CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LEGEND

ⓢ	–Ex Sanitary M.H.	⋈	–Ex Gas Valve
	–Ex Sanitary Clean Out		–Ex Gas Box
ⓢ	–Ex Storm M.H.		–Ex Gas Meter
	–Ex Storm Catch Basin		–Ex Gas Marker
	–Ex Storm Catch Basin		–Ex Gas Riser
	–Ex Storm Yard Drain	Ⓣ	–Ex Tele. M.H.
	–Ex Storm Clean Out		–Ex Tele. Box
	–Ex Storm Down Spout	Ⓣ	–Ex Tele. Marker
	–Ex Fire Hydrant		–Ex Cable Box
Ⓦ	–Ex Water M.H.	Ⓒ	–Ex Cable Marker
	–Ex Water Valve	FO	–Ex Fiber Optic M.H.
	–Ex Water Meter		–Ex Fiber Optic Box
	–Ex Water Service	Ⓕ	–Ex Fiber Optic Marker
	–Ex Fire Connection	SM	–Ex Steam M.H.
	–Ex Post Indicator Valve	UN	–Ex Unidentified M.H.
	–Ex Irrigation		–Ex Unidentified Riser
	–Ex Irrigation Valve		–Ex Sign
	–Ex Spigot		–Ex Mail Box
Ⓔ	–Ex Elec. M.H.		–Ex Parking Meter
	–Ex Elec. Box		–Ex Post
	–Ex Elec. Meter		–Ex Bollard
	–Ex Light Pole		–Ex Flag Pole
	–Ex Yard Light		–Ex Signal Pole
	–Ex Utility Pole		–Ex Pull Box
	–Ex Guy Wire		–Ex Bullring
	–Ex Guy Pole		–Ex Traffic Flow
	–Ex Transformer		–Ex Monitoring Well
AC	–Ex Air Conditioning		–Ex Boring
R/W	–Ex Right of Way		–Ex Deciduous Tree
P/L	–Ex Property Line		–Ex Evergreen Tree
(C)	–Calculated		–Ex Deciduous Bush
			–Ex Evergreen Bush

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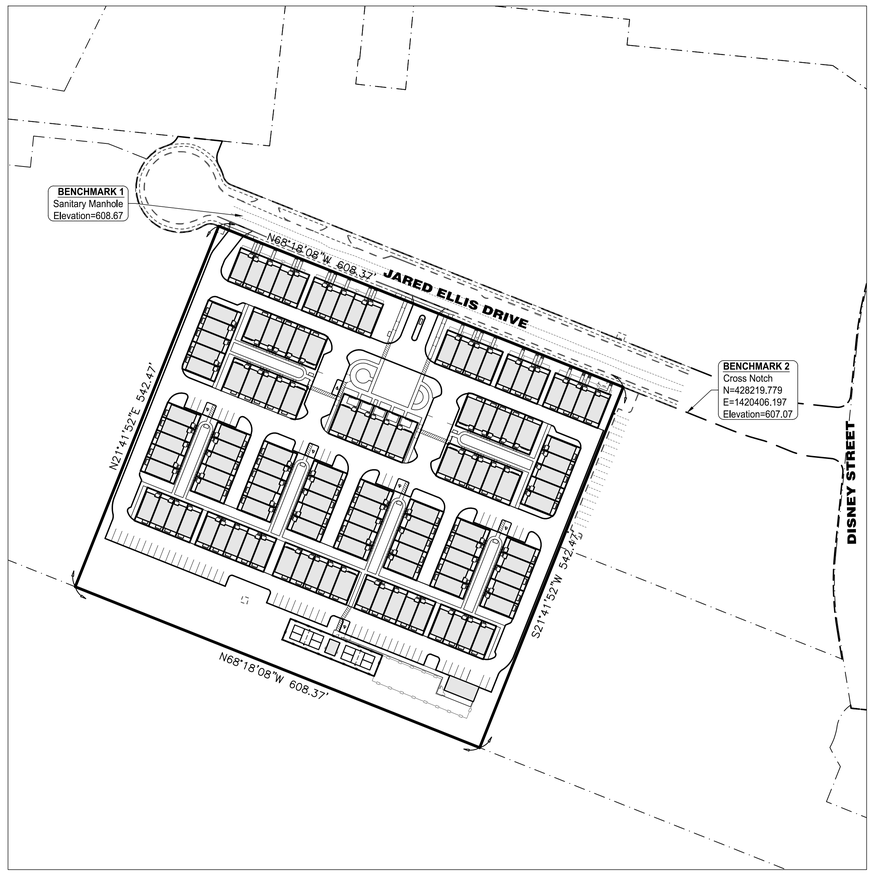
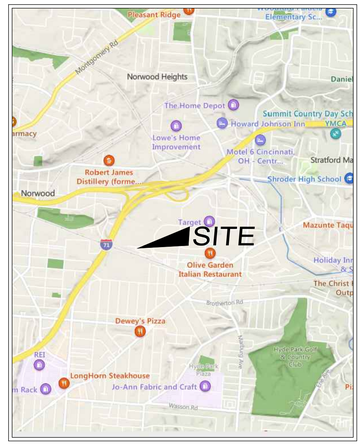


AREA MAP
1"=100 FT

BENCHMARK 1
EXISTING SANITARY MANHOLE LOCATED ALONG THE CENTER OF JARED ELLIS DRIVE APPROXIMATELY 36 FEET NORTHEAST OF THE NORTHWEST PROPERTY CORNER.
ELEVATION=608.67-NAV 88

BENCHMARK 2
CROSS NOTCH SET BY BAYER BECKER LOCATED IN THE SIDEWALK SOUTHEAST ALONG JARED ELLIS DRIVE APPROXIMATELY 96 FEET SOUTHEAST OF THE NORTHEAST PROPERTY CORNER.
N=428219.779 E=1420406.197
ELEVATION=607.07-NAV 88



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
ONYX AND EAST
243 N. 5TH ST. SUITE 401
COLUMBUS, OH 43215
PH: (513) 324-0595

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT
BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

UTILITY COMPANIES

SANITARY SEWER	METROPOLITAN SEWER DISTRICT	(513) 244-1300
WATER	GREATER CINCINNATI WATER WORKS	(513) 591-7700
GAS	DUKE ENERGY	(513) 287-2594
ELECTRIC	DUKE ENERGY	(513) 287-3498
ELECTRIC (TRANSMISSION)	DUKE ENERGY	(513)-287-1418
TELEPHONE	CINCINNATI BELL TELEPHONE	(513) 397-5660
CABLE TV	TIME WARNER CABLE	(513) 489-5042

PROJECT SUMMARY

ZONING:	PD
PROPOSED USE:	TOWNHOMES
TOTAL UNIT COUNT:	119
TOTAL SITE ACREAGE:	7.5763 ACRES
OVERALL DENSITY:	15.71 D.U./ACRE
OPEN SPACE:	2.75 ACRES (36.3%)
PARKING:	2 GARAGE STALLS PER UNIT (238 TOTAL)
	90 TOTAL SURFACE SPACES
	6 ACCESSIBLE SPACES (MIN. 4 REQUIRED)

PERMIT SUMMARY
THE SCOPE OF THE PROPOSED CUT-FILL PERMIT INCLUDES FINE GRADING OPERATIONS; INSTALLATION OF PRIVATE SITE UTILITIES, STORMWATER DRAINAGE, PRIVATE ROADWAYS (ASPHALT WITH CONCRETE CURB) AND CONCRETE SIDEWALK.

BUILDING FOUNDATIONS AND RETAINING WALLS TO BE PERMITTED SEPARATELY.

CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN RIGHT-OF-WAY.

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-13-23	JAB	JAB
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	06-16-23	JAB	JAB
4	Base Grid Information Set	09-25-23	EAE	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
6	Revised Per Cincinnati Building Review	12-19-23	JAB	JAB
7	Revised Per Client Revisions & Duke Coordination	03-01-24	MGS	JAB
8	Revised Per Building Permit & Duke Coordination	04-15-24	AJB	JAB
9	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

TITLE SHEET

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C000

Plot time: Jan 10, 2025 - 2:26pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C000

SITE GENERAL NOTES

1. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE COMPLETED ACCORDING TO CITY OF CINCINNATI DOTE STANDARDS OR ODOT C&M SPECIFICATIONS. IF A CONFLICT EXISTS, CITY STANDARDS PREVAIL.
3. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS.

SITE PERMITS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GCWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT (FOR UTILITY CONNECTIONS, STREET/WALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE REVOCABLE STREET PERMIT (IF APPLICABLE).

SITE DEMOLITION NOTES

1. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY BAYER BECKER, DATED APRIL 2022. THE CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF THE FINAL BASE MAP PRIOR TO BEGINNING WORK.
2. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY.
3. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.
4. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
5. ALL CONTRACTORS INCLUDING, BUT NOT LIMITED TO, THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, AND HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
6. WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE (WHETHER SHOWN ON THE PLANS OR NOT).
8. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT FACILITIES, INCLUDING BUILDINGS AND THOROUGHFARES, DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CITY PERMITS FOR TEMPORARY SIDEWALK AND LANE CLOSURES AS NEEDED.
9. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT; FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT FACILITIES.
11. TRENCHES FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED AND COMPACTED PER THE SITE GEOTECHNICAL REPORT AND/OR THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL ENGINEER.
12. UNDERCUTTING OPERATIONS (DETAILED IN THE GEOTECHNICAL ENGINEER'S REPORT) SHALL BE PERFORMED UNDER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.
13. ALL DIRT IMPORTED FROM OFFSITE TO BE USED AS STRUCTURAL FILL OR BACKFILL SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER (AND REPORTS PROVIDED TO OWNER) PRIOR TO PLACEMENT.
14. ALL PAVEMENT AND SITE FEATURES TO BE REMOVED SHALL BE HAULED OFFSITE AT THE DIRECTION OF THE OWNER.

MAINTENANCE OF TRAFFIC NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMUTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97.10, MT-99.10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY OF CINCINNATI DOTE.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. IF THE CONTRACTOR SO ELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC, PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY OF CINCINNATI DOTE.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT, IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

SITE DIMENSION PLAN NOTES

1. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT; FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 5.0' TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
4. ALL CURB SHALL BE ODOT TYPE 6 CURB, UNLESS OTHERWISE NOTED. SEE DETAIL 1/C002.
5. SEE DETAILS 3/C002 AND 4/C002 FOR PAVEMENT DETAILS.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 641 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL BE WHITE EXCEPT FOR ADA ACCESSIBLE PARKING SPACES WHICH SHALL BE PAINTED BLUE.
7. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. ACCESSIBLE PARKING SPACES SHALL HAVE STRIPING AND SIGNAGE MEETING 2010 ADA STANDARDS AND LOCAL REQUIREMENTS.

SITE GRADING PLAN NOTES

1. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
2. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS ARE TO THE FINISHED SURFACE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE CITY OF CINCINNATI BUILDING DEPARTMENT, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR AND SITE CIVIL ENGINEER.
4. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT AND ALL ADDENDUMS.
5. THE CONTRACTOR SHALL INSTALL SILT FENCE (SEE SHEET C505) AROUND THE ENTIRE PERIMETER OF THE SITE TO PREVENT SEDIMENT RUNOFF TO SURROUNDING PROPERTIES.
6. WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
7. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AFTER AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY THE OWNER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
8. PARKING ISLANDS AND PLANTING AREAS ARE TO BE BACKFILLED WITH TOPSOIL. BUILDING PAD SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

SITE UTILITY PLAN NOTES

1. ALL STORM SEWER SHALL BE PRIVATE AND HAVE A MANNING'S "n" VALUE EQUAL TO OR LESS THAN 0.012.
2. ALL WATER SERVICE MATERIALS AND CONSTRUCTION SHALL BE PER GCWW STANDARDS. SANITARY SERVICE AND STORMWATER MATERIALS AND CONSTRUCTION SHALL BE PER MSDGC AND SMH STANDARDS. GAS AND ELECTRIC SERVICE PROVIDED BY DUKE ENERGY; TELEPHONE SERVICE PROVIDED BY CINCINNATI BELL; CABLE PROVIDED BY TIME WARNER AND SMH.
3. ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE H-20 TRAFFIC-BEARING.
4. ROOF DRAINS (RD) SHALL HAVE A MINIMUM SLOPE OF 1/8" / FT, UNLESS OTHERWISE NOTED.
5. REFER TO THE GEOTECHNICAL ENGINEER'S REPORT FOR TRENCH BACKFILL REQUIREMENTS.
6. IF QUESTIONS EXIST AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
7. ALL STM PIPE LABELED AS CONC. SHALL BE REINFORCED CONCRETE PIPE PER ODOT 706.02. UNLESS OTHERWISE NOTED, STM PIPE CALLED FOR IN THE PLANS ARE TO BE PVC SDR-35.

SITE EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION CONTROL MEASURES PER THE OHIO EPA NPDES GENERAL PERMIT.
2. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
3. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
4. SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
5. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS AND PARKING LOT PAVEMENT SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY CITY OF CINCINNATI DOTE OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
6. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
7. ALL EXISTING TREES AND BUSHES TO REMAIN SHALL BE PROTECTED WITH RIGID CONSTRUCTION FENCING AT THE DRIPLINE TO PROTECT ROOTS FROM DAMAGE. DO NOT STORE ANY EQUIPMENT OR MATERIALS UNDER THE DRIPLINE.
8. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.
9. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION. (SEE SHEET C505).
10. ALL DISTURBED ARES SHALL BE SEEDED. (SEE SHEET C505).

SMU STANDARD PLAN NOTES

1. ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 720 OF THE CITY'S MUNICIPAL CODE ALONG WITH THE LATEST EDITIONS OF SMU'S: A) DETENTION OPERATION AND MAINTENANCE PLAN, A) FEES, C) STANDARD DRAWINGS, D) PIPE MATERIALS POLICY, AND E) RULES & REGULATIONS. THESE DOCUMENTS CAN BE DOWNLOADED FROM SMU'S WEBSITE AT: HTTP://WWW.CINCINNATI-OH.GOV/STORMWATER/. IF THERE ARE CONFLICTS BETWEEN THESE DOCUMENTS SMU SHALL BE CONTACTED TO RESOLVE THE ISSUE PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
2. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE INSTALLED AS EARLY AS POSSIBLE AND BE MAINTAINED THROUGHOUT THE PROJECT.
3. A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT IS REQUIRED IF THE TOTAL LAND DISTURBANCE WILL BE EQUAL TO OR GREATER THAN ONE ACRE IN A STORM ONLY SEWER AND/OR IF DISCHARGING TO A CREEK. A COPY OF THE PERMIT MUST ACCOMPANY THE REQUEST FOR APPROVAL OF THE PLAN.
4. SMU DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND ONLY REINFORCED CONCRETE PIPE (RCP) OR DUCTILE IRON PIPE (DIP) IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
5. SMU DOES NOT ALLOW ANY DRAINAGE STRUCTURES WITHIN 5 FEET OF A DRIVEWAY.
6. ALL PUBLIC STORM DRAINAGE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THE GOVERNING SPECIFICATIONS THE MOST STRINGENT SHALL BE SMU SHALL BE CONTACTED TO RESOLVE ANY DISCREPANCIES PRIOR TO WORK COMMENCING. SMU CAN BE REACHED AT 513-591-7746 OR STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
7. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER MAINLINE INSPECTION FEES, SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR OTHER FEES, WHICH HAVE BEEN ESTABLISHED BY CITY COUNCIL, CITY OF CINCINNATI.
8. ALL WORK DONE ON STORMWATER INFRASTRUCTURE WITHIN THE CITY OF CINCINNATI MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED AND BONDED THROUGH THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI.
9. A STORMWATER TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL ACCEPTANCE OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT. A SKETCH SHALL BE SUBMITTED BY THE PLUMBER, WHICH SHALL SHOW THE ELEVATION AND LOCATION OF THE STORMWATER TAP WITH RESPECT TO THE NEAREST STORM MANHOLE. A REQUEST FOR APPLICATION CAN BE SENT TO STORMWATERMANAGEMENT@CINCINNATI-OH.GOV.
10. ALL PUBLIC STORMWATER INFRASTRUCTURE THAT IS BEING TAPPED INTO MUST BE CORED, AND INSPECTED AS PART OF THE TAP PERMIT PROCESS.
11. ALL STORMWATER INFRASTRUCTURE WITHIN THIS DEVELOPMENT IS TO BE PRIVATE AND MAINTAINED BY THE OWNER(S). [ONLY IF APPLICABLE.]
12. STORMWATER INFRASTRUCTURE CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON ON THESE PLANS BECOME VOID.
13. NEAR THE COMPLETION OF WORK ON ALL STORMWATER INFRASTRUCTURE, THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL REQUEST CAGIS IDS FROM SMU. UPON COMPLETION OF THE WORK USING SAID IDS THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL CLOSE CIRCUIT TELEVISE (CCTV) THE PUBLIC STORMWATER MAINLINES AS WELL AS PROVIDE DIGITAL PHOTOGRAPHS OF THE LINES AND STRUCTURES. THE CCTV SHALL BE PIPELINE ASSESSMENT CERTIFICATION PROGRAM (PACP)-COMPLIANT AND SUBMITTED TO SMU FOR APPROVAL.
14. FINAL ACCEPTANCE: IN ORDER FOR SMU TO GRANT FINAL ACCEPTANCE THE FOLLOWING MUST BE SUPPLIED:
a. AS-BUILT DRAWINGS WITH ACCURATE LOCATIONS, DESCRIPTIONS, AND QUANTITIES OF THE INSTALLED MATERIALS
b. FINAL CLEANING AND INSPECTION BY THE OWNER OF THE INFRASTRUCTURE MUST BE COMPLETED AND WITHOUT CONFLICTS.
15. SMU RESERVES THE RIGHT TO REFUSE OWNERSHIP ON BEHALF OF THE CITY.

MSD SANITARY SEWER NOTES

[EFFECTIVE NOVEMBER 2014]

1. ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION , AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1600 GEST STREET, CINCINNATI, OHIO 45204.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
3. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
4. APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
5. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
6. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD ACCESSION NO. 49037.
7. SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION OF TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON TOP OF THE CONE.
8. SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWERS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE, EASEMENT LINE OR, IN CASES OF PRIVATE SEWERS, NO MORE THAN TEN (10) FEET BEYOND THE MAIN LINE SEWER PRIOR TO ISSUANCE OF TAP PERMITS.
9. TWO-WAY CLEANOUTS SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE OR SANITARY SEWER EASEMENT, WHERE APPLICABLE, IN ACCORDANCE TO MSD ACCESSION NO. 61979.
10. ALL LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36 INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE, AND/OR IN ACCORDANCE WITH CITY OF CINCINNATI SUPPLEMENT CC-51-49. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
11. ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES, MSD ACCESSION. NO 49005, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4-INCH STAINLESS STEEL CINCH ANCHORS.
12. CONTRACTOR'S LICENSE - ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
13. SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLAN.
14. A TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
15. SANITARY SEWER CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
16. FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
17. FOR SANITARY MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 3" HIGHER THAN THE SURROUNDING GRADE, AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
18. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
19. TO ASSURE THAT STORMWATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
20. THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED. ANY OTHER OPENINGS, SUCH AS FOR PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE VACUUM EQUIPMENT TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES MERCURY (10" HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" HG). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTIM C1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF THE FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST.
21. INSTALLATION OF A PRIVATE FORCE MAIN REQUIRES A PERMIT FROM THE HAMILTON COUNTY BOARD OF HEALTH. CONTACT THE BOARD OF HEALTH AT 946-7852 REGARDING PERMIT AND INSPECTION.
22. ALL SANITARY SEWERS WITHIN THIS DEVELOPMENT TO BE PRIVATE ARE TO BE MAINTAINED BY THE OWNER.

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drawn	Chk.
1	Duke Coordination Set	10-24-22	JAB	JAB
2	Revised Per Client Revisions & Duke Coordination	11-21-22	AWS	JAB
3	Revised Per Client and Phasing Revision	01-10-23	MSS	JAB

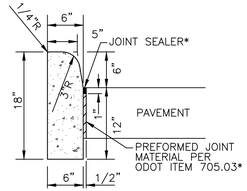
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GENERAL NOTES

bayer becker
www.bayerbecker.com
6070 Hamilton Blvd. Suite A
Mason, OH 45040 - 513.336.6600

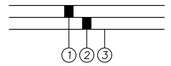
Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C001**

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 CD.DWG - Layout Tab: C001



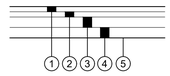
1 C002 **O.D.O.T. TYPE 6 CURB DETAIL**
NOT TO SCALE

*NOTE: EXPANSION JOINT MATERIAL & JOINT SEALER ARE NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.



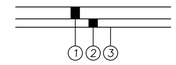
2 C002 **CONCRETE WALK**
NOT TO SCALE

1. ITEM 608 - 4" CONCRETE WALK
2. ITEM 304 - 4" AGGREGATE BASE
3. ITEM 203 - SUBGRADE COMPACTION



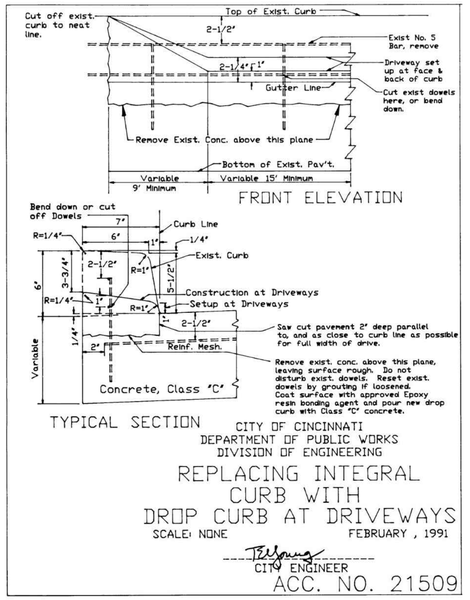
3 C002 **ASPHALT PAVEMENT**
NOT TO SCALE

1. ITEM 448 - 1-1/2" SURFACE COURSE, TYPE 1
2. ITEM 448 - 1-1/2" LEVELING COURSE
3. ITEM 301 - 6" ASPHALT CONCRETE BASE
4. ITEM 304 - 6" AGGREGATE BASE
5. ITEM 203 - SUBGRADE COMPACTION

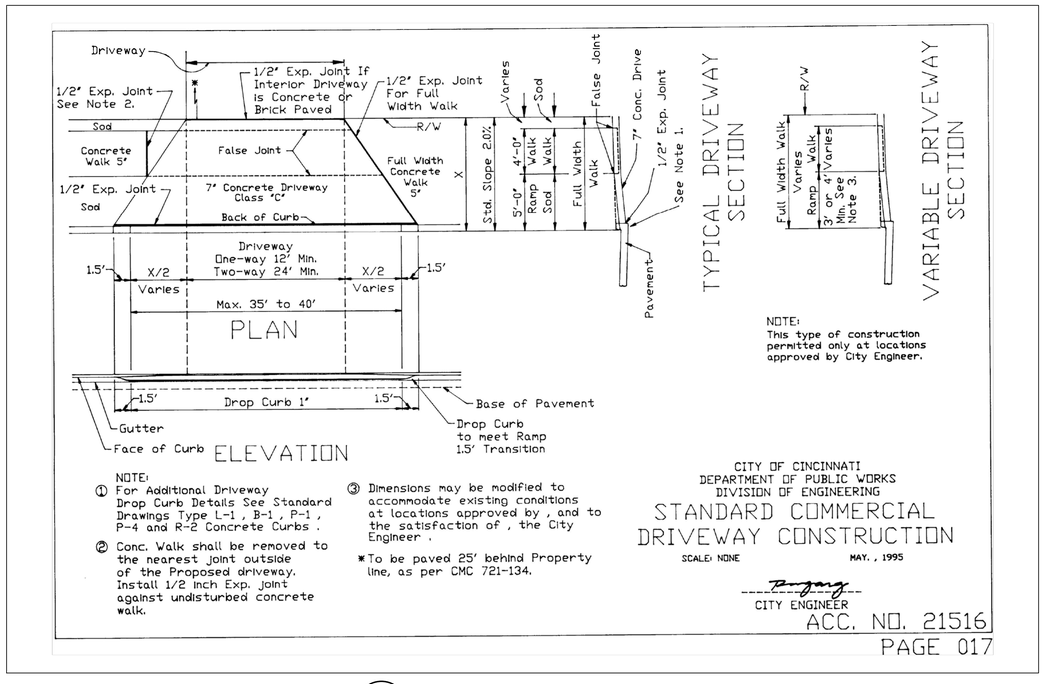


4 C002 **CONCRETE DRIVE DETAIL**
NOT TO SCALE

1. ITEM 608 – 5" CONCRETE PAVEMENT
2. ITEM 304 – 4" AGGREGATE BASE
3. ITEM 203 – SUBGRADE COMPACTION



7 C002 **CURB DETAIL**
NOT TO SCALE

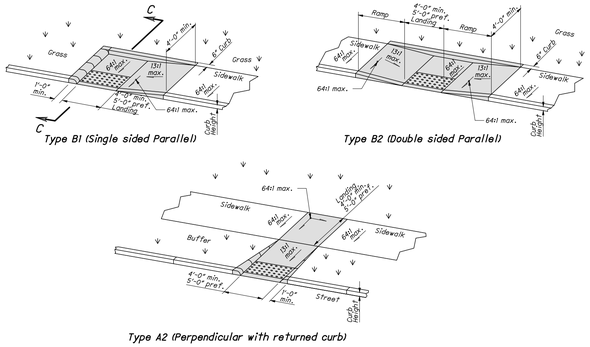


NOTE:
This type of construction permitted only at locations approved by City Engineer.

NOTE:
1. For Additional Driveway Drop Curb Details See Standard Drawings Type L-1 , B-1 , P-1 , P-4 and R-2 Concrete Curbs .
2. Conc. Walk shall be removed to the nearest joint outside of the Proposed driveway. Install 1/2 inch Exp. joint against undisturbed concrete walk.
3. Dimensions may be modified to accommodate existing conditions at locations approved by , and to the satisfaction of , the City Engineer .
* To be paved 25' behind Property line, as per CMC 721-134.

CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
STANDARD COMMERCIAL DRIVEWAY CONSTRUCTION
SCALE: NONE
MAY, 1995
CITY ENGINEER
ACC. NO. 21516
PAGE 017

6 C002 **DRIVE DETAIL**
NOT TO SCALE



8 C002 **CURB RAMP DETAILS**
NOT TO SCALE

CURB RAMP NOTES

DETECTABLE WARNINGS: Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 3. Install these proprietary products as per manufacturer's written instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without exceeding allowable cross slope or ramp slopes. Vertical change in level exceeding ¼" between the 1) pavement and gutter, and 2) gutter and ramp, are not allowed.

SURFACE TEXTURE: Texture concrete surfaces by coarse brooming transverse to the ramp slopes to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with Item 608.03 requirements for a new concrete walk. Provide a ½" Item 705.03 expansion joint filler around the edge of ramps built in existing concrete walks. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines

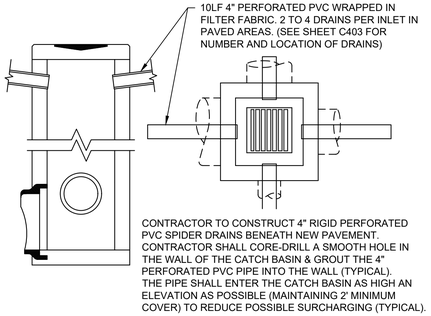
DETECTABLE WARNINGS:

Detectable Warnings are a distinctive surface patter of truncated domes which are detectable by cane or underfoot to alert people with vision impairments of their approach to streets and hazardous drop-offs.

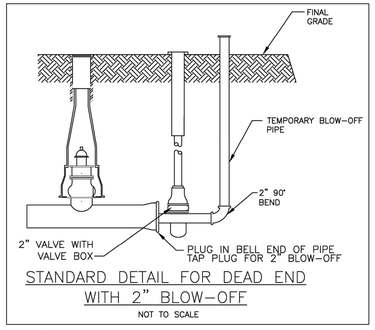
Detectable Warnings are to be installed at any location where pedestrians might cross paths with vehicular traffic lanes, such as the base of curb ramps or at blended curbs. A 24" strip of domes is to be installed for the full width of the ramp or walk. The depth of concrete underneath detectable warning products shall be a minimum of 4"

Truncated domes should be aligned with the primary direction of the ramp. Normally the detectable warnings should be flush with the back of the curb. For non-standard layouts, detectable warning materials may have to be mitered and placed segmentally.

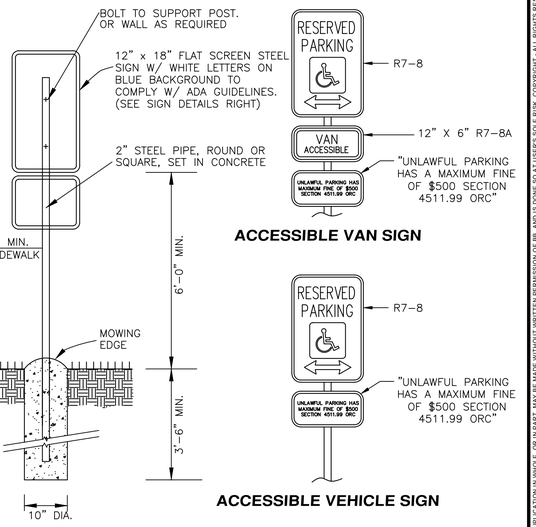
Color of the detectable warnings should contrast with the surrounding concrete walk and ramp. Black is not an accetable color. Approved products and guidance on color may be found on the Office of Roadway Engineering Service's Detectable Warnings Approved List. Install products as per manufacturer's printed instructions.



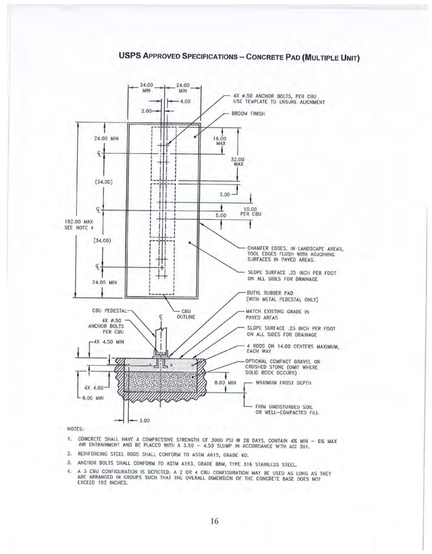
10 C002 **TYPICAL CATCH BASIN WITH SPIDER DRAINS**
NOT TO SCALE



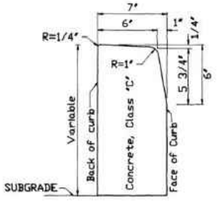
9 C002 **END 4" DOMESTIC WATER**
NOT TO SCALE



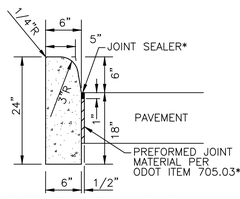
5 C002 **ADA ACCESSIBLE SIGN DETAILS**
NOT TO SCALE



11 C002 **CBU DETAIL**
NOT TO SCALE



12 C002 **CITY OF CINCINNATI BATTERED TYPE S-1 CURB**
NOT TO SCALE



13 C002 **O.D.O.T. TYPE 6 MOD CURB DETAIL**
NOT TO SCALE

*NOTE: EXPANSION JOINT MATERIAL & JOINT SEALER ARE NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.

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1	Duke Coordination Set	10-24-23	JAB	JAB
2	Revised Per Client Revisions & Duke Coordination	11-17-23	AGS	JAB
3	Revised Per Client and Phasing Revision	01-16-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

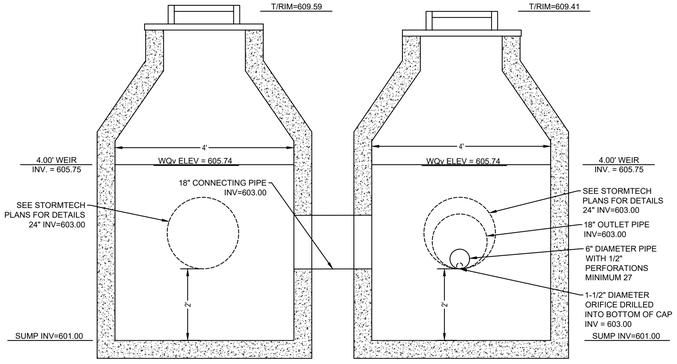
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS

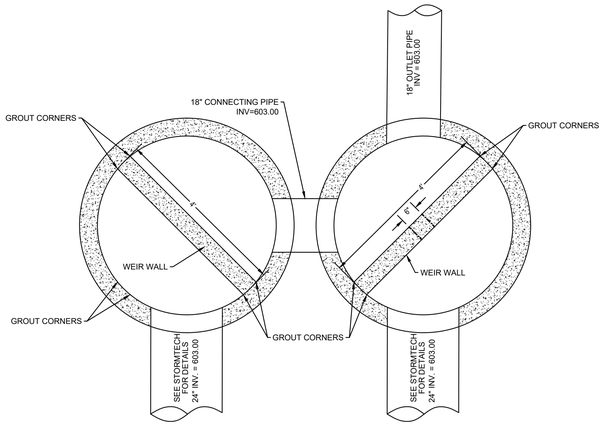
bayer becker
www.bayerbecker.com
513.336.6600 phone
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C002

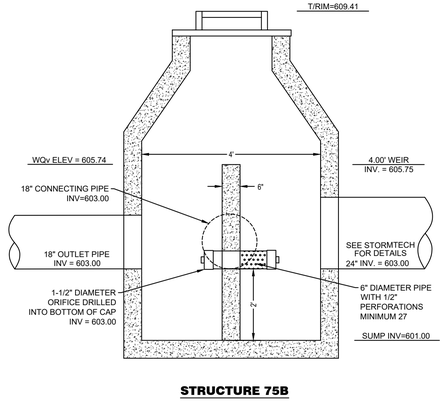
Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C002



STRUCTURE 75A **STRUCTURE 75B**



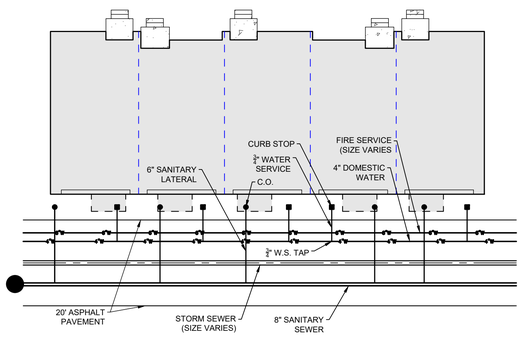
STRUCTURE 75A **STRUCTURE 75B**



STRUCTURE 75B

ODOT 48" STORM MANHOLE
OUTLET STRUCTURE 75A & 75B DETAIL

NOT TO SCALE



TYPICAL LATERAL CONNECTIONS

NOT TO SCALE

PROJECT INFORMATION	
ENGINEERED BY:	KEVIN HENDRICKSON
DRAWN BY:	KEVIN HENDRICKSON
MANAGER:	KEVIN.HENDRICKSON@ADSPIPE.COM
ADS SALES REP:	JUSTIN MOYLES 419.509.4618
PROJECT NO:	JUSTIN.MOYLES@ADSPIPE.COM XXXXX

Advanced Drainage Systems, Inc.

ADS StormTech® MC-3500 INSTALLATION & INSPECTION VIDEO. VISIT OUR APP.

ARCADIA TOWNHOMES

CINCINNATI, OH

DC-780 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT EXCLUDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LEVEL CONFIGURATIONS SHALL INCLUDE: 1) UNOBSTRUCTED LEVEL BACKFILL LIVE LOAD ON MINIMUM COVER TO MAXIMUM PERMANENT (75 YR) COVER LOAD AND 2) ALLOWABLE COVER WITH PARKED (1 WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STABILIZER FEATURES.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1000 LBS/IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT WITH THE MINIMUM COVER EQUAL TO LESS THAN OR EQUAL TO 1.65 FT (500 mm) BUT NOT LESS THAN 0.5 FT (150 mm), THE MAXIMUM REQUIRED 20 YEAR DEFLECTION WILL NOT EXCEED 5% OF THE RISE WITH THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR DIAMOND SHAPE PIPE.
   - THE STRUCTURAL EVALUATION SHALL BE SUBMITTED TO THE SITE DESIGN ENGINEER AT LEAST TWO WEEKS PRIOR TO THE DELIVERY OF CHAMBERS TO THE PROJECT SITE.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SCI-310/SCI-710/DC-780 CONSTRUCTION GUIDE" (CFPS) PARTS.
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKHOE METHODS:
   - STORMWATER IS ROUTED OFF THE CHAMBER BED
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A BACKHOE ON THE FOUNDATION STONE OR SUBGRADE
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAXIMUM ALLOWABLE GAP BETWEEN THE CHAMBER ROWS:
7. MINIMUM STONE SURROUNDING CHAMBERS MUST BE 4-CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (19-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "EXCESTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBGRADE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SCI-310/SCI-710/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVERTOP THE CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO WORKER TYPES CONCRETE DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTH HAS BEEN ACHIEVED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SCI-310/SCI-710/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED (TYP) COVER MATERIAL IS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE INSTALLATION METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR HIGHER LOAD FOR CONSTRUCTION EQUIPMENT.

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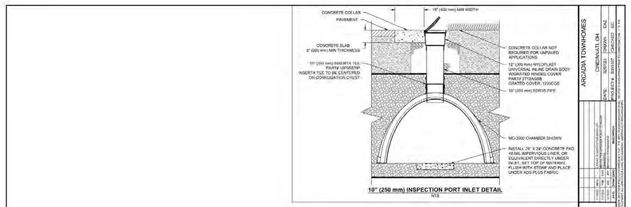
Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-18-23	MGS	JAB
3	Revised Per Client and Phasing Revision	10-24-23	AQK	JAB
4	Revised Per Client and Phasing Revision	11-17-23	AQK	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB



18" (250 mm) INSPECTION PORT INLET DETAIL

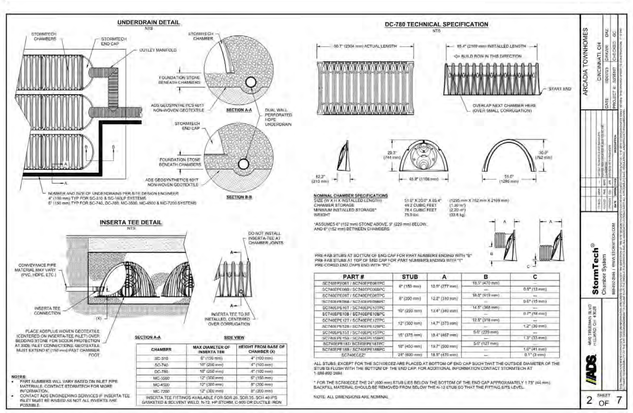
NTS

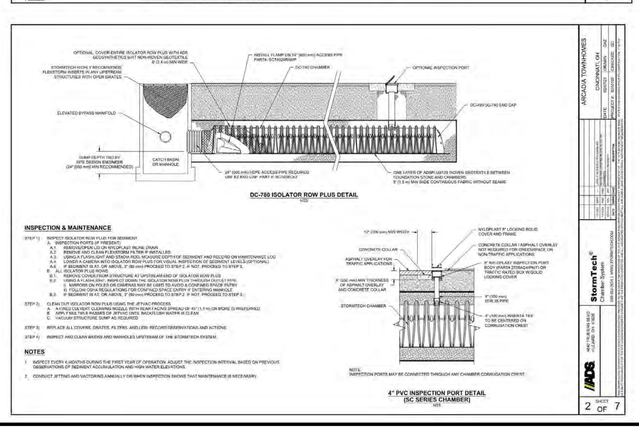
ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

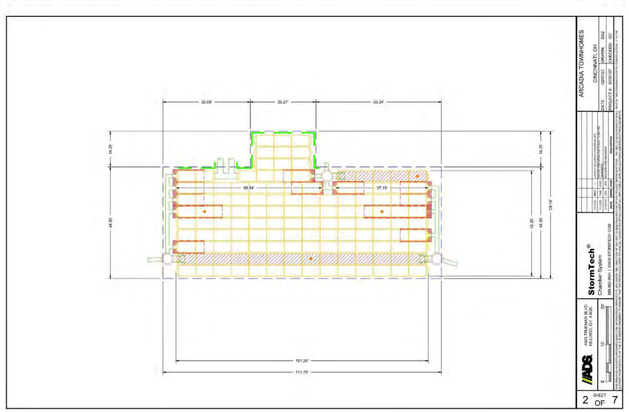
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE D LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	FREE FALL PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE B LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE	AASHTO M145*: A-1, A-2, A-3 OR AASHTO M43*: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	MEDIUM COMPACTION AT TOP, 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REQUIRED FOR VIBRATORY COMPACTION EQUIPMENT. PLATE COMPACT OR ROLL MAX 4 PASSES. LIFTS TO 3 ft MIN. BRUSH OR ROLLER DENSITY FOR WELL-GRADED MATERIAL AND RPA RELATIVE DENSITY FOR UNIFORM MATERIAL. VIBRATORY ROLLER DYNAMIC FORCE VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE

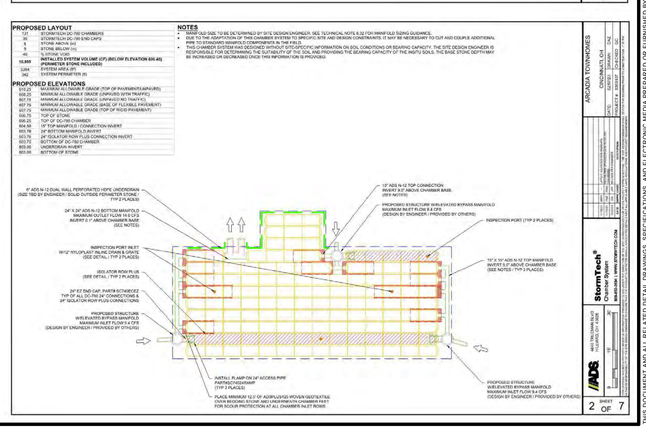
PLEASE NOTE:

1. ALL MATERIALS NAMED DESIGNATIONS ARE FOR ORIGIN KNOWN ONLY. * THE STONE MUST BE ASTM D2 CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMWATER CHAMBER AND END CAP PLACEMENT MUST BE IN ACCORDANCE WITH STORMTECH'S LATEST INSTALLATION INSTRUCTIONS.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STABILIZER FEATURES.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 1000 LBS/IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.









CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS

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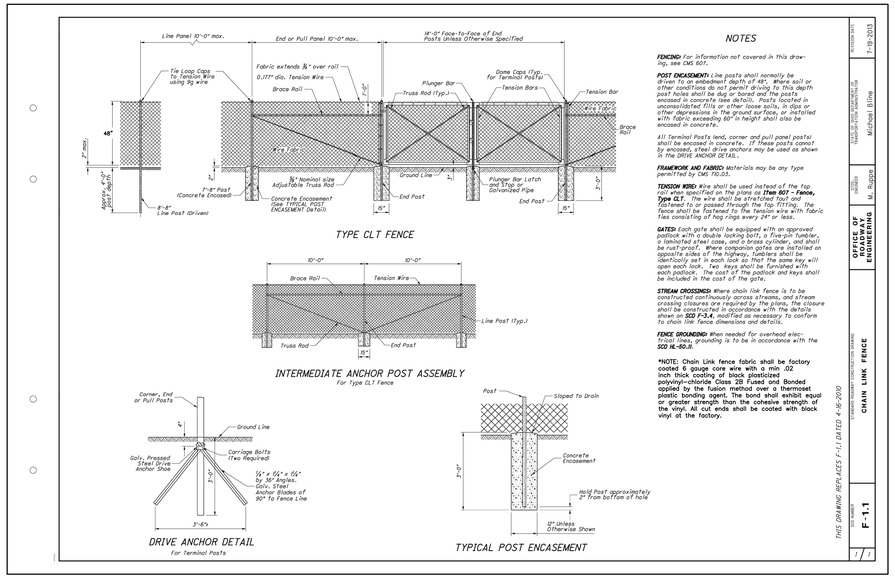
www.bayerbecker.com
6995 Southpointe Drive, A
Mason, OH 45040 • 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C003

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CIVIL\DWG\21-0255 CD.DWG - Layout Tab: C003



NOTES

FENCING: For information not covered in this drawing, see CMS 607.

POST ENCASEMENT: Line posts shall normally be drilled to an embedment depth of 48", when a soil or other condition does not permit drilling to this depth post holes shall be dug or bored and the posts encased in concrete (see detail). Posts located in unconsolidated fills or other loose soils, in dips or other depressions in the ground surface, or installed with fabric exceeding 60" in height shall also be encased in concrete.

All Terminal Posts, end, corner and pull panel posts shall be encased in concrete. If these posts cannot be encased, steel drive anchors may be used as shown in the DRIVE ANCHOR DETAIL.

FRAMEWORK AND FABRIC: Materials may be any type permitted by CMS 710.03.

TENSION WIRE: Wire shall be used instead of the top rail when specified on the plans as **Item 607 - Fence, Type CLT.** The wire shall be stretched taut and fastened to or passed through the top fitting. The fence shall be fastened to the tension wire with fabric ties consisting of hog rings every 24" or less.

GATES: Each gate shall be equipped with an approved padlock with a double locking bolt, a five-pin tumbler, a laminated steel case, and a brass cylinder, and shall be rust-proof. Where companion gates are installed on opposite sides of the highway, tumblers shall be identically set in each lock so that the same key will open each padlock. The cost of the padlock and keys shall be included in the cost of the gate.

STREAM CROSSING: Where chain link fence is to be constructed continuously across streams, and stream crossing closures are required by the plans, the closure shall be constructed in accordance with the details shown on **SCD F-3.4**, modified as necessary to conform to chain link fence dimensions and details.

FENCE GROUNDING: When needed for overhead electrical lines, grounding is to be in accordance with the **SCD HE-60.11.**

***NOTE:** Chain Link fence fabric shall be factory coated 6 gauge core wire with a min .02 inch thick coating of black plasticized polyvinyl-chloride Class 2B Fused and Bonded applied by the fusion method over a thermoset plastic bonding agent. The bond shall exhibit equal or greater strength than the cohesive strength of the vinyl. All cut ends shall be coated with black vinyl at the factory.

OFFICE OF ROADWAY ENGINEERING

CHAIN LINK FENCE

STANDARD CONSTRUCTION DRAWING

SCD 606M03 — F-1.1

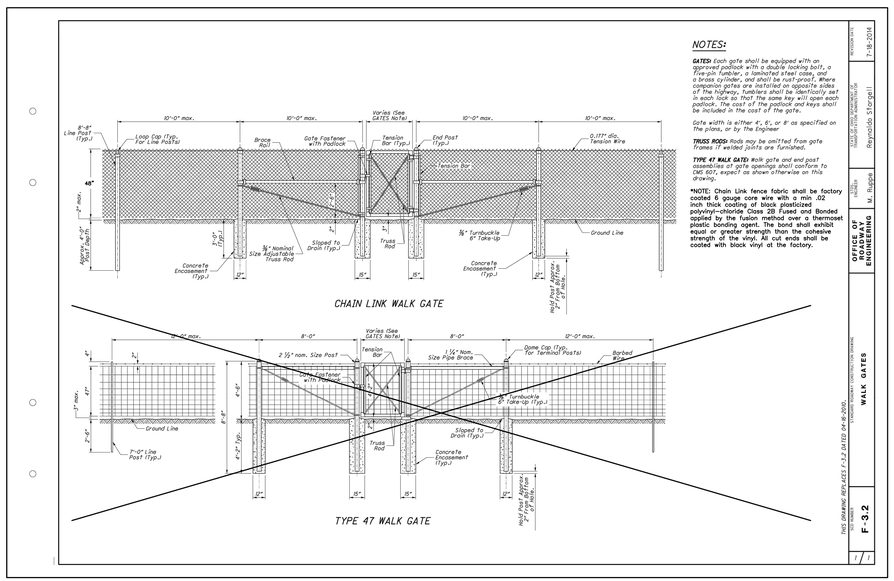
THIS DRAWING REPLACES F-1.1 DATED 4-16-2010

1-18-2013 — M. Ruggeri — Michael Bittner — Hamilton County Engineer's Office

1 / 1

4' CHAINLINK FENCE

NOT TO SCALE



NOTES:

GATES: Each gate shall be equipped with an approved padlock with a double locking bolt, a five-pin tumbler, a laminated steel case, and a brass cylinder, and shall be rust-proof. Where companion gates are installed on opposite sides of the highway, tumblers shall be identically set in each lock so that the same key will open each padlock. The cost of the padlock and keys shall be included in the cost of the gate.

Gate width is either 4', 6', or 8' as specified on the plans, or by the Engineer.

TRUSS RODS: Rods may be omitted from gate frames if welded joints are furnished.

TYPE 47 WALK GATE: Walk gate and end post assemblies at gate openings shall conform to CMS 607, except as shown otherwise on this drawing.

***NOTE:** Chain Link fence fabric shall be factory coated 6 gauge core wire with a min .02 inch thick coating of black plasticized polyvinyl-chloride Class 2B Fused and Bonded applied by the fusion method over a thermoset plastic bonding agent. The bond shall exhibit equal or greater strength than the cohesive strength of the vinyl. All cut ends shall be coated with black vinyl at the factory.

OFFICE OF ROADWAY ENGINEERING

WALK GATES

STANDARD CONSTRUCTION DRAWING

SCD 606M04 — F-3.2

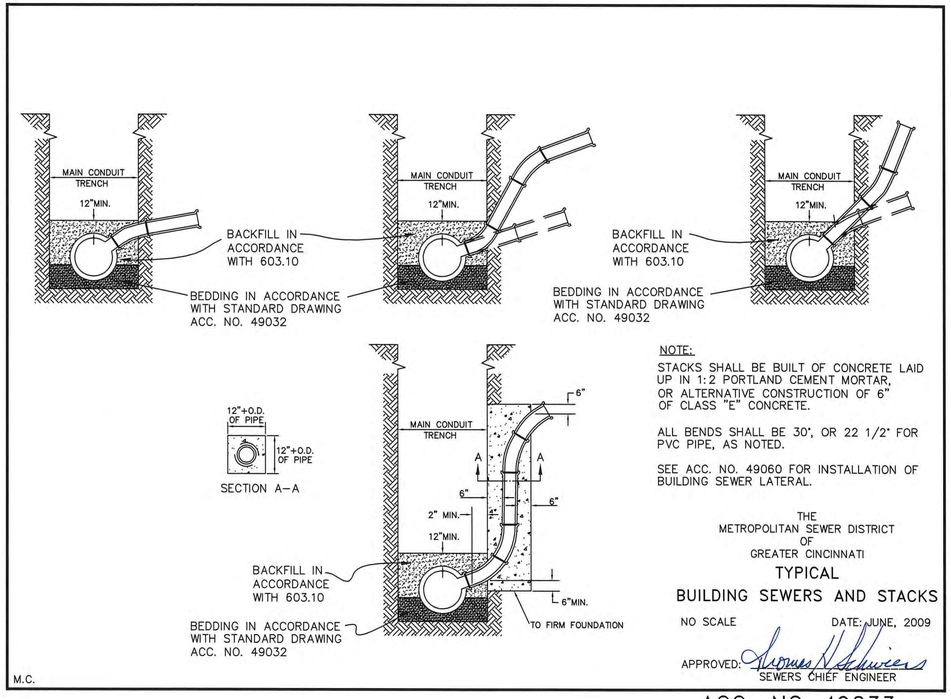
THIS DRAWING REPLACES F-3.2 DATED 04-16-2010

7-18-2014 — M. Ruggeri — Raymond D. Sturgell — Hamilton County Engineer's Office

1 / 1

4' CHAINLINK GATE

NOT TO SCALE



NOTE:

STACKS SHALL BE BUILT OF CONCRETE LAID UP IN 1:2 PORTLAND CEMENT MORTAR, OR ALTERNATIVE CONSTRUCTION OF 6" OF CLASS "E" CONCRETE.

ALL BENDS SHALL BE 30°, OR 22 1/2° FOR PVC PIPE, AS NOTED.

SEE ACC. NO. 49060 FOR INSTALLATION OF BUILDING SEWER LATERAL.

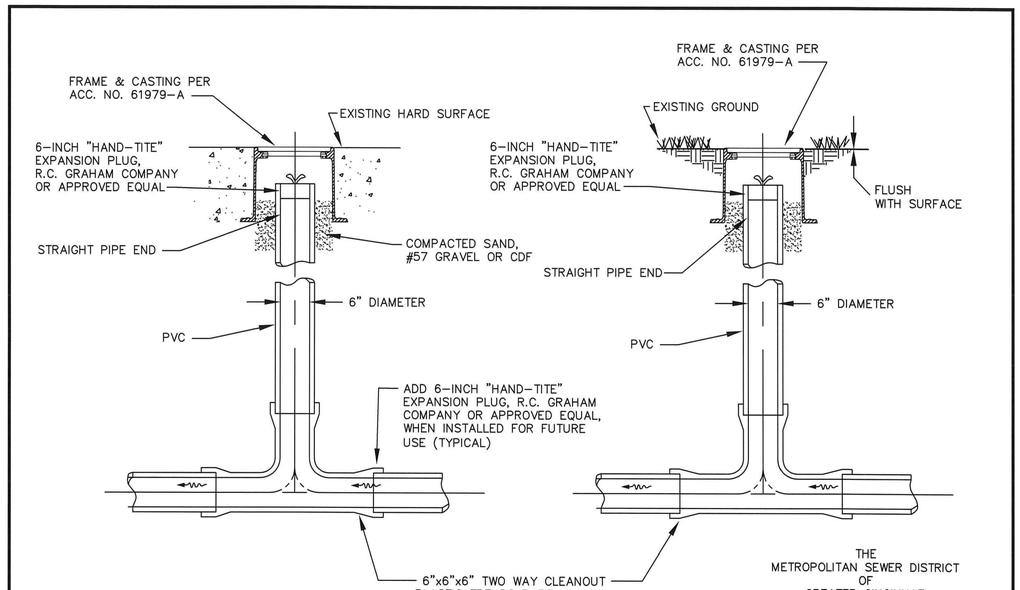
THE
METROPOLITAN SEWER DISTRICT
OF
GREATER CINCINNATI

TYPICAL
BUILDING SEWERS AND STACKS

NO SCALE — DATE: JUNE, 2009

APPROVED: Thomas N. Schneider
SEWERS CHIEF ENGINEER

ACC. NO. 49033



NOTES:

ALL JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS, ASTM D–3212

CLEANOUTS SHALL BE PLACED EVERY 200 FEET, AND AT BENDS 45° OR GREATER

THE
METROPOLITAN SEWER DISTRICT
OF
GREATER CINCINNATI

STANDARD
TWO WAY CLEANOUT
FOR BUILDING SEWERS

NO SCALE — DATE: AUG. 2011

APPROVED: Ralph C. Johnstone
SEWERS CHIEF ENGINEER

ACC. NO. 61979

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Item	Revision Description	Date	Drawn	Chk
1	Revised Per Client and Phasing Revision	01-16-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS

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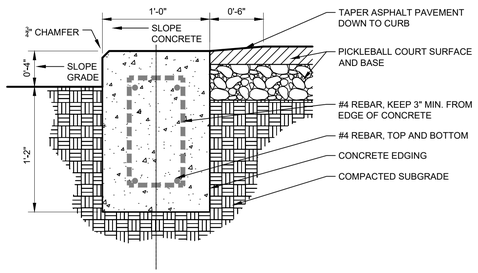
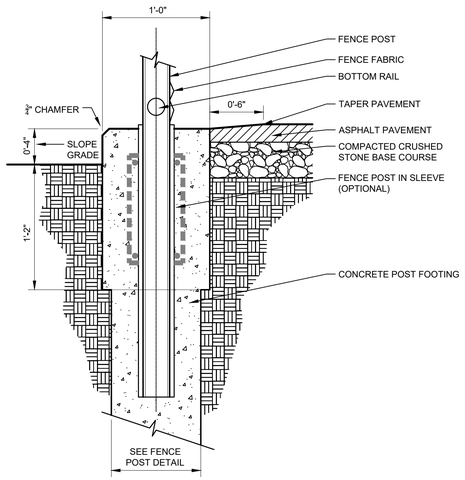
6900 Wilshire Blvd., Suite A
Mason, OH 45040 - 513.336.6800

Drawing:	21-0255 CD
Drawn by:	ETH
Checked By:	JAB
Issue Date:	11-17-23
Sheet:	C004

Plot time: Jan 10, 2025 - 1:57pm
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 CD.DWG - Layout Tab: C004



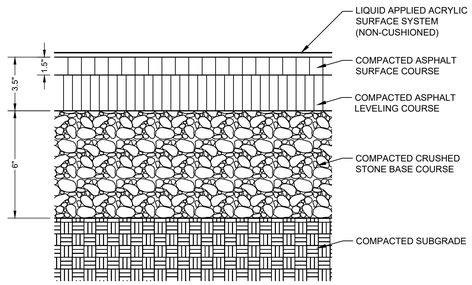
SECTION - CONCRETE COURT EDGING



SECTION - CONCRETE COURT EDGING AT FENCE POST

1 POURED CONCRETE COURT EDGE

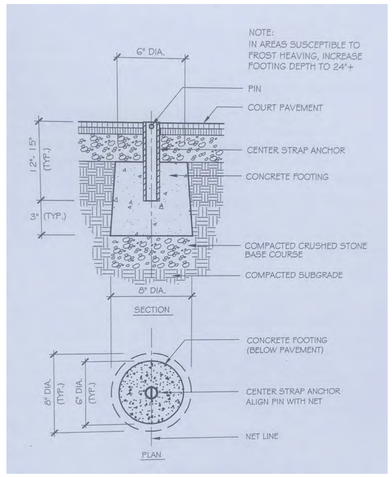
NOT TO SCALE P-19-MIA1-01



NOTE: RECOMMENDED COURT SLOPE FROM 0.83% TO 1.0% (SIDE TO SIDE, NOT DIAGONAL)

4 ASPHALT COURT SECTION

NOT TO SCALE DETAIL-FILE

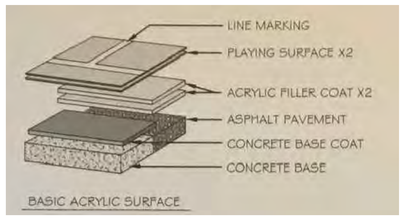


5 NET CENTER STRAP ANCHOR

NOT TO SCALE

6 NOT USED

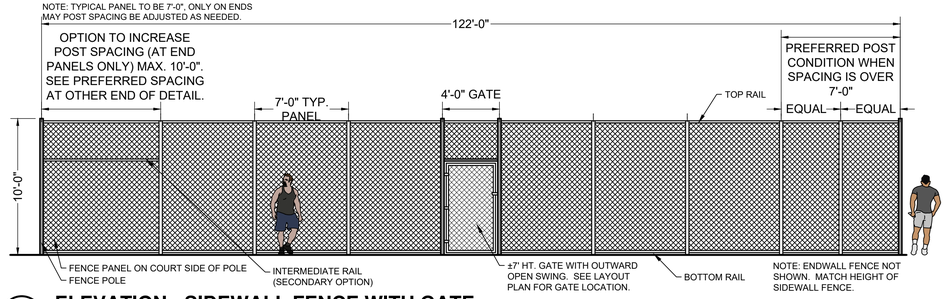
NOT TO SCALE



INSTALL PER MANUFACTUER'S RECOMMENDATIONS

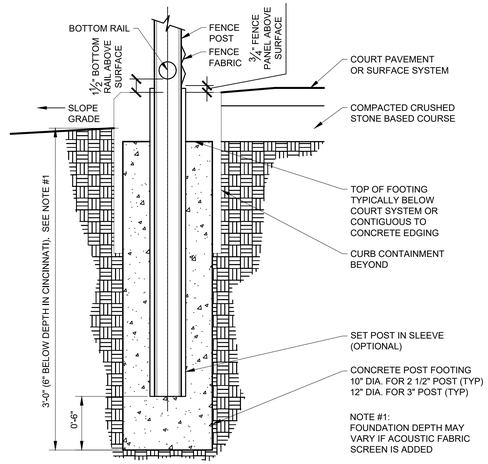
2 ACRYLIC COURT SURFACE SYSTEMS

NOT TO SCALE P-19-MIA1-03



3 ELEVATION - SIDEWALL FENCE WITH GATE

NOT TO SCALE DETAIL-FILE



7 FENCE POST SECTION (TYPICAL CHAIN LINK)

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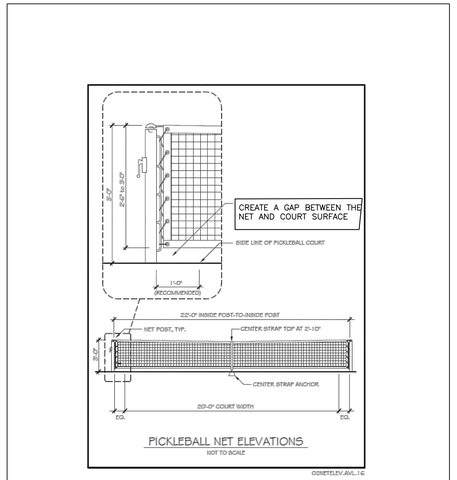
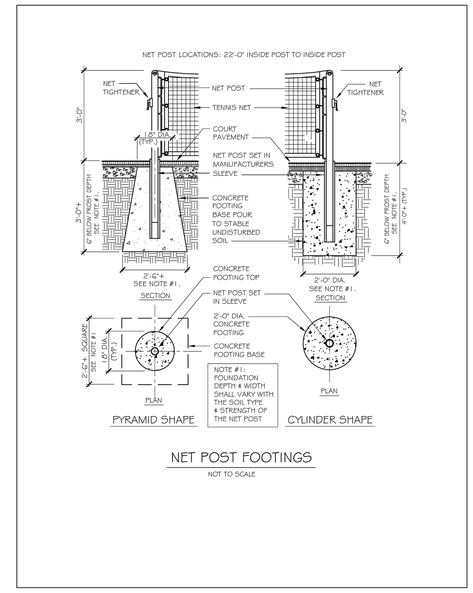


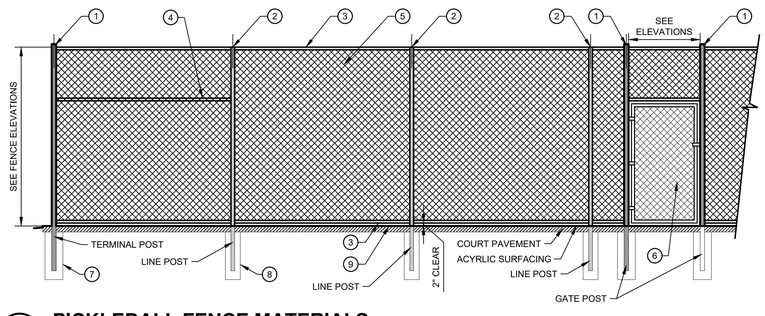
9 PICKLEBALL NET ELEVATIONS

NOT TO SCALE



8 PICKLEBALL NET POST FOOTING

NOT TO SCALE



1. 3" SCHEDULE 40 STEEL (3.5" O.D.) TERMINAL & GATE POSTS, POWDER COAT, COLOR: BLACK
2. 2.5" SCHEDULE 40 STEEL (2.875" O.D.) LINE POSTS, POWDER COAT, COLOR: BLACK
3. 1-5/8" O.D. SCHEDULE 40 STEEL BOTTOM OR TOP RAIL, POWDER COAT, COLOR: BLACK
4. 1-5/8" MID RAIL (OPTION WHEN POST SPACING IS GREATER THAN 7', SEE ELEVATION). POWDER COAT, COLOR BLACK.
5. 1-3/4", 9-GAUGE MESH, VINYL-COATED, CHAIN LINK FABRIC, KNUCKLE SELVAGE TOP AND BOTTOM, ATTACHED TO COURT SIDE OF THE POSTS, COLOR: BLACK. ATTACH FENCE FABRICK TO LINE POSTS WITH WIRES EVERY 12". ATTACH FENCE FABRIC TO TERMINAL AND GATE POSTS WITH TENSION BANDS AND BARS, 12" O.C., ONE LESS THAN FENCE HEIGHT, BUT NO FEWER THAN THREE.
6. OUTWARD SWINGING GATE WITH NON-LOCKING LATCH. MATCH FENCE.
7. CONCRETE FOOTING AT LINE POST. SEE FENCE POST DETAIL.
8. CONCRETE FOOTING AT TERMINAL OR GATE POST. SEE FENCE POST DETAIL.
8. CONCRETE FOOTING AT TERMINAL OR GATE POST. SEE FENCT POST DETAIL.
9. FINISHED GRADE

11 PICKLEBALL FENCE MATERIALS

NOT TO SCALE P-19-MIA1-14

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Item	Revision Description	Date	Drwn	Chk

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-10-25
Sheet: C005

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C005

Ex. 20' Water Main Ease.
P.B. 473, Pg. 49

Ex. Stm. MH
Rim=607.58
Inv=601.92 24" (NW)
Inv=602.40 18" (SW)
Inv=602.40 12" (NE)

Ex. Stm. CB
T/Grt=607.16
Inv=603.01 12" (SW)

Ex. Stm. CB
T/Grt=607.14
Inv=602.34 18" (NE&SW)

Ex. Stm. MH
Rim=608.61
Inv=603.01 18" (N)
Inv=602.94 Sump

Ex. Irregular Sanitary Sewer Ease.
P.B. 473, Pg. 49

Ex. 15' Duke Energy Gas Ease.
O.R. 14459, Pg. 2055

Ex. Stm. MH
Rim=607.39
Inv=602.42 12" (NE)
Inv=602.07 18" (SW)
Inv=601.66 24" (SE)
Inv=601.24 Sump

Ex. Stm. CB
T/Grt=606.87
Inv=603.87 12" (SW)

Ex. Stm. CB
T/Grt=606.97
Inv=602.29 18" (NE&SW)
Inv=601.93 Sump

Ex. Stm. MH
Rim=607.85
Inv=602.41 18" (NE)
Inv=602.23 Sump

Lot #6

Ex. Stm. CB
T/Grt=605.52
Inv=600.82 18" (NE&SW)
Inv=600.82 Sump

Ex. San. MH
Rim=606.08
Inv=594.63 8" (NE)
Inv=594.60 8" (NW)
Inv=594.50 8" (SE)

Ex. Stm. CB
T/Grt=605.29
Inv=602.06 12" (SW)

Ex. 15' Duke Energy Electric Ease.
O.R. 14502, Pg. 849

Ex. 20' Storm Sewer Ease.
P.B. 473, Pg. 49

Ex. 20' Sanitary Sewer Ease.
P.B. 473, Pg. 49

Ex. Sanitary Sewer Ease.
P.B. 473, Pg. 49

62' R/W

Ex. San. MH
Rim=608.67
Inv=600.72 8" (W&SE)

Ex. Stm. MH
Rim=610.40
Inv=599.92 24" (SW&SE)
Inv=599.75 Sump

Ex Conc Walk

Ex 24" Conc. Stm

Ex. 4" Plastic Gas
(approximate location PP)

Ex. Underground Electric
(approximate location PP)

Ex. San. MH
Rim=607.59
Inv=596.67 8" (NW&SE)

Ex 12" Water

Ex 8" PVC San

Ex B/C

Ex. Stm. MH
Rim=605.94
Inv=599.99 24" (SE)
Inv=599.94 24" (NW)
Inv=600.40 18" (SW)
Inv=600.76 12" (NE)
Inv=599.26 Sump

Ex 24" Conc. Stm

Ex 18" Conc. Stm

Ex. San. MH
Rim=606.05
Inv=594.06 8" (NE&SW)

Ex 8" PVC San

Jared Ellis Dr.

BENCHMARK 1
Sanitary Manhole
Elevation=608.67

BENCHMARK 2
Cross Notch
N=428219.779
E=1420406.197
Elevation=607.07

N68°18'08"W 608.37'

Ex. Duke Energy Electric Ease.
O.R. 14425, Pg. 2582

Ex. Stm. MH
Rim=607.43
Inv=601.11 24" (NE)

Ex. Dog
Waste Station

Ex. Pond

Ex. Stm. MH
Rim=611.01
Inv=603.71 8" (E)

Ex. Stm. MH
Rim=610.31
Inv=597.39 24"(N+W)(PER PLAN)

Lot #7

Lot #3

Lot #4

N21°41'52"E 542.47'

S21°41'52"W 542.47'

Ex. CG&E Ease
D.B. 3266, Pg. 82

Ex 24"

Local Oakley LLC
O.R. 13820, Pg. 1995
051-0001-0025

Cast Fab Subdivision
P.B. 473, Pg. 49

Lot #5
7.5763 ACRES

N68°18'08"W 608.37'

Basis of Bearing:
State Plane NAD83 (2011)

0 15 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plan per City of Cincinnati Review	05-12-23	MGS	JAB
2	Duke Completion Set	10-24-23	AGK	JAB
3	Revised Per Client Revisions & Duke Coordination	11-17-23	AGK	JAB
4	Revised Per Client and Phasing Revision	01-16-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

EXISTING CONDITIONS

bayer becker
www.bayerbecker.com
6903 Wilkinson Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23

Sheet: **C100**

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CVIDWG\21-0255 CD.DWG - Layout Tab: C100

Basis of Bearing:
State Plane NAD83 (2011)

0 15 30 45

SCALE: 1" = 30'

BENCHMARK 1
Sanitary Manhole
Elevation=608.67

BENCHMARK 2
Cross Notch
N=428219.779
E=1420406.197
Elevation=607.07

Jared Ellis Dr.

N68°18'08"W 608.37'

N21°41'52"E 542.47'

S21°41'52"W 542.47'

N68°18'08"W 608.37'

Lot #3

Lot #4

Lot #5
7.5763 ACRES

Lot #6

Lot #7

Ex. 20' Water Main Ease. P.B. 473, Pg. 49

Ex. 20' Sanitary Sewer Ease. P.B. 473, Pg. 49

Ex. 15' Duke Energy Electric Ease. O.R. 14502, Pg. 849

Ex. 20' Storm Sewer Ease. P.B. 473, Pg. 49

Ex. 15' Duke Energy Gas Ease. O.R. 14459, Pg. 2055

Ex. Irregular Sanitary Sewer Ease. P.B. 473, Pg. 49

Ex. Duke Energy Electric Ease. O.R. 14425, Pg. 2582

Ex. CG&E Ease D.B. 3266, Pg. 82

Ex. Stm. MH Rim=608.67 Inv=600.72 8" (W&SE)

Ex. Stm. MH Rim=610.40 Inv=599.92 24" (SW&SE) Inv=599.75 Sump

Ex. Son. MH Rim=611.01 Inv=603.71 8" (E)

Ex. Stm. MH Rim=610.31 Inv=597.39 24"(N+W)(PER PLAN)

Ex. Stm. CB T/Grt=607.14 Inv=602.34 18" (NE&SW)

Ex. Stm. MH Rim=607.58 Inv=601.92 24" (NW) Inv=602.40 18" (SW) Inv=602.40 12" (NE)

Ex. Stm. CB T/Grt=607.16 Inv=603.01 12" (SW)

Ex. Stm. MH Rim=608.61 Inv=603.01 18" (N) Inv=602.94 Sump

Ex. Stm. MH Rim=607.39 Inv=602.42 12" (NE) Inv=602.07 18" (SW) Inv=601.66 24" (SE) Inv=601.24 Sump

Ex. Stm. CB T/Grt=606.87 Inv=603.87 12" (SW)

Ex. Stm. CB T/Grt=606.97 Inv=602.29 18" (NE&SW) Inv=601.93 Sump

Ex. Stm. MH Rim=607.85 Inv=602.41 18" (NE) Inv=602.23 Sump

Ex. Son. MH Rim=607.59 Inv=596.67 8" (NW&SE)

Ex. Stm. CB T/Grt=605.52 Inv=600.82 18" (NE&SW) Inv=600.82 Sump

Ex. Son. MH Rim=606.08 Inv=594.63 8" (NE) Inv=594.60 8" (NW) Inv=594.50 8" (SE)

Ex. Stm. CB T/Grt=605.29 Inv=602.06 12" (SW)

Ex. Stm. MH Rim=605.94 Inv=599.99 24" (SE) Inv=599.94 24" (NW) Inv=600.40 18" (SW) Inv=600.76 12" (NE) Inv=599.26 Sump

Ex. Son. MH Rim=606.05 Inv=594.06 8" (NE&SW)

Ex. Stm. MH Rim=607.43 Inv=601.11 24" (NE)

Ex. 24" Conc. Stm

Ex. 18" Conc. Stm

Ex. 8" PVC Son

Ex. 4" Plastic Gas (approximate location PP)

Ex. Underground Electric (approximate location PP)

Ex. 12" Water

Ex. B/C

Ex. Conc Walk

SAWCUT AND REMOVE 33.6 LF INTEGRAL CURB BACK PER 7/C002

SAWCUT SIDEWALK AT NEAREST JOINT

EX. SWITCHGEAR TO REMAIN

EX. STORM CATCH BASIN TO REMAIN

EX. STORM MANHOLE AND CATCH BASIN TO REMAIN

END REMOVAL OF EX. STORM

REMOVE 10LF OF EX. STORM

REMOVE EX. STORM MANHOLE

REMOVE EX. STORM PIPE AND STRUCTURE

SAWCUT AND REMOVE 75 LF AND REPLACE WITH INTEGRAL CURB-SEE DETAIL 7/C002

SAWCUT SIDEWALK AT NEAREST JOINT

EX. SWITCHGEAR TO REMAIN

REMOVE EX. CLEANOUT

REMOVE EX. STORM MANHOLE COVER AND REPLACE WITH GRATE

EX. POND TO BE REMOVED WITH DEVELOPMENT

Ex. Pond

Ex. Dog Waste Station

REMOVE AND RELOCATE EX. DOG WASTE STATIONS TO ADJACENT HOTEL PROPERTY

BEGIN REMOVAL OF EX. ABANDONED WATER MAIN

REMOVE 64 L.F. OF EX. ABANDONED WATER MAIN

END REMOVAL OF EX. ABANDONED WATER MAIN

REMOVE 167 L.F OF EX. ABANDONED WATER MAIN

BEGIN REMOVAL OF EX. ABANDONED WATERMAIN

REMOVE 75 L.F. OF EX. ABANDONED WATER MAIN

EX. GUY WIRE TO BE RELOCATED

PARTIAL RELEASE OF EX. WATERLINE EASEMENT SEE O.R. 14790, P.G. 1259

REMOVE 443 L.F OF EX. ABANDONED WATER MAIN

EX. UTILITY POLE TO REMAIN

EX. TRANSMISSION TOWER TO REMAIN

Local Oakley LLC O.R. 13820, Pg. 1995 051-0001-0025

Cast Fab Subdivision P.B. 473, Pg. 49

LEGEND

TREE REMOVAL

CONCRETE REMOVAL

ASPHALT REMOVAL

OES NOTE

1. COMMERICAL WASTE, INCLUDING CONSTRUCTION AND DEMOLTION DEBRIS, GENERATED DURING THIS DEVELOPMENT PROJECT MUST UTILIZE A CITY FRANCHISED COMMERICAL WASTE COLLECTION SERVICE PER CINCINNATI MUNICIPAL CODE CHAPTER 730.

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drwn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Duke Comments Set	10-24-23	AGC	JAB
3	Revised Per Client Revisions & Duke Coordination	11-17-23	AGC	JAB
4	Revised Per Client and Phasing Revision	01-16-25	MCS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

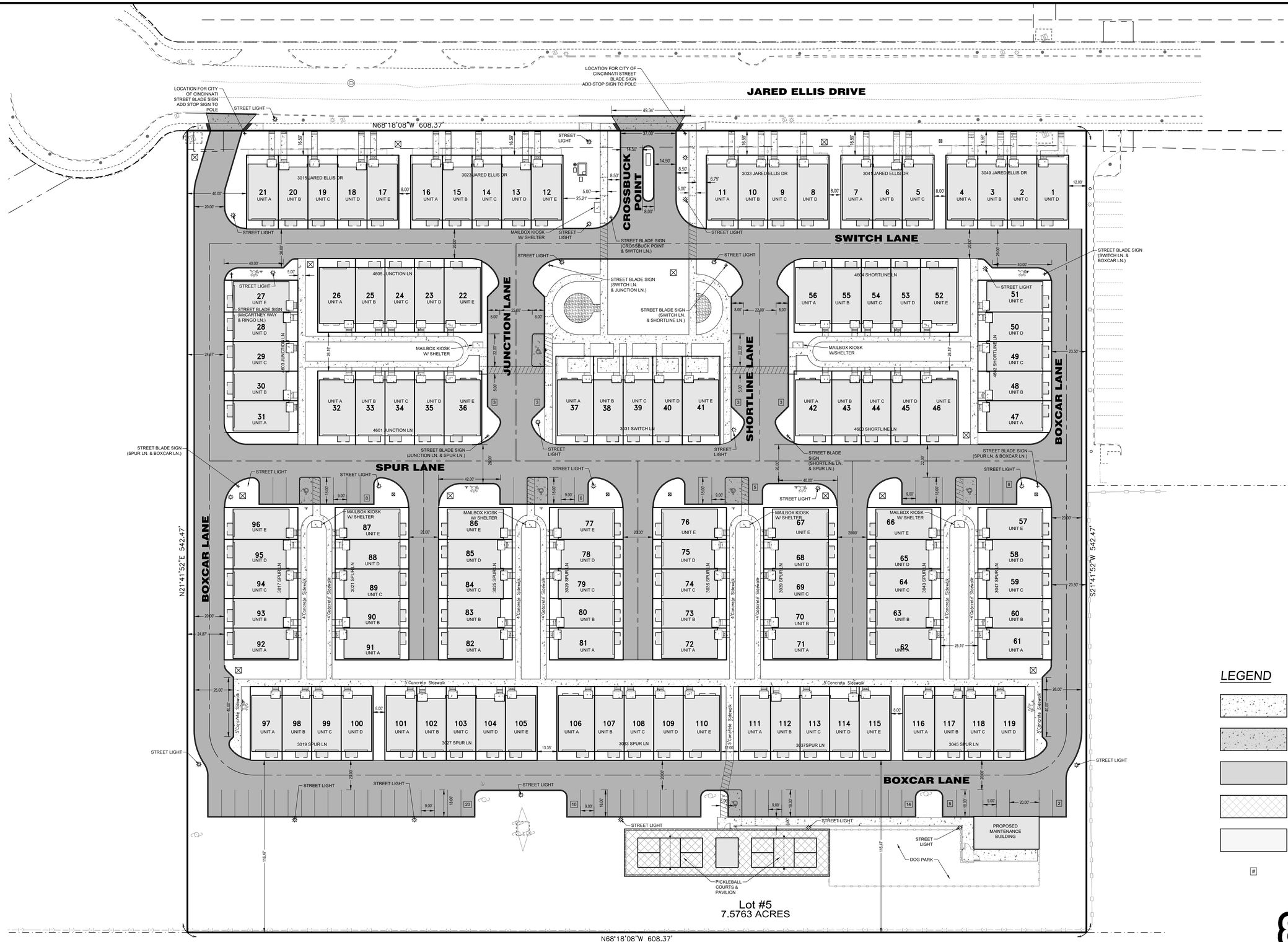
DEMOLITION PLAN

bayer becker
www.bayerbecker.com
6800 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C101

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CVDWG\21-0255 CD.DWG - Layout Tab: C101



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION
2. PATH FOR VISITABILITY TO ALL UNITS IS THROUGH THE GARAGE

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Duke Coordination Set	10-24-23	AQC	JAB
4	Revised Per Duke Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Building Permit	04-15-24	AJB	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

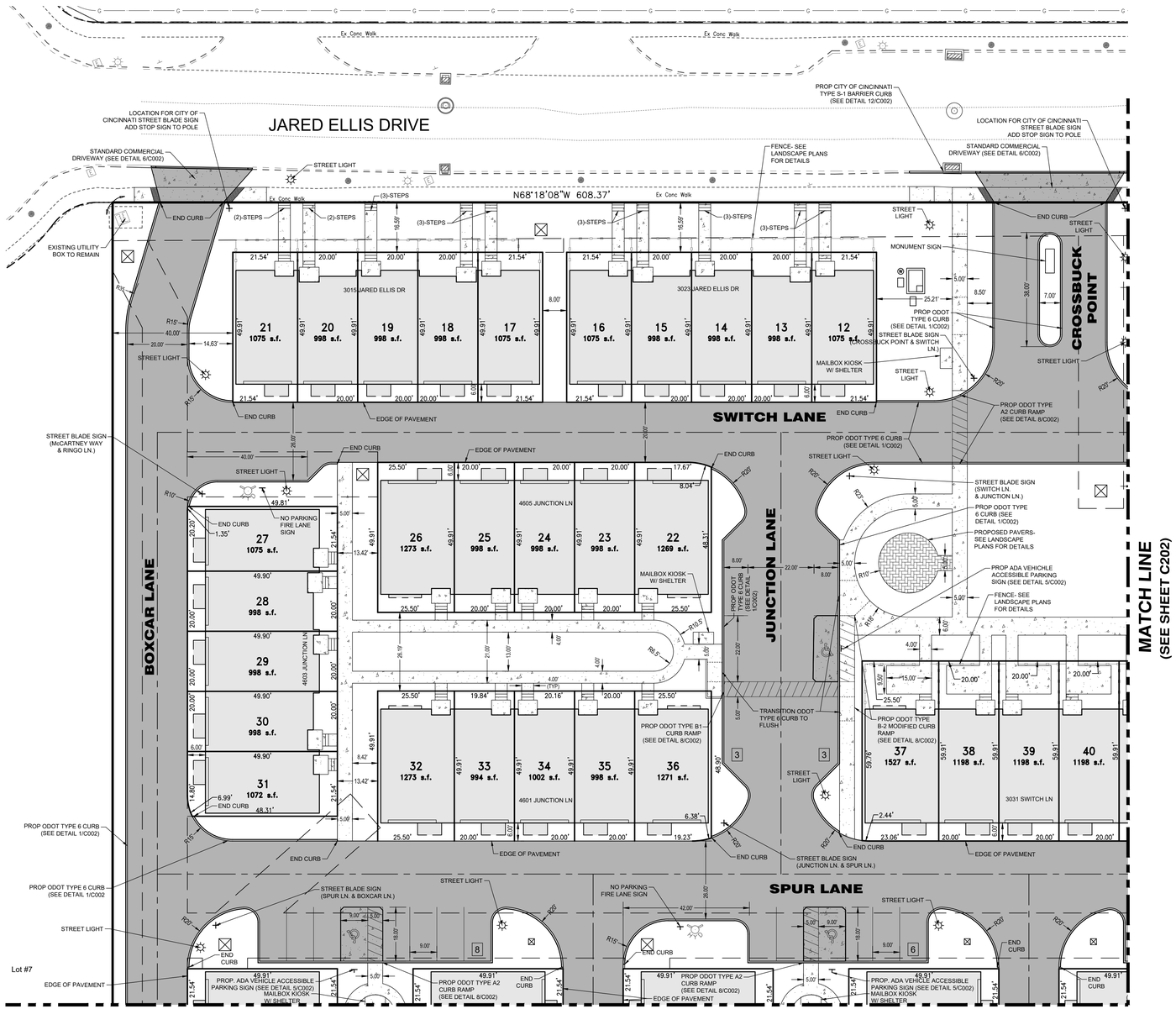
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL LAYOUT PLAN

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

Drawing: 21-0255.CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C200

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CVIDWG\21-0255.CD.DWG - Layout Tab: C200



LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Block Consolidation Set	10-24-23	AQC	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

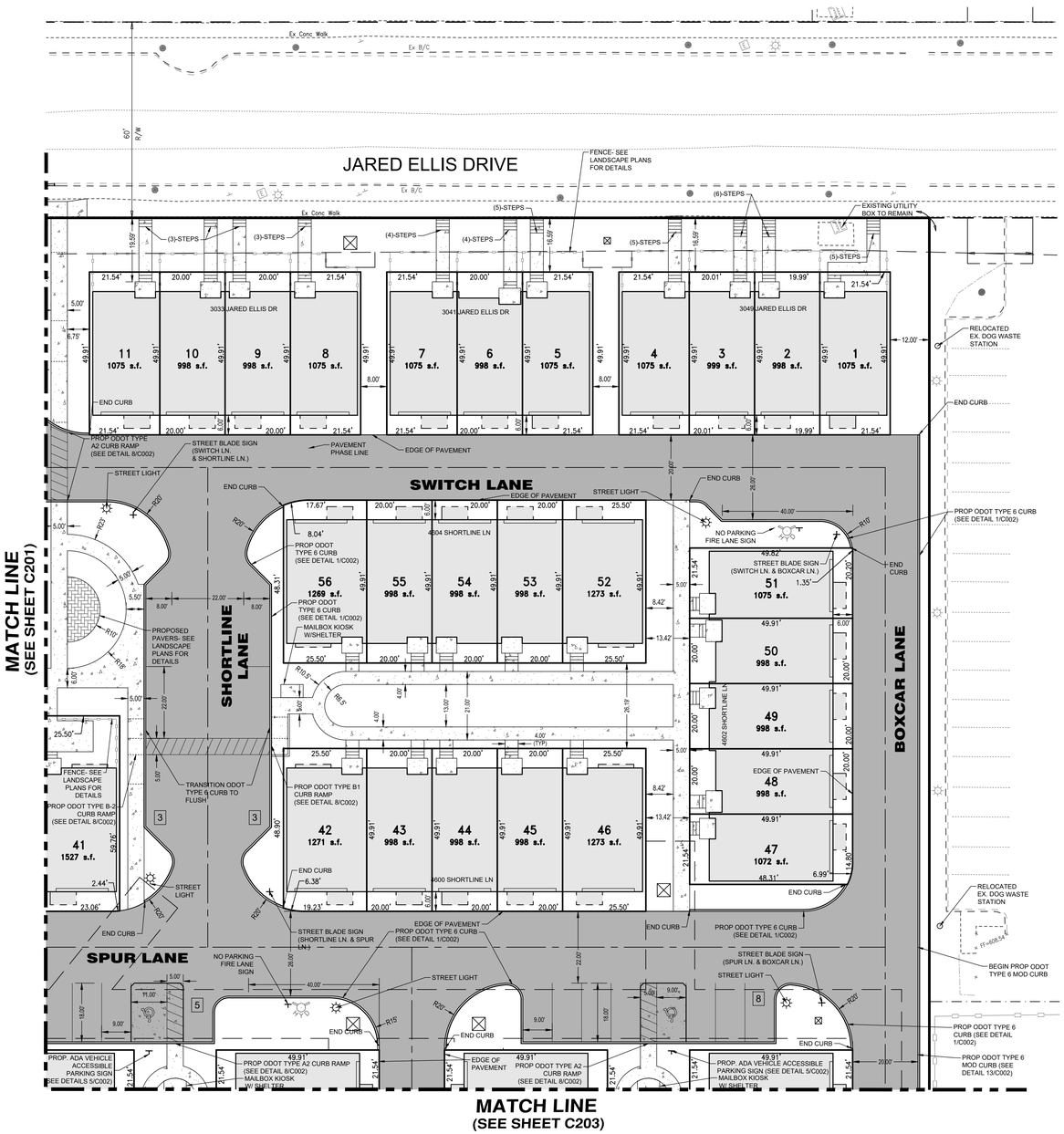
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LAYOUT PLAN (NORTHWEST)

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C201

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C201



LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

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Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Revised Division	06-16-23	ETH	JAB
3	Bidset Documentation Set	10-24-23	AQC	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

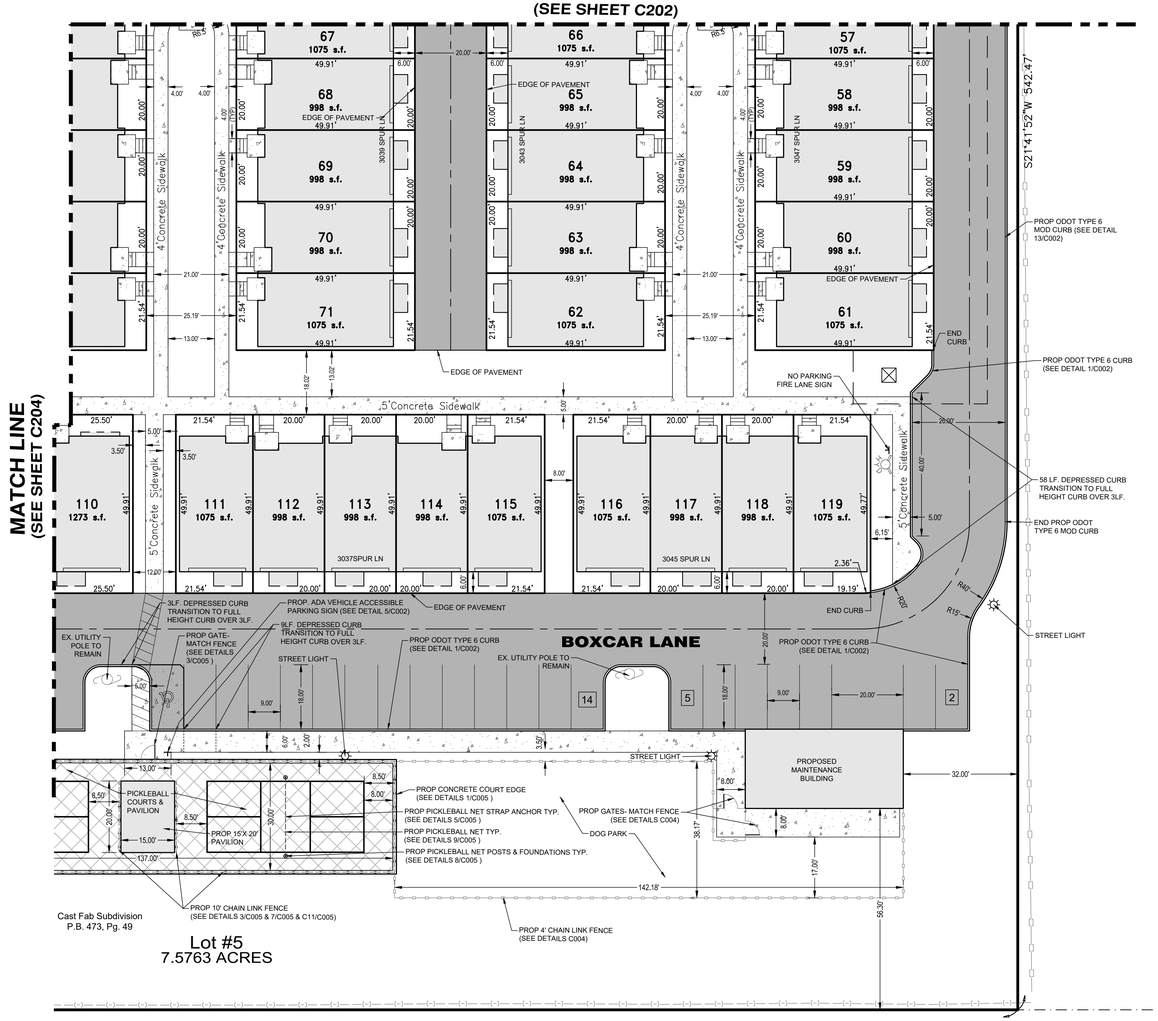
LAYOUT PLAN (NORTHEAST)

bayer becker
www.bayerbecker.com
6000 Townline Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23

Sheet: **C202**

Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CVIDWG\21-0255 CD.DWG - Layout Tab: C202



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Duke Coordination Set	09-26-23	AQC	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LAYOUT PLAN (SOUTHEAST)

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C203

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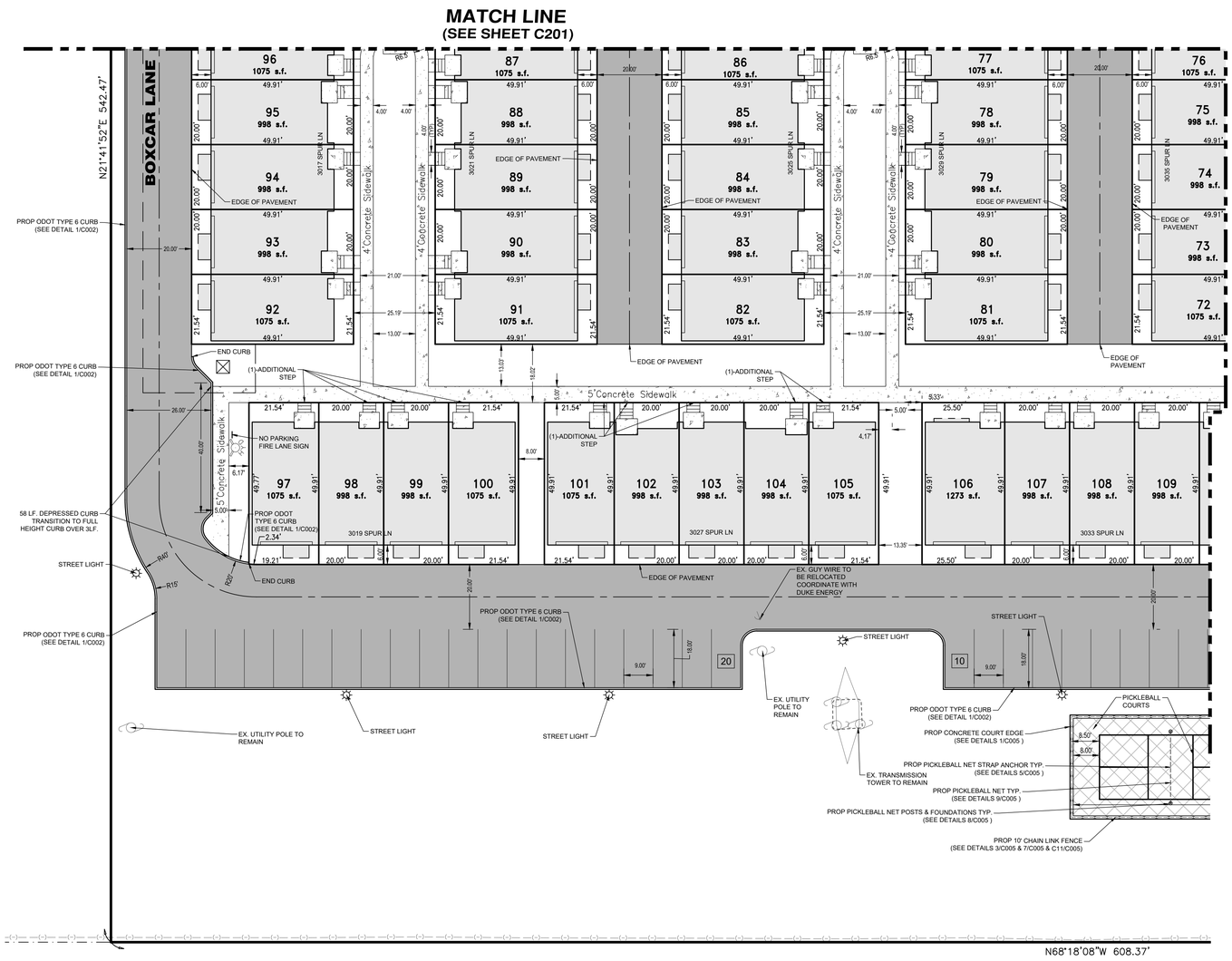
Plot time: Jan 10, 2025 - 1:58pm
Drawing name: J:\2021\21-0255\CVDWG\21-0255 CD.DWG - Layout Tab: C203



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
- PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- [#] PARKING SPACE COUNT

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Bulk Consolidation Set	10-24-23	AQC	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LAYOUT PLAN (SOUTHWEST)

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C204**

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Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C204

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
CAR FRA	14	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	2.0" Cal
CLA KEN	4	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal
GLE SH2	2	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	B & B	2.0" Cal
LIQ SLE	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
PLA BLO	6	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.0" Cal
QUE COC	8	Quercus coccinea	Scarlet Oak	B & B	2.0" Cal
QUE IMB	2	Quercus imbricaria	Shingle Oak	B & B	2.0" Cal
TIL STE	8	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.0" Cal
ULM EM2	4	Ulmus propinqua `Emerald Sunshine`	Elm	B & B	2.0" Cal
ORNAMENTAL TREES					
AME GRA	20	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	2.0" Cal
CER AP2	4	Cercis canadensis `Appalachian Red`	Appalachian Red Eastern Redbud	B & B	2.0" Cal
CER MRL	8	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	B & B	
COR MIL	6	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	2.0" Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
ARO ARB	4	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	5 gal	36" Ht.
CLE CRY	16	Clethra alnifolia 'Crystalina'	Sugartina® Summersweet	5 gal	
COR ART	77	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
FOR LYN	18	Forsythia x intermedia `Lynwood Gold`	Lynwood Gold Forsythia	B & B	30" Ht.
FOT AIR	64	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	3 gal	18" Ht.
HAM VIR	14	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
HYD MUN	33	Hydrangea quercifolia `Munchkin`	Oakleaf Hydrangea	3 gal	18" Ht.
HYD R34	57	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
ITE LIT	20	Itea virginica `Little Henry` TM	Virginia Sweetspire	3 gal	18" Ht.
PHY BUR	163	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
RHU GRO	36	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
RHU TIG	19	Rhus typhina `Tiger Eyes`	Tiger Eyes Sumac	5 gal	36" Ht.
SPI BET	38	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
BUX GR2	21	Buxus x 'Green Velvet'	Green Velvet Boxwood	B & B	18" Ht.
ILE DEN	10	Ilex glabra 'Densa'	Inkberry Holly	7 gal	
ILE PRI	4	Ilex x meserveae `Blue Prince` TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	20	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30" Ht.
JUN PFI	28	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
JUN FOR	1	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
JUN KA4	14	Juniperus communis `Kalebab`	Kalebab Juniper	B & B	48" Ht.
JUN IPC	2	Juniperus horizontalis 'Pancake'	Pancake Creeping Juniper	3 gal	Clump
JUN B15	6	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	B & B	6` Ht.
THU BBZ	4	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
VIB RHY	27	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES					
CAL KAR	203	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	115	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
PAN SH3	1	Panicum virgatum `Shenandoah`	Switch Grass	3 gal	Clump
SCH LIT	187	Schizachyrium scoparium	Little Bluestem	1 gal	
SES AUT	100	Sesleria autumnalis	Autumn Moor Grass	1 gal	
SPO HET	246	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	24	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
AST VIS	62	Astilbe chinensis `Visions`	Visions Astilbe	2 gal	
ATH FIL	53	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
CAL NEP	69	Calamintha nepeta	Lesser Calamint	1 gal	
COR ZAG	56	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH P76	20	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
ECH UNN	18	Echinacea x 'PAS702918'	PowWow® White Coneflower	1 gal	
HEU CH9	88	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
HEU MRO	59	Heuchera x 'TNHEUNESI'	Northern Exposure™ Sienna Coral Bells	1 gal	
HOS AND	34	Hosta x `Sum and Substance`	Plantain Lily	3 gal	Clump
HOS DQN	35	Hosta x 'Dancing Queen'	Dancing Queen Hosta	1 gal	
NAR PO2	57	Narcissus poeticus	Poet's Daffodil	Bulb	
NEP IRA	205	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
RUD HIR	48	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump
SAL NEM	34	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	31,475 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWSE COORDINATION	10-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

MASTER PLANT SCHEDULE

bayer becker
www.bayerbecker.com
1400 Provident Tower, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: **L300**

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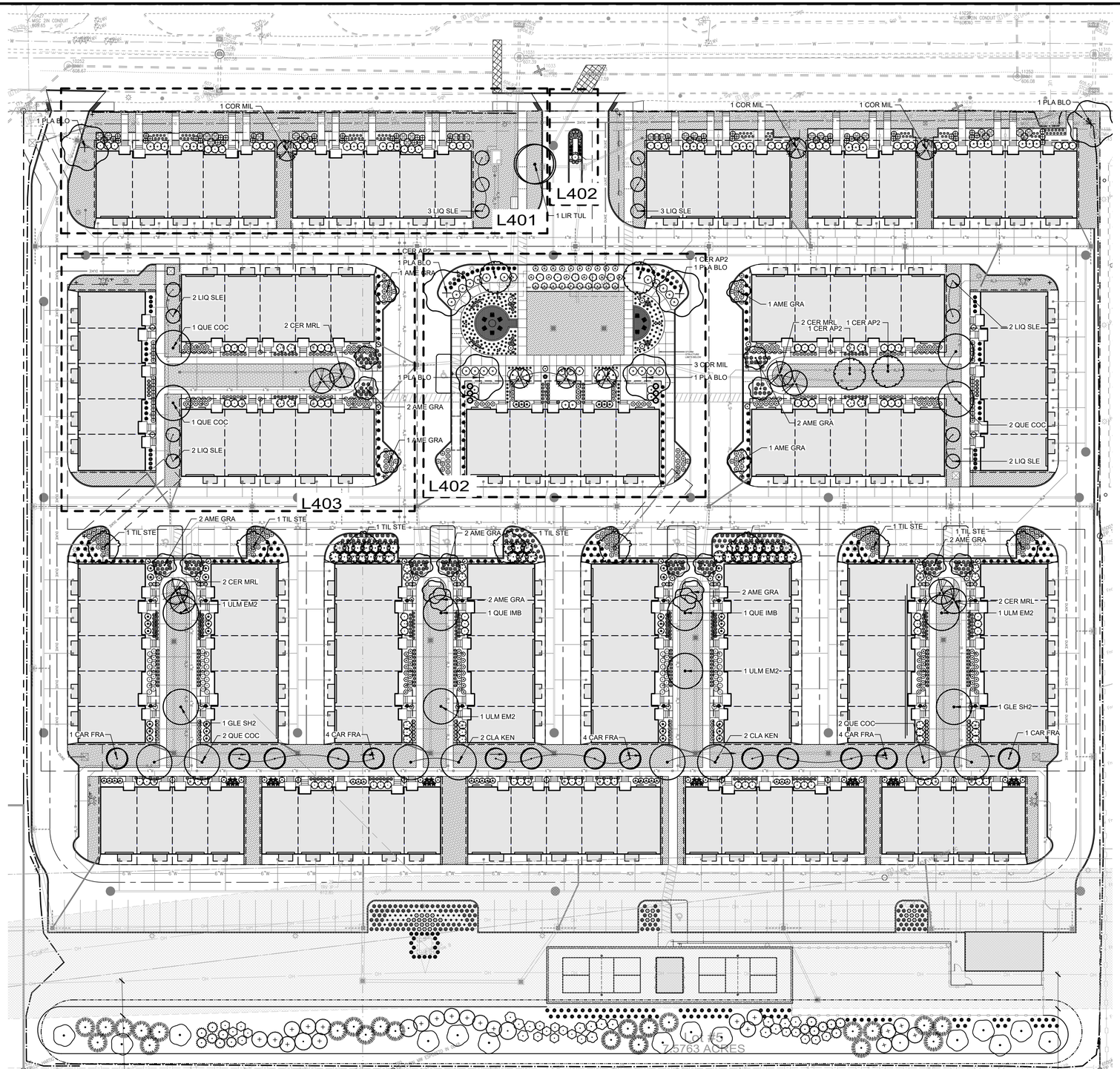
Plot time: Jan 10, 2025 - 2:34pm
Drawing name: J:\2021\21-0255\LADWG\21-0255 LA PP.dwg - Layout Tab: Master Schedule



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
CAR FRA	14	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	2.0" Cal
CLA KEN	4	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal
GLE SH2	2	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	B & B	2.0" Cal
LIQ SLE	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
PLA BLO	6	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.0" Cal
QUE COC	8	Quercus coccinea	Scarlet Oak	B & B	2.0" Cal
QUE IMB	2	Quercus imbricaria	Shingle Oak	B & B	2.0" Cal
TIL STE	8	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.0" Cal
ULM EM2	4	Ulmus propinqua `Emerald Sunshine`	Elm	B & B	2.0" Cal
ORNAMENTAL TREES					
AME GRA	20	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	2.0" Cal
CER AP2	4	Cercis canadensis `Appalachian Red`	Appalachian Red Eastern Redbud	B & B	2.0" Cal
CER MRL	8	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	B & B	
COR MIL	6	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	2.0" Cal

Basis of Bearing:
State Plane NAD83 (2011)
0 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DUKE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - OVERALL TREE PLAN

bayer becker
www.bayerbecker.com
1404 East 9th Street, Suite 204
Cleveland, OH 44114 - 216.241.2900
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: **L301**

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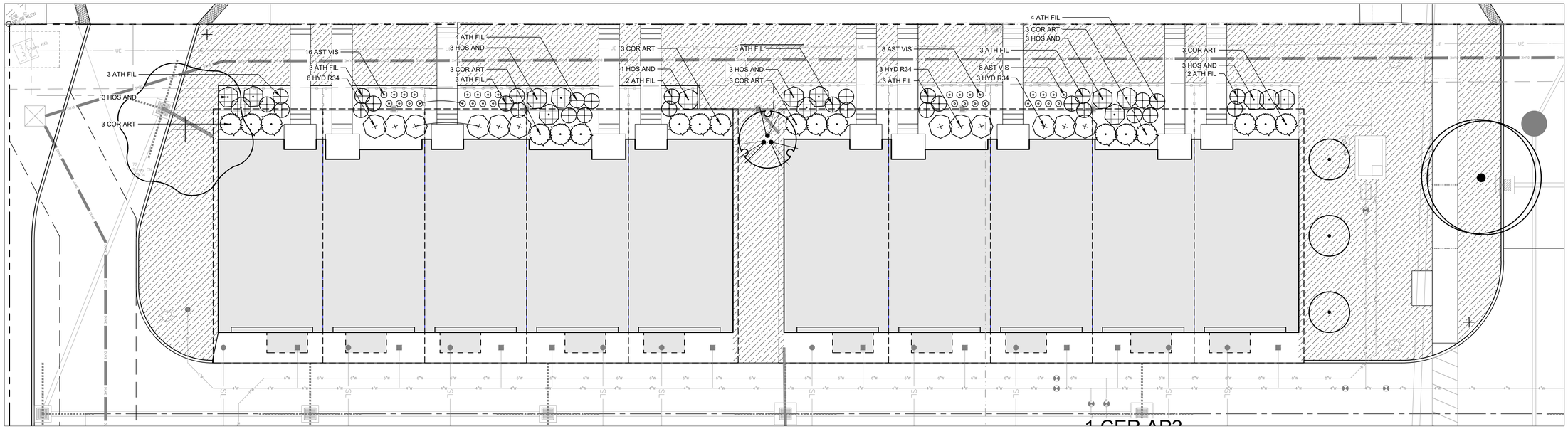
Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LADWG\21-0255 LA PP.dwg - Layout Tab: Tree Plan



PLANT SCHEDULE JARED ELLIS W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	18	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	12	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
ANNUALS AND PERENNIALS					
AST VIS	32	Astilbe chinensis `Visions`	Visions Astilbe	2 gal	
ATH FIL	30	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
HOS AND	16	Hosta x `Sum and Substance`	Plantain Lily	3 gal	Clump
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	5,469 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304.

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DMVE COORDINATION	10-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - JARED ELLIS DR. W.

bayer becker
www.bayerbecker.com
1404 Race Street Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: **L302**

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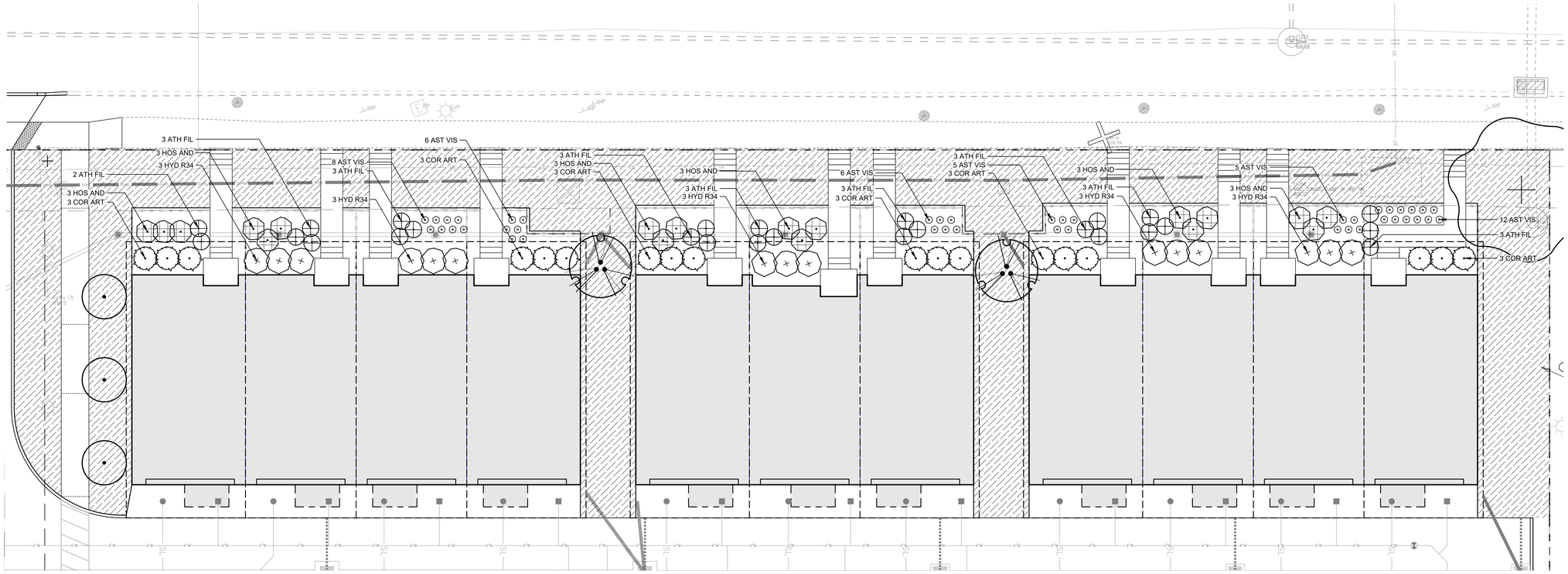
Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LADWG\21-0255 LA PP.dwg - Layout Tab: JARED ELLIS DR W



PLANT SCHEDULE JARED ELLIS DRIVE EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	18	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	15	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
ANNUALS AND PERENNIALS					
AST VIS	42	Astilbe chinensis `Visions`	Visions Astilbe	2 gal	
ATH FIL	26	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
HOS AND	18	Hosta x `Sum and Substance`	Plantain Lily	3 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
GROUND COVERS			
	5,120 sf	Turf Sod	Drought Tolerant Fescue Blend

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Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWSE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

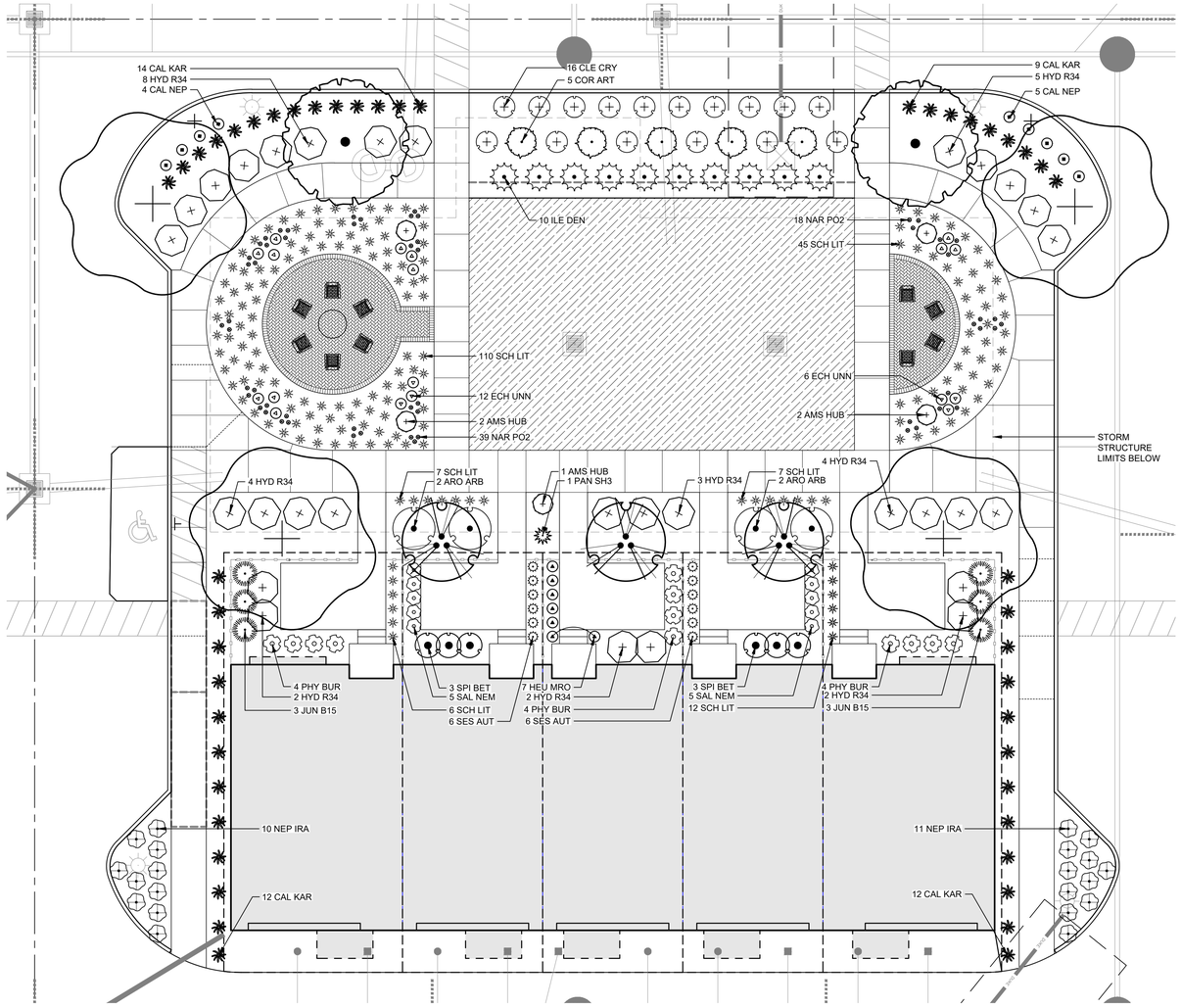
PLANTING PLAN - JARED ELLIS DR. E.

bayer becker
www.bayerbecker.com
1401 Fourth Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: L303

Plot time: Jan 10, 2025 - 2:35pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout Tab: JARED ELLIS DR E

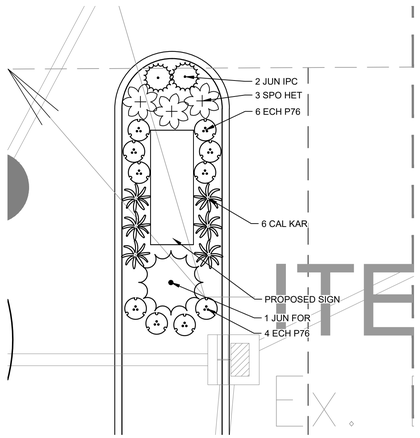


PLANTING AT CENTRAL OPEN SPACE
SCALE 1" = 10'

PLANT SCHEDULE CENTRAL GREEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
ARO ARB	4	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	5 gal	36" Ht.
CLE CRY	16	Clethra alnifolia 'Crystalina'	Sugartina® Summersweet	5 gal	
COR ART	5	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	30	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
PHY BUR	12	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
SPI BET	6	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
ILE DEN	10	Ilex glabra 'Densa'	Inkberry Holly	7 gal	
JUN B15	6	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	B & B	6` Ht.
ORNAMENTAL GRASSES					
CAL KAR	47	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN SH3	1	Panicum virgatum `Shenandoah`	Switch Grass	3 gal	Clump
SCH LIT	187	Schizachyrium scoparium	Little Bluestem	1 gal	
SES AUT	12	Sesleria autumnalis	Autumn Moor Grass	1 gal	
ANNUALS AND PERENNIALS					
AMS HUB	5	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
CAL NEP	9	Calamintha nepeta	Lesser Calamint	1 gal	
ECH UNN	18	Echinacea x 'PAS702918'	PowWow® White Coneflower	1 gal	
HEU MRO	7	Heuchera x 'TNHEUNESI'	Northern Exposure™ Sienna Coral Bells	1 gal	
NAR PO2	57	Narcissus poeticus	Poet's Daffodil	Bulb	
NEP IRA	21	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
SAL NEM	10	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	1,980 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	



PLANT SCHEDULE SIGN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
EVERGREEN SHRUBS					
JUN FOR	1	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
JUN IPC	2	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump
ORNAMENTAL GRASSES					
CAL KAR	6	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
SPO HET	3	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
ECH P76	10	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump

PLANTING AT ENTRY SIGN
SCALE 1" = 5'

Plot time: Jan 10, 2025 - 2:36pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout Tab: CENTRAL OPEN SPACE

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Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWG COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - CENTRAL OPEN SPACE

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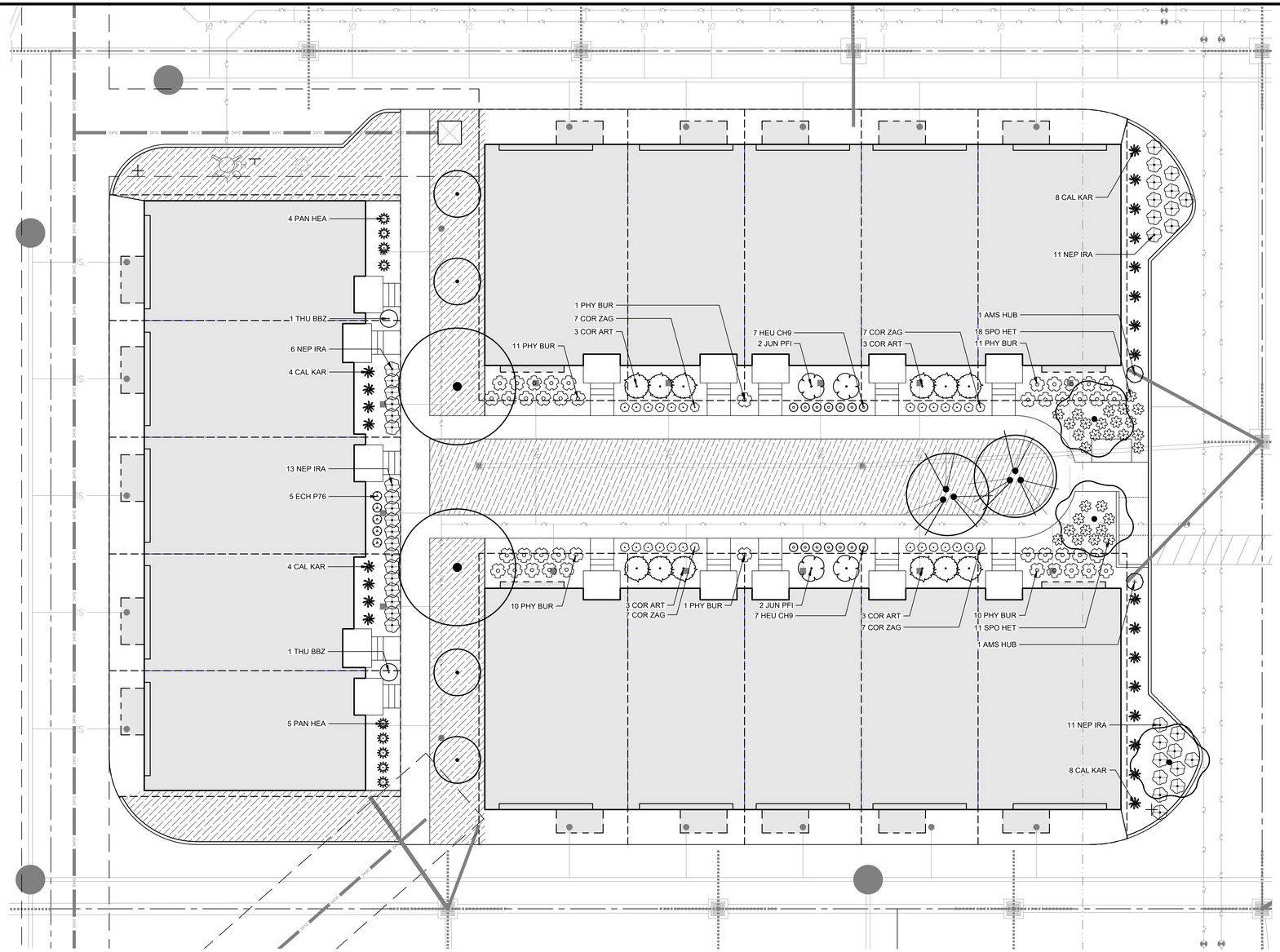
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L304



PLANT SCHEDULE CTYD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	12	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
PHY BUR	44	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
EVERGREEN SHRUBS					
JUN PFI	4	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
THU BBZ	2	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	24	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	9	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SPO HET	29	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	2	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
COR ZAG	28	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH P76	5	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	14	Heuchera x `Cherry Cola`	Cherry Cola Coral Bells	1 gal	Clump
NEP IRA	41	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	3,203 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

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Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	06-13-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
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PLANTING PLAN - COURTYARD A

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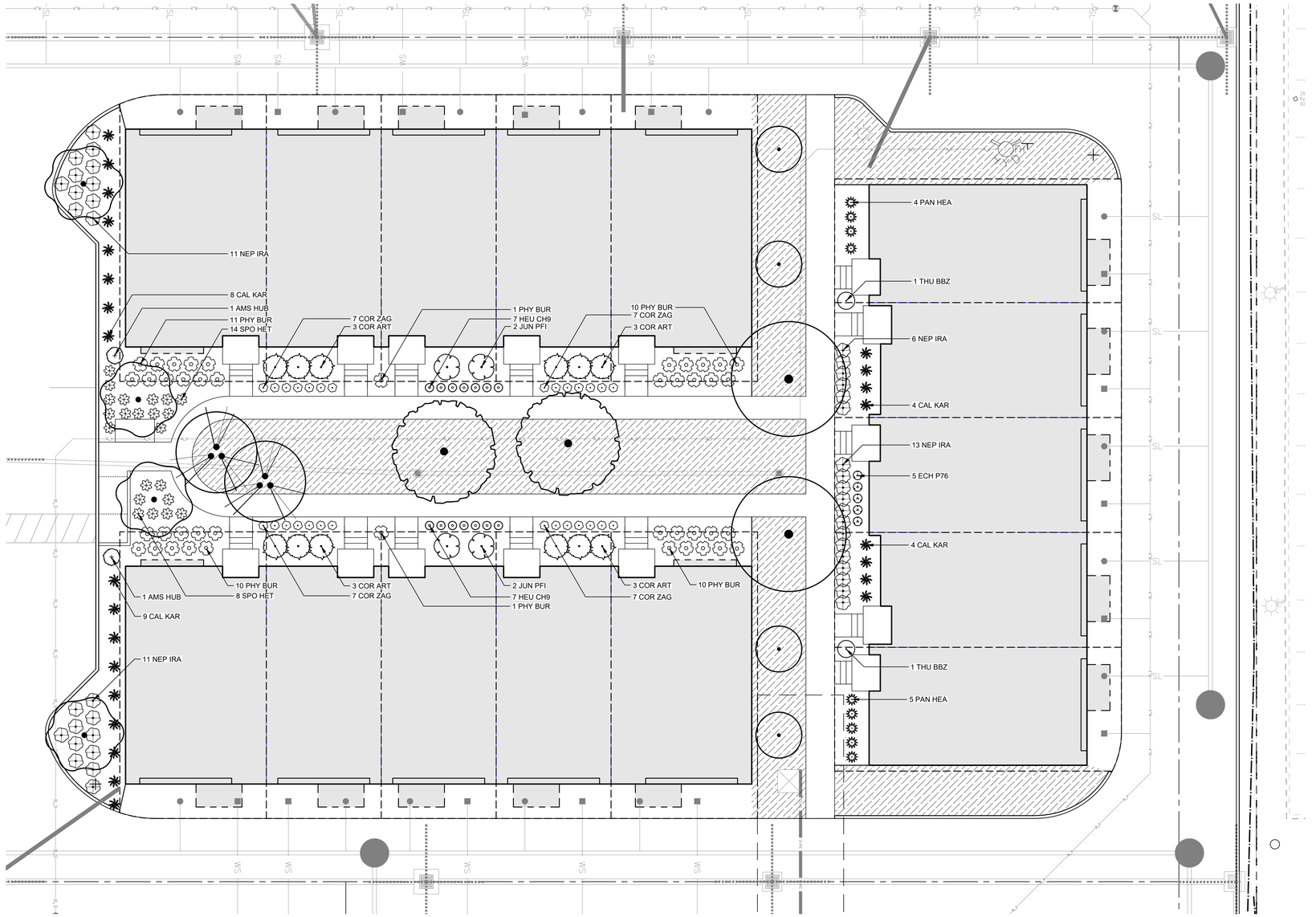
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout Tab: COURTYARD A



PLANT SCHEDULE COURTYARD B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	12	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
PHY BUR	43	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
EVERGREEN SHRUBS					
JUN PFI	4	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
THU BBZ	2	Thuja occidentalis 'Bobozam' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	25	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	9	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SPO HET	22	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	2	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
COR ZAG	28	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH P76	5	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	14	Heuchera x `Cherry Cola`	Cherry Cola Coral Bells	1 gal	Clump
NEP IRA	41	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	1,833 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWKE COORDINATION	10-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARD B

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Drawn by: ADH
Checked By: ADH
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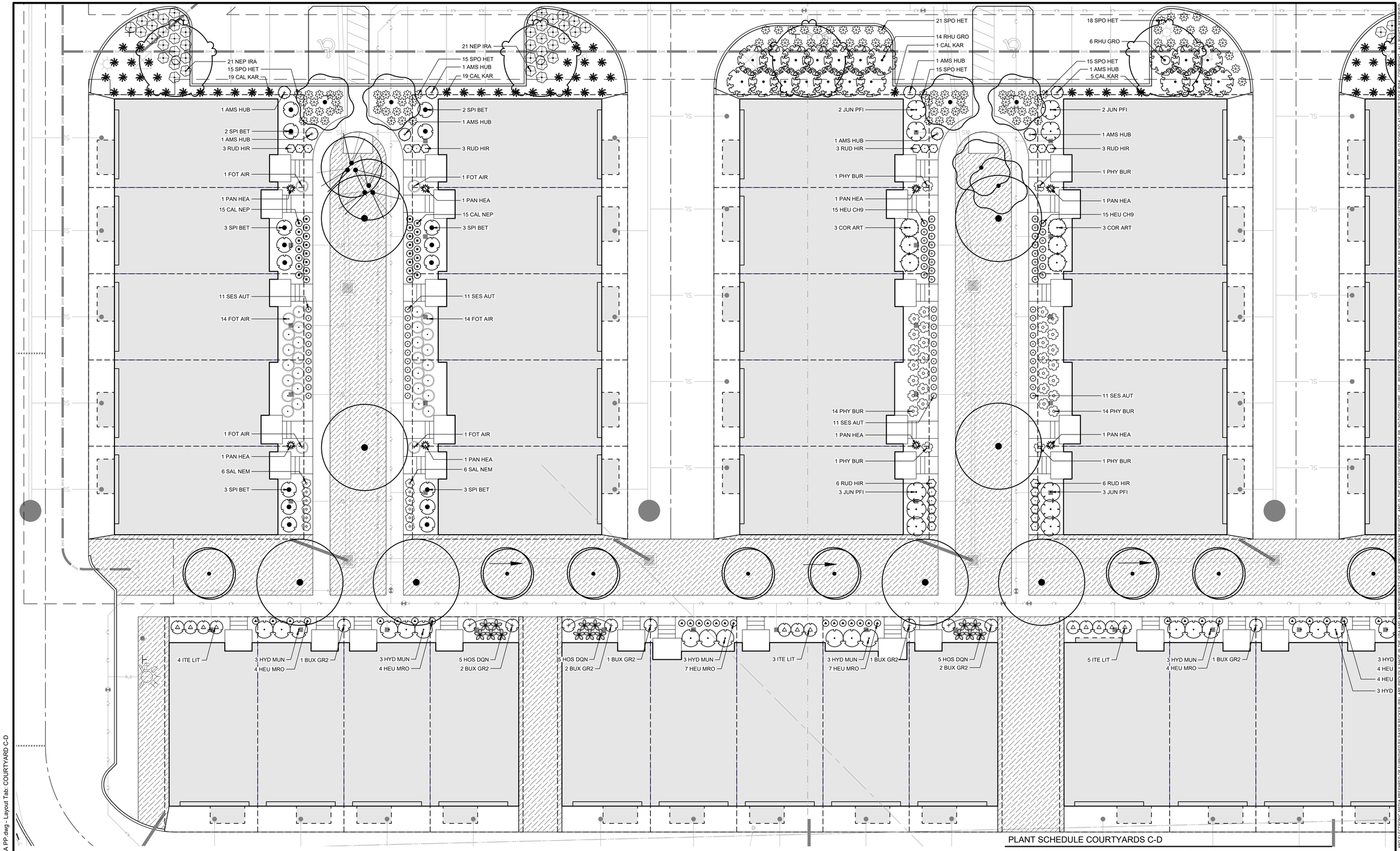
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout Tab: COURTYARD B



PLANT SCHEDULE COURTYARDS C-D

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
DECIDUOUS TREES					
TIL STE	4	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.0" Cal
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**
DECIDUOUS SHRUBS					
RHU GRO	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
SPO HET	39	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
HEU MRO	1	Heuchera x 'TNHEUNES'	Northern Exposure™ Sienna Coral Bells	1 gal	
NEP IRA	40	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
SYMBOL		**BOTANICAL NAME**	**COMMON NAME**		
GROUND COVERS					
		Turf Sod	Drought Tolerant Fescue Blend		

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWKE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARDS C-D

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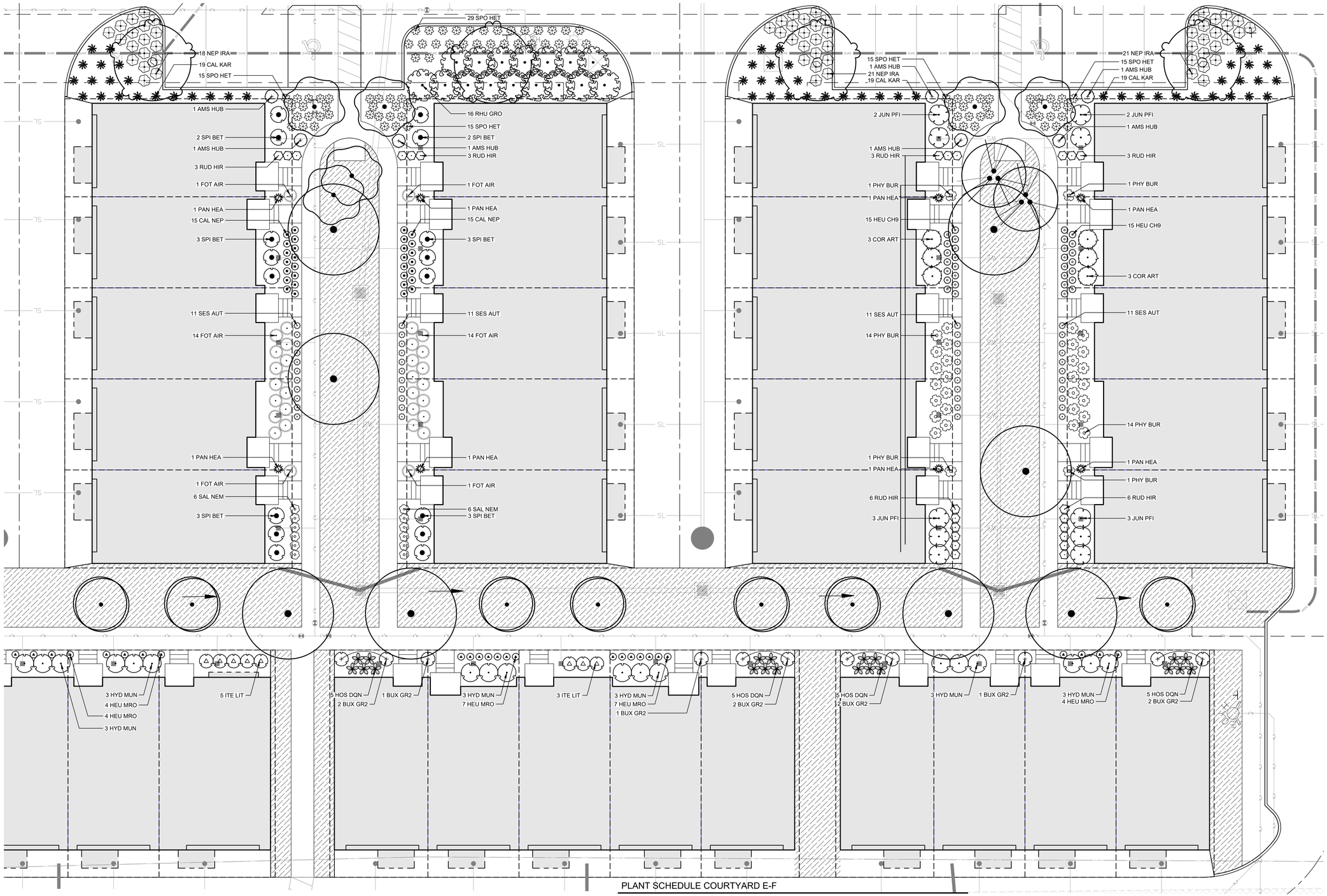

PLANT SCHEDULE COURTYARD E-F

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	6	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
FOT AIR	32	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	3 gal	18" Ht.
HYD MUN	12	Hydrangea quercifolia `Munchkin`	Oakleaf Hydrangea	3 gal	18" Ht.
ITE LIT	3	Itea virginica `Little Henry` TM	Virginia Sweetspire	3 gal	18" Ht.
PHY BUR	32	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
RHU GRO	16	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
SPI BET	16	Spiraea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
BUX GR2	11	Buxus x `Green Velvet`	Green Velvet Boxwood	B & B	18" Ht.
JUN PFI	10	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
ORNAMENTAL GRASSES					
CAL KAR	57	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	8	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SES AUT	44	Sesleria autumnalis	Autumn Moor Grass	1 gal	
SPO HET	89	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

ANNUALS AND PERENNIALS					
AMS HUB	7	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
CAL NEP	30	Calamintha nepeta	Lesser Calamint	1 gal	
HEU CH9	30	Heuchera x `Cherry Cola`	Cherry Cola Coral Bells	1 gal	Clump
HEU MRO	18	Heuchera x `TNHEUNESI`	Northern Exposure™ Sienna Coral Bells	1 gal	
HOS DQN	20	Hosta x `Dancing Queen`	Dancing Queen Hosta	1 gal	
NEP IRA	60	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
RUD HIR	24	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump
SAL NEM	12	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
GROUND COVERS					
	7,274 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DM/EE COORDINATION	10-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARDS E-F

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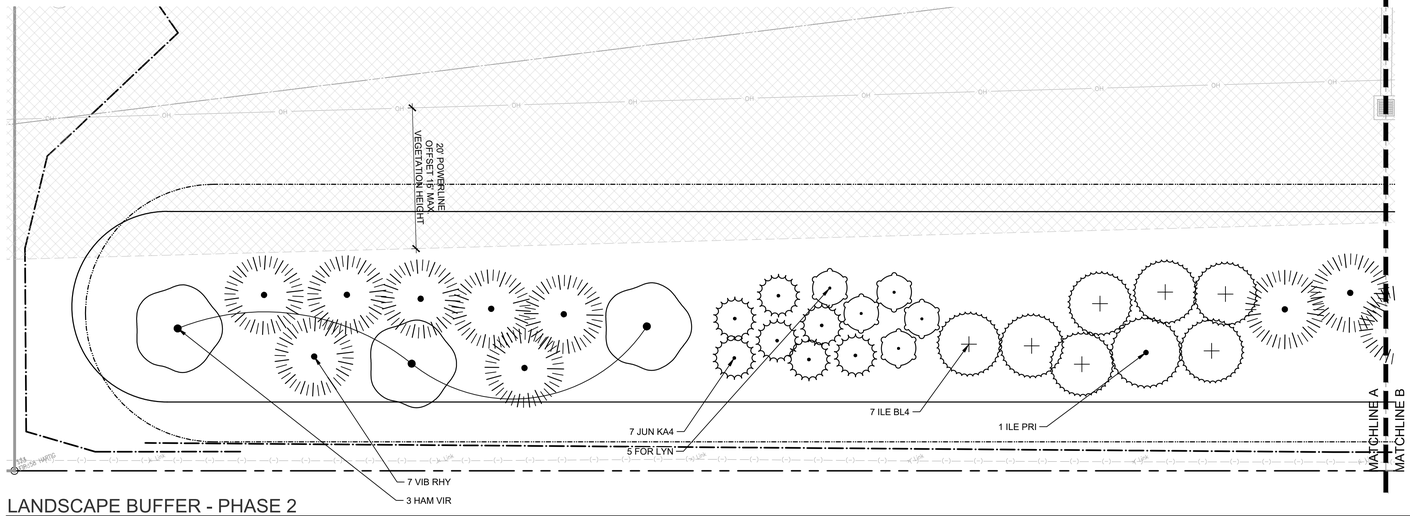
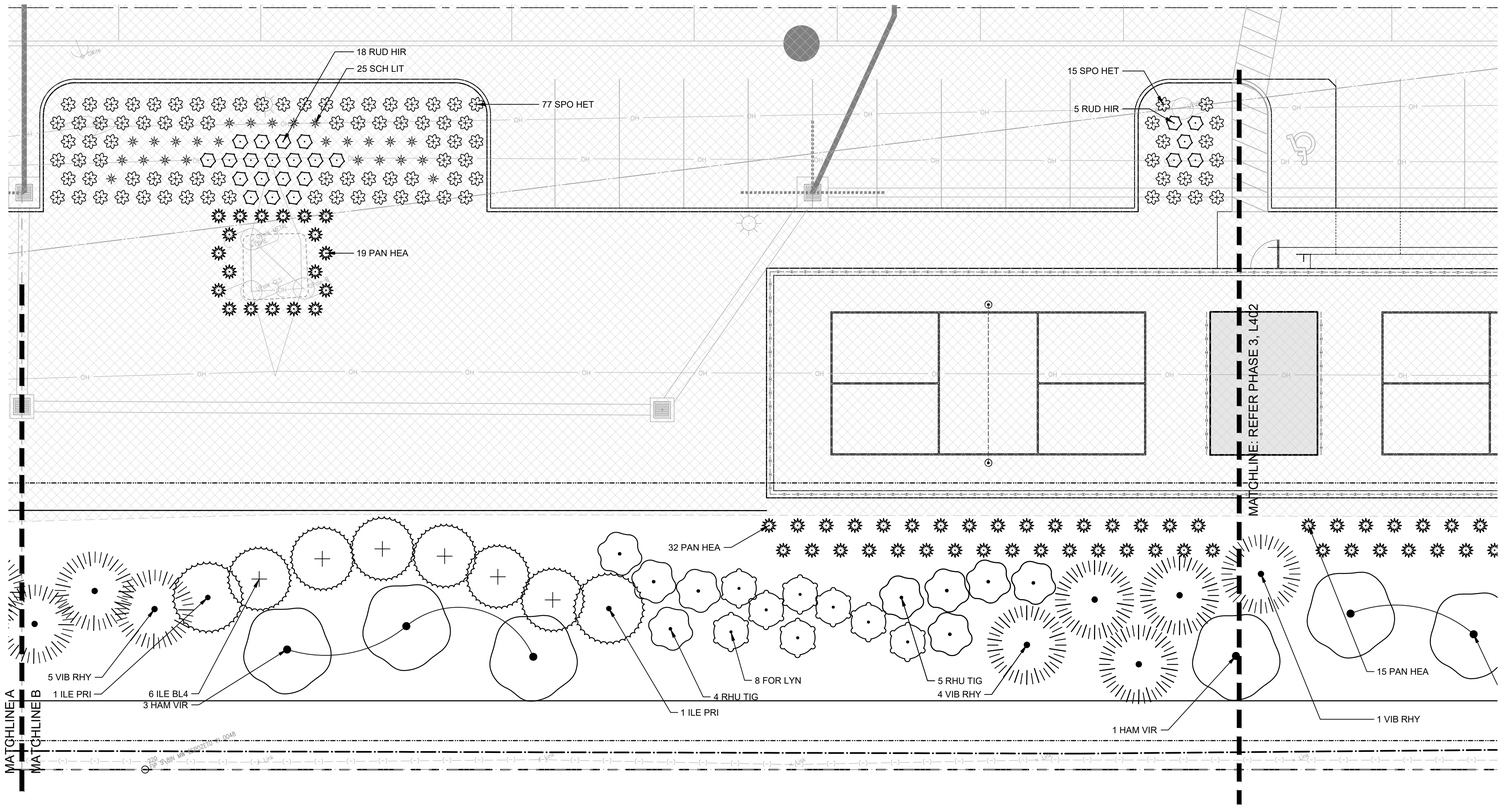


LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'



LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'

PLANT SCHEDULE AMENITY AND BUFFER - WEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYN	13	Forsythia x intermedia `Lynwood Gold`	Lynwood Gold Forsythia	B & B	30" Ht.
HAM VIR	7	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
RHU TIG	14	Rhus typhina `Tiger Eyes`	Tiger Eyes Sumac	5 gal	36" Ht.
EVERGREEN SHRUBS					
ILE PRI	3	Ilex x meserveae `Blue Prince` TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	13	Ilex x meserveae `Blue Princess`	Blue Princess Holly	5 gal	30" Ht.
JUN KA4	7	Juniperus communis `Kalebab`	Kalebab Juniper	B & B	48" Ht.
VIB RHY	20	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES					
PAN HEA	51	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SCH LIT	25	Schizachyrium scoparium	Little Bluestem	1 gal	
SPO HET	92	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HIR	23	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

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CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

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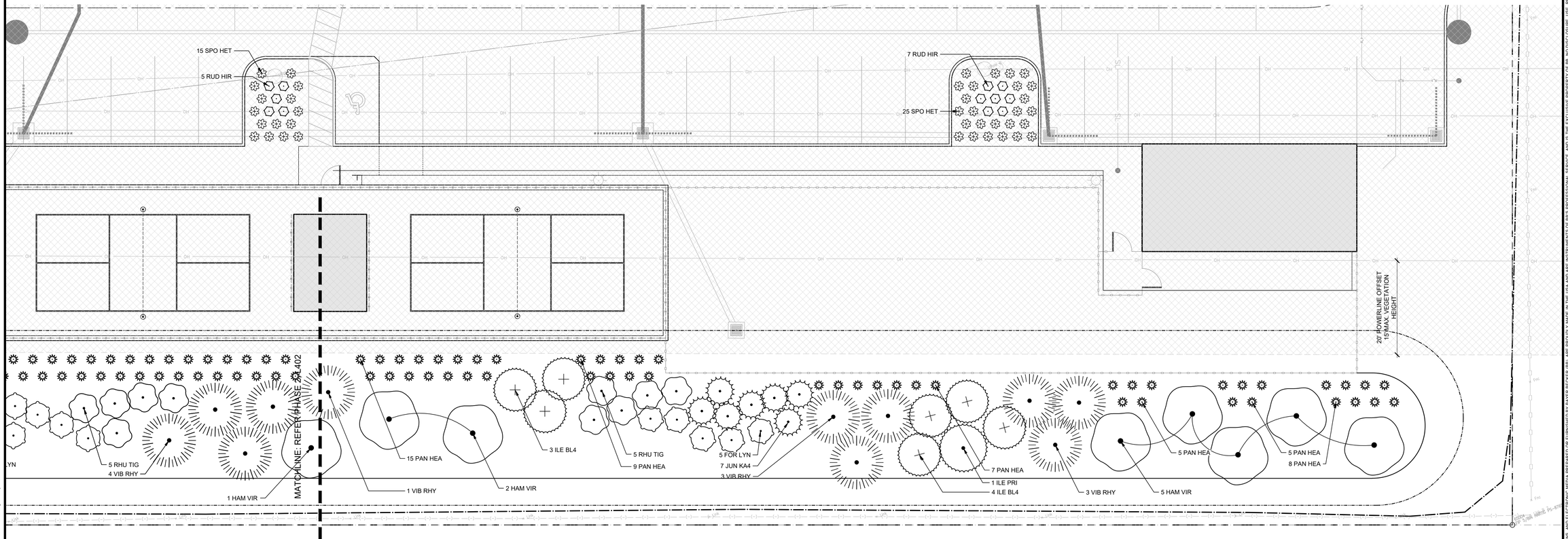
Issue Date: 11.03.2023

Sheet: **L309**

Plot time: Jan 10, 2025 - 2:39pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA PP.dwg - Layout Tab: BUFFER WEST

PLANT SCHEDULE AMENITY AND BUFFER - EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYN	5	Forsythia x intermedia `Lynwood Gold`	Lynwood Gold Forsythia	B & B	30" Ht.
HAM VIR	6	Hamamelis virginiana	Common Witch Hazel	B & B	48" Ht.
RHU TIG	5	Rhus typhina `Tiger Eyes`	Tiger Eyes Sumac	5 gal	36" Ht.
EVERGREEN SHRUBS					
ILE PRI	1	Ilex x meserveae `Blue Prince` TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	7	Ilex x meserveae `Blue Princess`	Blue Princess Holly	5 gal	30" Ht.
JUN KA4	7	Juniperus communis `Kalebab`	Kalebab Juniper	B & B	48" Ht.
VIB RHY	7	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES					
PAN HEA	46	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SPO HET	25	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HIR	7	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump



Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

Item	Revision Description	Date	Drwn	Chk
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3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - BUFFER EAST

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SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

.2 SUMMARY
A. SECTION INCLUDES:
1. PLANTS.
2. PLANTING SOILS.
3. MISCELLANEOUS PRODUCTS.

.3 SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.
4. PLANT MATERIALS: INCLUDE QUANTITIES, SIZES, QUALITY, AND SOURCES FOR PLANT MATERIALS.
5. PESTICIDES AND HERBICIDES: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THE PROJECT.
B. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
C. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
1. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
D. MATERIAL TEST REPORTS: FOR STANDARDIZED ASTM D 5268 TOPSOIL, EXISTING NATIVE SURFACE TOPSOIL, AND IMPORTED OR MANUFACTURED TOPSOIL.
E. WARRANTY: SAMPLE OF SPECIAL WARRANTY.

.4 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.
1. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN DIVISION 01 SECTION "QUALITY REQUIREMENTS."
2. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
3. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.
B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
1. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60.
2. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING; WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM LANDSCAPE LANDSCAPE ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH.
a. BASED UPON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. (92.9 SQ. M) OR VOLUME PER CU. YD. (0.76 CU. M) FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
b. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM. IF SUCH PROBLEM MATERIALS ARE PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.
C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PLANTS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
a. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
D. MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES (150 MM) ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH (100-MM) CALIPER SIZE, AND 12 INCHES (300 MM) ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.
E. PLANT MATERIAL OBSERVATION: LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

.5 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.
B. BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK FERTILIZERS, LIME, AND SOIL AMENDMENTS WITH APPROPRIATE CERTIFICATES.
C. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
D. HANDLE PLANTING STOCK BY ROOT BALL.
E. STORE BULBS, CORMS, AND TUBERS IN A DRY PLACE AT 60 TO 65 DEG F (16 TO 18 DEG C) UNTIL PLANTING.
F. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION.

.6 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
B. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARranty REQUIREMENTS.
C. COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

.7 WARRANTY
A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
a. DEATH & UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
c. FAULTY PERFORMANCE OF TREE STABILIZATION, EDGINGS.
d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
2. WARRANTY PERIODS FROM DATE OF PLANTING COMPLETION:
a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL
A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
C. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
D. LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

2.2 INORGANIC SOIL AMENDMENTS
A. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
1. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
B. SULFUR: GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH NO. 6 (3.35-MM) SIEVE AND A MAXIMUM OF 10 PERCENT PASSING THROUGH NO. 40 (0.425-MM) SIEVE.

2.3 MULCHES
A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: DOUBLE SHREDDED HARDWOOD BARK.

2.4 MISCELLANEOUS PRODUCTS
A. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
B. TREE-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4" WIDE MINIMUM, WITH STRETCH FACTOR 33 PERCENT.
C. PRE-EMERGENT HERBICIDE: TO KILL GENERATING WEED SEEDLINGS, APPLY ONE OF THE FOLLOWING PRE-EMERGENT HERBICIDES AS MANUFACTURER'S RECOMMENDED RATE:
1. ORYZALIN (SURFLAN).
2. SIMAZIN (PRINCEP).
3. TRIFLURALIN (TREFLAN).
D. POST-EMERGENT HERMICIDE: TO KILL EMERGENT WEEDS DURING MAINTENANCE PERIOD, APPLY ONE OF THE FOLLOWING POST-EMERGENT HERBICIDES AT MANUFACTURER'S RECOMMENDED RATE;
1. SETHOXYDIM (POAST)
2. FLUAZIFOP (FUSILADE)

PART 3 - EXECUTION

3.1 EXAMINATION
A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS.
3. SUSPEND SOIL SPREADING, GRADING, AND TILLING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND WHICH IS TOO DUSTY.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
C. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

3.2 PREPARATION
A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY LANDSCAPE ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
E. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
F. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION.
1. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY WITH ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER PLANTING.
G. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

3.3 PLANTING AREA ESTABLISHMENT
A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 18 INCHES (450 MM). REMOVE STONES LARGER THAN 1 INCH (25 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
1. APPLY FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
2. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
a. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
b. MIX LIME WITH DRY SOIL BEFORE MIXING FERTILIZER.
3. SPREAD PLANTING SOIL TO A DEPTH OF 18 INCHES (450 MM) BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
B. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
C. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
D. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

3.4 EXCAVATION FOR TREES AND SHRUBS
A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED 8 INCHES TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
2. EXCAVATE AT LEAST 12 INCHES (300 MM) WIDER THAN ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS FOR BARE-ROOT STOCK.
3. IF DRAIN TILE IS SHOWN ON DRAWINGS OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS OR OTHER DELETERIOUS MATERIALS.
C. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
D. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
E. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

3.5 TREE, SHRUB, AND VINE PLANTING
A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) ABOVE ADJACENT FINISH GRADES.
1. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
2. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOICE AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
E. AFTER THE LANDSCAPE ARCHITECT HAS EXAMINED THE TRUNKS OF NEW INSTALLED TREES, WRAP TREES OF 2-INCH CALIPER AND LARGER WITH TREE-WRAP TAPE. START AT THE BASE OF THE TRUNK AND SPIRAL COVER THE TRUNK TO THE HEIGHT OF THE FIRST BRANCHES. OVERLAP THE WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION; TAKE CORRECTIVE MEASURES REQUIRED BEFORE TREE WRAPPING.

3.6 TREE, SHRUB, AND VINE PRUNING
A. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
B. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.
C. PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES. UNLESS OTHERWISE INDICATED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES AND SHRUBS; AND PRUNE TO RETAIN NATURAL CHARACTER.
D. DO NOT APPLY PRUNING PAINT TO WOUNDS.

3.7 GROUND COVER AND PLANT PLANTING
A. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED IN EVEN ROWS WITH TRIANGULAR SPACING.
B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
C. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
D. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
E. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

3.8 PLANTING AREA MULCHING
A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES (150 MM) AND SECURE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" MINIMUM IN CENTER.
B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.
1. TREES AND TREE-LIKE SHRUBS IN TURF AREAS: APPLY ORGANIC MULCH RING OF 4-INCH (75-MM)] AVERAGE THICKNESS, WITH 36-INCH (900-MM) RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS OR VOLCANO MULCH.
2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH (50-MM) AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES (300 MM) BEYOND EDGE OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES (75 MM) OF TRUNKS OR STEMS.

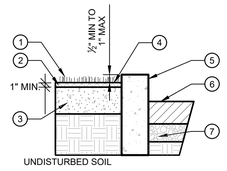
3.9 PLANT MAINTENANCE
G. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
a. WATER EXISTING PROTECTED TREES AND VEGETATION WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
H. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
I. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

3.10 PESTICIDE APPLICATION
A. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
B. PRE-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
C. POST-EMERGENT HERBICIDES (SELECTIVE AND NON-SELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.11 CLEANUP AND PROTECTION
A. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
B. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAP

1 TREE PLANTING

NOT TO SCALE 329343.46-06

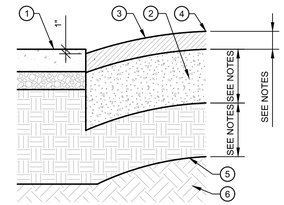


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. TREE WRAP (STD. MANUFACTURER)
4. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
5. 20 GAL. GATOR BAG (SEE NOTES)
6. MULCH
7. ROOTBALL PIT
8. ROOTBALL
9. 36" LONG #5 REBAR STAKE- DRIVE BELOW GRADE
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. TAMPED SETTTING BED 8" MIN. DEPTH

NOTES:
- A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
- B. 5"+ CALIPER TREES REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
- C. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- D. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- E. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- F. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. SEE PLANTING & PREPARATION NOTES. 1"-4" CALIPER (1 BAG), 5" - 8" CALIPER (2 BAGS)

2 EVERGREEN TREE DETAIL

NOT TO SCALE 329343.46-03

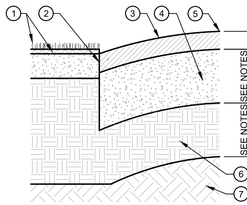


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. ROOTBALL
4. 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE (ONLY 5"+ CALIPER TREES)
5. ROOTBALL PIT
6. EARTHEN SAUCER OF AMENDED TOPSOIL
7. 36" LONG #5 REBAR STAKE (SEE NOTES)
8. TAMPED SETTTING BED 8" MIN. DEPTH
9. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
10. MULCH (SEE NOTES)
11. 1" x 24" WOOD STAKE TIED TO TREE WITH #9 GALVANIZED WIRE AND BLACK HOSE

NOTES:
- A. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- B. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- D. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- E. ATTACH GUY WIRE AT $\frac{2}{3}$ OF THE TREE HEIGHT.
- F. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
- G. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

3 TREE ISLAND PLANTING

NOT TO SCALE 329343.46-07

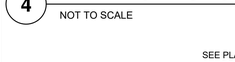


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. MULCH (SEE NOTES)
4. 36" LONG #5 REBAR STAKE (SEE NOTES)
5. CURB
6. PAVED SURFACE
7. TAMPED SETTTING BED 8" MIN. DEPTH
8. ROOTBALL
9. ROOTBALL PIT
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
12. TREE WRAP (STD. MANUFACTURER)

NOTES:
- A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
- B. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- C. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- E. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. ATTACH GUY WIRES TO THE CENTRAL LARGEST TRUNK.
- G. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
- H. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

4 LAWN AGAINST CURB DETAIL

NOT TO SCALE 321613.16-11

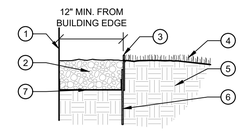


1. LAWN (SEEDED UNLESS SPECIFIED AS SOD).
2. ROOT LAYER. (SOD MIN. DEPTH AS SHOWN).
3. AMENDED TOPSOIL. SEE NOTES.
4. TOP OF GRADE TO BE MIN. $\frac{1}{2}$" AND MAX. 1" BELOW ADJACENT PAVEMENT SURFACE.
5. ADJACENT CURB. SEE CURB DETAIL
6. PAVEMENT. SEE PAVEMENT DETAILS
7. PAVING BASE. SEE PAVEMENT DETAILS

NOTE: SEE SODDING AND/OR SEEDING NOTES.

5 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE 329113.26-04

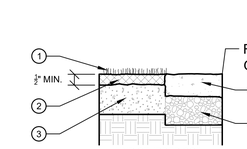


1. BUILDING EDGE
2. GRAVEL BED (3-5" DEPTH)
3. EDGING (1/2" ABOVE GRAVEL BED/FINISH GRADE)
4. LAWN/PLANTING BED
5. SOIL
6. ALUMINUM STAKE TO BE 1" BELOW TOP OF ALUMINUM EDGING - STAKE PER MANUFACTURER'S RECOMMENDATION
7. WEED CONTROL FABRIC WITH PRE-EMERGENT HERBICDE

NOTES:
- A. SEE PLANS FOR DISTANCE FROM BUILDING EDGE.
- B. POSITIVE DRAINAGE AWAY FROM BUILDING.
- C. SEE PLANT INSTALLATION NOTES FOR ADDITIONAL INFORMATION ON WEED CONTROL FABRIC.

6 SHRUB BED EDGE DETAIL AGAINST LAWN

NOT TO SCALE 329113.26-05

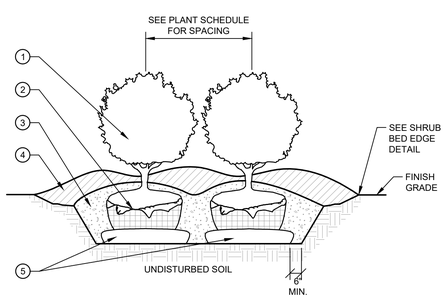


1. LAWN/SOD AS SPECIFIED - HOLD DOWN $\frac{1}{2}$" - 1" FROM FINISH GRADE
2. ROOT LAYER
3. 4" AMENDED TOPSOIL
4. PAVING SURFACE
5. PAVING BASE

NOTES:
- A. LAWN/SOD SURFACE TO BE INSTALLED FLUSH WITH ADJACENT PAVING SURFACE.
- B. SEE LAWN/SOD INSTALLATION NOTES FOR INSTALLATION PROCEDURE.

7 SHRUB BED PLANTING DETAIL

NOT TO SCALE 329113.26-03

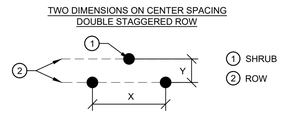


1. SHRUB
2. ROOTBALL
3. AMENDED TOPSOIL
4. MULCH
5. TAMPED SETTING BED

NOTES:
- A. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
- B. SCARIFY BOTTOM AND SIDES OF PLANTING BED TO 4" MIN. DEPTH.
- C. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- D. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

8 GRAVEL PLANTING EDGE DETAIL

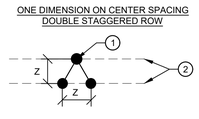
NOT TO SCALE 329113.26-01



1. SHRUB
2. ROW

NOTE:
X = SHRUB SPACING (NOTED 1ST ON PLANT SCHEDULE)
Y = ROW SPACING (NOTED 2ND ON PLANT SCHEDULE)

USED FOR TWO DIMENSION O.C. (ON CENTER) SPACING.
EXAMPLE: X' x Y'



NOTE:
Z = ON CENTER DIMENSION

USED FOR MASS SHRUB PLANTINGS GIVEN ONE O.C. DIMENSION ON PLANT SCHEDULE)

9 SHRUB SPACING DETAIL (TYP.)

NOT TO SCALE 329333-01

10 LAWN INSTALLATION AT PAVEMENT EDGE

NOT TO SCALE 321623-01

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
B. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
E. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL TRAFFIC AND SAFETY REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.
F. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
G. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
H. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
I. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
J. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
K. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED. GATOR BAGS TO BE INSTALLED AND FILLED BETWEEN JUNE AND AUGUST. (1) BAG REQUIRED FOR 1" - 4" CALIPER TREES AND (2) BAGS REQUIRED FOR 5"-8" CALIPER TREES.
L. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
M. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
N. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.
O. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.
P. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

DESIGN BUILD IRRIGATION

A. FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF AN IRRIGATION SYSTEM TO SERVICE ALL LAWN AND PLANTED AREAS.
B. THE CONTRACTOR SHALL PROVIDE LAYOUT AND DESIGN COORDINATION WITH THE LANDSCAPE REQUIREMENTS OF THE PLANTING TYPES, LOCATIONS AND SHALL INCLUDE WATER SAVING PRODUCTS (LIKE EPA WATERSENSE) AND PRACTICES WHICH DEMONSTRATE THE HIGHEST LEVEL OF PERFORMANCE (WATER SAVING FEATURES).
C. SMART CONTROLLERS, HIGH-EFFICIENCY SPRAY NOZZLES, PRESSURE REGULATED HEADS, AND DRIPLINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.
D. IRRIGATION CONTRACTOR SHALL PARTICIPATE IN COORDINATION MEETINGS AS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND RELATED PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
E. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CONTRACTOR WHO SPECIALIZES IN IRRIGATION DESIGN AND INSTALLATION AND HAS INSTALLED AT LEAST FIVE (5) PROJECTS OF EQUAL OR COMPARATIVE SIZE AND COMPLEXITY. IRRIGATION WORK SHALL BE PERFORMED BY A SINGLE FIRM, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND LICENSED AS A CONTRACTOR IN THE STATE WHERE THE PROJECT IS TO BE INSTALLED.
F. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAZ, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.
G. REFERENCED STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS, ANNUAL BOOK OF ASTM STANDARDS, LATEST EDITION.
H. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO INDUSTRY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES, OR CONTRADICTORY REQUIREMENTS.
I. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE TWO (2) WEEKS IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE, NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.
J. APPROVAL AND SELECTION OF MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THIS PERFORMANCE SPECIFICATION IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATION. REMOVE REJECTED WORK AND MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.
K. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

Item	Revision Description	Date	Drwn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWG COORDINATION	10-12-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-16-25	MLB	MLB

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CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS - PLANTING

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Drawing: 21-0255 LA DT
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023
Sheet: L401

Plot time: Jan 10, 2025 - 2:34pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA DT.dwg - Layout Tab: L401 PLANTING DETAILS

UNIT PAVING

PART 1 - GENERAL

.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

.2 SUMMARY

A. SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS, AND SERVICES NECESSARY TO COMPLETE THE FOLLOWING SCOPE ITEMS AS INDICATED AND AS SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO:
1. BRICK PAVERS SET ON **SAND BED.**
2. CONCRETE UNIT PAVERS SET ON **SAND BED.**
3. EDGE RESTRAINTS.

.3 REFERENCES

A. THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS ARE REFERRED TO IN THIS SECTION:
1. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM):
   a. ASTM C33 SPECIFICATION FOR CONCRETE AGGREGATES.
   b. ASTM C67 STANDARD TEST METHODS FOR SAMPLING AND TESTING BRICK AND STRUCTURAL CLAY TILE, SECTION 8, FREEZING AND THAWING
   c. ASTM C136 METHOD FOR SIEVE ANALYSIS FOR FINE AND COARSE AGGREGATE.
   d. ASTM C1319 STANDARD SPECIFICATION FOR CONCRETE GRID PAVING UNITS.
   e. ASTM C140 STANDARD TEST METHODS FOR SAMPLING AND TESTING CONCRETE MASONRY UNITS AND RELATED UNITS.
   f. ASTM C144 STANDARD SPECIFICATION FOR AGGREGATE FOR MASONRY MORTAR.
   g. ASTM C615 STANDARD SPECIFICATION FOR GRANITE DIMENSION STONE
   h. ASTM C936 SPECIFICATION FOR SOLID INTERLOCKING CONCRETE PAVING UNITS.
   i. ASTM C979 STANDARD SPECIFICATION FOR PIGMENTS FOR INTEGRALLY COLORED CONCRETE.
2. INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI):
   a. ICPI TECH SPEC TECHNICAL BULLETINS.
3. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI):
   a. ANSI A118, A118, A136 STANDARD FOR INSTALLATION OF CERAMIC TILE.

.4 ACTION SUBMITTALS

A. SUBSTITUTION REQUESTS: SUBMIT THE APPROPRIATE SUBSTITUTION REQUEST FORM NO LATER THAN THIRTY DAYS AFTER THE NOTICE TO PROCEED OF ANY PROPOSED MATERIAL SUBSTITUTIONS WITH ANY CORRESPONDING PROPOSED ADJUSTMENT OF THE CONTRACT PRICE. SUBSTITUTION REQUESTS SHALL NOT BE CONSIDERED AFTER THIS TIME.

B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT BELOW, SUBMIT DATA BEFORE ORDERING.
1. PAVERS.
2. EDGE RESTRAINTS.
3. GEOTEXTILE.
4. SAND SETTING BEDS WITH SIEVE ANALYSES ACCORDING TO ASTM C 136.

C. SAMPLES FOR VERIFICATION: SUBMIT REPRESENTATIVE SAMPLES FOR EACH OF THE FOLLOWING:
1. FULL-SIZE UNITS OF EACH TYPE OF UNIT PAVER, EDGE FINISH, COLOR AND SURFACE FINISH. SHOW THE FULL RANGE OF COLOR AND OTHER VISUAL CHARACTERISTICS REPRESENTATIVE OF THE COMPLETED WORK. SUBMIT PHOTOGRAPHS OF UNIT PAVERS OUTDOORS IN THE SUN DRY AND THEN WET.
2. JOINT MATERIALS.
3. EDGE RESTRAINTS.

D. PHOTOGRAPHS OF MOCKUPS: SUBMIT IMAGES OF EACH MOCKUP.

E. FIELD VERIFICATION REPORT: WRITTEN CONFIRMATION THAT EXISTING AND PREVIOUS WORK IS COMPLETE AND CONFORMING.

F. UNSATISFACTORY CONDITION NOTICE: WRITTEN NOTICE IF UNSUITABLE EXISTING CONDITIONS ARE ENCOUNTERED.

.5 INFORMATIONAL SUBMITTALS

G. MATERIAL CERTIFICATES: PROVIDE A CURRENT MATERIAL CERTIFICATE FOR EACH MATERIAL INCLUDING A STATEMENT OF COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS.

H. MATERIAL TEST REPORTS:
1. UNIT PAVER TEST REPORTS: FOR EACH UNIT VARIETY PROPOSED FOR USE ON PROJECT, BY A QUALIFIED INDEPENDENT TESTING AGENCY, INDICATING COMPLIANCE WITH REQUIREMENTS, ACCORDING TO ASTM STANDARDS. BASE REPORTS ON TESTING WITHIN PREVIOUS THREE YEARS.

C. SAMPLE WARRANTY: FOR SPECIAL WARRANTIES.

D. MAINTENANCE DATA: RECOMMENDED PRODUCTS AND PROCEDURES FOR CLEANING, CARE AND PATCHING TO MATCH FOR MAINTENANCE MANUALS.

.6 SUSTAINABLE DESIGN SUBMITTALS

A. NONE REQUIRED.

.7 QUALITY ASSURANCE

A. FABRICATOR QUALIFICATIONS: SHOP THAT EMPLOYS SKILLED WORKERS WHO CUSTOM FABRICATE PAVING. INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY FABRICATOR DEMONSTRATING THEIR CAPABILITIES AND EXPERIENCE IN THE LAST FIVE YEARS. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF PRIOR OWNER'S CONTACT PERSONNEL AS REFERENCES.

B. INSTALLER QUALIFICATIONS: A FIRM EXPERIENCED IN INSTALLING UNIT PAVING SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT, WHOSE WORK HAS A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. CONCRETE UNIT PAVER QUALIFICATIONS ICPI LEVEL II INSTALLATION CERTIFICATE FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL SETTINGS.

C. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE TO COMPLY WITH PROJECT MANAGEMENT AND COORDINATION REQUIREMENTS.

D. MOCKUPS: BUILD MOCKUPS TO VERIFY SAMPLE SELECTIONS MADE, TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.
1. NOTIFY ARCHITECT AT LEAST 14 DAYS IN ADVANCE OF DATES AND TIMES WHEN MOCKUPS WILL BE READY FOR REVIEW. SCHEDULE MOCKUP REVIEWS WITH A FLOAT TIME OF AT LEAST 30 DAYS BETWEEN THE FIRST MOCKUP REVIEW AND ANY REVISED MOCKUP.
2. BUILD MOCKUP OF EACH PAVEMENT TYPE:
3. PANEL NOT LESS THAN 10 FEET (3048 MM) SQUARE OR 100 SQUARE FEET (9.3 M2) FULL THICKNESS.
   a. INCLUDE AN EDGE RESTRAINT.
4. ASSEMBLE MOCKUPS IN THIS SECTION WITH OTHER PAVEMENT MATERIALS IN OTHER SECTIONS TO ENABLE REVIEW AS A GROUP BY THE ARCHITECT.
5. CHIP PART OF AN EXPOSED-FACE SURFACE FOR EACH FINISH, COLOR, AND TEXTURE, AND DEMONSTRATE ADEQUACY OF REPAIR TECHNIQUES TO MATCH ORIGINAL FINISH.
6. SUBMIT PHOTOGRAPHS TAKEN OUTDOORS IN THE SUN OF THE FULL MOCKUP DRY AND THEN WET AND WITH CLOSEUPS OF JOINTS AND FINISHES.
7. MOCKUPS REVIEWED BY THE ARCHITECT WITH "NO EXCEPTIONS" OR "MAKE CORRECTIONS NOTED" MAY BECOME PART OF THE COMPLETED WORK IF THEY ARE PROTECTED DURING THE WORK AND CONFORMING AT THE TIME OF SUBSTANTIAL COMPLETION.

E. FIELD OBSERVATION: GIVE NOT LESS THAN 14 WORKING DAYS' NOTICE SO THAT FIELD OBSERVATIONS MAY BE MADE OF THE FOLLOWING:
1. MOCKUP COMPLETION.
2. FIRST UNIT PAVER AREA COMPLETION PRIOR TO JOINT FILLING.

.8 WARRANTY

SPECIAL WARRANTY: THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE UNIT PAVING THAT FAIL IN MATERIALS AND EXECUTION WITHIN THE SPECIFIED WARRANTY PERIOD AT NO COST TO THE OWNER. THE OWNER SHALL MAKE THE FINAL DETERMINATION OF UNIT PAVING FAILURE.

F. FAILURES: FAILURES INCLUDE BUT ARE NOT LIMITED TO:
1. UNITS:
   a. SETTLEMENT OF UNIT PAVER AREAS CAUSING GRADES TO EXCEED ACCESSIBILITY REQUIREMENTS.
   b. LOOSE AND/OR ROCKING UNITS.
   c. FULL-DEPTH CRACKS AND EDGE TO EDGE CRACKS IN UNITS.
   d. CHIPPED, PITTED AND/OR SPALLED GREATER THAN 5 PERCENT OF UNIT FACE.
   e. LIPPAGE TO OTHER UNITS AND/OR ABUTTING SURFACES EXCEEDING 1/4 INCH (6 MM).
   f. PONDING WATER EXCEEDING 12 INCHES (304 MM) DIAMETER, 1/8 INCH (3 MM), DEEP 8 HOURS AFTER RAINFALL AND/OR PAVEMENT WASHING.
   g. EFFLORESCENCE SPOTS EXCEEDING 4 INCHES BY 4 INCHES (100 MM BY100 MM) AND MORE THAN 2 PERCENT OF TOTAL UNIT PAVED AREA.
   h. HEAVED PAVERS AND MORTAR BEDS FROM THERMAL EXPANSION AND CONTRACTION OF PAVERS AND SUBSTRATE.
2. JOINTS:
   a. LOOSE, ERODED AND/OR SETTLED JOINTS LONGER THAN 2 INCHES (50 MM) AND DEEPER THAN 1/8 INCH (3 MM) AND NOT EXCEEDING 2 PERCENT OF TOTAL JOINT LENGTH.
   b. EFFLORESCENCE STREAKS EXCEEDING 4 INCHES (100 MM) AND COVERING MORE THAN 2 PERCENT OF TOTAL JOINT LENGTH.
   c. BROKEN JOINTS LONGER THAN 2 INCHES (50 MM) AND DEEPER THAN 1/8 INCH (3 MM) FROM THERMAL EXPANSION AND CONTRACTION OF PAVERS AND SUBSTRATE.

C. EXCLUSIONS: EXCLUSIONS INCLUDE:
1. NORMAL WEAR AND TEAR, DAMAGE, OPERATOR ERROR, IMPROPER MAINTENANCE CONTRARY TO MANUFACTURER'S SUBMITTED RECOMMENDATIONS, VANDALISM, AND THEFT.

WARRANTY PERIOD: FROM DATE OF SUBSTANTIAL COMPLETION AS FOLLOWS:

BRICK UNIT PAVER ASSEMBLY: **FIVE** YEARS.

2. CONCRETE UNIT PAVER ASSEMBLY: **FIVE** YEARS.

E. BENEFIT: THE SPECIAL WARRANTY SHALL BE TO THE OWNER'S SOLE BENEFIT AND DOES NOT LIMIT THE CONTRACTOR'S OBLIGATIONS UNDER THE CONTRACTOR'S GENERAL WARRANTY AND CORRECTION PERIOD. THE OWNER AND/OR OPERATOR HAVING TO EFFECT EMERGENCY REPAIRS SHALL NOT DIMINISH OR VOID ANY WARRANTY.

F. WARRANTY REPLACEMENTS: UPON RECEIPT OF OWNER'S WARRANTY CLAIM, ORDER REPLACEMENTS MATCHING THE ORIGINAL MATERIAL, SIZE AND FINISH. REPLACE WORK WITHIN 30 DAYS OF THE WARRANTY CLAIM WHEN WEATHER CONDITIONS PERMIT. REPLACEMENT WORK SHALL MATCH AND SEAMLESSLY ABUT SURROUNDING WORK WITHOUT APPEARING TO BE AN OBVIOUS PATCH. COORDINATE ACCESS WITH OWNER AND PROTECT ALL EXISTING WORK FROM CONSTRUCTION DAMAGE.

G. PROVIDE AN EXTENDED WARRANTY FOR A PERIOD EQUAL TO THE ORIGINAL WARRANTY PERIOD FOR ANY REWORK AND/OR REPLACEMENTS.

1.9 DELIVERY, STORAGE, AND HANDLING

A. STORE UNIT PAVERS ON ELEVATED PLATFORMS IN A DRY LOCATION. IF UNITS ARE NOT STORED IN AN ENCLOSED LOCATION, COVER TOPS AND SIDES OF STACKS WITH WATERPROOF SHEETING, SECURELY TIED.

B. STORE AND HANDLE UNIT PAVERS AND RELATED MATERIALS TO PREVENT DETERIORATION OR DAMAGE DUE TO MOISTURE, TEMPERATURE CHANGES, CONTAMINANTS, CORROSION, BREAKING, CHIPPING, AND OTHER CAUSES.
1. LIFT UNITS CAREFULLY; DO NOT USE WIRE ROPE OR ROPES THAT MIGHT CAUSE STAINING. MOVE UNITS, IF REQUIRED, USING DOLLIES WITH CUSHIONED WOOD SUPPORTS.
2. STORE UNITS ON WOODEN PALLETS WITH NON-STAINING, WATERPROOF COVERS. ARRANGE TO DISTRIBUTE WEIGHT EVENLY AND TO PREVENT DAMAGE. VENTILATE UNDER COVERS TO PREVENT CONDENSATION.

C. STORE CEMENTITIOUS MATERIALS ON ELEVATED PLATFORMS, UNDER COVER, AND IN A DRY LOCATION. DO NOT USE CEMENTITIOUS MATERIALS THAT HAVE BECOME DAMP.

D. STORE AGGREGATES WHERE GRADING AND OTHER REQUIRED CHARACTERISTICS CAN BE MAINTAINED, AND CONTAMINATION AVOIDED.

STORE LIQUIDS IN TIGHTLY CLOSED CONTAINERS PROTECTED FROM FREEZING.

1.10 FIELD CONDITIONS

A. COLD-WEATHER PROTECTION: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBGRADE, SUBSTRATES AND/OR SETTING BEDS. REMOVE AND REPLACE WORK DAMAGED BY FROST OR FREEZING.

1.11 ADDITIONAL MATERIAL

A. FURNISH EXTRA UNIT PAVERS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PALLETIZED, PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. DELIVER EXTRA MATERIALS TO OWNER.
1. UNIT PAVERS: NO FEWER THAN 1% FULL-SIZE UNITS FOR EACH UNIT PAVER TYPE STAKED ON WOODEN PALLET WITH NON-STAINING, WATERPROOF COVER.
2. JOINTING SAND: **[ONE]** 50-POUND BAG OF JOINTING SAND.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. SOURCE LIMITATIONS: OBTAIN EACH TYPE OF UNIT PAVER, JOINT MATERIAL, AND SETTING MATERIAL FROM A SINGLE SOURCE WITH THE RESOURCES TO PROVIDE MATERIALS AND PRODUCTS OF A CONSISTENT QUALITY FOR THE DURATION OF THE CONTRACT.

2.2 BRICK PAVERS

A. BRICK PAVERS: HEAVY VEHICULAR PAVING BRICK; ASTM C 1272, [**TYPE F, APPLICATION PX**] [**TYPE R, APPLICATION PS**] [**TYPE R, APPLICATION PX**] [**TYPE R, APPLICATION PA**] AND THE FOLLOWING:
1. REQUIREMENTS:
   a. COMPRESSIVE STRENGTH: 8,000 PSI (55 MPA) AVERAGE, WITH NO INDIVIDUAL UNIT UNDER 7,200 PSI (50 MPA).
   b. ABSORPTION (ASTM C140): 6 PERCENT AVERAGE WITH NO UNIT GREATER THAN 7 PERCENT.
   c. FACE EDGES: EASED EDGES LESS THAN 1/16 INCH (1.5 MM).
   d. THICKNESS TOLERANCE: PLUS OR MINUS 1/4 INCH (6 MM).
   e. LENGTH & WIDTH TOLERANCE: PLUS OR MINUS 1/16 INCH (1.5 MM).
   f. FACE DEVIATION FROM RECTANGULAR (OUT OF SQUARE): PLUS OR MINUS 1/16 INCH (1.5 MM).
   g. STATIC COEFFICIENT OF FRICTION OF FACE: MINIMUM DRY VALUE OF 0.6 BASED ON TESTING ACCORDING TO ASTM C1028.
   h. EFFLORESCENCE: BRICK SHALL BE RATED "NOT EFFLORESCED" WHEN TESTED ACCORDING TO ASTM C 67.
   i. FINISH AND SIZE: AS PER MATERIAL SCHEDULE ON THE DRAWINGS.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

B. TEMPORARY PROTECTIVE COATING: PRECOAT EXPOSED SURFACES OF BRICK PAVERS WITH A CONTINUOUS FILM OF A TEMPORARY PROTECTIVE COATING THAT IS COMPATIBLE WITH BRICK, MORTAR, AND GROUT PRODUCTS AND CAN BE REMOVED WITHOUT DAMAGING GROUT OR BRICK. DO NOT COAT UNEXPOSED BRICK SURFACES; HANDLE BRICK TO PREVENT COATED SURFACES FROM CONTACTING BACKS OR EDGES OF OTHER UNITS. IF, DESPITE THESE PRECAUTIONS, COATING DOES CONTACT BONDING SURFACES OF BRICK, REMOVE COATING FROM BONDING SURFACES BEFORE SETTING BRICK.

2.3 CONCRETE PAVERS

A. CONCRETE PAVERS: SOLID PAVING UNITS, MADE FROM NORMAL-WEIGHT CONCRETE WITH PIGMENTS COMPLYING WITH ASTM C 936 AND ASTM C979 AND THE FOLLOWING:
1. REQUIREMENTS:
   a. COMPRESSIVE STRENGTH (ASTM C140): 8,000 PSI (55 MPA) AVERAGE, WITH NO INDIVIDUAL UNIT UNDER 7,200 PSI (50 MPA).
   b. ABSORPTION (ASTM C140): AVERAGE ABSORPTION LESS THAN 5 PERCENT WITH NO UNIT GREATER THAN 7 PERCENT.
   c. RESISTANCE TO FREEZE-THAW (ASTM C1645): AVERAGE MASS LOSS NOT GREATER THAN 500 G/M2 AFTER 49 FREEZE-THAW CYCLES.
   d. FACE EDGES: EASED EDGES LESS THAN 1/16 INCH (1.6 MM).
   e. THICKNESS TOLERANCE: PLUS OR MINUS 1/4 INCH (6 MM).
   f. LENGTH & WIDTH TOLERANCE: PLUS OR MINUS 1/16 INCH (1.6 MM).
   g. FACE DEVIATION FROM RECTANGULAR (OUT OF SQUARE): PLUS OR MINUS 1/16 INCH (1.6MM).
   h. STATIC COEFFICIENT OF FRICTION OF FACE: MINIMUM DRY VALUE OF 0.6 BASED ON TESTING ACCORDING TO ASTM C1028.
   i. EFFLORESCENCE: LESS THAN 2 PERCENT OF UNITS IMPACTED.
   j. FINISH AND SIZE: AS PER MATERIAL SCHEDULE ON THE DRAWINGS.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.4 EDGE RESTRAINTS

A. PROPRIETARY STEEL ANGLE EDGE RESTRAINT: PROPRIETARY COMMERCIAL-STEEL EDGING, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH PRE-DRILLED SLOTS TO RECEIVE ANCHORS.
1. ACCESSORIES: STANDARD TAPERED ENDS, CORNERS, POST-INSTALLED ANCHORS AND SPLICERS.
2. TYPE, SIZE & COLOR: REFER TO MATERIAL SCHEDULE ON THE DRAWINGS.
3. MANUFACTURER: REFER TO MATERIAL SCHEDULE ON THE DRAWINGS.

CAST IN PLACE CONCRETE EDGE RESTRAINTS: COMPLY WITH REQUIREMENTS IN **SECTION 033000 "CAST-IN-PLACE CONCRETE"** FOR NORMAL-WEIGHT, AIR-ENTRAINED, READY-MIXED CONCRETE WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI (20 MPA).

2.5 SUBSTRATES

A. [GRADED AGGREGATE FOR BASE: AS PER SECTION **312000 "EARTH MOVING".]**

2.6 GEOTEXTILE.

A. ON GRADE GEOTEXTILE: NON-WOVEN MONOFILAMENT GEOTEXTILE FABRIC, MANUFACTURED FROM POLYOLEFINS OR POLYESTERS (SLIT FILMS NOT PERMITTED), WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH THE FOLLOWING, MEASURED ACCORDING TO TEST METHODS REFERENCED:
1. REQUIREMENTS:
   a. SURVIVABILITY: CLASS 2; AASHTO M 288.
   b. APPARENT OPENING SIZE: NO. 30 SIEVE, MINIMUM; ASTM D 4751.
   c. PERMITTIVITY: 1.00 PER SECOND, MINIMUM; ASTM D 4491.
   d. UV STABILITY: 70 PERCENT MINIMUM AFTER 500 HOURS' EXPOSURE; ASTM D 4355.
   e. WATER FLOW RATES: GREATER THAN 100 GPM PER SQ. FT. ASTM D 4491.
   f. PERCENT OPEN AREA: 4 PERCENT MINIMUM.
   g. ELONGATION: 50% MINIMUM; ASTM D4632.
   h. RECYCLED CONTENT: 20% MINIMUM.
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.7 SAND SETTING-BED AND JOINTS FOR NON-POROUS UNIT PAVING

A. BEDDING SAND: SOUND, SHARP, WASHED, NATURAL SAND OR CRUSHED STONE COMPLYING WITH GRADATION REQUIREMENTS IN ASTM C 33/C 33M FOR FINE AGGREGATE. DO NOT USE MASON SAND OR ASTM C 144 SAND FOR THE BEDDING SAND.
1. WHERE CONCRETE PAVERS ARE SUBJECT TO VEHICULAR TRAFFIC, UTILIZE SANDS THAT ARE AS HARD AS PRACTICALLY AVAILABLE WITH MAXIMUM LOSS OF 8% MICRO-DEVAL DEGRADATION PER ASTM D7428.
2. SIEVE ACCORDING TO ASTM C 136.
3. BEDDING SAND MATERIAL REQUIREMENTS: CONFORM TO THE GRADING REQUIREMENTS OF ASTM C 33/C 33M WITH MODIFICATIONS AS SHOWN IN TABLE 1 OF ICPI SPECIFICATION.

B. POLYMERIC JOINTING SAND: CONFORM TO THE GRADING REQUIREMENTS OF ASTM C 144 AS SHOWN WITH MODIFICATIONS IN TABLE 2 OF ICPI SPECIFICATION.
1. REQUIREMENTS:
   a. SUITABLE FOR CONCRETE, BRICK AND STONE PAVERS ON AGGREGATE BEDS OVER A CONCRETE SUBSTRATE.
   b. SUITABLE FOR JOINT WIDTHS BETWEEN 1/8 INCH (3 MM) AND 4 INCH (101 MM).
   c. HAZE FREE AND SETS ABOVE 35 DEG F (2 DEG C).
2. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE MANUFACTURERS AS PER MATERIAL SCHEDULE ON THE DRAWINGS.

2.8 ACCESSORIES

A. TEMPORARY SPACERS AND SHIMS: RESILIENT PLASTIC, NON-STAINING, SIZED TO SUIT JOINT THICKNESS.

PART 3 - EXECUTION

3.1 EXAMINING

A. FIELD VERIFICATION: BEFORE STARTING INSTALLATION WORK IN THIS SECTION, EXAMINE PRECEDING RELATED AND UNDERLYING WORK. VERIFY THAT SUCH WORK IS CONFORMING AND WITHIN SPECIFIED TOLERANCES.
1. EXAMINE SURFACES INDICATED TO RECEIVE UNITS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
2. SUBBASE: PROOF-ROLL ACCORDING TO SIMILAR REQUIREMENTS FOR SUBGRADE IN SECTION 312000 "EARTH MOVING" TO IDENTIFY SOFT POCKETS AND ANY AREAS OF EXCESSIVE YIELDING.
3. CORRECT ANY NON-CONFORMING WORK BEFORE PROCEEDING WITH WORK IN THIS SECTION.

B. UNSUITABLE CONDITIONS: SUBMIT WRITTEN NOTICE OF ANY CONDITIONS THAT THE CONTRACTOR CONSIDERS UNSUITABLE FOR WORK IN THIS SECTION AND THAT MAY LIMIT THE CONTRACTOR'S WARRANTY. NOTICES AND/OR CLAIMS OF UNSUITABLE CONDITIONS TO THE OWNER AFTER STARTING INSTALLATION WORK IN THIS SECTION SHALL NOT BE PERMITTED NOR LIMIT THE CONTRACTOR'S WARRANTY.

3.2 PREPARING

A. PROTECT EXISTING WORK: PROTECT UTILITIES, STRUCTURES, FOUNDATIONS, PAVEMENTS, LIGHTS, TOPSOIL, TREES, LAWNS AND PLANTS AND FROM POTENTIAL DAMAGE BY WORK IN THIS SECTION. REPAIR ANY DAMAGE CAUSED BY WORK IN THIS SECTION.

B. AGGREGATE SUBBASES: ROLL AND SWEEP TOP OF SUBBASE AND/OR BASECOURSE.

C. GEOTEXTILE: PLACE GEOTEXTILE OVERLAPPING ENDS AND EDGES AT LEAST 12 INCHES (300 MM).

3.3 INSTALLING, GENERALLY

A. DO NOT USE UNIT PAVERS WITH CHIPS, CRACKS, VOIDS, DISCOLORATIONS, OR OTHER DEFECTS THAT MIGHT BE VISIBLE OR CAUSE STAINING IN FINISHED WORK.

B. MIX PAVERS FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE RANDOM BLEND OF COLORS AND TEXTURES.

C. CUT UNIT PAVERS WITH MOTOR-DRIVEN MASONRY DIAMOND BLADE SAW EQUIPMENT TO PROVIDE CLEAN, SHARP, UN-CHIPPED EDGES. CUT UNITS TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK, LIGHT POLE BASES AND UTILITY COVERS NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE. HAMMER CUTTING IS NOT ACCEPTABLE. EASE CUT EDGES TO MATCH UNCUT EDGES.

D. WHEN CUTTING RESULTS IN UNITS WITH ANY SIDE LESS THAN 3 INCHES (76 MM) LONG, USE A MASONRY ADHESIVE TO BOND THE CUT UNIT LATERALLY TO AN ABUTTING FULL UNIT USING A SHIM TO PRODUCE A "DUMMY" JOINT.

E. USE MASONRY ADHESIVE TO BOND PAVER INSERTS INTO RECESSED UTILITY COVERS. ENSURE GREATER THAN 95% ADHESIVE CONTACT.

F. CUT LINES STRAIGHT AND TRUE AND FINISH FIELD-CUT EDGES TO MATCH SHOP-CUT EDGES. SCRIBE AND FIELD CUT PAVERS AS NECESSARY TO FIT AT OBSTRUCTIONS. PRODUCE NEAT JOINTS OF SIZE SPECIFIED OR INDICATED.

3.4 INSTALLING EDGE RESTRAINTS

A. EDGING GENERALLY: INSTALL EDGE RESTRAINTS BEFORE PLACING UNIT PAVERS.
1. WHERE PAVERS SET ON A MORTAR BED FUNCTION AS THE EDGE RESTRAINT FOR PAVERS SET ON A SAND BED, INSTALL PAVERS SET ON MORTAR AND ALLOW THE MORTAR TO CURE BEFORE PLACING THE SAND SETTING BED AND THE REMAINDER OF PAVERS. CUT MORTAR BED PLUMB SO IT WILL NOT INTERFERE WITH THE SAND SETTING BED.

B. PROPRIETARY STEEL ANGLE EDGES: INSTALL EDGING AS SHOWN ON THE DRAWINGS.
1. LAYOUT EDGE WITHIN SPECIFIED TOLERANCES. BUTT JOINT INDIVIDUAL SEGMENTS AND LEAVE A 1/4 INCH (3 MM) GAP FOR EXPANSION NOT MORE THAN EVERY 40 FEET (12.19 M).
2. SHIM AND SECURE ANGLE TO CONCRETE SUBSTRATE WITH POST-INSTALLED ANCHORS NOT LESS THAN EVERY 2 FEET ON CURVES AND 4 FEET ON STRAIGHTS. USE ADDITIONAL ANCHORS AT JOINTS, AND CORNERS.

C. CONCRETE EDGES: INSTALL CAST IN PLACE CONCRETE EDGE RESTRAINTS AS PER **SECTION 033000 "CAST-IN-PLACE CONCRETE".**

3.5 SAND SETTING-BED PLACING

A. PLACE SCREED BOARDS AND SCREED TO A THICKNESS ALLOWING FOR SETTLEMENT AFTER COMPACTION WHEN UNIT PAVERS ARE IN PLACE. TAKE CARE THAT THE MOISTURE CONTENT REMAINS CONSTANT, AND THE DENSITY LOOSE AND UNIFORM UNTIL PAVERS ARE SET AND COMPACTED. DO NOT USE BEDDING MATERIAL TO FILL DEPRESSIONS AND/OR IRREGULARITIES IN THE SUBSTRATE.

B. USE STRING LINES TO MAINTAIN INTERNAL PATTERN BOND LINES AND SET PAVERS BEING CAREFUL NOT TO DISTURB THE SETTING BED.

C. MAINTAIN JOINT WIDTH WITHIN TOLERANCES USING TEMPORARY SPACERS AND/OR BUILT IN SPACER BARS.

D. VIBRATE PAVERS INTO SETTING BED WITH A LOW-AMPLITUDE PLATE VIBRATOR CAPABLE OF A 3500- TO 5000-LBF (16- TO 22-KN) COMPACTION FORCE AT 80 TO 90 HZ. USE VIBRATOR WITH NEOPRENE MAT ON FACE OF PLATE OR OTHER MEANS AS NEEDED TO PREVENT CRACKING AND CHIPPING OF PAVERS. PERFORM AT LEAST THREE PASSES ACROSS PAVING WITH VIBRATOR.
1. COMPACT PAVERS WHEN THERE IS SUFFICIENT SURFACE TO ACCOMMODATE OPERATION OF VIBRATOR, LEAVING AT LEAST 36 INCHES (900 MM) OF UNCOMPACTED PAVERS ADJACENT TO TEMPORARY EDGES.
2. BEFORE ENDING EACH DAY'S WORK, COMPACT INSTALLED CONCRETE PAVERS EXCEPT FOR 36-INCH (900 MM) WIDTH OF UNCOMPACTED PAVERS ADJACENT TO TEMPORARY EDGES (LAYING FACES).
3. AS WORK PROGRESSES TO PERIMETER OF INSTALLATION, COMPACT INSTALLED PAVERS THAT ARE ADJACENT TO PERMANENT EDGES UNLESS THEY ARE WITHIN 36 INCHES (90 MM) OF LAYING FACE.
4. BEFORE ENDING EACH DAY'S WORK AND WHEN RAIN INTERRUPTS WORK, COVER PAVERS THAT HAVE NOT BEEN COMPACTED AND COVER LEVELING COURSE ON WHICH PAVERS HAVE NOT BEEN PLACED WITH NON-STAINING PLASTIC SHEETS TO PROTECT THEM FROM RAIN. PROTECT OPEN JOINTS TO ENSURE NO INFILTRATION OF SEDIMENT AND/OR CONSTRUCTION DEBRIS AND WASTE.

E. WHEN PAVER FACES AND SIDES ARE COMPLETELY DRY, SPREAD DRY JOINT MATERIAL AND FILL JOINTS IMMEDIATELY AFTER VIBRATING PAVERS INTO SETTING-BED. VIBRATE PAVERS AND ADD ADDITIONAL JOINT MATERIAL UNTIL JOINTS ARE COMPLETELY FILLED, THEN REMOVE EXCESS. FOLLOW POLYMERIC MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

F. FOR NON-POROUS AND OPEN GRID PAVING: LEAVE A SLIGHT SURPLUS OF JOINT MATERIAL ON THE SURFACE FOR JOINT FILLING. WHEN USING JOINT SAND WITH A BINDER OR POLYMERIC SAND, FOLLOW MANUFACTURER'S INSTRUCTIONS.

G. FOR POROUS PAVING: REMOVE EXCESS JOINT MATERIAL AND ENSURE REMAINING MATERIAL DOES NOT SCUFF AND/OR BLOW OUT.

H. DO NOT ALLOW TRAFFIC ON INSTALLED PAVERS UNTIL JOINT MATERIAL HAS BEEN VIBRATED INTO JOINTS.

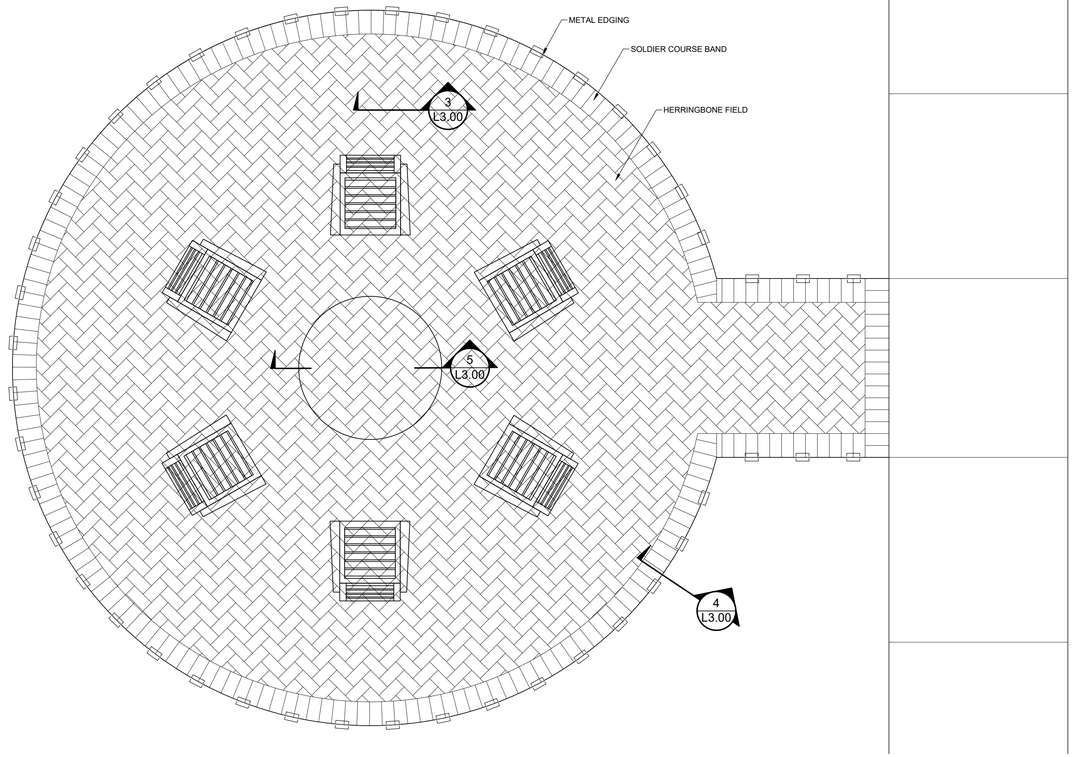
I. REPEAT JOINT-FILLING PROCESS 30 DAYS LATER IN AREAS WHERE JOINT MATERIAL HAS CONSOLIDATED LEAVING VOIDS.

3.6 CONSTRUCTION TOLERANCES

A. EDGES: COMPLY WITH TOLERANCES AS FOLLOWS:
1. HORIZONTAL ALIGNMENT: PLUS OR MINUS ½ INCH (13 MM).
2. VERTICAL ELEVATION: PLUS OR MINUS ¼ INCH (6 MM) OVER 10-FOOT (3 M) LONG STRAIGHTEDGE.
3. HORIZONTAL CURVATURE: SMOOTH CURVES PLUS OR MINUS ½ INCH (13 MM) WITHOUT CHORDS GREATER THAN 12-INCHES (303MM) LONG AND WITH SMOOTH TRANSITIONS EITHER SIDE OF TANGENT POINTS.

B. STONE UNIT PAVING: COMPLY WITH TOLERANCES AS FOLLOWS:
1. REINFORCED MORTAR BED THICKNESS: PLUS 1 INCH (25 MM), MINUS 0.0 INCH.
2. VARIATION IN JOINT THICKNESS: MINIMUM 1/4 INCH (6 MM), MAXIMUM 3/8 INCH (9 MM).
3. VARIATION IN MOVEMENT JOINT THICKNESS: MINIMUMUM 3/8 INCH (9 MM), MAXIMUM 1/2 INCH (13 MM).
4. SURFACE FLATNESS: GAP BELOW 10-FOOT (3 M) LONG STRAIGHTEDGE NOT TO EXCEED 1/8 INCH (3 MM) IN ANY DIRECTION.
5. VERTICAL ELEVATION ABUTTING GRATES & UTILITY COVERS: PLUS 1/4 INCH (6 MM), MINUS 0 INCH (0 MM)
6. PLANE BETWEEN ADJACENT UNITS (LIPPING): DO NOT EXCEED 1/8-INCH (3 MM), DIFFERENCE BETWEEN FACE SURFACE PLANES OF ADJACENT UNITS.
7. INTERNAL BOND LINES: PLUS OR MINUS 1/4 INCH (6 MM) OVER 50-FOOT (16 M).

C. CONCRETE UNIT PAVING: COMPLY WITH TOLERANCES AS FOLLOWS:
1. SAND BED THICKNESS: PLUS 3/8 INCH (10 MM), MINUS 3/8 INCH (10 MM) OVER 10-FOOT (3 M) LONG STRAIGHTEDGE (NON-CUMULATIVE).
2. TYPICAL SAND JOINT WIDTH: MINIUM 1/16 INCH (1.5 MM), MAXIMUM 3/16

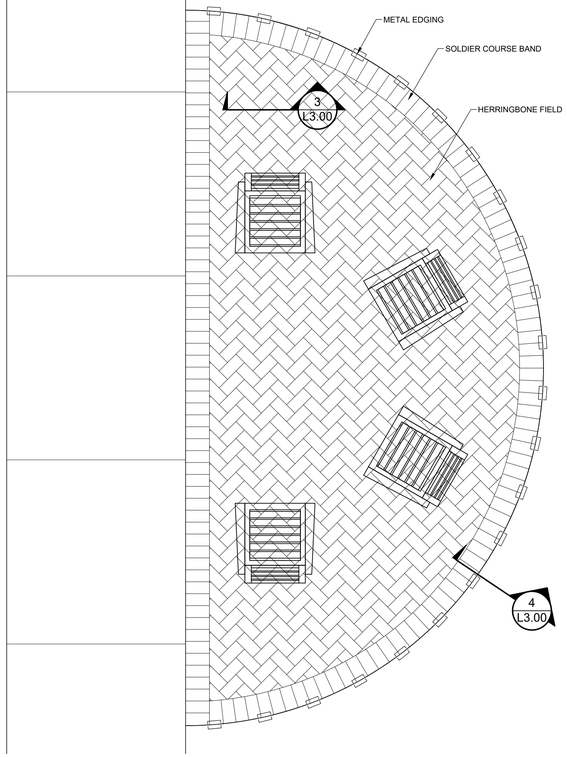


1 WEST PATIO ENLARGEMENT

1/2" = 1'-0"

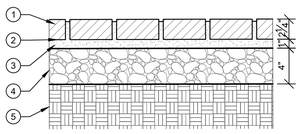
NOTE: FURNISHINGS PER OWNER
LOUNGE CHAIRS

FIRE PIT



2 EAST PATIO ENLARGEMENT

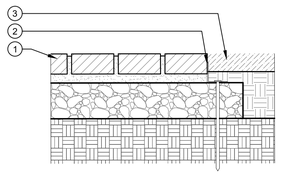
1/2" = 1'-0"



1. BRICK PAVER
2. NEOPRENE MODIFIED ASPHALT ADHESIVE
3. BITUMINOUS SETTING BED
4. COMPACTED AGGREGATE BASE
5. COMPACTED SUBGRADE

3 BRICK PAVERS, SAND SET, TYPICAL

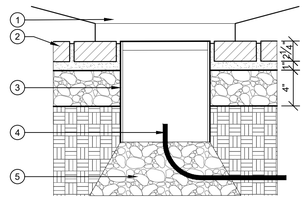
NOT TO SCALE P-21-ARC-14



1. BRICK PAVER
2. ALUMINIUM EDGING, INSTALL PER MFR, PERMALOC STRUCTURE EDGE, 1/8"x1-5/8"
3. ADJACENT PLANTING

4 EDGING AT BRICK PAVERS, TYPICAL

NOT TO SCALE P-21-ARC-15



1. FIRE PIT (ABOVE)
2. BRICK PAVER
3. QUAZITE BOX FOR GAS CONNECTION AND MANUAL SHUT-OFF
4. GAS LINE, REFER 'C' DWGS
5. DRAINAGE AGGREGATE

5 FIRE PIT GAS CONNECTION AT BRICK PAVERS

NOT TO SCALE P-21-ARC-16

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Item	Revision Description	Date	Drawn	Chk
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	05-12-23	LEM	ADH
2	REVISED PER CLIENT REVISIONS & DWKE COORDINATION	11-17-23	ADH	MLB
3	REVISED PER CLIENT & PHASING REVISION	01-10-25	MLB	MLB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DETAILS

bayer becker
www.bayerbecker.com
1404 East 9th Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 21-0255 LA
Drawn by: ADH
Checked By: ADH
Issue Date: 11.03.2023

Sheet: **L403**

Plot time: Jan 10, 2025 - 2:33pm
Drawing name: J:\2021\21-0255\LA\DWG\21-0255 LA.dwg - Layout Tab: CENTRAL OPEN SPACE

Jared Ellis Dr.

Lot #6

Lot #7

Lot #3

Lot #4

Lot #5
7.5763 ACRES

Local Oakley LLC
O.R. 13820, Pg. 1995
051-0001-0025

Cast Fab Subdivision
P.B. 473, Pg. 49

N68°18'08"W 608.37'

N21°41'52"E 542.47'

S21°41'52"W 542.47'

CROSSBUCK POINT

SWITCH LANE

SHORTLINE LANE

BOXCAR LANE

JUNCTION LANE

SPUR LANE

3015 JARED ELLIS DR

3023 JARED ELLIS DR

3033 JARED ELLIS DR

3049 JARED ELLIS DR

3041 JARED ELLIS DR

4605 JUNCTION LN

4601 JUNCTION LN

4603 JUNCTION LN

4604 SHORTLINE LN

4600 SHORTLINE LN

4602 SHORTLINE LN

3031 SWITCH LN

3017 SPUR LN

3021 SPUR LN

3025 SPUR LN

3029 SPUR LN

3035 SPUR LN

3039 SPUR LN

3043 SPUR LN

3047 SPUR LN

3019 SPUR LN

3027 SPUR LN

3033 SPUR LN

3037SPUR LN

3045 SPUR LN

DUKE METER LOCATIONS

DUKE METER LOCATION

METER LOCATION

Ex. Stm. MH
Rim=607.58
Inv=601.92 24" (NW)
Inv=602.40 18" (SW)
Inv=602.40 12" (NE)

Ex. Stm. CB
T/Grt=607.16
Inv=603.01 12" (SW)

Ex. Stm. CB
T/Grt=607.14
Inv=602.34 18" (NE&SW)

Ex. Stm. MH
Rim=607.39
Inv=602.42 12" (NE)
Inv=602.07 18" (SW)
Inv=601.66 24" (SE)
Inv=601.24 Sump

Ex. Stm. CB
T/Grt=606.87
Inv=603.87 12" (SW)

Ex. Stm. CB
T/Grt=606.97
Inv=602.29 18" (NE&SW)
Inv=601.93 Sump

Ex. Stm. CB
T/Grt=605.52
Inv=600.82 18" (NE&SW)
Inv=600.82 Sump

Ex. Stm. CB
T/Grt=605.29
Inv=602.06 12" (SW)

Ex. Son. MH
Rim=606.08
Inv=594.63 8" (NE)
Inv=594.60 8" (NW)
Inv=594.50 8" (SE)

Ex. Stm. MH
Rim=605.94
Inv=599.99 24" (SE)
Inv=599.94 24" (NW)
Inv=600.40 18" (SW)
Inv=600.76 12" (NE)
Inv=599.26 Sump

Ex. Son. MH
Rim=608.67
Inv=600.72 8" (W&SE)

Ex. Stm. MH
Rim=610.40
Inv=599.92 24" (SW&SE)
Inv=599.75 Sump

Ex. Son. MH
Rim=611.01
Inv=603.71 8" (E)

Ex. Stm. MH
Rim=610.31
Inv=597.39 24"(N+W)(PER PLAN)

Ex. Son. MH
Rim=607.59
Inv=596.67 8" (NW&SE)

Ex. Son. MH
Rim=606.05
Inv=594.06 8" (NE&SW)

Ex. Stm. MH
Rim=607.43
Inv=601.11 24" (NE)

Ex. Dog Waste Station

Ex. 4" Plastic Gas (approximate location PP)

Ex. Underground Electric (approximate location PP)

Ex. 24" Conc. Stm

Ex. 8" PVC Son

Ex. 12" Water

Ex. 18" Conc. Stm

Ex. Conc Walk

Ex. B/C

Street Light

62' R/W

60' R/W

EXISTING SMOD TO REMAIN

EXISTING TRANSFORMER TO REMAIN

EXISTING TRANSMISSION TOWER TO REMAIN

EXISTING UTILITY ANCHOR TO BE RELOCATED - COORDINATE WITH DUKE ENERGY

EXISTING UTILITY POLE TO REMAIN

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

DUKE — DUKE — JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION
2. SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
3	Block Division	06-16-23	EJK	JAB
4	Duke Coordination Set	10-24-23	AQC	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
6	Revised Per Client Revisions & Duke Coordination	03-01-24	MGS	JAB
7	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL SITE UTILITY PLAN

bayer becker
www.bayerbecker.com
6070 Hillcrest Park Drive, A
Mason, OH 45040 - 513.336.6800

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C400

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Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CVD\DWG\21-0255 CD.DWG - Layout Tab: C400

Sanitary Manifold
MSD MH#42608013
T/RIM=607.59
8"(SW)INV=596.67
8"(NW&SE)INV=596.67

(PROPOSED TEMPORARY MASONRY BULKHEAD TO BE REMOVED UPON SUCCESSFUL COMPLETION OF THE SANITARY SEWER)

(PRIVATE) 45.78'-8"SAN @0.70%Min. (PVC SDR-35)

CONNECT TO EX. SAN MH (REMOVE AND REPLACE EX. PAVEMENT TO ACCOMMODATE SANITARY INSTALLATION) EX. 8" INV= 596.67(FIELD VERIFY)

MSD MH#42608011
Ex. San. MH
Rim=606.08
Inv=594.63 8" (NE)
Inv=594.60 8" (NW)
Inv=594.50 8" (SE)

Basis of Bearing:
State Plane NAD83 (2011)
0 30 45
SCALE: 1" = 30'

MSD MH#42608014
Ex. San. MH
Rim=608.67
Inv=600.72 8" (W&SE)

Ex. Conc Walk

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.16
(#1) 8"(S)INV=596.99
8"(NE)INV=596.99

(PRIVATE) 62.00'-8"SAN
@0.70%Min. (PVC SDR-35)

Ex. 8" PVC San

Ex. Underground Electric (approximate location PP)

Ex. 4" Plastic Gas (approximate location PP)

Ex. 12" Water

Ex. B/C

MSD MH#42608013
Ex. San. MH
Rim=607.59
Inv=596.61 8" (NW&SE)

Jared Ellis Dr.

MSD MH#42608010
Ex. San. MH
Rim=606.05
Inv=594.06 8" (NE&SW)

63' R/W

60' R/W

N68°18'08"W 608.37'

MSD MH#42608015
Ex. San. MH
Rim=611.01
Inv=603.71 8" (E)

N21°41'52"E 542.47'

S21°41'52"W 542.47'

CROSSBUCK POINT

SWITCH LANE

JUNCTION LANE

SHORTLINE LANE

BOXCAR LANE

SPUR LANE

FUTURE HOTEL BY OTHERS

3033 JARED ELLIS DR
3049 JARED ELLIS DR
3015 JARED ELLIS DR
3023 JARED ELLIS DR
4605 JUNCTION LN
4601 JUNCTION LN
4603 JUNCTION LN
4604 SHORTLINE LN
4600 SHORTLINE LN
3031 SWITCH LN
3037 SPUR LN
3033 SPUR LN
3027 SPUR LN
3023 SPUR LN
3019 SPUR LN
3015 SPUR LN
3039 SPUR LN
3043 SPUR LN
3045 SPUR LN
3047 SPUR LN

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.77
(#3) 8"(E)INV=599.42

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.85
(#14) 8"(S)INV=602.26

(PRIVATE) 264.16'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.40
(#5) 8"(W)INV=599.52
8"(S)INV=599.52

(PRIVATE) 223.50'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 111.20'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.87
(#6) 8"(N)INV=600.30

(PRIVATE) 141.83'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.68
(#17) 8"(W)INV=600.46
8"(S)INV=600.46

(PRIVATE) 222.50'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 78.00'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ SECTION 1
W/ WATERTIGHT MH LID
T/RIM=608.60
(#7) 8"(E)INV=598.92
8"(S)INV=598.92
8"(W)INV=598.92

(PRIVATE) 110.80'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 143.50'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.97
(#12) 8"(E)INV=601.48
8"(S)INV=601.48
8"(N)INV=601.48

(PRIVATE) 133.03'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 137.00'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.32
(#2) 8"(E)INV=597.42
8"(W)INV=597.42
8"(N)INV=597.42

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.47
(#4) 8"(S)INV=597.96
8"(W)INV=597.96
8"(E)INV=597.96

(PRIVATE) 77.50'-8"SAN
@0.70%Min. (PVC SDR-35)

38.00'

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.98
(#10) 8"(W)INV=600.47
8"(E)INV=600.47
8"(S)INV=600.47

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.04
(#8) 8"(S)INV=599.46
8"(E)INV=599.46
8"(W)INV=599.46

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=608.62
(#15) 8"(E)INV=599.47
8"(W)INV=599.47
8"(S)INV=599.47

(PRIVATE) 145.00'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 77.00'-8"SAN
@0.70%Min. (PVC SDR-35)

(PRIVATE) 132.89'-8"SAN
@1.50%Min. (PVC SDR-35)

(PRIVATE) 133.01'-8"SAN
@1.50%Min. (PVC SDR-35)

(PRIVATE) 133.01'-8"SAN
@1.50%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=610.14
(#13) 8"(N)INV=602.41

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.96
(#16) 8"(N)INV=601.47

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.77
(#18) 8"(N)INV=602.02
8"(W)INV=602.02

(PRIVATE) 296.79'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=610.00
(#20) 8"(E)INV=605.86

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.82
(#11) 8"(N)INV=602.46

(PRIVATE) 251.49'-8"SAN
@0.70%Min. (PVC SDR-35)

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.99
(#19) 8"(E)INV=604.10
8"(W)INV=604.10

Sanitary Manhole
PER MSD ACC. NO.49037
W/ WATERTIGHT MH LID
T/RIM=609.82
(#9) 8"(N)INV=601.46

Lot #5
7.5763 ACRES

N68°18'08"W 608.37'

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

UTILITY NOTES

1. ALL SEWERS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
2. ALL SEWERS SHALL BE LAID AT LEAST EIGHTEEN (18) INCHES VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION.
2. SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

MSD SEWER NOTES

1. LEGEND:
   S.L. = SANITARY LATERAL
   CO = CLEANOUT
   FFE=BUILDING FINISH FLOOR ELEVATION
   INV=BUILDING UNIT LATERAL INVERTS
2. SANITARY LATERALS SHALL BE 6" PVC SDR-35 @ 2.0% MINIMUM. UNLESS OTHERWISE SHOWN ON PLAN.
3. IF LOWEST ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
4. ANY EXISTING MANHOLES CALLED TO BE ADJUSTED TO GRADE SHALL BE DONE SO IN ACCORDANCE WITH MSD STANDARD DRAWINGS FOR SANITARY MANHOLE ADJUSTMENT. ACCESSION NUMBER 49058 OR 49058-A.
5. PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

* SANITARY LATERALS SHALL BE LAID UNDER PROPOSED STORM SEWER.

Item	Revision Description	Date	Drawn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	06-16-23	MKS	JAB
3	Block Division	09-18-23	JAB	
4	Issue Construction Set	10-24-23	ETH	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MKS	JAB

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CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE SANITARY SEWER PLAN

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C401

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C401

Jared Ellis Dr.

SWITCH LANE

CROSSBUCK POINT

SHORTLINE LANE

BOXCAR LANE

JUNCTION LANE

SPUR LANE

Lot #3

Lot #4

Lot #5
7.5763 ACRES

Lot #6

Lot #7

Cast Fab Subdivision
P.B. 473, Pg. 49

Local Oakley LLC
O.R. 13820, Pg. 1995
051-0001-0025

N68°18'08"W 608.37'

S21°41'52"W 542.47'

N21°41'52"E 542.47'

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

NOTE

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2. SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

Basis of Bearing:
State Plane NAD83 (2011)

0 15 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
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5	Revised Per Client Revisions & Duke Coordination	11-17-23	MGS	JAB
6	Revised Per Client and Phasing Revision	03-01-24	MGS	JAB
7		01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DRAINAGE PLAN

bayer becker
www.bayerbecker.com
6000 Lakeside Boulevard, Suite A
Mason, OH 45040 - 513.336.6800

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C402

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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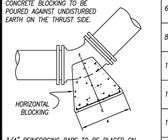
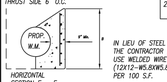
Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CVIDWG\21-0255 CD.DWG - Layout Tab: C402

NOTE:
PRESSURE RANGES AS SHOWN ARE OPERATING PRESSURES. CONCRETE AND STEEL QUANTITIES ARE CALCULATED USING OPERATING PRESSURE PLUS 50 P.S.I.

NOTE:
CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH ON THE THRUST SIDE.



3/4" REINFORCING BARS TO BE PLACED ON THRUST SIDE 6" O.C.



IN LIEU OF STEEL REINFORCING BARS, THE CONTRACTOR HAS THE OPTION TO USE WELDED WIRE FABRIC SHEETS (12X12–W5.5XW5.5) @ 42 LBS. PER 100 S.F.

SIZE	BEND ANGLE	75 P.S.I. & UNDER A	B	CU. YDS. CONC.	LBS. STEEL	75 P.S.I. TO 125 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL	125 P.S.I. TO 200 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL
4	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
	45	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
6	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
	45	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	15
8	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	17	1'0"	0'8"	0.1	17
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	17	1'0"	0'8"	0.1	17
	45	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	25	1'0"	0'8"	0.2	25
10	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	14	1'0"	0'8"	0.1	14
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.2	18	1'0"	0'8"	0.2	24
	45	1'0"	0'8"	0.2	–	1'0"	0'8"	0.3	35	1'0"	0'8"	0.4	46
12	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.2	17	1'0"	0'8"	0.2	23
	22 1/2	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	24	1'0"	0'8"	0.3	35
	45	1'0"	0'8"	0.3	–	1'0"	0'8"	0.4	45	1'0"	0'8"	0.6	62
16	11 1/4	1'0"	0'8"	0.2	16	1'0"	0'8"	0.2	21	1'0"	0'8"	0.3	30
	22 1/2	1'0"	0'8"	0.3	24	1'0"	0'8"	0.3	31	1'0"	0'8"	0.4	43
	45	1'0"	0'8"	0.6	34	1'0"	0'8"	0.8	60	1'0"	0'8"	1.2	120
20	11 1/4	1'0"	0'8"	0.3	21	1'0"	0'8"	0.4	30	1'0"	0'8"	0.5	41
	22 1/2	1'0"	0'8"	0.4	30	1'0"	0'8"	0.5	42	1'0"	0'8"	1.2	85
	45	1'0"	0'8"	1.0	74	1'0"	0'8"	1.4	108	1'0"	0'8"	2.2	160

GREATER CINCINNATI WATER WORKS

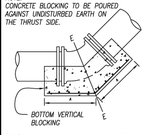
CONCRETE BLOCKING FOR FITTINGS

HORIZONTAL BENDS

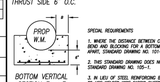
APPROVED	DATE	STANDARD DRAWING
	1/4/13	101- 1

NOTE:
PRESSURE RANGES AS SHOWN ARE OPERATING PRESSURES. CONCRETE AND STEEL QUANTITIES ARE CALCULATED USING OPERATING PRESSURE PLUS 50 P.S.I.

NOTE:
CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH ON THE THRUST SIDE.



3/4" REINFORCING BARS TO BE PLACED ON THRUST SIDE 6" O.C.



SPECIAL REQUIREMENTS
1. WHERE THE DISTANCE BETWEEN CONCRETE BLOCKING FOR A TOP VERTICAL BEND AND BLOCKING FOR A BOTTOM VERTICAL BEND IS LESS THAN 3 FEET APART, STANDARD DRAWING NO. 101–4 SHALL APPLY.
2. THIS STANDARD DRAWING DOES NOT APPLY TO CREEK CROSSING, SEE STANDARD DRAWING NO. 105–1.
3. IN LIEU OF STEEL REINFORCING BARS, THE CONTRACTOR HAS THE OPTION TO USE WELDED WIRE FABRIC SHEETS (12X12–W5.5XW5.5) @ 42 LBS. PER 100 S.F.

SIZE	BEND ANGLE	75 P.S.I. & UNDER A	B	CU. YDS. CONC.	LBS. STEEL	75 P.S.I. TO 125 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL	125 P.S.I. TO 200 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL
4	11 1/4	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	15	1'0"	0'8"	0.1	15
	22 1/2	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	15	1'0"	0'8"	0.1	15
	45	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	15	1'0"	0'8"	0.1	15
6	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	16
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	16
	45	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	16	1'0"	0'8"	0.1	16
8	11 1/4	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	20	1'0"	0'8"	0.1	20
	22 1/2	1'0"	0'8"	0.1	–	1'0"	0'8"	0.1	20	1'0"	0'8"	0.1	20
	45	1'0"	0'8"	0.2	–	1'0"	0'8"	0.1	20	1'0"	0'8"	0.2	20
10	11 1/4	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	21	1'0"	0'8"	0.2	21
	22 1/2	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	21	1'0"	0'8"	0.2	21
	45	1'0"	0'8"	0.3	–	1'0"	0'8"	0.3	30	1'0"	0'8"	0.3	30
12	11 1/4	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	20	1'0"	0'8"	0.2	22
	22 1/2	1'0"	0'8"	0.2	–	1'0"	0'8"	0.2	21	1'0"	0'8"	0.2	21
	45	1'0"	0'8"	0.3	–	1'0"	0'8"	0.3	30	1'0"	0'8"	0.3	30
16	11 1/4	1'0"	0'8"	0.3	27	1'0"	0'8"	0.3	27	1'0"	0'8"	0.3	27
	22 1/2	1'0"	0'8"	0.3	28	1'0"	0'8"	0.4	38	1'0"	0'8"	0.5	48
	45	1'0"	0'8"	0.6	60	1'0"	0'8"	0.7	71	1'0"	0'8"	0.9	94
20	11 1/4	1'0"	0'8"	0.3	31	1'0"	0'8"	0.3	31	1'0"	0'8"	0.5	44
	22 1/2	1'0"	0'8"	0.5	44	1'0"	0'8"	0.5	44	1'0"	0'8"	0.6	59
	45	1'0"	0'8"	0.9	90	1'0"	0'8"	1.2	110	1'0"	0'8"	1.4	138

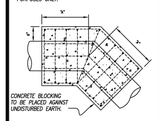
GREATER CINCINNATI WATER WORKS

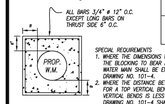
CONCRETE BLOCKING FOR FITTINGS

BOTTOM VERTICAL BENDS

APPROVED	DATE	STANDARD DRAWING
	1/4/13	101- 2

NOTE:
1. PRESSURE RANGES AS SHOWN ARE OPERATING PRESSURES. CONCRETE AND STEEL QUANTITIES ARE CALCULATED USING OPERATING PRESSURE PLUS 50 P.S.I.
2. CONCRETE AND STEEL QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY.





SIZE	BEND ANGLE	75 P.S.I. & UNDER A	B	CU. YDS. CONC.	LBS. STEEL	75 P.S.I. TO 125 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL	125 P.S.I. TO 200 P.S.I. A	B	CU. YDS. CONC.	LBS. STEEL
4"	11 1/4	1'0"	0'8"	0.2	35	1'0"	0'8"	0.2	35	1'0"	0'8"	0.2	35
	22 1/2	1'0"	0'8"	0.2	36	1'0"	0'8"	0.2	36	1'0"	0'8"	0.3	55
	45	1'0"	0'8"	0.3	55	1'0"	0'8"	0.3	55	1'0"	0'8"	0.5	100
6"	11 1/4	1'0"	0'8"	0.3	44	1'0"	0'8"	0.3	44	1'0"	0'8"	0.4	67
	22 1/2	1'0"	0'8"	0.4	67	1'0"	0'8"	0.4	67	1'0"	0'8"	0.6	99
	45	1'0"	0'8"	0.6	99	1'0"	0'8"	0.6	110	1'0"	0'8"	1.1	176
8"	11 1/4	1'0"	0'8"	0.3	73	1'0"	0'8"	0.4	73	1'0"	0'8"	0.5	73
	22 1/2	1'0"	0'8"	0.5	73	1'0"	0'8"	0.6	105	1'0"	0'8"	1.1	150
	45	1'0"	0'8"	0.9	120	1'0"	0'8"	1.3	210	1'0"	0'8"	2.1	300
10"	11 1/4	1'0"	0'8"	0.5	85	1'0"	0'8"	0.5	85	1'0"	0'8"	0.7	115
	22 1/2	1'0"	0'8"	0.8	85	1'0"	0'8"	1.0	134	1'0"	0'8"	1.4	188
	45	1'0"	0'8"	1.4	168	1'0"	0'8"	2.2	278	1'0"	0'8"	3.4	435
12"	11 1/4	1'0"	0'8"	0.6	95	1'0"	0'8"	0.6	95	1'0"	0'8"	0.8	118
	22 1/2	1'0"	0'8"	0.9	118	1'0"	0'8"	1.2	168	1'0"	0'8"	2.1	240
	45	1'0"	0'8"	2.1	240	1'0"	0'8"	3.2	403	1'0"	0'8"	4.7	605
16"	11 1/4	1'0"	0'8"	0.7	121	1'0"	0'8"	0.7	121	1'0"	0'8"	0.9	155
	22 1/2	1'0"	0'8"	1.2	155	1'0"	0'8"	1.2	211	1'0"	0'8"	4.1	303
	45	1'0"	0'8"	3.8	484	1'0"	0'8"	6.3	774	1'0"	0'8"	8.8	963

SPECIAL REQUIREMENTS
1. WHERE THE DIMENSIONS INDICATED WILL NOT PERMIT THE BLOCKING TO BEAR AGAINST UNDISTURBED EARTH, WATER MAIN SHALL BE ENCASED AS SHOWN ON STANDARD DRAWING NO. 101–4.
2. WHERE THE DISTANCE BETWEEN CONCRETE BLOCKING FOR A TOP VERTICAL BEND AND BLOCKING FOR A BOTTOM VERTICAL BENDS IS LESS THAN 3 FEET APART, STANDARD DRAWING NO. 101–4 SHALL APPLY.
3. THIS STANDARD DRAWING DOES NOT APPLY TO CREEK CROSSING, SEE STANDARD DRAWING NO. 105–1.

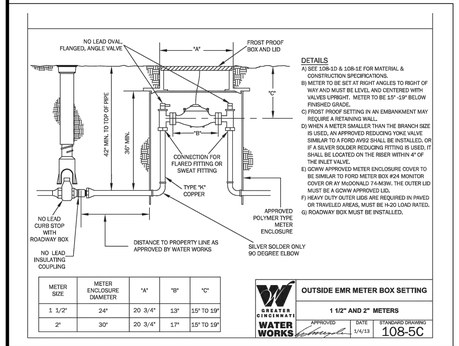
NOTE:
IN LIEU OF STEEL REINFORCING BARS, THE CONTRACTOR HAS THE OPTION TO USE WELDED WIRE FABRIC SHEETS (12 x 12 – # 5.8 x # 5.8) @ 42 LBS PER 100 S.F.

GREATER CINCINNATI WATER WORKS

CONCRETE BLOCKING FOR FITTINGS

TOP VERTICAL BENDS

APPROVED	DATE	STANDARD DRAWING
	1/4/13	101- 3



DETAILS
A) SEE 1208-LD & 1208-SE FOR MATERIAL & CONSTRUCTION SPECIFICATIONS.
B) METER TO BE SET AT RIGHT ANGLES TO RIGHT OF WAY AND MUST BE LEVEL AND CENTERED WITH VALVES UPRIGHT. METER TO BE 15"–19" BELOW FINISHED GRADE.
C) FROST PROOF SETTING IN AN EMBANKMENT MAY REQUIRE A RETAINING WALL.
D) WHEN A METER SMALLER THAN THE BRANCH SIZE IS USED, AN APPROVED REDUCING YOKE VALVE SIMILAR TO A FORD AW52 SHALL BE INSTALLED, OR IF A SILVER SOLDER REDUCING FITTING IS USED, IT SHALL BE LOCATED ON THE RISER WITHIN 4" OF THE INLET VALVE.
E) GCWW APPROVED METER ENCLOSURE COVER TO BE SIMILAR TO FORD METER BOX #24 MONITOR COVER OR AY MCDONALD 7-H-MOW. THE OUTER LID MUST BE A GCWW APPROVED LID.
F) HEAVY DUTY OUTER LIDS ARE REQUIRED IN PAVED OR TRAVELED AREAS, MUST BE H-20 LOAD RATED.
G) ROADWAY BOX MUST BE INSTALLED.

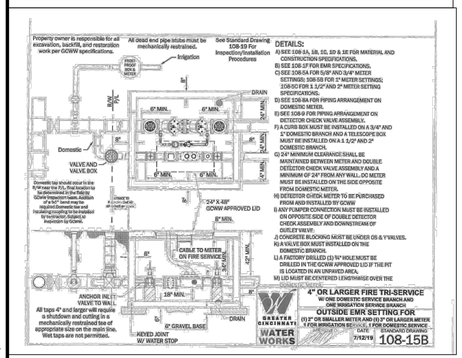
METER SIZE	METER ENCLOSURE DIAMETER	"A"	"B"	"C"
1 1/2"	24"	20 3/4"	13"	15" TO 19"
2"	30"	20 3/4"	17"	15" TO 19"

GREATER CINCINNATI WATER WORKS

OUTSIDE EMR METER BOX SETTING

1 1/2" AND 2" METERS

APPROVED	DATE	STANDARD DRAWING
	1/4/13	108-5C



DETAILS:
A) SEE 1208-SA, SB, SC, SD & SE FOR MATERIAL AND CONSTRUCTION SPECIFICATIONS.
B) SEE 1208.37 FOR PIPING SPECIFICATIONS.
C) SEE 1208-SA FOR 5/8" AND 3/4" METER SETTINGS; 1208-SB FOR 1" METER SETTINGS; 1208-SC FOR 1 1/2" AND 2" METER SETTING SPECIFICATIONS.
D) SEE 1208-BA FOR PIPING ARRANGEMENT ON DOMESTIC METER.
E) SEE 1208-9 FOR PIPING ARRANGEMENT ON DETECTOR CHECK VALVE ASSEMBLY.
F) A CURB BOX MUST BE INSTALLED ON A 3/4" AND 1" DOMESTIC BRANCH AND A TELESCOPE BOX MUST BE INSTALLED ON A 1 1/2" AND 2" DOMESTIC BRANCH.
G) 24" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN METER AND DOUBLE DETECTOR CHECK VALVE ASSEMBLY AND A MINIMUM OF 24" FROM ANY WALL. DC METER MUST BE INSTALLED ON THE SIDE OPPOSITE FROM DOMESTIC METER.
H) DETECTOR GV-DCDA METER TO BE PURCHASED FROM AND INSTALLED BY GCWW
I) ANY PUMPER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DOUBLE DETECTOR CHECK ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
J) CONCRETE BLOCKING MUST BE UNDER OS & Y VALVES.
K) A VALVE BOX MUST INSTALLED ON THE DOMESTIC BRANCH.
L) A FACTORY DRILLED (3) ¾" HOLE MUST BE DRILLED IN THE GCWW APPROVED LID IF THIS PIT IS LOCATED IN AN UNPAVED AREA.
M) LID MUST BE CENTERED LENGTHWISE OVER THE

GREATER CINCINNATI WATER WORKS

4" OR LARGER FIRE TRI-SERVICE
W/ ONE DOMESTIC SERVICE BRANCH AND ONE IRRIGATION SERVICE BRANCH
OUTSIDE EMR SETTING FOR
(1) 3" OR SMALLER METER AND (0) 2" OR LARGER METER
FOR IRRIGATION SERVICE FROM DOMESTIC METER

APPROVED	DATE	STANDARD DRAWING
	7/12/19	108-15B

811
Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

BRANCH APPLICATION PLAN VERITY DISCLAIMER

THIS PLAT/SHEET HAS BEEN PREPARED BY THE APPLICANT FOR WATER SERVICE.

ALL EXISTING UTILITY AND RECORD INFORMATION DEPICTED ON THE DRAWING; INCLUDING BUILDING FOOTPRINT (WHICH MUST SHOW ANY ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY, INCLUDING; BUT NOT LIMITED TO; BASEMENT AREAS, ROOT CELLARS AND COAL CHUTES), PARCEL AND EASEMENT INFORMATION, ROADWAY AND RIGHT OF WAY LOCATION ARE THE RESULT OF RESEARCH BY THIS APPLICANT.

ANY AND ALL DAMAGES OR NEED FOR ADDITIONAL WORK; RESULTING FROM INACCURACY ON THE PART OF THE APPLICANT IS THE APPLICANT'S SOLE FINANCIAL RESPONSIBILITY.

BRANCH MATERIAL

1-12" SOLID SLEEVE, 2 M.J.
4-12" MEGALUG ASSEMBLY
1-12"x8" TEE, 2 M.J. x FLG
1- 8" VALVE, FLG x M.J.
1- 8" FLG TYTE RUBBER GASKET
1- 8"x2" SERVICE SADDLE
1- 2" FERRULE
1- 2" CURB STOP
1- 2" INSULATING COUPLING
1- 2" 90 BEND
1- 8"x4" SERVICE SADDLE
1-4" FERRULE
1- 4" CURB STOP
1- 4" INSULATING COUPLING
1- 4" 90 BEND
1- VALVE BOX COMPLETE
1- VALVE BOX FROST PLUG
1- BOXLOX ALIGNMENT DEVICE

GCWW WATER MAIN NOTES

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE C900 DR18 FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
9. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.

NOTE

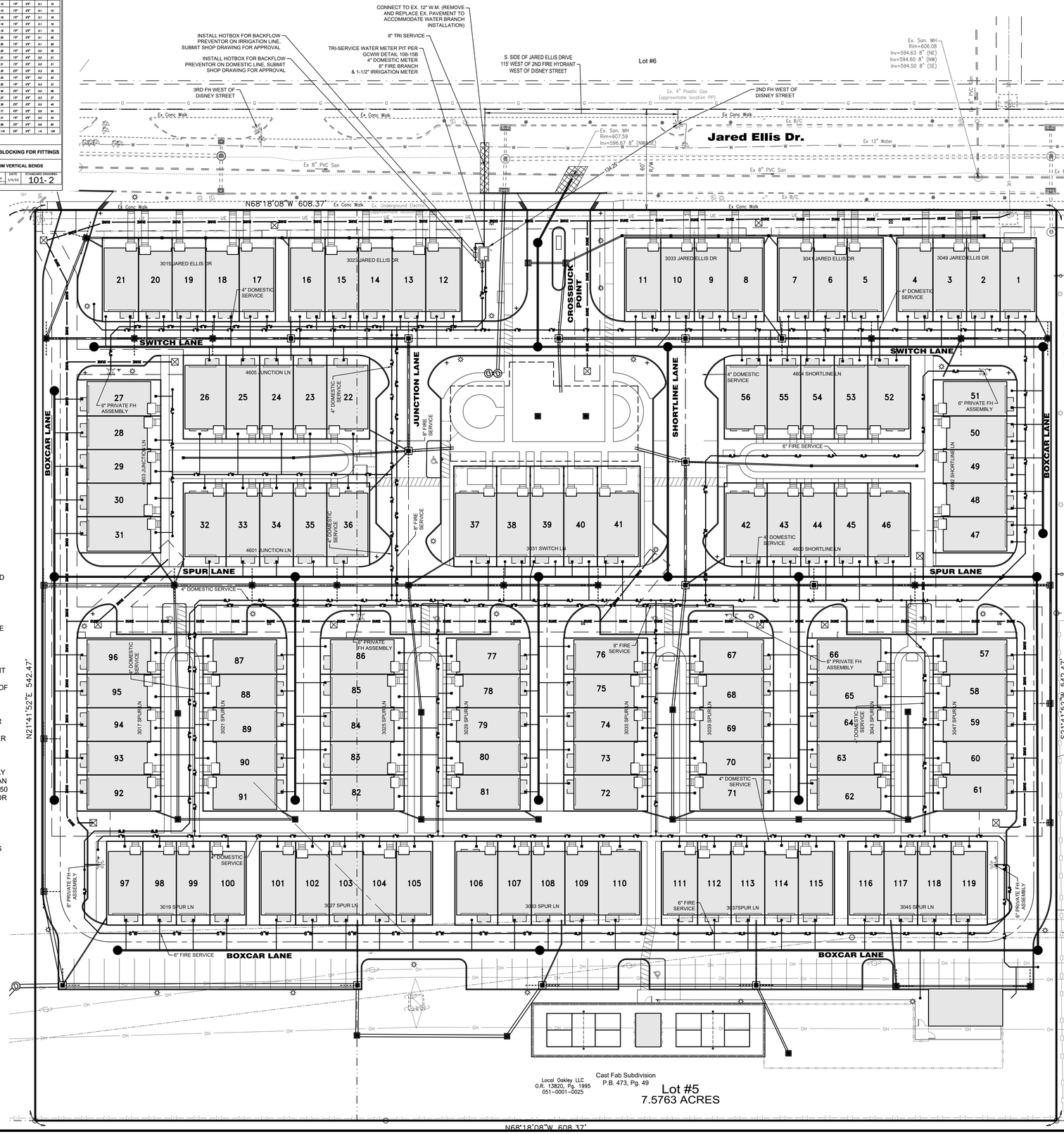
1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)



Basis of Bearing: State Plane NAD83 (2011)
0 15 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	06-16-23	MKS	JAB
3	Block Division	08-18-23	JAB	
4	Shale Grove Client Set	10-24-23	ETH	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MKS	JAB

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CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL WATER SERVICE PLAN

bayer becker
www.bayerbecker.com
6070 Hillandale Drive, Suite A
Mason, OH 45040 · 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C403

Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CVDWG\21-0255 CD.DWG - Layout Tab: C403

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE; BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT

DUKE DUKE — JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

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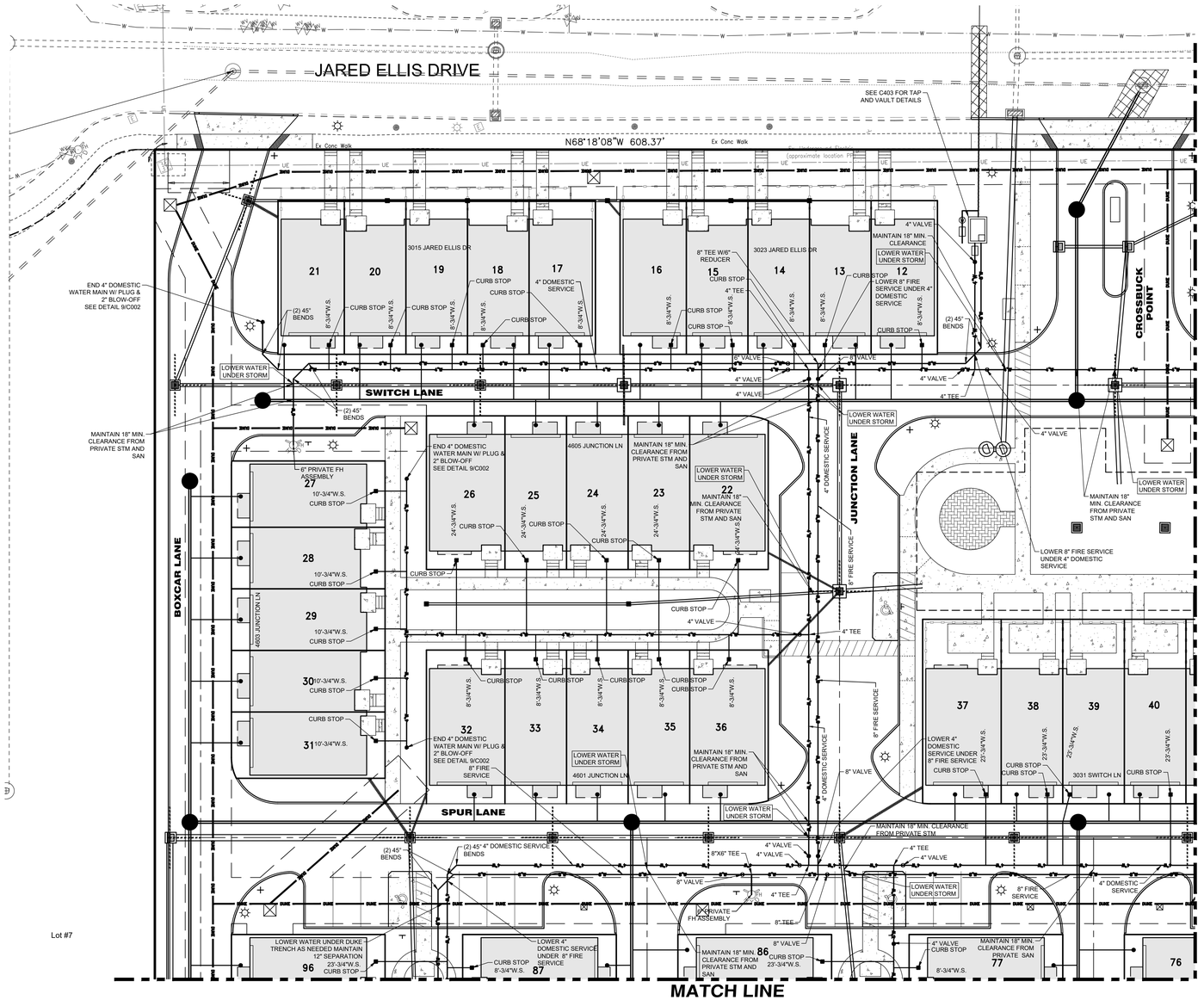

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

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5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHWEST)

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

Drawing: 21-0255.CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C404

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Plot time: Jan 10, 2025 - 1:59pm
Drawing name: J:\2021\21-0255\CVIDWG\21-0255.CD.DWG - Layout Tab: C404

LEGEND

REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS

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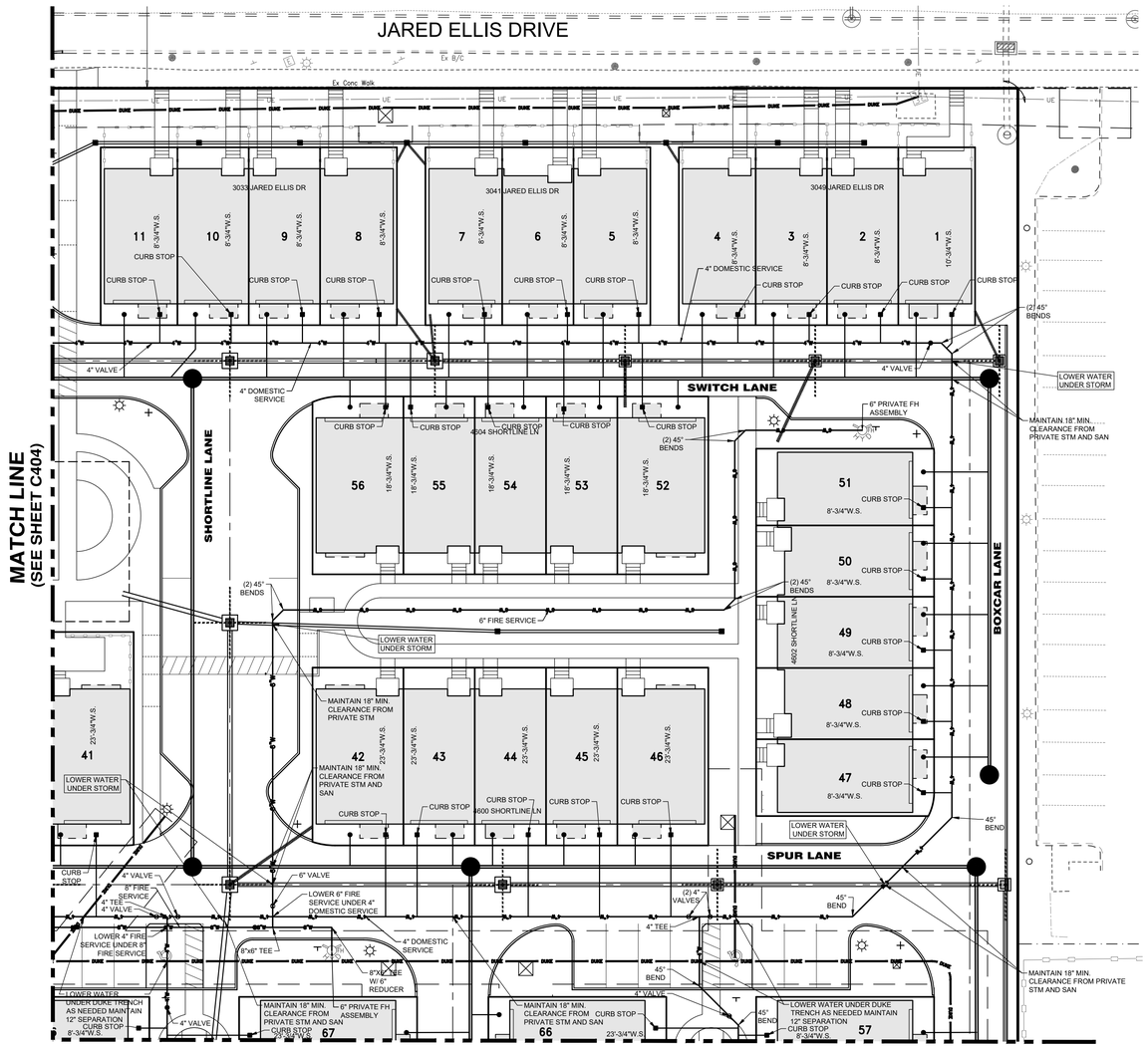

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SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHEAST)

bayer becker
www.bayerbecker.com
6070 Tyler Mill Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing:	21-0255 CD
Drawn by:	ETH
Checked By:	JAB
Issue Date:	01-06-23
Sheet:	C405

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Drawing name: J:\2021\21-0255\CVDWG\21-0255 CD.DWG - Layout Tab: C405

LEGEND

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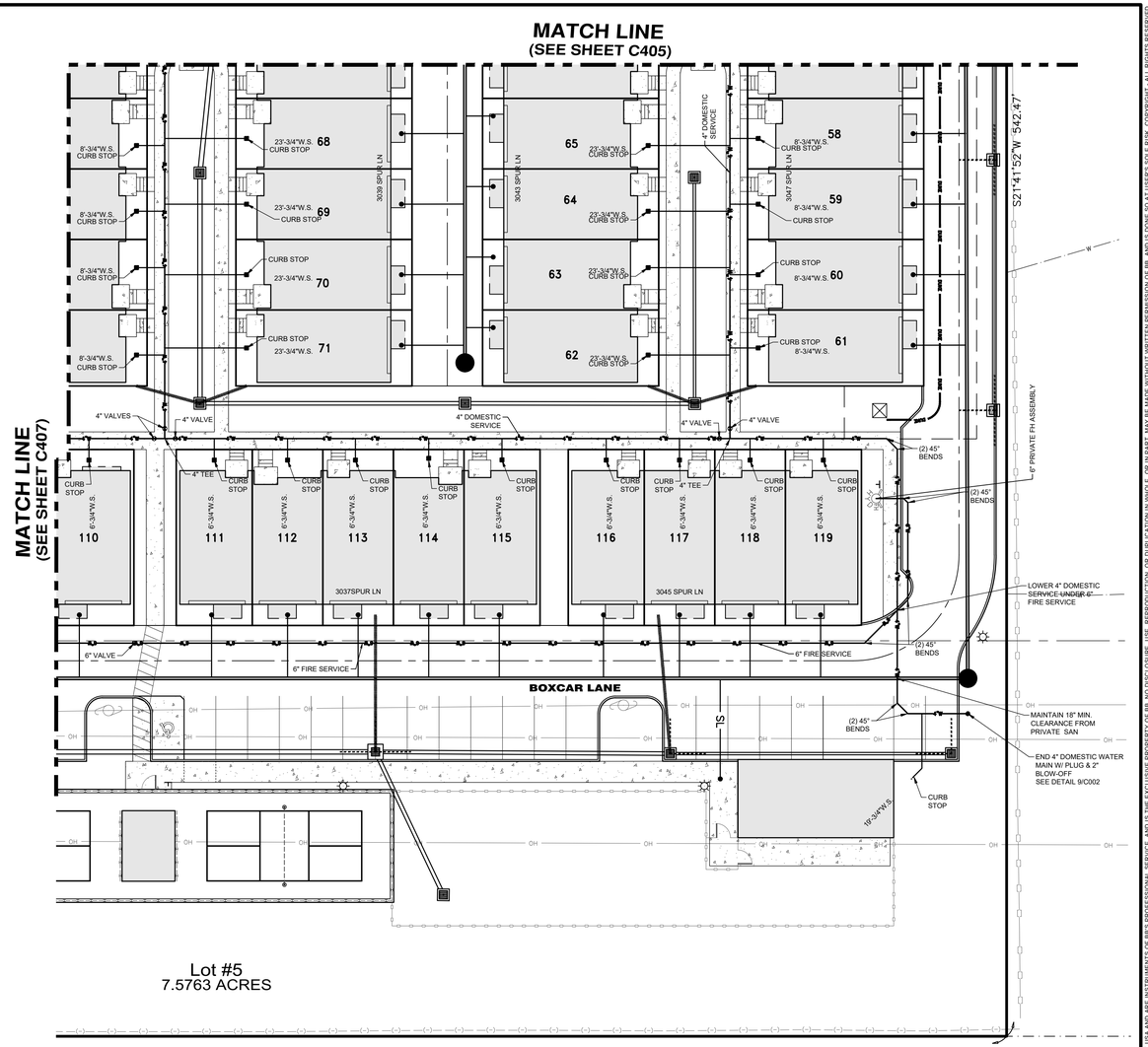

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SCALE: 1" = 20'

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CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (SOUTHEAST)

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

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: **C406**

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Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C406

LEGEND

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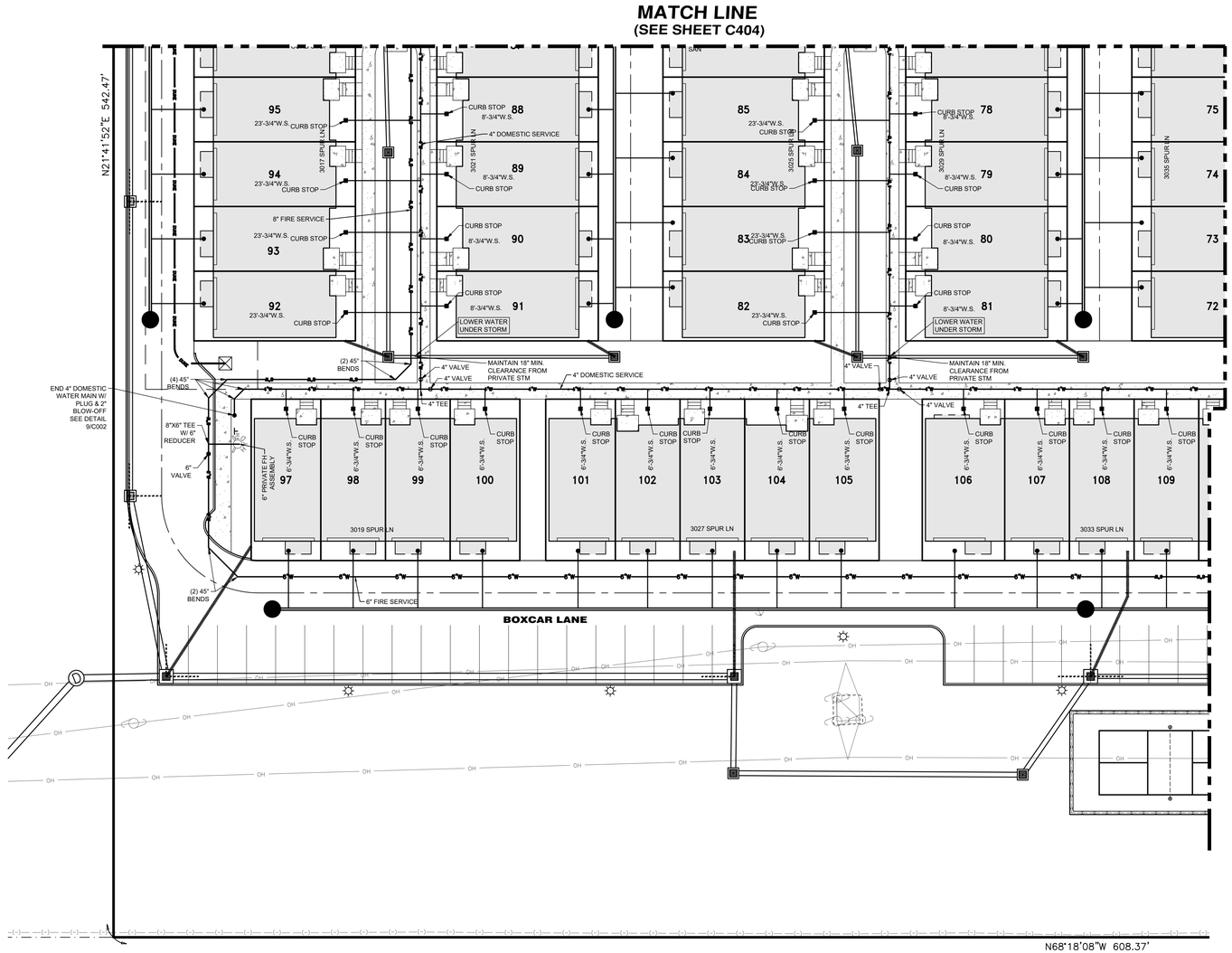

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Basis of Bearing: State Plane NAD83 (2011)

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SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (SOUTHWEST)

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

Drawing: 21-0255 CD
Drawn by: ETH
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Issue Date: 01-06-23
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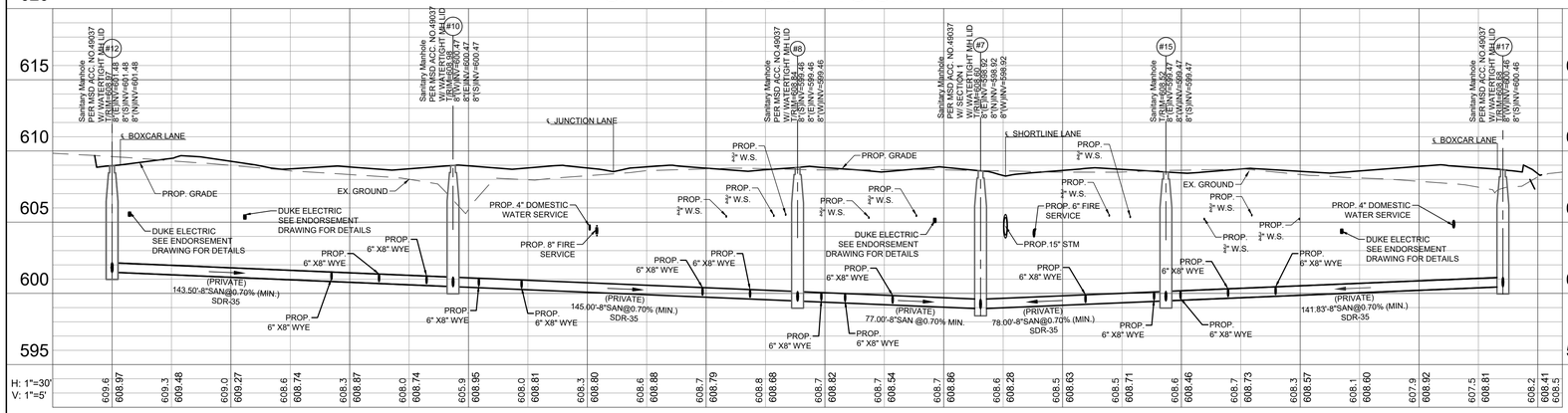
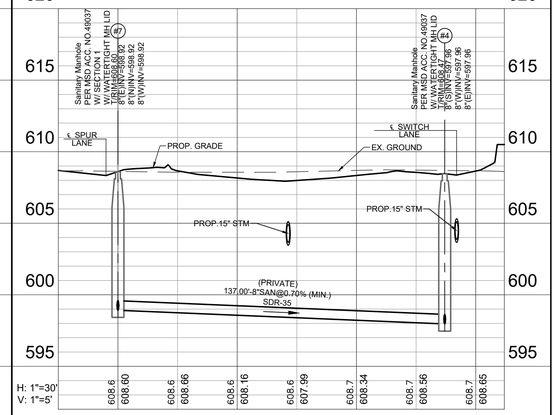
Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 CD.DWG - Layout Tab: C407

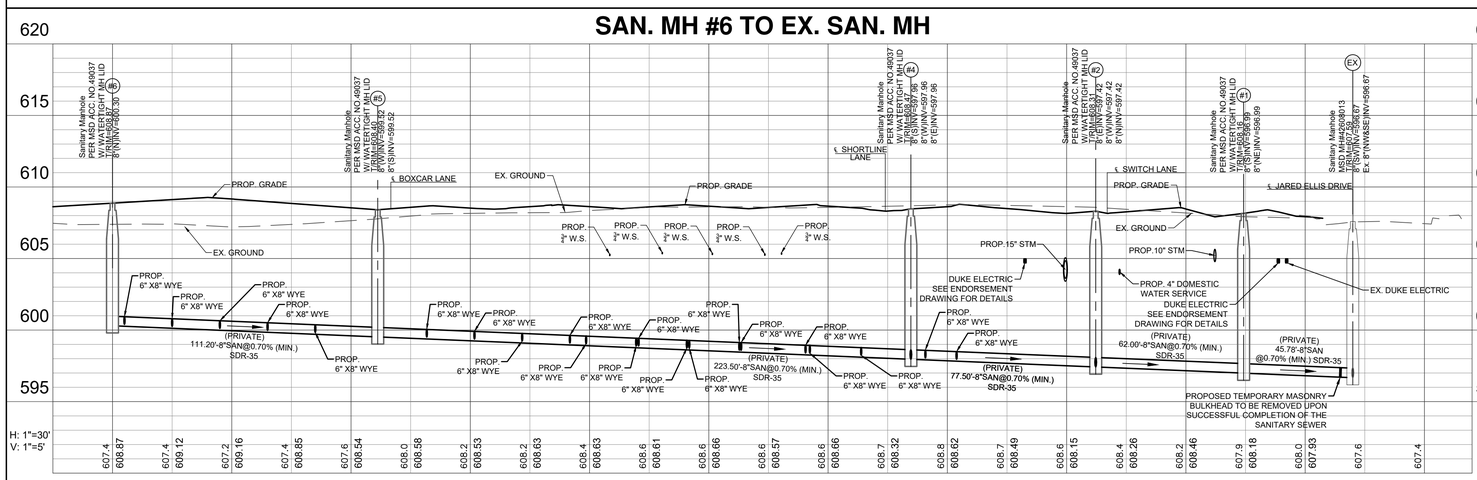
SAN. MH #12 & #17 TO SAN. MH #7



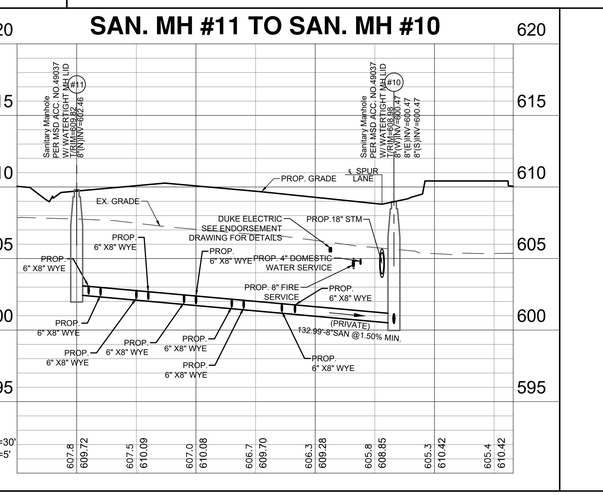
SAN. MH #7 TO SAN. MH #4



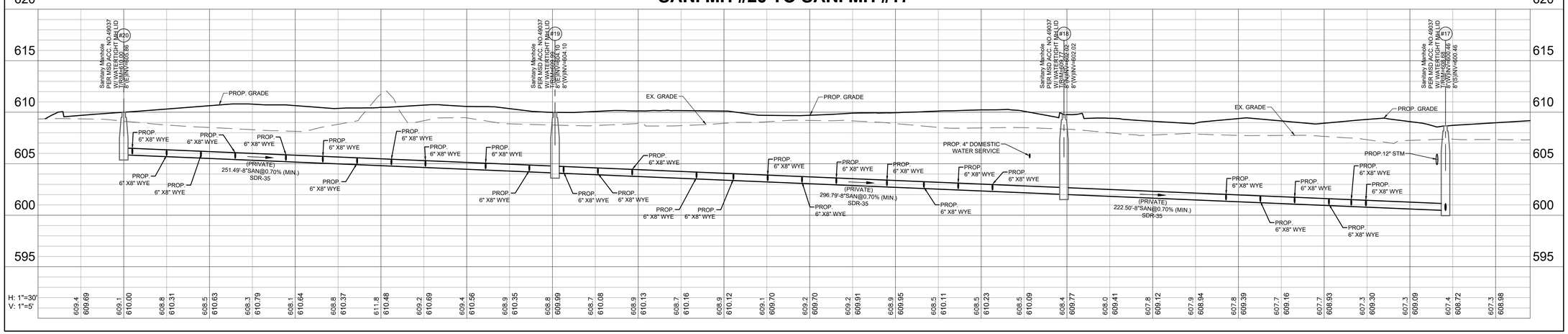
SAN. MH #6 TO EX. SAN. MH



SAN. MH #11 TO SAN. MH #10



SAN. MH #20 TO SAN. MH #17



GRAPHIC SCALE
(VERTICAL) 1 inch = 5 ft.
(HORIZONTAL) 1 inch = 30 ft.
10 5 0 10
0 15 30 60

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NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

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SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

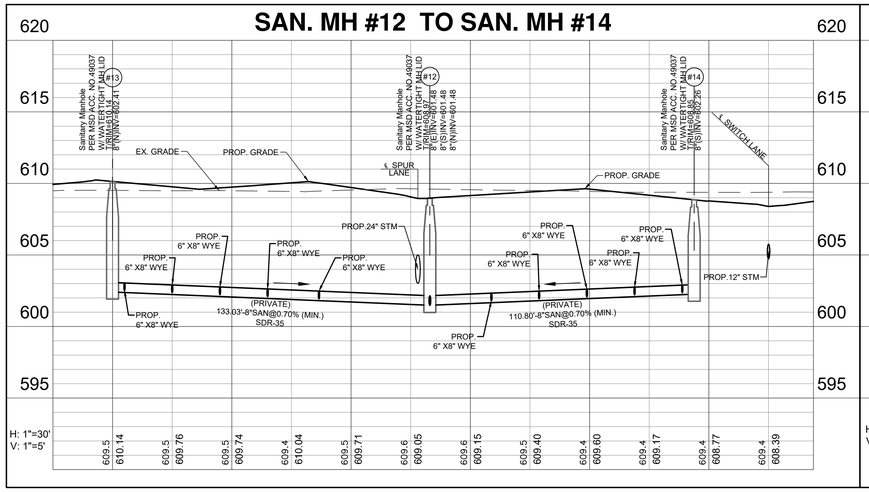
SANITARY SEWER PROFILE

bayer becker
www.bayerbecker.com
6960 Worthington Road, Suite A
Mason, OH 45040 - 513.336.6800

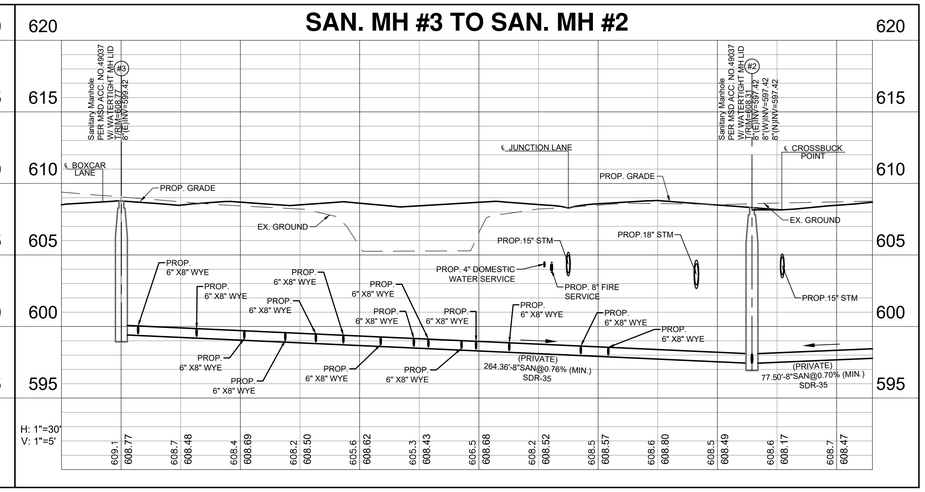
Drawing: 21-0255 PROFILES
Drawn by: MTL
Checked By: JAB
Issue Date: 01-06-23
Sheet: C408

Plot time: Jan 10, 2025 - 11:53am
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 Profiles.dwg - Layout Tab: C408

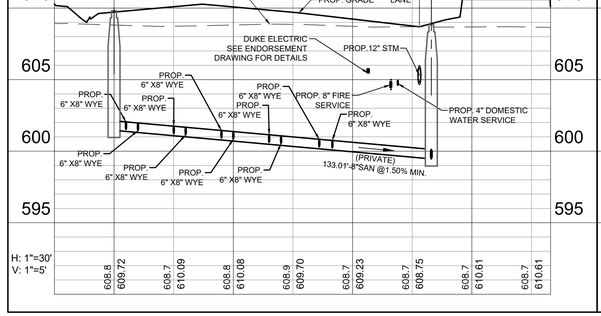
SAN. MH #12 TO SAN. MH #14



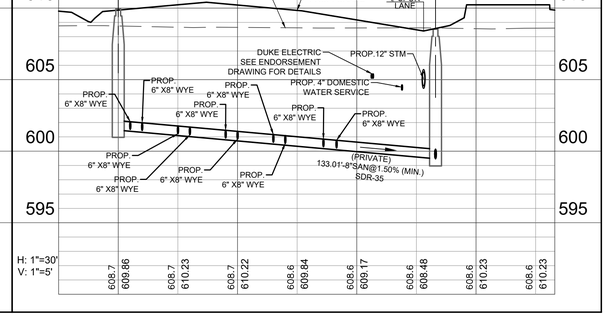
SAN. MH #3 TO SAN. MH #2



SAN. MH #9 TO SAN. MH #8



SAN. MH #16 TO SAN. MH #15



GRAPHIC SCALE

(VERTICAL) 1 inch = 5 ft.

10 5 0 10

0 15 30 60

(HORIZONTAL) 1 inch = 30 ft.

811 Know what's **below.** **Call** before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

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Item	Revision Description	Date	Drwn	Chk

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

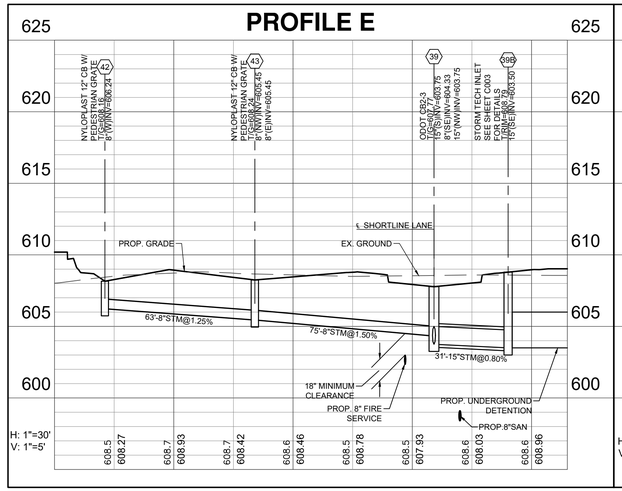
SANITARY SEWER PROFILE

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

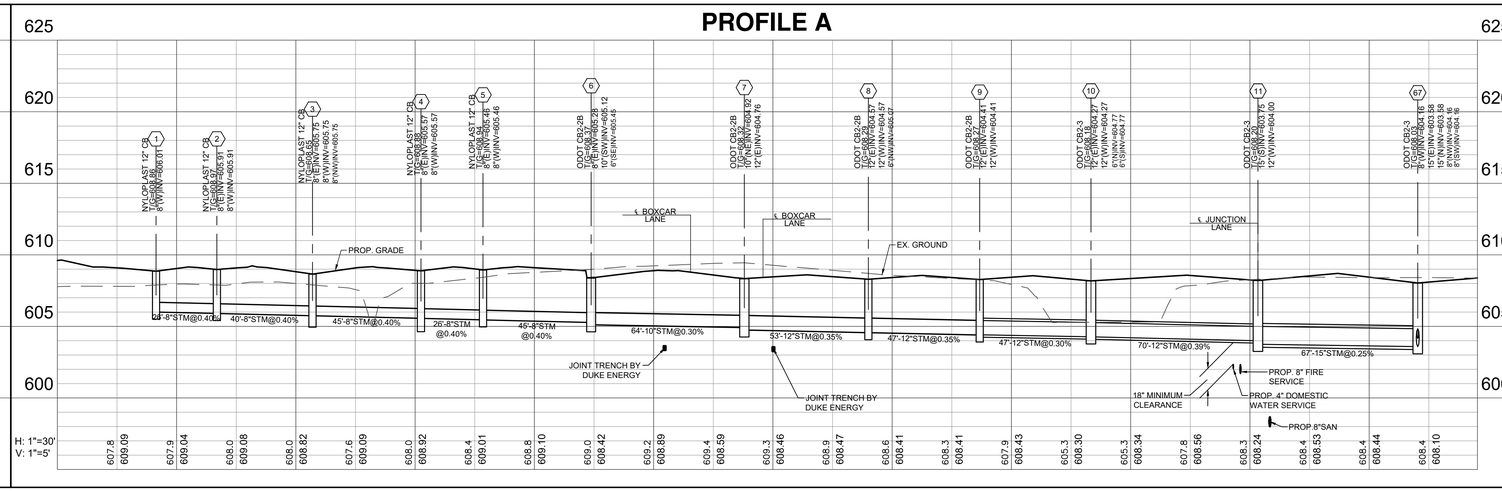
Drawing: 21-0255 PROFILES
Drawn by: MGS
Checked By: JAB
Issue Date: 01-10-25
Sheet: **C409**

Plot time: Jan 10, 2025 - 11:55am
Drawing name: J:\2021\21-0255\CVDWG\21-0255 Profiles.dwg - Layout Tab: C409

PROFILE E



PROFILE A



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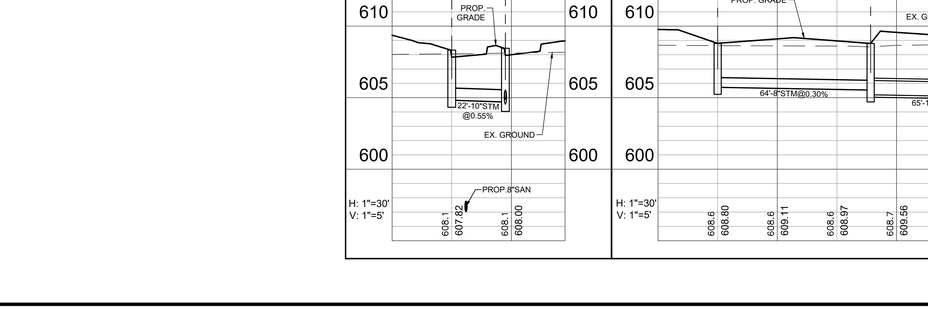

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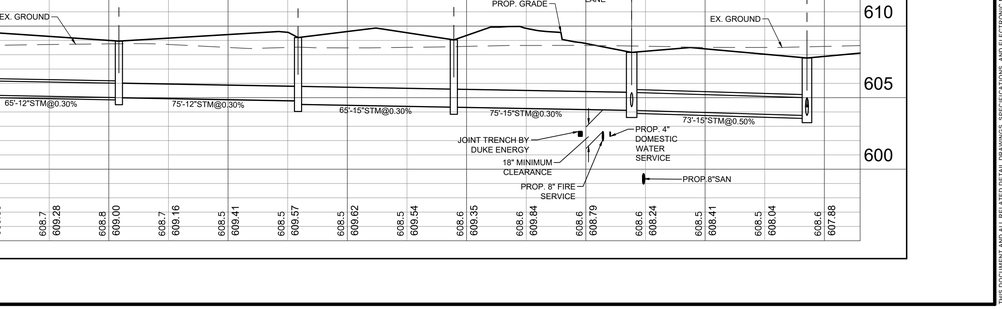
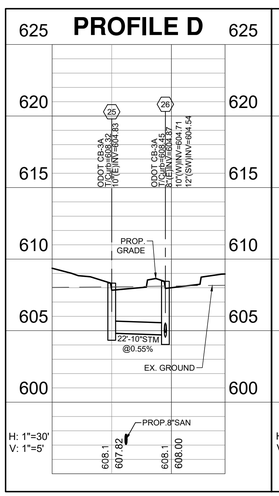
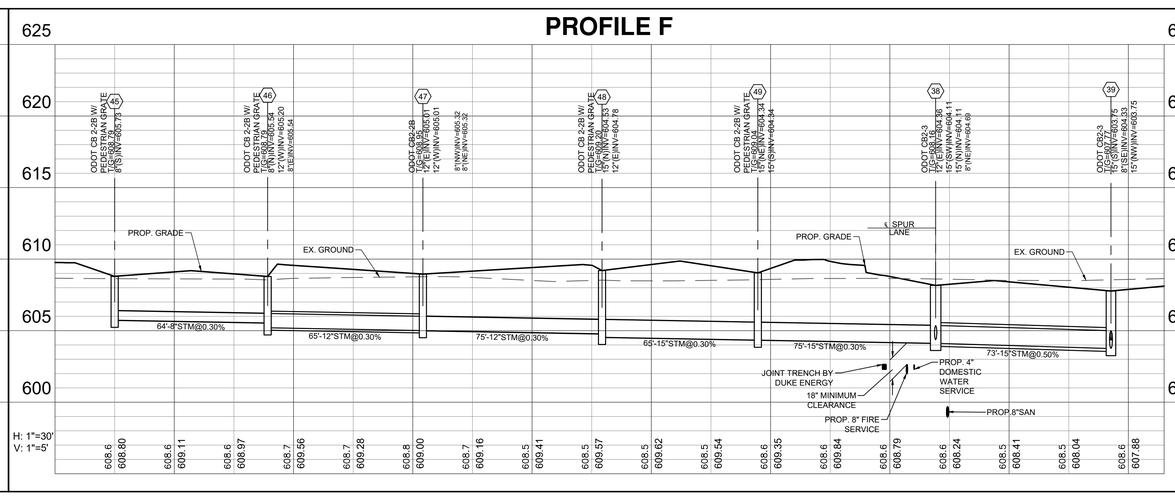


PROFILE D



PROFILE F



GRAPHIC SCALE
(VERTICAL)
1 inch = 5 ft.
(HORIZONTAL)
1 inch = 30 ft.

Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Plot time: Jan 10, 2025 - 11:57am
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 STORM PROFILES.DWG - Layout Tab: C410

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

Item	Revision Description	Date	Drawn	Chk
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	06-16-23	MGS	JAB
3	Block Division	09-18-23	JAB	
4	Duke Coordination Set	10-24-23	AGC	JAB
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AGC	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

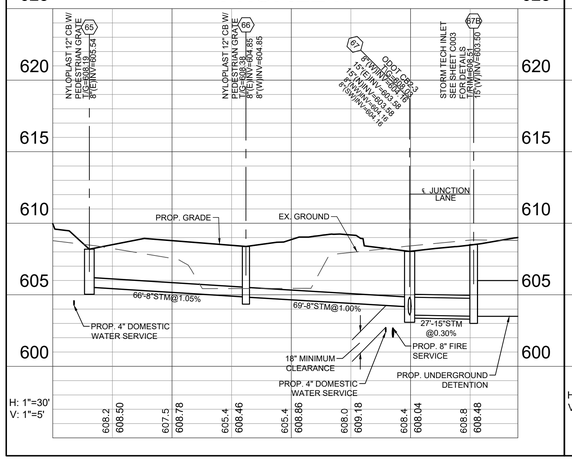
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

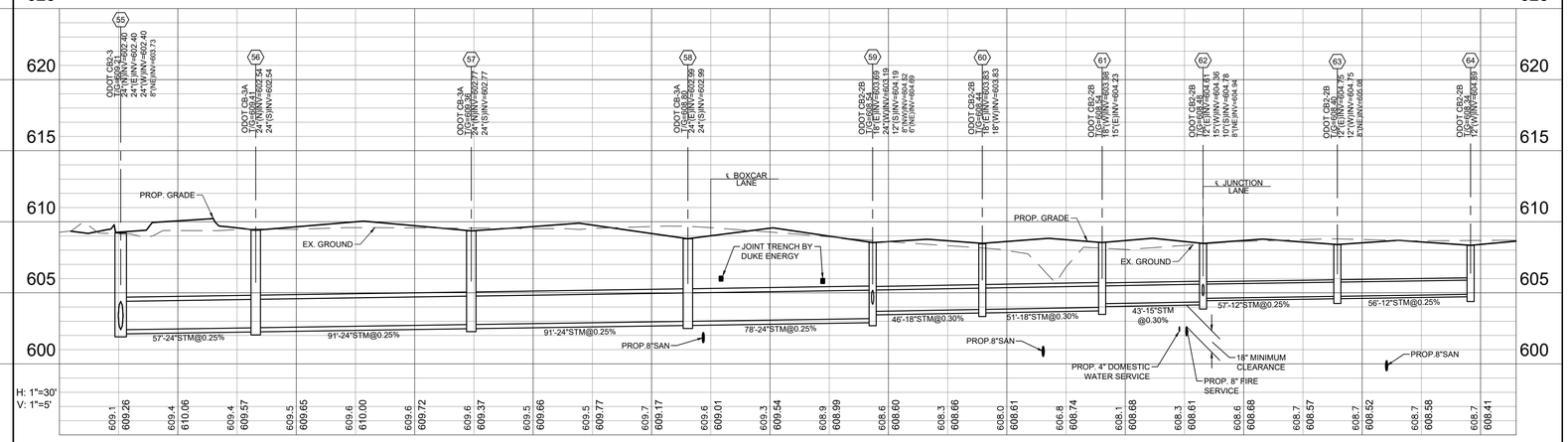
bayer becker
www.bayerbecker.com
6960 Worthington Road, Suite A
Mason, OH 45040 - 513.336.6800

Drawing: 21-0255 STORM PROFILES
Drawn by: JMW
Checked By: JAB
Issue Date: 01-06-23
Sheet: C410

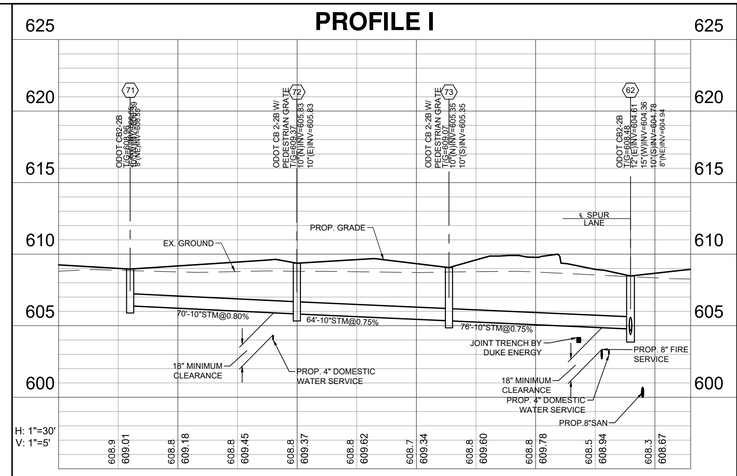
PROFILE H



PROFILE K



PROFILE I



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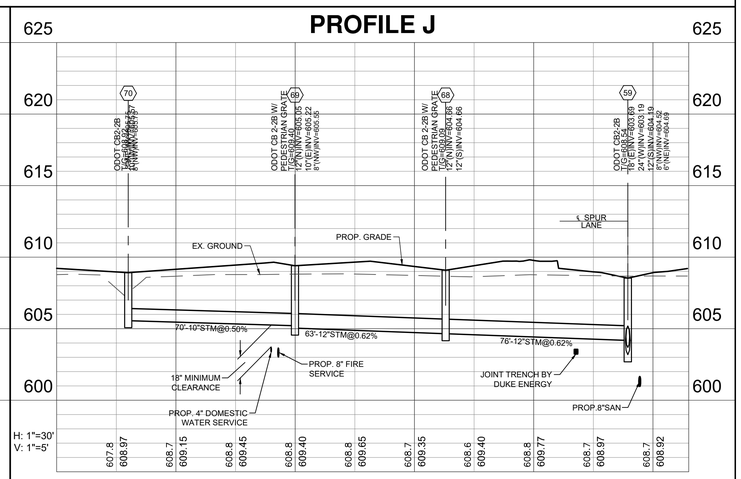
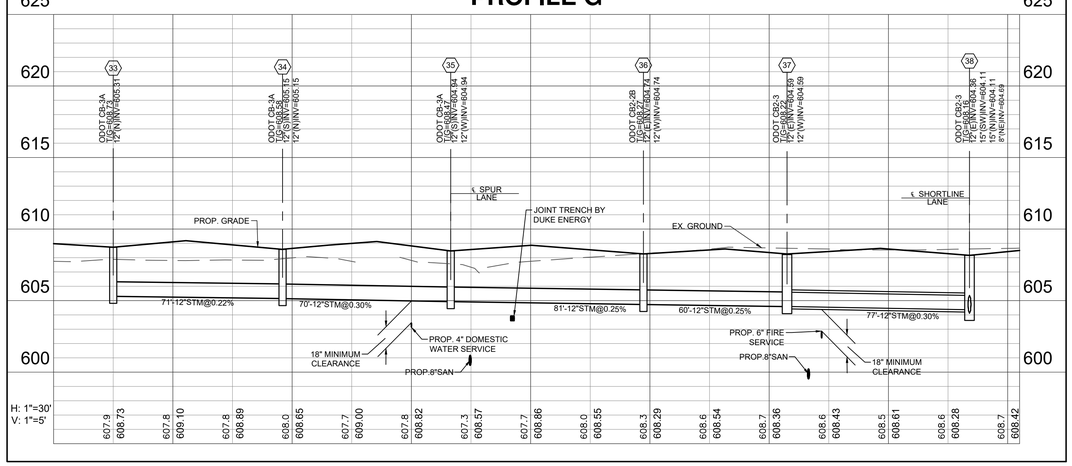
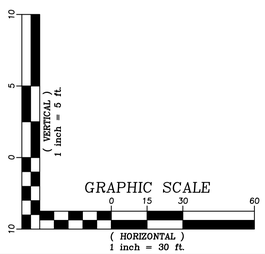


PROFILE G





811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED

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1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-12-23	MKS	JAB
3	Block Division	06-16-23	JAB	
4	Duke Energy Client Set	10-24-23	EAL	
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AQG	JAB
6	Revised Per Client and Phasing Revision	01-10-25	MKS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

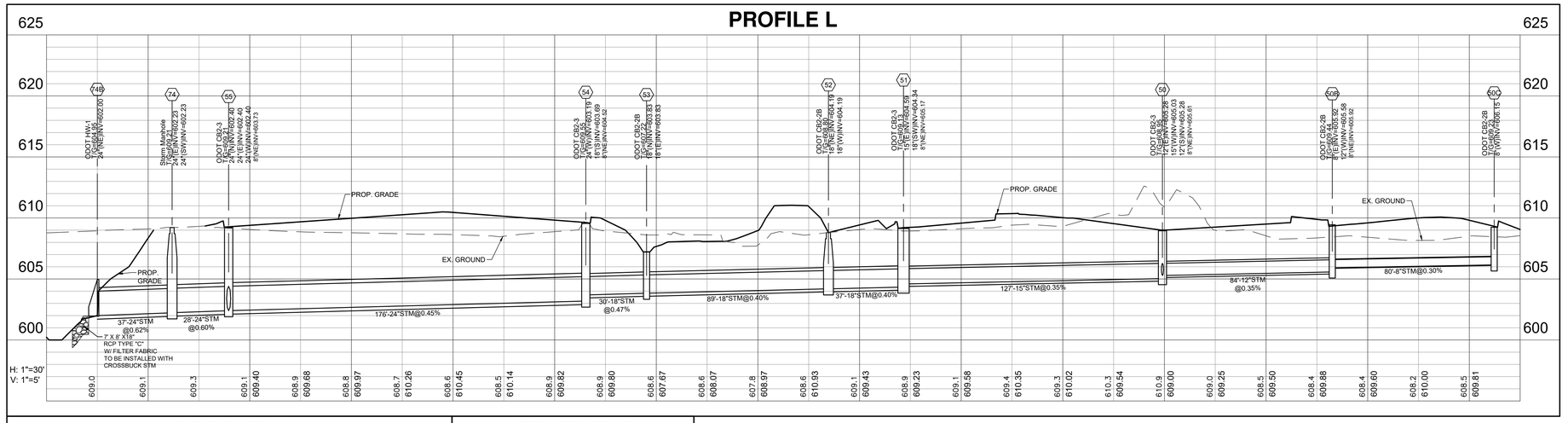
STORM SEWER PROFILES

bayer becker
www.bayerbecker.com
6903 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

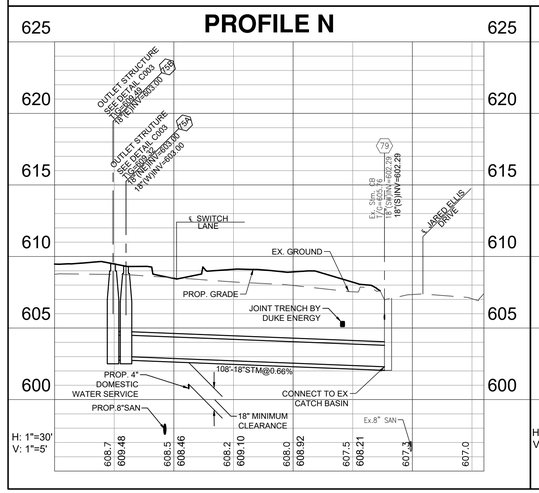
Drawing: 21-0255 STORM PROFILES
Drawn By: JMW
Checked By: JAB
Issue Date: 01-06-23

Sheet: C411

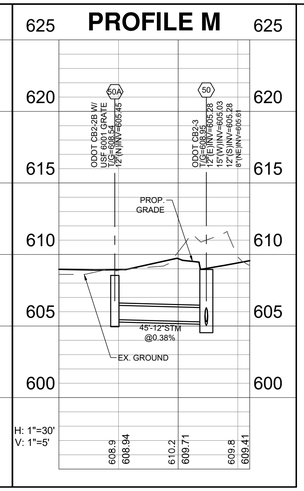
PROFILE L

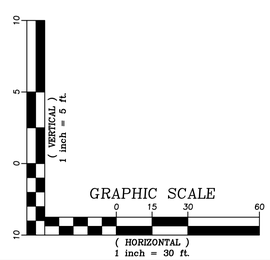


PROFILE N



PROFILE M





LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Item	Revision Description	Date	Drwn.	Chk.
1	Revised Underground Detention	01-13-23	JAB	
2	Revised Plans per City of Cincinnati Review	05-12-23	MKS	
3	Block Division	06-16-23	JAB	
4	Duke Coordination Set	10-24-23	EAE	
5	Revised Per Client Revisions & Duke Coordination	11-17-23	AGC	
6	Revised Per Client and Phasing Revision	01-10-25	JAB	
			MKS	

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

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

Drawing: 21-0255 STORM PROFILES
Drawn by: JMW
Checked By: JAB
Issue Date: 01-06-23

Sheet: C412

EROSION CONTROL NOTES

1. SEEDING AND MULCHING
2. SODDING
3. PRESERVE EXISTING VEGETATION
4. STRAW BALE
5. SILT FENCE OR MULCH BERM
6. SOIL PILES
7. TEMPORARY STREAM CROSSING
8. GRAVEL CURB INLET SEDIMENT FILTER
9. GEOTEXTILE INLET SEDIMENT FILTER
10. GABIONS
11. STRAW BALE DROP INLET SEDIMENT FILTER
12. SOD DROP INLET SEDIMENT FILTER
13. GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER
14. BLOCK & GRAVEL CURB INLET SEDIMENT FILTER
15. TEMPORARY SEDIMENT TRAPS & DAMS
16. DIKES & SLOPE PROTECTION
17. ROLLED GRAVEL CURB INLET SEDIMENT FILTER
18. CHECK DAM
19. TEMPORARY DETENTION SEDIMENT FILTER/BASIN
20. DANDY BAG/BEAVER DAM® OR EQUAL
21. CONSTRUCTION ENTRANCE
22. CONCRETE WASHOUT AREA

GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - DEVELOPER PAD ELEVATION

TOPSOIL FILL ONLY

OPERATIONAL PLAN

STANDARD HOURS OF OPERATION
7AM - 5PM, MONDAY - SATURDAY

DURATION OF PROJECT
MOBILIZATION: MARCH 1, 2025
PROJECT COMPLETION: JULY 1, 2026

PROPOSED USE
-TOWNHOMES

NOTE: THE SITE INSPECTOR HAS THE RIGHT TO VERIFY EARTHWORK QUANTITIES ONCE EVERY SIX (6) MONTHS.

EXCAVATION & FILL

EXCAVATION 3,258 CY
FILL 3,258 CY

OES NOTE

1. COMMERICAL WASTE, INCLUDING CONSTRUCTION AND DEMOLTION DEBRIS, GENERATED DURING THIS DEVELOPMENT PROJECT MUST UTILIZE A CITY FRANCHISED COMMERICAL WASTE COLLECTION SERVICE PER CINCINNATI MUNICIPAL CODE CHAPTER 730.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C500

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Basis of Bearing:
State Plane NAD83 (2011)
0 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Block Consolidation Set	06-26-23	ETH	JAB
4	Revised Per Comments & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Cincinnati Building Review	12-19-23	JAB	
6	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

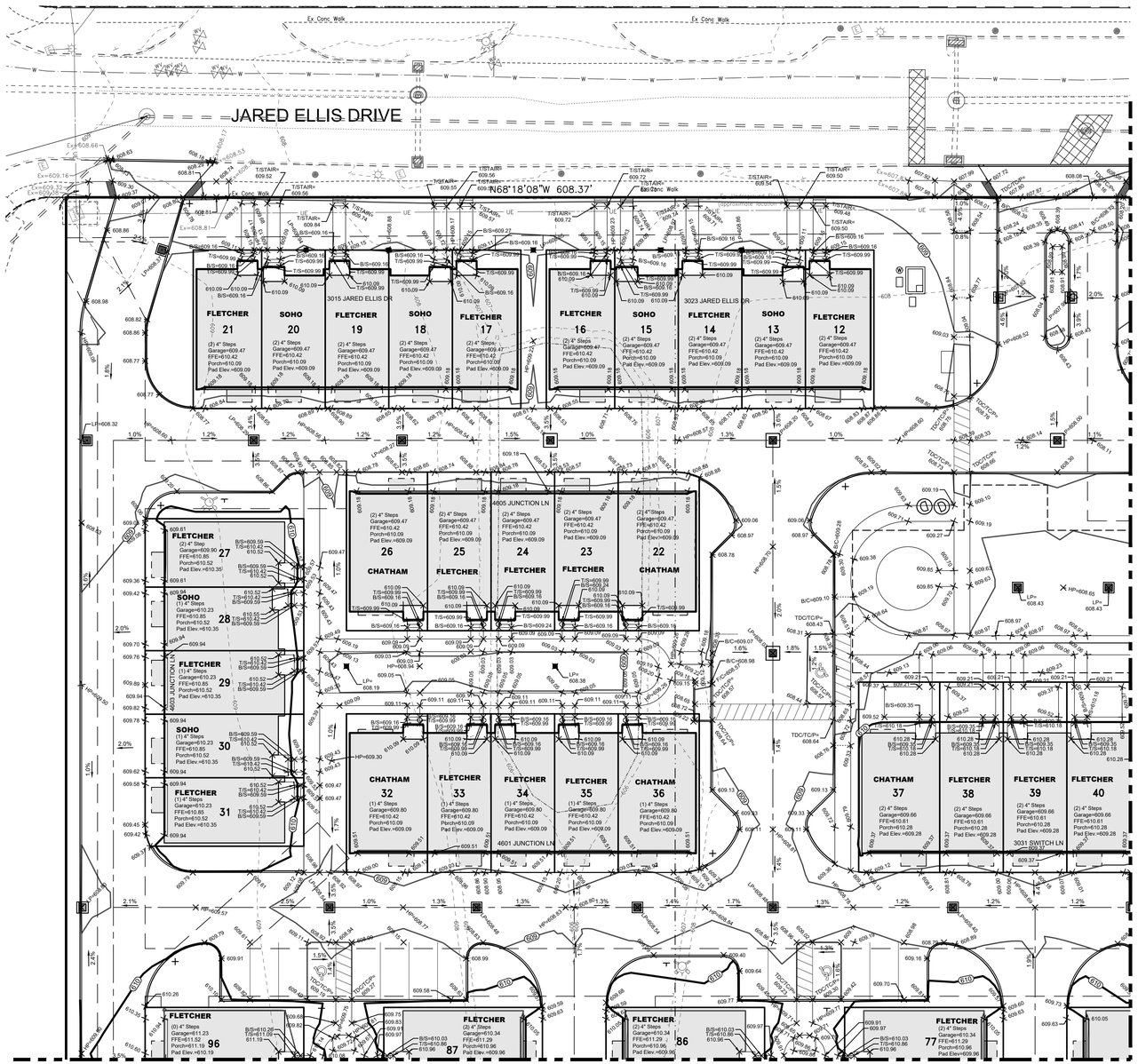
CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OVERALL GRADING & EROSION CONTROL PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C500



GRADING NOTES

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3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 10 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	JAB
3	Block Construction Set	06-26-23	ETH	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING PLAN (NORTHWEST)

bayer becker
www.bayerbecker.com
6960 Worthington Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C501

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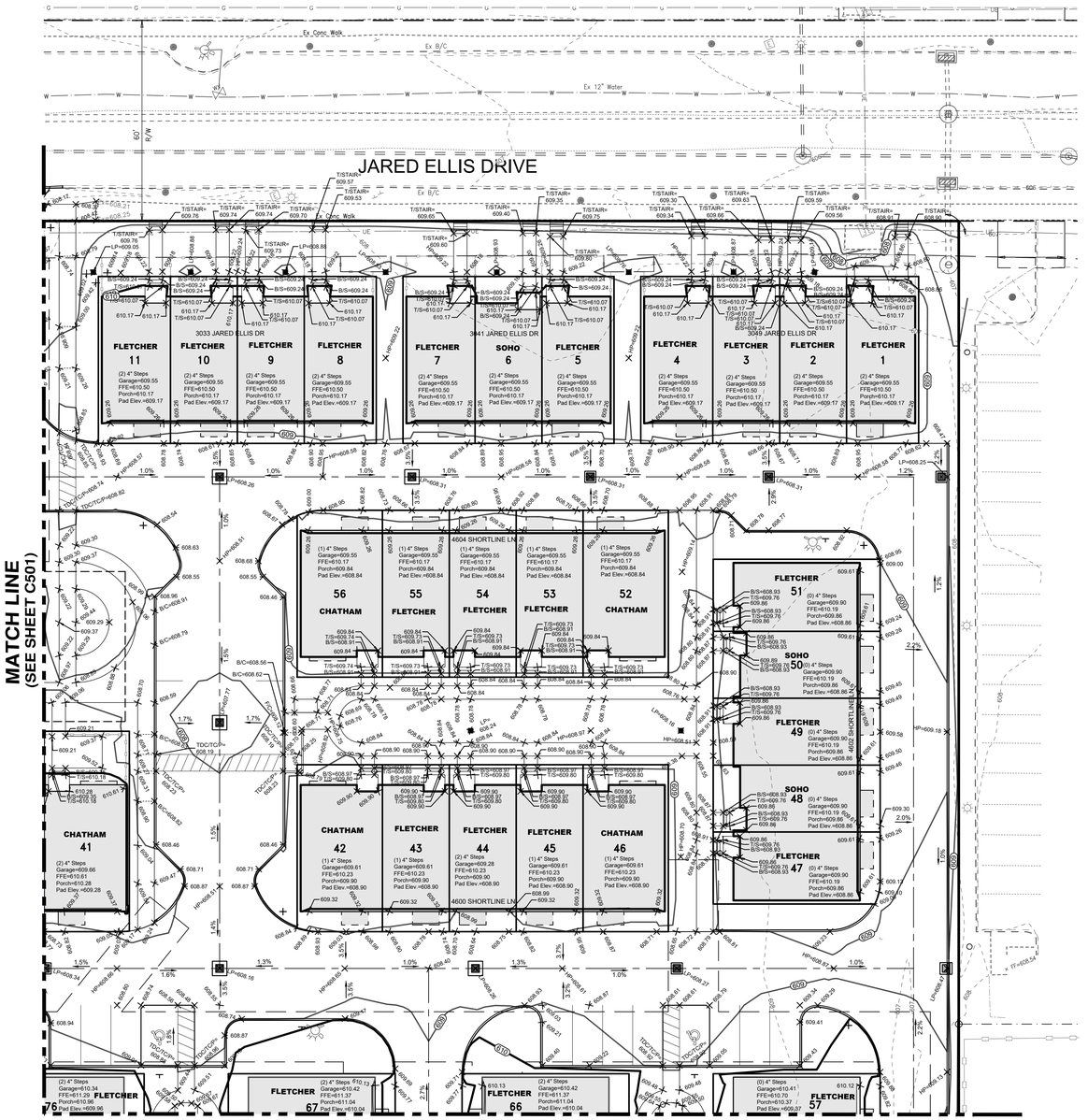
Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C501



GRADING NOTES

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2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
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LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

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Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
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2	Block Division	05-16-23	EJK	JAB
3	Block Consolidation Set	10-24-23	AOC	JAB
4	Revised Per Client Revisions & Duke Coordination	11-17-23	AOC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING PLAN (NORTHEAST)

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

Drawing: 21-0255.CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C502

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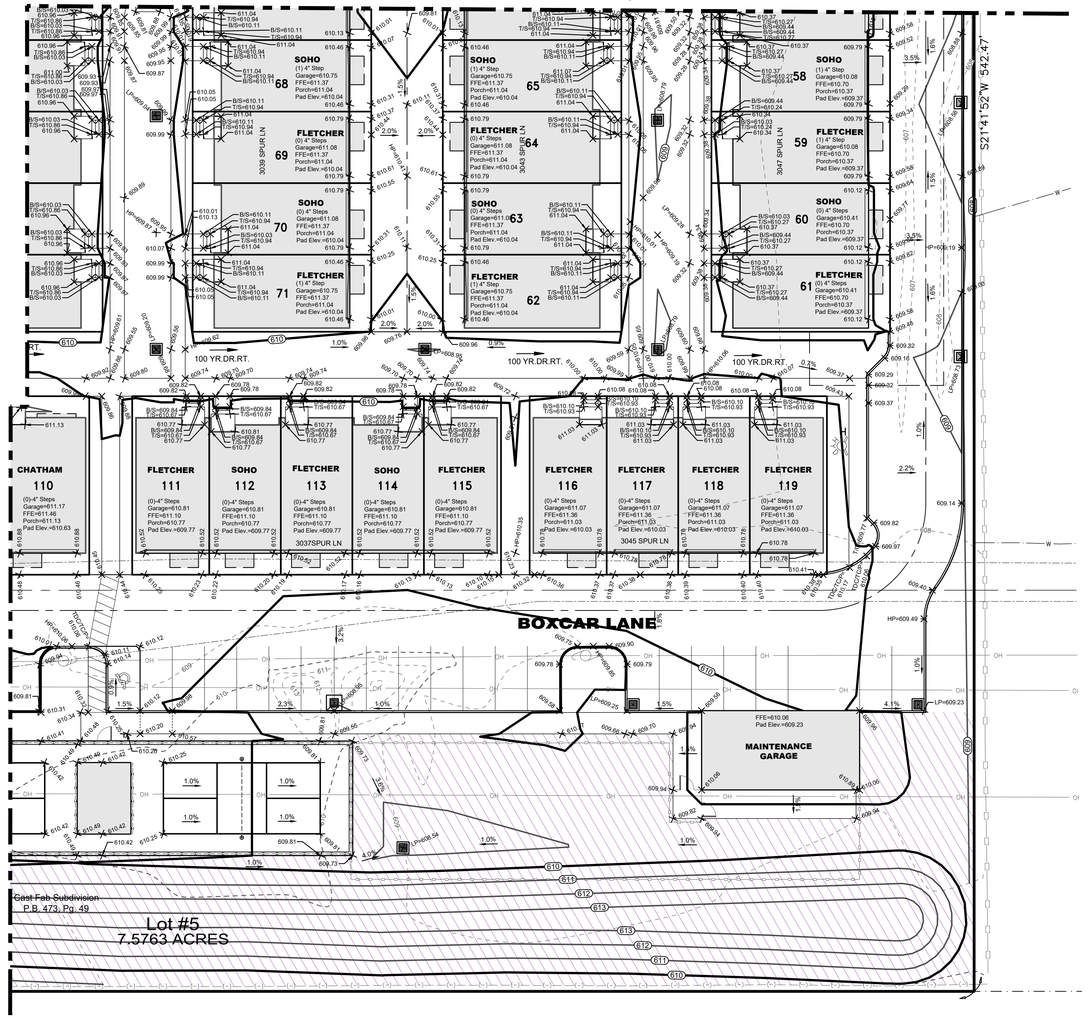
Plot time: Jan 10, 2025 - 2:00pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C502

MATCH LINE
(SEE SHEET C502)

MATCH LINE
(SEE SHEET C504)



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

811 Know what's **below.** **Call** before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	MGS	JAB
2	Block Division	06-16-23	ETH	
3	Block Coordination Set	06-26-23	ETH	
4	2 Revised per Client Revisions & Date Coordination	11-17-23	JAB	
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING PLAN (SOUTHEAST)

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 · 513.338.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
Sheet: C503

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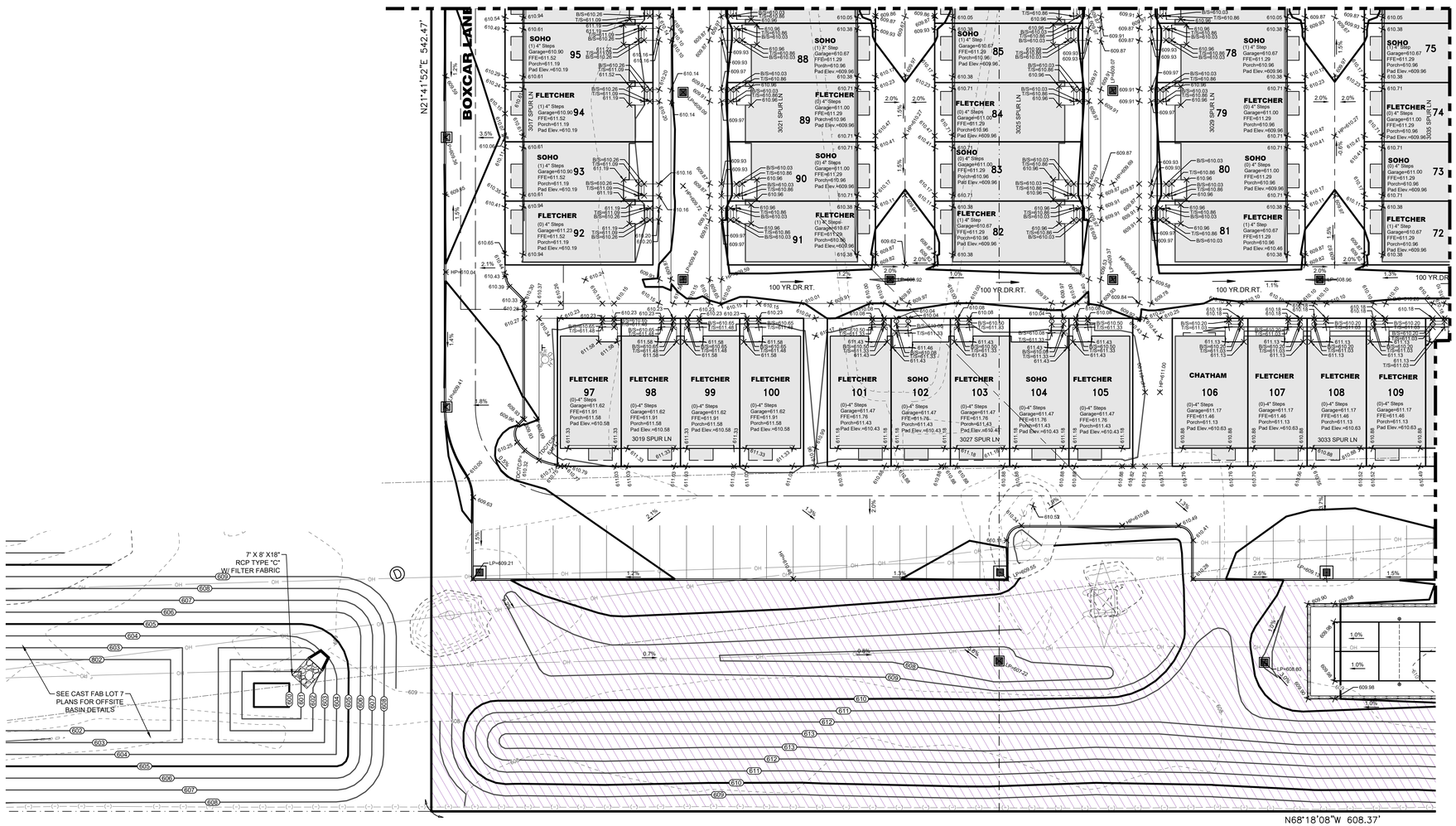
Plot time: Jan 10, 2025 - 2:01pm
Drawing name: J:\2021\21-0255\CVD\WG\21-0255 CD.DWG - Layout Tab: C503



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

GARAGE=XXX.XX - ELEVATION AT BACK OF GARAGE

FFE=XXX.XX - FINISHED FLOOR ELEVATION OF BUILDING

PORCH=XXX.XX - ELEVATION OF PORCH AT BUILDING

PAD ELEVATION=XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

TOPSOIL FILL ONLY

NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45
SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	Revised Plans per City of Cincinnati Review	05-12-23	JAB	JAB
2	Block Division	06-16-23	MGS	JAB
3	Base Construction Set	09-26-23	ETH	JAB
4	Revised Per Client Revisions & Duke Coordination	11-27-23	AQC	JAB
5	Revised Per Client and Phasing Revision	01-10-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING PLAN (SOUTHWEST)

bayer becker
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Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 01-06-23
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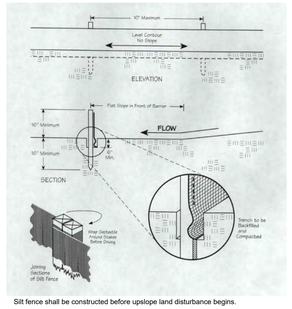
Plot time: Jan 10, 2025 - 2:01pm
Drawing name: J:\2021\21-0255\CV\DWG\21-0255 CD.DWG - Layout Tab: C504

Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer.) Seed with an appropriate mix for the site (see table.) Rake lightly to cover seed with 1/4" of soil. Roll lightly. Mulch with straw (70-90 lb. or one bale per 1000 sq. ft.) Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes, or windy areas. Water gently every day or two to keep soil moist. Less watering is needed once grass is 2 inches tall. Areas within 50 feet of a stream are to be stabilized within two (2) days if area is to remain idle for more the 21 days. Any seeding done between October 1st and March 1st shall utilize dormant seeding techniques according to page 167 of the ODNR Rainwater and Land Development manual.

Typical Lawn Seed Mixtures

Grass	Sunny Site	Shady Site
Kentucky bluegrass	65%	15%
Fine fescue	20%	70%
Perennial ryegrass	15%	15%
Seeding rate		
Seeding rate (lb./1000 sq. ft.)	3–4	4–5

SEEDING & MULCHING 1



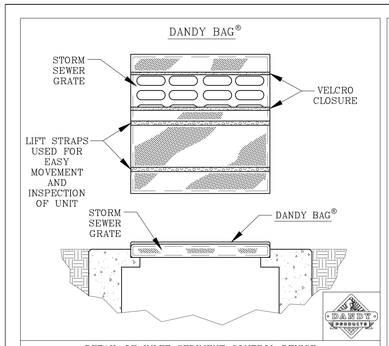
1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in.-deep trench. The trench shall be backfilled and compacted per the onsite Geotechnical Engineer's specifications.
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance--Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed, 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials

1. Fence Posts--The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric.

SILT FENCE DETAIL 5

NOT TO SCALE



DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY BAG®
SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

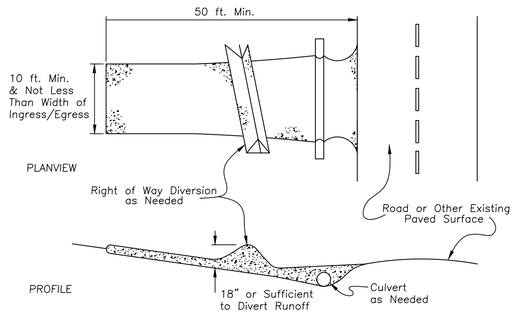
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm. (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

Detail Provided By:
Site Supply Inc.
33 Glendale-Milford Road
Loveland, OH 45140
Phone: (513) 248-1498
Fax: (513) 248-4584
cbrowning@sitefabric.com
http://www.sitefabric.com

DANDY BAG DETAIL 20

NOT TO SCALE

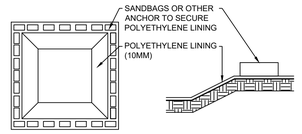


SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

1. *STONE SIZE – TWO–INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.*
2. *LENGTH – THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50 FT.*
3. *THICKNESS – THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.*
4. *WIDTH – THE ENTRANCE SHALL BE AT LEAST 10 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.*
5. *BEDDING – A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.*
6. *CULVERT – A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.*
7. *WATER BAR – A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.*
8. *MAINTENANCE – TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.*
9. *CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF–SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION–SITE SHALL BE RESTRICTED FROM MUDDY AREAS.*
10. *CONSTRUCTION ENTRANCE SHALL BE PAVED WITHIN THE RIGHT OF WAY PER DOTE STANDARDS.*

TEMPORARY CONSTRUCTION ENTRANCE DETAIL 21

NOT TO SCALE



1. INSTALL ON RELATIVELY FLAT AREAS.
2. INSPECT WEEKLY AND AS DIRECTED IN THE STORMWATER POLLUTION PREVENTION PLAN, REPAIR/REPLACE AS NEEDED
3. REMOVE COLLECTED CONCRETE WHEN THE APPEARS 1/3 FULL
4. DISPOSE OF INORGANIC MATERIAL PROPERLY.

CONCRETE WASHOUT AREA 22

NOT TO SCALE

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Item	Revision Description	Date	Drawn	Chk
1	Duke Coordination Set	10-24-23	JAB	
2	Revised per Client Revisions & Duke Coordination	11-17-23	JAB	
3	Revised Per Client and Phasing Revision	01-16-25	MGS	JAB

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GRADING & EROSION CONTROL DETAILS

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www.bayerbecker.com
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Mason, OH 45040 - 513.336.6600

Drawing: 21-0255 CD
Drawn by: ETH
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Plot time: Jan 10, 2025 - 2:01pm
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