SITE GENERAL NOTES

1. WORK SHALL FOLLOW THE SPECIFICATIONS OF THE 2017 OHIO BUILDING CODE.
2. CONTRACTOR SHALL FIELD-VERIFY THE DEPTH & LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
3. ALL WORK SHALL BE COMPLETED ACCORDING TO CITY OF CINCINNATI DOTE STANDARDS OR ODOT C&M SPECIFICATIONS. IF A CONFLICT EXISTS, CITY STANDARDS PREVAIL.
4. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS.
5. SEE ARCHITECT'S PLANS FOR BUILDING FEATURES & FOUNDATION DIMENSIONS.

SITE DEMOLITION NOTES

1. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY BAYER BECKER, DATED APRIL 2025. 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. 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.
13. 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 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.

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 DOTE TYPE P-5, UNLESS OTHERWISE NOTED.

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 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. FFE = FINISH FLOOR ELEVATION

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 SMU STANDARDS RESPECTIVELY. GAS AND ELECTRIC SERVICE PROVIDED BY DUKE ENERGY; TELEPHONE SERVICE PROVIDED BY ALTAFIBER; CABLE PROVIDED BY TIME WARNER (SEE MEP PLANS FOR GAS, CABLE, TELEPHONE, AND ELECTRIC SERVICE INFORMATION ON SITE).
3. ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE H-20 TRAFFIC-BEARING.
4. ROOF DRAINS (R.D.) SHALL HAVE A MINIMUM SLOPE OF 1/8" / FT, UNLESS OTHERWISE NOTED.
5. WATER/SEWER SERVICES AND ROOF DRAINS SHALL BE INSTALLED TO A POINT 5' FROM THE FACE OF THE BUILDING (SEE MEP PLANS FOR SERVICE CONNECTIONS AT THE BUILDING).
6. REFER TO THE GEOTECHNICAL ENGINEER'S REPORT FOR TRENCH BACKFILL REQUIREMENTS.
7. 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.

MSD SANITARY SEWER NOTES

[EFFECTIVE 1 OCTOBER 2004]

1. ALL PLANS AND CONSTRUCTION WITHIN THE CITY OF CINCINNATI 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. SEWER TO BE 6" DIAMETER PIPE WITH A MINIMUM SLOPE OF 1/4" PER FOOT (2.08%), UNLESS OTHERWISE NOTED.
6. JOINTS FOR SANITARY SEWERS SHALL BE PER ASTM D-3212. BEDDING FOR SANITARY SEWERS SHALL BE CLASS I (ASTM D-2321). PIPE SHALL BE CONNECTED TO MANHOLES WITH GASKET FLEXIBLE WATERTIGHT CONNECTIONS. ALL SERVICE LATERALS TO BE PROVIDED AT TIME OF CONSTRUCTION AND ALL SPECIFICATIONS APPLY TO LATERALS ALSO.
7. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S."
8. 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.
9. 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 THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
10. ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES, ACC 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.
11. 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.
12. 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 UNLESS SHOWN OTHERWISE ON THE PLAN.
13. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
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. 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.
19. 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. THE COST OF LEAKAGE TESTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS MANHOLE ITEMS.*
20. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE (3) FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY. A COPY OF THESE TESTING REPORTS SHALL BE SUBMITTED TO THE METROPOLITAN SEWER DISTRICT AND THE ENGINEER'S OFFICE.
21. PUBLIC SANITARY SEWER EASEMENTS ARE ALSO FOR THE USE AND BENEFIT OF ADJACENT LOTS AND/OR FUTURE DEVELOPMENTS FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, EXTENSION, REPAIR OR REPLACEMENT OF SANITARY SEWER HOUSE SERVICE CONNECTIONS AND/OR SANITARY MAINLINE SEWERS APPROVED BY M.S.D.

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 OR 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.
16. SHOP DRAWINGS FOR ALL STORMWATER STRUCTURES SHALL BE SUBMITTED TO SMU FOR REVIEW BEFORE DELIVERY ONSITE.

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).
2. CONTRACTOR SHALL SUBMIT ANY & ALL WATER SERVICE FOD RECEIPTS TO MSD WHEN APPLYING FOR TAP PERMIT.

Plot time: Sep 16, 2025 - 2:14pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C100 Site Notes

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STATE OF OHIO
BRYAN SCHECK
84465
REGISTERED
PROFESSIONAL ENGINEER
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	09-19-25	MLT	BJS

1713 ELM STREET

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE NOTES

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www.bayerbecker.com
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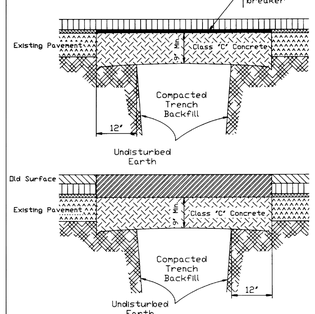
Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C100

STANDARD RESTORATION
BLOCK PAVED STREETS



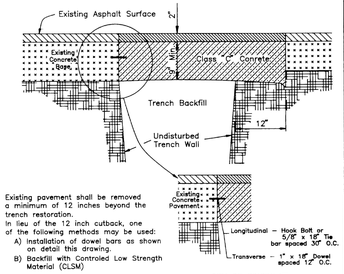
2 inches of 404 asphalt shall be compacted with 3 to 5 ton roller, 8 to 10 ton or equivalent vibratory compactor for longitudinal cuts.

Concrete shall be consolidated with internal type vibrator.

Bond breaker shall be sand cushion (1"), tar paper or approved medium.

Edges of restoration shall be sealed with asphalt cement meeting the requirements of Item 702.01 of the Ohio Department of Transportation Construction and Materials Specifications.

STANDARD RESTORATION
ASPHALT SURFACE ON CONCRETE BASE



Existing pavement shall be removed a minimum of 12 inches beyond the trench restoration.
In lieu of the 12 inch cutback, one of the following methods may be used:
A) Installation of dowel bars as shown on detail this drawing.
B) Backfill with Controled Low Strength Material (CLSM)

Concrete shall be consolidated with internal type vibrator.

2 inches of item 404 asphalt shall be compacted with 3 to 5 ton roller, 8 to 10 ton or equivalent vibratory compactor for longitudinal cuts.

Class "FS" concrete may be used when the pavement is required to be open to traffic the same day.

Item 702.01 – Edges of restoration shall be sealed with asphalt cement.

The seal shall be a uniform 3 inch wide asphalt cement seal.

CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAY ENGINEERING

STANDARD RESTORATION
OF OPENINGS

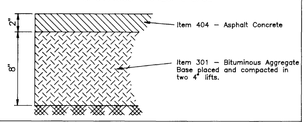
SCALE: NONE MAY, 1995

CITY ENGINEER

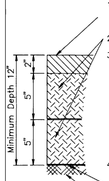
ACC. NO. 21506

PAGE 027

STANDARD RESTORATION
BITUMINOUS AGGREGATE BASE



STANDARD RESTORATION
ASPHALT PAVEMENT ON STONE BASE



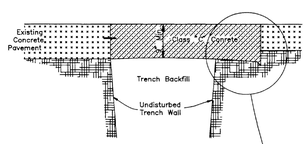
1. Item 404 – Asphalt Concrete compacted with 3 to 5 ton roller, 8 to 10 ton for longitudinal cut or equivalent vibratory compactor.
2. Item 304 – Aggregate Base.
3. Before placing the aggregate, a layer of dry screenings shall be placed on the compacted subgrade to a minimum depth of one (1) inch as an inverted choke. This shall not be rolled or compacted in any manner. The course aggregate shall then be placed in two courses, each course to be five (5) inches in depth and to be individually rolled, choked and re-rolled to thoroughly key the aggregate.

   The choke material shall consist of No. 87 screenings, crushed stone or slag.
4. Edges of restoration to be sealed with Item 702.01.

Inverted Choke

Subgrade to be backfilled in accordance with Department of Public Works Regulations governing street openings.

STANDARD RESTORATION
CONCRETE PAVEMENT



Existing pavement shall be removed a minimum of 12 inches beyond the trench restoration.
In lieu of the 12 inch cutback, one of the following methods may be used:
A) Installation of dowel bars as shown on detail of drawing No.900-N.
B) Backfill with Controled Low Strength Material (CLSM)

Square edge 2 inch cut by use of concrete saw or other approved method.

Break out concrete below sawcut by use of jackhammer or approved pneumatic tool.

Vertical face of existing pavement shall be cleaned by compressed air.

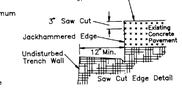
All surfaces shall be wetted prior to placing concrete.

Concrete shall be consolidated with internal type vibrator.

Concrete surface shall be cured as soon after the finishing operation as possible. See item 451.10 O.D.O.T.

Item 702.01 – Edges of restoration shall be sealed with asphalt cement.

The seal shall be a uniform 3 inch wide asphalt cement seal.



CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAY ENGINEERING

STANDARD RESTORATION
OF OPENINGS

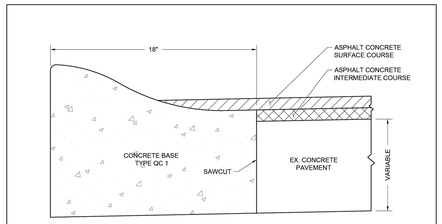
SCALE: NONE MAY, 1995

CITY ENGINEER

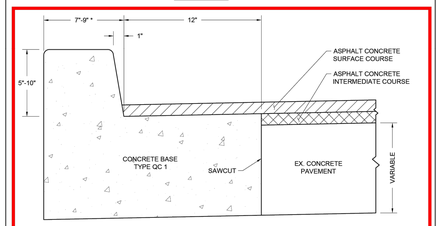
ACC. NO. 21507

PAGE 028

1 / C110 **PAVEMENT RESTORATION DETAILS**
NOT TO SCALE



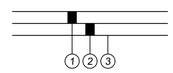
TYPE R-5



TYPE P-5

NOTES:
1. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO OBTAIN MAXIMUM COMPACTION OF BITUMINOUS CONCRETE IN GUTTERS
* 9" ONLY ON RADII AND CIRCULARS

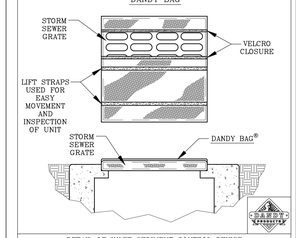
CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING	CONCRETE CURB REPAIR 2/C110 TYPE R-5 TYPE P-5	APPROVED BY: CITY ENGINEER	DWG. NO. C110 DATE: 2024-08-23



3 / C110 **CONCRETE WALK**
NOT TO SCALE

1. ITEM 608 - 5" CONCRETE WALK
2. ITEM 304 - 4" AGGREGATE BASE (NOT REQUIRED IN R/W)
3. ITEM 204 - SUBGRADE COMPACTION

DANDY BAG®



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 (24)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2.4 (350)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3037 (440)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.53 (119)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.42 (40)
Flow Rate	ASTM D 4491	l/min/m² (gpl/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

4 / C110 **DANDY BAG DETAIL**
NOT TO SCALE 3

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STATE OF OHIO
BRYAN SCHECK
84465
REGISTERED
PROFESSIONAL ENGINEER
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	08-19-25	MLT	BJS

1713 ELM STREET
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DETAILS

bayer becker
www.bayerbecker.com
1414 Walnut Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C110

Plot time: Sep 16, 2025 - 2:14pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C110 Site Details

VICINITY MAP
n.t.s.

LEGEND

OTHER ABBREVIATIONS USED ON THIS SURVEY

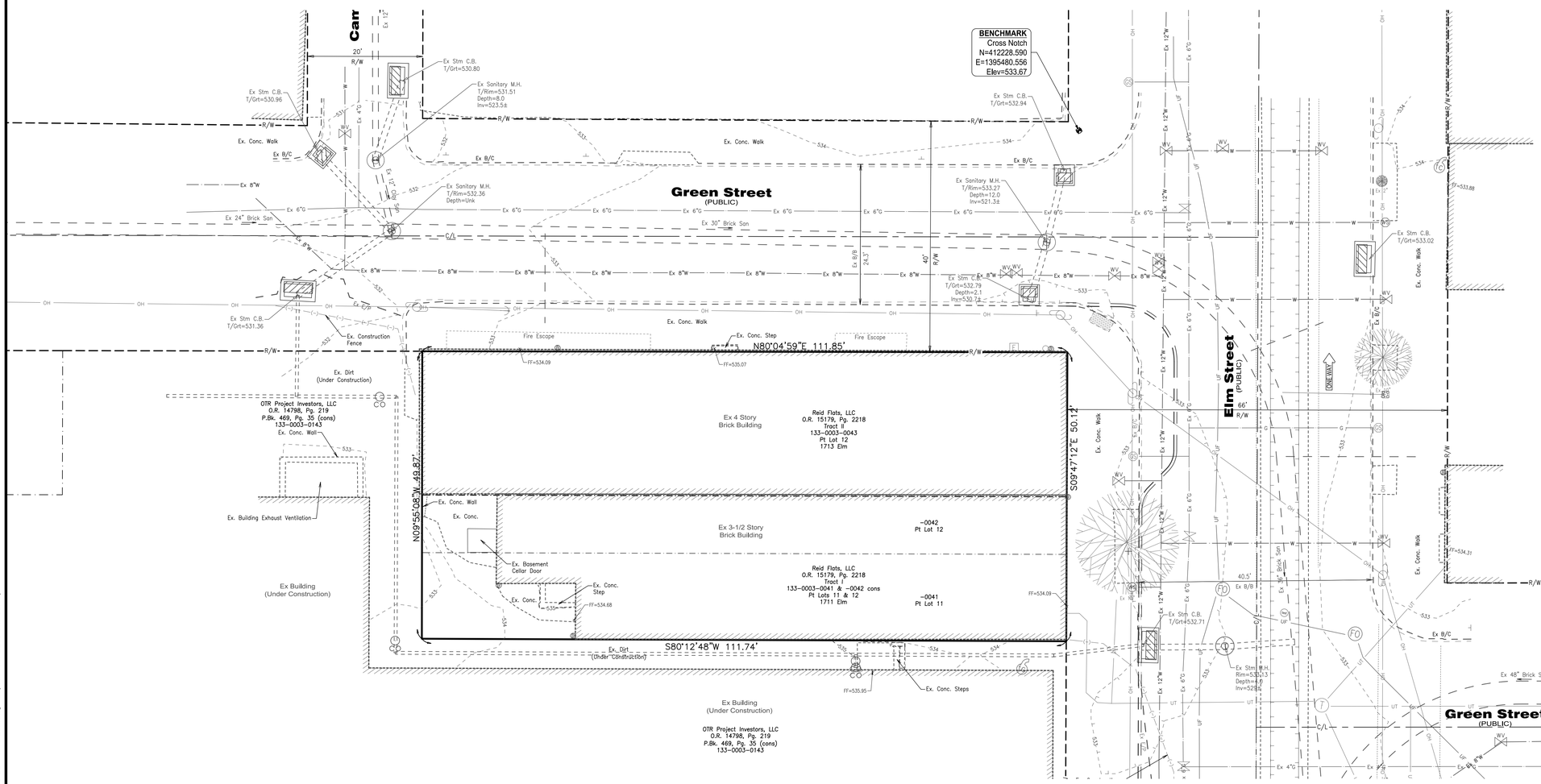
STM - Storm Sewer	CB - Catch Basin
HW - Headwall	MH - Manhole
SAN - Sanitary Sewer	Ex. - Existing
B/C - Back of Curb	R/W - Right-of-way

SURVEY BENCHMARK DATA
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

BENCHMARK #1
CROSS NOTCH
N: 4122280.590
E: 1395480.556
ELEVATION = 533.67

-Ex Sanitary M.H.
-Ex Storm Yard Drain
-Ex Storm Down Spout
-Ex Water Valve
-Ex Water Meter
-Ex Water Service
-Ex Gas Service
-Ex Elec. M.H.
-Ex Elec. Box
-Ex Utility Pole
-Ex Guy Wire
-Ex Tele. Box
-Ex Street Car Post
-Ex Street Car Test
-Ex Sign
-Ex Deciduous Tree
Found Cross Notch
Set Benchmark
Ex Underground Water Main
Ex Underground Gas Main
Ex Overhead Utilities
Ex Underground Fiber Optic
Ex Underground Electric
Ex Underground Telephone
Ex Chainlink Fence
Ex Metal Fence
Ex Major Contour
Ex Minor Contour

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



Know what's below.
Call before you dig.

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

STATE OF OHIO
JEFFREY O. LAMBERT
S-7569
REGISTERED
PROFESSIONAL SURVEYOR
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	08-19-25	MLT	BJS

1713 ELM STREET
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE SURVEY

bayer becker
www.bayerbecker.com
1400 Provan Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C200

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Plot time: Sep 16, 2025 - 2:14pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C200 Site Survey

LEGEND

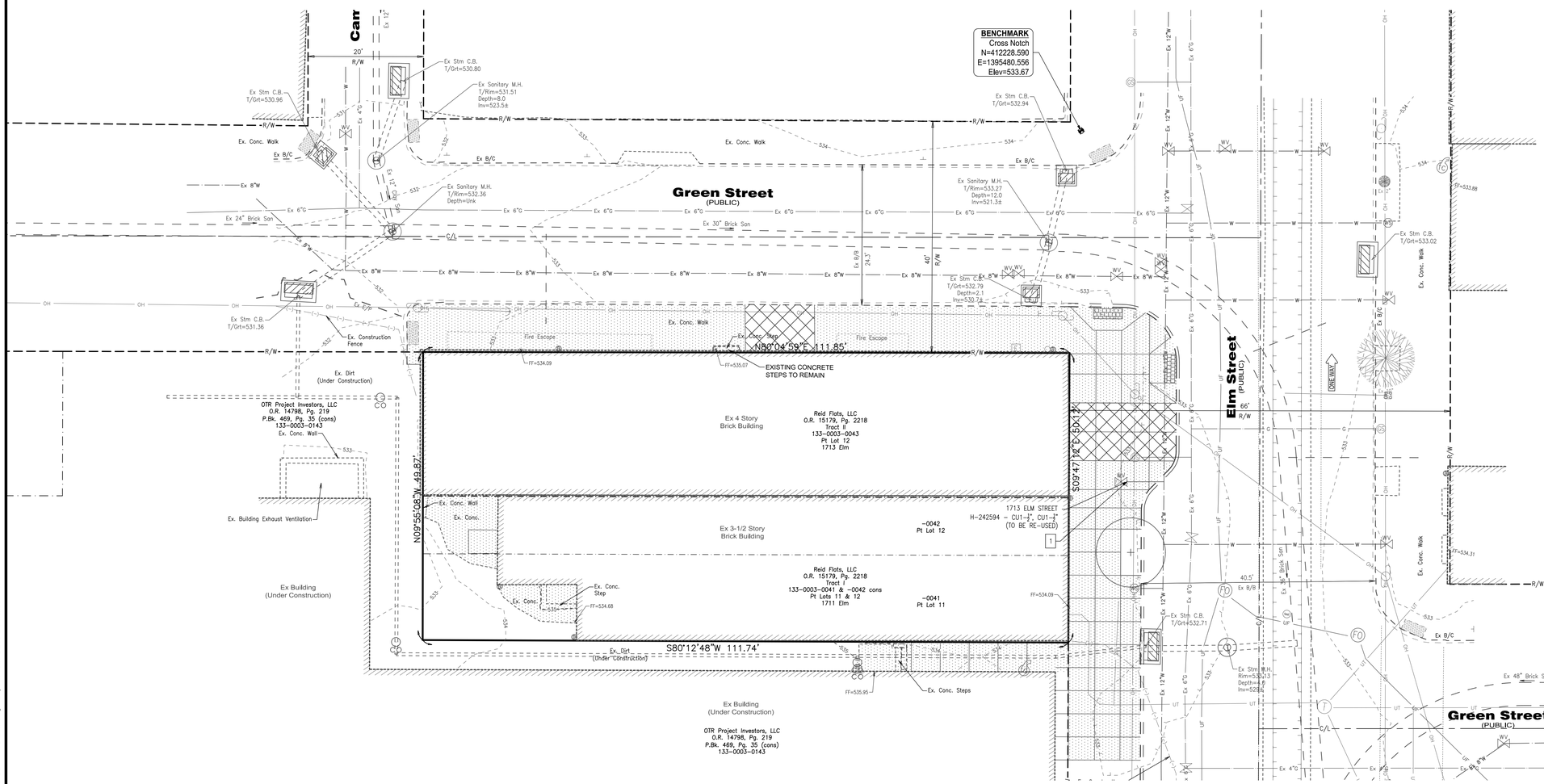
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- EXISTING BRICK/PAVERS (TO REMAIN)
- EXISTING CONCRETE/WALK (TO REMAIN)
- REMOVE EXISTING CONCRETE/ASPHALT/WALK/ BUILDING/PAVERS
- REMOVE & REPLACE EX PAVEMENT FOR PROPOSED UTILITY CONNECTION (SEE DETAIL 1/C110)

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'

GREATER CINCINNATI WATER WORKS - EXISTING TAP INFORMATION

PLAN ID	ASSOCIATED ADDRESS	BRANCH SIZE	BRANCH #	METER SIZE	METER #	STATUS	NOTES
1	1713 ELM STREET	1-1/2"	242594			ACTIVE	TO BE RE-USED



Know what's below.
Call before you dig.

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

STATE OF OHIO
BRYAN SCHECK
84465
REGISTERED
PROFESSIONAL ENGINEER
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	09-19-25	MLT	BJS

1713 ELM STREET

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE DEMOLITION PLAN

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

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C210

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Plot time: Sep 16, 2025 - 2:14pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C210 Demolition Plan

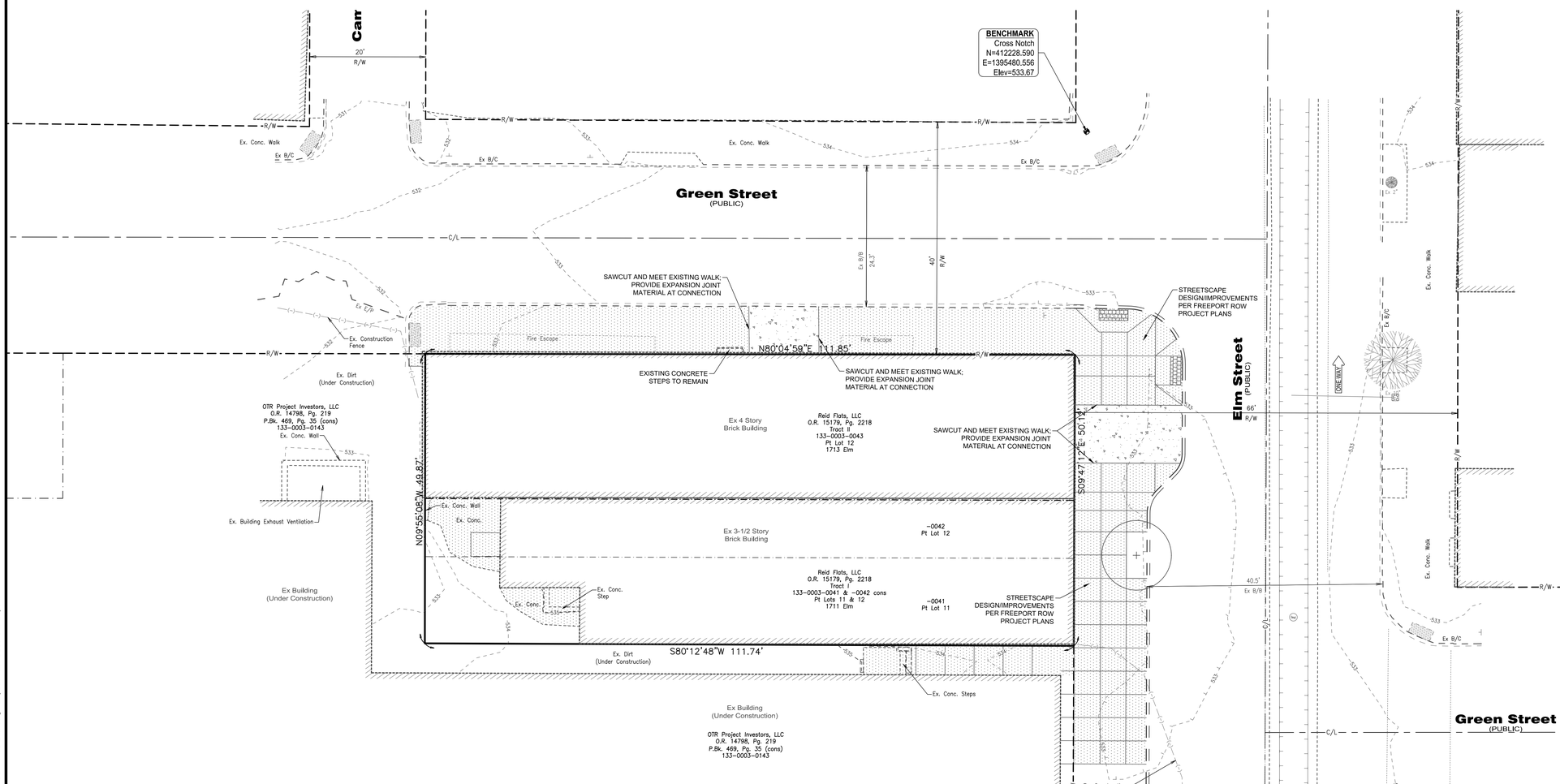
LEGEND

- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- EXISTING CONCRETE/WALK (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 3/C110)
- REMOVE & REPLACE EX PAVEMENT FOR PROPOSED UTILITY CONNECTION (SEE DETAIL 1/C110)

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'



Know what's below.
Call before you dig.

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

STATE OF OHIO
BRYAN SCHECK
84465
REGISTERED
PROFESSIONAL ENGINEER
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	09-19-25	MLT	BJS

1713 ELM STREET

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE LAYOUT PLAN

bayer becker
www.bayerbecker.com
1441 Brown Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C300

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Plot time: Sep 16, 2025 - 2:15pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C300 Site Layout

MSD SEWER NOTES

1. LEGEND:
   S.L. = SANITARY LATERAL
   COMBO = COMBINATION STORM AND SANITARY SERVICE
   CO = CLEANOUT
2. SANITARY PIPE MATERIAL SHALL BE 6" PVC SDR-35 @ 2.0% MINIMUM.
3. IF LOWEST LEVEL 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.

LEGEND

EXISTING ASPHALT PAVEMENT (TO REMAIN)

EXISTING CONCRETE/WALK (TO REMAIN)

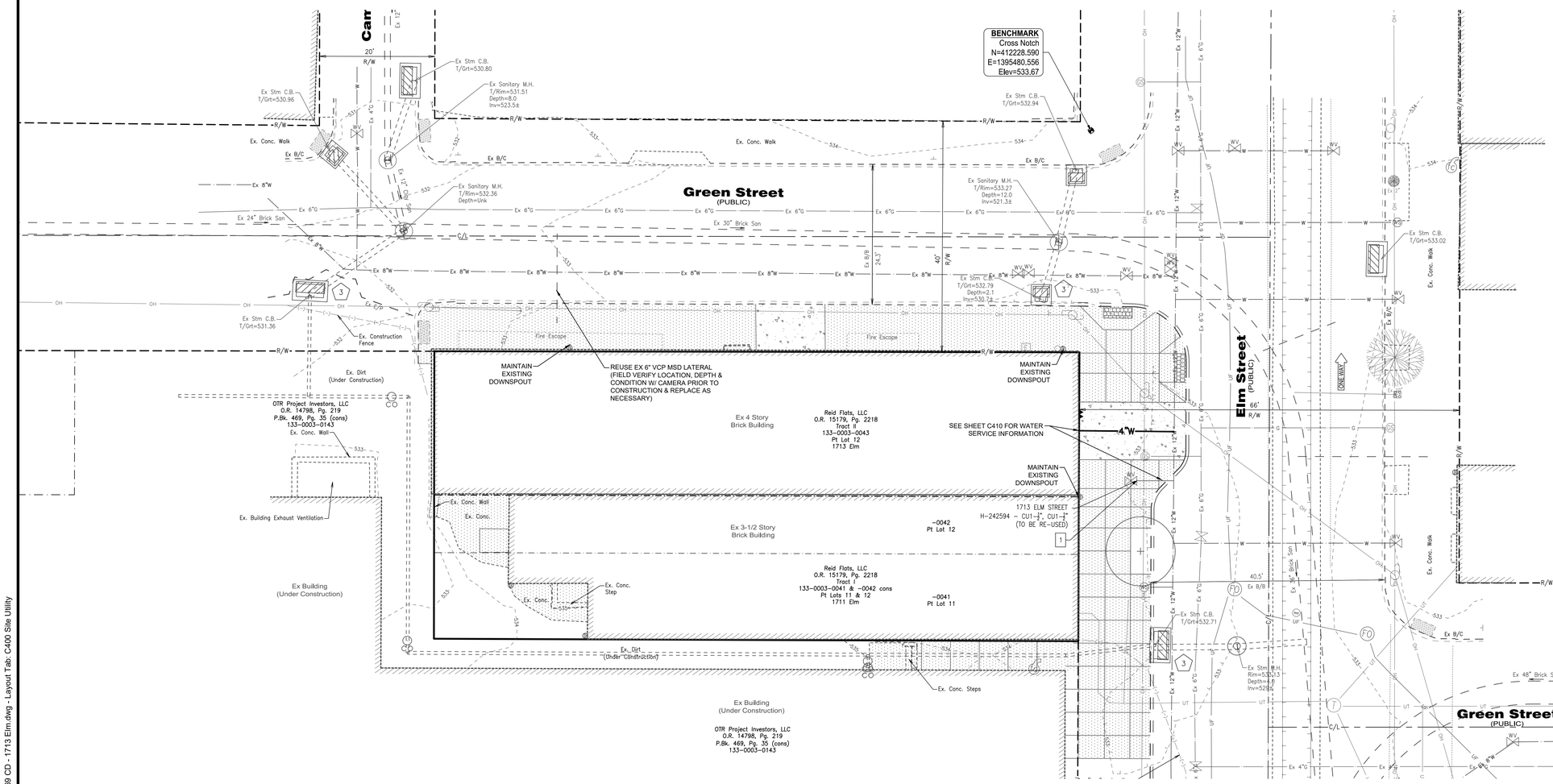
PROPOSED CONCRETE WALK (SEE DETAIL 3/C110)

EROSION CONTROL LEGEND

3 DANDY BAG OR APPROVED EQUAL (SEE DETAIL ON SHEET 4/C110)

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'



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

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

STATE OF OHIO
BRYAN SCHECK
84465
REGISTERED
PROFESSIONAL ENGINEER
08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	08-19-25	MLT	BJS

1713 ELM STREET

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE UTILITY PLAN

bayer becker
www.bayerbecker.com
1400 Pacific Ave., Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: C400

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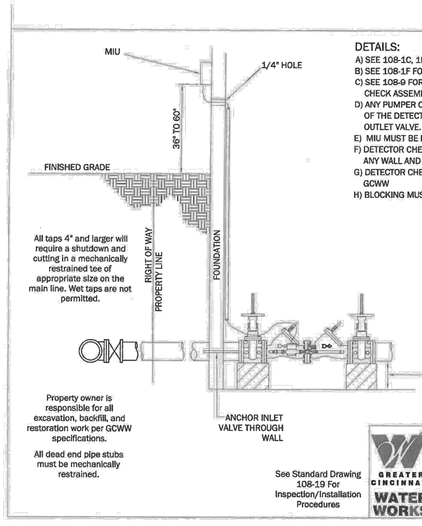
Plot time: Sep 16, 2025 - 2:15pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C400 Site Utility



All taps 4" and larger will require a shutdown and cutting in a mechanically restrained tee of appropriate size on the main line. Wet taps are not permitted.

Property owner is responsible for all excavation, backfill, and restoration work per GCWW specifications.

All dead end pipe stubs must be mechanically restrained.

See Standard Drawing 108-19 For Inspection/Installation Procedures

DETAILS:

A) SEE 108-1C, 1D & 1E FOR MATERIAL SPECIFICATIONS.
B) SEE 108-1F FOR EMR INSTALLATION DETAILS.
C) SEE 108-9 FOR PIPING ARRANGEMENTS FOR DOUBLE CHECK DETECTOR CHECK ASSEMBLY.
D) ANY PUMPER CONNECTION MUST BE INSTALLED ON THE OPPOSITE SIDE OF THE DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
E) MIU MUST BE INSTALLED 36" TO 60" ABOVE FINISHED GRADE.
F) DETECTOR CHECK METER MUST BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND FACING INTO THE ROOM.
G) DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GCWW
H) BLOCKING MUST BE UNDER VALVES.

GREATER CINCINNATI WATER WORKS

4" OR LARGER FIRE ONLY

INSIDE EMR SETTING DOUBLE CHECK DETECTOR CHECK ASSEMBLY

APPROVED | DATE 7/12/19 | STANDARD DRAWING 108-12A

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.SEE GCWW DETAIL106-1 FOR TYPICAL BACKFILL REQUIREMENTS.
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.

BRANCH APPLICATION DRAWING 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.

GREATER CINCINNATI WATER WORKS - EXISTING TAP INFORMATION

PLAN ID	ASSOCIATED ADDRESS	BRANCH SIZE	BRANCH #	METER SIZE	METER #	STATUS	NOTES
1	1713 ELM STREET	1-1/2"	242594			ACTIVE	TO BE RE-USED

LEGEND

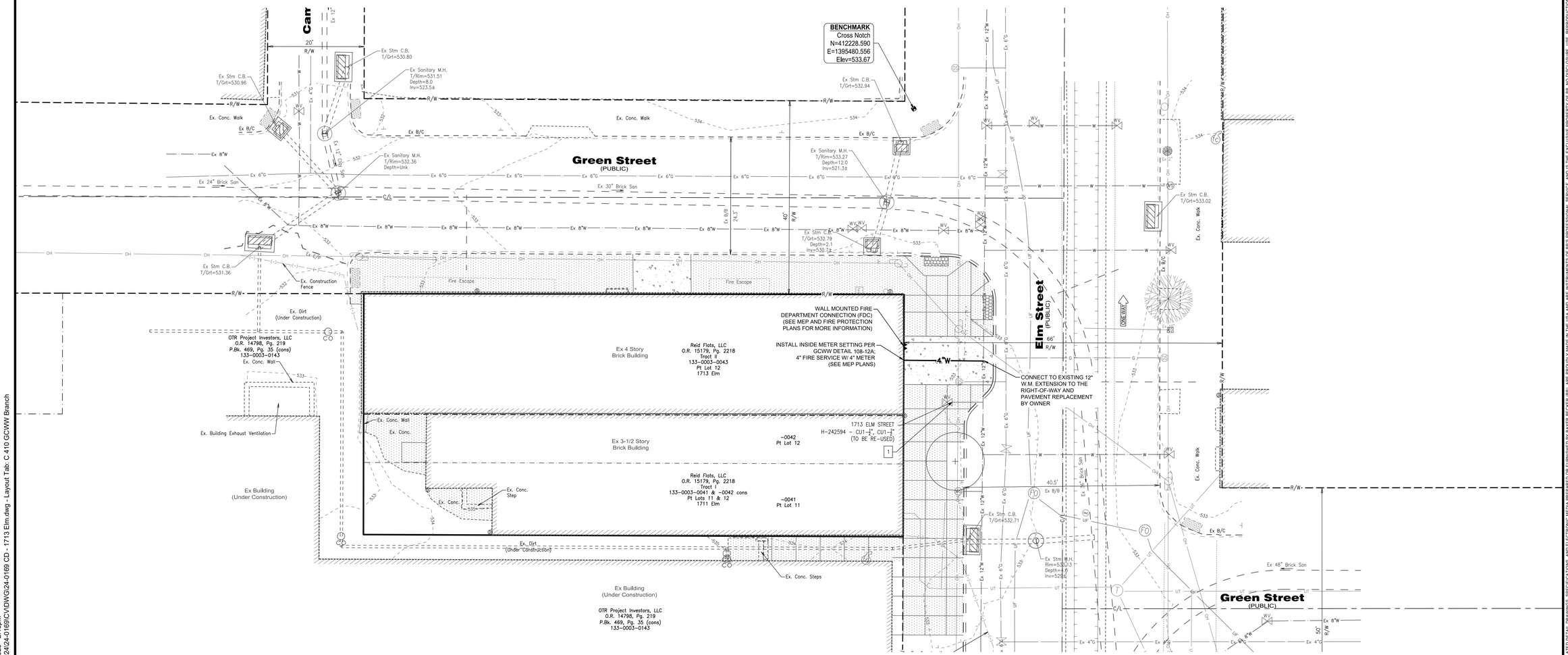
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- EXISTING CONCRETE/WALK (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 3/C110)

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 10 15
SCALE: 1" = 10'



STATE OF OHIO BRYAN SCHECK 84465 REGISTERED PROFESSIONAL ENGINEER 08/19/25

Item	Revision Description	Date	Drwn:	Chk:
1	DD PROGRESS CIVIL SET	04-29-25	MLT	BJS
2	90% CD BID SET	09-19-25	MLT	BJS

1713 ELM STREET

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

GCWW BRANCH SERVICE PLAN

bayer becker
www.bayerbecker.com
1400 Fifth Third Center
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0169 CD - 1713 ELM
Drawn by: MLT
Checked By: BJS
Issue Date: 08/19/2025
Sheet: **C410**

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Plot time: Sep 16, 2025 - 2:15pm
Drawing name: J:\2024\24-0169\CV\DWG\24-0169 CD - 1713 Elm.dwg - Layout Tab: C 410 GCWW Branch