





TILSLEY  
ARCHITECTS

Sycamore Township  
Board of Zoning Appeals

Re: Power Mission Baptist Church, 8501 Montgomery Rd. – **Conditional Use Request**

April 7, 2020

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This letter serves as a Conditional Use request for Power Mission Baptist Church to build a new Sanctuary for their congregation. The new Sanctuary is needed to provide a more modern space to worship, including HVAC, lighting and integral audio/visual capabilities that their current sanctuary doesn't provide. Additionally, the current sanctuary will be renovated into a Fellowship Hall, which is a functional space the church currently doesn't have, but needs. Please note that the Fellowship Hall is for non-service functions and is non-concurrent usage with the use of the Sanctuary.

The property is located at the intersection of Montgomery Rd. and Sturbridge Dr. and is approximately 3.8 acres. The property backs into the Sturbridge residential neighborhood. All new construction is proposed in the front of the existing building to minimize the visual impact on the neighborhood to the rear. The large rear yard is reserved as a buffer to the neighborhood and trees are to be planted to help further screen the church from view.

The particular hardship the Church is looking for relief from is that of parking. The Church proposes to build out it's site for parking, as much as the topography will reasonably allow. Still, the site is short 4 cars (please see attached building area/parking analysis). The Church feels the proposed parking will be adequate for their needs but the parking still falls short of zoning requirements. Additionally, the Church has a reciprocal parking agreement with the Rockwern Academy, across the street, for overflow parking. This is a verbal agreement, in standing, as Rockwern does not wish to enter into a permanent access cross-easement, at this time. The proposed construction will diminish the need for Rockwern's parking but I believe both parties wish to maintain the current agreement.

We hope this information meets with your understanding and approval. Please advise if you need additional information.

Respectfully submitted,

Mark Tilsley, AIA

Tilsley & Associates Architects

Agent for Owner Cc: file

# KOREAN BAPTIST CHURCH

## BUILDING USE / PARKING ANALYSIS

3/20/20

### EXISTING FACILITY – 8,740 sf

|               |                     |         |
|---------------|---------------------|---------|
| Classrooms    | 1053 nsf @ 1/20 =   | 53 ppl. |
| Daycare       | 973 nsf @ 1/35 =    | 28 ppl. |
| Offices       | 1,470 gsf @ 1/100 = | 15 ppl. |
| Kitchen/Mech. | 544 gsf @ 1/200 =   | 3 ppl.  |

**Sub Total Ex. Support Space** **99 people**

Existing Sanctuary – To be converted to Fellowship Hall (non-concurrent usage with new Sanctuary)

|                     |                    |                   |
|---------------------|--------------------|-------------------|
| Proposed Sanctuary* | 2,000 nsf          | 198 ppl. (actual) |
| Chancel             | 600 gsf @ 15 nsf = | 40 ppl.           |
| Offices             | 385 nsf @ 1/100 =  | 4 ppl.            |

**Sub Total Proposed Space** **242 people**

**TOTAL FACILITY** **341 PEOPLE parked @ ¼ =** **86 CARS REQUIRED**  
82 CARS PROVIDED

\*Assumes non-concurrent use with existing Worship Space (Fellowship Hall)

ISR = ~ 43%



**GENERAL NOTES:**

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF SYCAMORE TOWNSHIP AND/OR HAMILTON COUNTY SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE MONTGOMERY ROAD, RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM ODOT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTED BY HIS WORK. THE CONTRACTOR IS DIRECTED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT 1 (800) 362-2764 AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

**STORM SEWERS AND STRUCTURES:**

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STW" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING, TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET). DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

**EXCAVATION/FILL:**

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL.



DUKE ENERGY (ELECTRIC)  
NATE MILLER  
513-287-5209

DUKE ENERGY (GAS)  
NICK LYNCH  
513-287-1469

METROPOLITAN SEWER DISTRICT OF  
GREATER CINCINNATI (MSD-SANITARY)  
1600 GEST ST.  
CINCINNATI, OHIO 45204  
TEL: 513-244-1330

GREATER CINCINNATI WATER WORKS  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: 513-591-7837

HAMILTON COUNTY STORMWATER  
BEN POOLE - PROJECT ENGINEER  
138 EAST COURT ST, ROOM 801  
CINCINNATI OH 45202  
TEL: 513-946-4753  
BEN.POOLE@HAMILTON-CO.ORG

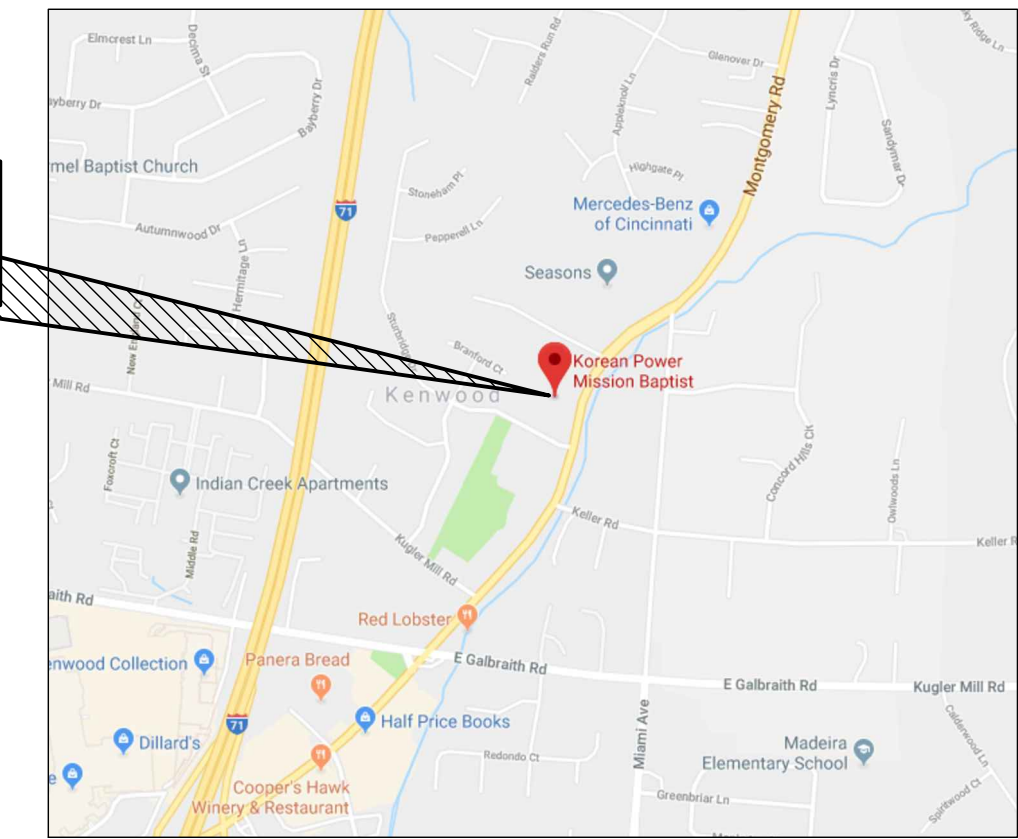
**DEPARTMENT/ UTILITY TABLE:**

PLANS FOR THE CONSTRUCTION OF A NEW BUILDING/PARKING EXPANSION KNOWN AS:

**POWER MISSION EXPANSION**

8501 MONTGOMERY ROAD, HAMILTON COUNTY, OHIO  
AUG., 2019

PROPOSED SITE



LOCATION MAP

**OWNER:**

POWER MISSION CHURCH OF  
8501 MONTGOMERY ROAD

**SURVEYING:**

BINZ SURVEYING  
6547 BROOKS ROAD  
HARRISON, OHIO 45030  
513-260-1293  
DANNY BINZ

**CIVIL ENGINEERING:**

EVANS ENGINEERING  
4240 AIRPORT RD., SUITE 211  
CINCINNATI, OHIO 45226  
(513)-321-2168  
JONATHAN R. EVANS, P.E.

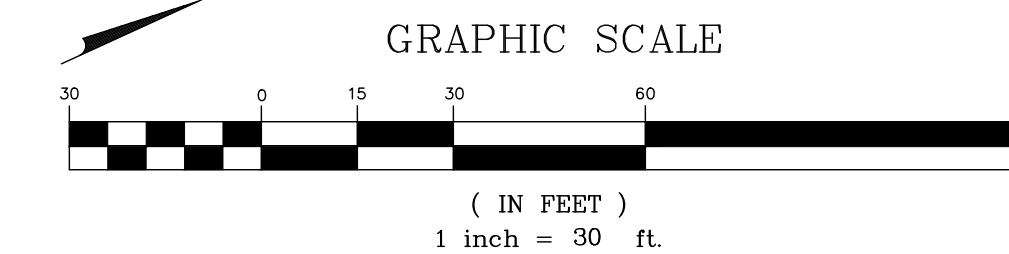
**INDEX:**

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION & UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP), NOTES

**CONSTRUCTION SEQUENCE:**

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



**STANDARD DRAWINGS:**

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB 1.1 (1-15-2016) CATCH BASINS Nos 2-2A & B
- CB 1.2 (1-15-2016) CATCH BASINS Nos 2-3 & 2-4
- CB 2.2 (1-15-2016) CATCH BASIN NO. 3A
- GR-1.1 (7-20-12) GUARDRAIL DETAILS
- GR-2.1 (7-20-12) GUARDRAIL, TYPE 5 & 5A
- MH 1.2 (1-15-2016) MANHOLE NO. 3
- BP-7.1 (7-18-2014) NEW CURB RAMPS WITH TRUNCATED DOMES
- DM-1.4 (4-21-2006) CONDUIT INSTALLATION

**PRELIMINARY**  
NOT FOR CONSTRUCTION

| REVISIONS | NO. | DESCRIPTION |
|-----------|-----|-------------|
| BY        |     |             |
| DATE      |     |             |

**EVANS ENGINEERING**  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 321-2168



POWER MISSION EXPANSION  
**TITLE SHEET & GENERAL NOTES**  
8501 MONTGOMERY ROAD,  
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

|         |               |       |
|---------|---------------|-------|
| SCALE:  | HORIZ.        | VERT. |
|         | 1"=30'        | N/A   |
| JOB NO. | 19-000        |       |
| DATE    | Mar. 27, 2020 |       |

**SHEET NO.**

C-1

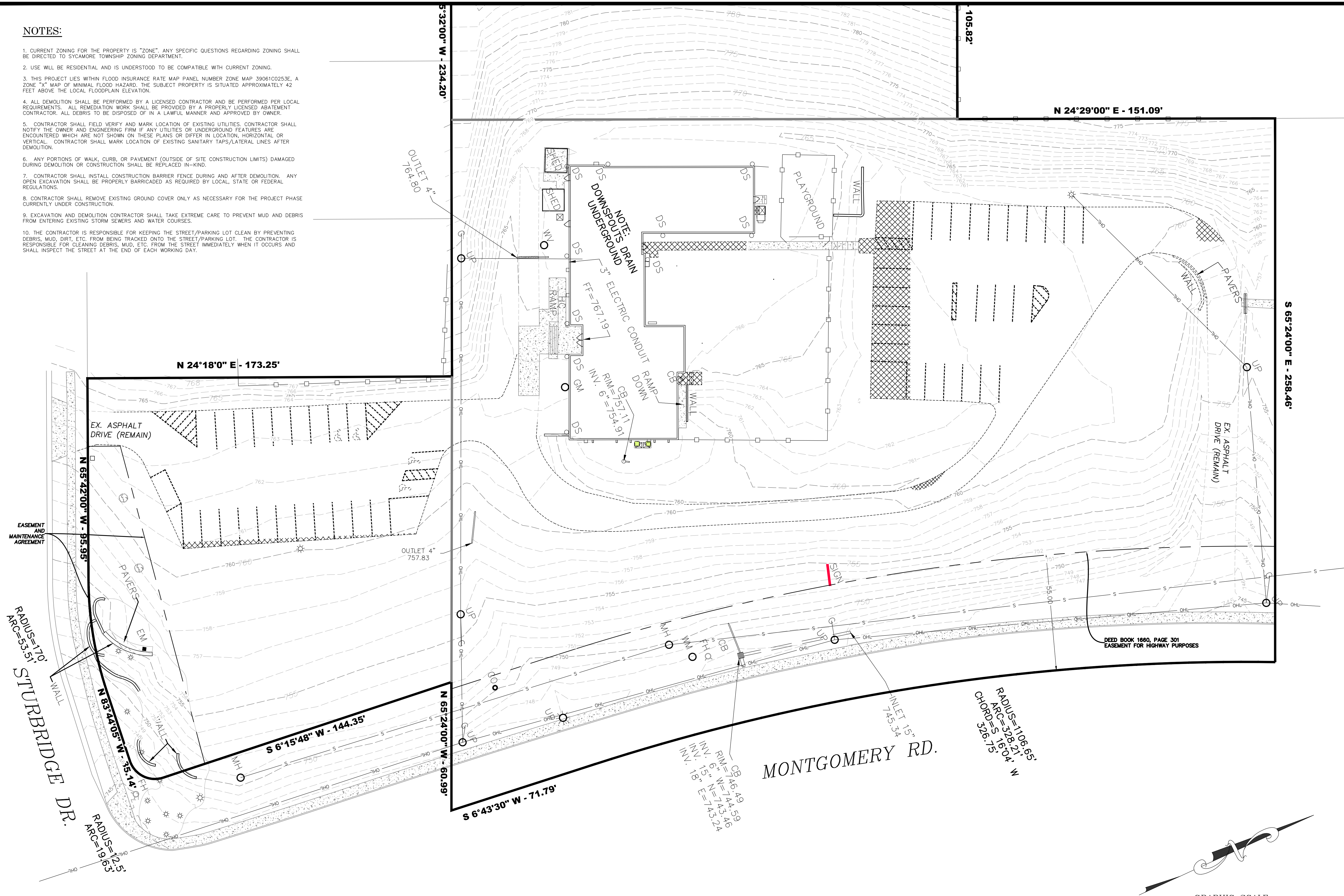






**NOTES:**

- CURRENT ZONING FOR THE PROPERTY IS "ZONE". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO SYCAMORE TOWNSHIP ZONING DEPARTMENT.
- USE WILL BE RESIDENTIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
- THIS PROJECT LIES WITHIN FLOOD INSURANCE RATE MAP PANEL NUMBER ZONE MAP 39061C0253E, A ZONE "X" MAP OF MINIMAL FLOOD HAZARD. THE SUBJECT PROPERTY IS SITUATED APPROXIMATELY 42 FEET ABOVE THE LOCAL FLOODPLAIN ELEVATION.
- ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
- CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL. CONTRACTOR SHALL MARK LOCATION OF EXISTING SANITARY TAPS/LATERAL LINES AFTER DEMOLITION.
- ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
- CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.



**PRELIMINARY**  
NOT FOR CONSTRUCTION

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
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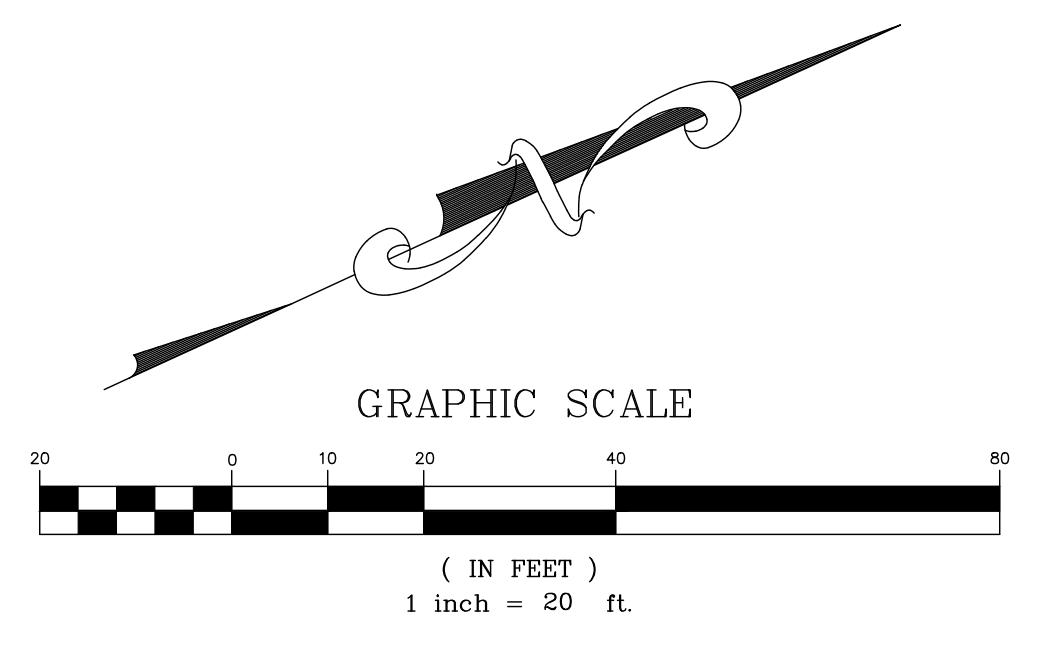
**EVANS ENGINEERING**  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 321-2168



POWER MISSION EXPANSION  
**EXISTING CONDITIONS & DEMO PLAN**  
8501 MONTGOMERY ROAD,  
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

|         |               |       |
|---------|---------------|-------|
| SCALE:  | HORIZ.        | VERT. |
|         | 1"=20'        | N/A   |
| JOB NO. | 19-000        |       |
| DATE    | Mar. 27, 2020 |       |

SHEET NO.  
C-2





**LEGEND-PROP. FEATURES**

- MEDIUM DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

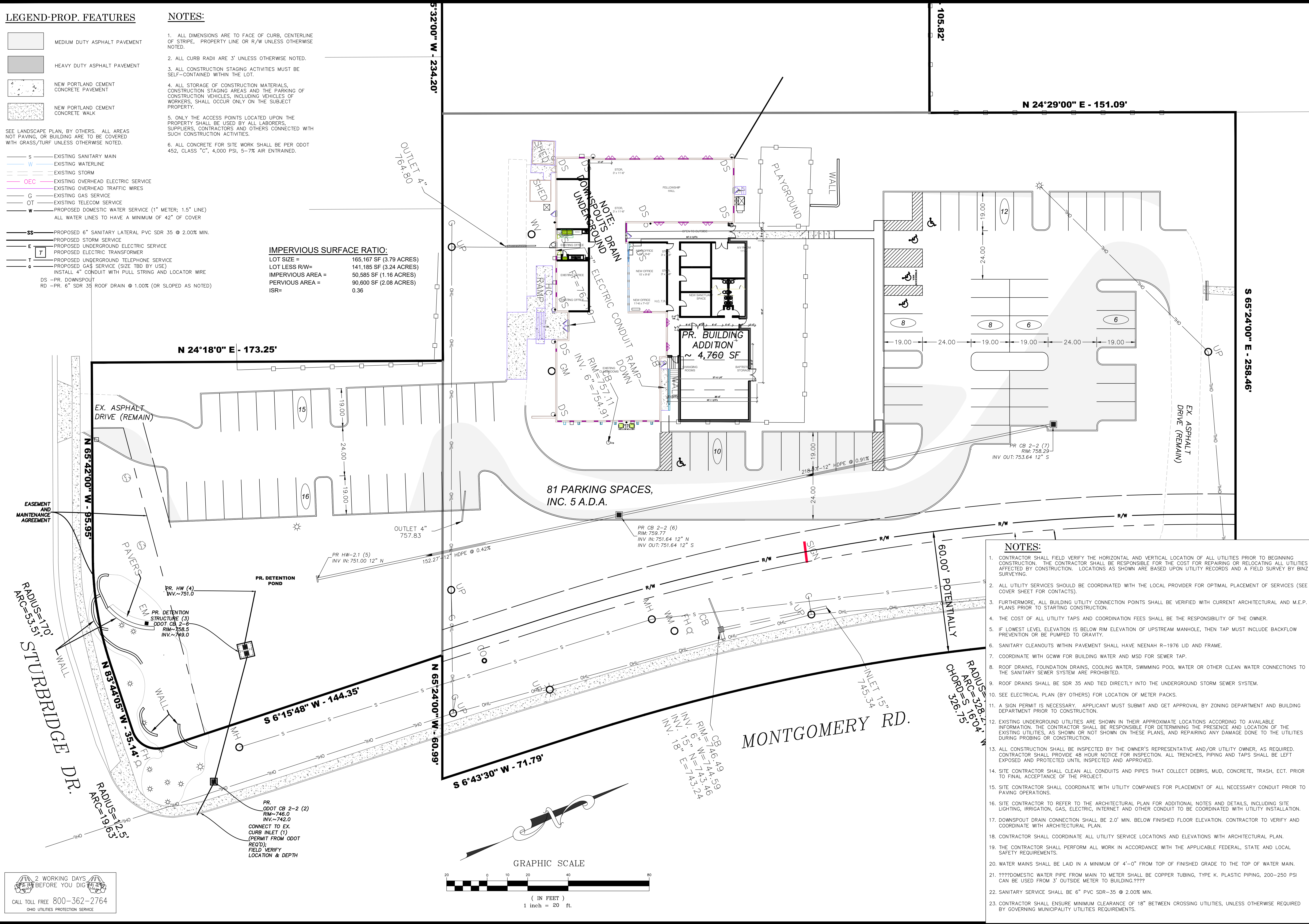
SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

- S — EXISTING SANITARY MAIN
- W — EXISTING WATERLINE
- ST — EXISTING STORM
- OEC — EXISTING OVERHEAD ELECTRIC SERVICE
- OTW — EXISTING OVERHEAD TRAFFIC WIRES
- G — EXISTING GAS SERVICE
- OT — EXISTING TELECOM SERVICE
- W — PROPOSED DOMESTIC WATER SERVICE (1" METER; 1.5" LINE)
- ALL WATER LINES TO HAVE A MINIMUM OF 42" OF COVER
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
- PROPOSED STORM SERVICE
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- T — PROPOSED ELECTRIC TRANSFORMER
- PROPOSED UNDERGROUND TELEPHONE SERVICE
- G — PROPOSED GAS SERVICE (SIZE TBD BY USE)
- INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE
- DS — PR. DOWNSPOUT
- RD — PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

**NOTES:**

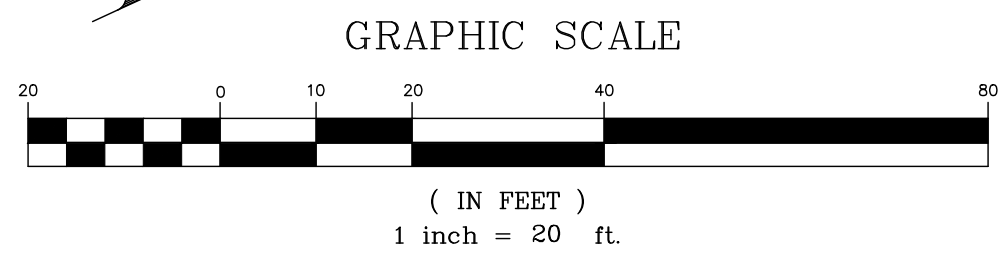
1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.

**IMPERVIOUS SURFACE RATIO:**  
 LOT SIZE = 165,167 SF (3.79 ACRES)  
 LOT LESS R/W = 141,185 SF (3.24 ACRES)  
 IMPERVIOUS AREA = 50,585 SF (1.16 ACRES)  
 PERVIOUS AREA = 90,600 SF (2.08 ACRES)  
 ISR = 0.36



**NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BINZ SURVEYING.
2. ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
3. FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL AND M.E.P. PLANS PRIOR TO STARTING CONSTRUCTION.
4. THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
6. SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
7. COORDINATE WITH GCWW FOR BUILDING WATER AND MSD FOR SEWER TAP.
8. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
10. SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER PACKS.
11. A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
12. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
14. SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO PAVING OPERATIONS.
15. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
16. SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
17. DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
18. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
19. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
20. WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
21. ???DOMESTIC WATER PIPE FROM MAIN TO METER SHALL BE COPPER TUBING, TYPE K. PLASTIC PIPING, 200-250 PSI CAN BE USED FROM 3' OUTSIDE METER TO BUILDING.????
22. SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
23. CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS.



2 WORKING DAYS BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHD UTILITIES PROTECTION SERVICE

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

| REVISIONS | NO. & DESCRIPTION |
|-----------|-------------------|
| BY        |                   |
| DATE      |                   |

**EVANS ENGINEERING**  
 4240 AIRPORT ROAD, SUITE 211  
 CINCINNATI, OHIO 45226  
 (513) 321-2168

POWER MISSION EXPANSION  
**SITE DIMENSION & UTILITY SERVICE PLAN**  
 8501 MONTGOMERY ROAD,  
 SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

|         |               |       |
|---------|---------------|-------|
| SCALE:  | HORIZ.        | VERT. |
|         | 1"=20'        | N/A   |
| JOB NO. | 19-000        |       |
| DATE    | Mar. 27, 2020 |       |

**SHEET NO.**  
 C-3



**GRADING LEGEND**

TC=TOP OF CURB ELEVATION  
 P=FINISHED GRADE (PAVEMENT)  
 F=FINISHED GRADE  
 TW=TOP OF WALL  
 BW=BOTTOM OF WALL  
  
 B/C=EXISTING BACK OF CURB GRADE  
 B/W=EXISTING BACK OF WALL GRADE  
 EX=EXISTING GRADE

**SPECIAL NOTES:**

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.  
 TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.  
 CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

| REVISIONS | NO. & DESCRIPTION |
|-----------|-------------------|
| BY        |                   |
| DATE      |                   |

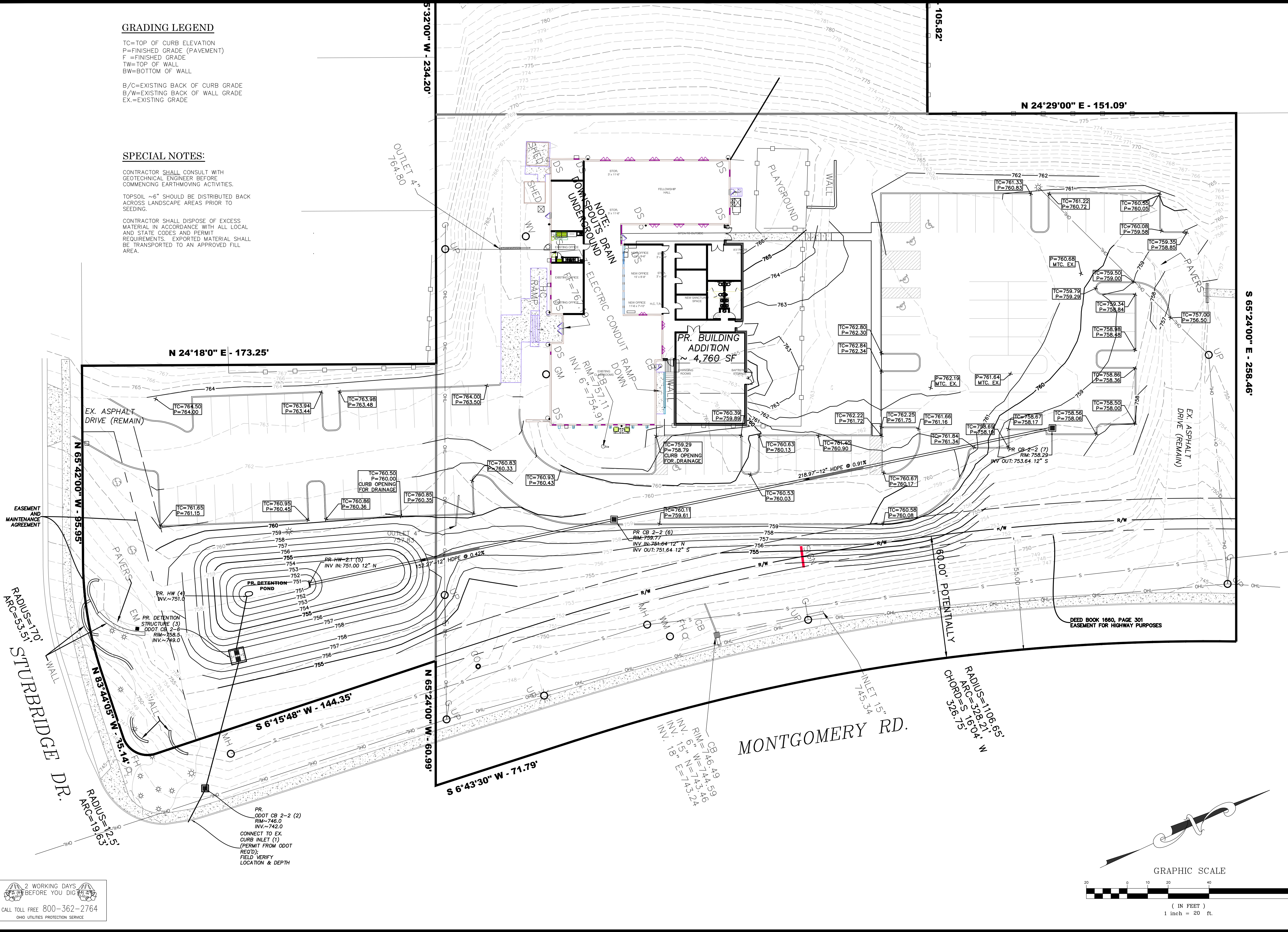
**EVANS ENGINEERING**  
 4240 AIRPORT ROAD, SUITE 211  
 CINCINNATI, OHIO 45226  
 (513) 321-2168



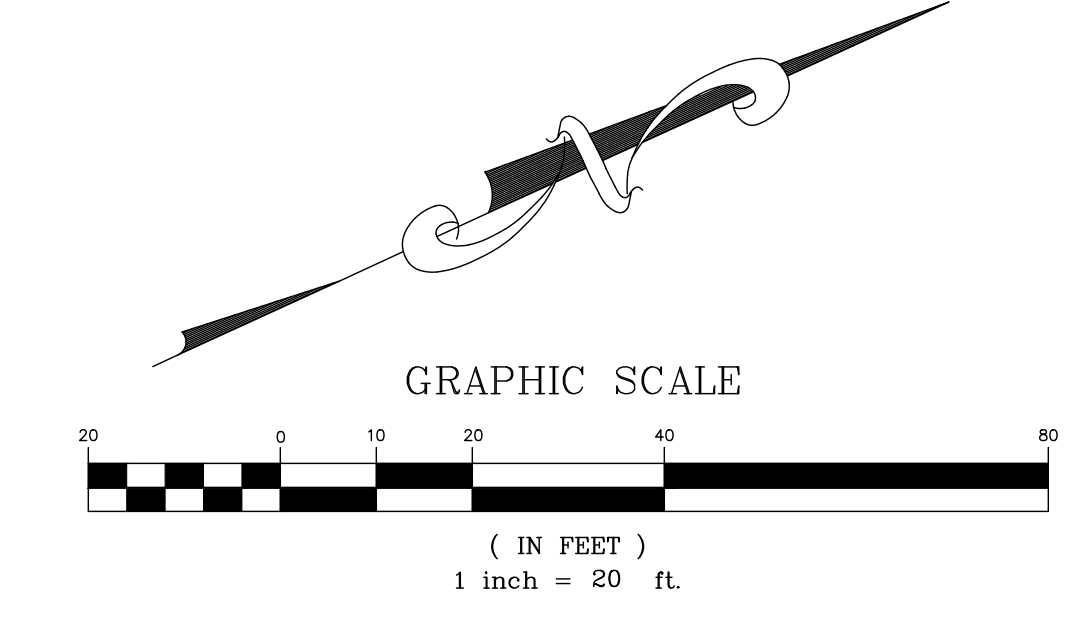
POWER MISSION EXPANSION  
**GRADING PLAN**  
 8501 MONTGOMERY ROAD,  
 SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

|         |               |       |
|---------|---------------|-------|
| SCALE:  | HORIZ.        | VERT. |
|         | 1"=20'        | N/A   |
| JOB NO. | 19-000        |       |
| DATE    | Mar. 27, 2020 |       |

SHEET NO.  
 C-4



2 WORKING DAYS BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE





**EROSION AND SEDIMENT CONTROL NOTES:**

- PRE-CONSTRUCTION:**
- THE CONTRACTOR SHALL NOTIFY THE HAMILTON COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.
  - THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
    - THE REQUIRED PRE-CONSTRUCTION MEETING
    - FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
    - PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
    - PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
    - PRIOR TO FINAL ACCEPTANCE
  - A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
  - THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.
  - THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.
  - THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE MADE. UNLESS IMMEDIATE ACTION IS NECESSARY, IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
  - THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVE UPON REQUEST.

- SAFETY:**
- THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.
  - WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
  - STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.
  - STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

- STABILIZED CONSTRUCTION ENTRANCE:**
- THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.
  - CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

- SEDIMENT TRAPS AND BASINS:**
- SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AN EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.
  - SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.
  - SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.
  - SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.
  - SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
  - WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.
  - SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.
  - OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

- TEMPORARY & PERMANENT STABILIZATION:**
- ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.
  - ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
  - ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
  - ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.
  - WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.
  - PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OF ACHIEVING FINAL GRADE.
  - TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.
  - STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

- FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.
  - ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.
- OTHER:**
- NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.
  - SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.
  - SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
  - ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.
  - AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.
  - CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

**ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:**

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH0C00004-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS REESTABLISHED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

**SPECIAL NOTES:**

- DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.
- AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.
- DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.
- DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.

**STABILIZED CONSTRUCTION ENTRANCE**

(ONLY IF NECESSARY)  
NO SCALE

**TEMPORARY AND PERMANENT SEEDING:**

- SEEDBED PREPARATION**
  - LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GRADE LIMESTONE.
  - FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.
- SEEDING**
  - TEMPORARY SEEDING MIXTURE**

| SEEDING PERIOD    | TYPE               | RATE (1000 SF) |
|-------------------|--------------------|----------------|
| SPRING AND SUMMER | 1. OATS            | 3 LBS          |
|                   | 2. PEREN. RYEGRASS | 1 LBS          |
|                   | 3. TALL FESCUE     | 1 LBS          |
| FALL              | 1. PEREN. RYEGRASS | 1 LBS          |
|                   | 2. RYE             | 3 LBS          |
|                   | 3. WHEAT           | 3 LBS          |
|                   | 4. TALL FESCUE     | 1 LBS          |
  - PERMANENT SEEDING MIXTURE**

| SEEDING PERIOD                             | TYPE                   | RATE (1000 SF) |
|--|------------------------|----------------|
| SPRING, SUMMER, AND FALL                   | 1. CREEPING RED FESCUE | 0.5 LBS        |
|  | DOMESTIC RYEGRASS      | 0.25 LBS       |
|  | KENTUCKY BLUEGRASS     | 0.25 LBS       |
| 2-1 SEEDING FOR STEEP BANKS OR CUTS        | 1. TALL FESCUE         | 1 LBS          |
|  | 2. CROWNVECH           | 0.25 LBS       |
|  | TALL FESCUE            | 0.50 LBS       |
| 2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES | 1. FLATIRA             | 0.50 LBS       |
|  | TALL FESCUE            | 0.50 LBS       |
| SPRING, SUMMER AND FALL                    | 1. TALL FESCUE         | 1 LBS          |
- APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) OF AN INCH.

**TEMPORARY AND PERMANENT SEEDING (CONT.)**

- WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.
- OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.
- THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

- DORMANT SEEDING**
  - TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.
  - PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":
    - FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
    - FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
- MULCHING**
  - MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.
  - BROADCAST THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.
  - MULCH ANCHORING METHODS:
    - MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
    - ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
    - MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.
  - IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

**STABILIZATION:**

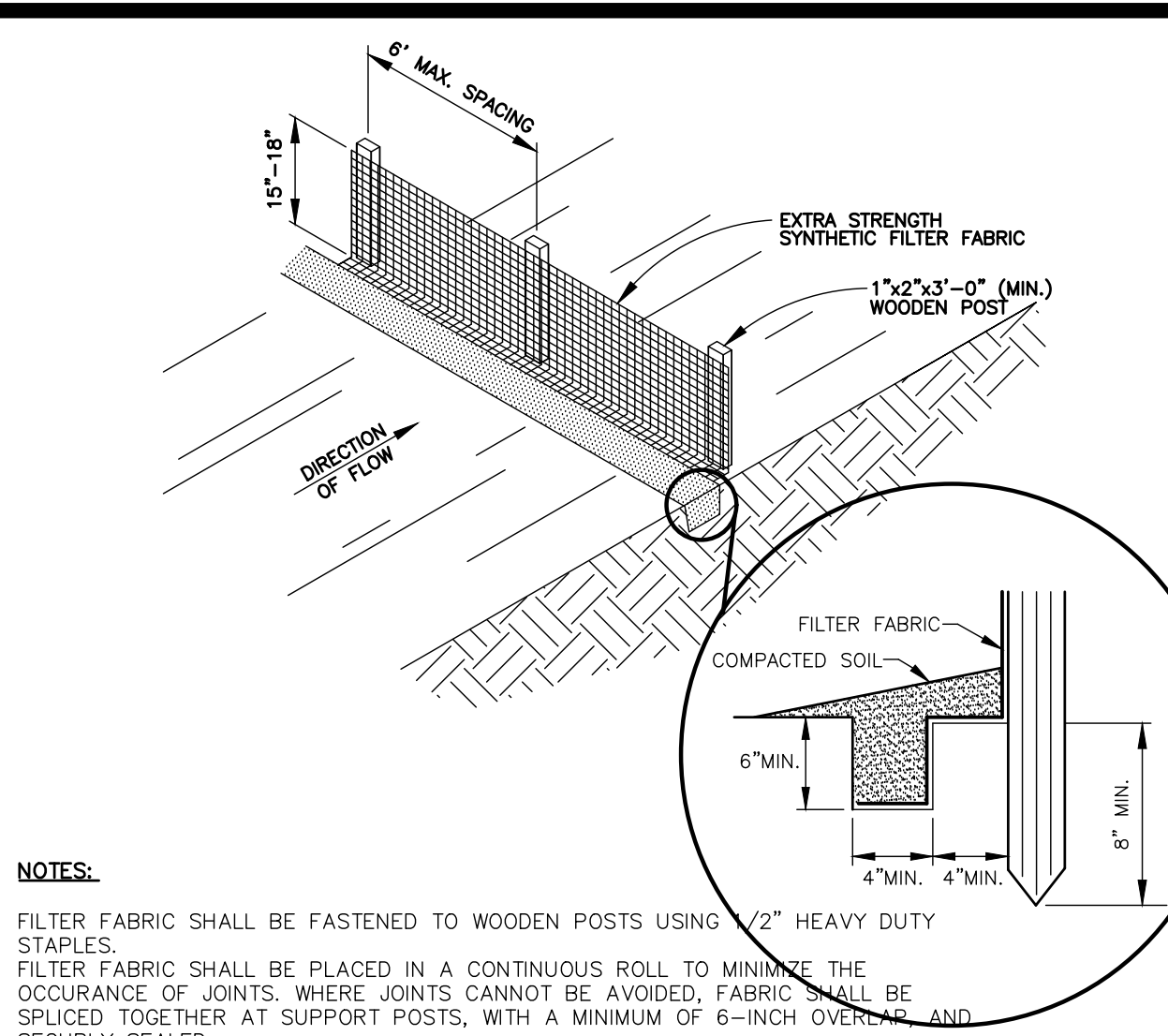
DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

| Area requiring permanent stabilization                                  | Time frame to apply erosion controls                       |
|---|--|
| Any area that will be dormant for one year or more                      | Within seven days of the most recent disturbance           |
| Any area within 50 feet of surface water of the site and at final grade | Within two days of reaching final grade                    |
| All other areas at final grade  | Within seven days of reaching final grade within that area |

| Area requiring temporary stabilization  | Time frame to apply erosion controls   |
|---|--|
| Any disturbed areas within 50 feet of surface water of the site and not at final grade  | Within two days of the most recent disturbance if the area will be dormant for more than 14 days |
| For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of surface water of the site | Within seven days of the most recent disturbance within the area                                 |
| Disturbed areas that will be idle over winter   | Prior to the onset of winter weather   |

**CONSTRUCTION SEQUENCE:**

- THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:
- CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
  - INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
  - GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
  - INSTALL STORMWATER MANAGEMENT SYSTEMS. INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
  - TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
  - GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
  - INSTALLATION OF ALL UTILITIES.
  - SITE CONSTRUCTION.
  - FINAL GRADING, STABILIZATION, AND LANDSCAPING.
  - REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

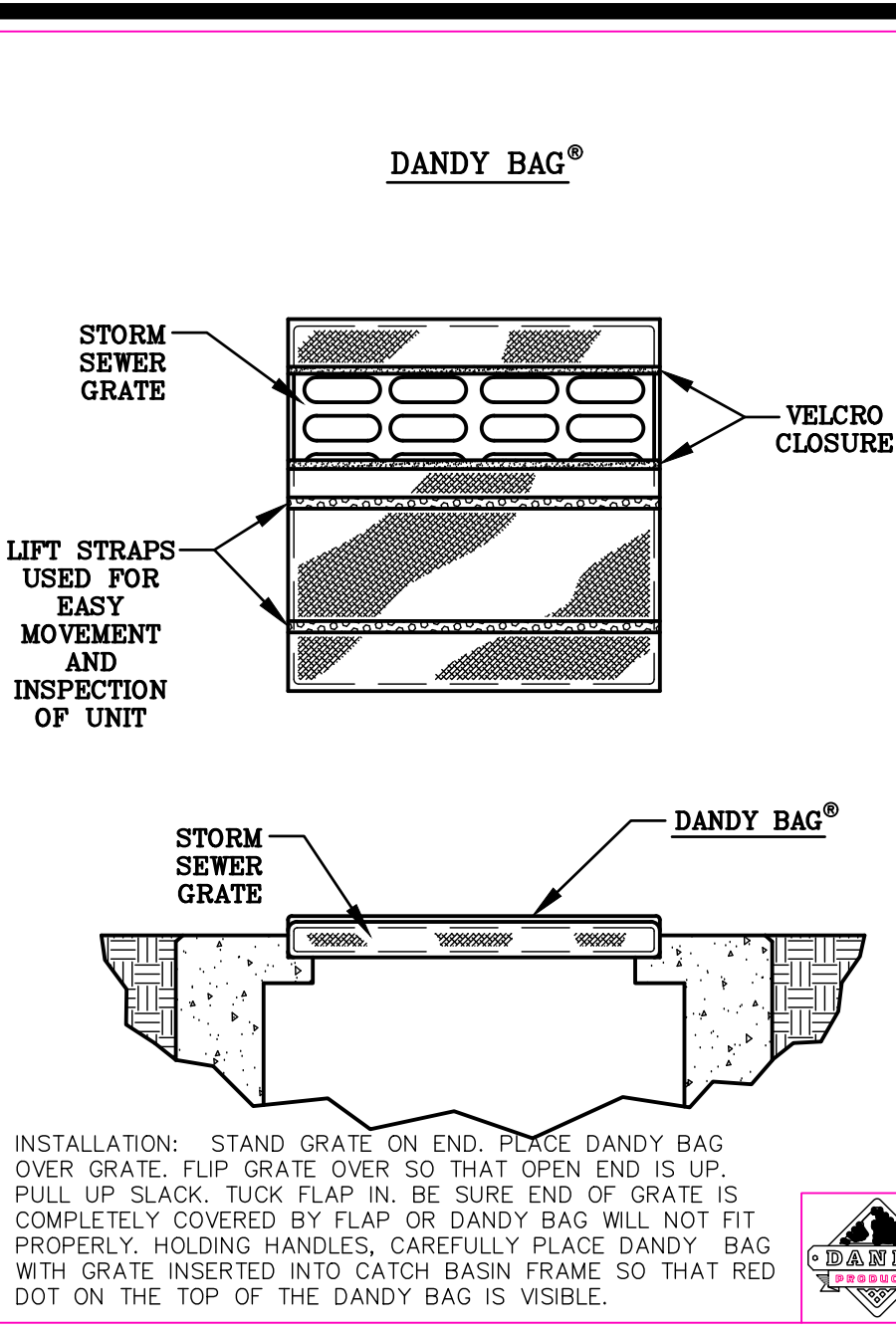


**SILT FENCE (SF) DETAIL**  
NO SCALE

**NOTES:**

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.

FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS, WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

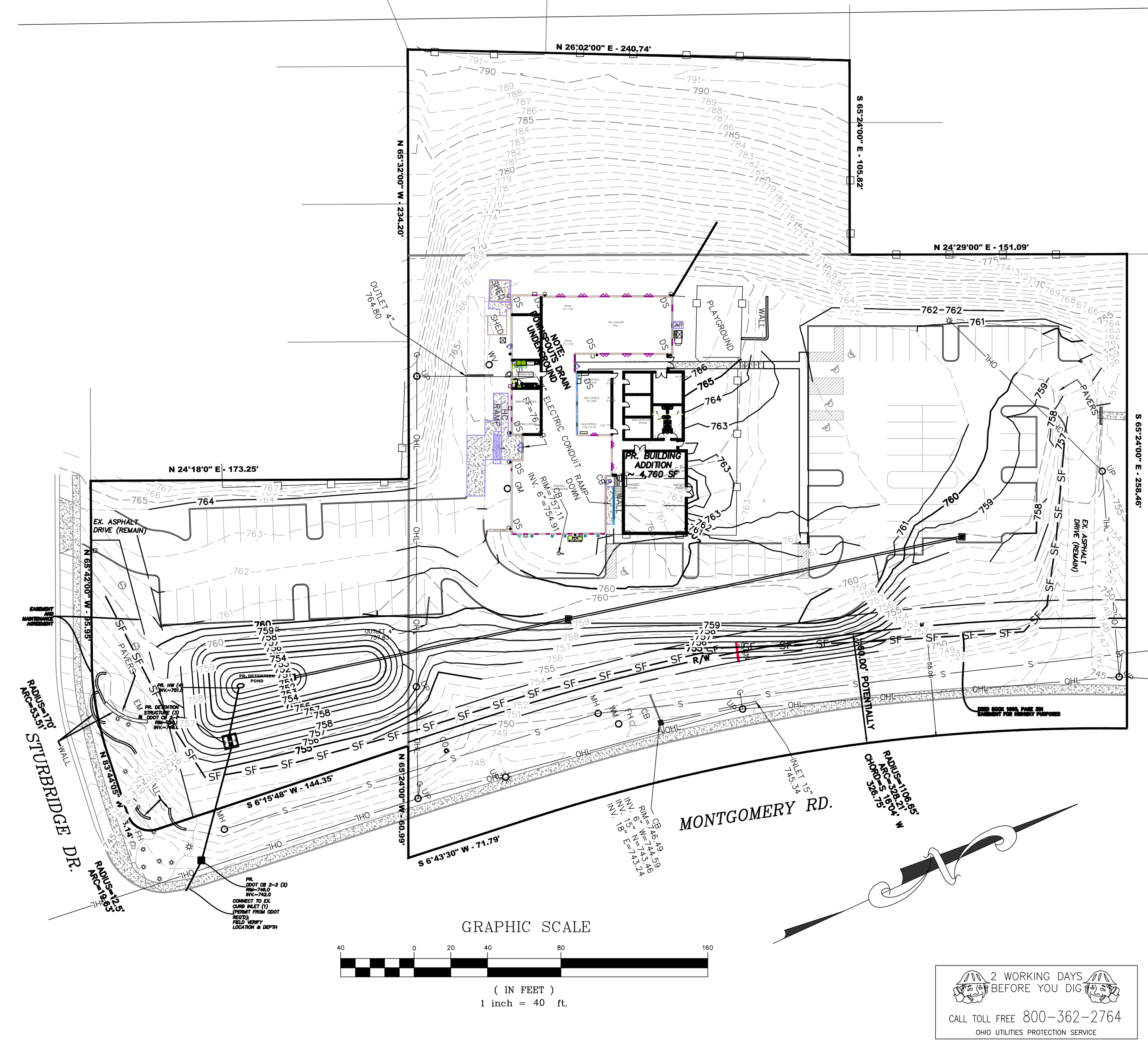


**DETAIL OF INLET SEDIMENT CONTROL DEVICE**  
**DANDY BAG (DB)**

INSTALLATION: STAND GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK, TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

**EROSION CONTROL LEGEND**

- SF SILT FENCE
- D.B. DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
- CONSTRUCTION ENTRANCE



**PRELIMINARY**  
NOT FOR CONSTRUCTION

| REVISIONS | NO. & DESCRIPTION |
|-----------|-------------------|
| BY        |                   |
| DATE      |                   |

**EVANS ENGINEERING**  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 321-2168



POWER MISSION EXPANSION  
**STORM WATER POLLUTION PREVENTION PLAN & NOTES**  
8501 MONTGOMERY ROAD,  
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

|         |               |       |
|---------|---------------|-------|
| SCALE:  | HORIZ.        | VERT. |
|         | 1" = 40'      | N/A   |
| JOB NO. | 19-000        |       |
| DATE    | Mar. 27, 2020 |       |

SHEET NO.

C-5



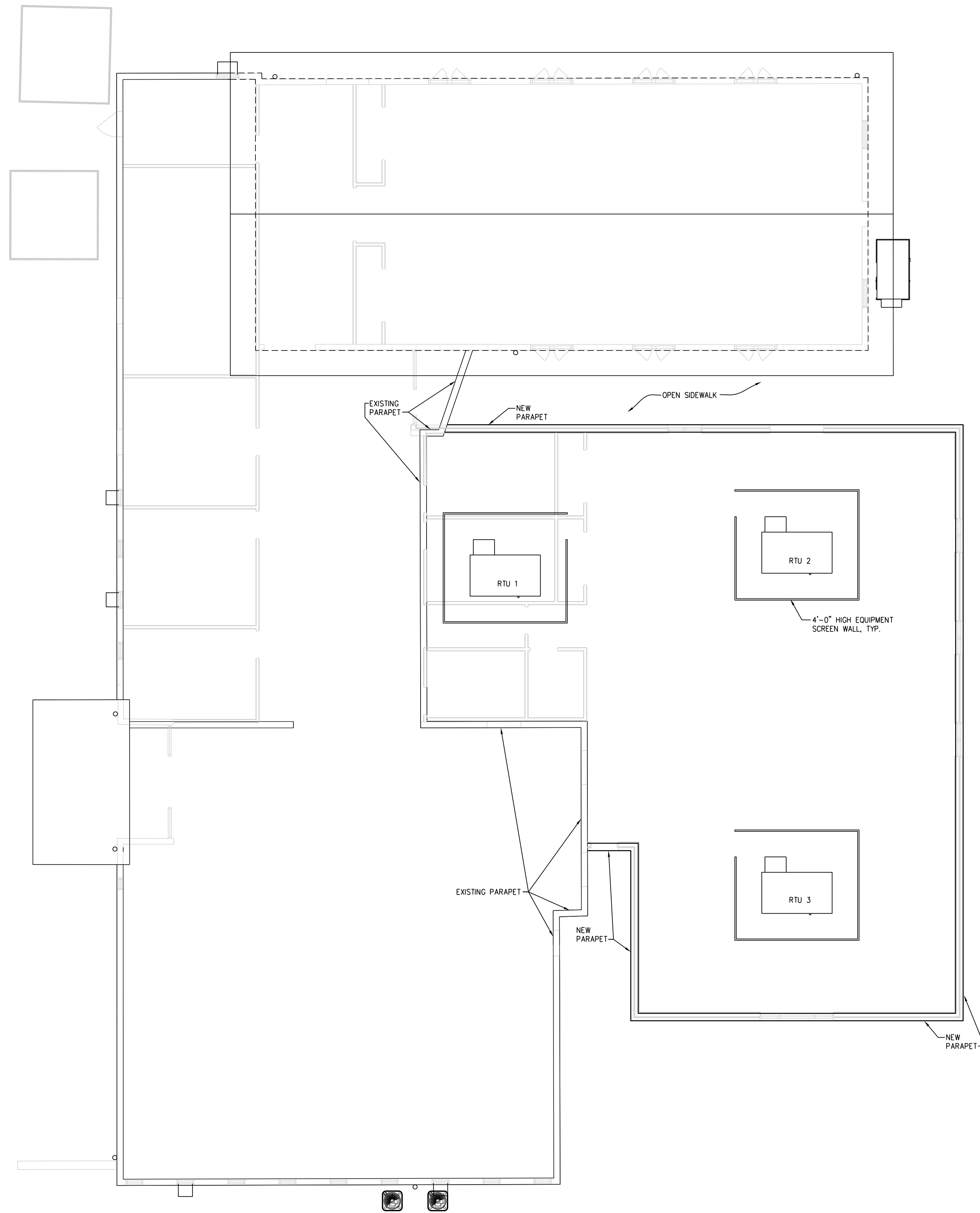




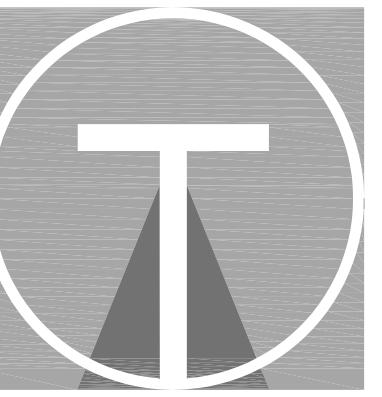








**ROOF PLAN**  
 1/8" = 1'-0"  
 0 4 8 16  
 1  
 A3.1



**TILSLEY**  
 ARCHITECTS  
 1143 SAINT GREGORY ST. CINCINNATI, OH 45202  
 TEL 513.651.4300 WWW.TILSLEYARCHITECTS.COM

Addition For:  
**Power Mission Baptist Church**  
 8501 Montgomery Rd.  
 Cincinnati, OH. 45236

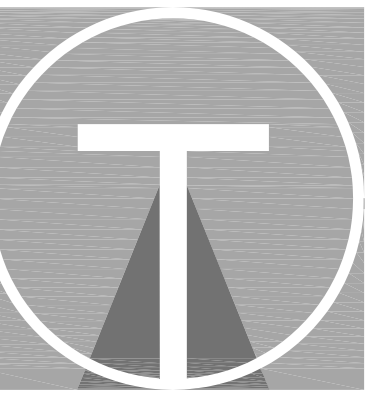
SEAL  
**CONDITIONAL  
 USE  
 ZONING**  
 03/20/2020

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Sheet Title  
**Proposed Roof Plan**  
 Issued For Permit Date  
 Scale  
**As Noted**  
 Drawn By  
**J. Hamm**  
 Checked by  
 19022 Korean Church

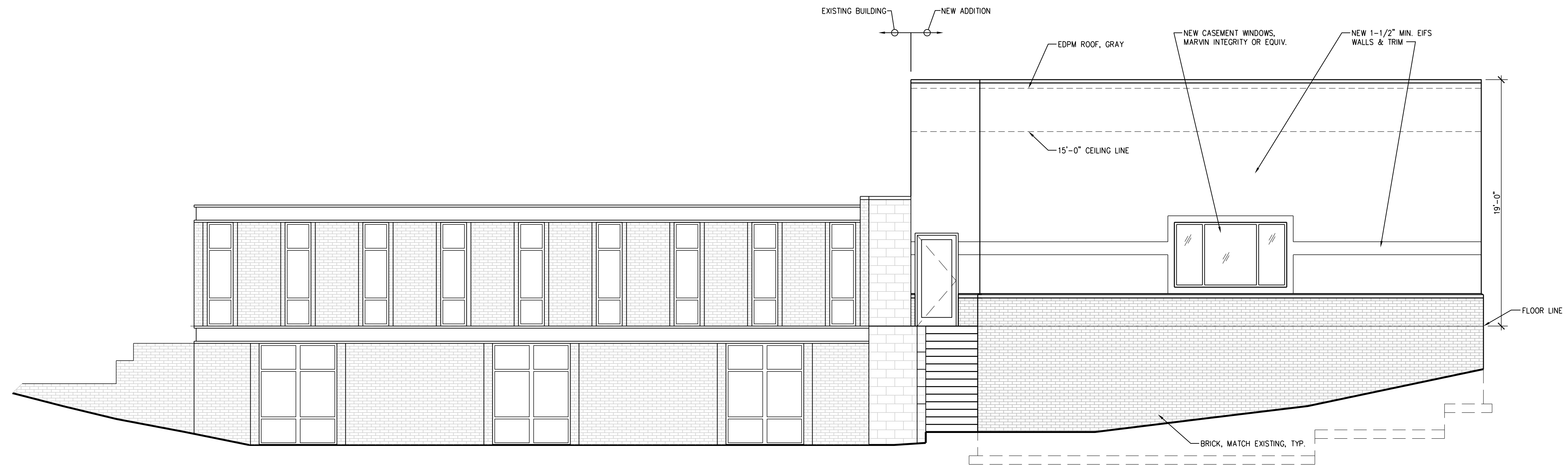
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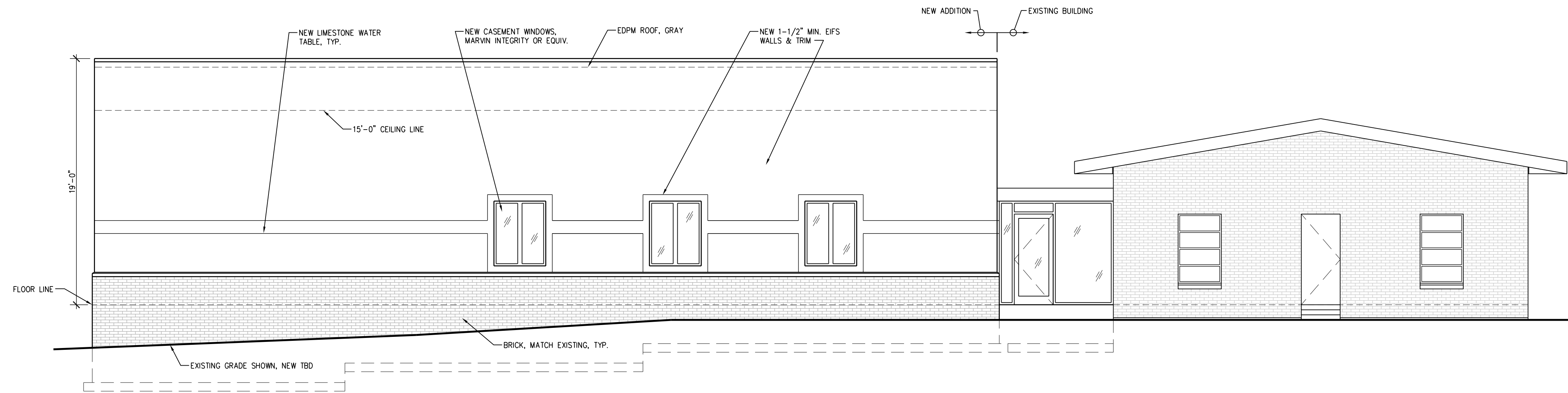


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**EAST ELEVATION**  
3/16" = 1'-0" 0 2 4 8 12 1 (1) A4.0



**NORTH ELEVATION**  
3/16" = 1'-0" 0 2 4 8 12 2 (2) A4.0

Addition For:  
**Power Mission Baptist Church**  
8501 Montgomery Rd.  
Cincinnati, OH. 45236

SEAL  
**CONDITIONAL  
USE  
ZONING**  
03/20/2020

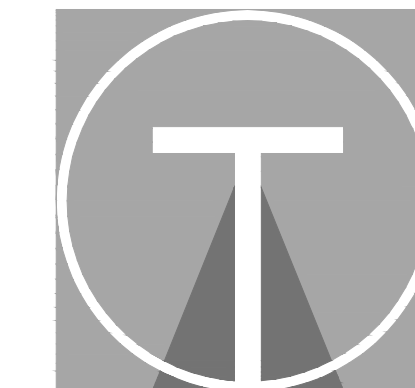
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Sheet Title  
**Proposed Elevations**  
Issued For Permit Date  
Scale  
As Noted  
Drawn By  
**J. Hamm**  
Checked by  
19022 Korean Church

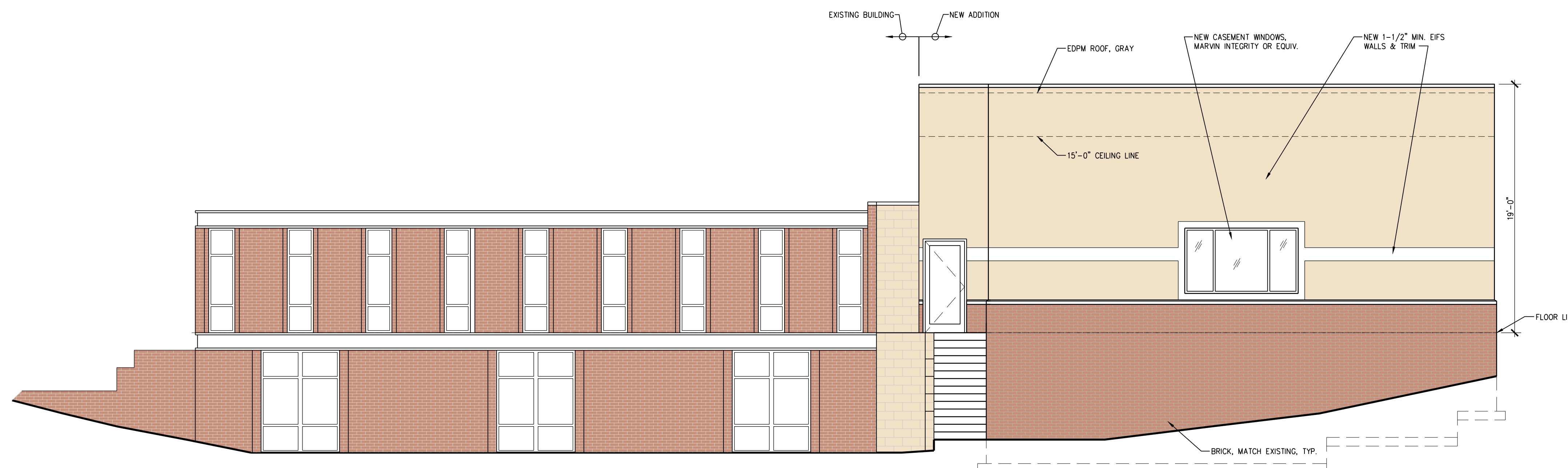
**A4.0**

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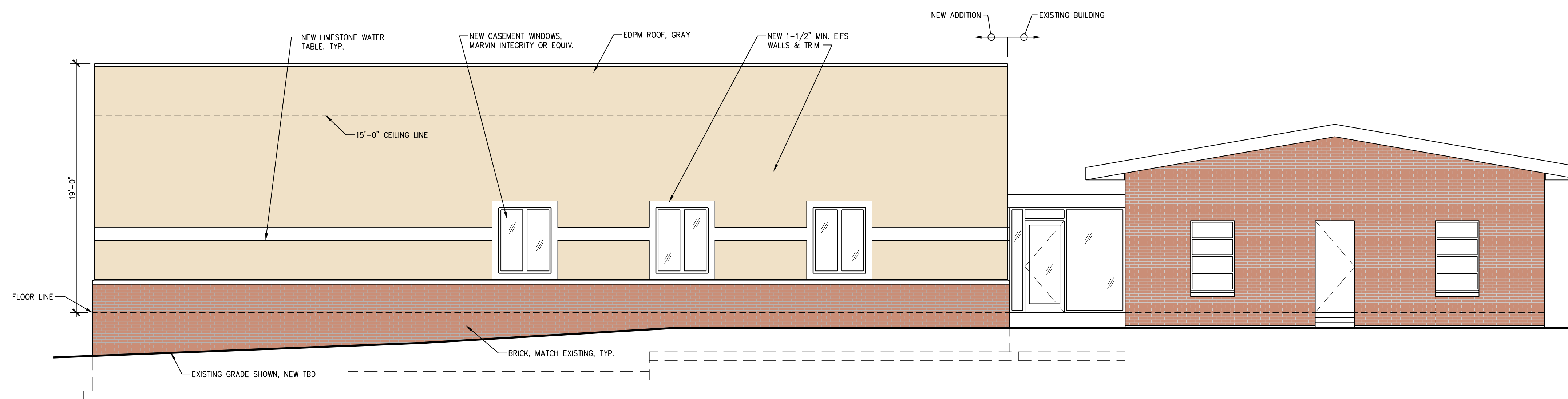




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**EAST ELEVATION**  
3/16" = 1'-0" 1  
A4.0



**NORTH ELEVATION**  
3/16" = 1'-0" 2  
A4.0

Addition For:  
**Power Mission Baptist Church**  
8501 Montgomery Rd.  
Cincinnati, OH. 45236

SEAL  
**CONDITIONAL**  
**USE**  
**ZONING**  
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Sheet Title  
**Proposed Elevations**  
Issued For Permit Date  
Scale  
**As Noted** Drawn By  
**J. Hamm**  
19022

**A4.0**

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