DEVELOPMENT AGREEMENT

between the

CITY OF MASON

and

AMBLESIDE DEVELOPMENT, LLC

Project Name: Ambleside Meadows

Dated as of FERUARY 12, 2016

DEVELOPMENT AGREEMENT

(Ambleside Meadows)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into effective as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF MASON, a municipal corporation and political subdivision of the State of Ohio, the address of which is 6000 Mason-Montgomery Road, Mason, OH 45040 (the "City"), and AMBLESIDE DEVELOPMENT, LLC, an Ohio limited liability company, the address of which is 7800 Cooper Road, Suite 204, Cincinnati, Ohio 45242 ("Developer").

Recitals:

- A. Developer is or will be the fee owner of approximately 211.34 acres of real property located in the City of Mason and, as shown on <u>Exhibit A</u> attached hereto ("Site Plan"), and also described upon the attached <u>Exhibit B</u> (*Legal Description*) hereto (the "**Project Site**").
- B. Developer intends to develop the Project Site by performing, or causing to be performed, the following activities: (i) subdividing the Project Site into 314 single family lots respectively as depicted on Exhibit A, and in accordance with Exhibit C, (ii) dedicating the Public Infrastructure Improvements (as defined below) to be constructed by the City and the land on which the Public Infrastructure Improvements are situated as a public right-of-way, and (iii) constructing 295 single-family residences on numbered parcels 1 through 314, respectively, as depicted on Exhibit A, in accordance with Exhibit C (Scope of Work Private Improvements) (collectively, the "Private Improvements).
- C. Concurrently with the construction of the Private Improvements, the City intends to construct (i) the Public Infrastructure Improvements as generally depicted on Exhibit D (and (ii) install commensurate curbs, water mains, and storm and sanitary sewers, all as more particularly described in Exhibit D (Scope of Work Public Infrastructure Improvements) hereto (the "Public Infrastructure Improvements").
- D. The City anticipates that the Public Infrastructure Improvements, together with any administrative, financing and other related costs, will cost approximately \$2,300,000.00, of which (i) \$2,300,000.00, will be funded **directly by the City; and/or** (ii) funded by general obligation bonds issued by the City (or anticipatory indebtedness created by the City in anticipation of such general obligation debt) (the "Bonds"), to be authorized by a bond ordinance anticipated to be passed by City Council (the "Bond Ordinance"). In the event the total cost of the Public Infrastructure Improvements exceeds the anticipated funds generated from the Special Assessment, the Developer shall have the following options:
 - 1. Developer may fund the shortfall and reimburse the City for the additional unanticipated costs of the Public Infrastructure Improvements.
 - 2. Developer may reduce the scope of the Public Infrastructure Improvements such that the anticipated funds generated from the Special Assessment can fully fund the modified scope of work for the Public Infrastructure Improvements. Those improvements removed from the scope of work for the Public Infrastructure Improvements shall be constructed by the Developer.
 - 3. Developer, with permission from all of the builders and property owners on the Project Site, may petition to the City to increase the amount of the Special Assessment.
- E. The City anticipates that it will repay the Bonds in part by means of a special assessment, assessed in an amount not to exceed \$550.00 per Lot, over a term not to exceed 25 years, pursuant to Ohio Revised Code Chapter 727 (the "Special Assessment").

- F. The City believes that the Public Infrastructure Improvements and the Private Improvements are each in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of applicable federal, state and local laws
- G. City Council, having the authority to approve the dedication plat attached as Exhibit A, approved such plat as well as the zone change at its meeting on January 11, 2016.
- H. The Special Assessment requires the enactment of three pieces of legislation by City Council, in each case as more particularly described in Ohio Revised Code Chapter 727: (i) a resolution of necessity with respect to the Public Infrastructure Improvements and the Special Assessment (the "Resolution of Necessity"), (ii) a determination to proceed with the construction of the Public Infrastructure Improvements (the "Determination to Proceed"), and (iii) an ordinance imposing the Special Assessment (the "Assessing Ordinance"). The City passed the Resolution of Necessity, the Determination to Proceed, and the Assessing Ordinance on February 8, 2016 pursuant to a Petition submitted by Developer to the City on February 4., 2016 (the "Petition").

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. <u>DEVELOPER'S OBLIGATIONS.</u>

(A) Construction of Private Improvements; Dedication of Public Right-of-Way. Developer will subdivide the Project Site in order to create separate legal parcels on the records of the Warren County Auditor as depicted on Exhibit A. Developer shall furnish a copy of the proposed subdivision plat and legal descriptions for the Project Site to the City for its review and approval and shall obtain all necessary approvals from the City Planning Commission and any other City departments, boards or other bodies in connection therewith. Following Developer's subdivision of the Project Site as described above, Developer shall complete the Private Improvements in accordance with Exhibit C. Developer shall obtain all necessary building permits and licenses and shall complete the Private Improvements, and shall do so in compliance with all applicable laws and other governmental requirements. Developer shall cause the land on which the Public Infrastructure Improvements are constructed to be dedicated as a public right-of-way prior to the City's commencement of construction on the Public Infrastructure Improvements and shall execute all documents and other instruments and shall take such actions as are deemed necessary or desirable by the City in order to effect the same.

(B) Insurance.

(i) Insurance during Construction. Until such time as all construction work associated with the Private Improvements has been completed, and without limitation of any of Developer's obligations under this Agreement, Developer shall maintain, and cause to be maintained by the applicable Builder, the following insurance: (a) Commercial General Liability insurance of at least \$1,000,000 per occurrence, combined single limit/\$2,000,000 aggregate, naming the City as an additional insured. (b) builder's risk insurance in the amount of one-hundred percent (100%) of the value of the improvements constructed, (c) worker's compensation insurance in such amount as required by law, (d) all insurance as may be required by Developer's construction lenders, (e) automobile liability insurance in the amount of \$1,000,000 per occurrence, naming the City as an additional insured, and (f) such other insurance as may be reasonably required by the City. Developer's insurance policies shall (1) be written in standard form by companies of recognized responsibility and credit reasonably acceptable to the City, that are authorized to do business in Ohio, and that have an A.M. Best rating of A VII or better, and (2) provide that they may not be canceled or modified without at least thirty (30) days prior written notice to the City.

- (C) <u>Mechanic's Liens</u>. Developer shall not permit any mechanic's or other liens to be filed against the Project Site which may affect the Public Infrastructure Improvements. If a mechanic's lien shall at any time be filed, Developer shall, within 60 days, provided, however, if the Developer is in the process of diligently prosecuting such discharge, by way of bonding the mechanic's lien off or the like, the City may extend such timeframe at its discretion).
- Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, Developer shall defend, indemnify and hold the City. its officers, council members, employees and agents (collectively, the "Indemnified Parties") harmless from and against any and all actions, suits, claims, losses, costs (including without limitation attorney's fees), demands, judgments, liability and damages (collectively, "Claims") suffered or incurred by, or asserted against, the Indemnified Parties as a result of or arising from the acts of Developer, its agents, employees, licensees, invitees, contractors, subcontractors, or anyone else acting at the request of Developer in connection with the Private Improvements. The foregoing indemnity shall not apply to Claims to the extent such Claims arise out of the gross negligence or willful misconduct of the City or its employees, agents or contractors. Without limitation of the indemnification provided in this paragraph, Developer hereby agrees that the City shall in no way be liable to Developer for any Claims against Developer directly or indirectly relating to any alleged invalidity of the Special Assessment, the Resolution of Necessity, the Determination to Proceed, and the Assessing Ordinance. Without limiting Section 6 of this Agreement, to the extent the Special Assessment or any of the aforementioned legislation is challenged in a court of law, Developer agrees that the City may, in its discretion, suspend the construction of the Public Infrastructure Improvements during the pendency of such challenge.
- (E) <u>Costs</u>. The City shall not bear any costs associated with the Private Improvements, and no City funds will be expended on the Private Improvements unless otherwise agreed by the City in writing pursuant to a separate, binding agreement.
- (F) <u>Project Information</u>. Prior to the commencement of construction of the Private Improvements, and again upon the completion of the same (to the extent any additional documents have been created or existing documents have been updated since the commencement of construction), Developer shall provide the City with copies of the plans necessary for construction of the Public Improvements, all soil and geotechnical reports, environmental assessments, title reports, surveys, appraisals, and such other pertinent documents or reports previously obtained by Developer relating to the Project Site.
- 2. <u>CITY'S OBLIGATIONS</u>. The City shall complete the Public Infrastructure Improvements in accordance with Exhibit D in multiple phases. The water main loop from Mason-Morrow-Millgrove Road to the north entry of the Project Site shall be completed by the City no later than August 31, 2016. The water main loop from the north entry of the Project Site to the connection on Bunnell Road shall be completed by the City on or before the date which the 90th building permit issued by the City for construction of single family residences upon the Lots in the Project Site are issues. The balance of the Public Infrastructure Improvements, including the road widening and bike path along SR 42 shall be completed on or before August 1, 2018. The City shall have no other obligation to provide assistance of any kind in connection with Developer, or the Project Site, except as may be agreed in writing by the City.

The City shall commence and complete construction of the Public Improvements in accordance with Exhibit E (Public Improvements Schedule) hereto. City shall obtain the Developer's approval of any proposed material changes to Exhibit E, which changes may result in delays for the Developer or a "Major Modification" to the Developer's Master Plan and/or Subdivision Plat previously approved by the City.

The City shall make best efforts to minimize the amount of the Special Assessment and work collaboratively with Developer to construct the Public Infrastructure Improvements in a timely and fiscally responsible manner.

3. REPRESENTATIONS AND COVENANTS.

- (A) <u>Representations, Warranties, and Covenants of Developer.</u> Developer makes the following representations, warranties and covenants to induce the City to enter into this Agreement:
- (i) Developer is a limited liability company duly organized and validly existing under the laws of the State of Ohio, has properly filed all certificates and reports required to be filed by it under the laws of the State of Ohio, and is not in violation of any laws of the State of Ohio relevant to the transactions contemplated by this Agreement.
- (ii) Developer has full power and authority to execute and deliver this Agreement and to carry out the transactions provided for therein. This Agreement has by proper action been duly authorized, executed and delivered by Developer and all actions necessary have been taken to constitute this Agreement, when executed and delivered, valid and binding obligations of Developer.
- (iii) The execution, delivery and performance by Developer of this Agreement and the consummation of the transactions contemplated hereby will not violate any applicable laws, or any writ or decree of any court or governmental instrumentality, or the organizational documents of either such entity, or any mortgage, indenture, contract, agreement or other undertaking to which Developer is a party or which purports to be binding upon Developer or upon any of its assets, nor is Developer in violation or default of any of the foregoing.
- (iv) To its knowledge, there are no actions, suits, proceedings or governmental investigations pending, or to the knowledge of Developer, threatened against or affecting Developer, the Private Improvements, or the Project Site, at law or in equity or before or by any governmental authority.
- (v) Developer shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute or governmental proceeding or investigation affecting Developer which could reasonably be expected to interfere substantially with its normal operations or materially and adversely affect its financial condition.
- (vi) The statements made in the documentation provided by Developer to the City that are descriptive of Developer or the Private Improvements have been reviewed by Developer and do not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make such statements, in light of the circumstances under which they were made, not misleading.
- (B) <u>Instruments of Further Assurance</u>. Developer shall execute and deliver to the City such additional agreements and instruments as the City may require in order to confirm and protect the City's interests and rights under this Agreement.
- (C) <u>Petition</u>. All representations, warranties and covenants made by Developer and the Petitioner (as defined in the Petition) in favor of the City in the Petition are hereby fully incorporated herein and adopted by Developer as of the date hereof. Developer and Petitioner reaffirm their waiver of all rights waived and its consent to all matters consented to in the Petition on behalf of itself and all future owners of all or any portion of the Project Site.
- (D) <u>No Transfer</u>. Except with respect to mortgages and encumbrances required by Developer's construction lenders and builders, until such time as the Private Improvements have been completed, Developer shall not sell, convey, assign, mortgage, pledge or otherwise dispose of or encumber all or any part of the Private Improvements or Property without the prior written consent of the City; *provided, however* that the City hereby consents to the transfer by Developer or Builder, or their successors of the lots and other parcels within the Property on the condition that the transfer is to one or

more builders (each a "Builder"), or their customers for the purpose of facilitating the completion of the Private Improvements or the sale of completed residences with respect to such lots.

- (E) Agreement of Developer with Respect to Statements, Representations and Warranties. Developer and Petitioner hereby agree that all statements, representations and warranties made by it in this Agreement and the Petition are true in all material respects. It is specifically understood by Developer that all such statements, representations, warranties and agreements shall be deemed to have been relied upon by the City as an inducement to enter into this Agreement and that if any such statements, representations and warranties were false in any material respect at the time they were made or any of such agreements are materially breached, the City may, in its sole discretion, consider any such misrepresentation an event of default hereunder.
- (F) <u>Taxes and Other Governmental Charges</u>. Developer (and, for the avoidance of doubt, its successors and assigns as applicable) shall pay, when due, all taxes and assessments and other lawful governmental charges that may be assessed or levied against or payable with respect to the Private Improvements.

4. REPORTING REQUIREMENTS.

- (A) <u>Submission of Records and Reports; Records Retention</u>. Developer shall provide any and all information regarding the Project Site and/or the costs expended for the Private Improvements, as may be necessary to carry out the intent and purposes of the Special Assessment enacted by the City in accordance with O.R.C. § 727, as well as may be required by the City, Warren County, or State of Ohio.
- 5. <u>ADDITIONAL REQUIREMENTS</u>. Developer shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Warren, and City of Mason.

6. <u>DEFAULT; REMEDIES.</u>

- (A) <u>Default</u>. The occurrence of any of the following shall be an "**event of default**" under this Agreement:
- (i) The failure of Developer to perform any obligation under this Agreement, and failure by Developer to correct such failure within thirty (30) days after Developer's receipt of written notice thereof from the City; provided, however, that if the nature of the default is such that it cannot reasonably be cured within 30 days, Developer shall not be in default so long as Developer commences to cure the default within such 30-day period and thereafter diligently completes such cure within a reasonable period of time (but not exceeding 60 days) after Developer's receipt of the City's initial notice of default. The foregoing notwithstanding, if Developer's failure to perform or observe any obligation, duty, or responsibility under this Agreement creates a dangerous condition or otherwise constitutes an emergency as determined by the City, an event of default shall be deemed to have occurred if Developer fails to take corrective action immediately upon discovering such dangerous condition or emergency; or
- (ii) The dissolution of Developer, the filing of any bankruptcy or insolvency proceedings by Developer, or the making by Developer of an assignment for the benefit of creditors;
- (iii) The filing of any bankruptcy or insolvency proceedings against Developer, or the appointment of a receiver (temporary or permanent) for Developer, or the attachment of, levy upon, or seizure by legal process of either of Developer's properties, that, in each such event, is not released within 60 days after the filing thereof; or

- (iv) Each of the following two conditions occur: (a) the Special Assessment, the Bond Ordinance), the Resolution of Necessity, the Determination to Proceed, or the Assessing Ordinance, or any other legislation enacted by City Council in connection herewith, is deemed invalid or impermissible by a court of law following a non-appealable final adjudication thereof, and (b) the City determines that alternative means for financing do not exist..
- (v) The failure of the City to complete the Public Infrastructure Improvements in accordance with the schedule set forth at Paragraph 2 above, subject to any extension granted by the Developer and the failure by the City to correct such failure within thirty (30) days of receipt of the City's written notice thereof.
- (B) <u>City Remedies</u>. Upon the occurrence of an event of default by the Developer under this Agreement, the City shall be entitled to: (i) terminate this Agreement by giving Developer written notice thereof, upon the expiration of the Developer's right to cure, and (ii) exercise any and all other rights and remedies under this Agreement or otherwise available at law or in equity. Developer shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by the City as a result of a default of Developer under this Agreement, the City's enforcement of this Agreement, the City's legal defense of the Special Assessment, the Resolution of Necessity, the Determination to Proceed, the Assessing Ordinance, the Bond Ordinance or any legislation enacted which enables this Agreement or the matters contemplated hereby, or the City's termination of this Agreement. The failure of the City to insist upon the strict performance of any covenant or duty or to pursue any remedy under this Agreement shall not constitute a waiver of the breach of such covenant or of such remedy.
- (C) <u>Developer Remedies</u>. Upon the occurrence of an event of default by the City under this Agreement, the Developer shall be entitled to: (i) terminate this Agreement by giving the City written notice thereof, upon the expiration of the City's 30 day right to cure, and (ii) exercise any and all other rights and remedies under this Agreement or otherwise available at law or in equity.

7. GENERAL PROVISIONS.

- (A) <u>Assignment.</u> Developer shall not assign its rights or interests under this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld. The City hereby consents to Developer's assignment of its interests hereunder as collateral security to the lender(s) providing construction financing for the Private Infrastructure Improvements. An assignment by Developer of its interests under this Agreement shall not relieve Developer from any obligations or liability under this Agreement. This Section 10(A) is subject to Section 3(D) above.
- (B) <u>Time</u>. Time is of the essence with respect to the performance by the parties of their respective obligations under this Agreement.
- (C) <u>Notices</u>. All notices, requests or other communications hereunder shall be deemed given if personally delivered, or delivered by Federal Express, UPS or other recognized overnight courier, or if mailed by U.S. registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their addresses below or at such other address as either party may designate by notice to the other party given in the manner prescribed herein. Notices shall be deemed given on the date of receipt.

To the City:

City of Mason 6000 Mason-Montgomery Road Mason, OH 45040 Attention: City Manager with a copy to:

Jeffrey D. Forbes, Esq. Wood & Lamping LLP 600 Vine St. STE 2500 Cincinnati, OH 45202

To Developer:

Ambleside Development LLC 7800 Cooper Road, STE 204 Cincinnati, OH 45242 Attention: Graham S. Parlin

with a copy to:

Stephen R. Hunt, Esq. Aronoff, Rosen & Hunt, LPA 2200 US Bank Tower 425 Walnut St. Cincinnati, OH 45202

- (D) <u>Entire Agreement</u>. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes any and all prior discussions, negotiations, representations or agreements, written or oral, between them respecting the subject matter hereof.
- (E) <u>Binding Effect</u>. This Agreement shall inure to the benefit of and shall be binding upon the City and Developer and their respective successors and permitted assigns.
- (F) <u>Amendments</u>. This Agreement may not be amended unless such amendment is set forth in writing and signed by both parties.
- (G) <u>Legislative Contingency</u>. If any one or more of the Bond Ordinance, the Resolution of Necessity, the Determination to Proceed, or the Assessing Ordinance have not been passed by City Council by the first full session of City Council by February 22, 2016, this Agreement shall automatically terminate.
- (H) Recitals. The Recitals are an integral part of this Agreement and therefore are binding on all parties.
- (I) Execution Counterparts. This Agreement may be executed in counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement.
- (J) <u>Severability</u>. Any provision of this Agreement which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provisions shall remain in full force and effect.
- (K) <u>Captions</u>. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.
- (L) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the City of Mason and State of Ohio.
- (M) No Third Party Beneficiaries. The parties hereby agree that no third party beneficiary rights are intended to be created by this Agreement.

- (N) <u>No Brokers</u>. The City and Developer represent to each other that they have not dealt with a real estate broker, salesperson or other person who might claim entitlement to a fee or other compensation as a result of the parties' execution of this Agreement.
 - (O) <u>Exhibits</u>. The following Exhibits are attached to this Agreement and made a part hereof:

Exhibit A - Site Plan and Subdivision Plat

Exhibit B - Legal Description

Exhibit C - Scope of Work - Private Improvements

Exhibit D - Scope of Work - Public Infrastructure Improvements

Exhibit E - Private Improvements Schedule

SIGNATURES ON FOLLOWING PAGE

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF MASON

_, City Manager

AMBLESIDE DEVELOPMENT, LLC, an Ohio

limited liability company, 84: HPA DEVELOPMENT GROUP, WE MANAGYNG MEMBER,

By: Cristian & Pen

Name: GRAHAM S. PARLIN Title: VICE PRESIDENT

Approved as to Form:

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EXHIBIT A to Development Agreement

SITE PLAN

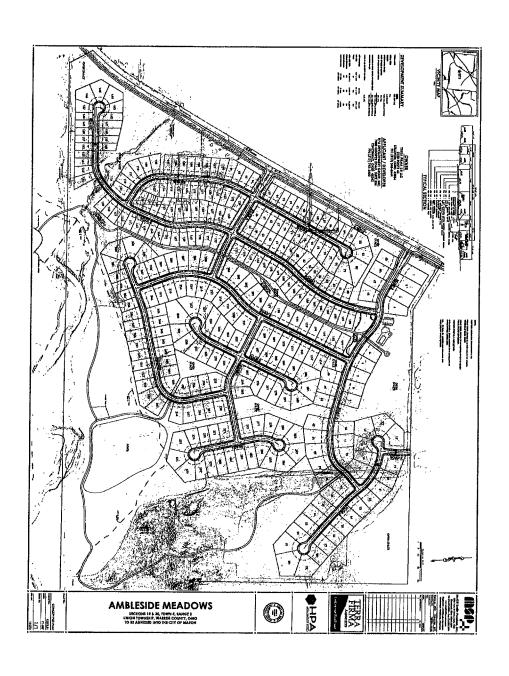


EXHIBIT B to Development Agreement

LEGAL DESCRIPTION

Site Perimeter excluding 12.7890 Acres 211.3405 Acres

Situate in Sections 14 and 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 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, 527.33 feet:

Thence North 48°27'42" West, 1277.94 feet to the centerline of US Route 42, an easterly half right-ofway 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 three (3) courses and distances:

- 1. North 35°55'54" East, 811.40 feet;
- 2. 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
- 3. 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, 1,198.05 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 211.3405 acres of land.

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

Prepared by:

McGill Smith Punshon, Inc.

Date:

January 12, 2016

MSP No.:

13373.00 13373003-LEG-Perimeter-224ac.docx

2 of 2

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



EXHIBIT C to Development Agreement

SCOPE OF WORK - PRIVATE IMPROVEMENTS

Site Preparation:	\$1,227,000.00
Erosion Control:	\$212,800.00
Sanitary Sewer:	\$1,349,620.00
Storm Sewer:	\$1,386,670.00
Electric, Cable, Gas & Phone:	\$507,250.00
Water Line:	\$1,110,606.00
Paving:	\$1,954,635.00
Total Estimated Cost	¢7 740 °01 00

Total Estimated Cost: \$7,748,581.00

EXHIBIT D to Development Agreement

SCOPE OF WORK - PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include the following public improvements:

- A water line extension from Mason-Morrow-Millgrove Road along S.R. 42 to Bunnell Road at Falcon Ridge. The work is further detailed in the US 42 & Bunnell Road Waterline Installation as incorporated herein.
- Roadway widening, turn lanes and bike path to be constructed in front of the Property as further detailed in the US 42 Improvements at Ambleside Meadows as incorporated herein.

A preliminary cost estimate for said work is as follows:

TIC 42	D I T	4 0 7011 70 47						
REF NO.	ITEM NO.	provements & Bike Path DESCRIPTION	QUANTITY	UNIT	UN	TT COST	Т	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.	\$	8.00	\$	62,400.00
8	203	Embankment	7,800	C.Y.	\$	8.00	\$	62,400.00
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

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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	\$	1,800.00
22	611	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	\$	500.00	\$	1,000.00
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 Transverse/Diagonal Line, 24"	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.	\$	0.60	\$ 9,000.00
41	659	Commercial Fertilizer	1	Ton	\$	300.00	\$ 420.00
42	659	Water	39	M. Gal.	\$	1.00	\$ 39.00
10		Reinforced Concrete Arch, 16 Ft Span, 16 L.F., with Wingwalls, Headwalls and					
43	706	Handrails, Complete	1	Lump	\$	50,000.00	\$ 50,000.00
44		Engineering	1	Each	\$	45,000.00	\$ 45,000.00
45		Relocate Gas Main	200	L.F.	\$	100.00	\$ 20,000.00
46		GCWW Material Contribution Estimate	1	Lump	\$	(330,000.00)	\$ (330,000.00)
					.,		

Subtotal \$ 808,430.50

Offsite Water Main Extension

REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST		TO	OTAL COST
1		12" Ductile Iron Water Main	11,027	L.F.	\$	60.00	\$	661,620.00
2		8" Ductile Iron Water Main	50	L.F.	\$	60.00	\$	3,000.00
3		6" Fire Hydrant Complete	29	Each	\$	4,200.00	\$	121,800.00
4		12" Valve and Chamber	8	Each	\$	3,200.00	\$	25,600.00
5		8" Valve and Chamber	4	Each	\$	2,000.00	\$	8,000.00
6		Tie into Existing Main	2	Each	\$	7,500.00	\$	15,000.00
7		Road Bore and Casing	550	L.F.	\$	400.00	\$	220,000.00
8	2	Roadway Open Cut	2,200	L.F.	\$	40.00	\$	88,000.00
9		Driveway Restoration	680	L.F.	\$	40.00	\$	27,200.00
10	1	Stream Crossing	1	Lump	\$	3,000.00	\$	3,000.00
11		Seed, Mulch and Fertilizer	25,000	S.Y.	\$	0.60	\$	15,000.00
12		Stormwater Pollution Prevention Plan	1	Lump	\$	500.00	\$	500.00
13		Traffic Maintenance	1	Lump	\$	25,000.00	\$	25,000.00

14		Mobilization	1	Lump	\$	10,000.00	\$	10,000.00
15		Engineering	1	Lump	\$	50,000.00	\$	50,000.00
16		Construction Layout Stakes	1	Lump	\$	25,000.00	\$	25,000.00
17		Inspection	1	Lump	\$	36,000.00	\$	36,000.00
					Sub	total	\$ 1,	334,720.00
	•				Gra	ınd Total	\$ 2,	,143,150.50



IMPROVEMENTS AMBLESIDE MEADOWS

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

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE WIDENING OF US-42 FOR THE ACCOMMODATION OF A TURK UNIES AT TWO ENTRANCES TO THE NEW AMBLEIDE SUBDIVION, THE DESIGN UNCLUDES APPROXIMATELY 2900 UNEAR FIET 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 UTLITIES ARE PLOTTED FROM A COMPILATION OF
RECORD INFORMATION AND SUFFACE INDICATIONS OF
RECORD INFORMATION AND SUFFACE INDICATIONS OF
RECORD INFORMATION AND SUFFACE INDICATION BE SHOWN, EXACT
LOCATIONS INCLUDING DETRIC ALMADY BE VERIFIED, PLEASE NOTIPE
THE OHIO UTLITY PROTECTION SERVICE AT 1-80-382-2744 REFORE ANY
PERIOD OF EXCANATION OR CONSTRUCTION ACTIVITY.

<u>NOTIFICATION:</u> NOTIFICATION TO RESIDENTS AFFECTED BY THE PROJECT WILL BE BY THE CITY OF MASON.

LEGAL SPEED - 50 MPH

E G E N D

SHEE 2 2 3 3 4 4 5-6 7-19 20-21 20-21 DESCRIPTION

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

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						TC-71.10	TC-65.11	TC-65.10			CTION DE
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		TROVISIONS	SPECIAL							832	SUPPLEMENTAL SPECIFICATIONS

EXSTING FLEDHONE UNE

EXISTING FENCE LINE

EXISTING OVERHEAD POWER LINE

W-- PROPOSED WATER UNC

HANDICAPPED PARKING

CUARD POST



OHIO
Utilities Protection
Figure 1-800-382-2744
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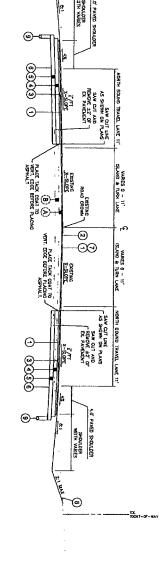


US 42 ROAD IMPROVEMENTS TYPICAL SECTION AND DETAILED ESTIMATE SHEET

4" BASE FIPE UNDERDRAINS
CURB HASON STANDARD TIPE 1
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AUGUSTET
AT SHEET ONCRETE SURFACE COURSE, TYP.E. 1, PG. 64-22
ONCRETE INTERMEDIATE COURSE, TYP.E. 2, PG. 64-22
PP.E. UNDERNALMS
FF.A. COMMISSINCY DUANTITIES AS ADDITIONAL QUANTIES, WHICH ARE INCLUDED IN THE BIO DUANTIES. CHRINDRACHY QUANTIES ARE ONLY TO BE USED UNDER THE EXCHEPTS AND CONSTRUCTION MANAGERS DESCRIBE.

N.T.S. LEGEND

US ROUTE 42 NORMAL SECTION









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1. (4.6. 11.3. SPATIO CONSETT. SERVICE CONSES, TRY E. 1.90, 64-22
1. (4.7. LACK CANT, (APPLICATION ANTE - 0.1772 GAL(\$7))
1. (4.6. 1.7.5. SPATIO, CONSETT BASE, POR 1.4.72 (POR 54-22)
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EASTING
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STATION
OFFSET

IRLEPHONE
CHOINNATH SELL
201 EAST FOURTH STREET
ROOM 103
CHOINNATH, OH 45202
(513)—556—7043

CABLE
THE WARNER
11252 CORNEL PARK DRIVE
CINCHNAT, OH 45242
(513) 488-5000

STORM SEMER CITY OF MASSIM BDO MASSIM—HONTGOMERY ROAD MASSIM, OH 45040 (513) 229-8520

BELOCATION OF UTILITIES
ALL UTILITIES WHICH ARE SHOWN OR LOCATED DURING THE COURSE OF CONSTRUCTION THAT ARE FRUNCT OR IN CONTROL OR ADJUSTED BY THE OWNER OF THE UTILITY.

THE UNDERGROUND UTILLIES SHOWN ON THE PLAN HAVE BETN LOCATED BY DILIERUT TIELD DETECTA AND STARDLES OF AVAILABLE RECORDS. IT IS BELEVED THAT THEY ARE ESSENHALLY CORRECTE BUT CHY OF HASON OR MEDIL SMITH PUNSHON, INC. DOES NOT DURANTEE THER ACCURACY OR COMPLETENESS. LUDEREGOUND UTILITIES.
THE LOCATIONS OF THE UNDERSOUND UTILITIES SHOWN ON THE PLAN ARE AS OBTAINED THEOL THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 133,64 OF THE ORIO REVISED CODE. PROJECTING EXISTING UNDERGROUND LITILITIES (COMI)
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ENCLUMITERED DURNG EXCLIVATION, COMSULT THE DIGNEEM WILDIAMELY FOR DIRECTIONS.

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THE HARTS. THE BACKET STREWENT BACKETY.

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MATERIAS AND PHOBUMISHED WATER AND THE REPLANDED HAVE WATER AND BOTH WORDWASSE AND MATERIAS SHALL BE GOT THE REST CALVETY PROPER AND SCHOOLDED AND SCHOOLDED

THE SUPERVISION OF A PROFESSIONAL SURVEYOR REDISTRED IN THE STATE OF DIAGON THE STATE OF THE STATE

SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWNOS THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, 2010 CONSTRUCTION SPECIFICATIONS, AND THE NOTED STANDARD CONSTRUCTION DRAWNOS SHALL IMPROVEMENT.

ALL CAIS NI DRIVEWAYS SHALL BE BACKFILLED WITH LOW STRENGTH MORTAR AND BID UNDER TIEM MODIS, LIWITS OF BACKFILL SHALL BE THE WIDTH OF THE DRIVEWAY PLUS TWO FEET ON EACH SIDE. MEDERERA ADIT NE PAKENEN IS MADE FOR RELIONAL IDEA, INC. BACKSIL RECURED WILL BE LOW STREACHE MOTANE, THAS TONE WALL, BE BUT UNDER THE PERTURCH TIPL ADDA BACKSILL SALLI BEI BROUGHT UP TO THE SUBGRACE AND WITHIN THE LIMITS OF THE ROLDMAN AND BERNAL

ROUNDING. IT SLOPE BREAFORM'S SHOWL ON THE TYPICAL SECTIONS APPLY TO ALL CROSS—SECTIONS EVEN THOUGH OTHERWISE SHOWN.

EQAMMANDO, OF THE SITE.

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EXISTING FACILITIES
IT SHALL BE THE REPOWERLITY OF THE CONTRACTOR TO REPERBA HAS WORK IN SLICK A
MANORER AS NOT TO DAMAGE OR RESTROY MAY DESTING FACILITY. IF ANY SIGN HAVING
DESS COCARI PULE TO THE CONTRACTORS OFFENTIONS, HE SMALL REPLACE
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PORTION AT THIS COPENSE AND TO THE SATISFACTION OF THE DAMAGED.

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SHALL FILLY COOPERATE WITH UTILITY COMPANIES SO THAT THE CONTRACTOR

SHALL FILLY COOPERATE WITH UTILITY COMPANIES SO THAT THE CONTRACTOR

THE COOPERATION AND ADJUSTING WITH WITH COOPERATE AND CHOOSES SHALL COOKING THE PER-CASSINGUISM SECTIONS.

THE RECOOKINGUISM SECTION.

SLECTRIC
DUKE ENERGY
139 EAST FOURTH ST
ROOM 480 ANNEX
CHOMMATH, OH 45202
(513) 287-1286

THE CHANGE AND SECURITY OF HIS ACTIVATES, COLUMBERT STORAGE, AND STANDON WAY, AT A CANCELLAR OF THE AND STANDON WAY, AND STAN

IF IT IS CETENAND THAT THE ELEVATION OF THE EXISTING COMMITT OR EXISTING APPLICATIONS. TO BE CONNECTED PETERS FIRM THE UNALL ELEVATIONS RESILVER IN CONSTRUCTION OF ANY EXPORTS AND CONSTRUCTION MANAGES THAT BY A CONSTRUCTION MANAGES THAT BY A PRICED BY THE PROPOSED CONDUCT WHICH WILL BE AFFICED BY THE VARIANCE IN THE EXISTING ELEVATIONS. CONNECTIONS TO EXISTING PIEC MERCH TO BE CONNECTED TO OR TO CROSS WEEK THE PANAL PROMISE FOR THE PROPOSED CONDUIT TO BE CONNECTED TO OR TO CROSS COOKING AND EXETTING STREET, IT SHALL BE THE RESPONSEDLYT OF THE CONTINUENT TO CONTINUENT TO LAY THE PROPOSED CONDUIT.

I'I I'S RETRAND THAT THE PREPASED CONDIT MEL NEESSET AN DESTING STAFF OF WORDERSCHOOL OF THE FORSTRUCTURE STAFFING CHESTRUCTING OF ANY PRITISE OF THE PROPASED AND OF THE PROPASED AND OF THE PROPASED AND OF THE PROPASED CONTINUE CHESTRUCTING OF ANY PRITISE OF THE PROPASED CONDITION OF ANY PRITISE OF THE PROPASED CONDITION OF THE PROPASED CONDITION OF THE PROPASED CONDITION OF THE PROPASED CONTINUE AND THE COAT SHALL BE SUBJECT TO ADJUSTMENT ħ

TACK COAT
THE RATE OF APPLICATION OF THE 407 TACK
DIRECTED BY THE ENGINEER.

ANY CUIT IN COUNTY ROADWAYS FOR ANY REASON WHERE THE PAVEMENT HAS TO BE REMOVED, THE BACKFILL REQUIRED WILL BE LOW STRENGTH NORTAR.

ESTIMATE QUANTITIES

HE STALL BE USEN TO DETENTISE FROM WICH THE PROPERTY OF ESTIMATE OWNER, THE OW

all temporaty signs, sprinkler systems, landscaping, ornamental fencing, etc., located within the project limits must be replaced upon completion of the construction.

ANABHAN, TREES, SARIUS, TRACES, PROES, SO ORDER PROPERTY AND SUFFACE STRUCTURES WHICH ANAT SUFFACE STRUCTURES OF A STRUCTURE STRUCTURE AND ANATOMIC STRUCTURE OF THE ANATOMIC STRUCTURE STRUCTURE STRUCTURE OF THE ANATOMIC STRUCTURE STRUCTURE STRUCTURE ANATOMIC STRUCTURE STRUCTURE STRUCTURE ANATOMIC STRUCTURE STR

RESIDEATION

RECEIVED SHALL PROVIDE FOR PROTECTION OF THE FOLLOWAGE ENSING STREETS, THE COMPACTOR SHALL PROVIDE FOR PROTECTION OF THE SALDOM, OF THEES, THE COMPACTOR OF THE CONSTRUCTION AREA CONTROLLING IN CONTROLLIN THE OMEST OF THE UNDERSOLUT FROLIT SHALL, WITHIN 48 HOURS (DACUBING SATIRBOANS, DALVING WAS REAL FOR THE LOCATION OF THE UNDERSOLUT FROLIT FROLIT WAS IN THE CONTROLLED WITHIN A THE CONTROLLED WAS AN ASSOCIATED BY THE WAS INCOMEDIATED BY AN ASSOCIATED WAS AN ASSOCIATED WAS AN ASSOCIATED BY THE WAS INCOMEDIATED BY AN ASSOCIATED WAS AN ASSOCIATED WAS AN ASSOCIATED WAS AN ASSOCIATED WAS ASSOCIATED BY THE WAS INCOMEDIATED BY A STATE WAS AND ASSOCIATED WAS AN ASSOCIATED WAS AND ASSOCIATED WAS ASSOCIATED WAS AND ASSOCIATED WAS ASSOCIATE

<u>UTILITES MOTECATION</u>
AT LEAST THE MINISTER DATS PROR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY NOTICE UNDERGROUND UTILITY FACILITIES, THE COMPRICTION SHALL NOTIFY FACILITY SHOWN ON THE FAM.

UNDERGROUND UTILITY FACILITY SHOWN ON THE FAM.

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OLEANUS AND CRUBBING.

OLEAN CHIEF MEETER ON THE PLANS. ALTHOUGH THERE ARE
OF THE GO STRUMES SECTIONALLY HAVE BEEN INTELLIGITS
OF THE PROJECT. A LILIUP SAM CHARTE WAS SECTIONALLY HAVE BEEN AND CHARTEN
STRUMENT FOR TELL JOI, DELENIO, AND CRUBBING, MENCAGED IN THE
TORTH OF THE CHARTICAL WINDERS THES THE SAME ANGLIBED IN THE
LILIUP SAM PRICE BIO FOR ITEM 201, OLLAROY AND CRUBBING.

900M MATERIAL MILL NOT BE PAID FOR AS A SEPARATE ITEM, BORROW USED DRAWANZIEM TONSTRUCTION SHALL BE PLACED IN ACCORDANCE WITH ALL REJUNGACION SHALL NOT FOR DE ONT ACTOR SHALL NACE MED SHALL WAS OWN LINCOLENTS FOR OBTANNE BORROW AND SHALL PAY ALL COSTS INVOLVED.

ALL COSTING SENERS SHALL BE HANTANDD MD LETT IM A COMMITCH REASONARD Y COMPANNELS TO THAT DETERMEND BY THE GORDANAL INSPECTION, ANY CHANGE IN THE COMMITCH RESULTING FROM THE CONTRACTIONS OPERATIONS SHALL BE CONRECTED BY THE COMPANCION TO THE SATISFACTION OF THE DIGHTERS. ALL NEW COMDUTS, METS, CATCH BASNS, AND MANIGUES CONSTRUCTED AS PART OF THE PROJECT SMALE BE FREE OF ALL FOREDWIND MATTER AND IN A CLEAN CONDITION BEFORE THE PROJECT MILL BE ACCEPTED.

<u>(ITA, 204 — SUBGRADE REPAIR</u> AN ISTINATED QUANTITY FOR THIS TEN HAS BEEN PRONDED UNDER CONTINGENCY QUANTITIES AS DIRECTED BY THE ENCHEER.

HANTENANCE OF SENER FLOWS
THE CONTINUED BY CONTINUE FACILITY WHICH ARE TO REJUN TO SENER FLOWS AT ALL THES PRODUCE DESTRUCT FACILITYS WHICH ARE TO REJUN IN REJUN TO SECURITY FACILITY OF SET PLACED UNIT, NEW FACILITYS ARE COUNTED AND PLACED IN LIST.

PECALATION AND EJBANNOETH

TO SHARE SALL CORRECT FOR THE RECOVATION OF AREAS UPON MICH.

DEBANNEASYNS ARE TO BE PLACED EXCAMINATE RED NOT BEING ENGLISHED AND BEING EN IF IT SECTEMAND THAT THE PROPOSED CONDUCTING, INTERSECT AN DASTING SEVER OR UNDERGROUMD UNITED YE OWNSTRUCTUDE SEVERING ON THE FLAW, THE CHOINESS SHALL BE NOTICED SECTION SEVERING CHON OF MAY PORTION OF THE PROPOSED COMPUTE WHICH WOULD SE AFFICIED BY THE INTERSPECIOE WITH AN EXISTING FACILITY.

REVIEW DE DRAINAGE FACILITIES

REVIEW ANY MORK OF STAPETO ANY REPORTED FAMIL

RECORDANCE BY HE COUNTY, REPORTEMENTANCES OF THE COUNTY,

CONSTRUCTION LANGUAGES AND THE COUNTRACTOR AND WHAT LOCK

REFORMATION STAPET AND RESOURCE AND RECORDING OF THE COUNTY

WORK. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPLIES

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WORK THE CONDUITS AND THE APPLIES

WORK TH PAYABIT FOR ALL THE OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT BOJ CONDUIT ITEM.

CLEAN CONDITIES, INLETS, CATCH BASINS, AND MANYOLES CONSTRUCTED AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREION MATTER AND IN A CANDITION BEFORE THE PROJECT WILL BE ACCEPTED BY THE COUNTY

ALL COSTING SCHESS TO SEAUN AND INSECTED BITHLY BY THE BONE INDIVIDUAL PRIMARY AND AND THE A CONTINUE REASONARY COMPANABLE TO THAT DETERMINED BY THE GRIDNAL RESECTION. ANY CHANGE WHE COORDING RESELTING THE THE CONTINUE SHALL BE CORRECTED BY THE CONTINUE TO THE SATISFACTION OF THE DEBARCES.

PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 603 CONDUIT ITEMS.

(IEM 614. — MAINTAINING TRAFFIC A MINIMUM OF ONE LANE OF TRAFFIC IN EACH DIRECTION SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITY.

(30"x30")

NOTES:

1. Arrest that he entire with reflective surfaces.
2. Sitter years or prostic matariotic may be used. COMBINED

ARROWS

R3-H8bb ONLY

CROSSING AND CONNECTIONS. TO EXISTING PIEFS AND LITLLINES WERE PLANS PROPRIES FOR A REPORT OF CHAIR OF THE CONTRACTOR OF THE THE STRING PIEFS OF MUTURES SITE AS THE CONTRACTOR SHALL COLOUTE THE EXPENSION OPERS OF MUTURES SITE AS THE CONTRACTOR SHALL COLOUTE THE EXPENSION OPERS OF MUTURES SITE AS THE PROPRIEST COMPUTE. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT SLOPE, THE PROPOSED OUTDOUT WICH WILL BOUNTAIN SHALL BE AFFECTED BY THE VARIANCE IN THE EXISTING DEVIATIONS.

TYPICAL PAVEMENT MARKINGS
PAVEMENT ARROWS

TYPES OF LONGITUDINAL LINES TYPICAL PAVEMENT MARKINGS

R3-H8ba

ARROW FOR RURAL AND URBAN INTERSECTIONS TURN ARROW

(30"x30")

US 42 ROAD IMPROVEMENTS TYPICAL SECTION AND DETAILED ESTIMATE SHEET

THE PART AND TRANSPORT TO STREET WHEN THE PART T

THE CONTRACTION SMALL REPOYNEE REECT AND MANUAL THE RELIAMING TRECHES SHALLS SHA SUPPORTS, AND BORRICOLES AS EPAULD IN THE ON MAILY OF INFORM TRAFFIC CONTROL REVIEWS. ALL ADMANCE TRAFFIC SHAPE, ONCLUME CONTRACTION OF THE PROPERTY OF THE PROPERTY SHALL BE PRIMABED, RECTED. MANUAL MANUAL AND ASSESSMENT A MORDED BY THE CONTRACTION.

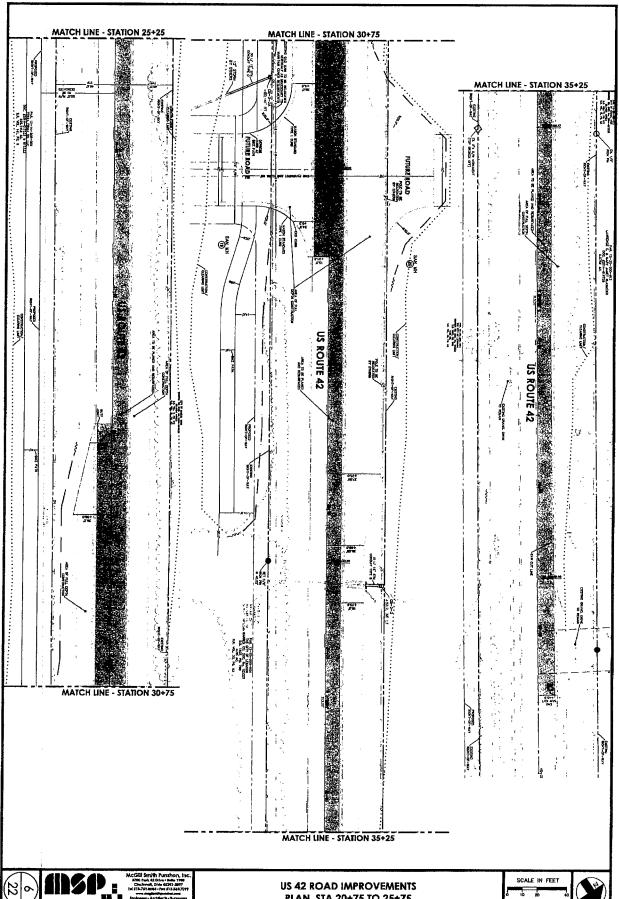
ACCESS TO ADJACENT PROPERTIES SHALL BE VAINTAINED AT ALL TIMES. TWO LAKE TRAFFIC SHALL BE MAINTAINED DURING PERIODS OF SUSPENSION OF WORK.

UNIT COMBOL.

FOR DUST COMBOL AND MENT WATER AND CALDIM CALDINE FOR DUST CONTROL AS DIRECTED BY THE PURKEER, THE CHAMITES HAVE BEEN HAVINGS HAT PROPOSAL FOR USE AS DIRECTED BY THE EVAKEER, FOR DUST COMPILE AND PROPERTY. LIEM 642 — PAVEMENT MARKINGS ALL PAVEMENT MARKINGS ARE TO BE SCREED EXTRUDED THERMOPLISTIC ACCORDING TO ITEM 641, 740.01, 740.02 AND 740.08.

ILIE 832 STORU WATER POLLTION PERCENTION PLAN.
PREVIOUS INTERNAL STORY OF THE STORY





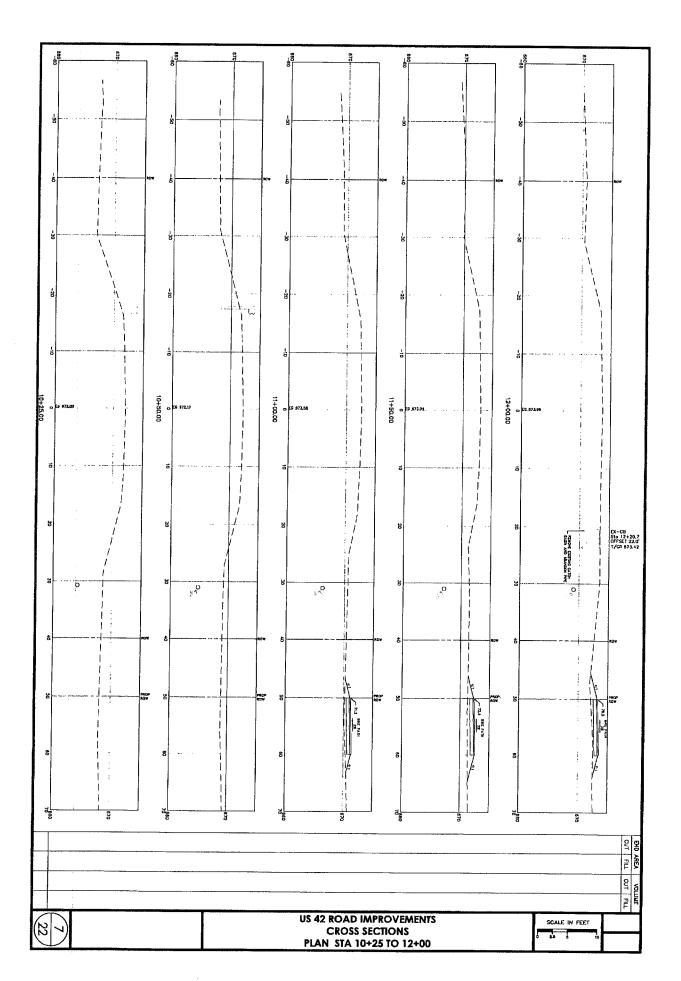




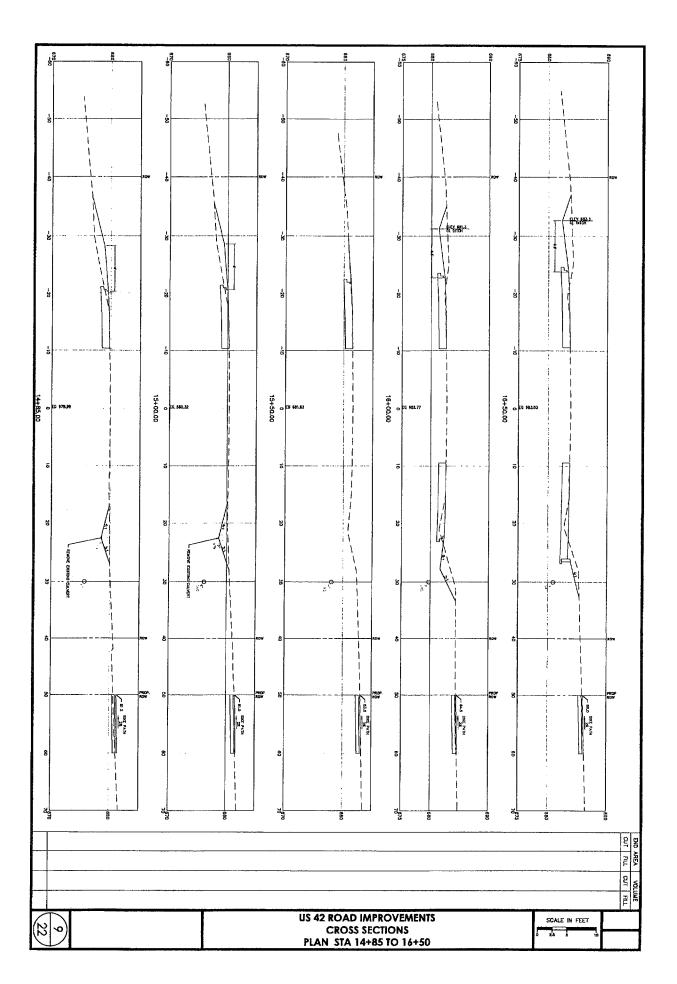




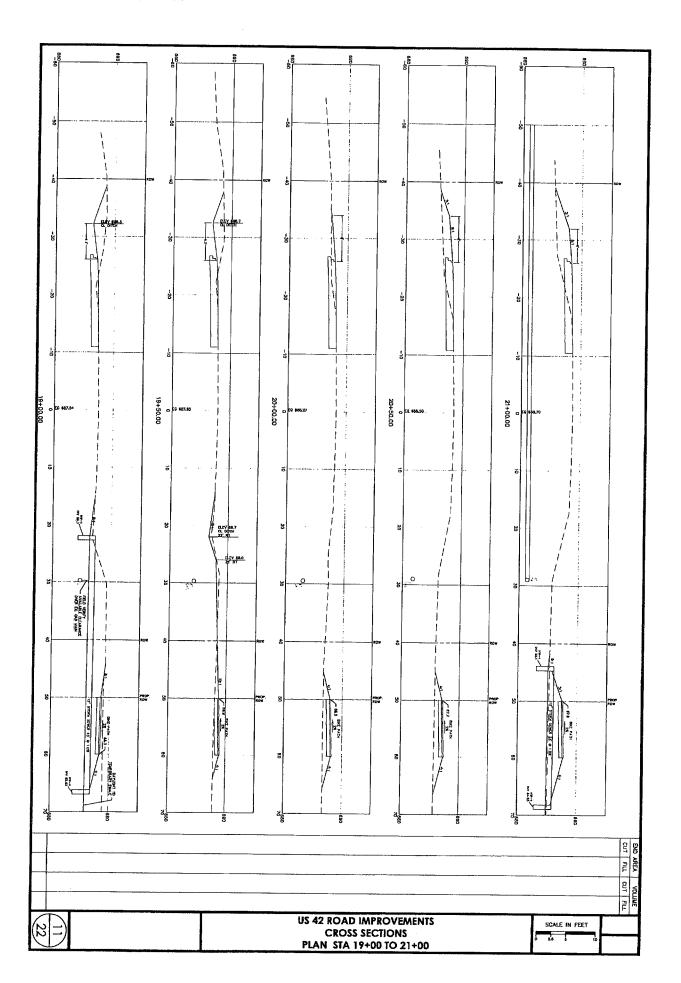


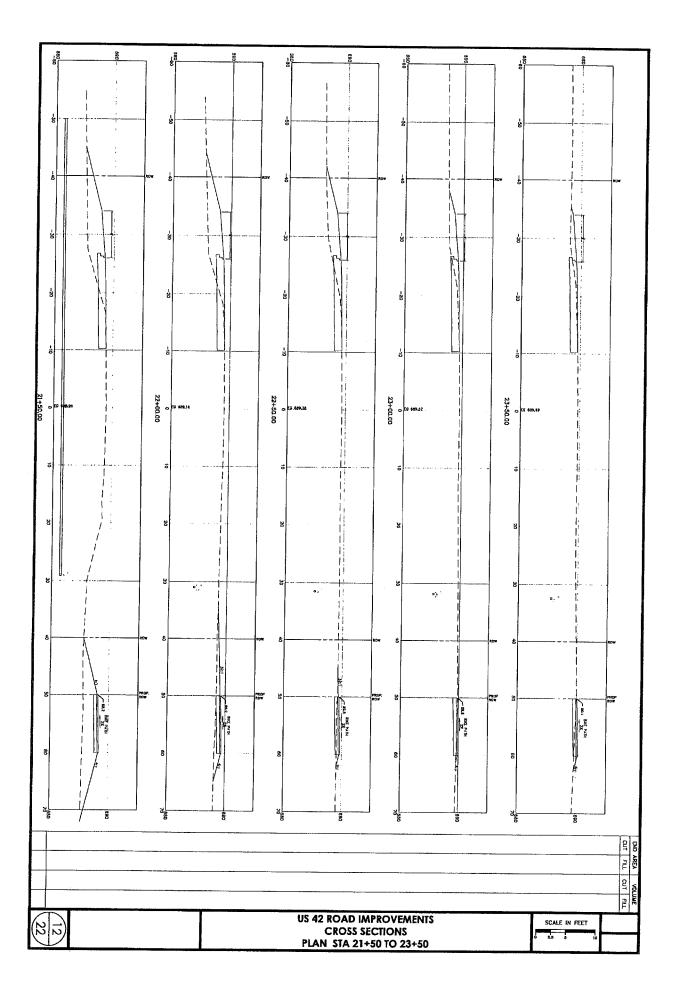


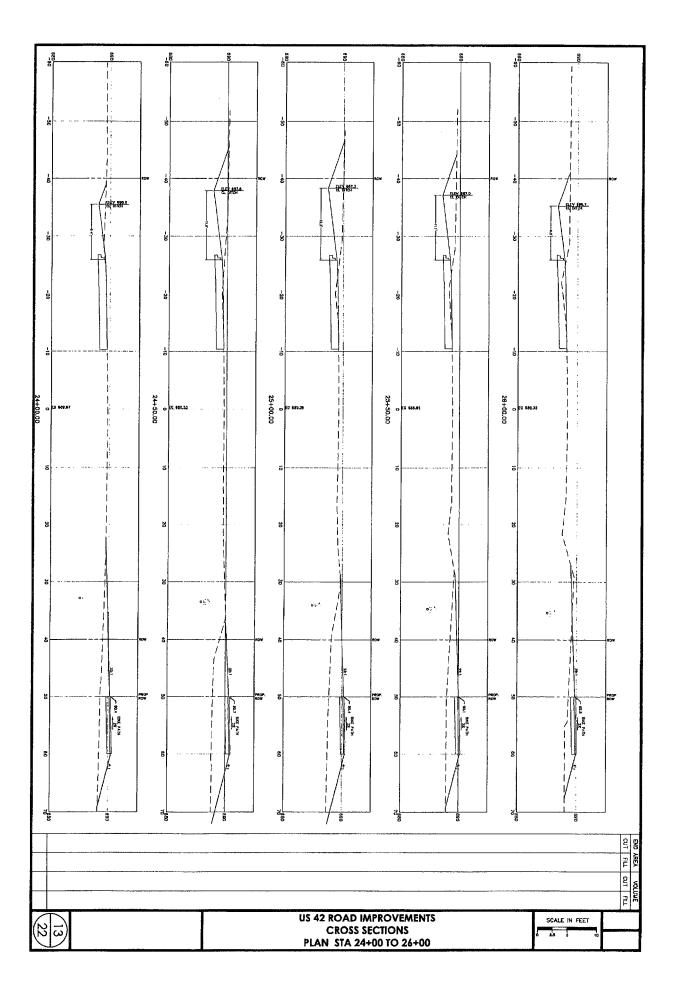
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			BIO AREA VOLUME			
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(プ)	PLAN STA 17+00 TO 18+50					

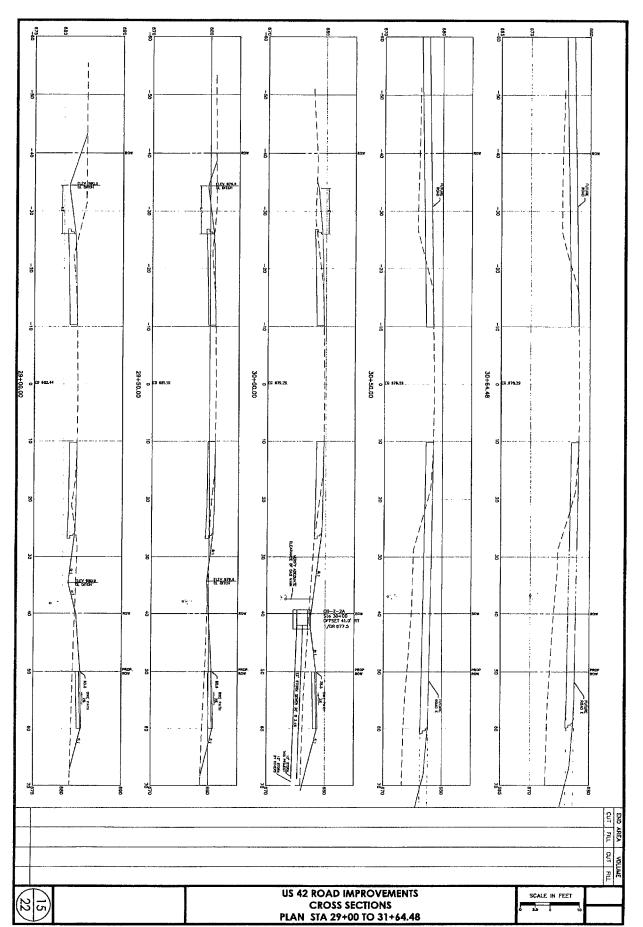




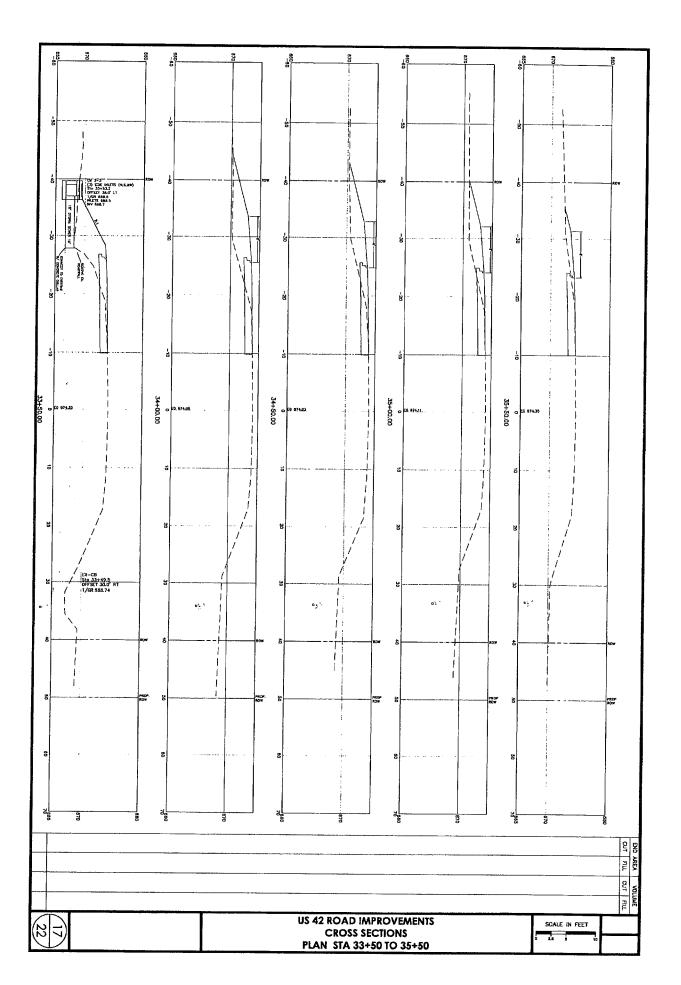


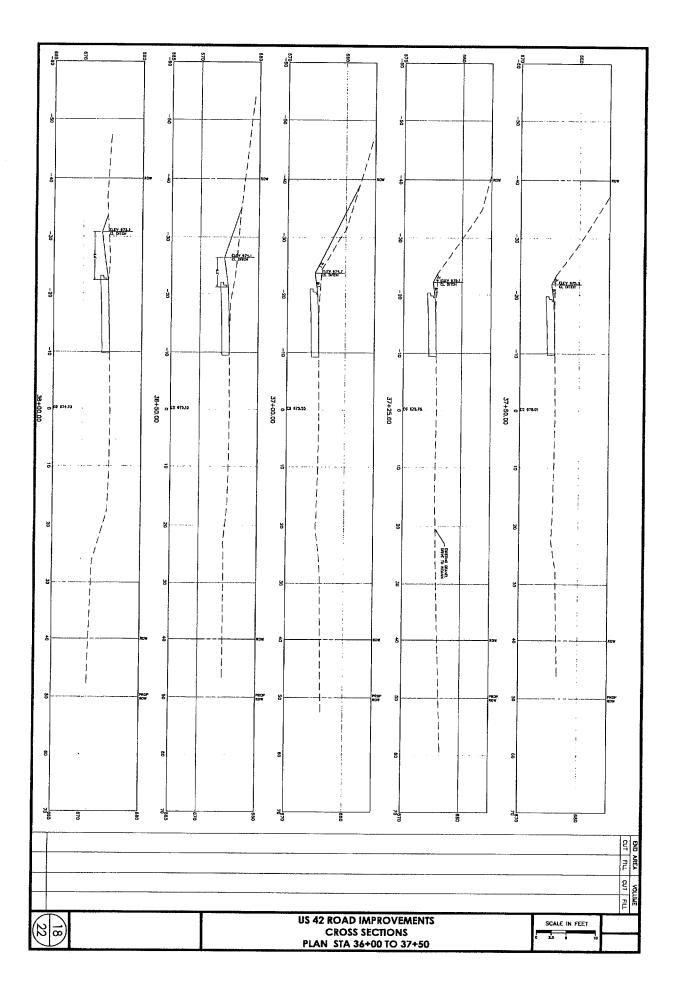
SCALE IN FEET

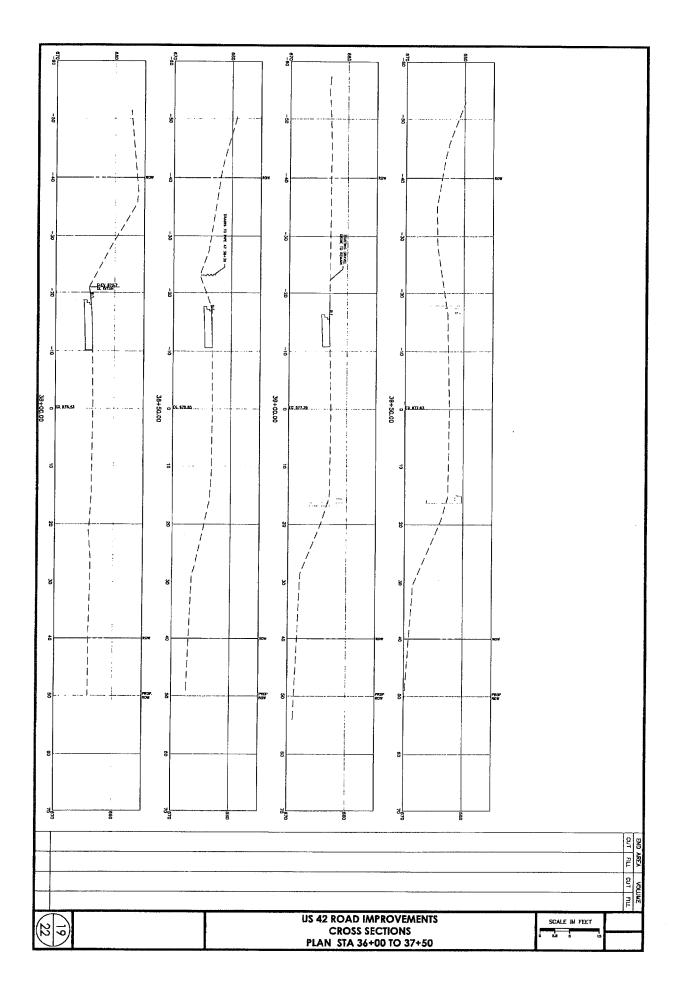
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 26+50 TO 28+50



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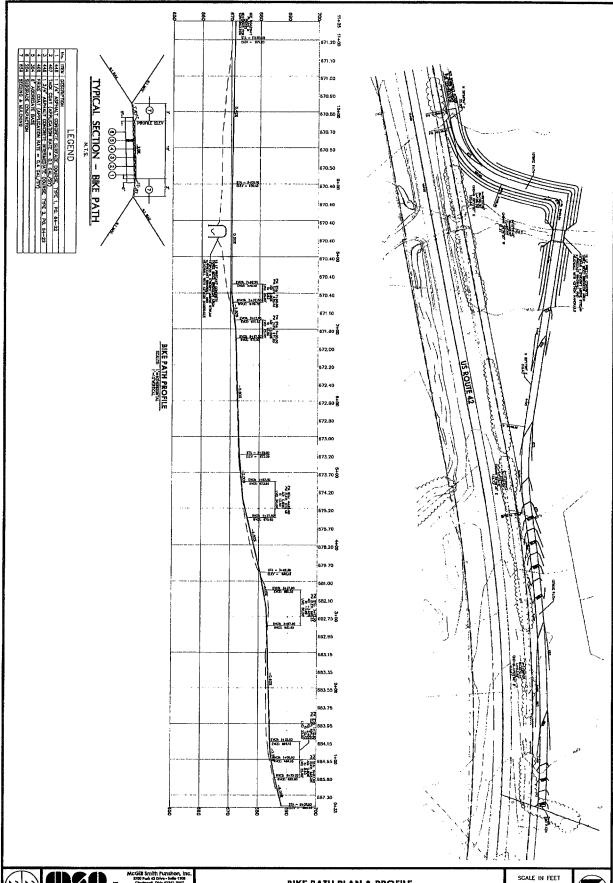
MATCH LINE - STATION 25+25

MATCH LINE - STATION 20+25

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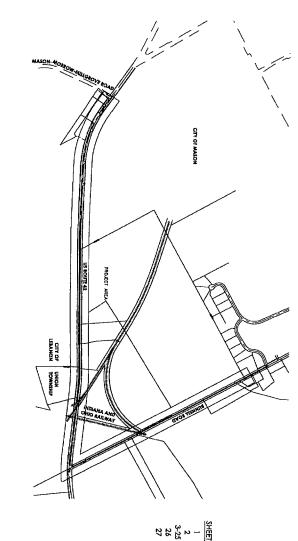




OHO
Utilites Protection
Utilities Protection
1-800-392-2784

US 42 & BUNNELI WATERLINE INSTALL

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



DESCRIPTION

SUPERVISING ENGINEER - DESIGN

Date

Dote

PRINCIPAL ENGINEER - SYSTEM FACILITIES

Date

CHIEF ENGINEER

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



GENERAL WATER WORKS PROVISIONS

in mich and survice brough listes era is bit combinated in exercitates with the production of the les of oils, to perform oil of immercialism (DODI), 2010 combination of shall said State in Oils Specification, and of the combinated by the City of Chickest Supplement to set State of Oils Specification, dotted description, to, and eye productional or descript enterts, and the Greater Cachend Whater Works (COMM) Standard whigh and other related violent related to descript the City supplement and a summary of repeat through can be producted or developed from the City's results of the City supplement on the combination of the City supplement of the summary of repeat through cache producted summary and city security.

The controller is ordered that he has earlish responsibilities under Section 153.64 of the Ohio Revised Cada. For all underground utilities contact the Ohio Utilities Protection Sanka at 1–800–952–2784 (tall tres) 48 hours in advance of serik.

No part of any fire hydront setting shall be installed claser than 5 lest to any driveway, Intet, utility pole, ar guy wire anchor. Malhod "A" boddīli must be usad under oli sirast poking, porking oreo and driveways or where edge tranch is within 2 feet of poking edge, except where otherwise noted on pion.

The controller is endered that any proposed the hydrolls that may be shown on just had not located within estation deplaced the respect to the surface by hardless country and managers are generally to be further by hardless country and managers and the proposed to the Hamilton Country Weithmance designations on 10450 learning heard. Result Chromital Chile, 2521, 513-464 SEESS. The Countrieurs and go the Hamilton Country at least 74 may need to the state and enderess.

Near neather prior to picking up any fire hydronis. All estating fire hydronis hading removed from the proposal should be refused to the statem and enderess.

COVEM will older middl clear? Start connections for the Indeposit with a baction and manufactured by interrington or opposited regular for son Kennody mendiculared for interring the measured bytems despite from Hardrigton olders interringly of eaching fire hydroxis. The middl fixes Start adoptive typesed and to the areas needed and experted personnelly to the hydroxis with a set steres. No placely the property of the property of the start of t

ull builterly what a must be in accordance with the City of Codehaul Specification No. 10-282-55. Volves and their opportunences must be purchased from CORM. The builterly wine opportunences includes appropriat bye it caper builds, 2-16 Codehau, 2-27 Bow-off North Northis, 2-27 Fernices, 2-27 Codehaul Northis, 4-27 Fernices, 2-27 Codehaul Northis, 4-27 Codehaul Codehaul Northis, 4-27 Codehaul Codehaul Northis, 4-27 Codehaul Codehaul Codehaul Northis, 4-27 Codehaul it gets wither on it is is familied by the contractor and must be in occardance with City of Cincinnot Specification No. 40-111-581. The contractor was the processing gots reduce discally from CIOWK. COVEM may supply gots written for any limes designed to processing gots reduced maleries are shown on the COVM opported sets made jober. Resident Wedge Chickey (-0.00 Series Resilient Wedge Citie Valve, monufactured by the Clow Yorks Company, ductile ion bodys.

It is the contractor's reasonability to provide adequate solar supply for dementic and for algority purposes, in order to eccomplish the water most connections with a minimum gramum, of becomes to the consumers, it may be nessenary to do the work of other than named working hours are as may be setherlically by Colomb.

In order to minimits the inconvenience at the consumers the number of hatchess required to do the proposed vater main event shall be instead, and a dispersional control to the hors, and by a dispersional control or the hors, and the dispersional control or the hors, and the dispersional control or the hors and thing was been deading of waite moths for the hors and thing was by the most the pomulate for development pleased when of less than 500 feet of proposed water main, unless the entire development to be that in its teas than 500 feet.

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 vaster mother instantion must be phosed over time, all phosphing must be properly shown on the CCMW approved vaster may be properly shown on the CCMW requirement by consolidations in decomplaner. With phosed plants, a minimum 500 list establish requirement for the file backing feetful epidemi is requirement for the file backing feetful epidemi is requirement for the file backing feetful epidemi is requirement for the file backing feetful epidemia or the file and file and

All cult-drapes and other sured orget must generally us 20.5 dayers before in order to keep the proposed rater misk adjament, within input listences. The exact feather all caroling and 20.5 dayers before the determined in the field during value main loyers. All pints within all surface are curred organisms in fully retained with MECALIC estemblish and/or FRLD LOK gasters to the satisfaction of CCWW inspection. The contractor is addesed that all CL_plage are to be reptributed with a PED_LOG consider and all classified to the restriction of the process of the contractor and the contractor and the contractor is permitted to remove the stage of the contractor is permitted to remove the stage calling the section of pipe containing the pipe of contractor and contractor of the pipe that contractor is the contractor of the contractor and contractor is the contractor of th

Wider Words with chambers can be made from bride misterly or pre-cast reinforced concrete chambers centrocated in accordance with DDDI Specifications 2766.13 and acceptable to COSM happellian. As perfinent provisions of with specification including CoSMVs standard Draining Na. 104–14, selfal apply, Pre-cast chambers may be used in all locations where space permits and as directed by GCMM.

uli purchased entir main and apparlements materials, after than fundated through the CORW must be properly excelled, for CORW inspection, or directly CORW inspection, Post, Mittings, where and fire special materials (CORW inspected and Riburga, and the decided is a resided by CORW inspection office. All rejected materials, including piece and Riburga, areas has removed from the project distributed only inspection.

All capper thining shall be lope 4"rol o standard womind above 3/4": 1-1/2"and 2". All fittings must been capper files by a connection and shall be a long-standard by of Charlmont Specification there capper files by a connection shall turnish all the necessary Carollinations for branch materials.

Additional air cocks may be necessary for proper operation of the value system. The chamber and blickEC resulted for the air cock, which may not be shown on bits join, will be furnished and lestable by the developer or this lapse, it recipied by the CEWN will not furnish formise for oir cocks. The contractor will be responsible for furnishing all ferrules and their proper residentian.

CCWY approved flush hydronts where required and shown on the approved water main plans are to be furnished and installed by the contractor,

The prohibits, explaint and/or apphalar contractor is reposable for voltar cervice design for each shelling and must just consideration to stopp each included water service to insure pools according to the property of the stopp of the stop

It shall be the confriction's responsibility to entering for removal and replacement of any polast, guy wire ceremities and other related flome including all costs and expenses necessary for the indictation of the proposed valor makes and of related applications.

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

All concrete blocking must be furnished and installed by the contractor in accordance with appropriate CCMM standard drawing. ş

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when the proposed order main or related appartments one a sailary or combination exemt, a written delpt to step despraces poil from the vanishment between the sailary or combination of the sailary or combination of the sailary that the sailary terms of the sail

All proposed wher makes will be hydrostolicity tested for leckogs in accord with 1101.054, "hydrostolic fast for Lecking," for the first of the conducted by the entrector for all extremely a 20 meters. The first inches the conducted by the entrector of the repeatable for filling, durating and present safety the new variety main. The controller conducted will be repeatable for filling, durating and recessory pumps to copyly the presents less. CCMW will provide the next extremely filling the filling and present safety extremely and the filling that filling that the filling that filling that filling that filling that filling and present safety extremely be and the date entirely at it. As confrictor's septest and responsibility, One the filling and present tables for accordated, the confrictor's expressible for finding the new vector main per CDW tolest requirements. CDW will be responsible for distingting the new vector main.

All proposed scalar motion must be districted and tested for boderfs, in occasi with time 1000 bits If the CIVY Sopplement. In coddling, bacteria tester must seem the proposed replacement and the compact of the code of the

What proposed enter mobe are to be installed in CDMV approved essensity and prior to the installation of any position of the specificant of the section of t

In the City of Mann, the discharg additional the hydront replacements spit, all City of Mann from the name the current COMP Parameth Specification where 40-00-01, closes it version. The identity medication received the hydront specification spity. All Manns for objective must be an eliminal tendend bread on the 120-20-12 forth break exames. In eddition, oil Manns for hydront must be menticetured using a 1-1/2 fineth periodops operating out as well as the property of the periodops operating out as well or hydron-State Out-Compared with a 140-00-00-00 forth of the periodops of the 140-00-00 forth period with a 140-00-00 forth peri

all CCVM approval algorithms on any exter main plans do not reflect actual branch locations or the apparatus of any branch. For any branch locations and approvals, please contact the CCVM Branch Services section at 513—591-7837.

All enter male extension, neutrengements, abandenment, weter service bronch, fire hydrast and any related opprehense werk must be done under the full first augmention of a CCMM impaction and the male main and one could be completed on all the water main and one of a CCMM industries on all the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of the water main and one of a CCMM industries of a CCMM ind

The contractor is advised that the normal operating potenties from the stabling water moin(s) instead that initial of the subject development project is approximately \$3, p.s.t. one that has placed normal operating presented ranges within this proposed development is expected to be between \$3, p.s.t. and 116 p.s.t.

All pipe, filtings and specials must be in accordance with City of Cincinnati Purchasing Specification No. 40-110-91, intest revision

The controller is ordered that all fillings (pands, offset tends, tends, creams, stermer, caps and pluga) supplied for this pin may be attern 459, AWAN (2-110 (ab-bady ductile line), ceremit liked fillings for MES/AWAN (2-15) amplied facults from his banded genery excited fillings in conscious with the Chy of Controll (Deprivate) of Farsh and banded genery excited fillings in controller to the Message of the AMA (all the Message of the AMA (all the Message of the AMA) of the AMA (all the Message of the AMA) of the AMA (all the Message of the AMA) of the AMA (all the Message of the AMA) of the AMA (all the Message of the AMA) of the Message of

All 6 inch and 8 hat after main pipe must be AMMA Cares 55 and all 10 inch, 12 inch and 15 breh water moin pipe must be Cares 56, declike has pipe conforming in AMMA C-151 bytest revision. All Mitings must be declike han conforming to AMMA C-101 death revision.

Neitics of Confernitality —Public Information Record of the City of Chairmani and the Creater Continual Nation Works, and is not support to the public foreign content of the public National Nation Works, and is not support to the public National National

All brows fillings (or copper bubble shall must the City of Cindenoid Standard Specification 40–113–05 or the statest agent on a common state of the City of Cindenoid Standard Specification (1978) of the Standard Specification (1978) or contact with water shall comply with the resulterance of ASIM 18 GO Appar Alby Manual contact with water shall comply with the resulterance of ASIM 18 GO Appar Alby Manual contact with a charge of the resulterance of ASIM 18 GO Appar Alby Manual contact with sealing prosess. At Marketa Ritings and materials will be serviced as satisfied for contact with deviating prosess. At Marketa Ritings and materials will be serviced as satisfied for contact with deviating shall be shall be standard or white prospect of the standard Composition (1984). First, at service Ritings and either the standard or white prospect is contact with the product of the standard from the terrised olign, in the centre of the standard of the s

Where amented first pregnants are to be installed, water mashs must be hataled 3.0 feet behind edge of powerest with a 3.5 feet helmann cover and all fee hydronis must be 8.5 feet behind the edge of powerest, escapt water naked on the opens.

For promoted his developments, vector make must be installed 3.0 feel under (Instic) the proposed private directly the proposed private directly the proposed product of the symmetry that the province must be 5.0 feel information and the symmetry that the province are installed for the product of the province his essentials must conform to all the registration as there on CCMM standard foreign another 105-07.

GCWW engineers certify that these water main plans meet the OEPA requirements of the ORC chapter 6109 and Ohio Administrative Code chapter 3745—91.

APPROVED AS TO ENGINEERING

APPROVED AS TO INSTALLATION

APPROVAL VOID IF INSTALLATION IS NOT COMPLETED WITHIN 24 MONTHS

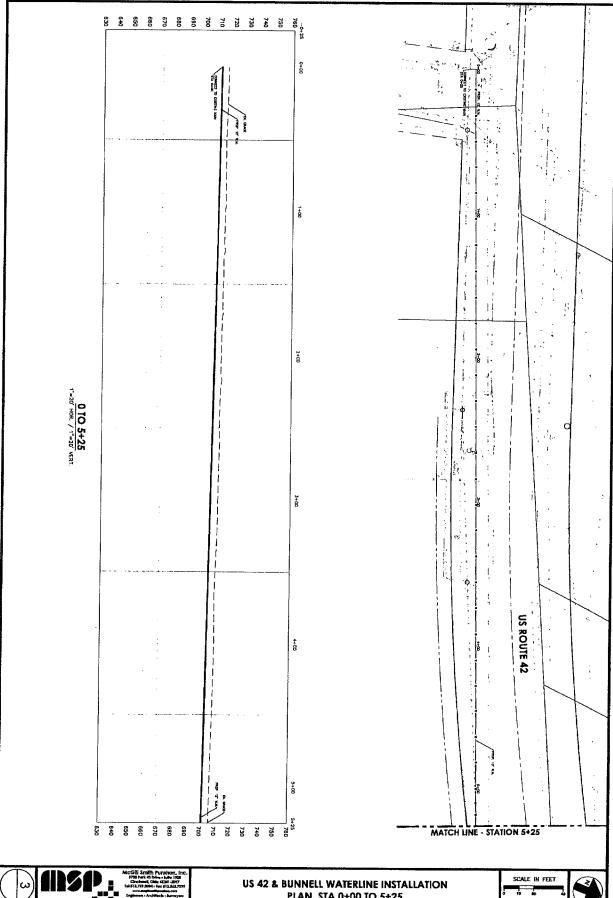


This is to cartify that the hub, lather and elekse placed in this development by the development engineer/kurvepor will be fined as to like and grade conforming to stress and drives when finally lad and will be drate in complance with Section 101.037. Stading of Proposed Water Moter of the City Supplement latest revision.

CCMW inspection Charges wit dways apply, unless specified differently on the CCMW approved value made plans and must be paid by the contractor. ECMW chlorinotion and hydrastatic testing (as will dways apply and must be paid by the sourcestor.)



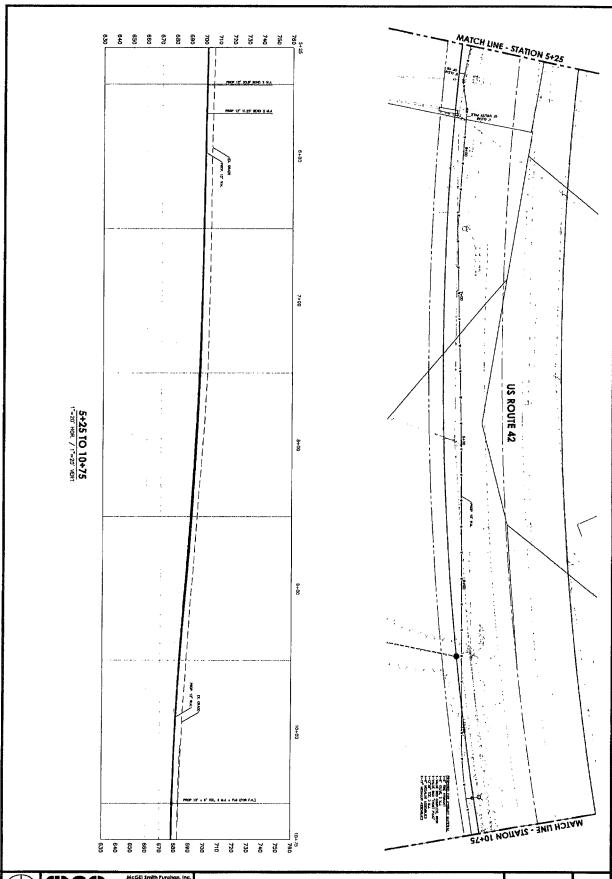






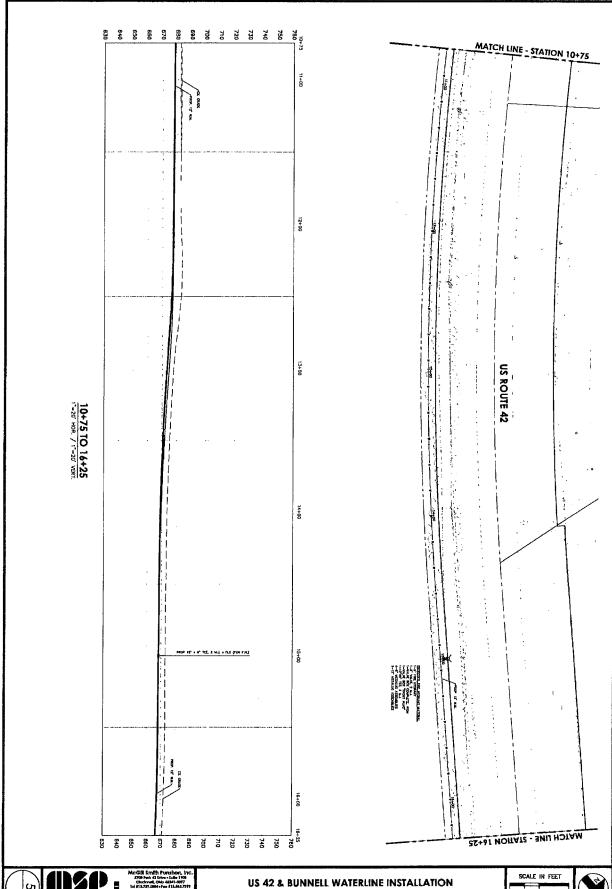






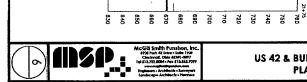






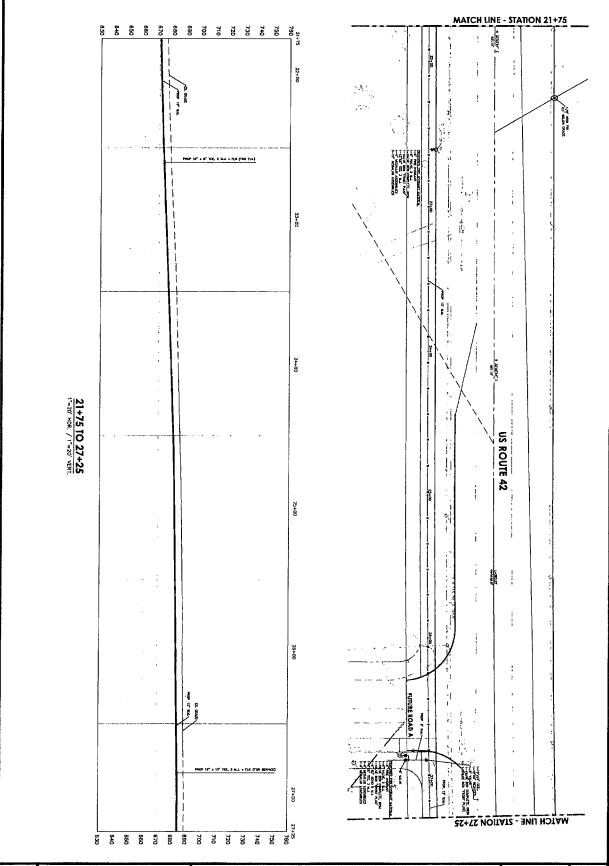








MATCH LINE - STATION 21+75

















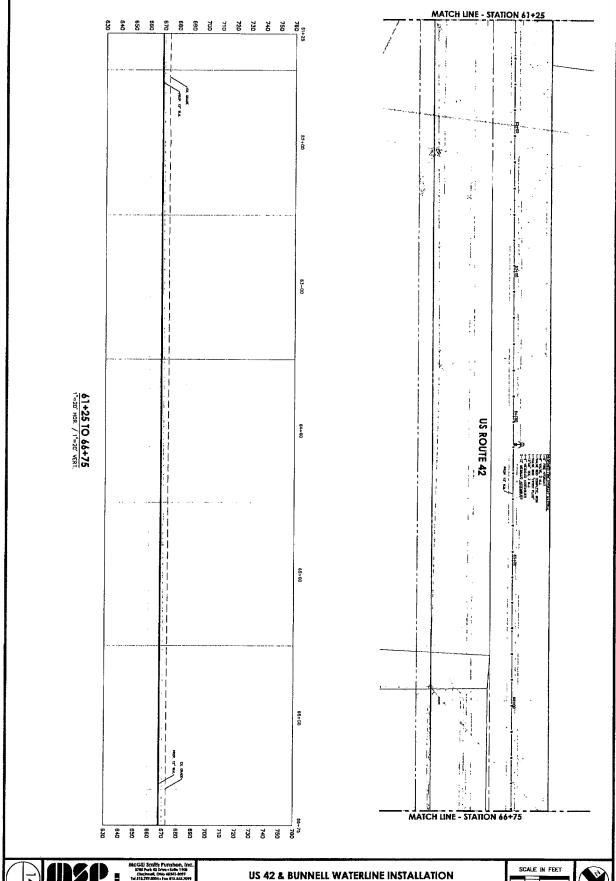






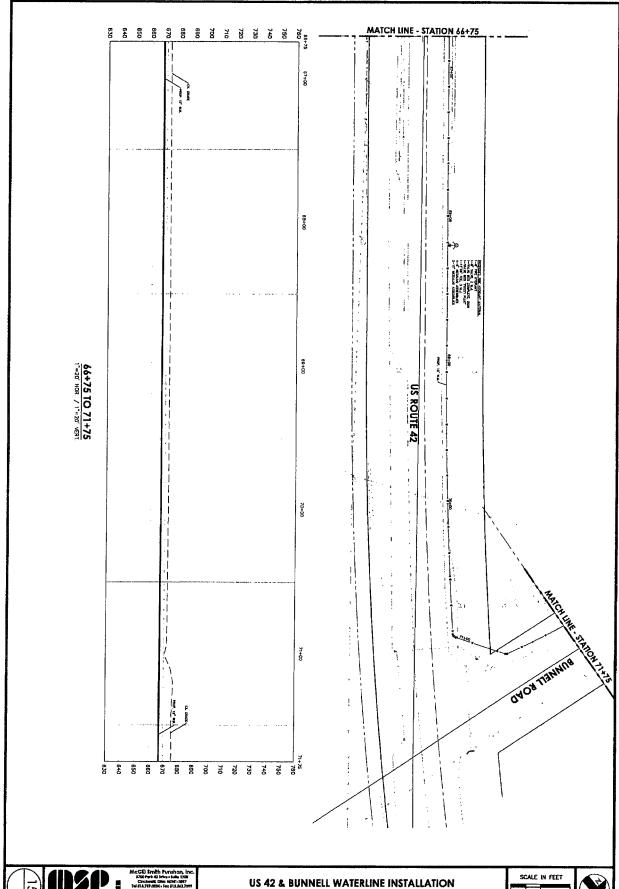
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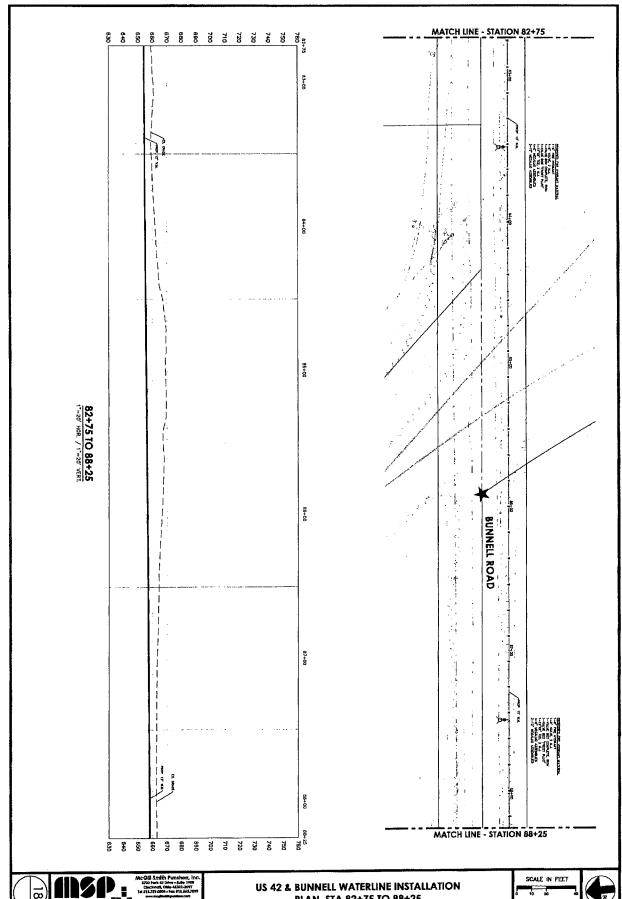




7745 750 750 770 770 770 788 790 888 888 888 MATCH LINE - STATION 77+25 + 77+25 TO 82+75 BUNNELL ROAD 81+00 MATCH LINE - STATION 82+75 SCALE IN FEET Z











MATCH LINE - STATION 88+25 BUNNELL ROAD المستمول المراسل المرسيدة التركيد العراقية المنافعات المتلاد 88+25 TO 93+75 91+00 92+00 MATCH LINE - STATION 93+75 SCALE IN FEET US 42 & BUNNELL WATERLINE INSTALLATION





780 780 740 740 740 770 770 7880 880 880 880 880 MATCH LINE - STATION 93+75 , Ha 94+00 95+00 93+75 TO 99+25 97+00 BUNNELL ROAD 780 740 740 750 770 770 770 770 880 880 680 680 MATCH LINE - STATION 99+25 SCALE IN FEET **US 42 & BUNNELL WATERLINE INSTALLATION**



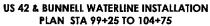


MATCH LINE - STATION 99+25 11 (01±00 101+00 BUNNELL ROAD 99+25 TO 104+75 11 MATCH LINE - STATION 104+75



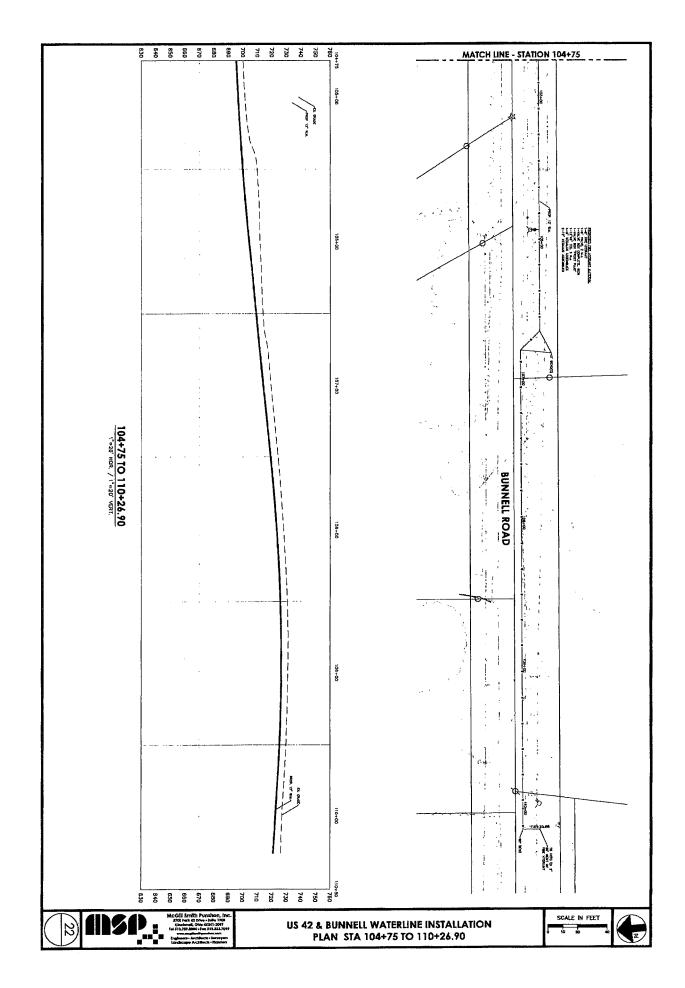












<u>EXHIBIT E</u> to Development Agreement

PUBLIC IMPROVEMENTS SCHEDULE

Activity	Completion Date
Design and Survey Work	March 15, 2016
Water Main from Mason Morrow Milgrove Road to Ambleside North Entry	August 31, 2016
Water Main from Ambleside North Entry to Bunnell Road Connection	on or before 90th building permit is issued
Turn Lanes and Bike Path	August 1, 2018
Estimated Build Out of Ambleside Meadows Subdivision	December 31, 2022