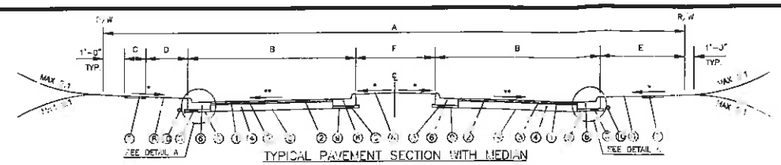
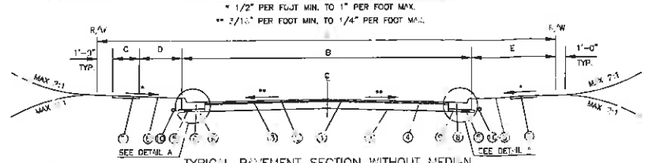
CARMELLE
SECTION FIVE

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO



TYPICAL PAVEMENT SECTION WITH MEDIAN

* 1/2" PER FOOT MIN. TO 1" PER FOOT MAX.
** 3/16" PER FOOT MIN. TO 1/4" PER FOOT MAX.

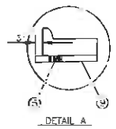


TYPICAL PAVEMENT SECTION WITHOUT MEDIAN

TYPICAL PAVEMENT SECTION WITH MEDIAN							
PVMT MAKE-UP	STREET DESIGNATION	A	B	C	D	E	F
II	PRIMARY COLLECTOR	80' MIN	15'-0"	4'-0"	9'-6"M/A TO 5'-0"MIN	24'-0"M/A TO 8'-0"MIN	26'-0"MA TO 13'-6"MIN

TYPICAL PAVEMENT SECTION WITHOUT MEDIAN						
PVMT MAKE-UP	STREET DESIGNATION	A	B	C	D	E
I	MAJOR ARTERIAL	100' MIN	64'-0"	4'-0"	12'-8"	17'-8"
II	MINOR ARTERIAL	80' MIN	53'-0"	4'-0"	8'-6"	13'-6"
III	COLLECTOR	60' MIN	41'-7"	4'-0"	7'-6"	9'-5"
	LOCAL	50' MIN	28'-0"	4'-0"	5'-8"	10'-6"

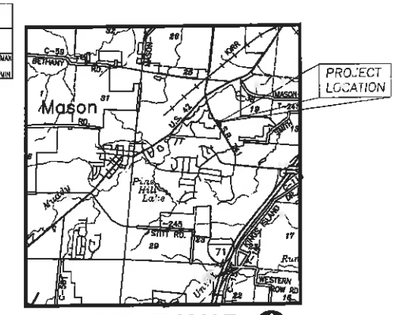
NOTE: THE CITY ENGINEER RESERVES THE RIGHT TO ALTER THE PAVEMENT MAKE-UP DUE TO SPECIAL SOIL CONDITIONS, TRAFFIC COUNTS, AND DESIGN LIFE. THE CITY ENGINEER ALSO RESERVES THE RIGHT TO REQUIRE AN ENGINEERING STUDY TO DETERMINE IF ANY ALTERATIONS TO THESE STANDARDS ARE REQUIRED IN SPECIAL CONDITIONS.



DETAIL A

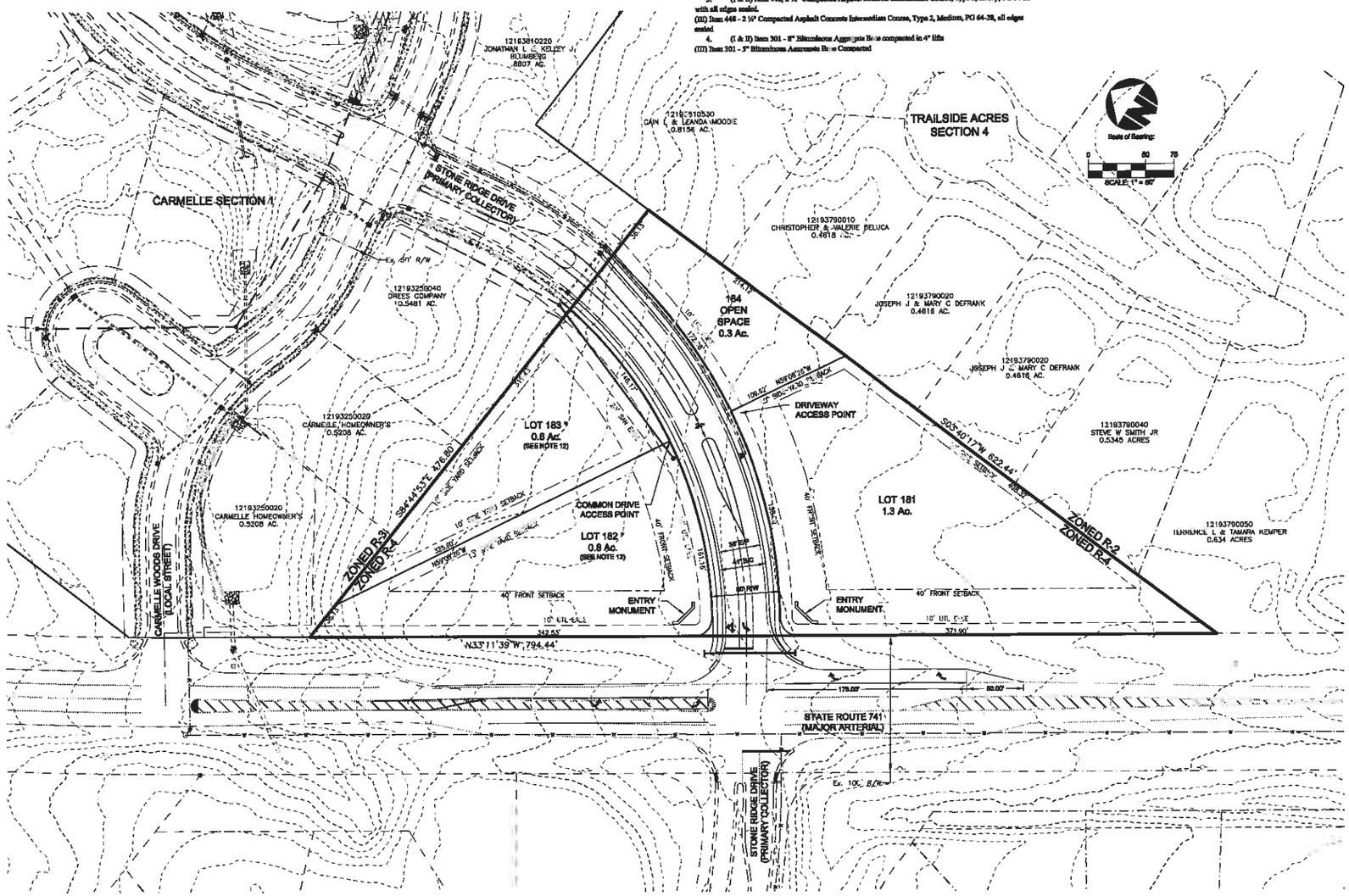
PAVEMENT LEGEND

1. (I & II) Item 448, 1 ½" Compacted Asphalt Concrete, Type 1H, Heavy, PG 70-22M, to be applied not less than 9 months after first 2 ½" course of Intermediate asphalt has been installed with all edges sealed.
(III) Item 448 - 1 ½" Compacted Asphalt Concrete Surface Course, Type 1, Medium, PG 64-22, to be applied not less than 9 months after first 2 ½" course of Intermediate asphalt has been installed with all edges sealed.
2. (I &II) Item 407 Tack Coat to be applied not less than 9 months after first 2 ½" course of Intermediate asphalt has been installed.
(III) Item 407 - Tack Coat to be applied not less than 9 months after first 2 ½" course of Intermediate asphalt has been installed
3. (I & II) Item 448, 2 ½" Compacted Asphalt Concrete Intermediate Course, Type 2, Heavy, PG 64-28 with all edges sealed.
(III) Item 448 - 2 ½" Compacted Asphalt Concrete Intermediate Course, Type 2, Medium, PG 64-28, all edges sealed
4. (I & II) Item 301 - 8" Bituminous Aggregate Base compacted in 4" lifts
(III) Item 301 - 5" Bituminous Aggregate Base Compacted
5. (I & II) Item 304 - 3/4" Aggregate Base
6. (I &II) Item 609 - Type 2 Concrete Combined Curb and Gutter
(III) Item 609 - Type 1 Concrete Combined Curb and Gutter
7. (I, II & III) Item 608 - 5" Concrete Walk (Slope ½"/FT.)
If a Bike Path is required by the City of Mason, then see Pavement Profile Detail.
8. (I, II & III) Item 659 - Seeding and Mulching
(I, II & III) Item 660 - Sodding
9. (I, II & III) Item 203 - Subgrade Compaction
10. (I, II & III) Item 605 - Underdrains



VICINITY MAP

NO SCALE



OWNER

CITY OF MASON
6000 MASON MONTGOMERY ROAD
MASON, OHIO 45040

ENGINEER/SURVEYOR

BAYER BECKER
6900 TYLERSVILLE RD, SUITE A
MASON, OHIO 45040
(513) 336-6600

DEVELOPMENT SUMMARY

USAGE	NUMBER OF LOTS	ACREAGE
SINGLE FAMILY LOTS	3	2.70
OPEN SPACE	1	0.30
R.O.W.	1	0.41
TOTAL	5	3.41

EXISTING ZONING: R-4		
SETBACKS		
	FRONT	40'
	SIDE	10' MIN.
	REAR	30'

GENERAL NOTES

1. EXISTING ZONING: R-4 SINGLE FAMILY RESIDENTIAL
2. EXISTING TOPO & BOUNDARY FROM WARREN COUNTY GIS.
3. THE MINIMUM FRONTAGE SHALL BE MEASURED AT THE BUILDING SETBACK LINE.
4. A MEDIAN WILL BE INSTALLED ON STATE ROUTE 741, CONVERTING THE CARMELLE WOODS ACCESS DRIVE INTO A RIGHT IN/RIGHT OUT. (WORK TO BE DONE BY OTHERS)
5. TRAFFIC SIGNAL TO BE INSTALLED AT INTERSECTION OF ST. RT. 741 AND STONE RIDGE DRIVE BY OTHERS
6. WATER SERVICE TO BE PROVIDED BY GREATER CINCINNATI WATER WORKS (GCWW).
7. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF MASON.
8. FINAL PLAT SHALL SHOW LOCATION OF ANY BORROW/DUMPING PITS TO BE CONSTRUCTED.
9. THE CITY OF MASON DOES NOT TAKE RESPONSIBILITY FOR STORM WATER EASEMENTS, OR DETENTION/RETENTION BASIN MAINTENANCE. PROPOSED DETENTION/RETENTION BASINS WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
10. ALL OPEN SPACE AREAS TO BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
11. A STREET TREE PLAN SHALL BE SUBMITTED AND APPROVED PER MASON STREET TREE CODE PRIOR TO RECORDING FINAL PLAT.
12. LOTS 182 AND 183 SHALL SHARE A SINGLE COMMON DRIVEWAY ACCESS POINT ALONG STONE RIDGE DRIVE AS INDICATED ON THE PLAN. THE ACCESS TO LOT 181 WILL BE DIRECTLY ACCESS FROM THE ACCESS TO LOTS 182 AND 183.
13. A VARIANCE IS REQUESTED FROM THE LANDSCAPE CODE TO REDUCE THE LANDSCAPE BUFFERS ALONG STONE RIDGE DRIVE AND STATE ROUTE 741 FROM 60'-0" TO 40'-0".

EXHIBIT A
PAGE 1 OF 1

STATE OF OHIO
JOHN S. DELVERNE
E-59378
REGISTERED
PROFESSIONAL ENGINEER

Item	Revision Description	Date	Drawn:	Chk:
1	100-REC PER CITY OF MASON REVIEW COMMENTS	10/28/14	BJB	JSD

CARMELLE SECTION FIVE
SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

PRELIMINARY PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 03W033-006 CD
Drawn by: MPJ
Checked By: JSD
Issue Date: 10-13-14
Sheet: 1/1

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Plot time: Oct 29, 2014 - 10:38am
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