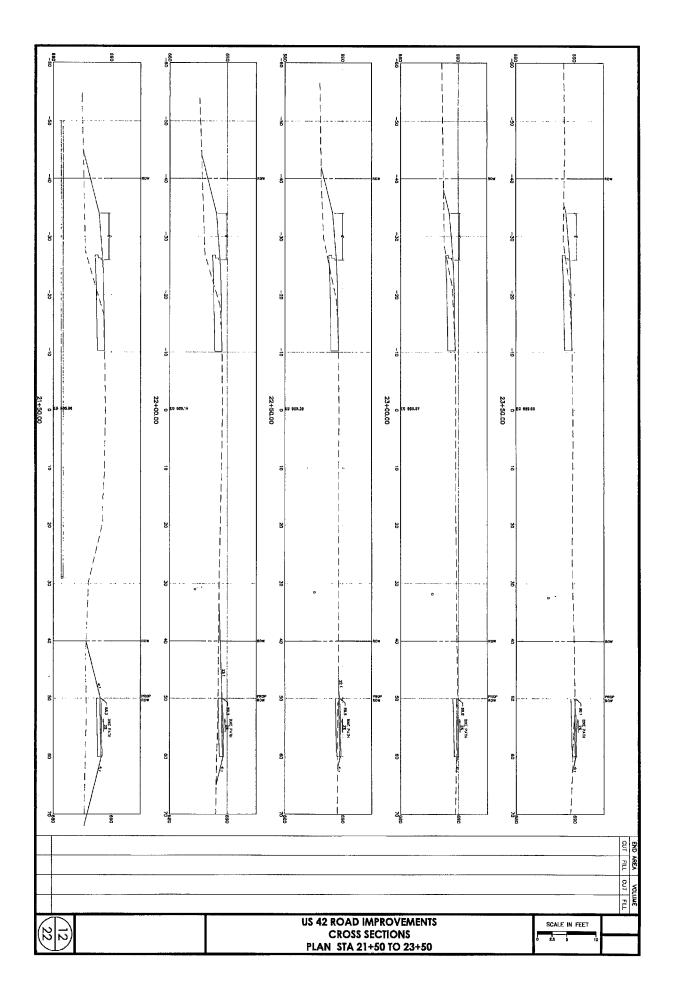
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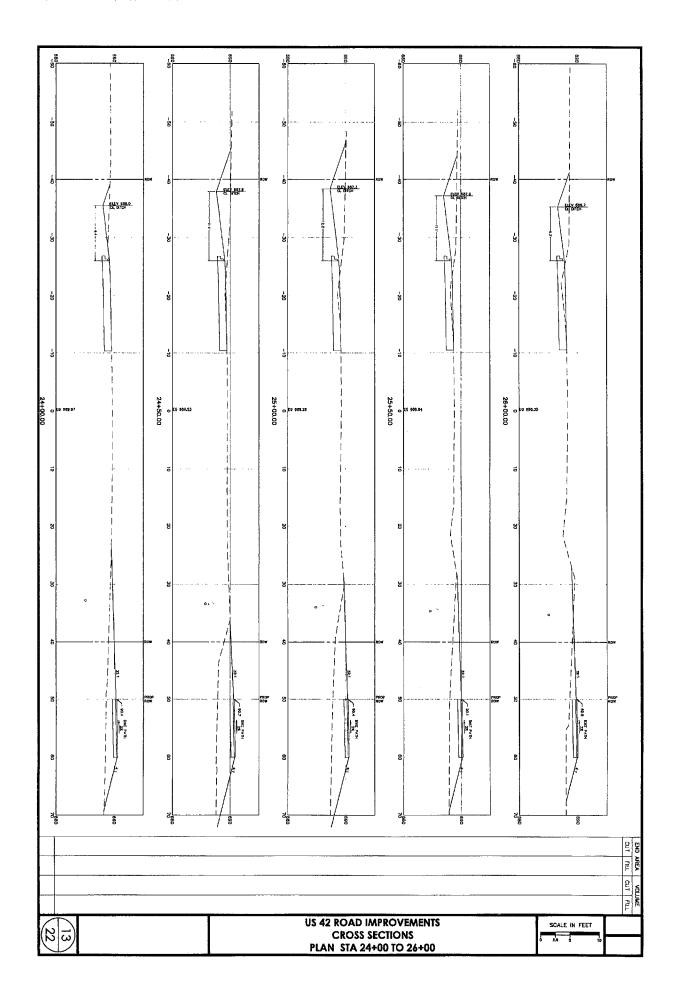


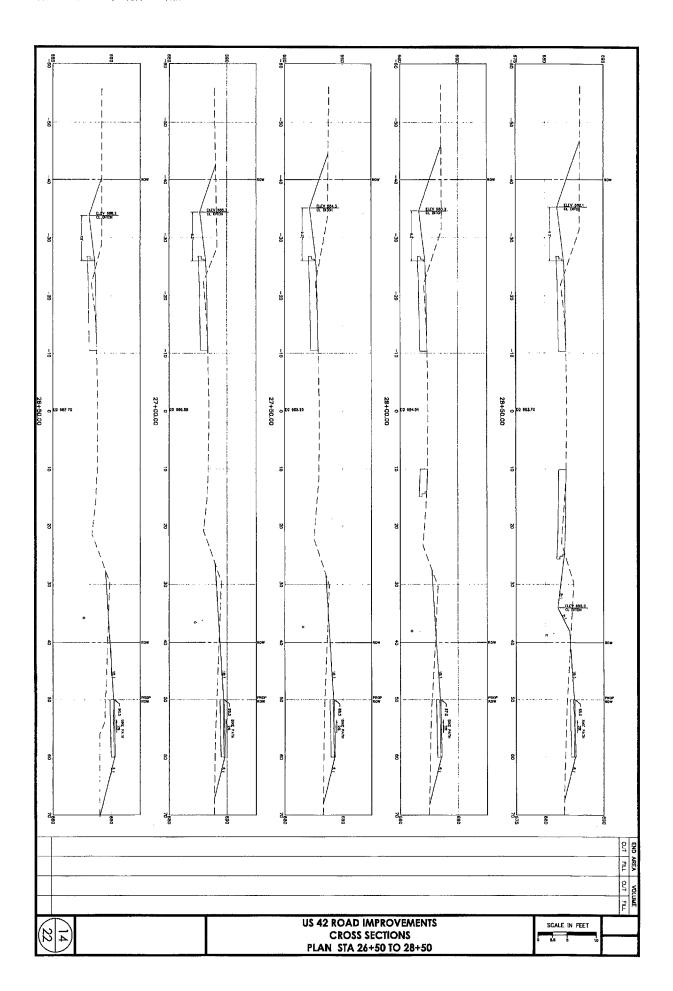


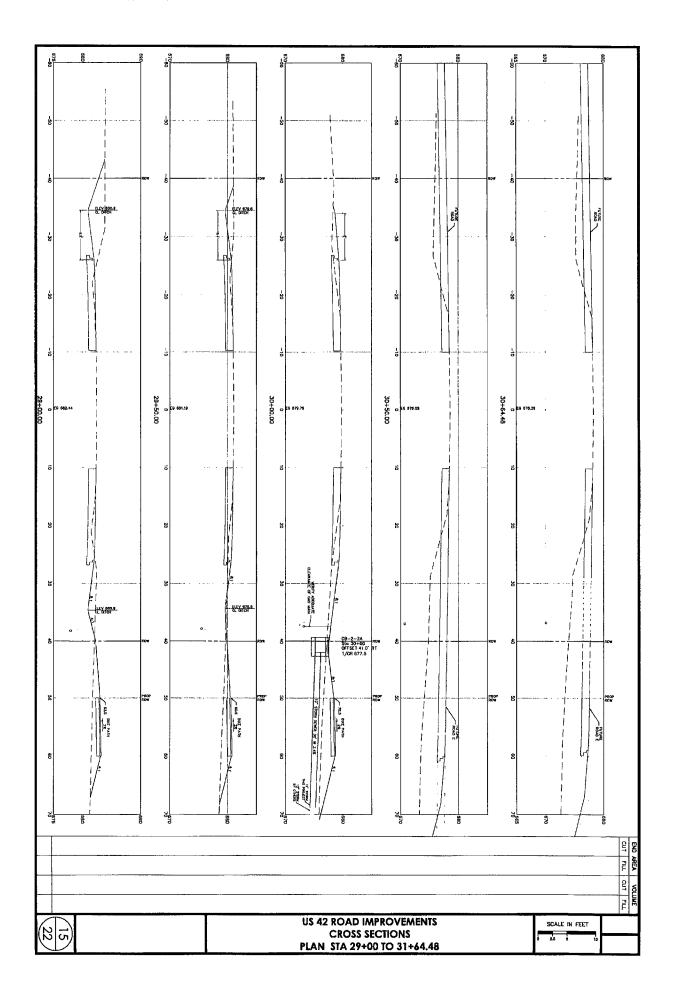
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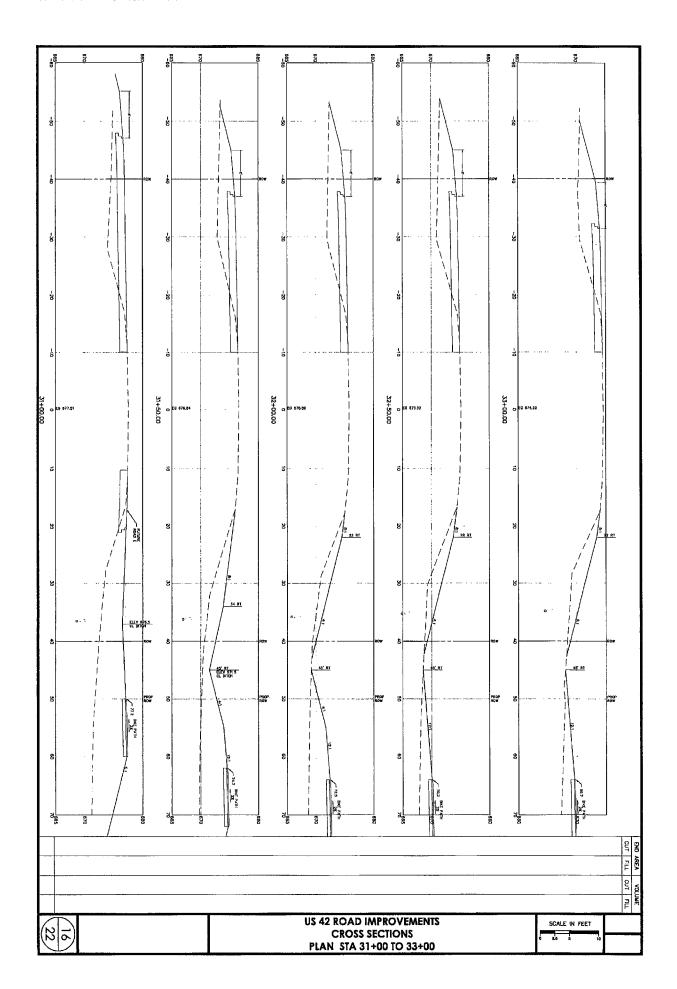




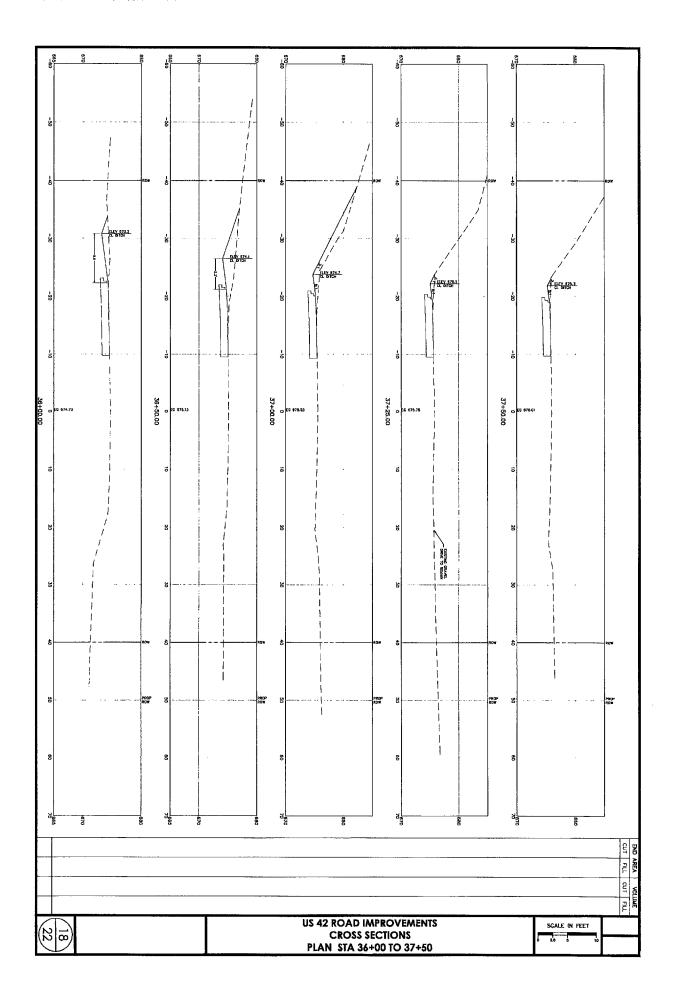


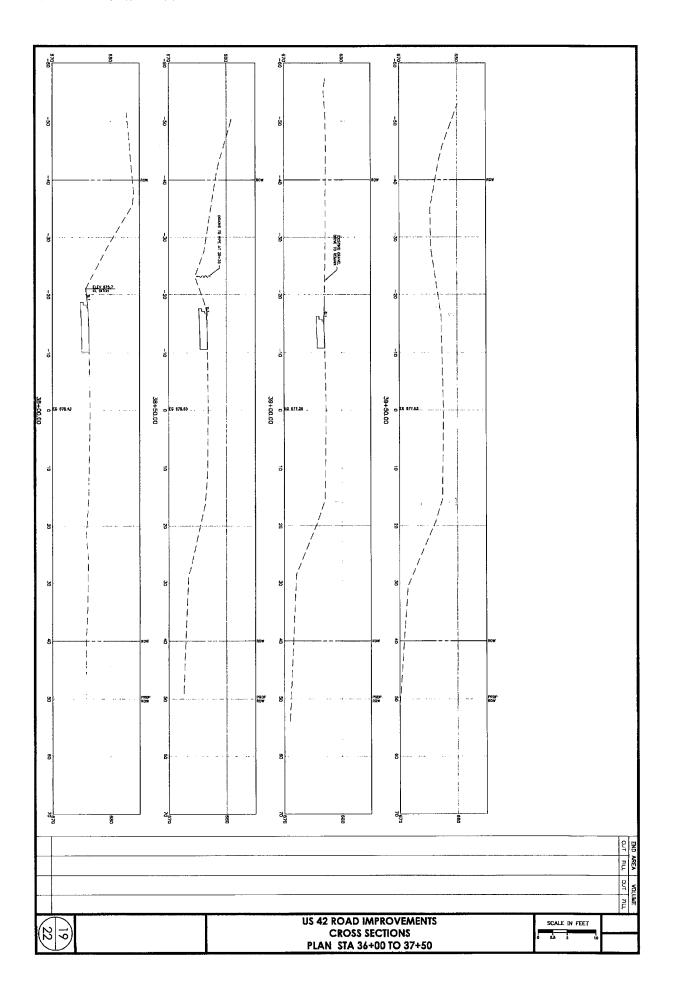


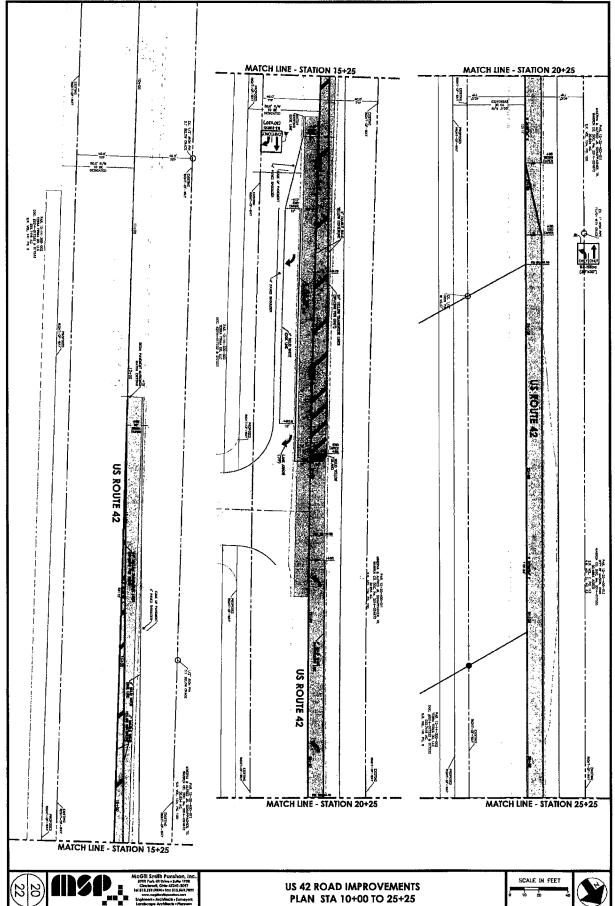


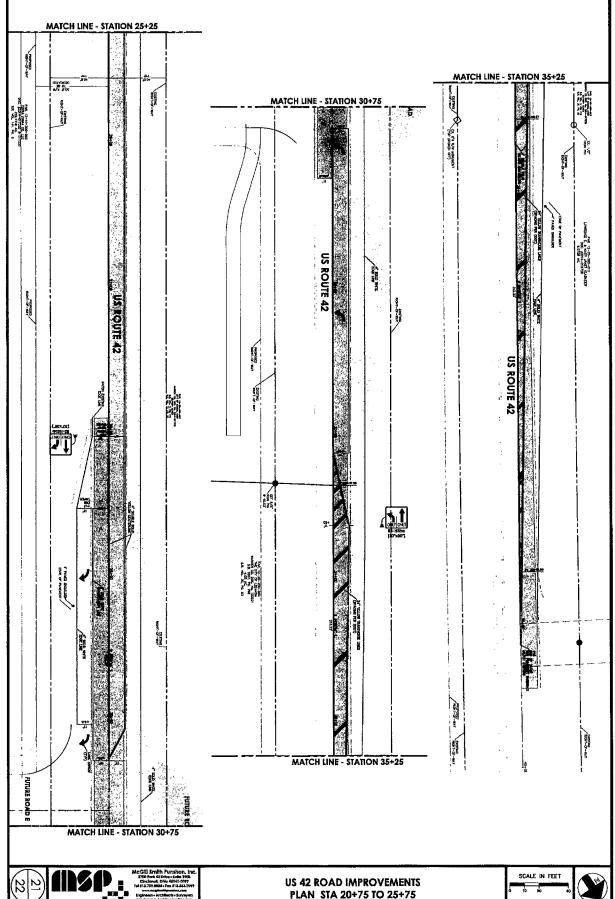


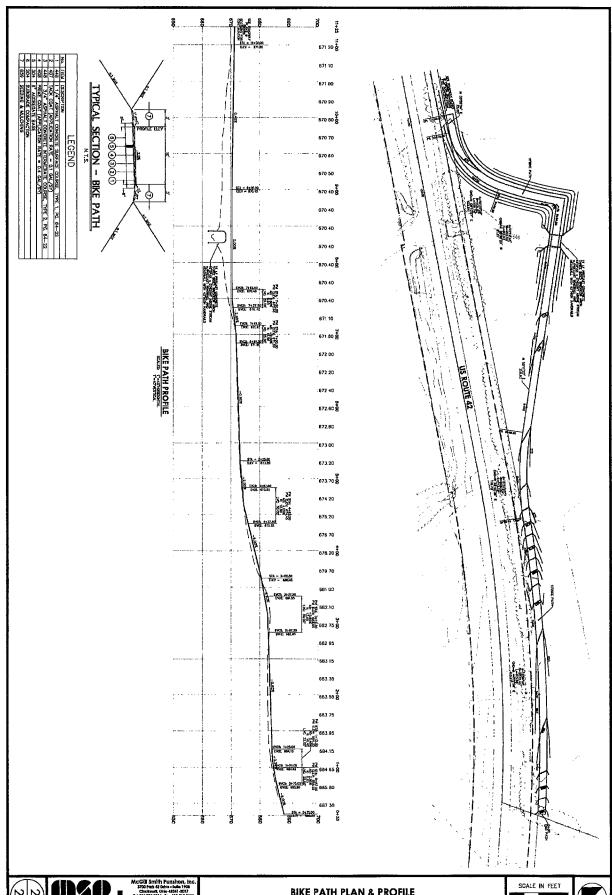
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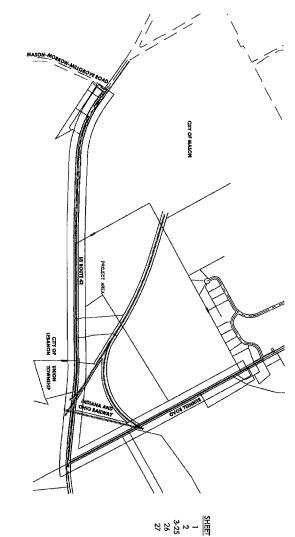




OHIO
Utilities Protestion
SERVICE
22247 To 100,382,27564

WATERL

SECTIONS 14 & 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO



TITLE SHEET
SUGGESTED BILL OF MATERIALS
PLAN / PROFILE SHEETS
TRAFFIC NOTES
RESTORATION DETAILS DESCRIPTION

SUPERVISING ENGINEER - DESIGN Date

PRINCIPAL ENGINEER - SYSTEM FACILITIES Date

CHIEF ENGINEER

Date

P...



CENERAL WATER WORKS PROVISIONS

The contractor is advised that he has cretain responsibilities under Section 153.54 of the Dhio Revises. Code for all undergrand utilities contact the Ohio Utilities Protection Service at 1—800—362—2764 (self-free) 45 hours in advance of work.

Method "A" backfill must be used under all street paying, parking area and driveweys or where edge trench is within 2 (set of paying edga, except where otherwise notes on pion

The centreptie is declared than day proposed fire hydrotts that may be seem on sion that are located within cesting right-are very within underspected a creat any spready to be a furnised by Hamilton County and must be picked up at the Hamilton County underspected receiver on 10400 Durlingship found from Area (County and the picked by 10400 Durlingship for 10400 Durlingship for the Hamilton County than the County that the Area (County of the to port of any fire hydrant setting shall be installed closer than 5 feet to any driveway, inlet, utility pole, or guy wire anchor

ICRW will allow motal faced Storz connections for fire hydroxts with a suction sed monutoclared hydroxt believing on a page-rad aqual for use so to kennedy menufactured fire hydroxts. A personance hydroxt despitor from Horington allows storic disclaim of adulting fire hydroxts. The motal face Storz disclaim threast onto the moin anable and its examined personancely to do hydroxts with a set server to plantic type Storz connections with the advanced. For all the hydroxts, all Storz connections dependent motal and therefore the hydroxts connection experiences to the set of the set COAM profilection for Storz connection experiences.

All british yother must be in accordance with the City of Distinct Specification No. 10-282-5, 100-48 on CHM. The Little Have supported the department and the properties the product of the properties of the product o If gets writes and to be furnished by the centractor and must be in occardance with City of (Dechand) Specification No., 40-11-55. The contractor is not obligated to purchase parts where directly from CRM, CDMM and supply gate waters for only those projects where CDMM is to supply pipe and notatifies as shown on the CDMM approach value main plants. Realists Medig Sobs Where F-5100 Series Realisms Medige Cale Valve, manufactured by the Claw Yorke Company, ductile from body.

is the centractor's responsibility to provide adequate water supply for demastic and fire fighting phases. In order to accomplish the voter main connections with a minimum amount of inconvarience the contament, it may be necessary to do the work at other than normal working norms or as may a scheduled by CDWK.

In order to minimize the inconvenience of the consumers the number of shutdown required to a proposed system to see the consumers the number of shutdown required to 8 hours, will be allowed to proposed system of the state of the consumers of the state of the state

All water main extensions whether phased or not must terminate in a public fire hydrant including appropriate setting for flushing and related operation purposes. if a mater min estandon must be phased over time, all phasing must be properly about men the CCRMI opposed exter man the CCRMI opposed exter man internal min CCRMI requirement by come / feedoper's explorer. With photosed phone, a minimum 500 feet extension requirement for the-in to existing water system is required.

III Dil-de-za end either zamed orest mizzt generally uss 22.5 degree brods in order to keap of proposed which grid delignants, eithin opput teleprotosis. The code laceblow and expensibly of 22.5 degree broads allow the transition in the field outing could be considered and points within all call-de-zame or outseld once most the Mary retreated with MEDALUS assemblee and/or PEDILDX gesters to the substanciation of Creft impactation.

The centrecture is existed that of CLL plug are to be reptrioned with a PEDU DOX capated and all vaccess now to be restricted using a SERVICE example. This includes temporary plug and capa for satisful purposes. When a temporary plug is used, the contracts he permitted to remove the allow cutting the section of pipe contribing the plug and withing a solid steer of this point to complete the CLE-ha. In this search that to ope is used, the contractor and remove the MEDULUS assembly and cap state a completible that cle-ha.

witter Worts when elements can be made from trikk majonry or per-cost inflifered contract elements constructed in occardiones with 0,000 Sepalizations (NS.). I and occardionals to CSSMP inspection. At spetiment produces of the specification including GCMMPs standard Epichol No. 104-1X shall apply. Fer-cost distintant and by the used in only lacetions were specie spermits and as discrete by GCMMP.

il purchassal water milin and appurtarance motoridal, other than fundated brough the COMM must be ropeny sertified, for COMM inspection, or already COMM inspection, Pope, filtops, whose and filt hydroid must be COMM inspected and stompted meteroids on required by COMM inspection office. All reparties material, beauting piece and filtops, and be removed from the project aids immediately.

copper tubing shall be type \mathbf{X}' of a standard norm of size $J_i \mathbf{X}^{i+1} : 1 - 1/2^2$ and J_i^i . All fittings must be capper force type connections and shall be in occordings with the City of Chadnatti Spatification force type connections and shall be in occording with the City of Chadnatti Spatification J_i^i . The controlledue would invalid all the necessary Certifications for branch materials: -1.15-15. The controlledue would invalid all the necessary Certifications for branch materials:

disjoind all reads may be necessary for poper operation of the water yetem. The charmer and distance makind for the eds cest, which may not be shown on the plan, will be furnished and metates by the developer or his agent, if required by the GDWA GDWA of not furnish farnises for oir codes. The contractor will be responsible for 'unarishing all ferrules and have proper inclosition.

CCWW approved. Such hydrants where required and shown on the approved water main plans are to be turnished and installed by the contractor

the grothlest, eigheer and/or apprinkler contractor is responsible for water service setting for such setting and must give consideration to string each individual value averte to inverse years conditions, titler preserve and flow from the water mote throughout he desting. Some items that must be arreaded are set took distorus, elevation changes, type of exelling, number and type of plumbing stures, during leading factors and preserve and fine feases.

It stall but the contractor's responsibility to arrange for removal and replacement of any potes, suy wins consensition and other restorted libers validating all contents and expenses necessary for the institution of the proposed water makes and of deleted appurisorances.

The contractor is responsible for all utilities including restoration disturbed during the installation of this proposal water main and related appurtenances.

All concrete blacking must be furnished and installed by the contractor in accordance with the appropriate GCWW standard drawing.

All pipe, Milings and specials must be in accordance with City of Cincinnati Purchasing Specification No. 40–110–91, latest revision

The controctor is colvined that all filtings (sorts, offset bends, test, crosses, sterein, care or origin) applied for this job may be faller AMS/AMWA C-1(1) full-body ductile for, cross filting as AMS/AWWA C-1(3) composit, but the sort, future bended the specific for the sort of t

All 6 inth on all 5 inch water main pips must be AWM class 55 and all 10 inch, 12 acts and 15 inch saler main pips must be Class 56, decide top oper conforming to AWM C-151 bitest revision. All Ridings must be dicable iron conforming to AWMA C-110 layest revision.

All brass fittings for copper busing shelf means the City of Constraint Standard Specification, 40-11-0.55 or the collect fiveline. An composition to continue that year should be forbidded from Selbing II or the continue with vector and the forbidded from Selbing II or continue with vector would comply with the requirements of ASTM 9.85 Copper Many Number. Continue or easient process. All service fittings and materials should be certified as salicials for consists or easient growers. All service fittings and materials should be certified as salicials for continue with the continue of the continue of

When the proposed water main or related oppurferences cross a sentiary or combination sever, a writted edge to edge described of 15 must be maintened between the proposes water main and related oppurferences and sever. A hardcontris degle to edge circenses of tar (11) that must be maintened when restaining water mains and related appurferences generally parallel to sentiary severs.

Where curbed street preements are to be installed, water mains must be installed 6.25 feet behind the curb with 2.5 foot minimum cover and all fire hydrants must be 4.0 feet behind the curb, escapt where rooted on the plans.

where uncurbed street potentiate or to be installed, water mains must be totalled 3.0 fast behind edge of potentials with a 3.5 fact infiliation covarial of the hydrants must be 5.5 fast behind the edge of potentials, except where noted on the plans.

for perhadia int developments, water mains must be installed, 3.0 fest under (foolsd) the stronger private drive which his personnent with 0.3.5 fect minimum cover and fer bytarrist must be 5.0 fest sharing the edge of poetment and as noted on the plane. Proposed water mains to be installed in residential posthadia followers must conform its oil the replatements as shown on GCMM standard drawing number 105-7.

All progened weter mains will be hydrostrictedly tested for labelogs in accord with 1100 Cel. hydrostratic facilities classified in the moint 20 holds one dimitler. The controction will be conducted by the controction will be the proposable for filter, the interface of the proposable for filter, the interface of the proposable for filter, the interface will provide all boar and explanati, including control according with his filtre, the controction will provide all boar and explanati, including control according with his filtre, thathing one pressure testing even when the date writing with the controction with his filtre, thathing to one pressure testing are completed, the controction will be responsible for flushing the new water main per COW ideast requirements. Occay will be responsible for flushing for the raw enter main.

All proposed veter mohs must be dishifteded and tested for hadderin, in accord with liem 1101,105 of the City Supplement. In oddition, bacteria tests must pass the appropriate guidelines astabilished by COWS and texted from time to time, prior to connecting the proposed voter mohs his the existing voter system.

Motor proposed water mains on to be include in COMM approved examinate and prior to the installation of the country of the cou

in the City of Mason, the following additional fine hydron's requirements apply. All City of Mason fire hydron's provided sholl meet the current COWP Purchasing Specification Number 45-1072-01, but was a series of the control of the City Purchasing Specification apply, all Mason fire hydron's much use noticool stredged thread on the (2)-2-1/2 inch period poperating volt as self as maintenance of the hydron's much be maintenanced using a 1-1/2 inch periody operating volt as self as menufactured to spen left. The 4-1/2 inch puriody poperating volt as self as hydro-Skotp Code, menufactured to spen left. The 4-1/2 high periody poperating volt as self as hydro-Skotp Code, menufactured by Spettern and covered with a hydro-Skotp Code, menufactured by Hydro-Shotp Code, menufactured by

All CCWW approval signatures on any water main plans do not reflect actual branch locations or the approved of any formen. For any branch locations and approveds, please contact the CCWW Branch Sankeas section at 503-551-5050.

all wither main extramon, neutrogrammits, abandonnest, salter zerodas bronds, file hydrost and it related appartiescents ever must be done under the build three supervision of a CRMM inspector water made and any related ways can be done without the averaging of a maintain of 48 hours prior March Work subject for an ordivatility and other measured matrichisms of 335–357–7870, Juhn Wein start of work subject for condicility and other measured matrichisms of 335–357–7870.

The controllor is defined that the aromal pereting pressure from the scaling water mon(4) necess the limits of the subject demogrant prosets as oppositionally 35 ps is on that the planned necess the limits of the subject demogrant prosets as oppositionally 35 ps is only that the planned necessary pressures compas within this proposed development is expected to be between 53 ps is one 115 ps is.

COMM imperation Charges will design orbyl, unless specified differently on the CCMM approved water main playes and must be paid by the confrector. CCMM charination and hydrostotic testing fee will always apply and must be paid by the confrector.

This is to certify that the hub, lights and states placed in this development by the development engineer/furneys will be find as it to the end grade, conforming to a treat and drives when findly lack and will be done in complemes with Section 1(1) (3)! Stating of Proposed Water Mains of the City Supplement texter treation.

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Nation of Configentiality—Public Infrastructure Report
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This Chaument is a Deblic Infrastructure Report of the City of Continual and Infrastructure
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take the public person of configent of the public time persons with only of disclosed Anyone
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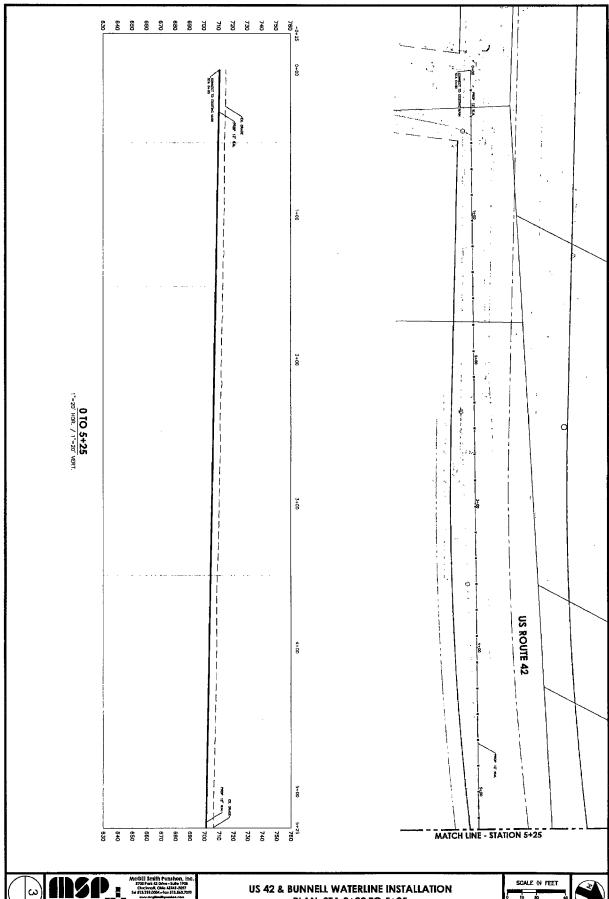
GCWW engineers certify that these water main plans meet the OEPA requirements of the ORC chapter 6109 and Ohio Administrative Code chapter 3745—91. ORC

APPROVED AS TO ENGINEERING

APPROVED AS TO INSTALLATION

APPROVAL VOID IF INSTALLATION IS

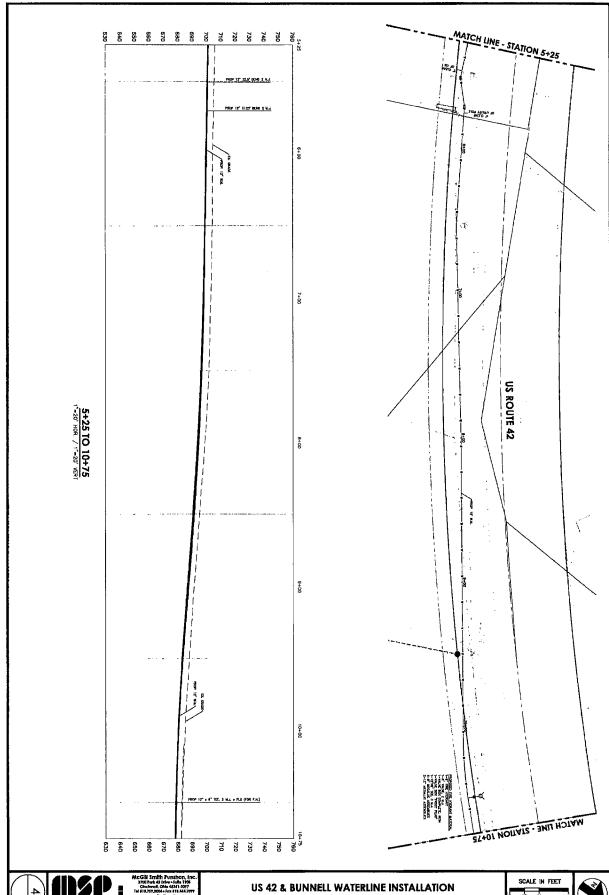






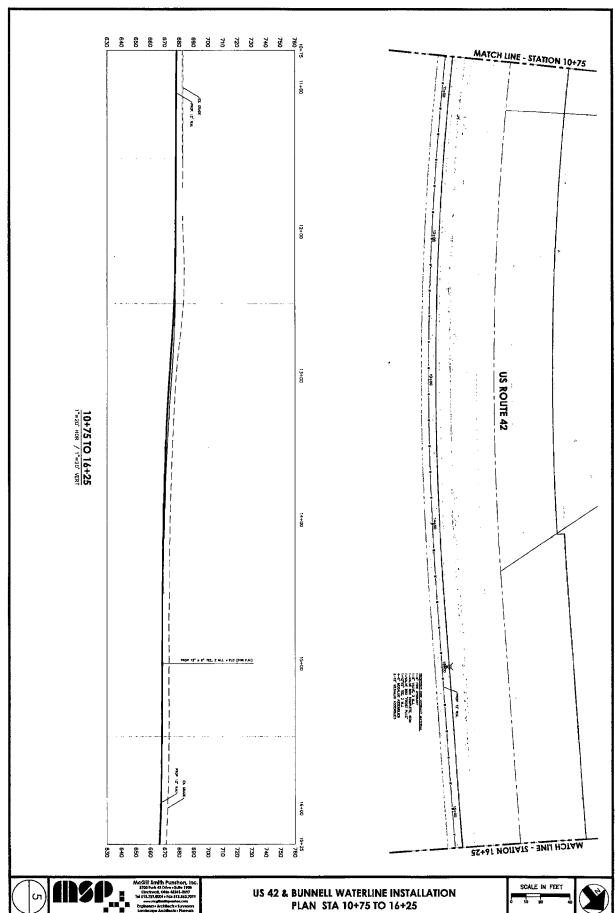




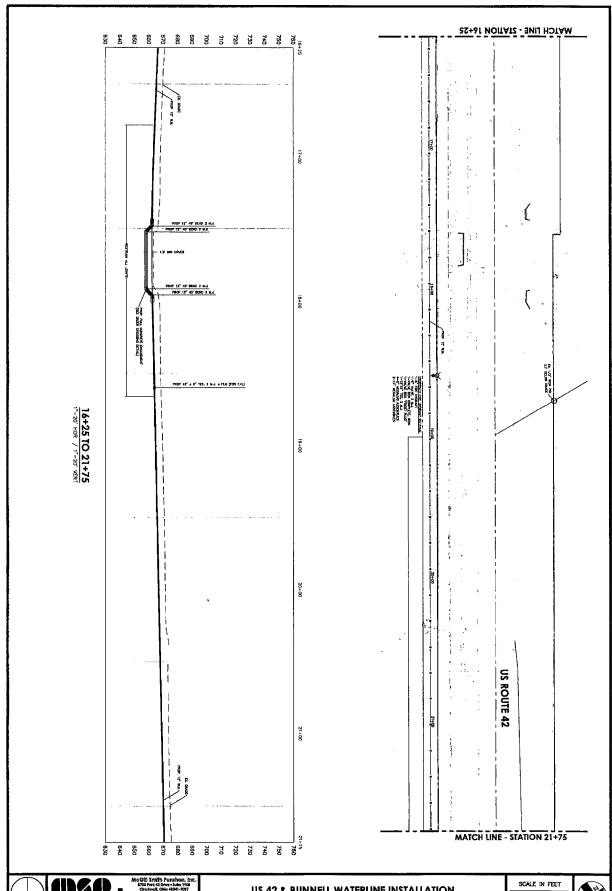






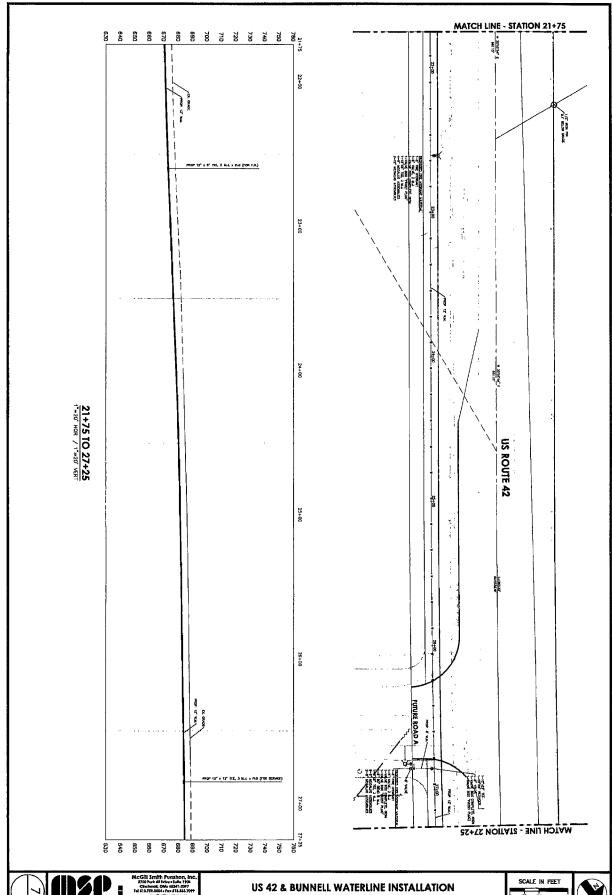






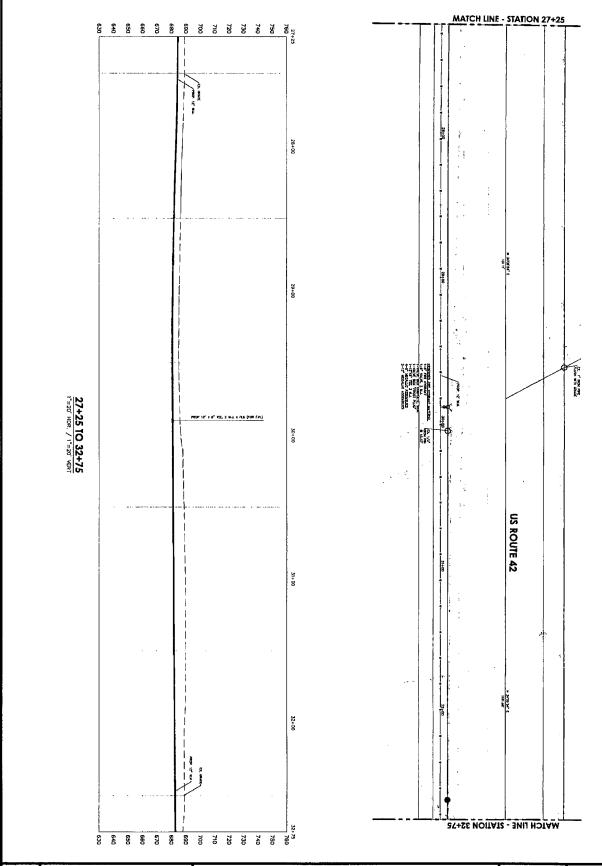








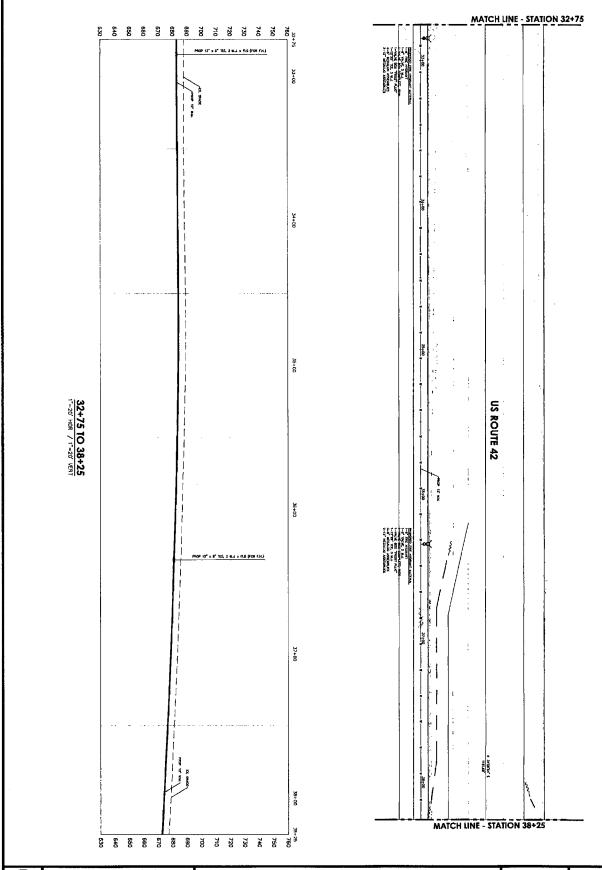








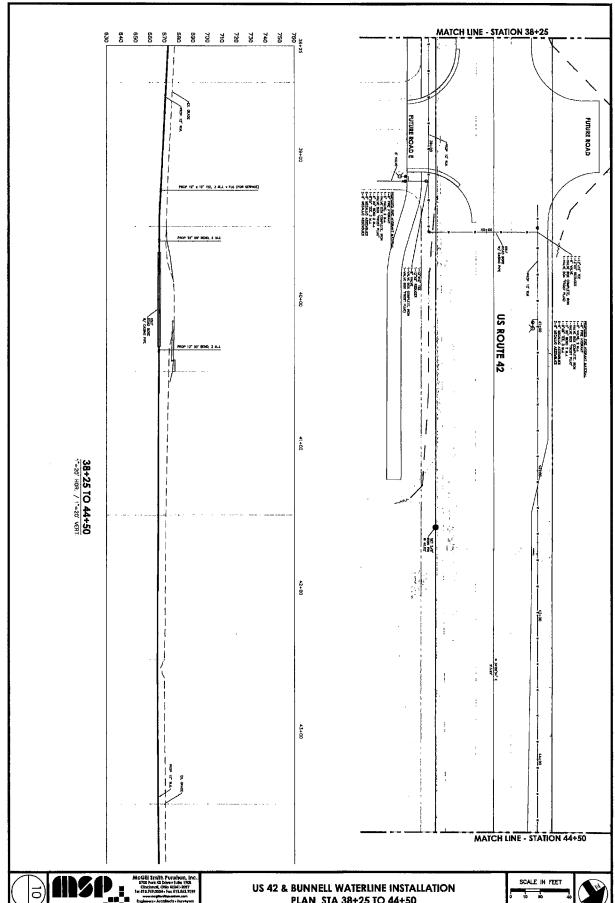


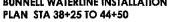




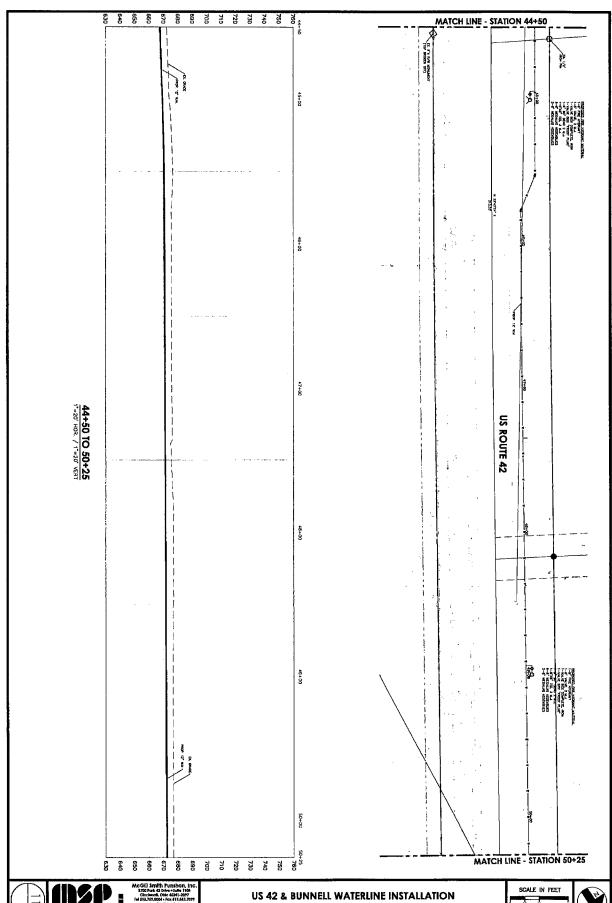














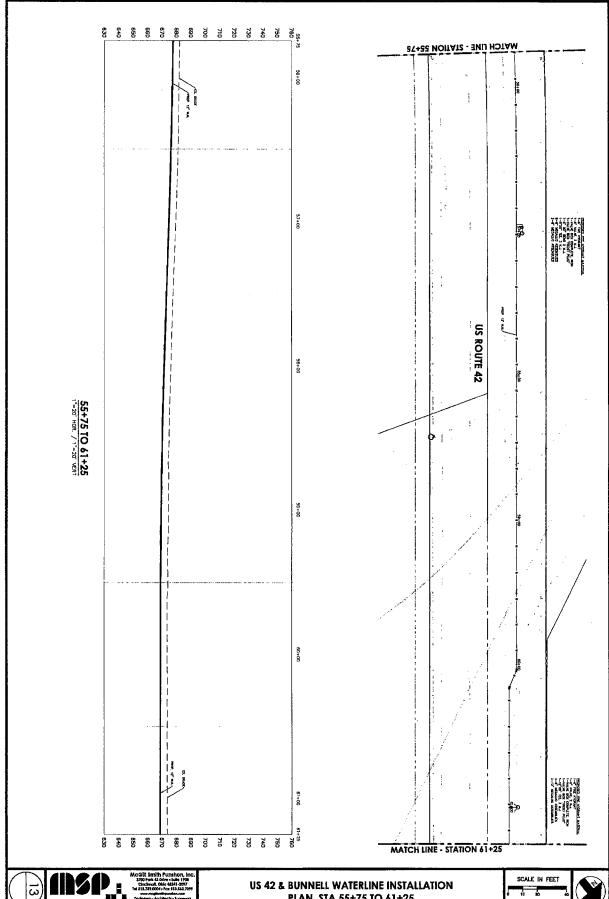








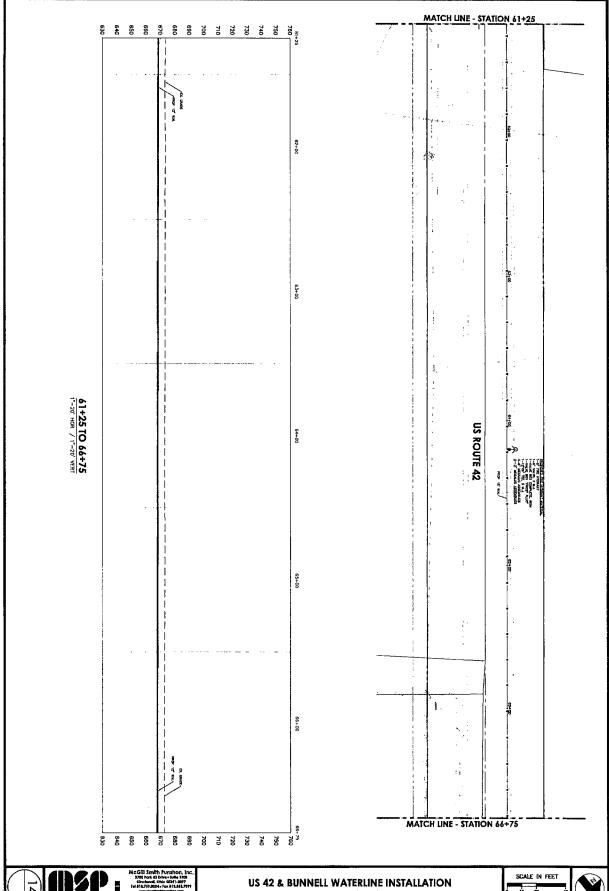
















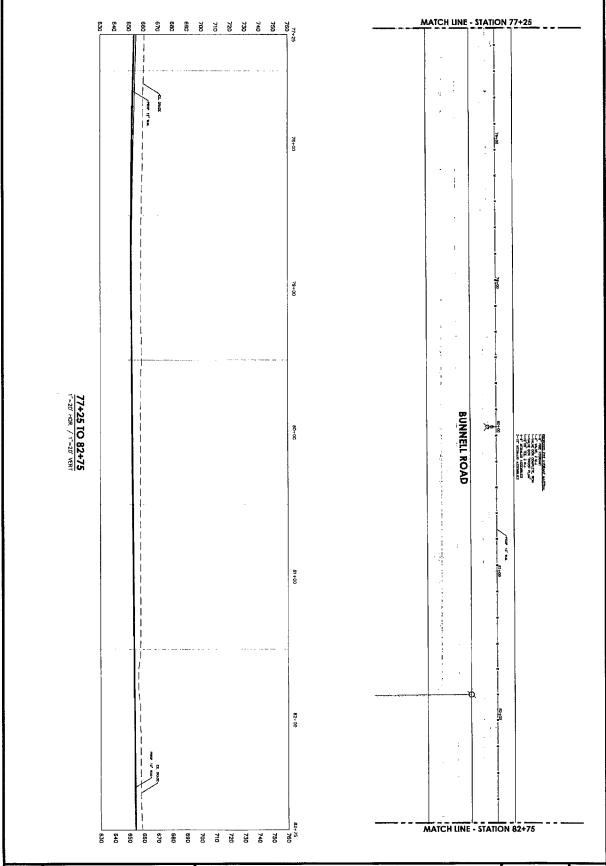






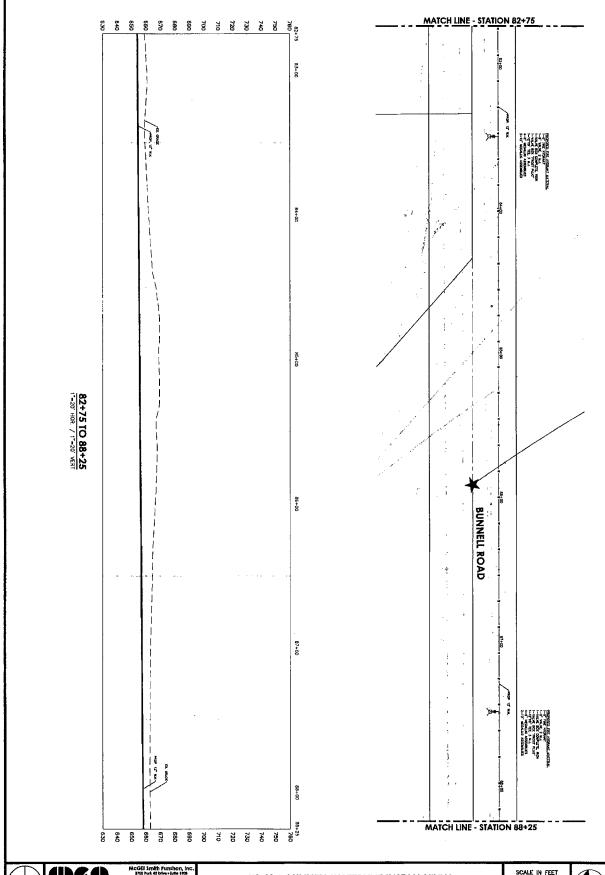






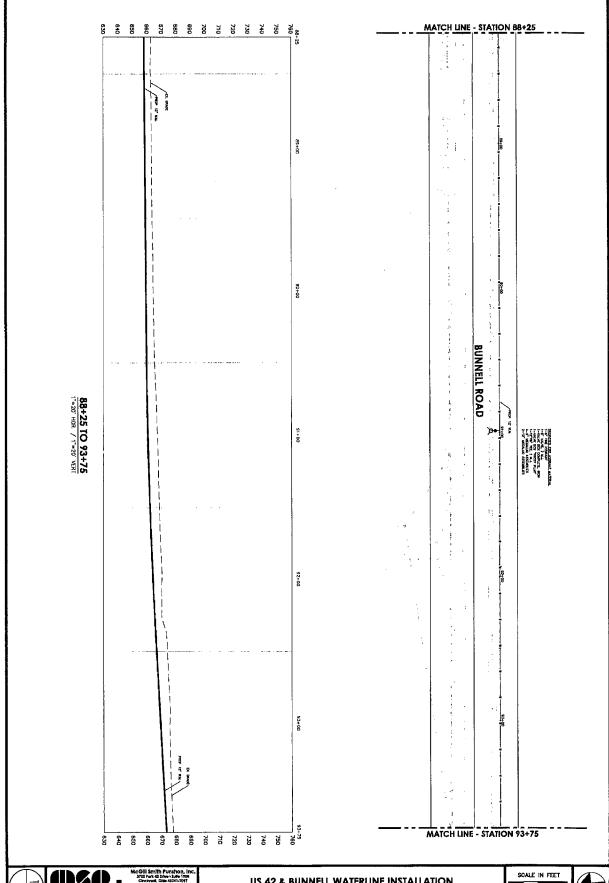






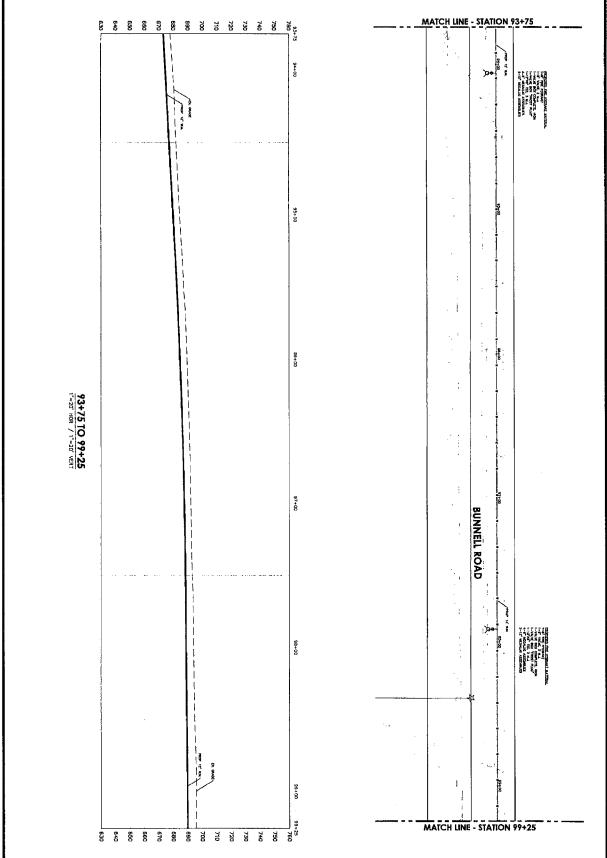






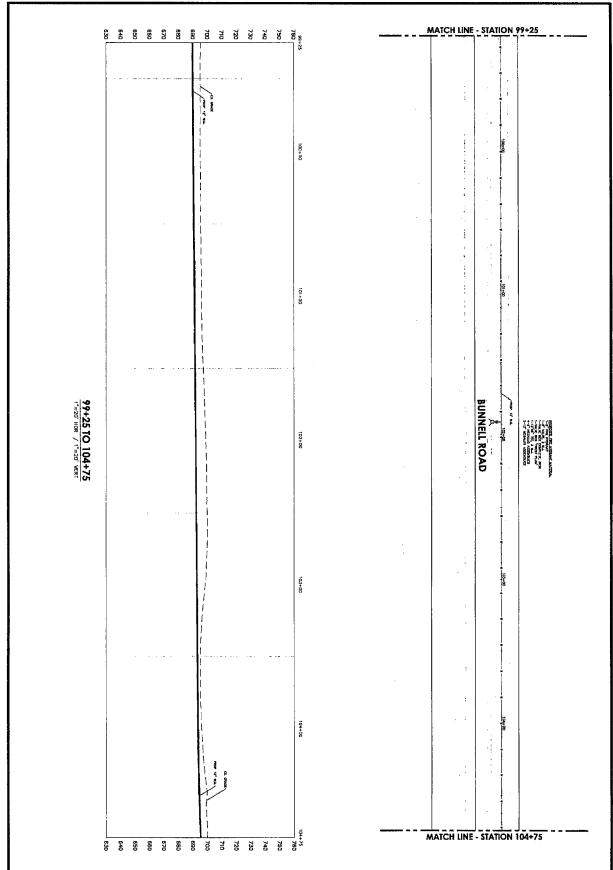
















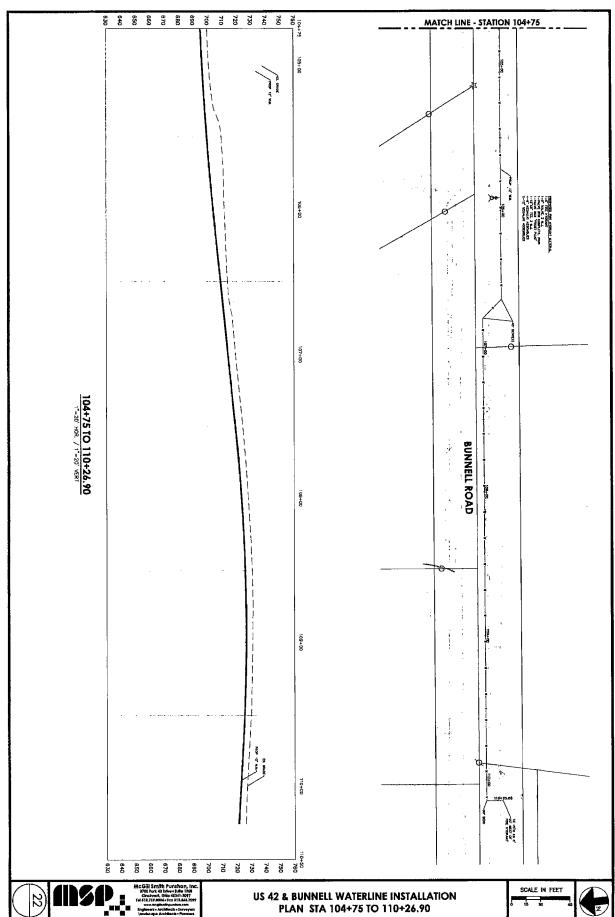






EXHIBIT C DEPICTION OF THE PROPERTY

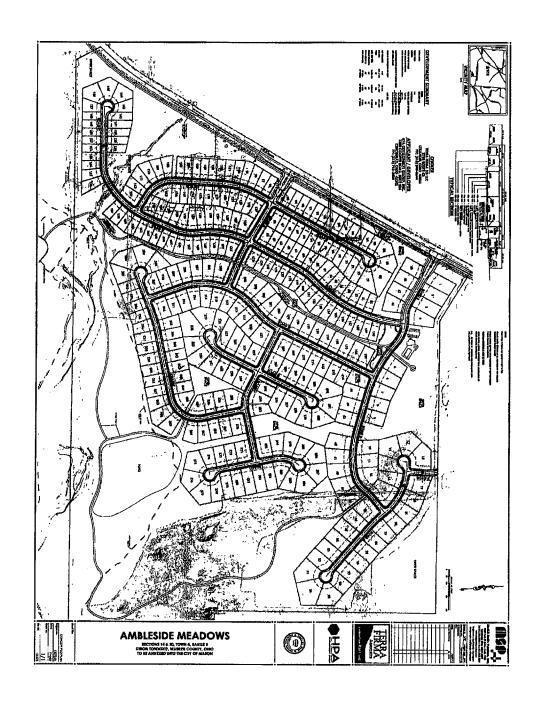


EXHIBIT D

SPECIAL ASSESSMENT AMOUNT

Not to exceed the amount of Five Hundred Fifty Dollars (\$550.00) per Developed Lot, and proportionate to the remaining undeveloped acreage, based upon the anticipated Lots to be developed, as set forth on the Developer's approved Final Development Plan.