

**Light Duty Asphalt Pavement Section (SN=278):**

- 1.5" - ODOT Item 441 Asphalt Concrete Surface Course, Type 1 (448), PG 64-22
- 4.0" - ODOT Item 441 Asphalt Concrete Intermediate Course, Type 2 (448), PG 64-22
- 6.0" - ODOT Item 304 Limestone Aggregate Base
- ODOT Item 204 - Subgrade Compaction

**GENERAL NOTES:**

- A. ENGINEER/OWNER/CLIENT shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor.
- B. CIVIL ENGINEER of record (Steve Stewart 513.616.9694) shall field verify design intent of proposed grade stakes prior to construction.
- C. The locations of the underground facilities shown on this plan are based on field surveys and local utility company records. The engineer does not guarantee their accuracy. The contractor shall field verify locations with utility companies prior to any field work. The contractor is solely responsible for verifying all existing utility locations.
- D. All site work shall be completed in accordance with the latest addition of "State of Ohio Department of Transportation Construction and Material Specifications", City of Cincinnati's "2008 City Supplement to ODOT".
- E. Contractor to install all erosion control measures as required by Local & State regulations prior to any earth moving activities.

**NOTES THIS DRAWING:**

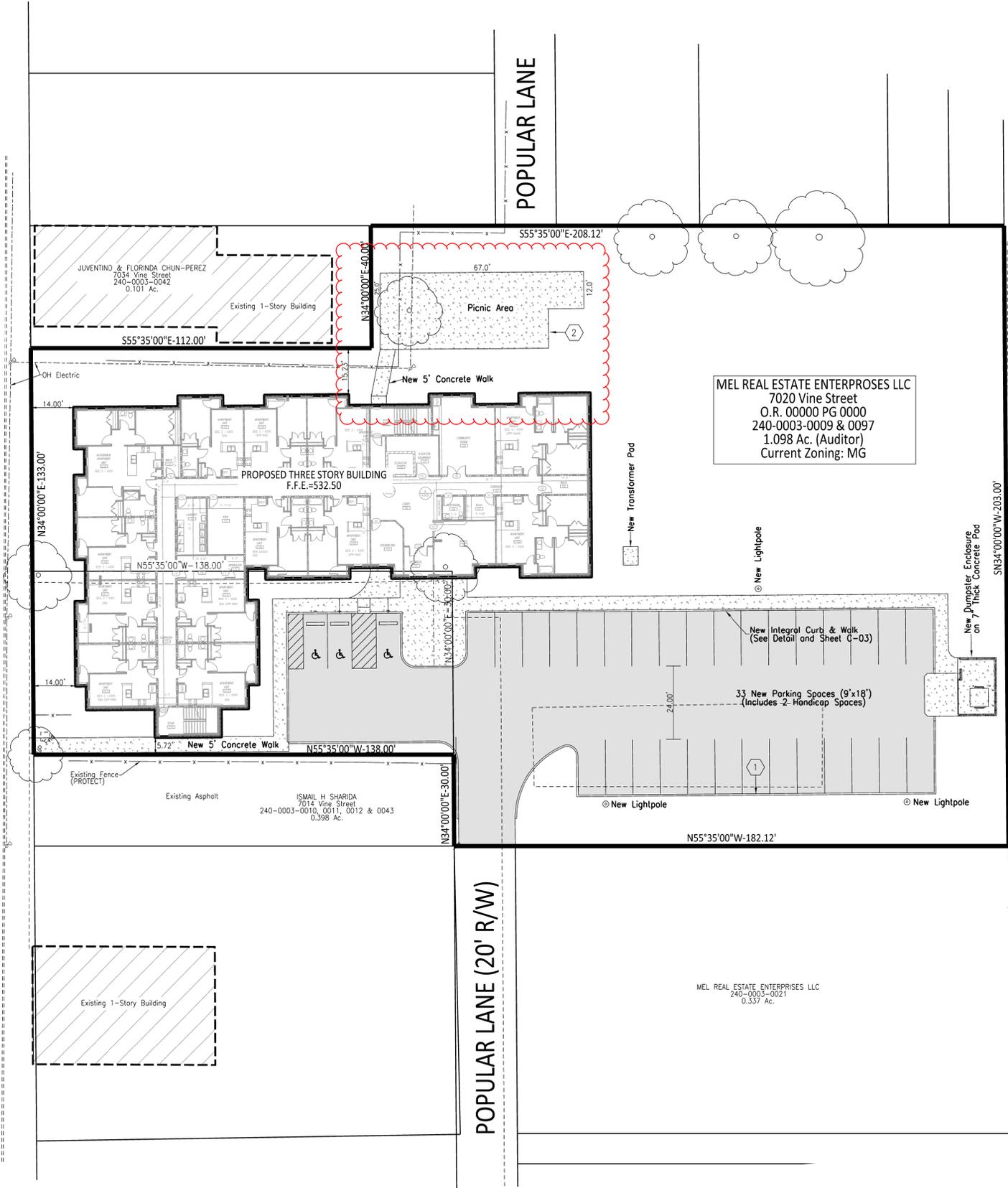
1. New 18" Concrete Barrier Curb. See Detail on Sheet C-003.
2. New Concrete Pad - 5.0" Thick Concrete on 4" Aggregate Base.

VINE STREET (66' R/W)

POPULAR LANE

POPULAR LANE (20' R/W)

C.C.C. & ST. L. RAILWAY (66')



MEL REAL ESTATE ENTERPROSES LLC  
7020 Vine Street  
O.R. 00000 PG 0000  
240-0003-0009 & 0097  
1.098 Ac. (Auditor)  
Current Zoning: MG

ISMAIL H SHARIDA  
7014 Vine Street  
240-0003-0010, 0011, 0012 & 0043  
0.398 Ac.

MEL REAL ESTATE ENTERPRISES LLC  
240-0003-0021  
0.337 Ac.

NO.	DATE	DESCRIPTION	BY
3	7-14-2023	APPENDUM 1	
1	3-5-23	PERMIT SET	



RELEASED PRICING 4-20-23

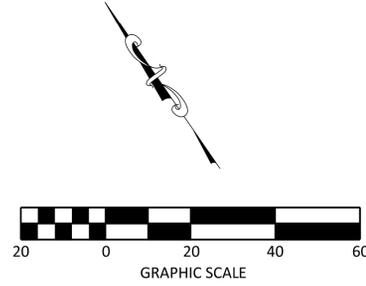
OVERALL SITE PLAN  
for  
**CARTHAGE FLATS**

7020 Vine Street  
Auditor Parcel: 240-0003-0009 & 0097  
City of Cincinnati  
Hamilton County, Ohio

TALBERT SERVICES  
2600 Victory Parkway  
Cincinnati, Ohio 45206

modelgroup

genesis design llc  
Cincinnati, Ohio - (513) 636-9694 - email: genesisdesignllc@gmail.com

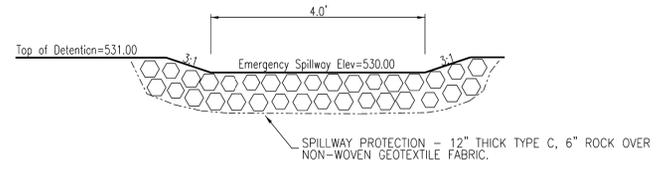


**CIVIL DRAWING INDEX:**

C-01	OVERALL SITE PLAN
C-02	GRADING & UTILITY PLAN
C-03	SITE DETAILS
C-04	EROSION CONTROL NOTES
C-05	EROSION CONTROL DETAILS
C-06	SITE DEMOLITION PLAN

SHEET TITLE	
OVERALL SITE PLAN	
DESIGNED	S.C.S.
DRAWN	F.O.S.
CHECKED	S.C.S.
DATE	March 2023

JOB NO. SHEET NO. **C-01**



EMERGENCY SPILLWAY DETAIL

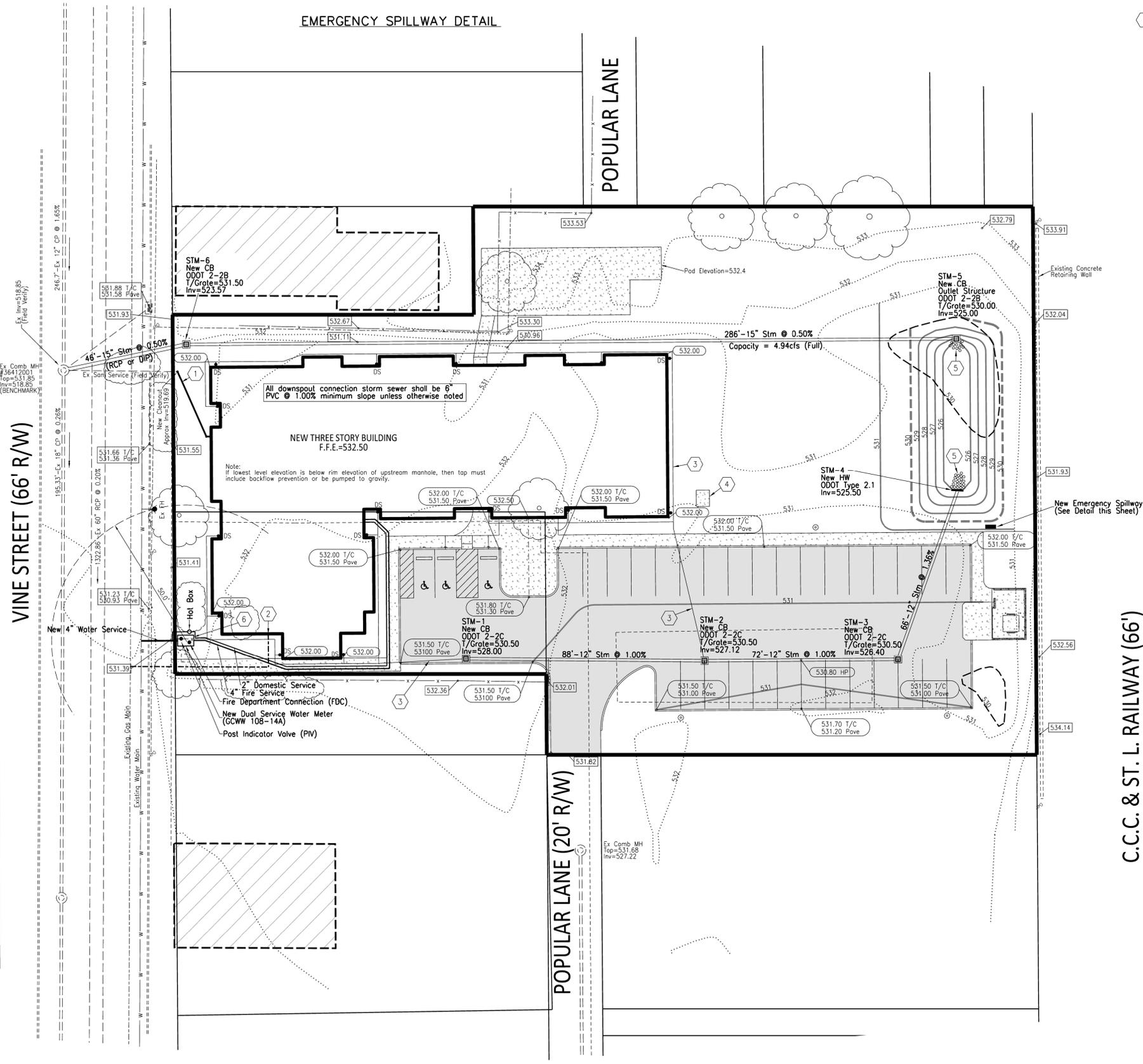
675.47 - Denotes Existing Elevation  
 685.00 - Denotes Proposed Elevation

**GENERAL NOTES:**

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**NOTES THIS DRAWING:**

1. New 6" Sanitary Sewer Service (PVC, SDR-35 @ 2.00 Min Slope). Field Verify Existing Sanitary Sewer Depth.
2. New Gas Service - See Sheet P100 for Continuation.
3. New 8" Storm Sewer (PVC) @ 1.00% Minimum Slope.
4. New Utility Transformer - See Electrical Site Plan E001 for Details.
5. Pipe Inlet/Outlet Protection - 3.0' x 5.0' x 12" Thick Type C, 6" Rock over Non-Woven Geotextile Fabric.
6. New Dual Service Water Meter (GCWW 108-14A), 4" Fire Service, 2" Domestic Service, 1 1/2" Domestic Meter.



C.C.C. & ST. L. RAILWAY (66')

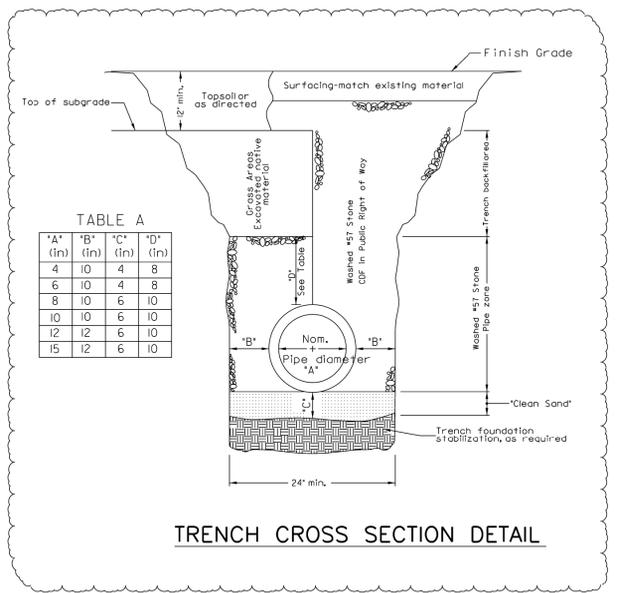


TABLE A

"A" (in)	"B" (in)	"C" (in)	"D" (in)
4	10	4	8
6	10	4	8
8	10	6	10
10	10	6	10
12	12	6	10
15	12	6	10

TRENCH CROSS SECTION DETAIL

NO.	DATE	DESCRIPTION	BY
1	3-15-23	PERMIT SET	
2	6-02-23	PERMIT REVISIONS	
3	8-02-23	ADDENDUM 1	



**GRADING & UTILITY PLAN**  
for  
**CARTHAGE FLATS**

7020 Vine Street  
Auditor Parcel: 240-0003-0009 & 0097  
City of Cincinnati  
Hamilton County, Ohio

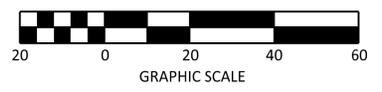
**TALBERT SERVICES**  
2600 Victory Parkway  
Cincinnati, Ohio 45206

**modelgroup**

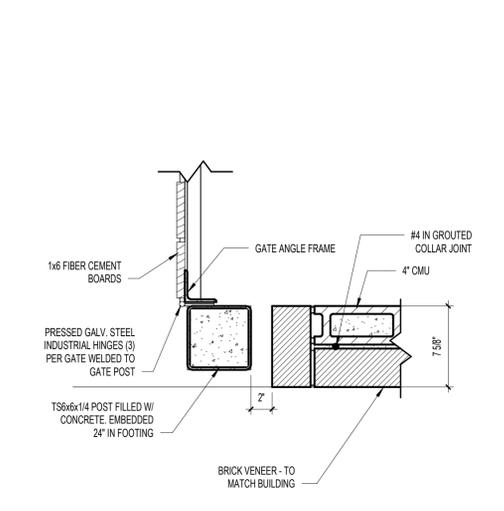
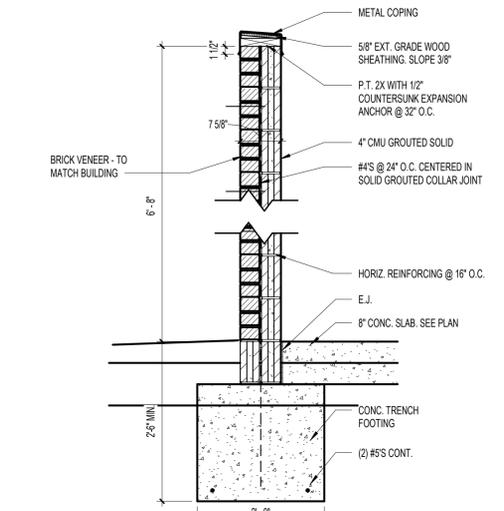
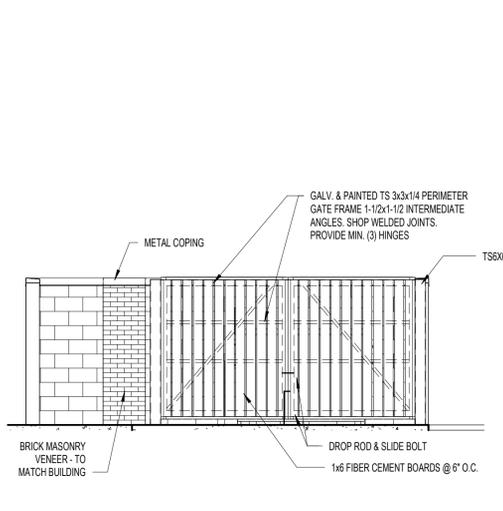
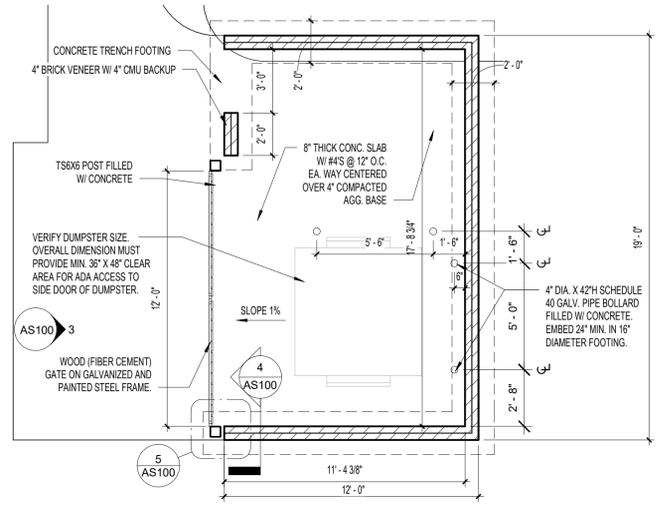
**genesis design llc**  
Cincinnati, Ohio - (513) 636-9694 - email: genesisdesignllc@gmail.com

SHEET TITLE: GRADING & UTILITY PLAN

DESIGNED: S.C.S.	JOB NO.
DRAWN: F.O.S.	SHEET NO.
CHECKED: S.C.S.	<b>C-02</b>
DATE: March 2023	



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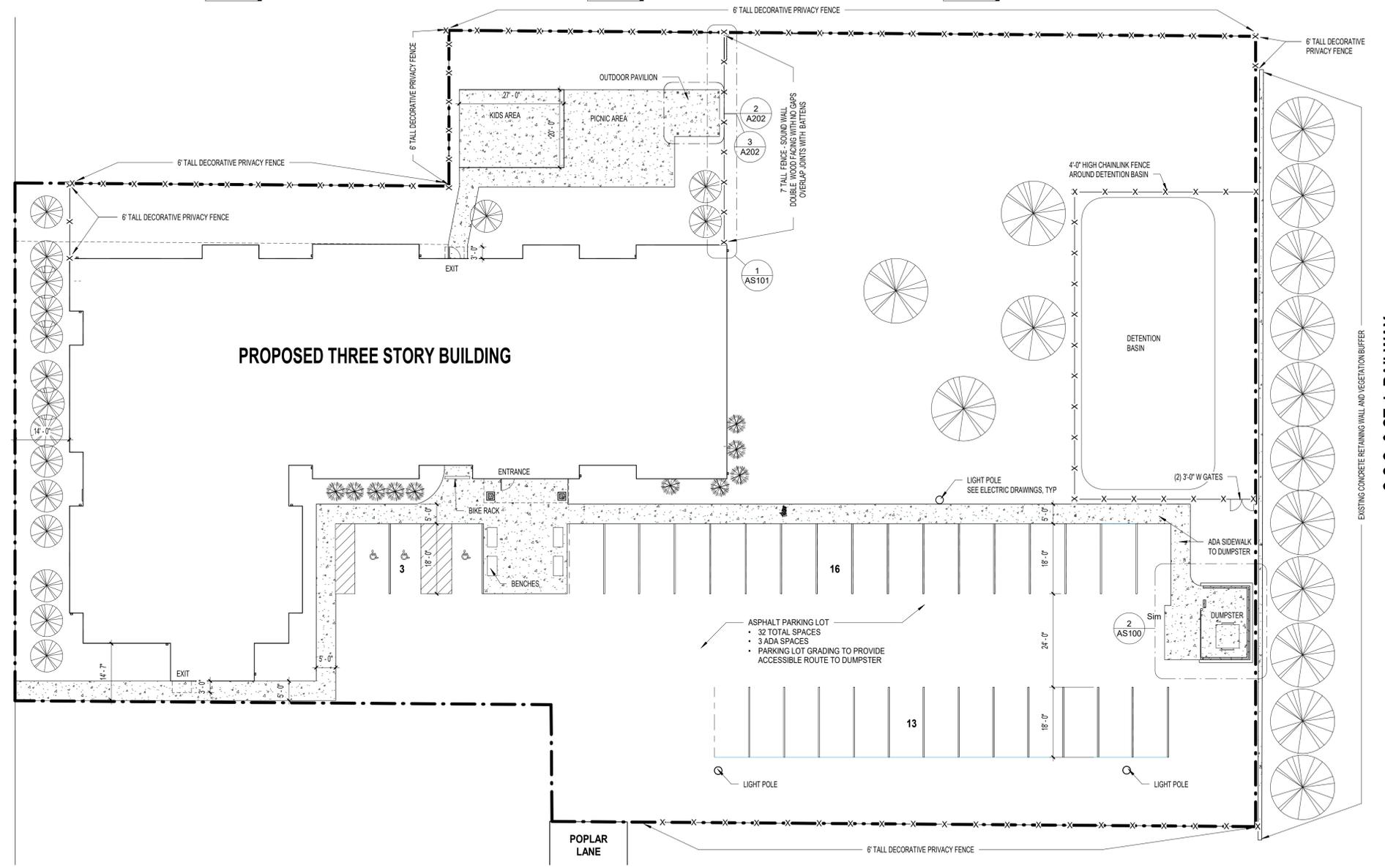


**2 DUMPSTER ENCLOSURE PLAN**  
AS100 SCALE: 1/4" = 1'-0"

**3 DUMPSTER ENCLOSURE ELEVATION**  
AS100 SCALE: 1/4" = 1'-0"

**4 DUMPSTER ENCLOSURE SECTION**  
AS100 SCALE: 3/4" = 1'-0"

**5 DUMPSTER ENCLOSURE - PLAN DETAIL**  
AS100 SCALE: 1 1/2" = 1'-0"



**1 ARCHITECTURAL SITE PLAN**  
AS100 SCALE: 1/16" = 1'-0"



EMMA ADKISSON, LIC# 2118357  
EXPIRATION DATE 12/31/2023

**CARTHAGE FLATS PSH**

7020 VINE ST.  
CINCINNATI, OH, 45216

NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ENVIRONMENTAL REVIEW	07/26/2023

ARCHITECTURAL SITE PLAN

21-128

**AS100**

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EMMA ADKISSON, LIC# 2118357  
EXPIRATION DATE 12/31/2023

## CARTHAGE FLATS PSH

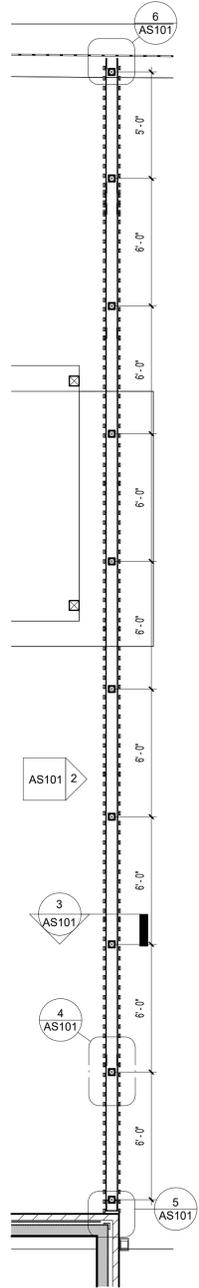
7020 VINE ST.  
CINCINNATI, OH, 45216

NO.	DESCRIPTION	DATE
AS101	ENVIRONMENTAL REVIEW	07/26/2023

SITE DETAILS

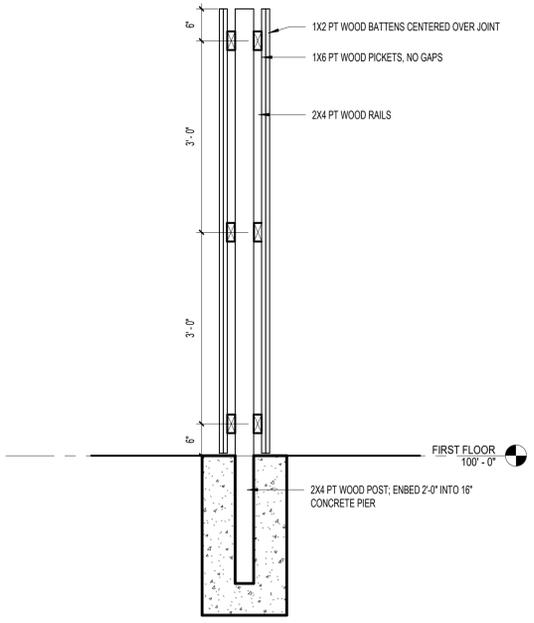
21-128

# AS101

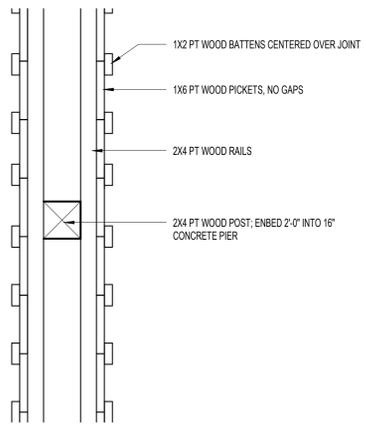


**1 SOUND WALL**  
AS101 SCALE: 1/4" = 1'-0"

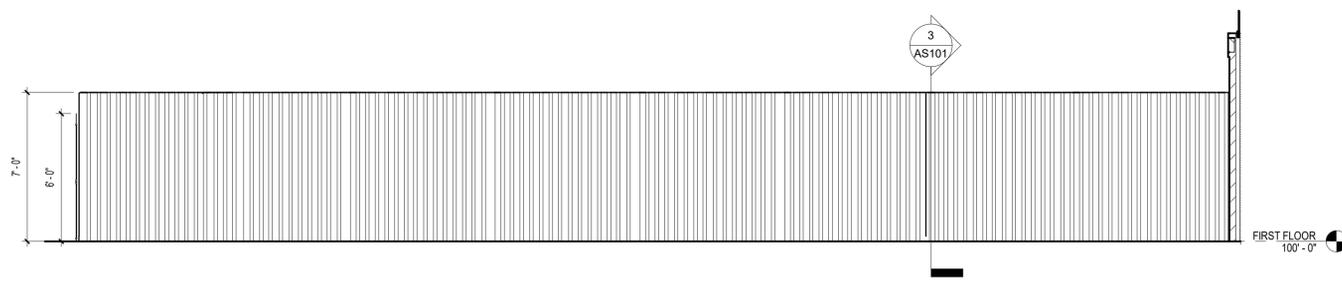
**2 SOUND WALL ELEVATION**  
AS101 SCALE: 1/4" = 1'-0"



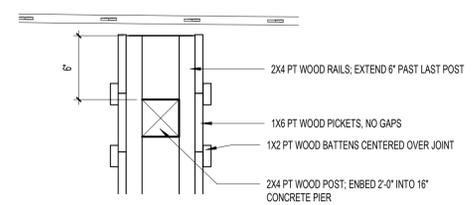
**3 SOUND WALL SECTION**  
AS101 SCALE: 3/4" = 1'-0"



**4 SOUND WALL - PLAN DETAIL**  
AS101 SCALE: 1 1/2" = 1'-0"



**5 SOUND WALL - PLAN DETAIL**  
AS101 SCALE: 1 1/2" = 1'-0"



**6 SOUND WALL - PLAN DETAIL**  
AS101 SCALE: 1 1/2" = 1'-0"