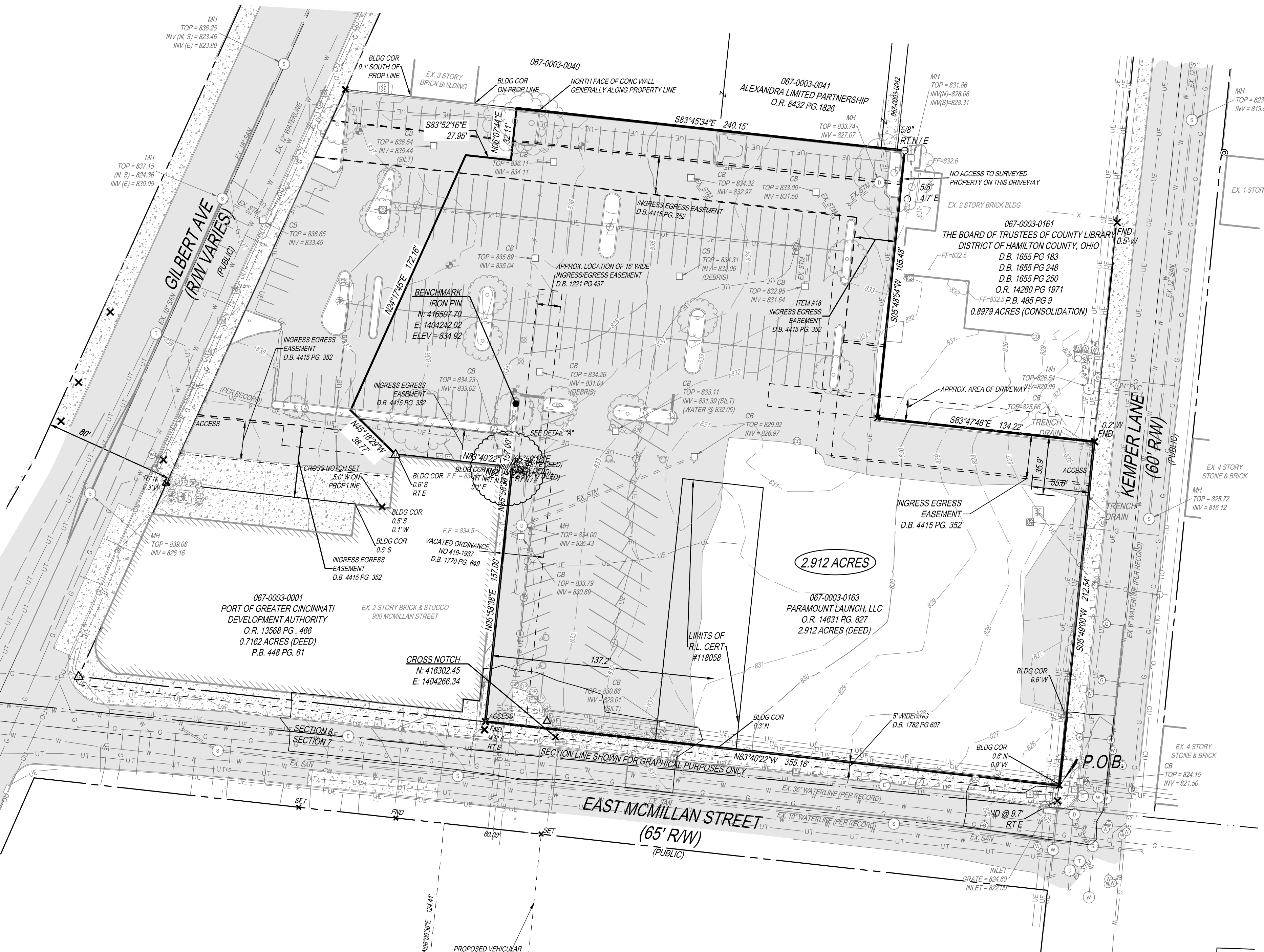


FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 COMMITMENT NO. OH-FAM-15-001339
 EFFECTIVE DATE: JUNE 19, 2020

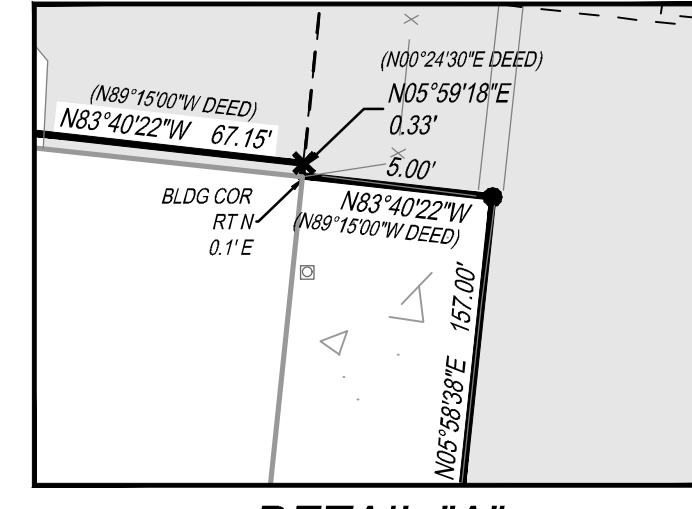
12. PROVISIONS (B) FOR NON-DISCRIMINATION COVENANTS, (C) FOR OPEN-OCCUPANCY CONDITIONS AND (D) FOR THE PROHIBITION OF LEAD-BASED PAINT, AS SUCH AGREEMENTS AND CONDITIONS ARE SET FORTH IN QUIT CLAIM DEED DATED AUGUST 31, 1982 AND RECORDED SEPTEMBER 10, 1982 IN DEED BOOK 4227, PAGE 565, HAMILTON COUNTY, OHIO RECORDS, AS AFFECTED BY: (DOCUMENT PERTAINS TO SURVEYED PROPERTY-BLANKET IN NATURE- NOT PLOTTED)
- A) AS AFFECTED BY CERTIFICATE OF COMPLETION RECORDED IN DEED BOOK 4259, PAGE 692, HAMILTON COUNTY, OHIO RECORDS (DOCUMENT PERTAINS TO SURVEYED PROPERTY-BLANKET IN NATURE- NOT PLOTTED)
- B) AS AFFECTED BY AFFIDAVIT OF FACTS IN AID OF TITLE AND RELEASE OF DEED RESTRICTION RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORD BOOK 13538, PAGE 2485, HAMILTON COUNTY, OHIO RECORDS (DOCUMENT PERTAINS TO SURVEYED PROPERTY-BLANKET IN NATURE- NOT PLOTTED)
13. EASEMENTS AS GRANTED AND RESERVED IN DEED RECORDED IN DEED BOOK 1221, PAGE 437 AND DEED RECORDED IN DEED BOOK 1376, PAGE 471, HAMILTON COUNTY, OHIO RECORDS. (SUBJECT EASEMENT IS LOCATED ON OVER OR ACROSS SURVEYED PROPERTY-APPROX. LOCATION PLOTTED AND LABELED AS ITEM #13)
14. RESERVATION FOR THE WIDENING OF MCMILLAN AVENUE AND THE RIGHT TO USE AND MAINTAIN ANY AND ALL SEWER, GAS, WATER, STEAM AND/OR DRAIN PIPES, AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 1782, PAGE 607, HAMILTON COUNTY, OHIO RECORDS. (SUBJECT EASEMENT IS LOCATED ON OVER OR ACROSS SURVEYED PROPERTY-LOCATION PLOTTED AND LABELED AS ITEM #14)
16. EASEMENT FOR DRIVEWAY AS SET FORTH IN EASEMENT RECORDED IN DEED BOOK 2770, PAGE 355, HAMILTON COUNTY, OHIO RECORDS, INCLUDING ALL MAINTENANCE OBLIGATIONS, COSTS, AND RESTRICTIONS AS SET FORTH THEREIN. (DOCUMENT PERTAINS TO SURVEYED PROPERTY-BLANKET IN NATURE- NOT PLOTTED)
18. CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT BY AND BETWEEN CITY OF CINCINNATI, A MUNICIPAL CORPORATION, AND KOETZLE DEVELOPMENT CORPORATION, AN OHIO CORPORATION, DATED OCTOBER 31, 1979 AND RECORDED IN MORTGAGE BOOK 4413, PAGE 1587 AND RE-RECORDED IN MORTGAGE BOOK 4415, PAGE 295, HAMILTON COUNTY, OHIO RECORDS, AS AFFECTED BY:
- A. ASSIGNMENT AGREEMENT FROM KOETZLE DEVELOPMENT CORPORATION (ASSIGNOR) TO WINSTON E. FOLKERS (ASSIGNEE), DATED JULY 2, 1982 AND RECORDED SEPTEMBER 1, 1982 IN RELEASE BOOK 339, PAGE 817, HAMILTON COUNTY, OHIO RECORDS.
- B. ADDENDUM TO CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT RECORDED SEPTEMBER 1, 1982 IN MORTGAGE BOOK 4415, PAGE 352, HAMILTON COUNTY, OHIO RECORDS. (SUBJECT EASEMENT IS LOCATED ON OVER OR ACROSS SURVEYED PROPERTY PLOTTED AND LABELED AS ITEM #18)
20. GROUND LEASE INCLUDING BUT NOT LIMITED TO (I) A RIGHT OF FIRST REFUSAL AND (II) THE SEVERANCE AND SEPARATE OWNERSHIP OF FEE SIMPLE TITLE TO THE IMPROVEMENTS IN FAVOR OF THE TENANT, BY AND BETWEEN WINSTON E. FOLKERS AND THE KROGER CO., AN OHIO CORPORATION, DATED AUGUST 20, 1982 AND RECORDED SEPTEMBER 10, 1982 IN LEASE BOOK 335, PAGE 156, HAMILTON COUNTY, OHIO RECORDS, AS AFFECTED BY:
- A. GROUND LEASE AMENDMENT RECORDED JANUARY 11, 1984 IN LEASE BOOK 335, PAGE 1079, HAMILTON COUNTY, OHIO RECORDS.
- B. TRANSFER AND ASSIGNMENT OF GROUND LEASE AGREEMENT FROM THE KROGER CO. AN OHIO CORPORATION (ASSIGNOR) TO KANSIANA PROPERTIES CORP., A DELAWARE CORPORATION (ASSIGNEE), RECORDED FEBRUARY 7, 1984 IN LEASE BOOK 335, PAGE 1136, HAMILTON COUNTY, OHIO RECORDS.
- C. TRANSFER AND ASSIGNMENT OF GROUND LEASE AGREEMENT AND DEED TO IMPROVEMENT FROM KANSIANA PROPERTIES CORP., A DELAWARE CORPORATION (ASSIGNOR) TO KANSIANA ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP (ASSIGNEE), RECORDED NOVEMBER 27, 1984 IN LEASE BOOK 351, PAGE 88 AND DEED BOOK 4301, PAGE 592, HAMILTON COUNTY, OHIO RECORDS.
- D. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE, TWO PARTY AGREEMENT AND COLLATERAL ASSIGNMENT OF LEASE FROM KANSIANA ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP (ASSIGNOR) TO AMCAP ACADIA CINCINNATI, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNEE), RECORDED JANUARY 29, 2003 IN OFFICIAL RECORD BOOK 9152, PAGE 2233, HAMILTON COUNTY, OHIO RECORDS.
- E. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE FROM AMCAP ACADIA CINCINNATI, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO JPF-AGCINCINNATI, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNEE), DATED NOVEMBER 30, 2011 AND RECORDED DECEMBER 16, 2011 IN OFFICIAL RECORD BOOK 11896, PAGE 626, HAMILTON COUNTY, OHIO RECORDS.
- F. MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AGREEMENT FROM JPF-AGCINCINNATI, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO WHRF HOLDINGS III, LLC, AN OHIO NON PROFIT LIMITED LIABILITY COMPANY (ASSIGNEE), DATED OCTOBER 31, 2017 AND RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORD BOOK 13639, PAGE 2491, HAMILTON COUNTY, OHIO RECORDS. (DOCUMENT PERTAINS TO SURVEYED PROPERTY-BLANKET IN NATURE- NOT PLOTTED)
21. EASEMENTS WHICH MAY LIE WITHIN THE PORTIONS OF THE PROPERTY COMPRISED OF THE VACATED VAIL STREET, SAME HAVING BEEN VACATED BY CITY OF CINCINNATI PER ORDINANCE NO. 419-1937, A CERTIFIED COPY BEING RECORDED IN DEED BOOK 1770, PAGE 649, HAMILTON COUNTY, OHIO RECORDS. (SUBJECT EASEMENT IS LOCATED ON OVER OR ACROSS SURVEYED PROPERTY PLOTTED AND LABELED AS ITEM #21)



VICINITY MAP
N.T.S.

LEGEND	
○	IRON PIN FOUND (SIZE AS NOTED)
●	5/8" IRON PIN SET
×	CROSS NOTCH
△	MAG NAIL FOUND
▲	MAG NAIL SET
○	SANITARY MANHOLE
⊙	CLEAN OUT
○	MANHOLE
⊕	STORM MANHOLE
□	INLET
□	CATCH BASIN
□	DOWNSPOUT
△	GROUND LIGHT
⊞	TRANSFORMER
□	PULL BOX
○	LIGHT POLE
○	LAMP POST
○	ELECTRIC MANHOLE
○	UTILITY POLE
○	GUY WIRE
□	ELECTRIC BOX
□	ELECTRIC METER
□	GUARD POST
□	PARKING METER
×	FENCE POST
○	GAS VALVE
○	WATER VALVE
○	FIRE HYDRANT
○	WATER SERVICE
○	SINGLE POST SIGN
○	TELEPHONE MANHOLE
□	TRAFFIC BOX
□	TRAFFIC SIGNAL POLE
— X —	FENCE LINE
— W —	WATER LINE
— G —	GAS LINE
— UT —	UNDERGROUND TELEPHONE
— UE —	UNDERGROUND ELECTRIC
— OU —	OVERHEAD UTILITIES
— SS —	SANITARY SEWER
— SS —	STORM SEWER
■	ASPHALT
■	CONCRETE

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851



DETAIL "A"
SCALE 1" = 5'

SURVEYOR'S CERTIFICATION

TO: NASSAU AVENUE INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, RIVERSBEND COMMERCIAL TITLE SERVICES LP, OHIO CAPITAL FINANCE CORPORATION, BUILD CINCINNATI DEVELOPMENT FUND LLC AN OHIO NONPROFIT LIMITED LIABILITY COMPANY, CINCINNATI DEVELOPMENT FUND, INC. AN OHIO NONPROFIT CORPORATION, AND THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 7(b), 7(c), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3-23-2020

DATE OF PLAT OR MAP 3-27-2020

MATTHEW D. HABEDANK
 OHIO PROFESSIONAL SURVEYOR NO. 8611

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS), (NAD 83) (NGVD 29)
- PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NON-PRINTED PANEL NO. 39061C0238E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010. SUBJECT SITE IS LOCATED IN ZONE "X"-OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- SUBJECT SITE CONTAINS 217 PARKING SPACES OF WHICH 5 ARE DESIGNATED HANDICAP.
- AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
- SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO GILBERT AVENUE, MCMILLAN STREET AND KEMPER LANE.
- PROPERTY SHOWN HEREON CONSISTS OF THE AUDITOR'S PARCEL NO. 067-0003-0007-01 AND NO OTHER LAND.
- PROPERTY SHOWN HEREON IS CONTIGUOUS TO ADJOINING LANDS ALONG THE COMMON BOUNDARY LINES, WITH NO GAPS, GORES OR OVERLAPS.
- PROPERTY SHOWN HEREON IS ALL OF THE LANDS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. OH-FAM-16-001339.

LEGAL DESCRIPTION:

AS TO LAND ONLY AUDITOR'S PARCEL NO. 067-0003-0007-01:
 SITUATE IN SECTION 8, TOWN 3, FRACTIONAL RANGE 2, MILLCREEK TOWNSHIP, IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST MCMILLAN STREET (65 FOOT RIGHT OF WAY) AND THE WEST LINE OF KEMPER LANE (60 FOOT RIGHT OF WAY); THENCE NORTH 89°15'00" WEST IN THE SAID NORTH LINE, 355.00 FEET TO A POINT; THENCE NORTH 0°24'40" EAST, A DISTANCE OF 157.00 FEET; THENCE NORTH 89°15'00" WEST, 5.00 FEET TO A POINT IN THE EAST FACE OF AN EXISTING BUILDING; THENCE NORTH 0°24'30" EAST ALONG THE EAST FACE OF SAID BUILDING, 0.33 FEET TO THE NORTHEAST CORNER OF SAID BUILDING; THENCE NORTH 89°15'00" WEST ALONG THE NORTH FACE OF SAID BUILDING, 67.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°09'32" WEST ALONG THE WEST FACE OF SAID BUILDING, 32.34 FEET; THENCE NORTH 89°15'00" WEST, 138.23 FEET TO A POINT IN THE EAST LINE OF GILBERT AVENUE; THENCE NORTH 18°48'40" EAST IN THE SAID EAST LINE, 285.98 FEET; THENCE SOUTH 89°15'00" EAST, 346.11 FEET TO A POINT; THENCE SOUTH 0°24'40" WEST, 165.57 FEET TO A POINT; THENCE SOUTH 89°15'00" EAST, 135.00 FEET TO A POINT IN THE WEST LINE OF SAID KEMPER LANE; THENCE SOUTH 0°21'40" WEST IN THE WEST LINE, 212.33 FEET TO A POINT AND THE PLACE OF BEGINNING AND CONTAINING 151,984.51 SQUARE FEET (3.4891 ACRES) OF LAND.

THE ABOVE CONTAINS REGISTERED LAND CERTIFICATE NO. 118058 (ORIGINAL CERTIFICATE NO. 3037), WHICH READS AS FOLLOWS:

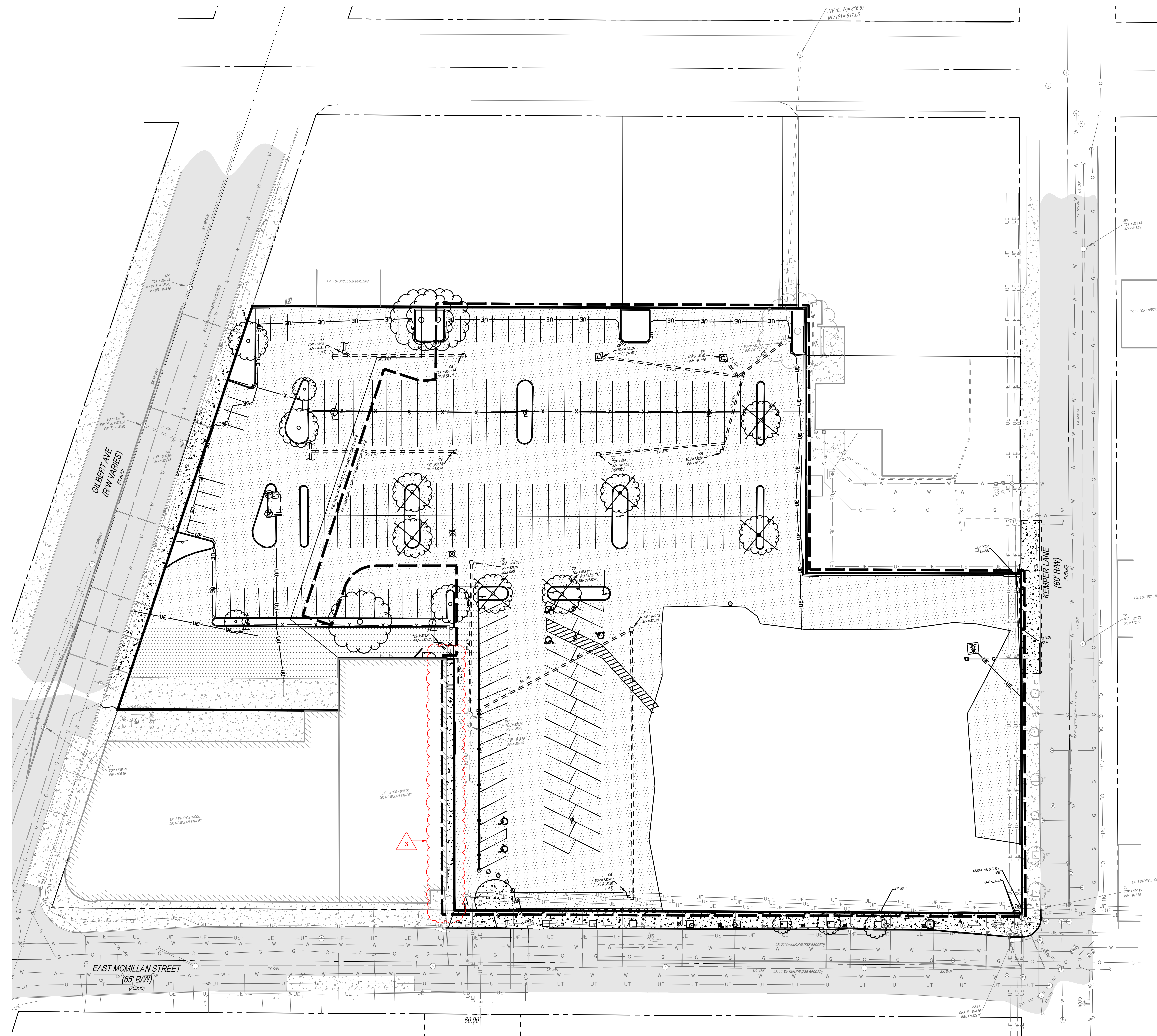
BEGINNING AT A POINT IN THE NORTH LINE OF MCMILLAN STREET, 200 FEET WEST OF THE NORTHWEST CORNER OF KEMPER LANE AND MCMILLAN STREET; THENCE IN SAID NORTH LINE OF MCMILLAN STREET, NORTH 88°1' WEST, 49.91 FEET TO A POINT; THENCE NORTH 1°38' EAST, 162 FEET TO A POINT; THENCE SOUTH 88°1' EAST, 48.81 FEET TO A POINT; THENCE SOUTH 1°38' WEST, 162 FEET TO THE PLACE OF BEGINNING.

NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



PARAMOUNT LAUNCH BUILDING A
 954 E MCMILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006
 DATE:
 SCALE:
 SHEET NAME:
SURVEY BASEMAP
 SHEET NO:
C110



DEMOLITION PLAN LEGEND

ALL BOLD ITEMS LISTED BELOW THAT ARE SHOWN WITHIN THE DEMOLITION LIMITS TO BE REMOVED UNLESS NOTED OTHERWISE.

- DEMOLITION LIMITS
- - -** SAWCUT LINE
- REMOVE PAVEMENT
- REMOVE CONCRETE
- MILL 1.5" ASPHALT, 14C/100
- REMOVE TREE

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 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851

SEAL:

STEVEN R. KORTE
 E-61033
 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
	05.27.22	SCHEMATIC DESIGN
	06.24.22	50% CD
	07.27.22	PERMIT SUBMISSION
	08.18.22	BID ISSUE
	09.15.22	REVISED PER BLDG DEPT REVIEW
1	11.16.22	ADDENDUM 2
2	12.02.22	ADDENDUM 3
3	06.24.23	PLAZA REVISIONS

PARAMOUNT LAUNCH BUILDING A
 954 E McMILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006

DATE: SCALE:

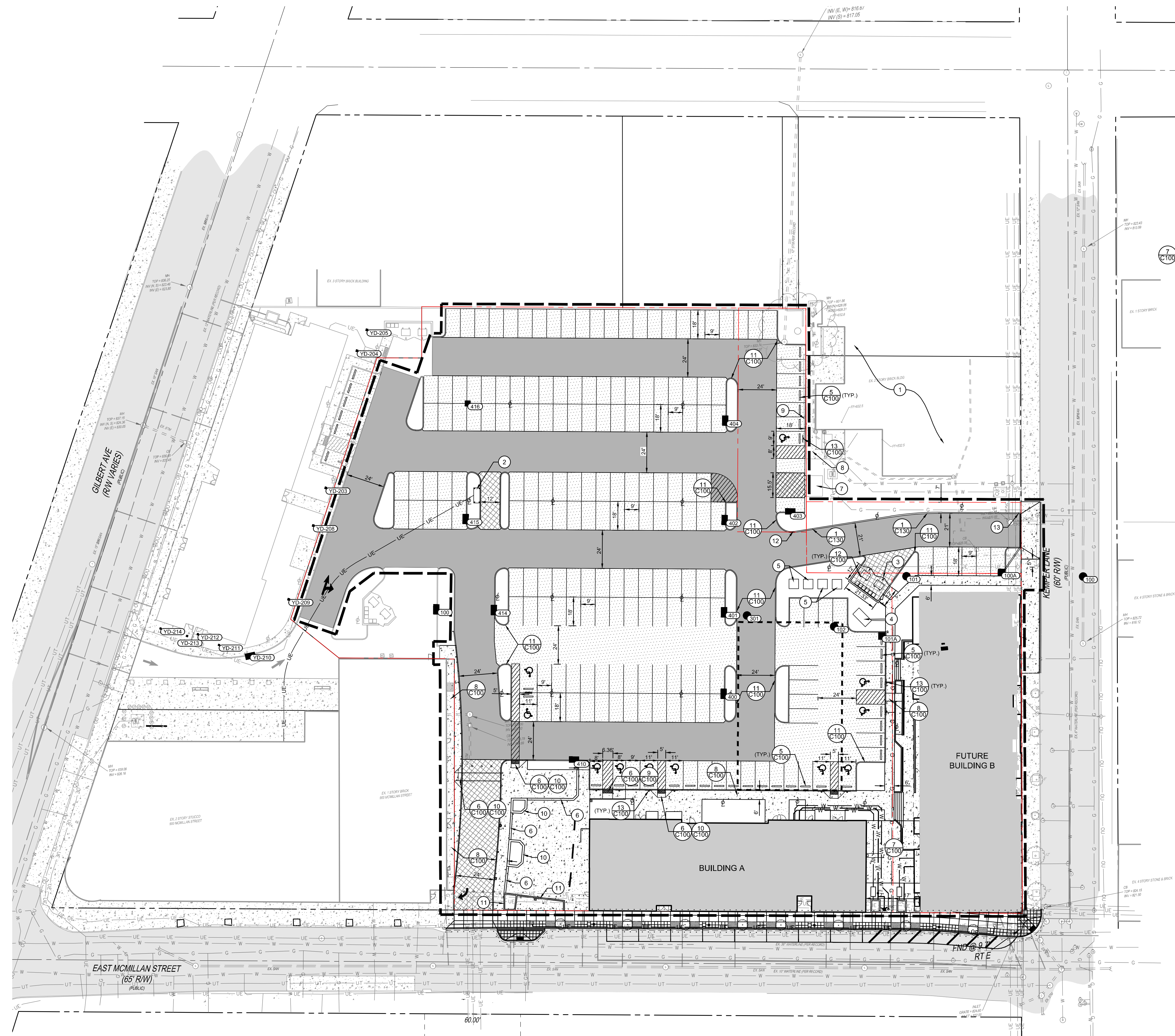


SHEET NAME:

DEMOLITION PLAN

SHEET NO. **C120**

11/20/2023 10:00:00 AM \\C:\Users\jshelton\OneDrive\Documents\200208\006.dwg, 6/22/2023 4:30:09 PM, Page 25



PROPOSED LEGEND

- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- 100 STORM SEWER CLEANOUT
- DS DOWNSPOUT
- AS SANITARY SEWER MANHOLE
- CS SANITARY SEWER CLEANOUT
- HY FIRE HYDRANT
- WV WATER VALVE
- PV POST INDICATOR VALVE
- FD FIRE DEPARTMENT CONNECTION
- 1 STANDARD DUTY ASPHALT PAVEMENT
- 7 CONCRETE WALK
- 2 HEAVY DUTY CONCRETE PAVEMENT
- 3 HEAVY DUTY ASPHALT PAVEMENT

LOCATION GENERAL NOTES

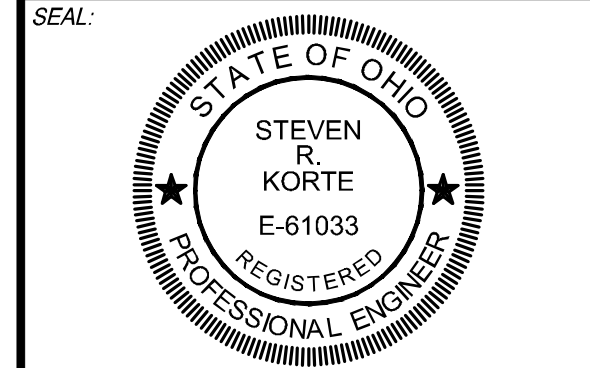
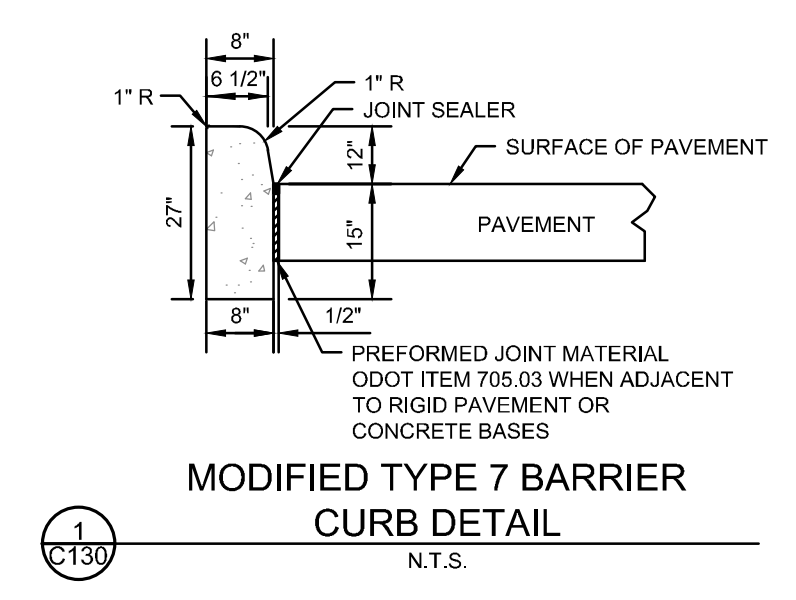
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR BACK OF CURB, UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE 4" WIDE (WHITE) HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.

KEY NOTES

- NEW LIBRARY ADDITION
- PROPOSED CONCRETE PAD FOR ATM. REFER TO ATM DRAWINGS FOR DETAILS.
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED GENERATOR. REFER TO ELECTRICAL PLANS FOR DETAILS.
- PROPOSED TRANSFORMERS. REFER TO ELECTRICAL PLANS FOR DETAILS.
- PROPOSED STEPS. REFER TO GRADING PLAN FOR ELEVATIONS.
- EXISTING DUMPSTER PAD FOR LIBRARY ADDITION.
- EXISTING WALK FOR LIBRARY ADDITION.
- CUT EXISTING WALL FLUSH WITH PROPOSED PAVEMENT.
- PROPOSED SEAT WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
- PROPOSED WALL. REFER TO LANDSCAPE PLANS FOR DETAILS.
- TRANSITION BETWEEN BARRIER CURB AND MODIFIED TYPE 7 CURB.
- TAPER CURB TO FLUSH IN 18".

PARKING COUNTS

STANDARD SPACES = 201
 ADA ACCESSIBLE SPACES = 13
 TOTAL SPACES = 214



NO.	DATE	DESCRIPTION
	05.27.22	SCHEMATIC DESIGN
	06.24.22	50% CD
	07.27.22	PERMIT SUBMISSION
	08.18.22	BID ISSUE
	09.15.22	REVISED PER BLOG DEPT REVIEW
1	11.16.22	ADDENDUM 2
2	12.02.22	ADDENDUM 3
3	06.24.23	PLAZA REVISIONS
4	10.17.23	KEMPER LANE DRIVEWAY REV.

PARAMOUNT LAUNCH BUILDING A
 954 E McMILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006

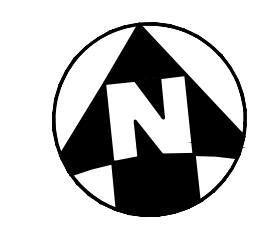
DATE:
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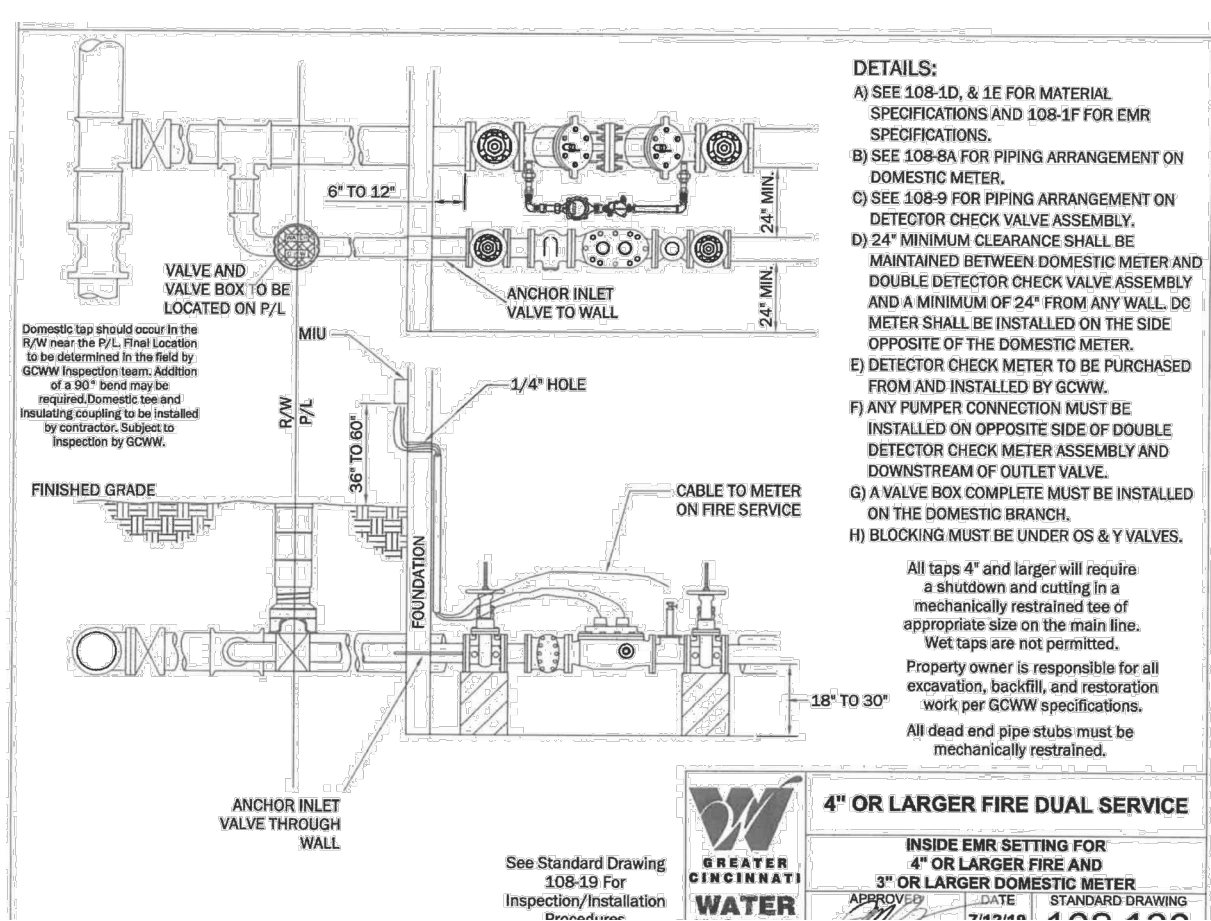
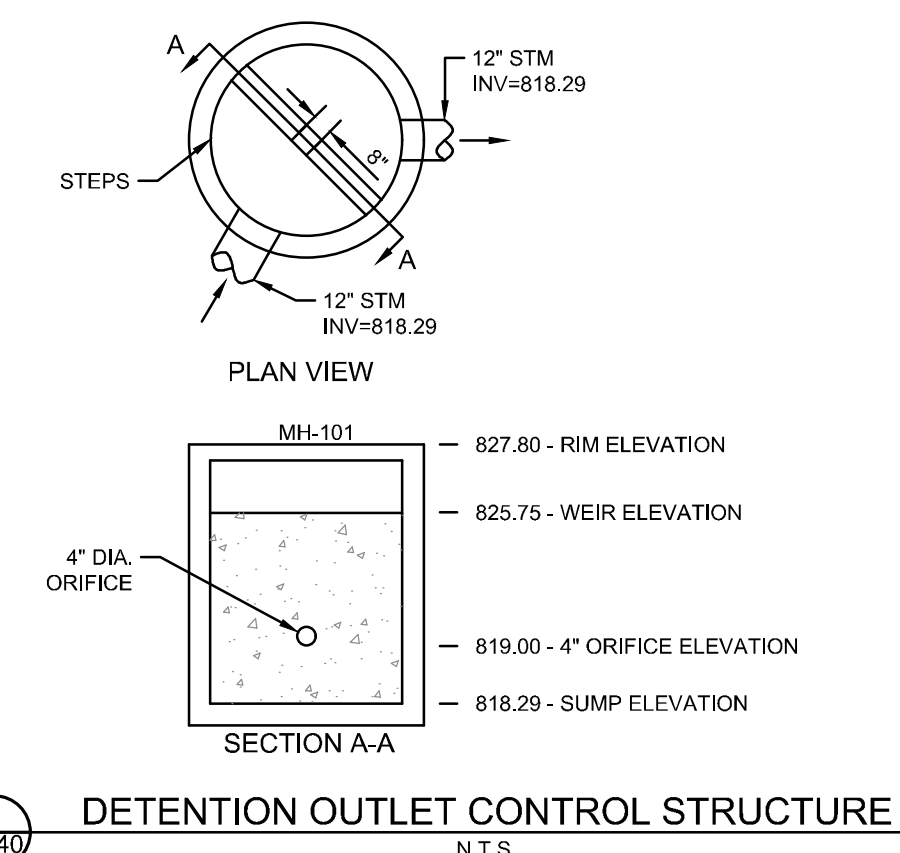


SHEET NAME:

LOCATION PLAN

SHEET NO:
C130





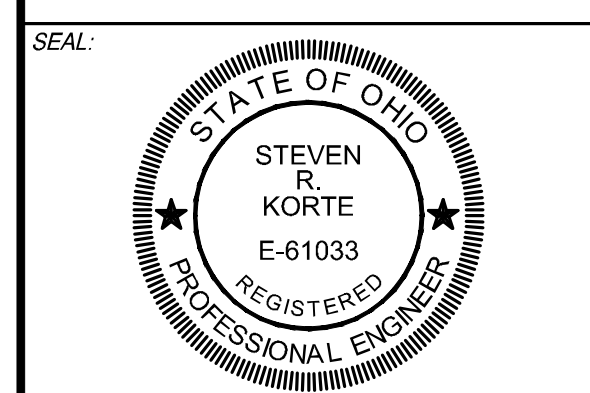
- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - 100 CATCH BASIN
 - 100 CURB INLET
 - 100 YARD DRAIN
 - 100 HEADWALL
 - 100 MANHOLE
 - CO STORM SEWER CLEANOUT
 - DS DOWNSPOUT
 - SAN SANITARY SEWER PIPE
 - A SANITARY SEWER MANHOLE
 - CO SANITARY SEWER CLEANOUT
 - WT WATERLINE PIPE
 - PH FIRE HYDRANT
 - WV WATER VALVE
 - PV POST INDICATOR VALVE
 - DC FIRE DEPARTMENT CONNECTION

- KEY NOTES**
- TAP EXISTING 10" WATER MAIN PER GCWW STANDARDS.
 - PROPOSED 8" COMBINED WATER SERVICE TO METER PIT.
 - DUAL SERVICE FIRE & DOMESTIC METER PIT PER GCWW STANDARD DRAWING THIS SHEET.
 - PROPOSED 8" FIRE SUPPRESSION WATER LINE TO FIRE HYDRANT.
 - PROPOSED 8" FIRE SUPPRESSION WATER LINE TO BUILDING.
 - PROPOSED 4" DOMESTIC WATER LINE TO BUILDING.
 - PROPOSED 4" FIRE SUPPRESSION WATER LINE TO REMOTE FDC.
 - PROPOSED GAS SERVICE TO METER. REFER TO SITE MEP PLANS FOR DETAILS.
 - CONTRACTOR TO LOCATE AND VIDEO THE EXISTING LATERAL TO VERIFY THE SIZE AND CONDITION. ONCE LOCATED, CLEAN THE LATERAL OF ALL DEBRIS DOWN TO THE MAIN FOR CONTINUED USE.
 - REFER TO MEP PLAN FOR CONTINUATION.
 - PROPOSED 28,000 GPD UNDERGROUND DETENTION SYSTEM.
 - PROPOSED GENERATOR. REFER TO ELECTRICAL PLANS FOR DETAILS.
 - PROPOSED TRANSFORMERS. REFER TO ELECTRICAL PLANS FOR DETAILS.
 - PROPOSED 8" DOWNSPOUT COLLECTOR. MINIMUM 24" COVER & 1.00% SLOPE. TOE INTO UNDERGROUND DETENTION BASIN.
 - STUB 12" STORM PIPE FOR FUTURE BUILDING.
 - PROPOSED ACID DRAIN WITH ADA COMPLIANT STAINLESS STEEL GRATE, OR APPROVED EQUAL.
 - PROPOSED (4) 2" CONDUITS TO ATM. DETAILED BY OTHERS.
 - RIM ELEVATION OF UPSTREAM SANITARY MANHOLE = 834.21.
 - PROPOSED SANITARY CLEANOUT AT RIGHT OF WAY.
 - INVERT ELEVATION OF MAIN LINE SEWER AT EXISTING SANITARY LATERAL APPROXIMATELY 813.54.
 - SMU DOUBLE GUTTER INLET. STANDARD DRAWING 49013.

- UTILITY PLAN GENERAL NOTES**
- EXISTING UTILITIES TO BE CAPPED/REMOVED AT EXISTING STRUCTURES OR AT THE RIGHT OF WAY.
 - CONNECT BUILDING FOUNDATION DRAIN LINE TO NEAREST STORM STRUCTURE.

- MSD NOTES**
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
 - A PERMIT IS REQUIRED BY MSD FOR THE STORMWATER TAP CONNECTION TO THE EXISTING COMBINED SEWER LINE. FOR QUESTIONS ABOUT MSD TAP PERMITS, CALL (513) 244-1330 OR EMAIL MSDTAPPERMITS@CINCINNATI-OH.GOV.

- SMU STANDARD PLAN NOTES**
- ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 720 OF THE CITY'S MUNICIPAL CODE ALONG WITH THE LATEST EDITIONS OF SMU'S: A) DETENTION OPERATION AND MAINTENANCE PLAN, B) FEES, C) STANDARD DRAWINGS, D) PIPE MATERIALS POLICY, AND E) RULES & REGULATIONS. THESE DOCUMENTS CAN BE DOWNLOADED FROM SMU'S WEBSITE AT: [HTTP://WWW.CINCINNATI-OH.GOV/STORMWATER/](http://www.cincinnati-oh.gov/stormwater/). IF THERE ARE CONFLICTS BETWEEN THESE DOCUMENTS SMU SHALL BE CONTACTED TO RESOLVE THE ISSUE PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
 - TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE INSTALLED AS EARLY AS POSSIBLE AND BE MAINTAINED THROUGHOUT THE PROJECT.
 - A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT IS REQUIRED IF THE TOTAL LAND DISTURBANCE WILL BE EQUAL TO OR GREATER THAN ONE ACRE IN A STORM ONLY SEWER AND/OR DISCHARGING TO A CREEK. A COPY OF THE PERMIT MUST ACCOMPANY THE REQUEST FOR APPROVAL OF THE PLAN.
 - SMU DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND ONLY REINFORCED CONCRETE PIPE (RCP) OR DUCTILE IRON PIPE (DIP) IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
 - SMU DOES NOT ALLOW ANY DRAINAGE STRUCTURES WITHIN 5 FEET OF A DRIVEWAY.
 - ALL PUBLIC STORM DRAINAGE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE GOVERNING SPECIFICATIONS THE MOST STRINGENT SHALL BE USED. SMU SHALL BE CONTACTED TO RESOLVE ANY DISCREPANCIES PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
 - THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER MAINLINE INSPECTION FEES, SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR OTHER FEES, WHICH HAVE BEEN ESTABLISHED BY CITY COUNCIL, CITY OF CINCINNATI.
 - ALL WORK DONE ON STORMWATER INFRASTRUCTURE WITHIN THE CITY OF CINCINNATI MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED AND BONDED THROUGH THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI.
 - A STORMWATER TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL ACCEPTANCE OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT. A SKETCH SHALL BE SUBMITTED BY THE PLUMBER, WHICH SHALL SHOW THE ELEVATION AND LOCATION OF THE STORMWATER TAP WITH RESPECT TO THE NEAREST STORM MANHOLE. A REQUEST FOR APPLICATION CAN BE SENT TO STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
 - ALL PUBLIC STORMWATER INFRASTRUCTURE THAT IS BEING TAPPED INTO MUST BE CORED, AND INSPECTED AS PART OF THE TAP PERMIT PROCESS.
 - ALL STORMWATER INFRASTRUCTURE WITHIN THIS DEVELOPMENT IS TO BE PRIVATE AND MAINTAINED BY THE OWNER(S). (ONLY IF APPLICABLE.)
 - STORMWATER INFRASTRUCTURE CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
 - NEAR THE COMPLETION OF WORK ON ALL STORMWATER INFRASTRUCTURE, THE CONTRACTOR/OWNER/DEVELOPER/ETC. SHALL REQUEST CAGIS IDS FROM SMU. UPON COMPLETION OF THE WORK USING SAID IDS, THE CONTRACTOR/OWNER/DEVELOPER/ETC. SHALL CLOSE CIRCUIT TELEVISION (CCTV) THE PUBLIC STORMWATER MAINLINES AS WELL AS PROVIDE DIGITAL PHOTOGRAPHS OF THE LINES AND STRUCTURES. THE CCTV SHALL BE PIPELINE ASSESSMENT CERTIFICATION PROGRAM (PACP)-COMPLIANT AND SUBMITTED TO SMU FOR APPROVAL.
 - FINAL ACCEPTANCE: IN ORDER FOR SMU TO GRANT FINAL ACCEPTANCE THE FOLLOWING MUST BE SUPPLIED: A. AS-BUILT DRAWINGS WITH ACCURATE LOCATIONS, DESCRIPTIONS, AND QUANTITIES OF THE INSTALLED MATERIALS. B. FINAL CLEANING AND INSPECTION BY THE OWNER OF THE INFRASTRUCTURE MUST BE COMPLETED AND WITHOUT CONFLICTS.
 - SMU RESERVES THE RIGHT TO REFUSE OWNERSHIP ON BEHALF OF THE CITY.

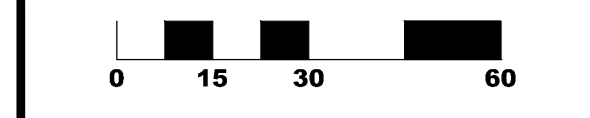


NO.	DATE	DESCRIPTION
	05.27.22	SCHEMATIC DESIGN
	06.24.22	50% CD
	07.27.22	PERMIT SUBMISSION
	08.18.22	BID ISSUE
	09.15.22	REVISED PER BLDG DEPT REVIEW
1	11.16.22	ADDENDUM 2
2	12.02.22	ADDENDUM 3
3	06.24.23	PLAZA REVISIONS

PARAMOUNT BUILDING A
 954 E MCILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006

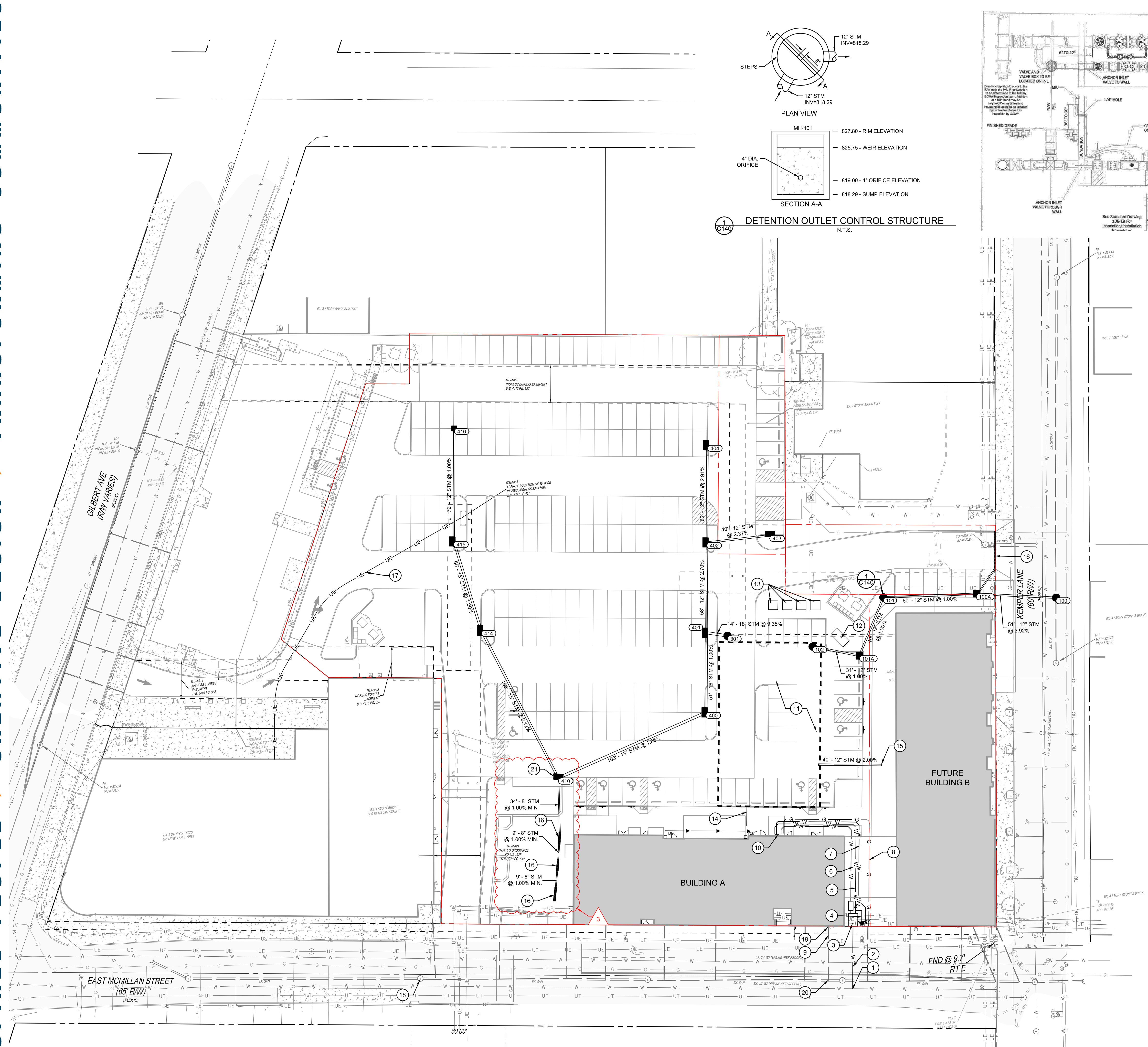
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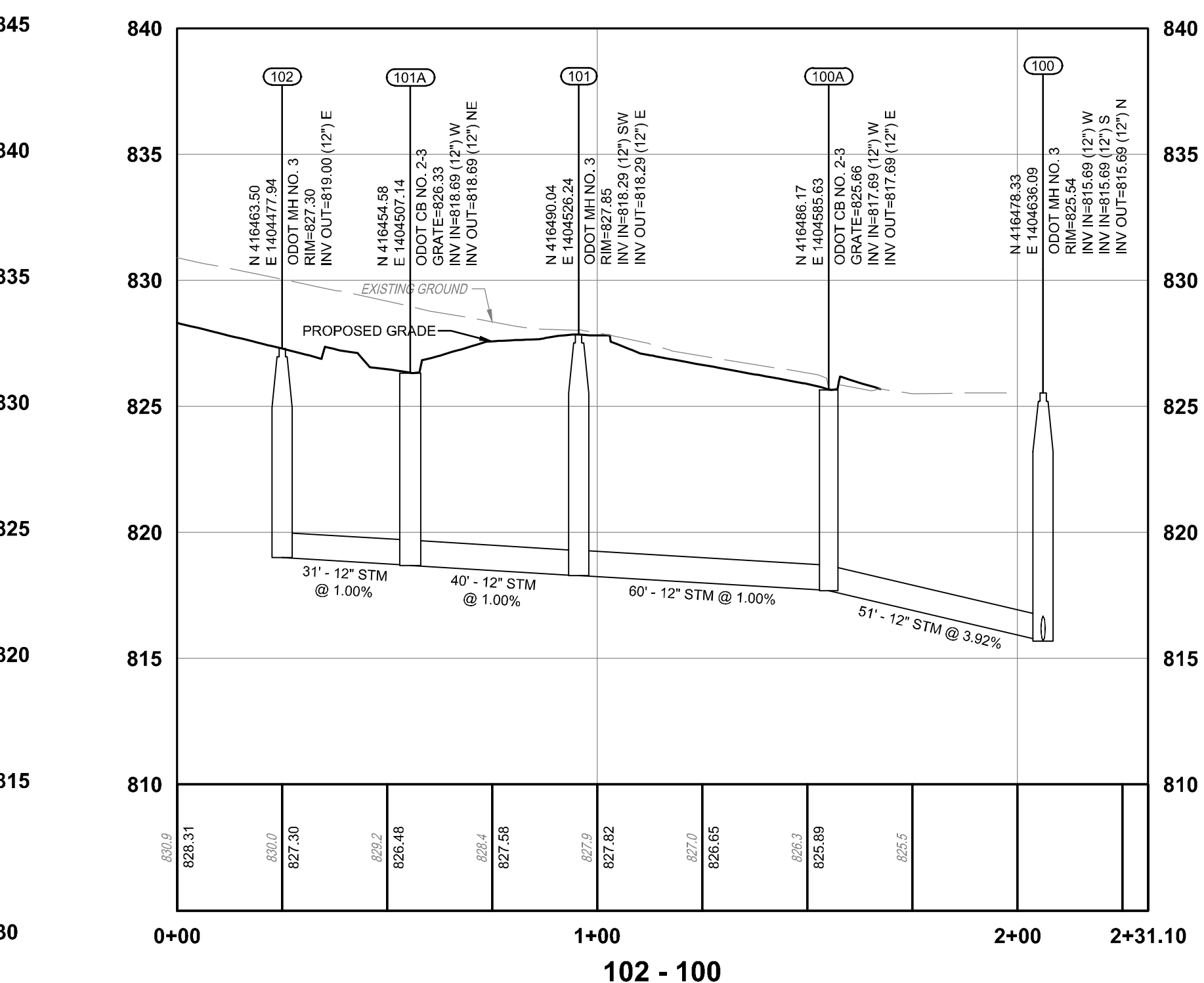
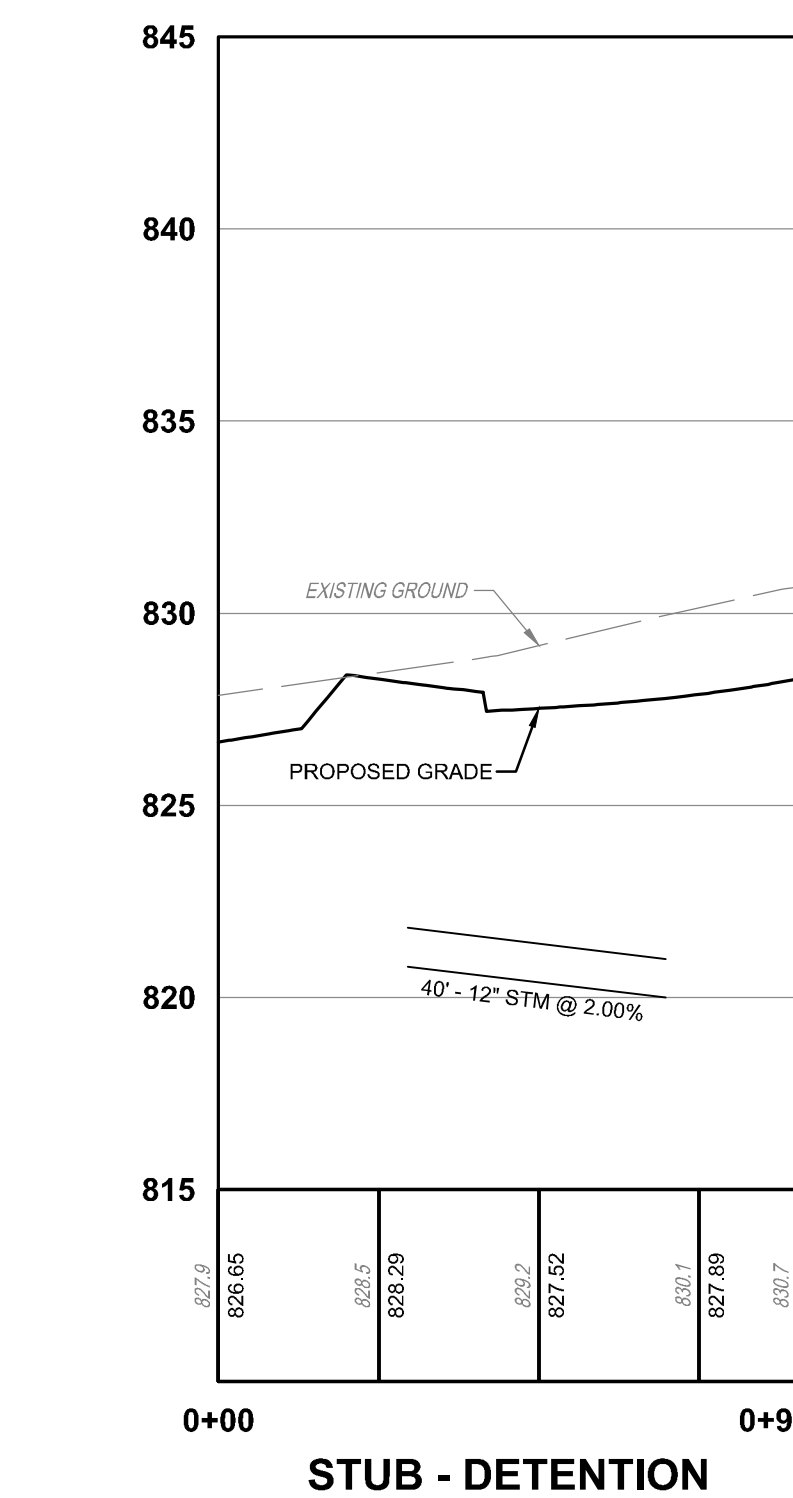
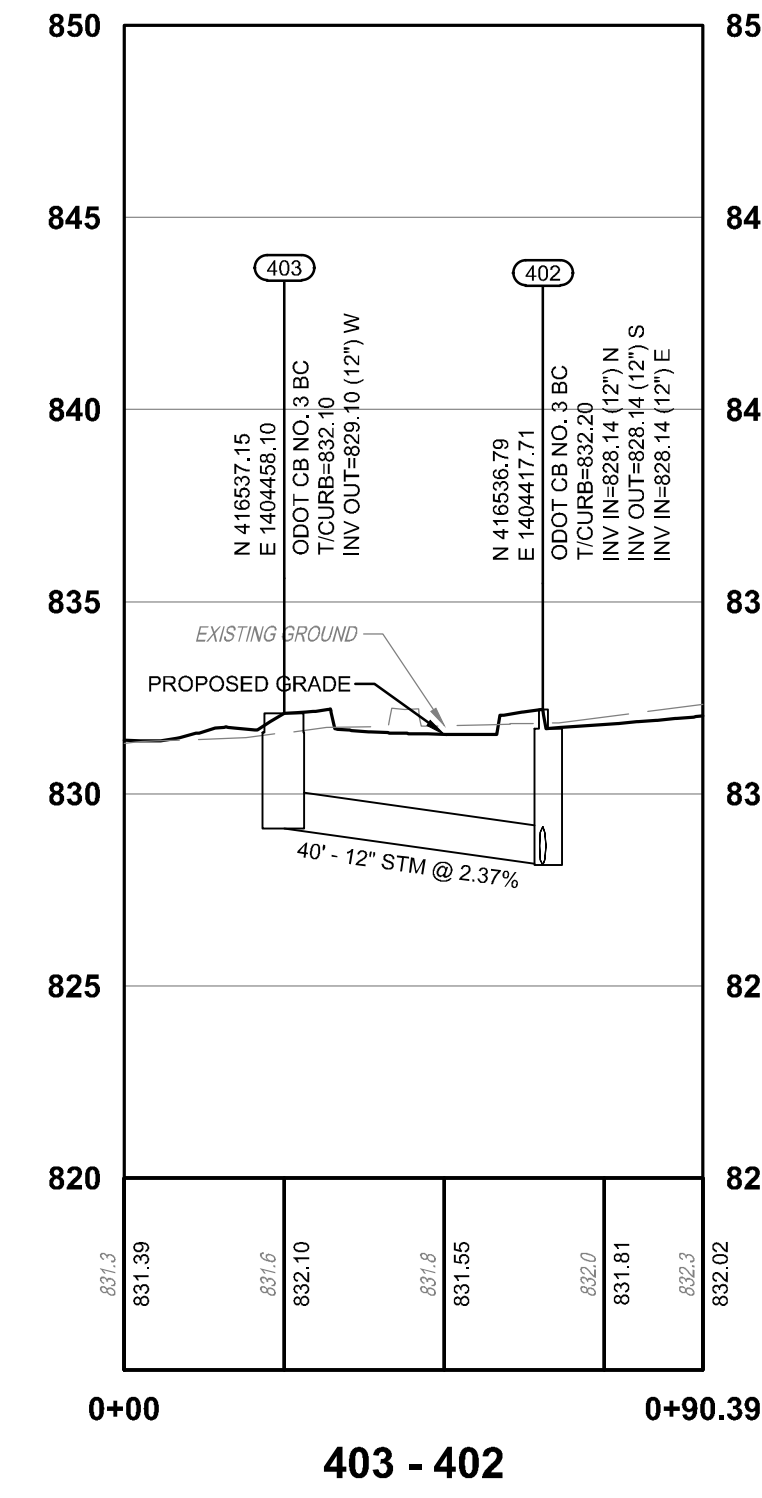
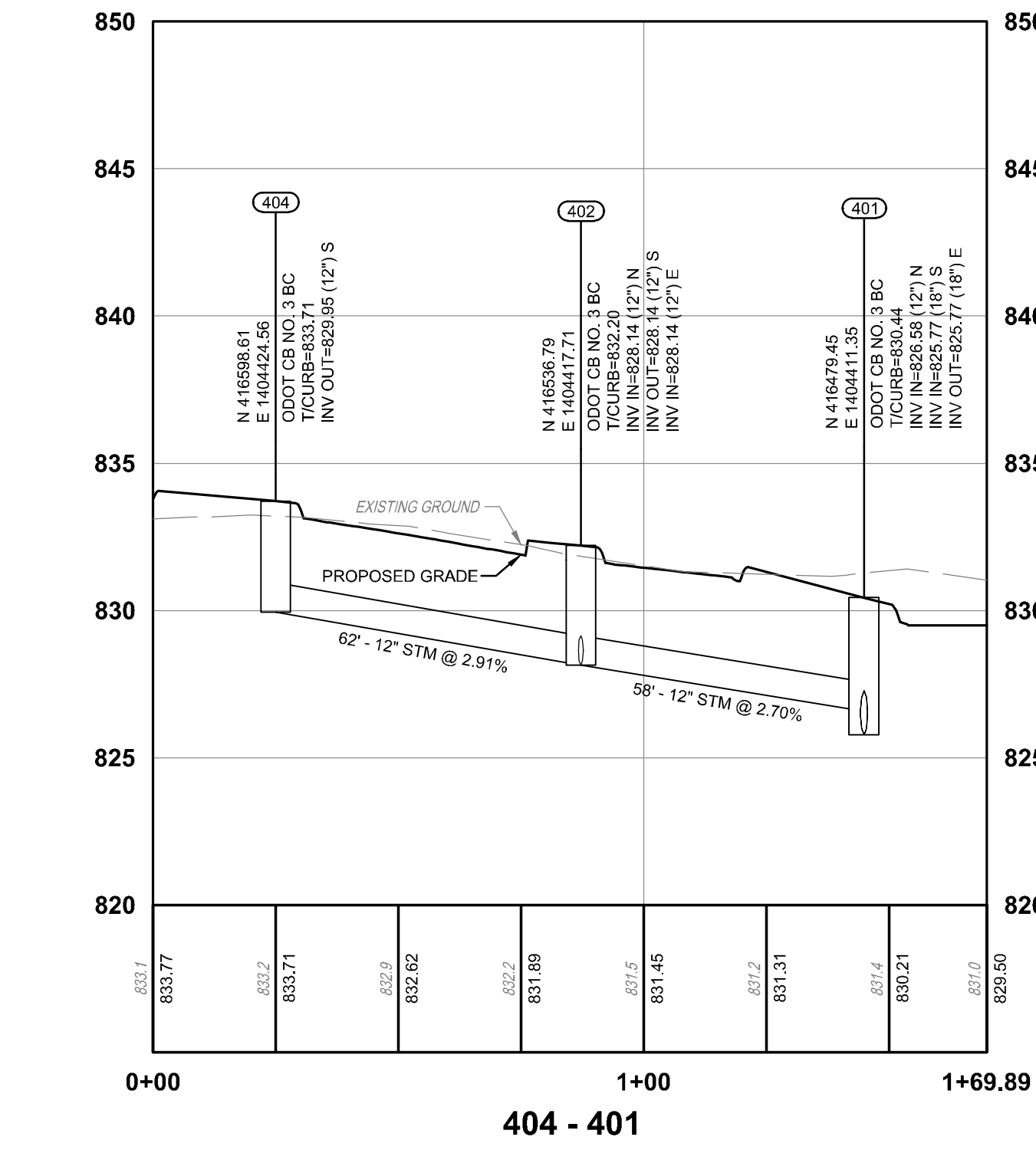
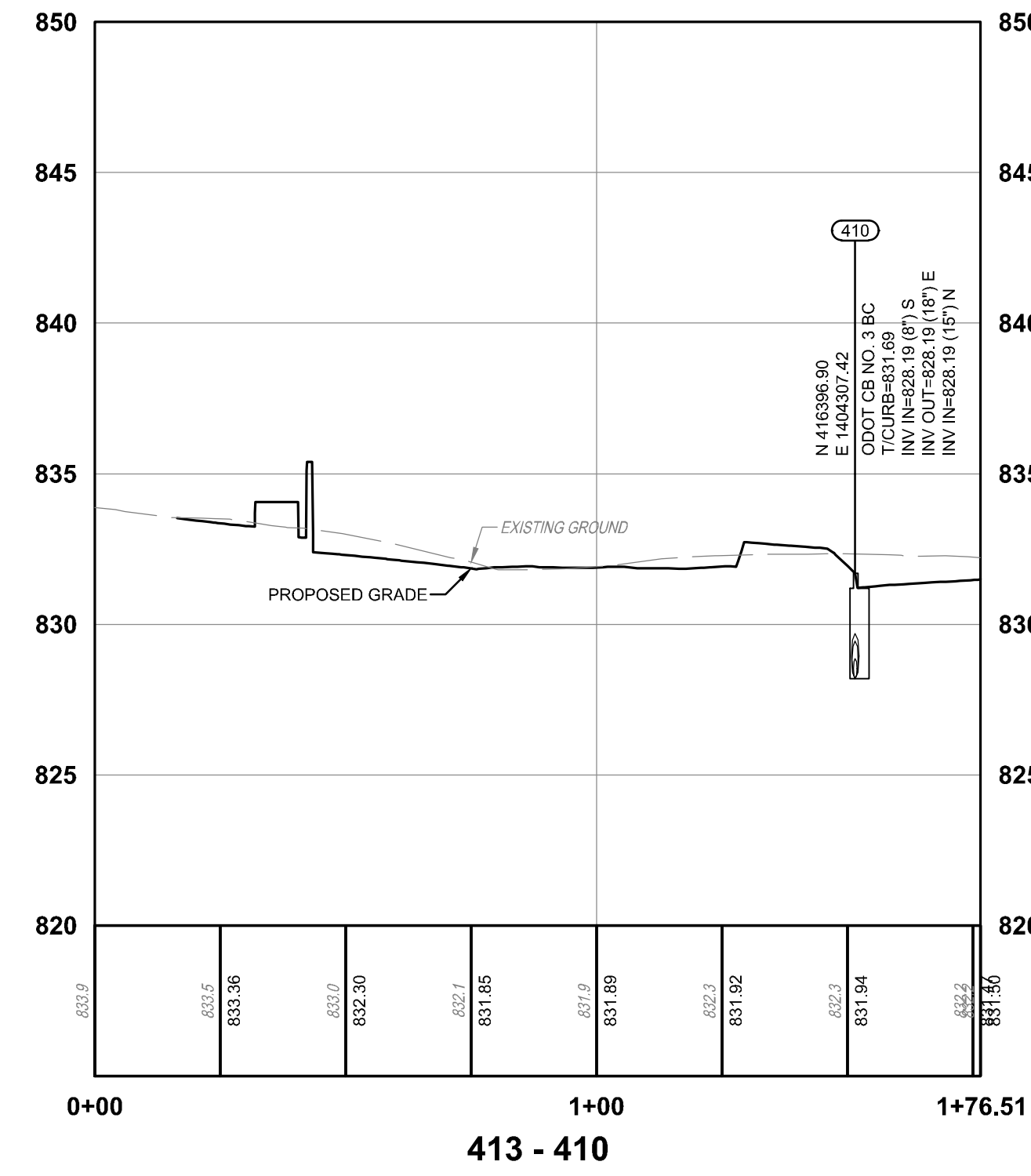
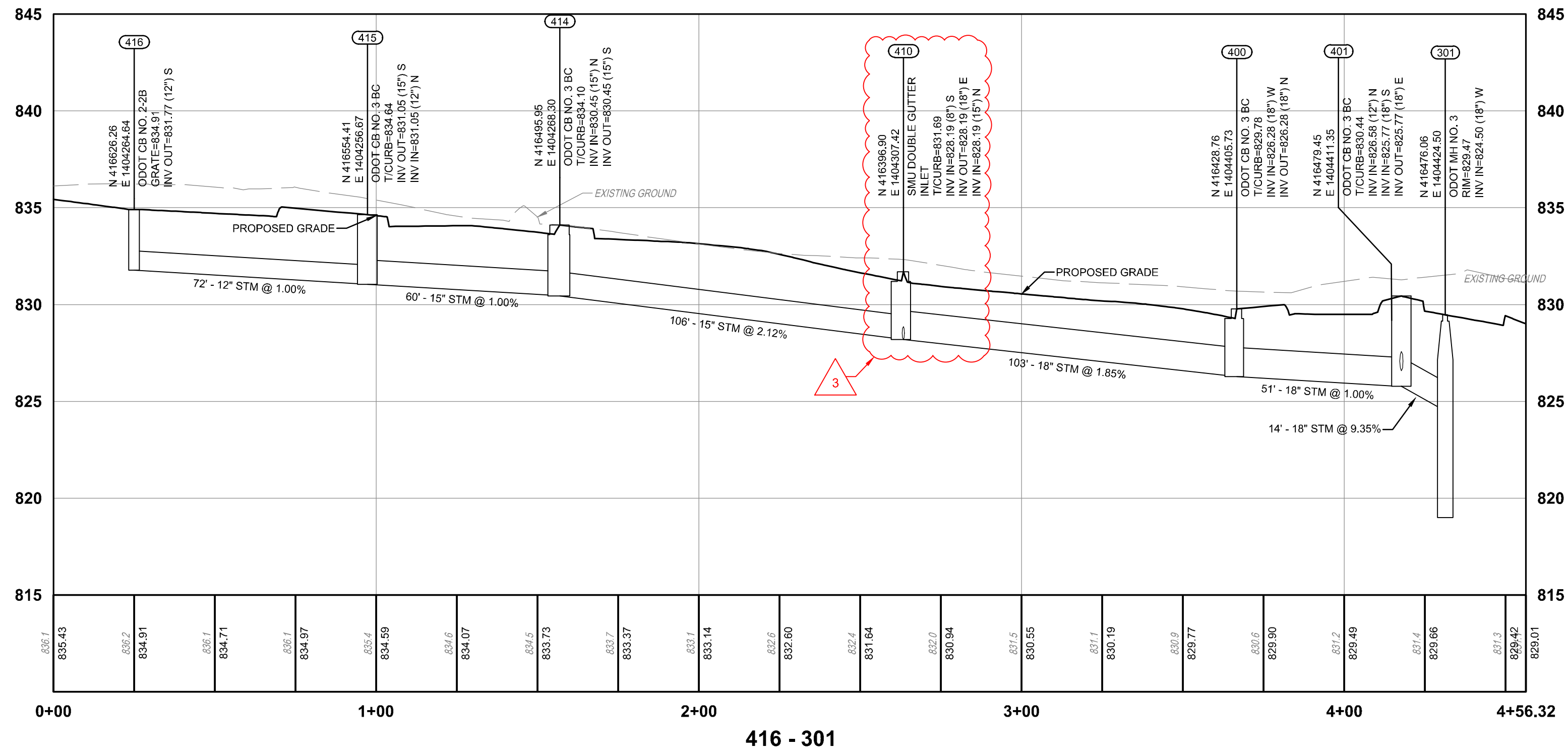


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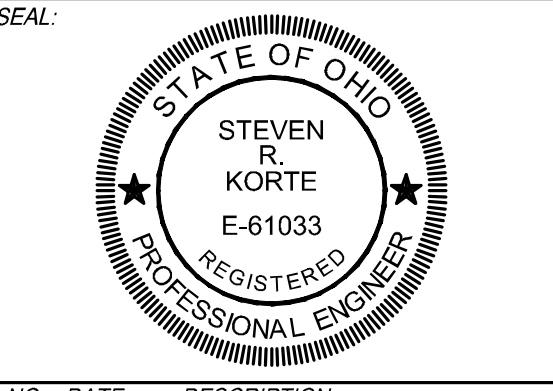
UTILITY PLAN

SHEET NO. **C140**





6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851



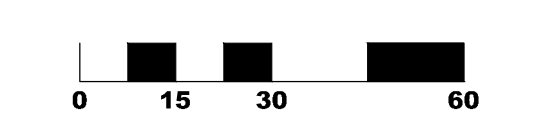
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3	06.24.23	PLAZA REVISIONS

PARAMOUNT LAUNCH BUILDING A
954 E MCMILLAN
CINCINNATI, OHIO

PROJECT NO: 200208.006

DATE:

SCALE:

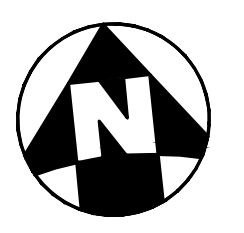


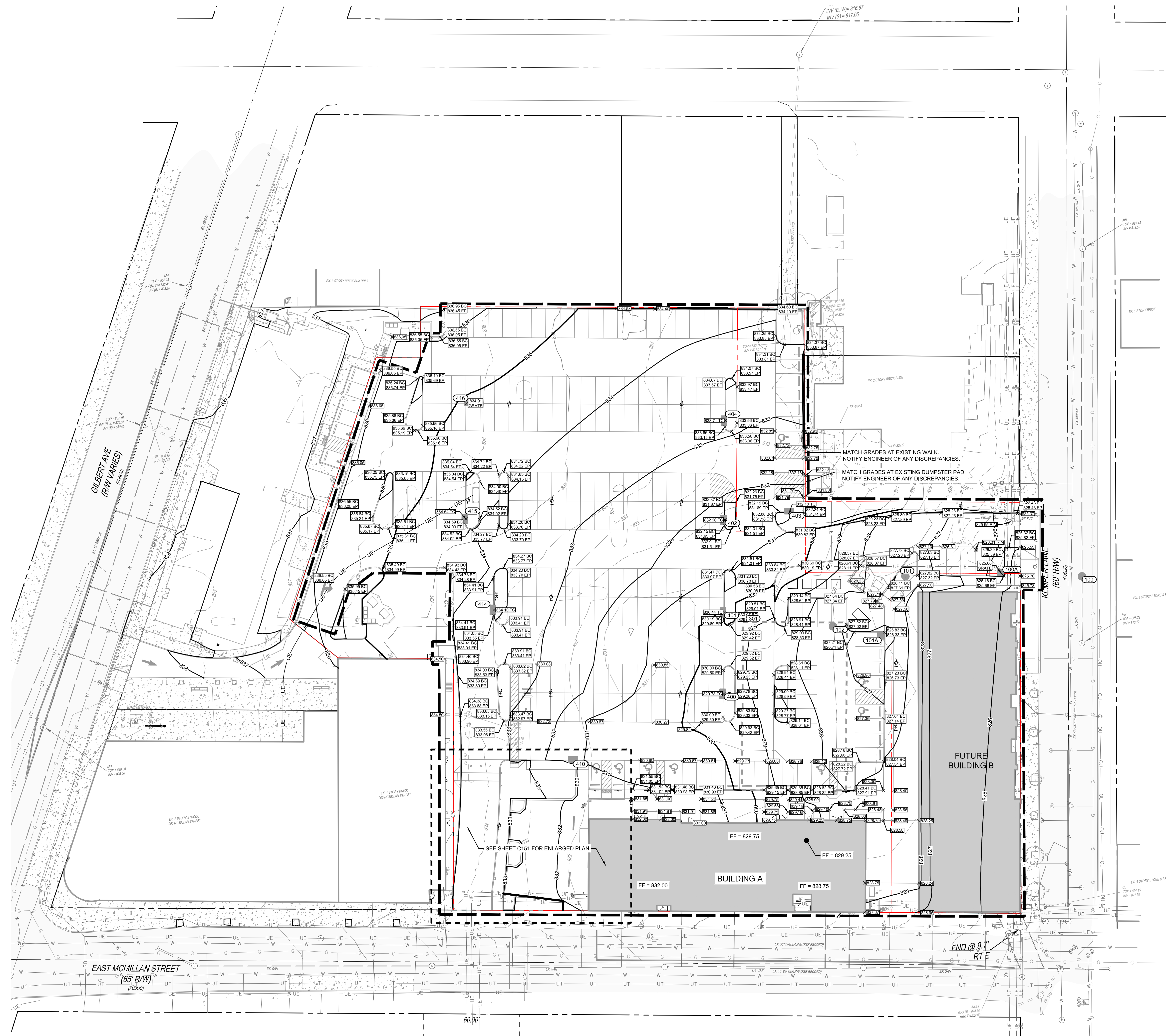
SHEET NAME:

UTILITY PROFILES

SHEET NO.

C141





- GRADING LEGEND**
- 1215 — EXISTING MAJOR CONTOUR
 - 1216 — EXISTING MINOR CONTOUR
 - 1215 — PROPOSED MAJOR CONTOUR
 - 1216 — PROPOSED MINOR CONTOUR
 - x 1215.00 PROPOSED SPOT ELEVATION
 - ~ PROPOSED SWALE
 - ➔ 100-YEAR FLOOD ROUTE

- PROPOSED EROSION CONTROL LEGEND**
- IP INLET PROTECTION
 - SF SILT FENCE
 - TP TREE PROTECTION
 - CWO CONCRETE WASHOUT
 - CE CONSTRUCTION ENTRANCE
 - CRP ODOT TYPE C ROCK CHANNEL PROTECTION
 - LIMITS OF DISTURBANCE

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851

SEAL:

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3	06.24.23	PLAZA REVISIONS
4	10.17.23	KEMPER LANE DRIVEWAY REV.

PARAMOUNT LAUNCH BUILDING A
 954 E McMILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006

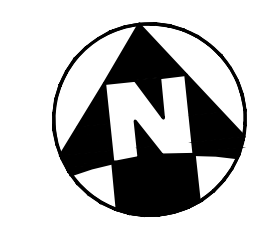
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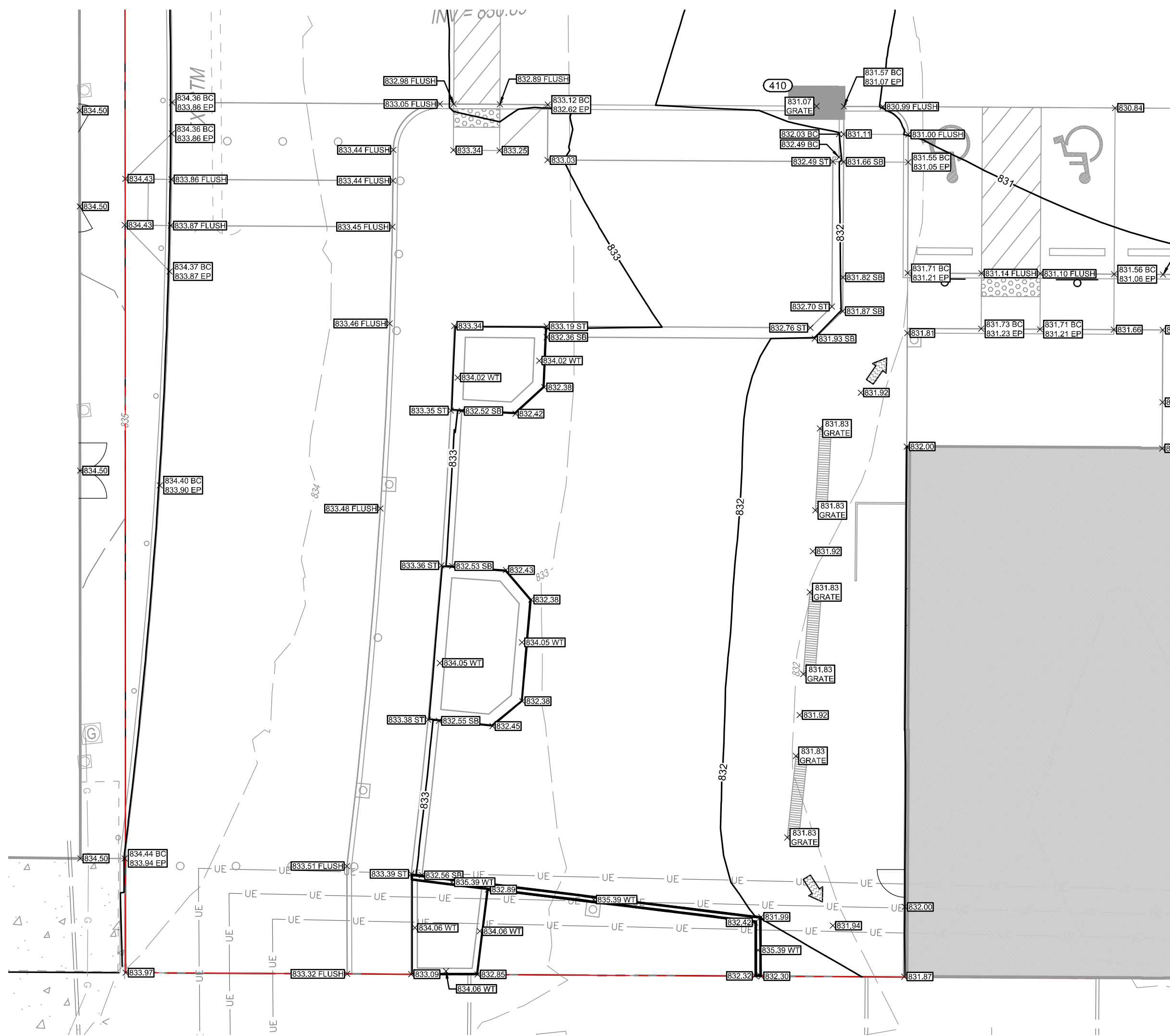


SHEET NAME:

GRADING PLAN

SHEET NO. **C150**





GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR
- x 1215.00 PROPOSED SPOT ELEVATION
- ~ ~ ~ PROPOSED SWALE
- ➔ 100-YEAR FLOOD ROUTE

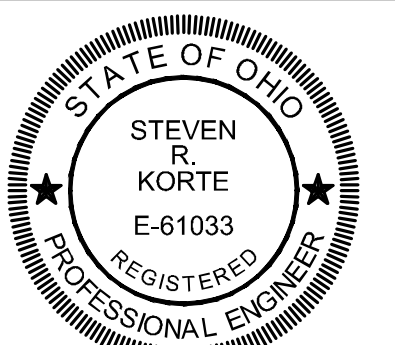
PROPOSED EROSION CONTROL LEGEND

- IP INLET PROTECTION
- SF SILT FENCE
- TP TREE PROTECTION
- CWO CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- ODOT TYPE C ROCK CHANNEL PROTECTION
- LIMITS OF DISTURBANCE



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PARAMOUNT LAUNCH BUILDING A
 954 E McMILLAN
 CINCINNATI, OHIO

PROJECT NO: 200208.006

DATE:

SCALE:



SHEET NAME:

ENLARGED GRADING PLAN

SHEET NO:

C151

3

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

- 1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

- 1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED, THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- 1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO THE OHIO EPA'S HOTLINE.
5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS

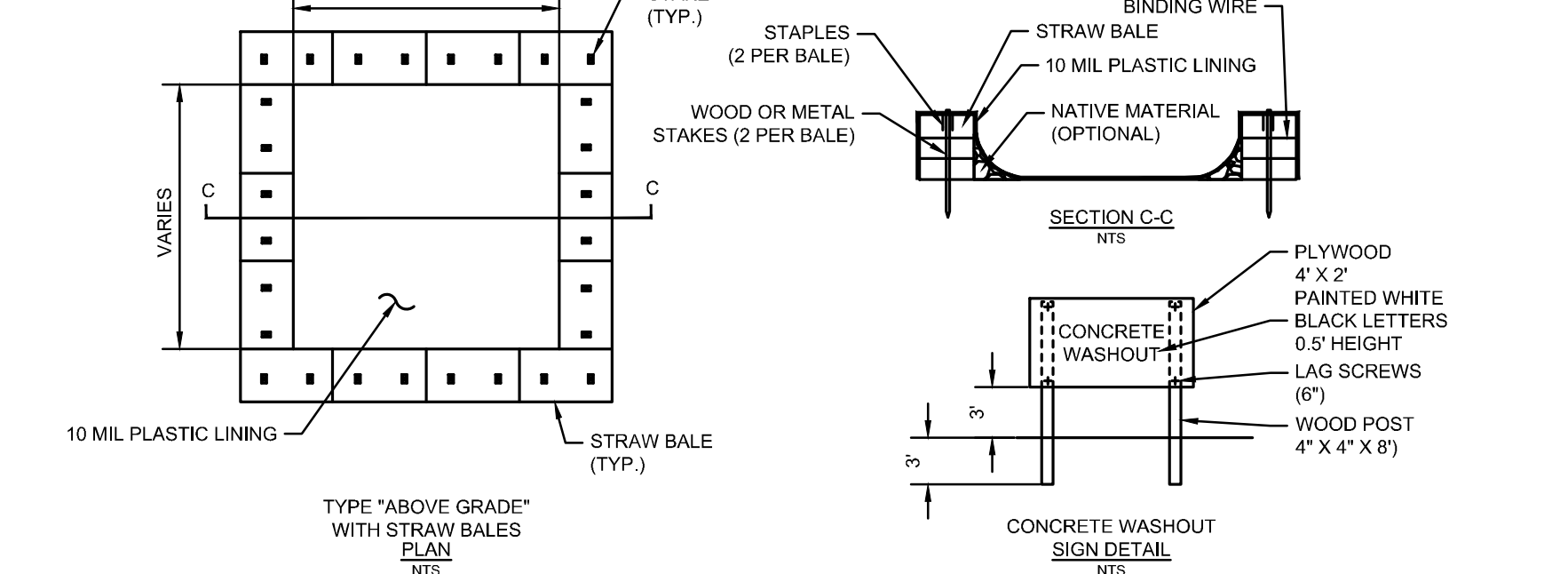
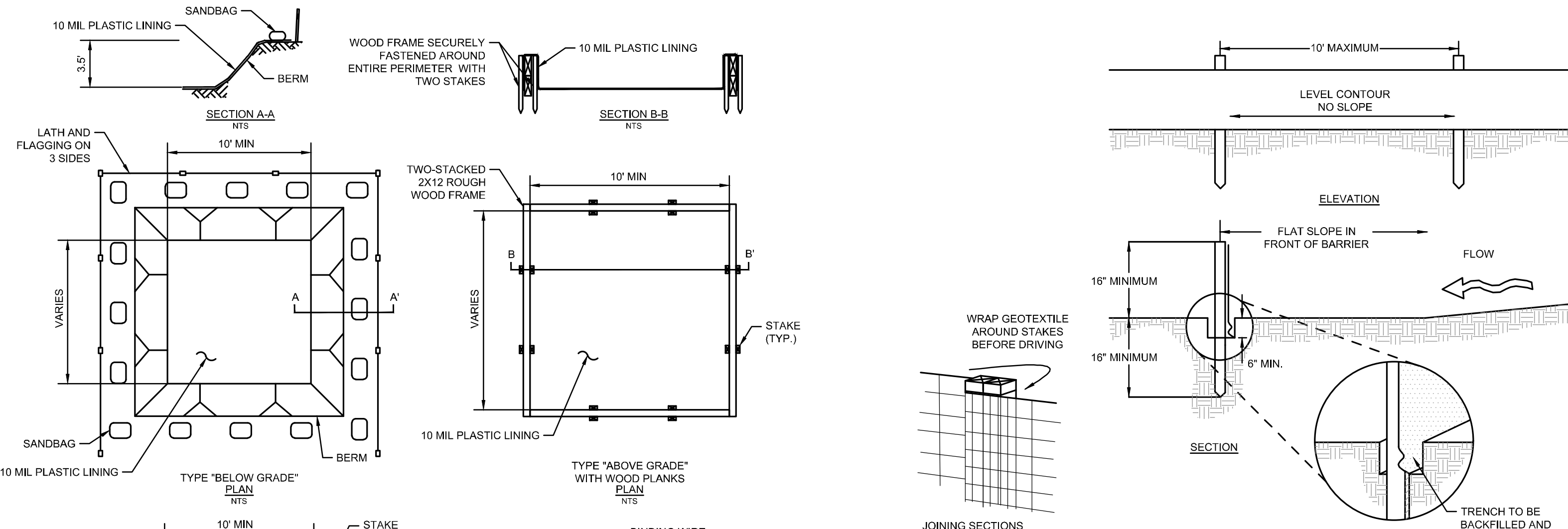
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

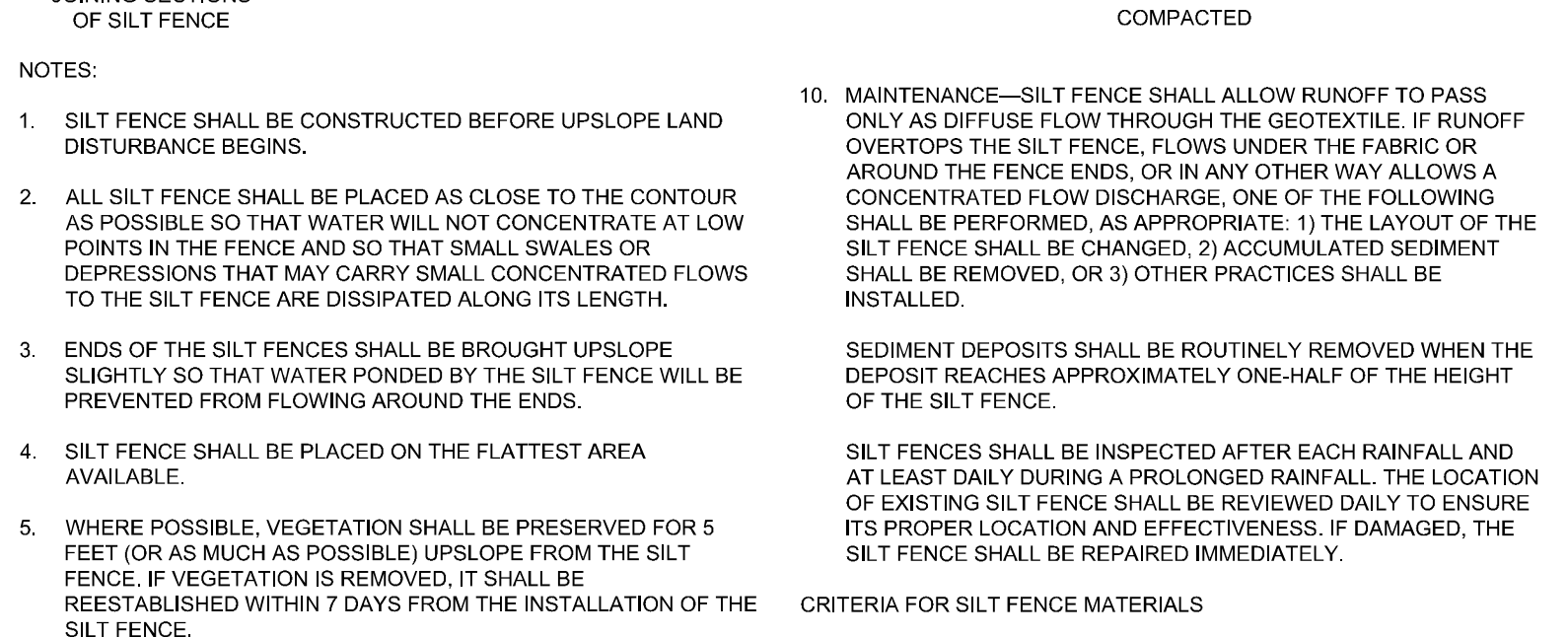
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE WASH WATER/WASH OUTS

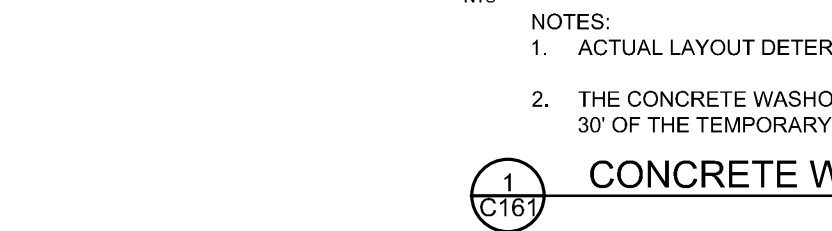
CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES.



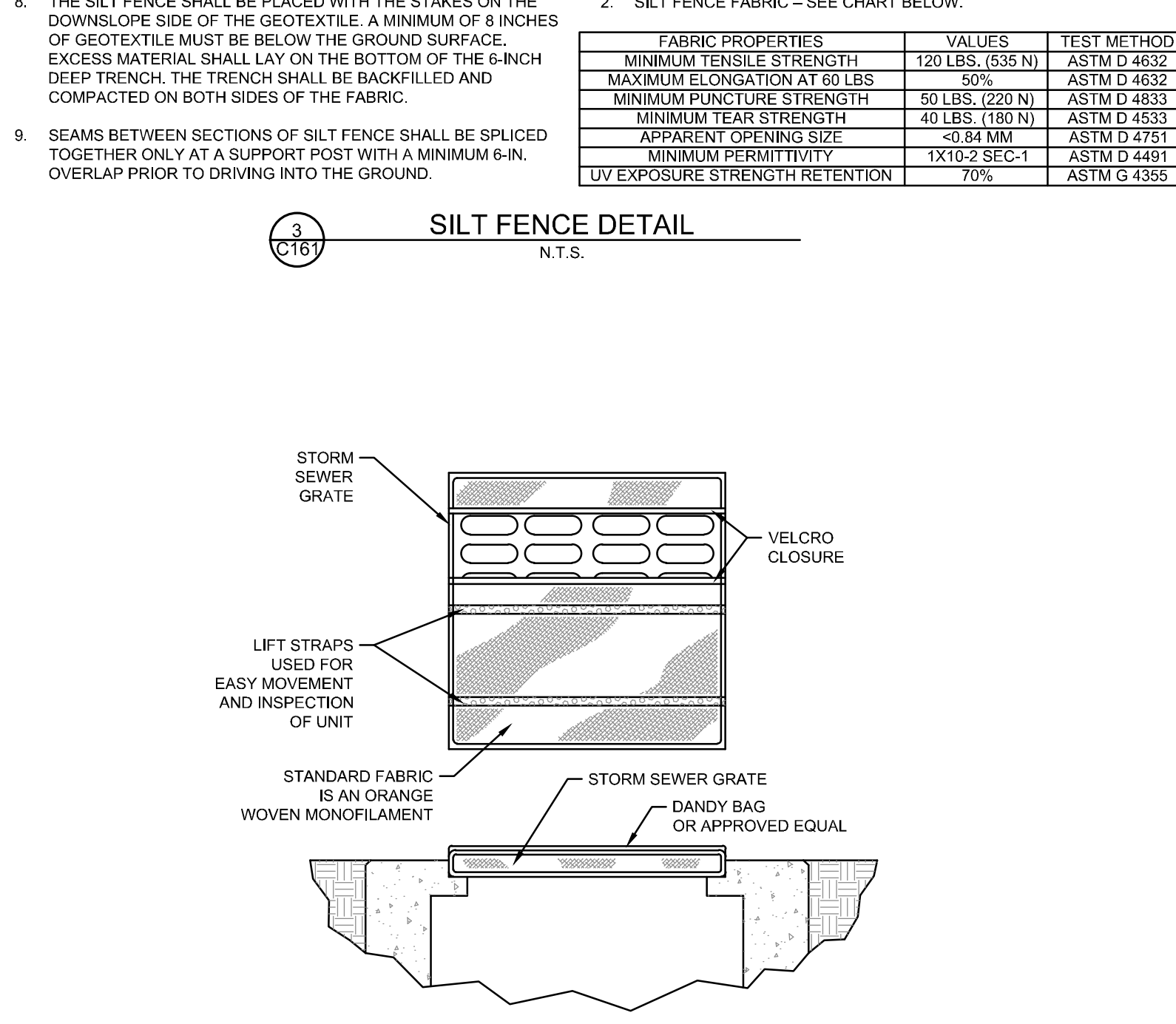
CONCRETE WASHOUT DETAIL N.T.S.



SILT FENCE DETAIL N.T.S.



CONSTRUCTION ENTRANCE DETAIL N.T.S.



DANDY BAG DETAIL N.T.S.

THE KLEINGERS GROUP CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE 6319 Contra Park Dr. West Chester, OH 45069 513.779.7851

STEVEN R. KORTE E-61033 REGISTERED PROFESSIONAL ENGINEER

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PARAMOUNT BUILDING A 954 E MCILLAN CINCINNATI, OHIO

PROJECT NO: 200208.006 DATE: SCALE: SHEET NAME: EROSION CONTROL DETAILS SHEET NO: C161