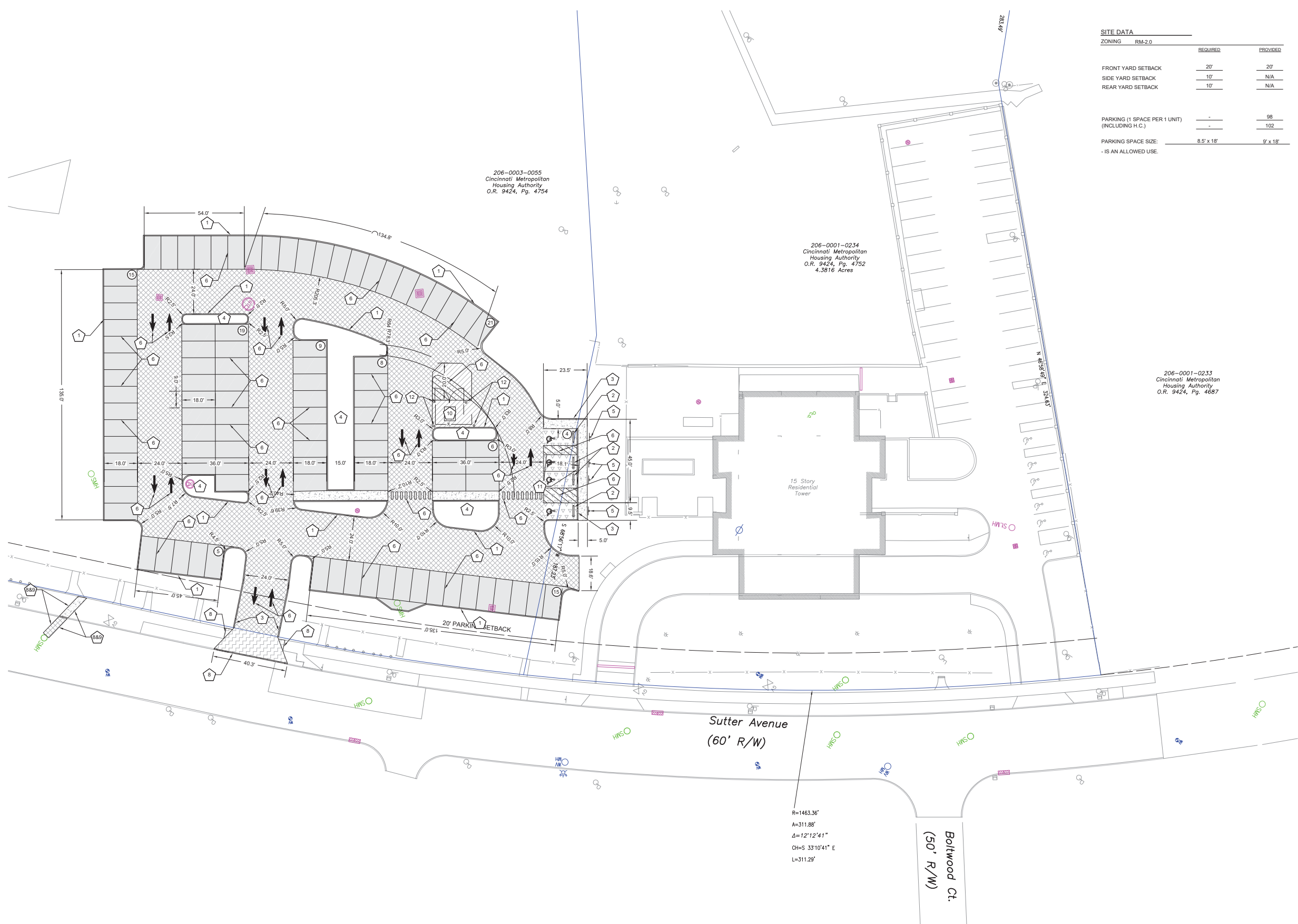


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1	8/26/2024	ISSUED FOR PERMIT/ADDENDUM #1

SITE DATA			
ZONING	RM-2.0	REQUIRED	PROVIDED
FRONT YARD SETBACK		20'	20'
SIDE YARD SETBACK		10'	N/A
REAR YARD SETBACK		10'	N/A
PARKING (1 SPACE PER 1 UNIT) (INCLUDING H.C.)		-	98
		-	102
PARKING SPACE SIZE:		8.5' x 18'	9' x 18'
- IS AN ALLOWED USE.			



206-0003-0055
Cincinnati Metropolitan
Housing Authority
O.R. 9424, Pg. 4754

206-0001-0234
Cincinnati Metropolitan
Housing Authority
O.R. 9424, Pg. 4752
4.3816 Acres

206-0001-0233
Cincinnati Metropolitan
Housing Authority
O.R. 9424, Pg. 4687

Sutter Avenue
(60' R/W)

Boltwood Ct.
(150' R/W)

R=1463.36'
A=311.88'
Δ=12°12'41"
CH=S 33°10'41" E
L=311.29'

LEGEND

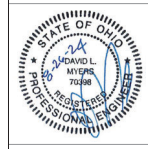
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL ON SHEET C600
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL ON SHEET C600
	PROPOSED SIDEWALK CONCRETE PAVEMENT SEE DETAIL ON SHEET C600
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT SEE DETAIL ON SHEET C600
	PROPOSED CONCRETE PAVEMENT PER DETAIL ON SHEET C604
	PROPOSED DUMPSTER PAD CONCRETE PAVEMENT SEE DETAIL ON SHEET C600

KEY NOTES

1	FURNISH AND INSTALL ODOT TYPE 6 CONCRETE VERTICAL CURB. SEE DETAIL AND SPECIFICATIONS ON SHEET C600.	8	MEET AND MATCH EXISTING PAVEMENT
2	FURNISH AND INSTALL CONCRETE WHEEL STOP. SEE DETAIL AND SPECIFICATIONS ON SHEET C600.	9	PAVEMENT AND CURB REPLACEMENT FOR UTILITY TRENCH. MATCH EXISTING; SEAL EDGES
3	FURNISH AND INSTALL CURB HEIGHT TAPER. SEE DETAIL ON SHEET C600.	10	FURNISH AND INSTALL DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
4	LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR PLANTING DETAILS AND SPECIFICATIONS.	11	FURNISH AND INSTALL FLUSH CURB.
5	FURNISH AND INSTALL ADA PARKING SIGN PER ODOT ITEM 630 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.	12	FURNISH AND INSTALL STEEL PIPE BOLLARD. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.
6	FURNISH AND INSTALL PAVEMENT MARKING/STRIPING PER ODOT ITEM 642, THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR SHEET C600.		
7	NOT USED		

GEOMETRIC PLAN
1" = 20'

TBA
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3030 West Streetboro Road
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(330) 659-6688 Ph.
(330) 659-6675 Fax



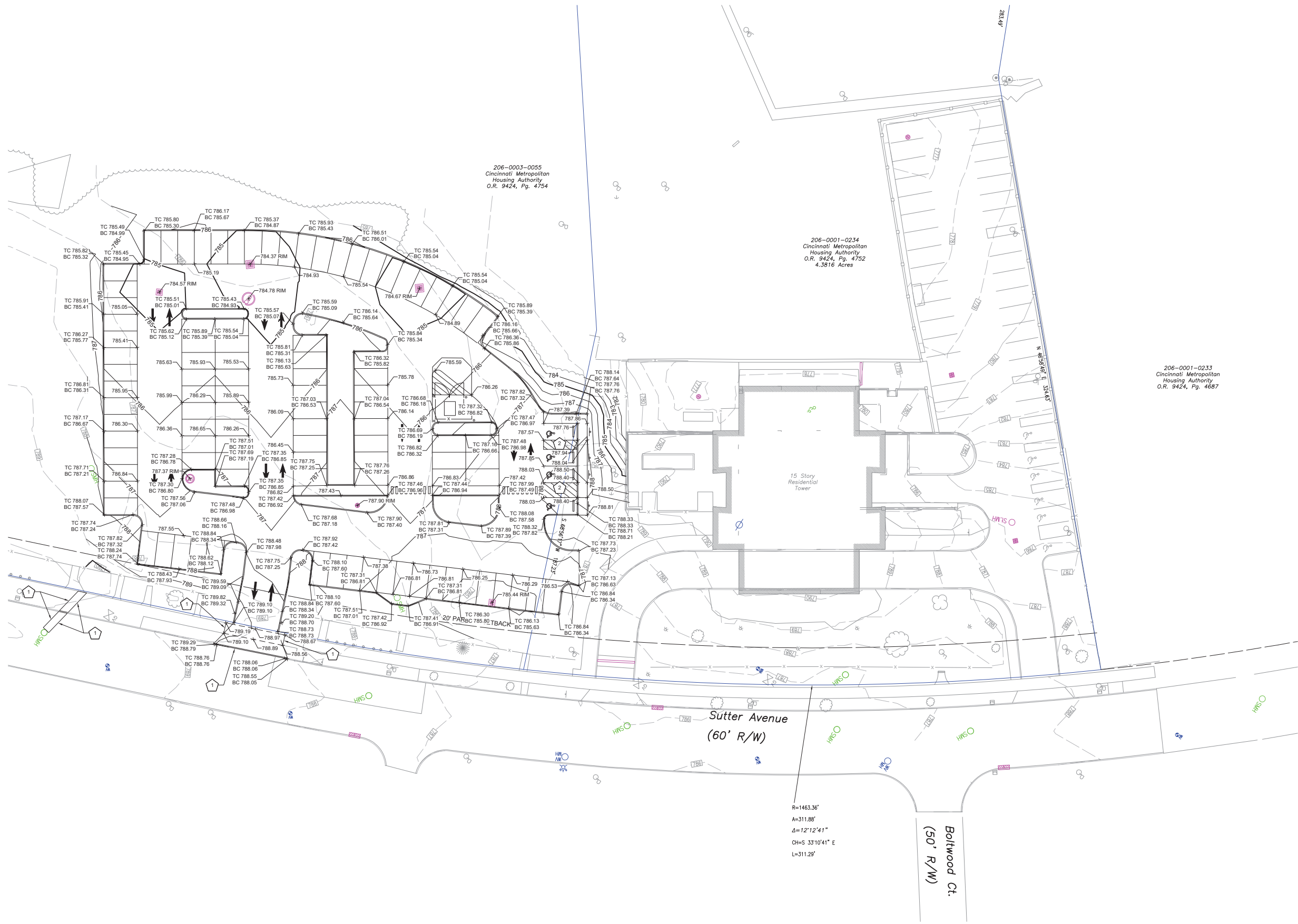
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**Marquette Manor Apartments -
New Parking Lot**
Cincinnati Metropolitan Housing
Authority
1999 Sutter Avenue, Cincinnati, OH 45225
LDA Project No.23.48

GEOMETRIC PLAN

C200

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Cincinnati Metropolitan
Housing Authority
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R=1463.36'
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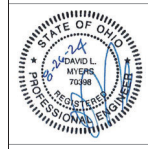
LEGEND

	1051	EXISTING CONTOURS
	1050	
	1051	PROPOSED CONTOURS
	1050	
	1080.00 EX.	EXISTING SPOT ELEVATIONS
	1050.00	PROPOSED SPOT ELEVATIONS
		DRAINAGE FLOW ARROW
		TOP OF CURB
		BOTTOM OF CURB (FINISHED GRADE) (SEE DETAIL ON SHEET C600 FOR BC LOCATION)

- KEY NOTES**
- MEET & MATCH EXISTING PAVEMENT ELEVATION
 - SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN ACCESSIBLE PARKING AREA

GRADING PLAN
1" = 20'

TBA
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(330) 659-6688 Ph.
(330) 659-6675 Fax



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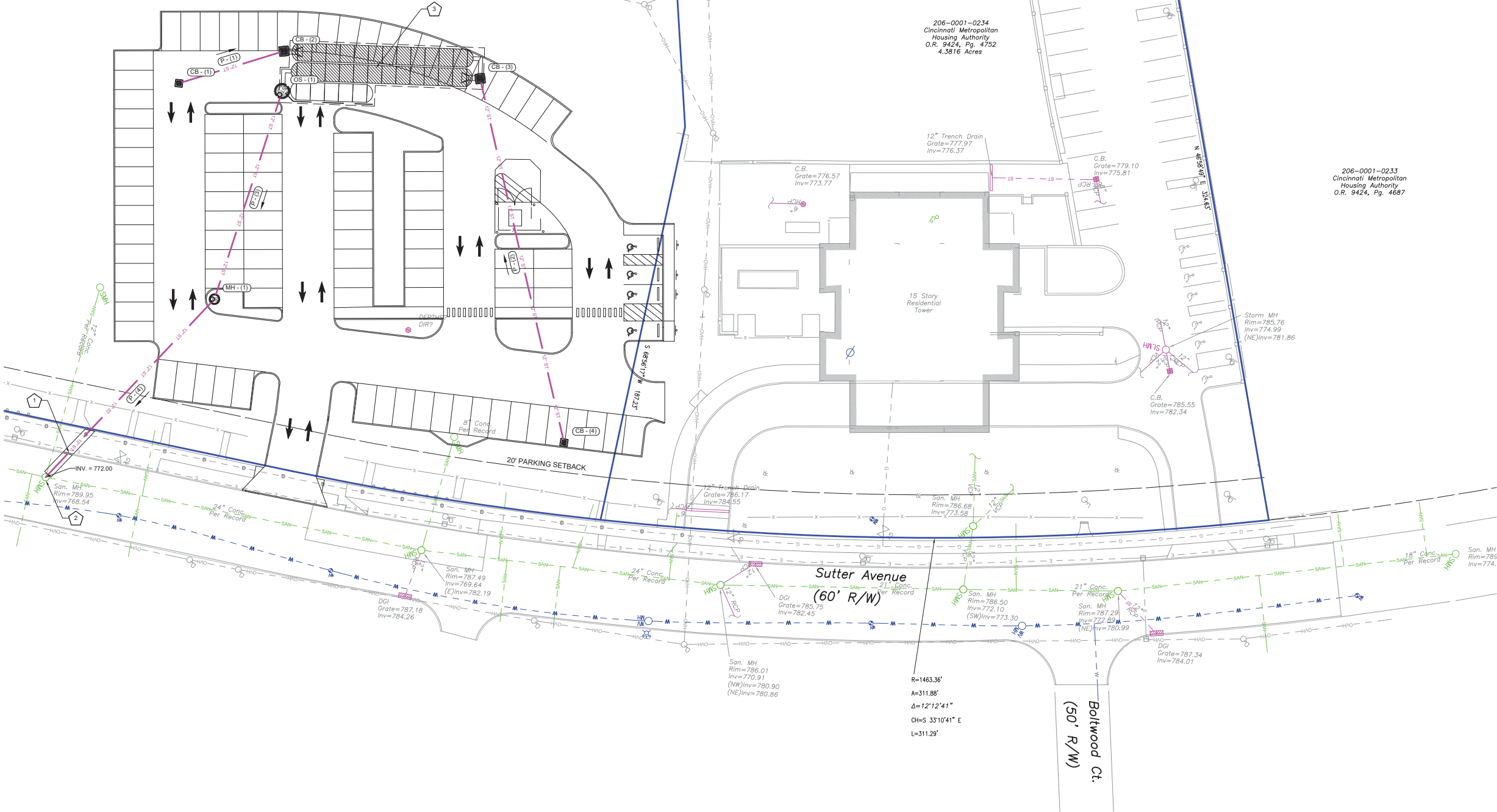
**Marquette Manor Apartments -
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1999 Sutter Avenue, Cincinnati, OH 45225
LDA Project No.23.48

GRADING PLAN

C300

STRUCTURE TABLE (PROPOSED STORM SEWERS)					
STRUCTURE NAME	STRUCTURE TYPE	DETAILS	COORDINATES	FRAME	GRATE
CB - (1)	ODOT 2-2B CATCH BASIN	RIM = 784.57 INV IN = 780.35 (12.00' NW) INV OUT = 776.11 (24.00' SE)	N: 421766.41 E: 1384917.08	EJW 5110	TYPE M3
CB - (2)	ODOT 2-3 CATCH BASIN	RIM = 784.37 INV IN = 778.54 (12.00' SE) INV OUT = 776.11 (24.00' NW)	N: 421799.17 E: 1384877.72	EJW 5110	TYPE M3
CB - (3)	ODOT 2-3 CATCH BASIN	RIM = 784.67 INV IN = 780.00 (12.00' NE) INV OUT = 776.11 (24.00' SE) INV OUT = 776.08 (18.00' SW)	N: 421882.65 E: 1384838.43	EJW 5110	TYPE M3
CB - (4)	ODOT 2-2B CATCH BASIN	RIM = 785.44 INV OUT = 781.27 (12.00' SW)	N: 422008.19 E: 1384958.92	EJW 5110	TYPE M3
MH - (1)	ODOT NO. 3 FLAT TOP MANHOLE - 48 IN W/ TRAP & 24" SUMP	RIM = 787.37 INV IN = 773.74 (12.00' W) INV OUT = 773.64 (12.00' E)	N: 421935.35 E: 1384992.17	EJW 1058	SOLID
OS - (1)	ODOT NO. 3 ECCENTRIC MANHOLE - 72 IN W/ 24" SUMP (SEE DETAILS ON SHEET C602)	RIM = 784.78 INV IN = 778.37 (18.00' SW) INV IN = 778.08 (18.00' NW) INV OUT = 775.17 (12.00' E)	N: 421908.62 E: 1384893.74	EJW 1058	SOLID

PIPE TABLE (PROPOSED STORM SEWERS)					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	
P - (1)	12"	49 FT	3.53%	HDPE	
P - (2)	12"	171 FT	0.73%	HDPE	
P - (3)	12"	97 FT	1.40%	HDPE	
P - (4)	12"	112 FT	1.44%	HDPE	

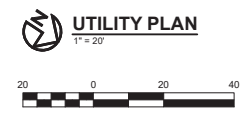


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LEGEND

---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING OVERHEAD LINE
---	EXISTING SANITARY
---	EXISTING WATER
---	PROPOSED STORM
---	PROPOSED CATCH BASIN (CB). SEE SHEET C601 FOR DETAILS AND SPECIFICATIONS.

- KEY NOTES**
- REMOVE & REPLACE CONCRETE CURBS AND PAVEMENT AS REQUIRED FOR UTILITY TRENCH
 - CORE DRILL EXISTING SANITARY SEWER MANHOLE. INSTALL KOR-N-SEAL WATER TIGHT FLEXIBLE BOOT CONNECTION OR EQUAL.
 - 29 MC-7200 STORMTECH UNDERGROUND DETENTION CHAMBERS. SEE DETAILS AND SPECIFICATIONS ON SHEETS C602 AND C603.



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Marquette Manor Apartments - New Parking Lot
 Cincinnati Metropolitan Housing Authority
 1999 Sutter Avenue, Cincinnati, OH 45225
 LDA Project No. 23.48



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216.932.1890

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GENERAL NOTES

- THE TERM GENERAL CONTRACTOR (G.C.) OR CONTRACTOR AS USED IN THESE DOCUMENTS REFERS TO THE CONTRACTOR'S CONSTRUCTION MANAGER IN RESPONSIBLE CHARGE OF THE PROJECT IN TERMS OF COORDINATION, SCHEDULING, SUBCONTRACTOR COORDINATION, ETC. THIS TERM REFERS TO, BUT IS NOT LIMITED TO, GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILD CONTRACTOR, PRIME CONTRACTOR, ETC. THE TERM IS REFERENCING THE ENTITY THAT COORDINATES THE WORK OF OTHER TRADES.
- THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS HAVE BEEN TAKEN FROM A SURVEY PREPARED BY BERDING SURVEYING, THORSON BAKER & ASSOCIATES, INC. DOES NOT WARRANT THAT THE INFORMATION SHOWN HEREON IS EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AT THE PROJECT SITE.
- THE LOCAL JURISDICTION REQUIREMENTS, TOGETHER WITH THE JANUARY 1, 2016 EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS) SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THIS PLAN, UNLESS NOTED OTHERWISE. IF THERE ARE DISCREPANCIES, THE LOCAL JURISDICTION REQUIREMENTS SHALL GOVERN.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE LOCAL AUTHORITY AND THORSON BAKER & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCE OF CONSTRUCTION. THE LOCAL AUTHORITY AND THORSON BAKER & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR SAFETY ON THE JOB SITE, OR FAILURE BY THE GENERAL CONTRACTOR TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY MODIFICATION TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL FROM THE RECORD ENGINEER AND LOCAL AUTHORITY.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE LOCAL AUTHORITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING THE WORK.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ANY SURVEY MONUMENTS OR PERMANENT MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE GENERAL CONTRACTOR'S EXPENSE.
- ALL SIGNS, LANDSCAPING, STRUCTURES, OR OTHER APPURTENANCES DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE LOCAL AUTHORITY OR THE OWNER AT THE GENERAL CONTRACTOR'S EXPENSE.
- PERMITS TO CONSTRUCT IN THE PUBLIC RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED BEFORE COMMENCING WORK.
- IN THE CASE OF CONFLICT BETWEEN DRAWINGS, NOTES, AND SPECIFICATIONS, OR AMONG DRAWINGS, THE STRICTEST PROVISION OR LARGER QUANTITY SHALL GOVERN.

DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY O.U.P.S. AT 1-800-362-2764 AND O.C.P.U.S. AT 1-800-925-0988 A MINIMUM OF TWO DAYS BEFORE THE START OF CONSTRUCTION.
- REMOVAL OF STRUCTURES AND OBSTRUCTIONS: BUILDINGS, FOUNDATIONS, STRUCTURES, ASPHALT AND CONCRETE PAVEMENT, AND UTILITIES ABOVE AND BELOW GROUND SHALL BE REMOVED AND DISPOSED OF OFF SITE AS OUTLINED WITHIN THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL UNDER ITEM 202.
- TREES AND OTHER SITE FEATURES NOTED TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION WITH CONSTRUCTION FENCING. PLACE #1 HIT ORANGE CONSTRUCTION FENCING AT AND AROUND ALL NOTED SITE FEATURES AND/OR THE DRIP LINE OF ALL TREES NOTED TO BE SAVED. DO NOT STORE VEHICLES, EQUIPMENT, OR MATERIALS WITHIN THE PROTECTED AREA. OBTAIN FIELD APPROVAL FROM THE OWNER AND/OR AUTHORIZED OWNER REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. IF NECESSARY, CONTRACTOR WILL RELOCATE TO PROTECT SITE FEATURES. OTHER MEASURES MAY BE REQUIRED IF ANY DAMAGE TO SUCH ITEMS OR TREES OCCURS. REMOVE FENCING AFTER CONSTRUCTION.
- ALL EXISTING UTILITY CASTINGS INCLUDING MANHOLES, CATCH BASINS, VALVES, VALVE BOXES, ETC. SHALL REMAIN AND BE ADJUSTED TO PROPOSED GRADES, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL COORDINATE WORK WITH THE RESPECTIVE UTILITY COMPANIES.
- ALL EXISTING UTILITY LINES & SERVICES WITHIN THE LIMITS OF CONSTRUCTION SHALL REMAIN AND BE PROTECTED, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION WITH THE RESPECTIVE UTILITY COMPANY FOR PROPER CAPPING, SEALING, AND CONNECTING, ETC.
- THE CONTRACTOR SHALL COORDINATE WORK WITH LOCAL SAFETY DEPARTMENTS TO MAINTAIN TRAFFIC CONTROL.
- ALL EXISTING UTILITY POLES, LIGHT POLES, ELECTRIC HANDHOLDS, UNDERGROUND WIRING, AND SITE LIGHTING SHALL BE PROTECTED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL COORDINATE WORK WITH THE LOCAL POWER SUPPLY COMPANY.
- CONTRACTOR SHALL KEEP ALL EXISTING UTILITIES OPERATING DURING DEMOLITION AND CONSTRUCTION AND UNTIL THE NEW SYSTEMS ARE OPERATING PROPERLY. PROVIDE TEMPORARY CONNECTIONS AS REQUIRED.
- SAW CUT ALL EDGES FULL DEPTH OF PAVEMENT.
- ALL SIGNS DESIGNATED TO BE REMOVED SHALL BE REINSTALLED AS DIRECTED, OR TURNED OVER TO OWNER.
- COORDINATE DEMOLITION OF ALL EXISTING ITEMS WITH OTHER DRAWINGS. REMOVE/ABANDON EXISTING UTILITIES, SERVICES, SITE FEATURES AS REQUIRED.

TRAFFIC CONTROL NOTES

- ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (PART 7 CONSTRUCTION AND MAINTENANCE OPERATIONS). COPIES ARE AVAILABLE FROM THE ODOT, BUREAU OF TRAFFIC, 25 SOUTH FRONT STREET, COLUMBUS, OHIO 43215.
- STEADY-BURNING, TYPE "C," LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR TRAFFIC DEVICES IN USE AT NIGHT. CONES ARE NOT PERMITTED TO BE USED FOR NIGHT WORK.
- ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MAIL SERVICE IN THE CONSTRUCTION AREA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF THE WORK AREAS UNTIL SUCH TIME AS THE STREET IS OPEN TO TRAFFIC.

ROADWAY AND PAVEMENT NOTES

- WHEN OPEN-CUTTING OF EXISTING PAVEMENT IS PERMITTED, CONTROLLED DENSITY BACKFILL MAY BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL. ASPHALT SURFACES SHALL BE HEAT WELDED.
- WHERE IT IS NECESSARY TO DISTURB EXISTING PAVEMENTS, THE PAVEMENT SHALL BE SAW CUT IN NEAT, STRAIGHT LINES. THE DEPTH OF THE SAWCUT SHALL BE FULL DEPTH OF PAVEMENT.
- ALL EARTHWORK CONSTRUCTION METHODS AND MATERIALS FOR EXCAVATION, EMBANKMENT, SUBGRADE COMPACTION, AND PROOF ROLLING SHALL FOLLOW AND MEET THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL UNDER ITEMS 203 AND 204.
- ALL PAVING OPERATIONS AND MATERIALS SHALL CONFORM TO AND MEET THE REQUIREMENTS AS OUTLINED WITHIN THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL.
- WALK REPLACEMENT: APPROXIMATE LOCATIONS FOR THE REQUIRED REMOVAL/REPLACEMENT OF EXISTING WALK ARE AS SHOWN ON THE PLAN. WALK REMOVAL/REPLACEMENT LIMITS SHALL TYPICALLY EXTEND TO THE NEAREST EXISTING WALK JOINT. THE EXACT LOCATIONS AND LIMITS OF EXISTING WALK REMOVAL/REPLACEMENT SHALL BE ESTABLISHED AT THE JOB SITE. THE EXISTING WALK SHALL BE REMOVED IN A MANNER THAT WILL NOT DISTURB, DAMAGE OR UNDERMINE ADJACENT WALK, CURB, DRIVES OR DRIVE APRONS INTENDED TO REMAIN. ANY ADJACENT FACILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE, AS DETERMINED BY THE ENGINEER, AND WHICH ARE NOT OTHERWISE DESIGNATED FOR REPLACEMENT, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT WALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS CONTAINED HEREON. CURB RAMPS AS SHOWN IN THESE PLANS ARE SUBJECT TO ADJUSTMENT TO MINIMIZE CONFLICTS WITH EXISTING CATCH BASINS, MANHOLES, UTILITY POLES, HYDRANTS OR OTHER SUCH APPURTENANCES.
- CONCRETE WALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DESIGN STANDARDS, DETAILS AND CONSTRUCTION SPECIFICATIONS OF THE JURISDICTIONAL AGENCY.
- ALL ROAD SURFACES, BERMS, LAWN AREAS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE PRE-CONSTRUCTION CONDITION OR BETTER WHEN ORDERED BY THE LANDSCAPE ARCHITECT AND ALL ITEMS SHALL BE INCLUDED IN THE UNIT PRICES BID.
- AT LOCATIONS WHERE EMBEDDED STRUCTURES PENETRATE THE DEPTH OF CONCRETE PAVEMENT, CONTROL JOINTS SHALL BE CENTERED ON THE EMBEDDED STRUCTURE AND LOCATED ALONG THE LOCATION OF THE WEAKENED PLANE.

LAYOUT/GEOMETRY NOTES

- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS FOR LAYOUT.
- CONTRACTOR IS OBLIGATED TO VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- PRECISE LAYOUT SHALL BE DETERMINED ON THE GROUND AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- BENCHMARK AND CONTROL POINTS ARE SHOWN ON THE DRAWING. LAYOUT FROM THESE REFERENCE POINTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- # INDICATES APPROXIMATE DIMENSIONS.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF CURB AND/OR TO FACE OF BUILDING.
- SIGNAGE FOR EACH ACCESSIBLE PARKING SPACE TO BE PER JURISDICTIONAL AGENCY REQUIREMENTS.
- SEE GRADING PLAN FOR SOIL BORING LOCATIONS.
- ALL PROPERTY PINS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESET AT THE CORRECT LOCATION BY A LICENSED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

GRADING NOTES

- ALL SLOPES, SURFACES, SIGNAGE AND PAVEMENT MARKINGS ALONG ACCESSIBLE ROUTES AND WITHIN PARKING AND LOADING/UNLOADING ZONES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITY ACT, STANDARDS FOR ACCESSIBLE DESIGN LATEST EDITION.
- GRADES/SLOPES SHALL BE STRAIGHT LINE BETWEEN POINT ELEVATIONS AND CONTOURS SHOWN.
- SPOT ELEVATIONS SHOWN ARE BOTTOM OF CURB UNLESS NOTED OTHERWISE. ALL POINTS SHOWN ARE INTENDED TO BE LOCATED AT PC's, PT's, MIDPOINTS OF CURB RADII, INTERSECTIONS, AND CORNER LOCATIONS. TOP OF CURB ELEVATIONS ARE HIGHER THAN SHOWN.
- ALL EMBANKMENT UNDER PAVEMENTS AND STRUCTURES SHALL BE COMPACTED WITH SELECT SITE MATERIAL PER ODOT SPECIFICATIONS 203 & 204.
- ALL AREAS AFFECTED BY SITE WORK, EXCLUDING PAVED, LANDSCAPED AND STRUCTURE AREAS, SHALL BE SEEDED AND MULCHED PER ODOT SPECIFICATION 659.
- CONTRACTOR SHALL STRIP ANY TOPSOIL AND STOCKPILE PRIOR TO SITE GRADING OPERATION. CONTRACTOR SHALL REPLACE STOCKPILED TOPSOIL TO A THICKNESS OF 8 INCHES PER ODOT SPECIFICATION 653 IN ALL LAWN & LANDSCAPED AREAS. HAIL EXCESS SOIL OFF-SITE OR BRING IN TOPSOIL UNLESS NOTED OTHERWISE. TOPSOIL SHALL BE DEFINED IN LAWNS AND GRASSES SPECIFICATIONS. IF LAWNS AND GRASSES SPECIFICATIONS IS NOT PROVIDED, TOPSOIL SHALL BE DEFINED PER ODOT 653 AND CONTAIN NO OBJECTS GREATER THAN 2MM IN DIAMETER.
- SLOPES INDICATED AS PERCENTAGES ARE APPROXIMATE.
- ANY SLOPES GREATER THAN 2:1 SHALL BE STABILIZED PER ODOT 670 & 671.
- SEE UTILITY PLAN FOR ADDITIONAL STORM STRUCTURE DATA.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION.
- NO NON-RUBBER TIRE VEHICLE SHALL BE MOVED ON STREETS. EXCEPTIONS MAY BE GRANTED WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING AND ANY RESULTING DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE JURISDICTIONAL AUTHORITY.
- SEE SHEET C700-C704 FOR EROSION CONTROL NOTES & DETAILS.
- SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION WITHIN HANDICAP PARKING AREA AND LOADING/ UNLOADING ZONES.
- EXISTING SOILS ON SITE MAY BE USED AS SUBGRADE MATERIAL, IF APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- SLOPE OF SUBGRADE SHALL FOLLOW SAME SLOPE AS PAVEMENT ABOVE AS NOTED ON GRADING PLAN.

GENERAL UTILITY NOTES

- EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN ON THESE PLANS ARE FROM BEST AVAILABLE RECORDS, SURVEYS, DRAWINGS, AND FIELD INVESTIGATION, AND ARE NOT NECESSARILY COMPLETE OR EXACT; THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. ALSO, THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AT NO COST TO THE PROJECT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS. MAKE SUCH ADJUSTMENTS IN ELEVATIONS AS ARE REQUIRED TO PROVIDE SUFFICIENT CLEARANCE BETWEEN THE EXISTING AND PROPOSED UTILITIES. CALL THE OHIO UTILITIES PROTECTION SERVICE (800) 362-2764 AND THE OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (800) 925-0988 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK.
- THORSON BAKER + ASSOCIATES EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF INFORMATION GIVEN REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THORSON BAKER + ASSOCIATES OFFERS THE EXISTING UNDERGROUND UTILITY INFORMATION AS SHOWN ON PROFILE SHEETS AS A GUIDE ONLY, AND DOES NOT GUARANTEE OR ASSUME ANY LIABILITY IMPLIED OR OTHERWISE FOR THE ACCURACY OF INFORMATION GIVEN HEREON. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN FOR HIMSELF/HERSELF THE CONDITIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION OF THE PROJECT.
- A QUALITY LEVEL "B" EXISTING UNDERGROUND UTILITY LOCATION AS DEFINED BY AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) WAS COMPLETED BY OTHERS TO ASSIST WITH THE DESIGN OF THE PROPOSED UNDERGROUND UTILITIES FOR THIS PROJECT. QUALITY LEVEL "B" DOES NOT EXPOSE OR DETERMINE ACTUAL LOCATIONS OR ELEVATIONS OF EXISTING UTILITIES. THIS ALLOWS THE POSSIBILITY THAT CONFLICTS COULD ARISE BETWEEN EXISTING AND PROPOSED UNDERGROUND UTILITIES AS "UNFORESEEN CONDITIONS" DURING THE CONSTRUCTION PHASE OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK TO DETERMINE ACTUAL LOCATIONS AND ELEVATIONS AND TO DETERMINE IF REQUIRED CLEARANCE CONFLICTS EXIST BETWEEN EXISTING AND PROPOSED UTILITIES. THIS WORK SHOULD BE PERFORMED IN A TIMELY MANNER SO AS TO PROVIDE ADEQUATE TIME FOR MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS AND/OR RE-DESIGN IF REQUIRED.
- WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED IN THE RIGHT-OF-WAY DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, ENGINEER AND THE MUNICIPAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES TO AVOID INFRASTRUCTURE CONFLICTS.
- ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NONWORKING HOURS.
- CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF GAS LINE WITH MECHANICAL ENGINEER AND UTILITY COMPANY.
- ALL DISTURBED AND/OR DAMAGED REPAIR SEWER PIPES, FIELD TIE AND APPURTENANCES, PAVEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND/OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- COORDINATE LAYOUT OF ALL SITE UTILITIES WITH SITE GEOMETRIC PLANS.
- REMOVE EXISTING ASPHALT/CONCRETE TO ALLOW FOR INSTALLATION OF UTILITIES - SAW CUT ALL EDGES.
- EXCEPT AS MAY BE MODIFIED SPECIFICALLY BY THESE PLANS, OR LOCAL AUTHORITY REQUIREMENTS, ALL UTILITY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS, RECENT EDITION.
- UTILITY INSTALLATION PERMITS AND PERMIT FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCESS EXCAVATION FROM UTILITY INSTALLATION SHALL BE WASTED ON THE PROJECT SITE AS DIRECTED BY THE ENGINEER OF RECORD, OR EXCESS EXCAVATION NOT WASTED ON THE PROJECT SITE SHALL BE HAULED AWAY BY THE CONTRACTOR. MATERIAL DISPOSED OF OFF-SITE MUST BE DISPOSED OF IN AN ENVIRONMENTALLY SAFE FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND FINAL CLEARANCE OF ANY REQUIRED NEEDLING, UNDERPINNING, SHORING OR BRACING OF EXISTING STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A TRENCH SAFETY PLAN WHICH MEETS ALL LOCAL, STATE AND FEDERAL REGULATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER HORIZONTAL AND VERTICAL DISTANCES BETWEEN ALL UTILITIES AS REQUIRED BY THE UTILITY OWNERS AND JURISDICTIONAL AGENCIES.
- THE FOLLOWING PROPOSED UTILITIES SHOWN ON THIS PLAN ARE FOR ROUTING AND COORDINATION PURPOSES ONLY. DESIGN, SIZING, CAPACITY, CAPACITY OF EXISTING SYSTEMS ETC., IS THE RESPONSIBILITY OF OTHERS. SIZES AND CONNECTION LOCATIONS SHOWN ON THIS SHEET WERE PROVIDED BY THE UTILITY VENDOR, MECHANICAL, PLUMBING, ELECTRICAL, TECHNOLOGY OR SPECIALTY ENGINEER:
 - NATURAL GAS
 - FIBER OPTICS
 - TELEPHONE
 - CABLE
 - ELECTRICAL

SANITARY SEWER NOTES (LOCAL AUTHORITY SHALL GOVERN)

- ALL SANITARY SEWERS, MANHOLES AND APPURTENANCES SHALL BE CONSTRUCTED PER THE MATERIAL AND CONSTRUCTION SPECIFICATIONS OF THE LOCAL JURISDICTIONAL AGENCY, OR THE REQUIREMENTS OF ODOT CMS ITEM 611, THE MORE STRINGENT SHALL APPLY.
- ALL MANHOLES, CASTINGS AND PIPE INVERTS SHALL BE SET TO ELEVATIONS INDICATED IN THESE PLANS. THE FINAL ADJUSTMENT OF THE CASTING ELEVATIONS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR IN PAVED AREAS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- SEWERS SHALL BE INSTALLED DEEP ENOUGH TO RECEIVE WASTEWATER FROM BASEMENT FIXTURES AND TO PREVENT FREEZING.
- IF FILL IS TO BE CONSTRUCTED BELOW THE SANITARY SEWERS, MANHOLES OR APPURTENANCES, COMPACTION TESTS WHICH MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCY SHALL BE PERFORMED. THE COMPACTION WORK AND COMPACTION TESTING SHALL BE OBSERVED BY THE JURISDICTIONAL AGENCY. COMPACTION REPORTS SHALL BE SUBMITTED TO THE JURISDICTIONAL AGENCY FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF ANY SANITARY SEWER WITHIN SAID FILL AREA CAN BEGIN.
- ALL CONSTRUCTION STANDARDS, TESTING AND INSPECTION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTIONAL AGENCY, OHIO EPA AND THE "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" (10 STATE STANDARDS).
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE ALL VIDEO, TELEVISION OR PHOTOGRAPHIC INSPECTION AS REQUIRED BY THE JURISDICTIONAL AGENCY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE ALL LEAKAGE TESTING AS REQUIRED BY THE JURISDICTIONAL AGENCY WHICH MAY INCLUDE BUT IS NOT LIMITED TO LOW PRESSURE AIR TESTING, HYDROSTATIC TESTING OR VACUUM TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL DEFLECTION TESTING AS REQUIRED BY THE JURISDICTIONAL AGENCY INCLUDING BUT NOT LIMITED TO THE MANDREL TEST.

STORM SEWER NOTES (LOCAL AUTHORITY SHALL GOVERN)

- ALL STORM SEWERS, MANHOLES, CATCH BASINS AND APPURTENANCES SHALL BE CONSTRUCTED PER THE MATERIAL AND CONSTRUCTION SPECIFICATIONS OF THE LOCAL JURISDICTIONAL AGENCY, OR THE REQUIREMENTS OF ODOT CMS ITEM 611, THE MORE STRINGENT SHALL APPLY.
- THE MINIMUM REQUIREMENTS FOR STORM DRAIN PIPE, OTHER THAN UNDERDRAINS, SHALL BE HOPE PER ODOT ITEM 707.33, AS SPECIFIED, REINFORCED CONCRETE PIPE (RCP) PER ODOT ITEM 706.02, AS SPECIFIED, SHALL BE AS NOTED.
- ALL MANHOLES, CASTINGS AND PIPE INVERTS SHALL BE SET TO ELEVATIONS INDICATED IN THESE PLANS. THE FINAL ADJUSTMENT OF THE CASTING ELEVATIONS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR IN PAVED AREAS.
- CURB INLETS, MANHOLES, AND CATCH BASINS SHALL BE CHanneled AS DIRECTED BY THE JURISDICTIONAL AGENCY.
- ALL CATCH BASINS WITHIN PAVEMENT AREAS SHALL HAVE UNDERDRAINS AS DETAILED.
- ARCHITECTURAL DRAWINGS SHOWING DOWNSPOUT LOCATIONS SHALL GOVERN WHEN IN CONFLICT WITH LOCATIONS SHOWN ON UTILITY PLAN. DOWNSPOUT TEE ELEVATIONS SHALL BE FIELD ADJUSTED IF NECESSARY TO PROVIDE 0.5% MINIMUM SLOPE ON ALL ROOF DRAINS. ALL DOWNSPOUT CONNECTION LINES SHALL BE RUN AT A MINIMUM OF 1% SLOPE INTO THE TEE. ELEVATIONS GIVEN FOR TEES ARE FOR THE BRANCH CONNECTIONS, NOT FOR THE ROOF DRAINS. SEE ARCHITECTS DRAWING FOR DOWNSPOUT BOOT DETAIL.

WATER NOTES (LOCAL AUTHORITY SHALL GOVERN)

- ALL WATER SERVICE AND WATER MAIN MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING WATER AUTHORITY.
- ALL PIPE, FITTINGS, VALVES, HYDRANTS, BACKFLOW PREVENTION, METERS AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WATER AUTHORITY AND LOCAL FIRE AUTHORITY.
- ALL HYDRANTS, VALVE BOXES, METER PITS AND VAULTS SHALL BE SET TO FINISH GRADE ELEVATIONS AS INDICATED IN THESE PLANS. IN PAVED AREAS, FINAL ELEVATION ADJUSTMENTS ARE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
- ALL PRESSURE TESTING AND CHLORINATION/DISINFECTION SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE GOVERNING WATER AUTHORITY REQUIREMENTS AND SHALL MEET OHIO EPA AND AWWA STANDARDS.
- ALL BEDDING AND BACKFILLING OF WATERLINE PIPE AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE GOVERNING WATER AUTHORITY.
- AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLUG ALL OPEN END PIPES WITH A WATER TIGHT PLUG PER AWWA STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER AUTHORITY AT LEAST TWO WORKING DAYS BEFORE TAPPING THE EXISTING MAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WATER MAINS AND APPURTENANCES THEREOF WHEN CONSTRUCTING OR CONNECTING THE NEW WATER MAIN OR SERVICE. THIS SHALL INCLUDE LEADED JOINTS IN EXISTING FITTING WHICH MAY REQUIRE REPLACEMENT FITTINGS AT THE DISCRETION OF THE GOVERNING WATER AUTHORITY IF IT IS DETERMINED THEY WERE DISTURBED.
- CONTRACTOR TO PROVIDE MINIMUM 18" VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE BETWEEN OUTSIDE OF STORM SEWER PIPE AND OUTSIDE OF WATERLINE PIPE AT ALL LOCATIONS. MINIMUM CLEARANCE BETWEEN SANITARY SEWER AND WATER LINES SHALL BE 10' HORIZONTAL OR 18" VERTICAL OUT-TO-OUT OF PIPE. WATER LINES SHALL BE DEFLECTED OR FITTINGS SHALL BE INSTALLED TO MAINTAIN STANDARD CLEARANCE.
- THE FIRE PROTECTION CONTRACTOR/ DESIGNER MUST VERIFY ACTUAL WATER FLOWS AND PRESSURES AT THE SITE PRIOR TO DESIGNING THE FIRE PROTECTION SYSTEM.
- ALL REMOTE OR STANDARD FIRE DEPARTMENT CONNECTIONS, FIRE HYDRANTS AND FITTINGS SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS OF THE GOVERNING WATER AUTHORITY AND THE LOCAL FIRE AUTHORITY.
- TRACER TAPE OR TRACER TAPE WITH WIRE SHALL BE INSTALLED ABOVE THE NEW WATERLINE IN ACCORDANCE WITH THE GOVERNING WATER AUTHORITY.
- THE REQUIRED COVER OVER WATER MAINS, FIRE SERVICE LINES AND DOMESTIC SERVICE LINES SHALL BE AS REQUIRED BY THE GOVERNING WATER AUTHORITY.



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Marquette Manor Apartments -
New Parking Lot
Cincinnati Metropolitan Housing
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