

VICINITY MAP
SCALE: 1" = 400'

- EX. 1-FEET CONTOUR
- EX. 5-FEET CONTOUR
- EX. ASPHALT
- EX. CURB
- EX. WALK
- EX. BUILDING
- X ----- EX. FENCE
- EX. WALL
- EX. GUARDRAIL
- T ----- EX. UDG TELEPHONE
- A-E ----- EX. AERIAL ELECTRIC
- EX. SANITARY
- W ----- EX. WATER
- EX. STORM
- G ----- EX. GAS
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- PROP. 1-FEET CONTOUR
- PROP. 5-FEET CONTOUR
- PROP. ASPHALT
- PROP. CURB
- PROP. CONCRETE
- PROP. STRIPING
- PROP. WALK
- PROP. SEDIMENT FENCE
- PROP. WALL
- 6" SAN ----- PROP. SANITARY SERVICE
- W ----- PROP. WATER SERVICE
- E ----- PROP. ELECTRIC SERVICE
- PROP. DETENTION

GENERAL NOTES:

1. BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY BASED UPON PROVIDED LAND CONSULTANTS SURVEYS DATED 2023.
2. UNDERGROUND UTILITIES ARE SHOWN FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY OUPS BEFORE ANY CONSTRUCTION ACTIVITY.

OPERATIONAL PLAN

1. **INGRESS AND EGRESS TO THE SITE**
 - 1.1. CONSTRUCTION ENTRANCES WILL BE VIA EXISTING ACCESS ON WOODBURN AVE.
2. **HOURS OF OPERATION**
 - 2.1. CONSTRUCTION WILL BE BETWEEN THE HOURS OF 7AM-6PM, MONDAY THROUGH FRIDAY
3. **METHODS OF NON-OFFENSIVE OPERATIONS**
 - 3.1. OPERATIONS WILL BE LIMITED TO NON OFFENSIVE METHODS, CONTRACTOR TO ADDRESS
4. **DURATION OF THE PROJECT**
 - 4.1. SITE CONSTRUCTION OPERATIONS WILL BEGIN IN FALL 2024 AND COMPLETE IN FALL 2025.

THE MINGO

PHASE 1 - 2.6 AC.

3059 WOODBURN AVE. CINCINNATI, OH 45207

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOTCMS) TOGETHER WITH THE FEDEX SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF LEBANON, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE REFERENCED SPECIFICATIONS AND THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS, AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

MISCELLANEOUS WORK: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR AND THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

DRAINAGE TILE: ALL FARM DRAINS, ROADWAY DRAINS, AND OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTOR TILES WHICH ARE LOCATED BELOW THE PROPOSED FINISHED ELEVATION AND WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 603 CONDUIT. THE LOCATION, TYPE, SIZE, AND GRADE OF REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE DURING CONSTRUCTION. NECESSARY BENDS OR FITTINGS, COMPACTED GRANULAR BACKFILL, AND ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

BORROW MATERIAL AND SURPLUS EXCAVATION: THE SITE SHALL BE CONSTRUCTED TO THE FINAL GRADES SHOWN ON THE PLANS. WHERE NECESSARY, THE CONTRACTOR SHALL OBTAIN SUITABLE BORROW MATERIAL ON-SITE OR OFF-SITE AS NEEDED TO COMPLETE THE SITE CONSTRUCTION AS PROVIDED HEREIN. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION ON SITE, AND, IF NECESSARY, SHALL HAUL SURPLUS EXCAVATED MATERIAL AWAY FROM THE SITE AND DISPOSE OF PROPERLY.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION SHOWN IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NOR FIELD LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE AND VERIFY, IN THE FIELD, THE HORIZONTAL AND VERTICAL LOCATIONS, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT, AND RESTORE ALL EXISTING UTILITIES AND THEIR ASSOCIATED ITEMS. THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE AND ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL ADHERE TO SECTION 153.64, OHIO REVISED CODE. THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY OHIO REVISED CODE, AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, AND SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS APPRISED OF HIS SCHEDULE AND REQUIREMENTS AND SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES AND PROVIDING THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONDUCT THEIR OWN FIELD INVESTIGATIONS, OR OTHERWISE LOCATE THE UTILITIES, PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. NOTICE SHALL BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764), FOR THE MEMBER UTILITIES.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. THE CONTRACTOR SHALL NOT ENTER ON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

INSTALLATION IN EMBANKMENT: WHERE UTILITIES ARE TO BE INSTALLED IN EMBANKMENT AREAS, THE EMBANKMENT SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS A MINIMUM OF TWO FEET ABOVE THE PIPE BUT SUFFICIENTLY ABOVE THE PIPE TO PROTECT THE PIPE FROM DAMAGE DUE TO FURTHER CONSTRUCTION ACTIVITIES PRIOR TO THE INSTALLATION OF THE UTILITY.

TEMPORARY PAVEMENT: TEMPORARY PAVEMENT REPLACEMENT SHALL BE PROVIDED ON PERMANENT PAVEMENT DAMAGED OR REMOVED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK. AS SOON AS THE TRENCH HAS BEEN BACKFILLED, TEMPORARY PAVEMENT SHALL BE INSTALLED. THE ENGINEER MAY REQUIRE THAT ALL MATERIALS AND EQUIPMENT INCIDENTAL TO PROVIDING THE TEMPORARY PAVEMENT BE ON THE JOB SITE PRIOR TO REMOVING THE EXISTING PAVEMENT. THE TEMPORARY PAVEMENT SHALL CONSIST OF 2 INCHES OF BITUMINOUS COLD MIX MATERIAL PLACED UPON 6 INCHES OF COMPACTED ITEM 304 (ODOTCMS), AGGREGATE BASE. TEMPORARY PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

PERMANENT PAVEMENT: WHERE DAMAGED OR REMOVED, THE PAVEMENT SHALL BE REPLACED BY FIRST REMOVING THE TEMPORARY PAVEMENT DOWN TO THE CLEAN GRANULAR MATERIAL AND REMOVING THE EXISTING PAVEMENT FOR AT LEAST 12 INCHES BEYOND THE TRENCH LIMITS ON EACH SIDE. THE PAVEMENT TO BE REMOVED SHALL BE NEATLY SAWS, NOT MORE THAN 72 HOURS PRIOR TO THE PLACING OF PERMANENT PAVEMENT MATERIALS. THE PERMANENT PAVEMENT REPLACEMENT MATERIALS AND WORKMANSHIP SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. ITEM 407 (ODOTCMS) TACK COAT SHALL BE APPLIED TO THE EXPOSED EXISTING PAVEMENT EDGES, WHEN EITHER THE EXISTING OR NEW PAVEMENT IS BITUMINOUS MATERIAL, AND ITEM 407 (ODOTCMS) TACK COAT OR 408 (ODOTCMS) PRIME COAT SHALL BE APPLIED TO THE BASE MATERIAL, DEPENDING UPON THE BASE MATERIAL, WHEN THE PERMANENT PAVEMENT IS BITUMINOUS MATERIAL, PRIOR TO THE PLACING OF THE PERMANENT PAVEMENT.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS, AND BARRICADES AS REQUIRED IN ITEM 614 (ODOTCMS) TO SAFEGUARD THE TRAVELING PUBLIC AT ALL TIMES. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. WHERE IT IS ANTICIPATED THAT WORK WILL CLOSE A ROAD OR STREET, THE CONTRACTOR SHALL INFORM THE RESIDENTS TO BE AFFECTED, THE LOCAL LAW ENFORCEMENT AGENCY, THE LOCAL FIRE DEPARTMENT, AND THE ENGINEER AS TO THE EXTENT, NATURE, AND TIME OF THE ANTICIPATED WORK. THE CONTRACTOR SHALL SUBMIT A PLAN AND SCHEDULE FOR DETOURING TRAFFIC TEN (10) DAYS PRIOR TO THE CLOSING OF ANY ROAD OR STREET TO THE ENGINEER AND ROAD OWNER. DURING A CLOSING OF A ROAD OR STREET, THE CONTRACTOR SHALL PROVIDE ACCESS TO THE PROPERTY FOR EMERGENCY VEHICLES AND THE PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD. WORK REQUIRING A LANE CLOSURE MUST BE PERFORMED DURING THE HOURS OF 8:00 PM AND 6:00 AM. ODOT PERMIT OFFICE TO BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO START OF WORK. WORK IN STATE ROUTES (IF NECESSARY) SHALL BEGIN ON A SUNDAY OR MONDAY NIGHT TO ENSURE THAT PAVEMENT REPLACEMENT IS COMPLETED BY FRIDAY.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA) AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, FINDINGS AND ORDERS RELATING TO SAFETY AND HEALTH CONDITIONS ON THE WORK SITE. CONSTRUCTION METHODS FOR COMPLETING THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB-PART P, EFFECTIVE MARCH 5, 1990.

CLEANOUT TOPS: WHERE CLEANOUTS ARE LOCATED WITHIN PUBLIC OR PRIVATE PAVEMENT, SIDEWALK, CONCRETE PAD, OR PAVED SHOULDER, THE TOPS SHALL BE BUILT TO EXISTING PAVEMENT ELEVATIONS.

FINAL GRADING AND CLEAN-UP: THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES, AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. ALL SIGNS, MAILBOXES, FENCES, GUARDRAILS, ROADSIDE DITCHES, OR OTHER PHYSICAL FEATURES DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. THE COST OF ALL SUCH WORK SHALL BE INCLUDED WITH THE VARIOUS RELATED ITEMS.

SEEDING AND MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION OR TO THE PROPOSED ELEVATION SHOWN ON THE DRAWINGS, AND PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED AND ALL STONES, CLODS, LUMPS, AND OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER SHALL BE REMOVED PRIOR TO SEEDING AND MULCHING. ALL AREAS SHALL BE SEEDED AS PER THE URBAN SEED MIX OF SECTION 659.09 (ODOTCMS). THE CONTRACTOR SHALL WATER, RE-SEED, AND MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.

PROHIBITED CONSTRUCTION ACTIVITIES:

USING ANY SUBSTANCE OTHER THAN WATER TO CONTROL DUST.

OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PERMIT OR DISPOSING OF THE TREES AND STUMPS.

PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS, OR STORM SEWERS.

DISCHARGING POLLUTANTS - SUCH AS CHEMICALS, FUELS, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE - AND OTHER HARMFUL WASTE INTO OR ALONGSIDE RIVERS, STREAMS, IMPOUNDMENTS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.

STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIAL ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE CITY ENGINEER FOR SAID PURPOSES.

DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOOD PLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.

INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, WETLAND SURFACE WATERS, OR OUTSIDE THE EASEMENT AREA.

PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOW LINE OF A STREAM.

DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.

DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, AND SURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.

EROSION & SEDIMENT CONTROL:

CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A SWPPP PRIOR TO CONSTRUCTION. COST FOR SWPPP SHALL BE INCLUDED IN THE ITEM SPECIAL, STORM WATER POLLUTION PREVENTION PLAN AND IMPLEMENTATION.

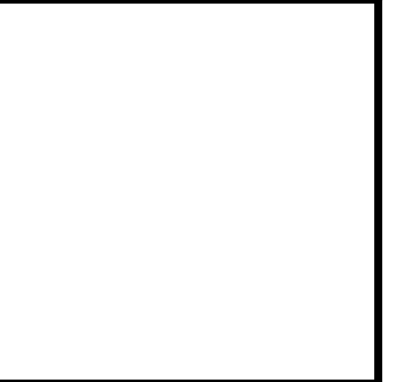
THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE OHIO EPA, CITY OF LEBANON, AND THE STANDARDS AND SPECIFICATIONS OF THE "RAINWATER AND LAND DEVELOPMENT" MANUAL BY THE ODNR.

EROSION AND SEDIMENT CONTROL ARE TO BE MAINTAINED UNTIL SUCH TIME THAT THEY ARE NO LONGER REQUIRED BY THE ENGINEER. ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE ENGINEER AND/OR THE OHIO EPA. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

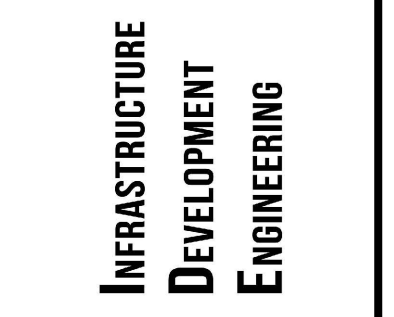
PROJECT SUMMARY	
TOTAL PARCEL ACREAGE	2.6013 AC
EXISTING IMPERVIOUS AREA	0 AC
EXISTING % IMPERVIOUS	0 %
SITE DISTURBANCE AREA	2.6013 AC
NEW/REMAINING IMPERVIOUS	2.5 AC.
PROPOSED % IMPERVIOUS	95 %
PROPOSED UNITS/BEDROOMS	133/163
PROPOSED PARKING (PH.1)	96 SPCS
PKG SPC/UNIT (PH.1/TOTAL)	0.7/1.0
EXISTING USE - VACANT	
PROPOSED USE - 133-UNIT MULTI-FAMILY	

PLANS BY:
INFRASTRUCTURE
& DEVELOPMENT
ENGINEERING, INC.
TIMOTHY FOSTER, PE
8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144 X105

OWNER/DEVELOPER:
BLAIR LOFTS LLC
DANIEL BUCHENROTH
PO BOX 19967
CINCINNATI, OH 45219
513-903-7019
937-361-3333



8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-8144



Designed By: T. FOSTER	Drawn By: M. MARQUET	Checked By: STAFF	Approved By: T. FOSTER
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REVISIONS:									
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THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

COVER SHEET

Scale: NTS

Date: 10/9/24

SHEET 1 OF 13
C101

Project No.
24012A-61

SHEET INDEX:

- C101 COVER SHEET
- C102 EXISTING SITE, DEMO PLAN
- C103 SITE PLAN
- C104 UTILITY PLAN
- C105 GRADING PLAN
- C106 DRAINAGE MAPPING
- C107 DETENTION BASIN
- C108 PIPE PROFILES
- C109 SITE DETAILS
- C110 SITE DETAILS 2
- C111 SITE DETAILS 3
- C112 EROSION & SEDIMENT CONTROL (ESC) PLAN
- C113 EROSION & SEDIMENT CONTROL DETAILS



* CALL BEFORE YOU DIG "O.U.P.S." *

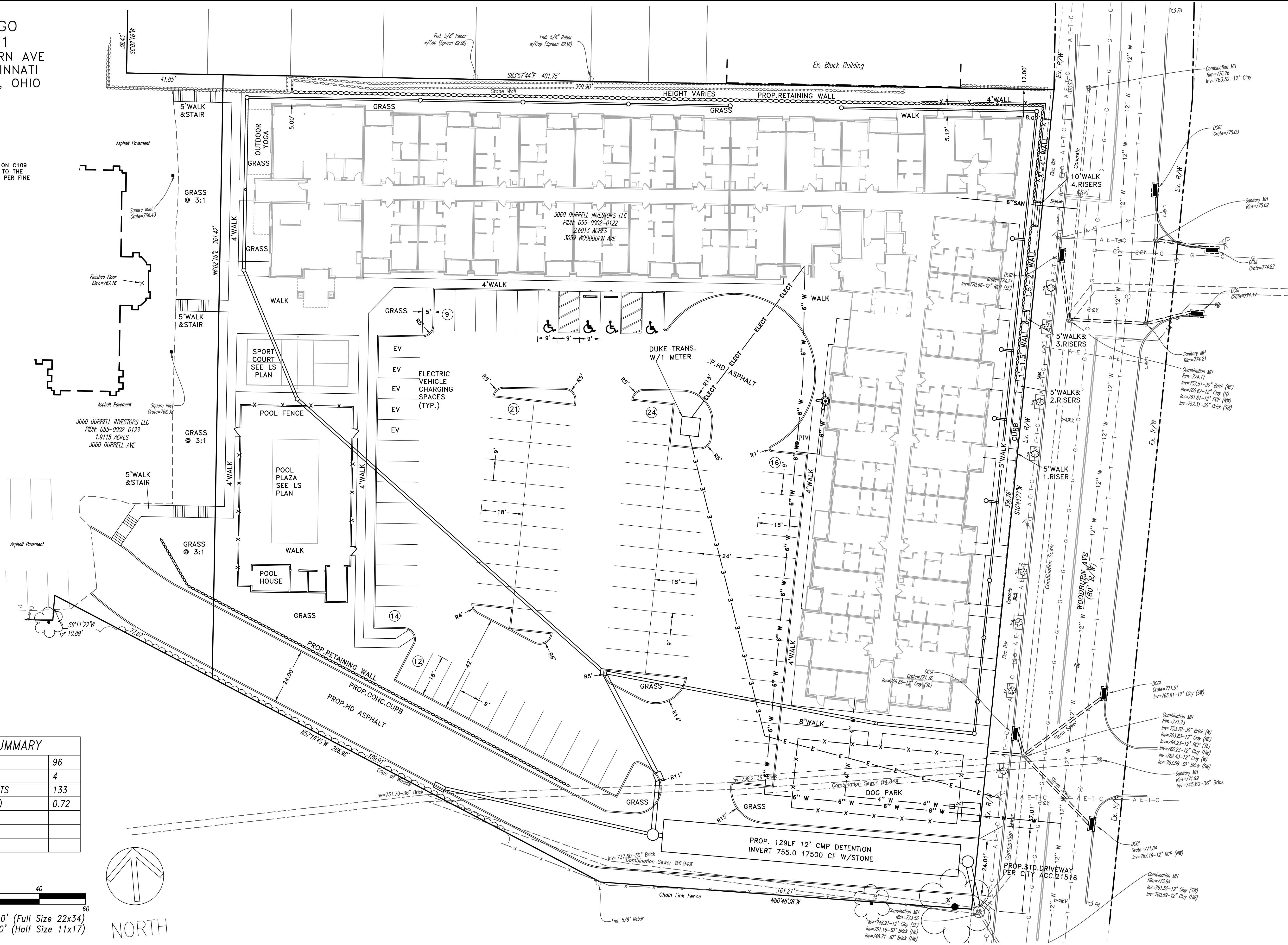
NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE UTILITIES PROTECTION SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT THE NUMBER BELOW. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS ON THIS MATTER AND NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

1-800-362-2764

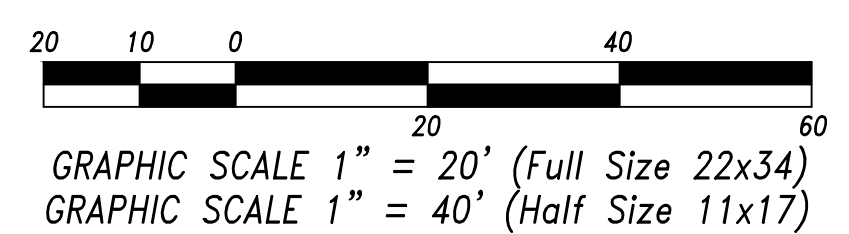
**THE MINGO
PHASE 1**
3059 WOODBURN AVE
CITY OF CINCINNATI
HAMILTON CO., OHIO

GENERAL NOTES

1. PROVIDE ADA RAMP PER DETAIL ON C109 FOR ALL SIDEWALK CONNECTIONS TO THE PARKING AREAS, OR RAMP WALKS PER FINE GRADES IN DETAILED PLANS.



PARKING SUMMARY	
SURFACE PARKING	96
TOTAL ADA SPACES	4
TOTAL RESIDENTIAL UNITS	133
SPACES PER D/U (ALL)	0.72



8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(931) 674-1444

**INFRASTRUCTURE
DEVELOPMENT
ENGINEERING**

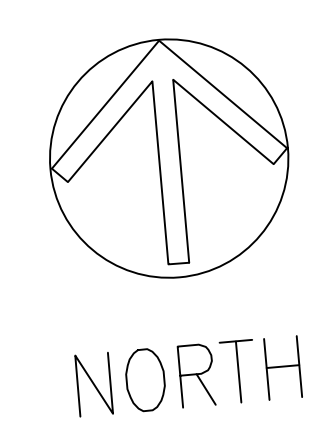
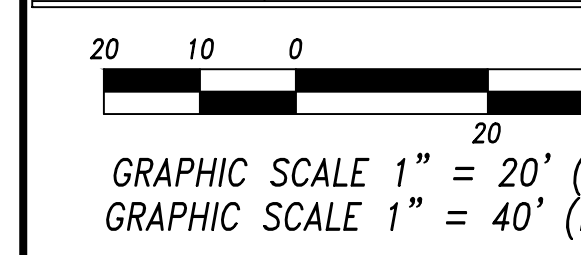
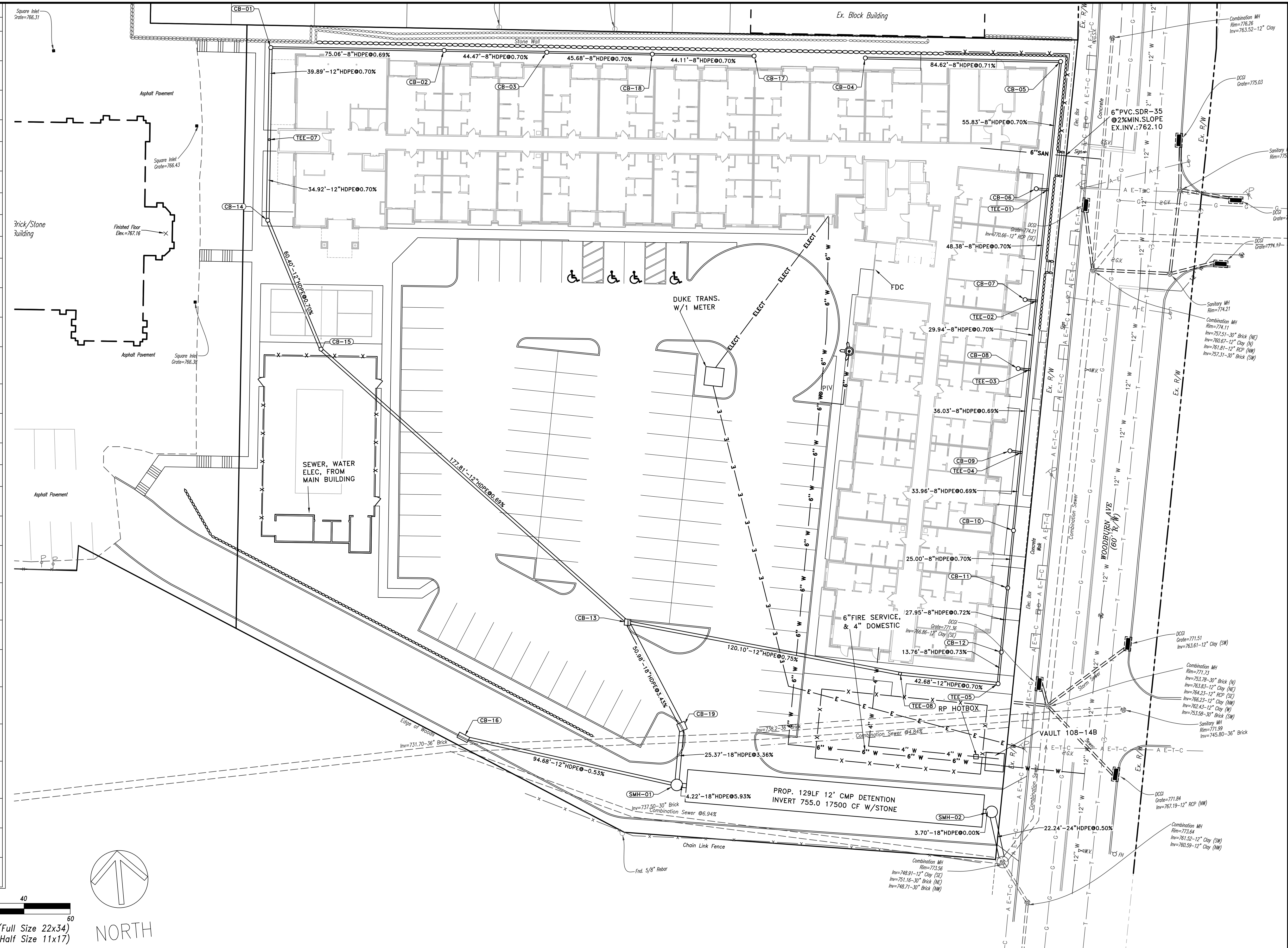
Designed By: T. FOSTER
Drawn By: M. MARQUET
Checked By: STAFF
Approved By: T. FOSTER

REVISIONS:

THE MINGO
PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

SITE PLAN
Scale: 1" = 20' (22x34)
1" = 40' (11x17)
Date: 10/9/24
SHEET 3 OF 13
C103
Project No.
24012A-61

Structure Table	
Structure Name	Structure Details
CB-01	RIM: 772.27' - PIPES: 2 8" INV IN = 768.78' 12" INV OUT = 768.78'
CB-02	RIM: 772.27' - PIPES: 2 8" INV IN = 769.30' 8" INV OUT = 769.30'
CB-03	RIM: 772.27' - PIPES: 2 8" INV IN = 769.61' 8" INV OUT = 769.61'
CB-04	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.30'
CB-05	RIM: 772.22' - PIPES: 2 8" INV IN = 769.70' 8" INV OUT = 769.70'
CB-06	RIM: 772.24' - PIPES: 1 8" INV OUT = 769.31'
CB-07	RIM: 772.25' - PIPES: 1 8" INV OUT = 768.97'
CB-08	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.76'
CB-09	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.51'
CB-10	RIM: 772.17' - PIPES: 2 8" INV IN = 768.28' 8" INV OUT = 768.28'
CB-11	RIM: 772.18' - PIPES: 2 8" INV IN = 768.10' 8" INV OUT = 768.10'
CB-12	RIM: 772.07' - PIPES: 2 8" INV IN = 767.90' 8" INV OUT = 767.90'
CB-13	RIM: 770.23' - PIPES: 3 12" INV IN = 766.60' 12" INV IN = 766.60' 18" INV OUT = 766.60'
CB-14	RIM: 772.27' - PIPES: 2 12" INV IN = 768.26' 12" INV OUT = 768.26'
CB-15	RIM: 771.83' - PIPES: 2 12" INV IN = 767.83' 12" INV OUT = 767.83'
CB-16	RIM: 768.00' - PIPES: 1 12" INV IN = 764.50'
CB-17	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.24'
CB-18	RIM: 772.27' - PIPES: 2 8" INV IN = 769.93' 8" INV OUT = 769.93'
CB-19	RIM: 769.75' - PIPES: 2 18" INV IN = 764.85' 18" INV OUT = 764.85'
EX. MH COMBINED	RIM: ???' - PIPES: 3 24" INV IN = 754.39' 30" INV OUT = 751.16' 30" INV OUT = 748.71'
SMH-01 STORM MH	RIM: 768.89' - PIPES: 3 18" INV IN = 764.00' 12" INV OUT = 764.00' 18" INV OUT = 764.00'
SMH-02 STORM MH	RIM: 773.01' - PIPES: 2 18" INV IN = 755.00' 24" INV OUT = 754.50'
TEE-01 INSERTA-TEE	RIM: 772.90' - PIPES: 3 8" INV IN = 769.31' 8" INV IN = 769.31' 8" INV OUT = 769.31'
TEE-02 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.97' 8" INV IN = 768.97' 8" INV OUT = 768.97'
TEE-03 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.76' 8" INV IN = 768.76' 8" INV OUT = 768.76'
TEE-04 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.51' 8" INV IN = 768.51' 8" INV OUT = 768.51'
TEE-05 INSERTA-TEE	RIM: 772.40' - PIPES: 2 8" INV IN = 767.80' 12" INV OUT = 767.80'
TEE-07 INSERTA-TEE	RIM: 772.91' - PIPES: 2 12" INV IN = 768.50' 12" INV OUT = 768.50'
TEE-08 INSERTA-TEE	RIM: 772.93' - PIPES: 2 12" INV IN = 767.50' 12" INV OUT = 767.50'



INFRASTRUCTURE DEVELOPMENT ENGINEERING

ide

8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(931) 671-4144

Designed By: T. FOSTER	Drawn By: M. MARQUET	Checked By: STAFF	Approved By: T. FOSTER
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REVISIONS:

THE MINGO

PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

UTILITY PLAN

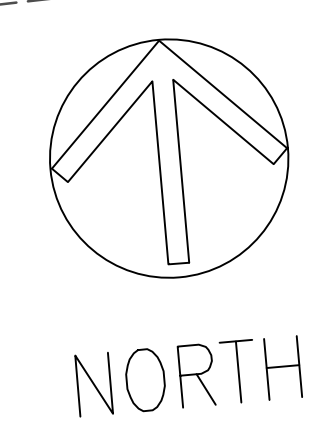
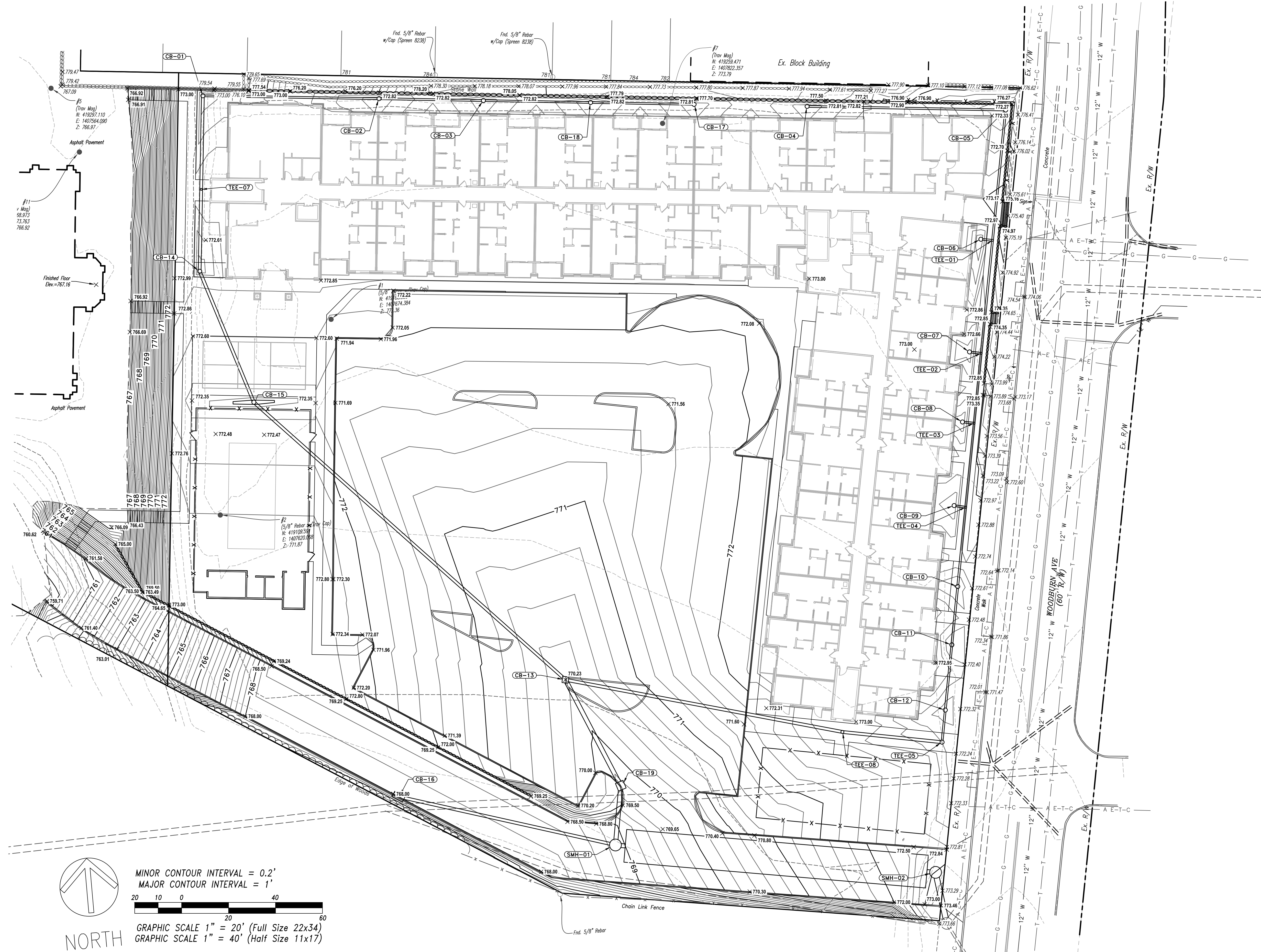
Scale: 1" = 20' (22x34)
1" = 40' (11x17)

Date: 10/9/24

C104

Project No.
24012A-61

Structure Table	
Structure Name	Structure Details
CB-01 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 768.78' 12" INV OUT = 768.78'
CB-02 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.30' 8" INV OUT = 769.30'
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CB-05 12"NYLOPLAST	RIM: 772.22' - PIPES: 2 8" INV IN = 769.70' 8" INV OUT = 769.70'
CB-06 12"NYLOPLAST	RIM: 772.24' - PIPES: 1 8" INV OUT = 769.31'
CB-07 12"NYLOPLAST	RIM: 772.25' - PIPES: 1 8" INV OUT = 768.97'
CB-08 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.76'
CB-09 12"NYLOPLAST	RIM: 772.26' - PIPES: 1 8" INV OUT = 768.51'
CB-10 12"NYLOPLAST	RIM: 772.17' - PIPES: 2 8" INV IN = 768.28' 8" INV OUT = 768.28'
CB-11 12"NYLOPLAST	RIM: 772.18' - PIPES: 2 8" INV IN = 768.10' 8" INV OUT = 768.10'
CB-12 12"NYLOPLAST	RIM: 772.07' - PIPES: 2 8" INV IN = 767.90' 8" INV OUT = 767.90'
CB-13 ODOT CB-3A	RIM: 770.23' - PIPES: 3 12" INV IN = 766.60' 12" INV IN = 766.60' 18" INV OUT = 766.60'
CB-14 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 12" INV IN = 768.26' 12" INV OUT = 768.26'
CB-15 12"NYLOPLAST	RIM: 771.83' - PIPES: 2 12" INV IN = 767.83' 12" INV OUT = 767.83'
CB-16 ODOT CB-3A	RIM: 768.00' - PIPES: 1 12" INV IN = 764.50'
CB-17 12"NYLOPLAST	RIM: 772.27' - PIPES: 1 8" INV OUT = 770.24'
CB-18 12"NYLOPLAST	RIM: 772.27' - PIPES: 2 8" INV IN = 769.93' 8" INV OUT = 769.93'
CB-19 ODOT CB-3A	RIM: 769.75' - PIPES: 2 18" INV IN = 764.85' 18" INV OUT = 764.85'
EX. MH COMBINED	RIM: ???' - PIPES: 3 24" INV IN = 754.39' 30" INV OUT = 751.16' 30" INV OUT = 748.71'
SMH-01 STORM MH	RIM: 768.89' - PIPES: 3 18" INV IN = 764.00' 12" INV OUT = 764.00' 18" INV OUT = 764.00'
SMH-02 STORM MH	RIM: 773.01' - PIPES: 2 18" INV IN = 755.00' 24" INV OUT = 754.50'
TEE-01 INSERTA-TEE	RIM: 772.90' - PIPES: 3 8" INV IN = 769.31' 8" INV IN = 769.31' 8" INV OUT = 769.31'
TEE-02 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.97' 8" INV IN = 768.97' 8" INV OUT = 768.97'
TEE-03 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.76' 8" INV IN = 768.76' 8" INV OUT = 768.76'
TEE-04 INSERTA-TEE	RIM: 772.80' - PIPES: 3 8" INV IN = 768.51' 8" INV IN = 768.51' 8" INV OUT = 768.51'
TEE-05 12"NYLOPLAST	RIM: 772.40' - PIPES: 2 8" INV IN = 767.80' 12" INV OUT = 767.80'
TEE-07 INSERTA-TEE	RIM: 772.91' - PIPES: 2 12" INV IN = 768.50' 12" INV OUT = 768.50'
TEE-08 INSERTA-TEE	RIM: 772.93' - PIPES: 2 12" INV IN = 767.50' 12" INV OUT = 767.50'



MINOR CONTOUR INTERVAL = 0.2'
 MAJOR CONTOUR INTERVAL = 1'

GRAPHIC SCALE 1" = 20' (Full Size 22x34)
 GRAPHIC SCALE 1" = 40' (Half Size 11x17)

IDE
INFRASTRUCTURE DEVELOPMENT ENGINEERING

8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(513) 671-1444

Designed By: T. FOSTER	Drawn By: MMARQUET	Checked By: STAFF	Approved By: T. FOSTER
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REVISIONS:

THE MINGO
 PHASE 1 - WOODBURN BUILDING
 3059 WOODBURN AVE - 2.6013 AC.
 CINCINNATI, HAMILTON CO, OH

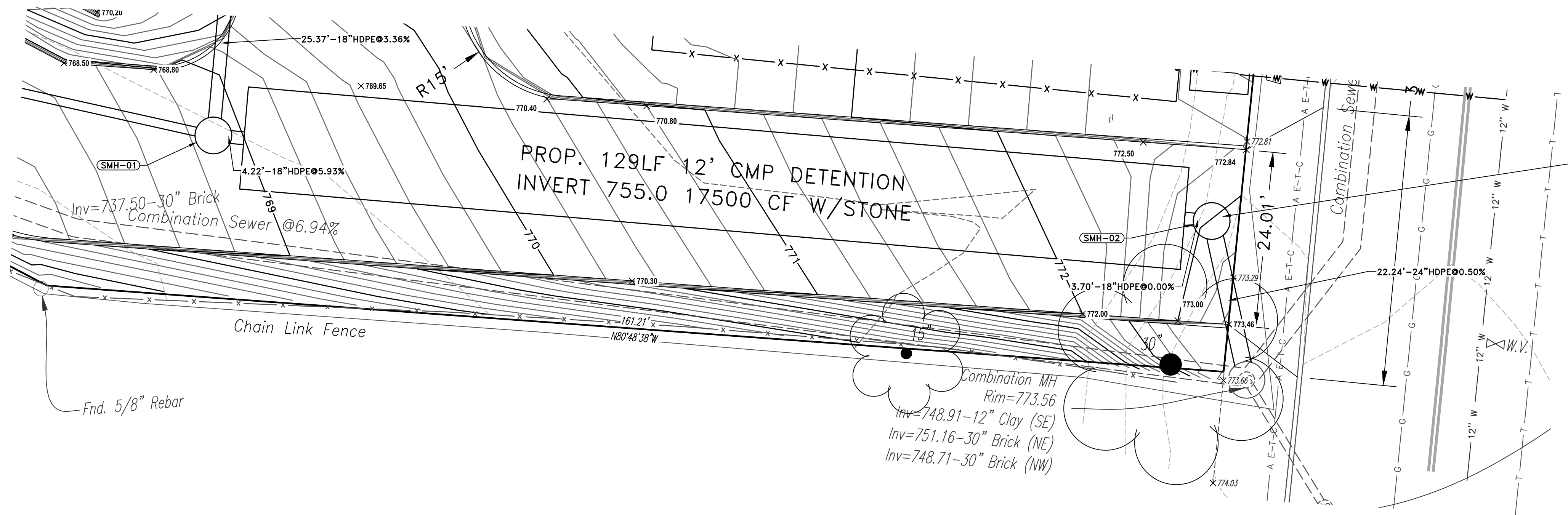
GRADING PLAN

Scale: 1" = 20' (22x34)
 1" = 40' (11x17)

Date: 10/9/24

C105

Project No.
24012A-61



OUTLET STRUCTURE:
 OUTLET STRUCTURE INCLUDES WEIR WALL AND 4" ORIFICE AT 755.00 ELEVATION.
 WEIR WALL SPILLWAY AT 767.00 ELEV.

CINCINNATI SMU NOTES:

- All plans and construction within the City of Cincinnati shall comply with Chapter 720 of the City's Municipal Code along with the latest editions of SMU's: a) Detention Operation and Maintenance Plan, b) Fees, c) Standard Drawings, d) Pipe Materials Policy, and e) Rules & Regulations. These documents can be downloaded from SMU's website at: <http://www.cincinnati.oh.gov/stormwater/>. If there are conflicts between these documents SMU shall be contacted to resolve the issue prior to work commencing. SMU can be reached at 513-591-7746 or StormwaterManagement@cincinnati-oh.gov.
- Temporary erosion control measures shown on the plans shall be installed as early as possible and be maintained throughout the project.
- A National Pollutant Discharge Elimination System (NPDES)/Municipal Separate Storm Sewer System (MS4) permit is required if the total land disturbance will be equal to or greater than one acre in a storm only sewer and/or if discharging to a creek. A copy of the permit must accompany the request for approval of the plan.
- SMU does not allow two-piece castings or slab top manholes and only reinforced concrete pipe (RCP) or ductile iron pipe (DIP) is permitted within an easement or right-of-way.
- SMU does not allow any drainage structures within 5 feet of a driveway.
- All public storm drainage construction and materials shall be in accordance with latest edition of the Ohio Department of Transportation (ODOT) Construction and Material Specifications, and with the latest edition of the City of Cincinnati Supplement to the ODOT Construction and Material Specifications. If there is a conflict between the governing specifications the most stringent shall be used. SMU shall be contacted to resolve any discrepancies prior to work commencing. SMU can be reached at 513-591-7746 or StormwaterManagement@cincinnati-oh.gov.
- The owners of all properties shown on this improvement plan shall be subject to all applicable sewer mainline inspection fees, service charges, assessments, tap-in charges or other fees, which have been established by City Council, City of Cincinnati.
- All work done on stormwater infrastructure within the City of Cincinnati must be done by a contractor who is an approved sewer tapper properly licensed and bonded through the Metropolitan Sewer District of Greater Cincinnati.
- A stormwater tap permit is required for each building. Bond or final acceptance of the main line is required prior to issuance of a tap permit. A sketch shall be submitted by the plumber, which shall show the elevation and location of the stormwater tap with respect to the nearest storm manhole. A request for application can be sent to stormwaterManagement@cincinnati-oh.gov.
- All public stormwater infrastructure that is being tapped into must be cored, and inspected as part of the Tap Permit Process.
- All stormwater infrastructure within this development is to be private and maintained by the owner(s).
- Stormwater infrastructure construction must commence within 12 months and be completed within 36 months of the date of approval shown hereon or these plans become void.
- Near the completion of work on all stormwater infrastructure, the owner shall request CAGIS IDs from SMU. Upon completion of the work using said IDs the owner shall close circuit television (CCTV) the public stormwater mainlines as well as provide digital photographs of the lines and structures. The CCTV shall be Pipeline Assessment Certification Program (PACP)-compliant and submitted to SMU for approval.
- FINAL ACCEPTANCE:** In order for SMU to grant final acceptance the following must be supplied:
 - As-built drawings with accurate locations, descriptions, and quantities of the installed materials
 - The survey is to be based on the Ohio State Plane Coordinate System and the Benchmarks used in the approved plans.
 - The survey must include the following information:
 - Final locations (N.E) of all new/alterd stormwater structures.
 - Final Inverts and Top elevations of all new/alterd stormwater structures.
 - Final slopes, pipe diameters and materials of all new/alterd stormwater lines.
 - Where applicable, topography of detention/retention basins.
 - Final cleaning and inspection by the owner of the infrastructure must be completed and without conflicts.
- SMU reserves the right to refuse ownership on behalf of the City.
- Show drawings for all Stormwater structures shall be submitted to SMU for review before delivery onsite

SITE PREPARATION DRAINAGE:

PRE-REDEVELOPMENT:
2.6 AC., C=0.30

POST-REDEVELOPMENT:
2.60 AC., C=0.90

PEAK PIPE FLOW
 TIME OF CONC. = 10 MIN
 I=5.45 IN/HR (10-YR)
 I=6.30 IN/HR (25-YR)
 10-YR PEAK FLOW = 12.75 CFS
 25-YR PEAK FLOW = 14.72 CFS

DETENTION:

2.6 ACRES TO DETENTION C=0.9

STORM DURATION = 1 HR
 I=2.03 IN/HR (10-YR)
 I=2.42 IN/HR (25-YR)
 PRE-DEV 10-YR Q1 = 2.6*2.03*4
 Q1 = 1.58 CFS
 POST-DEV 25-YR Q2 = 2.6*2.42*9
 Q2 = 5.66 CFS

STORAGE VOLUME
 S=(Q2*3600)*(1-Q1/Q2)*1.15

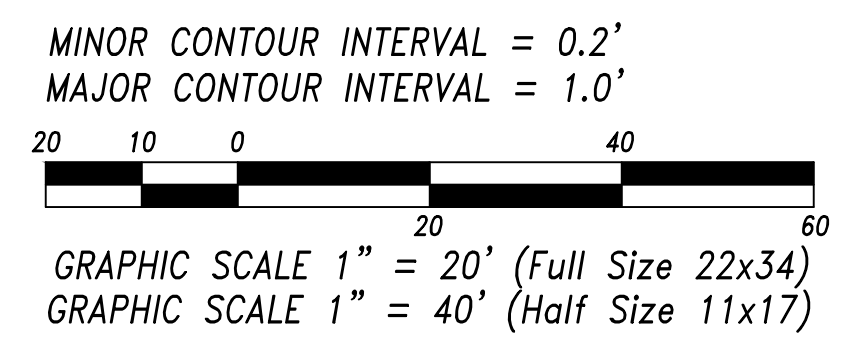
DETENTION SIZE REQ.'D
 S = 16,900 CF

DET. OUTLET CAPACITY: 24" @ 0.5% = 16 CFS

DETENTION 25-YR PERFORMANCE:

PEAK TO DET.= 5.71 CFS
 Q ALLOW = 1.58 CFS
 Q DET. = 1.45 CFS (4" ORIF. CHECK)
 STORAGE = 16,705 CF (17,000 AVAL)
 ELEV. = 767.03'

SEE HYDROCAD CALCS.



PROJECT SUMMARY

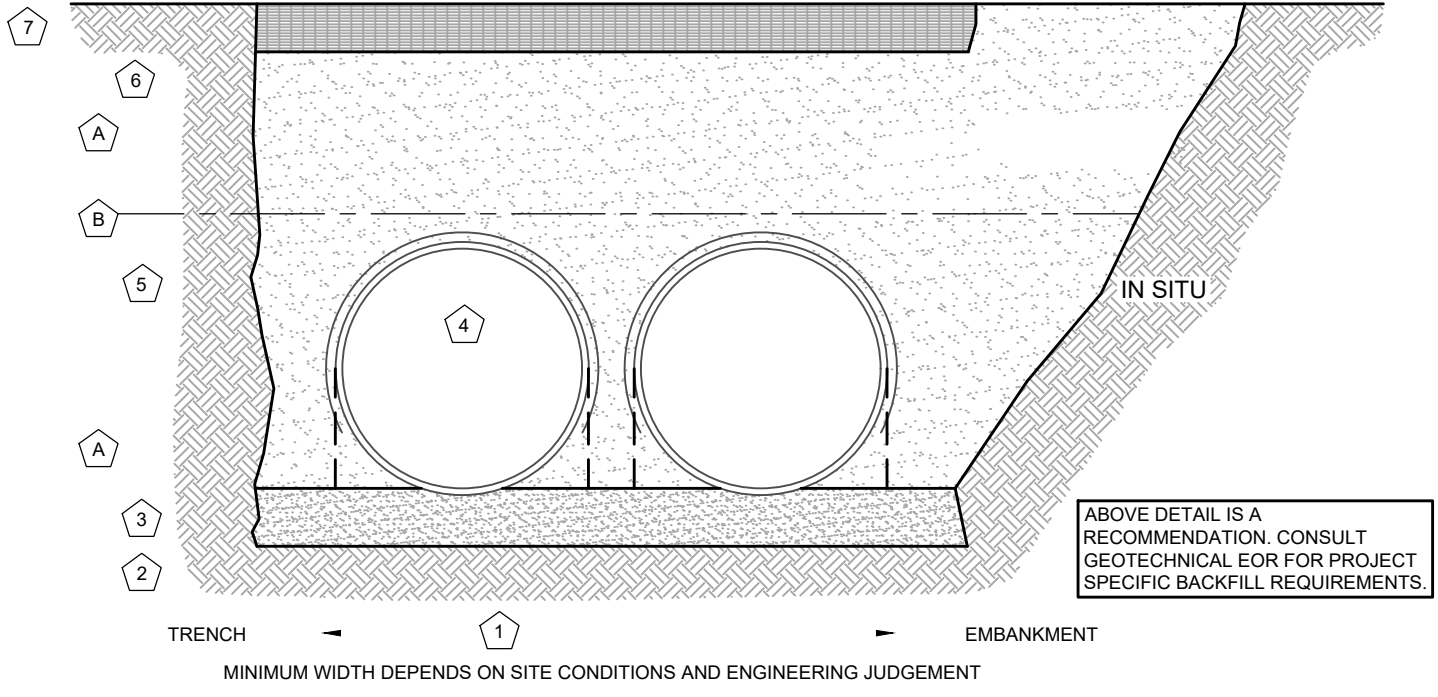
- CALCULATION DETAILS**
- LOADING = HS20/HS25
 - APPROX. LINEAR FOOTAGE = 129 LF
- STORAGE SUMMARY**
- STORAGE VOLUME REQUIRED = N/A
 - PIPE STORAGE VOLUME = 14,590 CF
 - BACKFILL STORAGE VOLUME = 2,967 CF
 - TOTAL STORAGE PROVIDED = 17,557 CF
 - STONE VOID = 40%
- PIPE DETAILS**
- DIAMETER = 144"
 - CORRUGATION = 5x1
 - GAGE = 14
 - COATING = ALTZ
 - WALL TYPE = PERFORATED
 - BARREL SPACING = 36"
- BACKFILL DETAILS**
- WIDTH AT ENDS = 12'
 - ABOVE PIPE = 0"
 - WIDTH AT SIDES = 12'
 - BELOW PIPE = 0"

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE

TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



INSTALLATION NOTES

- WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
- OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
- IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION JOINT STANDARD BACKFILL SPECIFICATIONS		
MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
1 FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"
2 FOUNDATION	AASHTO 26.5.2 - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
3 BEDDING	AASHTO M 43: 3, 367, 4, 467, 5, 56, 57	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPARATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.
4 CORRUGATED METAL PIPE		HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL. THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.
5 BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER AASHTO M 43: 3, 367, 4, 467, 5, 56, 57 OR APPROVED EQUAL	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS
6 COVER MATERIAL	UP TO MIN. COVER - AASHTO M 48: A-1, A-2, A-3 ABOVE MIN. COVER - PER ENGINEER OF RECORD	
7 RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
8 SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.
9 GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

- NOTES**
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
 - ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A996.
 - ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
 - RISERS TO BE FIELD TRIMMED TO GRADE.
 - QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
 - THE PROJECT SUMMARY IS REFLECTIVE OF THE DYDONS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
 - THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

8899 BROOKSIDE AVE
 SUITE 202-A
 WEST CHESTER, OH 45389
 (513) 671-1444



Designed By: T. FOSTER
 Drawn By: M. MARQUET
 Checked By: STAFF
 Approved By: T. FOSTER

REVISIONS:

THE MINGO
 PHASE 1 - WOODBURN BUILDING
 3059 WOODBURN AVE - 2.6013 AC.
 CINCINNATI, HAMILTON CO, OH

DETENTION BASIN

Scale: 1" = 20' (22x34)
 1" = 40' (11x17)

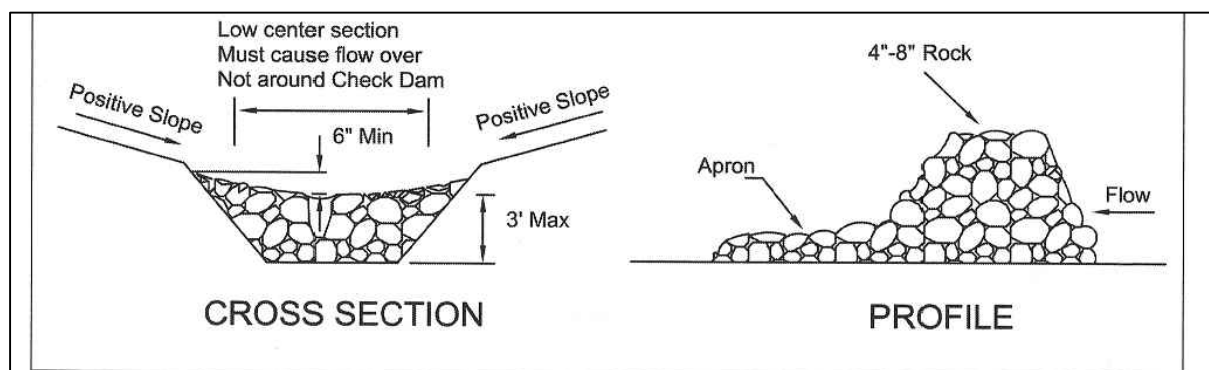
Date: 10/9/24

SHEET 1 OF 13

C107
 Project No.
 24012A-61

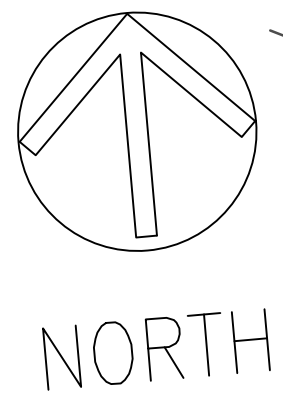
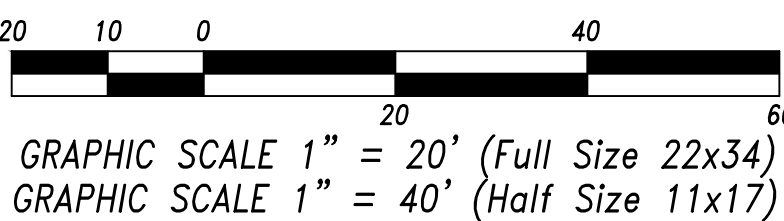
EROSION CONTROL NOTES

- See Sheet C105 for Proposed Grading Plan
- See Sheet C113 for Erosion & Sediment Control (ESC) Notes & Details
- Maintenance of Erosion and Sediment Controls must reflect the timelines on Part III.G.2.i (inspections) on page 26 of 27 of the OEPA Construction General Permit for when practices require repair and maintenance, when practices fail to provide their intended function and when practices depicted on the SWPPP are not installed. This note supercedes any discrepancies created by notes on C116 related to maintenance and inspections.
- Temporary erosion, sediment and debris control must be provided for at all catch basins, inlets and the inlet side of all new pipe openings, or equal.
- Temporary erosion, sediment and debris control must be provided for at the outlet ditch, swale, watercourse or pipe. See approved plans for any other specific locations.
- In addition to any temporary erosion, sediment, and debris control details and notes shown on the plans, the developer shall construct temporary sediment basins, earth dikes, 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 developer shall continually monitor the construction progress and make any necessary temporary adjustments to maintain this control. Consideration should also be given to the "Dikes & Slope Protection" and "Sediment Basins and Dams" shown on Std. Drawing, MC-11 for use in temporary erosion, mud and debris control.
- Non-Sediment Pollution BMPs: No hazardous substances, solid or liquid waste, including building materials and concrete wash water, shall be discharged from the site. All necessary and appropriate BMPs shall be implemented to prevent the discharge of pollutants.
- For disturbed areas within 50 feet of a stream remaining dormant for over 14 days, provide temporary erosion controls within 2 days.
- For disturbed areas over 50 feet of a stream remaining dormant for over 14 days, provide temporary erosion controls within 7 days.
- For disturbed areas that will be left idle over winter, provide temporary erosion controls prior to the onset of winter weather.
- Sediment control devices must be implemented for all areas remaining disturbed for over 14 days.
- Sediment storage zone must be cleaned out once 50% capacity is reached and prior to conversion to post-construction BMP.
- All waste generated during construction will comply with applicable state or local waste disposal requirements.



- The check dam shall be constructed of 4-8 inch diameter stone, placed so that it completely covers the width of the channel. ODOT Type D stone is acceptable, but should be underlain with a gravel filter consisting of ODOT No. 3 or 4 or suitable filter fabric.
- Maximum height of check dam shall not exceed 3.0 feet.
- The midpoint of the rock check dam shall be a minimum of 6 inches lower than the sides in order to direct across the center and away from the channel sides.
- The base of the check dam shall be entrenched approximately 6 inches.
- Spacing of check dams shall be in a manner such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
- A Splash Apron shall be constructed where check dams are expected to be in use for an extended period of time, a stone apron shall be constructed immediately downstream of the check dam to prevent flows from undercutting the structure. The apron should be 6 in. thick and its length two times the height of the dam.
- Stone placement shall be performed either by hand or mechanically as long as the center of check dam is lower than the sides and extends across entire channel.
- Side slopes shall be a minimum of 2:1.

MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'



LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SOIL STOCKPILE
- INLET PROTECTION
- SILT FENCE SEE TYPICAL DETAIL



CONCRETE WASH NOTES

- Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water.
- Contractor to specify location for concrete wash sump or pit within the construction limits of the project site.
- All wash out must be contained on site and not leave the site into the right-of-way, adjoining properties, streams, rivers, ponds, lakes, or sewers.
- There should be a designated location on site for concrete trucks and other related equipment to wash out or clean in to.
- This area is to remain in place until all concrete work or final grading is complete.
- Concrete wash out facilities must not be placed within 50 feet of storm drains, open ditches, or waterbodies. Appropriate gravel or rock should cover approaches to concrete washout facilities when they are located on undeveloped property.
- Select type of washout facility container and install washout facility containers in accord with recommendations of EPA Stormwater Best Management Practice: Concrete Washout.
- Remove concrete water and materials from wash out facility and recycle in accord with recommendations of EPA Stormwater Best Management Practice: Concrete Washout.
- Concrete washout facilities should be inspected daily and after heavy rains to check for leaks, identify any plastic linings and sidewalls have been damaged by construction activities, and determine whether they have been filled to over 75 percent capacity. When the washout container is filled to over 75 percent of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. Then when the remaining cementitious solids have hardened, they should be removed and recycled. Damages to the container should be repaired promptly. Before heavy rains, the washout container's liquid level should be lowered or the container should be covered to avoid an overflow during the rain storm.

**8899 BROOKSIDE AVE
SUITE 202-A
WEST CHESTER, OH 45069
(931) 674-1444**

**INFRASTRUCTURE
DEVELOPMENT
ENGINEERING**

ide

Designed By:	T. FOSTER
Drawn By:	M. MARQUET
Checked By:	STAFF
Approved By:	T. FOSTER

REVISIONS:

THE MINGO

PHASE 1 - WOODBURN BUILDING
3059 WOODBURN AVE - 2.6013 AC.
CINCINNATI, HAMILTON CO, OH

**EROSION CONTROL
(ESC) PLAN**

Scale: 1" = 20' (22x34)
1" = 40' (11x17)

Date: 10/9/24

C112

Project No.
24012A-61

CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING TO REVIEW THE PLAN AND CONSTRUCTION SEQUENCING BEFORE EARTHWORK IS PERMITTED.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) FOR CONSTRUCTION TRAFFIC. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXITING TRAFFIC, TEMPORARY WATER STORAGE TANKS WITH HOSES SHALL BE PROVIDED AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE TIRES SHALL BE WASHED BEFORE EXITING ON PUBLIC ROADS. SILT FROM THIS WASHING OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASHWATER IS ALLOWED TO BE DISCHARGED OFFSITE.
3. DUST ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
4. INSTALL PERIMETER EROSION CONTROL MEASURES. INITIAL CLEARING AND GRUBBING TO GAIN ACCESS, AND INSTALLATION OF SILT FENCE, AS SHOWN ON PLANS, WITHIN SEVEN (7) DAYS OF CLEARING AND GRUBBING. INSTALL PERIMETER FILTER FABRIC FENCE AND BEGIN CLEARING & GRUBBING. EXERCISE CARE NOT TO DAMAGE VALUABLE TREES OR DISTURB DESIGNATED BUFFER ZONES.
5. PERFORM CLEARING, GRUBBING, AND TOPSOIL STOCKPILING AS REQUIRED. CONSTRUCT ALL SEDIMENT BASINS, TRAPS, AND DIVERSIONS WITHIN 7 DAYS OF FIRST GRUBBING. INSTALL TREE PROTECTION FENCE IMMEDIATELY AFTER TREE CLEARING IS COMPLETE. CONTINUE LAND CLEARING AND GRADING WITH KEY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. ONCE A SCHEDULED DEVELOPMENT AREA IS CLEARED, GRADING SHOULD FOLLOW IMMEDIATELY SO THAT PROTECTIVE GROUND COVER CAN BE REESTABLISHED QUICKLY. DO NOT LEAVE ANY AREA BARE AND EXPOSED FOR EXTENDED PERIODS. LEAVE ADJOINING AREAS PLANNED FOR DEVELOPMENT, OR TO BE USED FOR BORROW OR DISPOSAL, UNDISTURBED FOR AS LONG AS POSSIBLE TO SERVE AS NATURAL BUFFER ZONES.
6. IMMEDIATELY AFTER LAND CLEARING, APPLY SURFACE STABILIZATION ON GRADED AND OTHER DISTURBED AREAS. STABILIZE ANY DISTURBED AREA WITHIN 2 DAYS WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 21 DAYS BY TEMPORARY SEEDING AND/OR MULCHING OR BY OTHER SUITABLE MEANS. INSTALL PERMANENT STABILIZATION MEASURES IMMEDIATELY AFTER FINAL GRADING. TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY IF WEATHER CONDITIONS DETERIORATE, WITH PERMANENT MEASURES DELAYED TEMPORARILY.
7. DURING EMBANKMENT OPERATIONS, TEMPORARY DIVERSION DITCHES/BERMS AND TEMPORARY SLOPE DRAINS SHOULD BE INSTALLED AT THE TOP OF THE SLOPE TO MINIMIZE EROSION OF THE FILL FACE.
8. BEGIN SITE GRADING OPERATIONS AND CONSTRUCTION. INSTALL INLET PROTECTION FOR STORM DRAINS AS SOON AS THE DRAIN IS FUNCTIONAL TO TRAP SEDIMENT ON-SITE IN SHALLOW POOLS AND TO ALLOW FLOOD FLOWS TO SAFELY ENTER THE STORM DRAINAGE SYSTEM.
9. INSTALL ALL STORM SEWER PIPES AND UNDERGROUND UTILITY LINES AS SHOWN ON THE PLANS WITH APPROPRIATE EROSION CONTROL MEASURES TO ELIMINATE SILTATION FROM ENTERING PIPE SYSTEMS.
10. WHEN APPLICABLE, INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
11. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE. IF APPLICABLE, NOTE THAT EROSION CONTROL AROUND INLETS CANNOT BE REMOVED UNTIL PAVING OPERATIONS ARE COMPLETE.
12. INSTALL FINAL PAVEMENT AS SHOWN ON THE PLANS.
13. CARRY OUT FINAL GRADING, SEEDING, AND PLANTING. LANDSCAPING AND FINAL STABILIZATION IS THE LAST MAJOR CONSTRUCTION PHASE. ALL DISTURBED AREAS SHOULD HAVE PERMANENT MEASURES APPLIED WITHIN THIRTY (30) DAYS OF FINISHING FINAL GRADE. ALL TEMPORARY STRUCTURES SHOULD BE REMOVED AFTER PERMANENT STRUCTURES ARE IN PLACE AND STABILIZED. BORROW/DISPOSAL AREAS SHOULD BE PERMANENTLY VEGETATED OR OTHERWISE STABILIZED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
14. INSPECT STORM SEWERS PRIOR TO TURNOVER. REMOVE SEDIMENT AS NECESSARY.
15. REGULAR MAINTENANCE INSPECTION AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES. MAINTENANCE: THE CONTRACTOR SHALL PLACE ALL SEDIMENTATION AND EROSION CONTROL FEATURES PRIOR TO STARTING CONSTRUCTION OPERATIONS IN A PARTICULAR AREA. IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF A BARRIER DURING CONSTRUCTION TO FACILITATE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES, IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE STRUCTURE OR FEATURE AT NO ADDITIONAL COST TO THE OWNER.
16. PRE-WINTER STABILIZATION MEETING IF PROJECT IS TO BE THROUGH THE WINTER.

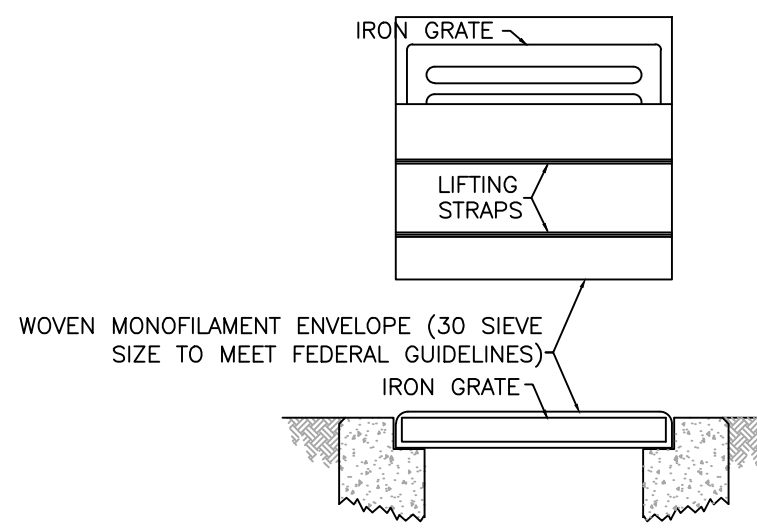
EROSION CONTROL NOTES

1. ALL PROPERTIES ADJACENT TO THE AREAS OF SOIL-DISTURBING ACTIVITY, INCLUDING BUT NOT LIMITED TO PRIVATE PROPERTIES, NATURAL AND ARTIFICIAL WATERWAYS, WETLANDS, STORM SEWERS AND PUBLIC LANDS, SHALL BE PROTECTED, TO THE MAXIMUM EXTENT PRACTICABLE, FROM SOIL EROSION AND SEDIMENT RUNOFF AND DRAINAGE.
2. CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PRACTICES USED TO SATISFY THIS REQUIREMENT SHALL CONFORM, AS A MINIMUM, TO STATE OF OHIO STANDARDS AS SET FORTH IN THE MOST CURRENT EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL, DEFINED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF SOIL AND WATER CONSERVATION AND NATURAL RESOURCE CONSERVATION SERVICE AND SHALL CONFORM TO THE MOST CURRENT OHIO ENVIRONMENTAL PROTECTION AGENCY, OHIO REVISED CODE CHAPTER 6111 REQUIREMENTS.
3. EROSION AND SEDIMENT CONTROL PLAN APPROVALS ISSUED IN ACCORDANCE WITH THESE RULES DO NOT RELIEVE THE OWNER OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND/OR APPROVALS FROM FEDERAL, STATE, AND/OR COUNTY AGENCIES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY STATE AND LOCAL OFFICIALS. IF REQUIREMENTS VARY, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
4. EROSION AND SEDIMENT CONTROL PRACTICES AT THE SITE AND AS IDENTIFIED IN THIS PLAN SHALL COMPLY WITH THE FOLLOWING:
 - A. RESERVED
 - B. LIMITS TO CLEARING AND GRADING, AS SHOWN ON THESE PLANS, SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE, FLAGGING, FENCING ETC.
 - C. INSTALL EROSION AND SEDIMENT PERIMETER CONTROLS AS A FIRST ACTION OF CONSTRUCTION AS SPECIFIED BY CONSTRUCTION SEQUENCE. THIS SHALL INCLUDE AND IS NOT LIMITED TO PROTECTIVE BMP'S FOR STREAM CORRIDORS AND CROSSINGS, WETLANDS, SITE ENTRANCE, SEDIMENT TRAPS AND BASINS, BARRIERS, AND DIVERSION DIKES.
 - D. CONCENTRATED STORM WATER RUNOFF SHALL PASS THROUGH A SEDIMENT CONTROL DEVICE BEFORE EXITING THE SITE BOUNDARIES. CONCENTRATED RUNOFF FROM BARE SOIL AREAS SHALL BE DIVERTED INTO A SETTLING POND OR SEDIMENT CONTROL STRUCTURE, OR OTHER APPROVED SEDIMENT BARRIER BEFORE LEAVING THE SITE.
 - E. EARTHEN STRUCTURES SUCH AS DAMS, BASINS, STREAM MODIFICATIONS AND WATER DIVERSIONS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS OF THE COMPLETION OF INSTALLATION. DAMS SHALL CONFORM TO THE OHIO DAM LAWS (ORC 1521.06).
 - F. CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE IF AREA WILL REMAIN INACTIVE FOR SEVEN (7) DAYS OR LONGER. CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THE 50 FOOT BUFFER AREAS. IF AN ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES REPEATEDLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS IN THE RAINWATER & LAND DEVELOPMENT MANUAL. CONSTRUCTION OF BRIDGES, CULVERTS OR SEDIMENT CONTROL STRUCTURES SHALL NOT PLACE SOIL, DEBRIS AND OTHER FINE PARTICULATE MATERIAL INTO OR CLOSE TO THE WATER RESOURCE IN SUCH A MANNER THAT IT MAY SLOUGH, SLIP OR ERODE.
 - G. STORM SEWER INLETS SHALL BE PROTECTED SO THAT SEDIMENT-LADEN RUNOFF WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED AND/OR TREATED.
 - H. TEMPORARY SOIL STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS AFTER ROUGH GRADING IF THE AREA WILL REMAIN IDLE LONGER THAN TWENTY-ONE (21) DAYS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. PERMANENT VEGETATION IS A GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
 - I. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN CRITICAL AREAS NEAR STREAMS OR WETLANDS, OR IF SEDIMENT FROM STOCKPILES WILL OTHERWISE LEAVE THE SITE.
 - J. UNSTABLE SOILS PRONE TO SLIPPING OR SLOUGHING SHALL NOT BE CLEARED, GRADED, EXCAVATED, FILLED OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS PLANNED BY A QUALIFIED PROFESSIONAL ENGINEER AND INSTALLED IN ACCORDANCE WITH THIS PLAN. CUT AND FILL SLOPES SHOULD BE DESIGNED TO MINIMIZE EROSION PROBLEMS. ADEQUATE SLOPE DESIGN INCLUDES USE OF ROUGH SOIL SURFACE ALONG THE FACE OF THE SLOPE, WATER DIVERSION ALONG THE TOP OF THE SLOPE AWAY FROM THE FACE, TERRACES TO REDUCE SLOPE LENGTH, DELIVERY OF CONCENTRATED STORM WATER FLOWS TO THE BASE OF THE SLOPE VIA ADEQUATE CHANNEL OR PIPE, AND DRAINAGE FOR WATER SEEPS IN THE SLOPE THAT ENDANGER SLOPE STABILITY.
 - K. SOIL SHALL BE REMOVED FROM PAVED SURFACES AND/OR PUBLIC ROADS AT THE END OF EACH DAY IN SUCH A MANNER THAT DOES NOT CREATE OFF-SITE SEDIMENTATION, IN ORDER TO ENSURE SAFETY AND ABATE OFF-SITE SOIL LOSS. COLLECTED SEDIMENTS SHALL BE PLACED IN A STABLE LOCATION ON SITE OR TAKEN OFF-SITE TO A STABLE LOCATION.
 - L. DISTURBED OR MODIFIED DRAINAGE WAYS SHALL BE STABILIZED. EROSION EFFECTS OF STORM WATER RUNOFF SHALL BE REDUCED BY USING AND/OR MAINTAINING GRASSED SWALES, INFILTRATION STRUCTURES OR WATER DIVERSIONS.
 - M. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THE INSPECTIONS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE CORRECTIVE ACTIONS WERE TAKEN.
 - N. TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORARILY STABILIZED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN INACTIVE FOR THIRTY (30) DAYS. TRENCH Dewatering DEVICES SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED, THESE PROTECTIVE MEASURES SHALL BE REINSTALLED.
 - O. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF TWENTY-ONE (21) DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN SEVEN (7) DAYS.
 - P. RESERVED
 - Q. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
 - R. OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD(S) NOTED ON THE PLAN.
 - S. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL (CURRENT EDITION).
 - T. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
 - U. WINTERIZATION - RESERVED
 - V. CONCRETE CEMENT IS TO BE TAKEN BACK TO PLANT FOR WASHOUT AND RECYCLING.

EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THESE PLANS MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-DISTURBING ACTIVITY.

SITE DESCRIPTION

- A. TOTAL AREA DISTURBED/DEVELOPED - 2.6 ACRES
- B. PRE-CONSTRUCTION WEIGHTED C COEFFICIENT - 0.3
- C. POST-CONSTRUCTION WEIGHTED C COEFFICIENT - 0.9
- D. IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY - 2.6 ACRES
- E. PERCENT SITE IMPERVIOUS - 90%
- F. EXISTING SOILS ARE AS IDENTIFIED IN PRELIMINARY GEOTECHNICAL REPORT PROVIDED SEPARATELY.
- G. SITE IS CURRENTLY VACANT.
- H. UTILITY AND GRADING ACTIVITY TO COMMENCE SPRING 2025 WITH TYPICAL CONSTRUCTION METHODS.
- I. RECEIVING STREAM - COMBINED SEWER.



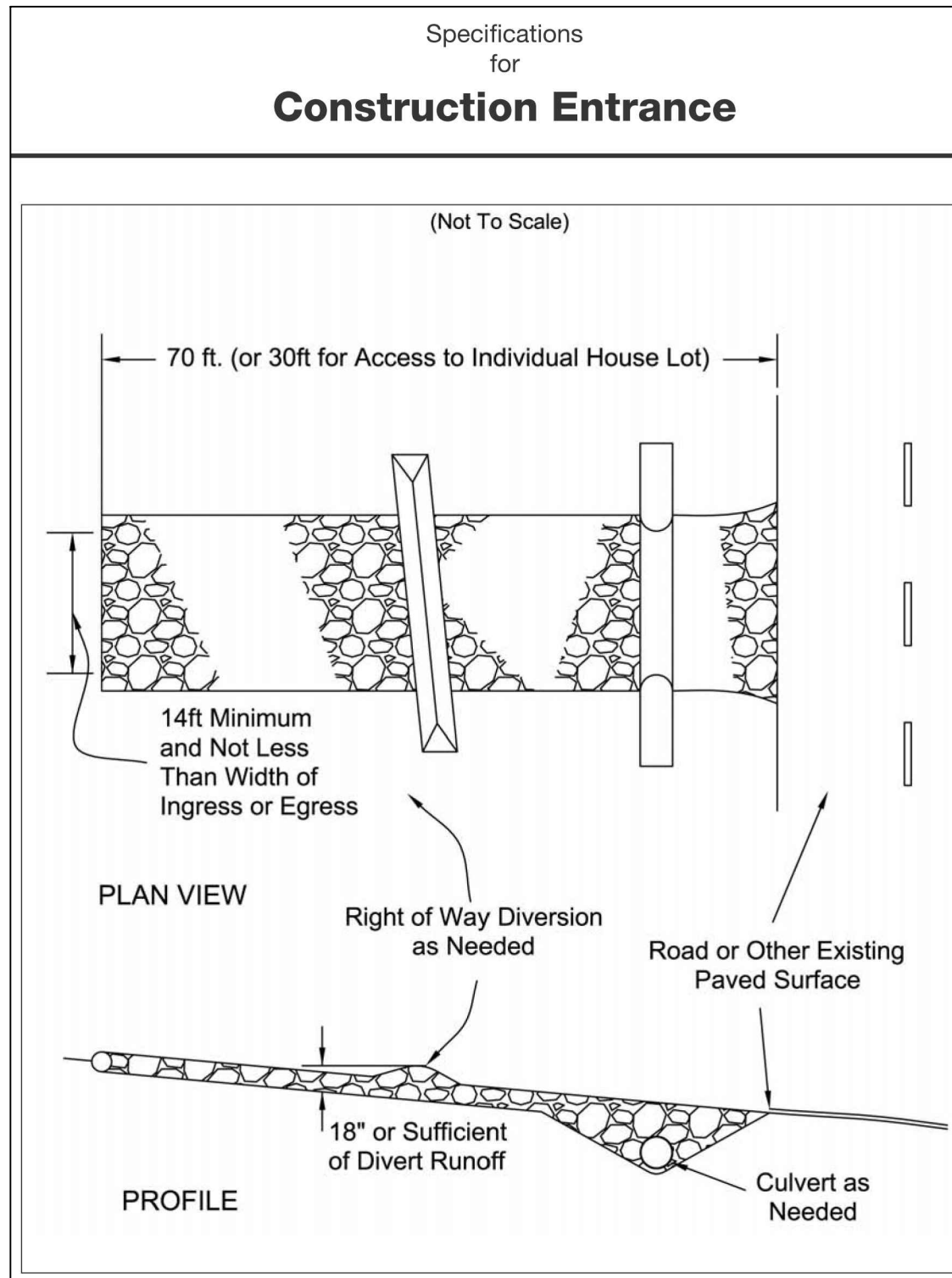
TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE, INSPECT BASIN AND REPLACE UNIT.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

PROVIDE THIS DETAIL OR OTHER APPROVED PROTECTION AT STRUCTURES/INLETS

INLET PROTECTION (PAVEMENT AREAS)

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

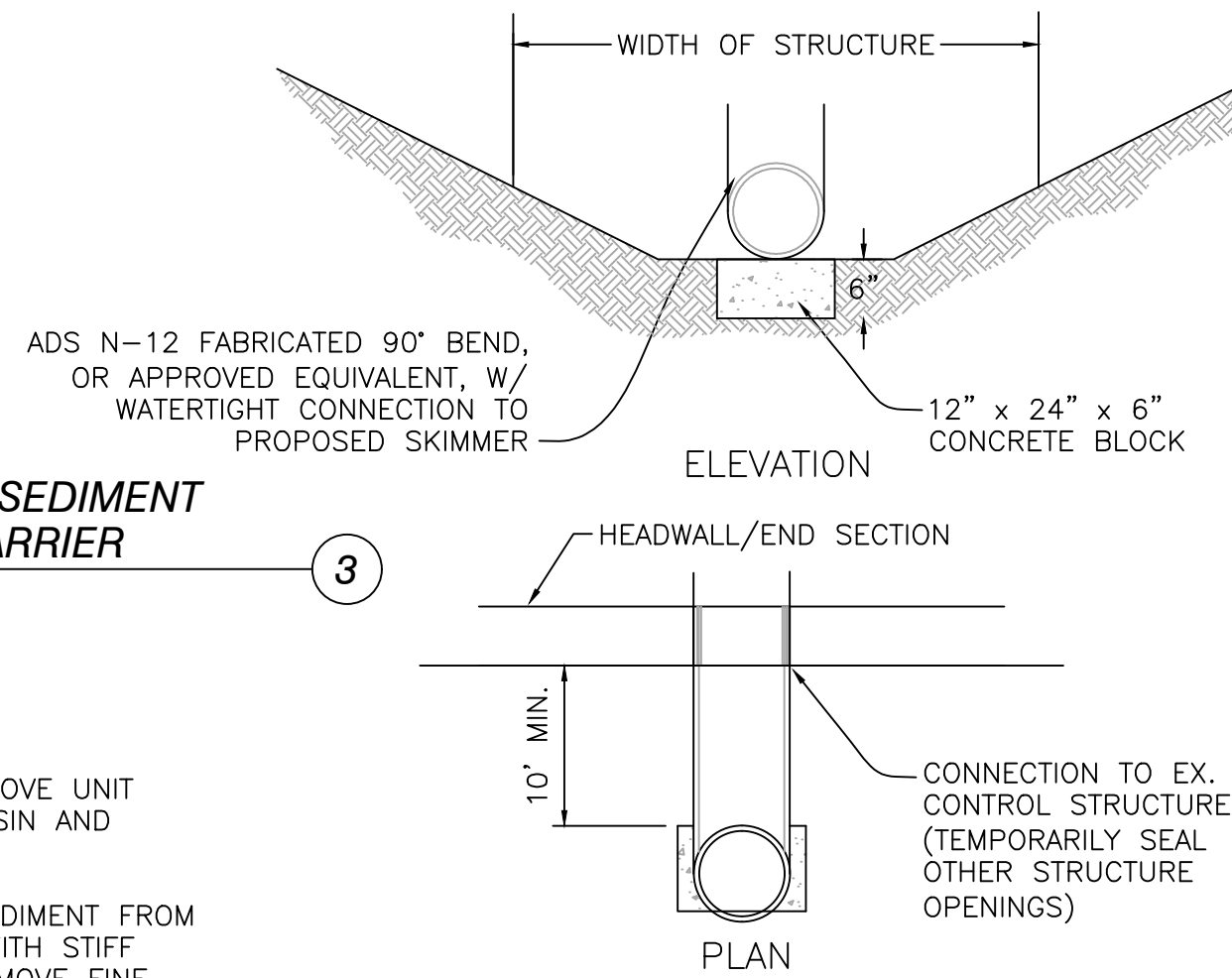
1. STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - AS NEEDED TO STABILIZED HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FEET (EXCEPTION: APPLY 30 FT MINIMUM TO SINGLE RESIDENCE LOTS).
3. THICKNESS - STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH - 14' MINIMUM, BUT NOT LESS THAN FULL WIDTH WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET OHIO RLD SPECS.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.
9. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. GROUND USED FOR THE TEMPORARY CONSTRUCTION DRIVE NEEDS TO BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.

TEMPORARY CONSTRUCTION ENTRANCE

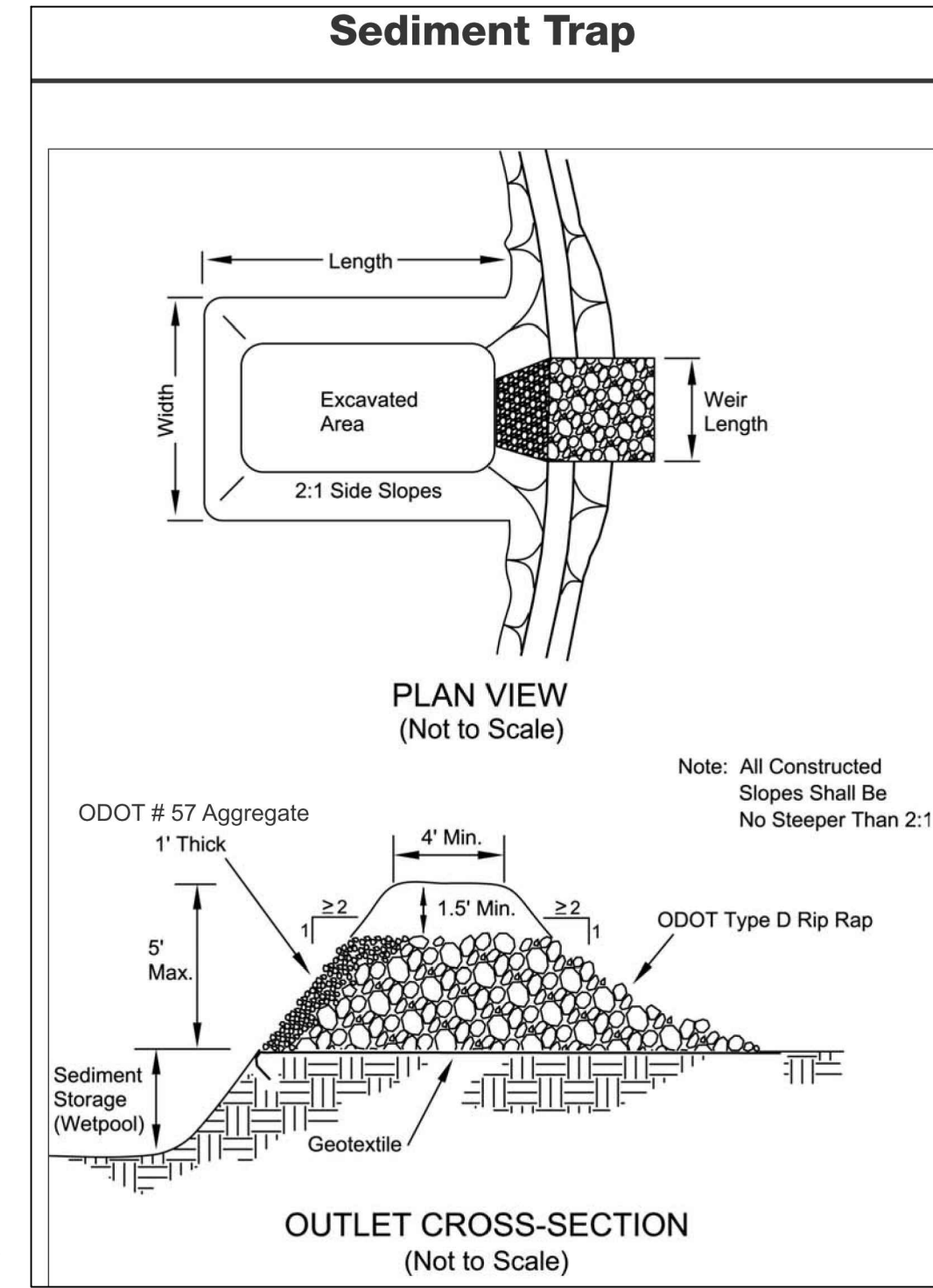
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TEMPORARY SEDIMENT CONTROL BARRIER

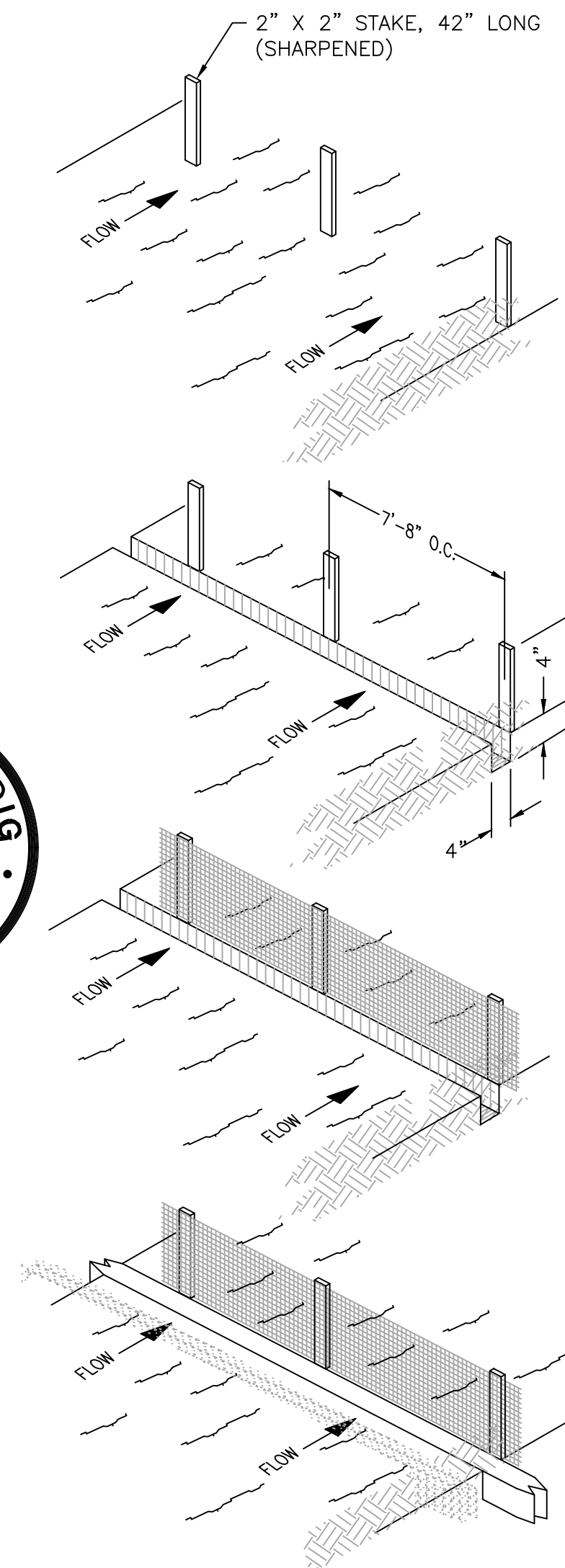
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TEMPORARY SEDIMENT CONTROL BARRIER SHALL BE INSTALLED WHERE INDICATED & SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE & PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM TEMPORARY SEDIMENT BASIN BEFORE 40% CAPACITY IS REACHED. UNDER NO CIRCUMSTANCES SHALL TEMPORARY SEDIMENT BASINS BE PUMPED OR DRAINED INTO THE EXISTING DRAINAGE WAY OR EXISTING STORM SYSTEM WITHOUT PROPER FILTERING TO PREVENT SEDIMENT FROM POLLUTING EXISTING DRAINAGE SYSTEMS. ONCE THE SITE IS 80% PERMANENTLY STABILIZED, THE SEDIMENT BARRIER & ACCUMULATED SEDIMENT SHALL BE REMOVED; THE AREA BROUGHT TO FINAL GRADE, SEEDED & MULCHED; & THE HEADWALL/END SECTION RESTORED.



Note: All Constructed Slopes Shall Be No Steeper Than 2:1



SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36". HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
2. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10' APART AT THE BARRIER LOCATION & DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12". WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6'.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2" & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, & 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

SILT FENCES & FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE & THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED & SEEDDED.

SEDIMENT FENCE

NOT TO SCALE

DESIGNED BY: T. FOSTER
 DRAWN BY: M. MARQUET
 CHECKED BY: STAFF
 APPROVED BY: T. FOSTER

8899 BROOKSIDE AVE
 SUITE 202-A
 WEST CHESTER, OH 45389
 (937) 674-1444

INFRASTRUCTURE DEVELOPMENT ENGINEERING

REVISIONS:

THE MINGO
 PHASE 1 - WOODBURN BUILDING
 3059 WOODBURN AVE - 2.6013 AC.
 CINCINNATI, HAMILTON CO, OH

EROSION CONTROL DETAILS
 Scale: NTS
 Date: 10/9/24
 SHEET 13 OF 13
C113
 Project No.
 24012A-61