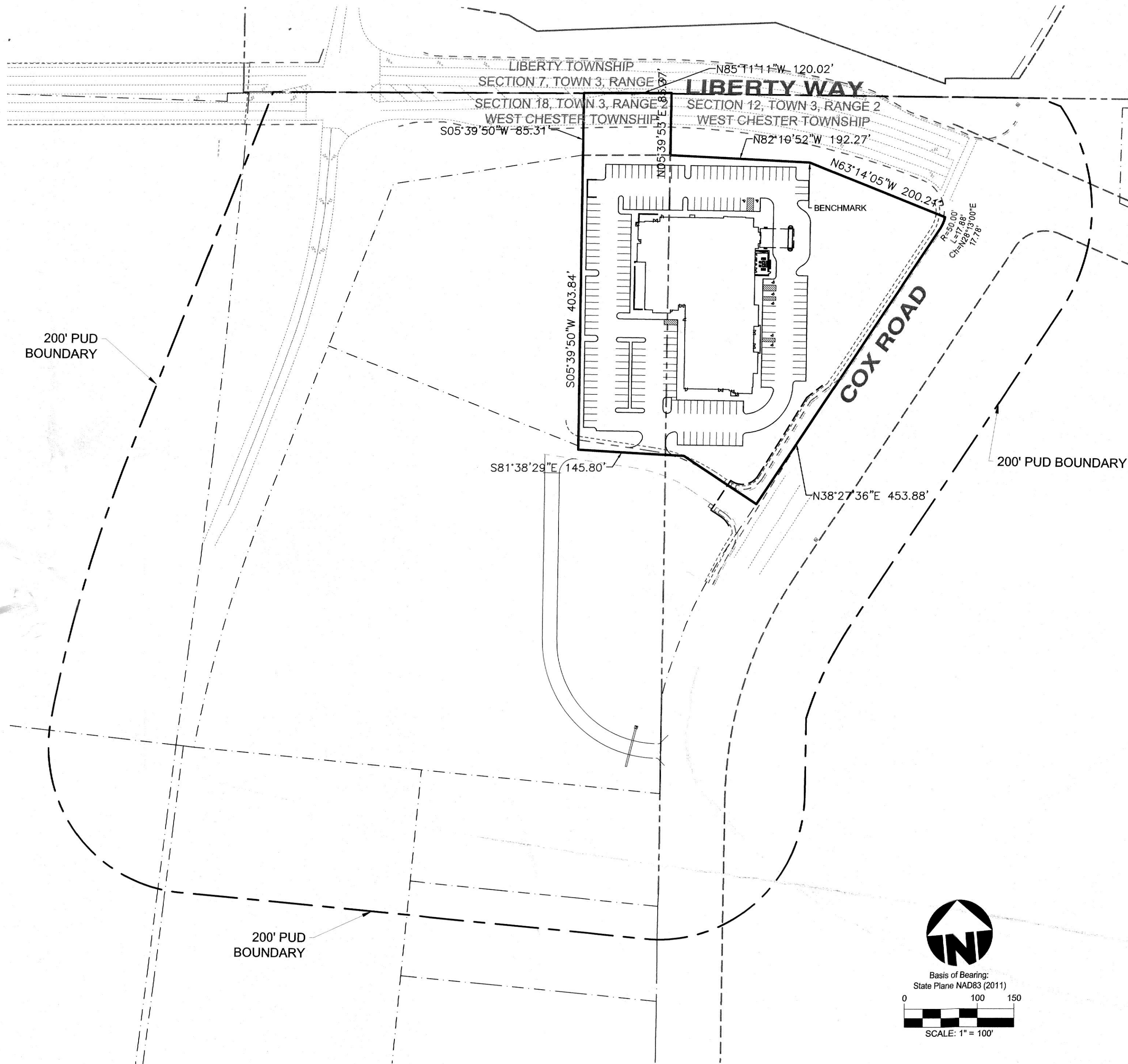


THE FIELDS AT LIBERTY WAY

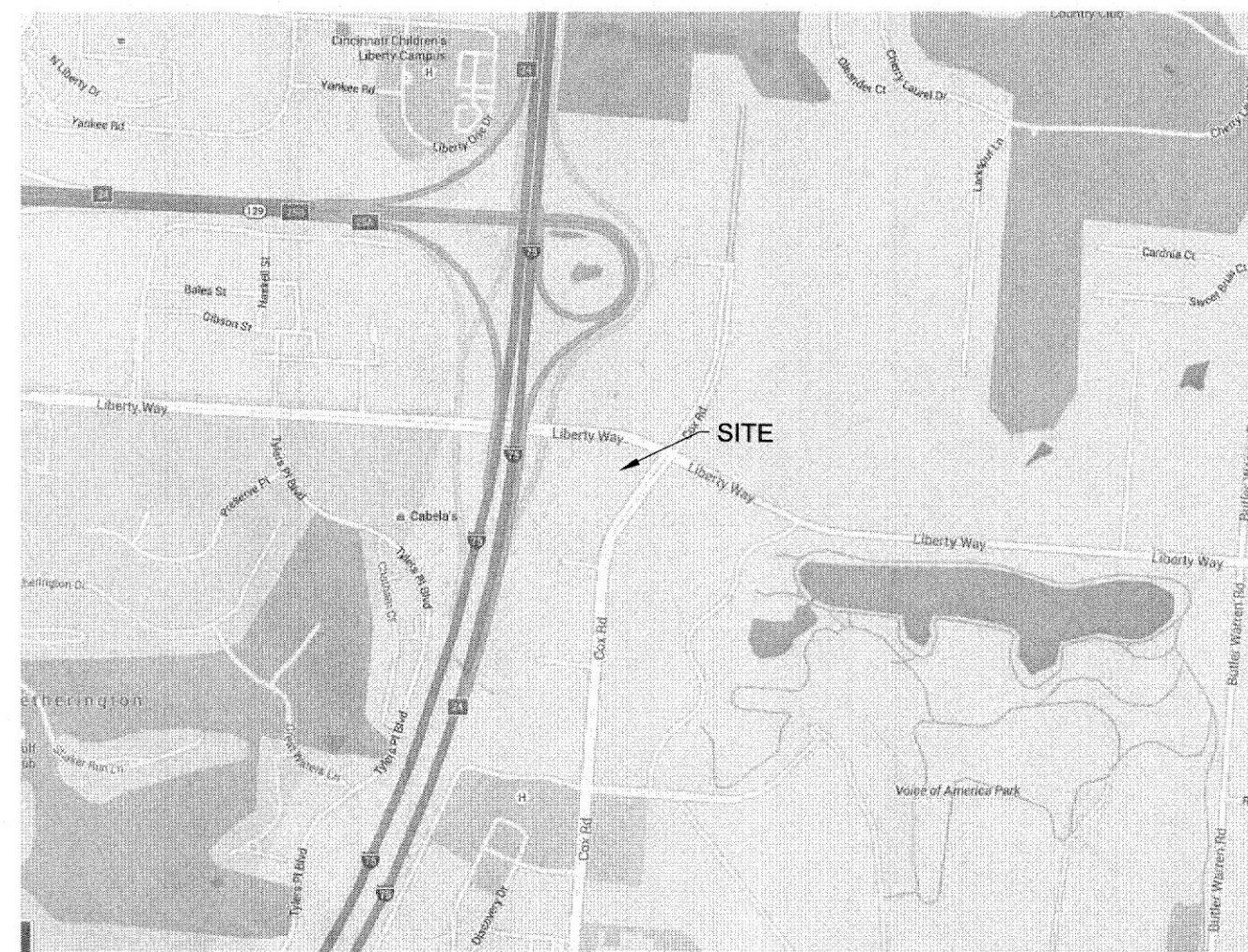
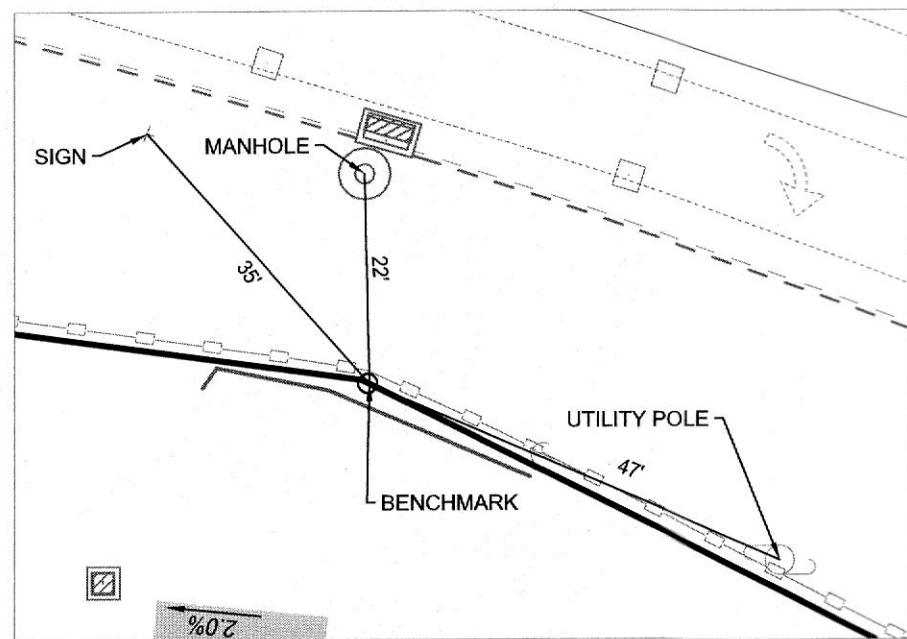
HYATT HOUSE - REVISED FINAL DEVELOPMENT PLAN

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
AC	ACRES
B/C	BACK OF CURB
CB	CATCH BASIN
E	EAST/EASTING
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
ICW	INTEGRAL CURB AND WALK
IP	IRON PIN
INV	INVERT
MH	MANHOLE
MED	MEDIUM
MON	MONUMENT
N	NORTH/NORTHING
PG	PERFORMANCE GRADE
R/W	RIGHT OF WAY
SAN	SANITARY
SF	SQUARE FEET
SL	SANITARY LATERAL
STM	STORM
TBR	TO BE REMOVED
TGR	TOP OF GRATE
T/RIM	TOP OF RIM
TYP	TYPICAL
VOL	VOLUME
W	WATER
WM	WATER MAIN
WS	WATER SERVICE

SYMBOL LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		BENCHMARK
		FENCE
		FLAG POLE
		HANDICAP SYMBOL
		MAILBOX
		SIGN
		SURVEY MONUMENTATION
		TRAFFIC BOX
		TRAFFIC SIGNAL POLE
		LANDSCAPING
		VEGETATION LINE
		CABLE MARKERS/STRUCTURES
		UNDERGROUND CABLE
		ANCHOR
		ELECTRICAL
		ELECTRICAL MANHOLE
		LIGHT POLE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		UTILITY POLE
		GAS LINE
		GAS METER
		GAS VALVE/MARKER
		CLEANOUT
		SANITARY LATERAL
		SANITARY MANHOLE
		SANITARY SEWER
		STORM STRUCTURES
		STORM SEWER
		TELEPHONE BOX
		TELEPHONE MANHOLE
		UNDERGROUND TELEPHONE
		FIRE HYDRANT
		WATER MAIN
		WATER MANHOLE
		WATER METER
		WATER SERVICE
		WATER VALVE



BENCHMARK
IRON PIN NEAR CENTER OF NORTHERN PROPERTY LINE
N= 503967.8449
E= 1441964.8650
ELEV= 888.25



VICINITY MAP

ARCHITECT
NORR
325 N. LASALLE ST, SUITE 500
CHICAGO, IL 60654

OWNER
HH LIBERTY WAY LLC
1050 CENTRAL AVE
MIDDLETOWN, OH 45044

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

GENERAL NOTES

- EXISTING ZONING - M-1; A-1; PUD.
- SANITARY SEWER SERVICE TO BE TIED INTO BUTLER COUNTY SYSTEM.
- WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
- ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
- EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK AND 2006 OGRIPS GIS.
- STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY LOT OWNERS.
- EXISTING USE: VACANT
- ALL PARCELS TO BE DEVELOPED SHALL PROVIDE PARKING TO MEET THE MINIMUM REQUIREMENTS AS ESTABLISHED BY THE WEST CHESTER TOWNSHIP ZONING RESOLUTION.
- FLOOD ZONE = X

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C2.0	SITE NOTES	10-17-17	4	10-17-22
C2.1	SITE DETAILS	10-17-17	4	10-17-22
C3.0	LAYOUT PLAN	10-17-17	9	10-17-22
C3.1	OVERALL PLAN	10-17-17	6	10-17-22
C3.2	EMERGENCY ACCESS ROAD	10-17-17	1	10-17-22
C4.0	UTILITY PLAN	10-17-17	6	10-17-22
C5.0	GRADING PLAN	10-17-17	8	10-17-22
C5.1	EROSION CONTROL NOTES & DETAILS	10-17-17	1	10-17-22
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L2.0	PLANTING NOTES & DETAILS	10-17-17	4	10-17-22

THE FIELDS AT LIBERTY WAY
HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

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

Drawing: 22-0228 CD HYATT

Drawn by: MJL

Checked By:

Issue Date: 10-17-17

Sheet:

C1.0

GENERAL

- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE GOVERNING AGENCIES. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
- C. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (OUPS) AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NOT MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- D. CONTRACTOR SHALL REMOVE ALL TREES AND CLEAN ALL AREAS AS DETERMINED BY THE ENGINEER OR ARCHITECT TO PERFORM ALL GRADING AND UTILITY WORK IN ACCORDANCE WITH THE DRAWINGS, GENERAL NOTES, AND PROJECT SPECIFICATIONS.
- E. ALL PAVEMENT DIMENSIONS AND NODES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL STRIPING DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- F. ALL STANDARD PARKING SPACES ARE A MINIMUM OF 9' BY 18'.
- G. PARKING LOT STRIPING SHALL BE FOUR (4) INCHES WIDE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN; COLOR SHALL BE WHITE OR YELLOW TO MATCH ADJOINING CONSTRUCTION.
- H. ALL SPOT ELEVATIONS XXX.XX ARE TO THE TOP OF FINISHED PAVEMENT/GRADE UNLESS OTHERWISE NOTED. TOP OF CURB SHALL BE PER THE TYPICAL SECTION/DETAIL UNLESS NOTED ON THE LAYOUT PLAN.
- I. PRIOR TO CONSTRUCTION OF THE EMBANKMENTS, THE SITE SHOULD BE STRIPPED OF ALL VEGETATION, TOPSOIL, AND OTHER ORGANIC MATERIAL IN EMBANKMENT AREAS.
- J. EMBANKMENT MATERIAL SHOULD CONSIST OF PLASTIC CLAY MATERIALS, FREE OF ORGANIC MATTER, WHICH CLASSIFY AS CL ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM AND SHALL CONTAIN NO STONES WHOSE LARGEST DIMENSION EXCEEDS FOUR (4) INCHES.
- K. BUILDING PAD PREPARATION SHALL BE MADE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- L. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL GRASS AREAS UNLESS SPECIFIED OTHERWISE IN THE LANDSCAPE DRAWINGS.
- M. ALL SITE EXCAVATION AND EMBANKMENT TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND/OR THE PROJECT SPECIFICATIONS. WHEN IN CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
- N. ANY AREAS THAT APPEAR AS FUTURE BUILDING OR PARKING LOTS SHALL BE GRADED TO DRAIN TO THE NEAREST SWALE, CATCH BASIN, OR OTHER DRAINAGE FEATURE OR PROVISIONS SHALL BE INSTALLED TO DRAIN THE AREAS TO THE NEAREST DRAINAGE FEATURE.
- O. CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION AS REQUIRED BY THE OHIO E.P.A. FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- P. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE APPLICABLE FORMS, MAPS, LOGS, LOCATIONS OF INSTALLED EROSION CONTROLS, ETC. CONTAINED IN THE SWP3 THROUGHOUT THE PROJECT. UPDATES TO THE SWP3 SHALL BE PROVIDED TO THE OWNER AND THE CIVIL ENGINEER ON A MONTHLY BASIS.
- Q. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH BUTLER COUNTY REQUIREMENTS AND PAY ALL INSPECTION FEES.
- R. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
- S. ALL UTILITIES TYING INTO BUILDING ARE TO BE STUBBED 5 FT. FROM THE BUILDING FOR CONNECTION BY INTERIOR CONTRACTOR.
- T. CONTRACTOR SHALL VERIFY THAT COORDINATES, IF USED, MATCH PLAN DIMENSIONS. WHEN IN CONFLICT, THE PLAN DIMENSIONS SHALL GOVERN OVER COORDINATES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- U. EXISTING EDGE OF PAVEMENT ABUTTING PROPOSED PAVEMENT SHALL BE SAWCUT AND SEALED WITH ITEM 407 TACK COAT PRIOR TO PLACEMENT OF ITEM 301 OR 448.
- V. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
- W. ALL STORM SEWER, SANITARY SEWER, WATER MAIN, WATER SERVICES AND UTILITY CROSSEOVERS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE TOTALLY BACKFILLED WITH CONTROL DENSITY FILL UNDER THE PAVEMENT TO A DISTANCE OF 5 FT BEYOND THE BACK OF CURB FOR PAVEMENT CUT BY TRENCHING OPERATIONS.
- X. ALL TRENCHES WITHIN THE RIGHT-OF-WAY AND 10' UTILITY EASEMENT SHALL BE COMPACTED AND BACKFILLED IN ACCORDANCE WITH ITEM 203 IN THE STATE SPECIFICATIONS FOR TRENCHING OPERATIONS COMPLETED PRIOR TO PLACING PAVEMENT.
- Y. ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VALVES AND MANHOLE FRAMES AND COVERS, ETC., WILL REMAIN UNDER SPECIFICATIONS OF THE UTILITY SERVING THE AREA. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUTLER COUNTY ENGINEER.
- Z. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.
- AA. CONTRACTOR SHALL VERIFY ALL UTILITY AND CONDUIT SIZES AND LOCATIONS WITH THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

STORM SEWER
BUTLER COUNTY ENGINEERS OFFICE
1921 FAIRGROVE AVENUE
HAMILTON, OHIO 45011-1965
513-867-5744

SANITARY SEWER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

WATER
BUTLER COUNTY WATER AND SEWER
130 HIGH STREET
HAMILTON, OHIO 45011-2759
513-887-3066

TELEPHONE
CINCINNATI BELL
201 E. FOURTH STREET
MAIL LOCATION 103-1175
CINCINNATI, OHIO 45202
513-565-7043

ELECTRIC
DUKE ENERGY
139 E. FOURTH ST. ROOM 467-A
P.O. BOX 960
CINCINNATI, OHIO 45202

GAS
DUKE ENERGY
139 E. FOURTH ST. ROOM 460-A
P.O. BOX 960
CINCINNATI, OHIO 45202

STORM SEWERS

- A. ALL WORK AND MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND BUTLER COUNTY SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
- B. STORM SEWER PIPES DESIGNATED AS "STM." SHALL MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING:
1. NON-REINFORCED CONCRETE PIPE PER ODOT SPECIFICATION 706.01
 2. REINFORCED CONCRETE CIRCULAR PIPE PER ODOT SPECIFICATION 706.02
 3. REINFORCED CONCRETE ELLIPTICAL CULVERT, STORM DRAIN, AND SEWER PIPE PER ODOT SPECIFICATION 706.04
 4. ALUMINIZED CORRUGATED STEEL SPIRAL RIB CONDUITS PER ODOT SPECIFICATION 707.12
 5. CORRUGATED POLYETHYLENE SMOOTH LINED PIPE PER ODOT SPECIFICATION 707.33
 6. POLYVINYL CHLORIDE PROFILE WALL PIPE PER ODOT SPECIFICATION 707.43
- C. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- D. ALL CATCH BASINS SHALL BE EQUIPPED WITH HEAVY DUTY, BICYCLE SAFE GRATES CAPABLE OF CARRYING AN HS-25 LOADING.
- E. ANY EXISTING STORM SEWER CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM SEWER SYSTEM.
- F. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF TWO FOUR (4) INCH PERFORATED UNDERDRAINS EXTENDING TEN (10) LINEAR FEET FROM THE CATCH BASIN. UNDERDRAINS SHALL BE PLACED ONE ON EACH SIDE OF THE STORM SEWER AND AS NEAR TO PERPENDICULAR TO THE STORM SEWER AS IS PRACTICAL WITHOUT INTERFERING WITH STORM PIPES SHOWN ON THE PLANS.
- G. AS THE INSTALLATION OF THE STORM SEWER PROGRESSES, EROSION CONTROL MEASURES SHALL BE PLACED AT INLET AND OUTLET OF SEWERS TO CONTROL THE SILT
- H. SUMP LINE CONDUITS ARE TO BE SDR 35, ARMOCO 2000, OR EQUIVALENT.
- I. ALL JOINTS SHALL BE SOIL SEAL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- J. STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
- K. DEFLECTION TESTING FOR STORM SEWERS AND CULVERTS

15% OF ALL STORM SEWERS SHALL BE TESTED FOR DEFLECTION WITHIN THIRTY DAYS AFTER THEY ARE COMPLETE. BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE WILL DETERMINE WHAT 15% SHALL BE TESTED. IF ANY STORM SEWER IN THE ORIGINAL 15% IS FOUND OUT OF COMPLIANCE, DEFLECTION TESTS WILL BE REQUIRED ON 100% OF THE REMAINING STORM SEWER. A VERTICAL RING DEFLECTION CREATOR TEST SHALL NOT BE ALLOWED. THIS DEFLECTION IS DEFINED AS 5% REDUCTION IN THE VERTICAL BASE OR AVERAGE INSIDE DIAMETER. THE METHOD OF TESTING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IF RIGID BALLS OR MANDRELS ARE USED TO TEST PIPE DEFLECTION, NO MECHANICAL PULLING DEVICES SHALL BE USED. THE DEFLECTION TEST MAY BE CONDUCTED WITH A NINE PRONG MANDREL, A BALL OR A CYLINDER OR ANOTHER MANNER ACCEPTABLE TO THE BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE TESTING WILL BE ACCOMPLISHED FROM MANHOLE TO MANHOLE OR CATCH BASIN TO CATCH BASIN, FOLLOWING THE COMPLETE FLUSHING OF THE LINE. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO COMPLY WITH THE DEFLECTION TEST. THE DEFLECTION REQUIREMENTS SET FORTH BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. ANY SECTION OF PIPE THAT FAILS TO MEET THE AFOREMENTIONED REQUIREMENTS SHALL BE REROUNDED BY A PROCEDURE ACCEPTABLE TO THE COUNTY OR BE EXCAVATED AND EITHER BE RELAYED OR REPLACED, AND RE-TESTED UNTIL THE REQUIREMENTS ARE MET.

TELEPHONE

- A. TELEPHONE CONDUITS, WHETHER SHOWN IN THESE PLANS OR NOT, SHALL MEET THE FOLLOWING REQUIREMENTS.
- B. TELEPHONE CONDUITS SHALL BE PVC SCH. 40 PRIVATELY OWNED (PO) CONDUITS, FOR TELEPHONE COMPANY USE, FROM THE PROPOSED BACK BOARD LOCATION TO THE POINT OF CONNECTION BY THE UTILITY PROVIDER. CONDUITS SHALL MEET THE REQUIREMENTS OF TELEPHONE SERVICE PROVIDER.
- C. TERMINATE UNDERGROUND CONDUIT AT DESIGNATED LOCATION WITH A MINIMUM COVER OF 24 INCHES AND MAXIMUM COVER OF 36 INCHES.
- D. WRAP THE END OF THE CONDUIT WITH A SUITABLE MATERIAL TO PREVENT CLOGGING UNTIL THE CABLE IS PLACED. TELEPHONE SERVICE PROVIDER WILL MAKE CONNECTION AT THIS POINT.
- E. FLAG OR IDENTIFY THE END OF THE CONDUIT IN ORDER TO DESIGNATE THE POINT OF CONNECTION BETWEEN TELEPHONE SERVICE PROVIDER AND ENTRANCE CONDUIT.
- F. POWER OR OTHER FOREIGN CONDUIT MUST BE SEPARATED FROM TELEPHONE CONDUIT BY A MINIMUM OF 12" OF EARTH OR 3" OF CONCRETE.
- G. CONDUIT MUST BE PLACED AT A MINIMUM DEPTH OF 24" AND A MAXIMUM OF 36".
- H. PROVIDE A 200# TEST PULL LINE IN CONDUIT.
- I. ALL BENDS MUST BE LONG, SWEEPING BENDS WITH A RADIUS NOT LESS THAN TEN TIMES THE INTERNAL DIAMETER OF CONDUIT. WITH A MAXIMUM OF 180 DEGREES OF BENDS BETWEEN PULLING POINTS. WHEN 180 DEGREES OF BENDS ARE REQUIRED, A PULL BOX WILL BE REQUIRED.
- J. CONDUIT ENTERING FROM BELOW GRADE POINT MUST EXTEND 4" ABOVE FINISHED FLOOR.
- K. CONDUIT MUST EXTEND 4" ABOVE FINAL GRADE AT THE CONNECTION TO THE UTILITY POLE.

ELECTRIC SERVICES

- A. ELECTRIC SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.
- B. ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES OR WATER MAIN APPURTENANCES.
- C. ELECTRIC CONDUITS SHALL CONSIST OF PVC SCHEDULE 40 NEMA RATED CONDUITS MEETING THE REQUIREMENTS OF THE ELECTRIC SERVICE PROVIDER.
- D. ELECTRIC MANHOLES IF NECESSARY TO BE DESIGNED BY AND CONSTRUCTED IN ACCORDANCE WITH DUKE ENERGY REQUIREMENTS.

WATER MAINS

- ALL WATER WORK AND WATER MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
- B. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
- C. FIRE DEPARTMENT CONNECTION (STORTZ CONNECTION) SHALL BE WITHIN 50 FT. OF A PUBLIC FIRE HYDRANT OR A FIRE HYDRANT OFF OF THE MAIN BETWEEN THE PUBLIC MAIN AND THE METER PIT.
- D. FIRE DEPARTMENT CONNECTION LINE SHALL TIE INTO THE FIRE SUPPRESSION SYSTEM ON THE BUILDING SIDE OF THE PUMP IF A PUMP IS INSTALLED.
- E. NO PART OF ANY FIRE HYDRANT SETTING SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY INLET, DRIVEWAY, PARKING LOT, UTILITY POLE, OR GUY WIRE ANCHOR.
- 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.
- G. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
- H. ALL WATER MAIN VALVES SHALL HAVE A MINIMUM DEPTH OF 2.5 FT. AND MAXIMUM DEPTH OF 4.0 FT. FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING NUT.
- I. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL OR EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
- J. 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.
- K. ALL PUBLIC WATER MAINS SHALL BE CLASS 53 DUCTILE IRON AND PROVIDED WITH THRUST BLOCKING AT ALL TEES AND HORIZONTAL AND VERTICAL BENDS WHETHER SHOWN ON THE PLAN VIEW OR NOT. PRIVATE MAINS SHALL ALSO BE PROVIDED WITH THRUST BLOCKING AS DESCRIBED ABOVE. THRUST BLOCKING SHALL MEET THE REQUIREMENTS OF THE GOVERNING AGENCY.
- L. 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.
- M. SERVICE PIPING THREE (3) INCHES AND LARGER SHALL BE AWWA C-151, CLASS 53 DUCTILE IRON, MEETING THE REQUIREMENTS OF THE GOVERNING AGENCY.
- N. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
1. FITTINGS SHALL BE COMPRESSION STYLE FOR CTS TUBING, CONSULT GOVERNING AGENCY FOR A LISTING OF ACCEPTABLE MANUFACTURERS AND PRODUCTS.
2. COUPLINGS WITH SET SCREWS OR GRIP RINGS WILL NOT BE ACCEPTABLE.
3. WATER SERVICE TUBING SHALL BE BEDDED SIX (6) INCHES ABOVE AND BELOW WITH SAND OR OTHER NON-COMPACTIBLE MATERIAL APPROVED BY THE GOVERNING AGENCY.
- O. ALL WATER METER PITS SHALL CONFORM TO THE MATERIALS AND SPECIFICATIONS OF THE GOVERNING AGENCY.
- P. THE FOLLOWING ITEMS ARE TO BE APPROVED BY THE FIRE DEPARTMENT:
1. INSTALLATION OF ALL UNDERGROUND FIRE SUPPRESSION LINES ARE TO BE INSPECTED BY THE FIRE DEPARTMENT; INSTALLERS ARE REQUIRED TO BE LICENSED BY THE OHIO FIRE MARSHALL.
2. WATER SUPPLY AND CONNECTIONS TO THE SUPPLY.
3. FD CONNECTION HOSE CONNECTION THREADS (CAPS ALSO REQUIRED)
4. TYPE, ARRANGEMENT, LOCATION, IDENTIFICATION, THREADS, PROTECTION OF ALL HYDRANTS
5. HYDROSTATIC TESTING OF UNDERGROUND SYSTEMS; FIRE DEPT. MUST BE CALLED TO WITNESS TESTING. PROVIDE COPY OF CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND SYSTEM. AMOUNT OF PIPE LEAKAGE TO BE ACCEPTABLE TO FIRE DEPT.
6. FLUSHING OF UNDERGROUND SYSTEM TO BE WITNESSED BY FIRE DEPT. HYDRANT OPERATING TEST TO BE WITNESSED BY FIRE DEPT. UNDERGROUND PIPING INSTALLATION METHODS AND PROCEDURES.

GAS FACILITIES AND SERVICES

- FOR GAS ENGINEERING NOTIFICATION, AGREEMENTS AND OFFICIAL CORRESPONDENCE
RELATED TO DUKE ENERGY, ADDRESS TO:
DUKE ENERGY
GAS ENGINEERING DEPARTMENT
P.O. BOX 960, ROOM 460 ANNEX
CINCINNATI, OH 45273-9598
- B. THE GAS MAIN INFORMATION PROVIDED SHOWS THE APPROXIMATE LOCATIONS AND DEPTHS OF COVER AND IS PROVIDED TO COMPLY WITH STATUTORY REGULATIONS. THIS INFORMATION SHOULD BE USED ONLY FOR PLANNING, NOT CONSTRUCTION.
- C. ALL GAS MAIN DEPTHS OF COVER IF NOTED ARE APPROXIMATE DEPTHS OF COVER RECORDED AT THE TIME OF INSTALLATION. ANY RESULTING GRADE CHANGES SINCE THE TIME OF THE MAIN INSTALLATION WILL CAUSE THE EXISTING DEPTHS OF COVER TO BE DIFFERENT. EXTREME CARE MUST BE TAKEN TO ENSURE SAFE EXCAVATION WHEN APPROACHING KNOWN OR SUSPECTED GAS FACILITIES.
- D. GAS SERVICE SHALL MEET THE REQUIREMENTS OF THE UTILITY PROVIDER.
- E. GAS SERVICE SHALL BE POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF ASTM D-2513 AND THE PLASTIC PIPE INSTITUTE PE 2406 FOR MEDIUM DENSITY PIPE.
- F. ALL GAS SERVICES WERE INSTALLED AT A MINIMUM OF 1'-6" OF COVER. SEE NOTE C. ABOVE.
- G. FOR ADDITIONAL GAS FACILITY RECORD INFORMATION, CALL (513) 287-3636.
- H. GAS FACILITIES ARE TO BE KEPT IN SERVICE AT ALL TIMES.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO GAS FACILITIES DURING OR AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION. ALL DAMAGE TO GAS FACILITIES REQUIRING ADJUSTMENTS, RELOCATIONS AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
- J. THE CONTRACTOR SHALL SHEET AND SHORE ALL EXCAVATIONS AS REQUIRED TO CONTINUOUSLY SUPPORT GAS FACILITIES WITHIN THE ZONE OF INFLUENCE (AS DETERMINED BY THE NATURAL AVERAGE OF REPOSE OF THE SOIL).
- K. CROSSING BURIED GAS FACILITIES WITH HEAVY CONSTRUCTION EQUIPMENT MAY CAUSE DAMAGE TO THE GAS FACILITIES. CONTACT THE GAS ENGINEERING DEPARTMENT FOR DETAILS ON HOW TO PROTECT THE GAS FACILITIES FROM DAMAGE.
- L. THE CONTRACTOR SHALL NOT BACKFILL EXPOSED GAS FACILITIES UNTIL THE UTILITY HAS INSPECTED ITS FACILITIES AND PERFORMED ANY MAINTENANCE AND/OR ADJUSTMENTS THAT MAY BE REQUIRED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING ANY DAMAGE TO EXISTING GAS FACILITIES. THIS INCLUDES PROTECTION OF COATINGS AND WRAPPINGS ON STEEL GAS MAINS. IT ALSO INCLUDES ANY DAMAGE WHICH MAY HAVE OCCURRED TO PLASTIC GAS MAINS, SUCH AS CRIMPS OR GOUGES.
- N. BLASTING OR OTHER CONSTRUCTION PROCEDURES WHICH MAY TRANSMIT LOADS OR VIBRATIONS IN THE VICINITY OF GAS FACILITIES MUST BE APPROVED BY THE GAS ENGINEERING DEPARTMENT. A BLASTING PLAN, IDENTIFYING ALL PERTINENT INFORMATION, MUST BE SUBMITTED IN WRITING BY A BLASTING EXPERT PRIOR TO ANY WORK.

SANITARY SEWERS

- A. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF BUTLER COUNTY WATER AND SEWER DEPARTMENT. WHEN IN CONFLICT WITH THE PROJECT SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL PREVAIL.
- B. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- C. SANITARY CONNECTIONS TO EXISTING MANHOLES (IF APPLICABLE) MUST BE CORE DRILLED AND RUBBER GASKET INSTALLED.
- D. NO BUILDING SHALL BE CONNECTED TO A SEWER LATERAL UNTIL THE BUILDING IS UNDER ROOF.
- E. SANITARY SHALL BE A MINIMUM OF SDR 35 FOR DEPTHS LESS THAN 16 FEET AND SDR 26 FOR DEPTHS GREATER THAN OR EQUAL TO 16 FEET.
- F. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE BUTLER COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- G. SANITARY SEWER MATERIALS AND INSTALLATION TO BE AS PER BUTLER COUNTY WATER AND SEWER SPECIFICATIONS, USING SECTION 3110 FOR PVC, SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE; SECTION 3410 FOR MANHOLES.
- H. CROSSINGS:
WHENEVER A SANITARY SEWER AND WATER MAIN MUST CROSS, THE SEWER SHALL BE AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES MEASURED BETWEEN THE OUTSIDE PIPE WALLS, BELOW THE BOTTOM OF THE WATER MAIN. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE WATER MAIN SHALL BE RELOCATED OR THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
1. A SEWER PASSING OVER OR UNDER THE WATER MAIN SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN.
 2. THE SEWER CROSSING SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQLIDSTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 3. WHERE A WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- I. PROVIDE THE BUTLER COUNTY ENGINEER'S OFFICE WITH A FORTY- EIGHT (48) HOUR NOTICE PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING SANITARY INSTALLATION BY CALLING (513) 785-4145.
- J. BUTLER COUNTY WATER & SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET OF THE CENTER LINE OF ANY SANITARY SEWER OR WATER MAIN
- K. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF 4 FT OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER AT THE POINT OF CONNECTION AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST 1 FT ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OF WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.
- L. ALL SANITARY SEWER LATERALS SHALL BE AT LEAST 4 FEET BELOW A PROPOSED BASEMENT FLOOR ELEVATION AT THE POINT OF CONNECTION TO SEWER MAIN AND SHALL NOT EXCEED A DEPTH OF 12 FEET BELOW FINISH GRADE AT THE END OF THE LATERAL AT THE RIGHT-OF-WAY UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY.
- M. PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT OF WAY OR WITHIN THE EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES
- N. SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.
- O. SANITARY LATERALS SHALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY/RIGHT-OF-WAY OR TO THE EDGE OF THE EASEMENT, WHICHEVER IS GREATER.

THE FIELDS AT LIBERTY WAY
HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

SITE NOTES

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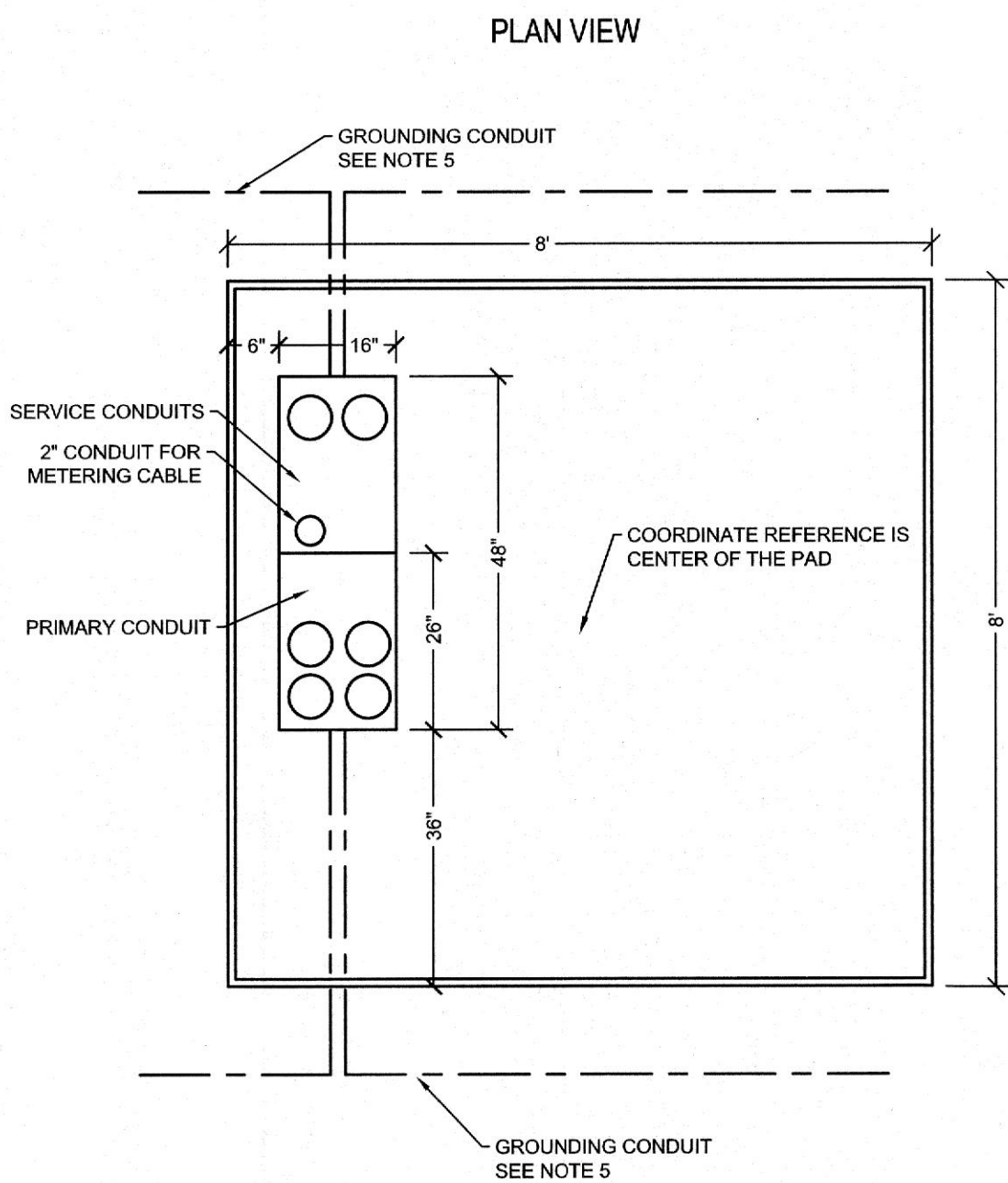
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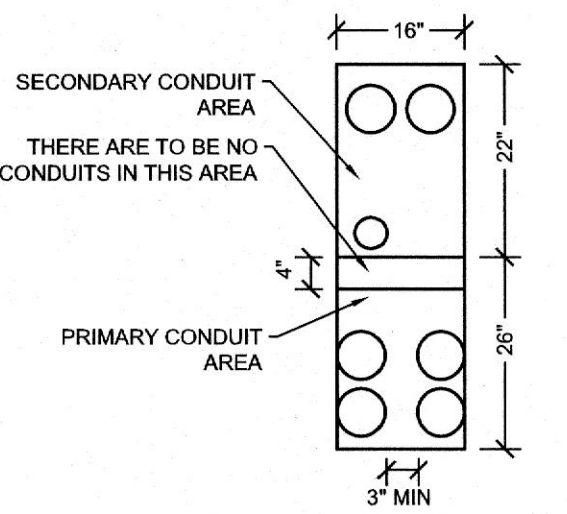
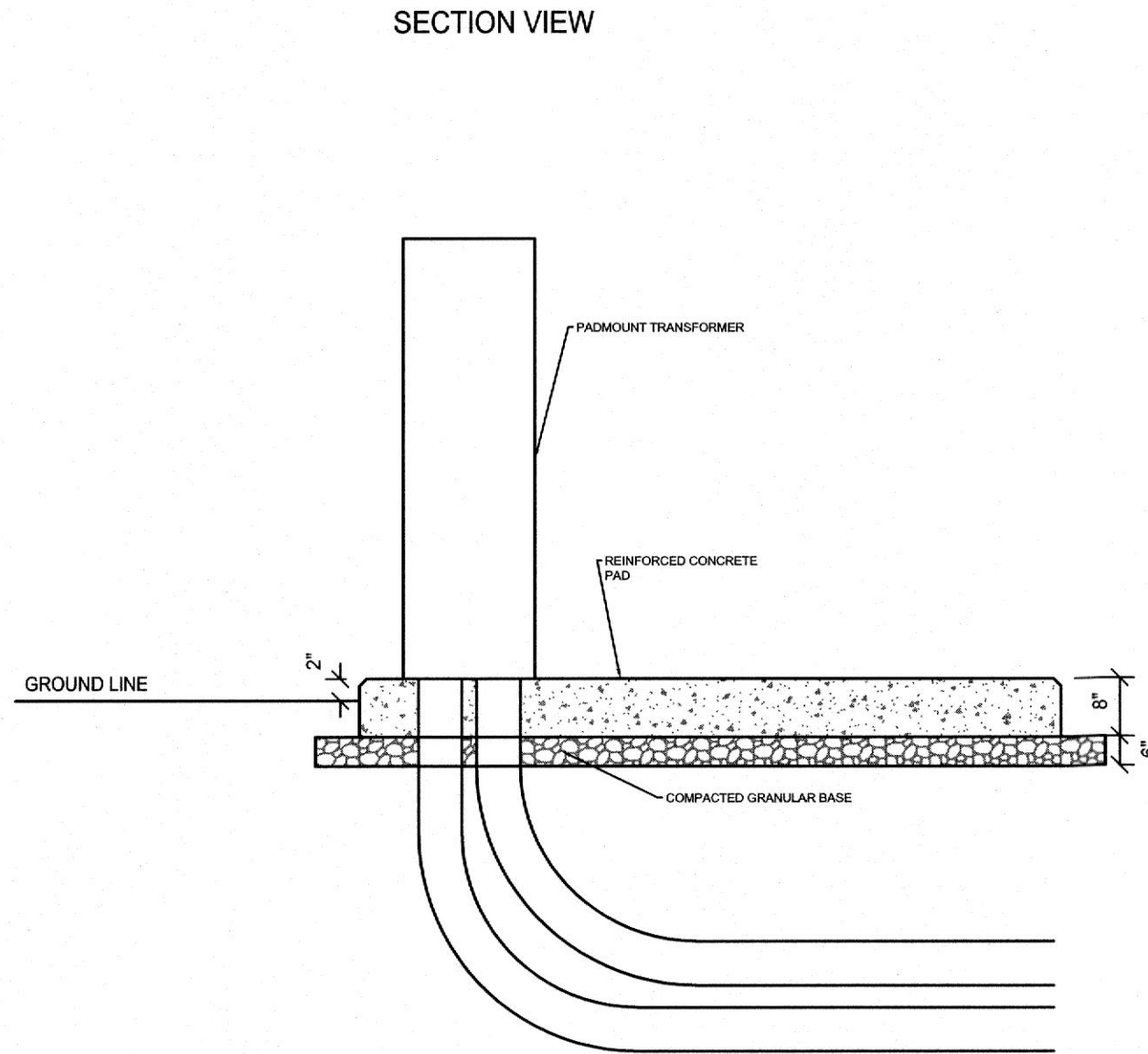
Issue Date: 10-17-17

Sheet: C2.0

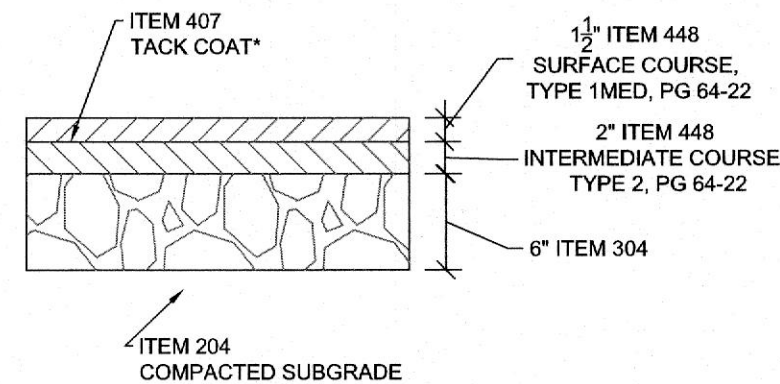
Item	Revision Description	Date	Drawn: Chk:
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-15-17	MJL
2	BUILDING PERMIT	2-2-18	MJL
3	ISSUED FOR CONSTRUCTION	06-24-18	MJL
4	REVISED FINAL DEVELOPMENT PLAN SUBMITTAL	10-12-22	C/O
5			
6			
7			
8			
9			



- NOTES:
1. DUKE ENERGY SHALL BE RESPONSIBLE FOR DETERMINING THE FINAL LOCATION FOR THE TRANSFORMER PAD. THE CUSTOMER SHALL PROVIDE A LEVEL LOCATION FOR A PADMOUNTED TRANSFORMER INSTALLATION AS DIRECTED BY THE COMPANY. THE TRANSFORMER MUST BE LOCATED ADJACENT TO AND WITHIN 20 FEET OF A DRIVEWAY OR OTHER AREA ACCESSIBLE TO DUKE ENERGY CONSTRUCTION AND MAINTENANCE EQUIPMENT. NO PART OF THE TRANSFORMER PAD MAY BE WITHIN 10 FT FROM ANY COMBUSTIBLE WALL, WINDOW, OR VENTILATION OPENING AND 20 FEET FROM ANY DOORWAY IN A BUILDING. THERE MUST BE AT LEAST 5 FEET OF CLEARANCE BETWEEN CUSTOMER EQUIPMENT OR LANDSCAPING AND THE SIDE OF THE TRANSFORMER PAD AND 10 FEET OF CLEARANCE TO THE FRONT OF THE TRANSFORMER PAD.
 2. CONCRETE SHALL BE REINFORCED WITH #4 BAR IN EACH DIRECTION AT 8" O.C.
 3. THE SURFACE OF THE TRANSFORMER PAD SHALL BE FLAT, SMOOTH AND LEVEL WITHIN AN INCH IN ALL DIRECTIONS.
 4. THE EDGE OF THE TRANSFORMER PAD SHALL HAVE A 1" BEVEL FORMED INTO THE TOP EDGE.
 5. A 1" ID PVC CONDUIT SHALL BE INSTALLED IN THE CONCRETE AS SHOWN IN THE SKETCH FOR THE INSTALLATION OF GROUNDING CONDUCTORS.
 6. THE CUSTOMER SHALL PROVIDE ALL MATERIALS AND EXCAVATION LABOR NECESSARY TO INSTALL THE TRANSFORMER PAD.
 7. THE CUSTOMER SHALL INSTALL, OWN AND MAINTAIN CONDUITS ENTERING THE TRANSFORMER PAD. IT SHALL BE INSTALLED IN ACCORD WITH DUKE ENERGY STANDARDS. THE CONDUIT SHALL BE MADE FROM POLYVINYL CHLORIDE AND SUITABLE FOR USE WITH UNDERGROUND ELECTRIC DISTRIBUTION CABLES RATED AT 90° C. ALL CONDUITS SHALL HAVE A UL LISTING AND SCHEDULE 40 RATING CLEARLY PRINTED ON THE EXTERIOR SURFACE. FOR PRIMARY JACKETED CONCENTRIC NEUTRAL PRIMARY CABLES, THE MINIMUM INSIDE DIAMETER OF THE CONDUIT SHALL BE 5". DUKE ENERGY MAY REQUIRE LARGER SIZED. ALL CONDUITS MUST HAVE A PULL STRING INSTALLED AND BE CAPPED TO PREVENT DEBRIS FROM GETTING INTO THE CONDUIT.
 8. THE MAXIMUM NUMBER OF CONDUITS ENTERING INTO THE SECONDARY AREA OF THE PAD OPENING SHALL BE 12 (4" DIA) UNLESS SPECIFICALLY APPROVED BY A DUKE ENERGY CUSTOMER PROJECTS COORDINATOR.
 9. REFER TO DUKE ENERGY STANDARD DRAWING 673, 674, 675

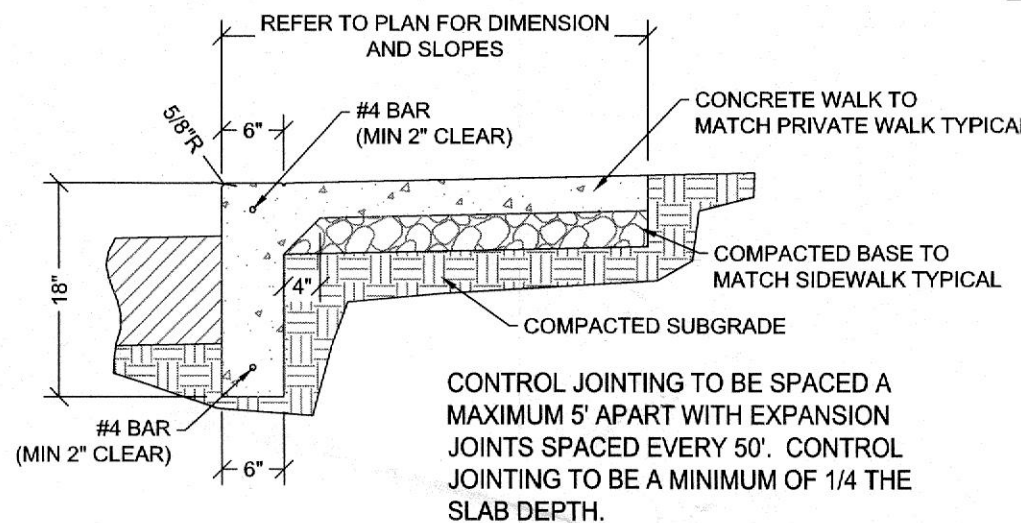


- NOTES:
1. PRIMARY CONDUIT MUST BE INSTALLED AS SHOWN
 2. SECONDARY SERVICE DUCTS MUST BE INSTALLED WITHIN THE 16'X22' SECONDARY BOXOUT AREA.
 3. CONDUIT SHOULD EXTEND AT LEAST 3" ABOVE THE BOTTOM OF THE BOXOUT BUT NOT ABOVE THE SURFACE OF THE PAD.

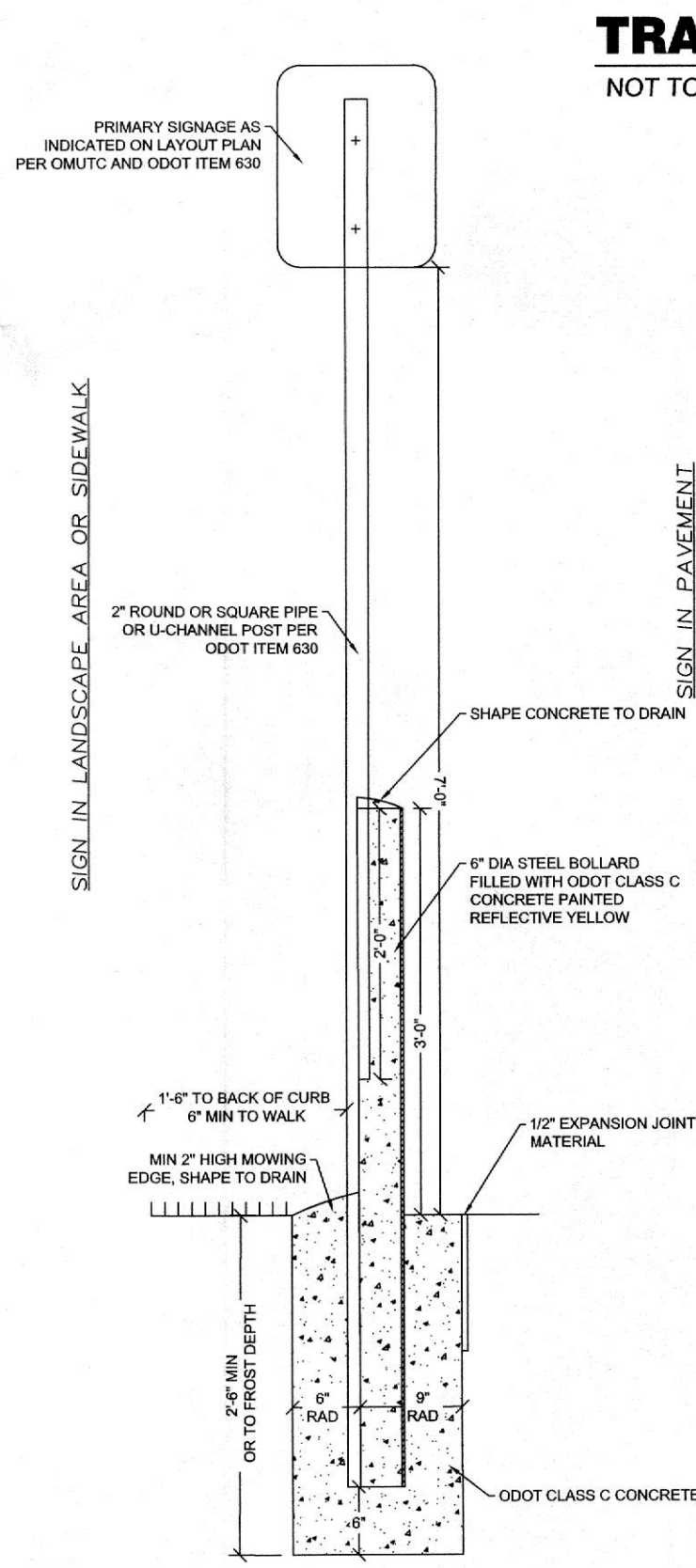


NORMAL DUTY ASPHALT

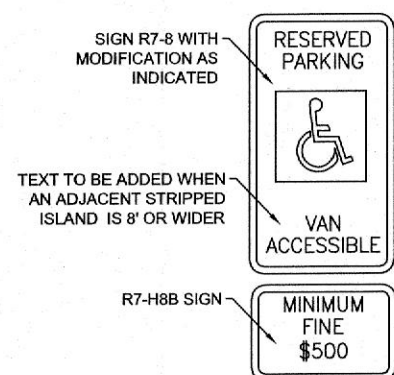
* ITEM 407 TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBJECTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.100 GAL/SQ YD.



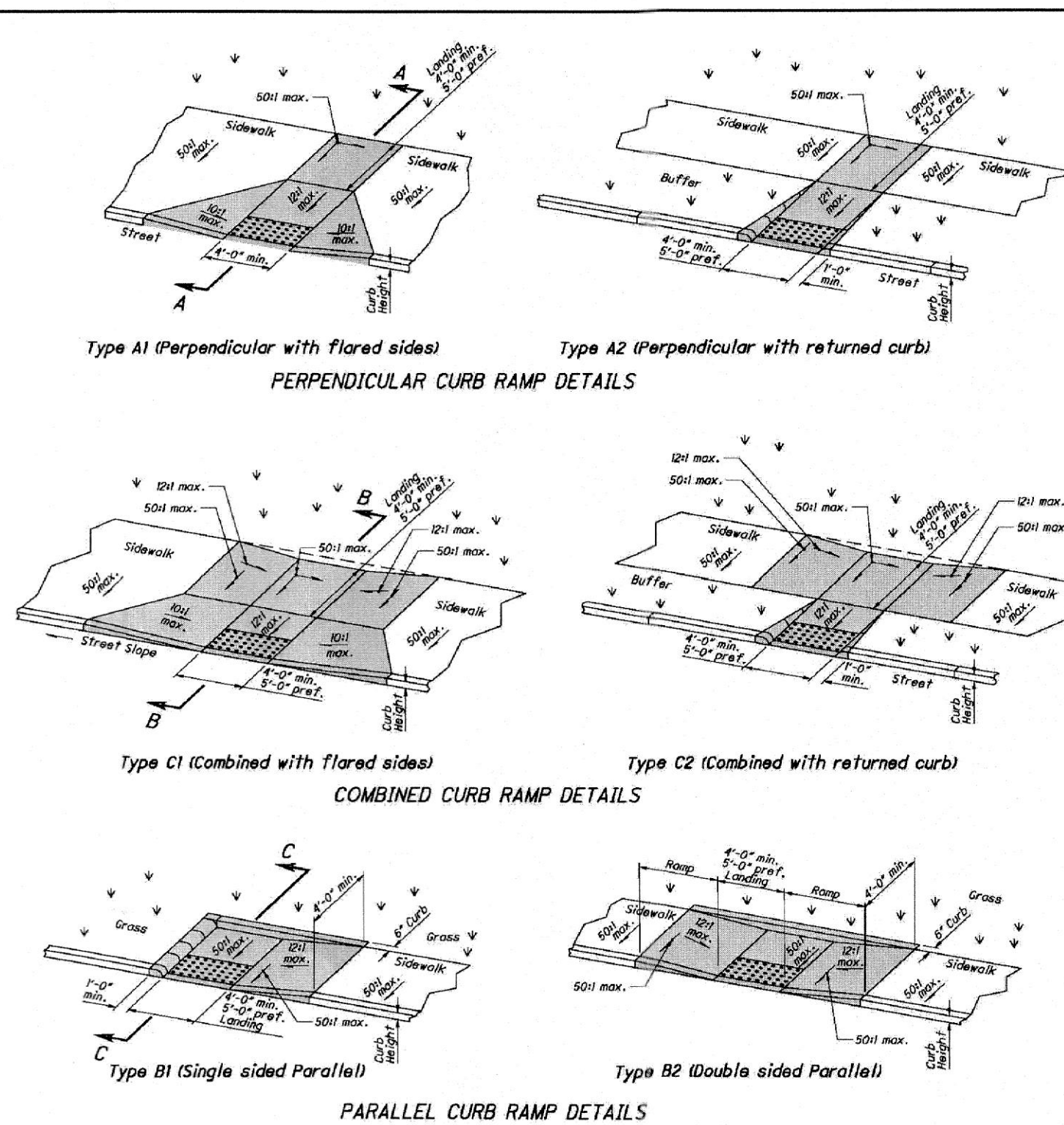
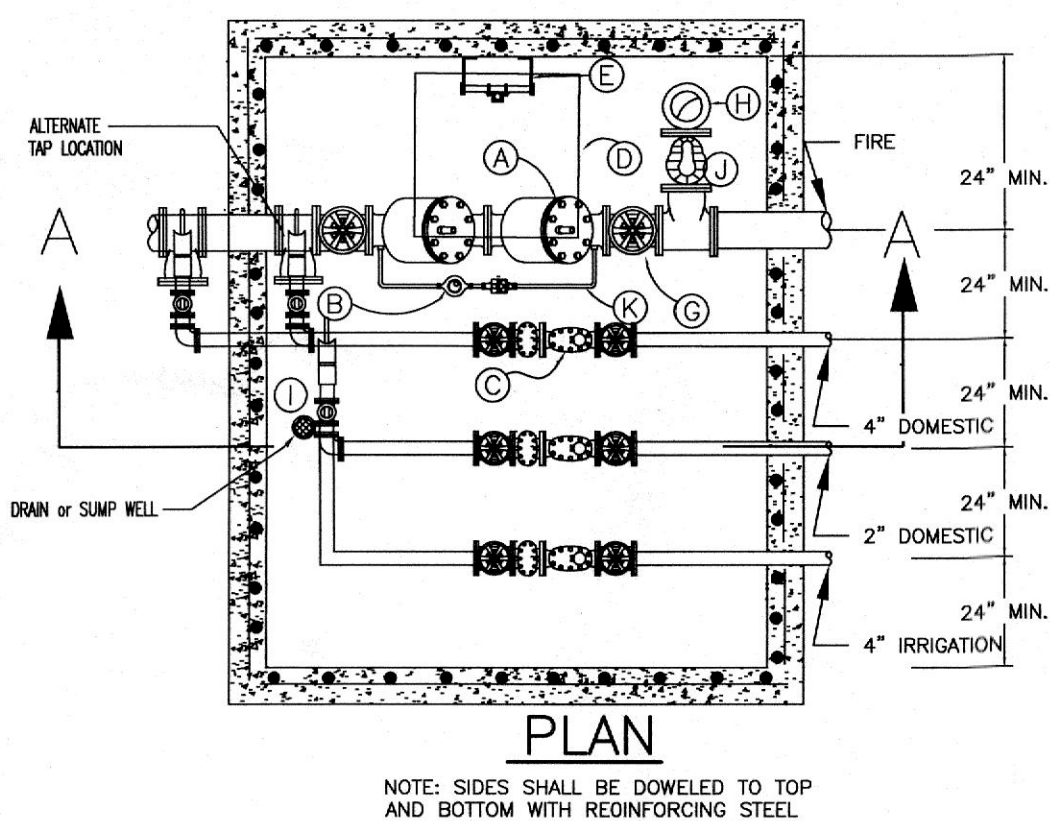
INTEGRAL CURB AND WALK



TYPICAL SIGNAGE



TYPICAL HANDICAP SIGNAGE



NOTES CONTINUED

The running slope of the ramp is preferred to be 1% or flatter. In existing situations, where the running slope is not possible due to site conditions, the running slope may be as steep as 2% but shall not be less than 1% in length.

While ramps may be placed in the crosswalk, the entire lower landing area must fall within the crosswalk. The ramp serves and cannot be located in the traveled lane of opposing traffic.

The counter slope of the gutter or street at the foot of a curb ramp, landing, or sidewalk transition shall be 5% or flatter.

The bottom edge of the ramp shall change planes perpendicular to the landing.

The edge of the curb shall be flush with the side of the adjacent pavement and gutter and surface slopes that meet grade breaks shall also be flush.

Ramp landings shall be 4' min. x 4' min. with a 5% or flatter cross slope and running slope.

DETECTABLE WARNING: Install Detectable Warnings on each curb ramp with approved materials, as shown on Sheet 5. Install these proprietary products according to the manufacturer's instructions.

DRAINAGE: Contractor is to ensure the base of each constructed curb ramp allows for proper drainage, without impeding allowable cross slope or ramp slope. A minimum 1/4 inch slope is required from the 4' pavement and gutter, and 2' gutter and ramp, are not allowed.

SURFACE TEXTURE: Texture concrete surface by broom finishing transverse to the ramp slopes to be rougher than the adjacent walk.

JOINTS: Provide expansion joints in the curb ramp as extensions of walk joints and consistent with the 500.03 requirements for concrete walls. Provide a 1/4 inch 100 mesh expansion joint filler around the slope of ramp walls. Provide existing concrete walls. Lines shown on this drawing indicate the ramp edges and slope changes, and do not necessarily indicate joint lines.

See Sheet 3 for Sections.

Type B3 (Single sided Parallel)

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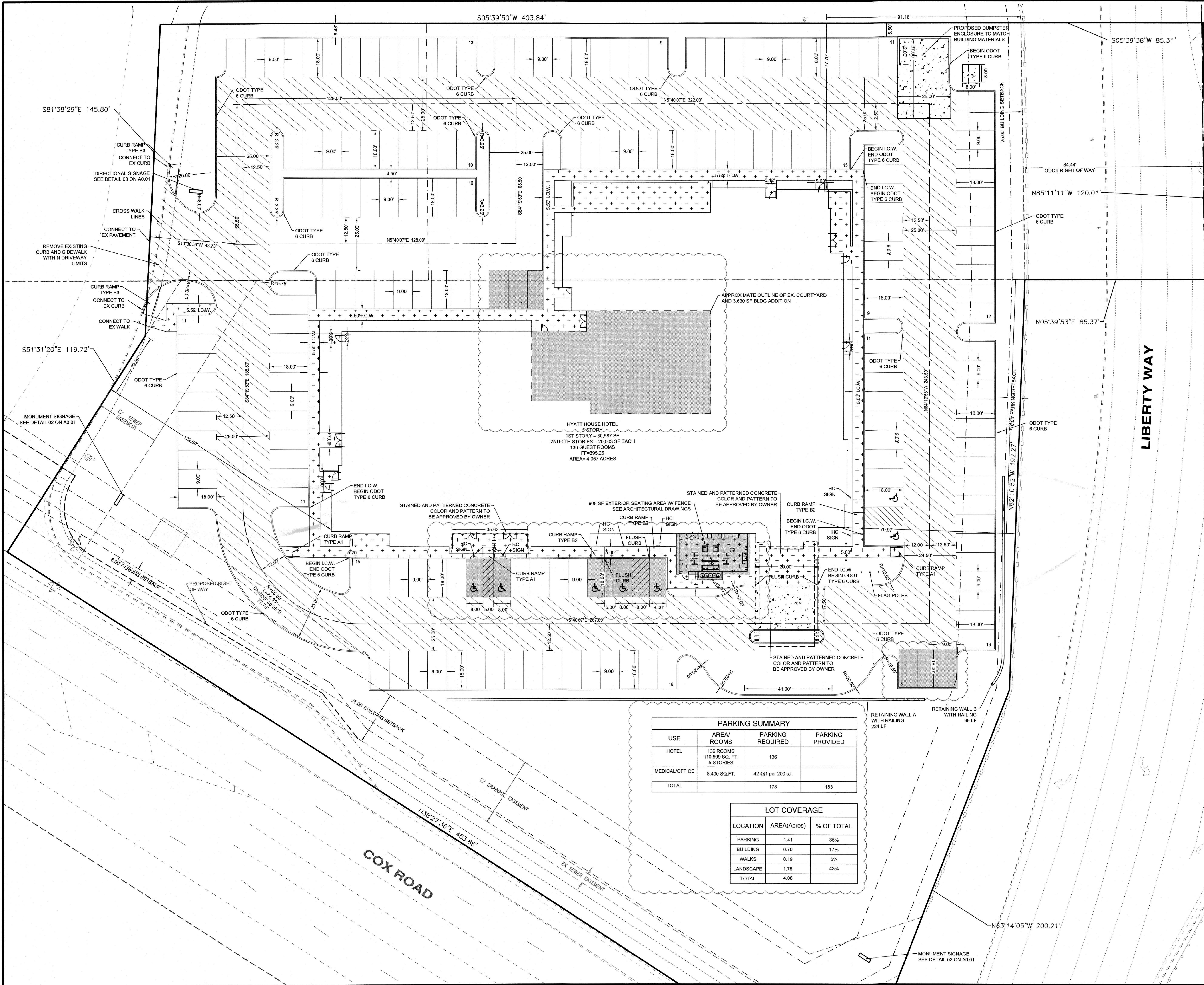
Item	Revision Description	Date	Drawn	Checked
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	M.J.L.	
2	BUILDING PERMIT	2-2-18	M.J.L.	
3	ISSUED FOR CONSTRUCTION	09-24-18	M.J.L.	
4	REVISED FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-22	C.D.	
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6				
7				
8				
9				

THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
NEW CASTLE COUNTY, OH
SECTION 12, 16, TOWN 3, RANGE 2

SITE DETAILS

bayer becker
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Mason, OH 45440 - 513.336.6600

Drawing: 22-0228 CD HYATT
Drawn by: M.J.L.
Checked By:
Issue Date: 10-17-17
Sheet: **C2.1**



HATCH LEGEND
SEE SHEET 2:1 FOR DETAILS

- NORMAL DUTY ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED MODIFICATIONS TO THE EXISTING SITE

NOTE:
UNLESS OTHERWISE NOTED
ALL EDGE OF PAVEMENT RADII
ARE 4:5'

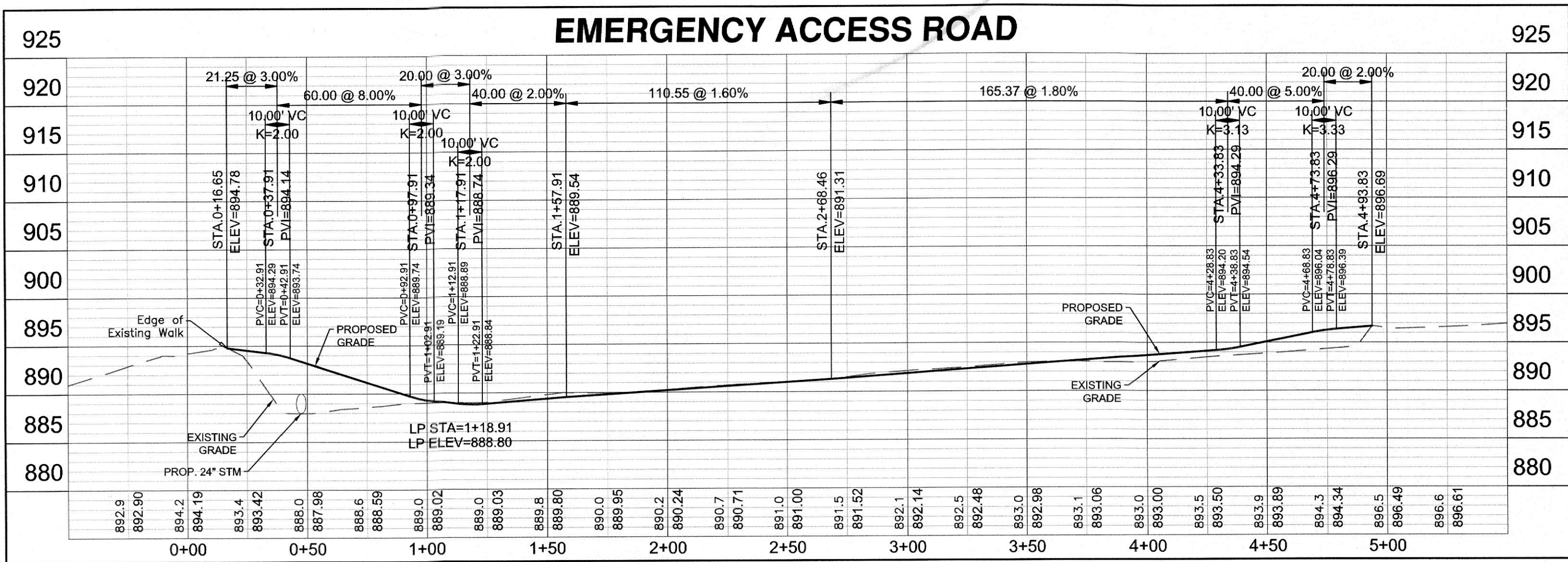
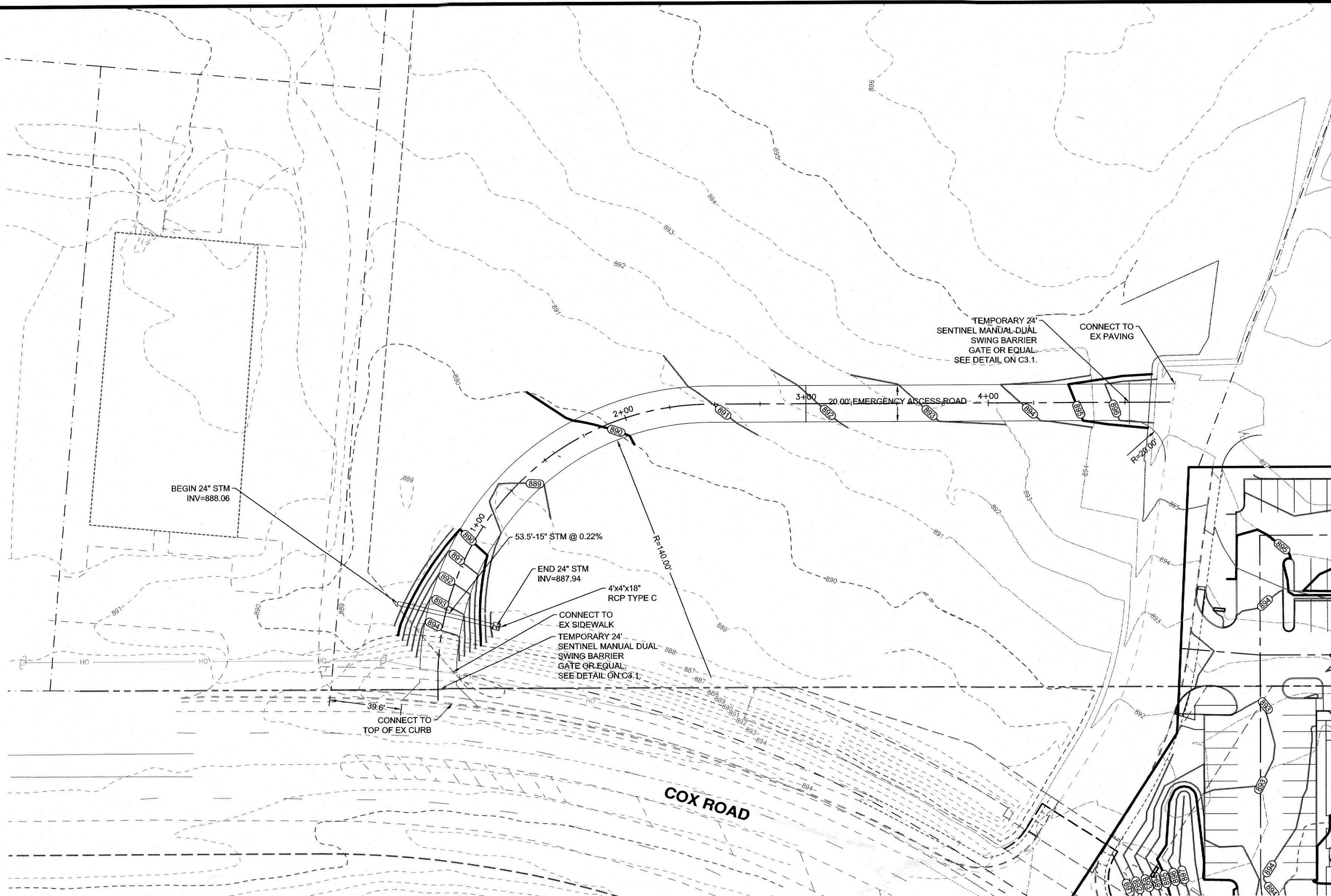
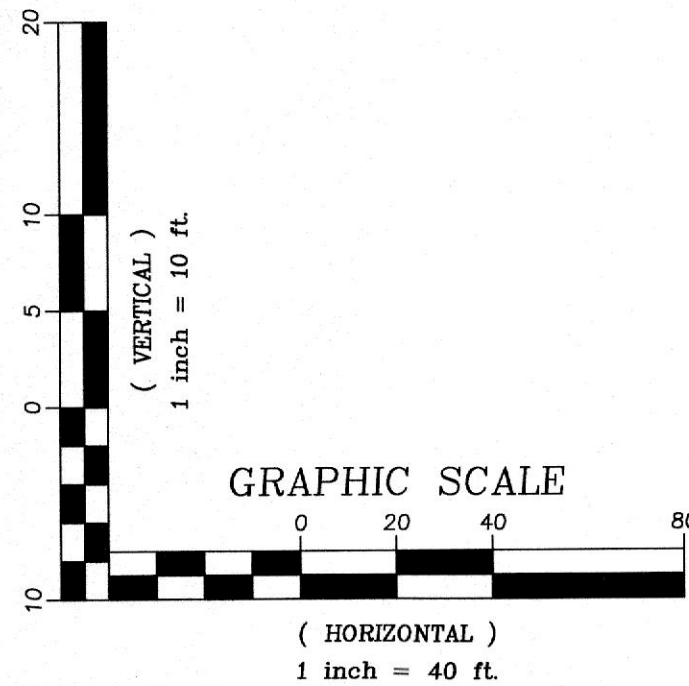
THE FIELDS AT LIBERTY WAY
HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2
LAYOUT PLAN

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Drawing: 22-0228 CD HYATT
Drawn by: MJL
Checked By:
Issue Date: 10-17-17
Sheet: **C3.0**

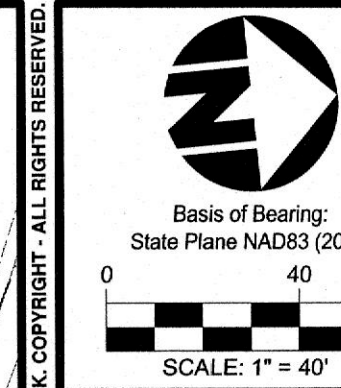
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Item	Revision Description	Date	Drawn	Chk
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-2-18	MJL	
3	SITE REGRADE	09-10-18	MJL	
4	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
5	REVISED PER CLIENT COMMENTS	04-17-19	CJO	USD
6	REVISED PER CONTRACTOR COMMENTS	06-26-19	CJO	USD
7	REVISED PER CONTRACTOR COMMENTS	12-09-19	CJO	USD
8	REVISED PER CONTRACTOR COMMENTS	12-17-22	CJO	



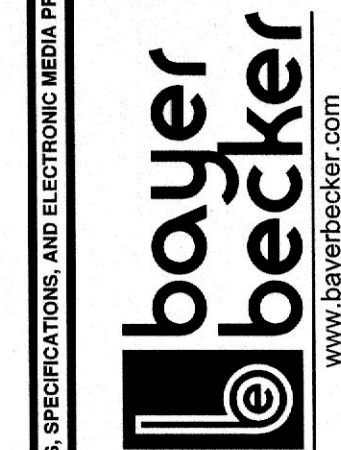
Know what's below.
Call before you dig.

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



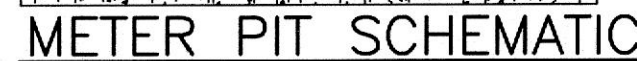
Item	Revision Description	Date	Drawn	Checked
1	REVISED FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-22	CJO	
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THE FIELDS AT LIBERTY WAY
HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2
EMERGENCY ACCESS ROAD

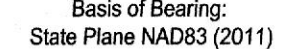


Drawing: 22-0228 CD HYA
Drawn by: D
Checked By: J
Issue Date: 10-05
Sheet:

C3.2



NOTE: REFER TO BUTLER COUNTY WATER AND SEWER
DUAL SERVICE SETTING W/BACKFLOW DEVICE PIT FOR
FURTHER DETAILS AND DESCRIPTIONS



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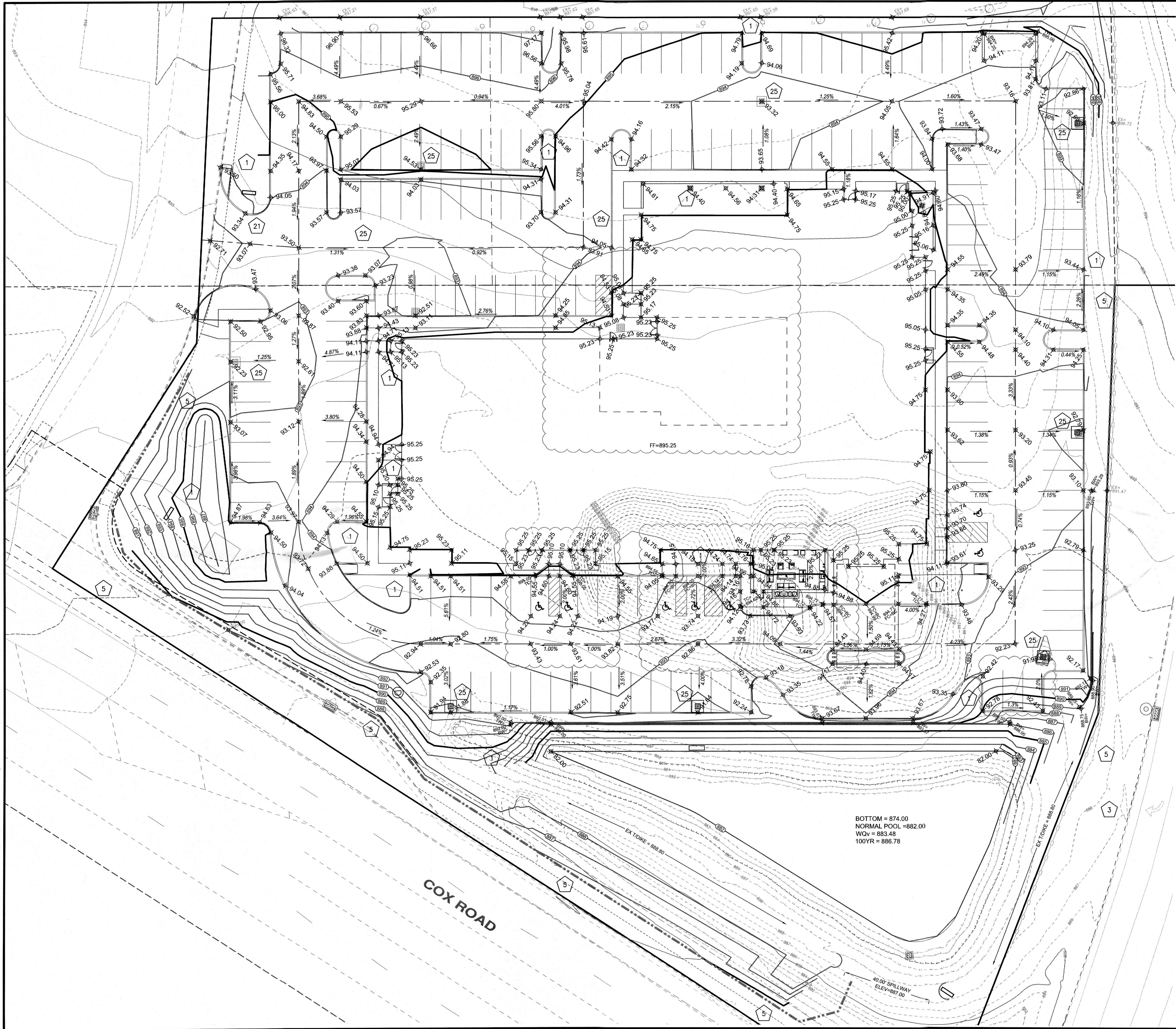
SCALE: 1" = 20'

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C4.0

Plot time: Oct 12, 2022 - 4:41pm
Drawing name: J:\2022\22-0228\CV\DWG\22-0228 CD Hyatt.dwg - Layout Tab: C4-0 Utility



BOTTOM = 874.00
NORMAL POOL = 882.00
WQV = 883.48
100YR = 886.78

NOTE:
BAYER BECKER HAS NOT CONDUCTED AN AS-BUILT SURVEY OF THE SITE, INCLUDING GRADING. THEREFORE, THE AS-BUILT ELEVATIONS ARE NOT REFLECTED IN THE EXISTING CONTOURS SHOWN ON THE PLAN. PROPOSED CONTOURS ARE SHOWN PER A GRADING PLAN PREPARED BY BAYER BECKER IN 2018 TO 2019 AND HAS BEEN UPDATED FOR THE PROPOSED MODIFICATIONS TO THE PLAN. IF CONFLICTS OCCUR BETWEEN THE PROPOSED ELEVATIONS AND AS-BUILT ELEVATIONS THE CONTRACTOR SHALL CONTACT BAYER BECKER.

LEGEND

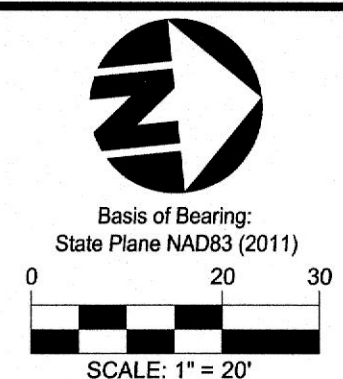
SEE SHEET 2.1 FOR DETAILS

- 1 SEEDING & MULCHING
- 3 PRESERVE EXISTING VEGETATION
- 5 SILT FENCE
- 21 CONSTRUCTION ENTRANCE
- 25 DANDY BAG



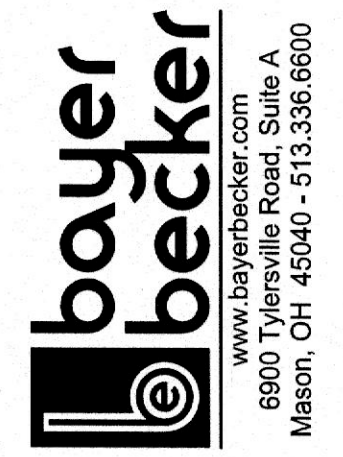
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OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Item	Revision Description	Date	Drawn	Checked
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-17-17	MJL	
2	BUILDING PERMIT	2-23-18	MJL	
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4	ISSUED FOR CONSTRUCTION	09-24-18	MJL	
5	REVISED PER CLIENT COMMENTS	04-17-19	CJO	JSD
6	REVISED PER CONTRACTOR COMMENTS	08-28-19	CJO	JSD
7	REVISED PER CONTRACTOR COMMENTS	12-28-19	CJO	JSD
8	REVISED FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-22		

THE FIELDS AT LIBERTY WAY
HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2
GRADING PLAN



Drawing: 22-0228 CD HYATT

Drawn by: MJL

Checked by:

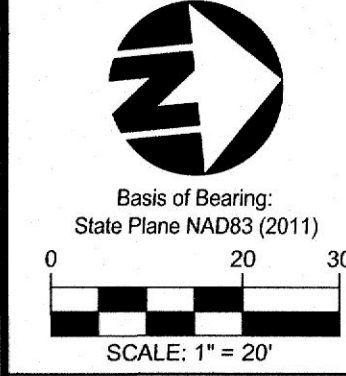
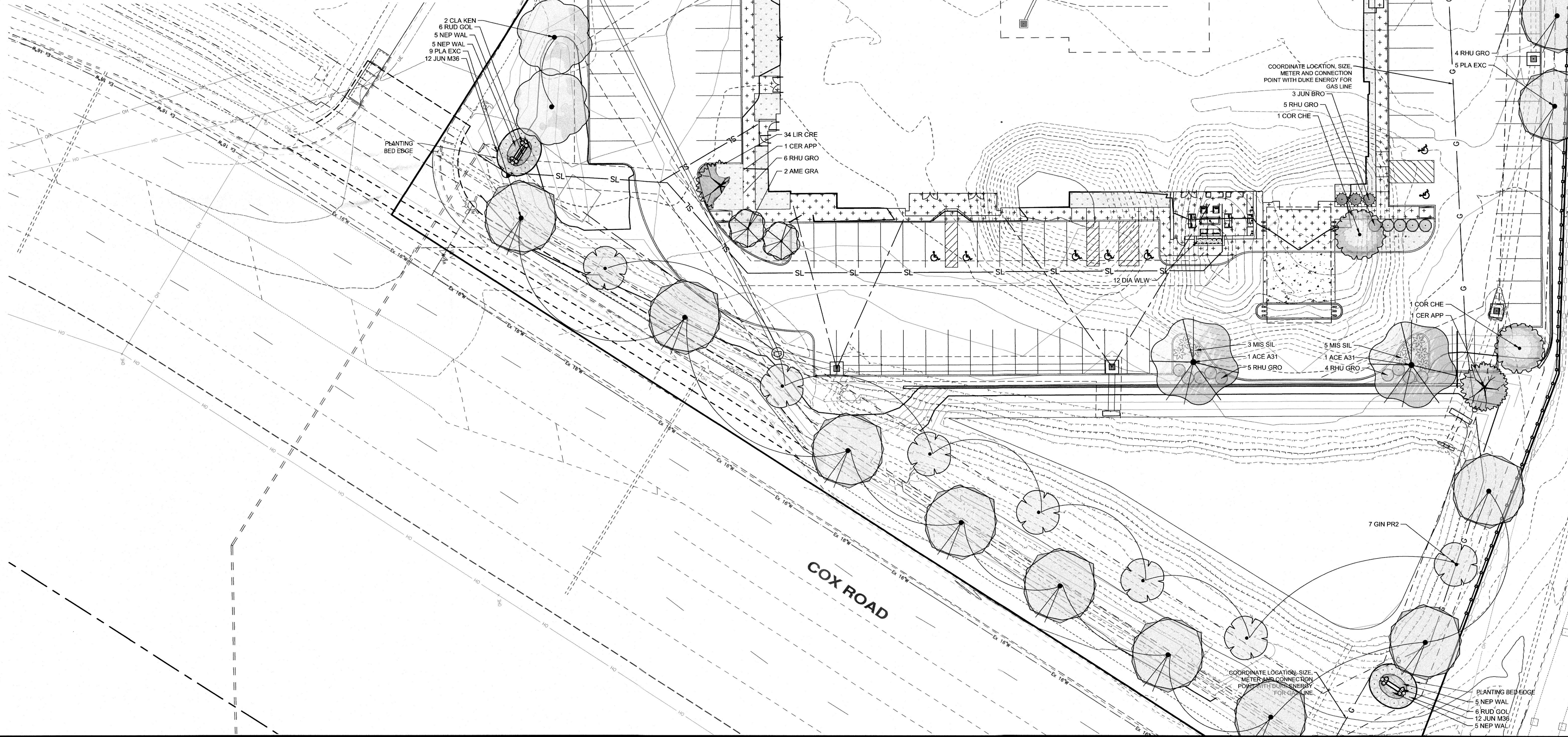
Issue Date: 10-17-17

Sheet:

C5.0

GENERAL NOTES
SEE SHEET L2.0 FOR PLANTING NOTES & DETAILS.

PLANT SCHEDULE				
DECIDUOUS TREES				
QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
4	Acer x freemanii 'Autumn Fantasy'	Freeman Maple	B & B	2.0" Cal
8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2.0" Cal
14	Platanus x aconifolia 'Exclamation' TM	Exclamation London Plane Tree	B & B	2.0" Cal
8	Ulmus propinqua 'Emerald Sunshine'	Elm	B & B	2.0" Cal
EVERGREEN TREES				
QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
2	Picea omorika	Serbian Spruce	B & B	6' Ht.
4	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B	6' Ht.
ORNAMENTAL TREES				
QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
2	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2.0" Cal
2	Cercis canadensis 'Appalachian Red'	Eastern Redbud	B & B	2.0" Cal
2	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal
5	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	B & B	2.0" Cal
SHRUBS				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
43	Juniperus horizontalis 'Mother Lode'	Creeping Juniper	3 gal	12" Ht.
13	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	3 gal	12" Ht.
8	Miscanthus sinensis 'Silverfeder'	Silver Feather Grass	3 gal	Clump
41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	12" Ht.
18	Rudbeckia fulgida 'Goldstrum'	Coneflower	3 gal	Clump
ORNAMENTAL GRASSES & GROUNDCOVERS				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
6	Liriope spicata 'Silver Dragon'	Creeping Lily Turf	3 gal	Clump
GROUND COVERS				
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
188	Liriope spicata	Creeping Lily Turf	1 gal	24" o.c.
31	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal	24" o.c.



Item	Revision Description	Date	Chk
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-17-17	HMW
2	BUILDING PERMIT	2-2-18	HMW
3	ISSUED FOR CONSTRUCTION	08-24-18	HMW
4	REVISED FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-22	CDO
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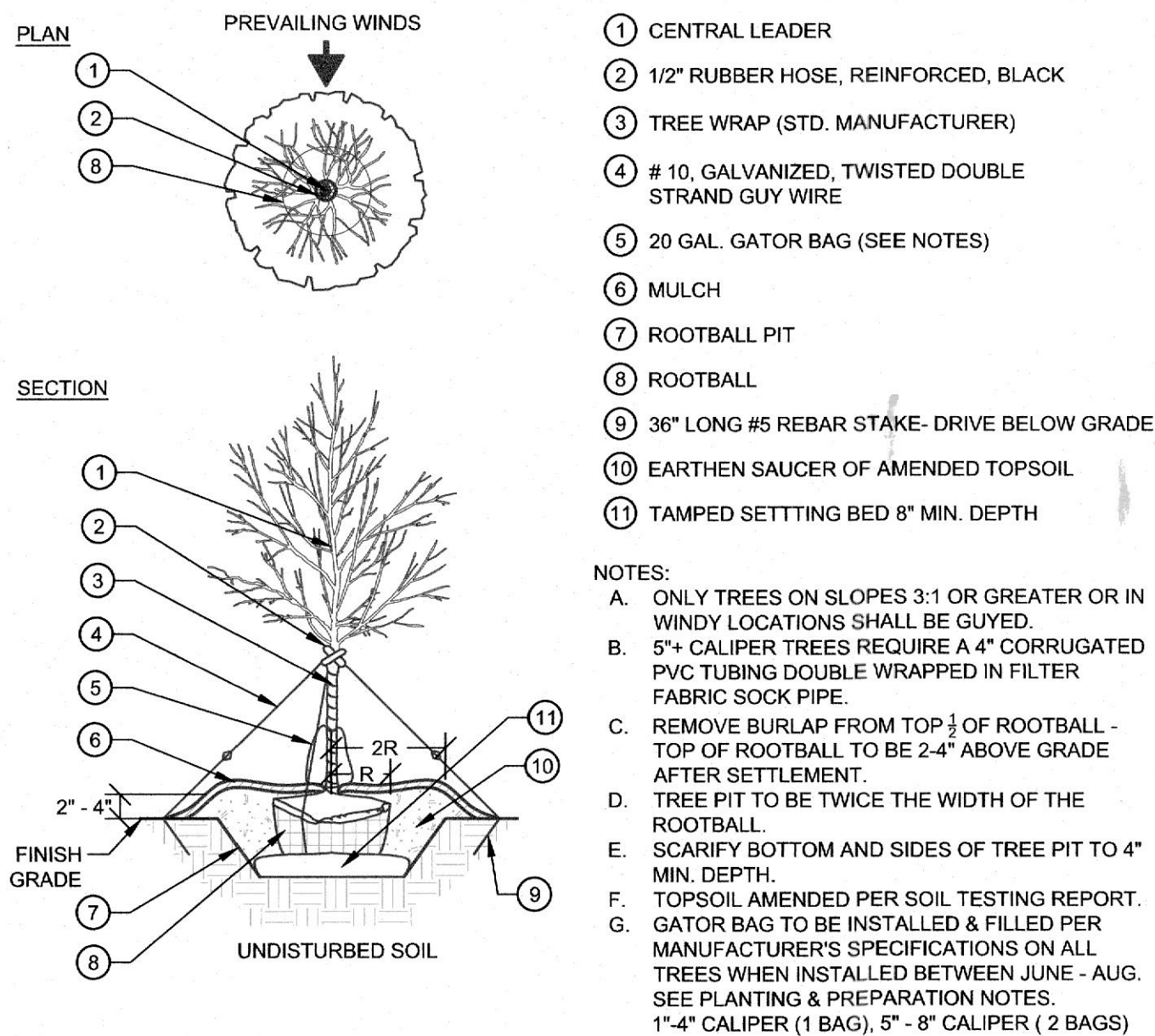
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HYATT HOUSE - REVISED FDP
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
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Issue Date: 10-17-2017

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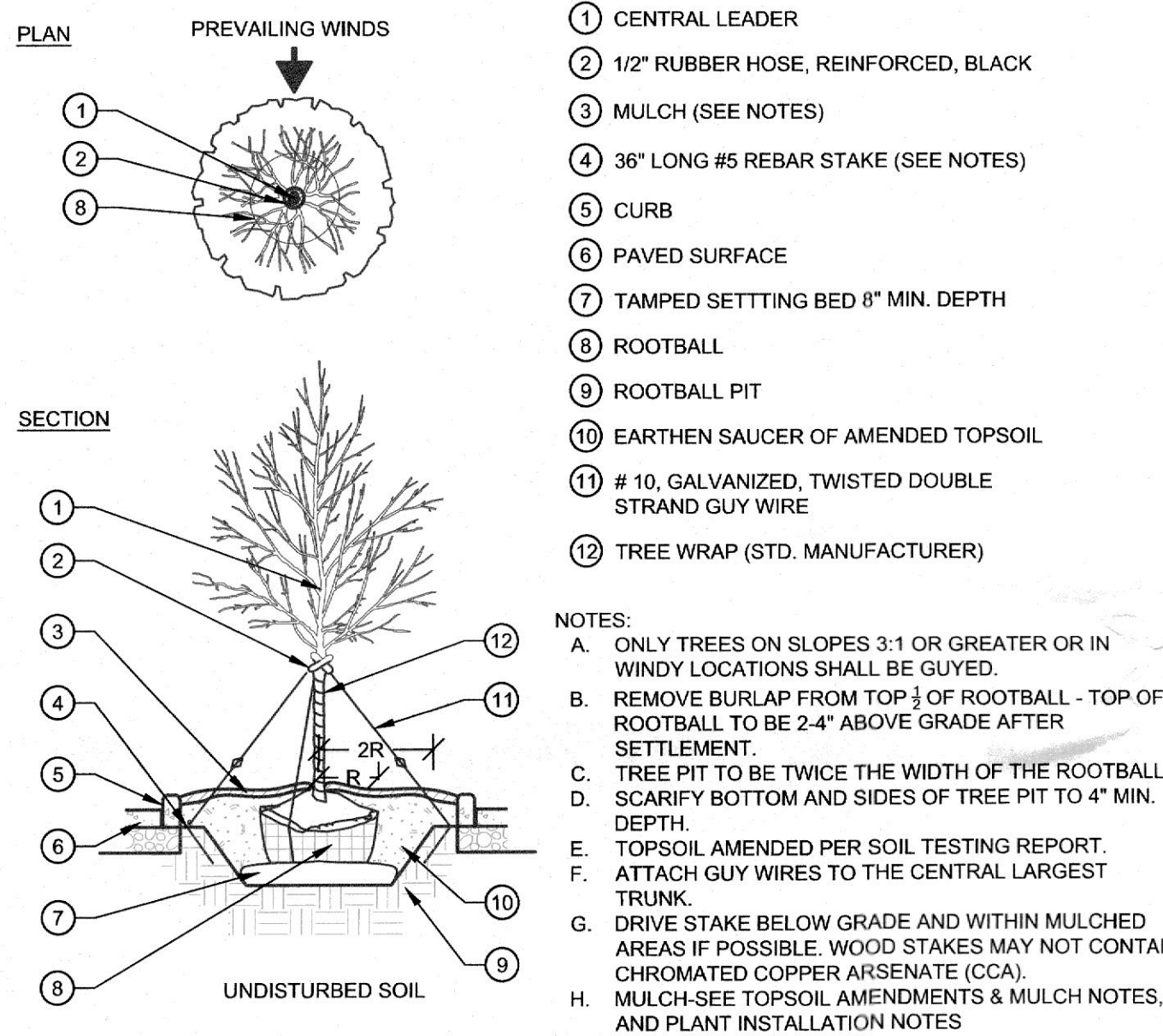
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1 TREE PLANTING

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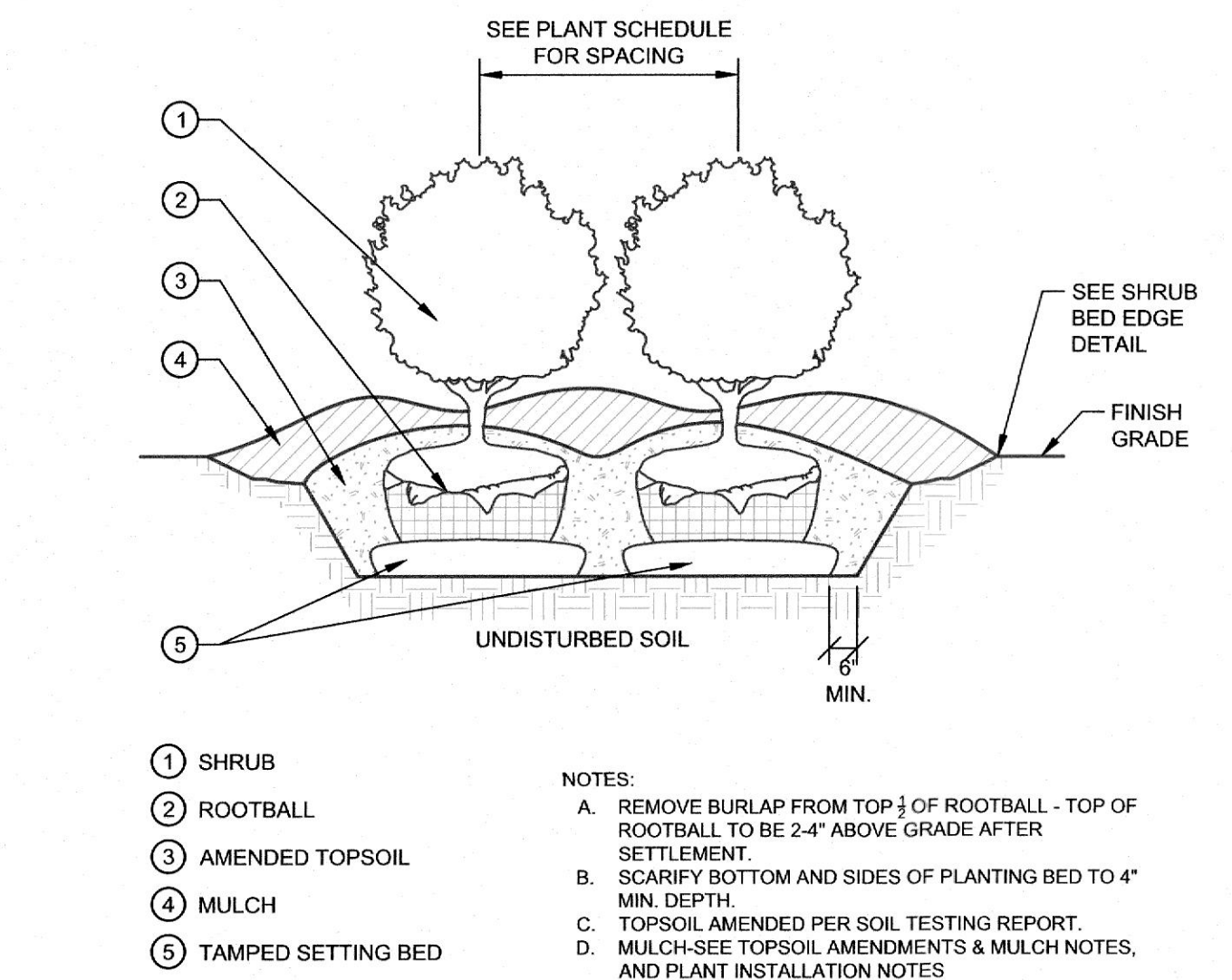
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3 TREE ISLAND PLANTING

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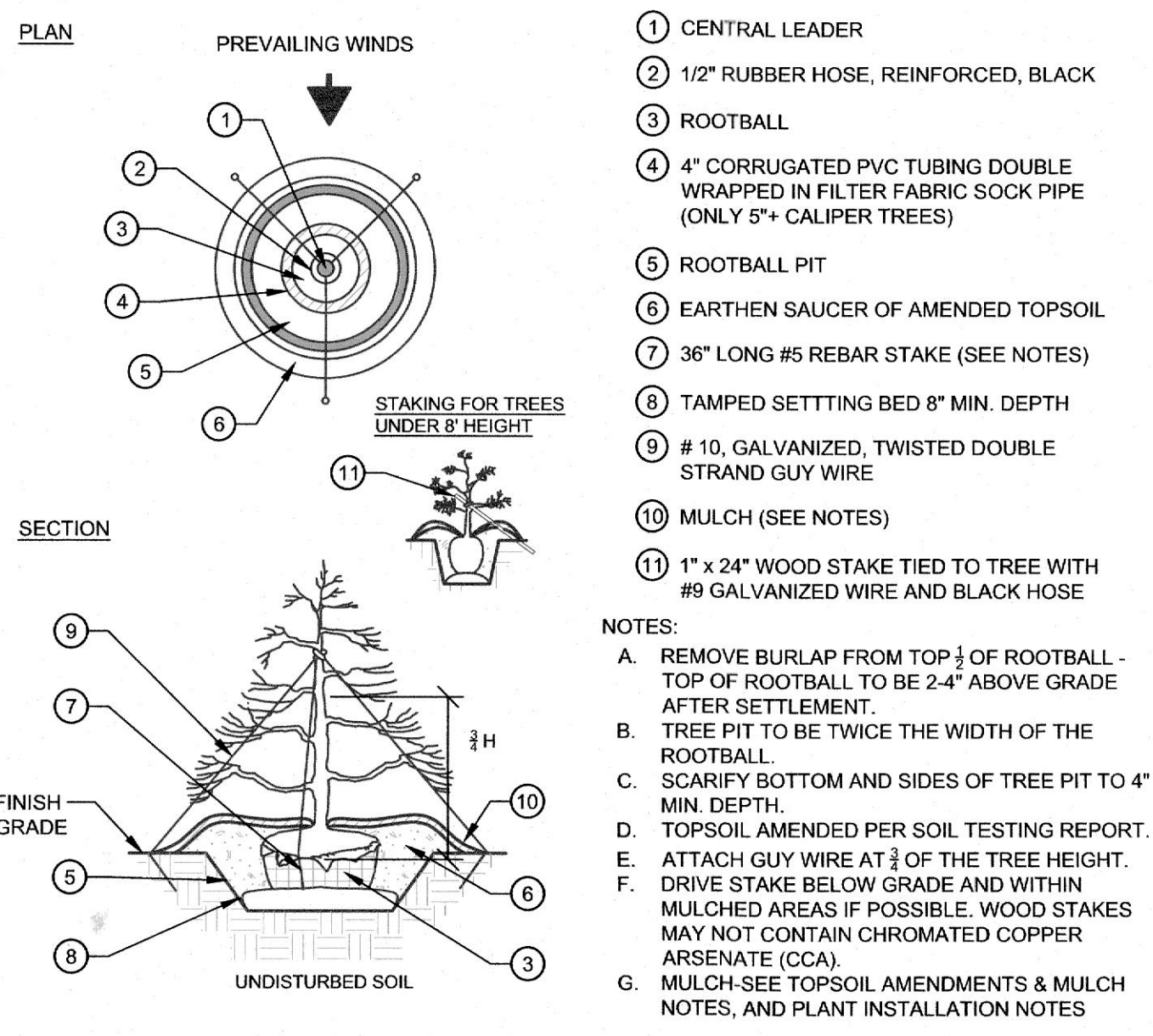
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6 SHRUB BED PLANTING DETAIL

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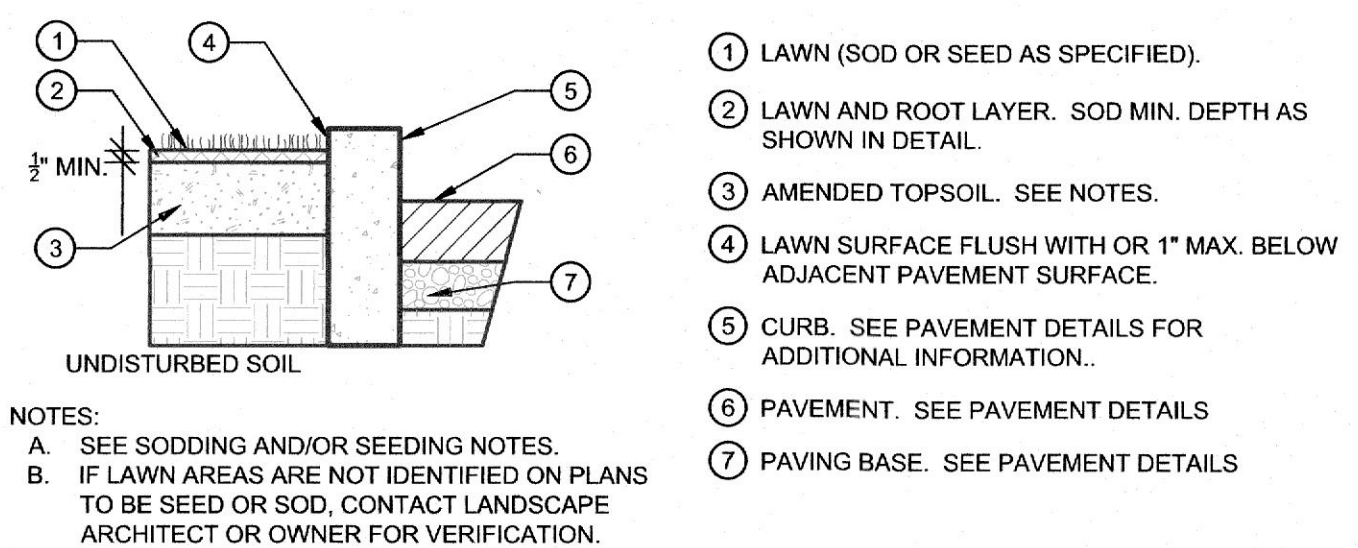
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2 EVERGREEN TREE DETAIL

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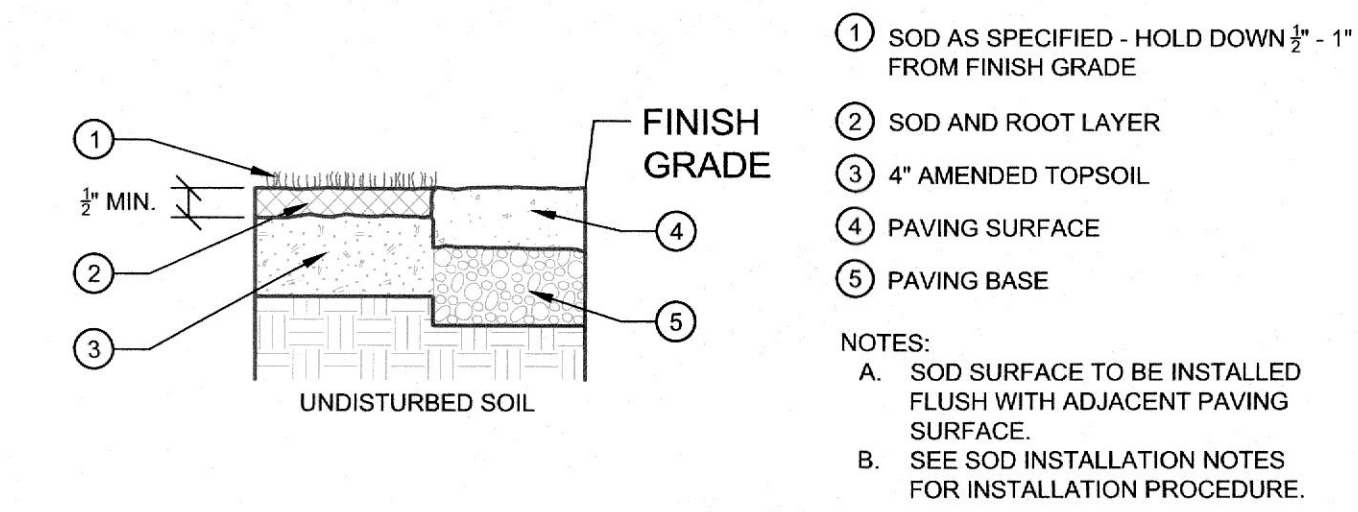
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4 LAWN AGAINST CURB DETAIL

NOT TO SCALE

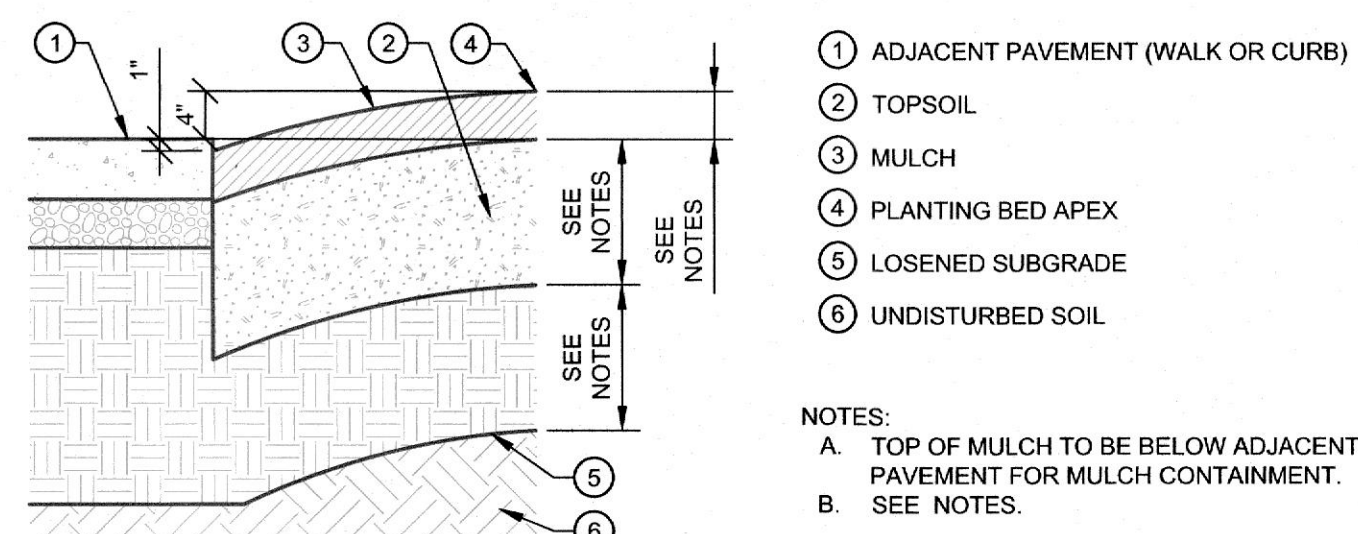
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5 SOD INSTALLATION AT PAVEMENT EDGE

NOT TO SCALE

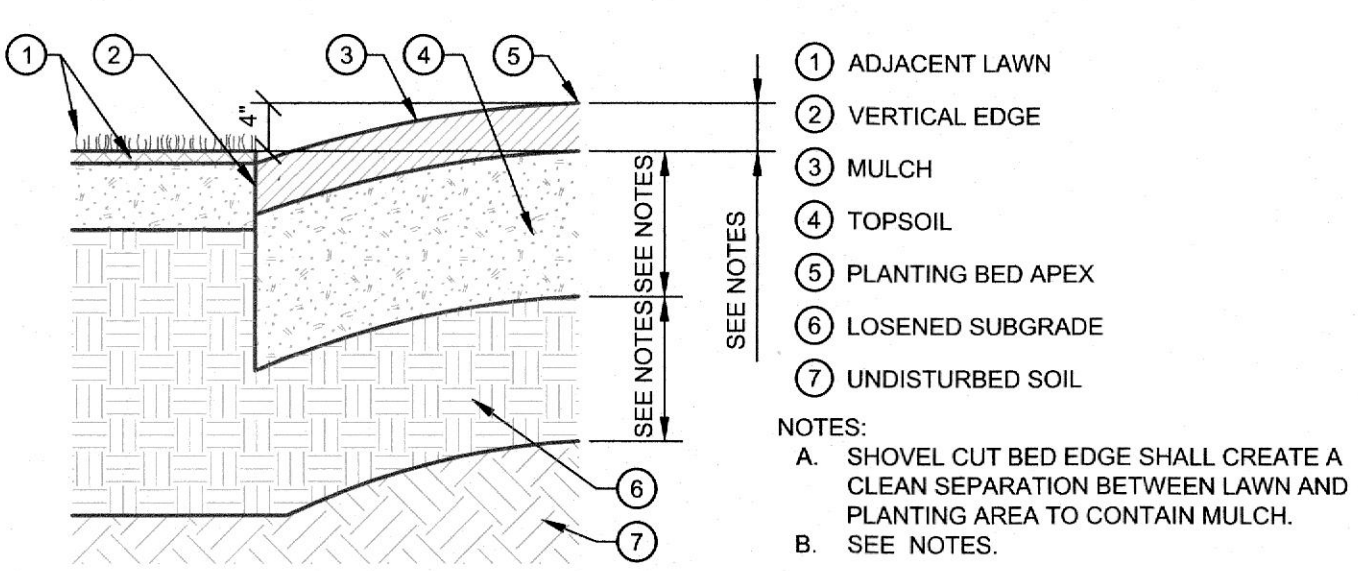
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7 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE

32 9113.26-04



8 SHRUB BED EDGE DETAIL AGAINST LAWN

NOT TO SCALE

32 9113.26-05

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY, ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAA LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.

C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.

D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.

E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.

G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

H. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, EASEMENTS, ETC.

I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.

J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING BY THE OWNER OR OWNER REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.

K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.

P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER REPRESENTATIVE.

Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.

R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, AND WEEDING, ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

S. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.

T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

U. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.

V. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN / DO NOT STRIP AS TO IMPACT THE ROOT LINE OF TREES TO REMAIN.

B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.

C. ALL TOPSOIL SHALL BE SHREDDED, CLEAM, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.0 MM (#10) SIEVE (SAND - 30-55%, SILT - 15%-70%, CLAY - 10%-30%)

D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEST RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY

E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITY PASSING THE 100 MESH SIEVE.
- SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
- AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.

F. ORGANIC MULCH - FREE FROM DELTERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.

B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

C. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

D. APPLY ANTIDESSICANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPINGS), BRANCHES, STEMS, TWIGGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESSICANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.

E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

F. LAY OUT INDIVIDUAL AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.

B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTORS CONTROL.

C. WARRANTY SHALL INVADE SEVERAL PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INVADE START-UP, AND SECOND SEASON. WARRANTY FOR IRRIGATION SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

PLANT INSTALLATION

A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.

B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
2" DEEP BEDS - 450 LBS / 1000 SF; 4" DEEP BEDS - 900 LBS / 1000 SF;
6" DEEP BEDS - 1,300 LBS / 1000 SF; 8" DEEP BEDS - 1,750 LBS / 1000 SF

D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.

E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.

F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.

H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMOOED OR SMOOTHERED DURING EXCAVATION.

J. EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.

K. FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS.

L. IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.

M. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELTERIOUS MATERIAL.

N. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

O. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN PORE OR SHRUB PLANTING AREAS.

P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.

Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.

R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.

S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES. SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" MIN. IN CENTER.

T. MULCH BACKFILLED SLOPES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

U. APPLY MULCH ACCORDING TO THE FOLLOWING:
- DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
- FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
- FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.

V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.

B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:
- ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (0.20) FEET, SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONE EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
- FILL IN ALL AREAS TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.

C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES AVERAGE DEPTH.

D. GRADE AREA TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COURSE TEXTURE. ROLL, SCARIFY, RAKE, AND LEVEL AS NECESSARY TO OBTAIN A TRUE, EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. SEED BED TO BE APPROXIMATELY ONE HALF (1/2) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAKING EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSENEED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.

E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DROP OR DISTRIBUTOR, THOROUGHLY AND EVENING INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY APPROVED METHOD OR OTHER APPROVED METHOD. FERTILIZERS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATE INTO THE SOIL.

F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

SEED INSTALLATION

HYDROSEED

A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.

B. CONTRACTOR SHALL APPLY CELLULOSE FIBER MULCH AT A MINIMUM RATE OF 1500 LBS./ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUAL APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE INSTALLED AT RATE OF 70 LBS./ACRE. HYDROSEED SEED MIX SHALL BE APPLIED AT THE 2,000 LBS./ACRE.

C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING OPERATION.

D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH A UNIFORM VISIBLE COAT, USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS ENTER AND MIX WITH THE SOIL.

E. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE, ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING. ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT (8) HOURS AFTER MIXING. ALL MIXTURES MORE THAN EIGHT (8) HOURS OLD, SHALL BE DISPOSED, OFFSITE, AT THE CONTRACTORS EXPENSE.

F. CONTRACTOR SHALL REMOVE ALL SLURRY SPRAYED ONTO HARDSCAPE AREAS INCLUDING CONCRETE WALKS, FENCES, WALLS, BUILDINGS, ETC. AT THE CONTRACTOR'S EXPENSE.

G. CONTRACTOR SHALL SAVE ALL SEED AND FERTILIZER TAGS AND FIBER MULCH BAGS FOR THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

IRRIGATION (IF APPLICABLE)

A. FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF AN IRRIGATION SYSTEM TO SERVICE ALL LAWN AND PLANTED AREAS.

B. THE CONTRACTOR SHALL PROVIDE LAYOUT AND DESIGN COORDINATION WITH THE LANDSCAPE REQUIREMENTS OF THE PLANTING TYPES, LOCATIONS AND SHALL INCLUDE WATER SAVING PRODUCTS (LIKE EPA WATERSENSE) AND PRACTICES WHICH MINIMIZE WATER CONSUMPTION, PREVENTION OF PERFORATION (WATER SAVING).

C. SMART CONTROLLERS, HIGH-EFFICIENCY SPRAY NOZZLES, PRESSURE REGULATED HEADS, AND DRIP LINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.

D. IRRIGATION CONTRACTOR SHALL PARTICIPATE IN COORDINATION MEETINGS AS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND RELATED PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

E. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CONTRACTOR WHO SPECIALIZES IN IRRIGATION DESIGN AND INSTALLATION AND HAS INSTALLED AT LEAST FIVE (5) PROJECTS OF EQUAL OR COMPARATIVE SIZE AND COMPLEXITY. IRRIGATION WORK SHALL BE PERFORMED BY A SINGLE FIRM, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND LICENSED AS A CONTRACTOR IN THE STATE WHERE THE PROJECT IS TO BE INSTALLED.

F. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAX, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.

G. REFERENCED STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS, ANNUAL BOOK OF ASTM STANDARDS, LATEST EDITION.

H. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO INDUSTRY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES, OR CONTRADICTIONARY REQUIREMENTS.

I. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE TWO (2) WEEKS IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE, NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.

J. APPROVAL AND SELECTION OF MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THIS PERFORMANCE SPECIFICATION IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE. WHO HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATION. REMOVE REJECTED WORK AND MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.

THE FIELDS AT LIBERTY WAY
HYATT HOUSE
COX ROAD & LIBERTY WAY
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OH
SECTION 12, 18, TOWN 3, RANGE 2

PLANTING NOTES & DETAILS

Item	Revision Description	Date	Drawn	Check
1	FINAL DEVELOPMENT PLAN SUBMITTAL	10-17-17	KIL	KIL
2	BUILDING PERMIT	2-2-18	KIL	KIL
3	SITE REGRADE	09-10-18	KIL	KIL
4	ISSUED FOR CONSTRUCTION	09-24-18	KIL	KIL
5	REVISED PER CLIENT COMMENTS	09-24-18	KIL	KIL
6	REVISED PER CLIENT COMMENTS	04-17-19	CJO	USD
7	REVISED PER CONTRACTOR'S COMMENTS	06-26-19	CJO	USD
8	REVISED PER CLIENT'S COMMENTS	12-26-19	CJO	USD
9	REVISED PER CLIENT'S COMMENTS	10/17/2022	CJO	HHW

Drawing: 22-0228 PP
Drawn by: CDO
Checked by:
Issue Date: 10-17-17
Sheet: **L2.0**

bayer becker
www.bayerbecker.com
6800 Tylerville Road, Suite A
Mason, OH 45040 - 513.350.0600