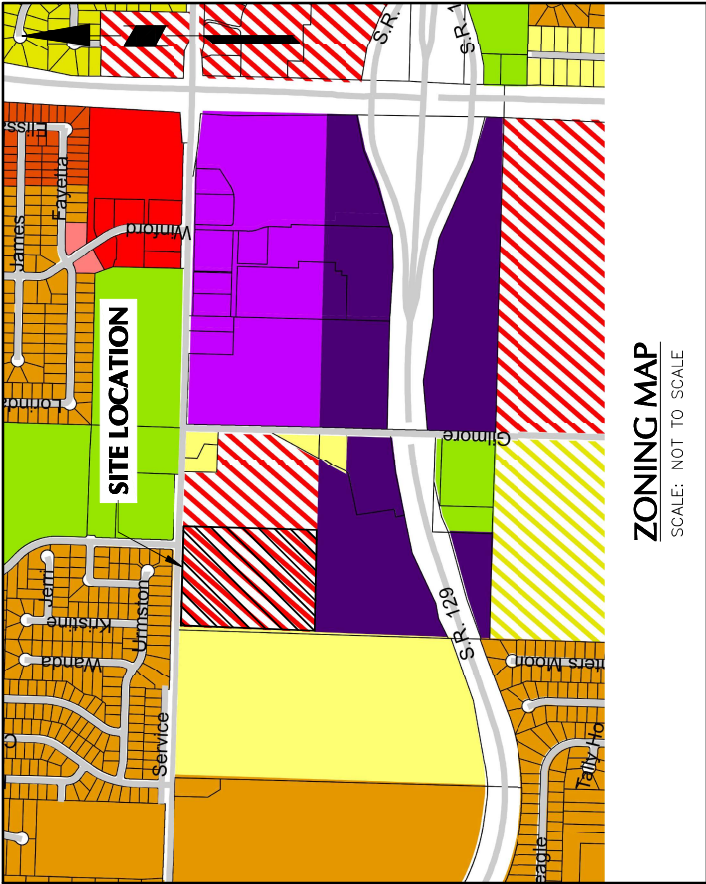


CHRISTIAN BROTHERS AUTOMOTIVE

2860 Menards Blvd.
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO



ZONING MAP
SCALE: NOT TO SCALE



LOCATION MAP
SCALE: 1" = 1000'

PAGE NO.	DRAWING NO.	DRAWING TITLE	DATE REVISED
1	CS001	COVER SHEET	-
2	VL101	ALTA/NSPS LAND TITLE SURVEY	-
3	CD101	DEMOLITION PLAN	-
4	CS101	SITE PLAN	-
5	CG101	GRADING AND DRAINAGE PLAN	-
6	CU101	UTILITY PLAN	-
7	CE101	SOIL EROSION & SEDIMENT CONTROL PLAN	-
8	CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS	-
9	CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS	-
10	LP101	LANDSCAPE PLAN	-
11	LP501	LANDSCAPE DETAILS	-
12	CS501	SITE DETAILS	-
13	CS502	SITE DETAILS	-
14	CS503	SITE DETAILS	-
15	CS504	SITE DETAILS	-

OWNER

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
TEL: (281) 675-6192

CONTACT:
BILLY GREEN

CIVIL ENGINEER

LANGAN ENGINEERING & ENVIRONMENTAL
SERVICES, INC.
6000 LOMBARDO CENTER, SUITE 210
CLEVELAND, OH 44131
TEL: (216) 328-3300
FAX: (216) 328-3301

CONTACT:
RYAN FLANAGAN
TEL: (216) 328-3344
EMAIL: RFLANAGAN@LANGAN.COM

SURVEYOR

LANGAN ENGINEERING & ENVIRONMENTAL
SERVICES, INC.
6000 LOMBARDO CENTER, SUITE 210
CLEVELAND, OH 44131
TEL: (216) 328-3300
FAX: (216) 328-3301

CONTACT:
ANTHONY MAIONE
TEL: (216) 328-3321
EMAIL: AMAIONE@LANGAN.COM

AT LEAST 48 HOURS, BUT NOT MORE THAN 10
WORKING DAYS (EXCLUDING WEEKENDS AND
HOLIDAYS), PRIOR TO STARTING ANY EARTH
DISTURBANCE ACTIVITIES, ALL CONTRACTORS
INVOLVED IN THESE ACTIVITIES SHALL CONTACT
OHIO UTILITIES PROTECTION SERVICE AT
1-800-362-2764

UNDERGROUND UTILITIES



CALL
1-800-362-2764
(TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

TICKET: A010101172-00A
TICKET: A010101175-00A

CONTACTS

FAIRFIELD TOWNSHIP
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OH 45011

CHUCK GOINS
ZONING ADMINISTRATOR
513-785-2266

WATER AND SANITARY SEWER
BUTLER COUNTY WATER & SEWER DEPT.
130 HIGH ST.
HAMILTON, OH 45011

JEFF FRECHTLING
SUPERINTENDENT OF UTILITIES
513-887-3220

GAS
COLUMBIA GAS
290 W NATIONWIDE BLVD.
COLUMBUS, OHIO 43215

DAVID GALLICK
800-440-6111

ELECTRIC
DUKE ENERGY OHIO
1199 NILES ROAD
FAIRFIELD, OH 45014

877-632-3853

TELECOMMUNICATIONS
AT&T OHIO
800-288-2020



Signature
CHRISTOPHER J. WESTBROOK
PROFESSIONAL ENGINEER OH LIC. NO. 733221

LANGAN
Langan Engineering and
Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
**CBAC - FAIRFIELD
TOWNSHIP**
BUTLER COUNTY
FAIRFIELD TOWNSHIP
OHIO

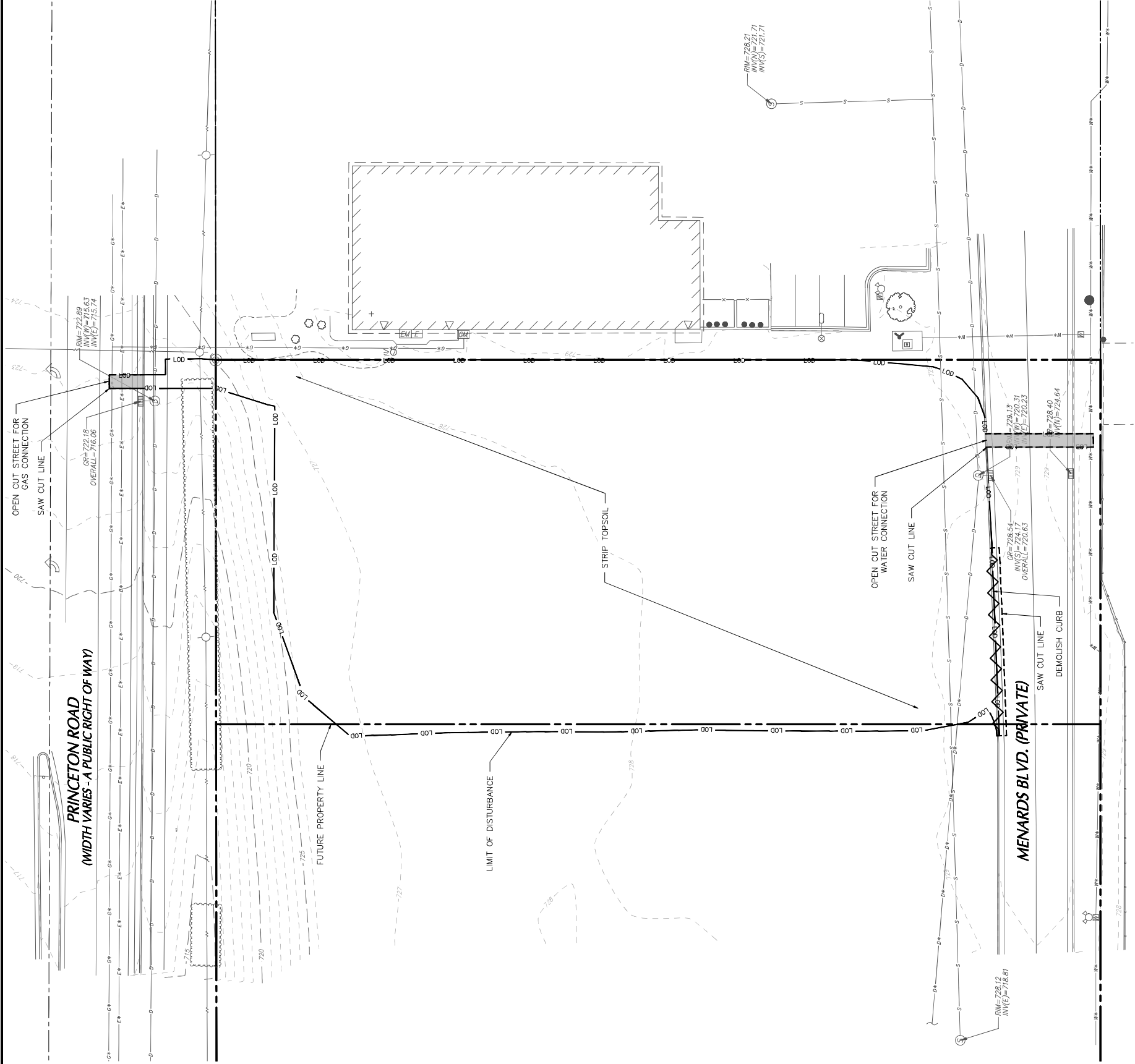
COVER SHEET

Project No.	400091401
Date	03/21/2022
Drawn By	JES
Checked By	RPF

CS001

Drawing Title

Drawing No.

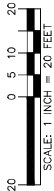


SITE DEMOLITION GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED JANUARY 2022. THE SURVEY RECORD IS RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHEN THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
- BACKFILLING SHALL BE DONE IN 8-INCH THICK MAXIMUM LOOSE LIFTS. EACH LIFT SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR METHOD.
- AFTER EXISTING UTILITY ABANDONMENT, THE AREA OF CONSTRUCTION SHOULD BE BROUGHT TO THE REQUIRED SUBGRADE LEVEL WHERE EXCAVATION IS REQUIRED. THE AREA SHOULD BE PROOF-ROLLED (AFTER CUTTING TO THE SUBGRADE LEVEL) USING AN APPROVED PROCTOR METHOD. THE SUBGRADE SHOULD BE BROUGHT TO THE REQUIRED SUBGRADE LEVEL AND REPAVED WITH APPROVED PROPERLY COMPACTED FILL. IN ADDITION THE SUBGRADE SOIL SHOULD BE COMPACTED TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR METHOD.
- OFF-SITE FILL MATERIAL SHOULD MEET THE REQUIREMENTS FOR STRUCTURAL FILL.
- THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION DEBRIS, TOPSOIL AND SUBGRADE MATERIAL GENERATED BY THIS PROJECT. SUCH MATERIAL SHALL BE PROPERLY DISPOSED OF AT AN ACCEPTABLE OFF-SITE FACILITY.
- ALL ADJACENT PROPERTIES AND UTILITIES NOT CALLED OUT TO BE REMOVED OR ABANDONED MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH ANY LOCAL OR STATE CODES/REQUIREMENTS.
- REMOVE EXISTING CURB AS SHOWN. REMOVE EXISTING PAVEMENT AS NECESSARY TO REMOVE AND REPLACE CURB.
- CONTRACTOR IS RESPONSIBLE FOR ALL GENERATED DEMOLITION DEBRIS AND FILL TO BE EXPORTED FROM THE SITE.
- ALL EXISTING ADJACENT PAVEMENTS, ROADS, CURBS AND STRIPING ARE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL UTILITIES AND STRUCTURES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED.

LEGEND

LIMIT OF DISTURBANCE	LOD
DEMOLISH	
SAW CUT LINE	
PAVEMENT DEMO	



[illegible]

- [illegible]

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
EASEMENT LINE	---	---
BUILDING LINE	////	---
DOOR LOCATION	▽	▽
CURB LINE	---	---
RETAINING WALL	---	---
SIGN	③	③
PARKING SPACE COUNT	③	③
HEAVY DUTY CONCRETE PAVEMENT	③	③
STANDARD DUTY ASPHALT PAVEMENT	③	③
HEAVY DUTY ASPHALT PAVEMENT	③	③
CONCRETE SIDEWALK/PAD	③	③
FIRE HYDRANT	③	③
WATER METER	③	③
WATER VALVE	③	③
GAS METER	③	③
GAS VALVE	③	③
OVERHEAD WIRES	③	③
UTILITY POLE	③	③
ELECTRIC METER	③	③
ELECTRIC STRUCTURE TRANSFORMER	③	③
LIGHT POLE	③	③
SANITARY MANHOLE	③	③
SANITARY CLEANOUT	③	③
CATCH BASIN	③	③
STORM MANHOLE	③	③
STORM CLEANOUT	③	③
TREE	③	③

