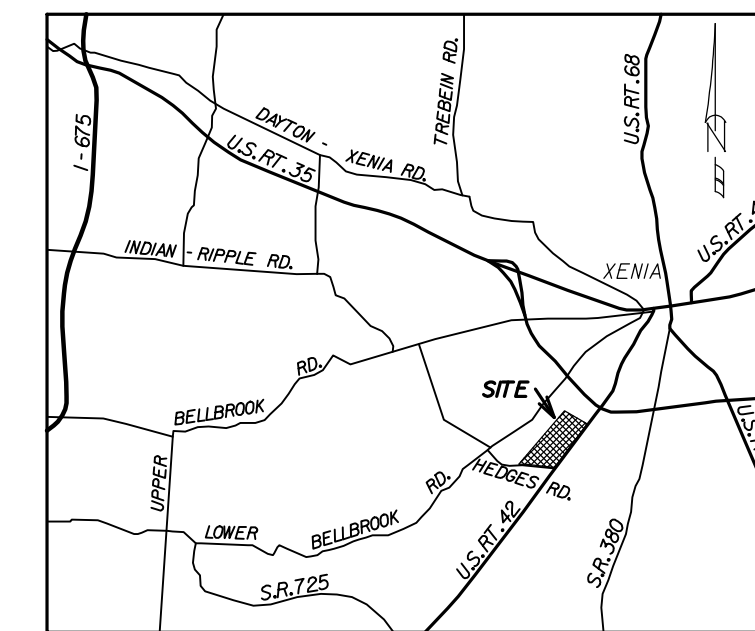


WRIGHT CYCLE ESTATES

SECTION FOURTEEN

MILITARY SURVEY 2263
CITY OF XENIA - GREENE COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

APPROVALS

[Signature]
CITY OF XENIA - ENGINEER

5/10/06
DATE

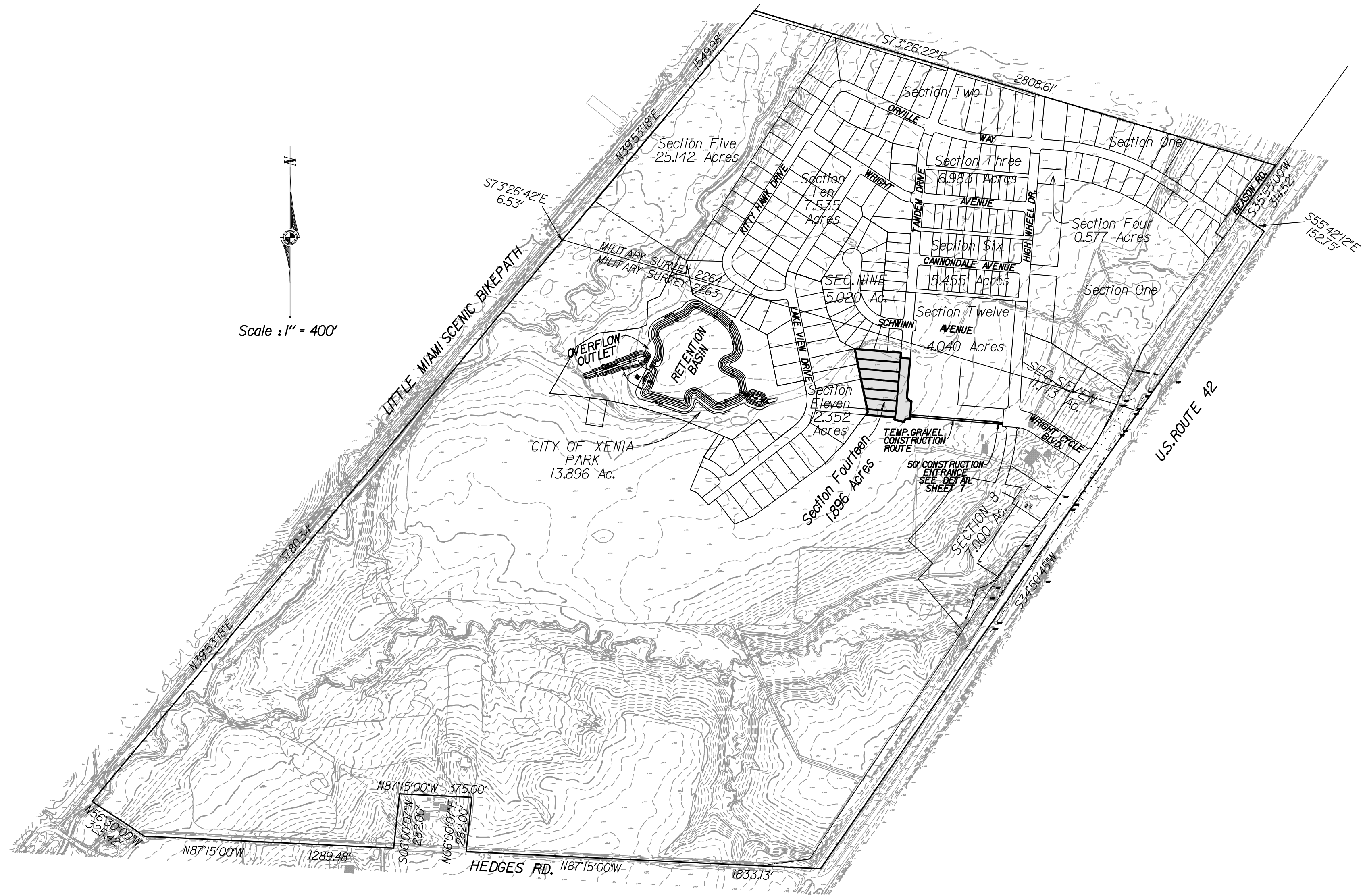
OHIO E.P.A. (WATER) SUBMITTED 6/21/2006, APPROVED _____
OHIO E.P.A. (SEWER) SUBMITTED 6/21/2006, APPROVED _____

General Notes

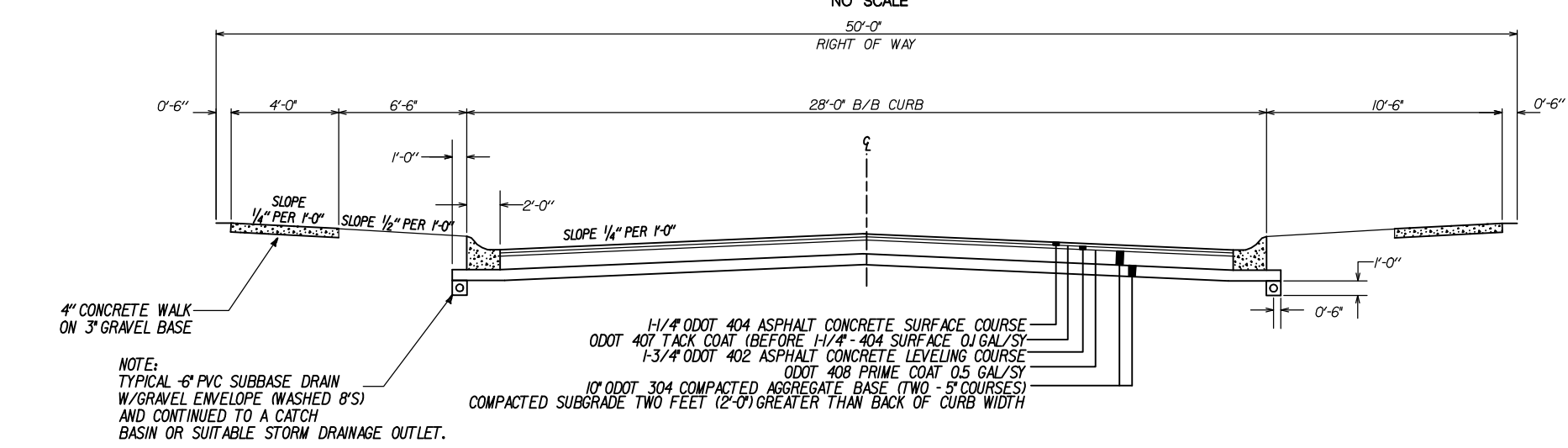
- ALL WATER MAINS SHALL HAVE A MINIMUM OF FIVE FEET (5') OF COVER. NO MAIN LINE WATER VALVES SHALL BE INSTALLED AT A FINISH DEPTH GREATER THAN SIX FEET (6').
- ALL WATER MAIN SHALL BE PVC SDR-18(100) CLASS 150 (W/10 GAUGE COATED SOLID STRAND COPPER WIRE) AND SHALL HAVE A MINIMUM OF FIVE FEET (5') OF COVER MEASURED FROM THE TOP OF CURB GRADE. MATERIALS SHALL BE PER ASTM D-784 W/ JOINTS PER ASTM D-3139 (INTEGRAL BELL & STEEL REINF. GASKET SEAL).
- WATER SERVICE LINES SHALL BE 3/4" K-COPPER PIPE WITH THE CURB STOP & BOX LOCATED BETWEEN THE CURB AND SIDEWALK INCLUDING METER WELL.
- VALVES ON WATER SERVICE LINES ARE TO BE LOCATED BETWEEN THE CURB AND SIDEWALK WITH METER WELL.
- WATER VALVES SHALL BE GATE TYPE, IRON BODY, BRONZE MOUNTED, WITH NON-RISING STEMS, RESILIENT WEDGE TYPE PER AWWA C500 (MUELLER SUPER-SEAL RESILIENT SEAT NRS). VALVE ENDS TO BE MECHANICAL JOINT TYPE, OPERATING NUT TO BE 2-INCH SQUARE WITH OPEN TO RIGHT BURIED VALVES TO BE SUPPLIED WITH VALVE BOX & COVER.
- WATER FITTINGS SHALL BE CAST IRON OR DUCTILE IRON AS PER ANSI A21.10 (AWWACO) & ANSI A21.11 (AWWA C11).
- ALL WATER VALVES AND FIRE HYDRANTS SHALL OPEN TO THE RIGHT.
- WATER METER PITS SHALL BE LOCATED BETWEEN THE CURB AND SIDEWALK.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT CITY OF XENIA MATERIALS & CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS. ANCHOR PIPE IS REQUIRED BETWEEN THE VALVES AND FIRE HYDRANTS.
- NO COMBUSTIBLE CONSTRUCTION SHALL BE PERMITTED UNTIL ALL WATER MAINS, VALVES, HYDRANTS ARE TESTED AND APPROVED, AND BASE ASPHALT IS APPROVED BY THE CITY AS PER N.F.P.A. #241.
- ALL FIRE HYDRANTS SHALL BE APPROVED OPERATIONAL PRIOR TO BLDG. CONSTRUCTION.
- ALL WATER MAINS CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN PIPE AND THE SEWER PIPE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE.
- RESTRAINED LENGTH ON ALL FITTINGS OF WATER LINE CONSTRUCTION AS PER CURRENT CITY OF XENIA MATERIALS & CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY AND WATER SERVICES SHALL BE INSTALLED FROM MAIN LINES TO A MIN. OF TEN FEET (10'-0") BEYOND THE BACK OF SIDEWALK.
- ALL SANITARY SEWERS AND/OR WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT CITY OF XENIA MATERIALS & CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY SEWER MAIN & FITTINGS SHALL BE PVC, SDR35 AS PER ASTM D-3034. PIPE JOINTS SHALL BE ELASTOMERICALLY GASKETED AS PER ASTM D-3022, UNLESS OTHERWISE SHOWN.
- SANITARY SEWER LINES CONSTRUCTED USING SDR-35 PVC PIPE SHALL HAVE DEFLECTION TESTING PER THE MANDREL METHOD AS SPECIFIED IN ASTM D-3034. MANDREL TEST IS REQUIRED 180 DAYS AFTER INSTALLATION.
- SANITARY MANHOLES SHALL BE PRE-CAST CONCRETE AS PER ASTM C 478. PIPE CONNECTION SHALL BE MADE USING "RES-SEAL" BY SCALES MANUF. CORP. "LINK SEAL" BY THUNDERLINE CORP. OR APPROVED EQUAL JOINTS FOR M/S SHALL BE PER ASTM C 443.
- ALL MANHOLE FRAMES & COVERS SHALL HAVE TWO (2) OR FOUR (4) HOLES.
- SANITARY MANHOLE FRAMES & COVERS SHALL BE PER NEENAH R-1764 WITH 4-HOLE LID OR EAST JORDAN IRON WORKS NO. 1600 WITH TYPE C LID 2 HOLE. CAST IRON SHALL BE PER ASTM A 48, CLASS 30. MANHOLE FRAME & CHIMNEY SEAL SHALL BE BY CRETEX SPECIALTY PRODUCTS OR EQUAL (IF REQUIRED).
- SANITARY SERVICE LATERALS SHALL BE 4" PVC PIPE UNLESS OTHERWISE SHOWN.
- ALL SANITARY SEWER GRADES MUST BE CERTIFIED BY A REGISTERED ENGINEER OR SURVEYOR BEFORE FIFTY PERCENT (50%) BOND REDUCTION.
- ALL STORM MANHOLES TO BE TYPE "A" WITH CHANNELIZED FLOW LINES.
- ALL CATCH BASINS TO BE CITY OF XENIA STANDARD CATCH BASIN TYPE 2 UNLESS OTHERWISE SHOWN ON PLANS.
- ALL CATCH BASIN LATERALS TO BE 12" ADS N-12 PIPE WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE SHOWN.
- ALL STORM SEWER SHALL BE ADS N-12 PIPE, OR APPV'D EQUIVALENT, UNLESS OTHERWISE SHOWN ON PLANS. IF STORM BURY IS LESS THAN 24" CONCRETE REINFORCED PIPE SHALL BE USED.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
- ALL TRENCHES WITHIN THE ROAD RIGHT OF WAY SHALL BE BACKFILLED WITH ODOT 310.02 GRADING A TYPE AS SPECIFIED BY CURRENT CITY OF XENIA MATERIALS AND CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS WITH SPECIAL APPROVAL OF THE CITY ENGINEER. ON SITE EXCAVATED FIT RUN GRAVEL MATERIAL MAY BE SUBSTITUTED FOR TRENCH BACKFILL WITHIN THE ROAD RIGHT-OF-WAY. ALL WATER AND SANITARY LINES AND SERVICES WILL BE BEDDED IN CRUSHED #8'S. ALL STORM SEWERS WILL BE BEDDED IN #57 WASHED GRAVEL IN ACCORDANCE WITH CITY STANDARDS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF (OUPS).
- ALL STREET CONSTRUCTION AND DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED ACCORDING TO THE CURRENT STANDARDS OF CITY OF XENIA MATERIALS AND CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS AND APPROVAL BY THE CITY ENGINEER OF THE CITY OF XENIA AND/OR INSPECTOR FOR THE SAID CITY.
- RADIUS OF BACK OF CURB AT INTERSECTIONS SHALL BE 35.00 FEET, UNLESS OTHERWISE SHOWN.
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PAVING.
- ALL CURBS MUST BE INSTALLED PRIOR TO STREET PAVING.
- ALL MANHOLES AND VALVE BOXES TO BE SET FLUSH W/ TEMPORARY SURFACE AND ADJUSTED TO FINAL GRADE BEFORE PLACING FINAL PAVEMENT SURFACE.
- DEVELOPER TO PROVIDE PAVEMENT MARKING AS NEEDED. STREET NAME SIGNS & STOP SIGNS BEFORE OCCUPANCY. STREET NAME SIGNS MUST BE PURCHASED FROM CITY OF XENIA PUBLIC SERVICE DEPARTMENT.
- SEDIMENT CONTROL MUST BE INSTALLED PRIOR TO START OF EARTH WORK.
- ALL CONSTRUCTION SHALL CONFORM TO C.A.B.O. RESIDENTIAL CODE FOR RESIDENTIAL SUBDIVISIONS.
- EXISTING SEDIMENT POND TO BE MAINTAINED BY CONTRACTOR AND CLEANED AS REQUESTED BY THE CITY.

SHEET INDEX

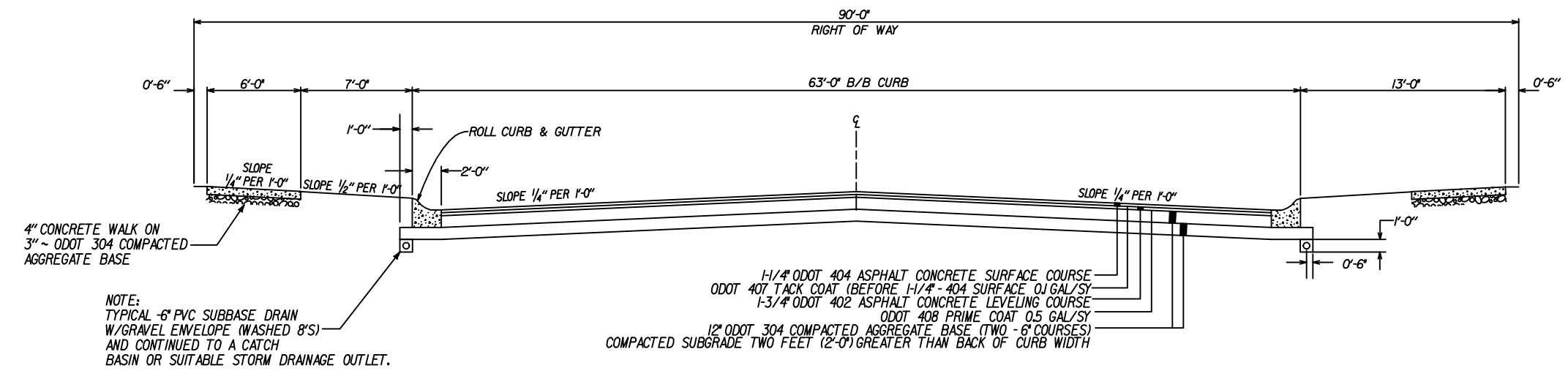
- COVER SHEET
- DETAILS SHEET
- TANDEM DRIVE PLAN & PROFILE
- WRIGHT CYCLE BLVD. & PUBLIC ACCESS WAY PLAN & PROFILE
- GRADING PLAN SWPPP 1 OF 3
- EROSION CONTROL PLAN SWPPP 2 OF 3
- EROSION CONTROL PLAN SWPPP 3 OF 3



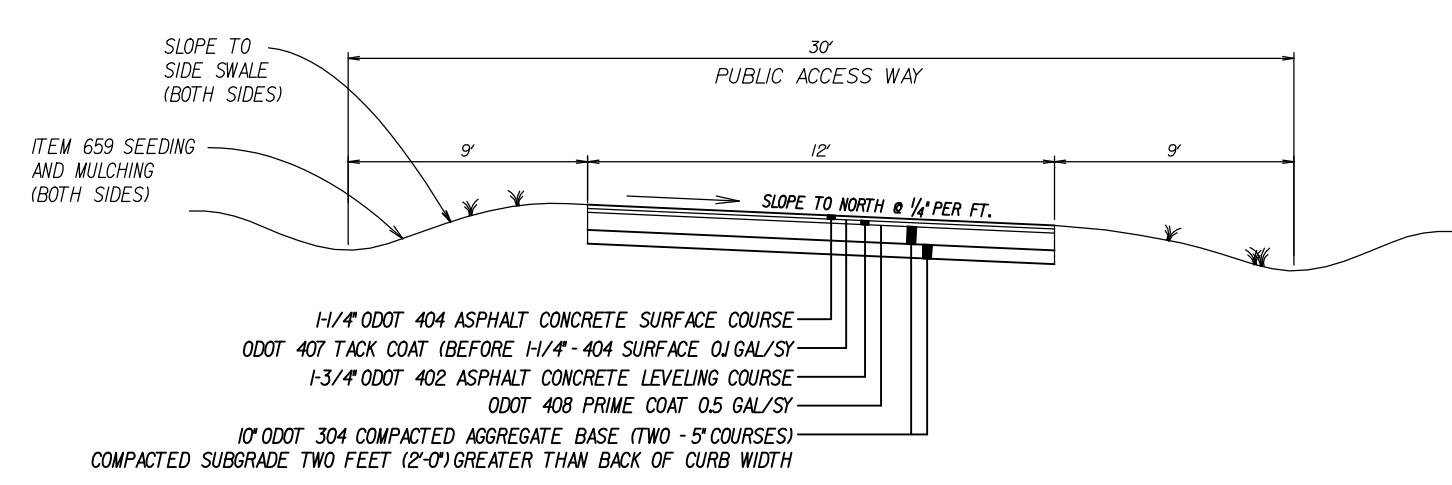
TYPICAL STREET CROSS SECTION
ASPHALT CONCRETE PAVEMENT
AGGREGATE BASE
NO SCALE



TYPICAL WRIGHT CYCLE BOULEVARD CROSS SECTION
ASPHALT CONCRETE PAVEMENT
AGGREGATE BASE



PUBLIC ACCESS WAY CROSS SECTION
ASPHALT CONCRETE PAVEMENT
AGGREGATE BASE



OWNER & DEVELOPER:
P.F.D. DEVELOPMENT P.L.L.
984 ORVILLE WAY
XENIA, OHIO 45385
PHONE : (937) 376-9113



BENCHMARK:
USGS CHISELED SQUARE - 350' SW. OF
HEDGES RD. BRIDGE ALONG CONRAIL
E. OF CONC. HEADWALL CULVERT UNDER
RAILROAD
ELEVATION - 855.98

NO.	DATE	REVISION
1	6/28/06	DIM. TO PUBLIC ACCESS WAY DETAIL

WRIGHT CYCLE ESTATES
SECTION FOURTEEN
CITY OF XENIA - GREENE COUNTY, OHIO

COVER SHEET

Scale: See Graphic Scale Date: 4/21/2006

Des. R.D.A. Job No. 06-1934.A
Dwn. J.G.L. Sheet No.
Ckd. R.D.A. 1 of 7

SCHAEFFER ENGINEERING
ENGINEERS
SURVEYORS
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

Approved: *[Signature]* Engineer