

DEVELOPMENT AGREEMENT

between the

CITY OF MASON

and

AMBLESIDE DEVELOPMENT, LLC

Project Name: Ambleside Meadows

Dated as of FEBRUARY 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 Exhibit A attached hereto ("Site Plan"), and also described upon the attached Exhibit B (*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. **DEVELOPER'S OBLIGATIONS.**

(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) Mechanic's Liens. 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).

(D) 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) Costs. 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) Project Information. 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. CITY'S OBLIGATIONS. 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 issued. 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) Representations, Warranties, and Covenants of Developer. 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) Instruments of Further Assurance. 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) Petition. 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) No Transfer. 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) Taxes and Other Governmental Charges. 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) Submission of Records and Reports; Records Retention. 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. ADDITIONAL REQUIREMENTS. 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. DEFAULT; REMEDIES.

(A) Default. 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) City Remedies. 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) Developer Remedies. 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) Assignment. 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) Time. Time is of the essence with respect to the performance by the parties of their respective obligations under this Agreement.

(C) Notices. 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) Entire Agreement. 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) Binding Effect. 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) Amendments. This Agreement may not be amended unless such amendment is set forth in writing and signed by both parties.

(G) Legislative Contingency. 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) Severability. 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) Captions. 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) No Brokers. 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.

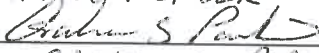
- (O) Exhibits. The following Exhibits are attached to this Agreement and made a part hereof:
- Exhibit A - Site Plan and Subdivision Plat
 - Exhibit B - Legal Description
 - Exhibit C - Scope of Work - Private Improvements
 - Exhibit D - Scope of Work - Public Infrastructure Improvements
 - Exhibit 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

By: 
Eric Hansen, City Manager

AMBLESIDE DEVELOPMENT, LLC, an Ohio limited liability company, BY: HPA DEVELOPMENT GROUP, INC. MANAGING MEMBER
By: 
Name: GRAHAM S. PARLIN
Title: VICE PRESIDENT

Approved as to Form:

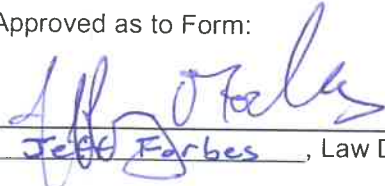

Jeff Forbes, Law Director

EXHIBIT A
to Development Agreement

SITE PLAN

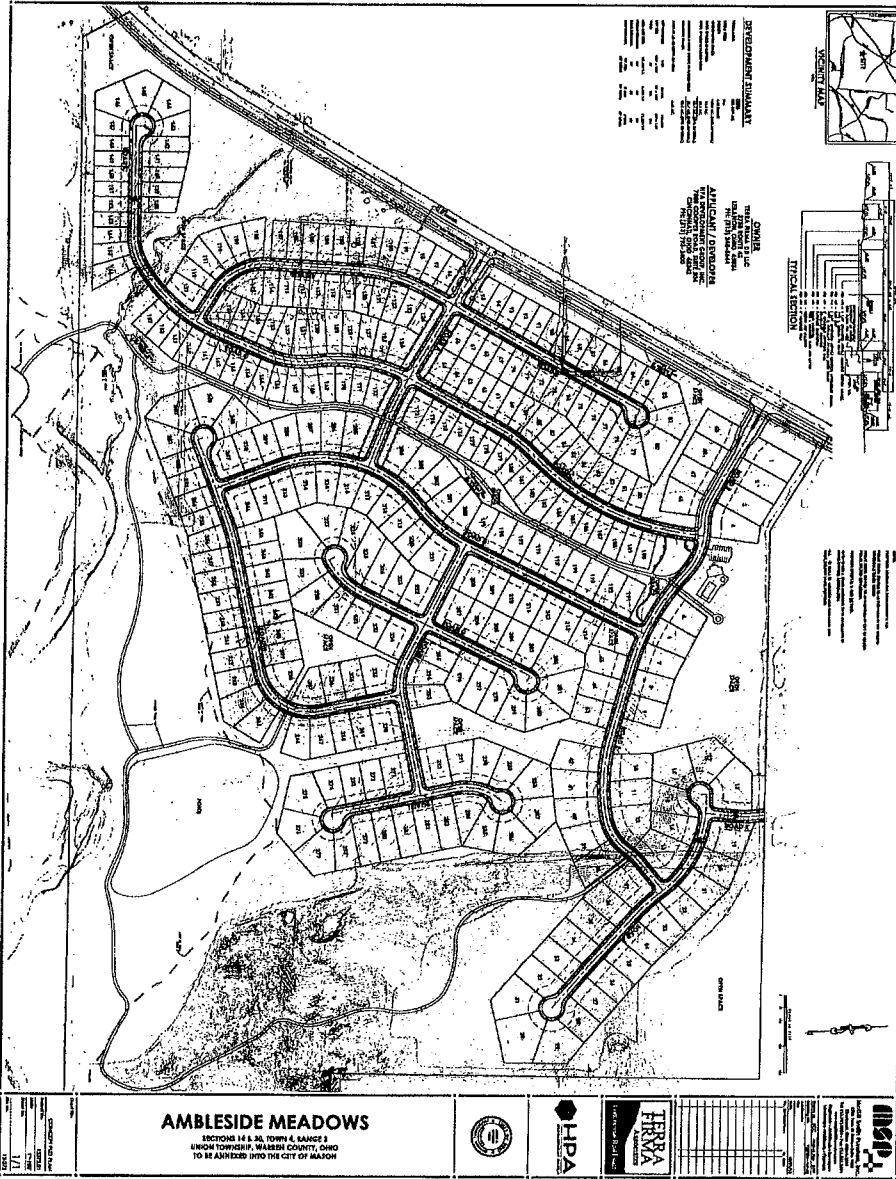


EXHIBIT B
to Development Agreement

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-of-way 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 feet;
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

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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:	 \$7,748,581.00

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:

US 42 Road Improvements & Bike Path						
REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL 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

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	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

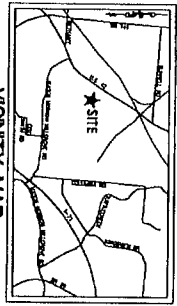
40	659	Seeding & Mulching	15,000	S.Y.	\$ 0.60	\$ 9,000.00
41	659	Commercial Fertilizer	1	Ton	\$ 300.00	\$ 420.00
42	659	Water	39	M. Gal.	\$ 1.00	\$ 39.00
43	706	Reinforced Concrete Arch, 16 Ft Span, 16 L.F., with Wingwalls, Headwalls and Handrails, Complete	1	Lump	\$ 50,000.00	\$ 50,000.00
44		Engineering	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	TOTAL 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		Roadway Open Cut	2,200	L.F.	\$ 40.00	\$ 88,000.00
9		Driveway Restoration	680	L.F.	\$ 40.00	\$ 27,200.00
10		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
Subtotal						\$ 1,334,720.00
Grand Total						\$ 2,143,150.50



US 42 IMPROVEMENTS AT AMBLESIDE MEADOWS

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

LEGAL SPEED - 50 MPH

- LEGEND**
- MANHOLE
 - CATCH BASIN
 - GUTTER INLET
 - CROWN CURB
 - UTILITY POLE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - CABLE TV BOX
 - LIGHT POLE/JUMP POST
 - GAS VALVE/METER
 - ▲ FIRE HYDRANT
 - WATER VALVE/METER
 - SPRINKLER VALVE
 - TRAFFIC SIGNAL/BOX
 - ★ EX. NAIL
 - EX. 5/8" ROK PIN
 - SIGN
 - CURB POST
 - HANDICAPPED PARKING
 - PROPOSED WATER LINE
 - RIGHT OF WAY
 - CENTERLINE OF DITCH
 - CONCR. CURB
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING FENCE LINE

STANDARD CONSTRUCTION DRAWINGS		SUPPLEMENTAL SPECIFICATIONS			
GP-3.1	07-18-14	TC-41.20	TC-63.10	MT-92.10	
BR-7.1	07-18-14	TC-42.20	TC-65.11	MT-93.11	
DM-1.2	01-18-13		TC-71.10	MT-101.80	
DM-4.4	01-15-10			MT-105.10	
					SPECIAL PROVISIONS
					832

INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	GENERAL NOTES
4	GENERAL NOTES
5-6	WIDENING PLAN
7-19	CROSS SECTIONS
20-21	TRAFFIC CONTROL PLAN
22	BIKE PATH PLAN & PROFILE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE WIDENING OF US 42 FOR THE ACCOMMODATION OF A TURN LANES AT TWO ENRANCHES TO THE NEW LINEAR FEET OF 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 UTILITIES ARE PLOTTED FROM A COMPILATION OF RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES. ALL UTILITIES MAY NOT BE SHOWN. EXACT LOCATIONS INCLUDING DEPTHS CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2744 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

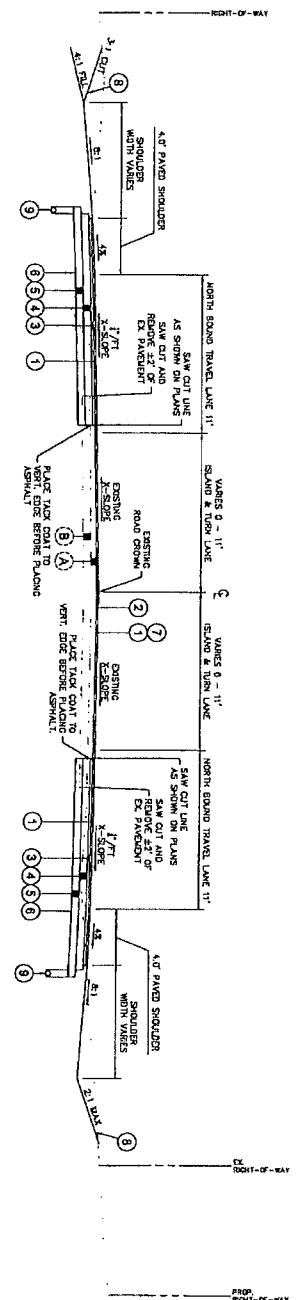
NOTIFICATION:
NOTIFICATION TO RESIDENTS AFFECTED BY THE PROJECT WILL BE BY THE CITY OF MASON.

Ohio
Utilities
1-800-362-2744

MSP
McGill Smith Punshon, Inc.
2700 Park 42 Drive, Suite 1000
Mason, Ohio 45041-2017
Tel: 513.233.2000 Fax: 513.233.2099
www.mspinc.com

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US 42 ROAD IMPROVEMENTS
TYPICAL SECTION AND DETAILED ESTIMATE SHEET



US ROUTE 42 NORMAL SECTION
N.T.S.

ITEM NO.	DESCRIPTION	QTY	UNIT
200	CLEANING & GRUBBING	1.00	S
201	PAVEMENT REMOVAL	1000	SQ YD
202	EXCAVATION	1000	CU YD
203	CONCRETE	1000	CU YD
204	SUBGRADE COMPACTION	1000	CU YD
205	FILL WITH PAVEMENT BANKING	1000	CU YD
206	ASPHALT CONCRETE, ASPHALT CONCRETE	1000	CU YD
207	AGGREGATE BASE	1000	CU YD
208	AGGREGATE BASE	1000	CU YD
209	TRUCK COAT	1000	CU YD
210	ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 1, PG. 44-22	1000	CU YD
211	ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2, PG. 44-22	1000	CU YD
212	BASE COURSE, STANDARD TYPE 1	1000	CU YD
213	BASE COURSE, STANDARD TYPE 1	1000	CU YD
214	MAINTAINING TRAFFIC	1000	CU YD
215	URBILIZATION	1000	CU YD
216	SWEEP	1000	CU YD
217	REMOVE FABRIC FENCE	1000	CU YD
218	SETTING AND MAINTAINING	1000	CU YD
219	CONCRETE FERTILIZER	1000	CU YD
220	WATER	1000	CU YD
221	PAVED PAVEMENT MARKING	1000	CU YD
222	REMOVE EXISTING ASPHALT, 1/2\"/>		

LEGEND

1. 1.00 1.5\"/>

* CONTINGENCY ITEMS TO BE USED AT THE DISCRETION OF THE ENGINEER

CONTINGENCY QUANTITIES
CONTINGENCY QUANTITIES ARE ADDITIONAL QUANTITIES WHICH ARE INCLUDED IN THE BID QUANTITIES AND SHALL BE USED UNDER THE ENGINEER'S AND CONSTRUCTION MANAGER'S DIRECTION.

CLEANING AND GRUBBING
 CLEARING UNITS HAVE BEEN INDICATED ON THE PLANS. A TROUGH THERE ARE
 OF THE PROJECT. A LUMP SUM QUANTITY HAS BEEN INCLUDED IN THE LUMP
 PLAN FOR ITEM 201. CLEANING AND GRUBBING. ALL PROVISIONS AS SET
 LUMP SUM PRICE FOR ITEM 201. CLEANING AND GRUBBING.

EXCAVATION AND EMBANKMENT
 THE PREPARATION OF AREAS FROM WHICH
 INCLUDING THE REMOVAL OF ALL MATERIAL DISCONTINUED NOT BEING
 COMPLETE PLANTED. DIMENSIONS, FINISHING AND INCORPORATING ALL WATER
 UNDESIRABLE AND SURFACES MATERIAL. INTERFERENCE, SLOPES, DRAINAGE OF
 STABILITY AND UTILITY OF COEXISTING UTILITIES. THE CONTRACTOR SHALL
 ALL IN ACCORDANCE WITH ITEM 202 AND IN RESPECT TO SIZES AND
 CONFORMITY WITH THE LINES, GRADES, THICKNESS AND CROSS SECTIONS SHOWN
 BORROW UNLESS NOT BE PAID FOR AS A SEPARATE ITEM. BORROW USED
 IN EXCESS OF THAT WHICH IS SHOWN SHALL BE PAID FOR AS A SEPARATE ITEM.
 THE REQUIREMENTS OF ITEM 203. THE CONTRACTOR SHALL MAKE HIS OWN
 APPROXIMATIONS FOR OBTAINING BORROW AND SHALL PAY ALL COSTS INVOLVED.

ITEM 204 - SURFPAVE REPAIR
 AN ESTIMATED QUANTITY FOR THE ITEM HAS BEEN PROVIDED UNDER
 COMMENSURATE QUANTITIES AS DIRECTED BY THE ENGINEER.

MAINTENANCE OF SEWER PIPES
 OPERATIONS TO BE TO MAINTAIN SEWER
 PIPES AT ALL TIMES THROUGH EXISTING FACILITIES WHICH ARE TO REMAIN IN
 PLACES THROUGH EXISTING FACILITIES TO BE REPLACED UNTIL NEW
 ALL NEW CONDUITS TO BE MAINTAINED IN USE.

ALL EXISTING SEWERS SHALL BE MAINTAINED AND LEFT IN A CONDITION
 REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION.
 OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR TO THE SATISFACTION
 OF THE ENGINEER.

CROSSING AND CONNECTIONS TO EXISTING SEWER AND UTILITIES
 WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO AN
 CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE
 CONTRACTOR SHALL MAINTAIN THE EXISTING SEWER OR UTILITY AS TO
 LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.
 IF IT IS DETERMINED THAT THE EXISTING CONDUIT OR SEWER
 PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE
 VARIANCE IN THE EXISTING ELEVATION.

IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERFERE WITH
 EXISTING SEWER OR UNDERGROUND UTILITY AS SHOWN ON
 OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY
 THE INTERFERENCE WITH AN EXISTING FACILITY.
 PAYMENT FOR ALL THE OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN
 THE CONTRACT PRICE FOR THE PERMITS AND CONDUIT ITEM.

BEFORE OR DRAINAGE FACILITIES
 BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL
 ACCEPTANCE BY THE COUNTY REPRESENTATIVES OF THE COUNTY.
 REPRESENTATIVES SHALL MAKE AN INSPECTION. A COPY WITH LOCAL
 WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE
 SHALL BE DETERMINED FROM FIELD CONDITIONS AND THEIR APPROPRIATE
 INSPECTION SHALL BE KEPT IN WRITING BY THE COUNTY.

ALL NEW CONDUITS, INLETS, CATCH BASINS, AND VAPORLES CONSTRUCTED AS
 A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER AND IN A
 CLEAN CONDITION BEFORE THE PROJECT WILL BE ACCEPTED BY THE COUNTY.
 ALL EXISTING SEWERS TO REMAIN AND INSPECTED ANNUALLY BY THE ABOVE
 REPORTING PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION
 REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION.
 OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR TO THE SATISFACTION
 OF THE ENGINEER.

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

ITEM 614 - MAINTAINING TRAFFIC
 CONSTRUCTION SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITY.
 TWO LANE TRAFFIC SHALL BE MAINTAINED DURING PERIODS OF SUSPENSION OF
 WORK.

ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

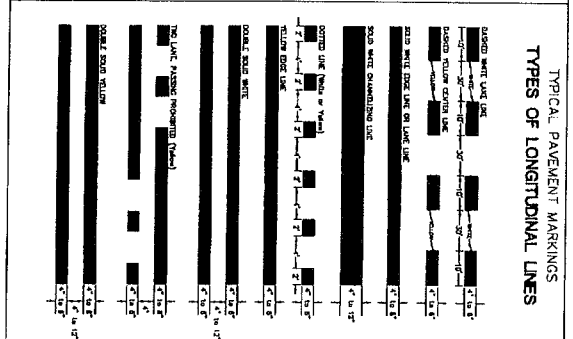
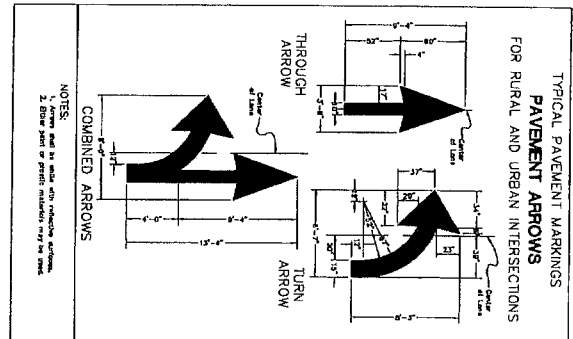
THE CONTRACTOR SHALL PROTECT, ERECT AND MAINTAIN THE REMAINING
 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS DETAIL IN THE OHIO
 SIGNING, INCLUDING CONSTRUCTION WORK ZONE APPROACH SIGNING AND
 MAINTAINED AND SUBSTITUTED AS PROJECT SHALL BE FINISHED, ERECTED,
 AND MAINTAINED THROUGHOUT THE PROJECT.

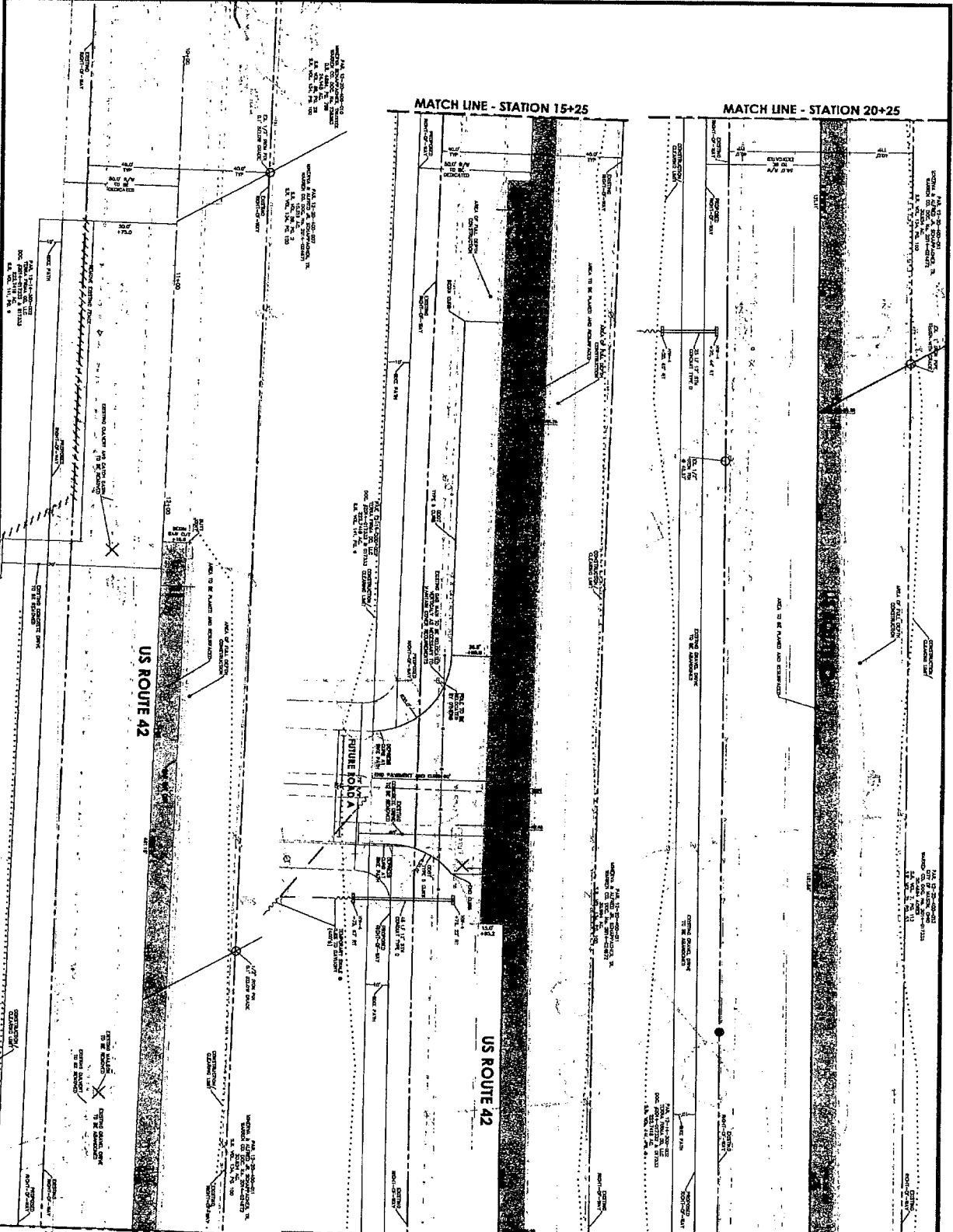
ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH
 CONSTRUCTION AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH
 UNIFORM TRAFFIC CONTROL DEVICES. PAYMENT FOR ALL LABOR EQUIPMENT
 AND MATERIALS SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR ITEM 614.
 ITEM 614. MAINTAINING TRAFFIC, UNLESS SEPARATELY INDICATED IN THE PLAN.

DUST CONTROL
 THE CONTRACTOR SHALL FURNISH AND APPLY WATER AND CALCIUM CHLORIDE
 FOR DUST CONTROL AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE
 BEEN PROVIDED FOR DUST CONTROL. THE CONTRACTOR SHALL FURNISH
 FOR DUST CONTROL. THE CONTRACTOR SHALL FURNISH AND APPLY WATER
 AND CALCIUM CHLORIDE FOR DUST CONTROL AS DIRECTED BY THE ENGINEER.

ITEM 619 - PAVEMENT MARKINGS
 MARKINGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 ACCORDING TO ITEM 619, 740.01, 740.02 AND 740.03.

ITEM 832 - STOP WATER POLLUTION PREVENTION PLAN
 PREPARE THE SWPPP AS CONTAINED IN THE SPECIFICATIONS. THE SWPPP
 GUIDANCE CAN BE ALL ACTIVELY IDENTIFIED BY THE SWPPP THAT IS NOT
 THE LUMP SUM PRICE FOR THE SWPPP. THE SWPPP SHALL BE INCLUDED IN
 THE LUMP SUM PRICE FOR THE SWPPP. THE SWPPP SHALL BE INCLUDED IN
 THE LUMP SUM PRICE FOR THE SWPPP. THE SWPPP SHALL BE INCLUDED IN
 THE LUMP SUM PRICE FOR THE SWPPP.

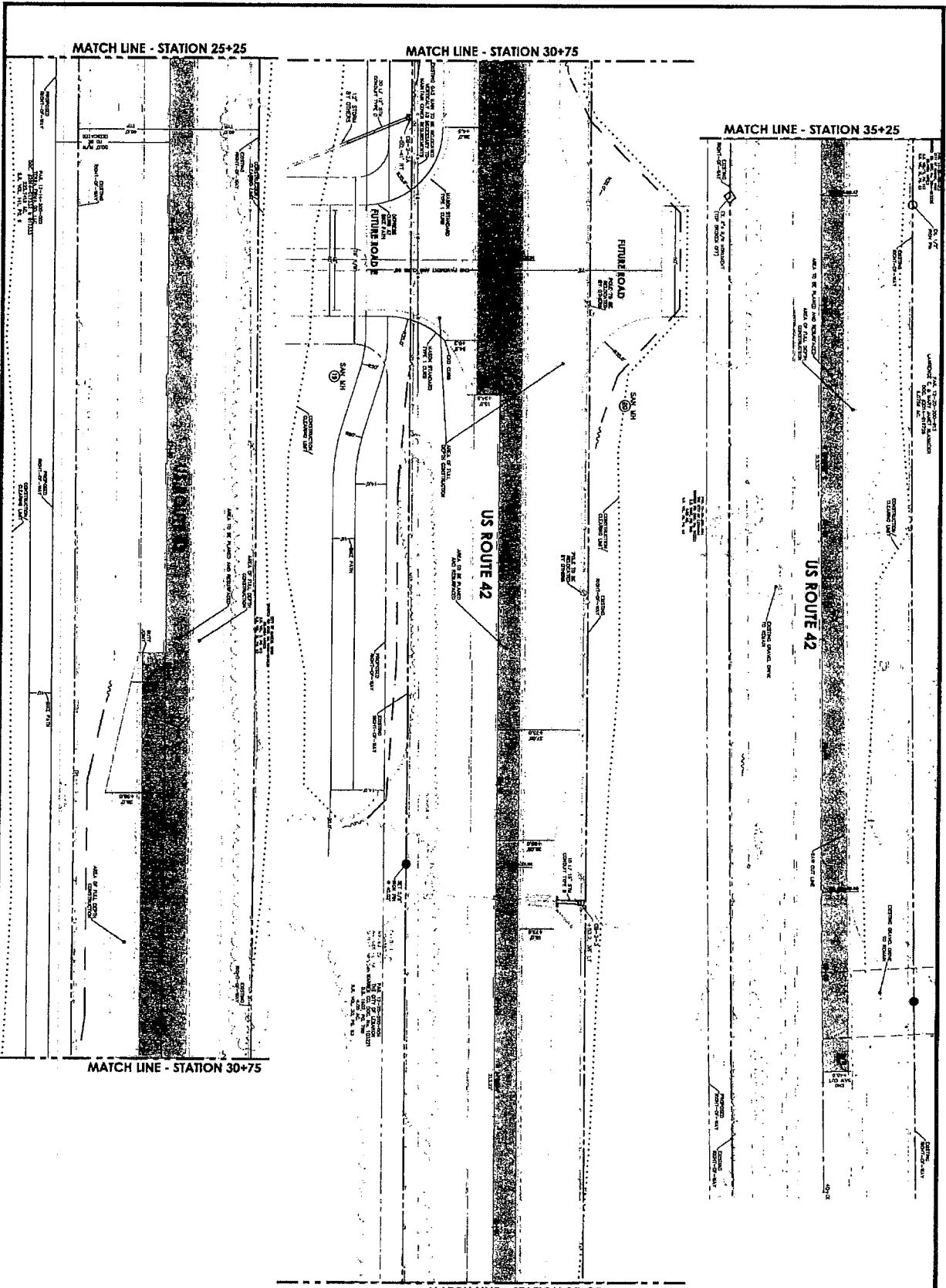




MATCH LINE - STATION 15+25

MATCH LINE - STATION 20+25

MATCH LINE - STATION 25+25

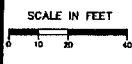


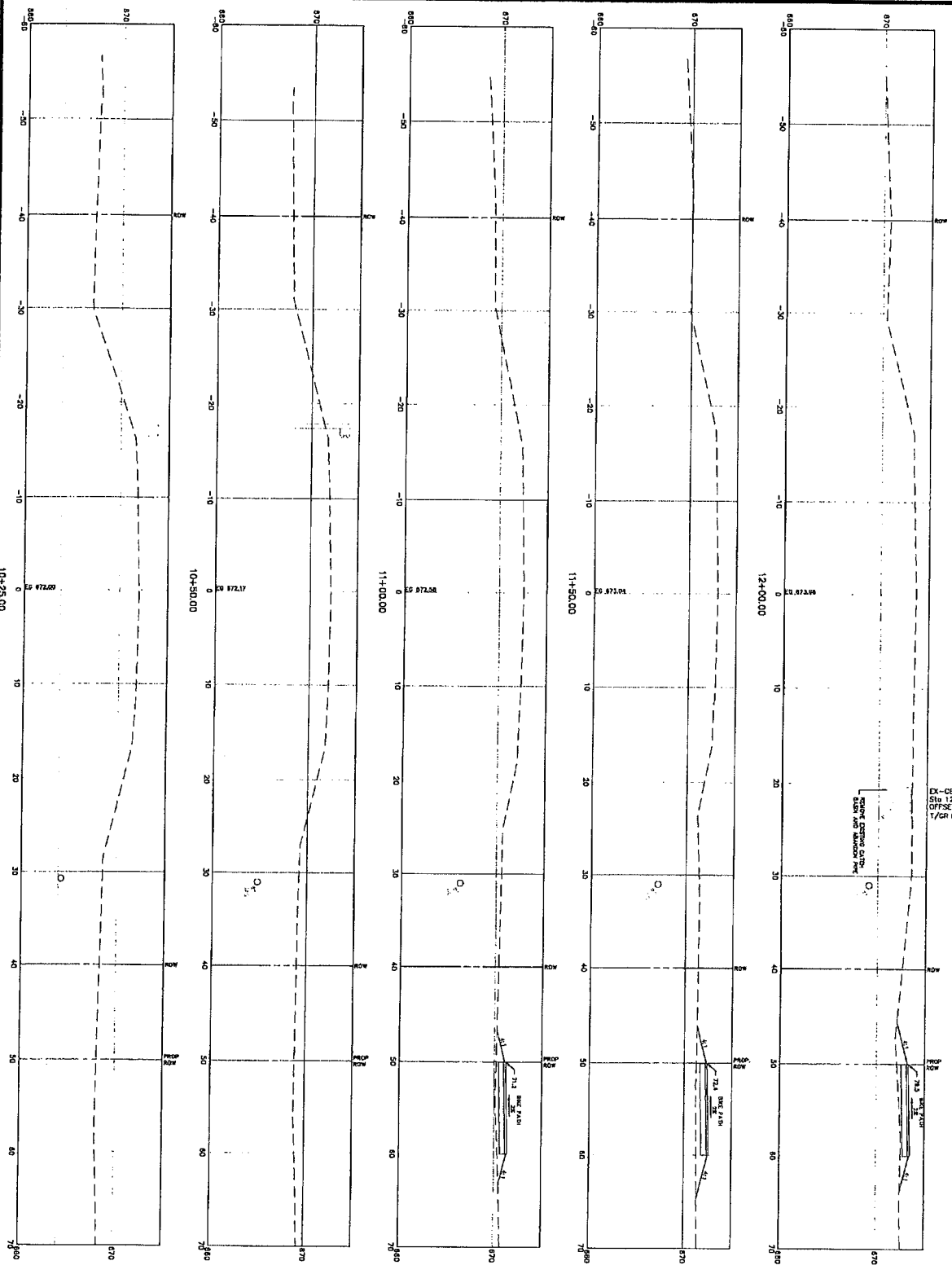
6
22



McGill Smith Punston, Inc.
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 Engineers • Architects • Surveyors
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**US 42 ROAD IMPROVEMENTS
 PLAN STA 20+75 TO 25+75**

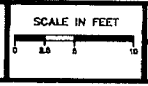


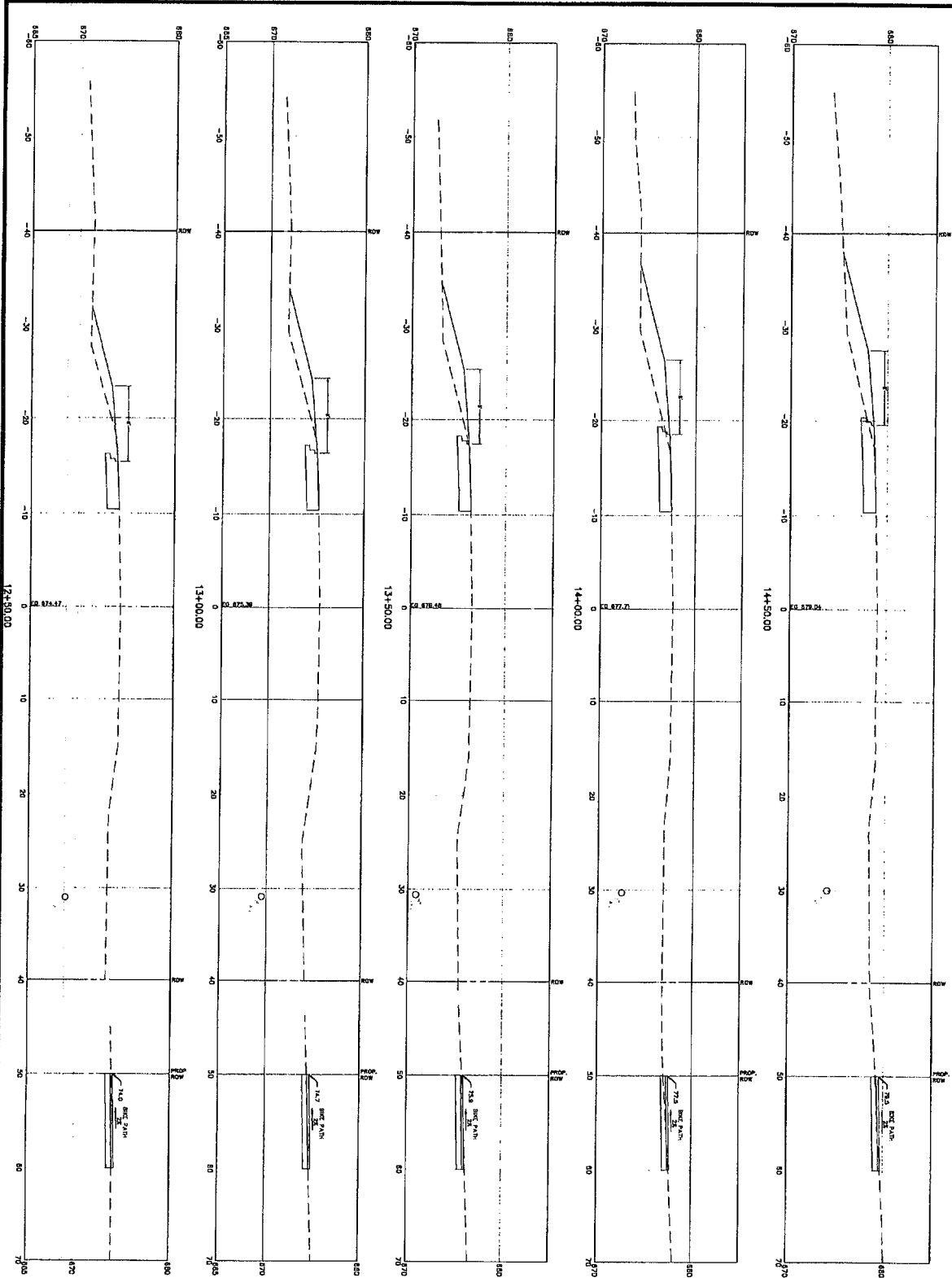


EX-CB
Sta 12+20.7
OFFSET 22.0'
1/CR 073.42

ENO	AREA	VOLUME
CUT	FILL	CUT
FILL	CUT	FILL

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 10+25 TO 12+00**

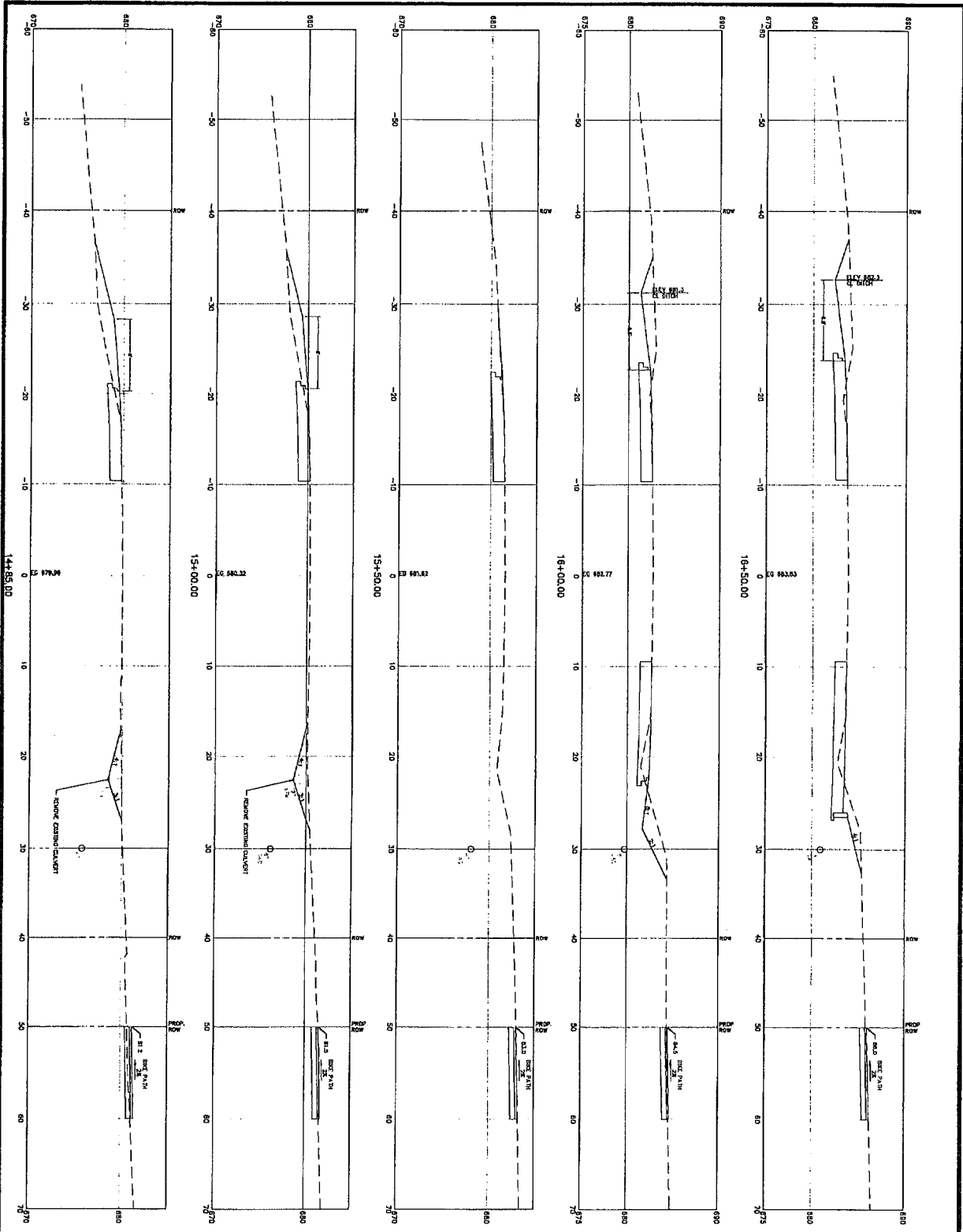




END AREA		VOLUME	
CUT	FILL	CUT	FILL

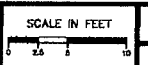
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CROSS SECTIONS
PLAN STA 12+50 TO 14+50**

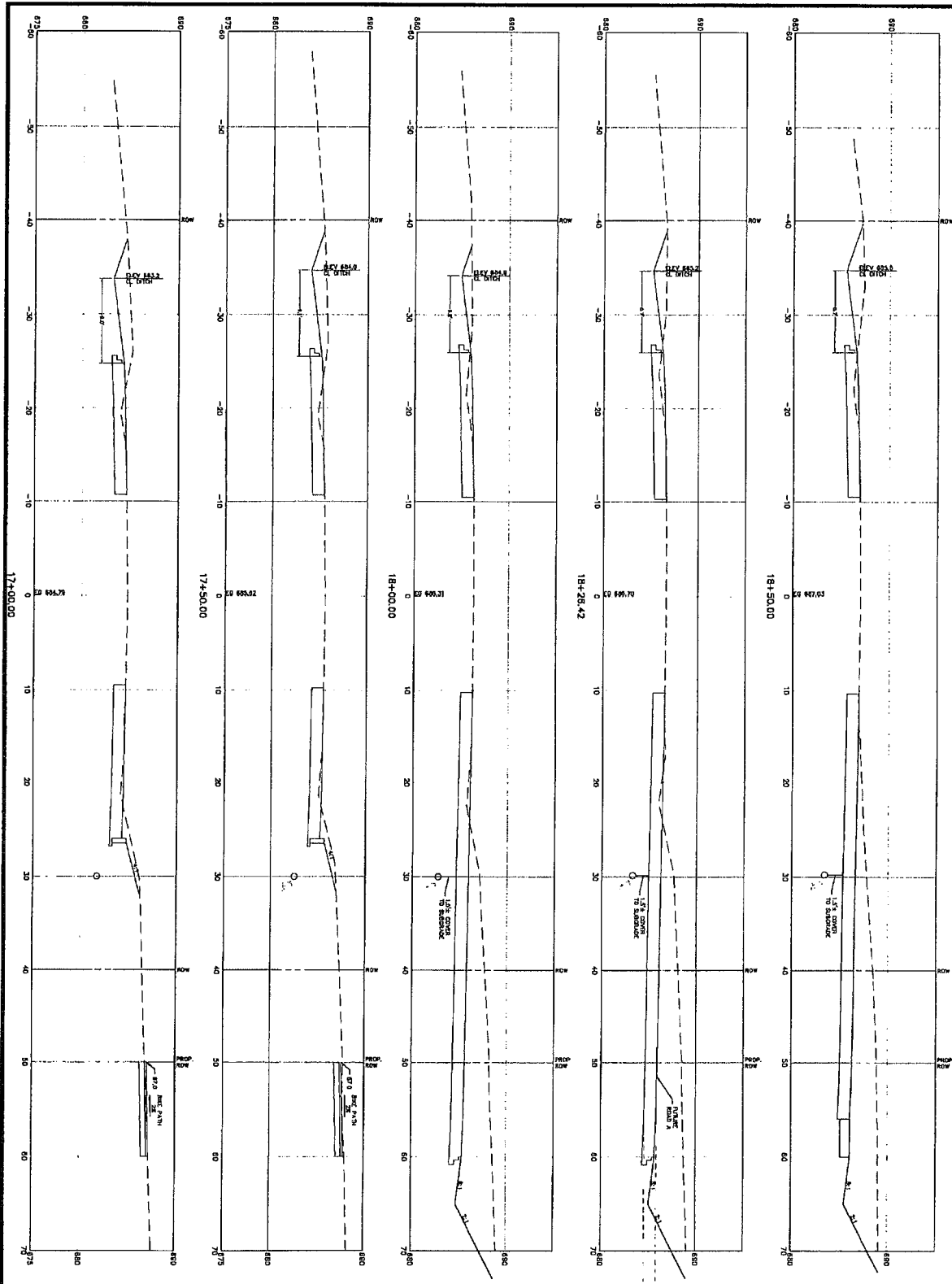




END AREA	CUT	FILL	CUT	FILL

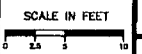
**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 14+85 TO 16+50**

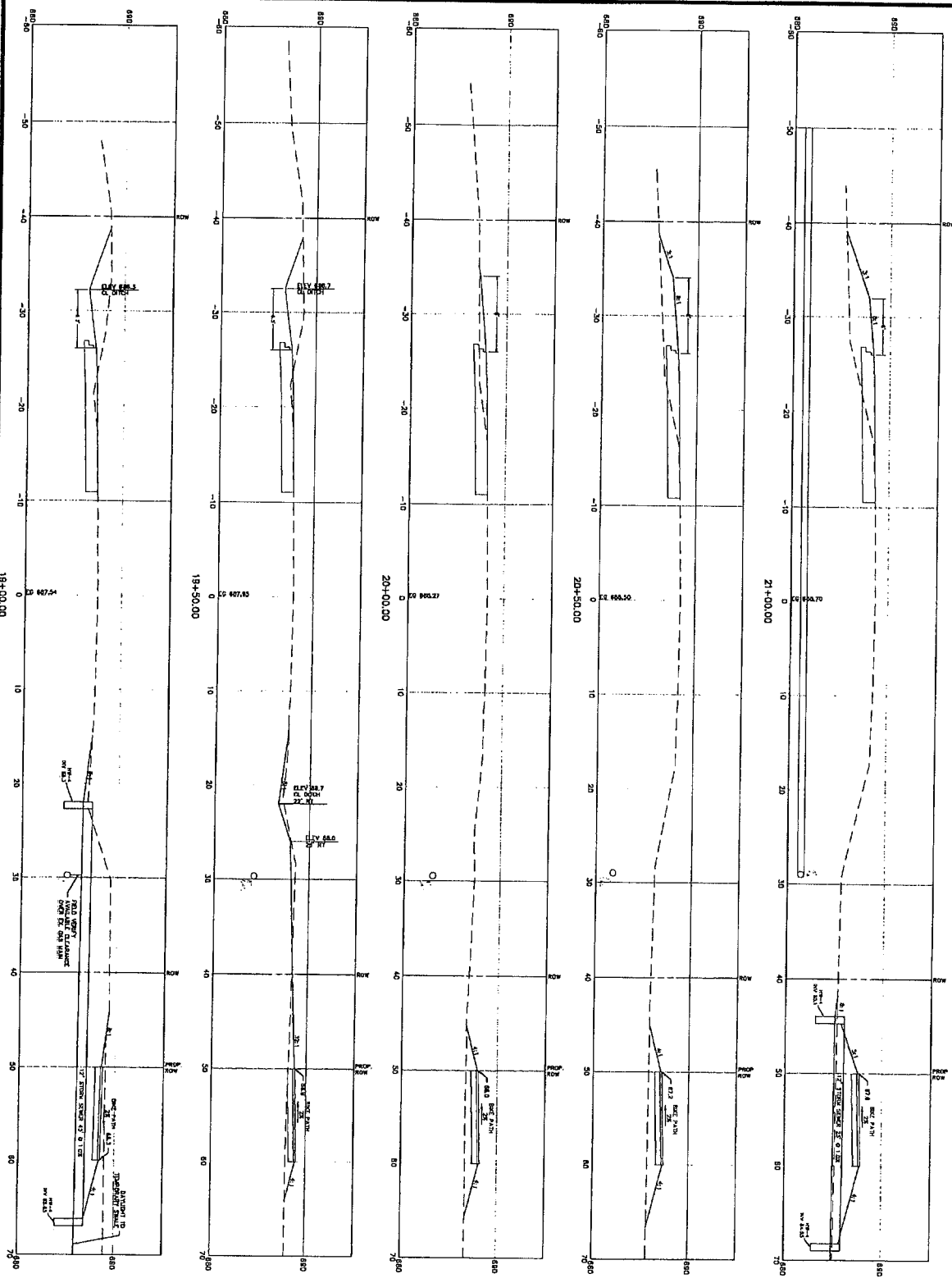




ENO	AREA	VOLUME
CUT	FILL	CUT FILL

US 42 ROAD IMPROVEMENTS
 CROSS SECTIONS
 PLAN STA 17+00 TO 18+50

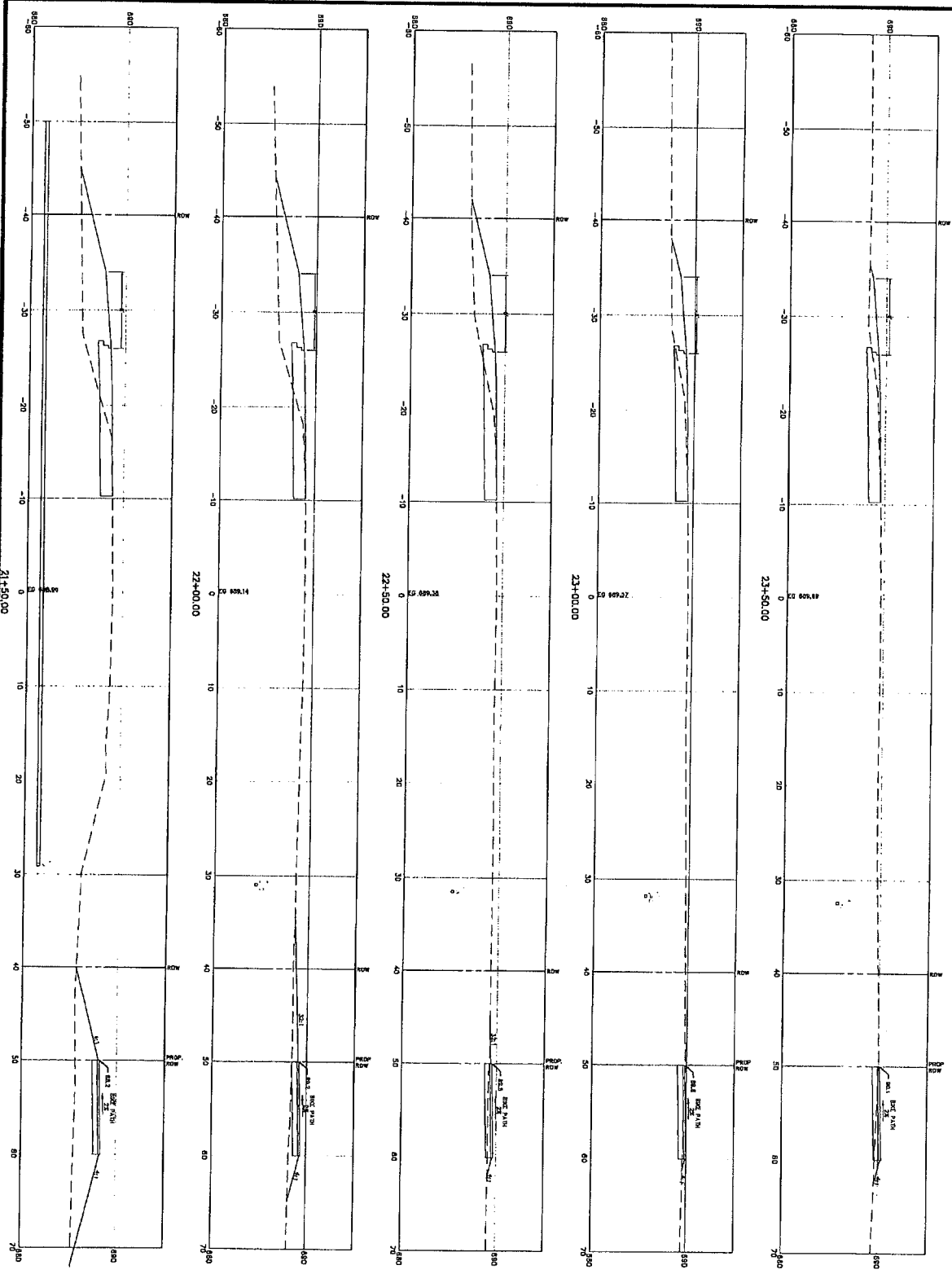




END AREA	VOLUME
CUT	FILL
CUT	FILL

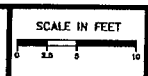
**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 19+00 TO 21+00**

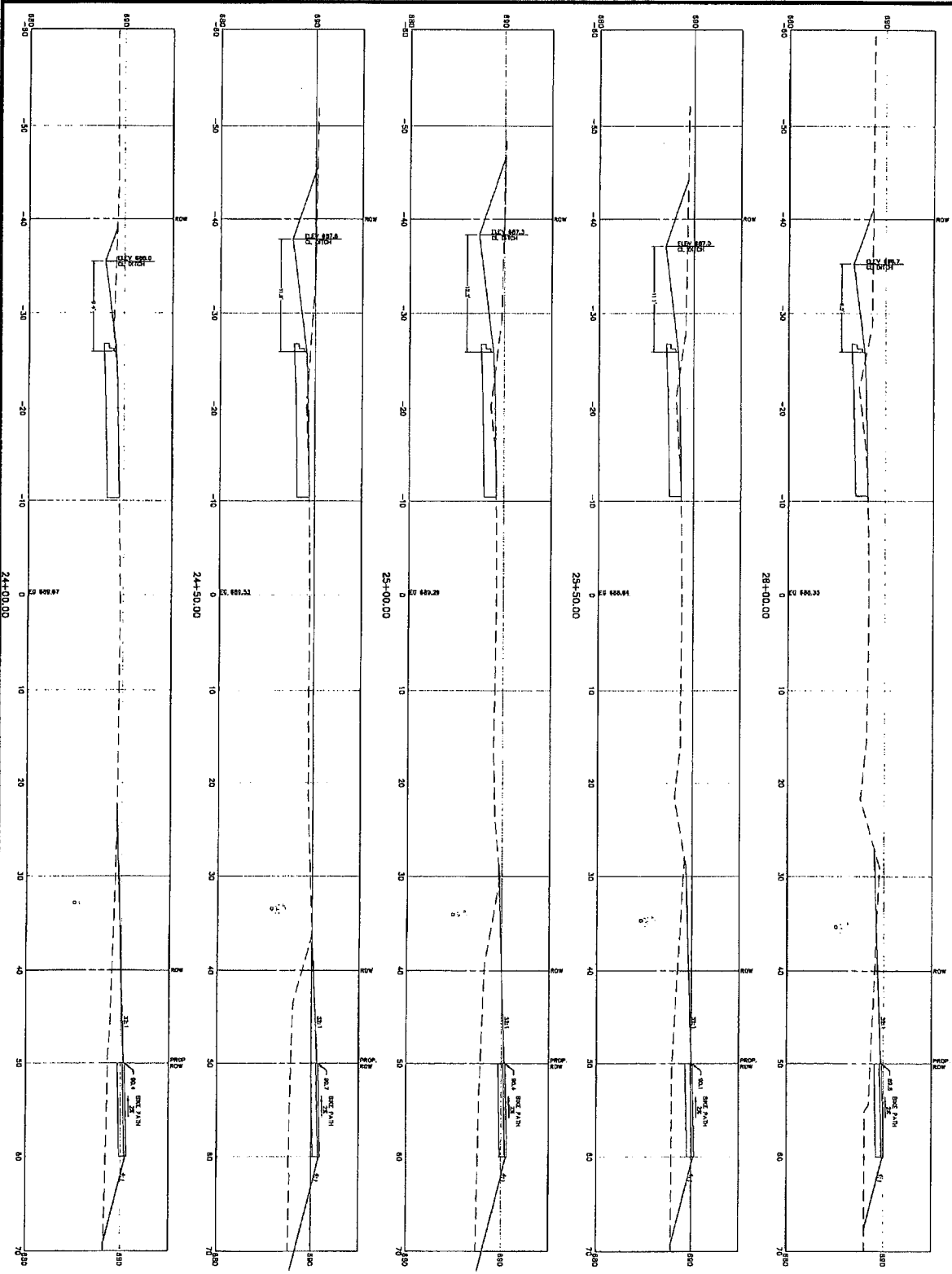




STATION	CROSS SECTION		VOLUME	
	CUT	FILL	CUT	FILL
21+50.00				
22+00.00				
22+50.00				
23+00.00				
23+50.00				

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 21+50 TO 23+50**

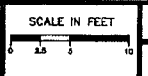


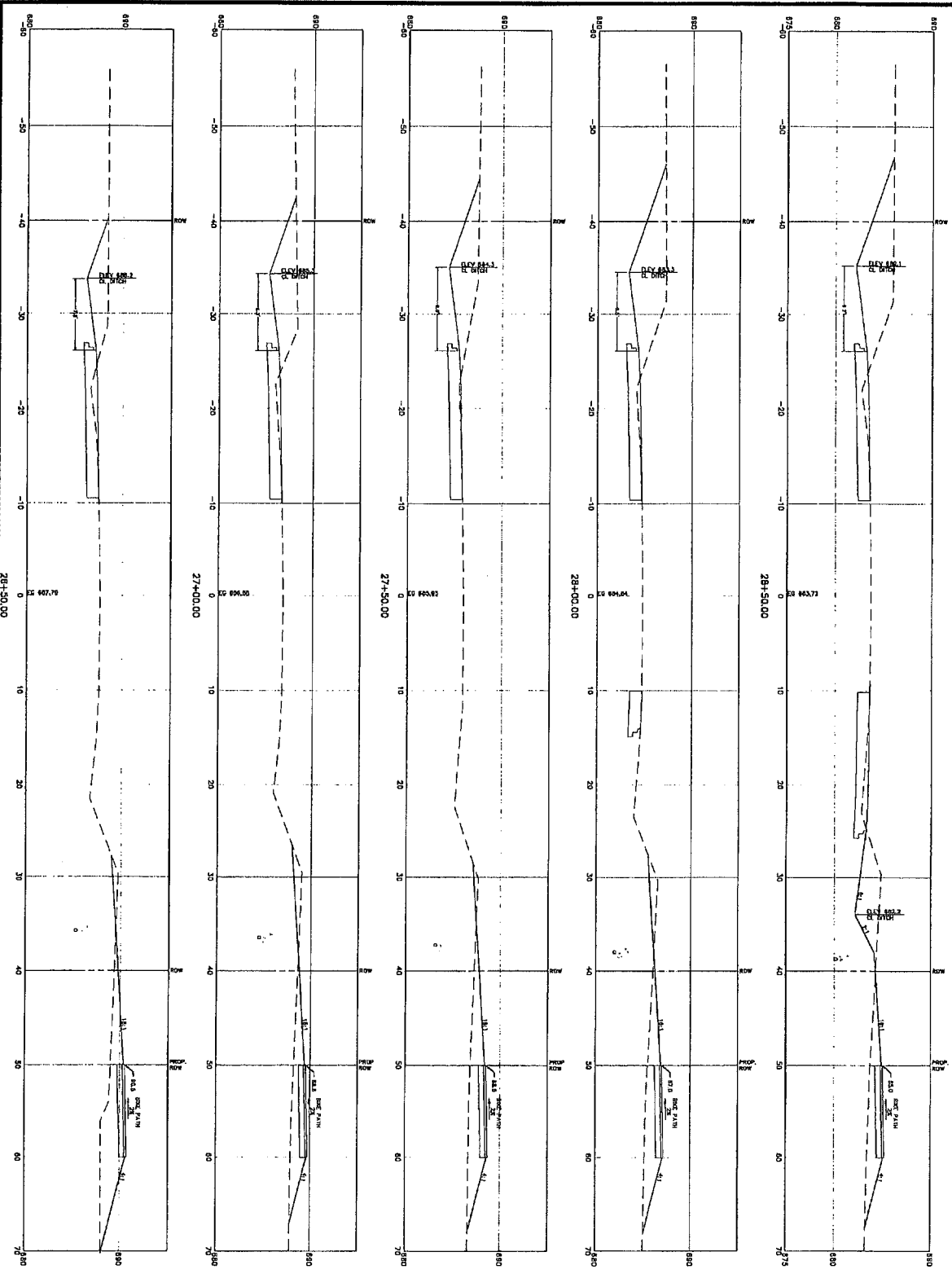


CUT	FILL	VOLUME	
		CUT	FILL

13
22

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 24+00 TO 26+00**

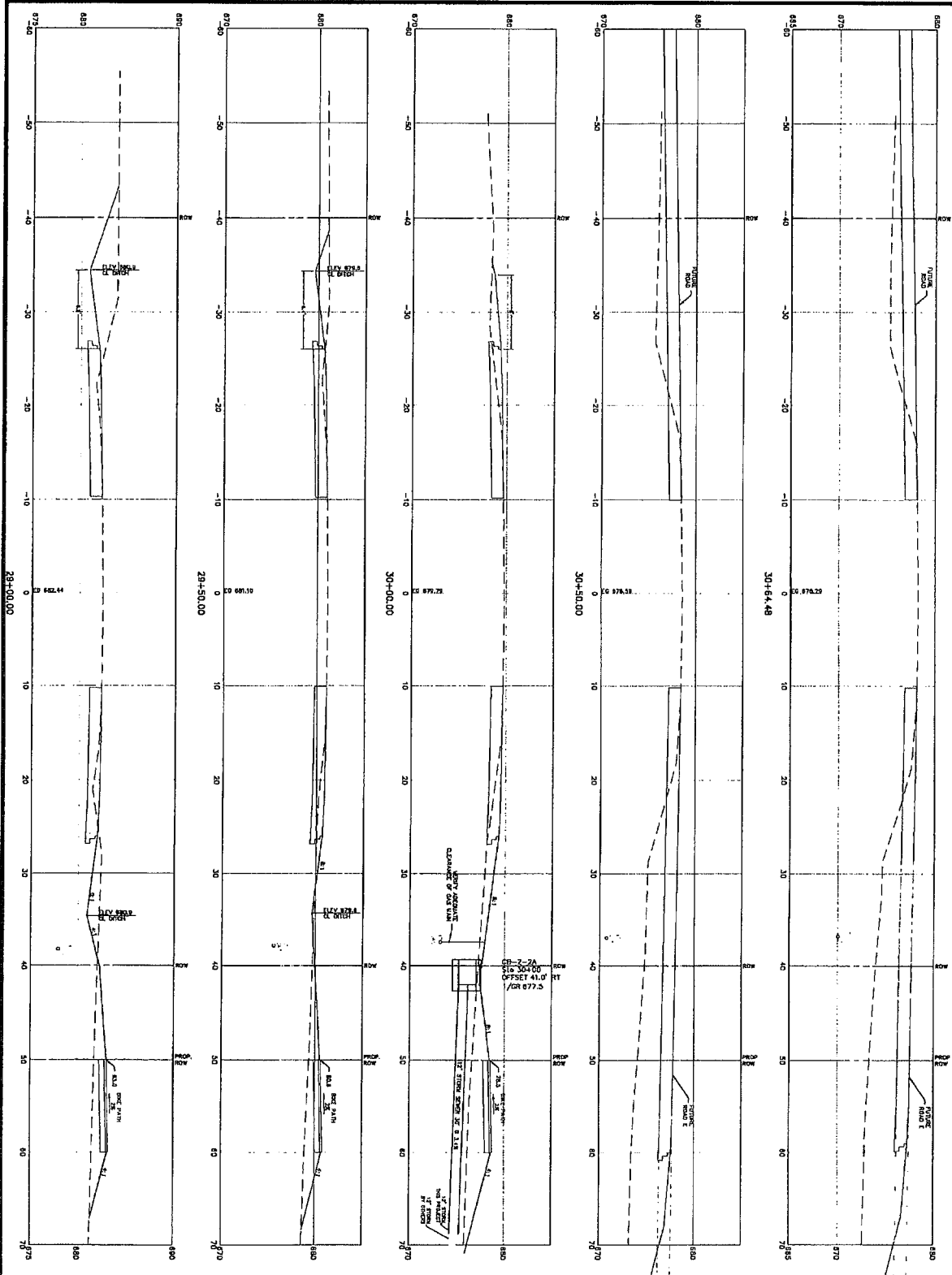




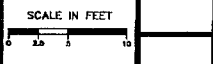
STATION	CROSS SECTION		VOLUME	
	CUT	FILL	CUT	FILL
26+50.00				
27+00.00				
27+50.00				
28+00.00				
28+50.00				

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

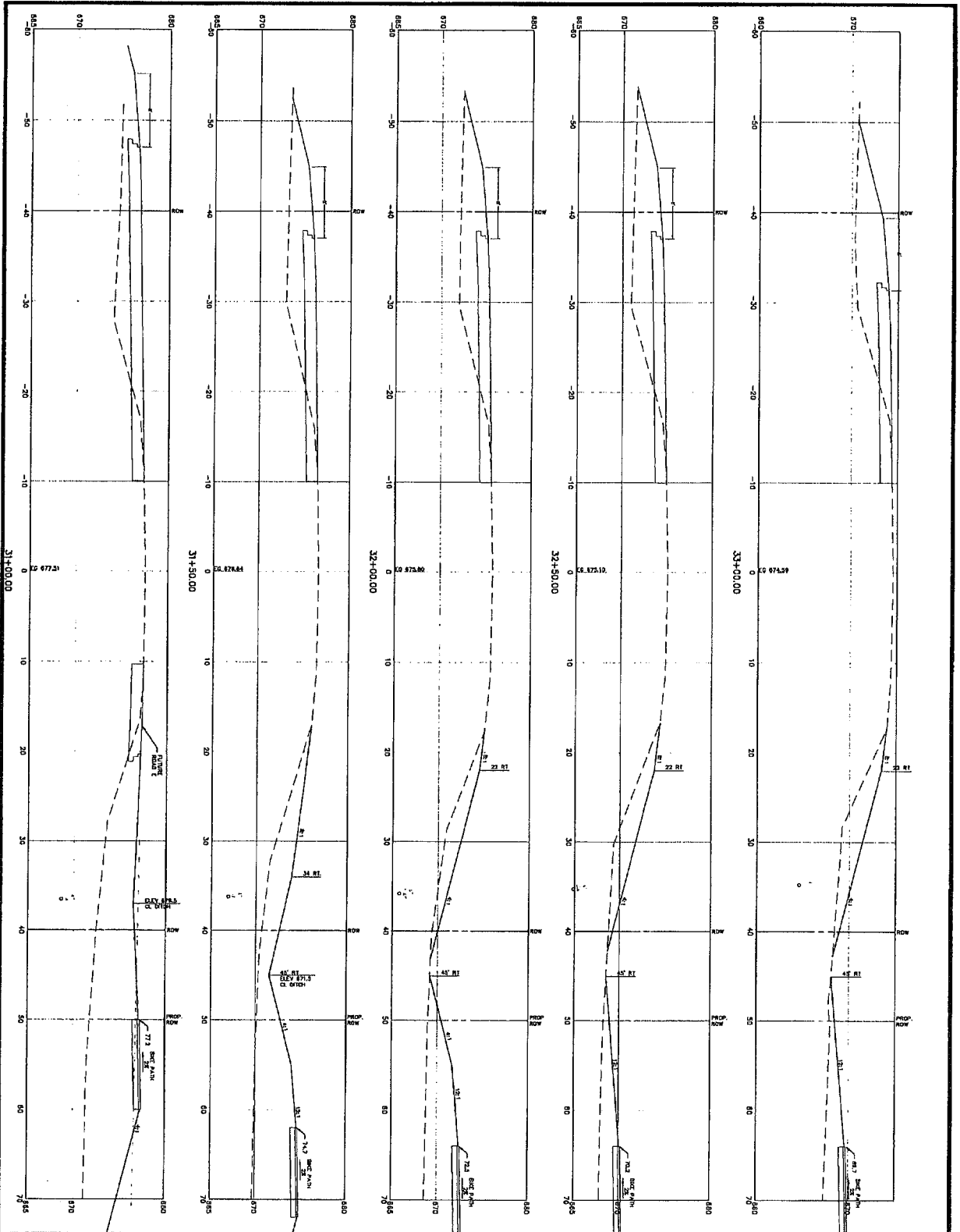




STATION	CROSS SECTION AREA		VOLUME	
	CUT	FILL	CUT	FILL
29+00.00				
30+00.00				
30+50.00				
30+64.48				
TOTAL				



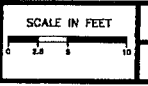
**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 29+00 TO 31+64.48**

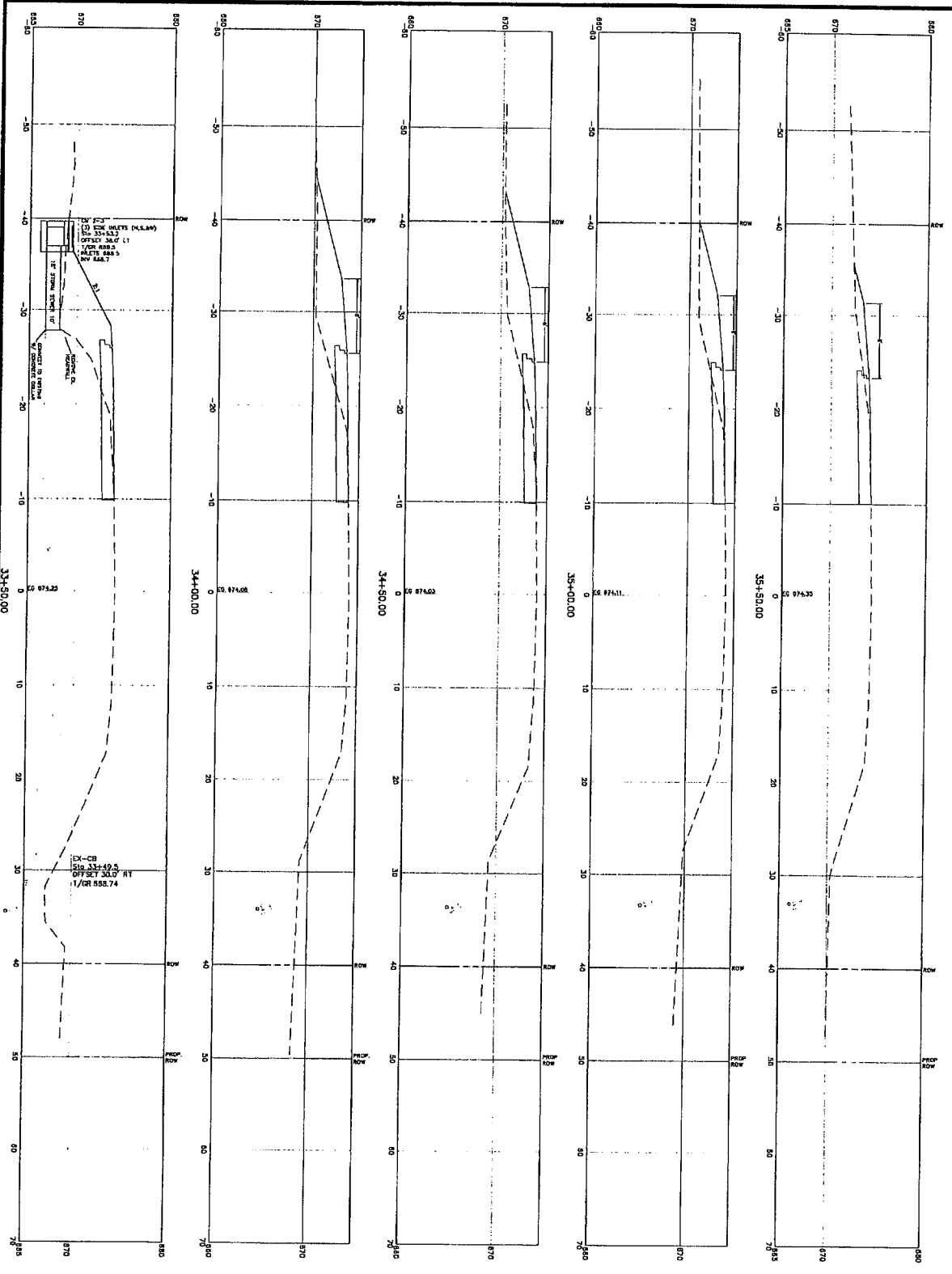


END AREA	VOLUME
CUT	CUT
FILL	FILL

16
22

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 31+00 TO 33+00**

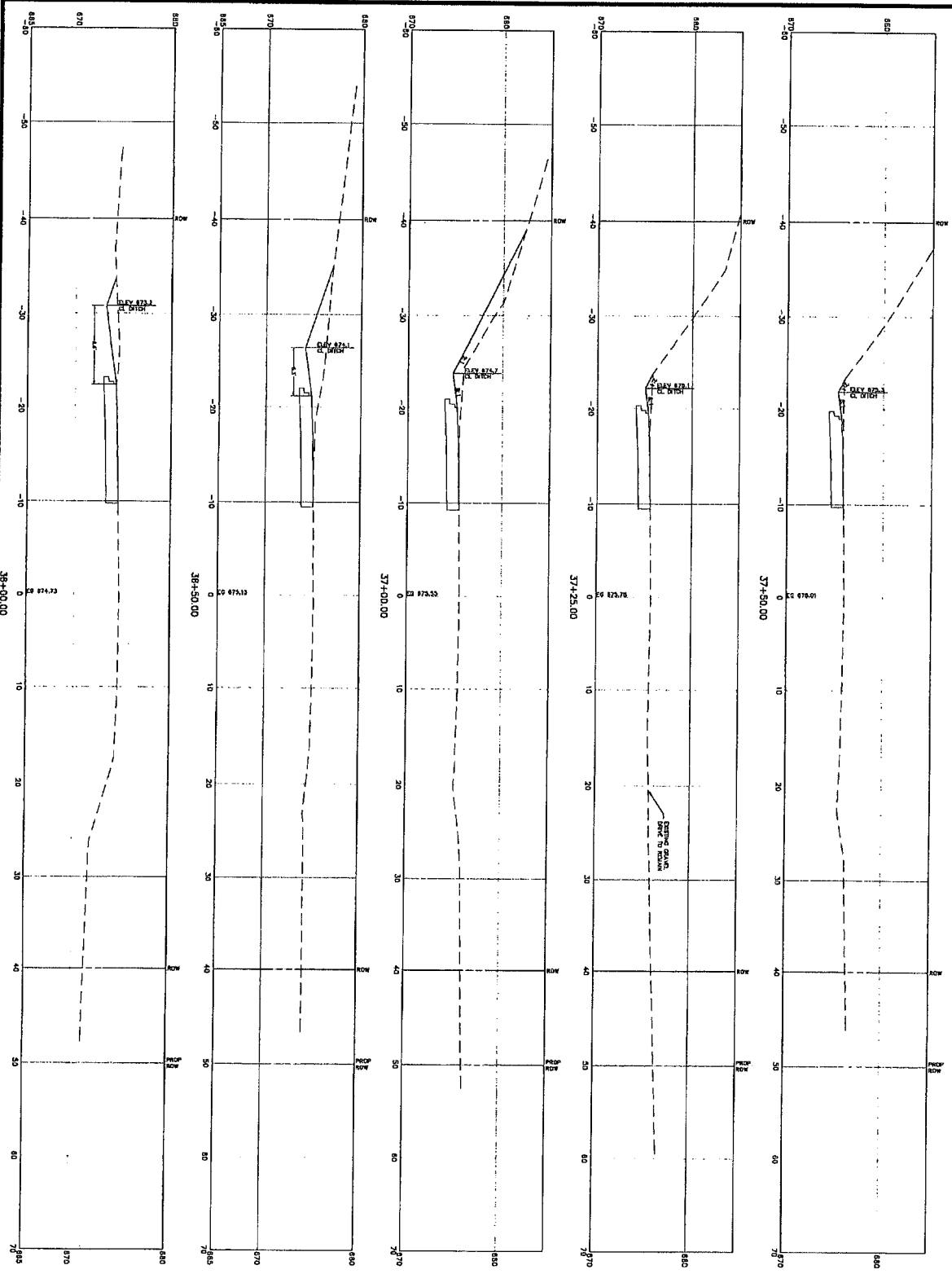




STATION	CROSS SECTION		VOLUME	
	CUT	FILL	CUT	FILL
33+50.00				
34+00.00				
34+50.00				
35+00.00				
35+50.00				

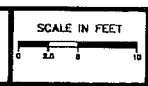
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 33+50 TO 35+50

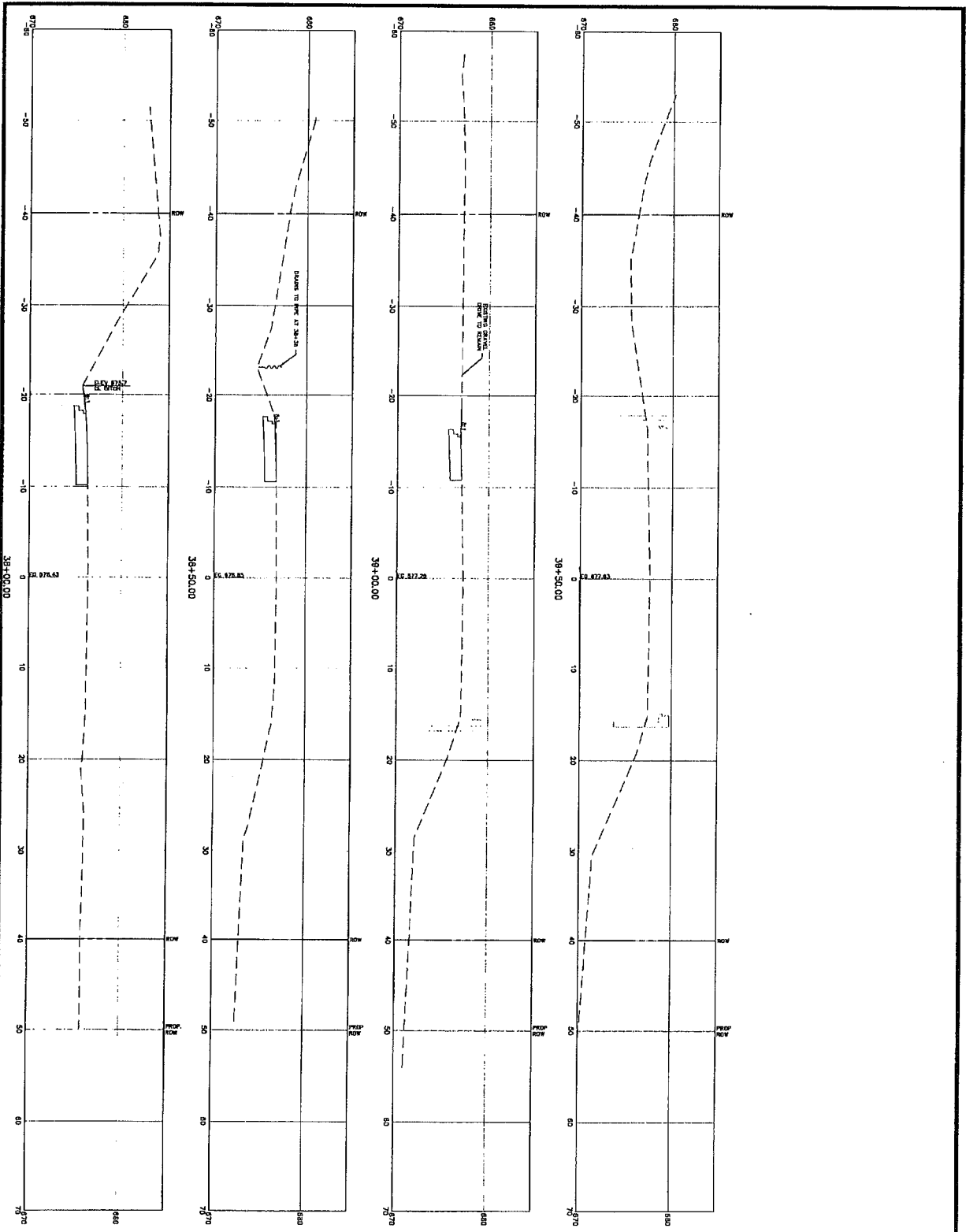




CUT	DSD AREA		VOLUME
	FILL		

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 36+00 TO 37+50**

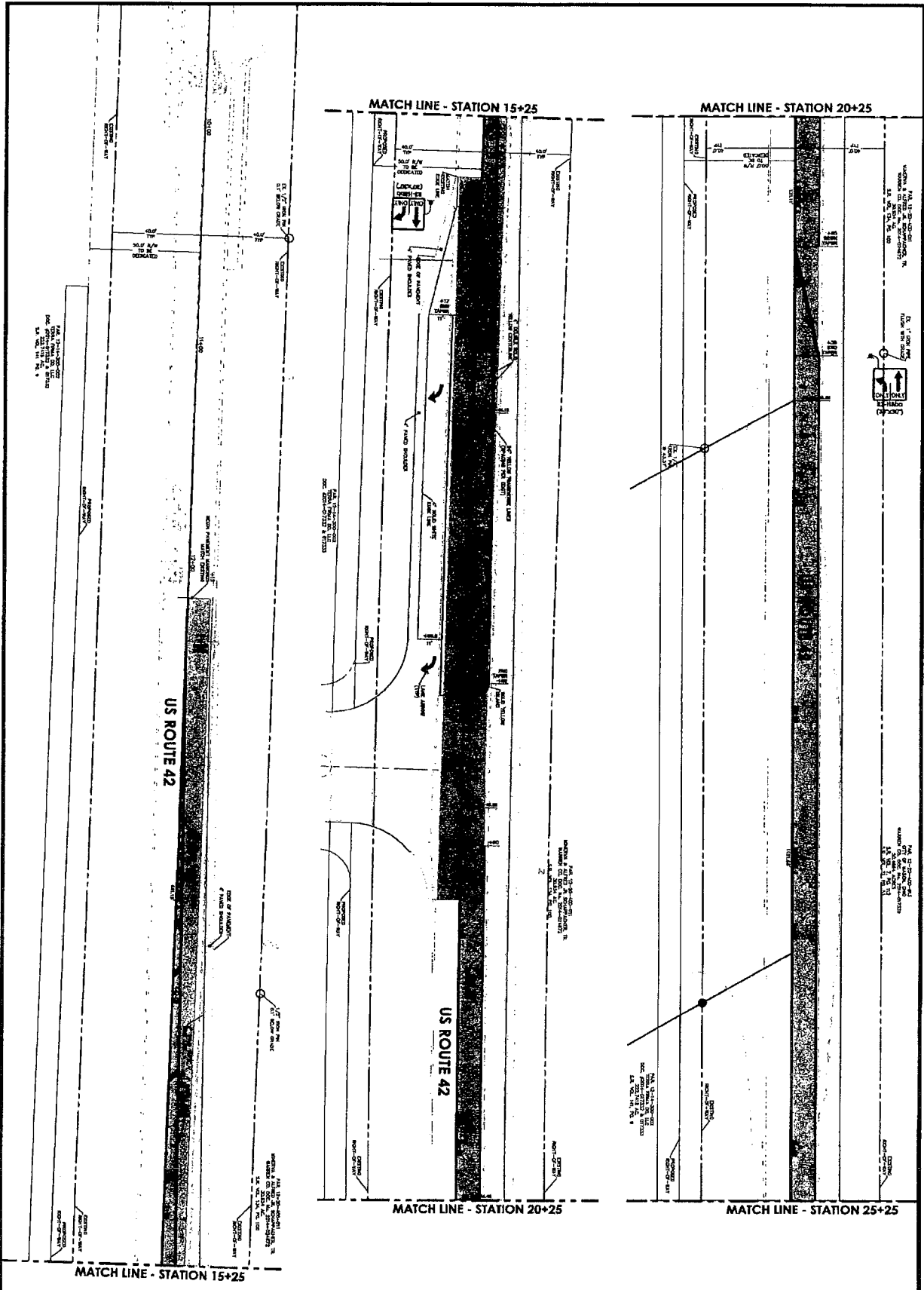


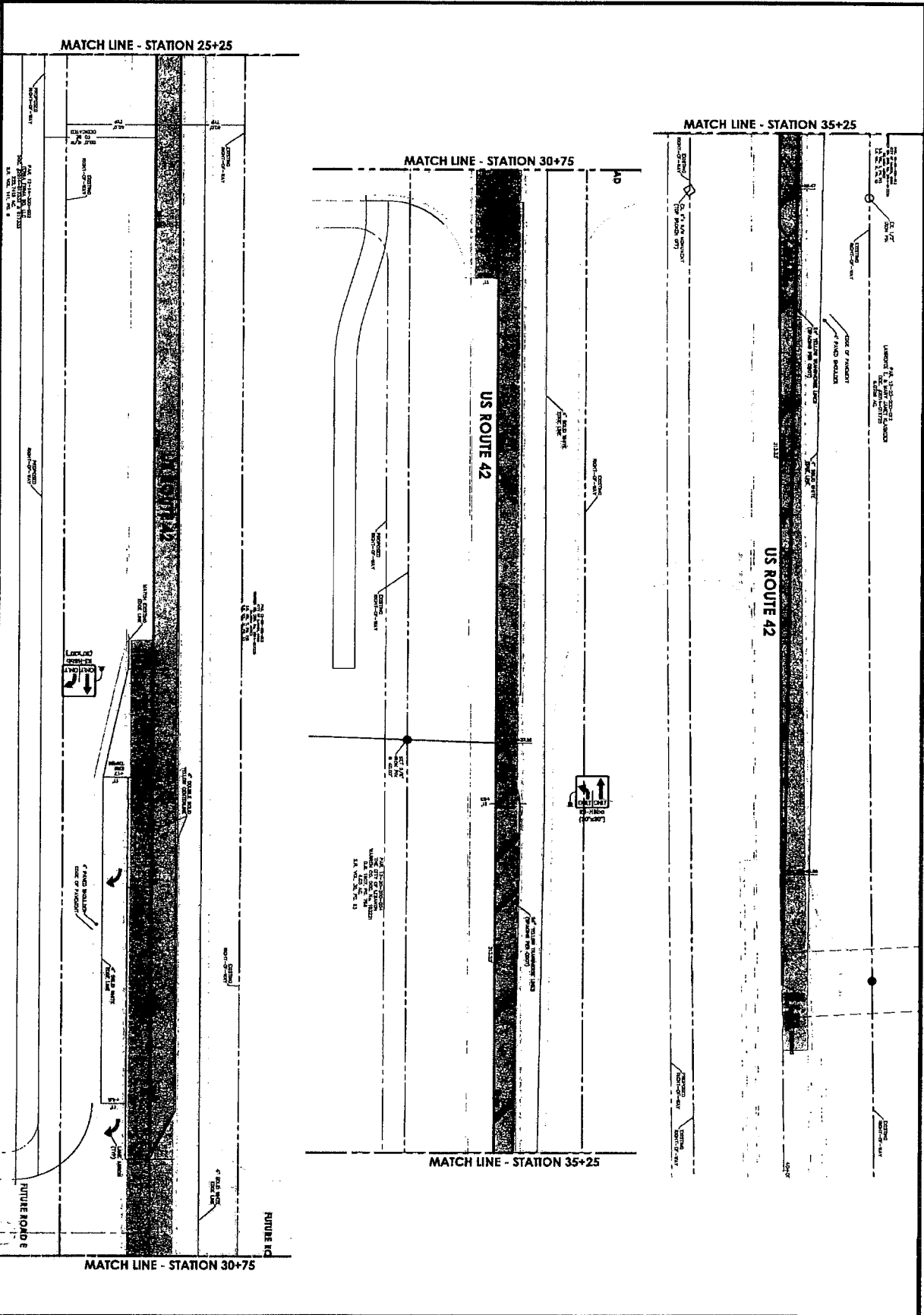


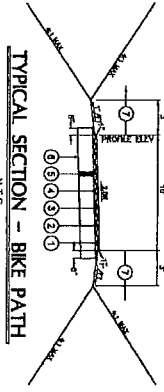
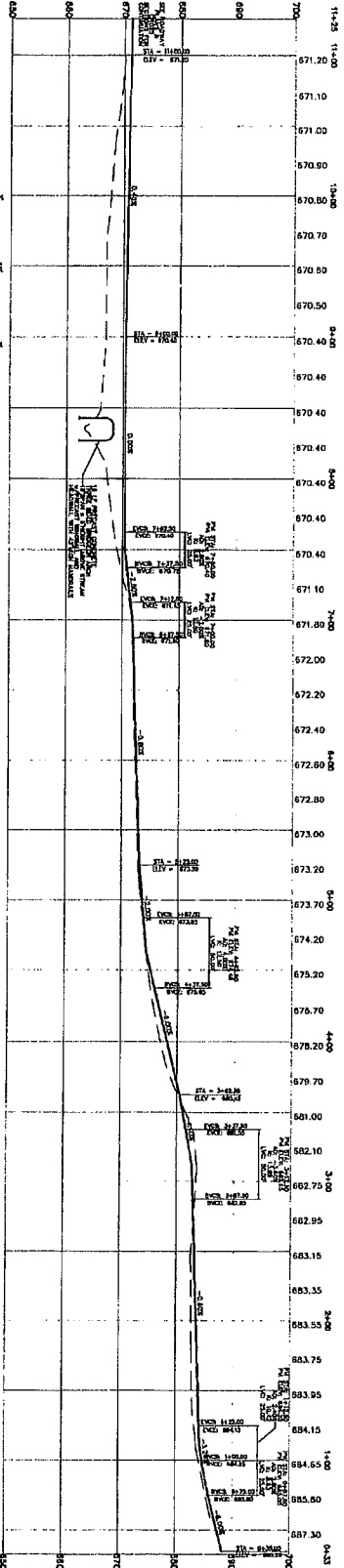
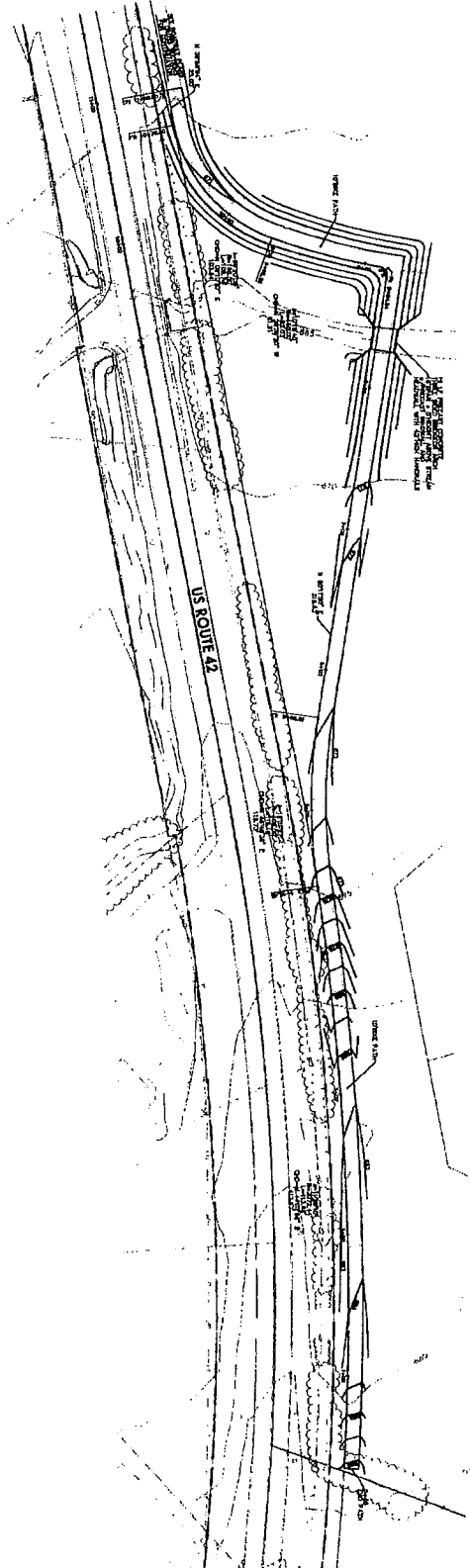
STATION	CROSS SECTION AREA		VOLUME	
	CUT	FILL	CUT	FILL
36+00.00				
36+50.00				
37+00.00				

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 36+00 TO 37+50**







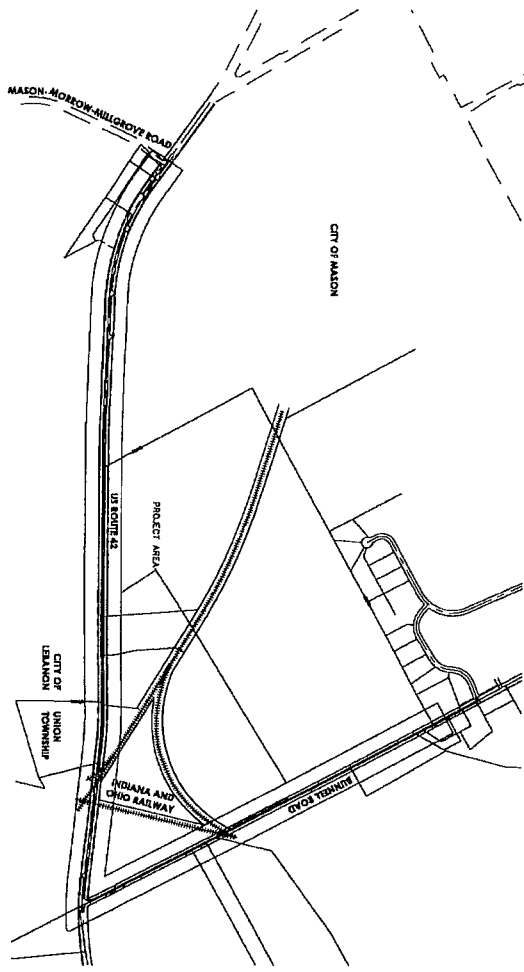


LEGEND

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2	2'	SHOULDER
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4	10'	OFFSET
5	10'	OFFSET
6	10'	OFFSET
7	10'	OFFSET
8	10'	OFFSET
9	10'	OFFSET
10	10'	OFFSET
11	10'	OFFSET
12	10'	OFFSET
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91	10'	OFFSET
92	10'	OFFSET
93	10'	OFFSET
94	10'	OFFSET
95	10'	OFFSET
96	10'	OFFSET
97	10'	OFFSET
98	10'	OFFSET
99	10'	OFFSET
100	10'	OFFSET


US 42 & BUNNELL ROAD WATERLINE INSTALLATION

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



SHEET	DESCRIPTION
1	TITLE SHEET
2	SUGGESTED BILL OF MATERIALS
3-25	PLAN / PROFILE SHEETS
26	TRAFFIC NOTES
27	RESTORATION DETAILS

SUPERVISING ENGINEER — DESIGN _____ Date _____
 PRINCIPAL ENGINEER — SYSTEM FACILITIES _____ Date _____
 CHIEF ENGINEER _____ Date _____


Ohio Pipeline Section
 1-800-332-2784
 www.ohio.gov

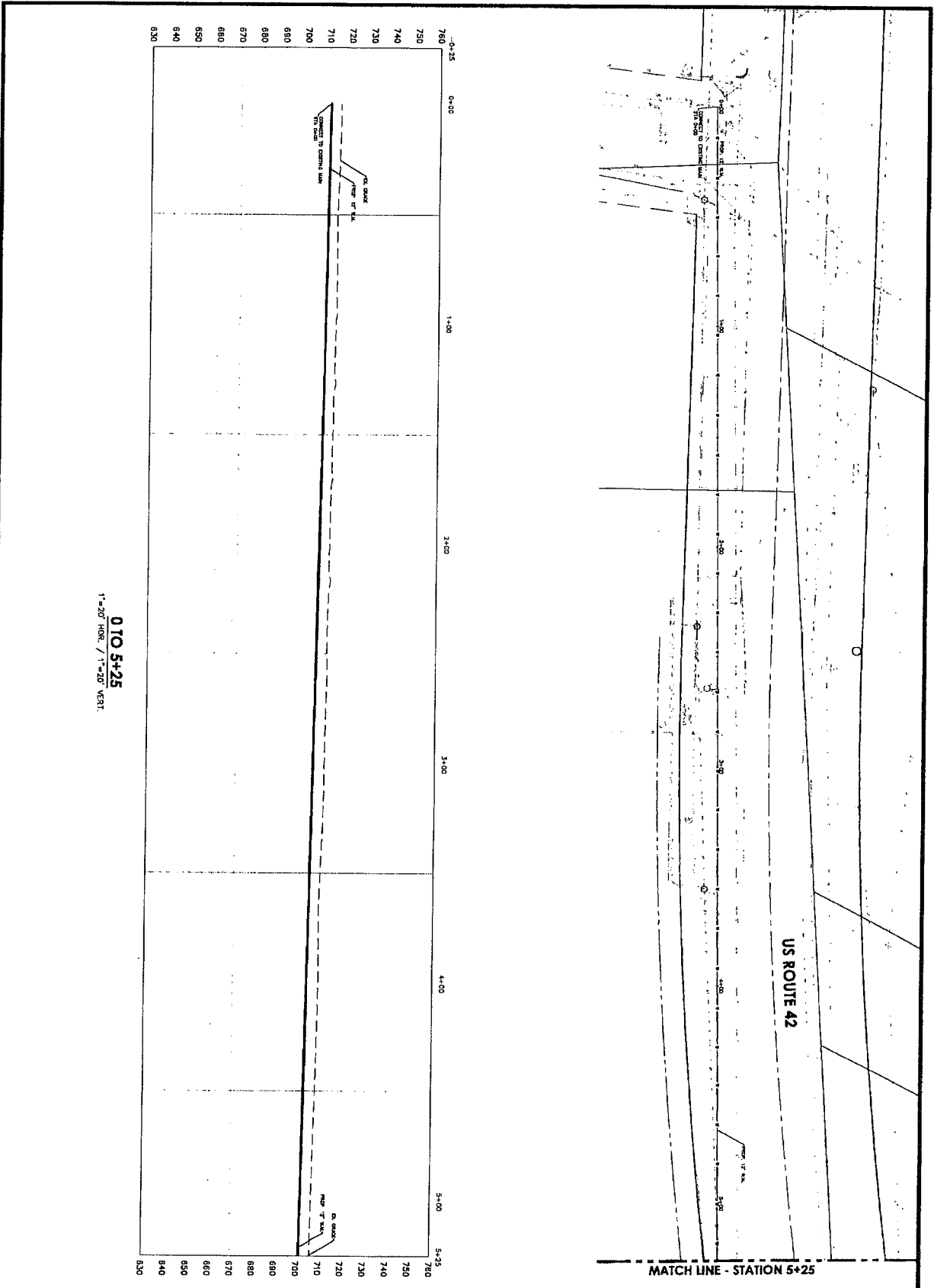
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US 42 & BUNNELL WATERLINE INSTALLATION



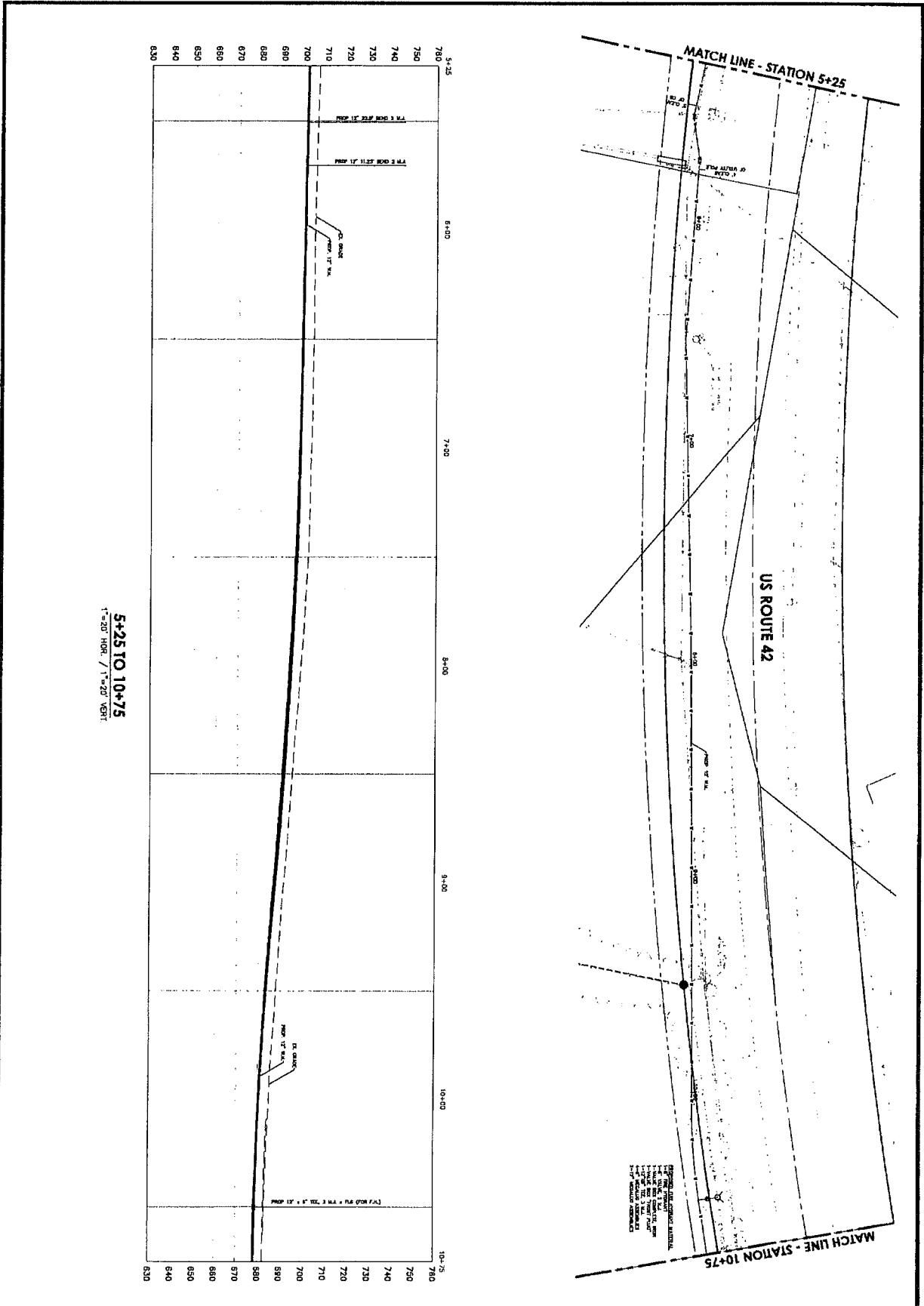


0 TO 5+25
 1"=20' HOR. / 1"=20' VERT.

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PLAN STA 0+00 TO 5+25

SCALE IN FEET

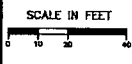


5+25 TO 10+75
 1"=20' HOR. / 1"=20' VERT.

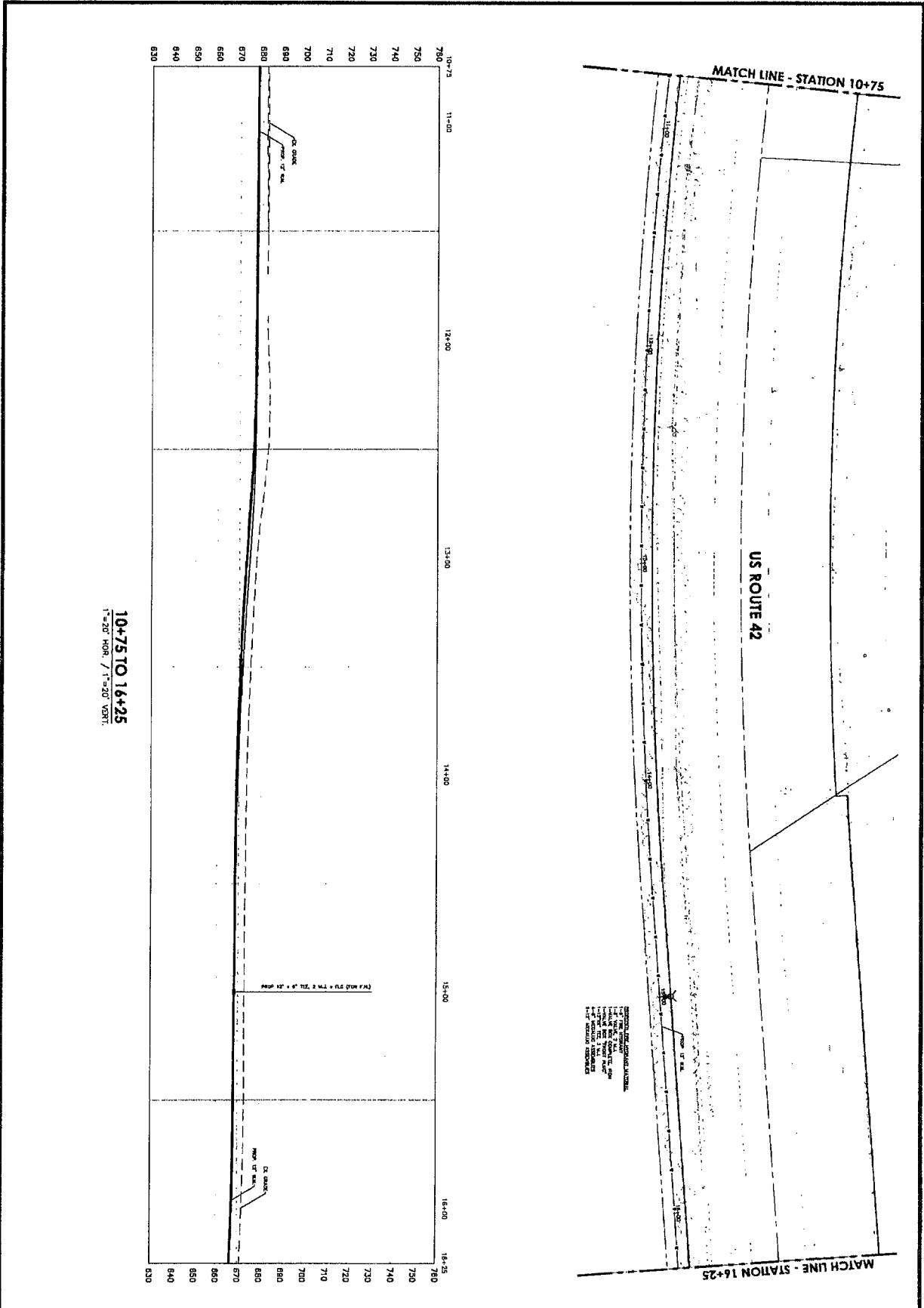


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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 5+25 TO 10+75**



1:1 11/22/2017 10:45:33 AM



10+75 TO 16+25
1"=20' HOR. / 1"=20' VERT.

REVISIONS

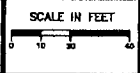
NO.	DATE	DESCRIPTION
1	11/22/17	ISSUED FOR PERMITS
2	11/22/17	REVISED PER COMMENTS
3	11/22/17	REVISED PER COMMENTS

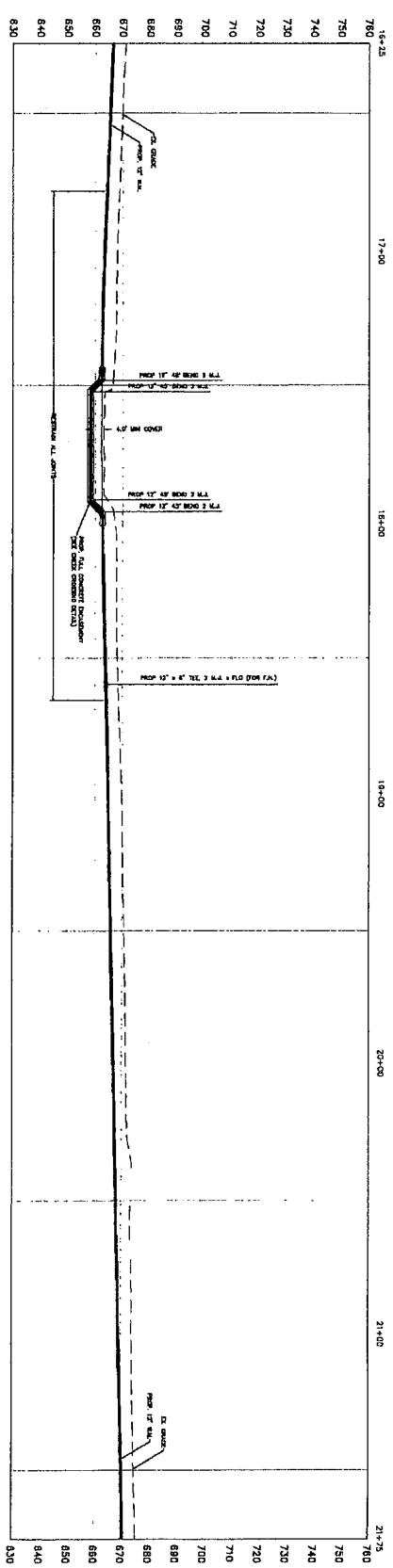
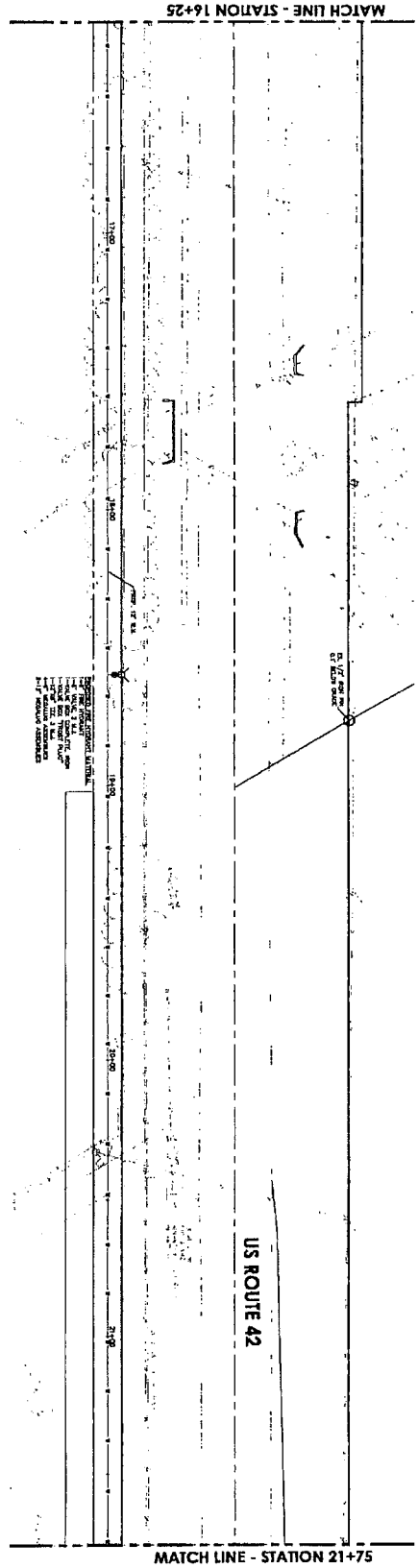


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 PLAN STA 10+75 TO 16+25**





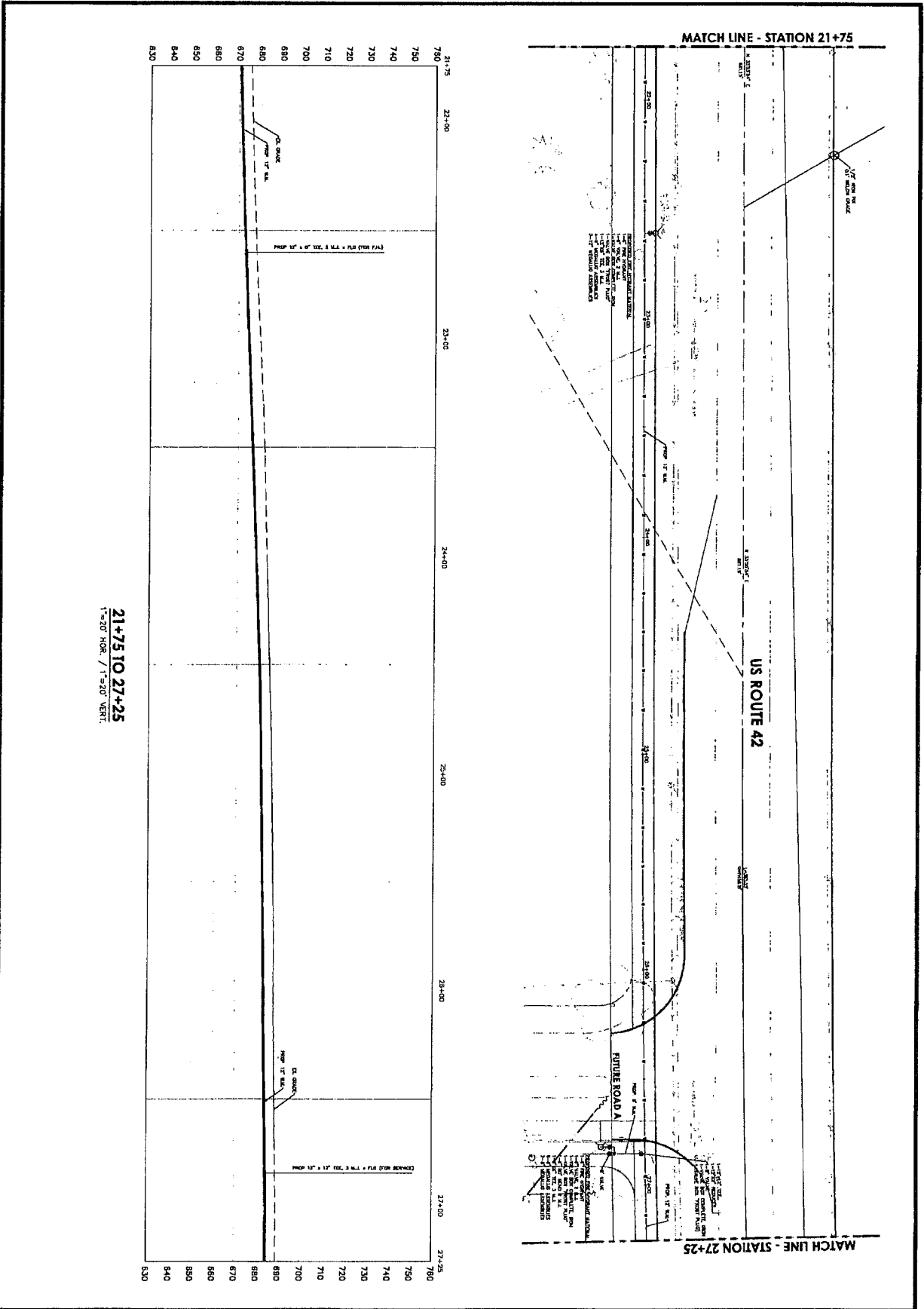
16+25 TO 21+75
 1"=20' HOR. / 1"=20' VERT

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 PLAN STA 16+25 TO 21+75**

SCALE IN FEET
 0 10 20

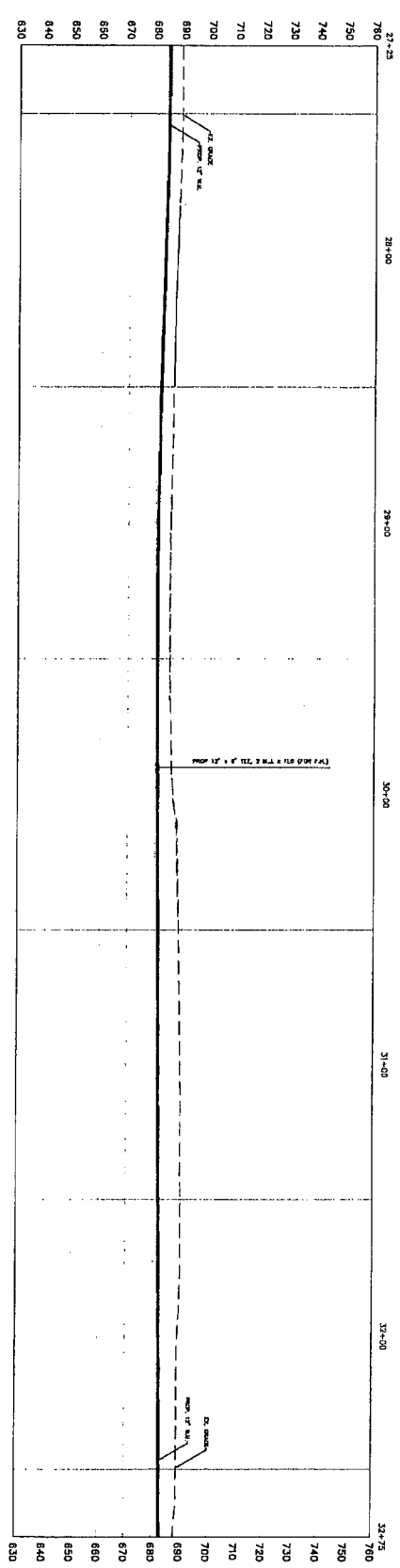
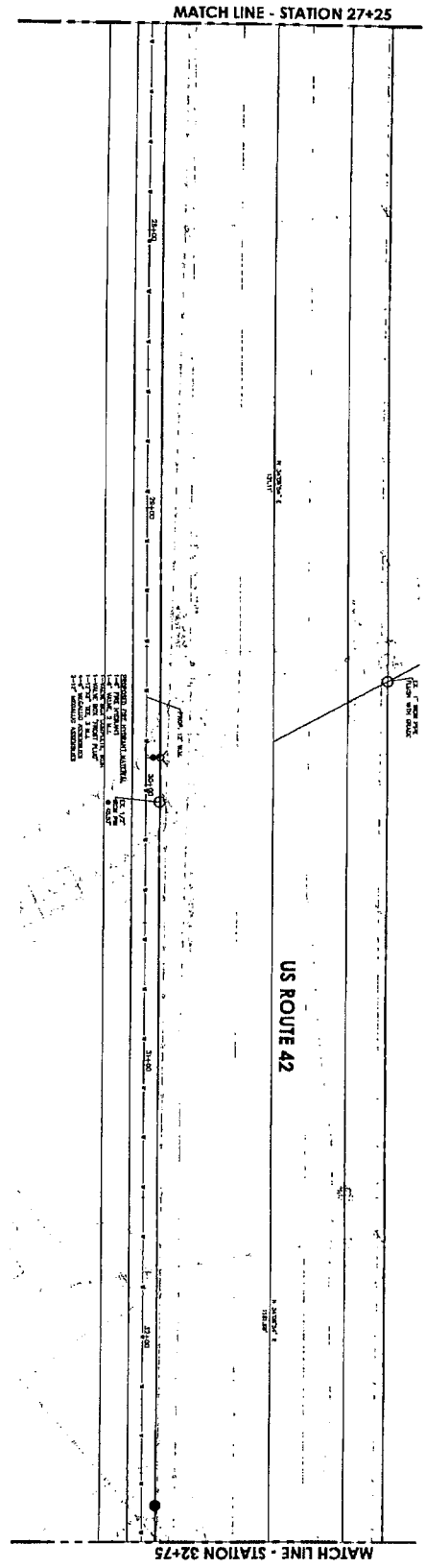


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PLAN STA 21+75 TO 27+25

SCALE IN FEET
0 10 20





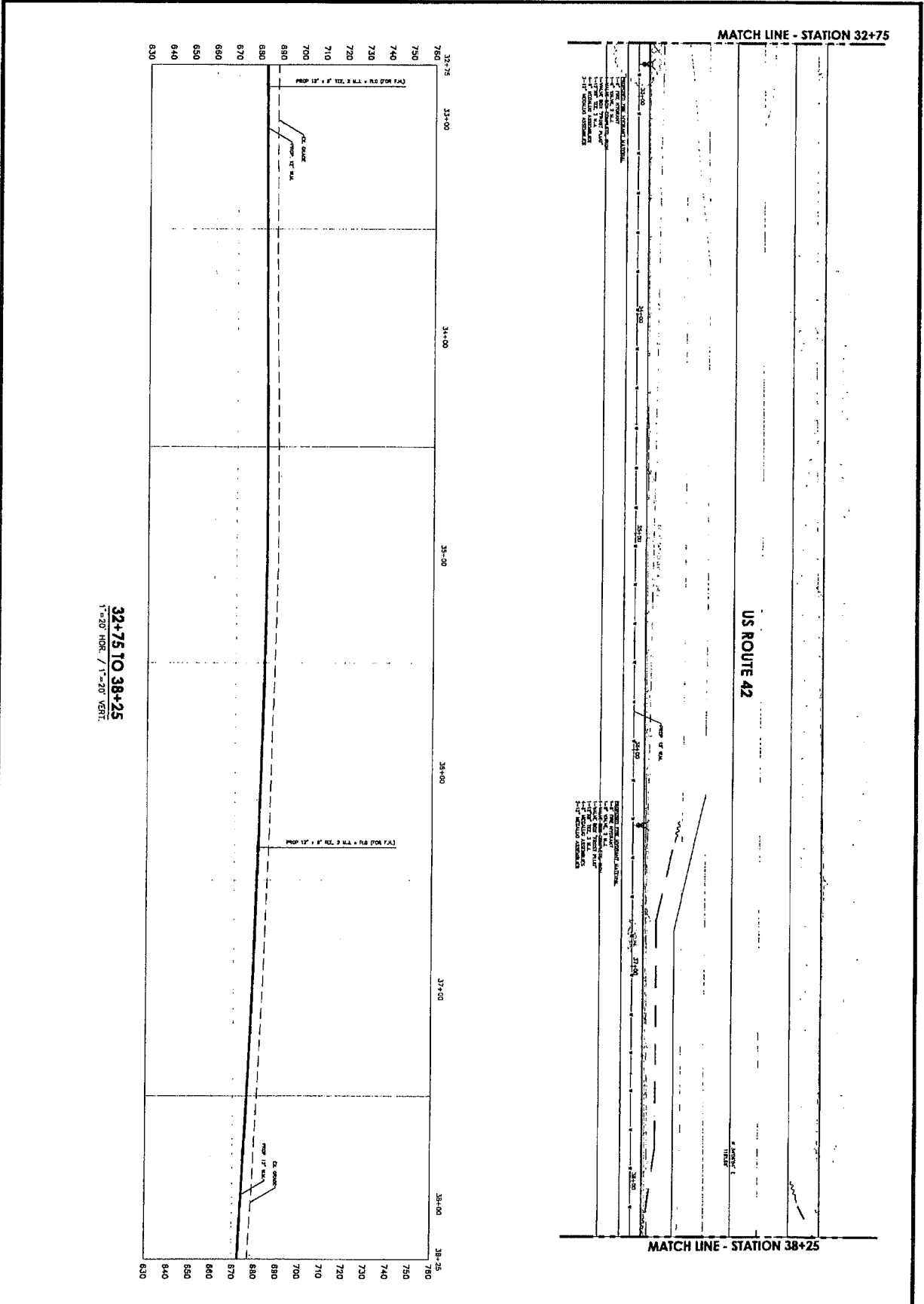
27+25 TO 32+75
 1"=20' HOR. / 1"=20' VERT



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 PLAN STA 27+25 TO 32+75



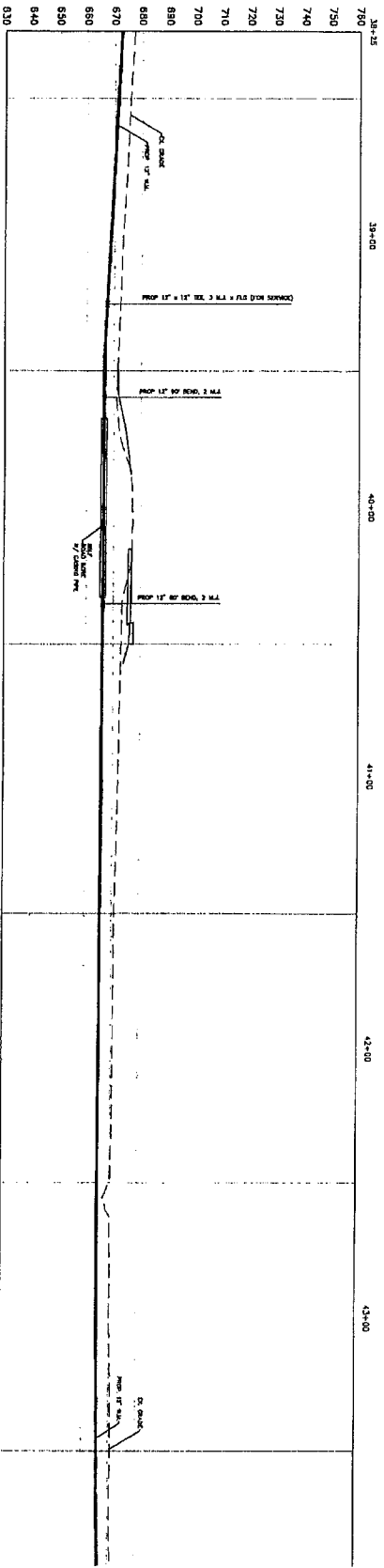
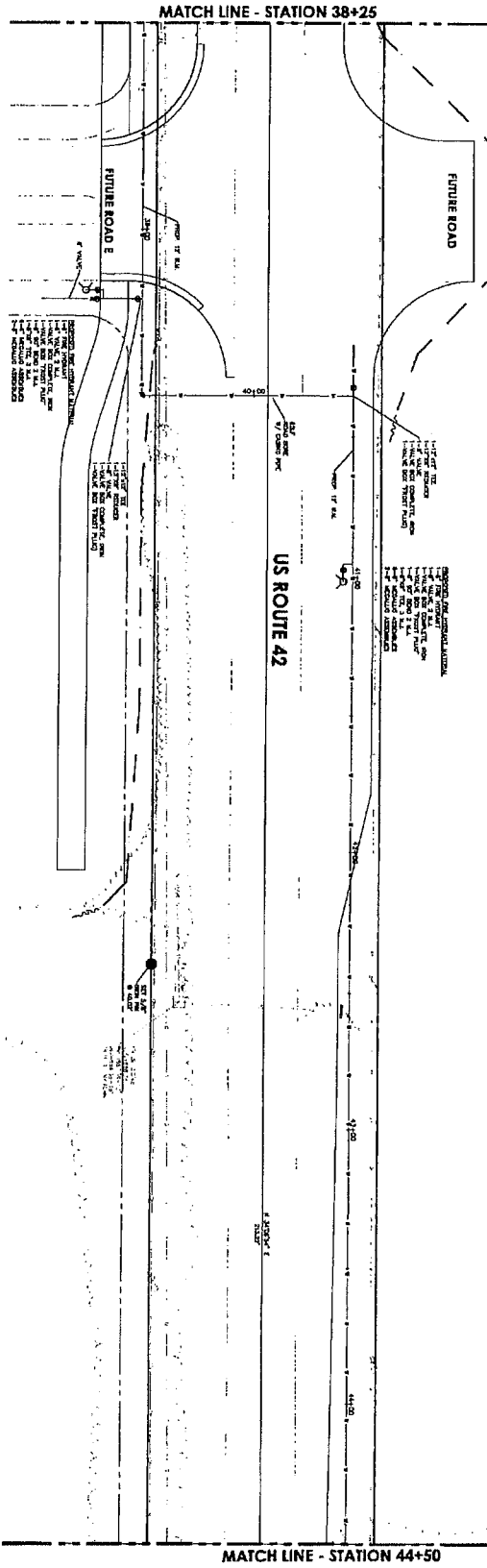


32+75 TO 38+25
1"=20' HOR. / 1"=20' VERT.

LEGEND
- - - - - EXISTING WATERLINE
- - - - - EXISTING UTILITY
- - - - - EXISTING SURFACE
- - - - - EXISTING ROADWAY
- - - - - EXISTING SIDEWALK
- - - - - EXISTING CURB

LEGEND
- - - - - EXISTING WATERLINE
- - - - - EXISTING UTILITY
- - - - - EXISTING SURFACE
- - - - - EXISTING ROADWAY
- - - - - EXISTING SIDEWALK
- - - - - EXISTING CURB

9	MSP McGill Smith Punshon, Inc. 8700 Park 42 Drive • Suite 1100 Cincinnati, Ohio 45241-1002 Tel 513.763.7900 • Fax 513.852.7099 www.mcgillsmithpunshon.com Engineers • Architects • Surveyors Landscape Architects • Planners	US 42 & BUNNELL WATERLINE INSTALLATION PLAN STA 32+75 TO 38+25	SCALE IN FEET 0 10 20 30	
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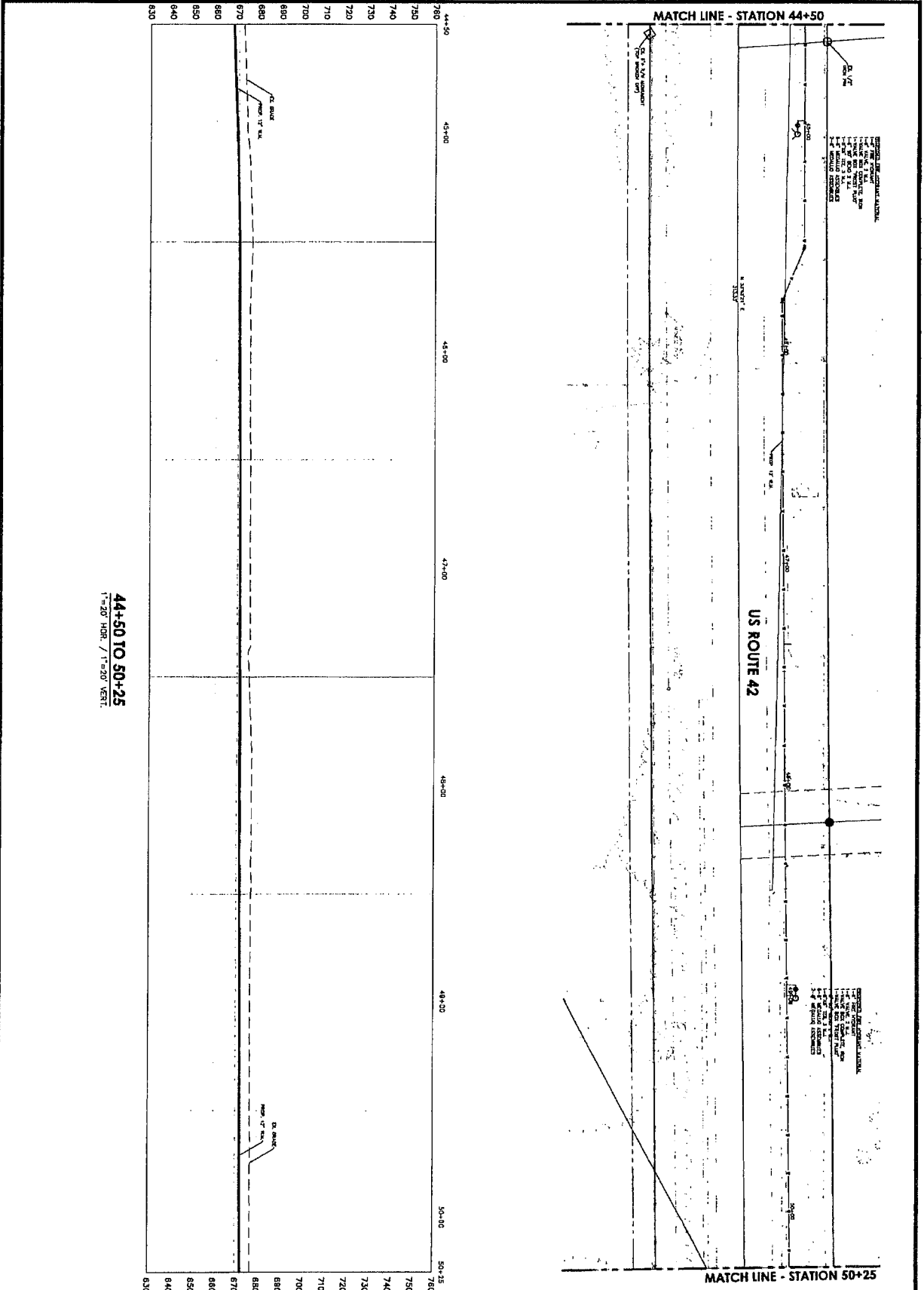


38+25 TO 44+50
 1"=20' HOR. / 1"=20' VERT.

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PLAN STA 38+25 TO 44+50

SCALE IN FEET

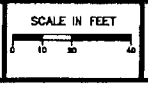


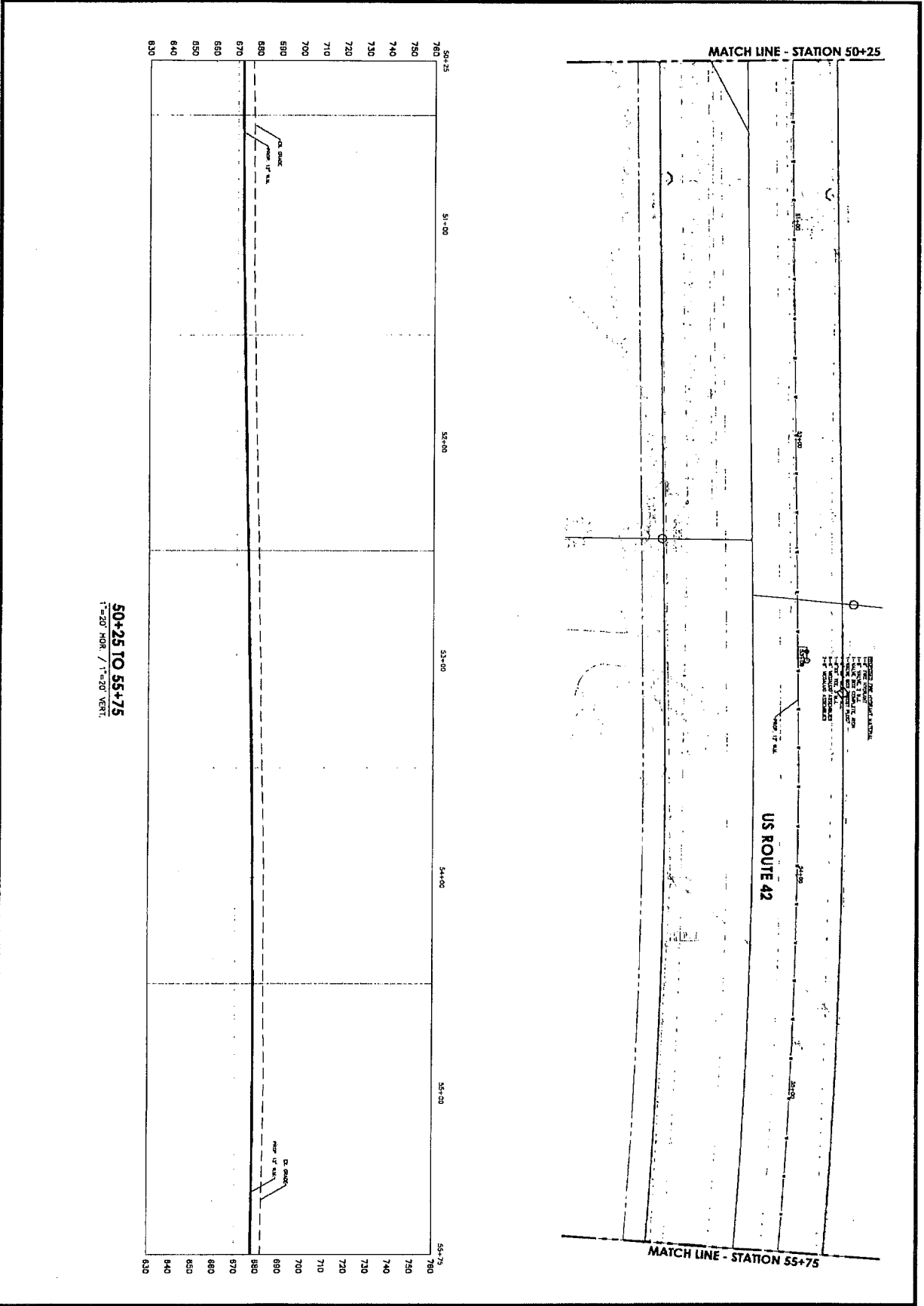
44+50 TO 50+25
 1"=20' HOR. / 1"=20' VERT.



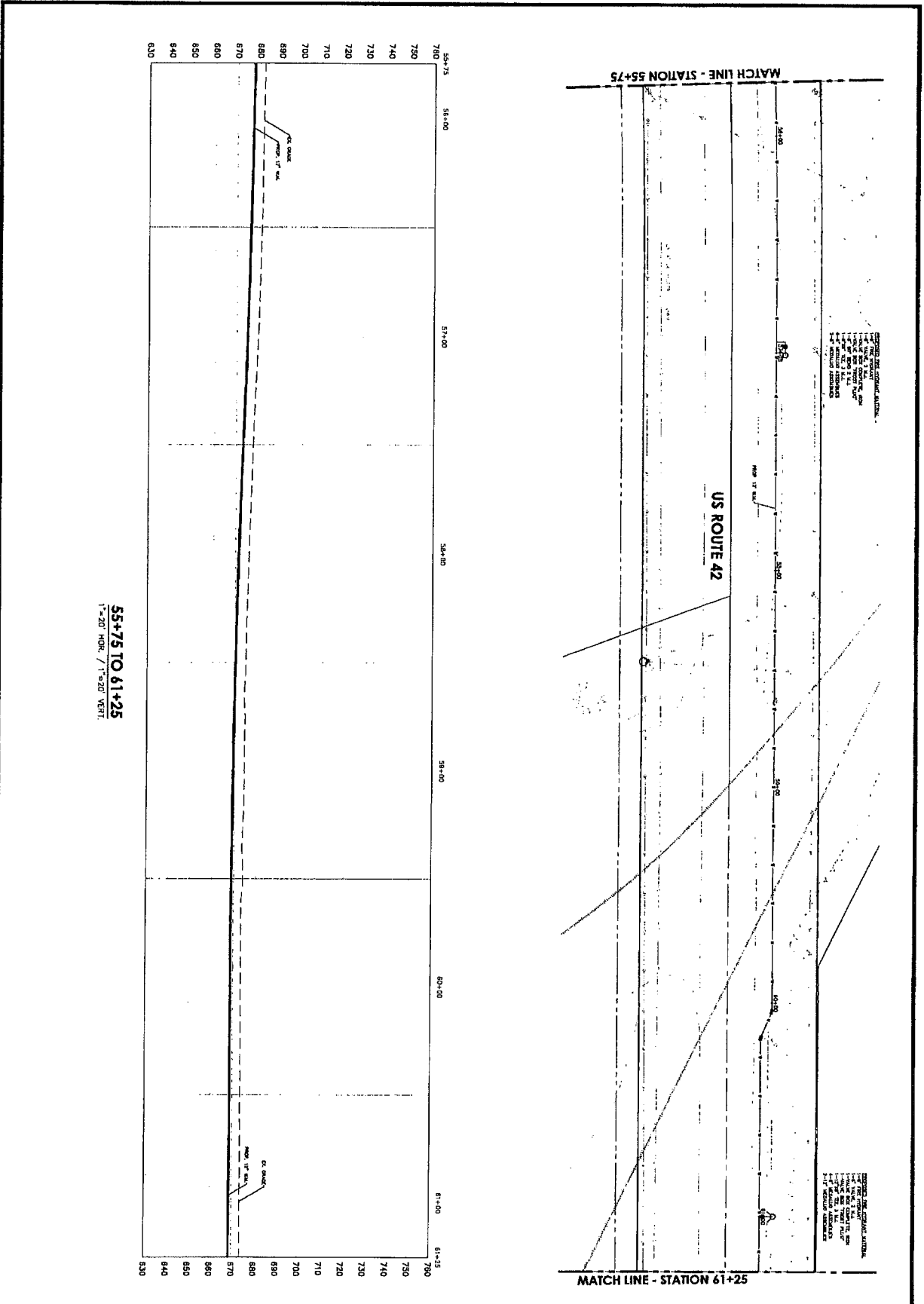
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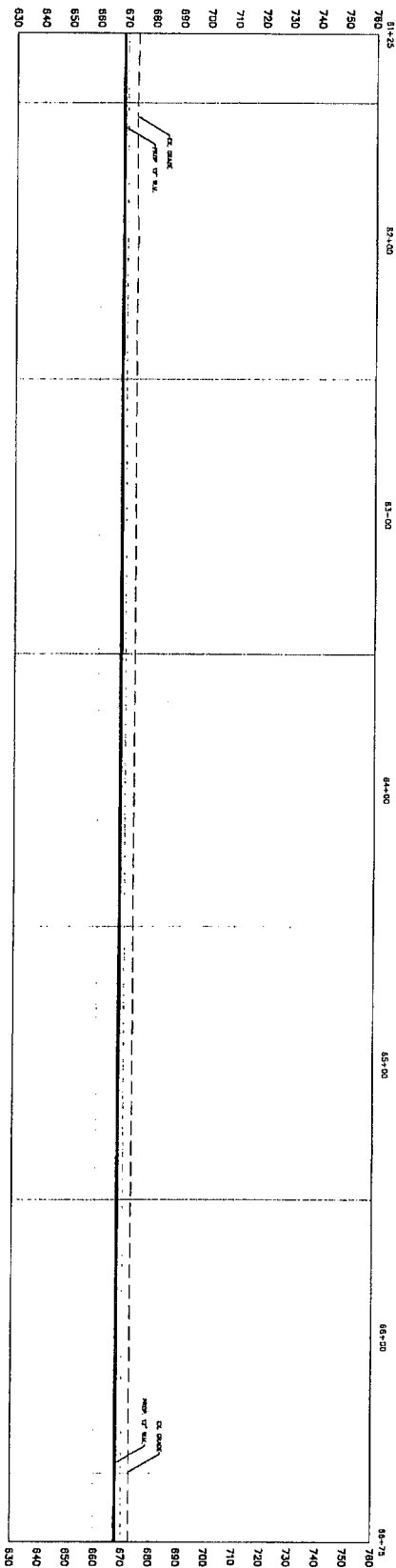
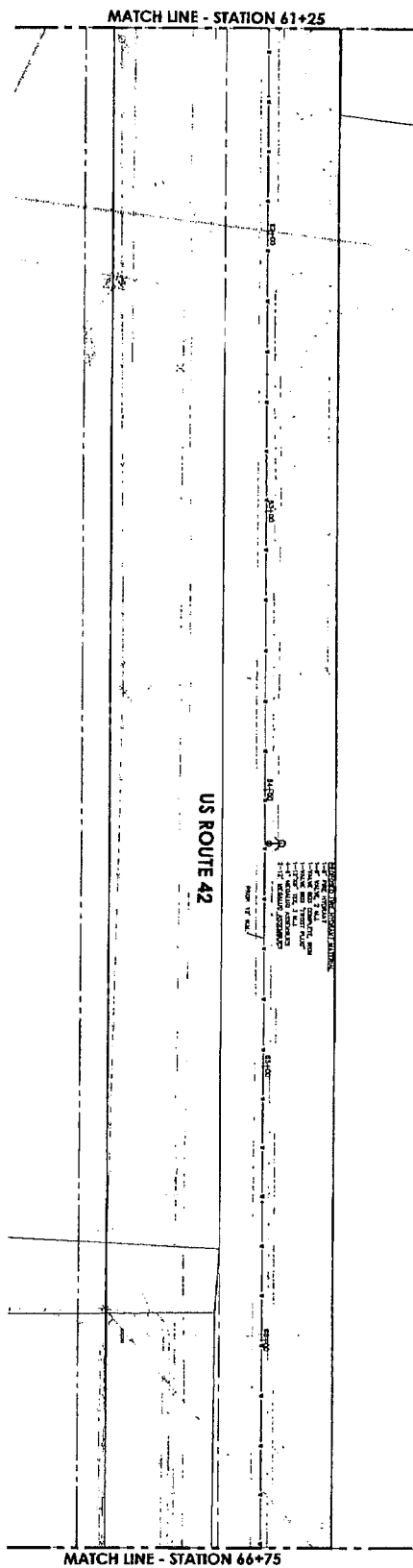
**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 44+50 TO 50+25**





50+25 TO 55+75
 1"=20' HOR. / 1"=30' VERT.



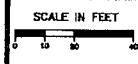


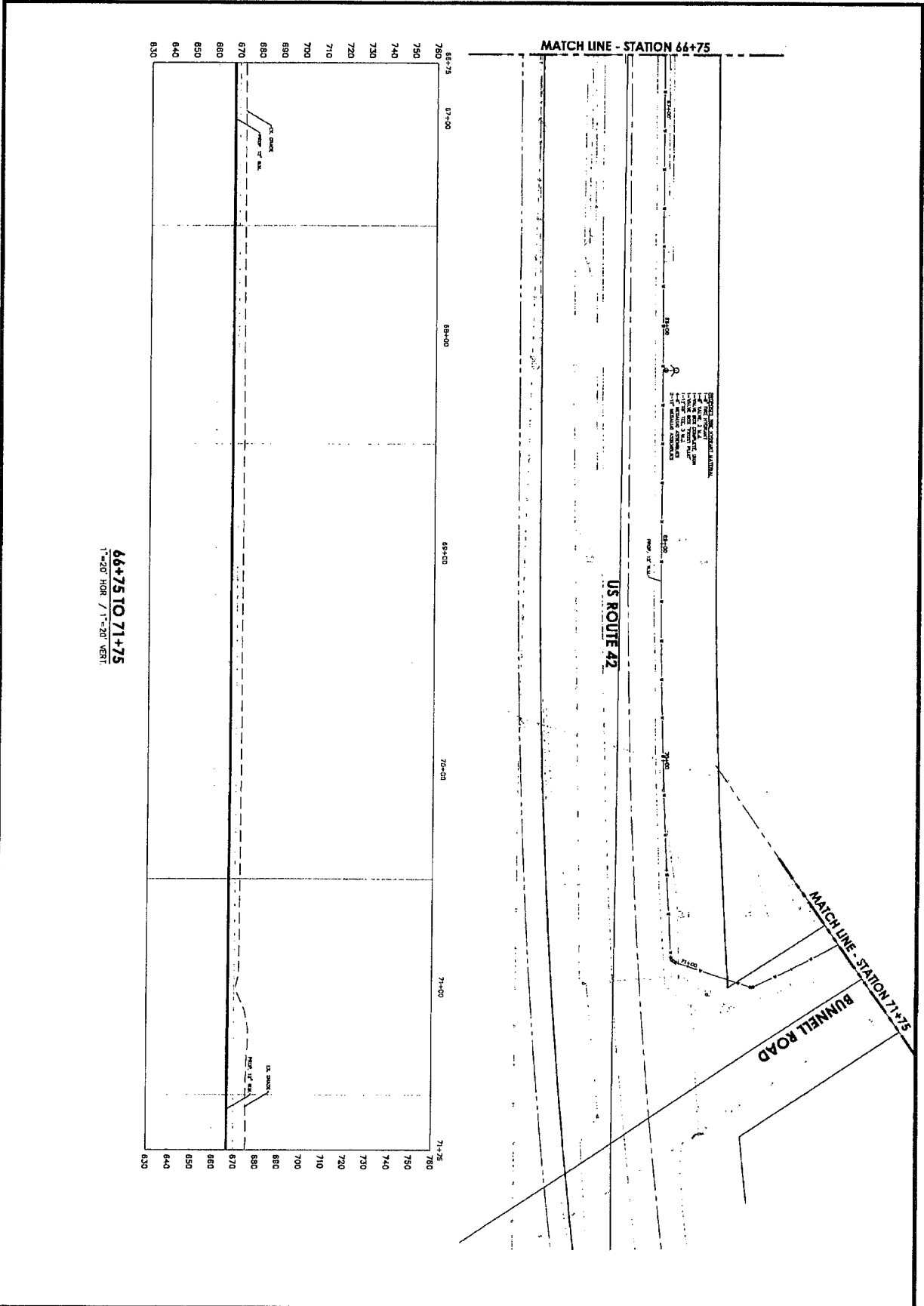
61+25 TO 66+75
 1"=20' HOR. / 1"=20' VERT.

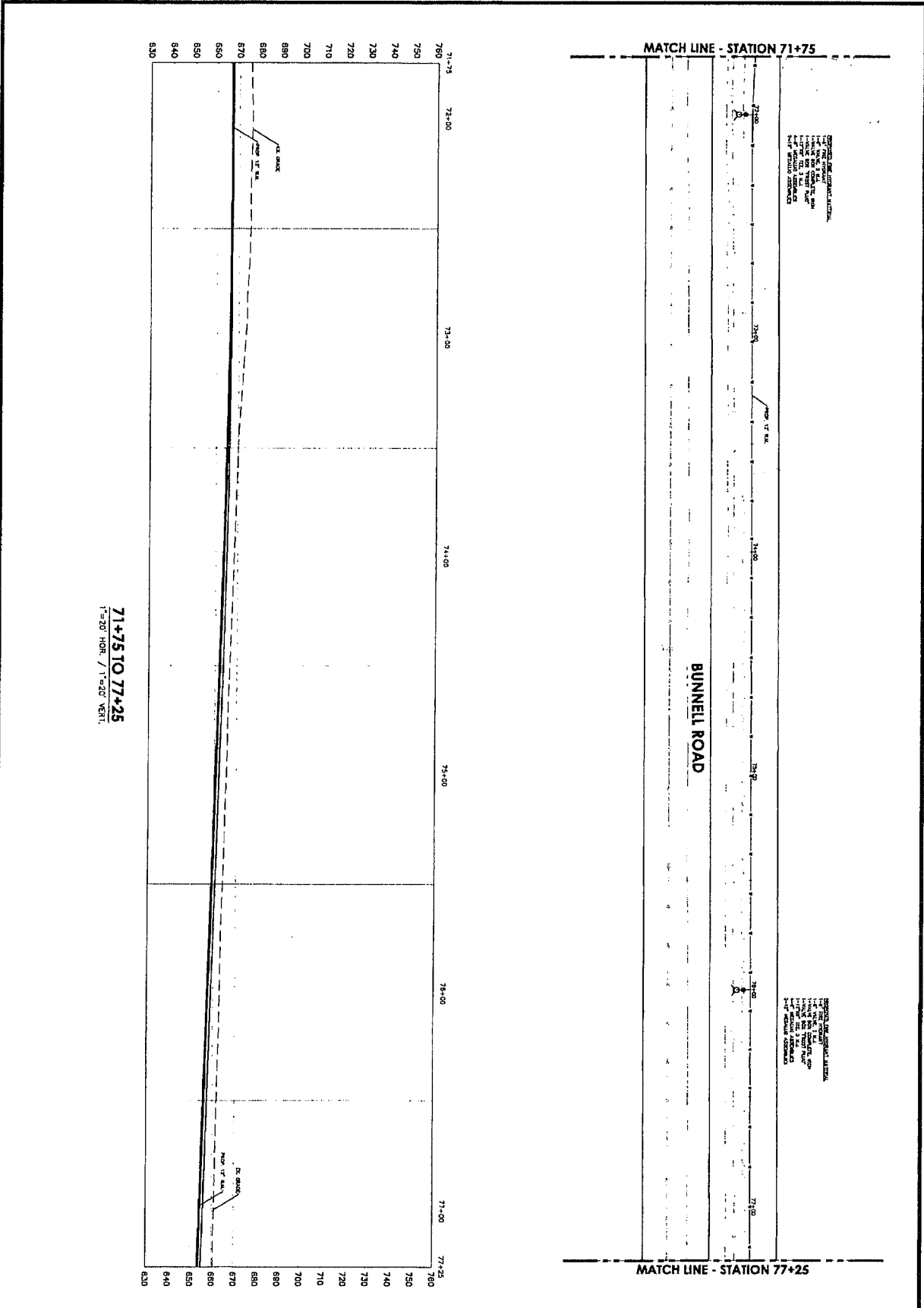


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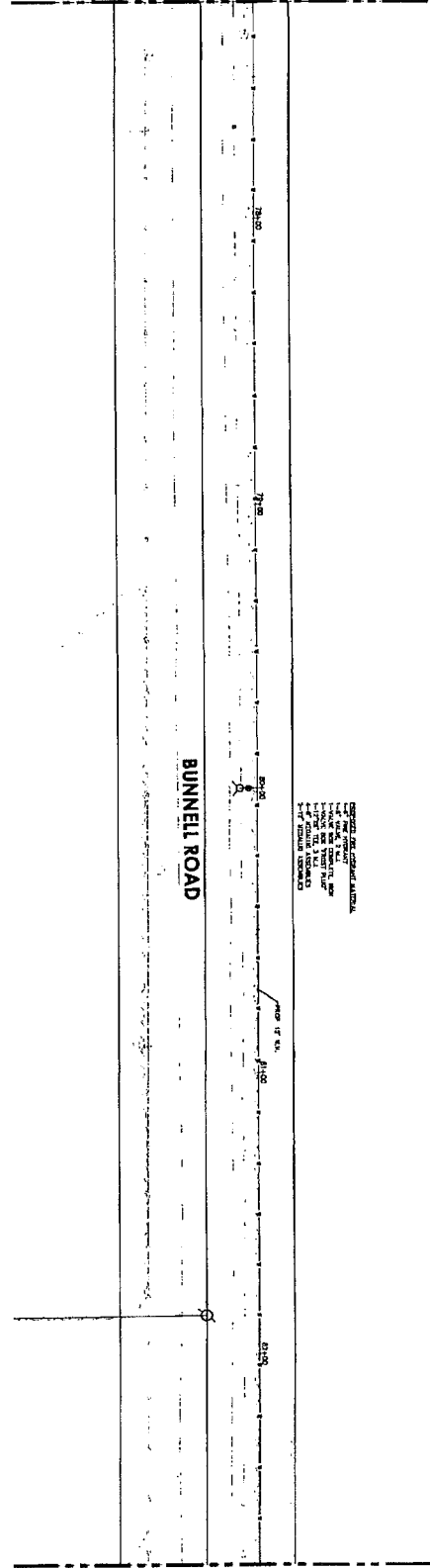
US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 61+25 TO 66+75







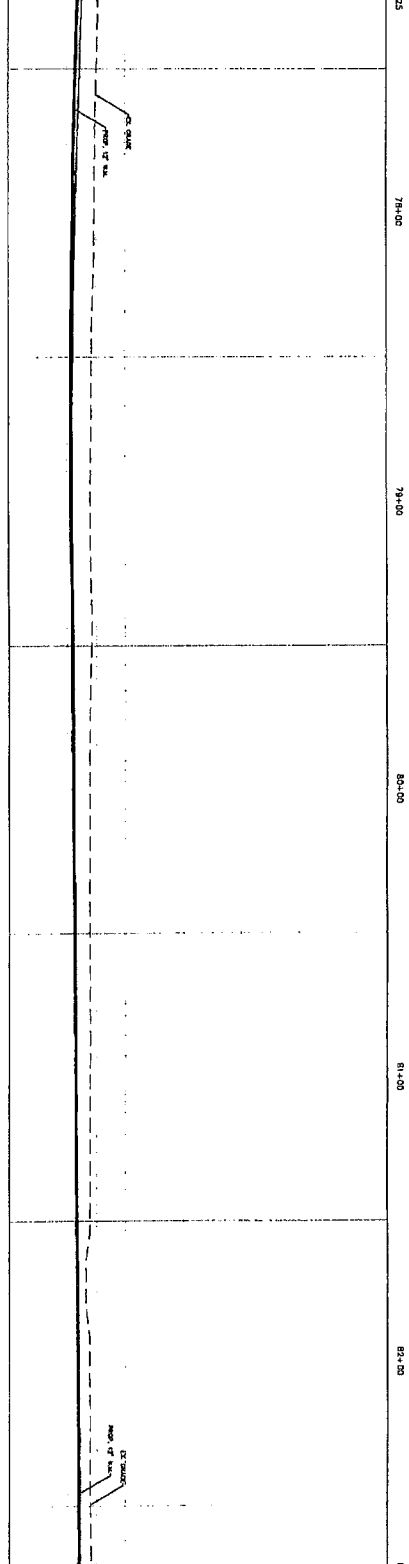
MATCH LINE - STATION 77+25



CONTRACT NO. 4200000000000000
 DATE OF CONTRACT 12/15/00
 PROJECT NO. 4200000000000000
 SHEET NO. 17 OF 17
 DRAWN BY: J. J. BROWN
 CHECKED BY: J. J. BROWN
 DATE: 12/15/00

MATCH LINE - STATION 82+75

77+25
750
750
740
730
720
710
700
690
680
670
660
650
640
630



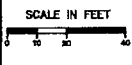
82+75
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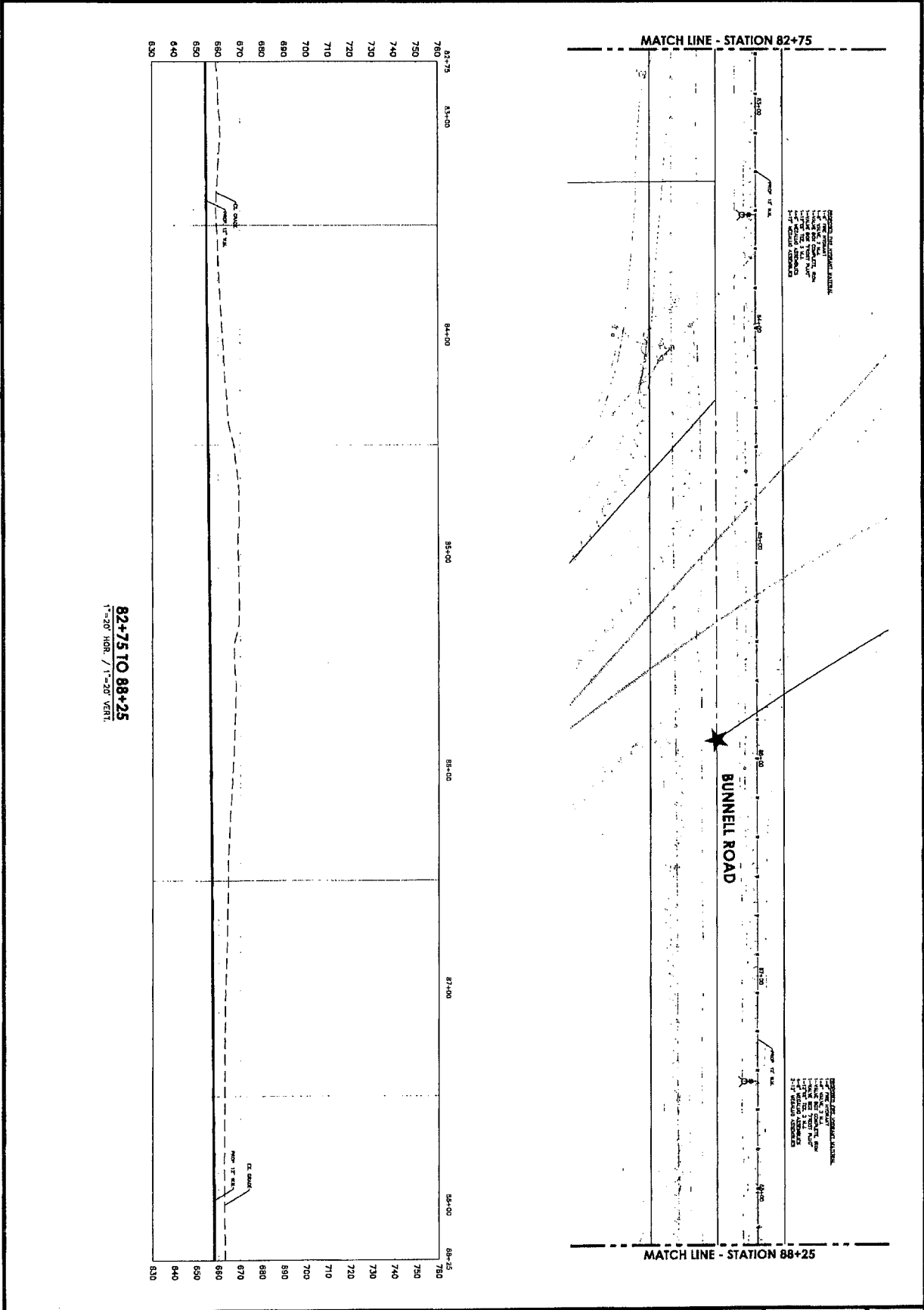
77+25 TO 82+75
 1"=20' HOR. / 1"=20' VERT.



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 PLAN STA 77+25 TO 82+75**





PROTECT THE EXISTING WATERLINE
 FROM THE NEW WATER LINE
 BY INSTALLING A 12" DIA. CONCRETE
 PROTECTIVE PIPE WITH 12" DIA. SAND
 FILL AND 12" DIA. CONCRETE
 PROTECTIVE PIPE WITH 12" DIA. SAND
 FILL AND 12" DIA. CONCRETE

PROTECT THE EXISTING WATERLINE
 FROM THE NEW WATER LINE
 BY INSTALLING A 12" DIA. CONCRETE
 PROTECTIVE PIPE WITH 12" DIA. SAND
 FILL AND 12" DIA. CONCRETE

82+75 TO 88+25
 1"=20' HOR. / 1"=20' VERT.



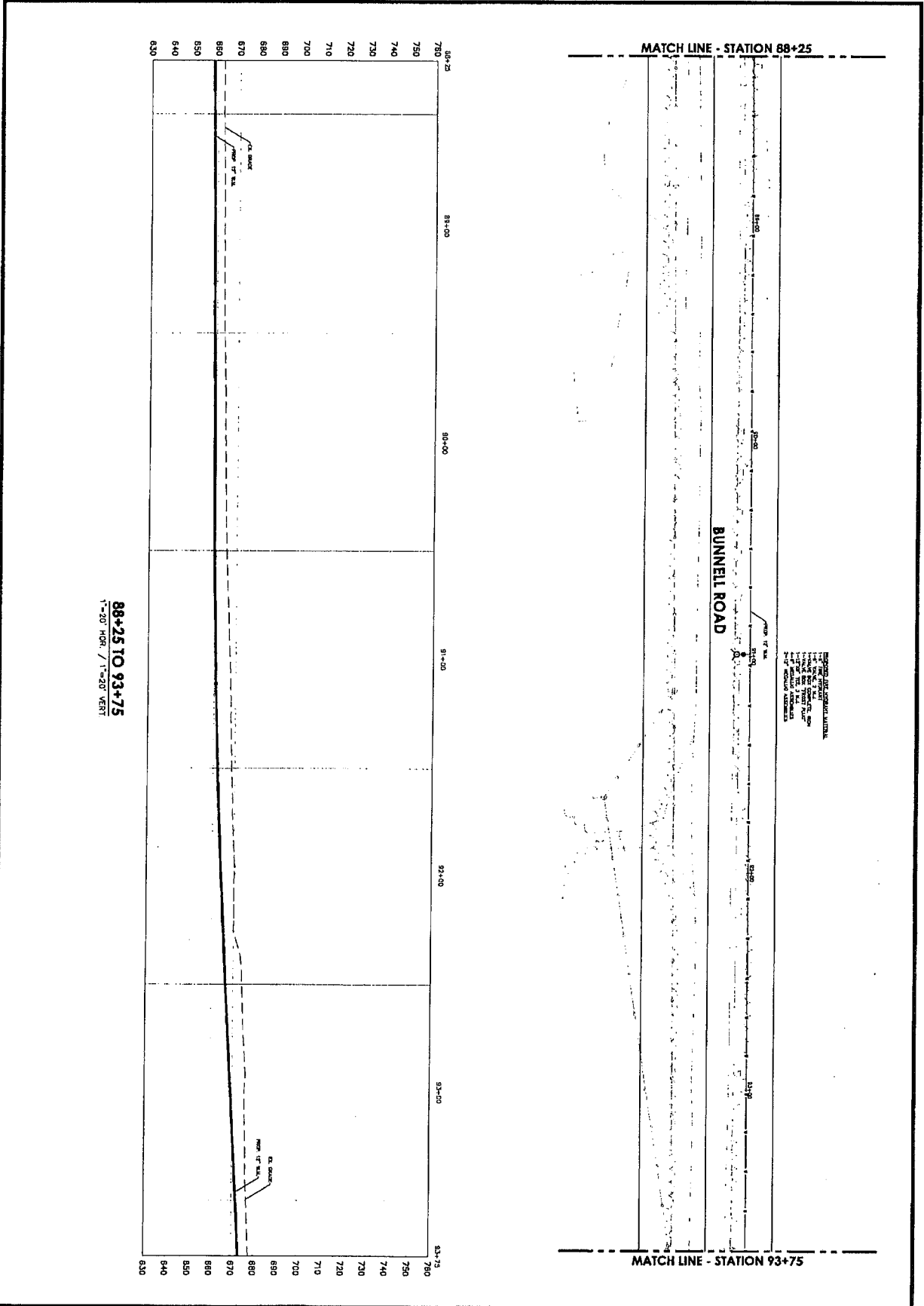
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PLAN STA 82+75 TO 88+25

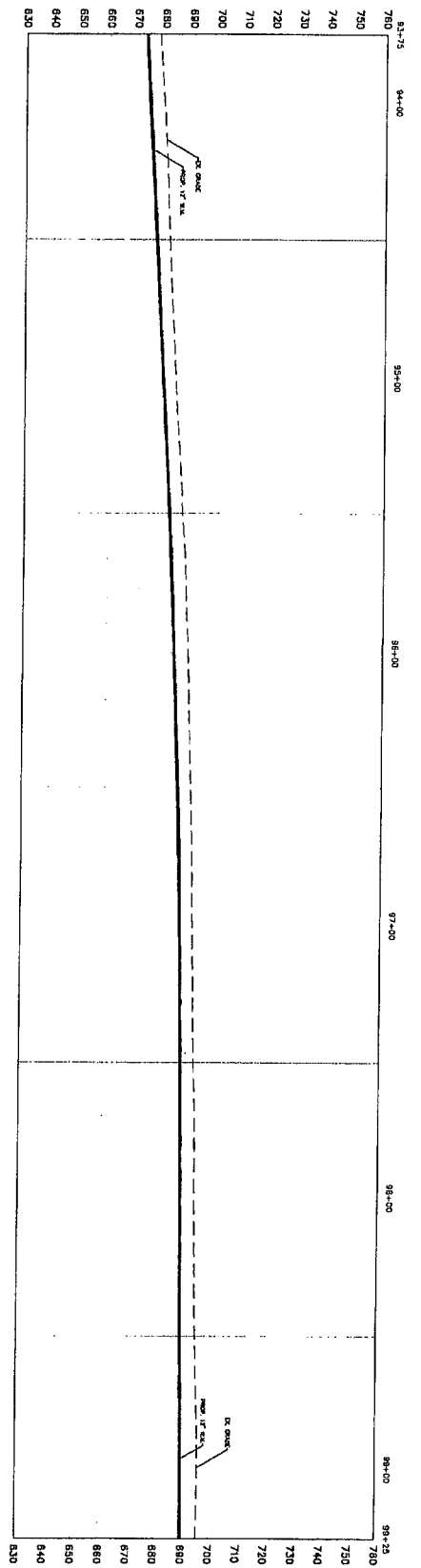
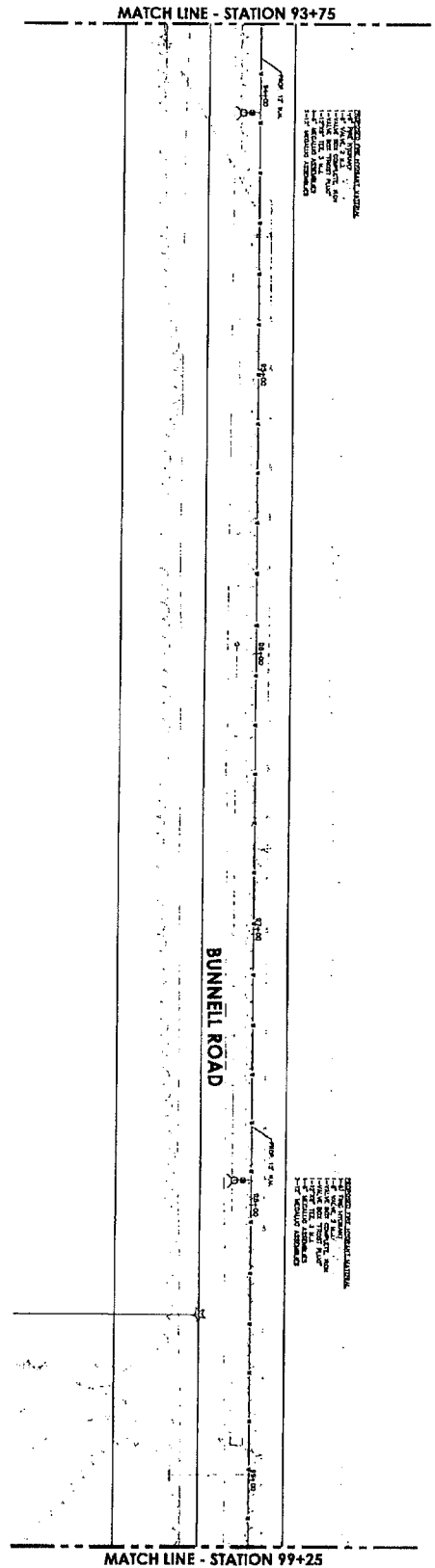
SCALE IN FEET







1:1 1/2" x 11" (300mm x 280mm) Scale



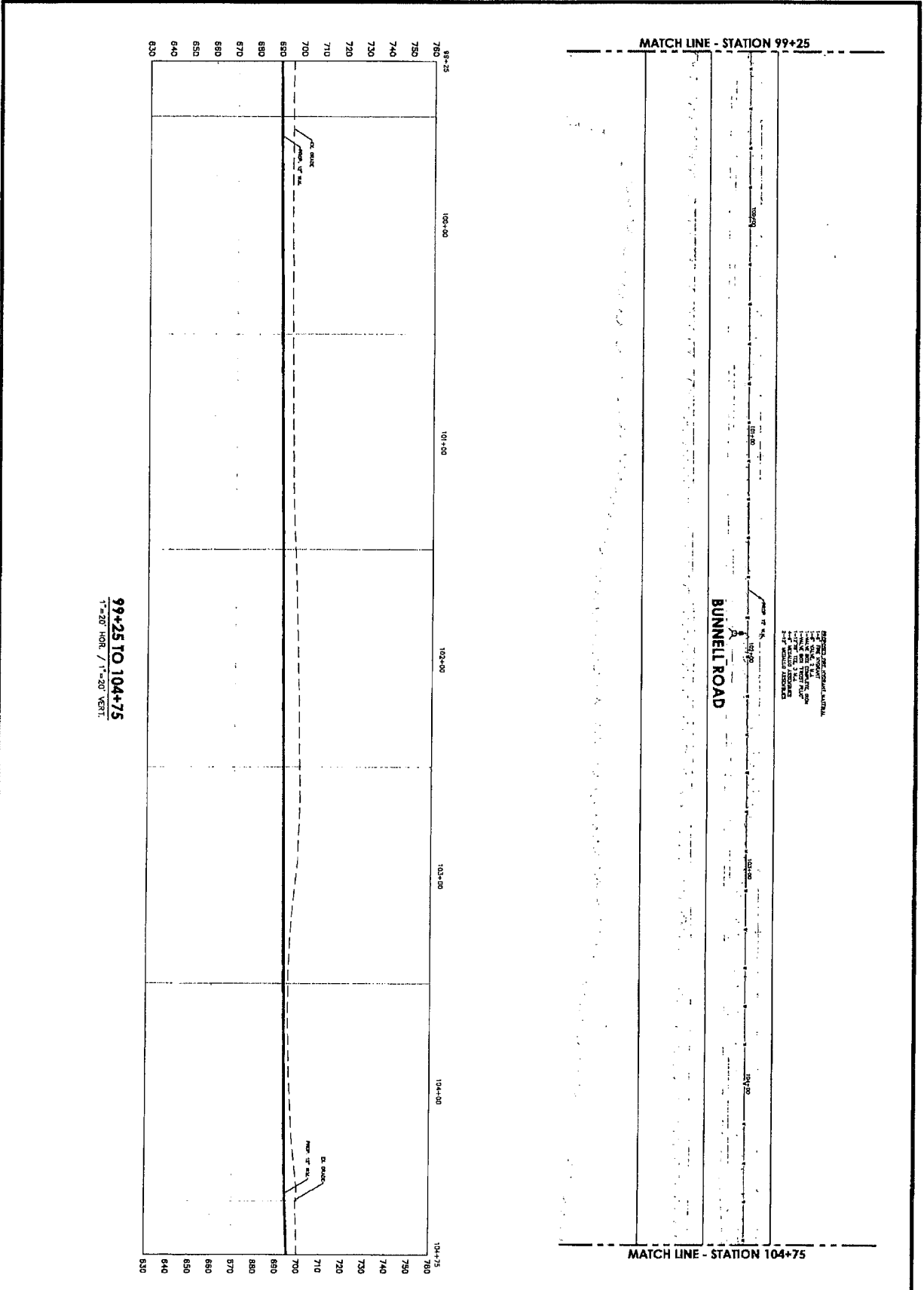
93+75 TO 99+25
1"=20' HOR / 1"=20' VERT.

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 PLAN STA 93+75 TO 99+25**

SCALE IN FEET
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20

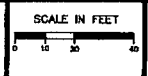


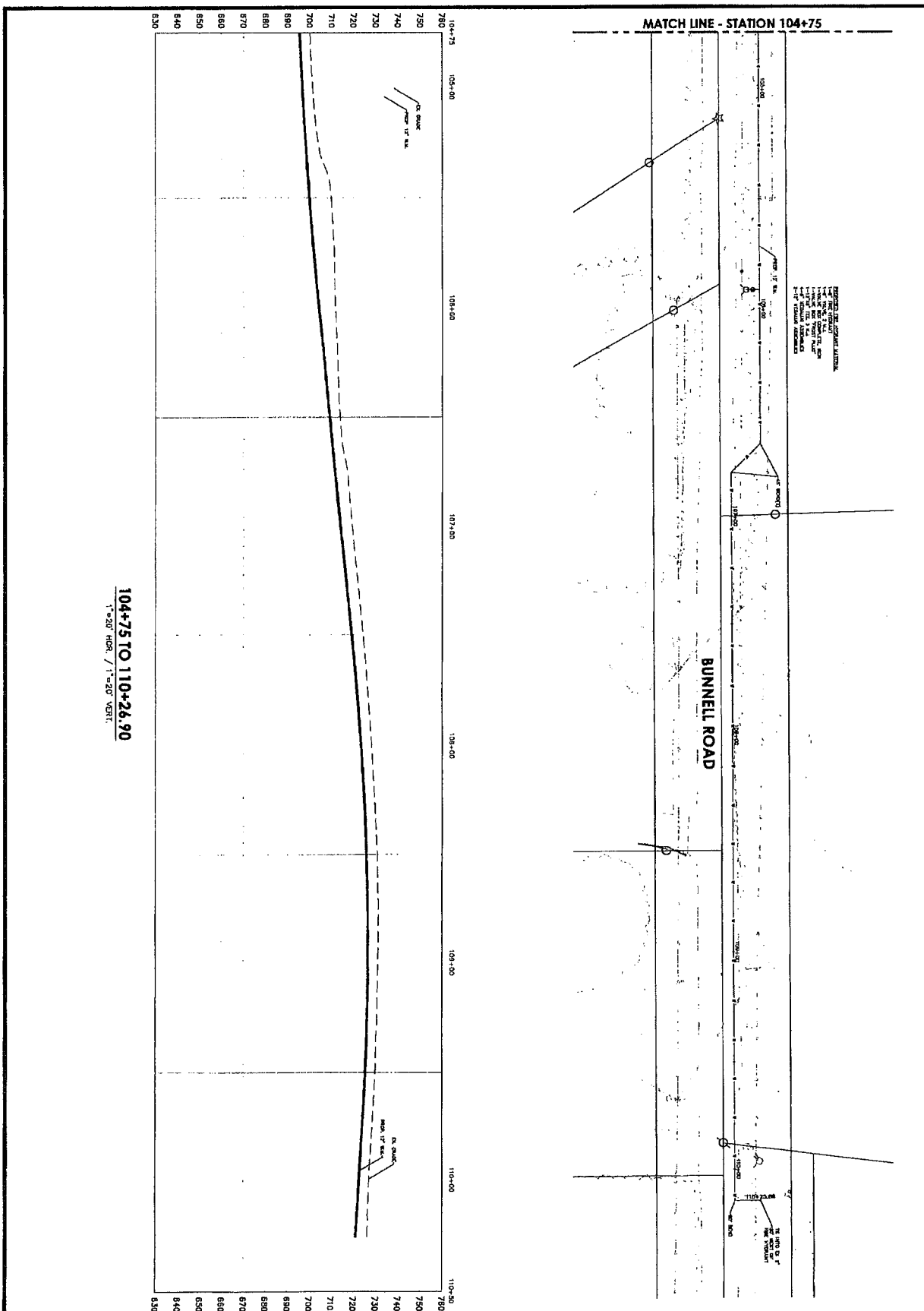
99+25 TO 104+75
 1"=20' HOR. / 1"=20' VERT

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PLAN STA 99+25 TO 104+75





104+75 TO 110+26.90
 1"=20' HOR. / 1"=20' VERT.

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EXHIBIT E
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