

PLANNING COMMISSION AGENDA



Planning Commission Meeting
5:30 PM Thursday, March 8, 2018

Village Administration Building
99 High Street
South Lebanon, Ohio 45065

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of January 24, 2018
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-02P: Application for Final Development Plan – Wynstead Section 5, A & B B. Case 18-03P: Approval of Right-of-Way Dedication Plat – Stone Lake Subdivision
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon
99 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656

www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
Wednesday, January 24, 2018

Members Present:

Dennis Rees
Bill Madison
Jim Smith

Members Absent:

Tom Hunsche

Staff:

Jerry Haddix
Administrator
Brianna Koutny
Clerk

1. Call to order at 5:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum: None
5. Review and Approval of Minutes from December 19, 2017. A motion to approve was made by Jim Smith and Seconded by Dennis Rees. A vote was taken. All YEAS.
6. Public Hearing: None
7. Old Business: None
8. New Business:
 - a) Case 18-01P: Application for Replat of Lots 24 & 25, Fredericks Stand Subdivision. Administrator, Jerry Haddix stated the original Lot 24 consisted of 0.2184 acres and Lot 25 was originally 0.1328 acres. He stated the Applicant is proposing to move the lot line 20 feet to the west, creating identical parcels at 24-A (0.1716) acres, and 25-A (0.1796) acres. Haddix Stated the Replat had been reviewed and approved by the Warren County Tax Map Department, Choice One Engineering and the Warren County Sanitary and Water Department. Haddix recommends a motion to approve the Replat of Lots 24 & 25 in Fredericks Stand Subdivision and authorize Chairman Zucco to sign the Mylar.
9. Communications: None
10. A motion to Adjourn was made by Jim Smith, and Seconded by Darrick Zucco. A vote was taken. All YEAS.

Darrick Zucco – Chairman

Brianna Koutny – Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 18-02P, Final Development Plan & Construction Drawings for Wynstead Section 5 A & B

DATE: March 6, 2018

On the agenda for March 6th meeting is Case #18-02P, an application for approval of the Final Development Plan & Construction Drawings (FDP) Wynstead Section 5 Phases A & B (the “Property”) submitted by Grand Communities, LTD (aka Fischer Homes) (the “Owner”).

Background

On February 1, 2018, the Owner submitted the FDP for Section 5, Phases A & B of Wynstead Subdivision consisting of a total of 49 single family lots (Phase A–32 lots, Phase B-17 lots) comprising 9.816 acres. Phase A of the development will continue Emerald Drive at Section 3 of the development. Phase B will be the cul-de-sac of Noble Court. The FDP & construction drawings have been sent to various agencies and all of the comments have been forwarded to the Owner’s Project Engineer, Bayer Becker. Bayer Becker has indicated that they are currently incorporating all of the comments and will be re-submitting the plans.

Code Analysis

Section 15.14.18 of the Village Zoning Code lists the requirements for the Final Development Plan. The Owner will be required to submit a Final plat and will need to be reviewed by the Planning Commission.

Zoning Process

The Planning Commission shall approve, approve with conditions, or disapprove the final development plan within sixty (60) days after it has been filed.

Recommendation

The submitted FDP is consistent with the Preliminary Development Plan. Staff recommends that the Planning Commission adopt a motion to approve the Final Development plan & Construction Drawings with the following conditions:

1. Enter into a Development Agreement with the Village and fulfill bonding requirements as required by the Village Solicitor in accordance with the Village Zoning Regulations;
2. Approval of the FDP by the Village Engineer, the Warren County Water & Sewer Department and the Warren County Soil & Water Conservation District, per their comments received by the Village;
3. Review and approval of the “Declaration of Covenants and Restrictions” by the Village Solicitor; and
4. Approval of the Construction Drawings by the Warren County Soil & Water District.

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use Special Use –Telecommunications Tower
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: Wynstead Section Five	
Type of Business/Project Description: Subdivision	
Location: Military Survey No. 1546	Size of Building:
Current Zoning: R-3 PUD	Rezone to:
Total Acreage: 9.816	Acres to be Rezoned:
Number of Employees:	Number of Fleet Vehicles:
Current Owner of the Property	Project Contact (Architect, Engineer, Planner)
Name: Grand Communities, LTD.	Name: Bayer Becker
Address: 2670 Chancellor Dr, Suite 300 3940 Olympic Blvd Ste 100	Address: 6900 Tylersville Road, Suite A
City: Crestview Hills Erlanger ⁴¹⁰¹⁸ State: KY Zip: 41017	City: Mason, State: Oh Zip: 45040
Telephone: (859) 341-4709 Fax:	Telephone: (513) 336-6600 Fax:
Applicant(s): Grand Communities, LTD.	
Address: 2670 Chancellor Drive, Suite 300 3940 Olympic Blvd Ste 100	
City: Crestview Hills Erlanger State: KY Zip: 41017 41018	
Telephone: (859)341-4709 Fax:	
Please Print Applicant's Name Here: _____	
* Applicant's Signature: _____	

* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Zoning Commission Meeting: _____
Fee Paid: _____	Drawn: _____ Check #: _____ Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please **Print** Applicant's Name: Dave Stroup Land Development Construction Manager

Applicant's Signature:  Date: 1/31/18

Property Owner's Signature:  Date: 1/31/18

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ 225,954.80 (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ 2,824.44 (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ 3,389.32 (C)

Application Fee + \$ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) \$ 6,363.76 (E)

Final PUD

2 – ~~Preliminary Plat~~ Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ 564.89 (F)

Application Fee + \$ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) \$ 714.89 (H)

Total Paid with Application/Submittals (Line E+H) \$ 7078.64

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2001-13	Special User Permit Telecommunications Tower	\$5,000 deposit for a new tower \$2,000 deposit for an existing tower	10 copies of all documents as per Ordinance 2001-13 Section 6.F
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))

	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested
<p>FOOTNOTES TO FEE SCHEDULE</p> <p>(1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.</p> <p>(2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.</p> <p>(3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.</p> <p>(4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.</p> <p>(5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.</p> <p>(6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.</p>			

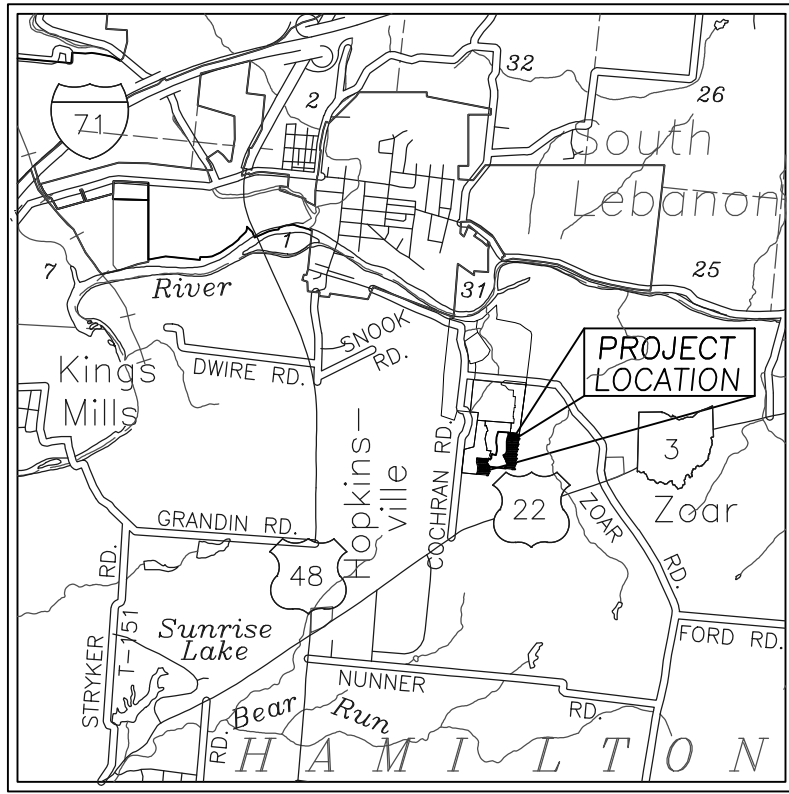
WYNSTEAD

SECTION FIVE, PHASES A & B

MILITARY SURVEY No. 1546

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

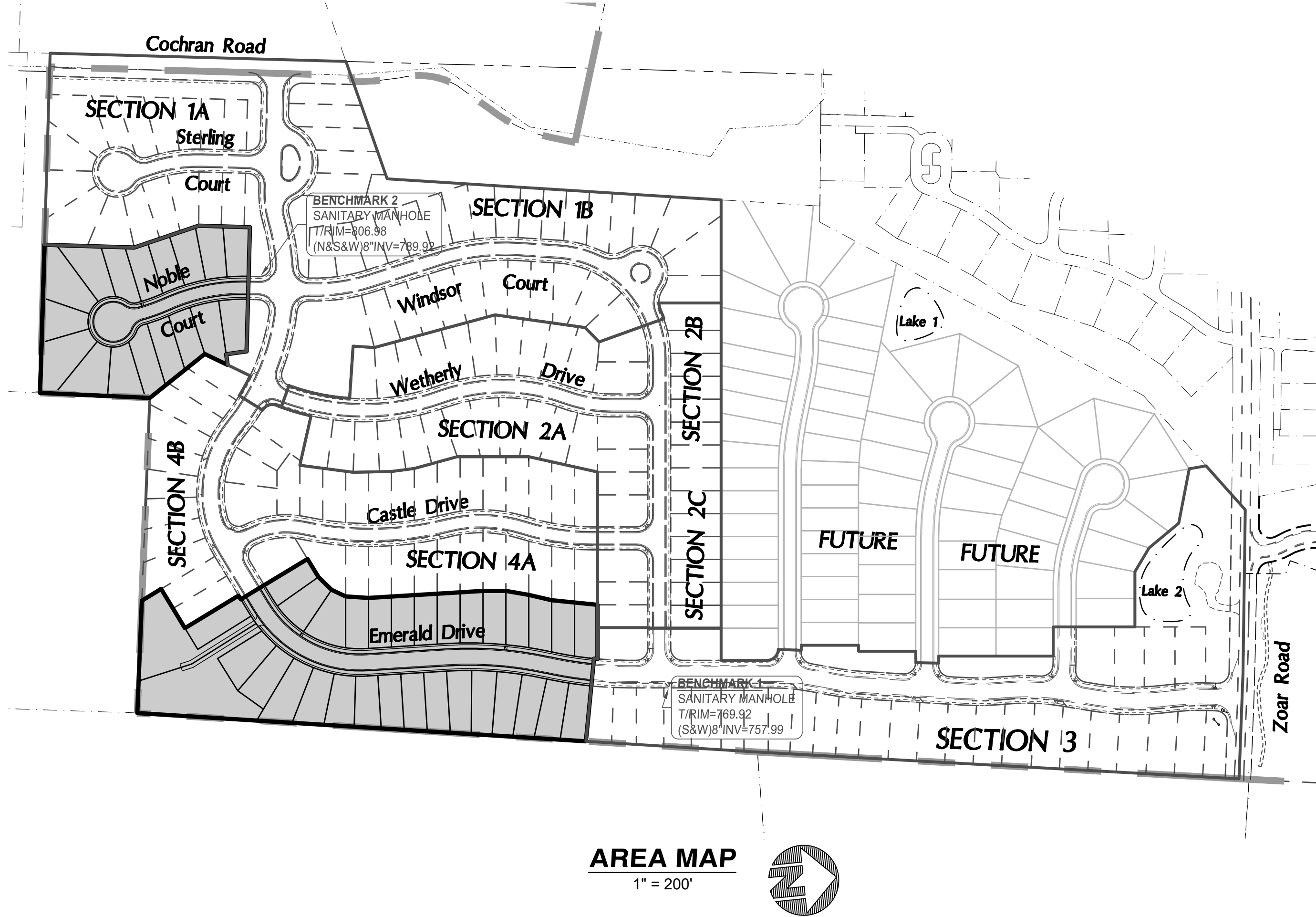


VICINITY MAP
Not to Scale

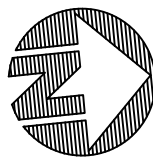


GENERAL NOTES

1. WATER MAIN PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE WARREN COUNTY SANITARY ENGINEER. ALL OTHER PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE VILLAGE OF SOUTH LEBANON.
2. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION." DATE: JANUARY 15, 2016.
3. UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
4. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE VILLAGE OF SOUTH LEBANON AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
5. UNLESS OTHERWISE SPECIFIED ALL STORM SEWER MATERIAL SHALL BE HDPE (ADS) PIPE PER ODOT ITEM 707.33. ALL STORM SEWERS SHALL HAVE A MAXIMUM MANNING'S "N" VALUE OF 0.012.
6. BED AND BACKFILL STORM PIPE PER ODOT ITEM 611 TO 12" ABOVE TOP OF PIPE. BACKFILL REMAINDER OF TRENCH WITH NATIVE MATERIALS PER ODOT ITEM 203.
7. NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SANITARY SEWER, WATER MAIN, OR STORM SEWER SHALL BE PLACED IN OR UPON A PERMANENT EASEMENT, EXCEPT ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR SIMILAR ITEMS BEING NATURAL OR ARTIFICIAL.
8. SANITARY SEWERS ARE TO RECEIVE SANITARY WASTES ONLY. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. ANY DISTURBANCE OF EXISTING NATURAL FEATURES SHALL BE SAFEGUARDED SO AS NOT TO CAUSE DETRIMENTAL EROSION. AS EARTHWORK IS PERFORMED, DANDY BAGS AND SILT FENCES SHALL BE UTILIZED TO MANAGE STORM RUNOFF AND TO FILTER SOME OF THE EXISTING SOILS. ALL NATURAL VEGETATION TO REMAIN EXCEPT IN AREAS AFFECTED BY IMPROVEMENTS.
10. STORM WATER AND EXTRANEUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
11. ALL WATER MAINS, FIRE HYDRANTS AND RELATED ITEMS SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE WARREN COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
12. WARREN COUNTY WATER AND SEWER DEPARTMENT SHALL ESTABLISH PROCEDURES FOR REPAIRS TO WATER MAIN OR WATER SERVICES DAMAGED.



AREA MAP
1" = 200'



UTILITIES:

GAS & ELECTRIC
DUKE ENERGY
5445 AUDRO DRIVE
CINCINNATI, OHIO 45247
(513) 287-1487

TELEPHONE
SPRINT UNITED TELEPHONE
185 HARMON AVENUE
LEBANON, OHIO 45035
(513) 933-3561

CABLE
TIME WARNER CABLE
11254 CORNELL PARK DRIVE
CINCINNATI, OHIO 45242
(513) 489-5957

WATER
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036
(513) 925-1377

SANITARY AND STORM
VILLAGE OF SOUTH LEBANON
99 HIGH STREET
SOUTH LEBANON, OHIO 45065
(513) 494-2296

ZONING:

R-3 PUD

DEVELOPER:

GRAND COMMUNITIES, LTD.
3940 OLYMPIC BLVD., SUITE 100
ERLANGER, KY 41018
(859) 341-4709

LAND PLANNER/ ENGINEER/SURVEYOR

BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

BENCHMARK 1

SANITARY MANHOLE
NORTH SIDE OF EMERALD DRIVE
AND WINDSOR COURT INTERSECTION
T/RIM=769.92
(S&W)INV=757.99

BENCHMARK 2

SANITARY MANHOLE
SOUTHWEST SIDE OF EMERALD DRIVE
AND NOBLE COURT INTERSECTION
T/RIM=806.98
(N&S&W)INV=789.92

ENGINEER'S NOTES

1. EARTHWORK QUANTITIES ARE THE RESULT OF COMPUTER ANALYSIS. NO ADJUSTMENTS TO EARTHWORK QUANTITIES WILL BE CONSIDERED AFTER THE START OF CONSTRUCTION UNLESS THE DEVELOPER AND/OR ENGINEER MODIFY THE GRADING PLAN. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BEGINNING WORK. NO EXTRAS SHALL BE GRANTED AFTER CONSTRUCTION BEGINS.
2. CONSTRUCTION STAKING TO BE PROVIDED AS FOLLOWS:
 - A) CENTERLINE - 50 FOOT STATIONS - TWO TIMES.
 - B) CURB STAKING - 25 FOOT STATIONS - ONE TIME.
 - C) SANITARY SEWERS - OFFSET STAKES AT ALL MANHOLES WITH CHECK STAKES AT 50 - AND 100 FEET OUT OF MANHOLES - STANDARD CUT SHEETS TO BE PROVIDED ONE (1) TIME.
 - D) STORM SEWERS - OFFSET STAKES AT ALL STORM STRUCTURES - ONE (1) TIME.
 - E) WATER MAIN & FIRE HYDRANT - OFFSET STAKES AT 50 FOOT STATIONS ONE (1) TIME.
 - F) UTILITY CROSSEOVERS - OFFSET STAKING - ONE (1) TIME.
 - G) SEWER LATERALS - LATHS SET AT TERMINUS FOR EACH LOT - ONE (1) TIME.
 - H) FINE GRADING OF LOTS AFTER PAVING - ONE (1) TIME.
3. IF ANY QUESTIONS EXIST, AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING.
4. LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN SILT BARRIERS, BMPs AND OTHER EROSION CONTROL MEASURES FROM THE START OF CONSTRUCTION UNTIL ACCEPTANCE OF THE RECORD PLAT AND/OR COMPLETION OF ITS WORK.

SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION WILL BE SIMULTANEOUSLY FOLLOWED FOR ALL AREAS ELIMINATING ONLY THOSE STEPS THAT DO NOT PERTAIN TO THAT PARTICULAR AREA:

- STEP 1: INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
STEP 2: PERFORM CLEARING OPERATION, STRIP AND STOCKPILE TOPSOIL.
STEP 3: ROUGH GRADE SITE, STABILIZE EROSION PRONE AREAS. ALL SLOPES 3 TO 1 AND GREATER SHALL BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR AN EQUAL.
STEP 4: INSTALL UTILITIES, CONSTRUCT TEMPORARY SILT TRAPS WHERE SHOWN.
STEP 5: INSTALL BASE COURSE IN ROADWAYS FOLLOWING THE INSTALLATION OF IMPROVEMENTS.
STEP 6: FINE GRADE AND SEED; REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS.

EMERALD DRIVE PARKING

1. PARKING ON EMERALD DRIVE WILL BE RESTRICTED TO ONE SIDE OF THE STREET AND SIGNS STATING THE FACT WILL BE INSTALLED.



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

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
1.0	TITLE SHEET	01-30-18	1	03-07-18
2.0	TYPICAL SECTIONS AND DETAILS	01-30-18	1	03-07-18
3.0	STAKING PLAN	01-30-18		
4.0	UTILITY PLAN	01-30-18	1	03-07-18
5.0	PROFILES	01-30-18	1	03-07-18
6.0	GRADING & EROSION CONTROL PLAN	01-30-18	1	03-07-18
6.1	GRADING & EROSION CONTROL PLAN	03-05-18		
7.0	SEDIMENTATION & EROSION CONTROL DETAILS	01-30-18		
8.0	WARREN COUNTY WATER DETAILS	01-30-18		
9.0	WARREN COUNTY SANITARY SEWER DETAILS	03-05-18		

SAFETY
SANITARY SEWAGE FLOWS: THE EXISTING SANITARY SEWERS CONTAIN NORMAL DOMESTIC SANITARY SEWAGE FLOWS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ANY POTENTIAL HAZARDS THAT MAY BE PRESENT WHEN WORKING AROUND THESE SEWERS. THE CONTRACTOR SHALL HOLD THE VILLAGE OF SOUTH LEBANON AND THE ENGINEER HARMLESS FROM ANY CLAIMS ARISING FROM INJURY, ILLNESS, OR DISEASE TO HIS EMPLOYEES AS A RESULT OF CONTACT WITH ANY SANITARY SEWAGE.

ENVIRONMENTAL
ALL SEWER LINE EXCAVATION AND GRADING WORK SHALL BE RESTRICTED TO PERIODS WITH DRY WORKING CONDITIONS. WORK IN STREAM CORRIDORS SHALL BE DONE DURING PERIODS OF LOW FLOWS. AREAS OF EXPOSED SOIL SHALL BE LIMITED TO THE IMMEDIATE WORK SITES. TEMPORARY EROSION CONTROL MEASURES, SUCH AS HAY BALES, FILTER FABRICS, DIKES, SLOPE DRAINS, SEDIMENT BASINS, MULCHING, AND SEEDING SHALL BE UTILIZED AS NECESSARY TO PREVENT OR CONTAIN EROSION AND SEDIMENTATION. ALL STOCKPILES OF TOPSOIL AND OTHER ERODIBLE MATERIALS NOT SCHEDULED FOR REPLACEMENT WITHIN ONE MONTH OF WHEN EXCAVATED SHALL BE COVERED OR TEMPORARILY SEEDED. SILT BARRIERS SHALL BE POSITIONED BETWEEN SUCH STOCKPILES AND ADJACENT STREAMS. FLOWS FROM DEWATERING TRENCHES SHALL BE FILTERED OR SETTLED TO REMOVE SILT PRIOR TO RELEASE. SEWER TRENCHES ARE TO BE BACKFILLED ON A DAILY BASIS.

UTILITIES
EXISTING SANITARY SEWERS: LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL SANITARY SEWERS AND SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN OPERATIONS OF THE EXISTING SEWERS THROUGHOUT THE CONNECTION TO THE EXISTING MANHOLE.

CONSTRUCTION
SANITARY SEWER-MANHOLE CONNECTIONS: THE SANITARY SEWER PIPE TO MANHOLE CONNECTIONS SHALL BE OF A FLEXIBLE WATERTIGHT JOINT OF APPROVED MANUFACTURE. THE JOINT MAY BE OF THE FOLLOWING DESIGN (A) RUBBER SLEEVE WITH STAINLESS STEEL BANDING, (B) RUBBER GASKET COMPRESSION, OR (C) RUBBER GASKET EXPANSION.

THE SANITARY SEWER SHOULD BE DESIGNED AND CONSTRUCTED PER RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, "TEN STATE STANDARDS" AND THE VILLAGE OF SOUTH LEBANON STANDARDS.

SPECIFICATIONS FOR SANITARY SEWER MATERIALS AND INSTALLATION

	PIPE SIZE	PIPE MATERIAL	MATERIAL SPECIFICATION	JOINT SPECIFICATION	BEDDING CLASSIFICATION
SANITARY SEWER (DEPTH LESS THAN 15')	8"	PVC	ASTM D-3034, SDR-35	ASTM D-3212	D-2331 III
SANITARY SEWER (EQUAL TO OR GREATER THAN 15')	8"	PVC	ASTM D-3034, SDR-26	ASTM D-3212	D-2331 III
PRECAST CONCRETE M.H.			ASTM C-478	ASTM D-443	
SANITARY LATERAL	6"	PVC	ASTM D-3034	ASTM D-3212	D-2331 III

WYNSTEAD
SECTION FIVE, PHASES A & B
MILITARY SURVEY No. 1546
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



Drawing: 04M027-004 CD-SEC.5

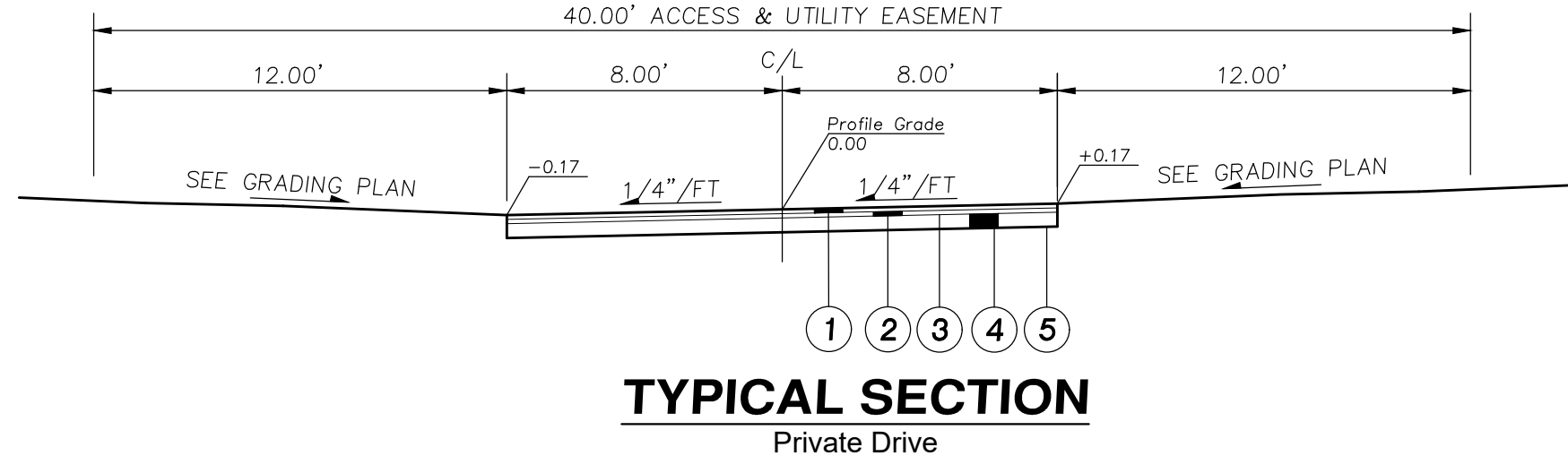
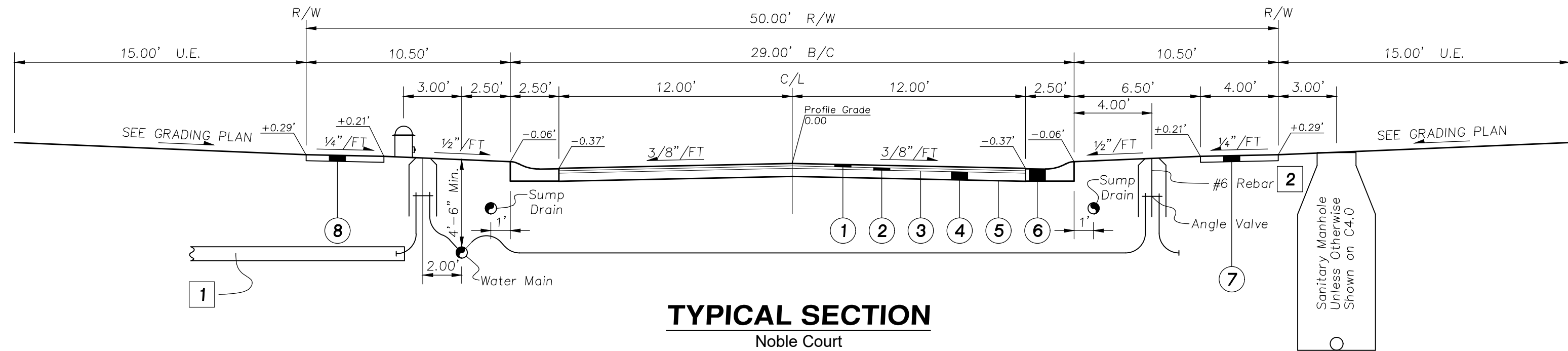
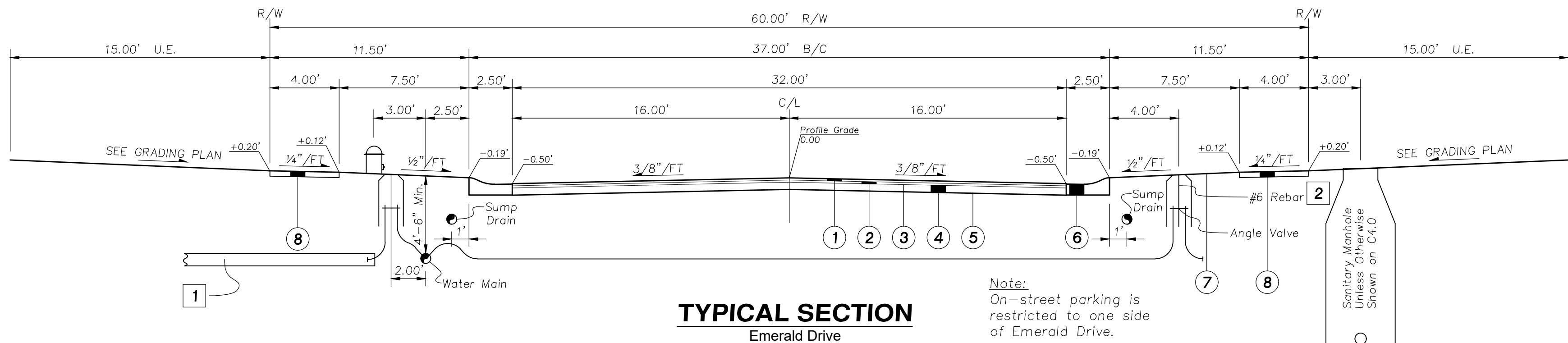
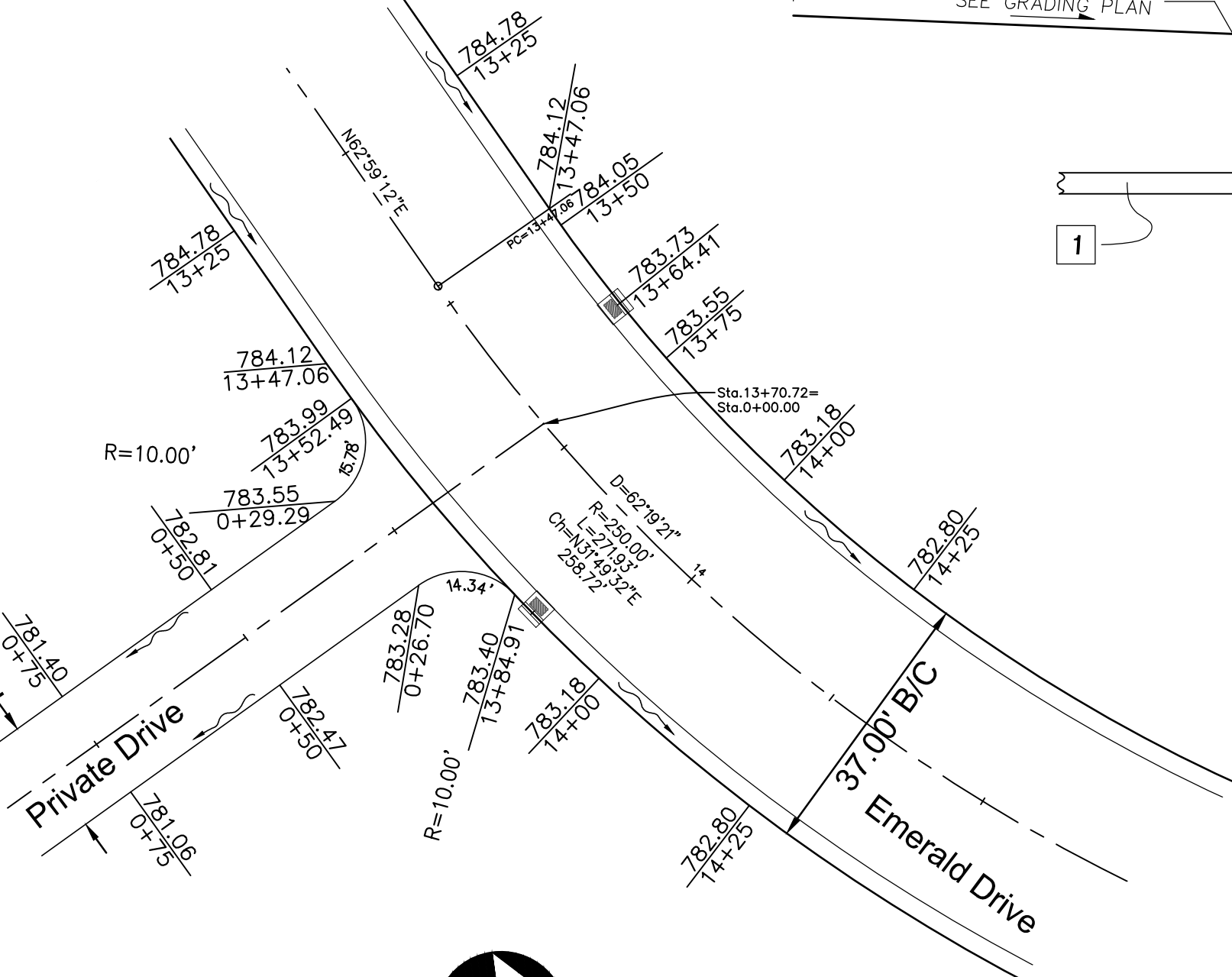
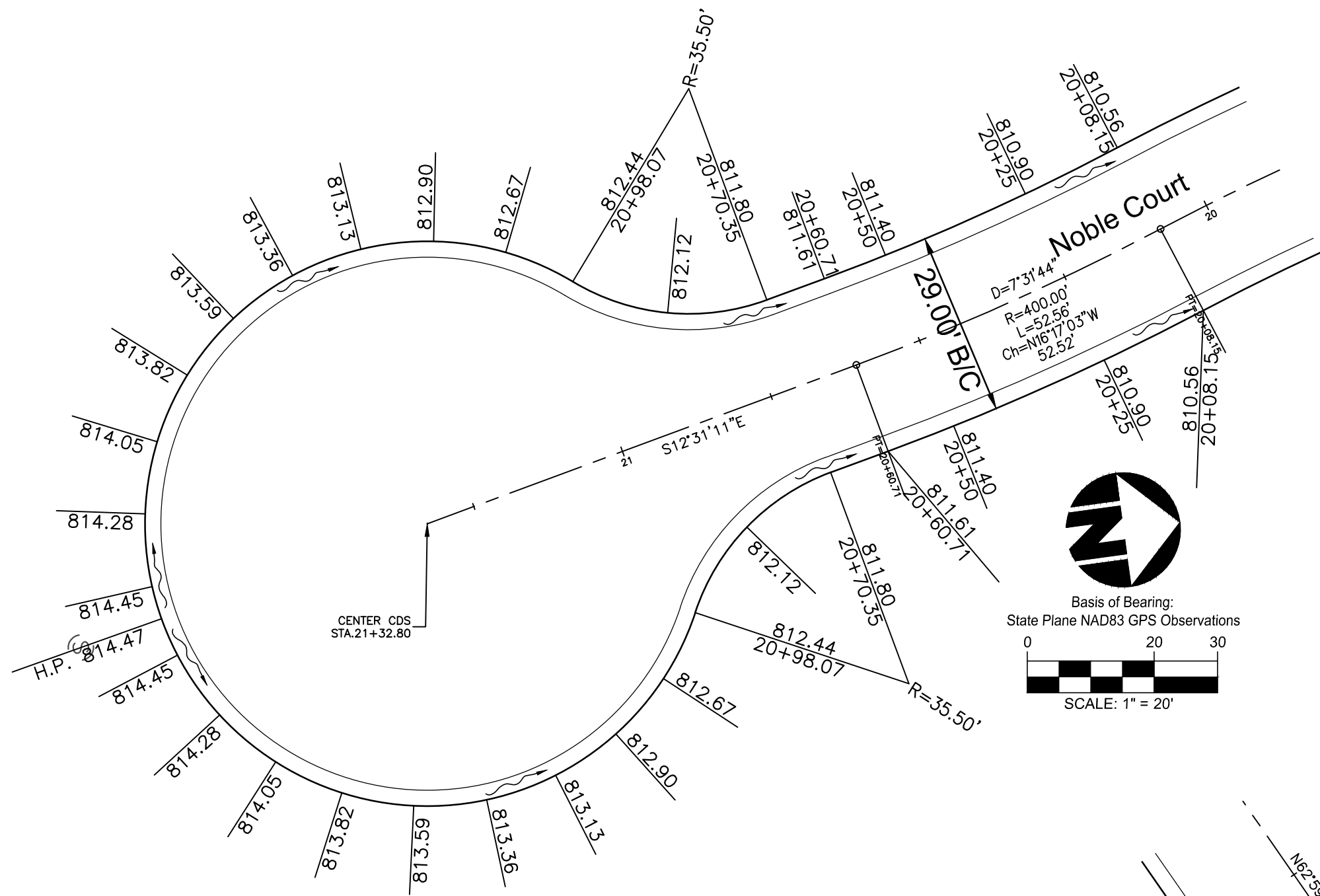
Drawn by: ATC

Checked By:

Issue Date: 01-30-18

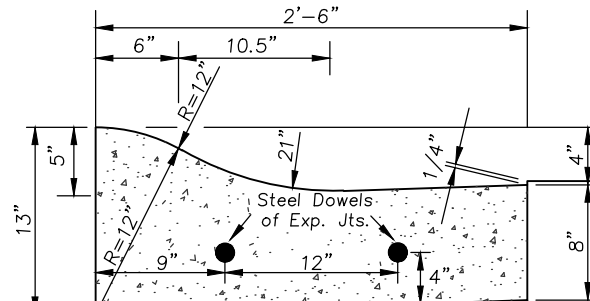
Sheet:

1.0



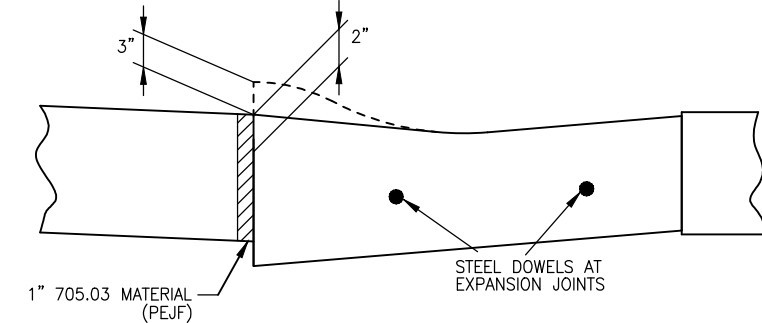
- LEGEND**
- Item 441-(1 1/2") Asphalt Concrete Surface Course, Type 1 (448), Pg 64-22
 - Item 441-(1 1/2") Asphalt Concrete Intermediate Course, Type 1 (448), Pg 64-22
 - Item 407-Tack Coat MS-2, RS-1, or RC-250
 - Item 301-2 (2 1/2") courses Asphalt Concrete Base, PG 64-22
 - Item 204-Sub grade Compaction
 - Type "C" Curb & Gutter (Warren County Standard)
 - Item 659-Seeding & Mulching
 - Item 608-(4") thick concrete sidewalk, 4' wide, to be 1/2" higher than sod.

- NOTES**
- On the water main side of the street, plastic tubing shall be 20'± long & extend 23' behind curb to clear telephone & electric easements. Contractor shall place 2"x4" or larger posts, painted blue at both ends of plastic conduit.
 - #6 Rebar - Contractor shall install 2 #6 Rebar 5' long vertically at angle valves
 - Water services to be lowered when conflict with storm sewer occurs



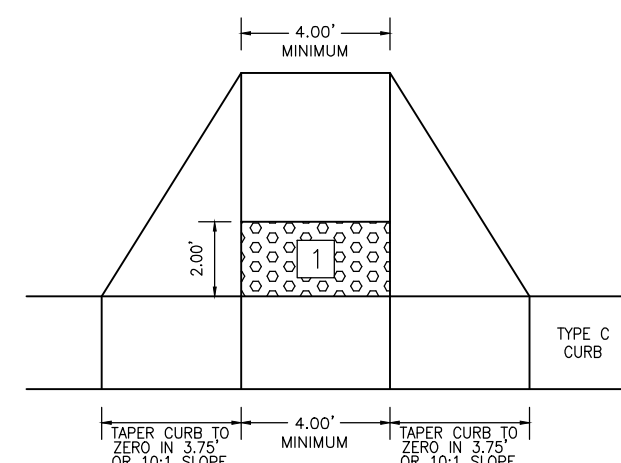
**CURB & GUTTER
TYPE "C"
NOT TO SCALE**

- NOTES:**
- CONCRETE FOR CURBS AND GUTTERS SHALL BE ODOT CLASS C, AN APPROVED CURING AGENT SHALL BE APPLIED AFTER FINISHING.
 - FLEXIBLE FORMS SHALL BE USED ON ALL CURVES HAVING RADII OF 275' OR LESS.
 - 1" EXPANSION JOINTS SHALL BE INSTALLED AT 150' INTERVALS, WITHIN 1' OF ALL CATCH BASINS (BOTH SIDES), AND AT THE START, MID-POINT, AND END OF ALL RADII. CUL-DE-SACS SHALL HAVE A MINIMUM OF FOUR EXPANSION JOINTS. TWO SMOOTH STEEL DOWEL BARS, NO. 6 X 18" LONG, WITH EXPANSION CAPS SHALL BE INSTALLED AT EACH EXPANSION JOINT AS SHOWN ON THE DETAIL.
 - CONTROL JOINTS SHALL BE PROVIDED AT 6' INTERVALS AND SHALL BE CUT FRONT, TOP, AND REAR OF ALL CURB.
 - ALL JOINTS SHALL BE VERTICAL AND EITHER PERPENDICULAR OR RADIAL TO THE BACK OF CURB.
 - ALL EXPOSED EDGES SHALL BE ROUNDED TO 3/8" RADIUS. TYPE D (SEE PLAN.)
 - ALL CURBING SHALL BE BACKFILLED BEFORE PAVEMENT WORK IS BEGUN.
 - UNLESS OTHERWISE SPECIFIED, TYPE A,B,C,D MAY BE USED FOR PRIVATE SUBDIVISION PROJECTS.
 - PLACE DOWEL BARS AS SHOWN AT ALL CONSTRUCTION JOINTS.
 - FINAL SURFACE COURSE SHALL BE 1/4" HIGHER THAN GUTTER PLATE.



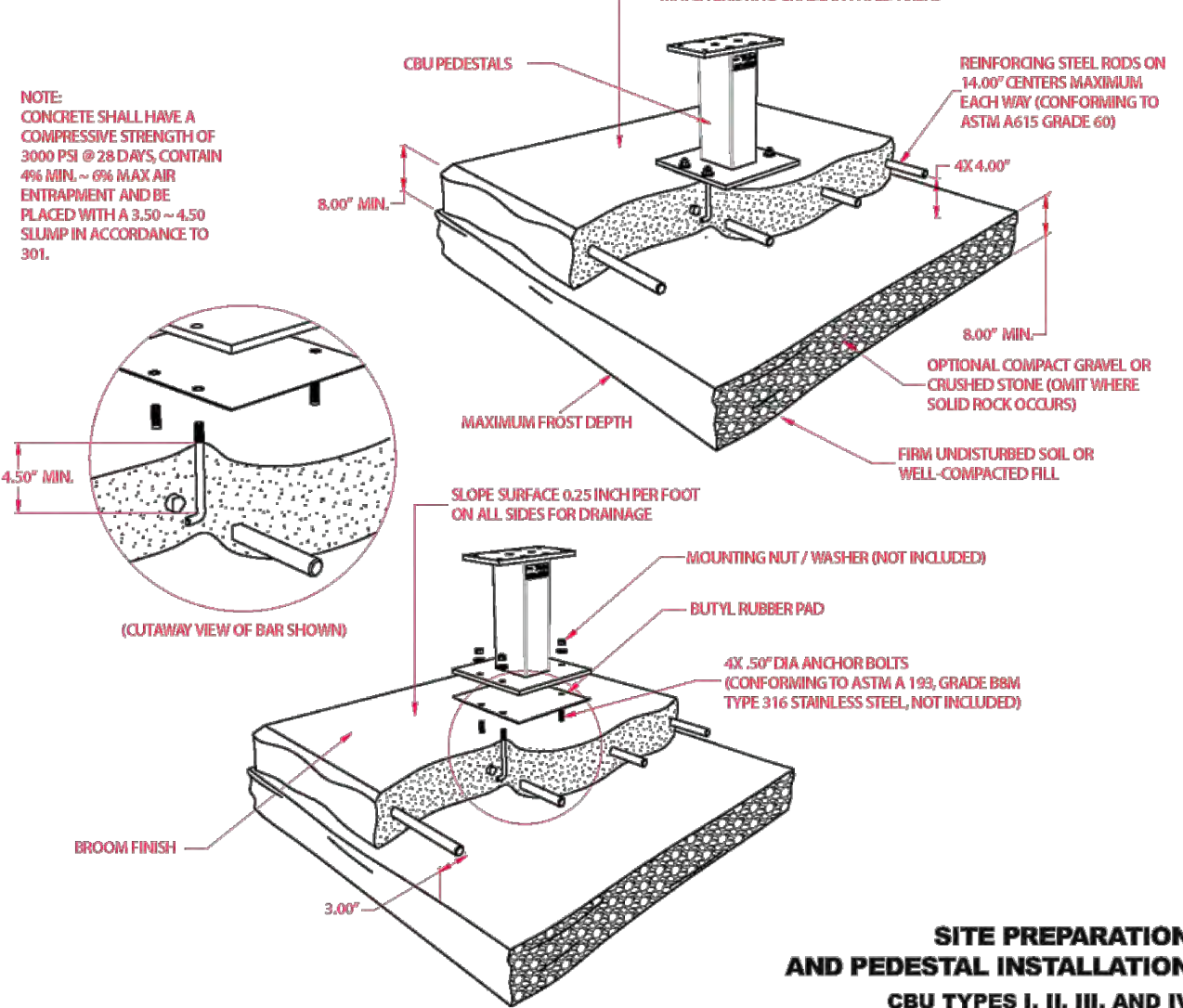
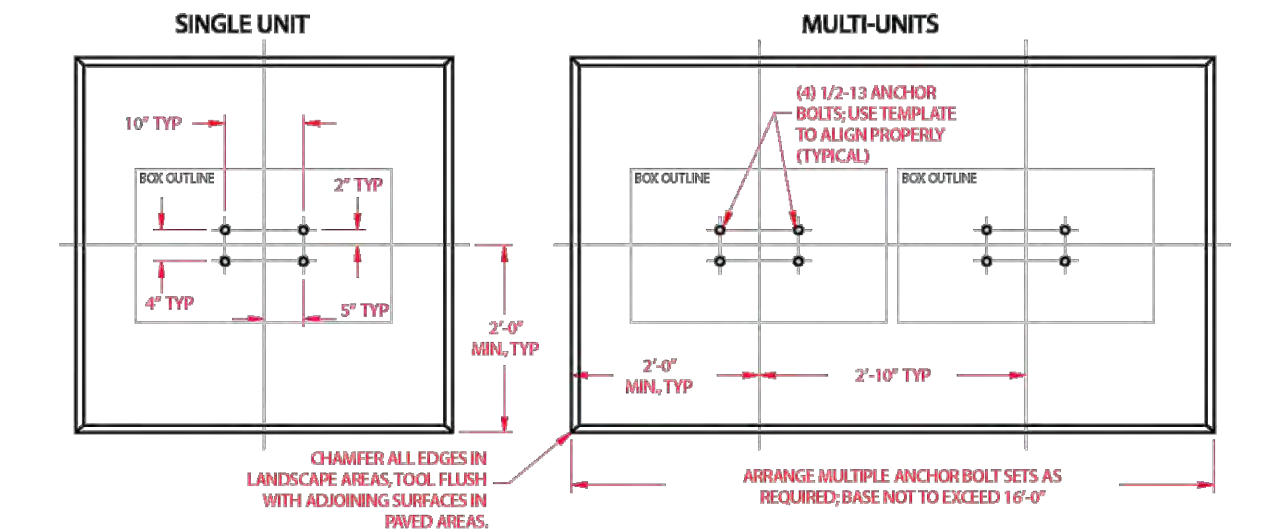
**DEPRESSED CURB DETAIL
NOT TO SCALE**

- NOTES:**
- TRANSITION FROM STANDARD CURB SECTION TO BE MADE 18" FROM THE BEGINNING AND END OF THE DEPRESSED CURB LOCATIONS MARKED ON THE PLAN.



**CURB RAMP DETAIL
NOT TO SCALE**

- NOTES:**
- CURB RAMP SHALL BE DESIGN A OR DESIGN E PER ODOT DRAWING 7-12-02, SHEETS 1 THRU 3. TRUNCATED DOMES ARE TO MEET THE SPECIFICATIONS OF ODOT DRAWING 7-12-02 SHEET 3.
 - DETECTABLE WARNING (TRUNCATED DOMES) ARE TO BE INSTALLED IN THE LOCATION SHOWN. DIMENSIONS OF THE DOMES ARE 24" FROM THE BACK OF THE CURB BY THE WIDTH OF THE RAMP.
 - TRUNCATED PANEL BY ADA SOLUTIONS/ OR APPROVED EQUAL.
 - MINIMUM LANDING 4'-0" BUT A 5'-0" IS PREFERRED. SLOPE OF THE RAMP IS PREFERRED TO BE 12:1 OR FLATTER RELATED TO THE HORIZONTAL, BUT THE MAXIMUM SLOPE SHALL BE 12:1 RELATIVE TO THE EXISTING OR PROPOSED WALK SLOPE.



SALSBUURY INDUSTRIES
1010 East 62nd Street, Los Angeles, CA 90001-1598
Phone: 1-800-624-5289 Int'l Phone: 323-846-6700
Fax: 1-800-624-5299 Int'l Fax: 323-846-6800
www.mailboxes.com engineering@mailboxes.com

Installation instructions are provided as general guidelines. It is advised that a professional installer be consulted. Salsbury Industries assumes no product assembly or installation liability.
Copyright © 2015 Salsbury Industries --- All rights reserved --- Part No. 1055282, Rev. 06, 11/06/2015 --- Page 3 of 10

**WYNSTEAD
SECTION FIVE, PHASES A & B
MILITARY SURVEY NO. 1648
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO**

TYPICAL SECTIONS AND DETAILS

bayer becker
www.bayerbecker.com
6800 Tiersville Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing: 04M027-004 CD-SEC 5

Drawn by: ATC

Checked by:

Issue Date: 01-30-18

Sheet:

2.0

UTILITY NOTES:

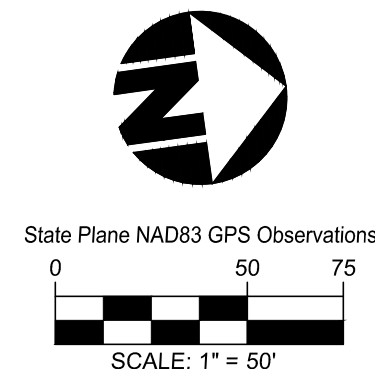
1. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS.
3. ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE TRAFFIC-BEARING.
4. EXISTING SANITARY SEWER INVERTS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. NO MANHOLES, OR ANY PORTION OF A MANHOLE, SHALL BE LOCATED UNDER A SIDEWALK OR DRIVEWAY. PRIOR TO THE ISSUANCE OF BUILDING PERMITS WITHIN THE SUBDIVISION, ALL MANHOLE LOCATIONS MUST BE CERTIFIED BY SURVEY TO ENSURE THAT THEY ARE PROPERLY LOCATED AND THAT CONFLICTS WITH THE SIDEWALK WILL NOT OCCUR.
6. MAINTAIN A MINIMUM OF 10 FEET BETWEEN SANITARY AND WATER SERVICE LATERALS.
7. LOWER WATER SERVICES AS NEEDED TO AVOID CONFLICTS WITH PROPOSED STORM SEWER.
8. THE STATIONS FOR THE 3/4" WATER SERVICES ARE GIVEN TO THE ANGLE VALVE. THE LENGTHS OF THE 3/4" SERVICES DO NOT INCLUDE 2 FEET OF ADDITIONAL COPPER TO ACCOUNT FOR TURN UP TO THE ANGLE VALVE.
9. WATERMAIN SHALL HAVE RESTRAINED JOINTS USED AT LEAST THREE (3) FULL PIPE LENGTHS FROM ANY HORIZONTAL/VERTICAL BEND OR TEMPORARY/PERMANENT DEAD END. RESTRAINED JOINTS SHALL BE MEGALUG, FIELD LOC GASKETS, AMERICAN 'LOK-RING' TYPE OR APPROVED EQUAL.
10. STORM SEWER MATERIAL SHALL HAVE MANNING'S "N" VALUE EQUAL TO OR LESS THAN 0.012.
11. CLEAN OUTS SHALL BE INSTALLED ON SUMP MAINS AT THE END OF THE LINE AND ON RUNS LONGER THAN 200'.
12. SUMP MAIN MATERIAL SHALL BE PVC SDR-35, HDPE, OR APPROVED EQUAL. ALL SUMP MAINS SHALL BE MAINTAINED BY THE SUBDIVISION'S MOA.
13. THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP DRAINS.

SANITARY NOTES:

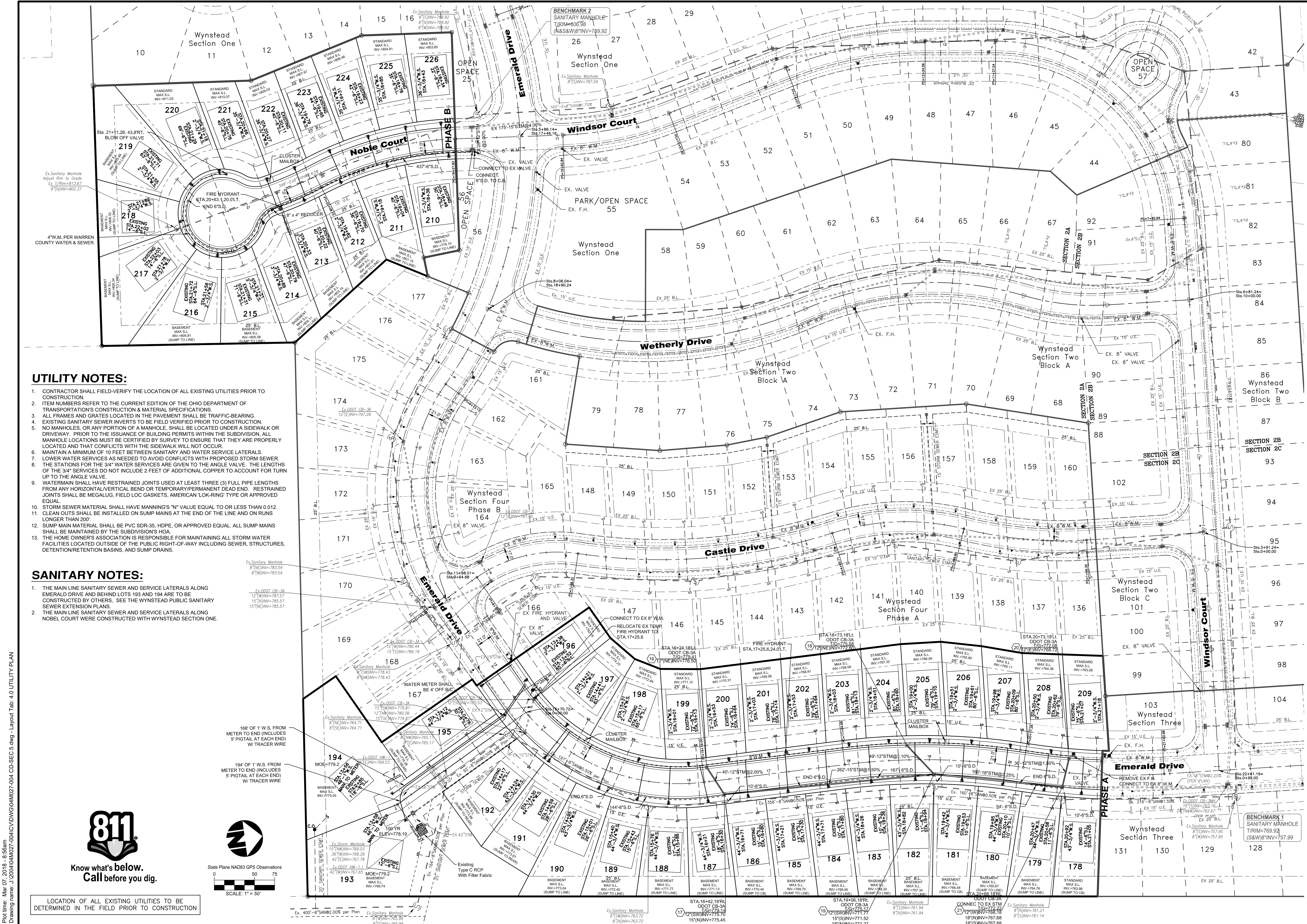
1. THE MAIN LINE SANITARY SEWER AND SERVICE LATERALS ALONG EMERALD DRIVE AND BEHIND LOTS 193 AND 194 ARE TO BE CONSTRUCTED BY OTHERS. SEE THE WYNSTEAD PUBLIC SANITARY SEWER EXTENSION PLANS.
2. THE MAIN LINE SANITARY SEWER AND SERVICE LATERALS ALONG NOBEL COURT WERE CONSTRUCTED WITH WYNSTEAD SECTION ONE.

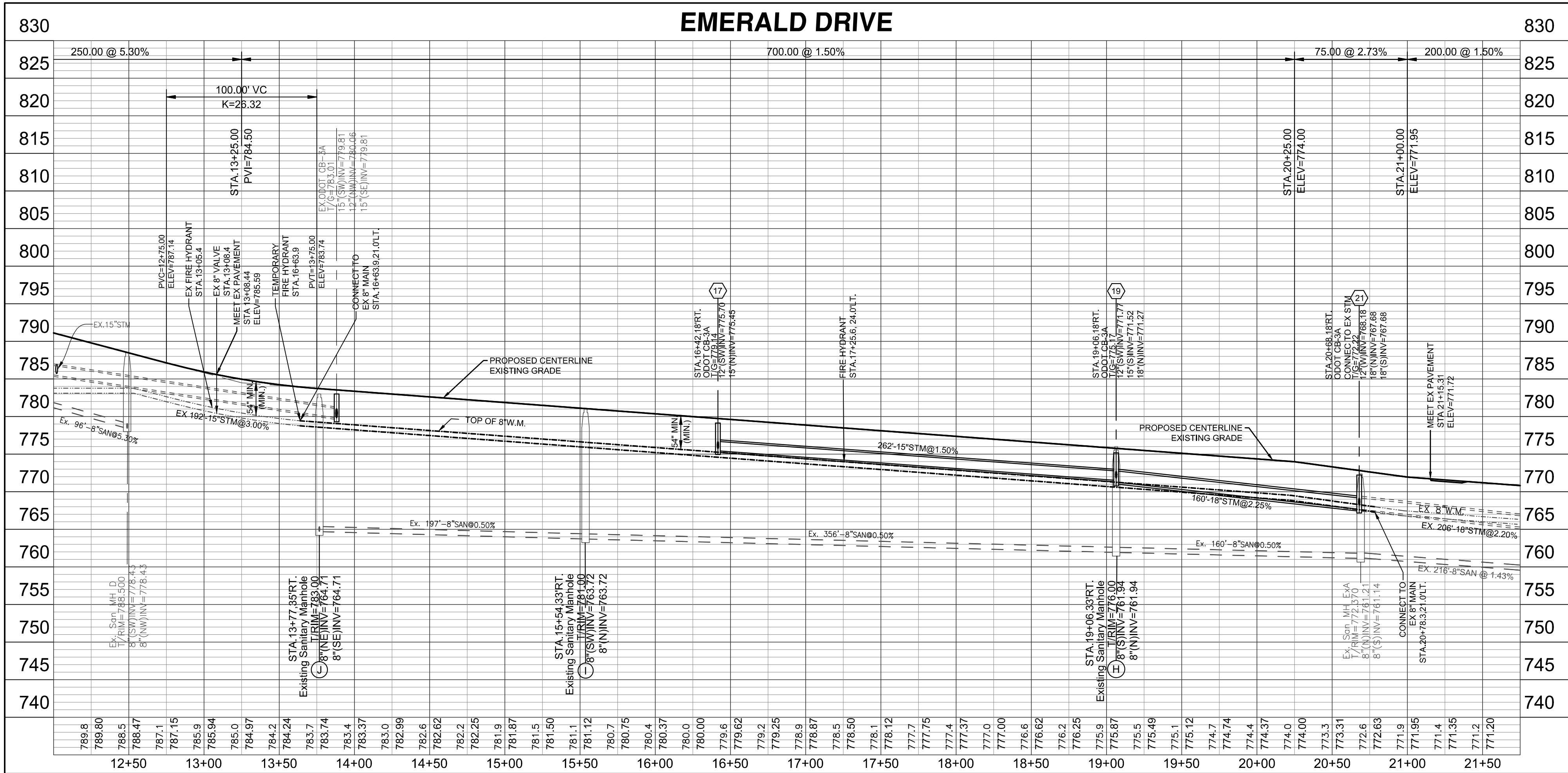
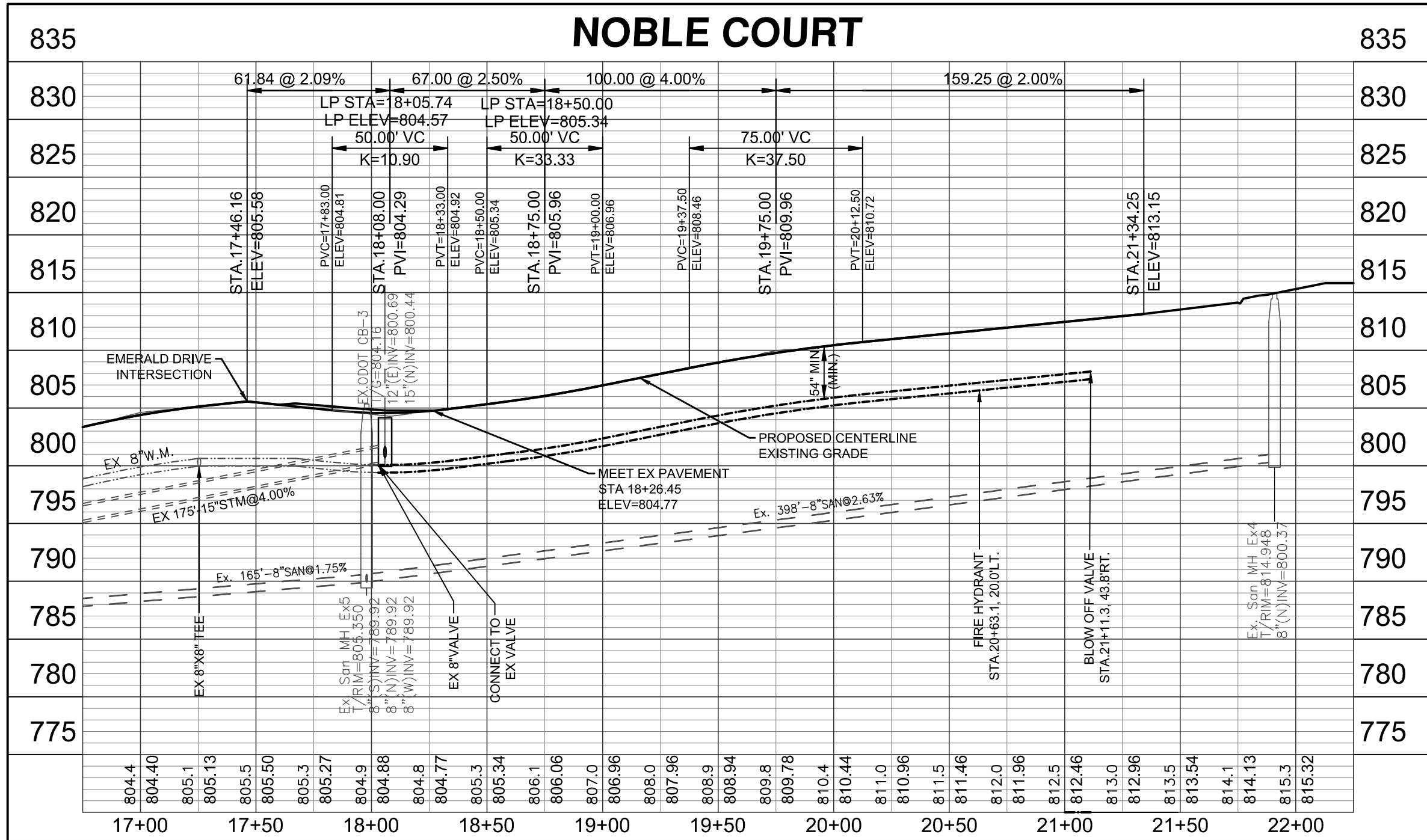
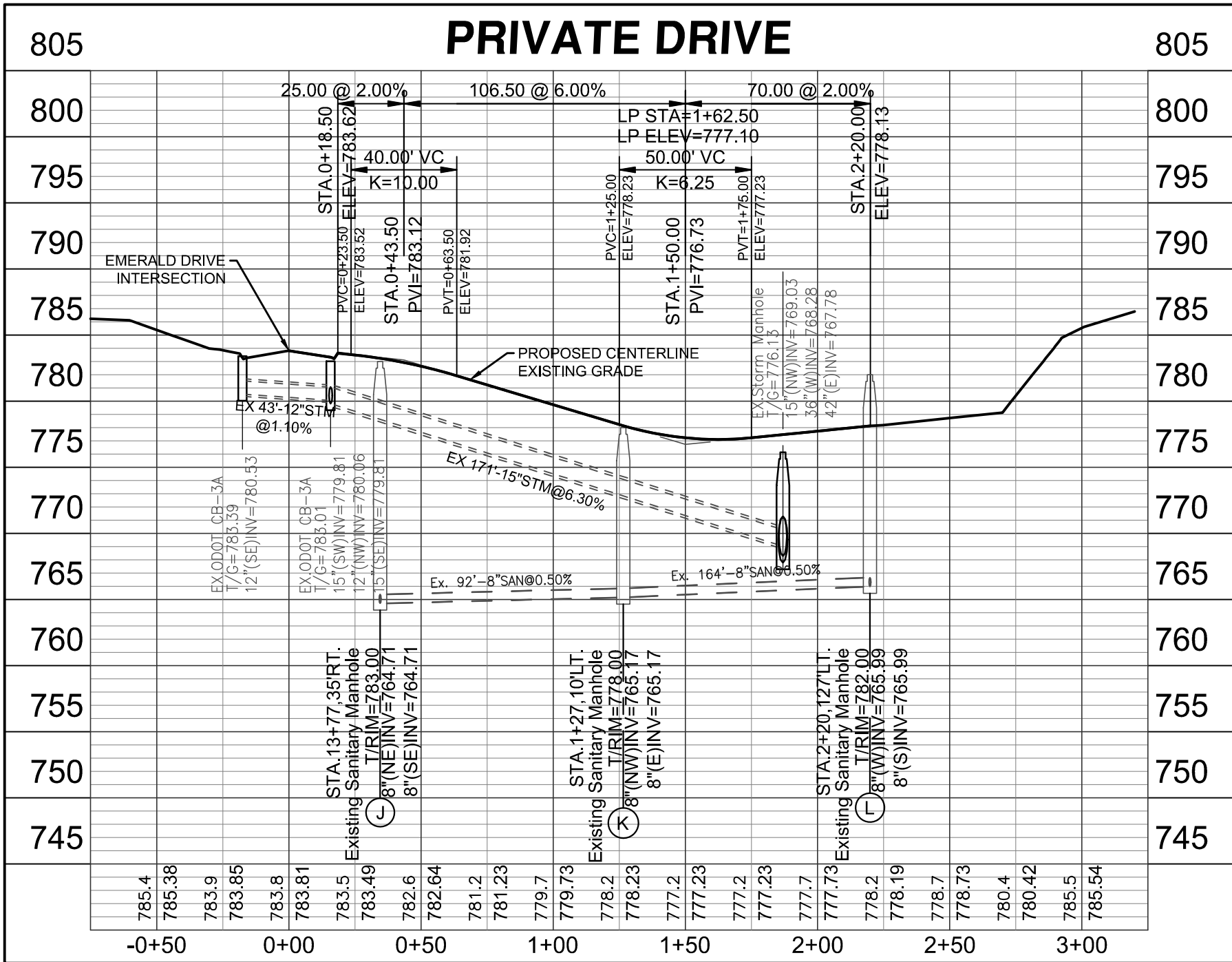
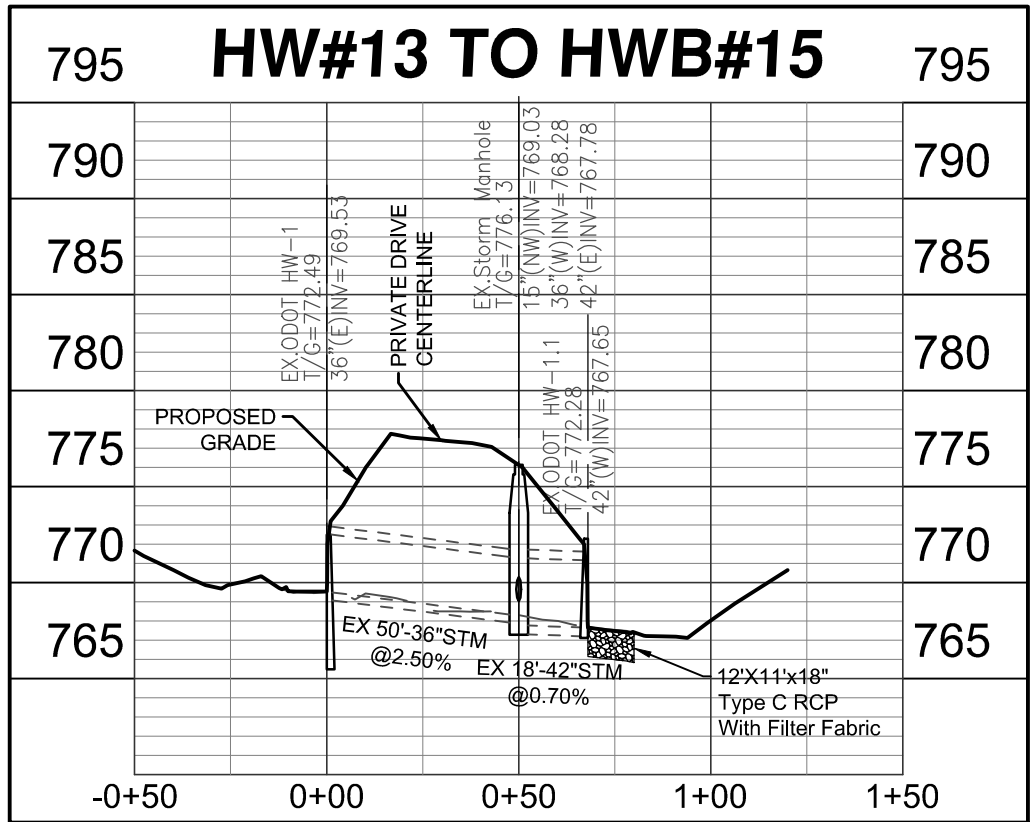
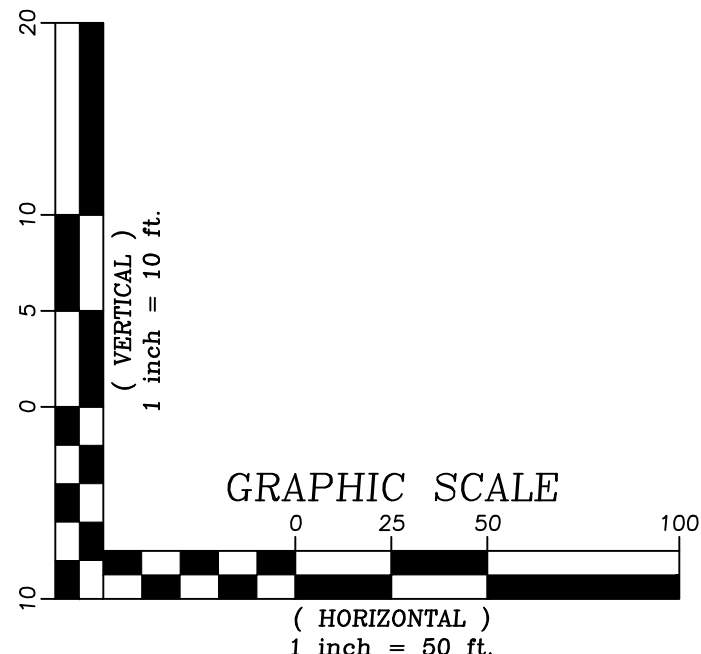


Know what's below.
Call before you dig.



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





WYNSTEAD

SECTION FIVE, PHASES A & B

MILITARY SURVEY No. 1546

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

bayer becker

www.bayerbecker.com

6900 Tyersville Road, Suite A

Mason, OH 45040 - 513.336.6600

Drawing: 04M027-004 CD-SEC 5

Drawn by: ATC

Checked By:

Issue Date: 01-30-18

Sheet:

5.0

Item: 1

Revision Description: REVISED PER SOUTH LEBANON & WARREN COUNTY W & S COMMENTS

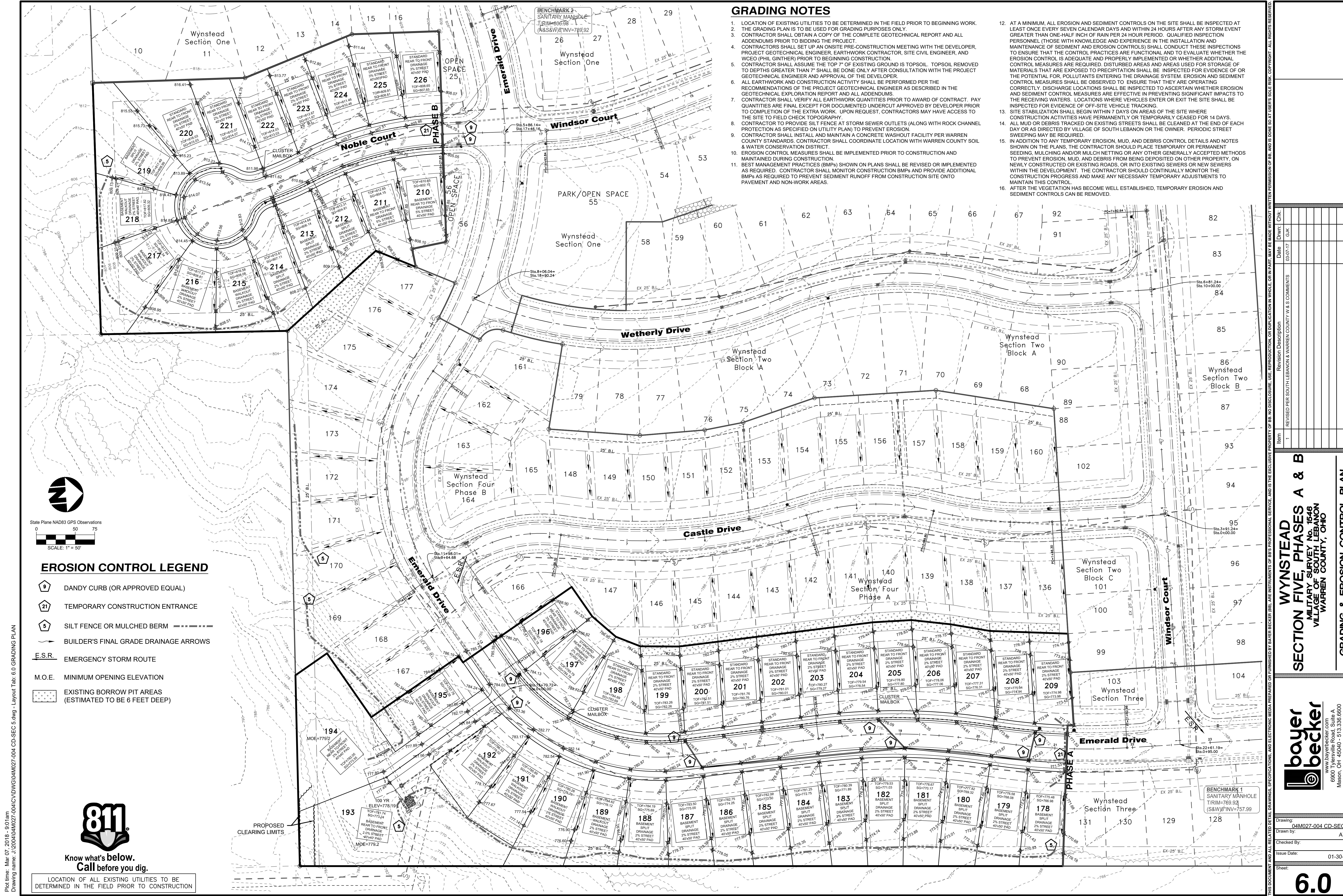
Date: 03-07-18

Drwn: GJK

Chk:

UTILITY PROFILES

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, REPRODUCTION OR DUPLICATION IN WHOLE OR IN PART MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.



- ### GRADING NOTES
1. LOCATION OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO BEGINNING WORK.
 2. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
 3. CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT AND ALL ADDENDUMS PRIOR TO BIDDING THE PROJECT.
 4. CONTRACTORS SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, SITE CIVIL ENGINEER, AND WCEO (PHIL GINTHER) PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL ASSUME THE TOP 7" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 7" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL OF THE DEVELOPER.
 6. ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER AS DESCRIBED IN THE GEOTECHNICAL EXPLORATION REPORT AND ALL ADDENDUMS.
 7. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY DEVELOPER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
 8. CONTRACTOR TO PROVIDE SILT FENCE AT STORM SEWER OUTLETS (ALONG WITH ROCK CHANNEL PROTECTION AS SPECIFIED ON UTILITY PLAN) TO PREVENT EROSION.
 9. CONTRACTOR SHALL INSTALL AND MAINTAIN A CONCRETE WASHOUT FACILITY PER WARREN COUNTY STANDARDS. CONTRACTOR SHALL COORDINATE LOCATION WITH WARREN COUNTY SOIL & WATER CONSERVATION DISTRICT.
 10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
 11. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
 12. AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. 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 SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE 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.
 13. SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
 14. ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY VILLAGE OF SOUTH LEBANON OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
 15. IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
 16. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.

State Plane NAD83 GPS Observations
0 50 75
SCALE: 1" = 50'

EROSION CONTROL LEGEND

- DANDY CURB (OR APPROVED EQUAL)
- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE OR MULCHED BERM
- BUILDER'S FINAL GRADE DRAINAGE ARROWS
- E.S.R.** EMERGENCY STORM ROUTE
- M.O.E. MINIMUM OPENING ELEVATION
- EXISTING BORROW PIT AREAS (ESTIMATED TO BE 6 FEET DEEP)

**Know what's below.
Call before you dig.**

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

Plot time: Mar 07, 2018 - 9:01am
Drawing name: J:\2004\04\027-004\CD-SEC 5.dwg - Layout Tab: 6.0 GRADING PLAN

WYNSTEAD

SECTION FIVE, PHASES A & B

MILITARY SURVEY No. 1546
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

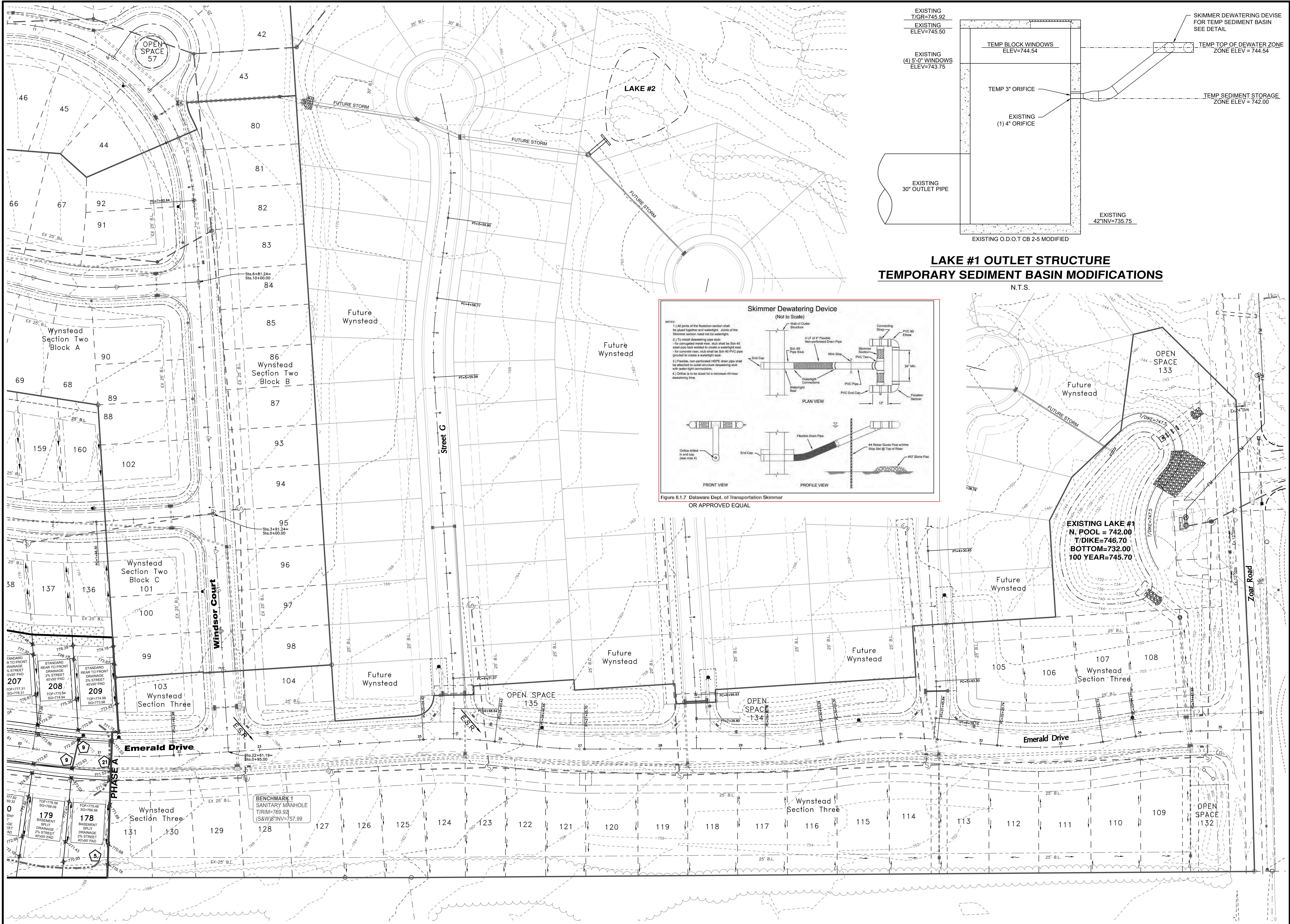
GRADING & EROSION CONTROL PLAN

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER SOUTH LEBANON & WARREN COUNTY W & S COMMENTS	03-07-17	GJK	

www.bayerbecker.com
6900 Tiersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: **04M027-004 CD-SEC 5**
Drawn by: **ATC**
Checked by:
Issue Date: **01-30-18**
Sheet: **6.0**

Plot time: Mar 07 2018 - 9:00am
Drawing name: J:\2004\04M027-004\CD-SEC 5.dwg - Layout Tab: 6.0 GRADING PLAN



**LAKE #1 OUTLET STRUCTURE
TEMPORARY SEDIMENT BASIN MODIFICATIONS**
N.T.S.

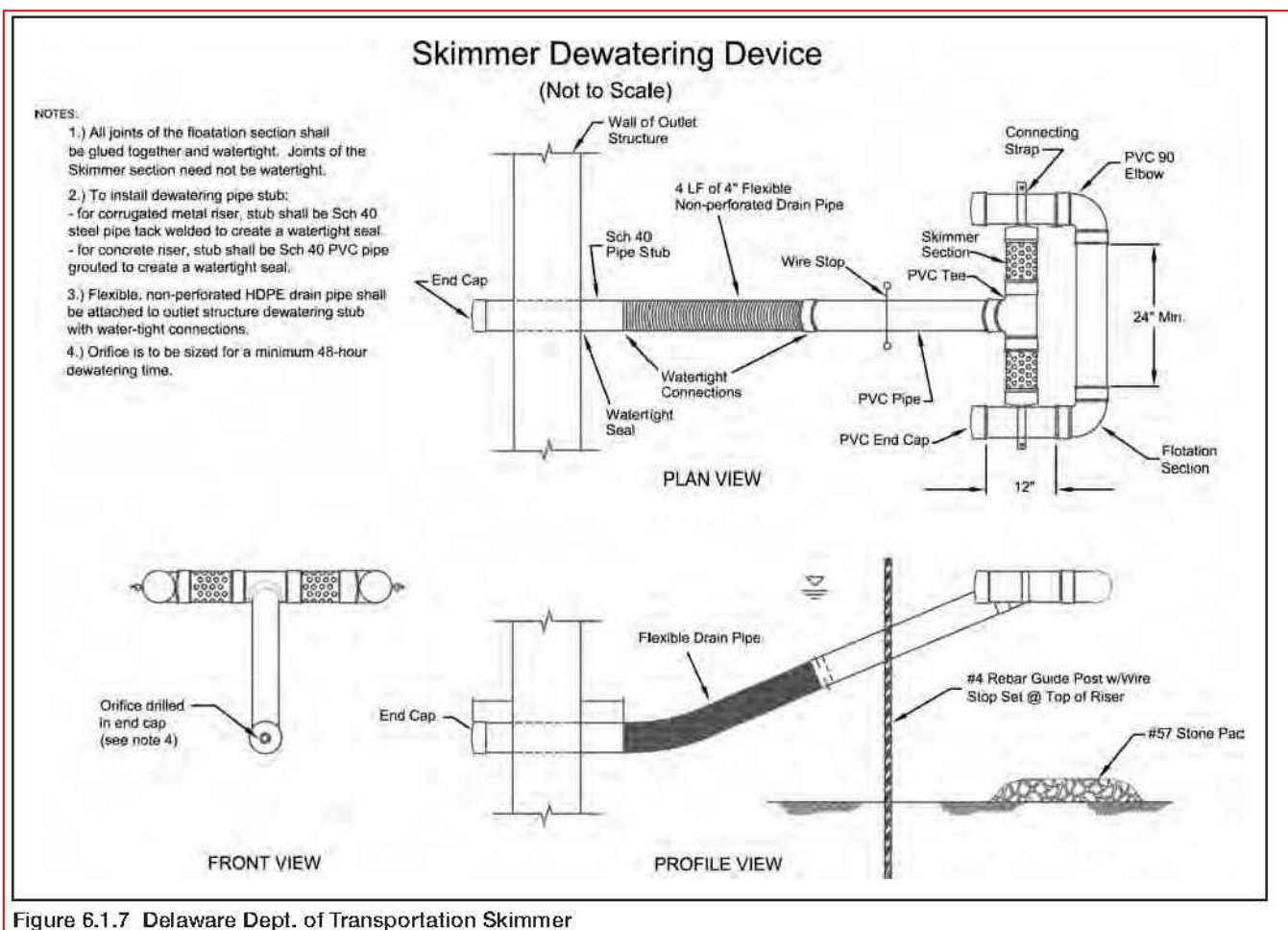
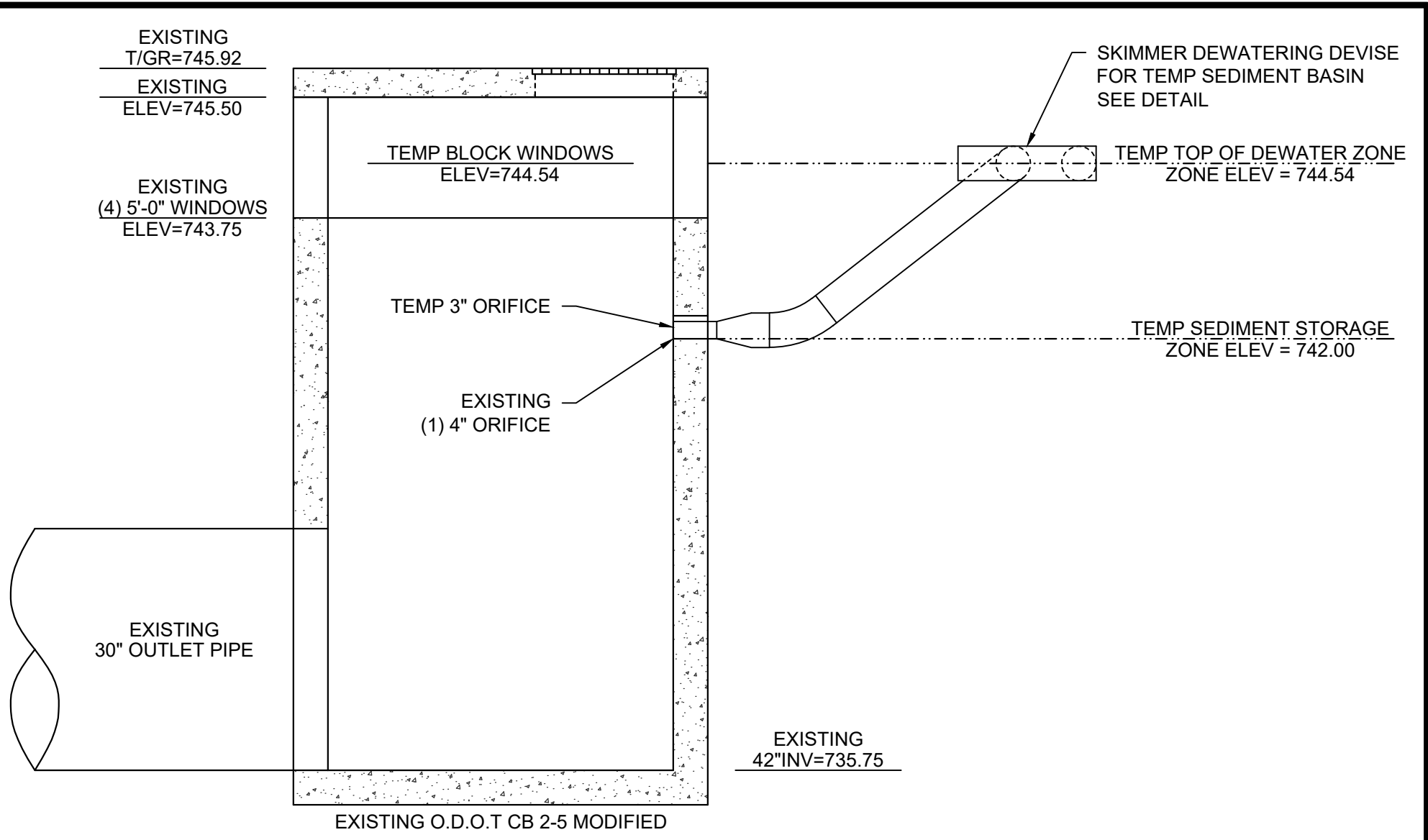


Figure 6.1.7 Delaware Dept. of Transportation Skimmer
OR APPROVED EQUAL

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB) ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, REPRODUCTION OR DUPLICATION IN WHOLE OR IN PART MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.	
WYNSTEAD SECTION FIVE, PHASES A & B MILITARY SURVEY No. 1546 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	
GRADING & EROSION CONTROL PLAN	
Drawing: 04M027-004 CD-SEC 5 Drawn by: ATC Checked by: Issue Date: 03-05-17 Sheet: 6.1	
bayer becker www.bayerbecker.com 6900 Tylersville Road, Suite A Mason, OH 45040 - 513.336.6600	
Item	Revision Description
1	REVISED PER SOUTH LEBANON & WARREN COUNTY W & S COMMENTS
Date	Drawn: GJK 03-07-17

<p style="text-align: center;">WATER</p> <ol style="list-style-type: none"> 1. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4'-6". 1.A. ALL WATER SERVICE LATERALS SHALL HAVE A MINIMUM COVER OF 4". 2. ALL WATER MAINS SHALL BE DUCTILE IRON CONFORMING WITH ANSWA SPEC. C-151 CLASS 52 IN SIZES 4"-16" AND PSI CLASS 350 FOR 20" AND ABOVE. 3. COMPACT FITTINGS ARE PERMITTED. 4. ALL WATER VALVES MUST OPEN LEFT. ALL VALVE BOX LIDS MUST BE CAST RAMPED "WOW" IN 1 1/2" LETTERS AND BE NEENAH NF-19130002 OR EQUAL. ALL VALVE EXTENSIONS TO HAVE SET SCREWS. 5. A CONCRETE SLAB MUST BE PROVIDED AT FINAL GRADE AROUND ALL MAIN VALVE BOXES. THE SLABS MUST BE EIGHTEEN INCHES (18") SQUARE /CIRCLE AND NINE INCHES (9") THICK. 6. WATER AND SEWER LINES SHALL HAVE A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION AND/ OR TWO FEET (2') VERTICAL SEPARATION. 7. NO GATE VALVE, METER PIT, BLOW OFF OR CORPORATION STOP SHALL BE LOCATED UNDER OR WITHIN THREE FEET (3') OF DRIVEWAYS, ROADWAYS OR SIDEWALKS. 8. NO DRIVEWAY SHALL BE INSTALLED WITHIN FIVE FEET (5') OF A FIRE HYDRANT. 9. A MINIMUM OF THREE FEET (3') IS REQUIRED BETWEEN CORPORATION STOPS. NO TAP SHALL BE MADE WITHIN THREE (3') OF A BELL. 10. THE LOCATION OF WATER SERVICE LATERALS MUST BE STAMPED IN THE CURB AT THE TIME THE CURB IS PLACED TO PERMANENTLY INDICATE THE LOCATION OF SAID LATERALS. 11. THE LOCATION OF ALL WATER SERVICE LATERALS MUST BE PROVIDED ON THE AS-BUILT PLANS. 12. CONTRACTOR SHALL SUBMIT AS-BUILT PLANS OF SANITARY AND WATER LATERALS TO THE OWNER. 13. ALL WATER MAINS CROSSING UNDER STORM DRAINS SHALL BE BACK-FILLED WITH GRANULAR MATERIAL, O.D.O.T. ITEM 310.02, BETWEEN MAINS AND DRAINS. 		
APPROVED/REVISD	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER WG-1
JUNE, 2012		

WATER

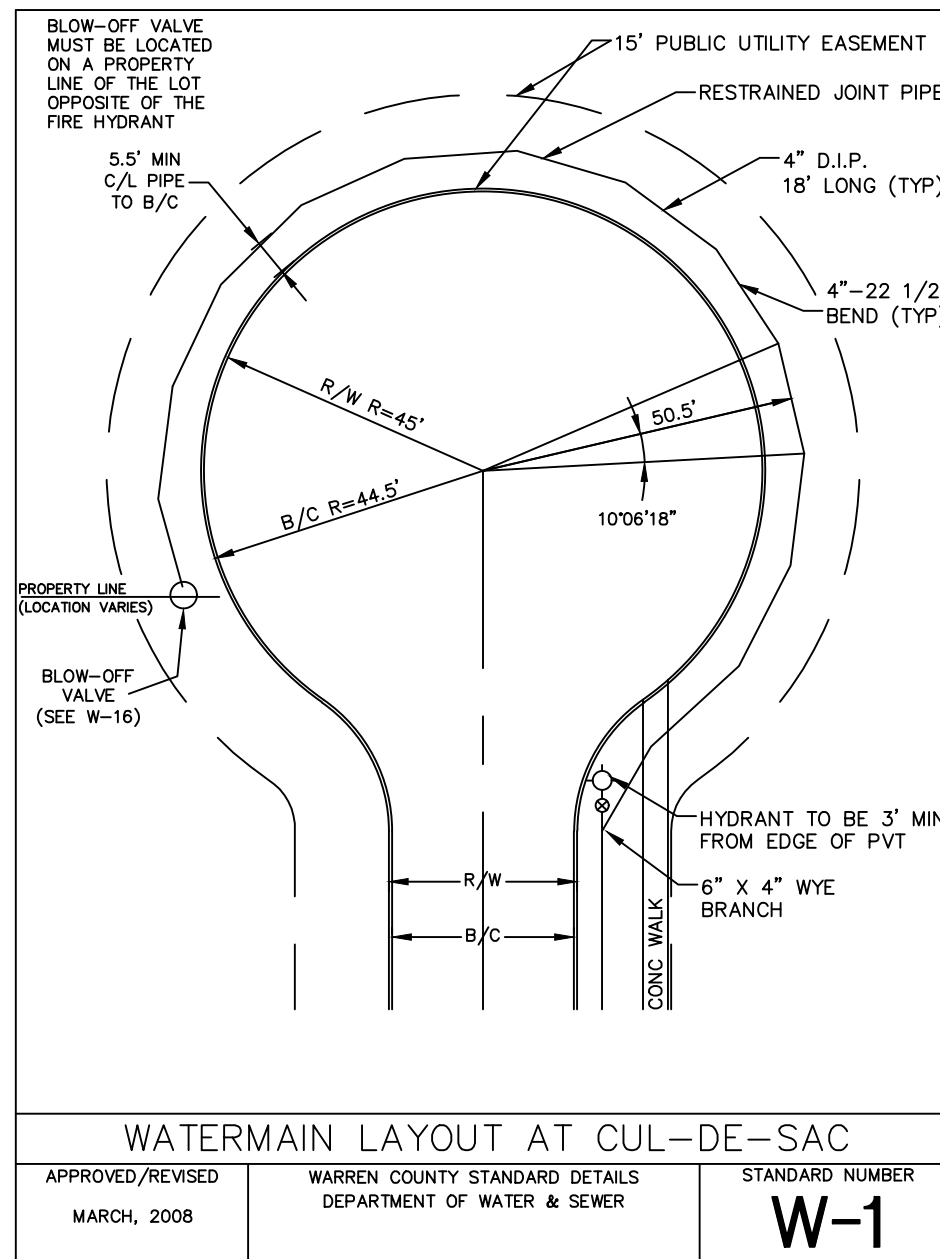
14. EACH SERVICE LATERAL MUST BE A CONTINUOUS PIECE OF PIPE FROM THE CORP STOP TO THE METER. COUPLINGS SHALL NOT BE ALLOWED. TYPE K COPPER MUST BE USED FOR 3/4" AND 1" SERVICES. POLYETHYLENE 200 PSI (COPPER TUBE SIZE) MAY BE USED FOR 1 1/2" AND 2" SERVICES. TRACER WIRE MUST BE USED WITH POLY AND SDR 21.
15. SERVICE LINES 1" AND LARGER MUST BE EITHER TYPE K COPPER, POLY 200 PSI (ASTM D-2739) OR SDR 21 (SLIP JOINT) (ASTM-2241). TRACER WIRE MUST BE TAPED EVERY 10' ON POLY. SDR 21 FROM THE METER PIT INTO THE STRUCTURE BEING SERVED (A 3" LEAD IS REQUIRED INSIDE THE PIT).
16. 1 1/2" AND 2" SERVICE LINES FROM THE CORP STOP TO THE METER PIT MUST BE TYPE K COPPER OR POLYETHYLENE 200 PSI. POLY MUST HAVE A TRACER WIRE. SEE W-10A.
17. FIRE HYDRANTS MUST BE PROVIDED AT THE ENTRANCE TO ALL SUBDIVISIONS AND AT ALL STREET INTERSECTIONS.
18. TYPED HYDRANT MARK BEH=10 3/4", WITH 800 PSI RINGS AND VACUUM BREAKER PERMANENTLY ATTACHED TO THE DOUBLE BALL CHECK VALVE ON DRAIN.

(NOT USED)

19. A BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON ALL WATER SERVICE LATERALS BY THE PROPERTY OWNER IMMEDIATELY UPON ENTRY TO THE STRUCTURE TO BE SERVED, PRIOR TO ANY POINT OF CONNECTION OR USAGE. THE FOLLOWING DEVICES SHALL BE REQUIRED:
 - a) IF RESIDENTIAL, DWELLING UNITS (3 OR MORE), A DOUBLE CHECK VALVE COMPLYING WITH A.S.S.E. NO. 1004 MUST BE PROVIDED (WATTS REGULATOR COMPANY MODEL NO. 7 OR EQUIV.).
 - b) FOR ALL OTHER USERS, A REDUCED PRESSURE PRINCIPAL PRESSURE REDUCING VALVE (TRIPLE CHECK VALVE) COMPLYING WITH A.S.S.E. NO. 1013 MUST BE PROVIDED (WATTS REGULATOR COMPANY MODEL NO. 909 OR EQUIV.).
20. SWAB PIPE WITH 50% PHOSPHORIC SOLUTION BEFORE INSTALLATION.
21. ALL NEW WATER MAINS SHALL BE PRESSURE TESTED FOR 2 HOURS AT 1.5 TIMES THE OPERATING PRESSURE OR AT 150 PSI, WHICHEVER IS GREATER. ALLOWABLE LEAKAGE SHALL BE PER TABLE 6A OF ANMCA C-600.
22. DEDUCT METERS SHALL NOT BE ALLOWED.
23. NO IRRIGATION CONNECTIONS SHALL BE ALLOWED IN THE METER PIT.
24. BACK FLOW PREVENTER TO BE INSTALLED AHEAD OF ANY SPRINKLER BUT NOT IN METER PIT.
25. ALL MATERIALS USED SHALL BE DOMESTIC, MADE IN THE UNITED STATES OF AMERICA

PROCEDURE FOR CONNECTION TO EXISTING WATER SYSTEM			
<p>1. MUST NOTIFY WARREN COUNTY WATER DEPARTMENT THREE (3) DAYS IN ADVANCE OF ANY SHUT DOWN. WARREN COUNTY WILL ISSUE THE SHUT DOWN NOTIFICATION AND/OR BOL ADVISORY TO AFFECTED CUSTOMERS PER OHIO EPA REQUIREMENTS IF DETERMINED NECESSARY BY WARREN COUNTY.</p> <p>2. EXPOSE EXISTING MAIN AT PROPOSED CONNECTION POINT. NO WET TAP SHALL BE MADE WITHIN THREE (3) FEET OF A BELL OR PIPE CONNECTION.</p> <p>3. COUNTY PERSONNEL TO OPERATE CLOSING OF APPROPRIATE VALVES TO ISOLATE LINE TO BE TAPPED.</p> <p>4. INSTALL PROPER TAPPING SLEEVE AND TAPPING VALVE. THE TAPPING SLEEVE AND VALVE SHALL BE TESTED AT 200 PSI FOR A PERIOD OF AT LEAST 5 MINUTES. THE PIPE SLAG MUST BE REMOVED AND INSPECTED BY COUNTY PERSONNEL.</p> <p>5. IF THE TAPPING SLEEVE AND VALVE WILL BE UNDER FUTURE PAVEMENT, THE BURIED VALVE MUST BE LEFT OPEN AND A NEW VALVE SET OUT OF PAVEMENT.</p> <p>6. FIELD CUT EXISTING MAIN AS NECESSARY TO ACCOMMODATE TEE AND CLOSE COUPLED VALVES AT EACH END OF TEE. CARE IS TO BE TAKEN SO AS NOT TO GET DIRT IN EXISTING MAIN.</p> <p>7. THOROUGHLY CLEAN AND DISINFECT PIPE AND APPURTENANCES TO BE INSTALLED.</p> <p>8. INSTALL TEE AND VALVES – DRESSER COUPLINGS CAN BE USED IF NECESSARY. PROPOSED MAIN VALVE IS TO BE CAPPED AND SHUT OFF. EXISTING MAIN IS THEN TO BE RETURNED TO SERVICE BY COUNTY PERSONNEL.</p> <p>9. CONSTRUCTION OF PROPOSED MAIN IS TO BE COMPLETED WITH A JOINT OF CONNECTION TO TEE AND VALVES INSTALLED ABOVE.</p> <p>10. ENTIRE LINE IS TO BE PRESSURE TESTED AND DISINFECTED TO COUNTY STANDARDS.</p> <p>11. ENTIRE LENGTH OF PIPE IS TO BE THOROUGHLY CLEANED AND DISINFECTED PRIOR TO INSTALLATION. PERMATEX CHLORINE TABLETS TO BE USED FOR DISINFECTION. DOSAGE SHALL BE PER MANUFACTURER'S SPECIFICATIONS BASED ON PIPE MATERIAL.</p> <p>12. NEW MAIN IS TO BE PUT INTO SERVICE BY COUNTY PERSONNEL.</p> <p>13. TAPPING SLEEVES/SADDLES TO BE TWO-PIECE CAST IRON. SIZE ON SIZE TAPPING SLEEVES ARE NOT PERMITTED.</p>			
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER		STANDARD NUMBER
JUNE, 2012			WG-2

<p>PROCEDURE FOR RELOCATING OR LOWERING SERVICE LATERAL AND RELOCATING OR BRINGING TO GRADE METER PITS</p> <ol style="list-style-type: none"> 1. ALL WORKERS MUST BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE AS TO THE TIME AND DURATION OF THE SHUTOFF. ANY DISCONTINUANCE OF SERVICE MUST BE COORDINATED THROUGH WARREN COUNTY PRIOR TO ANY SHUT DOWN. 2. ALL WORK MUST BE PERFORMED ACCORDING TO ALL WARREN COUNTY SPECIFICATIONS, PARTICULARLY W-10, W-10A AND W-12. 3. EACH SERVICE LATERAL MUST BE A CONTINUOUS PIECE OF PIPE FROM THE CORP STOP TO THE METER. COUPLINGS SHALL NOT BE PERMITTED. TYPE K COPPER SHALL BE USED FOR 1/4" AND 1" SERVICES. POLYETHYLENE 200 PSI MAY BE USED FOR 1 1/2" AND 2" SERVICES. 4. METER PITS MUST BE ADJUSTED TO GRADE USING RING RISERS OR PIT RISERS. METERS MUST BE ADJUSTED WITH METER RESETTERS (FORD V42). 5. ALL PROCEDURES MUST BE DISCUSSED AT A PRECONSTRUCTION MEETING PRIOR TO THE INITIATION OF CONSTRUCTION. 		
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2008		WG-3



WATERMAIN TRENCH DETAIL

EXISTING ROADWAY ONLY

TOP OF PAVEMENT

5'±

CLEAN COMMON FILL WITHIN RIGHT-OF-WAY, SELF COMPACTING

CONTROLLED DENSITY FILL WITHIN 3' OF EDGE OF PAVEMENT

ODOT #703 SIZES 6-8 GRANULAR MATERIAL (IF IN ROCK OR WITHIN 3' FROM EDGE OF PAVEMENT)

6" OR 1/2 D

EXCAVATE TO ACCOMMODATE BELL OF PIPE

6"

TRENCH SIDES SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS

TRENCH SHALL HAVE FLAT BOTTOM SO THAT PIPE WILL BE SUPPORTED UNIFORMLY ALONG THE BARREL. NO SUPPORT BY BLOCKING IS PERMITTED.

APPROVED/REVISED

WARREN COUNTY STANDARD DETAILS

DEPARTMENT OF WATER & SEWER

STANDARD NUMBER

W-2

JUNE, 2012

CROSS

USE OAK, CEMENT MASONRY OR PRECAST BLOCKS AT END TO BE PLUGGED (TYP)

TEE

USE OAK, CEMENT MASONRY OR PRECAST BLOCKS AT END TO BE PLUGGED (TYP)

USE OAK, CEMENT MASONRY OR PRECAST BLOCKS AT BACK OF BEND (TYP)

45° BEND

USE OAK, CEMENT MASONRY OR PRECAST BLOCKS AT BACK OF BEND (TYP)

22.5° BEND

SECTIONAL VIEW

12" MIN

6" MIN

NOTE:

BEARING AREA TO BE DETERMINED BASED ON SOIL TYPE & WORKING PRESSURE. THRUST BLOCKS TO BE USED AT ALL BENDS 22.5° OR GREATER. THRUST BLOCKS TO BE POURED AGAINST FIRM UNDISTURBED SOIL. USE GLASS "C" CONCRETE. 90° BENDS SHALL NOT BE PERMITTED.

THRUST BLOCK DETAILS

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
JUNE, 2012		W-3

W.M.	F.H.	BURIAL DEPTH
6"	4"-6"	
8"	4"-6"	
10"	5"-0"	
12"	5"-0"	
14"	5"-6"	
16"	5"-6"	
20"	5"-6"	

The diagram shows a cross-section of a hydrant assembly. At the top is a 5" STORTZ FITTING AND CAP. Below it is a MUeller A-423 SUPER CENTURION KENNEDY 8"1A DURLING B628 CLOW MEDALLION. The assembly is set 6" ABOVE PROPOSED PARKWAY GRADE. A 6" AUXILIARY VALVE AND VALVE BOX is shown to the right, with a 18"x9"x4" dimension. The base is surrounded by CRUSHED STONE OR COURSE GRAVEL MIN 1/2" C.U.D. A 3/4" ROD (BOTH SIDES) is shown at the bottom. The entire assembly is supported by a CONCRETE BLOCK AT BACK & BOTH SIDES TO HOLD HYDRANT SOLID & VERTICAL. The minimum cover depth is indicated as 6" MIN. COVER.

ALL FIRE HYDRANTS AND HYDRANT VALVES MUST OPEN LEFT.

ALL HYDRANTS TO BE 5 1/4" BRONZE TO BRONZE SEAT

- ALL VALVES MUST BE RESILIENT SEATED.
- APPROVED VALVE TYPES: CLOW, DRESSER & AMERICAN DARLING. MUST CONFORM TO ANSA C559.
- RODDING SHALL NOT BE REQ'D IF ANCHOR FLANGES (SPOOLS) ARE USED.
- HYDRANTS TO BE EQUIPPED WITH PRE-ATTACHED 4.5" NST PUMPER CONNECTION WITH A 5" STORTZ FITTING AND CAP.

METER SIZE	CHART A ANGLE VALVE	CHART B CHECK VALVE	CHART C METER BOX & COVER	CHART D CORP STOP	CHART E COUPLINGS
3/4"-5/8"	MUELLER P2428S-1 FORD BA63-332W MC DONALD 4602 B-22	MUELLER P 1426B FORD HA34 333 MC DONALD D2-342	METER PIT FRATCO 402030000 (20" x 30") OR EQUAL COVER FORD C-37 OR EQUAL METER PIT FRATCO 402030000 (20" x 30") OR EQUAL COVER FORD C-37 OR EQUAL METER PIT FRATCO 402030000 (20" x 30") OR EQUAL COVER FORD C-37 OR EQUAL	MUELLER P 1500B FORD P-1000 MC DONALD 4758-21 COMPRESSION	FORD C44-33 MUELLER P 1540Z MC DONALD 4758-21
1"	FORD BA63-444W	FORD HA34-444		FORD P-1000	FORD C44-44 MUELLER P 1540Z MC DONALD 4758-22
DOUBLE 3/4"	FORD UB643-42W	FORD HA34-323		FORD P-1000	FORD C44-33 MUELLER P 1540Z MC DONALD 4758-23

54" MIN

30" MIN

2" MIN

FIN. GRADE

METER BOX COVER (CHART C)

METER BOX (CHART C)

8" STONE

ON SERVICE SIDE OF PIT - TYPE K COPPER 3/4" AND 1" OR POLYETHYLENE 200 PSI (ASTM D 2723) 1 1/2" AND 2" SDR 21 (SIP CONT) (ASTM-2543) 1" AND LARGER TRACER WIRE MUST BE USED WITH POLY AND SDR 21

6" MINIMUM OF TYPE K COPPER REQUIRED FROM 3/4" VALVE TO THE COUPLING

CORPORATION STOP (CHART D)

NOTE:
1. BACK FLOW PREVENTER TO BE INSTALLED AHEAD OF ANY SPRINKLER BUT NOT IN METER PIT.

METER BOX DETAIL FOR 3/4" AND 1" METERS		
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
JUNE, 2012		W-10

2" WIDE X 1/4" THICK STRAP

2 - #6 BARS ON BENDS

19"

19"

19"

LOWER VERTICAL

26"

SECTION A-A

NOTE:
 1. ALL CONCRETE 4200#
 2. CARRY ALL BEARING SURFACES TO FIRM BEARING.

1' 2" (DEPTH)
 2'-10" (WIDTH)
 2'-10" (WIDTH)
 1' 2" (DEPTH)
 3/4" ANCHOR BOLTS
 1'-8" (LENGTH)
 2'-10" (WIDTH)

UPPER VERTICAL

ANCHORS & BUTTRESSES FOR VERTICAL BENDS

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2008		W-18

MINIMUM 54' OF RESTRAINED JOINT PIPE (RJP) IS REQUIRED BEFORE AND AFTER ALL BENDS. REFER TO TABLE BELOW.

RESTRAINT OPTIONS:

MECHANICAL JOINT W/ MEGALUGS ~ ALL SIZES OF PIPE

MJ FIELD LOCKS ~ < 24" PIPE

TABLE
REQUIRED LENGTH OF RESTRAINED JOINTS
d=DIAMETER OF PIPE
l=LENGTH OF PIPE

d	4"	6"	8"	10"	12"	16"	20"	24"
l	54'	54'	54'	54'	66'	98'	125'	145'

REQUIRED RESTRAINED JOINTS FOR BENDS		STANDARD NUMBER
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	W-19
JUNE, 2012		

MINIMUM .54' OF RESTRAINED JOINT PIPE (RJP) IS REQUIRED BEFORE AND AFTER ALL BENDS. REFER TO TABLE BELOW.

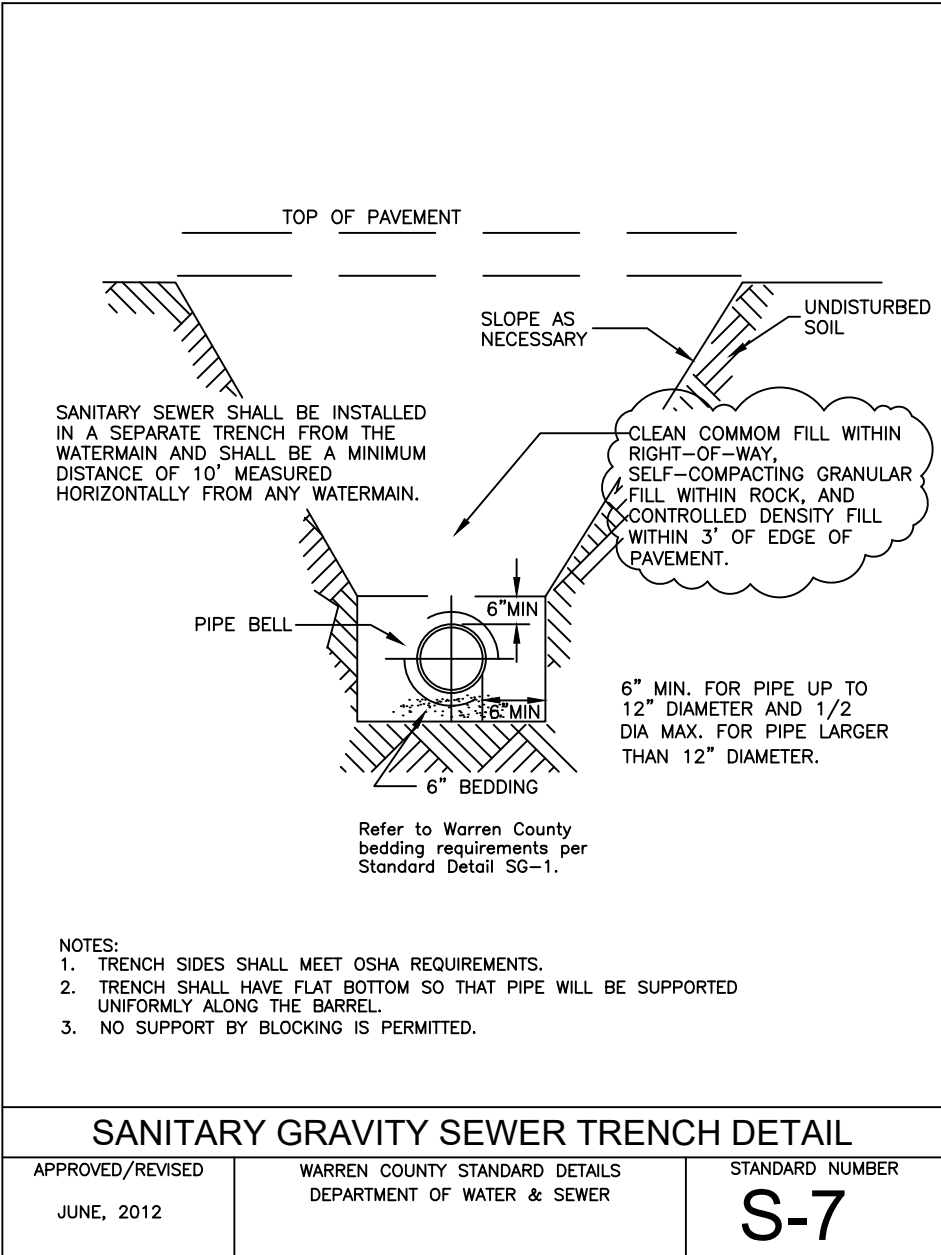
TABLE
REQUIRED LENGTH OF RESTRAINED JOINTS
d=DIAMETER OF PIPE
l=LENGTH OF PIPE

d	4"	6"	8"	10"	12"	16"	20"	24"
l	.54'	.54'	.54'	.54'	.66'	.98'	1.25'	1.45'

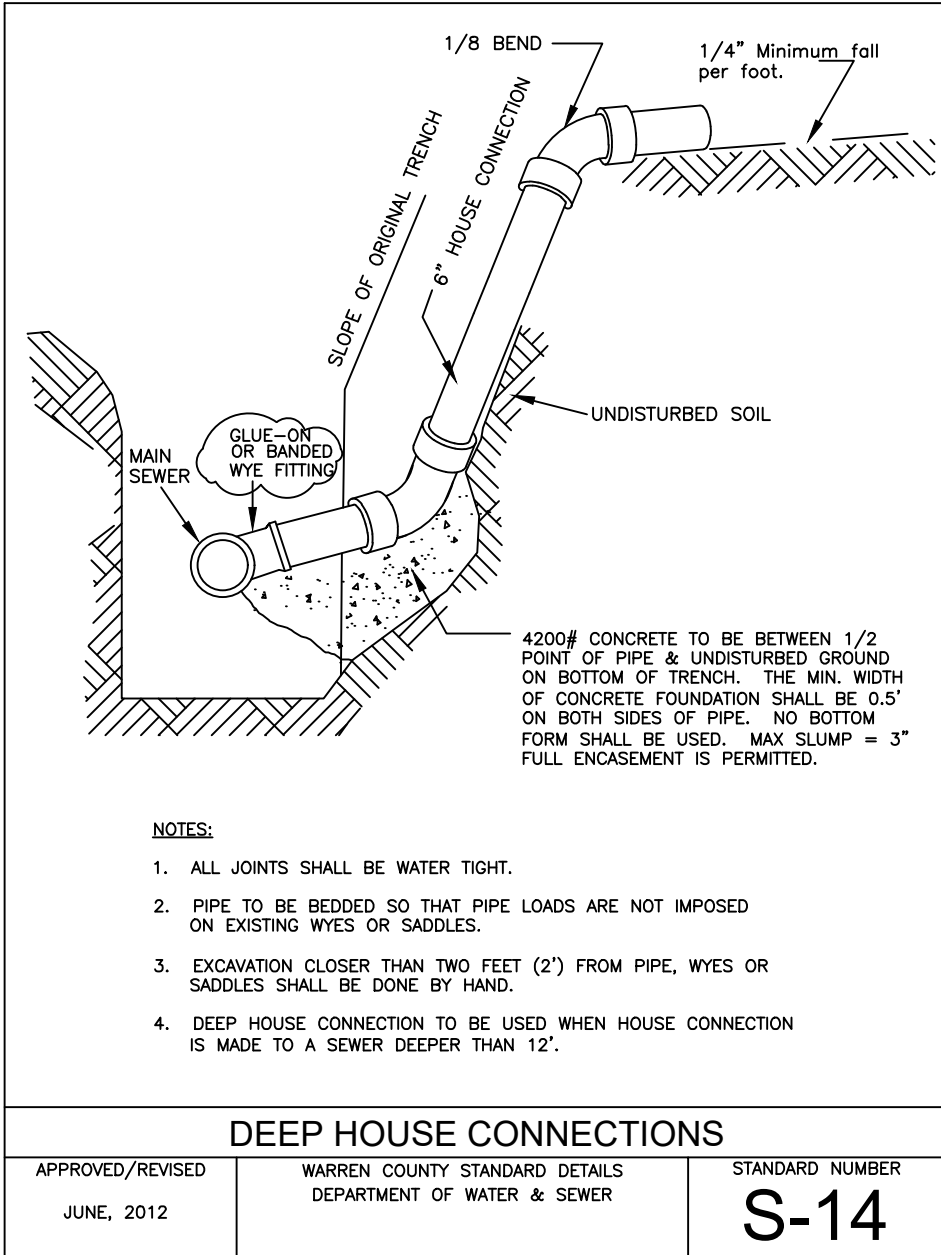
REQUIRED RESTRAINED JOINTS - DEAD END VALVES, PLUGS, CAPS & TEES

APPROVED/REVISED JUNE, 2012	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER W-20
--------------------------------	---	--------------------------------

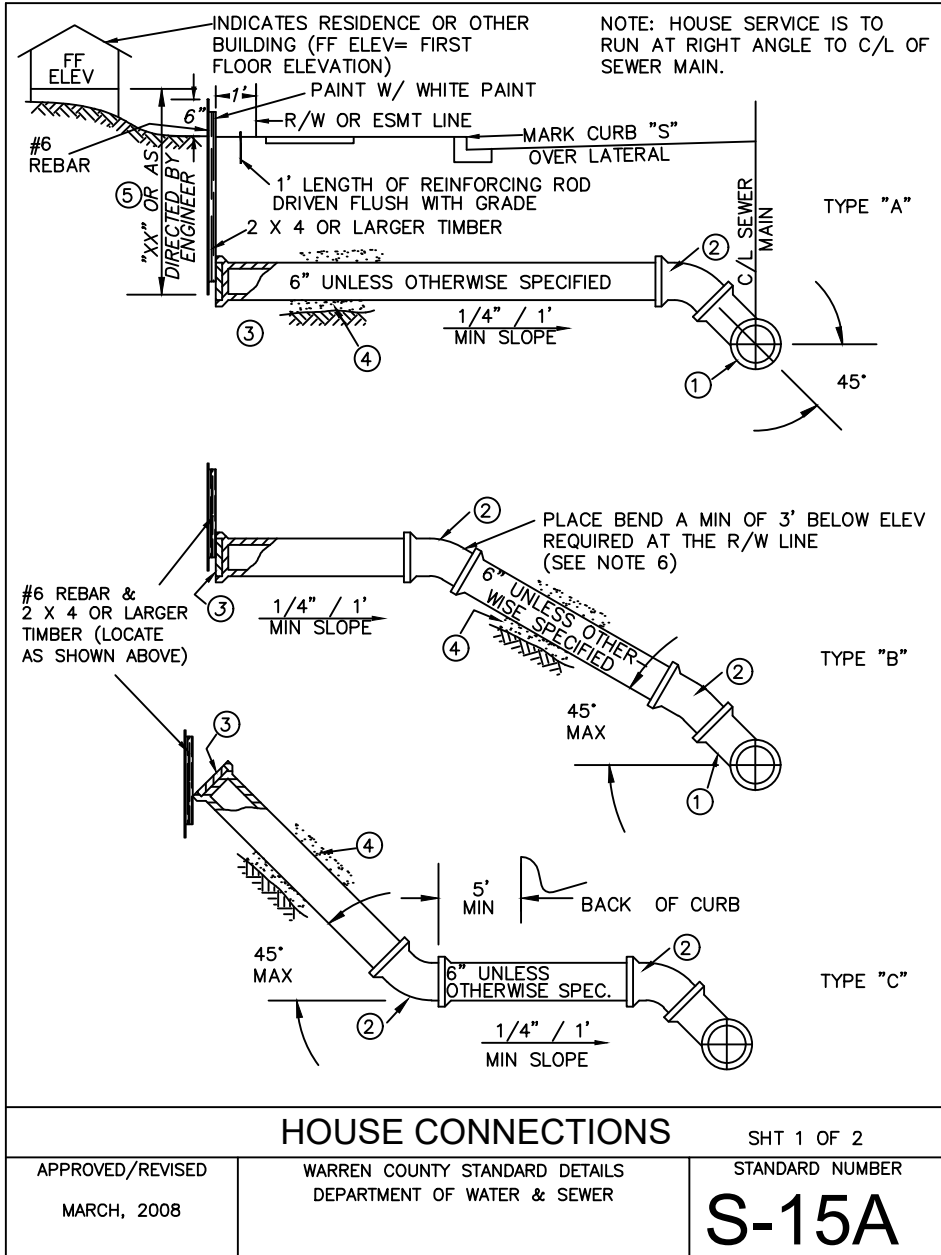
SANITARY GRAVITY SEWER TRENCH DETAIL		
APPROVED/REVISED JUNE, 2012	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER S-7



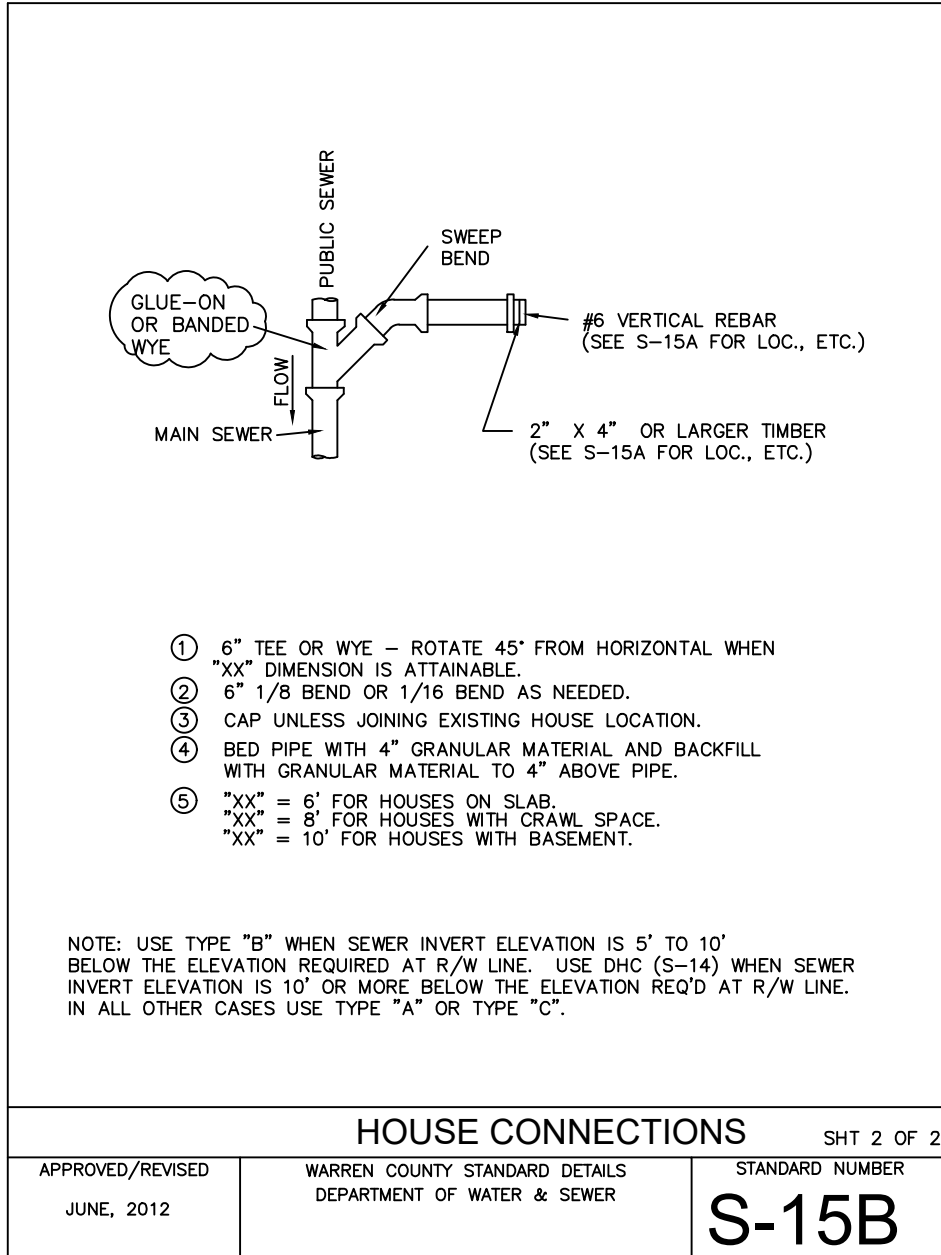
DEEP HOUSE CONNECTIONS		
APPROVED/REVISED JUNE, 2012	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER S-14



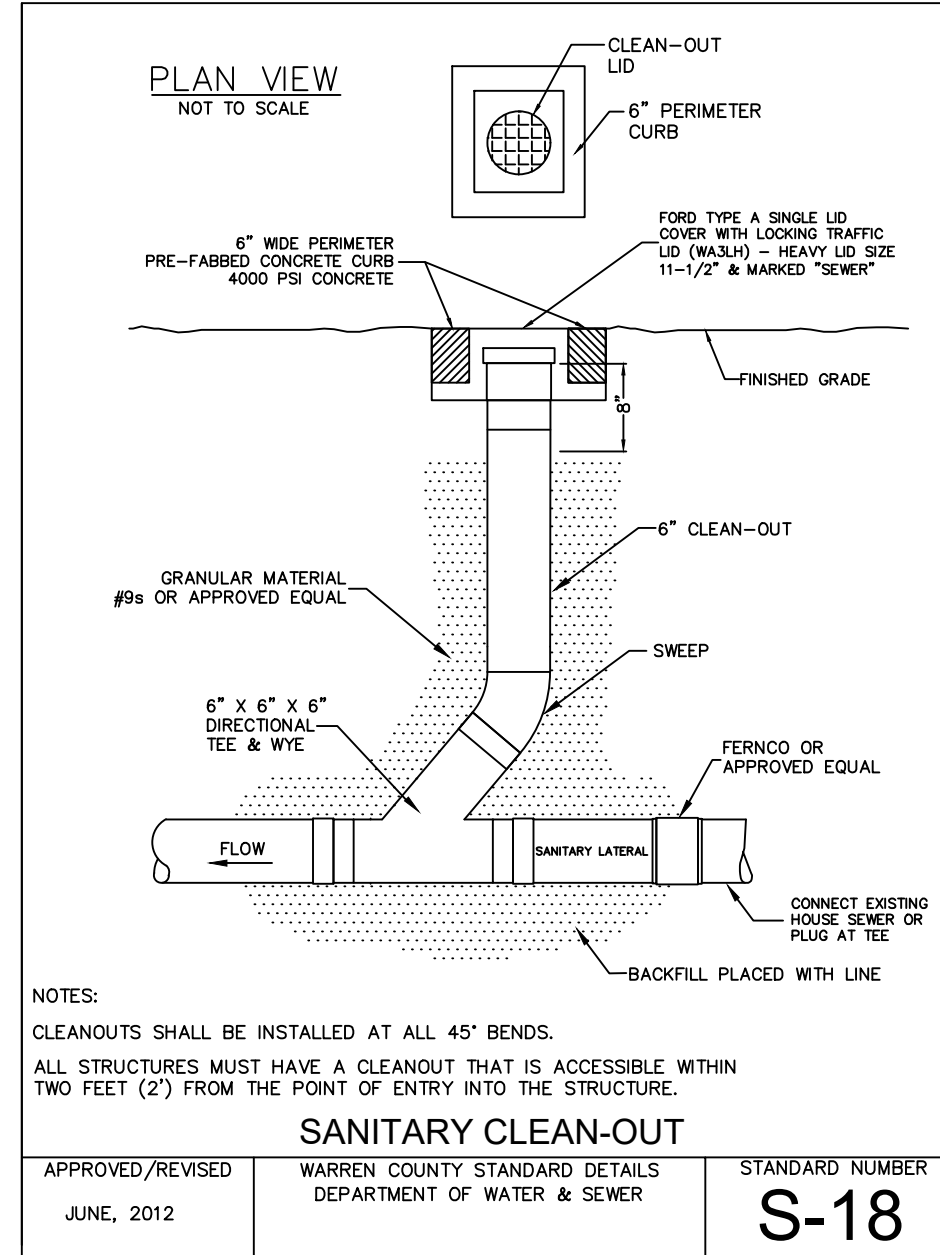
HOUSE CONNECTIONS		SHT 1 OF 2
APPROVED/REVISED MARCH, 2008	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER S-15A



HOUSE CONNECTIONS			SHT 2 OF 2
APPROVED/REVISED JUNE, 2012	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER S-15B	



SANITARY CLEAN-OUT		
APPROVED/REVISED JUNE, 2012	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER S-18



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



Date

February 14, 2018

Attention

Jerry Haddix
Village Administrator

Address

99 N. High Street
South Lebanon, OH 45065

Subject

Wynstead Section 5 Phases A & B
Review #1
Village of South Lebanon, OH

Dear Mr. Haddix:

Attached are our comments after reviewing the Wynstead Subdivision Section 5, Phases A & B subdivision plans, the storm calcs for the roadway storm sewer, and the construction estimate that were submitted to Choice One on 2/5/18. Choice One recommends that the plans and supporting documentation be resubmitted after revisions are made. An electronic resubmission of the revised items would be acceptable to Choice One.

Construction Plans

- General
 - o Please add Warren County sanitary sewer details to plans.
- Page 1.0
 - o A field visit determined that the sanitary manhole at the corner of Noble and Emerald (benchmark #2) was buried under the grass. Please locate and confirm benchmark prior to use as project survey control.
- Page 2.0
 - o Sump drains shall be 6" minimum (change labels on plan view too)
 - o Asphalt surface and intermediate courses are mistakenly referencing ODOT Item 442 Superpave asphalt. Please revise to reference Item 441 asphalt.
 - o Note on curb detail that final surface course to be 1/4" higher than gutter plate.

West Central Ohio
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
203 W. Loveland Ave.
Loveland, OH 45140
513.239.8554 Phone

Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone



- Page 5.0
 - o Emerald Drive sewer in phase 5A is shown as existing. Please send plans that were to be built "by others" to Choice One.
 - o Extend 4" water main in Noble Court cul-de-sac further so the blow off valve is in front of lot 220. This will eliminate the need for the water service to cross the entire cul-de-sac.
- Page 6.0
 - o On Note 14, change reference of Warren County to "Village of South Lebanon".

Storm Sewer Comments

- N/A

Ohio EPA Submittal Comments

- No sanitary PTI will be needed as all sewer is either installed already or will be installed by others.
- Warren County will review the water PTI.
- Please submit electronic copy of NOI permit to Village and Choice One for their records.

If you have any questions, please contact our office.

Sincerely,



Nicholas J. Selhorst, P.E.

WARREN COUNTY
WATER & SEWER DEPARTMENT

CHRIS G. BRAUSCH, P.E.
COUNTY SANITARY ENGINEER

February 8, 2018

Gregory Koch
Bayer Becker
6900 Tylersville Road, Suite A
Mason, OH 45040

Re: Wynstead
Section 5, A & B
South Lebanon

Dear Mr. Koch,

Please be advised that the detail plans for the subject project have been reviewed and the comments with respect to the proposed water system improvements are as follows:

- 1) The water main on Noble Court terminates at the valve, the temporary fire hydrant was never installed.
- 2) As the plans are shown all water main testing will be against existing valves. Confirm developer understands there is potential for failed pressure tests.
- 3) Noble Court watermain should continue around cul-de sac to lot line 220/221.

It is requested that the plans be modified in accordance with the enclosed drawings and the revised drawings be resubmitted to us so that our review can be finalized.

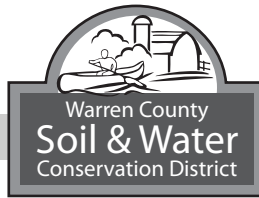
If you have any questions or comments, please contact this office.

Sincerely,



Chris Wojnicz, P.E., LEED AP
Deputy Sanitary Engineer

cc: e-file,
Gilbert, email
J. Haddix, email



Robert Ware
Warren County Regional Planning Commission
406 Justice Drive
Lebanon, Ohio 45036

February 15, 2018

RE: **Wynstead, Section 5**

PLAN REVIEW

Dear Bob,

I have reviewed the submittal for Wynstead, Section 5 as submitted to my office. The following is a list of outstanding items.

- Erosion and sediment control plan.
 - The plan is lacking in perimeter controls. There are areas of disturbed earth that would run off site without a control in place to first filter any sediment laden water. The south and east lines are particularly exposed.
 - Provide calculations for the sediment basin (Lake #1 & Lake #2) being used during construction of this section. Sediment basin construction must comply with the standards in the latest edition of the Rainwater and Land Development Manual.
- Please submit a Storm Water Pollution Prevention Plan (SWP3) in compliance with the Ohio EPA Checklist found at http://www.epa.ohio.gov/portals/35/storm/CGP_SWP3_Checklist.pdf

Please provide an electronic copy of the revised plans. I will begin inspection of this site once construction commences.

Sincerely,

Molly M Conley

Molly M Conley
Natural Resource Engineer

CC: Consultant
Developer
File

**VILLAGE OF SOUTH LEBANON
MEMORANDUM**

TO: Planning Commission
FROM: Jerry Haddix, Village Administrator
RE: Case 18-03P, Right-of-Way Dedication Plat – Stone Lake Subdivision
DATE: March 6, 2018

On the November 2nd, 2017, the South Lebanon Village Council passed Ordinance No. 2017-10 accepting the streets in the Stone Lake Subdivision for public maintenance. As part of the process, a right-of-way dedication plat is required. Attached is the Stone Lake Subdivision R-O-W plat which requires Planning Commission approval.

Let me know if you have any questions.

**VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2017-10**

**AN ORDINANCE APPROVING AND ACCEPTING FOR PUBLIC MAINTENANCE
STONE RIDGE BOULEVARD, PARKSIDE DRIVE, AND LAKEVIEW COURT IN
THE STONE LAKE SUBDIVISION IN THE VILLAGE OF SOUTH LEBANON**

WHEREAS, the Stone Lake Subdivision was recorded in the Warren County Recorder's Office on March 7, 2007; and

WHEREAS, as part of the Planned Unit Development (PUD) process, the following private streets were approved as part of the development, with the ingress and egress easement being recorded in Book 4592 Page 377 of the Official Records of Warren County:

Street Name	Street Width	Street Mileage
Stone Ridge Blvd	22.00'	1,181 lf.
Lakeview Court	22.00'	491 lf.
Parkside Drive	22.00'	796 l.f.

WHEREAS, at the request of the Stone Lake Homeowner's Association (Association), per Resolution No. 2016-44, the Village Council entered into a Consent Agreement with the Association which permits the Association to amend the Declaration of Easement for Ingress and Egress for the Stone Lake Subdivision to request the Village to dedicate the above listed for public maintenance,

WHEREAS, the Village Planning Commission met on September 5, 2017 and, per Section 15.14.22 of the Village Zoning Code, determined that the Association's request did not represent a major departure from the approved PUD.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Lebanon, Ohio, at least a majority of all members elected thereto concurring:

Section 1. That the Council approves and accepts for public maintenance the herein referenced streets as described herein and illustrated on the attached Exhibit.

Section 2. That the Fiscal Officer certify a copy of this Ordinance to the Warren County Engineer.

Section 3. That the Council is acting in its administrative capacity in passing this Ordinance.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 2nd day of November, 2017.

Attest: Nicole Armstrong James D. Smith
Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended:	(if applicable)	Effective Date – / /17
Vote - ____ Yeas ____ Nays		
First Reading – <u>10/5/2017</u>		Effective Date – / /2017
Second Reading – <u>10/19/2017</u>		
Third Reading – <u>11/2/2017</u>		
Vote - <u>6</u> Yeas ____ Nays		

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

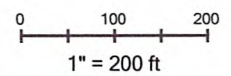
By: [Signature]
Date: 11/2/17

Stone Lake Subdivision

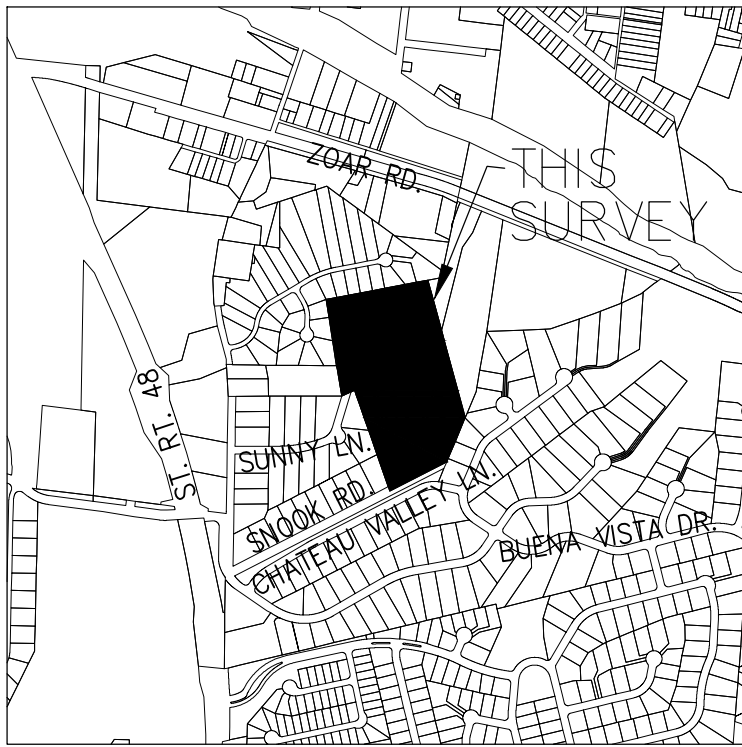


Warren County Legend

Interstate	County Boundary	Overpass Line	School Line	Township & Range
US Route	Auditors Tract Line	Parcel Line	Section Line	Tract Line
State Route	Civil Township Line	ROW Unknown Width	Subdivision Limit	VMS Line
Local Road	Corporate Line	Road ROW	Subdivision Lot Line	Vacated Road Line



This is a product of the Warren County GIS Department. The data depicted here has been developed with extensive cooperation from other county departments as other federal state and local government agencies. Warren County expressly disclaims responsibility for damages or liability that may arise from the use of this map. Any resale of this information is prohibited, except in accordance with a licensing agreement. Copyright 2009 Warren County GIS. Generated: 9/19/2017 11:53:39 AM



VICINITY MAP

PARKVIEW DR., STONE RIDGE BLVD., AND
LAKEVIEW CT. RIGHT-OF-WAY DEDICATION

BEING A REPLAT OF LOT 65 OF STONE LAKE AS
RECORDED IN PLAT BOOK 78, PAGES 38 AND 39
AND SITUATED IN VIRGINIA MILITARY SURVEY 1547,
VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP,
WARREN COUNTY OHIO.
FEBRUARY, 2018

WARREN COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____ 2018 AT _____ M.
RECORDED ON THIS _____ DAY OF _____ 2018 AT _____ M.
RECORDED IN PLAT BOOK NO. _____ PAGE _____
FEE _____

WARREN COUNTY RECORDER

PRINTED NAME

WARREN COUNTY AUDITOR

APPROVED AND TRANSFERRED _____, 20____

WARREN COUNTY AUDITOR BY DEPUTY AUDITOR

DEPUTY

PRINTED NAME

SOUTH LEBANON COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY
US THIS _____ DAY OF _____, 20____.

CLERK

MAYOR

VILLAGE OF SOUTH LEBANON
PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS _____ DAY OF _____, 20____.

CHAIRPERSON

PLAT AUTHORIZATION AND DEDICATION

STONELAKE AT RIVER'S BEND HOMEOWNERS' ASSOCIATION INC.,
THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE
CAUSED THE AREA LOCATED IN THE VILLAGE OF SOUTH
LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND
KNOWN AS PARKVIEW DR., STONE RIDGE BLVD., AND LAKEVIEW
CT. RIGHT-OF-WAY DEDICATION. FURTHERMORE, STONELAKE AT
RIVER'S BEND HOMEOWNERS' ASSOCIATION INC., DEDICATE THE
STREETS AS SHOWN ON THIS PLAT TO THE PUBLIC USE
FOREVER.

AUTHORIZED SIGNATURE

TITLE

STATE OF OHIO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY STONELAKE AT
RIVER'S BEND HOMEOWNERS' ASSOCIATION INC.

NOTARY PUBLIC

OWNER

STONE LAKE AT RIVER'S BEND
HOMEOWNERS' ASSOCIATION INC.
1177 COOK ROAD
LEBANON, OHIO 45036

LEGEND

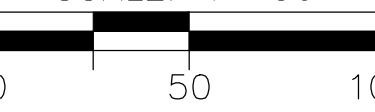
5/8" IRON PIN FOUND
R/W DEDICATED HEREON
CORPORATION LIMITS

NOTES:
1. OCCUPATION IN GENERAL FITS SURVEY
EXCEPT WHERE SHOWN OTHERWISE.
2. ALL IRON PINS FOUND ARE IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
3. SOURCE DOCUMENTS AS NOTED.
4. SURVEY AND BEARINGS ARE BASED ON P.B. 78,
PAGES. 38-39.



BEARINGS ARE BASED ON
P.B. 78, PAGES 38-39

SCALE: 1"=50'



DEED REFERENCE STATEMENT : 12-01-477-072

SITUATED IN VIRGINIA MILITARY SURVEY 1547, VILLAGE OF SOUTH
LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO.
BEING ALL OF LOT 65 OF STONE LAKE AS RECORDED IN PLAT
BOOK 78, PAGES 38 & 39 AND BEING OWNED BY STONELAKE AT
RIVER'S BEND HOMEOWNERS' ASSOCIATION INC. AS DESCRIBED IN
OFFICIAL RECORD 5243, PAGE 608.

CURVE DATA						
CURVE	RADIUS	Δ	LENGTH	CHORD	BEARING	
C1	261.00'	35°31'27"	161.82'	159.24'	N34°36'58"E	
C2	10.00'	86°10'17"	15.04'	13.66'	N09°17'32"E	
C3	233.00'	64°01'45"	260.38'	247.04'	N01°46'44"W	
C4	35.00'	262°22'05"	160.27'	52.68'	S18°34'50"E	
C5	20.00'	85°36'15"	29.88'	27.18'	S69°48'05"W	
C6	211.00'	60°47'34"	223.88'	213.52'	S03°23'49"E	
C7	10.00'	84°56'11"	14.82'	13.50'	S76°15'41"E	
C8	261.00'	22°09'29"	100.94'	100.31'	N72°20'58"E	
C9	186.00'	23°26'50"	76.12'	75.59'	S84°50'49"E	
C10	10.00'	83°50'54"	14.63'	13.36'	N64°57'09"E	
C11	89.00'	38°18'00"	59.49'	58.39'	N03°52'42"E	
C12	40.00'	47°09'23"	32.92'	32.00'	N38°50'59"W	
C13	35.00'	274°18'46"	167.57'	47.60'	N74°43'42"E	
C14	40.00'	47°09'23"	32.92'	32.00'	S08°18'23"W	

CURVE DATA						
CURVE	RADIUS	Δ	LENGTH	CHORD	BEARING	
C15	111.00'	38°18'00"	74.20'	72.83'	S03°52'42"W	
C16	10.00'	83°51'02"	14.64'	13.36'	S18°53'49"E	
C17	186.00'	79°57'11"	259.55'	239.00'	S20°50'44"E	
C18	211.20'	51°23'24"	189.43'	183.14'	S44°49'33"W	
C19	601.63'	14°18'53"	150.31'	149.92'	N26°38'10"W	
C20	10.00'	94°31'56"	16.50'	14.69'	N81°03'34"W	
C21	239.00'	34°07'26"	142.34'	140.25'	S34°36'45"W	
C22	10.00'	95°59'32"	16.75'	14.86'	N14°12'09"E	
C23	239.00'	21°13'52"	88.56'	88.06'	N72°49'04"E	
C24	164.00'	115°42'09"	331.18'	277.71'	S38°43'14"E	
C25	189.20'	51°23'24"	169.70'	164.07'	S44°49'33"W	
C26	10.00'	90°00'00"	15.71'	14.14'	N64°28'45"W	
C27	623.63'	14°18'53"	155.81'	155.40'	N26°38'10"W	



ChoiceOne
Engineering

SONEX, OHIO 937.497.0200
LOVELAND, OHIO 513.229.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
02-05-2018
DRAWN BY:
RMF
JOB NUMBER:
WARSLE1713
SHEET NUMBER
1 OF 1

ALLEN J. BERTKE, P.S. #8629

DATE