

CFT CINCINNATI, OH (SPRINGDALE)
CONSTRUCTION DOCUMENTS

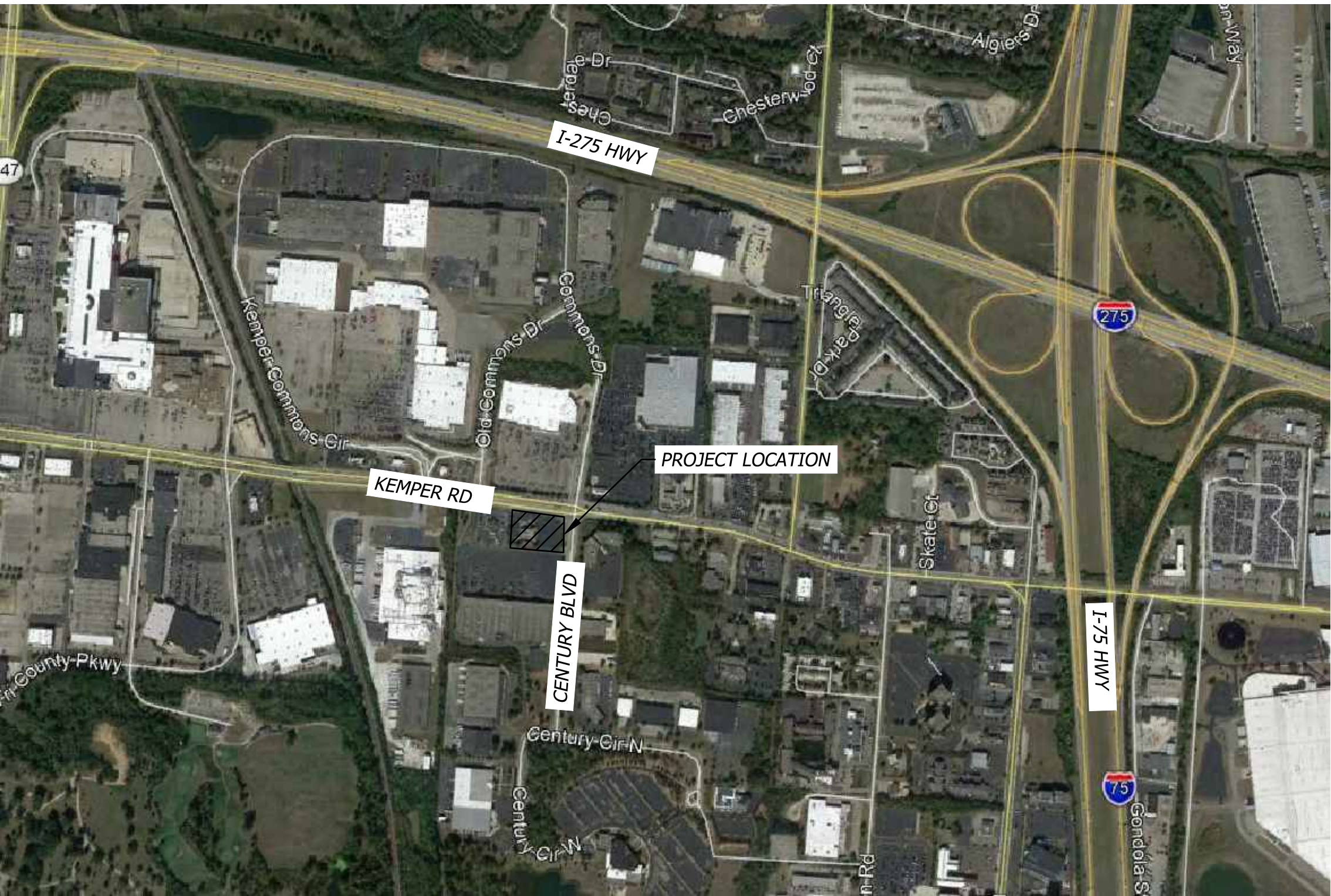
SPRINGDALE, OHIO 45246

925 E KEMPER RD

GENERAL NOTES

- All improvements shall be installed per the City's Standards and Specifications of the City of Springdale, County of Hamilton, Ohio.
- All existing topographic, survey, and utility information shown was provided to BHC in the form of an ALTA/NSPS Land Title Survey prepared by The Kleingers Group, Dated 11/17/2020. BHC makes no guaranties as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove, and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- All buildings are shown as a reference only. All buildings shall be constructed per the Architectural drawings prepared by others.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.



OWNER/DEVELOPER

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CIVIL ENGINEER

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7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
CONTACT: KURT YODER, P.E.
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PHONE: 913-905-1567

PROPERTY INFORMATION

925 E KEMPER RD
SPRINGDALE, OHIO 45246

SITUATED IN THE CITY OF SPRINGDALE,
COUNTY OF HAMILTON, STATE OF OHIO

ALL OF LOT 9 AS SHOWN ON RE-PLAT OF
CENTURY BUSINESS PARK, RECORDED IN PLAT
BOOK 319, PAGE 56.

LANDSCAPE ARCHITECT

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
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ARCHITECT

H.C KLOVER ARCHITECT
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REVISIONS:

ISSUE DATE:

1st BUILDING PERMIT SET 03-29-21

DRAWN BY: WTG

PANDA PROJECT #: S8-22-D8072

PANDA STORE #: -

ARCH PROJECT #: 20044.009



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PANDA EXPRESS

TRUE WARM & WELCOME
E. KEMPER RD & CENTURY BLVD.
CINCINNATI (SPRINGDALE), OH 45246

COVER SHEET

CVR

TRUE WARM & WELCOME 2300 R5

