

ZONING COMMISSION APPLICATION

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



SYCAMORE TOWNSHIP

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

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

1. PROJECT ADDRESS: 11500 Goldcoast Drive 2022-08MI **ZIP CODE:** 45249

2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER Sherwood Forest Properties, LLC	11500 Goldcoast Dr.	Cincinnati	OH	45249	513-898-9294
CONTRACTOR Cincinnati United Contractors, LLC	7143 East Kemper Rd.	Cincinnati	OH	45249	513-677-0060
DESIGN PROFESSIONAL Doug Smith	3700 Park 42 Drive, Suite 190B	Cincinnati	OH	45241	513-759-0004
APPLICANT Brian Doll	7143 East Kemper Rd.	Cincinnati	OH	45249	513-677-0060
APPLICANT'S EMAIL ADDRESS bdoll@cintiunited.com					

3. ZONING COMMISSION ACTION REQUESTED:

- ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PUD PUD 2 LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
 MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT 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.

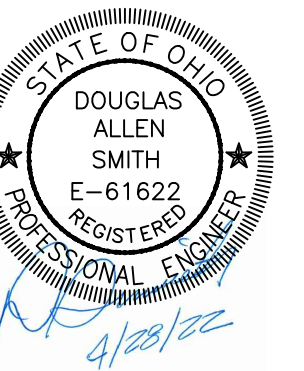
The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

Brian Doll 05/10/22
 APPLICANT'S SIGNATURE DATE
Mary Dolan 5/10/22
 PROPERTY OWNER'S SIGNATURE DATE

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

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

Copyright 2022, MCGILL SMITH PUNSHON, INC.



**ECU-BUILDING ADDITION
SITUATE IN
SECTION 6, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO**

GRADING NOTES

- 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.
- 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.
- 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 ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
- 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.
- 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.
- PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
- 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.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- 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 CAN BE DOWNLOADED AT WWW.HCSW.DOC/SERVICES/NUM/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 INSPECTION 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.



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

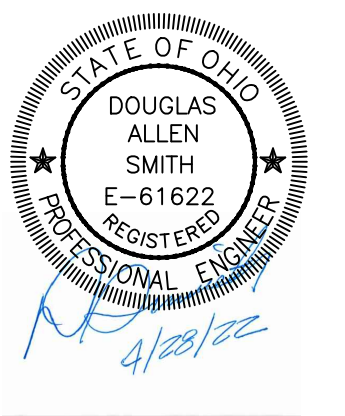


OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



N:\land projects\21000121499\dwg\21499004-IMP-01.dwg, GRA, 4/28/2022, 2:19:58 PM, dnm, 1:1

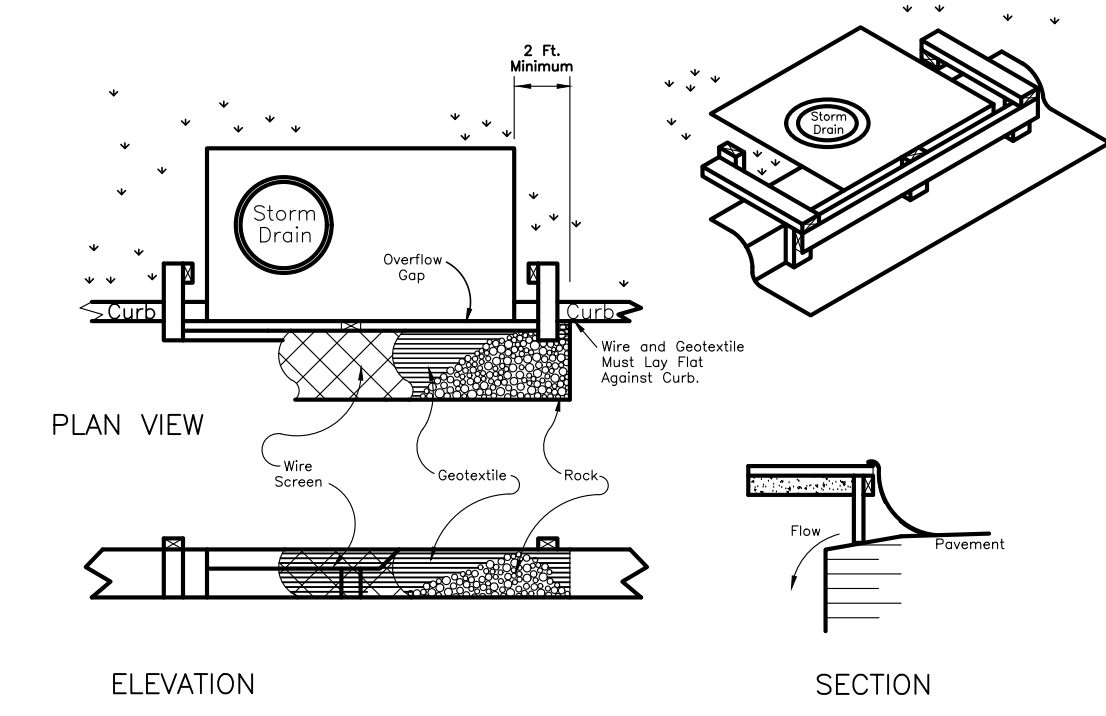
Issue/Revision	No.	Date
Issue		07/29/21
COUNTY/CLIENT REVIEW		09/14/21
PARKING ADDITION	▲	04/28/22



**ECU-BUILDING ADDITION
SITUATE IN
SECTION 6, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO**

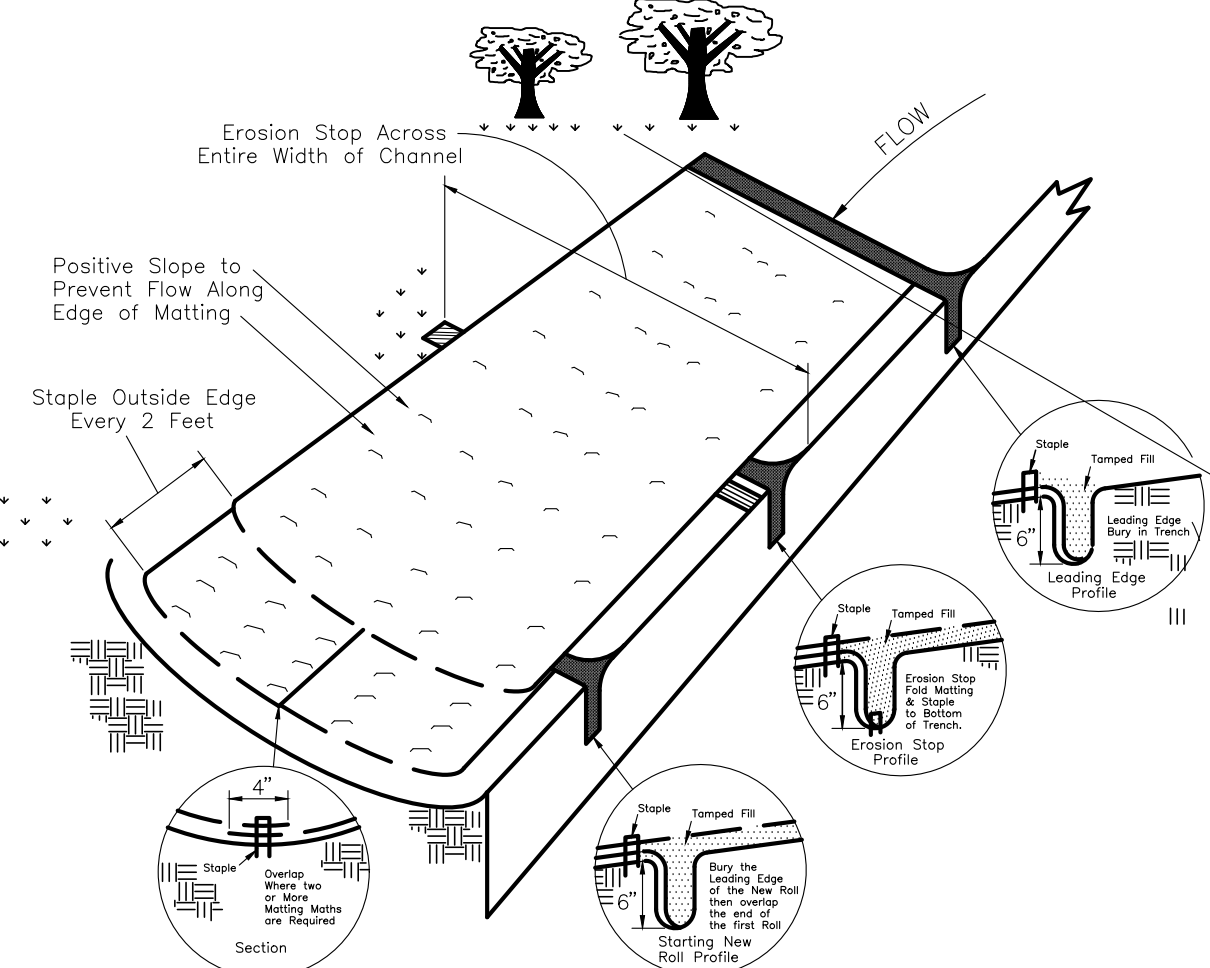


Specifications for Curb Inlet Protection



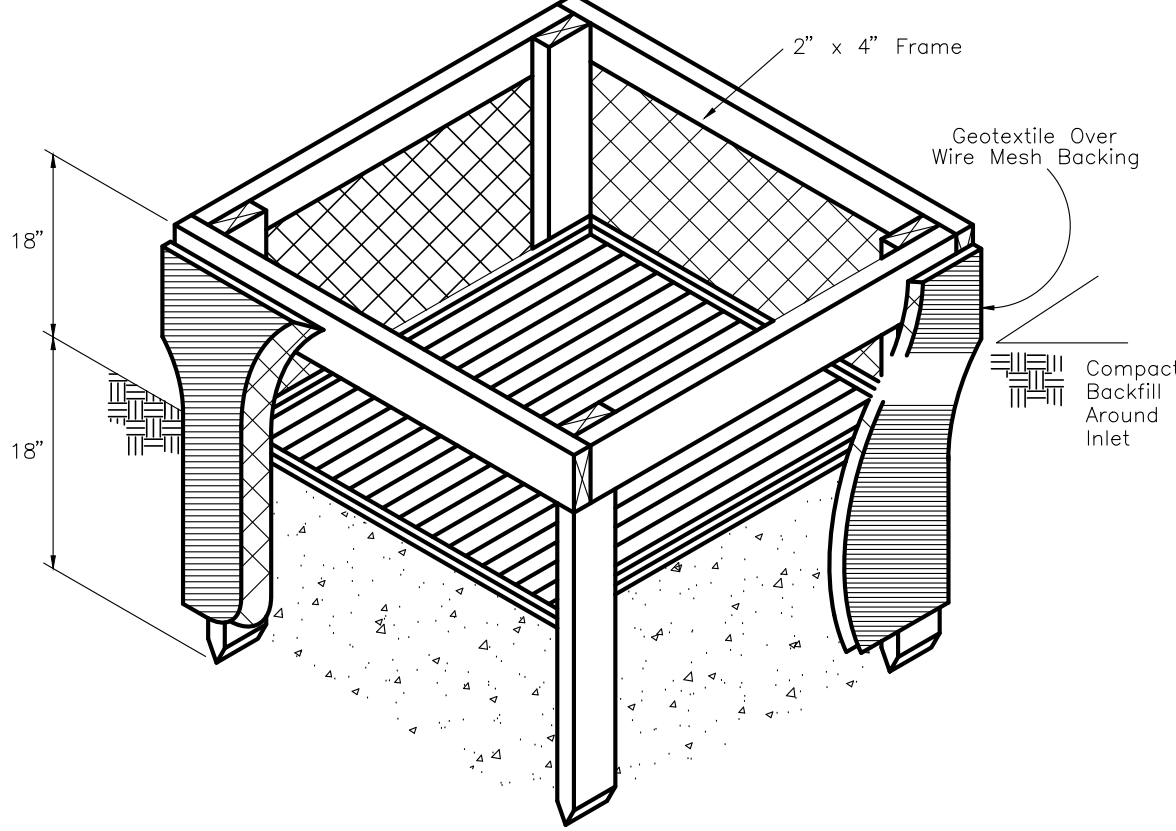
- Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
- The wooden frame is to be constructed of 2-by-4 in. construction grade lumber. The end gutters and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4 in. frame.
- The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft. longer than the throat length of the inlet, 2 ft. on each side.
- Geotextile cloth shall have an equivalent opening size (ECS) of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
- The wire mesh and geotextile cloth shall be formed to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4 in. frame.
- Two-inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.

Specifications for Matting



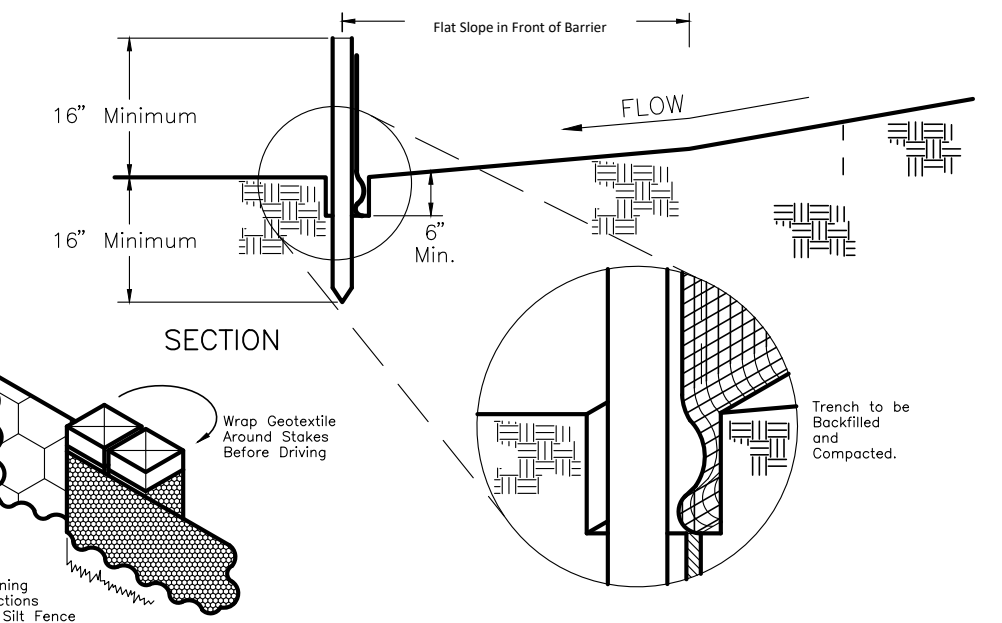
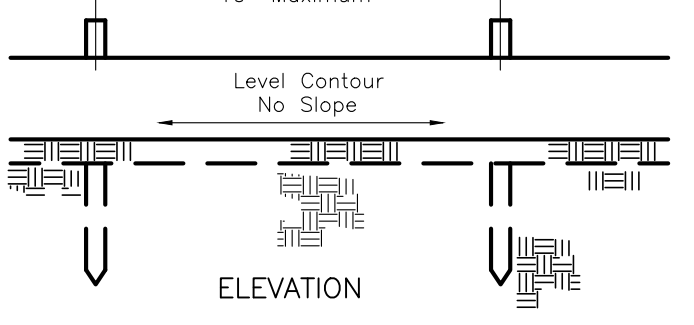
- Material-Excelsior matting shall be 48 in. wide and weigh an average of 0.75 lb./sq. yd. or greater. Jute matting shall be 48 in. wide and weigh an average of 1.2 lb./sq. yd. or greater. Matting made of other material and providing equal or greater stabilization than the above may be substituted.
- 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.
- 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-control 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.
- 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.
- Matting shall be installed as specified by the manufacturer as appropriate for the site conditions or 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.
 - 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.

Specifications for Inlet Protection in Swales, Ditch Lines or Yard Inlets

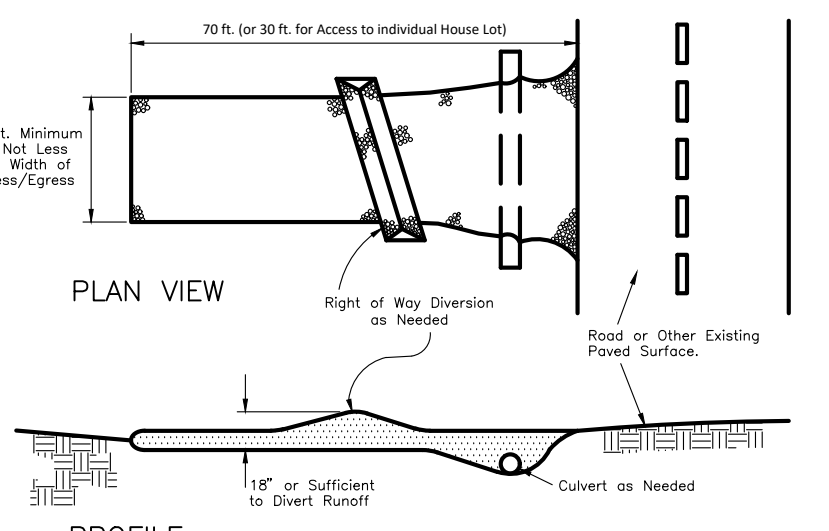


- Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
- The earth around the inlet shall be excavated completely to a depth of at least 18 in.
- The wooden frame shall be constructed of 2-by-4 in. construction grade lumber. 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 of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
- 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 frame.
- 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. It 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.
- Backfill shall be placed around the inlet in compacted 6-in. layers until the inlet is even with notch elevation on ends and top elevation on sides.
- 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 passing 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



Specifications for Construction Entrance



- Silt Fence shall be constructed before upslope land disturbance begins.
- 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.
- To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed up slope so that the ends are at a higher elevation.
- Where possible, silt fence shall be placed on the flattest area available.
- 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 reestablished within 7 days from the installation of the silt fence.
- The height of the silt fence shall be a minimum of 36 in. above the original ground surface.
- The silt fence shall be placed with a trencher, cable laying machine, or other suitable device that will ensure an adequately uniform trench depth.
- The silt fence shall be placed with the geotextile and so that 8-in. of cloth are below the ground surface. Excess material shall lie on the bottom of the 6-in. deep trench. The trench shall be backfilled and compacted.
- Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.

Fabric Properties	
Minimum Tensile Strength	120 lbs.
Maximum Elongation at 60 lbs.	50%
Minimum Puncture Strength	50 lbs.
Minimum Tear Strength	40 lbs.
Minimum Burst Strength	200 psi
Apparent Opening Size	0.075 mm
Minimum Permeability	1.0 sec.
Minimum Exposure Strength Retention	70%

Specifications for Mulching

- Mulch and/or other appropriate vegetative practices shall be applied to prevent soil erosion within 7 days of grading if the area is to remain dormant (undisturbed) for more than 45 days or on areas where portions of the site which can be brought to final grade.
- Mulch shall consist of one of the following:
 - Straw-Straw 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-Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lbs./1,000 sq. ft.
 - Synthetic Binders-For straw mulch, 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 may be used for anchoring straw. The 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.
 - Other-Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.
- Mulch Anchoring-Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are accepted methods for anchoring mulch:
 - Mechanical-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-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 shall contain a maximum of 50 lbs./100 gal.

Specifications for Sodding

- Sod shall be harvested, delivered and installed within a period of 48 hrs. Sod not transplanted within this period shall be inspected and approved prior to installation.
- The sod shall be kept moist and covered during hauling and preparation for placement on the sod bed.
- The sod shall be machine cut at a uniform soil thickness of 0.75 in., plus or minus 0.25 in., at the time of cutting. Measurements for thickness shall exclude top growth and thatch.
- 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.
- As sodding is completed in any one section, the entire area shall be irrigated 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
 - In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4 in.
 - After the first week, sod shall be watered as necessary to maintain adequate moisture and to ensure establishment.
 - The first mowing shall not be attempted until sod is firmly rooted.

Specifications for Permanent Seeding

Mixture	Formula	lb./ac.	lb./1,000 ft. ²	Time	Mowing
Creeping Red Fescue Kentucky Bluegrass	10-10-10	500	12		Not closer than 3"
Tall Fescue	10-10-10	500	12	Fall, yearly or as needed.	Not closer than 4"
Dwarf Fescue	10-10-10	500	12		Not closer than 2"
Crown Vetch Fescue	0-20-20	400	10	Spring, yearly following establishment and every 4-7 yr. thereafter.	Do not mow
Flat Pea Fescue	0-20-20	400	10		Do not mow

Note: Following soil test recommendations is preferred to fertilizer rates shown above.

Specifications for Temporary Seeding

Seeding Dates	Species	lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 40	4 bushel 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 40	2 bushel 40 lb. 40 lb.
November 1 to Spring Seeding	Wheat Tall Fescue Annual Ryegrass	3 1 40	2 bushel 40 lb. 40 lb.
November 1 to Spring Seeding	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 40	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

Note: Other approved seed species may be substituted.

- 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.
- Temporary seed shall be applied according to manufacturer's recommendations on soil that will not be graded or reworked at 45 days or more. These site 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.
- The seeded should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if ideal seeded preparation is not possible.
- 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.
- Seeding Method-Seed shall be applied uniformly with a cyclone seeder, drill, cut/packer 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 cut/packer. 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

- Applications of temporary seeding include mulch that shall be applied during or immediately after seeding. Seeding made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.
- 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.
 - 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 shall contain a maximum of 50 lbs./100 gal.

Specifications for Permanent Seeding

- SITE PREPARATION
 - 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.
 - The site shall be graded as needed to permit the use of conventional equipment for seeded preparation and seeding.
 - Resoil shall be applied where needed to establish vegetation.
- SEEDBED PREPARATION
 - 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.
 - 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.
 - 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/seeded 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
 - 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.
 - 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 the seeding rates by 50 % for this type of seeding.
 - Apply seed uniformly with a cyclone seeder, drill, cut/packer seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
 - Where feasible, except when a cut/packer type seeder is used, the seedbed should be firm following seeding operations with a cut/packer, roller or light drag. On sloping land, seeding operations should be on the contour where feasible.

Sycamore Township Planning & Zoning

APPROVED

Case # 2022-08MI REVISION TO ORIGINAL CASE # 2021-10PI

Applicant: Brian Doll

Project: ECU Building

APPROVAL DATE: 5/11/2022

- MULCHING
 - Mulch material shall be applied 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. Dormant seeding shall be mulched.

Seed Mix	Permanent Seeding		Notes:
	lb./ac.	lb./1,000 ft. ²	
General Use			
Creeping Red Fescue	20-40	1/2-1	
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	10-20	1/4-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
Steep Banks or Cut Slopes			
Tall Fescue	40	1	
Crown Vetch	10	1/4	Do not seed later than August
Tall Fescue	20	1/2	
Flat Pea	20	1/2	Do not seed later than August
Tall Fescue	20	1/2	
Road Ditches and Swales			
Tall Fescue	40	1	
Dwarf Fescue	90	2 1/4	
Kentucky Bluegrass	5	1/4	
Lawns			
Kentucky Bluegrass	60	1 1/2	
Perennial Ryegrass	60	1 1/2	
Kentucky Bluegrass	60	1 1/2	For shaded areas
Creeping Red Fescue	60	1 1/2	

Note: Other approved seed species may be substituted.