ZONING COMMISSION APPLICAITON

ZONE CHANGE	\$1000.00	MINOR ADJUSTMENT TO A PUD	\$200.00
PUD I	\$1000.00	MAJOR ADJUSTMENT TO A PUD	\$1000.00
PUD II	\$1000.00	MINOR ADJUSTMENT TO A LASR	\$200.00
LASR	\$1000.00	MAJOR ADJUSTMENT TO A LASR	\$1000.00

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN



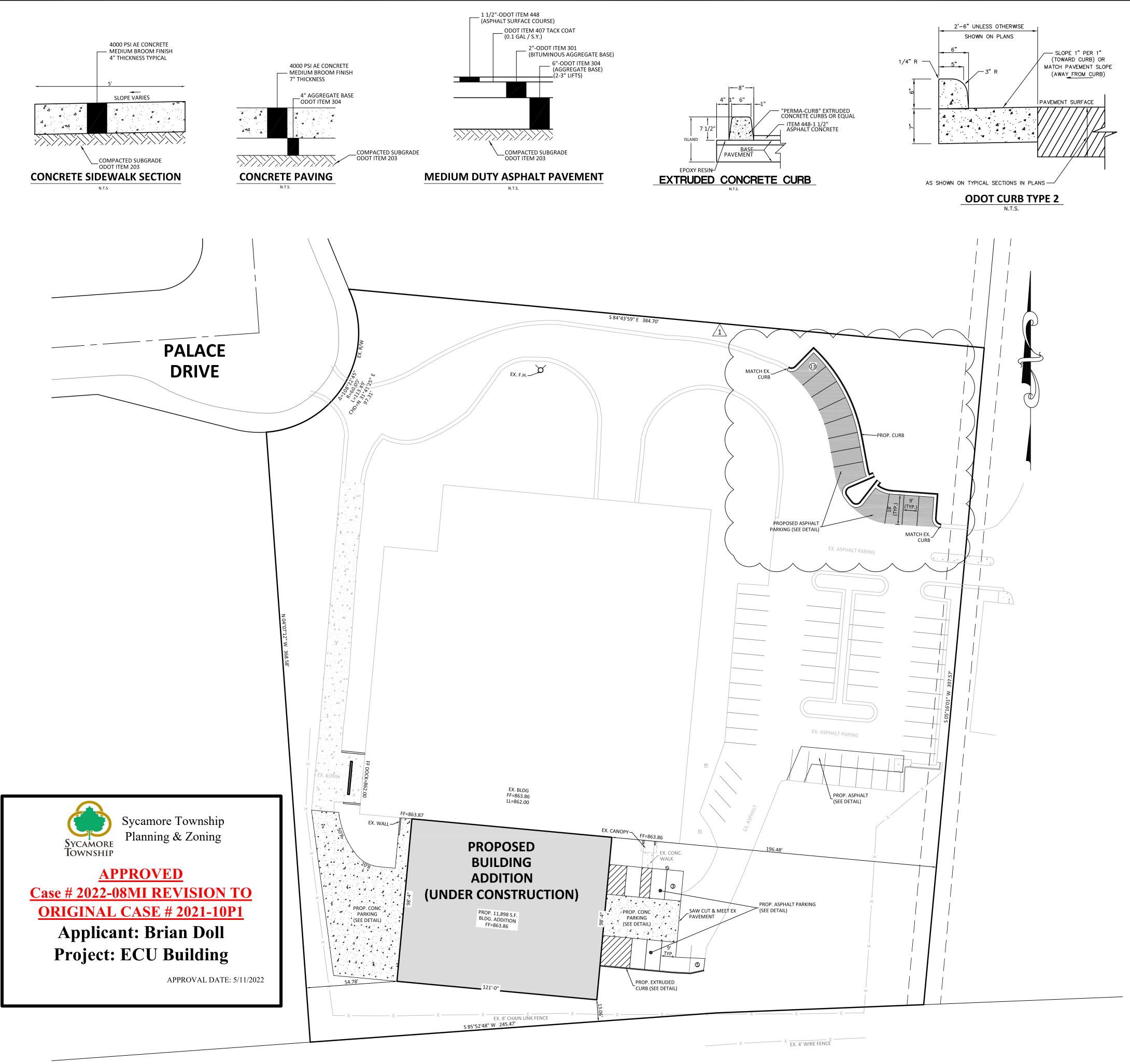
Planning & Zoning Department 8540 Kenwood Road, Sycamore Township, Ohio 4523 Phone: (513) 792-7250

1. PROJECT ADDRESS: 11500 Goldcoast Drive

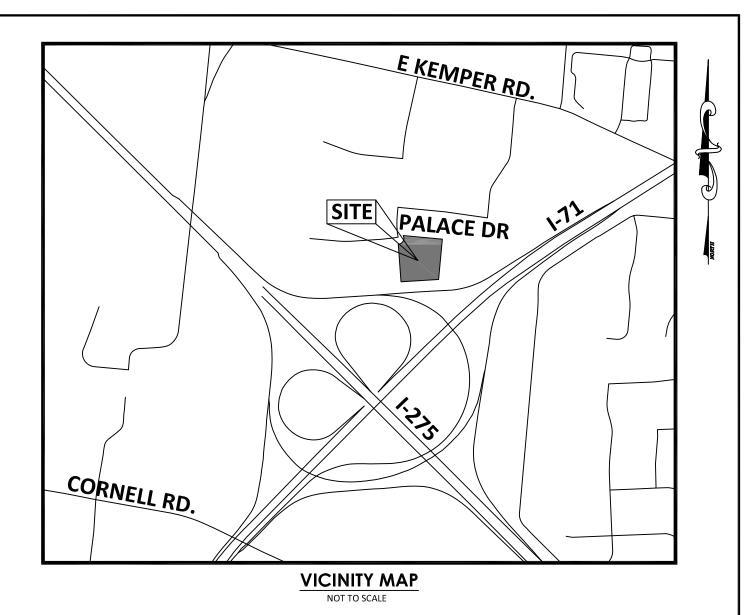
1. PROJECT ADDRESS: 11500	Goldcoast Drive	XUZD-1	JOIM	1	ZIP CODE: 45249
2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER Sherwood Forest Properties, LLC	11500 Goldcoast Dr.	Cincinnati	ОН	45249	513-898-9294
CONTRACTOR Cincinnati United Contractors, LLC	7143 East Kemper Rd.	Cincinnati	ОН	45249	513-677-0060
Design PROFESSIONAL Doug Smith	3700 Park 42 Drive, Suite 190B	Cincinnati	ОН	45241	513-759-0004
APPLICANT Brian Doll	7143 East Kemper Rd.	Cincinnati	ОН	45249	513-677-0060
APPLICANT'S EMAIL ADDRESS bdoll@cintiunited.com					
3. ZONING COMMISSION ACTIO	N REQUESTED:				
ZONE CHANGE FROM ZO	DNE TO ZONI	Ξ			
PUD PU	ID 2 LASR (LOC	ALIZED ALT	ERNATIV	E SIGN A	LTERNATIVE)
MAJOR ADJUSTMENT TO A P	UD X MINOR ADJ	USTMENT TO	A PUD		
MAJOR ADJUSTMENT TO A L	ASR MINOR ADJ	USTMENT TO	A LASR		
4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES: Minor Adjustment to PUD (case# 2021-10P1) for 12 additional parking spaces					
5. SQUARE FEET:6. USE:7. HEIGHT: 8. ESTIMATED START DATE: 07/01/22 9. ESTIMATED FINISH DATE: 08/01/22 10. NUMBER OF SIGN(S):					
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.					
The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.					

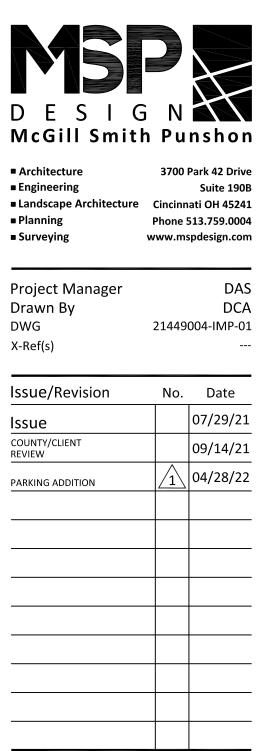
Brian Doll	05/10/22
APPLICANT'S SIGNAPURE	5/10/27
PROPERTY OWNER'S SIGNATURE	DATE

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK



SCALE IN FEET 0 15 30 60 90





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GENERAL NOTES

ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

RIGHTS-OF-WAY SHOWN ARE PUBLIC.

PROPOSED LAND USE: MANUFACTURING / STORAGE

SITE DATA

GROSS AREA OF PROPOSED REZONE: AREA IN RIGHT-OF-WAY: PROPOSED IMPERVIOUS SURFACE AREA: IMPERVIOUS SURFACE RATIO:

3.938 ACRES 0.000 ACRES 2.348 ACRES 59.6%

LAYOUT PLAN NOTES

PARCEL DATA: ADDRESS:

11500 GOLDCOAST DRIVE CINCINNATI, OH 45249

ACREAGE: 3.9384 ACRES ZONING CLASSIFICATION: PUD 1

OWNER: SHERWOOD FOREST PROPERTIES, LLC 11500 GOLDCOAST DRIVE CINCINNATI, OH 45249

PARKING ANALYSIS

NET BUILDING AREA AREA: 11,898 NET SF PARKING REQUIREMENT: 1 SPACE PER 200 SF NET AREA NUMBER OF SPACES REQUIRED 42 NUMBER OF SPACES PROPOSED 66

(INCLUDING 4 HANDICAP W/4 VAN)

GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING.
- 5. ALL WORK INSIDE THE RIGHT-OF-WAY IS SUBJECT TO OBTAINING A PERMIT FROM THE HAMILTON COUNTY ENGINEER'S OFFICE.
- 7. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE THE OWNER.
- 8. EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 9. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS & RECORDS; THEY HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THE PREMISES, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

10. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB/EP UNLESS STATED OTHERWISE.



Sheet Title

LAYOUT PLAN

SEC

Project Number
Drawing Scale
Sheet Number
- ile Number

21499.00 1" = 30' C101 21499

1-800-362-2764 CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)



DEMOLITION NOTES

- 1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
- 2. ALL DEMOLITION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF DEMOLITION.
- 3. THE CONTRACTOR IS TO COORDINATE ALL EX. UTILITIES TO BE REMOVED & ABANDON WITH THE APPROPRIATE UTILITY COMPANY.
- 4. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS;THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- 5. ANY UNUSED LATERALS FROM EXISTING BUILDINGS THAT ARE TO BE RAZED SHALL BE PLUGGED AND SEALED PER MSD REQUIREMENTS. A SPECIAL PERMIT SHALL BE OBTAINED FROM MSD PRIOR TO PLUGGING THE LATERAL.
- 6. ALL DEBRIS IS TO BE REMOVED AND HAULED OFFSITE.
- 7. CONTRACTOR IS RESPONSIBLE FOR FOR PROTECTION OF ALL WORK TO REMAIN, ANY DAMAGE TO EXISTING SHALL BE REPLACED TO LIKE NEW CONDITION.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE GENERAL LIMITS OF WORK SHALL BE REMOVED AT CONTRACTORS EXPENSE.

9. ANY REMAINING FOUNDATIONS OR OTHER DEBRIS MUST BE REMOVED COMPLETELY.



Architecture
 Engineering
 Landscape Architecture
 Planning
 Surveying
 3700 Park 42 Drive
 Cincinnati OH 45241
 Phone 513.759.0004

Surveying	www.mspuesign.com
roject Manager Frawn By WG -Ref(s)	DAS DCA 21449004-IMP-01
sue/Revision	No. Date
sue	07/29/21
OUNTY/CLIENT EVIEW	09/14/21
ARKING ADDITION	04/28/22

PARKING ADDITION	$\underline{/1}$	04/28/22

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Sycamore Township Planning & Zoning

APPROVED Case # 2022-08MI REVISION TO ORIGINAL CASE # 2021-10P1 Applicant: Brian Doll

Project: ECU Building

APPROVAL DATE: 5/11/2022

LEGEND

w	EX WATER MAIN
S	EX SANITARY SEWER
A	EX F.H.
\bigcirc	EX MANHOLE
θ	EX UTILITY POLE
Ш	EX CB



ECU-BUILDING ADDITION SITUATE IN SECTION 6, TOWN 4, ENTIRE RANGE SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

Sheet Title

DEMOLITION PLAN

Project Number Drawing Scale Sheet Number File Number 21499.00 1" = 20' C102 21499



GRADING NOTES

- 1. CUT/FILLS & BULK EARTHWORK FOR THE SITE MUST BE PERFORMED UNDER THE **OBSERVATION & GUIDANCE OF A STATE OF OHIO REGISTERED PROFESSIONAL** GEOTECHNICAL ENGINEER. A COPY OF THE GEOTECHNICAL REPORT IS TO BE FORWARDED TO THE HCSW DISTRICT.
- 2. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
- ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
- 4. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
- EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
- RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
- 8. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
- 9. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
- 10. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
- 11. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
- 12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- 13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.

MAINTENANCE OF CONTROLS

- SHOULD THE FABRIC ON A FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE PREPARED FOR SEEDING

INSPECTION OF CONTROLS

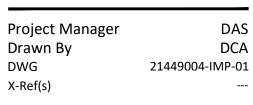
INSPECTIONS SHALL BE PERFORMED BY QUALIFIED INSPECTION PERSONNEL AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 1/2 INCH OF RAINFALL WITHIN A 24-HOUR DURATION USING A STANDARDIZED INSPECTION FORM AND TRACKED USING A STANDARDIZED INSPECTION LOG, FOLLOWING A FORMAT PRESCRIBED BY HAMILTON COUNTY SOIL & WATER CONSERVATION DISTRICT THAT CA BE DOWNLOADED AT WWW.HCSWCD.ORG/SERVICES/ULM/DOCS/INSPECTION_LOG.PDF

LOGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND KEPT ON FILE FOR THREE YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES. EROSION PREVENTION AND SEDIMENT CONTROL (EP&SC) MEASURES SHALL BE OBSERVED TO ENSURE CORRECT OPERATION. DISCHARGE LOCATIONS SHALL BE INSPECTED TO DETERMINE EFFECTIVENESS OF EP&SC MEASURES IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. WHERE PRACTICES REQUIRE REPAIR OR MAINTENANCE, IT MUST BE ACCOMPLISHED WITHIN THREE DAYS OF THE INSPECTIC OR AS SOON AS SITE CONDITIONS ALLOW. REPAIRS TO SEDIMENT PONDS SHALL BE COMPLETED WITHIN 10 DAYS OF INSPECTION. FOR BMPS NOT MEETING THE INTENDED FUNCTION, A NEW BMP SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION. BMPS SPECIFIED ON THE SWP3 THAT ARE NOT INSTALLED SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.





Architecture 3700 Park 42 Drive Engineering Suite 190B ■ Landscape Architecture Cincinnati OH 45241 Planning Phone 513.759.0004 Surveying www.mspdesign.com



Issue/Revision	No.	Date
lssue		07/29/21
COUNTY/CLIENT REVIEW		09/14/21
PARKING ADDITION	1	04/28/22

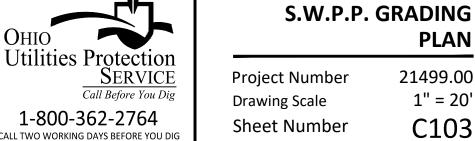
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Sheet Title

File Number



PLAN 21499.00 1" = 20' C103 21499

1-800-362-2764 CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

Ohio



Important Inspection and Maintenance Procedure: When storage volume has been significantly reduced, clean out sediment and floatable debris.

Inspection activities shall be performed as follows. Any deficiencies that are found shall be red immediately

BMP Element	Potential Deficiencies	Deficiency Remediation
Entire System	Trash/debris is present.	Remove the trash/debris.
SWQ Treatment Unit	Sediment and/or oil are accumulating in the device.	Remove sediment and oil and properly dispose of it off-site.
SWQ freatment Unit	Structural damage has occurred in the device.	Repair or replace the device or its components as necessary.
Inlet Device	Pipe is Clogged.	Unclog the pipe. Properly dispose o sediment off-site.
	Pipe is cracked or otherwise damaged.	Replace the pipe.
	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Remove sediment and properly dispose of it off-site.
Basin	Excessive vegetation has accumulated to a volume greater than the original design volume for sediment storage.	Remove vegetation and properly dispose of it off-site.
	The basin has low areas collecting stagnant water.	Remove excessive sediment and blockages to flow, regrade the basin as needed.
	Structural damage has occurred to concrete channels or other components.	Repair or replace the vault, piping, and/or other components as necessary.
	Oil is accumulating.	Pump the accumulated oil out of the vault or piping and dispose of it properly.
	Blocked, damaged, or plugged outlet and emergency overflow.	Clear vents from all blockages and make structural repairs as necessary.
	Clogging has occurred.	Clean out the outlet device. Properly dispose of sediment off- site.
Outlet Device and	Outlet device is damaged.	Repair or replace the outlet device.
Emergency Overflow	Erosion or other signs of damage have occurred at the outlet.	Stabilize soil within your property. Contact City of Loveland Public Works Department at 513-683-0150 for further instructions.

Other controls. The SWP3 must also provide BMPs for pollutant sources other than sediment. Non-sediment pollutant sources, which may be present on a construction site, include paving operations, concrete washout, structure painting, structure cleaning, demolition debris disposal, drilling and blasting operations, material storage, slag, solid waste, hazardous waste, contaminated soils, sanitary and septic wastes, vehicle fueling and maintenance activities, and landscaping operations. Contractor shall obtain approval from the enforcing official prior to implementation of the BMPs.

- 1. EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AS FOLLOWS: A. INSPECTIONS. THE PERMITTEE SHALL ASSIGN "QUALIFIED INSPECTION PERSONNEL" TO CONDUCT INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED IN PART III.G.1.G OF THIS PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. AT A MINIMUM, PROCEDURES IN A SWP3 SHALL PROVIDE THAT ALL CONTROLS ON THE SITE ARE INSPECTED:
 - AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED;
 - ONCE EVERY SEVEN CALENDAR DAYS.
- B. THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH FOR DORMANT SITES IF:
 - THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G., SITE IS COVERED WITH SNOW, ICE, OR THE GROUND IS FROZEN).
- C. THE BEGINNING AND ENDING DATES OF ANY REDUCED INSPECTION FREQUENCY SHALL BE DOCUMENTED IN THE SWP3 D. ONCE A DEFINABLE AREA HAS ACHIEVED FINAL STABILIZATION, THE AREA MAY BE MARKED ON THE SWP3 AND NO FURTHER INSPECTION REQUIREMENTS SHALL APPLY TO THAT PORTION OF THE SITE.
- 1. FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:
 - THE INSPECTION DATE;
 - NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION:
 - WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED
 - WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
 - LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE: LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED; vi.
 - LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR vii. PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT
 - EXIST AT THE TIME OF INSPECTION; AND CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

- E. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY.DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE FEFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING
- F. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED EROSION CONTROL BARRIERS, END RUNS. AND THE UNDERCUTTING OF BARRIERS BY RUNOFF.
- G. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION HAS REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- H ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT CONTROL BARRIER IS NOT LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE APPROPRIATE GRADE ELEVATION, PREPARED AND SEEDED.
- I. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF MUD AND DIRT BEING TRACKED ONTO THE STREETS BY INSTITUTING BEST MANAGEMENT PRACTICES.
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST PER ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS ITEM 616.
- 2. THE PERMITTEE SHALL MAINTAIN FOR THREE YEARS FOLLOWING THE SUBMITTAL OF A NOTICE OF TERMINATION FORM, A RECORD SUMMARIZING THE RESULTS OF THE INSPECTION, NAMES(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWP3 AND A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWP3 AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE RECORD AND CERTIFICATION SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.
 - WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE. WITH THE EXCEPTION OF A SEDIMENT SETTLING POND. IT SHALL BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS SHALL BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.
 - WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 SHALL BE AMENDED AND THE NEW CONTROL PRACTICE SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.
 - WHEN PRACTICES DEPICTED ON THE SWP3 ARE NOT INSTALLED. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE CONTAINED IN PART III.G.1.H OF THIS PERMIT, THE CONTROL PRACTICE SHALL BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD SHALL CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.
- 3. APPROVED STATE OR LOCAL PLANS. ALL DISCHARGERS REGULATED UNDER THIS GENERAL PERMIT MUST COMPLY, EXCEPT THOSE EXEMPTED UNDER STATE LAW, WITH THE LAWFUL REQUIREMENTS OF MUNICIPALITIES, COUNTIES AND OTHER LOCAL AGENCIES REGARDING DISCHARGES OF STORM WATER FROM CONSTRUCTION ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL PLANS AND STORM WATER MANAGEMENT PLANS APPROVED BY LOCAL OFFICIALS SHALL BE RETAINED WITH THE SWP3
- PREPARED IN ACCORDANCE WITH THIS PERMIT. APPLICABLE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT APPROVED BY LOCAL OFFICIALS ARE. UPON SUBMITTAL OF A NOI FORM. INCORPORATED BY REFERENCE AND ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN AN SWP3 REQUIRED UNDER THIS PERMIT. WHEN THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF A REGULATED MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), THE PERMITTEE SHALL CERTIEV THAT THE SWP3 COMPLIES WITH THE REQUIREMENTS OF THE STORM WATER MANAGEMENT PROGRAM OF THE MS4 OPERATOR.
- 4. EXCEPTIONS. IF SPECIFIC SITE CONDITIONS PROHIBIT THE IMPLEMENTATION OF ANY OF THE EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THIS PERMIT OR SITE-SPECIFIC CONDITIONS ARE SUCH THAT IMPLEMENTATION OF ANY FROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THIS PERMIT WILL RESULT IN NO ENVIRONMENTAL BENEFIT. THEN THE PERMITTEE SHALL PROVIDE JUSTIFICATION FOR REJECTING EACH PRACTICE BASED ON SITE CONDITIONS. EXCEPTIONS FROM IMPLEMENTING THE EROSION AND SEDIMENT CONTROL STANDARDS CONTAINED IN THIS PERMIT WILL BE APPROVED OR DENIED ON A CASE-BY-CASE BASIS.

The Contractor must provide BMPs for pollutant sources other than sediment. Nonsediment pollutant sources, which may be present on a construction site, include paving operations, concrete washout, structure painting, structure cleaning, demolition debris disposal, drilling and blasting operations, material storage, slag, solid waste, hazardous waste, contaminated soils, sanitary and septic wastes, vehicle fueling and maintenance activities, and landscaping operations. No solid or liquid waste, including building materials, shall be discharged in storm water runoff. The permittee must implement all necessary BMPs to prevent the discharge of non-sediment pollutants to the drainage system of the site or surface waters of the State. (Attached also is page 27 and 28 of the OEPA General Permit that addresses non sediment pollutants)

Concentrated storm water runoff from BMPs to natural wetlands shall be converted to diffuse flow before the runoff enters the wetlands. The flow should be released such that no erosion occurs downslope. Level spreaders may need to be placed in series, particularly on steep sloped sites, to ensure non-erosive velocities. Other structural BMPs may be used between storm water features and natural wetlands, in order to protect the natural hydrology, hydroperiod, and wetland flora. If the applicant proposes to discharge to natural wetlands, a hydrologic analysis shall be performed. The applicant shall attempt to match the pre-development hydroperiods and hydrodynamics that support the wetland. The applicant shall assess whether their construction activity will adversely impact the hydrologic flora and fauna of the wetland. Practices such as vegetative buffers, infiltration basins, conservation of forest cover, and the preservation of intermittent streams, depressions, and drainage corridors may be used to maintain wetland hydrology.

Non-Sediment Pollutant Controls. No solid or liquid waste, including building materials, shall be discharged in storm water runoff. The permittee must implement all necessary BMPs to prevent the discharge of non-sediment pollutants to the drainage system of the site or surface waters of the State. Under no circumstance shall concrete trucks wash out directly into a drainage channel, storm sewer or surface waters of the State. No exposure of storm water to waste materials is recommended.

Off-site traffic. Off-site vehicle tracking of sediments and dust generation shall be minimized.

Compliance with other requirements. The SWP3 shall be consistent with applicable State and/or local waste disposal, sanitary sewer or septic system regulations, including provisions prohibiting waste disposal by open burning and shall provide for the proper disposal of contaminated soils to the extent these are located within the permitted area.

Trench and ground water control. There shall be no turbid discharges to surface waters of the State resulting from dewatering activities. If trench or ground water contains sediment, it must pass through a sediment settling pond or other equally effective sediment control device, prior to being discharged from the construction site. Alternatively, sediment may be removed by settling in place or by dewatering into a sump pit, filter bag or comparable practice. Ground water dewatering which does not contain sediment or other pollutants is not required to be treated prior to discharge. However, care must be taken when discharging ground water to ensure that it does not become pollutantladen by traversing over disturbed soils or other pollutant sources.

Contaminated Sediment. Where construction activities are to occur on sites with contamination from previous activities, operators must be aware that concentrations of materials that meet other criteria (is not considered a Hazardous Waste, meeting VAP standards, etc.) may still result in storm water discharges in excess of Ohio Water Quality Standards. Such discharges are not authorized by this permit. Appropriate BMPs include, but are not limited to:

- The use of berms, trenches, and pits to collect contaminated runoff and prevent discharges;
- Pumping runoff into a sanitary sewer (with prior approval of the sanitary sewer operator) or into a container for transport to an appropriate treatment/disposal facility; and
- Covering areas of contamination with tarps or other methods that prevent storm water from coming into contact with the material. Operators should consult with Ohio EPA Division of Surface Water prior to seeking permit coverage.

Maintenance. All temporary and permanent control practices shall be maintained and repaired as needed to ensure continued performance of their intended function. All sediment control practices must be maintained in a functional condition until all up slope areas they control are permanently stabilized. The SWP3 shall be designed to minimize maintenance requirements. The applicant shall provide a description of maintenance procedures needed to ensure the continued performance of control practices.

GENERAL NOTES

1. PROJECT INVOLVES THE CONSTRUCTION OF A TWO PROFESSIONAL OFFICE BUILDINGS WITH SUPPORTING INFRASTRUCTURE & PARKING.

2. AREA TO BE DISTURBED IS APPROXIMATELY 2.20 ACRES.

3. PRE-CONSTRUCTION RUNOFF COEFFICIENT IS 0.37. POST-CONSTRUCTION RUNOFF COEFFICIENT IS 0.85

- 4. THE PREDOMINATE SOIL TYPE IS URBAN LAND-AFLIC UNDARENTS ROSSMOYNE COMPLEX 0 TO 12° PERCENT GRADES.
- 5. POLK RUN CREEK IS THE FIRST NAMED STREAM RECEIVING RUNOFF FROM THIS SITE.

THE ROBERT LUCKE GROUP, INC.

- NPDES STORM WATER GENERAL PERMIT NUMBER: 1GC07760*AG
- 7. PROJECT DURATION: THRU 2021
- 8. SITE OPERATOR:
- 9. SWPPP CONTACT: THE ROBERT LUCKE GROUP, INC.
- ATT: SCOTT LUCKE

10. 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.

- 11. THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FOURTH IN THE OHIO EPA PERMIT NO. CGP OHC000005 "AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
- 12. PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE.
- 13. SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. AND 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.
- 14. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF DEMOLITION AND ARE TO FINAL GRADE AND TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES STORM WATER GENERAL PERMIT.
- 15. POST CONSTRUCTION STORM WATER QUALITY TREATMENT FEATURES TO MEET OEPA REQUIREMENTS.

16. PROPER OPERATION AND MAINTENANCE. THE PERMITTEE SHALL AT ALL TIMES PROPERLY OPERATE AND

- MAINTAIN ALL FACILITIES AND SYSTEM OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT AND WITH THE REQUIREMENTS OF SWP3s. PROPER OPERATION AND MAINTENANCE REQUIRES THE OPERATION OF BACKUP OR AUXILIARY FACILITIES OR SIMILAR SYSTEMS, INSTALLED BY A PERMITTEE ONLY WHEN NECESSARY TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THE PERMIT.
- 17. THE FOLLOWING ITEMS REQUIRE INSPECTION AT THE FREQUENCY NOTED BELOW
- MONTHLY: VISIBLE POLLUTION, DEBRIS AT INLETS
- QUARTERLY: MOWING

SEMI ANNUAL: EROSION ALONG SHORELINE, EMBANKMENT EROSION. SEDIMENT ACCUMULATION,

ADEQUATE GROUND COVER, EMERGENCY SPILLWAY

HYDROCARBON BUILD UP

CONSTRUCTION SEQUENCE 1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.

- 2. RAZE EX. HOUSES AND PAVEMENT
- 3. GRADING AND STRIPPING OF THE DEVELOPMENT SITE OR PROJECT AREA.
- 4. TEMPORARY VEGETATIVE STABILIZATION OF EROSION AND SEDIMENT CONTROL MEASURES.
- 5. GRADING OF BUILDING PAD & PARKING LOT
- 6. INSTALLATION OF ALL UTILITIES.
- 7. SITE CONSTRUCTION
- 8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
- 9. REMOVAL OF EROSION AND SEDIMENT CONTROLS MEASURES

DUE TO THE DYNAMICS AND STAGING OF EARTH MOVEMENT. CONTRACTOR MAY NEED TO ALTER THE EROSION CONTROL MEASURES AS SHOWN HEREON. CONTRACTOR TO APPLY (B.M.P.) BEST MANAGEMENT PRACTICES IN ORDER TO CONTROL THE RUNOFF OF SILT AND SEDIMENT.

- ADDITIONAL SILT FENCE MAY BE REQUIRED AS SITE CONDITIONS DETERMINE.
- IF A TEMPORARY STOCKPILE IS CREATED, SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPE

STABILIZATION. DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW.

Table 1: Permanent Stabilization

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

Area requiring permanent stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a surface water of the State and not a final grade	Within two days of the most recent disturbance if the area will remain idle 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 a surface water of the State	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s).
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

WHERE VEGETATIVE STABILIZATION TECHNIQU OTHERWISE UNOBTAINABLE, ALTERNATIVE STA CONTRACTOR SHALL OBTAIN APPROVAL FROM ALTERNATIVE STABILIZATION TECHNIQUES PER EARTHWORK REGULATIONS

PERMANENT STABILIZATION OF DITCHES: SPECIAL MEASURES SHALL BE UNDERTAKEN TO STABILIZE DITCHES AND PREVENT EROSIVE FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP, NATURAL DESIGN WITH BIOENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

RUNOFF CONTROL PRACTICES: THE PROJECT SHALL INCORPORATE MEASURES WHICH CONTROL THE FLOW OF RUNOFF FROM DISTURBED AREAS SO AS TO PREVENT EROSION FROM OCCURRING. SUCH PRACTICES MAY INCLUDE ROCK CHECK DAMS, PIPE SLOPE DRAINS, DIVERSIONS TO DIRECT FLOW AWAY FROM EXPOSED SOILS AND PROTECTIVE GRADING PRACTICES. THESE PRACTICES SHALL DIVERT RUNOFF AWAY FROM DISTURBED Utilities Protection AREAS AND STEEP SLOPES WHERE PRACTICABLE.



1-800-362-2764	
LL TWO WORKING DAYS BEFORE YOU DIG	
ON MEMBERS MUST BE CALLED DIRECTLY)	



- Architecture 3700 Park 42 Drive Engineering Suite 190B Landscape Architecture Cincinnati OH 45241 Planning Phone 513.759.0004 Surveying www.mspdesign.com
- **Project Manager** DAS DCA Drawn By 21449004-IMP-01 DWG X-Ref(s)

Issue/Revision	No.	Date
lssue		07/29/21
COUNTY/CLIENT REVIEW		09/14/21
PARKING ADDITION	Λ	04/28/22
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Sheet Title

S.W.P.P. GRADING NOTES

Project Number Drawing Scale Sheet Number File Number

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

Table 2: Temporary Stabilization

	for more than 14 days
	Within seven days of the most recent disturbance within the area
,	For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s).
	Prior to the onset of winter weather
AE	ES MAY CAUSE STRUCTURAL INSTABILITY OR A BILIZATION TECHNIQUES SHALL BE EMPLOYED THE ENFORCING OFFICIAL BEFORE IMPLEMEN

Specifications

Permanent Seeding

SITE PREPARATION

1. A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Resoil shall be applied where needed to establish vegetation

SEEDBED PREPARATION 1. Lime-Agricultural ground limestone

shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 lbs./1,000 sq. ft. or 2 tons/ac.

2. Fertilizer-Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lb./ac/ of 10-10-10 or 12-12-12 analysis.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 in. On sloping land the soil shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS Seeding should be done March 1 to May 31 or Aug. 1 to September 30.

These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season Tillage/ seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

DORMANT SEEDINGS

1. Seedings shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate, but probably will not be able to survive the winter

2. The following methods may be used for "Dormant Seeding":

* From October 1 through November 20. prepare the seedbed, and the required amounts of lime and fertilizer, then mulch and anchor After November 20, and before March 15, broadcast the selected seed mixture, mulch and anchor. Increase the seeding rates by 50 % for this type of seeding.

* From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase eding rates by 50 % for th

type of seeding. * Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed

and fertilizer) on a firm, moist

seedbed. * Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacke roller or light drag. On sloping land, seeding operations should be on the contour where feasible.

MULCHING

1. Mulch material shall be applied immediately after seeding. Seedings made during optimum seeding date and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization. Dormant seeding shall be mulched.

Materials * Straw-If straw is used it shall be

unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./1.000 sq. ft. (two to three bales) The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.

* Hydroseeders-If wood cellulose fiber is used, it shall be used at 2,000 lb./ac/ or 46 lb./1.000 sg. ft.

* Other-Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw Mulch Anchoring Methods Straw mulch shall be anchored immediately to minimize loss by wind

or water.

* Mechanical-A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.

* Mulch Nettings-Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

* Asphalt Emulsion-Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal. /ac.

* Svnthetic Binders-Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70. Petroset. Terra Tack or equivalent may be used at rates recommended by manufacture

* Wood Cellulose Fiber-Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs./100 gal.

IRRIGATION 1. Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions as needed fo adequate moisture for seed germination and plant growth.

2. Excessive irrigation rates shall be avoided and irrigation monitored to prevent erosion and damage from



APPROVED Case # 2022-08MI REVISION TO

ORIGINAL CASE # 2021-10P1 Applicant: Brian Doll

Project: ECU Building APPROVAL DATE: 5/11/2022

1. Permanent seeding shall not be
considered established for at least 1
full year from the time of planting.
Seeded areas shall be inspected for
failure and reestablished as needed.
Depending on site conditions, it may
be necessary to irrigate, fertilize,
overseed, or reestablish plantings in
order to provide permanent vegetatio

2. Maintenance fertilization rates shall be established by soil test recommendations or by using the rates shown in the following table.

Maintenance for Permanent Seedings Fertilization and Mowing

for adequate erosion control.

Mixture	Formula	lb./ac.	lb./1.000 ft. ²	Time	
Creeping Red Fescue Ryegrass Kentucky Bluegrass	10-10-10	500	12		
Tall Fescue	10-10-10	500	12	Fall, yearly or as needed.	
Dwarf Fescue	10-10-10	500	12		
Crown Verch Fescue	0-20-20	400	10	Spring, yearly following establish-	
Flat Pea Fescue	0-20-20	400	10	ment and every 4-7 yr. thereafter.	
Note: Following soil test recommendations is preferred to fertilizer rates shown above.					

Specifications

Permanent Seeding

Specifications Temporary Seeding

Temporary Seeding Species Selection lb./1.000 ft. Seeding Dates Species March 1 to August 15 Tall Fescus Annual Ryegrass Perennial Ryegrass Tall Fescus Annual Ryegrass August 16 to November 1 Tall Fescus Annual Ryegrass Wheat Tall Fescus 40 lb. Annual Ryegrass Perennial Ryegrass Tall Fescus Annual Ryegrass Use mulch only, sodding practices or domant seeding November 1 to Spring Seeding

Note: Other approved seed species may be substituted

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.

2. Temporary seed shall be applied between construction operations or soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days Several applications of temporary seeding are necessary on typical construction projects.

3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if ideal seedbed preparation is not possible.

4. Soil Amendments-Applications of temporary vegetation shall establish adequate stands of vegetation that may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.

5. Seeding Method-Seed shall be applied uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking and dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on site and the seeding shall be done immediately and without interruption.

MULCHING TEMPORARY SEEDING

1. Applications of temporary seeding shall include mulch that shall be applied during or immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.

2. Materials:

* Straw-If straw is used, it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lbs./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and spread two 45 lb. bales of straw in each section.

* Hydroseeders-If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.

* Other-Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw mulch shall be anchored immediately to minimize loss by wind or water.

4. Anchoring Methods:

* Mechanical-A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but generally, be left longer than 6 in.

* Mulch Nettings-Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

* Asphalt Emulsion-Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.

* Synthetic Binders-Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates recommended by manufacturer.

* Wood Cellulose Fiber-Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shal contain a maximum of 50 lbs./100 gal.

o 1.1.1	Seeding Rate		Neter	
Seed Mix	lb./ac.	lb./1.000 ft. ²	Notes:	
		General Use		
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20-40 10-20 10-20	1/2-1 1/4-1/2 1/4-1/2		
Tall Fescue	40	1		
Dwarf Fescue	40	1		
	Steep	Banks or Cut Slopes	5	
Tall Fescue	40	1		
Crown Vetch Tall Fescue	10 20	1/4 1/2	Do not seed later than August	
Flat Pea Tall Fescue	20 20	1/2 1/2	Do not seed later than August	
	Road	Ditches and Swales		
Tall Fescue	40	1		
Dwarf Fescue Kentucky Bluegrass	90 5	2 1/4		
		Lawns		
Kentucky Bluegrass Perennial Ryegrass	60 60	1 1/2 1 1/2		
Kentucky Bluegrass Creeping Red Fescue	60 60	1 1/2 1 1/2	For shaded areas	

Mowing Not closer than 3" Not closer than 4" Not closer than 2"

Per Ac. 4 bushel 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 2 bushel 40 lb. 40 lb. 2 bushel 40 lb.

40 lb. 40 lb. 40 lb.

mow Do not mow

Do not

Specifications Mulching

1. Mulch and/or other appropriate

vegetative practices shall be applied

to disturbed areas within 7 days of

grading if the area is to remain

than 45 days or on areas and

brought to final grade.

following:

dormant (undisturbed) for more

portions of the site which can be

2. Mulch shall consist of one of the

* Straw-Straw shall be unrotted

small-grain straw applied at the

sq. ft. (two to three bales). The

rate of 2 tons/ac. or 90 lbs./1,000

mulch shall be spread uniformly by

distribution of hand-spread mulch,

sq. ft. sections and spread two 45

lb. bales of straw in each section.

divide area into approximately 1,000

* Hydroseeders-Wood cellulose fiber

* Other-Other acceptable mulches

ecommendations or wood chips

3. Mulch Anchoring-Mulch shall be

anchored immediately to minimize

following are accepted methods for

1. Sod shall be harvested, delivered

and installed within a period of 48

hrs. Sod not transplanted within

2. The sod shall be kept moist and

preparation for placement on the

3. Sod shall be machine cut at a

uniform soil thickness of 0.75 in.,

plus or minus 0.25 in., at the time

thickness shall exclude top growth

implement shall be used to reduce

soil compaction and allow maximum

infiltration. (Maximizing infiltration

will help control both runoff rate

not be done on slip-prone areas

where soil preparation should be

limited to what is necessary for

2. The area shall be graded and

resoiling shall be done where

shall be applied to acid soil as

* Lime-Agricultural ground limestone

recommended by a soil test. In lieu

* Fertilizer-Fertilizer shall be applied

as recommended by a soil test. In

lieu of a soil test, fertilizer shall be

applied at a rate of 12 lb./1,000 sq.

ft. or 500 lb./ac. of 10-10-10 or

* The lime and fertilizer shall be

worked into the soil with a disk

4. Before laying sod, the surface

than 3 in. in diameter.

harrow, spring-tooth harrow, or other

shall be uniformly graded and cleared

of all debris, stones and clods larger

suitable field implement to a depth

12-12-12 analysis.

of 3 in.

of a soil test, lime shall be applied

at the rate of 100 lbs./1,000 sq. ft

establishing vegetation.

3. Soil Amendments:

needed.

or 2 tons/ac

and water quality.) Subsoiling shall

of cutting. Measurements for

1. A subsoiler, plow or other

this period shall be inspected and

approved prior to installation.

covered during hauling and

include mulch matting applied

according to manufacturer's

applied at 10-20 tons/ac.

loss by wind or runoff. The

anchoring mulch:

MATERIALS

sod bed.

and thatch.

SITE PREPARATION

should be used at 2,000 lb./ac. or

46 lbs./1,000 sq. ft.

hand or mechanically so the soil

surface is covered. For uniform

* Mechanical-Use a disk, crimper or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but generally be left longer than 6 in.

* Mulch Nettings-Use according to the manufacturer's recommendations, following all placement and anchoring suggestions. Use in areas of water concentration and steep slopes to hold mulch in place.

* Asphalt Emulsion-For straw mulch, apply at the rate of 160 gal. /ac. (0.1 gal. /sy) into the mulch as it is being applied or as recommended by the manufacturer

* Synthetic Binders-For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalen may be used at rates recommended by manufacturer.

* Wood Cellulose Fiber-Wood cellulose fiber may be used for anchoring straw. The fiber binde shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs./100 gal.

Specifications Sodding

SOD INSTALLATION

1. During periods of excessively high temperatures, the soil shall be lightly irrigated immediately prior to laying the sod.

2. Sod shall not be placed on frozen

3. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered in a brick-like pattern. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would dry the roots.

4. On sloping areas where erosion may be a problem, sod shall be laid with the long edge parallel to the contour and with staggered joints. The sod shall be secured with pegs or staples.

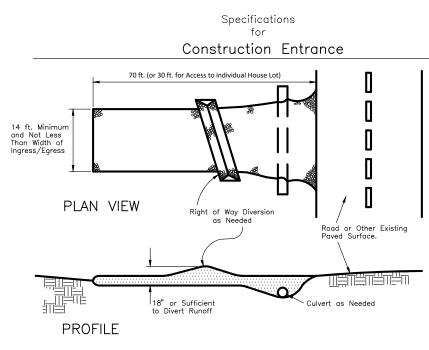
5. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with the soil surface. Sod shall be watered immediately after rolling or tamping until the sod and soil surface below the sod is thoroughly wet. The operations of laying, tamping and irrigating for any place of sod shall be completed within 8 hrs.

SOD MAINTENANCE

1. In the absence of adequate daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4 in.

2. After the first week, sod shall be watered as necessary to maintain adequate moisture and to ensure establishment

3. The first mowing shall not be attempted until sod is firmly rooted.



1. Stone Size-Two-inch stone shall be used, or recycled concrete equivalent.

2. Length-The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30-ft. minimum length apples).

3. Thickness-The stone layer shall be at least 6 in. thick.

4. Width-The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.

5. Bedding-A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab ensile Strength of at least 200 lb. and a Mullen Burst Strength of at least 190 lbs.

6. Culvert-A pipe or culvert shall be constructed under the entrance if eeded to prevent surface water flowing across the entrance from being directed out onto paved surfaces.

7. Water Bar-A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.

8. Maintenance-Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.

9. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction site shall be restricted from muddy areas.

Specifications

Inlet Protection in Swales, Ditch Lines or Yard Inlets

2" x 4" Frame

Geotextile Ove

e Mesh Backino

Backfill Around

Inlet

`⊿ ∆ 1. Inlet protection shall be

constructed either before upslope land disturbance begins or before the storm drain becomes operational.

2. The earth around the inlet shall be excavated completely to a depth of at least 18 in.

3. The wooden frame shall be constructed of 2-by-4 in. construction grade lumber. The 2-by-4 in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4 in. frame assembled using the overlap joint shown. The top o the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic

4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the

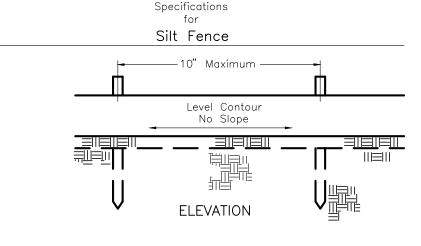
5. Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. I shall extend from the top of the frame to 18 in. below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.

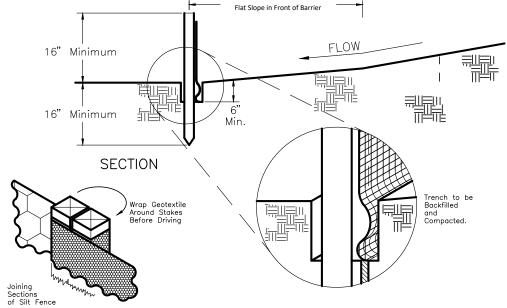
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6. Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.

7. A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a settling pond. The top of the earth dikes shall be at least 6 in. higher than the top of the frame.





Specifications

for

Silt Fence

1. Silt fence shall be constructed before upslope land disturbance

begins.

2. All silt fences shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions, which may carry small concentrated flows to the silt fence, are dissipated along its length.

3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation

4. Where possible, silt fence shall be placed on the flattest area available.

5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence If vegetation is removed, it shall be eestablished within 7 days from the installation of the silt fence.

6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.

7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device that will ensure an adequately uniform trench depth.

8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8-in. of cloth are below the ground surface. Excess material shall lie on the pottom of the 6-in. deep trench. The trench shall be backfilled and compacted.

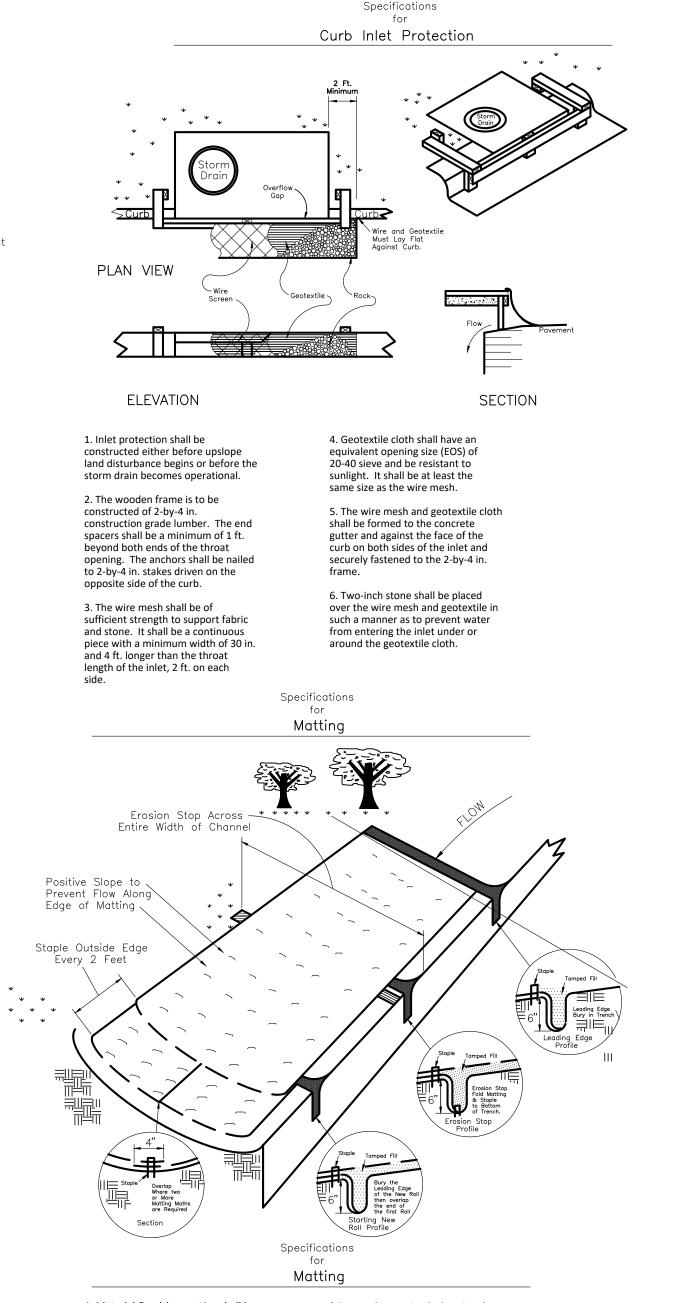
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.

10. Maintenance-Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around ends, or in any other way becomes a concentrated flow, on of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed. 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials 1. Fence Posts-The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2 in. of hardwood of sound quality. The maximum spacing between posts shall be 10 ft.

2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric or as described by the chart below:

Fabric Properties		
Mimimum Tensile Strength 120 lbs. Maximum Elongation at 60 lbs 50% Minimum Puncture Strength 50 lbs Mimimum Tear Strength 40 lbs. Mimimum Burst Strength 200 psi Apparent Opening Size < 0.84 mm_	-2	-4



1. Material-Excelsior matting shall be 48 in. wide and weigh an average of 0.75 lb./sq. yd. or greater. Jute matting shall be 48 in. wide and weigh and average of 1.2 lb./yd. or greater. Matting made of other material and providing equal or greater stabilization than the above may be substituted.

2. Site Preparation-After the site has been shaped and graded, a seedbed shall be prepared that is relatively free of foreign material, clods or rocks that are greater than 1.5 in. in diameter. The site shall be prepared to ensure that the matting has good soil contact and the matting will not "bridge" or "tent" over obstructions.

3. Matting shall be held in place as recommended by the manufacturer as adequate for the site conditions or with sod staples. Sod staples are U-shaped wire staples used for fastening sod, jute or excelsior matting and other erosion-contro materials to the soil surface. Sod staples shall be No. 11 gauge or heavier and be 6-10 in. in length. In loose or sandy soils, longer staples shall be used.

4. Planting-Lime and fertilizer shall be used according to the recommendation of a soil test or the seeding plan. Seed according to the manufacturer's recommendations; or for excelsior matting, seed area to be protected before installation; or when using jute matting, apply half the seed before and half the seed after installation.

5. Matting shall be installed as specified by the manufacturer as appropriate for the site conditions of the following procedure may be used:

* After the site is prepared and erosion stops are installed, start laying the mat from the top of the slope or channel and unroll the matting allowing 4 in. overlaps at the edges.

* If seeding has been done prior to installation of erosion stops, reseed disturbed areas prior to placement of channel liner.

* Secure the matting by burying the top ends in a trench 6 in. deep and staple the folded ends to the botton of the trench. Backfill and tamp firmly to the established grade.

* Staple matting every 12-in. across the width beginning at the edges and everv 2 ft. in rows the entire length of the matting. Every other row of staples running the length of the matting should be staggered.

* To join two rolls together, cut a trench to anchor the end of the new roll and secure it the same as the top roll. Overlap the end of the previous roll 18-in. over the new roll. Continue to staple as described above.

* When using excelsior matting, the plastic netting shall be on top of the wood fiber.

6. Erosion stops shall be used where recommended by the matting manufacturer and on areas specified where high-erosion potential may cause undermining and gullies to form beneath the matting.

* Erosion stops shall be made of strips of matting placed in narrow trenches 6-12 in. deep that cover the full cross section of the channel They shall be spaced according to the manufacturer's recommendations or by the following: * 3 ft. down the channel from each point of entry of concentrated flow * at points where change in gradient or direction of channel occurs, and * on long slopes at spacing from 20-100 ft. depending on the erodibility of the soil, velocity and volume of flow.

* Erosion stops shall extend beyond the channel liner to the full design width of the channel. This will check any rills that might form outside or along the edge of the channel lining

* Erosion stops shall be constructed with a 6 in. deep trench, backfilled and tamped firmly to conform to the cross section of the channel.

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