

EASEMENTS IN SAID PLAT, DESIGNATED AS (UTILITY EASEMENT) ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES AND CONDUITS AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE AND OTHER PURPOSES FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO REDUCE THE EFFECTIVENESS OF EITHER OVERHEAD OR UNDERGROUND FACILITIES. 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO DUKE ENERGY, CINCINNATI BELL AND COAXIAL CABLE.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATERMAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

ALL DRAINAGE STRUCTURES IN SAID SUBDIVISION SHALL BE CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE BUTLER COUNTY ENGINEER'S OFFICE.

BUTLER COUNTY DOES NOT ACCEPT ANY EASEMENTS OUTSIDE THE RIGHT-OF-WAY (UTILITY, PRIVATE DRAINAGE, AND/OR ACCESS) SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PUBLIC DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DITCH DISTRICT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE BUTLER COUNTY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN IN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF FLOW OF WATER.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET (4') OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL TO BE SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FLOOD OVERFLOW (NON-SLALD MAINHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND PROVIDING ACCESS TO ANY CURB STOPS, UTTER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT. ANY SPLITS OR FURTHER SUBDIVIDING SHALL BE BY REPLAT ONLY, IF AN ADDITIONAL BUILDING SITE(S) IS CREATED.

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY SEWER MAIN.

TYPICAL FIVE (5) FOOT PRIVATE DRAINAGE EASEMENT TO BE PROVIDED ON BOTH SIDES OF EVERY LOT LINE, INSIDE THE PLATED AREA, NOT PRESENTLY LABELED WITH AN EASEMENT.

PUBLIC DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE FOR THE EXCLUSIVE USE OF BUTLER COUNTY FOR THE CONSTRUCTION, OPERATION, REPAIR OR REPLACEMENT OF STORM SEWER, MANHOLES, CATCH BASINS, CONCRETE CHANNELS, HEADWALLS, DETENTION BASINS, DITCHES OR OTHER STORM WATER FACILITIES UNLESS SPECIFIC PERMISSION IS GRANTED TO AN OUTSIDE AGENCY OR UTILITY. EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR SAID PURPOSE.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (BCDES) REQUIREMENTS FOR GRINDER PUMP/LOW PRESSURE FORCE MAIN SYSTEMS

- WHERE GRINDER PUMPS ARE REQUIRED, EACH HOME SHALL HAVE A SEPARATE WET WELL, GRINDER PUMP, AND FORCE MAIN/SERVICE LATERAL.
- EVERY HOME UTILIZING A GRINDER PUMP SYSTEM SHALL HAVE A GRAVITY SEWER DRAIN THROUGH THE HOME'S FOUNDATION AT A LOCATION THAT WILL FACILITATE CONNECTION TO A FUTURE GRAVITY SEWER, WHETHER THE GRINDER PUMP IS LOCATED INSIDE OR OUTSIDE THE FOUNDATION.
- ALL INDIVIDUAL FORCE MAINS SERVING ONLY ONE HOME SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER. ALL COMMON FORCE MAINS SERVING MORE THAN ONE HOME WILL BE PUBLICLY OWNED AND MAINTAINED BY BUTLER COUNTY.
- ALL INDIVIDUAL FORCE MAINS AND SERVICE LATERALS SHALL BE 1-1/4" NOMINAL DIAMETER SDR21 PVC, SCHEDULE 40 PVC (200 PSI) OR OTHER APPROVED MATERIAL. DETACHABLE MAGNETIC MARKING TAPE SHALL BE INSTALLED IN THE DITCH LINE ONE FOOT (1') BELOW THE FINAL SURFACE GRADE FOR NON-METALLIC PIPE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS.
- EACH INDIVIDUAL/PRIVATE FORCE MAIN OR SERVICE LATERAL SHALL HAVE AT LEAST TWO INDEPENDANT CHECK VALVES-ONE AT THE PUMP AND ONE WITHIN 50 FEET OF THE CONNECTION TO THE PUBLIC SEWER (GRAVITY SEWER OR COMMON FORCE MAIN). BOTH CHECK VALVES SHALL BE MAINTAINED BY THE HOME OWNER. CHECK VALVES AND ALL OTHER PORTIONS OF THE PRIVATE FORCE MAIN OR SERVICE LATERAL SHALL MEET THE PUMP MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- PRIVATE FORCE MAINS SHALL CONNECT TO THE PUBLIC GRAVITY SEWER VIA A WYE FITTING. NO PRIVATE FORCE MAIN CONNECTIONS TO PUBLIC MANHOLES WILL BE ALLOWED.
- PRIVATE SERVICE LATERALS SHALL ONLY BE CONNECTED TO THE COMMON/PUBLIC FORCE MAIN AT THE ORIGINAL LATERALS INSTALLED WITH THE PUBLIC FORCE MAIN. NO DIRECT TAPS OR TAPPING SADDLES WILL BE PERMITTED ON PUBLIC FORCE MAINS. A BRASS CURB STOP AND CAST IRON CURB STOP BOX SHALL BE INSTALLED ON EACH SERVICE LATERAL WITHIN FIVE (5') FEET OF THE COMMON FORCE MAIN INSIDE THE PUBLIC RIGHT-OF-WAY OR EASEMENT. CURB STOPS SHALL BE AT LEAST TWO INCHES (2") LOWER THAN THE CONNECTION OF THE SERVICE LATERAL TO THE COMMON FORCE MAIN. THE TOP OF EACH CURB STOP BOX SHALL BE SET IN A CONCRETE SLAB 18" X 18" X 6" THICK (OR 18" CIRCULAR X 6" THICK) WITH THE TOP OF THE SLAB AND BOX FLUSH WITH THE TOP OF THE GROUND. BUTLER COUNTY WILL MAINTAIN THE SERVICE LATERAL FROM THE COMMON FORCE MAIN TO (AND INCLUDING) THE CURB STOP. THE HOMEOWNER WILL BE RESPONSIBLE FOR THE PRIVATE SERVICE LATERAL FROM THE CURB STOP TO THE PUMP.
- THE ENGINEER AND/OR PLUMBER SHOULD EVALUATE THE NEED FOR AIR RELIEF VALVE(S) AND/OR FLUSHING ATTACHMENTS OF PRIVATE FORCE MAINS AND SERVICE LATERALS.

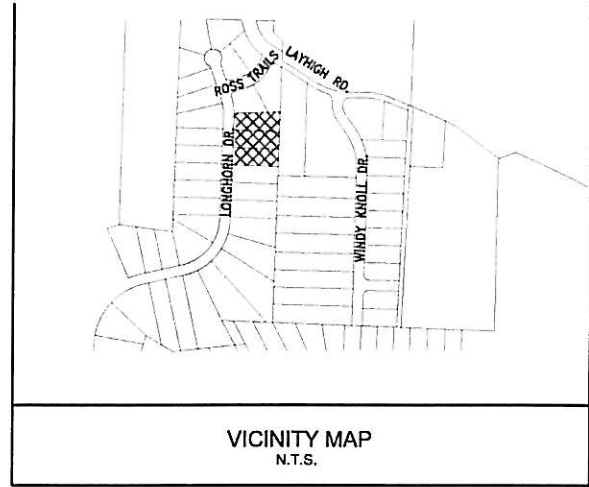
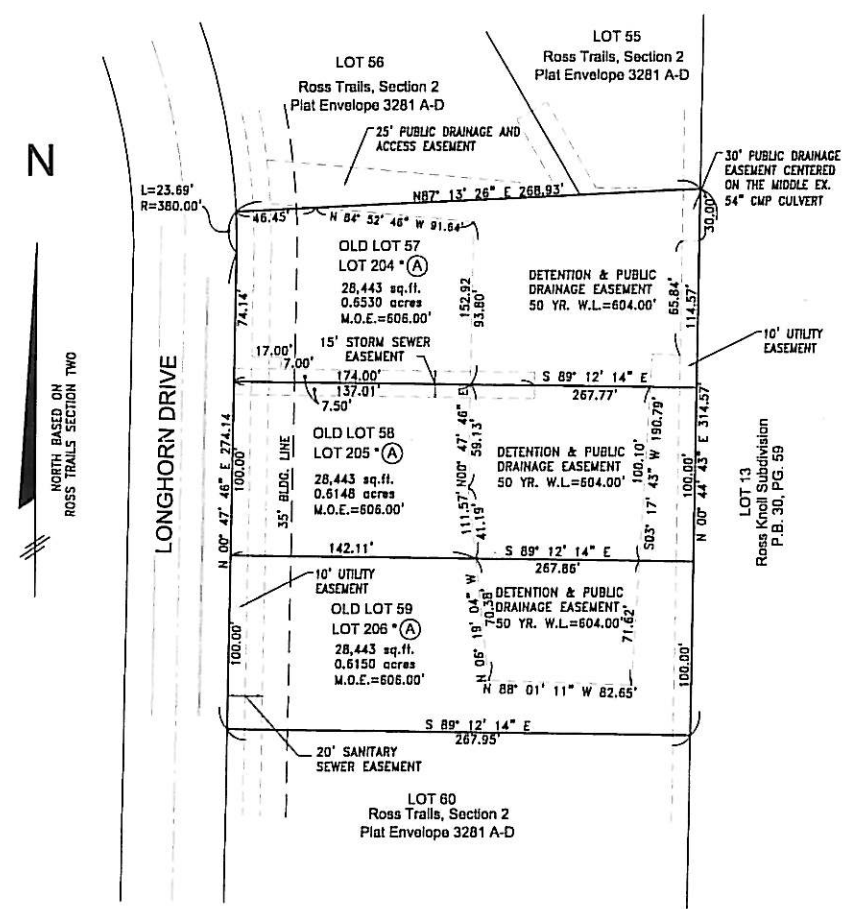
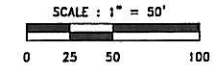
- A HYDROSTATIC PRESSURE TEST AT 150 PSIG FOR AT LEAST 2 HOURS SHALL BE PERFORMED IN ACCORDANCE WITH THE HYDROSTATIC TESTING REQUIREMENTS OF AWWA C600 ON ALL FORCE MAINS AND SERVICE LATERALS. IF THE PRESSURE DROPS MORE THAN 5 PSI IN TWO HOURS OR LEAKAGE IS GREATER THAN ALLOWABLE AS DETERMINED BY THE FORMULA IN AWWA C600, THE TEST SHALL BE CONSIDERED FAILED. PRIVATE FORCE MAINS AND SERVICE LATERALS (ON THE PUMP SIDE OF THE CURB STOP) SHALL BE TESTED AFTER THE ENTIRE SYSTEM IS COMPLETELY INSTALLED (EXCEPT FOR THE CONNECTION TO THE GRAVITY SEWER, WHEN APPLICABLE).
- NO INDIVIDUAL/PRIVATE FORCE MAIN DISCHARGING DIRECTLY TO GRAVITY SEWER WILL BE PERMITTED LONGER THAN WILL ALLOW FOR COMPLETE TURNOVER OF THE LIQUID IN THE FORCE MAIN AT LEAST FOUR TIMES PER DAY AT 150 GALLONS PER DAY (410 FEET FOR 1-1/4" SDR 21 PVC) UNLESS ON-SITE AEROBIC TREATMENT IS PROVIDED FOR THE DISCHARGE FROM THE HOME.
- ON-SITE AEROBIC TREATMENT SHALL BE PROVIDED FOR THE DISCHARGE FROM EACH HOME LOCATED ON LOT 204 THRU 206.

- THE FOLLOWING REQUIREMENTS SHALL BE MET FOR ON-SITE AEROBIC TREATMENT SYSTEMS UTILIZED AHEAD OF A PRIVATE GRINDER PUMP SYSTEM:
  - THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE BUTLER COUNTY HEALTH DEPARTMENT AND SHALL BE APPROVED BY THE OHIO DEPARTMENT OF HEALTH FOR OFF-LOT DISCHARGE.
  - THE SYSTEM SHALL BE DESIGNED TO RETAIN SOLIDS.
  - THE AEROBIC TREATMENT SYSTEM EFFLUENT SHALL DISCHARGE DIRECTLY TO THE GRINDER PUMP WET WELL.
- THE HOMEOWNER SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND FUTURE REPLACEMENT OF THE GRINDER PUMP SYSTEM AND ON-SITE AEROBIC TREATMENT SYSTEM. AT LEAST ANNUAL MAINTENANCE OF EACH GRINDER PUMP SYSTEM AND ON-SITE AEROBIC TREATMENT SYSTEM SHALL BE PERFORMED BY A LICENSED AND BONDED PLUMBER/CONTRACTOR CERTIFIED AND APPROVED BY THE EQUIPMENT MANUFACTURER. SOLIDS SHALL BE PUMPED FROM EACH ON-SITE SYSTEM AT LEAST EVERY 5 YEARS. DOCUMENTATION OF ALL MAINTENANCE AND PUMPING SHALL BE PROVIDED TO THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES 130 HIGH STREET, HAMILTON, OHIO 45011. FAILURE TO ADEQUATELY MAINTAIN THE ON-SITE AEROBIC TREATMENT SYSTEM OR PROVIDE THE REQUIRED DOCUMENTATION WILL BE CAUSE FOR DISCONNECTION OF SEWER SERVICE BY THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.

- ALL PUMPS SHALL BE PROGRESSIVE CAVITY NON-CLOGGING, NON-JAMMING GRINDER PUMPS CAPABLE OF PUMPING 15 GPM AT 9 FEET TDH, 3 CWP AT 138 FEET TDH, AND CAPABLE OF OPERATING AT NEGATIVE TDH WITHOUT OVERLOADING THE MOTOR. GRINDER PUMP MOTOR SHALL HAVE BUILT-IN, AUTOMATIC RESET OVERLOAD PROTECTION. GRINDER PUMPS SHALL BE DESIGNATED FOR THE SPECIFIC PURPOSE OF GRINDING AND PUMPING DOMESTIC WASTEWATER. GRINDER PUMPS SHALL BE SUITABLE FOR OPERATING UNDER VARYING CONDITIONS IN A SYSTEM WITH MULTIPLE OTHER GRINDER PUMPS. AN ANTI-SIPHON VALVE AND CHECK VALVE SHALL BE INTEGRAL WITH THE GRINDER PUMP. LEVEL SENSING CONTROL FOR GRINDER PUMP SYSTEMS SHALL BE NON-FOULING TYPE WITH NO MOVING PARTS IN CONTACT WITH THE SEWAGE. EACH GRINDER PUMP SYSTEM SHALL HAVE A HIGH LEVEL AUDIBLE AND VISUAL WARNING ALARM WITH BATTERY BACKUP TO WARN THE HOME'S RESIDENTS OF A HIGH WET WELL LEVEL. GRINDER PUMP SYSTEMS SHALL BE GP3000 SERIES AS MANUFACTURED BY ENVIRONMENTAL CORPORATION OR APPROVED EQUAL. FUTURE REPLACEMENT PUMPS MUST BE OF THE SAME TYPE AND MEET THE SAME OPERATING CONDITIONS AS THE ORIGINAL PUMP.
- THE FOLLOWING LANGUAGE SHALL APPEAR ON THE RECORDED DEED FOR EACH LOT TO BE SERVED BY A PRIVATE GRINDER PUMP SYSTEM. THE LANGUAGE SHALL BE CARRIED ON ANY AND ALL SUBSEQUENT DEEDS, CERTIFICATES OF TRANSFER, ETC. UNTIL SUCH TIME AS THE GRINDER PUMP SYSTEM IS ELIMINATED AND REPLACED BY A DIFFERENT MEANS OF PROVIDING SANITARY SEWER SERVICE.
 

"THE INDIVIDUAL FORCE MAIN SERVING THE HOME ON THIS PROPERTY, BOTH CHECK VALVES, AND ALL OTHER APPURTENANCES THAT ARE A PART OF THE FORCE MAIN OR ARE CONNECTED TO IT, ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ("HOMEOWNER"). THE CURB STOP, CURB STOP BOX, AND FORCEMAIN BETWEEN THE CURB STOP AND THE PUBLIC FORCE MAIN SHALL BE OWNED AND MAINTAINED BY BUTLER COUNTY."

ALSO, THE TEXT FROM ABOVE ITEMS 13 AND 14 SHALL BE INCLUDED VERBATIM ON ALL SUCH DEEDS, CERTIFICATES OF TRANSFER, ETC.



THE UNDERSIGNED, BEING THE OWNER OF 1.8828 ACRES OF LAND IN SECTION 28, TOWN 3, RANGE 2, IN ROSS TOWNSHIP, BUTLER COUNTY, OHIO DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ROSS TRAILS SECTION FIVE AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, STREETS, ROADWAYS AND PUBLIC EASEMENTS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

IN WITNESS WHEREOF WE HAVE UNTO SET OUR HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2011.

WITNESS \_\_\_\_\_ OWNER: ROSS TRAILS, INC. BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

WITNESS \_\_\_\_\_ MORTGAGEE: \_\_\_\_\_

OWNER: STATE OF OHIO, SS: \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RONALD E. WATSON, PRESIDENT OF ROSS TRAILS, INC., AN OHIO CORPORATION ON BEHALF OF THE CORPORATION

IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THE DAY AND DATE AFORESAID

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

WE, THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF STREETS AND PUBLIC EASEMENTS AS SHOWN ON THIS REPLAT OF LOTS 57, 58, AND 59, ROSS TRAILS, SECTION TWO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

APPROVED BY THE PLANNING COMMISSION OF BUTLER COUNTY, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
PRESIDENT

APPROVED FOR HEALTH AND SANITATION BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ENVIRONMENTALIST \_\_\_\_\_

CHIEF OF ENVIRONMENTAL SERVICES \_\_\_\_\_

OWNER/DEVELOPER  
ROSS TRAILS, INC.  
P.O. BOX 277  
ROSS, OHIO 45061  
(513) 863-0070

PREPARED BY  
ENVIRO-REH-FLOW, INC.  
P.O. BOX 654  
ROSS, OHIO 45061  
(513) 202-9000

# ROSS TRAILS SECTION FIVE

A REPLAT OF LOTS 57, 58, & 59  
ROSS TRAILS SECTION TWO  
SECTION 28, TOWN 3, RANGE 2  
ROSS TOWNSHIP  
BUTLER COUNTY, OHIO  
SCALE 1" = 50' DATE AUGUST, 2011

NOTES:

\*- INDICATES LOTS THAT REQUIRE GRINDER PUMPS TO UTILIZE THE SANITARY SEWER LOW PRESSURE FORCE MAIN, UNTIL A GRAVITY SEWER IS AVAILABLE.

(A)- INDICATES LOTS THAT REQUIRE ON-SITE AEROBIC SYSTEMS IN CONJUNCTION WITH THE REQUIRED GRINDER PUMPS TO UTILIZE THE SANITARY SEWER LOW PRESSURE FORCE MAIN, UNTIL A GRAVITY SEWER IS AVAILABLE.

M.O.E. = MINIMUM OPENING ELEVATION. LOW FLOOR WALK-OUT OR BASEMENT WINDOW ELEVATION, BASED ON STORM WATER FLOW.

LOTS 204-206 M.O.E. = 606.00

ENTERED FOR TRANSFER \_\_\_\_\_, A.D., 2011

TRANSFERRED \_\_\_\_\_, A.D. 2011

AUDITOR BUTLER COUNTY, OHIO \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY

FILED FOR RECORD \_\_\_\_\_ AT \_\_\_\_\_

RECORDED \_\_\_\_\_, A.D., 2011

PLAT ENVELOPE \_\_\_\_\_, PAGE \_\_\_\_\_

RECORDER, BUTLER COUNTY, OHIO \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY

FILE \_\_\_\_\_ FEE \_\_\_\_\_

THIS PLAT IS BASED ON A SURVEY MADE IN AUGUST, 2011 UNDER MY DIRECTION AND ALL MONUMENTS ARE SET OR FOUND AS SHOWN.

DONALD P. REHM, PE, PS  
REGISTERED SURVEYOR #6284 IN OHIO

