

CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)

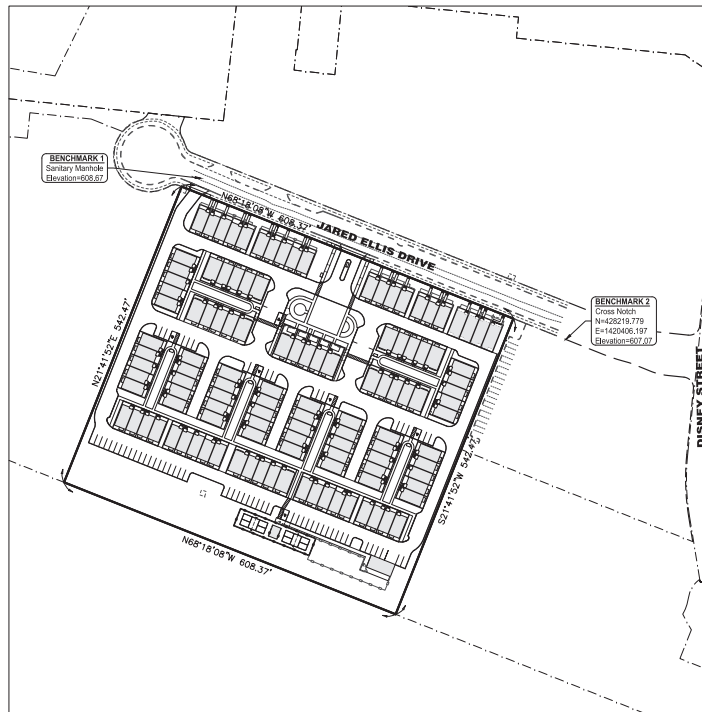
SECTION 18, TOWN 4, RANGE 1 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

LEGEND

⊙ -> Sanitary M.A.	⊗ -> Gas Valve
⊙ -> Sanitary Clean Out	⊗ -> Gas Box
⊙ -> Storm M.A.	⊗ -> Gas Meter
⊙ -> Storm Catch Basin	⊗ -> Gas Water
⊙ -> Storm Catch Basin	⊗ -> Gas Water
⊙ -> Storm Yard Drain	⊗ -> Tele. M.A.
⊙ -> Storm Clean Out	⊗ -> Tele. Box
⊙ -> Storm Clean Out	⊗ -> Tele. Meter
⊙ -> Fire Hydrant	⊗ -> Cable Box
⊙ -> Water M.A.	⊗ -> Cable Meter
⊙ -> Water Valve	⊗ -> Floor Optic M.A.
⊙ -> Water Meter	⊗ -> Floor Optic Box
⊙ -> Fire Detection	⊗ -> Floor Optic Meter
⊙ -> Floor Detection	⊗ -> Unidentified M.A.
⊙ -> Infiltration	⊗ -> Unidentified Meter
⊙ -> Infiltration Valve	⊗ -> Tap
⊙ -> Infiltration Valve	⊗ -> Mail Box
⊙ -> Signal	⊗ -> Parking Meter
⊙ -> Elec. M.A.	⊗ -> Elec. Box
⊙ -> Elec. Box	⊗ -> Post
⊙ -> Elec. Meter	⊗ -> Meter
⊙ -> Light Pole	⊗ -> Flag Pole
⊙ -> Yard Light	⊗ -> Signal Pole
⊙ -> Utility Pole	⊗ -> Mail Box
⊙ -> Gas Pole	⊗ -> Baking
⊙ -> Gas Pole	⊗ -> Traffic Flow
⊙ -> Transformer	⊗ -> Marking Wall
⊙ -> Air Conditioning	⊗ -> Boring
R/W -> Right of Way	⊗ -> Deduction Tree
P/L -> Property Line	⊗ -> Emergey Tree
(C) -> Curb	⊗ -> Deduction Bush
	⊗ -> Emergey Bush

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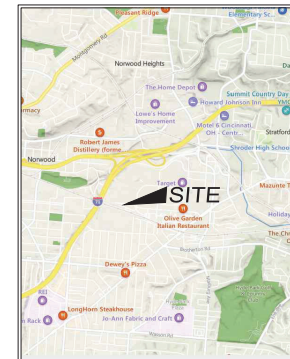


BENCHMARK 1

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: (614) 324-0995

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

BAYER BECKER
6900 TULSAVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 338-6600

UTILITY COMPANIES

SANITARY SEWER
WATER
GAS
ELECTRIC
ELECTRIC (TRANSMISSION)
TELEPHONE
CABLE TV

METROPOLITAN SEWER DISTRICT
GREATER CINCINNATI WATER WORKS
DUKE ENERGY
DUKE ENERGY
DUKE ENERGY
CINCINNATI BELL TELEPHONE
TIME WARNER CABLE

(513) 244-1300
(513) 591-7700
(513) 287-2384
(513) 287-3498
(513) 287-1418
(513) 387-6600
(513) 489-5042

PROJECT SUMMARY

ZONING: PD
PROPOSED USE: TOWNHOMES
TOTAL UNIT COUNT: 119
TOTAL SITE ACRES: 7.5763 ACRES
OVERALL DENSITY: 15.17 DU/ACRE
OPEN SPACE: 2.75 ACRES (36.3%)
PARKING: 2 GARAGE SPACES 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 CURBS) AND CONCRETE SIDEWALK.

BUILDINGS, EXTERIOR SIGNAGE, FENCING OVER 6' PLUMBING, ELECTRIC, EXTERIOR SIGNAGE AND DOTE (ROW WORK) TO BE PERMITTED SEPARATELY.

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

PHASE 1: EXCAVATION AND FILL PERMIT: 2023P01010 (APRIL 2025 - JUNE 2025)

PHASE 2: PARKING LOT PERMIT: 2025P01074 (JUNE 2025 - OCTOBER 2025)

PHASE 3: BUILDING PERMITS- SEPARATE PERMITS (OCTOBER 2025 - BEYOND)

BUILDING CODES

1. CINCINNATI BUILDING CODE (CBC)
2. 2024 OHIO BUILDING CODE (OBC)



Know what's below.
Call before you dig.

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

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



21-0255 CD
ETH
JAB
01-05-23

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 CAN 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): GOWM 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 THROUGHWAYS, 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 #14 AND OTHER APPLICABLE PORTIONS OF THE CAN SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMTCO. 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. IF THE CONTRACTOR SO DELECTS, 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.
5. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
6. 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 3/002 AND 4/002 FOR PAVEMENT DETAILS.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM #41 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 CEMENT PAINT OR WHITE THERMOPLASTIC MATERIAL, UNLESS OTHERWISE NOTED.
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 AREAS 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 MANNINGS "N" VALUE EQUAL TO OR LESS THAN 0.012.
2. ALL WATER SERVICE MATERIALS AND CONSTRUCTION SHALL BE PER GOWM STANDARDS. SANITARY SERVICE AND STORMWATER MATERIALS AND CONSTRUCTION SHALL BE PER MSD/ODJ AND SMH STANDARDS. GAS AND ELECTRIC SERVICE PROVIDED BY DUK 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 1/20" GRADE-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 GRADERS 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, SDR35.

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 THE CONSTRUCTION SITE AND/OR ADJACENT AREAS.
3. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST 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 WITH KNOWLEDGE OF THE EROSION CONTROL MEASURES IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL MEASURES ARE FUNCTIONING AS INTENDED. IF THE EROSION CONTROL MEASURES ARE NOT FUNCTIONING AS INTENDED, 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 EROSION. INSPECTIONS 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 TRUCKING 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. 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 SHALL IMPLEMENT THE FOLLOWING EROSION, MUD, AND DEBRIS CONTROL MEASURES. THE CONTRACTOR SHALL GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DISCHARGED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT.
7. REMAINING AREAS SHALL BE PROTECTED WITH RIGID CONSTRUCTION FENCING AT THE DRILLPIKE TO PROTECT ROOTS FROM DAMAGE. DO NOT STORM ANY EQUIPMENT OR MATERIALS WITHIN THE DRILLPIKE.
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 AREAS SHALL BE SEEDDED. (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. SMU DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND ONLY REINFORCED CONCRETE PIPE (RCP) OR DUCTILE IRON PIPE (CIP) IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
4. SMU DOES NOT ALLOW ANY DRAINAGE STRUCTURES WITHIN 5 FEET OF A DRIVEWAY.
5. 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.
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 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 OR THESE PLANS BECOME VOID.
13. NEAR THE COMPLETION OF WORK ON ALL STORMWATER INFRASTRUCTURE, THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL REQUEST CAGIS DIS FROM SMU. UPON COMPLETION OF THE WORK USING DIS (THE [CONTRACTOR/OWNER/DEVELOPER/ETC.] SHALL CLOSE CIRCUIT TELEVISION (CCTV) THE PUBLIC STORMWATER MAINLINE(S) 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 JANUARY 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTE-WATER ENGINEERING MSO, 1000 GESS 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 THE UNDERGROUND UTILITY.
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 "T" 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 PERMIT.
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. 01979.
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-31-49. 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. 49995, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4"X1/2" STAINLESS STEEL CINC ANCHORS.
12. CONTRACTORS 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 DISTRICT 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 CONDUCTED IN ACCORDANCE WITH ASTM D 6988. A VACUUM OF 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 ASTM D 6988, 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 946-7826 REGARDING PERMIT AND INSPECTION.
22. ALL SANITARY SEWERS WITH THIS DEVELOPMENT TO BE PRIVATE ARE TO BE MAINTAINED BY THE OWNER.

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)

SECTION 100.00 - SEWERAGE AND WASTE

CINCINNATI TOWNSHIP

CITY OF CINCINNATI

HAMILTON COUNTY, OHIO

bayer becker

www.bayerbecker.com

6800 Yarrowood Road, Suite A
Bellaire, OH 44803-7133 (513) 336-1600

Drawn by:

ETM

Checked by:

JAB

Issue Date:

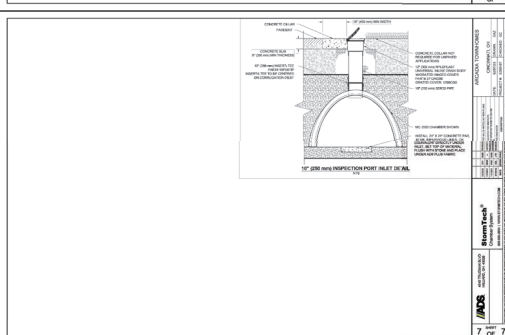
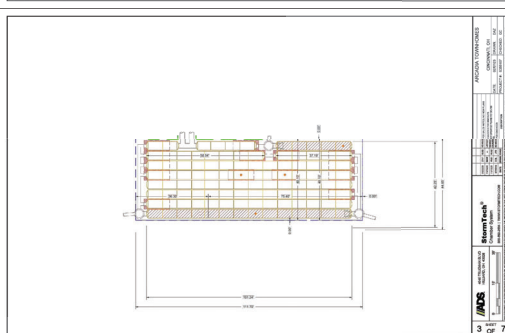
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C001



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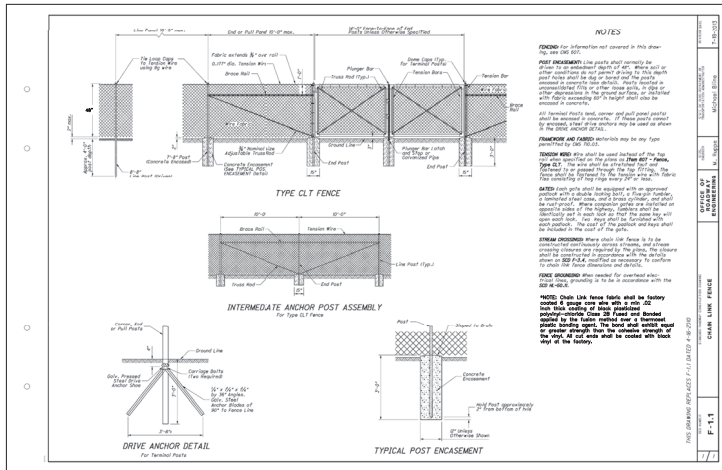
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

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

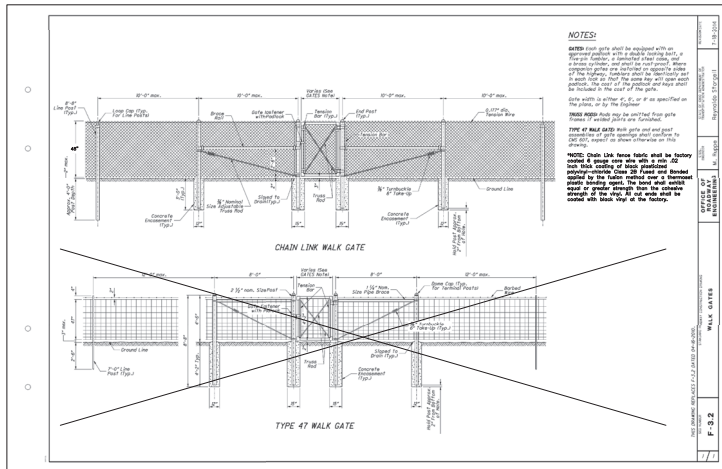
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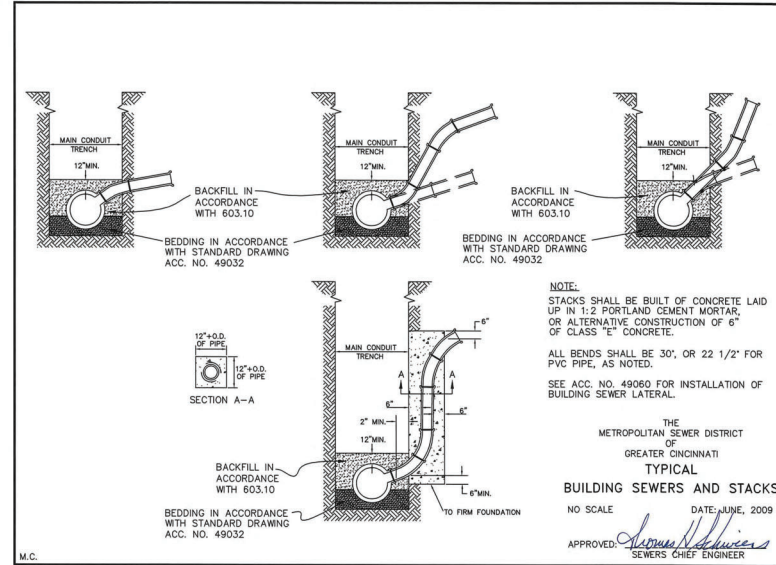
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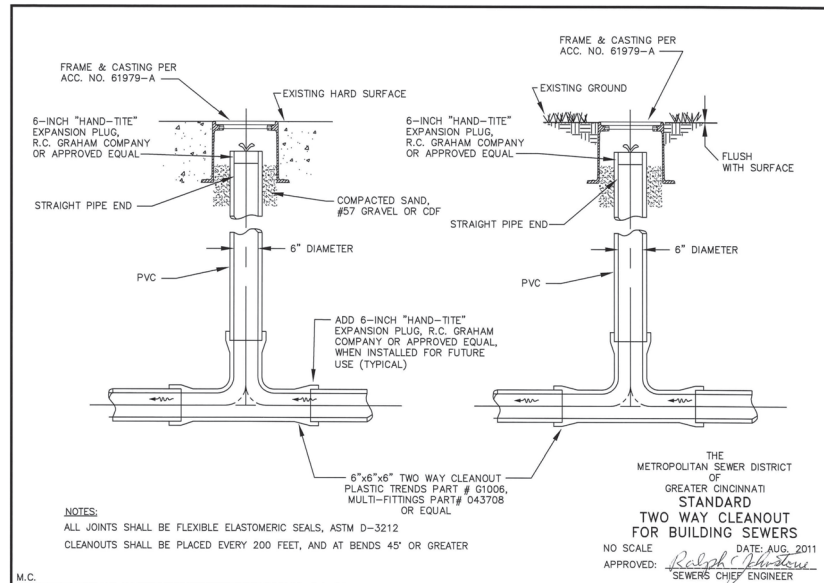
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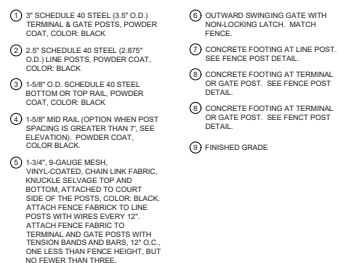
4' CHAINLINK GATE
NOT TO SCALE



ACC. NO. 49033



ACC. NO. 61979



CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
 SECTION 10, TOWN 4, F. RANGE 1 18TH
 COLUMBIANA COUNTY, OHIO
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

DETAILS

Drawing: _____

Drawn by: _____

Checked by: _____

Issue Date: _____

21-0255-00

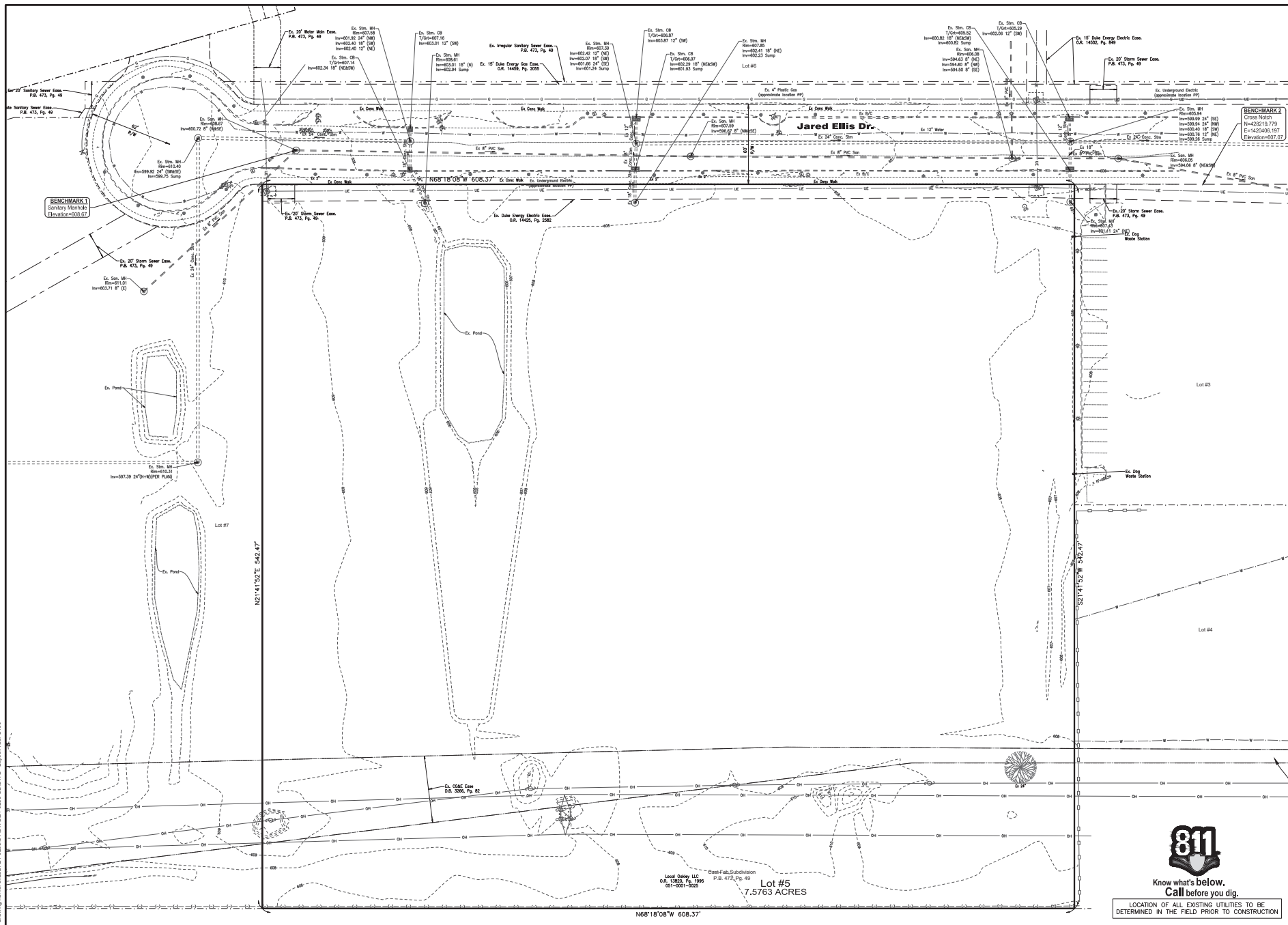
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01-24-25

ETH

JAB

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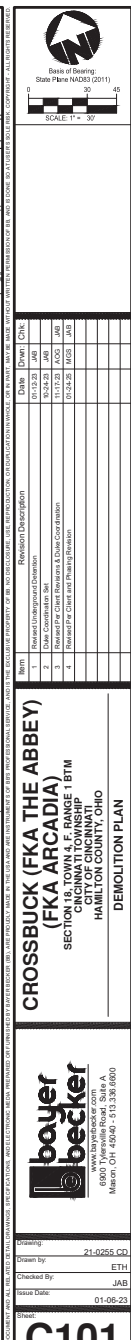


CROSSBUCK (FKA THE ABBEY) (FKA ARCADIA)		Birth	Revision Description	Date	Drawn
SECTION 16, TOWN 3, E. RANGE 18TH N. 1/2, SEC. 16, T. 3N., R. 18E., S. 1/2, SEC. 16, CITY OF CINCINNATI HAMILTON COUNTY, OHIO		1	Original Plat and City of Cincinnati Review	8-2-23	MOSES
		2	Revised Plat and City of Cincinnati Review	11-17-23	MOSES
		3	Revised Plat and City of Cincinnati Review	11-17-23	MOSES
		4	Revised Plat and City of Cincinnati Review	11-17-23	MOSES
EXISTING CONDITIONS					

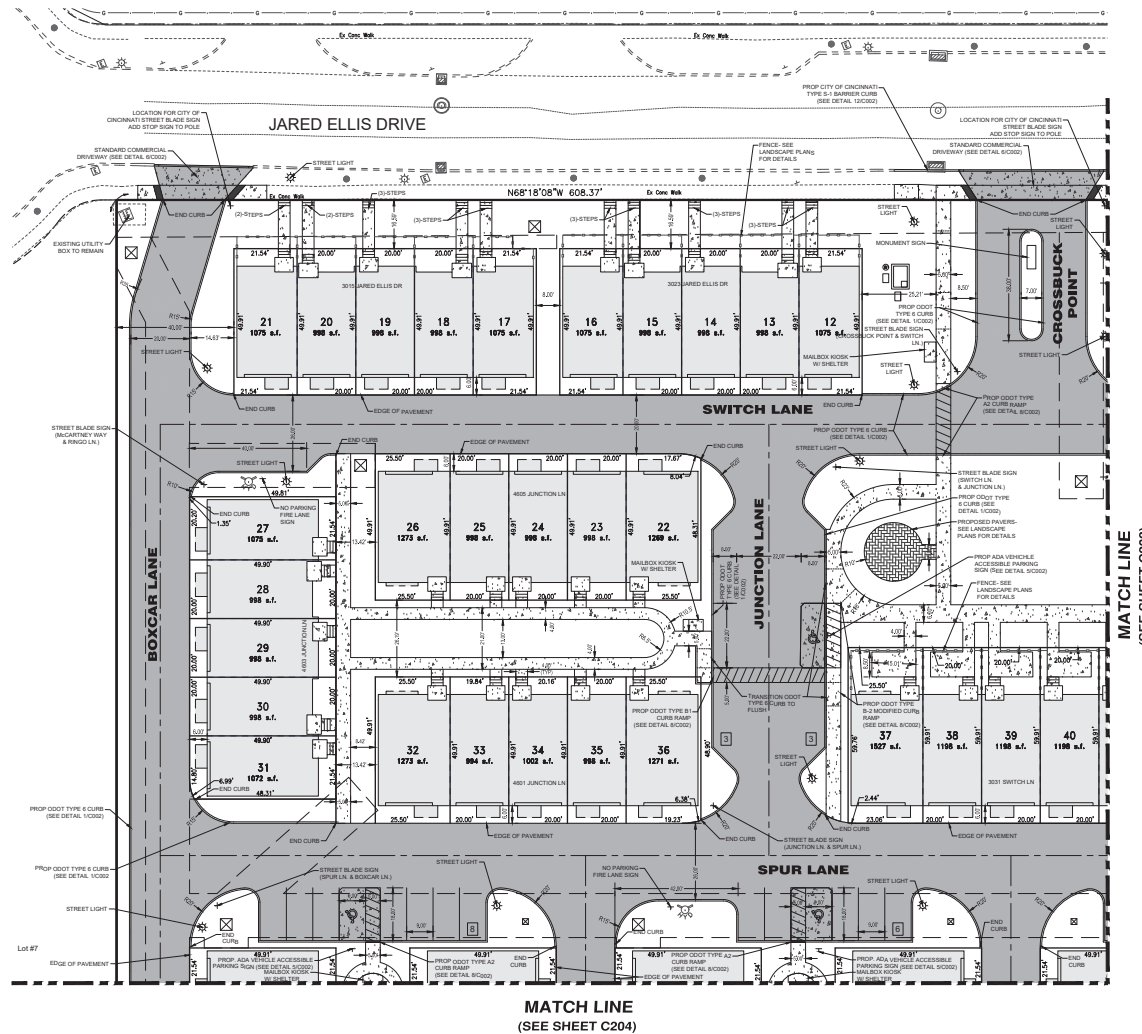
**bayer
becker**
www.bayerbecker.com
6900 Tyersville Road, Suite A
Mason, OH 45040 • 513.336.6000

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

C100



[illegible]



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



Date	Drawn	CHK
06-15-23	ETH	JAB
06-15-23	ETH	JAB
06-15-23	ETH	JAB
06-15-23	ETH	JAB
06-15-23	ETH	JAB

Revision	Description
1	Revised for City of Cincinnati Review
2	Revised for City of Cincinnati Review
3	Revised for City of Cincinnati Review
4	Revised for City of Cincinnati Review
5	Revised for City of Cincinnati Review
6	Revised for City of Cincinnati Review

Item	Notes
1	Revised for City of Cincinnati Review
2	Revised for City of Cincinnati Review
3	Revised for City of Cincinnati Review
4	Revised for City of Cincinnati Review
5	Revised for City of Cincinnati Review
6	Revised for City of Cincinnati Review

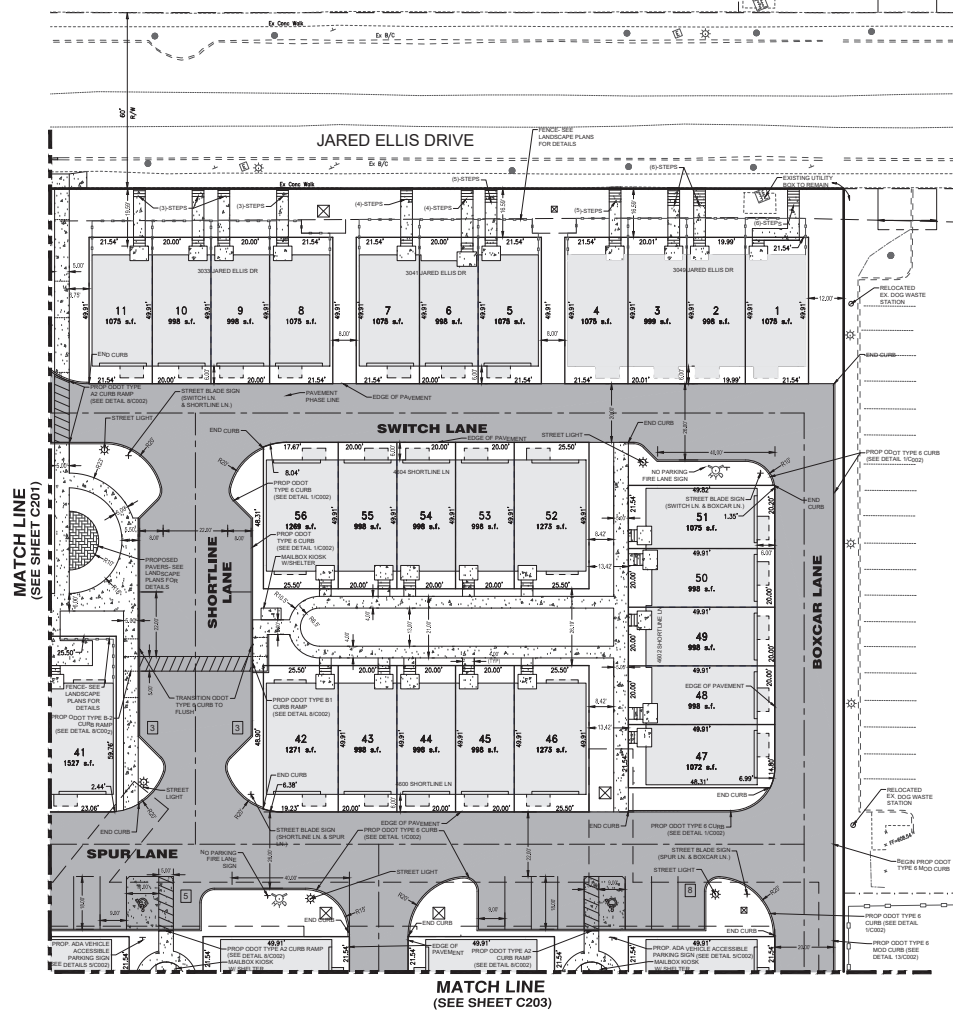
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 1.0
CINCINNATI TOWNSHIP
CINCINNATI, OHIO

LAYOUT PLAN (NORTHWEST)



21-0255-CD
ETH
JAB
01-05-23

C201



LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 3/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



Seal of the City of Cincinnati, Ohio
State Plane NAD83 (2011)

0 10 20
SCALE: 1" = 20'

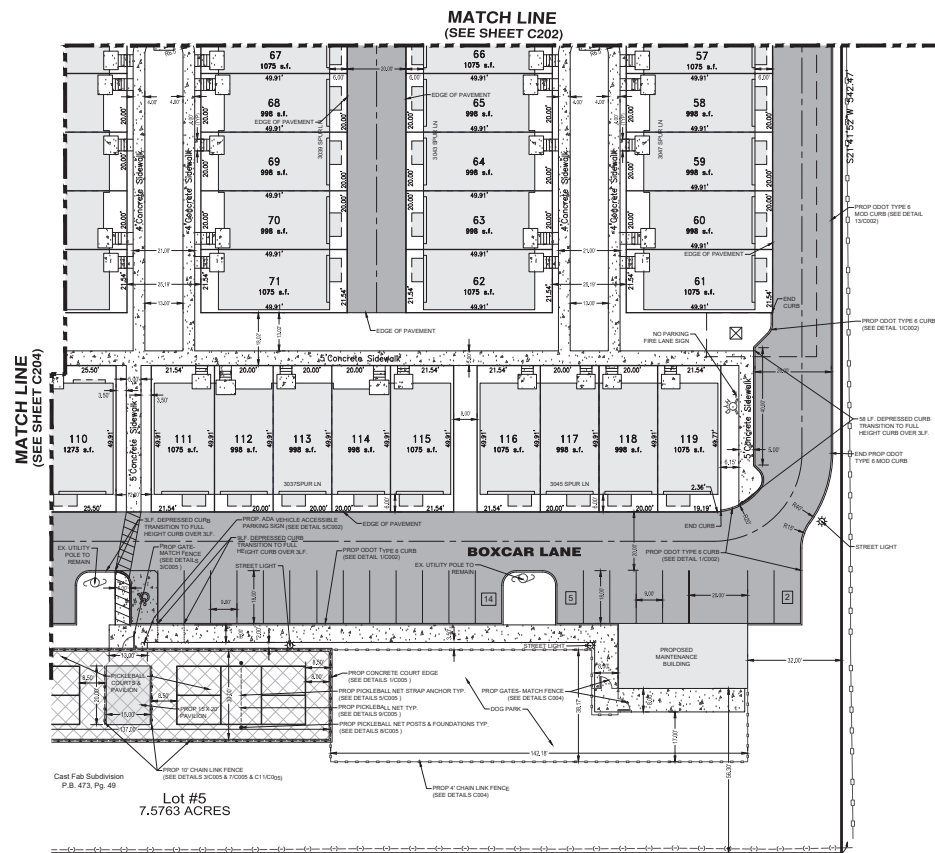
Item	Revisions	Date	Drawn	CHK
1	Revised for City of Cincinnati Review	06-15-25	ETH	JAB
2	Revised for City of Cincinnati Review	06-15-25	ETH	JAB
3	Revised for City of Cincinnati Review	06-15-25	ETH	JAB
4	Revised for City of Cincinnati Review	06-15-25	ETH	JAB
5	Revised for City of Cincinnati Review	06-15-25	ETH	JAB

CROSSBUCK (FKA THE ABBEY)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

boyer becker
www.boyerbecker.com
6800 Vineyard Road, Suite A
Hamilton, OH 45050-7133 (513) 536-1660

21-0255-CD
ETH
JAB
01-05-23

C202



NOTE

LEGEND

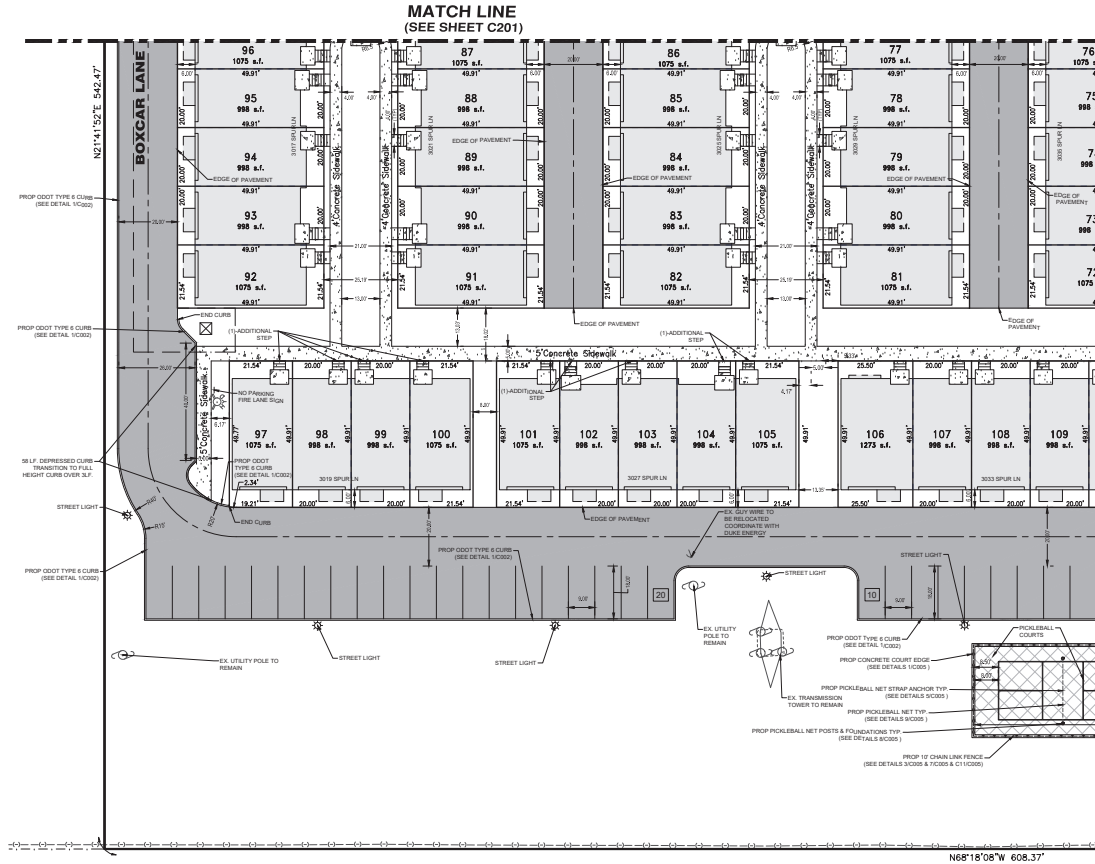
- | | |
|---|--|
|  | PROPOSED CONCRETE
WALK (SEE DETAIL 2/C002) |
|  | PROPOSED CONCRETE
DRIVE (SEE DETAIL 5/C002) |
|  | PROPOSED HEAVY DUTY
ASPHALT PAVEMENT
(SEE DETAIL 3/C002) |
|  | PROPOSED PICKLEBALL
ASPHALT PAVEMENT
(SEE DETAIL 1/C005) |
|  | PROPOSED BUILDING
SHOWN FOR REFERENCE |

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



MATCH LINE
(SEE SHEET 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



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

CROSSBUCK (FKA THE ABBEY)
 SECTION 10.00
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

boyer becker
 www.boyerbecker.com
 6900 Vineyard Road, Suite A
 Mason, OH 45040 - 713.330.6660

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

Rev	Date	Drawn	Checked	Revision Description
1	06-15-25	ETH	JAB	Initial Design
2	06-15-25	ETH	JAB	Final Design
3	06-15-25	ETH	JAB	Final Design
4	06-15-25	ETH	JAB	Final Design
5	06-15-25	ETH	JAB	Final Design
6	06-15-25	ETH	JAB	Final Design

Scale of Drawing
 State Plane NAD83 (2011)

SCALE: 1" = 20'

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
CA KEN	4	Castalis kentuckia	American Yellowwood	B & B	2.0' Cal
GLE SH2	2	Gleditsia inaequalis 'nemis' '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 HIB	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 SAG	4	Ulmus propinqua 'Emerald Sunshine'	Em	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 MSL	8	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	B & B	2.0' Cal
COR MIL	6	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	B & B	2.0' Cal
DECIDUOUS SHRUBS					
AND ARI	4	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal	36" Ht.
CLE CRY	16	Clethra alnifolia 'Crystalina'	Sugarinelli Summersweet	5 gal	
COR ART	77	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
FOR LYN	16	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	30" Ht.
FOT AIR	64	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchhazel	3 gal	18" Ht.
HAM VIR	14	Hamelis virginiana	Common Witch Hazel	B & B	48" Ht.
HYD MUN	33	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	3 gal	18" Ht.
HYD KSA	57	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
ITE LIT	20	Ilex virginica 'Little Henry' TM	Virginia Sweetgum	3 gal	18" Ht.
PHY BUR	163	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
RHU GRO	36	Rhus aromatica 'Glo-Low'	Glo-Low Fragrant Sumac	3 gal	18" Ht.
RHU TIG	19	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	36" Ht.
SPI BET	38	Spirea betulifolia	Birchleaf Spirea	5 gal	
EVERGREEN SHRUBS					
BUX GRC	24	Buxus x 'Green Velvet'	Green Velvet Boxwood	B & B	18" Ht.
ILE DEN	10	Ilex glabra 'Densa'	Inkberry Holly	7 gal	
ILE PRL	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 'Kalays Compact'	Kalays 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 'Bobczan' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
VIB RIV	27	Viburnum x hybridophyloides 'Allegany'	Allegany 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	Clump
SES AUT	100	Sesleria autumnalis	Autumn Moor Grass	1 gal	Clump
SPO HET	246	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
ARK HUB	24	Artemisia hubrichtii	Arkansas Blue-star	2 gal	Clump
AST VIS	62	Asclepias chinensis 'Visions'	Visions Asclepi	2 gal	Clump
ATH FIL	53	Athyrium filix-femina	Common Lady Fern	2 gal	Clump
CAL NEP	69	Calamintha nepeta	Lesser Calamint	1 gal	Clump
COR ZAG	56	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH PFB	20	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
ECH UNN	18	Echinacea x 'PASTT02018'	PowWowell White Coneflower	1 gal	Clump
HEU CH9	88	Heuchera x 'THINKLINESE'	Cherry Cola Coral Belts	1 gal	Clump
HEU MRO	59	Heuchera x 'THINKLINESE'	Northern Exposure™ Sierra Coral Belts	1 gal	Clump
HOS AND	34	Hosta x 'Sun and Substance'	Pearlman Lily	3 gal	Clump
HOS DON	35	Hosta x 'Dancing Queen'	Dancing Queen Hosta	1 gal	Clump
NAR PO2	57	Narcissus poeticus	Poet's Daffodil	8 gal	Clump
NIP PRA	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					
GROUND COVERS					
		31,475 sf	Turf Sod	Drought Tolerant Fescue Blend	sod

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 1
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



21-0255 LA PP
ADH
ADH
11.03.2023

L300

Scale: 1" = 30'

North Arrow

Legend

Revision Table

Rev	Date	Desc	Chg
1	05-13-23	ISSUED FOR BIDDING	ADH
2	05-13-23	REVISIONS FOR CLIENT COMMENTS & BIDDING REVISIONS	ADH
3	05-13-23	REVISIONS FOR CLIENT COMMENTS & BIDDING REVISIONS	ADH

Scale: 1" = 30'

North Arrow

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Scale: 1" = 30'

North Arrow

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Scale: 1" = 30'

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North Arrow

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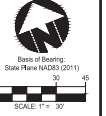
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North Arrow

Legend

Revision Table

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1	05-13-23	ISSUED FOR BIDDING	ADH
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(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



ing:	21-0255 LA PP
in by:	ADH
oked By:	ADH
Date:	11.03.2023

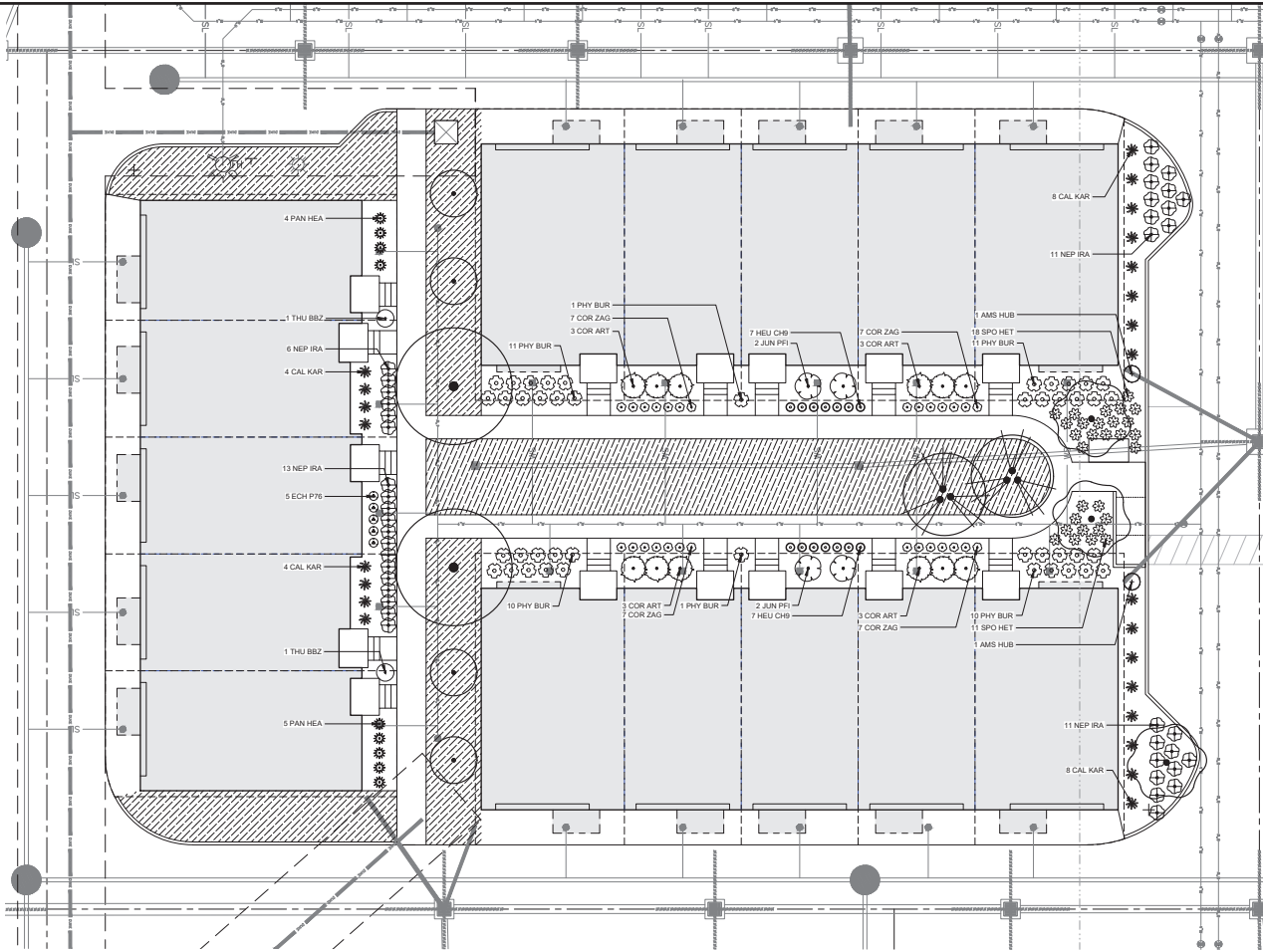
L301

PLANT SCHEDULE CENTRAL GREEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
AEO ARB 4		<i>Arctostaphylos</i>	Brilliant Red Chokeberry	5 gal	30' H.
CLY CR 16		<i>Ceanothus arborescens</i>	Sagebrush	5 gal	26' H.
COM LAR 5		<i>Comptonia arborescens</i>	Arctic Fire Dogwood	5 gal	24' H.
HYD RKO 30		<i>Hydrangea opulifolia</i>	Ruby Slippers	5 gal	24' H.
PHY BUR 12		<i>Physocarpus opulifolius</i>	Burgundy Candy Ninkhab	3 gal	18' H.
SPY BET 6		<i>Spiraea betulifolia</i>	Bronzed Spirea	3 gal	18' H.
EVERGREEN SHRUBS					
LEB GIN 10		<i>Illex glabra</i>	Holly	7 gal	6' H.
JUN B15 6		<i>Juniperus communis</i>	Blue Arrow Juniper	8 & B	6' H.
ORNAMENTAL GRASSES					
CL MAR 47		<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2 gal	Clump
PAN SH3 1		<i>Panicum virginicum</i>	Switch Grass	3 gal	Clump
SCH LUT 187		<i>Schizachne purpurascens</i>	Luteum Grass	1 gal	Clump
SSA US 12		<i>Setaria autumnalis</i>	Autumn Moor Grass	3 gal	
ANNUALS AND PERENNIALS					
AMB HEB 5		<i>Antennaria herbacea</i>	Astrakhan Blue-star	2 gal	Clump
CL NLP 9		<i>Calandrinia nepeta</i>	Lesser Calandrinia	1 gal	
ECH UNL 18		<i>Echinacea x 'PASTORIN'</i>	PowWowWhite White Coneflower	1 gal	
HEU CH 10		<i>Heuchera x 'TWINKLE'</i>	Twinkle Cosmos™	3" Pink Coral Bell	
NAR POZ 57		<i>Narcissus poeticus</i>	Poet's Daffodil	Bulb	
NEL RA 21		<i>Nepeta x 'Kassianei'</i>	White Low Calaminth	2 gal	
SAL NEM 10		<i>Salvia nemorosa</i>	Blue Elander Perennial Sage	2 gal	Clump
SYMBOL QTY BOTANICAL NAME COMMON NAME					
	1,980 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	SPACE

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 Drooped	2 gal	Clump
ANNUALS & PERENNIALS					
ECN P76	10	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump



PLANT SCHEDULE CTYD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	12	Comus serotina '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 'Bobolink' 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 heterostachys	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 PFB	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	Heptella x 'Sassone 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	

CROSSBUCK (FKA THE ABBEY)

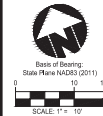
(FKA ARCADIA)
SECTION 1
CROSSBUCK (FKA THE ABBEY)
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARD A

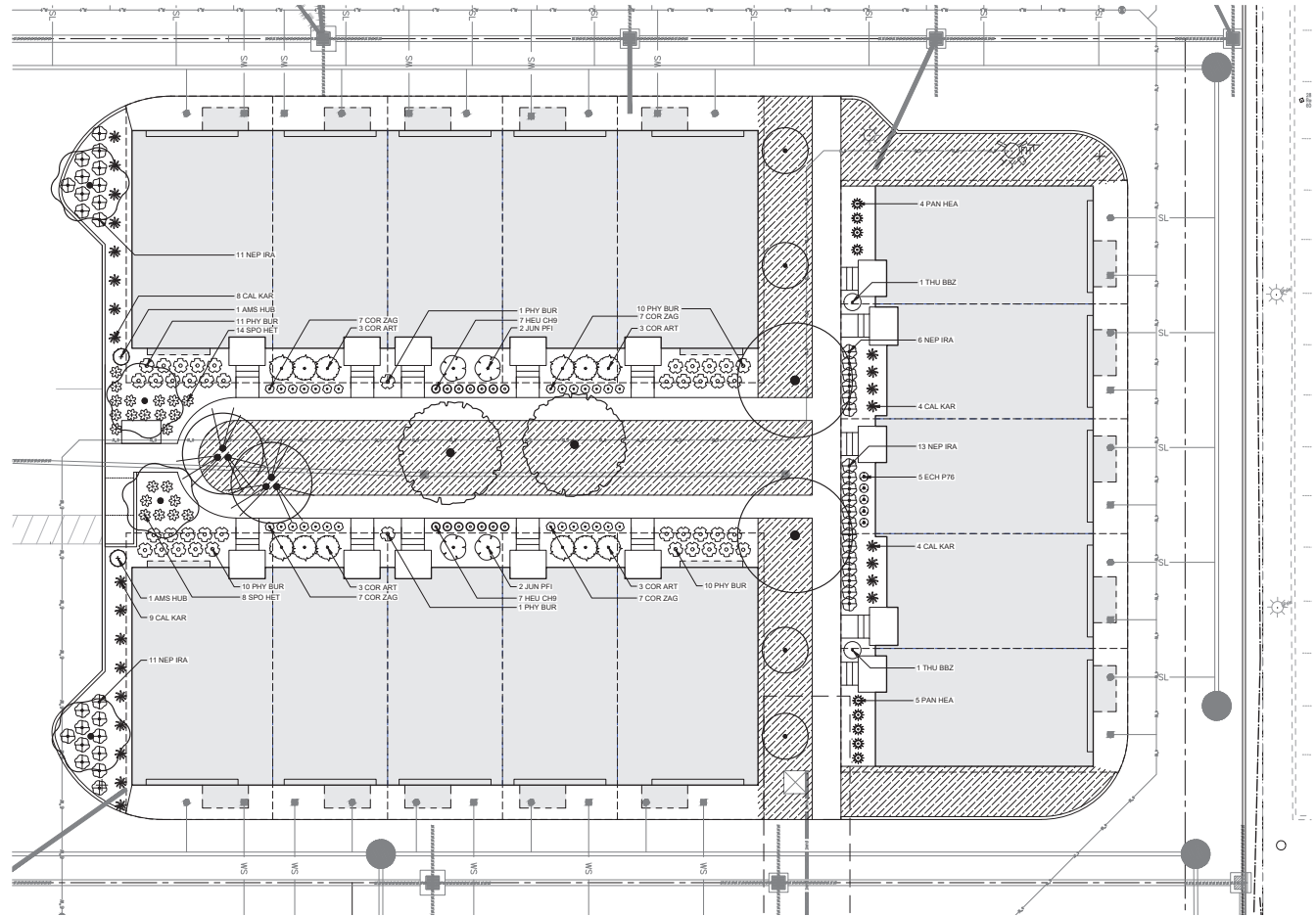


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Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

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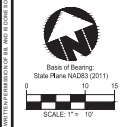


Revisions	Date	Drawn	Checked
1	10/12/23	ADH	ADH
2	10/12/23	ADH	ADH
3	10/12/23	ADH	ADH



PLANT SCHEDULE COURTYARD B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR AR1	42	Cornus sericea 'Arcic Fire'	Arcic Fire Dogwood	5 gal	24" H.
HYB R3	43	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" H.
EVERGREEN SHRUBS					
THU BB2	2	Juniperus chinensis 'Kilgus' Compact	Compact Pillar Juniper	B & B	30" H.
		Thuja occidentalis 'Bobczom' Mini	Mini Bowling Ball Arborvitae	3 gal	18" H.
ORNAMENTAL GRASSES					
GLK AR1	3	Calamagrostis 'acutiflora' Fall Foerster'	Feather Reed Grass	2 gal	Clump
PAN HE4	9	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HT2	22	Sporobolus heterolepis	Prairie Dropper	2 gal	Clump
ANNUALS AND PERENNIALS					
HEU HB1		Antennaria dioica	Arkansas Blue-star	2 gal	Clump
COR ZAG	28	Cornus verticillata 'Zagreb'	Zagreb Threadd Leaf Cornopsis	2 gal	Clump
ICH PF1	5	Echinacea 'P' Pops	Pops Wild Berry Coreopsis	2 gal	Clump
HEU CH1		Heuchera 'Cherry Cola'	Pow Wow Wild Berry Coreopsis	1 gal	Clump
NEP AR1		Nepeta 'fassenii' Walker's 'L'ow	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	



CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, RANGE 18 5TH
GREENSBORO
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARDS E-F

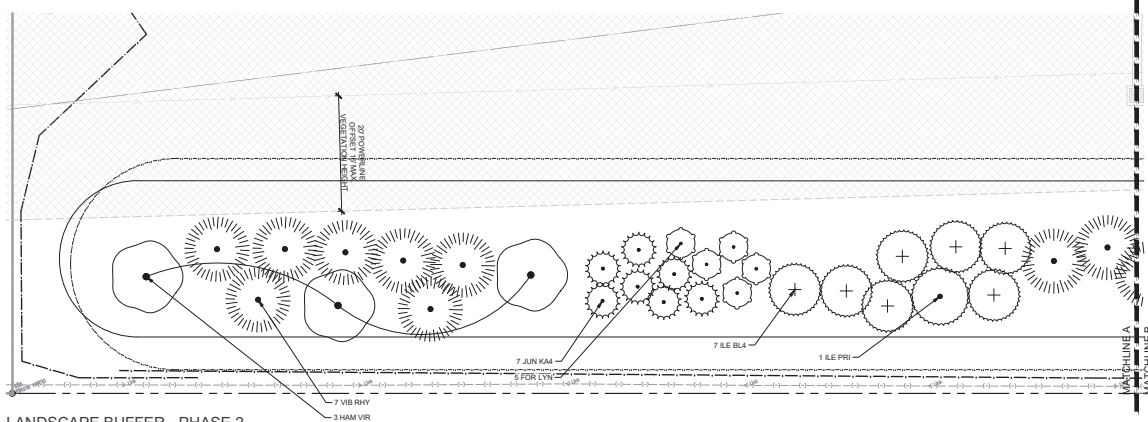
**bayer
becker**

www.bayerbecker.com
1404 Purce Street, Suite 204
Cincinnati, OH 45202 • 513.634.6151

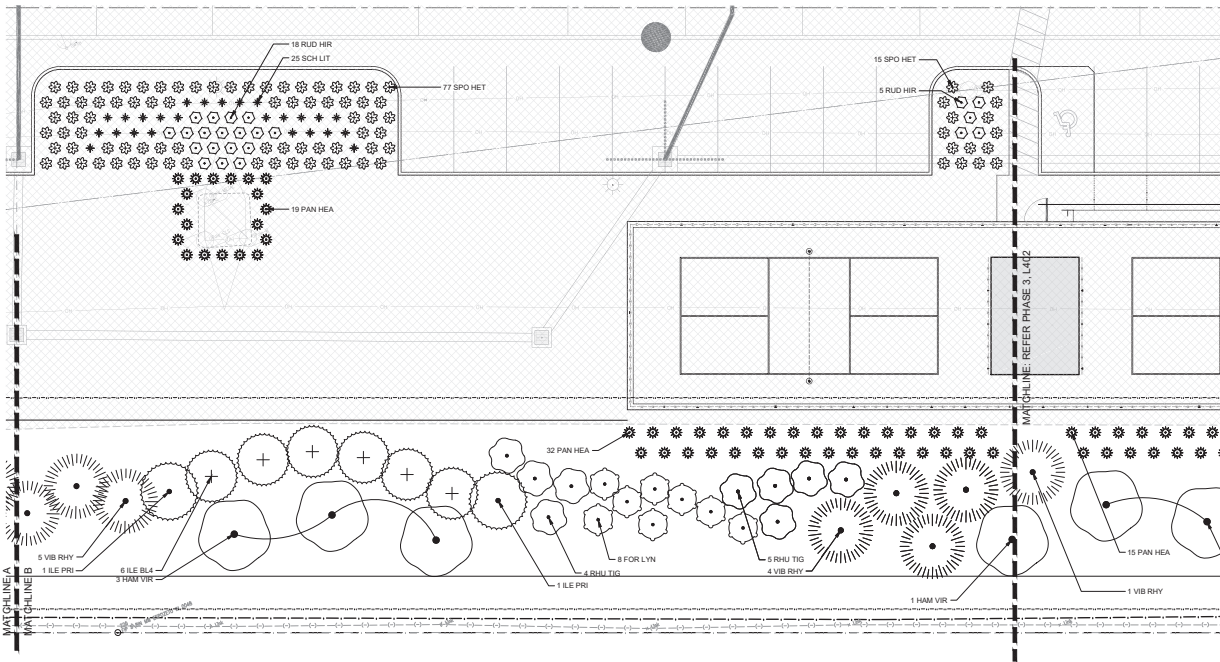
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Drawn by:	ADH
Checked By:	ADH
Issue Date:	11.03.2023

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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	15	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	8 & 8	30' Ht.
HAM VIR	7	Hamamelis virginiana	Common Witch Hazel	8 & 8	48' Ht.
RUO TIG	14	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	6 gal	30' Ht.
EVERGREEN SHRUBS					
ILE PRI	3	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	10 gal	30' Ht.
ILE BLA	13	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30' Ht.
JUN KA4	7	Juniperus communis 'Kaleidos'	Kaleidos Juniper	8 & 8	48' Ht.
VIB RHY	20	Viburnum x rhytidophyloides 'Allegheny'	Allegheny Viburnum	8 & 8	4' Ht.
ORNAMENTAL GRASSES					
PAN HEA	31	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SCH LIT	25	Schizachyrium scoparium	Little Bluestem	1 gal	Clump
SPO HET	82	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUO HIR	25	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

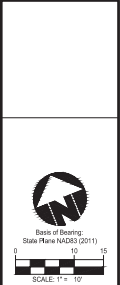
PLANTING PLAN - BUFFER WEST



www.boyerbecker.com
1404 Rose Street, Suite 200
Cincinnati, OH 45202 - 513.641.6151

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

Sheet: L309



Date	Drawn	Checked
11/03/2023	ADH	ADH
11/03/2023	ADH	ADH
05/24/2023	ADH	ADH

Revision	Description
1	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
2	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
3	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION

Item	Item Description
1	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
2	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
3	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION

Item	Item Description
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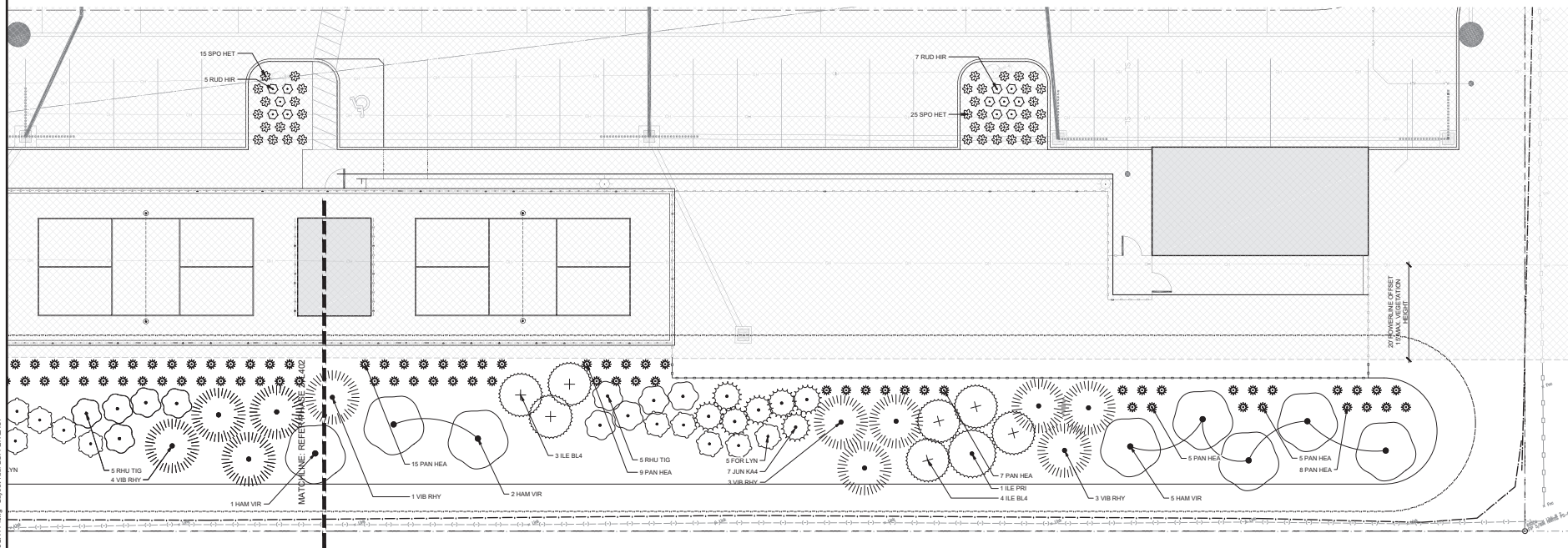
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2	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
3	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION

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Item	Item Description
1	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
2	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION
3	REVISION FOR CLIENT FEEDBACK & DATE COORDINATION



ORNAMENTAL GRASSES					
PAN HEA	46	<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET	25	<i>Sporobolus heterolepis</i>	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HIR	7	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 gal	Clump

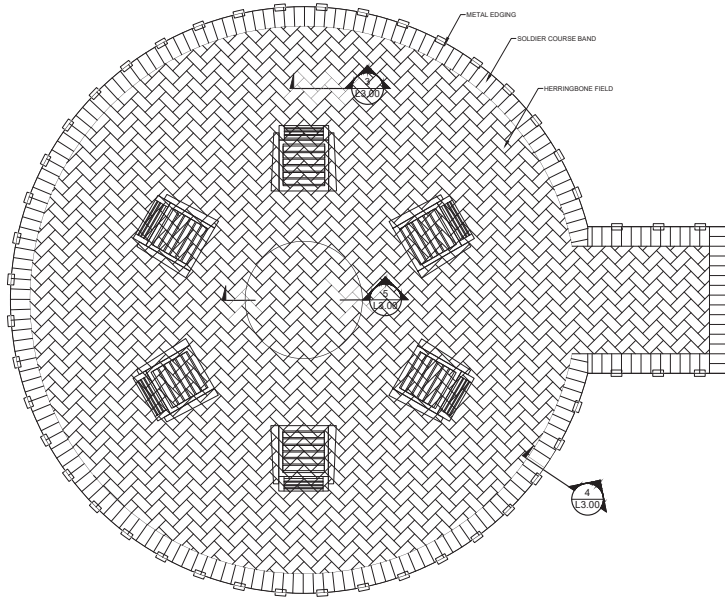
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

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1404 Race Street, Suite 204
Cincinnati, OH 45202 • 513.834.6151

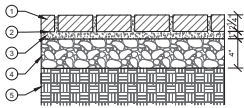
Drawing:	21-0255 LA PP
Drawn by:	ADH
Checked By:	ADH

Sheet:
L310

oot:
L401



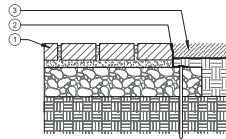
1 WEST PATIO ENLARGEMENT
1/2" = 1'-0"



3 BRICK PAVERS, SAND SET, TYPICAL
NOT TO SCALE

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

P-21-ARC-14

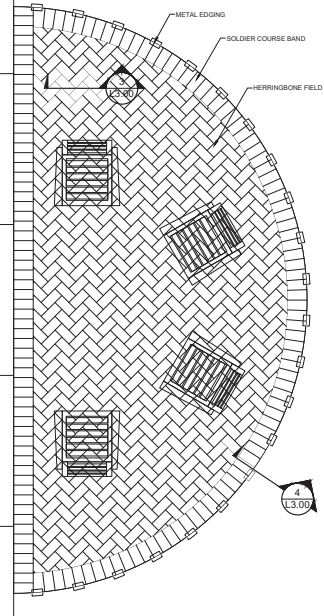


4 EDGING AT BRICK PAVERS, TYPICAL
NOT TO SCALE

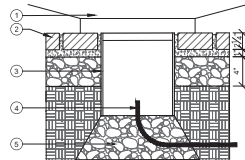
- 1 BRICK PAVER
- 2 ALUMINUM EDGING, INSTALL PER MFR. PERMALOC STRUCTURE EDGE, 1/8"x1-5/8"
- 3 ADJACENT PLANTING

P-21-ARC-15

NOTE: FURNISHINGS PER OWNER
LOUNGE CHAIRS
FIRE PIT



2 EAST PATIO ENLARGEMENT
1/2" = 1'-0"



5 FIRE PIT GAS CONNECTION AT BRICK PAVERS
NOT TO SCALE

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

P-21-ARC-16

CROSSBUCK (FKA THE ABBEY)

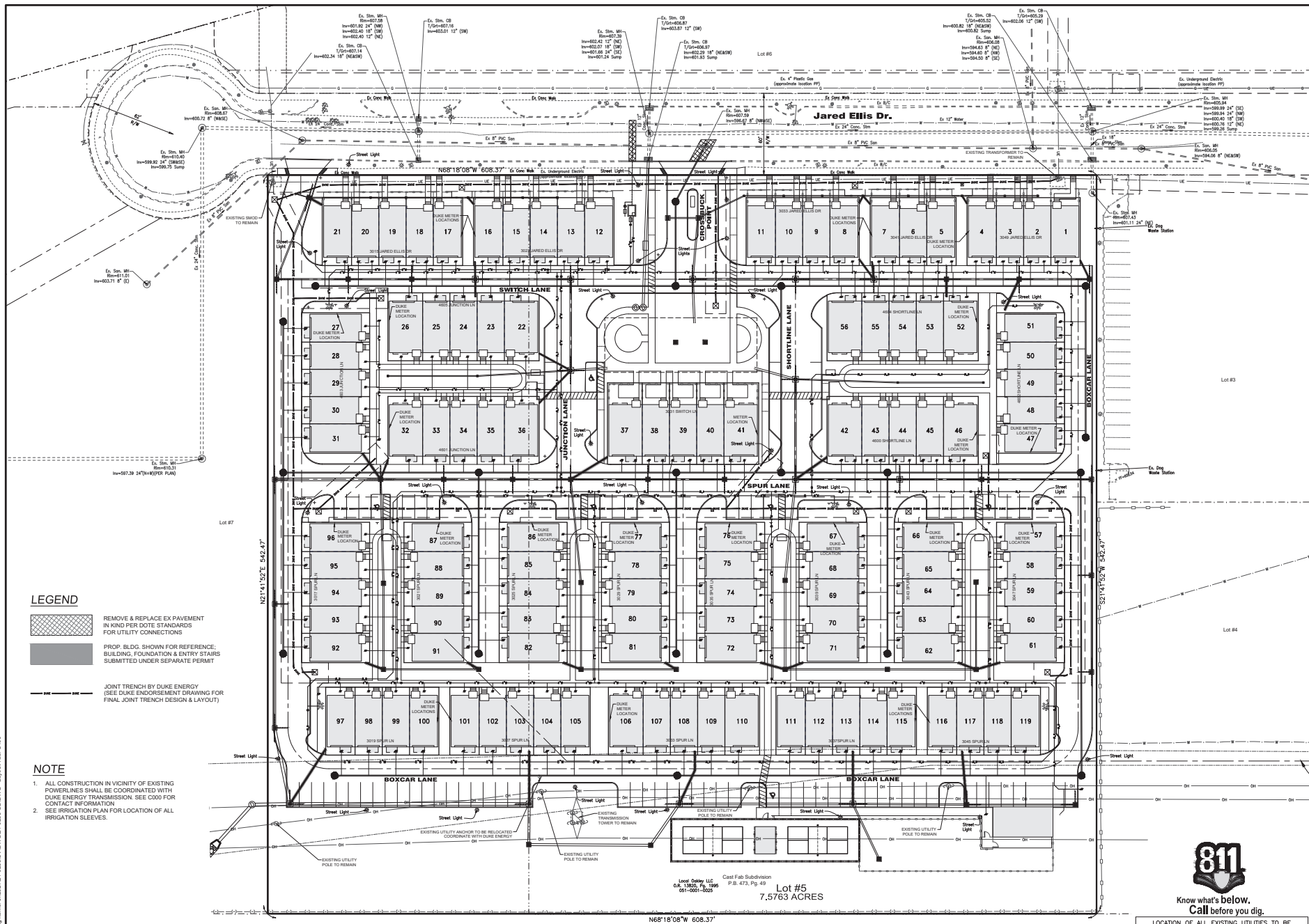
(FKA ARCADIA)
SECTION 100.00 - 1.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DETAILS



Drawing: 21-0255-1A
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

L403



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

- ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C400 FOR CONTACT INFORMATION.
- SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

CROSSBUCK (FKA THE ABBEY)
 SECTION 10.000
 CINCINNATI TOWNSHIP
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

Overall Site Utility Plan

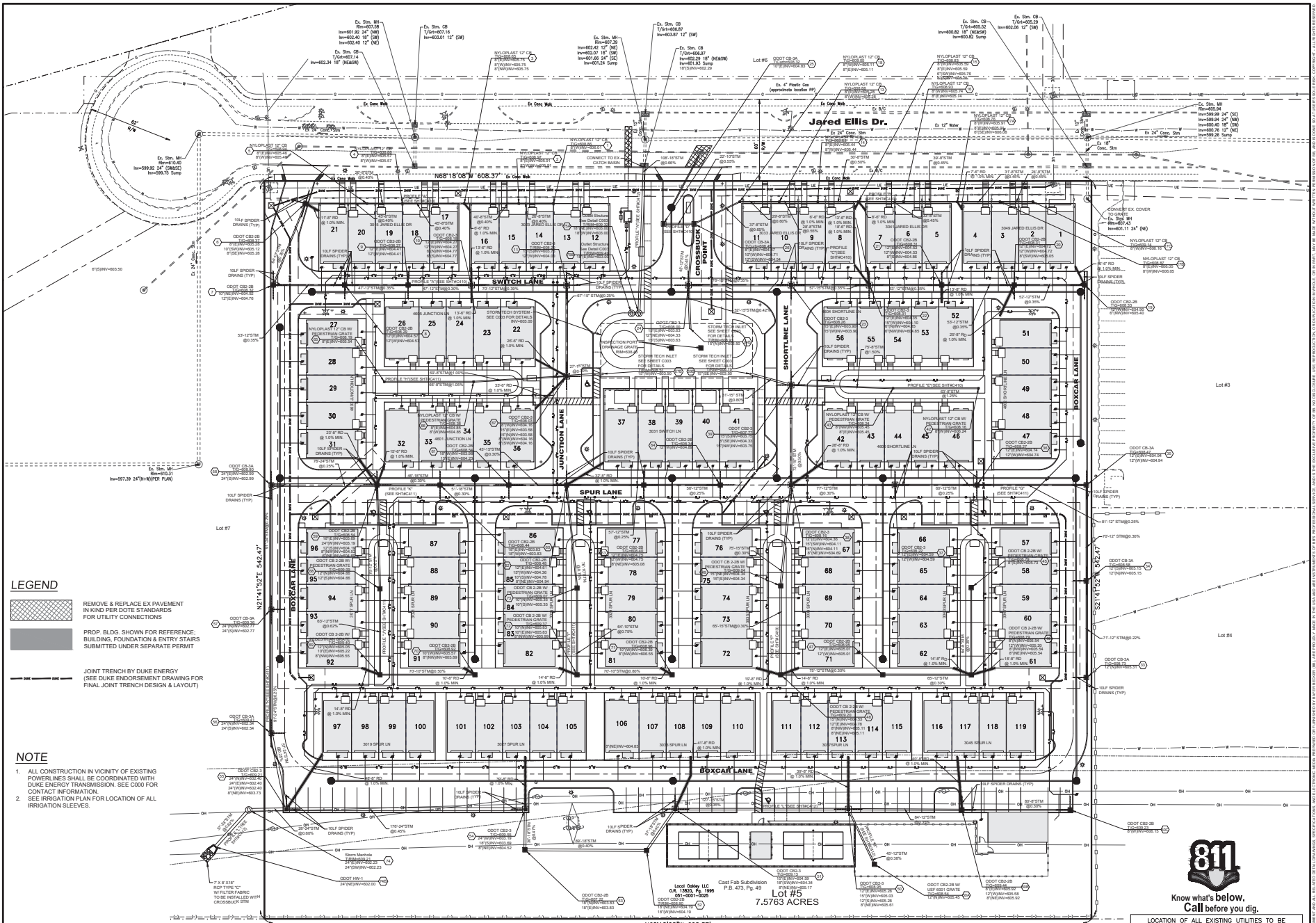
Rev	Date	By	Check	Description
1	06-15-20	ETH	JAB	Initial Design
2	06-15-20	ETH	JAB	Revised Plan for CD & C400
3	06-15-20	ETH	JAB	Revised Plan for CD & C400
4	06-15-20	ETH	JAB	Revised Plan for CD & C400
5	06-15-20	ETH	JAB	Revised Plan for CD & C400
6	06-15-20	ETH	JAB	Revised Plan for CD & C400
7	06-15-20	ETH	JAB	Revised Plan for CD & C400

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

811
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 Call before you dig.

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





Scale of Plotting
State Plane NAD83 (2011)
SCALE 1" = 30'

Date	Drawn	CHK
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

7.5763 ACRES

811
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

boyer becker
www.boyerbecker.com
6800 Vineyard Road, Suite A
Mason, OH 45040 - 713.330.0601

21-0255 CD
Checked By: ETH
Issue Date: JAB
01-05-23

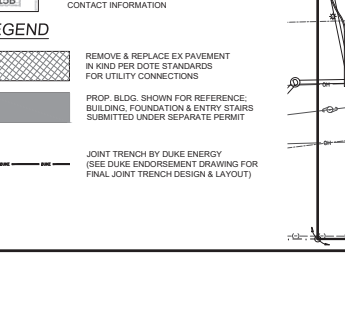
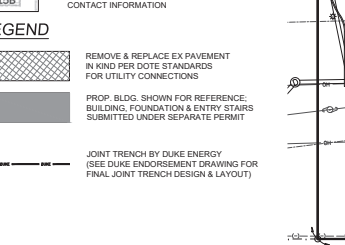
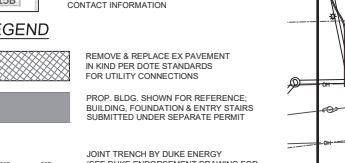
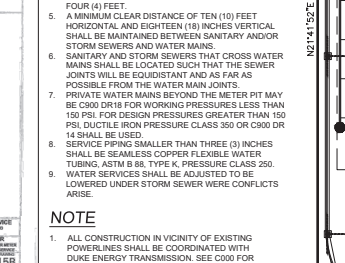
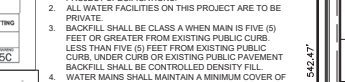
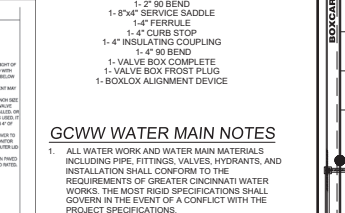
C402

[illegible]

Figure 10-2 is a technical drawing titled "TYPICAL SECTION OF A WATER MAIN". It shows a cross-section of a water main installation. At the top, there is a "CONCRETE BLOCKING FOR FITTING". Below this is the "BOTTOM VERGICAL RIGID". The main pipe is labeled "WATER WORKS" and has a diameter of "10'-2". The pipe is surrounded by "GRAVEL" and "SAND". A "BRICK" is shown on the left side. The bottom of the pipe is labeled "10'-2". The drawing is labeled "SECTION 10-2".

BRANCH MATERIAL

- 1-1/2" SOLID SLEEVE, 2 M.J.
- 4-1/2" MEGALUG ASSEMBLY
- 1-12"x5" TEE, 2 M.J. x FLG
- 1-8" VALVE, FLG x M.J.
- 8-8" FLG TYTE RUBBER GASKET
- 1-8"x2" SERVICE SADDLE
- 1-2" FERRULE
- 1-2" CURB STOP
- 1-2" INSULATING COUPLING



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

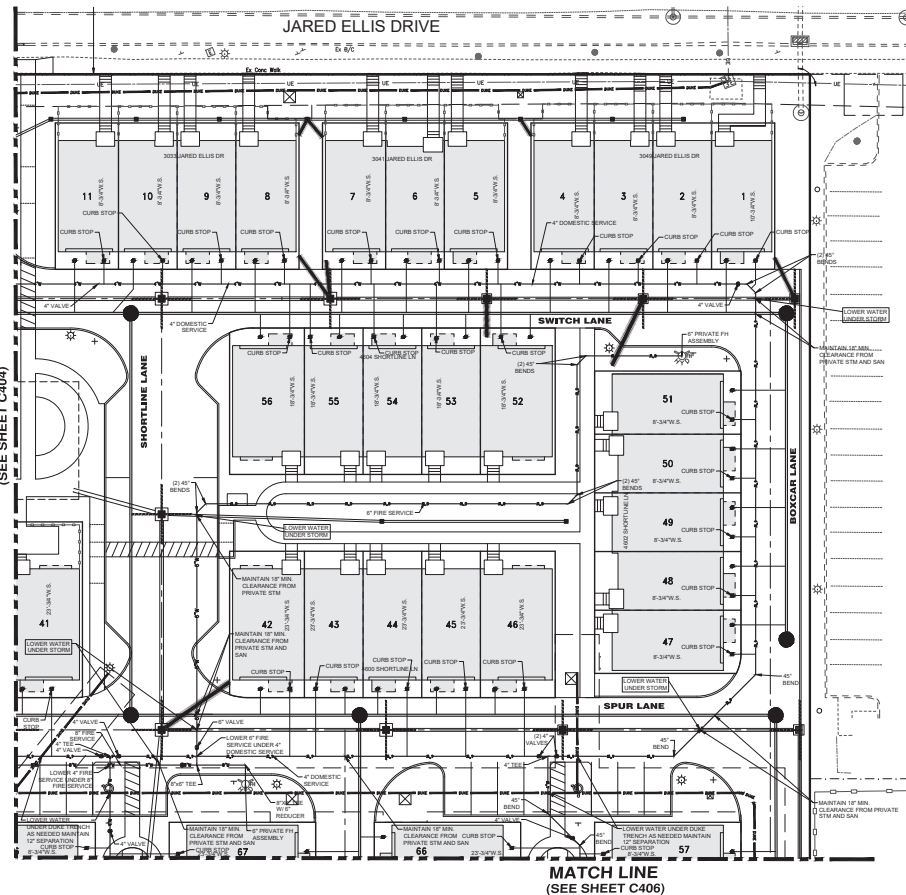


JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

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 POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C300 DR 14 SHALL BE USED.
- 7.1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12" FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C300 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BONDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
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 WHERE CONFLICTS ARISE.

MATCH LINE
(SEE SHEET C404)



MATCH LINE
(SEE SHEET C406)



Scale of Drawing
State Plane NAD83 (2011)
0 10 20
SCALE 1" = 20'

CROSSBUCK (FKA THE ABBEY)

SECTION 16.00
(FKA ARCADIA)

CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHEAST)



21-0255-CD
ETH
JAB
01-05-23



Know what's below.
Call before you dig.

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

C405

LEGEND

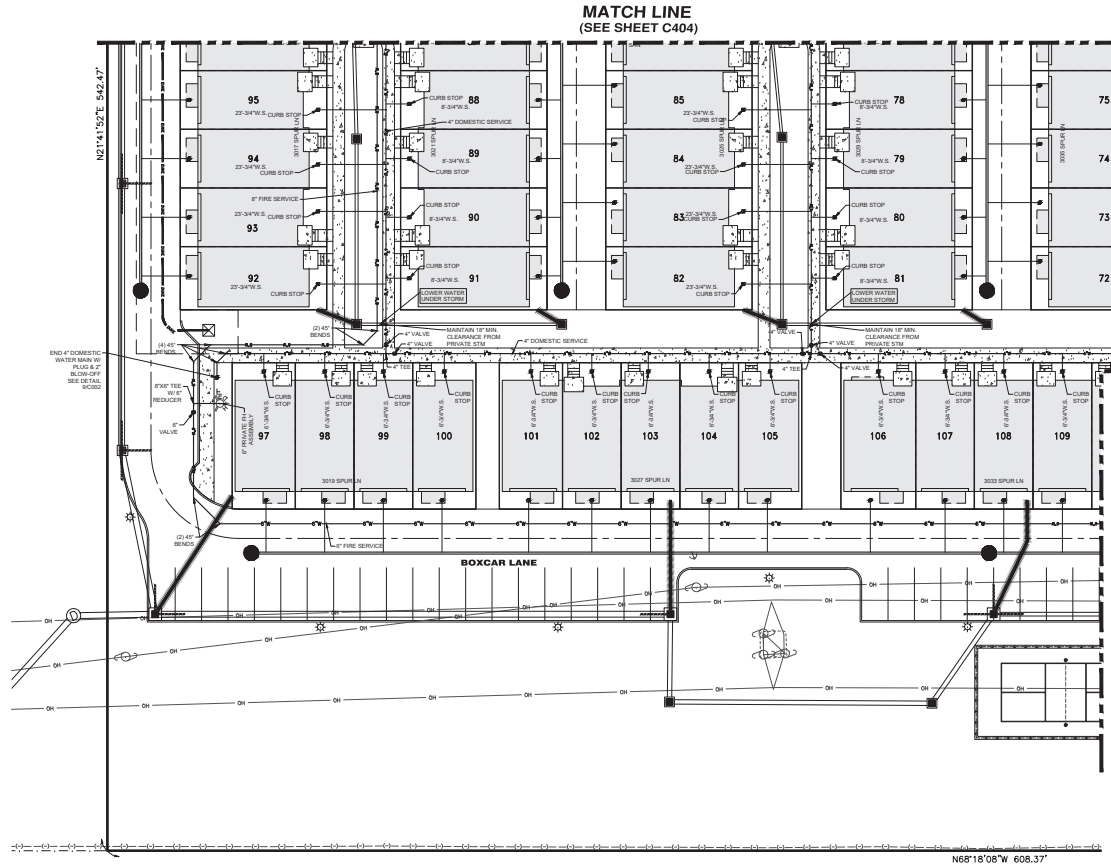
- REMOVE & REPLACE EX PAVEMENT
IN KIND PER DOTE STANDARDS
FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE.
BUILDING FOUNDATION & ENTRY STAIRS
SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

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- SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
- WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WHERE CONFLICTS ARISE.

NOTE

- ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C300 FOR CONTACT INFORMATION



MATCH LINE
(SEE SHEET C405)



Know what's below.
Call before you dig.

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

CROSSBUCK (FKA THE ABBEY)

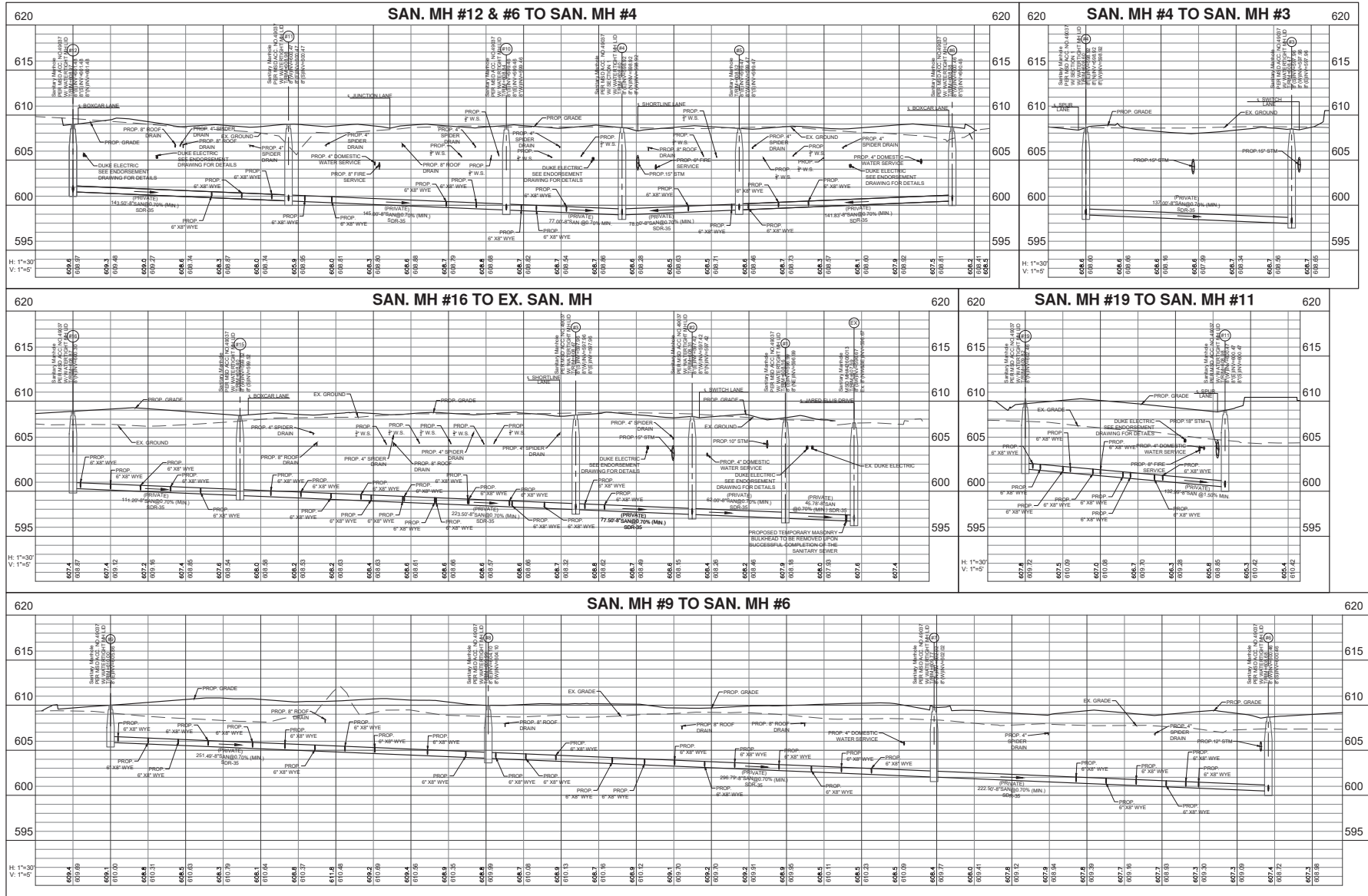
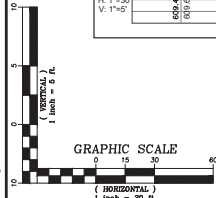
SECTION 11.1.1.1
CROSSBUCK (FKA THE ABBEY)
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (SOUTHWEST)



21-0255 CD
ETH
JAB
01-05-23

C407



Know what's below.
 Call before you dig.

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

NOTE:

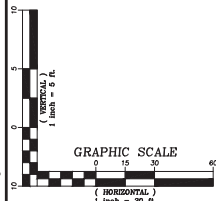
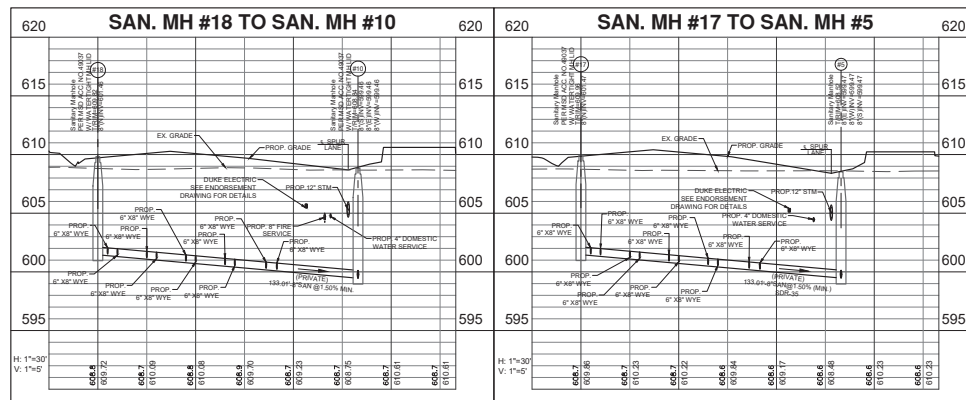
PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
 SECTION 1
 CINCINNATI TOWNSHIP
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO



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



Know what's below.
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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 DELAYED DEPENDING ON THE SEVERITY.

BARBER BUCKER (DB), ARE PROUDLY MADE IN THE USA AND ARE THE INSTRUMENTS OF SERPS PROFESSIONAL SERVICE, AND

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP

HAMILTON COUNTY, OHIO
SANITARY SEWER PROFILE
**bayer
becker**

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6900 Tyersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing:

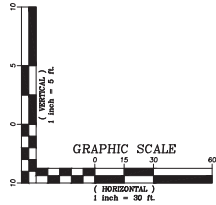
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Checked By:	JAR
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Issue Date: 01-24-25

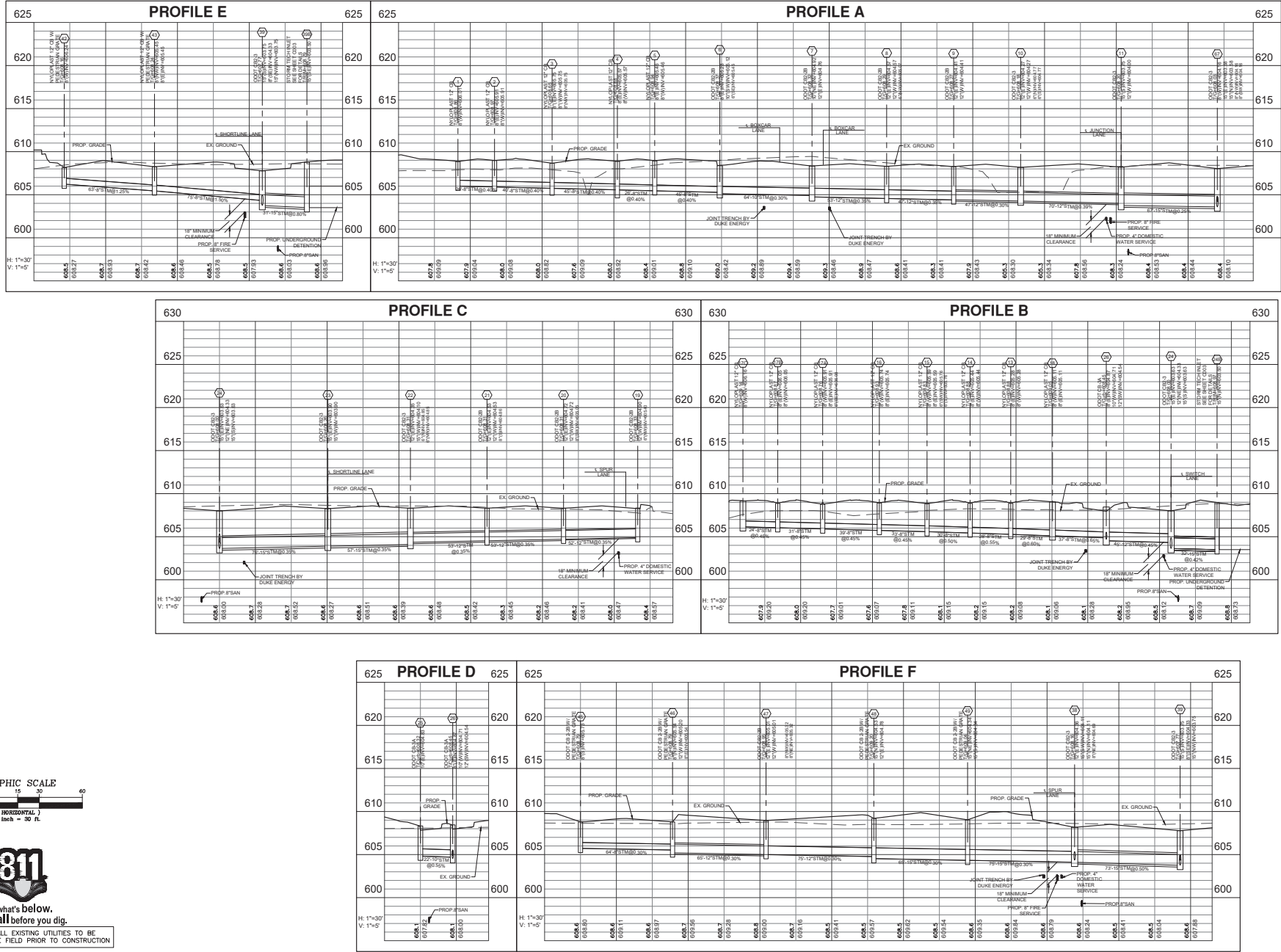
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C409



Know what's below.
Call before you dig.

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



DATE: 01-25-2025

Drawn: JMW

DATE: 01-25-2025

Checked: JAB

DATE: 01-25-2025

Issue Date: 01-25-2025

21-0255 STORM PROFILES

Drawn by: JMW

Checked by: JAB

Sheet: C410

1 of 1

CROSSBUCK (FKA THE ABBEY)

SECTION 100.00 TO 100.00

CITY OF CINCINNATI

HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

01-05-23

boyer becker

www.boyerbecker.com

6800 Tynessville Road, Suite A

Mason, OH 45040 - 713.330.6600

Revision Description

1. Initial Design

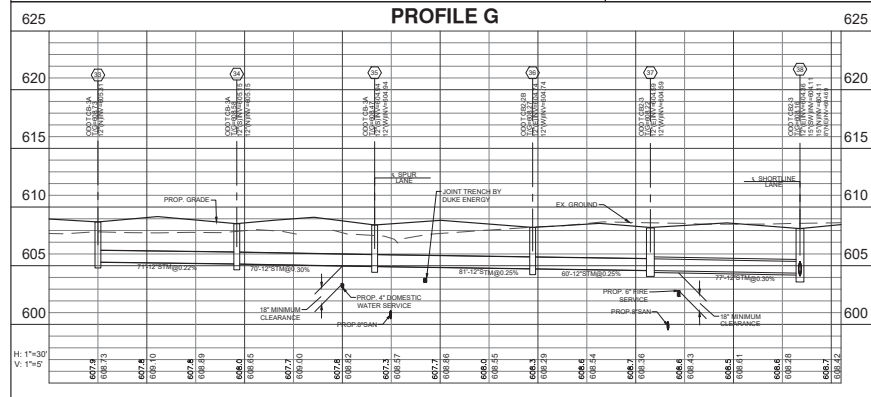
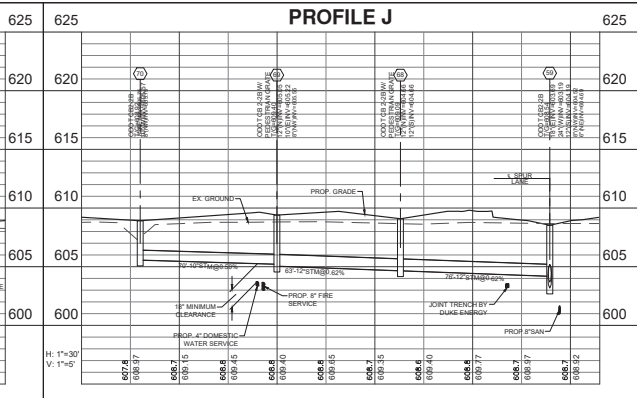
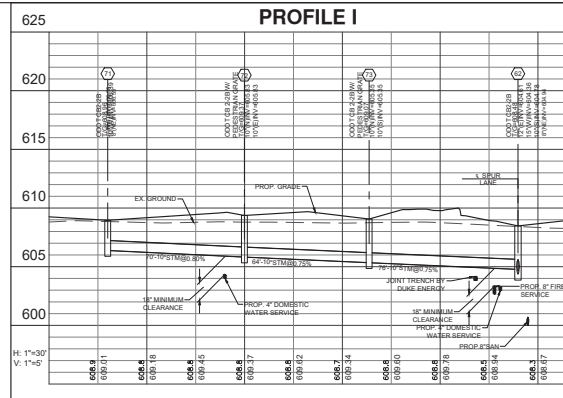
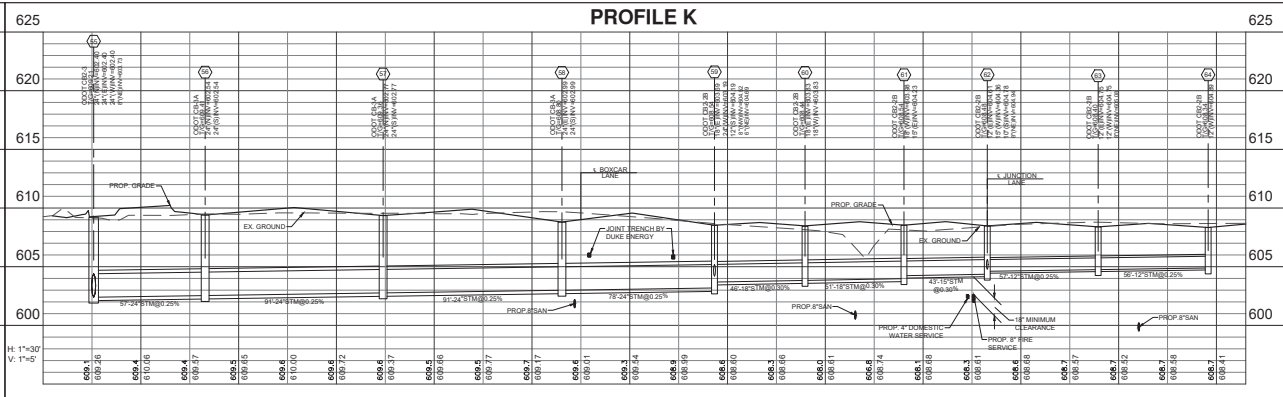
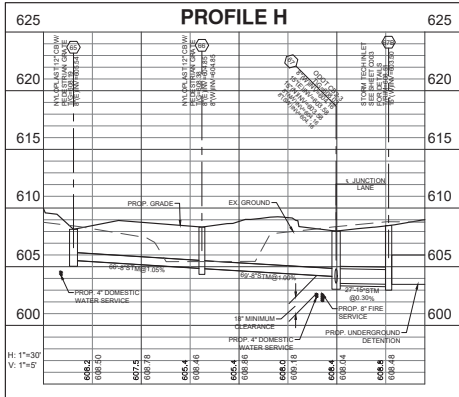
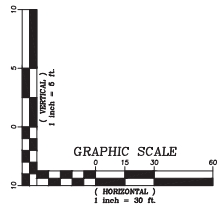
2. Revised Plan & C&M at 100.00 Station

3. Final Design

4. Date: 01-25-2025

5. Date: 01-25-2025

6. Revised Plan & C&M at 100.00 Station



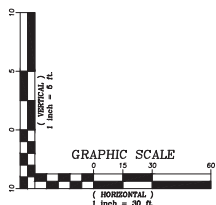
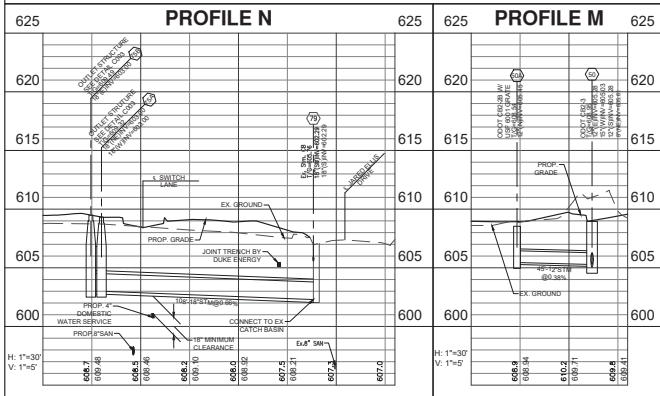
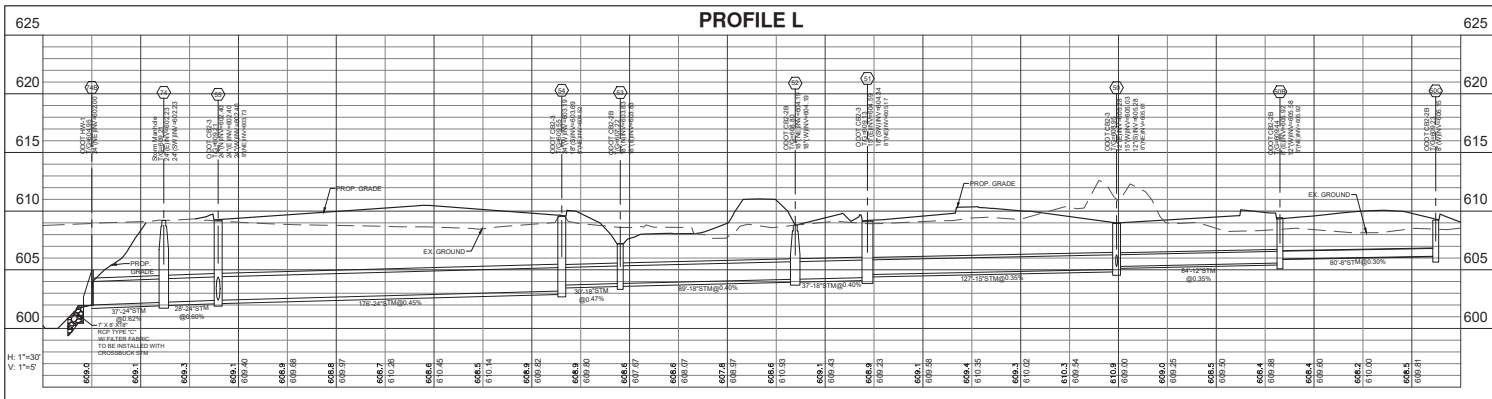
Know what's below.
 Call before you dig.
 LOCATION OF ALL EXISTING UTILITIES TO BE
 DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**CROSSBUCK (FKA THE ABBEY)
 (FKA ARCADIA)**
 SECTION 11.00
 CINCINNATI TOWNSHIP
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

Item	Revisions	Date	Drawn	CHK
1	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB
2	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB
3	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB
4	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB
5	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB
6	Revised Profile for C&G at Crosswalk Bridge	06-13-20	JMW	JAB

Checked By: JMW
 Issue Date: 01-05-23
 Sheet: C411



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

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

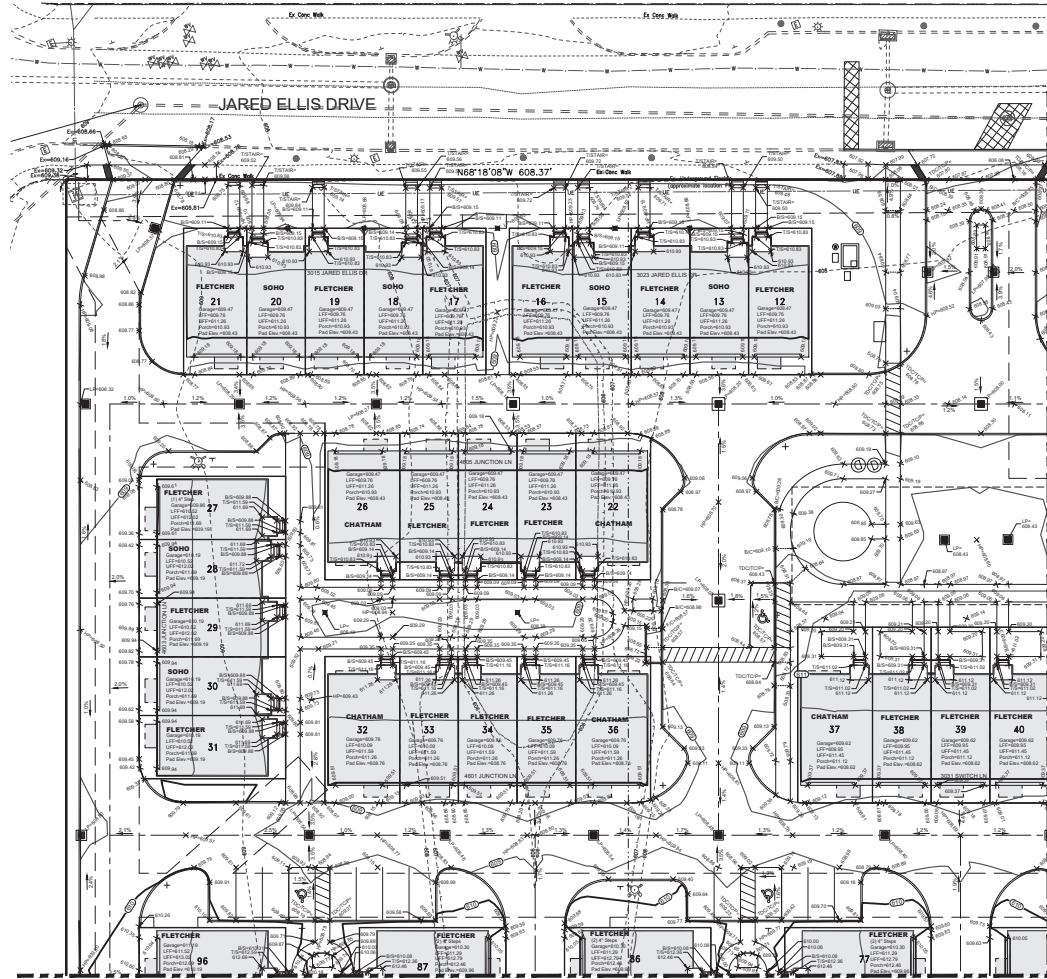
**CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)**
SECTION 1
CITY OF CINCINNATI
CINCINNATI TOWNSHIP
HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

boyer becker
www.bayerbecker.com
6900 Riverchase Road, Suite A
Mason, OH 45040-1113

Drawing: **21-0255 STORM PROFILES**
Drawn by: **JMW**
Checked by: **JAB**
Issue Date: **01-05-23**
Sheet: **C412**

Item	Revision Description	Date	Drawn	CHK
1	Revised Profile for C&G at Crossbuck Station	09-13-20	JMW	JAB
2	Revised Profile for C&G at Crossbuck Station	09-13-20	JMW	JAB
3	Revised Profile for C&G at Crossbuck Station	09-13-20	JMW	JAB
4	Revised Profile for C&G at Crossbuck Station	09-13-20	JMW	JAB
5	Revised Profile for C&G at Crossbuck Station	09-13-20	JMW	JAB



GRADING NOTES

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

LEGEND

- GARAGE-XXX.XX - ELEVATION AT BACK OF GARAGE
LFF-XXX.XX - LOWER FINISHED FLOOR ELEVATION OF BUILDING
UFF-XXX.XX - UPPER 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

MATCH LINE
(SEE SHEET C504)



Know what's below.
Call before you dig.

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

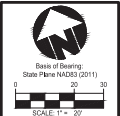
MATCH LINE
(SEE SHEET C502)

CROSSBUCK (FKA THE ABBEY)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



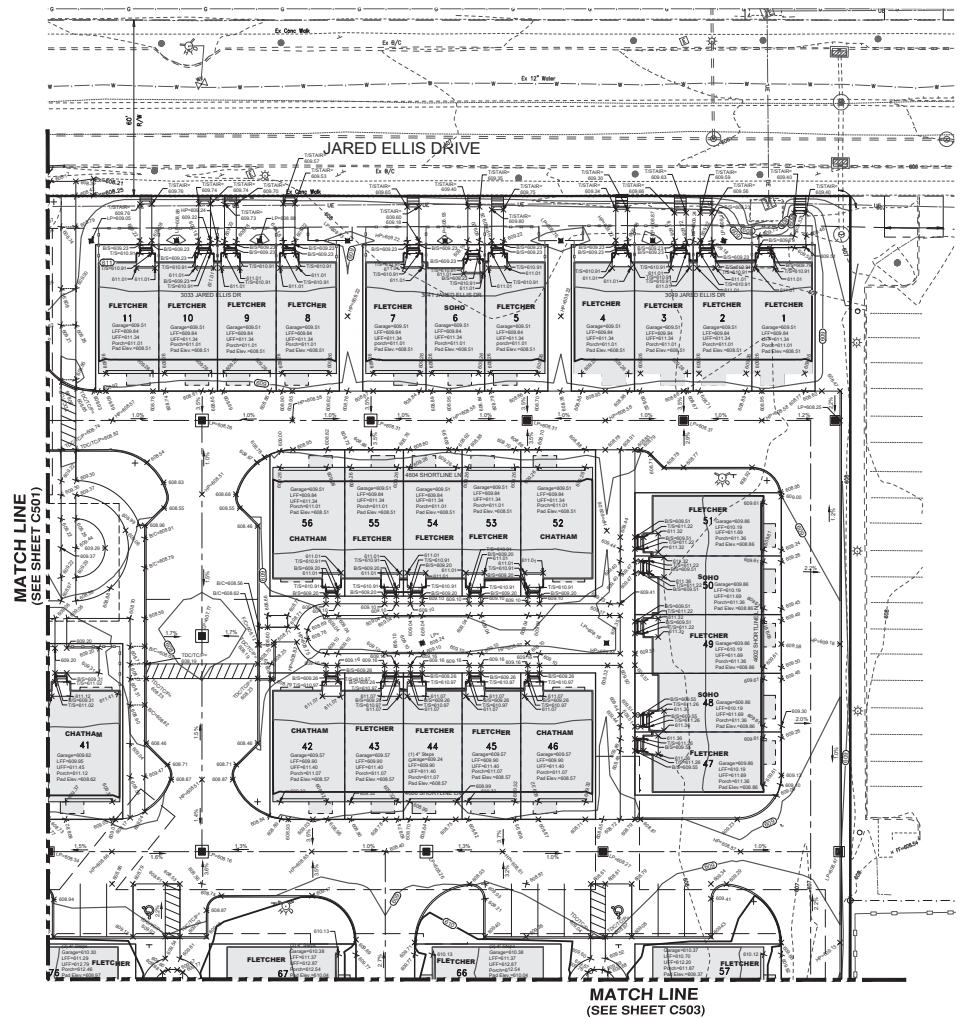
Drawing: 21-0255-CD
Drawn By: ETH
Checked By: JAB
Issue Date: 01-05-23
Sheet:

C501



Date	Drawn	CHK
06-15-23	ETH	JAB
06-15-23	JAB	JAB
06-15-23	JAB	JAB
06-15-23	JAB	JAB

Revision	Description
1	Revised for City of Cincinnati Review
2	Revised for City of Cincinnati Review
3	Revised for City of Cincinnati Review
4	Revised for City of Cincinnati Review
5	Revised for City of Cincinnati Review



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 18" 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
LFF-XXX.XX - LOWER FINISHED FLOOR ELEVATION OF BUILDING
UFF-XXX.XX - UPPER FINISHED FLOOR ELEVATION OF BUILDING
PORCH-XXX.XX - ELEVATION OF PORCH AT BUILDING
PAD ELEVATION-XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR



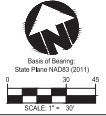
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

CROSSBUCK (FKA THE ABBEY)
SECTION OF CROSSBUCK ROAD
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

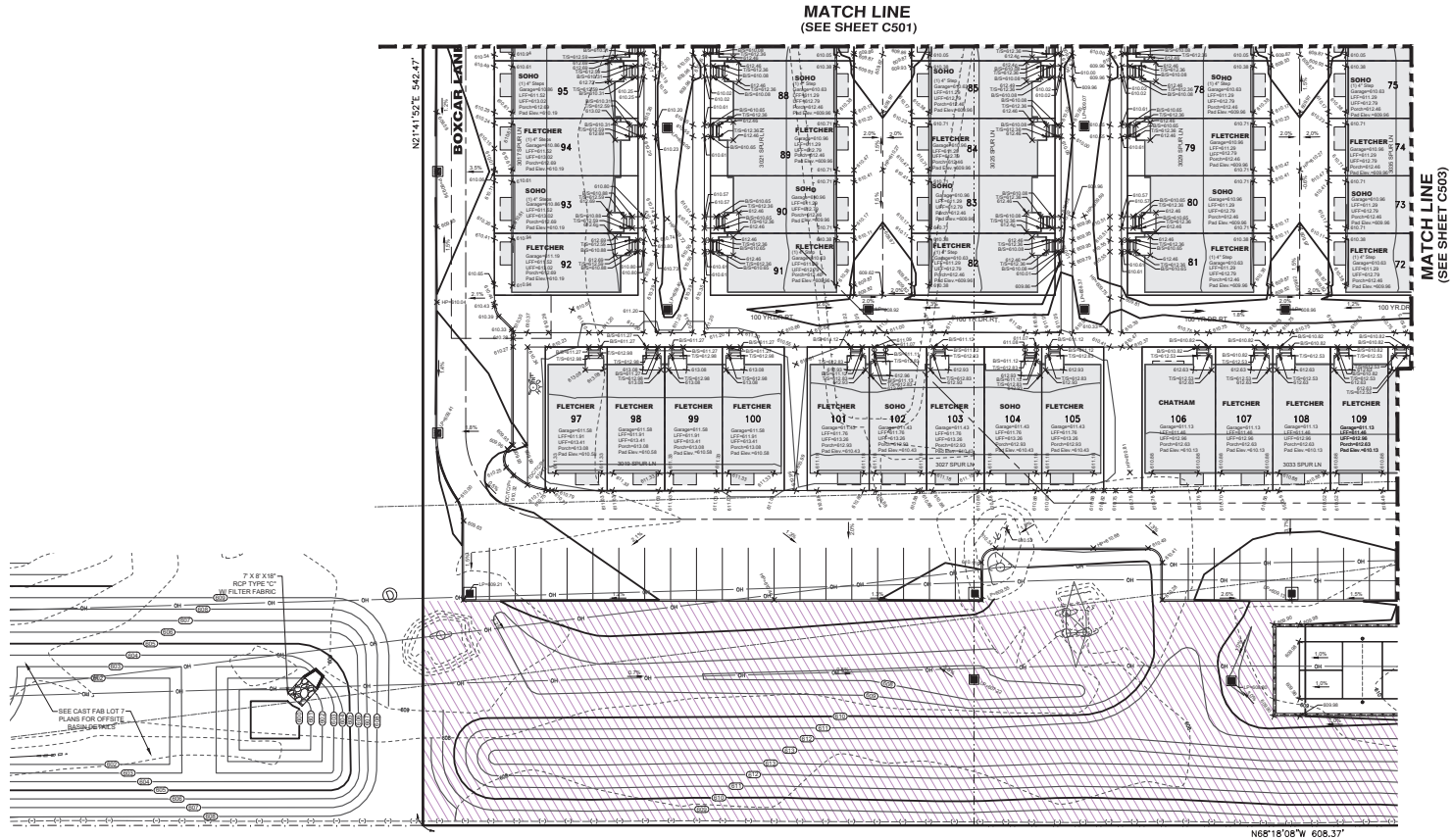


Drawing: 21-0255 CD
Drawn By: ETH
Checked By: JAB
Issue Date: 01-05-23
Sheet:

C502



Item	Revision Description	Date	Drawn	CHK
1	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
2	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
3	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
4	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
5	Revised for City of Cincinnati Review	06-15-23	ETH	JAB



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6\"/>

LEGEND

- GARAGE+XXXX.XX - ELEVATION AT BACK OF GARAGE
LFF+XXXX.XX - LOWER FINISHED FLOOR ELEVATION OF BUILDING
UFF+XXXX.XX - UPPER FINISHED FLOOR ELEVATION OF BUILDING
PORCH+XXXX.XX - ELEVATION OF PORCH AT BUILDING
PAD ELEVATION+XXXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR



NOTE

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C500 FOR CONTACT INFORMATION



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



Date	Drawn	CHK
06-15-23	ETH	JAB
06-15-23	ETH	JAB
06-15-23	ETH	JAB
06-15-23	ETH	JAB

Item	Revision Description
1	Revised Per City of Cincinnati Review
2	Revised Per City of Cincinnati Review
3	Revised Per City of Cincinnati Review
4	Revised Per City of Cincinnati Review
5	Revised Per City of Cincinnati Review

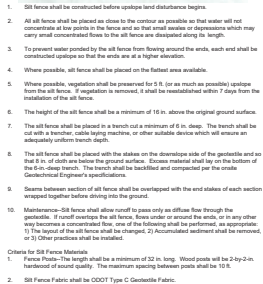
CROSSBUCK (FKA THE ABBEY)
SECTION OF CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



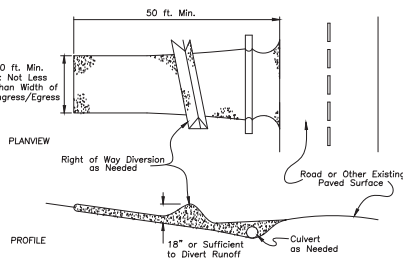
Drawing: 21-0255-CD
Drawn by: ETH
Checked by: JAB
Issue Date: 01-05-23

Sheet: **C504**

SEEDING & MULCHING



TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
NOT TO SCALE



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 BEARS AND TRUCKS NOT EXCEEDING 100,000 LBS.
3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.
4. SPACING - THE STONE SHALL BE PLACED WITH 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 CRAW TENSILE STRENGTH OF AT LEAST 200 LB. PER LINEAL FOOT TO PREVENT STONE FROM SETTLING.
6. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT WATER FROM ACCUMULATING UNDER THE ENTRANCE. IT SHALL BE PROTECTED BY A PIPE COVER.
7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SEepage 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 SHALL BE REMOVED IMMEDIATELY FROM THE SURFACE OF THE ENTRANCE. THE ENTRANCE SHALL BE CHECKED BY SEDIMENT CATCHERS. SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SHOEING.
9. TRUCKS - TRUCKS SHALL NOT BE RELEED UNTO 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. THE CONSTRUCTION ENTRANCE SHALL BE PAVED WITH THE RIGHT OF WAY DOTE STANDARDS.

TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
NOT TO SCALE



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>

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