PLANNING COMMISSION AGENDA

Planning Commission Meeting
6:00 PM Thursday, September 24, 2020

South Lebanon Municipal Building
10 N. 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 July 30, 2020 B. Minutes of September 10, 2020
6.	**Public Hearing –** None
7.	**Old Business** A. None
8.	**New Business** A. Case -20-18P: Application for Final Development Plan – Wynstead Section 7 B. Case 20-19P.- Application for Replat for 1771 Mason-Morrow-Millgrove Road C. Case 20-20P.- Revision to Preliminary Development Plan (PDP) for River Creek Lofts. LLC, 1771 Mason-Morrow-Millgrove Road.
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
10 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656
www.southlebanonohio.org

Planning Commission Meeting (vis conference call)
MEETING MINUTES
Thursday, July 30th, 2020 @ 6:00pm

Members Present:	**Members Absent:**	**Staff:**
Darrick Zucco		Jerry Haddix, **Administrator**
Jim Smith		
Bill Madison		Amy Butler, **Clerk**
Tom Hunsche		

1. Call to order at 6:00p.m.
2. Pledge of Allegiance
3. Roll Call
4. Open Forum: None
5. Review and Approval of Minutes: None
6. Public Hearing: None
7. Old Business: None
8. New Business:
   A. Case 20-15P: Review of the Final Development Plan (FDP) for the Auburn Grove Development located at 5315 Cochran Road. – Administrator, Jerry Haddix stated this property is part of the former Ritchey farm and is currently owned by Sharon Ricketts. Haddix stated Abercrombie & Associates, Inc applied on behalf of M/I Homes for a preliminary development plan that was approved by the Planning Commission as well as Village Council. He stated they are proposing 42 single family lots on 19.369 acres located at the northern end to Cochran Road and adjoins the Homestead subdivision. Haddix stated there is one error in the review where it says the owner will plan to plat the FDP in 3 phases when the actual plan is to do only 1 phase total. Haddix stated the FDP is consistent with the Preliminary Development Plan and recommends approving 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 and construction drawings by the Village Engineer;
3) Review and approval of the "Declaration of Covenants and Restrictions" by the Village Solicitor; and
4) Approval of the Storm Water Pollution Prevention Plan (SWPPP) by the Warren County Soil & Water District.

Zucco asked who will own and maintain the open space. Haddix replied he believes the HOA will.

Jim Smith makes a motion to approve. The motion is seconded by Bill Madison. A vote was taken, Zucco. - Yea. Smith- Yea. Hunsche- No, Madison- Yea.

B. Case 20-16P:
Review of Final Plat for Grants Frederick Section 2-C Subdivision. – Jerry Haddix states this will complete the Grants Frederick development. Haddix states there will be 19 additional lots over 5.57 acres. Haddix recommends the adoption of the final plat with the following conditions:

1) Comply with all comments from the Village Engineer, Warren Co. Tax Map Dept. or other reviewing agency.
2) Provide the statements pursuant to the Subdivision Regulations.
3) Developer to enter into a Development Agreement with the Village prior to Village Council approval of Record Plat.

Madison makes a motion to approve. The motion is seconded by Smith. A vote was taken, All Yeas.

9. Communications: None
10. Adjournment: A motion to adjourn was made by Jim Smith and seconded by Bill Madison. A vote was taken, all YEAS.

_____ _____

Darrick Zucco – Chairman Amy Butler - Clerk

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VILLAGE OF SOUTH LEBANON
MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-18P, Final Development Plan (FDP) & Construction Drawings for Wynstead Sect. 7

DATE: September 22, 2020

On the agenda for September 24th meeting is Case #20-18P, an application for approval of the Final Development Plan & Construction Drawings (FDP) Wynstead Section 7 the "Property") submitted by Grand Communities, LTD (aka Fischer Homes) (the "Owner").

Background
On September 2nd, 2020, the Owner submitted the FDP for Section 7 of Wynstead Subdivision consisting of a total of 40 single family lots comprising 10.310 acres. This is the final section in the Wynstead development. 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 and the Warren County Water & Sewer Department, per their comments received by the Village;

3. Review and approval of the "Declaration of Covenants and Restrictions" by the Village Solicitor; and

VILLAGE OF SOUTH LEBANON
PLANNING COMMISSION APPLICATION

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

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

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

2. Development Information:

Development/Business Name:	
Type of Business/Project Description:	
Location:	Size of Building:
Current Zoning:	Rezone to:
Total Acreage:	Acres to be Rezoned:
Number of Employees:	Number of Fleet Vehicles:
Current Owner of the Property Name:	**Project Contact (Architect, Engineer, Planner)** Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Telephone: Fax:	Telephone: Fax:
Applicant(s):	
Address:	
City: State: Zip:	
Telephone: 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: _____

Applicant's Signature: _____ **Date:** 8/23/2020

Property Owner's Signature: _____ **Date:** 8/28/2020

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 $ _____ (A)

1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) $ _____ (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + $ _____ (C)

Application Fee + $ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) **$ _____ (E)**

Final PUD

2 – ~~Preliminary Plat~~ Fee Breakdown:

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

Application Fee + $ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) **$ _____ (H)**

Total Paid with Application/Submittals (Line E+H) **$ _____**

* 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

FOOTNOTES TO FEE SCHEDULE

(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.

(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.

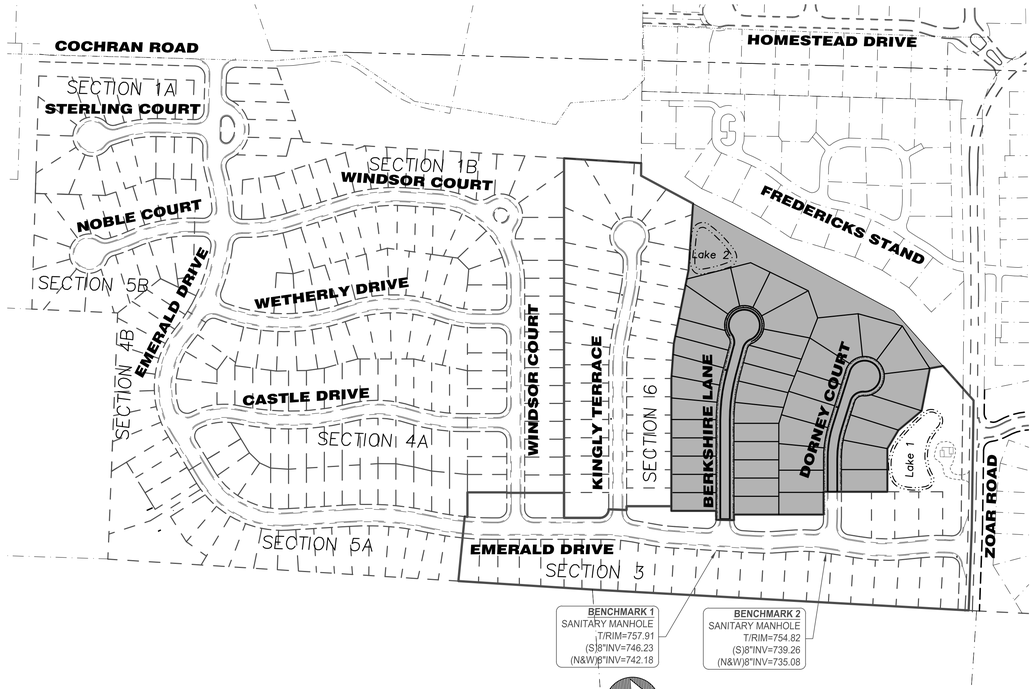
(3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.

(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.

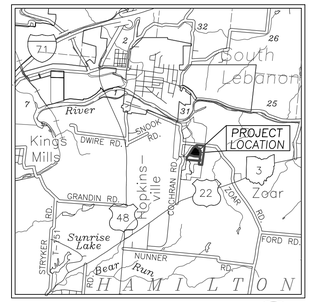
(5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.

(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.

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



AREA MAP
1" = 200'



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 EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, 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.

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 THEN 15')	8"	PVC	ASTM D-3034, SDR-35	ASTM D-3212	D-2331 III
SANITARY SEWER (EQUAL TO OR GREATER THEN 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

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 CROSSOVERS - 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.

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

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

DEVELOPER:

GRAND COMMUNITIES, LLC
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
EAST SIDE OF EMERALD DRIVE
AND NOBLE TERRACE INTERSECTION
T/RIM=761.01
(N&S&W)INV=749.51

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

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
1.0	TITLE SHEET	8-28-20		
2.0	TYPICAL STREET SECTION & INTERSECTION DETAILS	8-28-20		
3.0	STAKING PLAN	8-28-20		
4.0	UTILITY PLAN	8-28-20		
5.0	STREET & UTILITY PROFILES	8-28-20		
6.0	GRADING & EROSION CONTROL PLAN	8-28-20		
7.0	SEDIMENTATION & EROSION CONTROL DETAILS	8-28-20		
8.0	WARREN COUNTY WATER DETAILS	8-28-20		
9.0	WARREN COUNTY SANITARY SEWER DETAILS	8-28-20		

STATE OF OHIO
GREGORY J. KOTH
E-69324
REGISTERED PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drawn	Chk

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

TITLE SHEET

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

Drawing: 04M027-007 CD
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: 1.0

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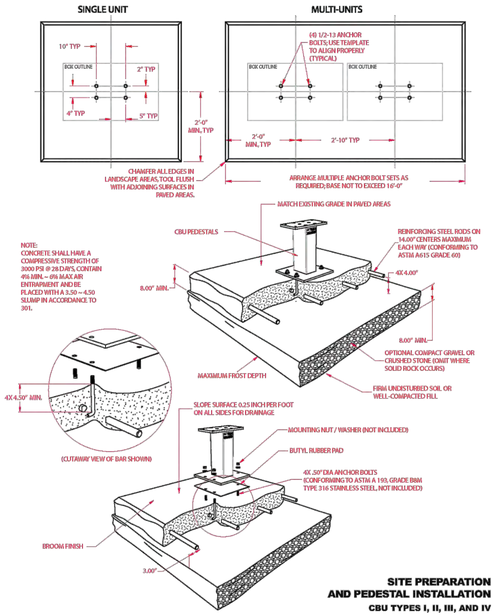
Plot time: Aug 28, 2020 - 10:55am
Drawing name: J:\2004\04M027-007\CVDWG\04M027-007 CD.dwg - Layout Tab: Layout1



SITE PREPARATION AND PEDESTAL INSTALLATION
CBU TYPES I, II, III, AND IV

SALSBURY INDUSTRIES
1010 East 62nd Street, Los Angeles, CA 90001-1598
Phone: 1-800-624-5269 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.
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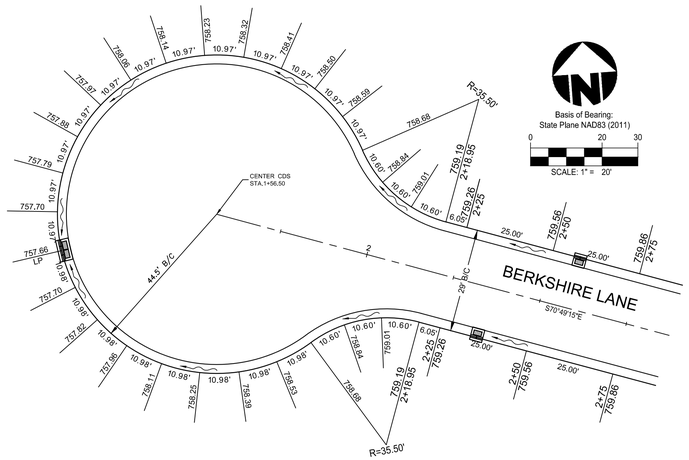
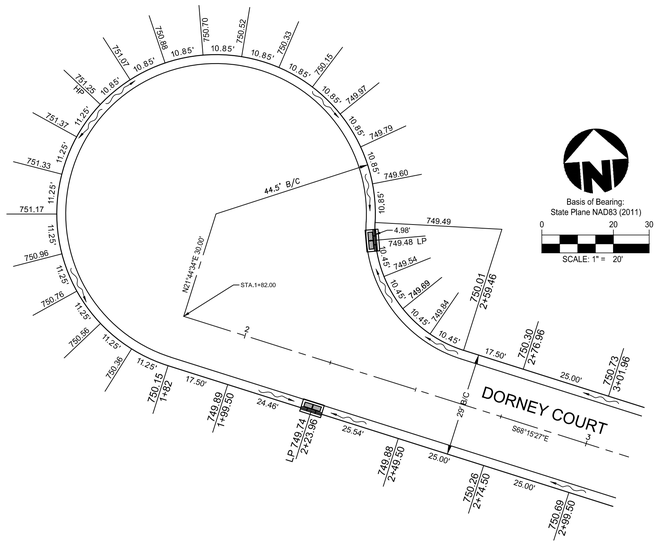
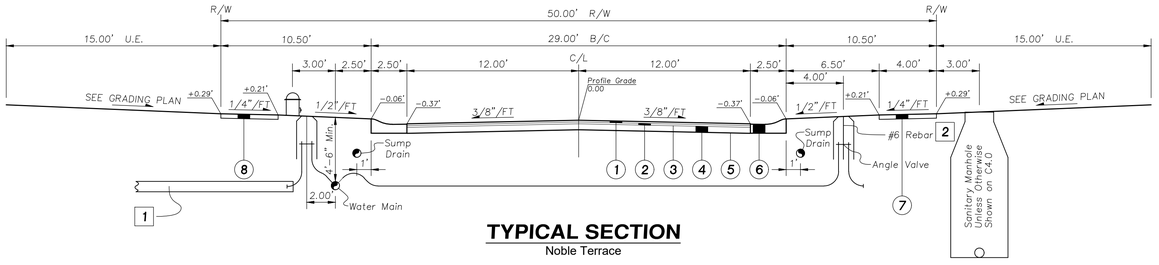






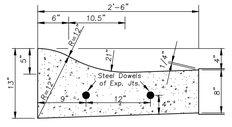
TYPICAL SECTION
Noble Terrace

LEGEND

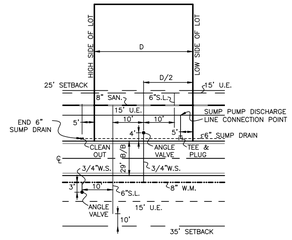
1. Item 441–(1 1/2") Asphalt Concrete Surface Course, Type 1 (448), Pg 64–22
2. Item 441–(1 1/2") Asphalt Concrete Intermediate Course, Type 1 (448), Pg 64–22
3. Item 407–Tack Coat MS–2, RS–1, or RC–250
4. Item 301–2 (2 1/2") courses Asphalt Concrete Base, PG 64–22
5. Item 204–Sub grade Compaction
6.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

NOTES

1. 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.
2. #6 Rebar – Contractor shall install 2 #6 Rebar 5' long vertically at angle valves
3. Water services to be lowered when conflict with storm sewer occurs



CURB & GUTTER TYPE "C"
NOT TO SCALE



TYPICAL LOT DETAIL: UTILITY LAYOUT
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURBS AND GUTTERS SHALL BE ODOT CLASS C, AN APPROVED CURING AGENT SHALL BE APPLIED AFTER FINISHING.
2. FLEXIBLE FORMS SHALL BE USED ON ALL CURVES HAVING RADII OF 275' OR LESS.
3. 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.
4. CONTROL JOINTS SHALL BE PROVIDED AT 6' INTERVALS AND SHALL BE CUT FRONT, TOP, AND REAR OF ALL CURB.
5. ALL JOINTS SHALL BE VERTICAL AND EITHER PERPENDICULAR OR RADIAL TO THE BACK OF CURB.
6. ALL EXPOSED EDGES SHALL BE ROUNDED TO 3/8" RADIUS. TYPE D (SEE PLAN.)
7. ALL CURBING SHALL BE BACKFILLED BEFORE PAVEMENT WORK IS BEGUN.
8. UNLESS OTHERWISE SPECIFIED, TYPE A,B,C,D MAY BE USED FOR PRIVATE SUBDIVISION PROJECTS.
9. PLACE DOWEL BARS AS SHOWN AT ALL CONSTRUCTION JOINTS.
10. FINAL SURFACE COURSE SHALL BE 1/4" HIGHER THAN GUTTER PLATE.

Know what's below. Call before you dig.

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

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STATE OF OHIO
GREGORY J. KOCH
E-69324
REGISTERED PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drwn	Chk

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

TYPICAL STREET SECTION & INTERSECTION DETAILS

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

Drawing: 04M027-007 CD
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: **2.0**

Plot time: Aug 28, 2020 - 10:57am
Drawing name: J:\2004\04M027-007\CVIDWG\04M027-007 CD.dwg - Layout Tab: Layout1

ZOAR ROAD

FREDERICKS PASS

FREDERICKS STAND

EX. SAN EASE

EX. 20' STM EASE

EX. 20' STM ESMT

OPEN SPACE 132

WYNSTEAD SECTION THREE

OPEN SPACE 305
58984 s.f.

EX LAKE #1
N. POOL = 742.00
T/DIKE=746.70
BOTTOM=732.00
100 YEAR=745.70

EX LAKE #2
N. POOL = 752.00
T/DIKE=758.00
BOTTOM=744.00
WQ ELEV=754.78
100 YEAR ELEV=756.53

DORNEY COURT

BERKSHIRE LANE

KINGLY TERRACE

EMERALD DRIVE

WYNSTEAD SECTION SIX

OPEN SPACE 134

OPEN SPACE 135

18 UNIT CBU

18 UNIT CBU AND 8 UNIT CBU

EX. 15'X10' SIGNAGE AND LANDSCAPE ESMT

EX. 15'X16' SIGNAGE AND LANDSCAPE ESMT

50' WIDE LOTS
NOT TO SCALE
5000 S.F. MIN.

62' WIDE LOTS
NOT TO SCALE
7440 S.F. MIN.

65' WIDE LOTS
NOT TO SCALE
7800 S.F. MIN.

CLUSTER MAIL BOX NOTES

1. 13-UNIT MAILBOX SIZE AND 8-UNIT MAILBOX SIZE. SEE SHEET FOR LOCATIONS.
2. SEE SHEET 2 FOR CONCRETE PAD DETAILS.
3. CONCRETE PAD SIZE: 5'x6.5' FROM BACK OF CURB TO SIDEWALK.
4. SLOPE CONCRETE PAD A MAXIMUM OF 2% FROM BACK OF CURB. SIDEWALK GRADES TO BE ADJUSTED TO MATCH THE MAILBOX PAD ELEVATIONS.

Basis of Bearing:
State Plane NAD83 (2011)

SCALE: 1" = 50'

Know what's below. Call before you dig.

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

STATE OF OHIO
GREGORY J. KOCH
E-69324
REGISTERED PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drawn	Chk

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

STAKING PLAN

bayer becker
www.bayerbecker.com
6900 Wilkinson Road, Suite A
Mason, OH 45040 - 513.336.6800

Drawing: 04M027-007 CD
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: 3.0

Plot time: Aug 28, 2020 - 10:56am
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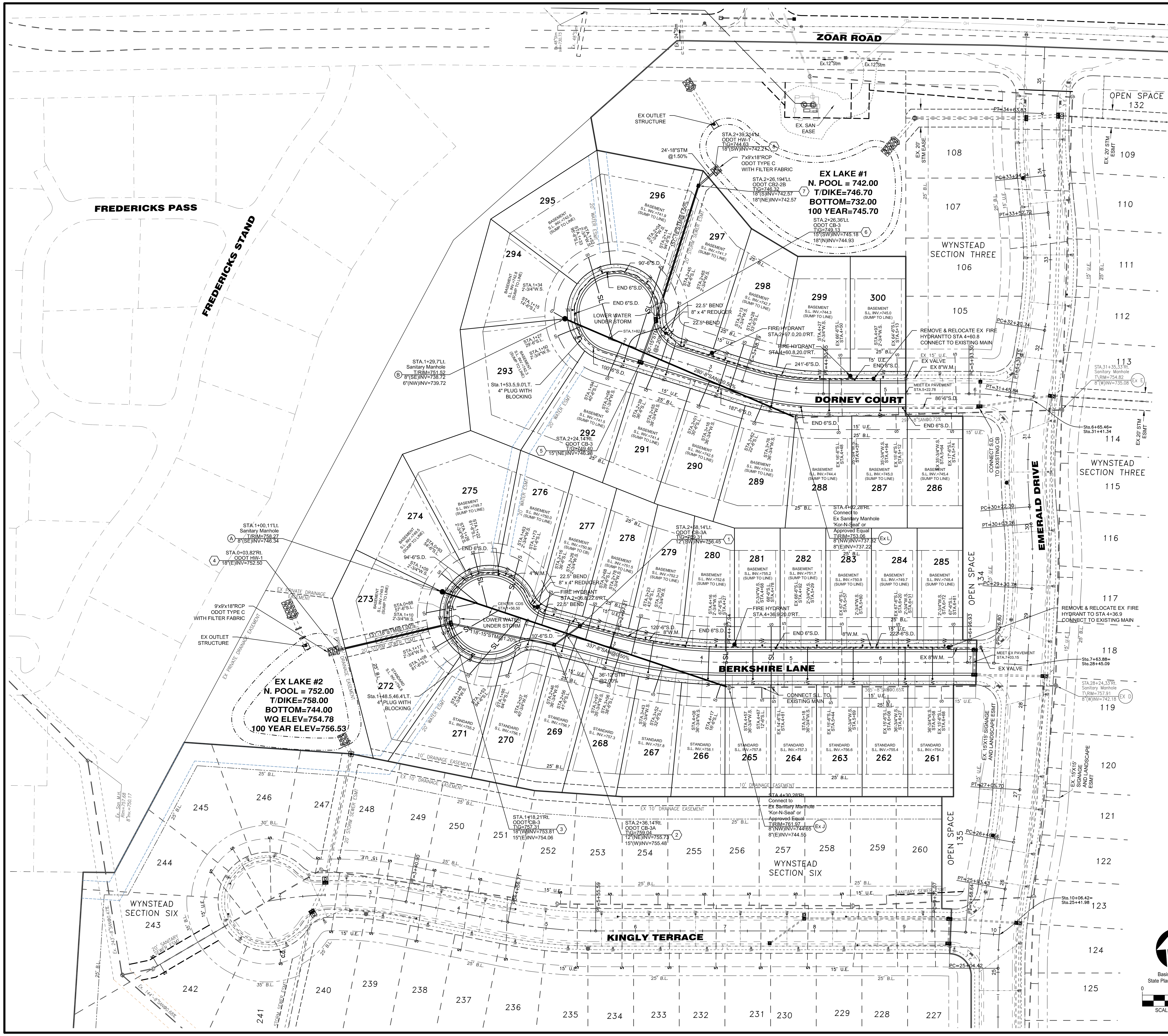

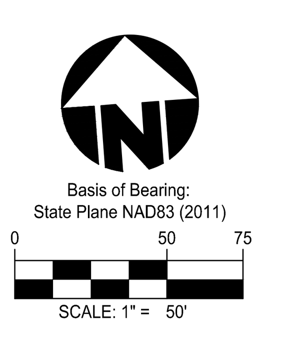

UTILITY NOTES:

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. SANITARY SEWER LATERAL SHALL BE CONSTRUCTED OF PVC PIPE, SDR 35, ASTM D-3034.
7. MAINTAIN A MINIMUM OF 10 FEET BETWEEN SANITARY AND WATER SERVICE LATERALS.
8. LOWER WATER SERVICES AS NEEDED TO AVOID CONFLICTS WITH PROPOSED STORM SEWER.
9. 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.
10. 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.
11. STORM SEWER MATERIAL SHALL HAVE MANNING'S "N" VALUE EQUAL TO OR LESS THAN 0.012.
12. CLEAN OUTS SHALL BE INSTALLED ON SUMP MAINS AT THE END OF THE LINE AND ON RUNS LONGER THAN 200'.
13. SUMP MAIN MATERIAL SHALL BE PVC SDR-35, HDPE, OR APPROVED EQUAL. ALL SUMP MAINS SHALL BE MAINTAINED BY THE SUBDIVISION'S HOA.
14. 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.

LEGEND

Symbol	Description
(hatched box)	UTILITY TRENCH TO BE BACKFILED PER THE SITE GEOTECH REPORT AND ALL ADDENDUMS. TRENCHES ARE TO THE TESTED BY THE SITE GEOTECHNICAL ENGINEER.
(cloud)	LOWER WATER MAIN TO MAINTAIN 24" SEPARATION

Know what's below. Call before you dig.

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

STATE OF OHIO
GREGORY J. KOOH
E-69324
REGISTERED
PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drwn:	Chk:

WYNSTEAD SECTION SEVEN

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

UTILITY PLAN

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

Drawing: 04M027-007 CD
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: 4.0

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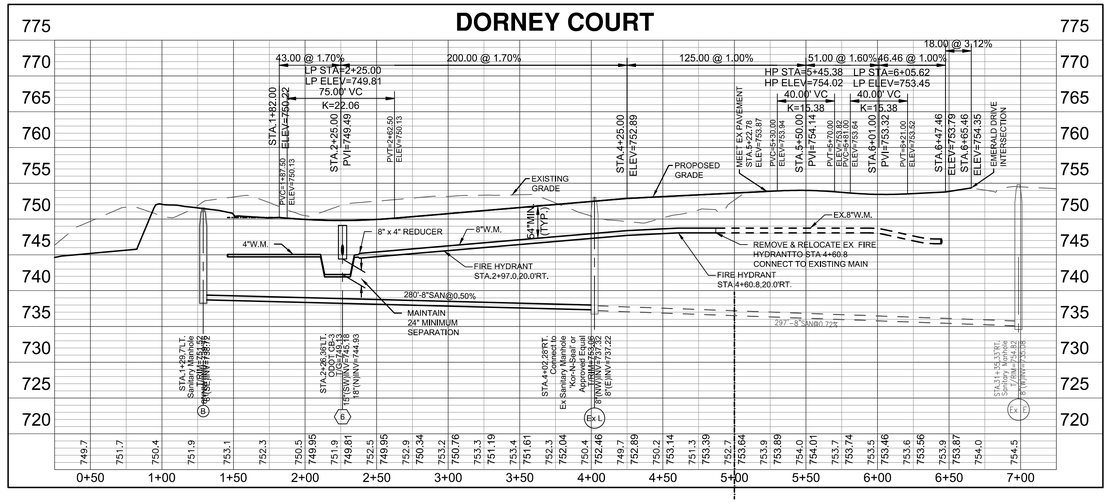

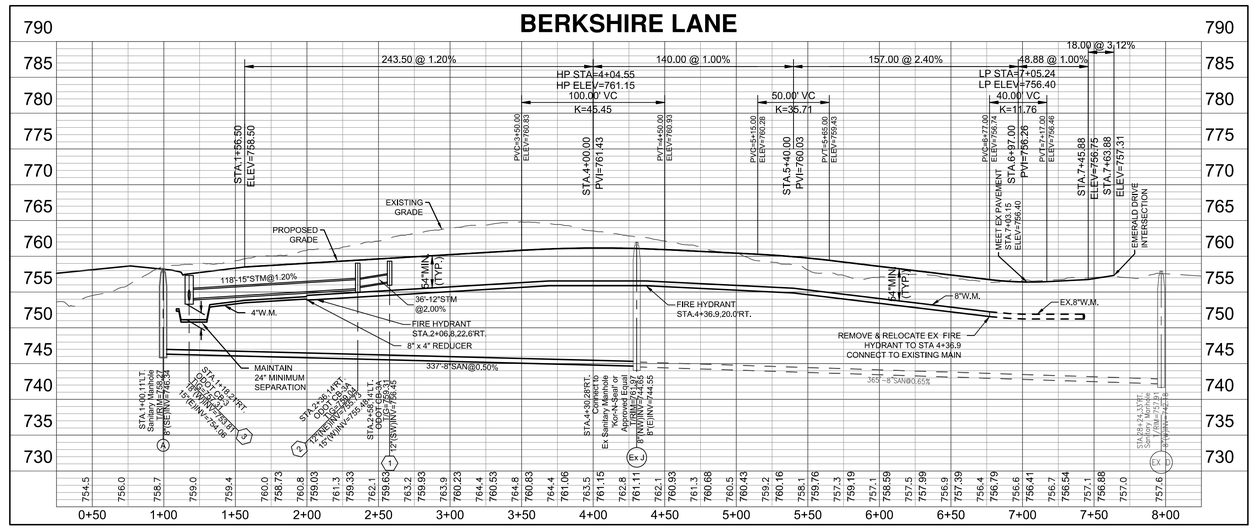

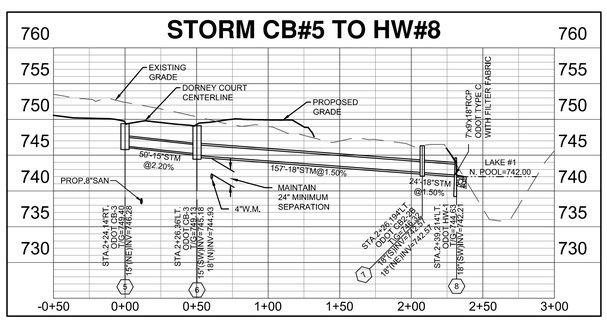

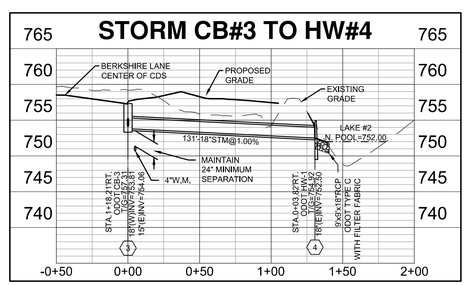

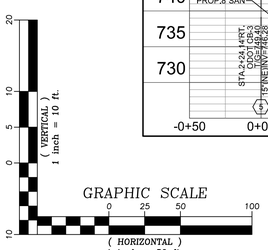

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STATE OF OHIO
GREGORY J. KOCH
E-69324
REGISTERED
PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drwn.	Chk.

WYNSTEAD SECTION SEVEN

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

STREET & UTILITY PROFILES

bayer becker
www.bayerbecker.com
6960 Worthington-Galena Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 04M027-007 CD
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: 5.0

Plot time: Aug 28, 2020 - 10:57am
Drawing name: J:\2004\04M027-007\CV\DWG\04M027-007 CD.dwg - Layout Tab: Layout1

GRADING NOTES

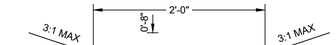
1. LOCATION OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO BEGINNING WORK.
2. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
3. CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT AND ALL ADDENDUMS PRIOR TO BIDDING THE PROJECT.
4. CONTRACTORS SHALL SET UP AN ONSITE 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

PROPOSED TOPSOIL RESPREAD

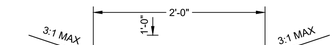
1. THE LAST 1 FOOT OF ALL FILL AREAS, OUTSIDE OF THE STREET RIGHT OF WAY, SHALL BE CONSTRUCTED USING TOPSOIL. NO TOPSOIL SHALL BE SPREAD ON BUILDING PADS FOR LOTS 230 TO 237.

EROSION CONTROL LEGEND

- (1) SEEDING & MULCHING
- (5) SILT FENCE OR MULCHED BERM
- (9) DANDY CURB (OR APPROVED EQUAL)
- (21) TEMPORARY CONSTRUCTION ENTRANCE
- E.S.R. EMERGENCY STORM ROUTE
- M.O.E. MINIMUM OPENING ELEVATION
- CLEARING LIMITS
- TOPSOIL STRIPPED WITH SECTION 3 CONSTRUCTION
- NO TOPSOIL STRIPPING, FILL AREA TO BE MADE WITH TOPSOIL.



EMERGENCY STORM ROUTE LOT LINES 272/273
NOT TO SCALE



EMERGENCY STORM ROUTE LOT LINES 296/297
NOT TO SCALE

Basis of Bearing:
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

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

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

STATE OF OHIO
GREGORY J. KOCH
E-69324
REGISTERED PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drawn	Chk

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

GRADING & EROSION CONTROL PLAN

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

Drawing: 04M027-007 CD
Drawn by: GJK
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Drawing name: J:\2004\04M027-007\CVI\DWG\04M027-007 CD.dwg - Layout Tab: Layout1

PERMANENT SEEDING (1)

Permanent seeding includes the seedbed preparation, seeding, and the establishment of perennial vegetation used to permanently stabilize soil, prevent sediment pollution, reduce runoff by promoting infiltration, and provide storm water quality benefits offered by dense vegetation.

CONDITIONS WHERE PRACTICE APPLIES

Permanent seeding should be applied to:

* Areas or portions of construction-sites which can be brought to final grade. Applications of permanent seeding should not be delayed while construction on limited portions of the site being completed.
* Areas on that will be regraded, but will be dormant for a year or more.

PLANNING CONSIDERATIONS

Healthy dense turf will have a dramatic long lasting effect on stormwater quality as well as promoting infiltration and reducing the amount of runoff. To establish quality vegetation, careful preparation of the seedbed, soil, even subsoil is highly encouraged.

Soil Compaction--Stormwater quality and the amount of runoff both vary significantly with soil compaction. Non-compacted soils improve stormwater by promoting:

* dense vegetation,
* high infiltration & lower runoff rates.
* pollutant filtration, deposition & absorption, and
* beneficial biologic activity in the soil.

Construction activity can cause highly compacted soils but also offers the opportunity to improve soil condition. The best time for improving soil condition is during the establishment of permanent vegetation. It is highly recommended that subsoilers, plows or others implements be specified as part of final seedbed preparation. Use discretion in slip-prone areas.

Minimum Soil Conditions--Vegetation cannot be expected to stabilize soil that is unstable due to its texture, structure, water movement or excessively steep slope. The following minimum soil conditions are needed for the establishment and maintenance of a long-lived vegetation cover. If these conditions cannot be met, see the Standards and Specifications for Resoiling.

* Soils must include enough fine-grained material to hold at least a moderate amount of available moisture.
* The soil must be free from material that is toxic or otherwise harmful to plant growth.

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

Note: Other approved seed species may be substituted.

Maintenance for Permanent Seedings Fertilization and Mowing					
Mixture	Formula	lb./ac.	lb./1,000 sq. ft.	Time	Mowing
Creeping Red Fescue Ryegrass Kentucky Bluegrass	10-10-10	500	12	Fall, yearly or as needed	Not closer than 3"
Tall Fescue	10-10-10	500	12		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 yrs. 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.

SITE PREPARATION

1. A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Resoil shall be applied where needed to establish vegetation.

SEEDBED PREPARATION

1. Lime--Agricultural group 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 lb./1,000 sq. ft. or 2 tons/ac.
2. Fertilizer--Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lb./ac. of 10-10-10- or 12-12-12 analysis.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 in. On sloping land the soil shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS

Seeding should be done March 1 to May 31 or August 1 to September 30. These seeding dates are ideal but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season. Tillage/seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

MULCHING

1. 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.
2. Materials

* Straw--If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and spread two 45-lb. bales of straw in each section.
* Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
* Other--Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

3. Straw Mulch Anchoring Methods

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

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

PERMANENT SEEDING (1)

MAINTENANCE

1. Permanent seeding shall not be considered established for at least 1 full yr. from the time of planting. Seeded areas shall be inspected for failure and vegetation conditions, it may be necessary to irrigate, fertilize, overseed, or reestablish plantings in order to provider permanent vegetation for adequate erosion control.
2. Maintenance fertilization rates shall be established by soil test recommendations or by using the rates shown in the following table.

DORMANT SEEDINGS.

1. Seeding shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter.
2. The following methods may be used for "Dormant Seeding":

* From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. 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, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
* Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.
* Mulch Nettings--Nettings 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), DAC-70, Petroset, Terra Tack or equal may be used at rates recommended by the 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 lb./100 gal. of wood cellulose fiber.

IRRIGATION

1. Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions as needed for adequate moisture for seed germination and plant growth.
2. Excessive irrigation rates shall be avoided and irrigation monitored to prevent erosion and damage from runoff.

TEMPORARY SEEDING (1)

Temporary seeding provides erosion control on areas in between construction operations. Grasses which are quick growing are seeded and usually mulched to provide prompt, temporary soil stabilization. It effectively minimizes the area of a construction-site prone to erosion and should be used everywhere the sequence of construction operations allows vegetation to be established.

CONDITIONS WHERE PRACTICE APPLIES

Temporary seeding should be applied on exposed soil where additional work (grading,etc.) is not scheduled for more than 45 days. Permanent seeding should be applied if the areas will be idle for more than a year.

PLANNING CONSIDERATIONS

This practice has the potential to drastically reduce the amount of sediment eroded from a construction-site. Control efficiencies greater than 90% will be achieved with proper applications of temporary seeding. Because practices used to trap sediment are usually much less effective, temporary seeding is to be used even on areas where runoff is treated by sediment trapping practices. Because temporary seeding is highly effective and practical on construction-sites, its liberal use is highly recommended.

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft.^{2}	Per Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	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.

1. Structural erosion- and sediment-control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction-site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeing are necessary on typical construction projects.
3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments--Applications of temporary vegetation shall establish adequate stands of vegetation which may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
5. Seeding Method--Seed shall be applied uniformly with a cyclone seeder, drill cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

MULCHING TEMPORARY SEEDING

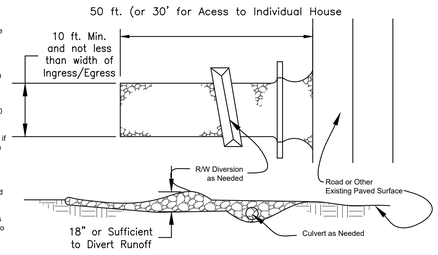
1. Applications of temporary seeding shall include mulch which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.
2. Materials:

* Straw--If straw is used, it shall be unrotted small-grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
* Hydroseeders--If wood cellulose fiber is used, it shall be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
* Other--Other acceptance mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 tons/ac.

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

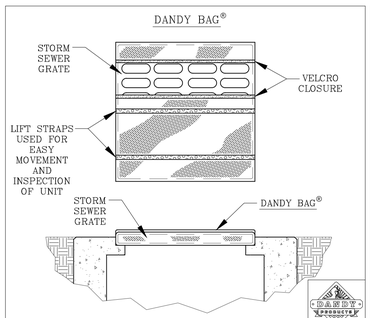
* Mechanical--A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
* Mulch Nettings--Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentration 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 equal may be used at rates recommended by the 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 lb./100 gal.

CONSTRUCTION ENTRANCE (21)



1. Stone Size--Two-inch stone shall be used, or recycled concrete equivalent.
2. Length--The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft. (except on single residence lot where a 30-ft. minimum length applies).
3. Thickness--The stone layer shall be at least 6 in. thick.
4. Width--The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. Bedding--A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb. and a Mullen Burst Strength of at least 190 lb.
6. Culvert--A pipe or culvert shall be constructed under the entrance if needed to prevent surface water flowing across the entrance from being directed out onto paved surfaces.
7. Water Bar--A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
8. Maintenance--Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surfaces where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
9. Construction entrances shall not be relied upon to remove mud fro vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.

DANDY BAG DETAIL (8)



DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT: | DR. BY:
CITY/STATE: | DATE: | DR. NO:

DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

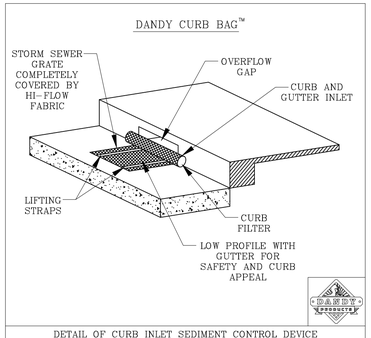
HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

Detail Provided By:
Site Supply Inc.
33 Glendale-Milford Road
Loveland, OH 45140
Phone: (513) 248-1498
Fax: (513) 248-4584
cbrowning@sitefabric.com
http://www.sitefabric.com

DANDY CURB BAG DETAIL (9)



DETAIL OF CURB INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

PROJECT: | DR. BY:
CITY/STATE: | DATE: | DR. NO:

DANDY CURB BAG™ SPECIFICATIONS

NOTE: THE DANDY CURB BAG™ WILL BE **MANUFACTURED IN THE U.S.A** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

DANDY CURB BAG™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

*Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents

Erosion Prevention and Sediment Control Site Inspection Form

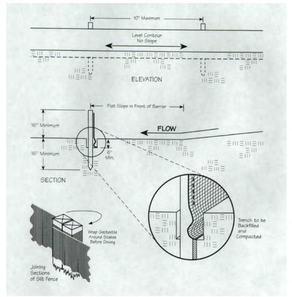
If you answered "no" to any of the above questions, note any corrective action needed above, and note on the Inspection Log when the action was completed.

Inspection Log

The site shall be inspected before and after storm events with 0.5 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Form. Incidents of noncompliance must be reported to the Engineer. A log of all inspections, as shown below, shall be kept current.

Date:	Inspector:	Corrective Actions Performed/Date:

SILT FENCE (5)

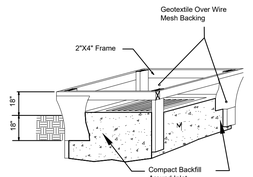


1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in.-deep trench. The trench shall be backfilled and compacted.
9. Seams between section of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance--Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed, 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials

1. Fence Posts--The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2-in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric shall be ODOT Type C Geotextile Fabric or as described by the chart below:

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS (11)



1. Inlet protection shall be constructed either before upslope land disturbance begins or before the storm drain becomes operational.
2. The earth around the inlet shall be excavated completely to the depth at least 18in.
3. The wooden frame shall be constructed of 2-by-4-in. construction grade lumber. The 2-by-4-in. posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in. below adjacent roads if ponded water would pose a safety hazard to traffic.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. 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.
6. Backfill shall be placed around the inlet in compacted 6-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a setting pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

Erosion Prevention and Sediment Control Site Inspection Form

Introduction: By using some simple Best Management Practices (BMP's) developers and contractors can do their share to protect the County's water resources from the harmful effects of sediment. The topography of the site and the extent of the construction activities will determine which of these practices are applicable to any given site, but the BMP's listed here are applicable to most construction sites. For details on the installation and maintenance of these BMPs, please refer to the approved plans and or the Rainwater **and Land Development, Ohio's Standards for Storm Water Management, Land** *Development and Urban Stream Protection (ODNR, 1996), available from HCSWCD for* $20 plus postage.

Temporary Stabilization is the most effective BMP. All disturbed areas that will lie dormant for 21 days or more must be stabilized within 7 days of the date the area becomes inactive. The goal of temporary stabilization is to provide cover quickly. Areas within 50 feet of a stream must be stabilized within 2 days of reaching final grade. This is accomplished by seeding with fast-growing grasses, then covering with straw mulch. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. To minimize your costs of temporary stabilization, leave natural cover in place for as long as possible by only disturbing areas worked within the next 21 days.

Construction Entrances are installed to minimize off-site tracking of sediments. A roughstone access drive underlain with woven geotextile shall be installed at every point where vehicles enter or exit the site. Every individual lot should also have its own drive once construction on the lot begins. Maintenance is performed by top dressing with stone and/or street sweeping.

Sediment Basins/Traps are the sediment control of choice for areas, which exceed the design capacity of silt fence (see page 119 of the Rainwater manual) or to control concentrated flows or runoff. There are two types: sediment basins and sediment traps. A trap is appropriate where the contributing drainage area is 10 acres or less. The outlet is an earthen embankment with a simple stone spillway underlain with woven geotextile. A sediment basin is appropriate for drainage areas larger than 10 acres. The outlet is an engineered riser pipe. Often a permanent storm water management pond, such as a retention or detention basin, can be retrofitted to act as a sediment basin during construction. All sediment ponds, regardless of whether they are a trap or a basin, or whether they will become a permanent storm water pond, must provide a minimum storage of 67 cubic yards per acre of total contributing drainage area. Sediment ponds must be installed prior to mass clearing and grading. Maintenance must be performed once the basin loses 40% of capacity, and 30% for storm water basins retrofitted as sediment basins.

Silt Fence or Mulch Berms are typically used at the perimeter of a disturbed area. They are only for small drainage areas on relatively flat slopes or around small soil storage piles; not suitable where runoff is concentrated in a ditch, pipes or though streams. For large drainage areas where flow is concentrated, collect runoff in diversion berms or channels and pass it through a sediment pond prior to discharging it from the site.Combination barriers constructed of silt fence supported by welded wire fencing, mulch berms supported by rock check dams, or silt fence embedded within rock check dams may be effective within small channels. As with all sediment controls, silt fence or mulch berms must be capable of ponding runoff so that sediment can settle out of suspension. These must be installed within 7 days of first grubbing the area it controls. Whenever practical they should be installed before clearing or grubbing the area it controls.

Inlet Protection must be installed on all yard drains and curb drains when these inlets do not drain to a sediment trap or basin. Even if there is a sediment trap or basin, inlet protection is still recommended, as it will reduce the amount of sediment entering the basin and increase the overall sediment removal efficiency. Best used on roads with little or no traffic. If working properly, inlet protection will cause water to pond. If used on curb inlets, streets will flood temporarily during heavy storms, (overflow should be built-in.) Check with the authority that has jurisdiction over the roads before installing. They may prefer an alternate BMP. Care should be taken when placing inlet protection so that the runoff is not diverted to public roads or other areas where it could cause a hazard.

Permanent Stabilization must occur on areas at final grade within 7 days of reaching final grade. This is usually accomplished by using seed and mulch, but special measures are sometimes required. This is particularly true in drainage ditches or on steep slopes. These measures include the addition of topsoil, erosion control matting, rock riprap or retaining walls. See the Rainwater and Land Development Manual for seasonally adjusted seeding specifications. At all times of the year, the area should be temporarily stabilized until a permanent seeding can be applied.

Inspections shall be performed 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 the enclosed Inspection Form. Inspections can be tracked using the enclosed Inspection Log. These shall be maintained throughout the development process and kept on file for three years per OEPA requirements. 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 or as soon as site conditions allow. Most of these BMP's are easy to implement with a little bit of planning and go a long way toward keeping your site clean and organized if they are properly installed and maintained. Please be sure to inform all parties on site how these BMPs affect their operations on the site, particularly those that will be working near a stream.

Erosion Prevention and Sediment Control Site Inspection Form

Inspector: _____ Date: _____

General:
Amount of rainfall since last inspection: _____inches
Overall site conditions: _____

Construction Entrances:
Is the entrance installed correctly according to the approved plan? YES NO N/A
(Check for mud in stones/street, runoff diverted from street, etc..)
Action Needed: _____

Sediment Basins/Traps:
Are all Basins installed correctly according to the approved plan? YES NO N/A
(Check for runoff directed to basin, down slope areas stabilized, riser pipe wrapped with wire fence/filter fabric, emergency overflow, accumulated sediment more than 40% of volume, etc..)
Action Needed: _____

Silt Fence/Mulch Berms:
Are all Silt Fence/Mulch Berm (SF/MB) installed correctly according to the approved plan? YES NO N/A (Check for fabric trenched in, follow contour, turned upslope at ends, silt accumulated, broken stakes, tight fabric, installed in all areas where sediment could leave the site)
Action Needed: _____

Inlet Protection:
Are all Inlet Protections installed correctly according to the approved plan? YES NO N/A
Check for runoff ponding, in good shape, silt accumulated, etc..)
Action Needed: _____

Temporary Stabilization:
Are all disturbed areas that will lie dormant for 21 days or more stabilized with seed/straw or mulch? (stockpiles, hillsides, etc..) YES NO N/A

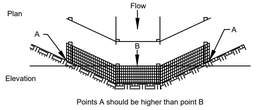
Are all areas stabilized still in good condition and not eroding? YES NO N/A

Permanent Stabilization:
Have areas that achieved final grade within the last 7 days been stabilized? YES NO N/A

Do all storm water outflow areas have riprap or concrete to prevent scouring? YES NO N/A

Stream Crossing:
Are the Stream Crossings installed correctly according to the approved plan? YES NO N/A
(Check for stabilized edges, runoff diverted from stream, mud over stones, end of useful life, etc..)
Action Needed: _____

DITCH CHECK (7)



Points A should be higher than point B

PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY

Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

Plot time: Aug 28, 2020 - 11:06am
Drawing name: J:\2004\04M027-007\CV\DWG\04M027-007 CD Details.dwg - Layout Tab: 7.0 Sedimentation & Erosion Control Details

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STATE OF OHIO
GREGORY J. KOCH
E-69324
REGISTERED PROFESSIONAL ENGINEER
8/28/20

Item	Revision Description	Date	Drwn:	Chk:

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

SEDIMENTATION & EROSION CONTROL DETAILS

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

Drawing: 04M027-007 CD DETAILS
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: **7.0**

WATER

1. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4'-6".

A) ALL WATER SERVICE LATERALS SHALL HAVE A MINIMUM COVER OF 42".

2. ALL WATER MAINS SHALL BE DUCTILE IRON CONFORMING WITH AWWA 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/STAMPED "WCWD" 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. PRE-FABRICATED CONCRETE RINGS ARE ACCEPTABLE.
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, BENDS, TEES, ETC. MUST BE PROVIDED ON THE AS-BUILT PLANS. ALL OF THESE APPURTENANCES SHOULD BE SURVEYED IN STATE PLANE COORDINATES AND ELECTRONICALLY DELIVERED WITH AS-BUILTS.
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/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		WG-1A

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 SHALL 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-2737) OR SDR 21 (SLIP JOINT) (ASTM-2241). TRACER WIRE MUST BE TAPED EVENLY EVERY 3' ON POLY AND 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-10B.
17. FIRE HYDRANTS MUST BE PROVIDED AT THE ENTRANCE TO ALL SUBDIVISIONS AND AT ALL STREET INTERSECTIONS.
18. AN APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED ON ALL WATER SERVICE LATERALS BY THE PROPERTY OWNER PRIOR TO ANY POINT OF CONNECTION OR USAGE. THE FOLLOWING DEVICES AND LOCATIONS ARE REQUIRED.
    - A) RESIDENTIAL DWELLING UNITS (3 FAMILY OR LESS): LOCATED IMMEDIATELY UPON ENTRY OF STRUCTURE. DUEL CHECK VALVE A.S.S.E. 1024.
    - B) LANDSCAPE IRRIGATION SYSTEMS: REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY A.S.S.E. 1013. LOCATED IMMEDIATELY UPON ENTRY OF STRUCTURE.
    - C) FIRE PROTECTION SYSTEMS: DOUBLE CHECK DETECTOR CHECK ASSEMBLY A.S.S.E. 1048 OR REDUCED PRESSURE PRINCIPLE DETECTOR CHECK A.S.S.E. 1047 IF SYSTEM CONTAINS ADDITIVES; A.S.S.E. 1048 LOCATED IN VAULT AND A.S.S.E. 1047 LOCATED IN BUILDING.
    - D) NON-RESIDENTIAL SERVICES: REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY A.S.S.E. 1013, LOCATED IMMEDIATELY UPON ENTRY OF STRUCTURE.
19. SWAB PIPE WITH 50 PPM CHLORINE SOLUTION BEFORE INSTALLATION.
20. ALL NEW WATER MAINS SHALL BE PRESSURE TESTED FOR 2 HOURS AT 200 PSI, WHICHEVER IS GREATER. ALLOWABLE LEAKAGE SHALL BE PER TABLE 6A OF AWWA C-600.
21. DEDUCT METERS SHALL NOT BE ALLOWED.
22. NO IRRIGATION CONNECTIONS SHALL BE ALLOWED IN THE METER PIT.
23. BACK FLOW PREVENTER THAT COMPLIES WITH A.S.S.E. 1013 IS TO BE INSTALLED AHEAD OF ANY SPRINKLER BUT NOT IN METER PIT.
24. ALL MATERIALS USED SHALL BE DOMESTIC, MADE IN THE UNITED STATES OF AMERICA.

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		WG-1B

PROCEDURE FOR CONNECTION TO EXISTING WATER SYSTEM

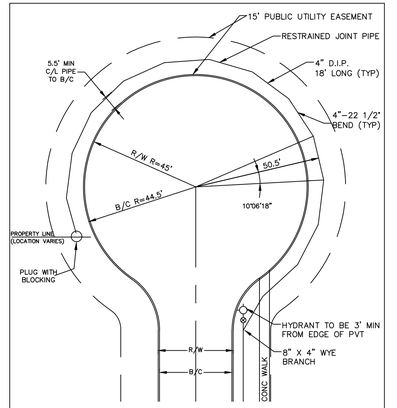
1. MUST NOTIFY WARREN COUNTY WATER DEPARTMENT THREE (3) DAYS IN ADVANCE OF ANY SHUT DOWN. WARREN COUNTY WILL ISSUE THE SHUT DOWN NOTIFICATION AND/OR BOIL ADVISORY TO AFFECTED CUSTOMERS PER OHIO EPA REQUIREMENTS IF DETERMINED NECESSARY BY WARREN COUNTY.
2. EXPOSE EXISTING MAIN AT PROPOSED CONNECTION POINT. NO WET TAP SHALL BE MADE WITHIN THREE (3) FEET OF A BELL OR PIPE CONNECTION.
3. COUNTY PERSONNEL TO OPERATE CLOSING OF APPROPRIATE VALVES TO ISOLATE LINE TO BE TAPPED.
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 SLUG MUST BE REMOVED AND INSPECTED BY COUNTY PERSONNEL.
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.
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.
7. THOROUGHLY CLEAN AND DISINFECT PIPE AND APPURTENANCES TO BE INSTALLED.
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.
9. CONSTRUCTION OF PROPOSED MAIN IS TO BE COMPLETED WITHIN A JOINT OF CONNECTION TO TEE AND VALVES INSTALLED ABOVE.
10. ENTIRE LINE IS TO BE PRESSURE TESTED AND DISINFECTED TO COUNTY STANDARDS.
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.
12. NEW MAIN IS TO BE PUT INTO SERVICE BY COUNTY PERSONNEL.
13. TAPPING SLEEVES/SADDLES TO BE TWO-PIECE CAST IRON OR DUCTILE IRON (MUELLER H615). JCM412 OR FORD FTSS TAPPING SLEEVES PERMITTED ON C-900. SIZE ON SIZE TAPPING SLEEVES ARE NOT PERMITTED.

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		WG-2

PROCEDURE FOR RELOCATING OR LOWERING SERVICE LATERAL AND RELOCATING OR BRINGING TO GRADE METER PITS

1. ALL AFFECTED USERS 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-10A, W-10B, 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 3/4" 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, 2018		WG-3

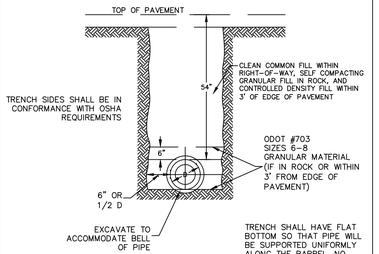


WATERMAIN LAYOUT AT CUL-DE-SAC

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-1

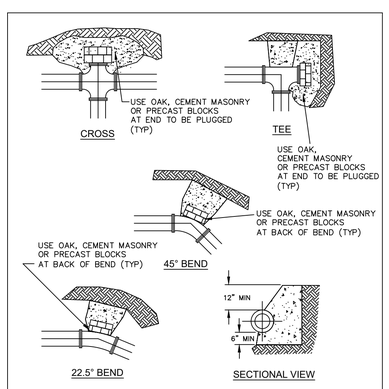
WATERMAIN SHALL BE INSTALLED IN A SEPARATE TRENCH FROM THE SANITARY SEWER AND SHALL BE A MINIMUM DISTANCE OF 10' MEASURED HORIZONTALLY FROM THE SANITARY SEWER.

BACKFILL AND RESTORATION OF PAVEMENT MUST CONFORM TO THE APPLICABLE WARREN COUNTY ENGINEER OR ODOT SPECIFICATION(S).



WATERMAIN TRENCH DETAIL

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
JUNE, 2012		W-2



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 CLASS "C" CONCRETE.
90° BENDS SHALL NOT BE PERMITTED.

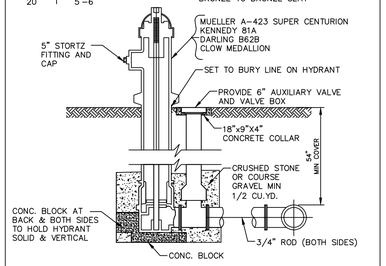
THRUST BLOCK DETAILS

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

W.M.	F.H. BURIAL DEPTH
6"	5'-0"
8"	5'-0"
10"	5'-0"
12"	5'-0"
16"	5'-6"
18"	5'-6"
20"	5'-6"

ALL FIRE HYDRANTS AND HYDRANT VALVES MUST OPEN LEFT.

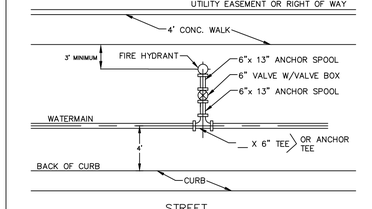
ALL HYDRANTS TO BE 5 1/4" BRONZE TO BRONZE SEAT



1. ALL VALVES MUST BE RESILIENT SEATED.
2. APPROVED VALVE TYPES: CLOW, DRESSER & AMERICAN DARLING. MUST CONFORM TO AWWA C509.
3. RODDING SHALL NOT BE REQ'D IF ANCHOR FLANGES (SPOOLS) ARE USED.
4. HYDRANTS TO BE EQUIPPED WITH PRE-ATTACHED 4.5" NST PUMPER CONNECTION WITH A 5" STORTZ FITTING AND CAP.

HYDRANT SETTING

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-8



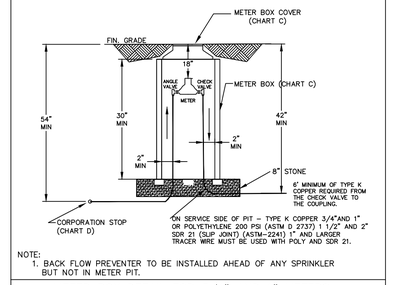
STREET

NOTES:
1. HYDRANT, VALVE, BEND & TEE TO BE CLOSE COUPLED (USE RESTRAINED JOINTS).
2. HYDRANT AND VALVE MUST BE A MINIMUM OF 3' FROM ANY PAVED SURFACE.
3. ALL VALVES MUST BE RESILIENT SEATED.
4. APPROVED VALVE TYPES: CLOW, DRESSER & AMERICAN DARLING. MUST CONFORM TO AWWA C509.
5. RODDING SHALL NOT BE REQ'D IF ANCHOR FLANGES (SPOOLS) ARE USED.
6. HYDRANTS TO BE EQUIPPED WITH PRE-ATTACHED 4.5" NST PUMPER CONNECTION WITH A 5" STORTZ FITTING AND CAP.

FIRE HYDRANT ARRANGEMENT

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
JUNE, 2012		W-9

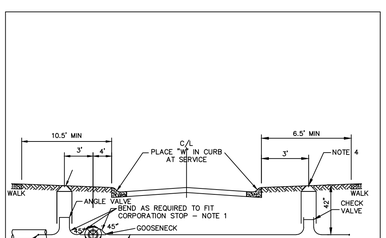
METER SIZE	CHART A ANGLE VALVE	CHART B CHECK VALVE	CHART C METER PIT & COVER	CHART D CORP STOP	CHART E COUPLINGS
3/4" - 5/8"	MUELLER P24258-1 FORD BA43-332W McDONALD 4602 B-22	MUELLER P 14259 FORD HA34 323 McDONALD 02-342	METER PIT 20"x30" CARSON #0020213 STRAIGHT WALL METER PIT -OR- 20"x30" OLDCASTLE #0020-S COVER FORD C-37 OR EQUAL	MUELLER P 15008 FORD F-1000 McDONALD MAC-PAK COMPRESSION	FORD C44-33 MUELLER P 15403 McDONALD 4758-22
1"	FORD BA43-444W	FORD HA34-444	METER PIT 20"x30" CARSON #0020213 STRAIGHT WALL METER PIT -OR- 20"x30" OLDCASTLE #0020-S COVER FORD C-37 OR EQUAL	FORD F-1000	FORD C44-44 MUELLER P 15403 McDONALD 4758-22
DOUBLE 3/4"	FORD UV843-42W	FORD HA34-323	METER PIT 20"x30" CARSON #0020213 STRAIGHT WALL METER PIT -OR- 20"x30" OLDCASTLE #0020-S COVER FORD C-37 OR EQUAL	FORD F-1000	FORD C44-33 MUELLER P 15403 McDONALD 4758-22



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
MARCH, 2018		W-10A



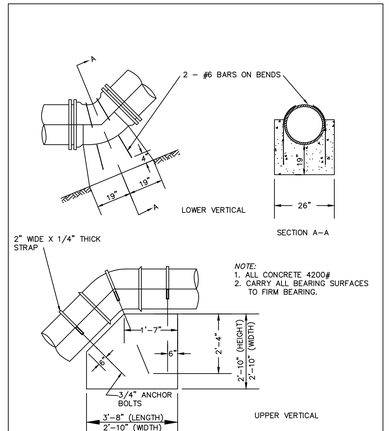
OR

1 1/2" AND 2" SERVICE LINES, SEAMLESS COPPER TUBING TYPE "K", FED. SPEC. W-T-799 OR SEAMLESS POLYETHYLENE 200 PSI WITH TRACER WIRE WITH 6' LEAD INTO THE PIT.

NOTES:
1) CORPORATION STOP TO BE CAST BRASS OR BRONZE. SEE W-10A OR W-10B.
2) ON THE SIDE OF THE ROAD WITH THE WATER MAIN PLASTIC TUBING SHALL BE 20'+/- LONG & EXTEND 23' BEHIND CURB TO CLEAR TELEPHONE & ELECTRIC EASEMENTS.
3) CONTRACTOR SHALL PLACE 2"X 4" OR LARGER POSTS, PAINTED BLUE AT BOTH ENDS OF PLASTIC CONDUIT.
4) CONTRACTOR SHALL INSTALL A REBAR 5' LONG VERTICALLY AT ANGLE VALVES.
5) WATER MAIN WITHIN 3' OF BACK OF CURB MUST HAVE CDF BACKFILL.

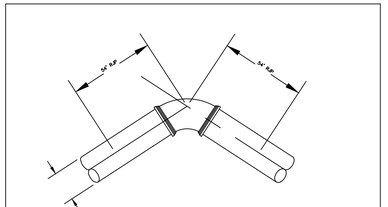
TYPICAL WATER SYSTEM DETAIL

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-12



ANCHORS & BUTTRESSES FOR VERTICAL BENDS

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-17



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

RESTRAINT OPTIONS:

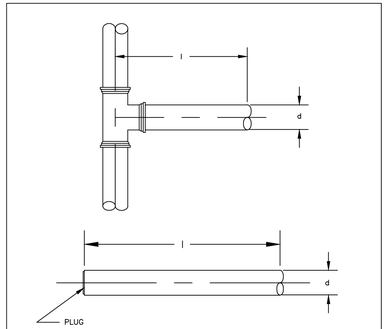
MECHANICAL JOINT W/ MEGALUGS ~ ALL SIZES OF PIPE
MJ FIELD LOCKS ~ < 24" PIPE

TABLE
REQUIRED LENGTH OF RESTRAINED JOINTS
d-DIAMETER OF PIPE
l-LENTH 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

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-18



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-LENTH OF PIPE

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

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

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		W-19

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Item	Revision Description	Date	Drwn	Chk

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

WARREN COUNTY WATER DETAILS

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

Drawing: 04M027-007 CD DETAILS
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: **8.0**

Plot time: Aug 28, 2020 - 11:05am
Drawing name: J:\2004\04M027-007\CV\DWG\04M027-007 CD Details.dwg - Layout Tab: 8.0 Warren County Water Details

DETAILED PROCEDURES FOR SANITARY SEWER

1. PROCEDURE FOR MAKING SEWER LATERAL CONNECTIONS TO EXISTING SEWER:
   A. IF ABS COMPOSITE – EXCAVATE TO POINT OF LATERAL ON MAIN; CLEAN EXISTING PIPE; ALIGN SADDLE TO PROPER POSITION AND MARK AREA TO BE CUT; CUT HOLE IN PIPE AS REQUIRED MAKING SURE THE CUT OUT DOESN'T ENTER THE MAIN; ATTACH AND SEAL SADDLE WITH STAINLESS STEEL STRAPS AND MASTIC SEALER BETWEEN SADDLE AND PIPE. INSERTA TEES ARE NOT PERMITTED.
   B. IF CLAY OR CONCRETE – EXCAVATE TO POINT OF LATERAL ON MAIN; PLUG OUTLET PIPE AT UPSTREAM MANHOLE – PUMP TO DOWNSTREAM MANHOLE IF NECESSARY; REMOVE CLOSEST LENGTH OF PIPE AND REPLACE WITH TEE LATERAL SECTION OF PIPE OR CORE EXISTING PIPE IN PLACE.
2. PROCEDURE FOR MAKING SEWER EXTENSIONS FROM EXISTING MANHOLES: CONSTRUCT LINE TO WITHIN ONE JOINT OF EXISTING MANHOLE; AFTER LINE PASSES LEAKAGE TEST AND WARREN COUNTY SANITARY ENGINEER GIVES GO AHEAD – CONNECTION IS TO BE MADE; PLUG OUTLET PIPE AT UPSTREAM MANHOLE – PUMP TO DOWNSTREAM MANHOLE IF NECESSARY; A HOLE IS CUT AT THE PROPOSED INLET POINT AND THE LAST JOINT IS LAID; EXISTING BENCH AND CHANNEL OF MANHOLE IS REBUILT AND SHAPED AS REQUIRED; NEW CONNECTION IS TO BE SEALED AS REQUIRED.
3. PROCEDURE FOR MAKING NEW MANHOLES ON EXISTING SEWER MAINS: EXCAVATE AND EXPOSE EXISTING SEWER AT POINT OF NEW MANHOLE; BUILD MANHOLE OVER EXISTING LINE WHILE NOT DISTURBING EXISTING LINE; BUILD NEW LINE(S) FROM NEW MANHOLE; AFTER NEW LINE(S) PASS(ES) LEAKAGE TEST AND WARREN COUNTY SANITARY ENGINEER GIVES GO AHEAD – PLUG OUTLET PIPE AT EXISTING UPSTREAM MANHOLE (PUMP TO EXISTING DOWNSTREAM MANHOLE IF NECESSARY); BREAKOUT TOP OF EXISTING SEWER AS REQUIRED AND FORM A BENCH AND CHANNEL AS REQUIRED.
4. STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
5. ALL SANITARY SEWER PIPE MUST BE BEDDED WITH NUMBER 57 STONE EXTENDING FROM A POINT NOT LESS THAN 6" BELOW THE BOTTOM OF THE PIPE TO THE SPRINGLINE OF THE PIPE. BACKFILL WITH NUMBER 9 GRITS FROM THE SPRINGLINE TO A POINT NOT LESS THAN 12" ABOVE THE CROWN OF THE PIPE. BEDDING SHALL PROVIDE A UNIFORM SUPPORT ALONG THE ENTIRE PIPE BARREL, WITHOUT LOAD CONCENTRATION AT JOINT COLLARS OR BELLS. BEDDING DISTURBED BY PIPE MOVEMENT OR BY REMOVAL OF SHORING OR MOVEMENT OF THE TRENCH SHIELD OR BOX SHALL BE RECONSOLIDATED PRIOR TO BACKFILL. BEDDING TO BE COMPACTED TO 95% PROCTOR.

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		SG-1

SEWER

1. ALL SANITARY PIPE SHALL CONFORM TO ASTM D-2680 FOR ABS/PVC GASKETED COMPOSITE PIPE (TRUSS), ASTM D-3034 FOR SDR 26 GASKETED 4" – 15" DIAMETER OR ASTM F-679 FOR SDR 26 GASKETED 18" – 30" DIAMETER. PIPE LARGER THAN 15" SHALL CONFORM TO ASTM F-949 (A2000) OR ASTM F-1803. CERAMIC COATED CLASS 53 DUCTILE IRON PIPE OR EQUAL MUST BE USED WHERE SPECIFIED BY THE COUNTY SANITARY ENGINEER. JOINTS FOR PVC GRAVITY SEWER PIPE SHALL BE PUSH-ON TYPES WITH RUBBER GASKETS. PIPE ENDS SHALL NOT BE BEVELED. PIPE ENDS MUST BE SEALED.
2. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED.
3. NO MANHOLE, OR ANY PORTION OF THE MANHOLE, SHALL BE LOCATED UNDER A SIDEWALK OR DRIVEWAY.
4. SANITARY SEWER LATERALS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS:
   A) ABS PIPE – ASTM D-2751 WITH SDR 23.5 (6" GLUE JOINT)
   B) PVC PIPE – ASTM D-3034 WITH SDR 23.5 (6" GLUE OR GASKET JOINT)
      ASTM D-2665 SCHEDULE 40
      ASTM D-3034 WITH SDR 35 (6" ONLY)
   C) DUCTILE IRON – CLASS 53 (6")
5. SEWER LATERALS MUST BE EXTENDED TO THE HOUSE SIDE OF UTILITY EASEMENTS AND SHALL BE MARKED BY TWO INCHES (2") BY FOUR INCHES (2" X 4") OR LARGER POSTS. POSTS SHALL BE PAINTED GREEN. A SIX FOOT (6') LENGTH OF #6 REINFORCED BAR SHALL BE INSTALLED AGAINST THE POST. END OF SEWER LATERAL SHALL NOT EXCEED 4' IN DEPTH UNLESS APPROVED BY THE COUNTY SANITARY ENGINEER. SEE DETAIL S-14A.
6. ONLY SANITARY WYES WITH 45° BENDS SHALL BE USED FOR SANITARY LATERAL INSTALLATION. ALL WYES TO BE GLUE JOINTS ON TRUSS AND COMPOSITE PIPE. ALL SANITARY LATERALS MUST BE SIX INCHES (6") IN DIAMETER WITHIN THE RIGHT-OF-WAY NO CONNECTION SHALL BE MADE TO THE CROWN OF THE SEWER MAIN.
7. ALL LATERALS TO BE NOT LESS THAN SIX INCHES (6") INSIDE DIAMETER.
8. THE LOCATION OF SEWER LATERALS MUST BE STAMPED IN THE CURB AT THE TIME THE CURB IS PLACED TO PERMANENTLY INDICATE THE LOCATION OF SAID LATERALS.
9. THE LOCATION OF ALL SEWER LATERALS MUST BE PROVIDED ON THE AS-BUILT PLANS.
10. MANHOLE LATERALS SHALL HAVE AN INVERT TWO INCHES (2") ABOVE MAIN-LINE INVERT.

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		SG-2A

SEWER (CONTINUED)

11. EXISTING MANHOLE CASTINGS ARE TO BE RAISED BY EITHER A MANHOLE ADJUSTING RING OR A BARREL SECTION ADDED. IF THE HEIGHT OF NECESSARY ADJUSTMENT IS OVER ONE FOOT (1') OR THERE IS ALREADY AN EXISTING ADJUSTMENT RING BEING USED, THE CONTRACTOR IS TO USE A NEW BARREL SECTION ONLY. EXTRA CARE IS TO BE TAKEN TO INSURE A PROPER AND TIGHT SEAL AT ALL NEW JOINTS.
12. THE CONTRACTOR MUST INSTALL MECHANICAL PLUGS(S) AT THE POINT(S) OF CONNECTION TO THE EXISTING SEWER PRIOR TO INITIATING ANY CONSTRUCTION. THE BULK HEAD(S) OR MECHANICAL PLUG(S) SHALL REMAIN IN PLACE UNTIL THE NEW MAINS HAVE BEEN FLUSHED, CLEANED, TESTED, TELEVISED, AND APPROVED FOR USE BY WARREN COUNTY. THE MECHANICAL PLUG(S) CAN ONLY BE REMOVED IN THE PRESENCE OF A WARREN COUNTY SEWER INSPECTOR.
13. TRENCH SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST INSURE THAT ALL APPLICABLE OSHA OPEN TRENCH SAFETY REQUIREMENTS ARE FOLLOWED. IT IS NOT WARREN COUNTY'S RESPONSIBILITY TO INSPECT EACH SITE FOR COMPLIANCE.
14. HDPE PIPE MAY BE USED FOR DIRECTIONAL BORING OF FORCE MAINS WITH APPROVAL FROM THE COUNTY SANITARY ENGINEER. ALL DIRECTIONAL DRILLING SHOULD BE ACCOMPANIED BY DRILLING LOGS AT 25' STATION INCREMENTS. PVC PIPE SHALL BE PERMITTED FOR FORCE MAINS SIX INCHES (6") OR SMALLER IN DIAMETER. FORCE MAINS EIGHT INCHES (8") OR LARGER MUST BE CLASS 53 DUCTILE IRON WITH AN INTERIOR LINING OF EPOXY OR CERAMIC. PVC SHALL CONFORM TO AWWA C900 REQUIREMENTS AND HAVE AN EQUIVALENT OUTSIDE DIAMETER OF DR 14.
15. MINIMUM SLOPE SHALL BE AS FOLLOWS:

PIPE SIZE	MINIMUM SLOPE (%)
6"	2.00
8"	.50
10"	.35
12"	.28
15"	.19
18"	.15

16. ALL MATERIALS USED SHALL BE DOMESTIC, MADE IN THE UNITED STATES OF AMERICA.

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		SG-2B

PIPE CONNECTIONS INTO MANHOLES

SEWER PIPE TO MANHOLE CONNECTIONS ON ALL SANITARY SEWERS SHALL BE FLEXIBLE AND WATERTIGHT. SEWER PIPE SHALL BE SEALED IN THE MANHOLE SECTION PIPE OPENINGS WITH A RESILIENT CONNECTOR MEETING THE REQUIREMENTS OF ASTM C923. THE CONNECTION MAY BE ANY OF THE FOLLOWING TYPES:

1. RUBBER SLEEVE WITH STAINLESS STEEL BANDING
   A) KOR-N-SEAL AS MANUFACTURED BY POLLUTION CONTROL SYSTEMS, INC.
   B) LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERSPACE CORPORATION
   C) OR EQUAL
2. RUBBER GASKET COMPRESSION
   A) PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION
   B) DURA-SEAL MANUFACTURED BY DURA TECH, INC.
   C) OR EQUAL

RESILIENT CONNECTOR SHALL BE CAST INTEGRALLY INTO THE WALL OF THE MANHOLE SECTION AT TIME OF MANUFACTURE OR SHALL BE INSTALLED BY MECHANICAL MEANS IN OPENINGS CUT INTO MANHOLE WALL PER ASTM C923.

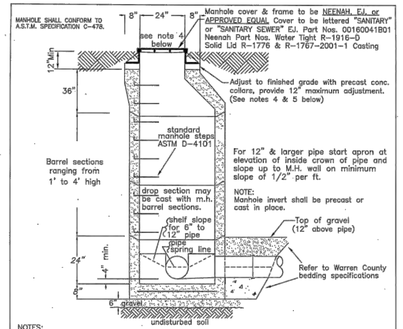
ANY CONNECTION TO AN EXISTING MANHOLE MUST BE MADE BY CORING THE MANHOLE. ANY CORE TO A MANHOLE MUST BE CENTERED IN THE BARREL SECTION. NO CORE SHALL BE MADE ALONG THE SEAM OF THE BARREL SECTION(S).

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2008		SG-3

SEWER TESTING

1. THE CONTRACTOR MUST INSTALL MECHANICAL PLUG(S) AT THE POINT(S) OF CONNECTION TO THE EXISTING SEWER PRIOR TO INITIATING ANY CONSTRUCTION. THE MECHANICAL PLUG(S) SHALL REMAIN IN PLACE UNTIL THE NEW MAINS HAVE BEEN FLUSHED, CLEANED, TESTED, TELEVISED, AND APPROVED FOR USE BY WARREN COUNTY. THE MECHANICAL PLUG(S) CAN ONLY BE REMOVED IN THE PRESENCE OF A WARREN COUNTY SEWER INSPECTOR.
2. ALL NEW MANHOLES SHALL BE VACUUM TESTED. A VACUUM OF 10" OF MERCURY SHALL BE DRAWN ON THE MANHOLE. FOR A 4' MANHOLE LESS THAN 20' DEEP, MANHOLE SHALL HOLD 9" OF MERCURY FOR AT LEAST 1 MINUTE.
3. ALL SANITARY SEWER MAINS MUST BE AIR TESTED. THE STANDARD TEST IS AN AIR PRESSURE TEST OF 5.0 PSI FOR A FIVE (5) MINUTE PERIOD WITH A MAXIMUM OF 1.0 PSI LOSS.
4. ALL NON-TRUSS PIPE SHALL BE TESTED FOR DEFLECTION AFTER BACKFILLING IS COMPLETED (30 DAY MINIMUM REQUIRED). A DEFLECTION TEST WITH A NINE POINT MANDREL WILL BE REQUIRED. NO MECHANICAL PULLING DEVICE SHALL BE USED. A VERTICAL RING DEFLECTION GREATER THAN FIVE PERCENT (5%) WILL NOT BE ALLOWED. THIS DEFLECTION IS DEFINED AS A FIVE PERCENT REDUCTION IN THE VERTICAL BASE OR AVERAGE INSIDE DIAMETER.
5. AT THE TIME THE SANITARY SEWER IS TESTED, THE SEWER MUST BE CLEANED AND TELEVISED WITH VIDEO DOCUMENTATION (DVD) PROVIDED TO WARREN COUNTY. THE VIDEO MUST INCLUDE AUDIO IDENTIFICATION OF PIPE SPANS FROM MANHOLE TO MANHOLE, FLOW DIRECTION, TILT AND PAN OF ALL LATERALS AND CALL OUT ANY SUSPECT PROBLEMS IN THE SYSTEM. ALL PROBLEMS MUST BE IDENTIFIED BY THE CONTRACTOR. THE NECESSARY REPAIRS MUST BE MADE AND THE SEWER MUST THEN BE RE-CLEANED, RE-TESTED AND RE-TELEVISED.
6. A SECOND VIDEO INSPECTION IS REQUIRED ONE YEAR AFTER INSTALLATION AND/OR PRIOR TO THE RELEASE OF THE MAINTENANCE BOND. IF A DEFICIENCY IS IDENTIFIED DURING THIS TELEVISED INSPECTION, THE FAILED SEWER PIPE MUST BE TESTED AND REPAIRED TO THE SATISFACTION OF THE COUNTY SANITARY ENGINEER.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE THE TELEVISING, TESTING AND REPAIRS OF THE SANITARY SEWER.

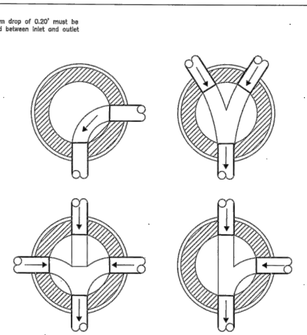
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		SG-4



NOTES:
1.) Minimum wall thickness and steel reinforcing to conform with A.S.T.M. designation C-478. Steel shall be cold drawn wire in accordance with A.S.T.M. designation A-82.
2.) Water tight gaskets are required at all joints (C-443 for rubber type joints).
3.) Except as otherwise noted on the sewer stoking plan, where pipe sizes change at the manhole, the inside tops of pipes to be set at the same elevation.
4.) Top of casting shall be even with finished grade at paved locations (roadways and parking lots) and at developed lots. In undeveloped lots, top of casting to be a minimum of 12" above finished grade or as otherwise shown on plan.
5.) Within a new subdivision, temporary adjusting collar must be provided 1 foot above rough/finished grade. Risers (12" maximum) are permitted. Manholes shall be lowered to finished grade when subdivision improvements are completed and the lot is built on.
6.) No manhole, or any portion of a manhole, shall be located under a sidewalk or driveway. Manholes shall only be allowed in roadway pavement upon permission by the County Sanitary Engineer.
7.) A minimum drop of 0.20' must be maintained between inlet and outlet inverts.

PRECAST MANHOLE

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-1



NOTE: MODIFY MANHOLE CHANNEL ENTRANCE CONDITIONS SHOWN TO SUIT ENTRANCE NEEDS OF INDIVIDUAL CASES, MAINTAINING CHANNEL CONCEPT.

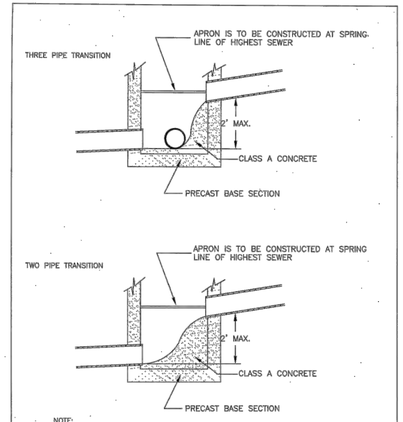
CHANNELS MUST BE SUITABLE FOR INSTALLATION & REMOVAL OF EXPANSION PLUG USED FOR FLUSHING.

ALL CONSTRUCTION DETAILS & DIMENSIONS ARE TO CONFORM TO THOSE SHOWN FOR STANDARD MANHOLES.

ALL CHANNELS MUST BE SMOOTH AND UNIFORM. TRANSITION MUST NOT CREATE OBSTRUCTION TO FLOW.

MANHOLE CHANNELS

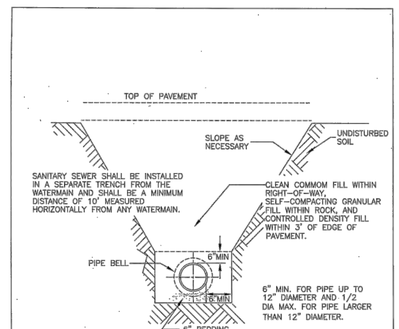
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-4



NOTE:
Drop manholes are to be used when the sewer entering the manhole is two (2) feet or greater above the manhole invert.

SANITARY M.H. INVERT TRANSITION BASE SECTIONS

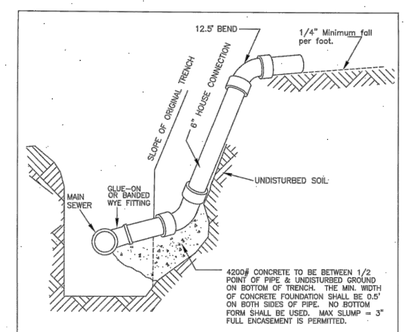
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-5



NOTES:
1. TRENCH SIDES SHALL MEET OSHA REQUIREMENTS.
2. TRENCH SHALL HAVE FLAT BOTTOM SO THAT PIPE WILL BE SUPPORTED UNIFORMLY ALONG THE BARREL.
3. NO SUPPORT BY BLOCKING IS PERMITTED.

SANITARY GRAVITY SEWER TRENCH DETAIL

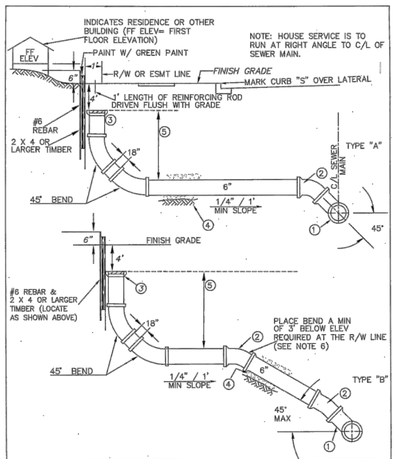
APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-6



NOTES:
1. ALL JOINTS SHALL BE WATER TIGHT.
2. PIPE TO BE BEDDED SO THAT PIPE LOADS ARE NOT IMPOSED ON EXISTING WYES OR SADDLES.
3. EXCAVATION CLOSER THAN TWO FEET' (2') FROM PIPE, WYES OR SADDLES SHALL BE DONE BY HAND.
4. DEEP HOUSE CONNECTION TO BE USED WHEN HOUSE CONNECTION IS MADE TO A SEWER DEEPER THAN 12'.

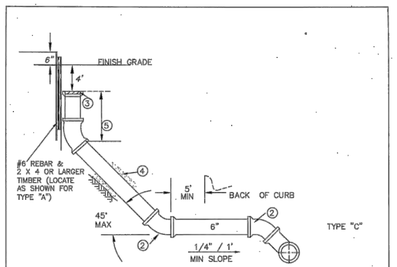
DEEP HOUSE CONNECTIONS

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-13



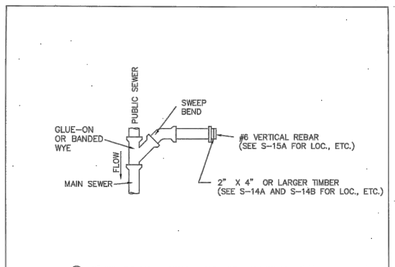
HOUSE CONNECTIONS SHT 1 OF 3

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-14A



HOUSE CONNECTIONS SHT 2 OF 3

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-14B

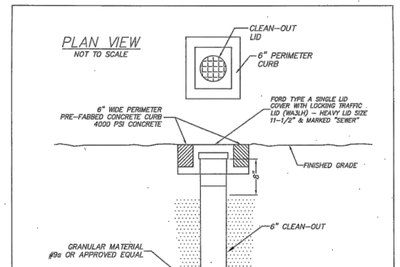


① 6" TEE OR WYE – ROTATE 45° FROM HORIZONTAL WHEN "④" DIMENSION IS ATTAINABLE.
② 6" 1/8 BEND OR 1/16 BEND AS NEEDED.
③ CAP UNLESS JOINING EXISTING HOUSE LOCATION.
④ BED PIPE WITH 4" GRANULAR MATERIAL AND BACKFILL WITH GRANULAR MATERIAL TO 4" ABOVE PIPE.
⑤ 6' FOR HOUSES ON SLAB.
8' FOR HOUSES WITH CRAWL SPACE.
10' FOR HOUSES WITH BASEMENT.

NOTE: USE TYPE "B" WHEN SEWER INVERT ELEVATION IS 5' TO 10' BELOW THE ELEVATION REQUIRED AT R/W LINE. USE DHC (S-13) WHEN SEWER INVERT ELEVATION IS 10' OR MORE BELOW THE ELEVATION REQ'D AT R/W LINE. IN ALL OTHER CASES USE TYPE "A" OR TYPE "C".

HOUSE CONNECTIONS SHT 3 OF 3

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-14C



NOTES:
CLEANOUTS SHALL BE INSTALLED AT ALL 45° BENDS.
ALL STRUCTURES MUST HAVE A CLEANOUT THAT IS ACCESSIBLE WITHIN TWO FEET (2') FROM THE POINT OF ENTRY INTO THE STRUCTURE.

SANITARY CLEAN-OUT

APPROVED/REVISED	WARREN COUNTY STANDARD DETAILS DEPARTMENT OF WATER & SEWER	STANDARD NUMBER
MARCH, 2018		S-17

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Item	Revision Description	Date	Drawn:	Chk:

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

SOUTH LEBANON SEWER DETAILS

bayer becker
www.bayerbecker.com
6925 Hillside Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 04M027-007 CD DETAILS
Drawn by: GJK
Checked By:
Issue Date: 8-28-20
Sheet: **9.0**

Plot time: Aug 28, 2020 - 11:05am
Drawing name: J:\2004\04M027-007\CV\DWG\04M027-007 CD Details.dwg - Layout Tab: 9.0 - WARREN COUNTY SEWER DETAILS

Village of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296
fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Planning Commission Members

From: Jerry Haddix, Village Administrator

Date: September 22, 2020

Subject: Case# 20-19P - Plat for 1771 Mason-Morrow-Millgrove Road

River Creek Lofts, LLC has submitted an application to combine the two (2) parcels at 1771 Mason-Morrow-Millgrove Road into one parcel totaling 30.874 acres. The Owner of the property has agreed to the consolidation. This is the proposed site for the River Creek Lofts apartment development.

The Planning Commission needs to approve the plat to combine the two (2) parcels.

Let me know if you have any questions or need additional information.

RIVER CREEK LOFTS SUBDIVISION

LOT #1
SITUATE IN
SEC. 7 TOWN 4, RANGE 3
VILLAGE OF SOUTH LEBANON
UNION TOWNSHIP
WARREN COUNTY
STATE OF OHIO
SEPTEMBER 2020

SHEET INDEX

1. TITLE SHEET
2. PLAT

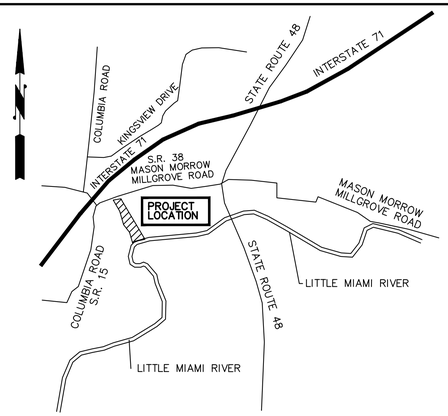
OWNER

AUD. PARCEL ID: 12-07-326-002 & 12-07-100-008
TIMOTHY T. LEWIS
1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
2/3 INTEREST BY VIRTUE OF DEED DATED 09/14/1987
AND RECORDED IN WARREN COUNTY (O.R. VOL. 400, PAGE 90)

ROGER RUEHL
3070 OBSERVATORY AVENUE
CINCINNATI, OHIO 45208
1/3 INTEREST BY VIRTUE OF DEED DATED 11/25/2014
AND RECORDED IN WARREN COUNTY (D.N. 2014-032450)

SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: JASON L. KAFFENBERGER, P.S. 8428 IN OHIO
(513) 521-4760
FAX (513) 521-2439



VICINITY MAP

NOT TO SCALE

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 8, 2020
Scale: AS SHOWN
Job No: 8201

Revisions	
No.	Date

DEED REFERENCE

SITUATED IN SECTION 7, TOWNSHIP 4, RANGE 3, VILLAGE OF SOUTH LEBANON, UNION TOWNSHIP, WARREN COUNTY CONTAINING 30.8740 ACRES AND BEING ALL OF LOT 1 OF KINGS RIVER FARM, INC. SUBDIVISION 23.900016 ACRES AS RECORDED IN PLAT BOOK 10, PAGE 85 OF THE PLAT RECORDS OF WARREN COUNTY, OHIO AND ALSO ALL OF A 6.971513 ACRE TRACT OF LAND EACH PARCEL CONVEYED TO TIMOTHY T. LEWIS BY VIRTUE OF A DEED DATED 09/14/1987 AND RECORDED 09/22/1987 IN O.R. BOOK 400, PAGE 90, AND ALSO BY VIRTUE OF A DEED DATED 10/29/1981, AND RECORDED 11/7/1984 IN O.R. BOOK 225, PAGE 237 OF THE WARREN COUNTY, OHIO RECORDS, AND A ⅓ INTEREST IN SUCH PARCELS CONVEYED BY TIMOTHY T. LEWIS TO ROGER RUEHL BY VIRTUE OF A DEED DATED 11/25/2014 RECORDED 12/03/2014 AS DOCUMENT NO. 2014-032450 WARREN COUNTY, OHIO RECORDS.

ACREAGE TABLE

LOT 1 30.8740 ACRES
AREA IN R/W = 0.3340 ACRES (UNION TOWNSHIP)
NET AREA = 30.5400 ACRES (VILLAGE OF SOUTH LEBANON)

OWNERS CONSENT AND DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

OWNER: TIMOTHY T. LEWIS (2/3 INTEREST)

_____
TIMOTHY T. LEWIS

CERTIFICATE OF NOTARY PUBLIC (OWNER: TIMOTHY T. LEWIS)

STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 20__ BEFORE ME BY TIMOTHY T. LEWIS

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER: ROGER RUEHL (1/3 INTEREST)

_____
ROGER RUEHL

CERTIFICATE OF NOTARY PUBLIC (OWNER: ROGER RUEHL)

STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 20__ BEFORE ME BY ROGER RUEHL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

REFERENCE SURVEYS

RECORD PLAT FOR KINGS RIVER FARM, INC. SUBDIVISION
PREPARED BY JOHN R. SANSALONE & CO.
DATED JUNE, 1979
PLAT BOOK 10 PAGE 85
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY WOOLPERT CONSULTANTS
VOLUME 44 PLAT 73 DATED APRIL, 1979
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY B.L. PAYNE & ASSOCIATES, INC.
VOLUME 59 PLAT NO. 33 DATED 6/6/1985
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY HENDERSON & BODWELL
VOLUME 95 PLAT NO. 44 DATED 12-20-1995
WARREN COUNTY, OHIO RECORDS

PLAT OF SURVEY BY APEX ENGINEERING & SURVEYING, INC.
VOLUME 149 PAGE 51 DATED 2-8-2019
WARREN COUNTY, OHIO RECORDS

NOTES

1. BASIS OF BEARING: KINGS RIVER FARM, INC. SUBDIVISION PLAT BOOK 10 PAGE 85 WARREN COUNTY, OHIO RECORDS
2. PRIOR DEED REFERENCE: D.N. 2014-032450 O.R. BOOK 400 PAGE 90 O.R. BOOK 225 PAGE 237 WARREN COUNTY, OHIO RECORDS
3. MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AS SHOWN.
4. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN. NOTE: ALL SET IRON PINS ARE 5/8" DIA. IRON RE-BAR SET FLUSH TO THE GROUND WITH A "TGA" CAP
5. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES EXCEPT AS SHOWN.
6. ALL DOCUMENTS USED AS SHOWN.

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 2020.

_____
CHAIRMAN

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF _____, 2020, AT _____ A.M.

_____ _____
COUNTY AUDITOR DEPUTY

_____
PRINTED NAME

COUNTY RECORDER

FILE NO: _____

RECEIVED ON THIS ___ DAY OF _____, 2020, AT _____M.

RECORDED ON THIS ___ DAY OF _____, 2020, AT _____M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____.

FEE: _____

_____ _____
COUNTY RECORDER DEPUTY

_____
PRINTED NAME

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNERS ARE SET AS SHOWN

STATE OF OHIO · JASON L. KAFFENBERGER 8428 · REGISTERED PROFESSIONAL SURVEYOR

_____
JASON L. KAFFENBERGER (OHIO P.S. #8428)

ACAD FILENAME: 8201_RCL_RECORD_PLAT.DWG

Drawn By: J.KAFFENBERGER

SHEET 1 OF 2

Job No: 8201-2020

RIVER CREEK LOFTS SUBDIVISION

LOT #1
SITUATE IN
SEC. 7 TOWN 4, RANGE 3
VILLAGE OF SOUTH LEBANON
UNION TOWNSHIP
WARREN COUNTY
STATE OF OHIO
SEPTEMBER, 2020

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 8, 2020
Scale: 1" = 100'
Job No: 8201

Revisions

No.	Date

REFERENCE SURVEYS

RECORD PLAT FOR KINGS RIVER FARM, INC. SUBDIVISION
PREPARED BY JOHN R. SANSALONE & CO.
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PLAT OF SURVEY BY APEX ENGINEERING & SURVEYING, INC.
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DEED REFERENCE

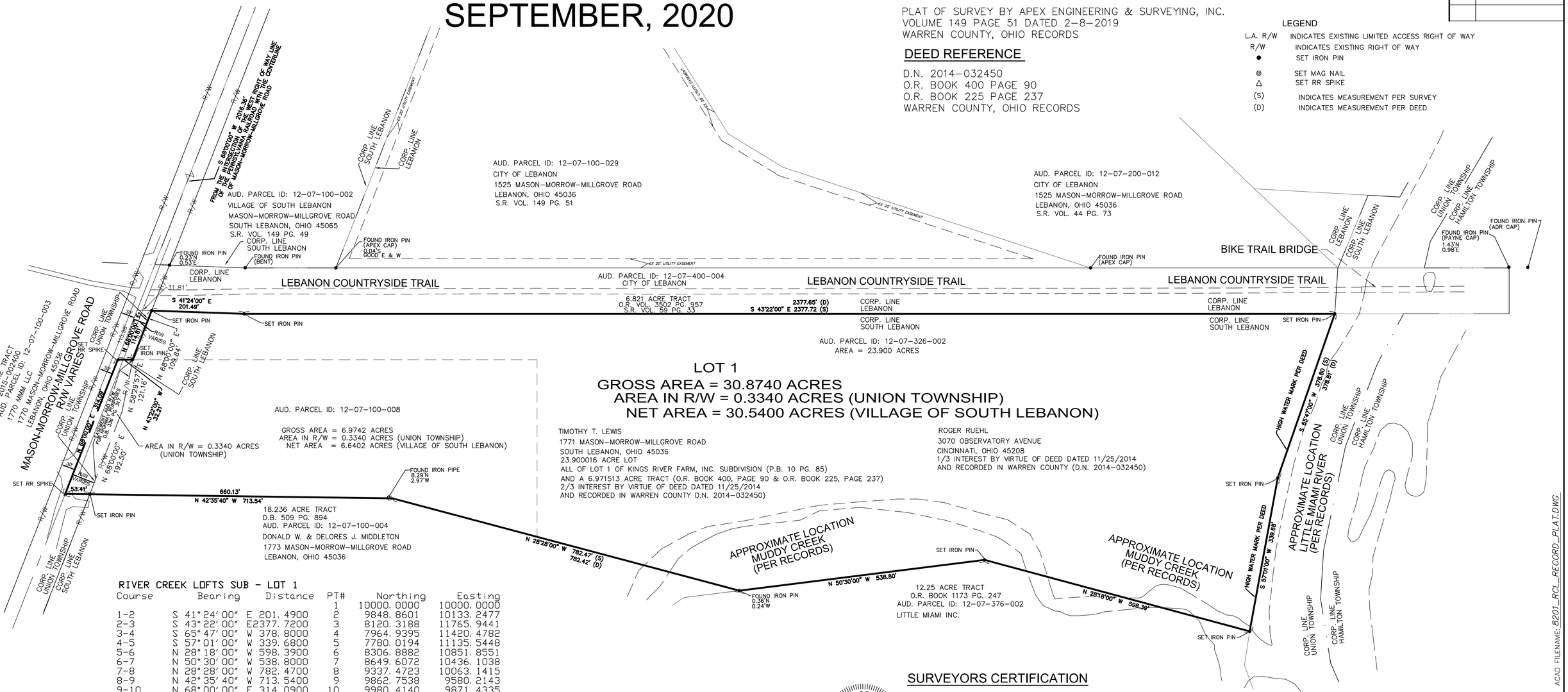
D.N. 2014-032450
O.R. BOOK 400 PAGE 90
O.R. BOOK 225 PAGE 237
WARREN COUNTY, OHIO RECORDS

BASIS OF BEARING:
KINGS RIVER FARM, INC. SUBDIVISION
PLAT BOOK 10 PAGE 85
WARREN COUNTY, OHIO RECORDS

GRAPHIC SCALE
100 0 50 100 200
1" = 100'

LEGEND

L.A. R/W	INDICATES EXISTING LIMITED ACCESS RIGHT OF WAY
R/W	INDICATES EXISTING RIGHT OF WAY
●	SET IRON PIN
◎	SET MAG NAIL
△	SET RR SPIKE
(S)	INDICATES MEASUREMENT PER SURVEY
(D)	INDICATES MEASUREMENT PER DEED



LOT 1
GROSS AREA = 30.8740 ACRES
AREA IN R/W = 0.3340 ACRES (UNION TOWNSHIP)
NET AREA = 30.5400 ACRES (VILLAGE OF SOUTH LEBANON)

TIMOTHY T. LEWIS
1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
23.900016 ACRE LOT
ALL OF LOT 1 OF KINGS RIVER FARM, INC. SUBDIVISION (P.B. 10 PG. 85)
AND A 6.971513 ACRE TRACT (O.R. BOOK 400, PAGE 90 & O.R. BOOK 225, PAGE 237)
2/3 INTEREST BY VIRTUE OF DEED DATED 11/25/2014
AND RECORDED IN WARREN COUNTY D.N. 2014-032450)

ROGER RUEHL
3070 OBSERVATORY AVENUE
CINCINNATI, OHIO 45208
1/3 INTEREST BY VIRTUE OF DEED DATED 11/25/2014
AND RECORDED IN WARREN COUNTY (D.N. 2014-032450)

RIVER CREEK LOFTS SUB - LOT 1

Course	Bearing	Distance	PT#	Northing	Easting
			1	10000.0000	10000.0000
1-2	S 41° 24' 00" E	201.4900	2	9848.8601	10133.2477
2-3	S 43° 22' 00" E	2377.7200	3	8120.3188	11765.9441
3-4	S 65° 47' 00" W	378.8000	4	7964.9395	11420.4782
4-5	S 57° 01' 00" W	339.6800	5	7780.0194	11135.5448
5-6	N 28° 18' 00" W	598.3900	6	8306.8882	10851.8551
6-7	N 50° 30' 00" W	538.8000	7	8649.6072	10436.1038
7-8	N 28° 28' 00" W	782.4700	8	9337.4723	10063.1415
8-9	N 42° 35' 40" W	713.5400	9	9862.7538	9580.2143
9-10	N 68° 00' 00" E	314.0900	10	9980.4140	9871.4335
10-11	S 43° 22' 00" E	32.2100	11	9956.9982	9893.5510
11-12	N 68° 00' 00" E	114.8100	12	10000.0068	10000.0010

Closure error distance> 0.00683 Error Bearing> N 08° 09' 37" E
Closure Precision> 1 in 935410.6 Total Distance Traversed> 6392.0000
1344873.6312 Sq. Feet
30.8740 Ac.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNERS ARE SET AS SHOWN

STATE OF OHIO
JASON L. KAFFENBERGER
8428
REGISTERED PROFESSIONAL SURVEYOR

JASON L. KAFFENBERGER (OHIO P.S. #8428)

Drawn By: J.KAFFENBERGER

SHEET 2 OF 2

Job No: 8201-2020

ACAD FILENAME: 8201_RCL_RECORD_PLAT.DWG

VILLAGE OF SOUTH LEBANON
MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 20-20P, Revision of Preliminary Development Plan for River Creek Lofts, 1771 Mason- Morrow-Millgrove Road

DATE: September 22, 2020

On the agenda for the September 24th meeting is the review of revision to the preliminary development plan (PDP) for River Creek Lofts multi-family development. The application was submitted by River Creek Lofts, LLC. The current property owners are Timothy Lewis and Roger Ruehl.

Background

Previously, the Planning Commission and Village Council approved the rezoning and preliminary development plan (PDP) for the Lewis Farm at 1771 Mason-Morrow-Millgrove Road, consisting of 30.54 acres in the Village of South Lebanon.

River Creek Lofts, LLC (Applicant) has submitted a revision to the approved Preliminary Development Plan (PDP) for the property at 1771 Mason-Morrow-Millgrove Road (Parcel# 12-07-326-002 & 12-07-100-008). The Applicant is proposing to create 416 units consisting of one-, two, and three-bedroom apartments in eight (8) buildings on 30.54 acres at the property located along Mason-Morrow-Millgrove Road.

The PDP was sent to various agencies with only Choice One Engineering, our Planning Consultant and the Union Township Fire Department responding.

In response to the COVID-19 restrictions, the originally scheduled public hearing was delayed at the request of the Applicant.

Code Analysis

Pursuant to Sec 15.14.22 Amendments to Plan, at any time after the approval of a preliminary plan or a final plan of a development area, the owner or owners may request an amendment of their plans; the request of such amendment shall be filed with the zoning administrator and one (1) copy filed with the clerk of council. If such amendment, as determined by Planning Commission, represents a departure from the intent of, or a major departure from the substance of, the preliminary plan, such amendment shall then be subject to the same procedure and conditions of approval as the original application. For the purposes of this section, a "major departure from the substance of a preliminary

plan" shall include, but not be limited to, an increase in or relocation of areas planned for a particular use or the addition of a use not included in the approved preliminary plan.

Zoning Process
The Planning Commission shall determine if the proposed revisions depart from the intent of the original plan or a major departure in substance from the approved plan.

Staff Review

The Applicant has submitted a revised PDP for the River Creek Lofts development with the following changes:

1. Reconfiguring of the floorplans which will result in one additional unit per floor resulting in a net increase of 32 units to the development. It will convert the two 3-BR units per floor into three 2-BR units. Twelve (12) additional parking spaces have been added.;
2. Install a single walking trail, including benches, through the center of the development and add additional bike facilities including an additional bike trail access point; and;
3. Changed the location of storm water facilities and dumpster locations; and
4. Minor architectural changes including changes to floor plans, ADA compliance.

The open space percentage will not change since the size of the building footprint will not be affected.

The Executive Director of the Little Miami Conservancy has indicated that they would recommend a 200' "no-mow" zone or a reforestation effort along the Little Miami River within the Little Miami River Overlay District (LMR) to protect the river from erosion. We are awaiting a letter documenting this request.

Attached is a detailed staff report from the Village Planning Consultant, Kim Lapensee.

Recommendation

Staff recommends that the Planning Commission determine that the proposed changes to the River Creek Lofts development are NOT a major departure from the previously approved Preliminary Development Plan.

Attachments
Planning Commission Application
River Creek Lofts letter dated September 9, 2020
Revised River Creek Lofts Preliminary Development Plan

River Creek
LOFTS

(937) 546-5687
sales@rivercreeklofts.com
www.rivercreeklofts.com

Revised Preliminary PUD Plan - Minor Modifications

09/09/2020

Attn: Jerry Haddix
Village Administrator
Village of South Lebanon
10 N. High Street
South Lebanon, Ohio 45065

Re: River Creek Lofts, Revised Preliminary PUD Plan

Dear Jerry:

We have made some minor modifications to the site plan and floor plan for the River Creek Lofts development. We ask the Planning Commission to consider these modifications as minor and allow the development to proceed to the Final Development stage. Please find attached a revised preliminary site layout and floor plans. These are revised due to market analysis and design refinements.

The preliminary site layout and architectural changes include:

- The addition of 32 units, 12 parking spaces, revised interior walks, revised dumpster locations, the addition of a second trail access point, the addition of a second access point to Mason – Marrow – Millgrove Road, The addition of benches and bike racks and the revision of the storm water detention basins. These changes were made to address comments we heard at the Planning Commission and Village Council meetings, market analysis and to enhance the walkability of the site and address access to the dumpsters.

- The floor plan changes include converting of two of the two bedrooms with study units into three one bedroom with study units. This adds 1 unit per floor for a total of 32 additional units. This was done because the market studies indicated that the two bedrooms with study units would be too large/expensive to fit into geographical area.

- Redesign architectural refinements - Minor changes followed by floor plans, patio design, elevator and ADA bathroom compliance.

Again, we ask that the attached revised preliminary PUD plan and floor plan be submitted to the Planning commission for confirmation that these changes are minor in respect to the overall plan and not major substantial changes. Please contact us with any questions or comments.

Thank you

Sincerely.

Sreenivasa (Sam) Echuri
River Creek Lofts

RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

VICINITY MAP

NOT TO SCALE

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811 before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY

ENGINEER/SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: TIMOTHY G. GREIVE P.E.
(513) 521-4760
FAX (513) 521-2439

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: AUG. 31, 2020
Scale: AS SHOWN
Job No: 8201

Revisions

No.	Date

COVER SHEET
PRELIMINARY P.U.D.
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: *8201_RCL_8-25-2020_BASE.dwg*

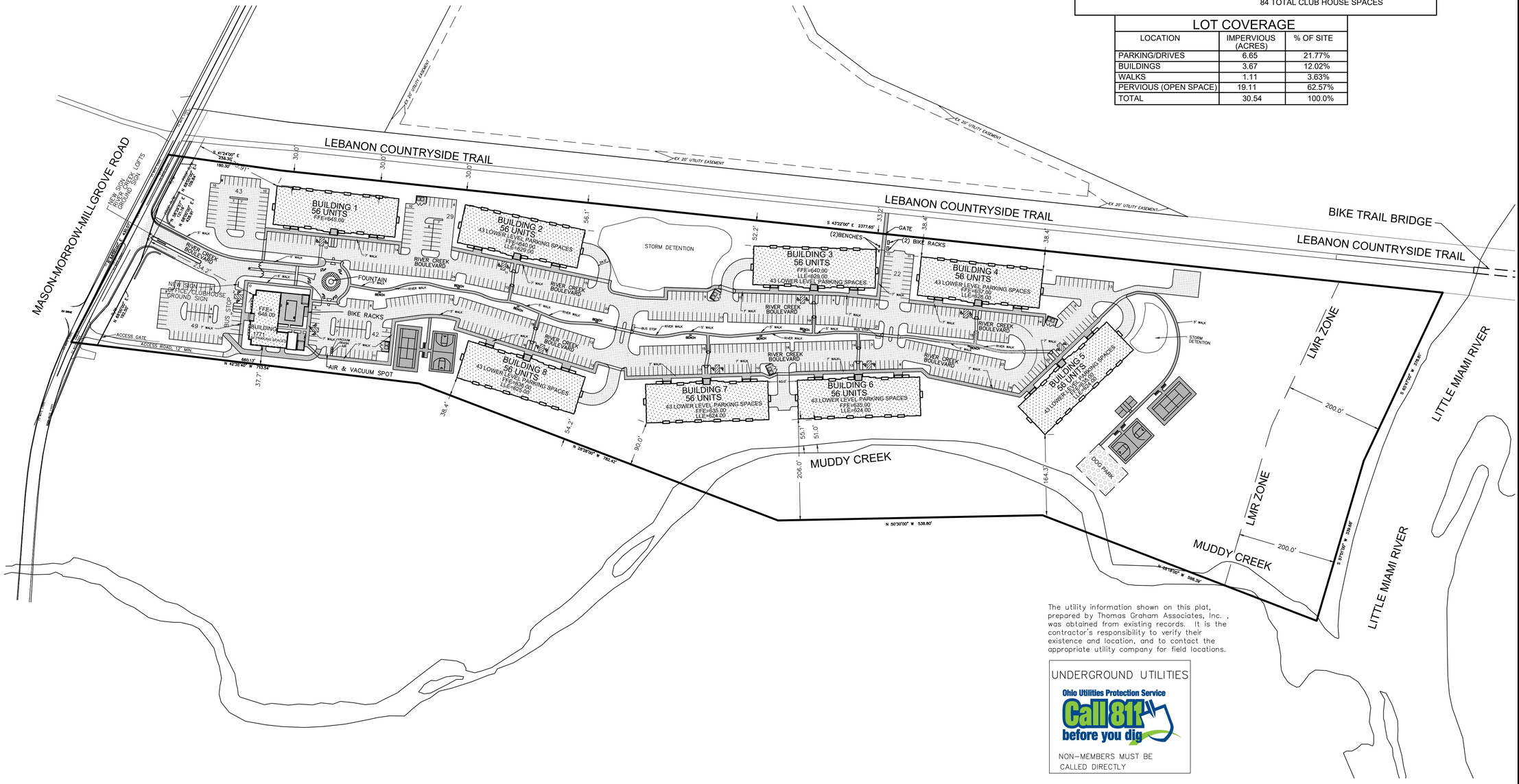
Drawn By: J.KAFFENBERGER

SHEET 1 OF 4

Job No: 8201

RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



PARKING SUMMARY

448 UNITS PROPOSED, DENSITY: 13.62 UNITS/ACRE

PARKING STALL SIZE: 9' X 18'
ADA STALLS: 9' X 18' W/8' AISLE
DRIVES AND ISLES ARE 24' MIN.

RESIDENTIAL PARKING
584 STANDARD SURFACE SPACES + (16 ADA)=600
294 STANDARD GARAGE SPACES + (7 ADA) = 301
TOTAL RESIDENTIAL SPACES 901
2.01 SPACES PER UNIT

CLUB HOUSE PARKING
80 REGULAR SPACES
4 ADA SPACES
84 TOTAL CLUB HOUSE SPACES

LOT COVERAGE

LOCATION	IMPERVIOUS (ACRES)	% OF SITE
PARKING/DRIVES	6.65	21.77%
BUILDINGS	3.67	12.02%
WALKS	1.11	3.63%
PERVIOUS (OPEN SPACE)	19.11	62.57%
TOTAL	30.54	100.0%

GRAPHIC SCALE
100 0 50 100 200
1" = 100'

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THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: AUG. 31, 2020
Scale: 1" = 100'
Job No: 8201

Revisions

No.	Date

PRELIMINARY P.U.D. PLAN
SITE LAYOUT PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_RCL_8-25-2020_BASE.dwg

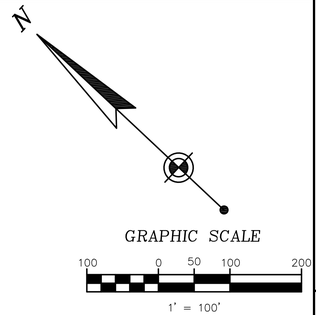
Drawn By: J.KAFFENBERGER

SHEET 2 OF 4

Job No: 8201

RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



INDICATES APPROXIMATE LIMITS OF FLOOD ZONE AE

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tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: AUG. 31, 2020
Scale: 1" = 100'
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Revisions

No.	Date

PRELIMINARY P.U.D. PLAN
SITE GRADING PLAN
RIVER CREEK LOFTS

ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_RCL_8-25-2020_BASE.dwg

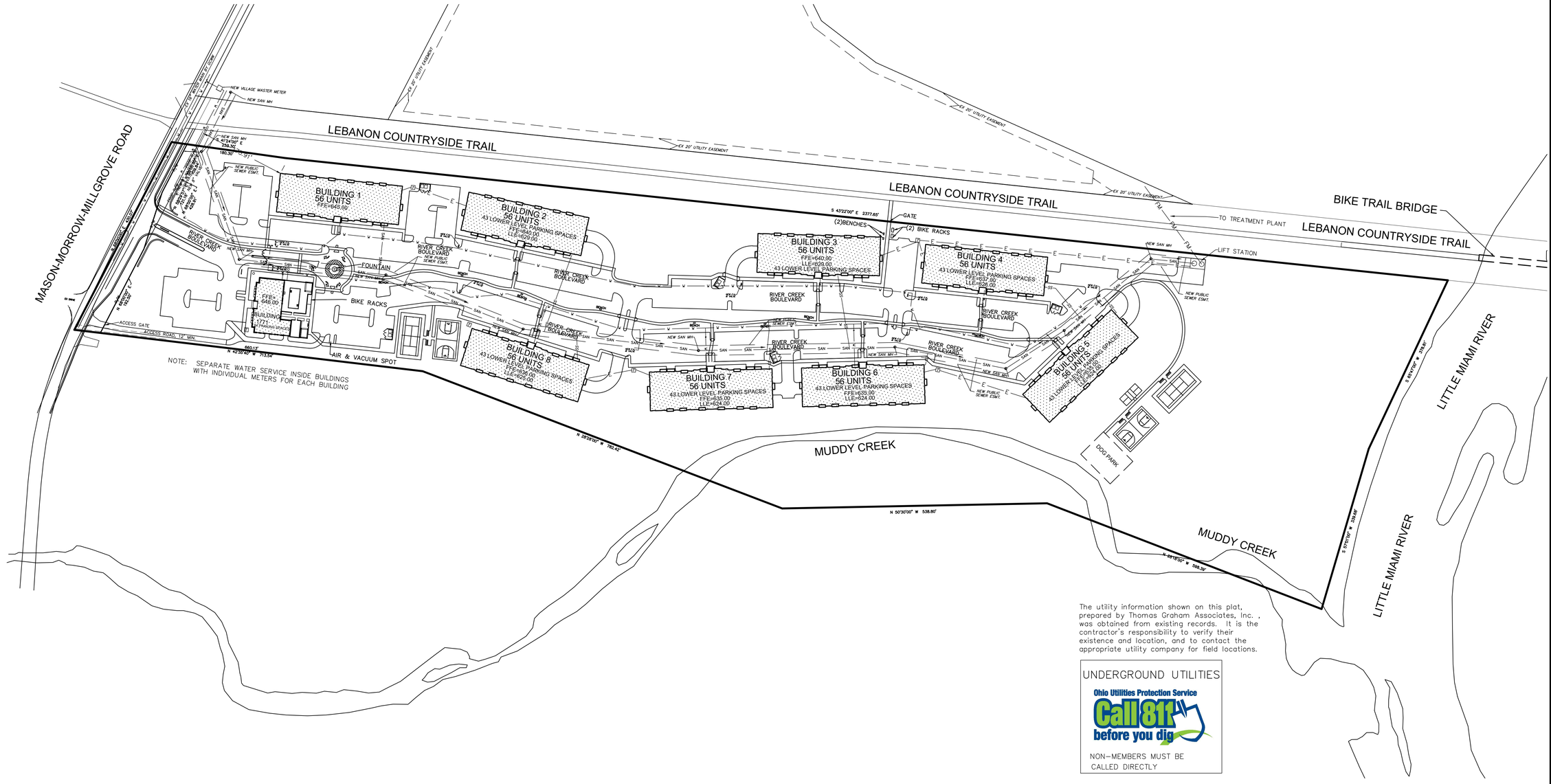
Drawn By: J.KAFFENBERGER

SHEET 3 OF 4

Job No: 8201

RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO



NOTE: SEPARATE WATER SERVICE INSIDE BUILDINGS WITH INDIVIDUAL METERS FOR EACH BUILDING

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513-521-4760
Fax # 521-2439

Date: AUG. 31, 2020
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Revisions

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PRELIMINARY P.U.D. PLAN
SITE UTILITY PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_RCL_8-25-2020_BASE.dwg

Drawn By: J.KAFFENBERGER

SHEET 4 OF 4

Job No: 8201