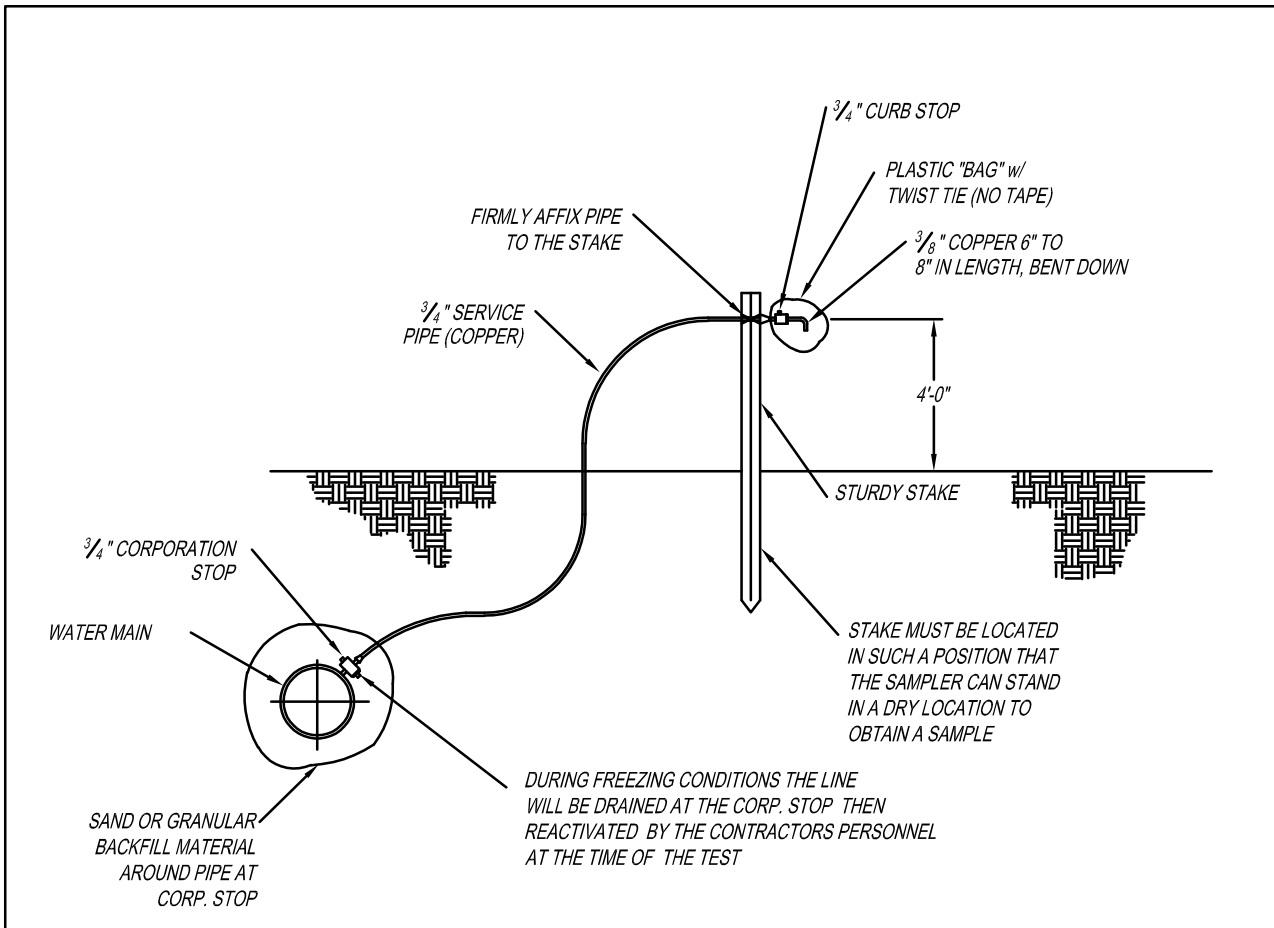


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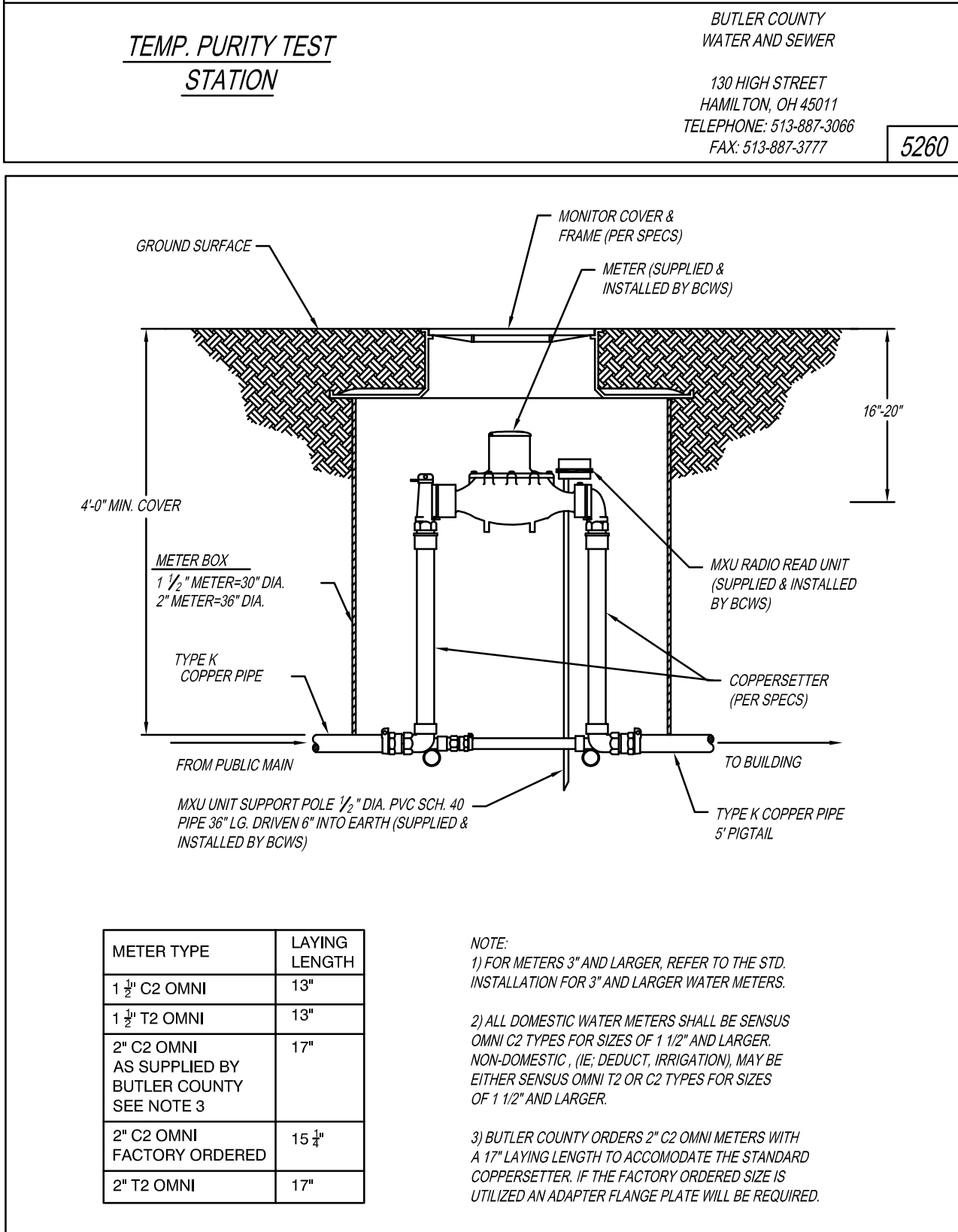
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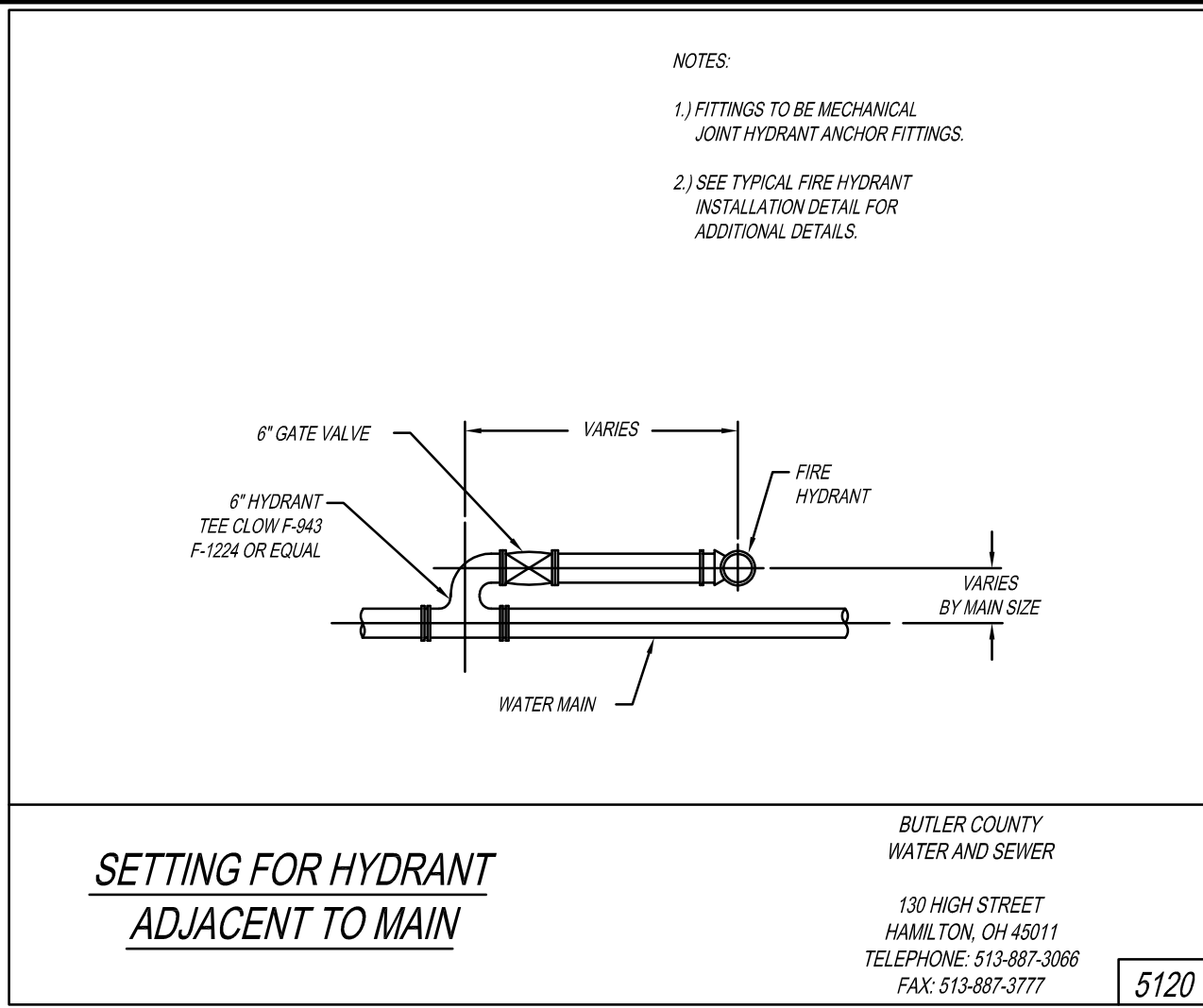
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STANDARD INSTALLATION FOR 1-1/2" & 2" WATER METER SETTINGS

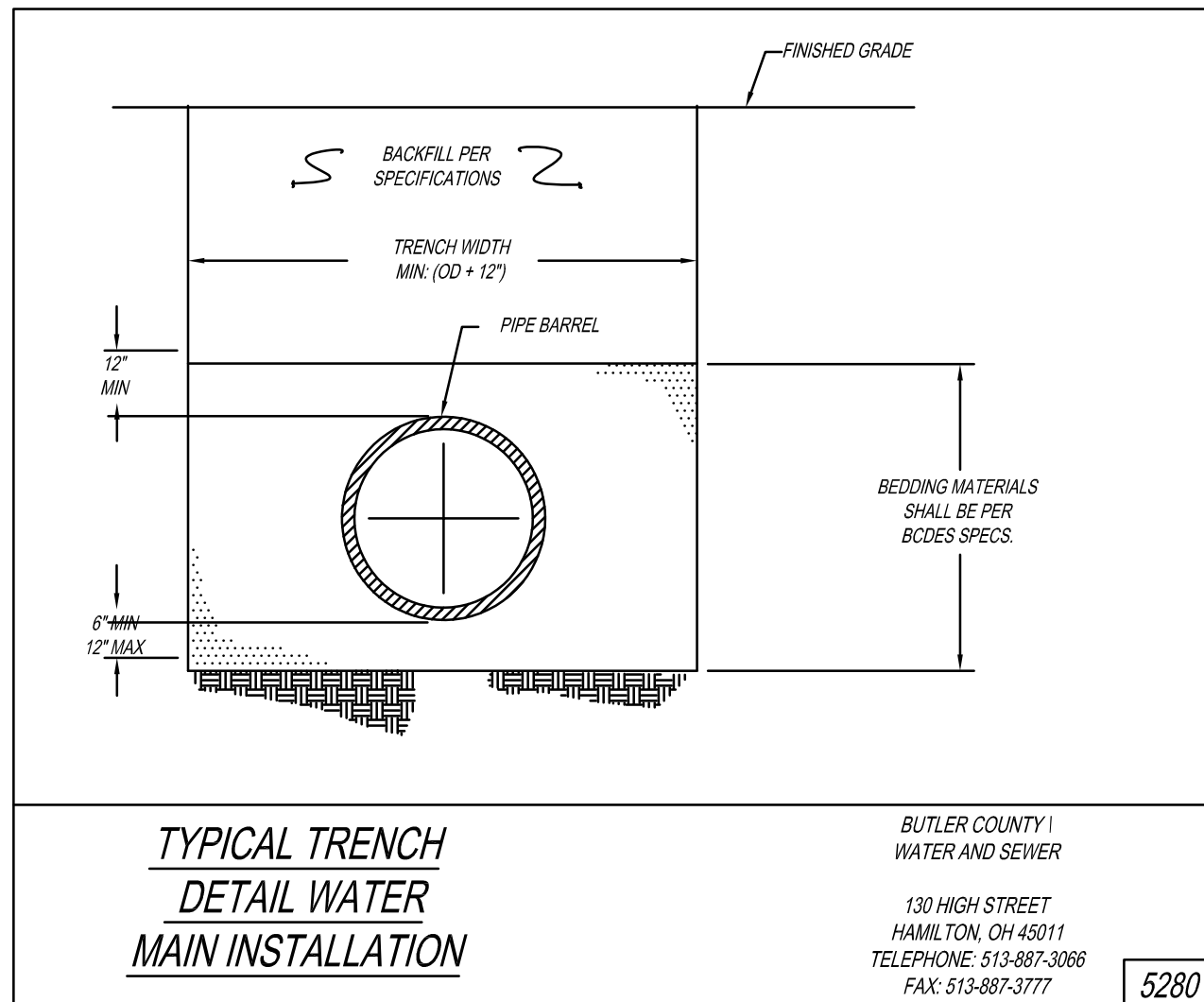
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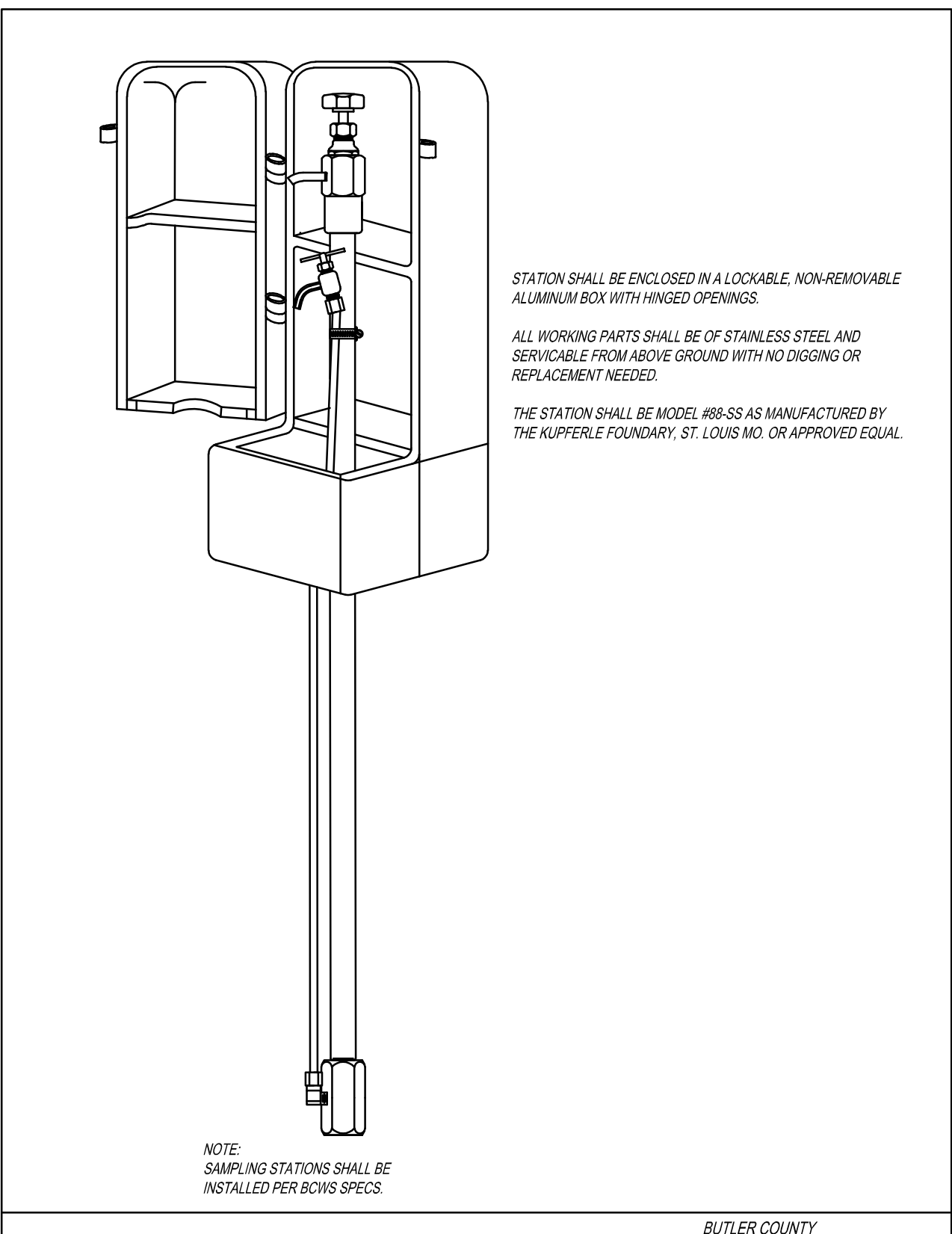
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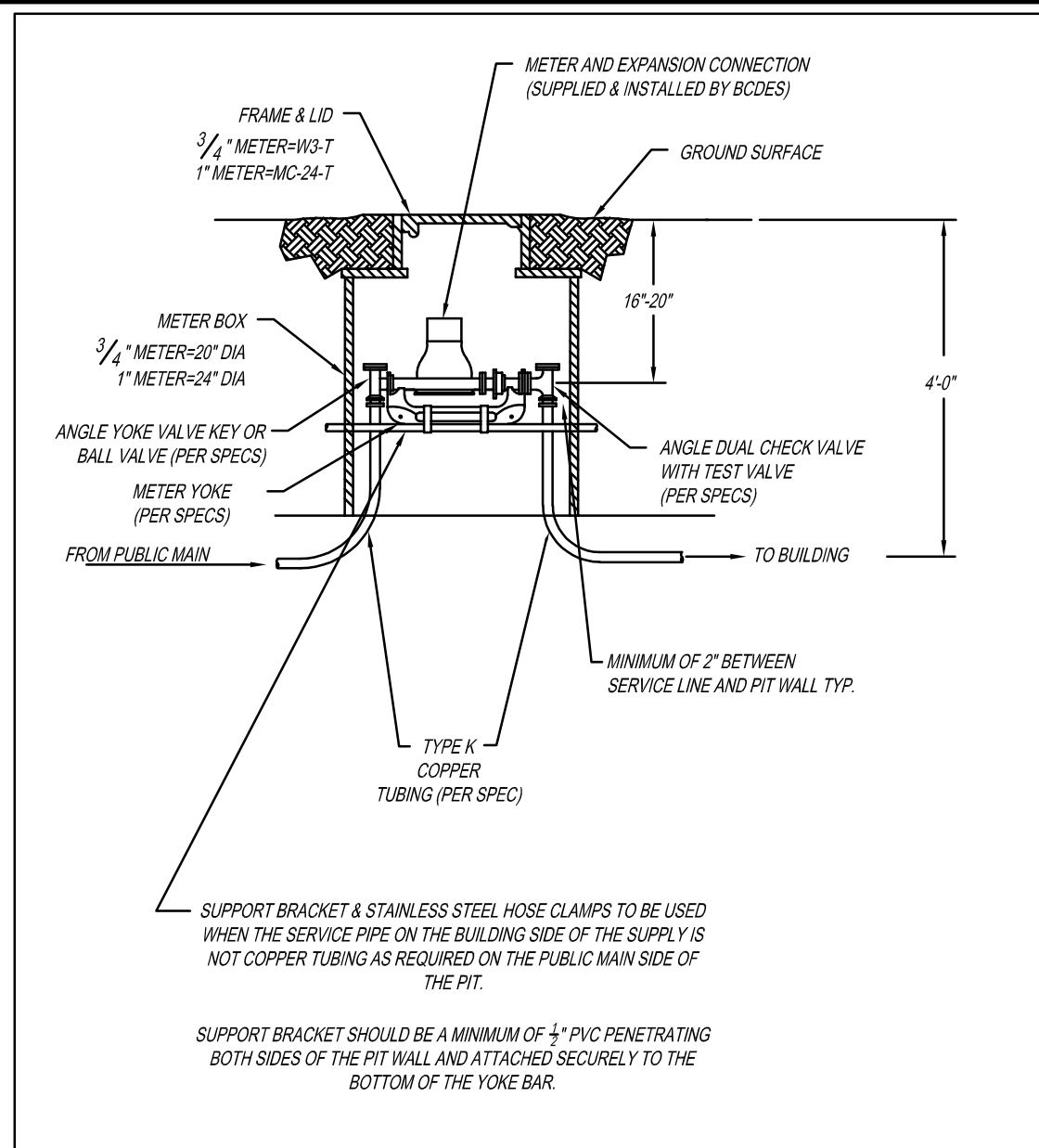
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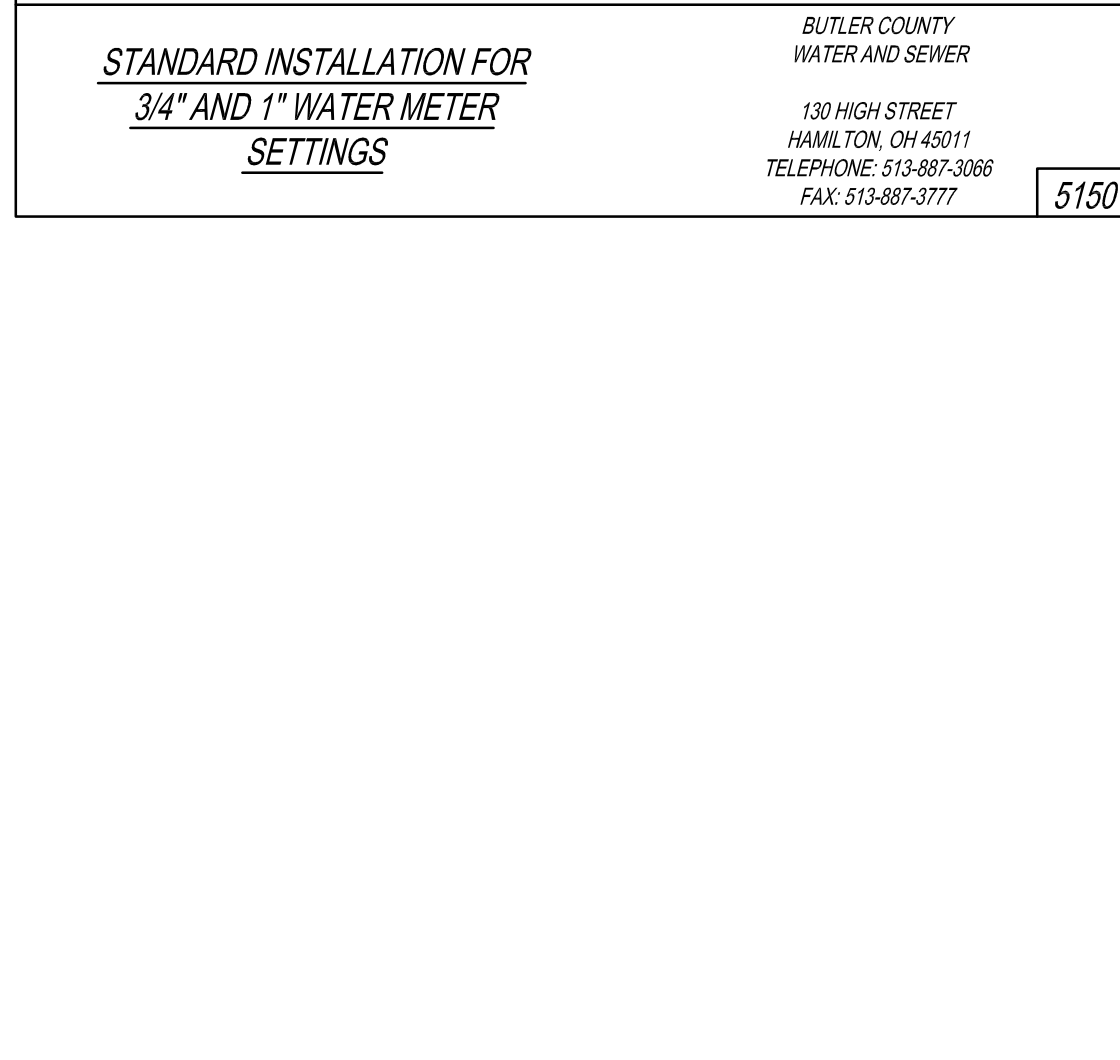
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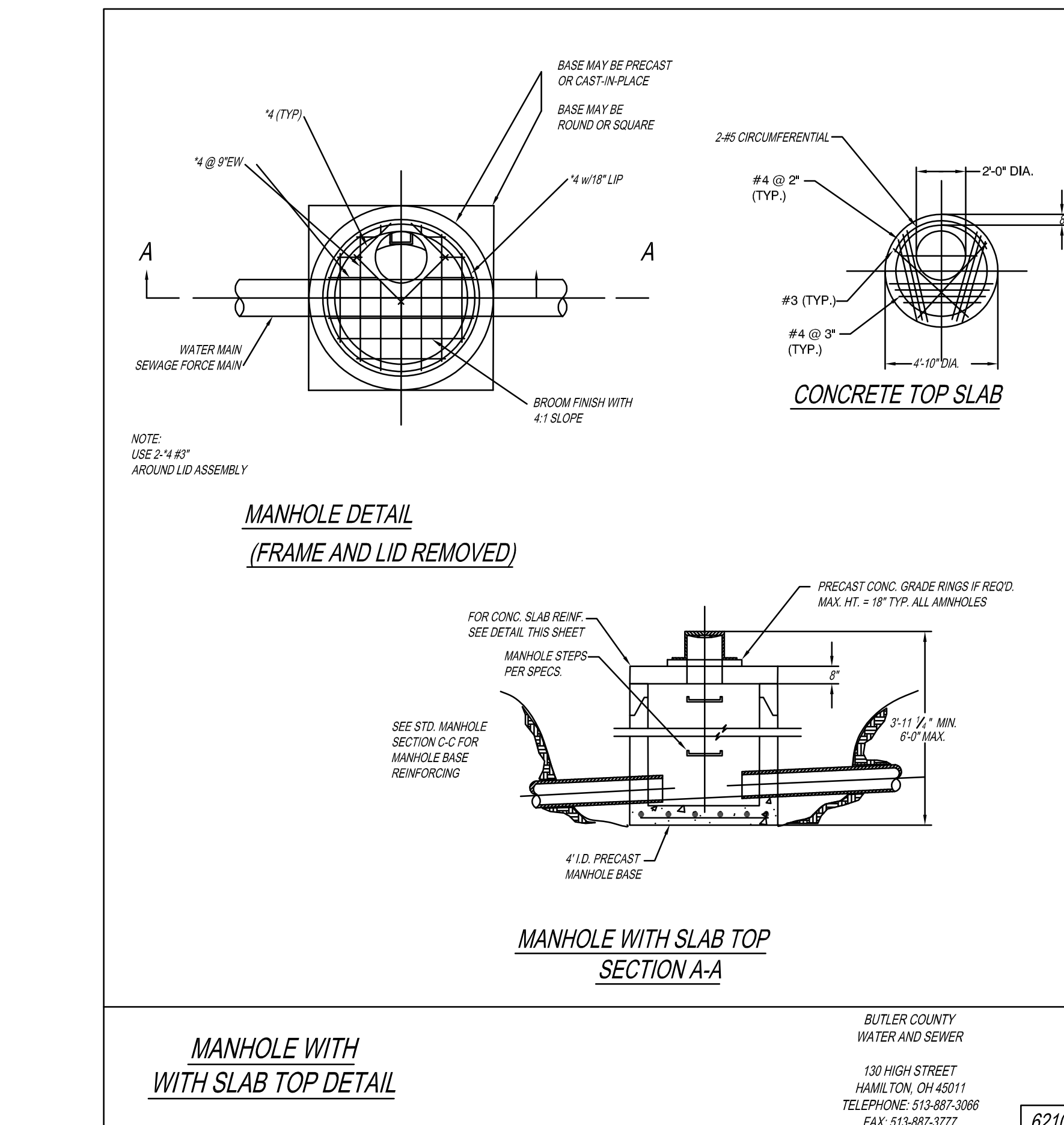
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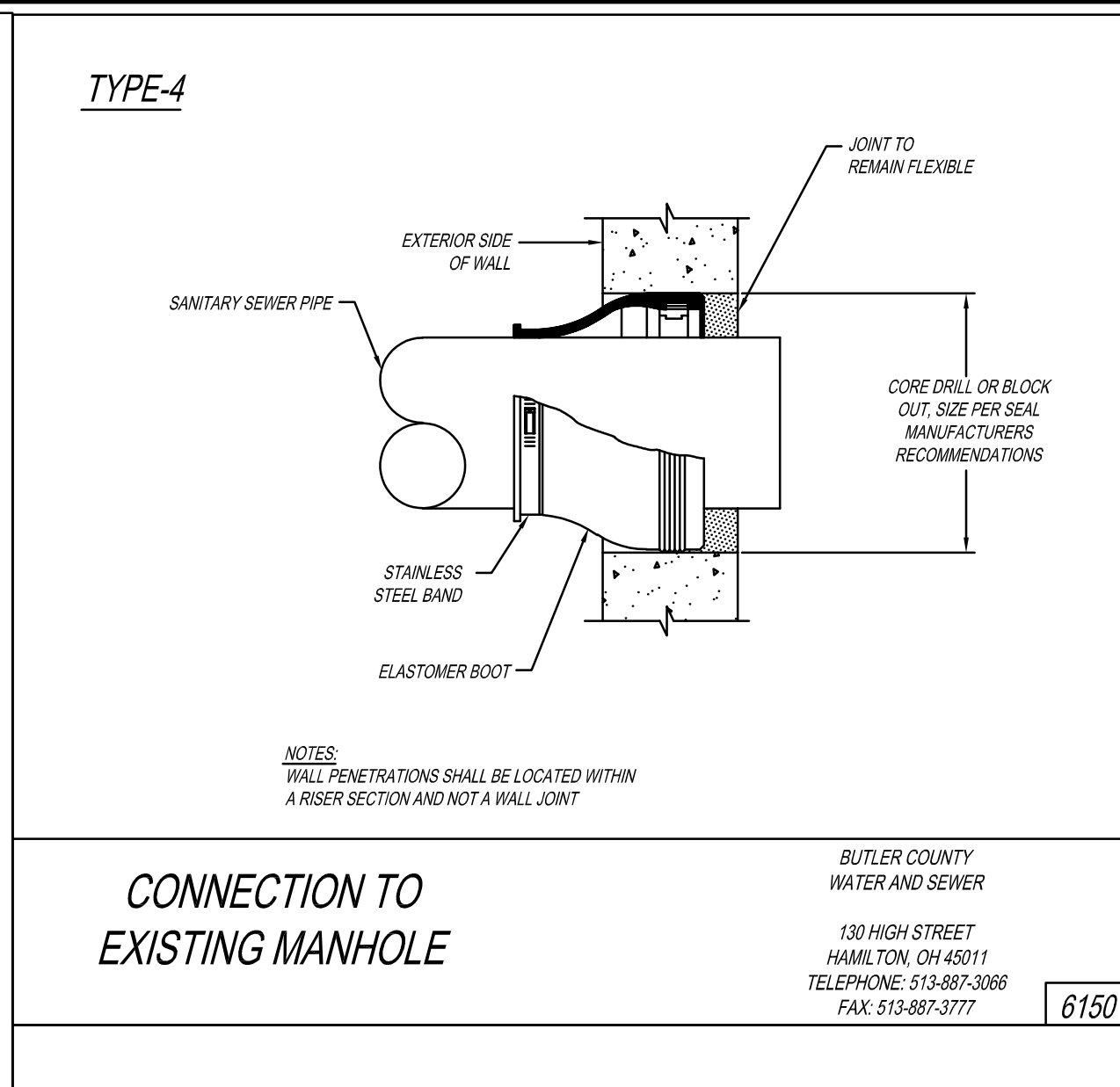
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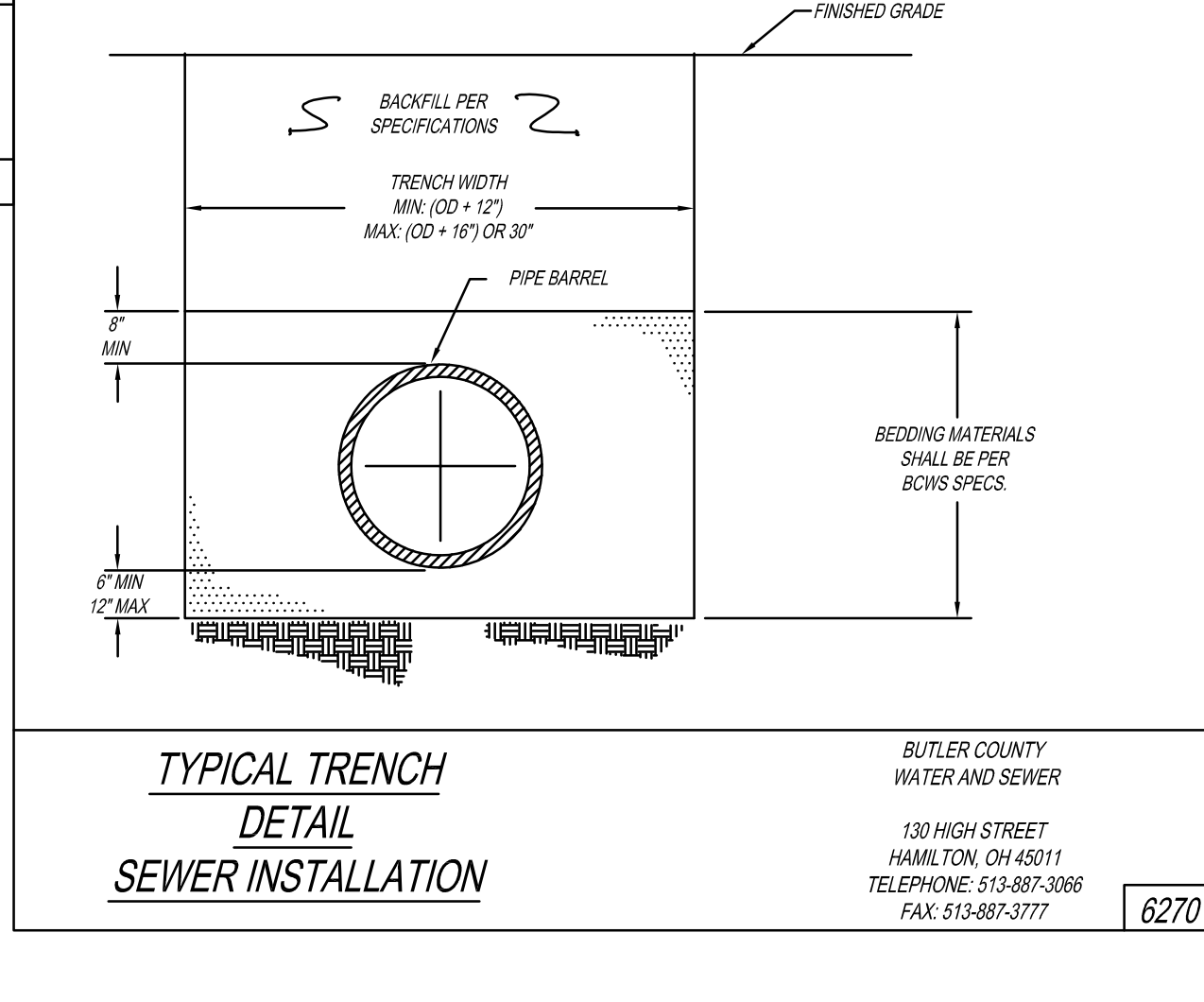
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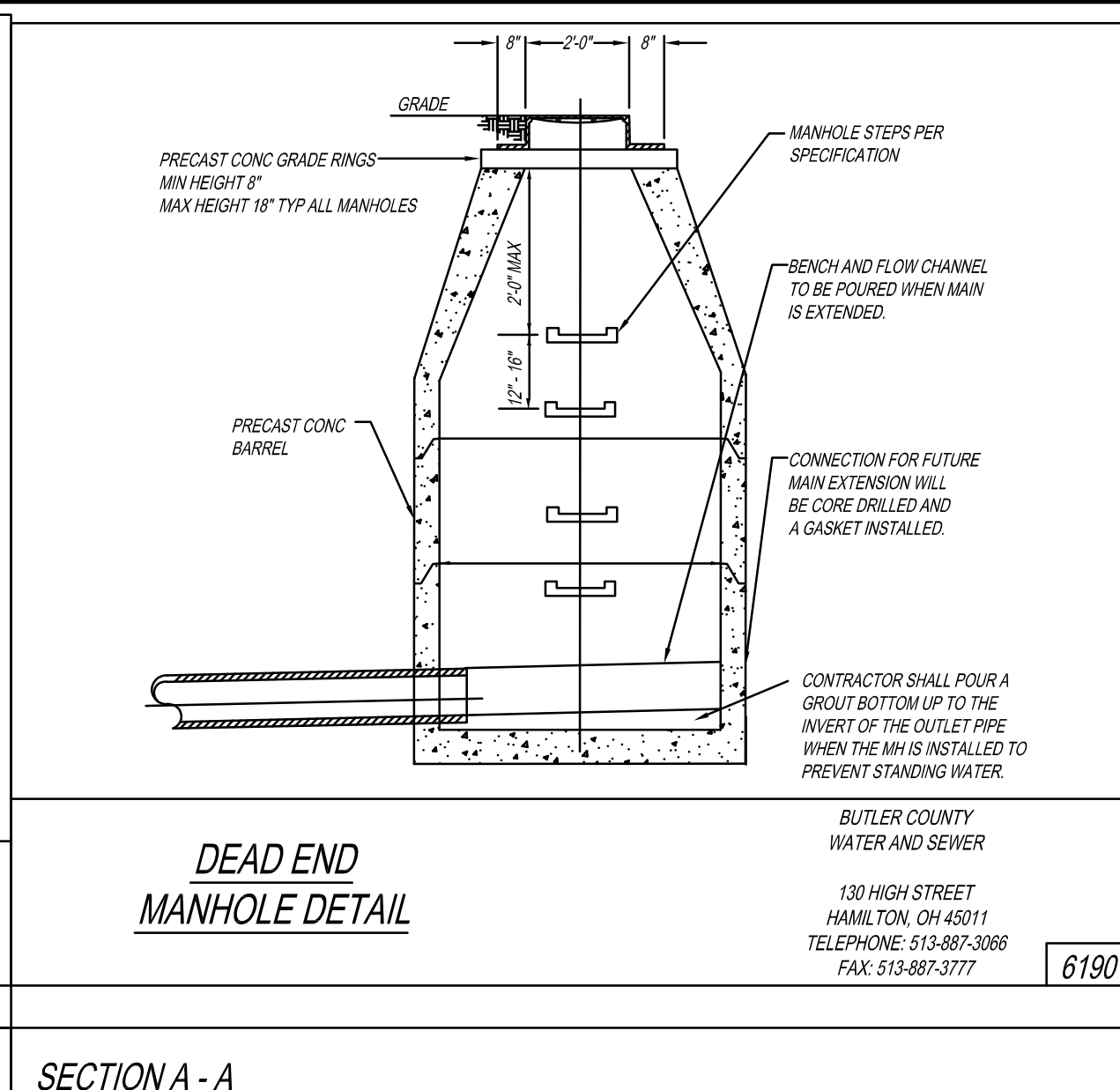
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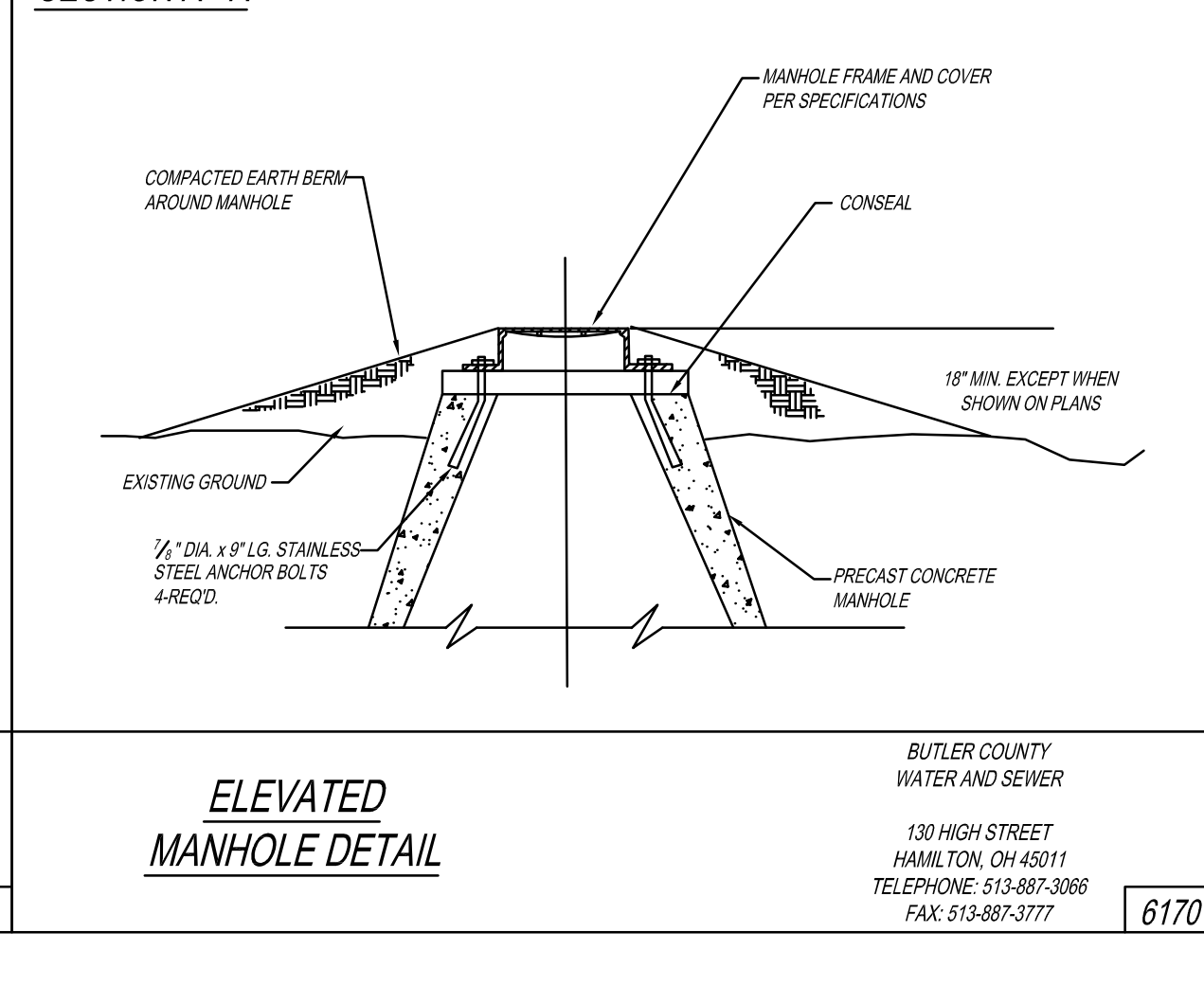
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TYLER'S VISTA

DETAIL SHEET

TYLER'S VISTA
SECTION-12, TOWN-2, RANGE-2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

Abercrombie & Associates, Inc.
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3377 Canton Road, Suite 120
Cincinnati, Ohio 45251
www.abercrombie-associates.com

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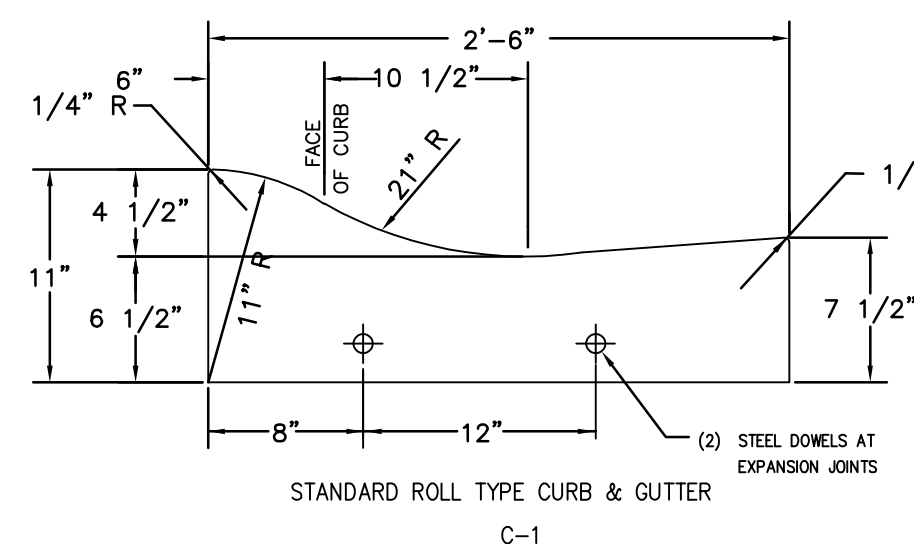
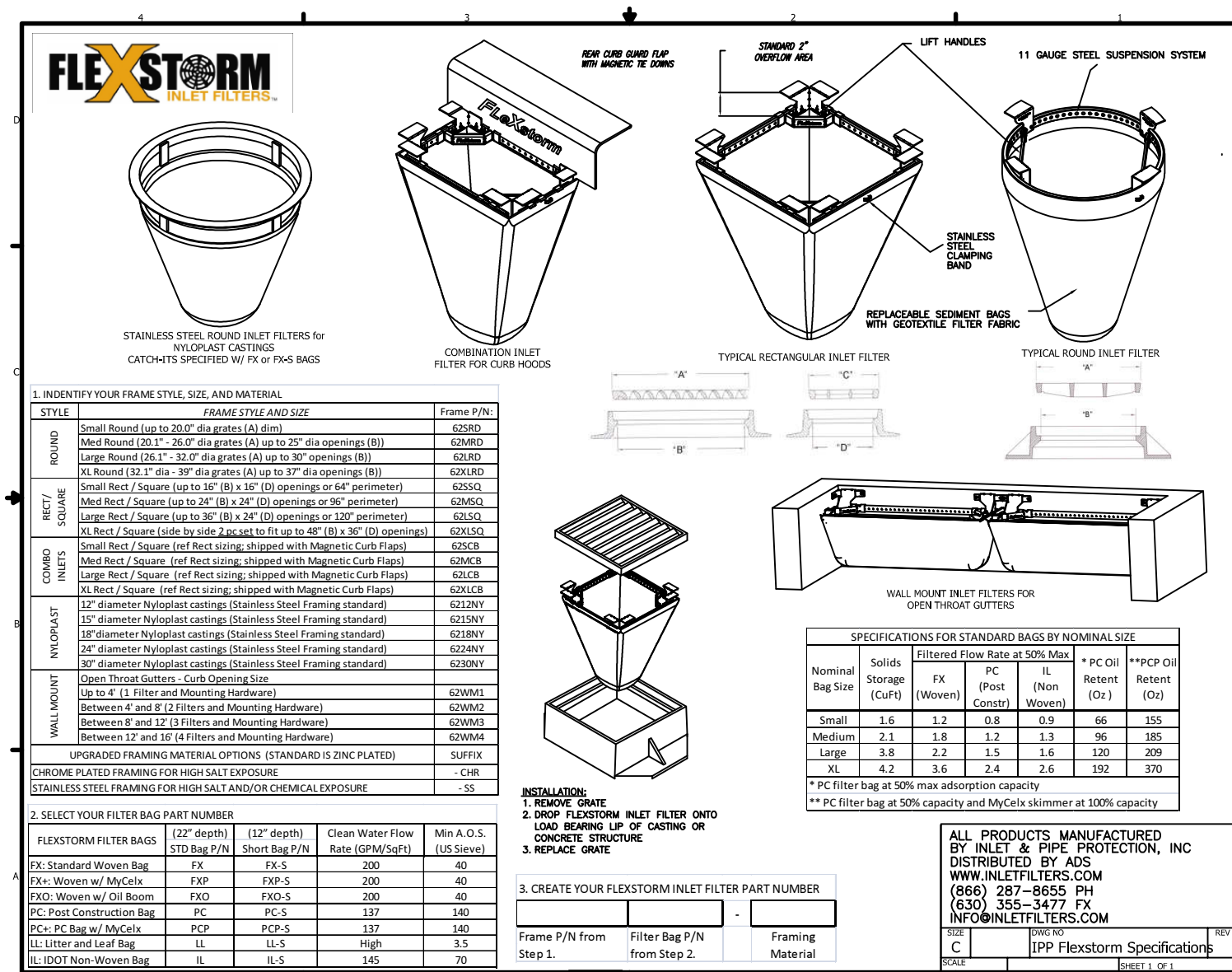
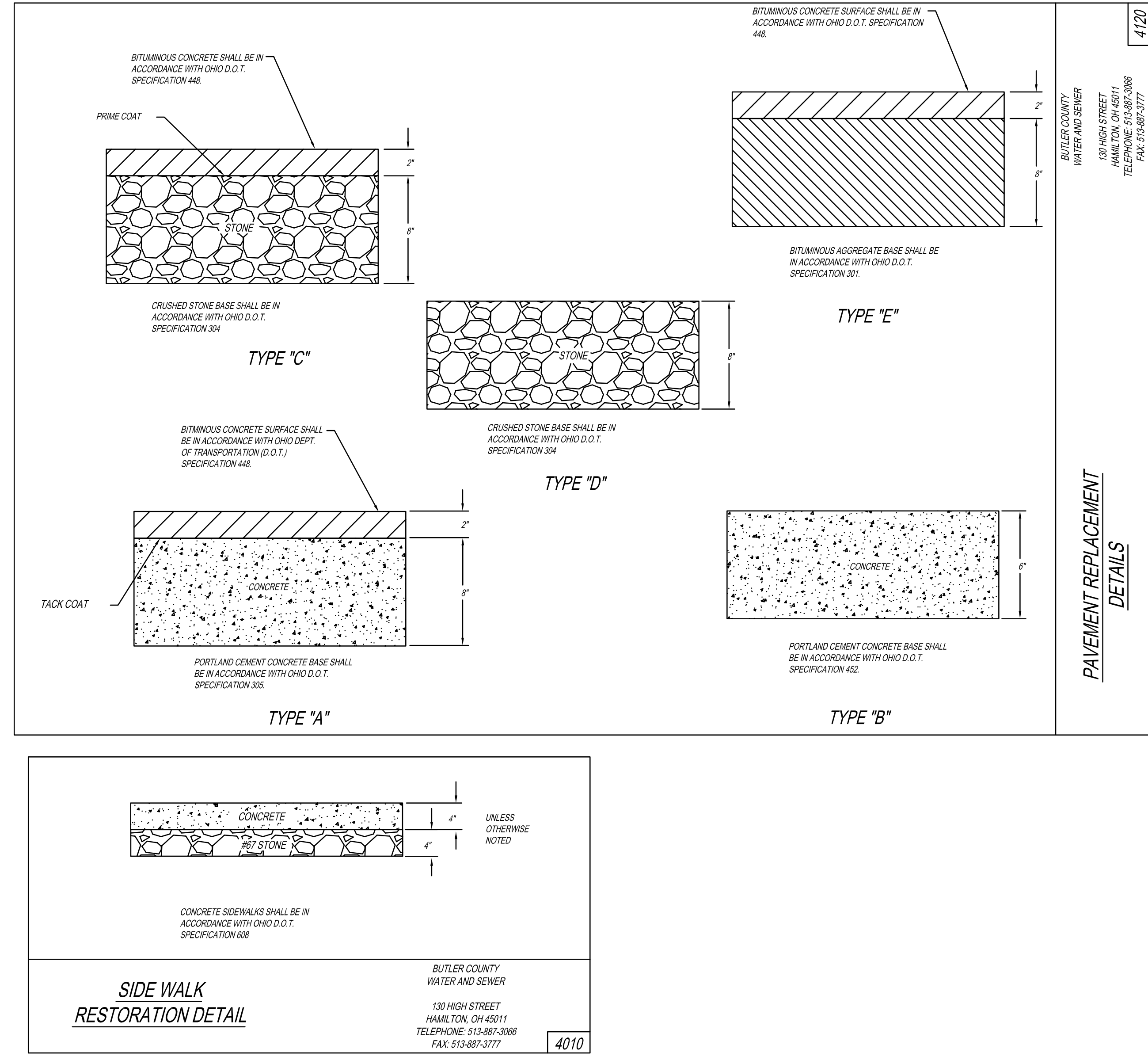
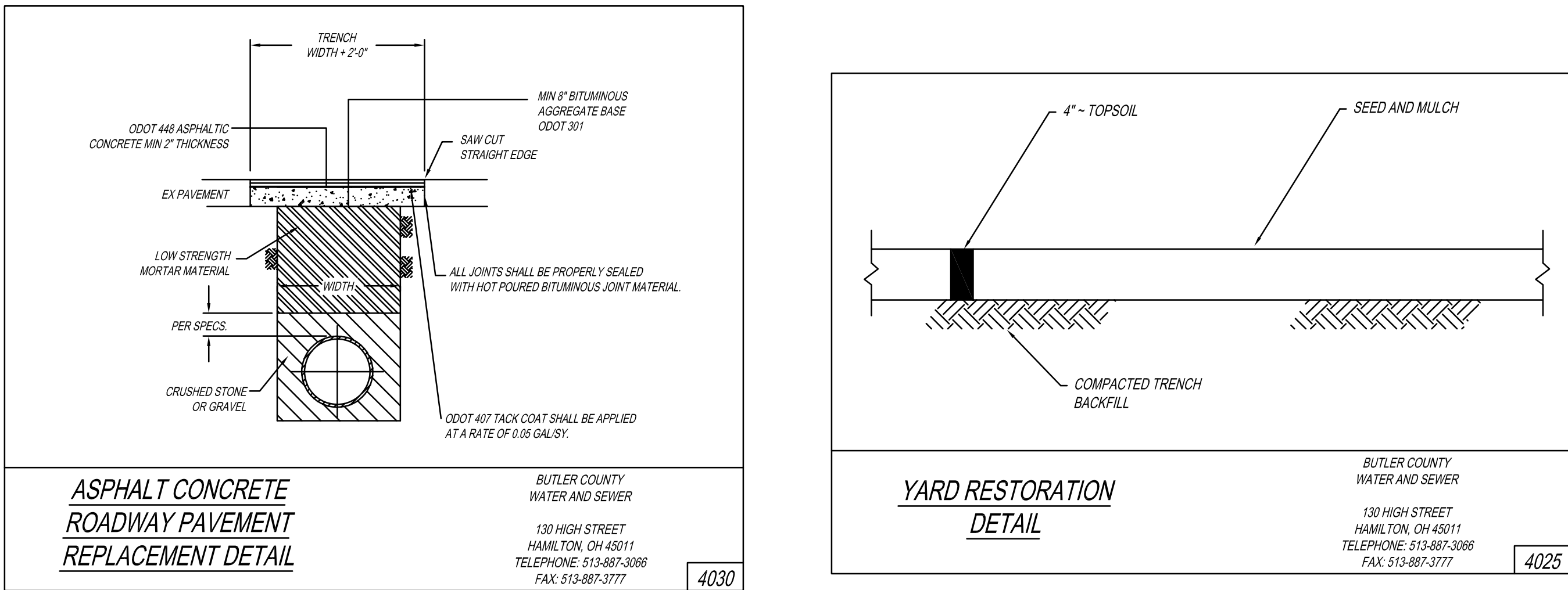
Revisions
REVISIONS PER COUNTY COMMENTS 5-17-18

DWG: 17-0179DSN/MC-DSN

811

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NOTES

GENERAL: This drawing shows the standard type of curb that should be used on most types of pavement. Typical section of project shows the type to be used, also the thickness of the edge of the pavement or the edge of the curb and gutter section.

JOINTS: Each inker expansion joint shall extend up to top of the curb and gutter construction. The curb and gutter section in such a manner that the joint seal will extend the full width of the gutter and into the curb face a sufficient distance to seal the joint to elevation of at least two (2) inches above the flow line of the gutter.

expansion joints. All joints shall be constructed perpendicular to the edge of the curb and to the surface of the pavement. Transverse expansion joint material shall meet the requirements of 705.03. Expansion material at joint seals is not required when curb is adjacent to flexible type pavement.

EROSION AND SEDIMENT CONTROL

A) STABILIZATION/NONSTRUCTURAL PRACTICES: THE OPERATOR SHALL INSTALL ALL PERIMETER & EROSION CONTROL MEASURES POSSIBLE, BEFORE PROJECT BEGINS AND AS NEEDED DURING THE CONSTRUCTION PROCESS AND INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FORTY-FIVE (45) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY STREAM, FIRST ORDER OR LARGER, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.

B) STRUCTURAL PRACTICES: STRUCTURAL PRACTICES SHALL BE USED TO CONTROL EROSION AND TRAP SEDIMENT FROM ALL SITES REMAINING DISTURBED FOR MORE THAN FOURTEEN (14) DAYS. SUCH PRACTICES MAY INCLUDE AMONG OTHERS SEDIMENT TRAPS, SEDIMENT BASINS, SILT FENCES, EARTH DIVERSION DIKES, CHECK DAMS AND STORM DRAIN INLET PROTECTION.

C) THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE: AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY AN ON-SITE INSPECTION.

1. TIMING: SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SEDIMENT PONDS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS DESTABILIZED.

2. SETTLING PONDS: CONCENTRATED STORM WATER RUNOFF FROM DISTURBED AREAS FLOWING AT RATES WHICH EXCEED THE DESIGN CAPACITY OF SEDIMENT FENCES OR DIVERSIONS DIRECTING RUNOFF TO SETTLING FACILITIES. SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

3. SEDIMENT BARRIERS: SHEET FLOW RUNOFF FROM DENuded AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS, SUCH AS SEDIMENT FENCES OR DIVERSIONS DIRECTING RUNOFF TO SETTLING FACILITIES, SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

4. STREAM PROTECTION: STRUCTURAL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED ON SITE TO PROTECT ALL ADJACENT STREAMS, FIRST ORDER AND LARGER, FROM THE IMPACTS OF SEDIMENT RUNOFF.

5. OTHER EROSION AND SEDIMENT CONTROL PRACTICES SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM DRAIN SYSTEMS, UNLESS THE STORM DRAIN SYSTEM DRAINS TO A SETTLING POND. THESE PRACTICES SHALL DIVERT RUNOFF FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICABLE AND STABILIZE CHANNELS AND OUTFALLS FROM EROSION FLOWS.

MAINTENANCE: ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. THE POLLUTION PREVENTION PLAN SHALL BE DESIGNED TO MINIMIZE MAINTENANCE REQUIREMENTS. THE APPLICANT SHALL PROVIDE A DESCRIPTION OF MAINTENANCE PROCEDURES NEEDED TO ASSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES.

INSPECTIONS: AT A MINIMUM, PROCEDURES IN A PLAN SHALL PROVIDE THAT ALL EROSIONS AND SEDIMENT CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCH OF RAIN PER 24 HOUR PERIOD. IN ADDITION, QUALIFIED INSPECTION PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL CONDUCT A WEEKLY INSPECTION OF THE CONSTRUCTION SITE TO IDENTIFY AREAS CONTRIBUTING TO STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND EVALUATE WHETHER MEASURES TO PREVENT EROSION AND CONTROL POLLUTANT LOADINGS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN ARE 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 IDENTIFIED IN THE PLAN 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.

THE PERMITTEE SHALL MAINTAIN FOR TWO (2) YEARS FOLLOWING THE SUBMITTAL OF THE N.O.T. A RECORD SUMMARIZING THE RESULTS OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN AND A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE PLAN AND THE PERMIT AND IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

TECHNICAL STANDARD AND SPECIFICATIONS
CRITICAL AREA PLANTING – PERMANENT SEEDING (PS)
– DORMANT SEEDING (DS)
STANDARD DEFINITION

THE ESTABLISHMENT OF PERENNIAL VEGETATION ON DISTURBED AREAS BY PLANTING SEED.

TECHNICAL STANDARD AND SPECIFICATIONS
CRITICAL AREA PLANTING – TEMPORARY SEEDING (TS)
STANDARD DEFINITION

THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH THE APPROPRIATE RAPID GROWING PLANTS.

PURPOSES

1. TO REDUCE THE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR LESS.
2. TO REDUCE PROBLEMS ASSOCIATED WITH MUD OR DUST FROM BARE SOIL SURFACES DURING CONSTRUCTION.
3. TO REDUCE SEDIMENT RUNOFF TO DOWNSTREAM AREAS AND IMPROVE THE VISUAL RESOURCES OF THE CONSTRUCTION AREA.

CONDITIONS WHERE PRACTICE APPLIES

ON EXPOSED SOIL SURFACES WHERE ADDITIONAL WORK (GRADING, ETC.) IS NOT SCHEDULED FOR A PERIOD OF THREE WEEKS TO LESS THAN ONE YEAR.

PLANNING CONSIDERATIONS

1. PROTECT THE AREA FROM EXCESS RUNOFF AS NECESSARY WITH DIVERSIONS, TERRACES, OR SEDIMENT BASINS.
2. EVALUATE THE CAPABILITIES AND LIMITATIONS OF THE SOIL TO BE SEEDD SPECIAL ATTENTION NEEDS TO BE GIVEN TO SOIL pH, TEXTURE, INTERNAL WATER MOVEMENT, STEEPNESS, AND STABILITY IN ORDER TO PLAN THE APPROPRIATE TREATMENT.

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3. PLANT SPECIES SHOULD BE SELECTED ON THE BASIS OF QUICK GERMINATION, GROWTH, AND TIME OF YEAR TO BE SEEDD.
4. FERTILIZER, LIME, SEEDBED PREPARATION, SEED COVERAGE, MULCH, AND IRRIGATION SHOULD BE USED AS NECESSARY TO

SPECIFICATIONS

I. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND ANCHORING.

B. INSTALL THE NEEDED EROSION CONTROL PRACTICES PRIOR TO SEEDING SUCH AS DIVERSIONS, TEMPORARY WATERWAYS FOR DIVERSIONS OUTLETS, AND SEDIMENT BASINS.

II. SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH 5.5 OR LOWER) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SQUARE FEET OR TWO TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE. FOR BEST RESULTS MAKE A SOIL TEST.

B. FERTILIZER (IN LIEU OF A SOIL TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS PER 1000 SQUARE FEET OR 500-600 POUNDS PER ACRE OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

C. WORK THE LIME AND FERTILIZER INTO THE SOIL WITH A DISK HARROW, SPRINGTOOTH HARROW, OR SIMILAR TOOLS TO A DEPTH OF TWO INCHES. ON SLOPING AREAS THE FINAL OPERATION SHALL BE ON THE CONTOUR.

III. SEEDING

A. SPECIES SELECTION 1. MARCH 1 TO AUGUST 15TH 1. OATS OR 2. PERENNIAL RYEGRASS 3. TALL FESCUE 1 LB. 40 LBS. 2. AUGUST 16 TO NOVEMBER 12 1. RYE OR 2. WHEAT OR 3. PERENNIAL RYEGRASS 1 LB. 40 LBS. 4. TALL FESCUE 1 LB. 40 LBS.

1) OTHER SEED SPECIES MAY BE SUBSTITUTED CHECK WITH THE LOCAL SCS OFFICE FOR RECOMMENDATIONS.

2) AFTER NOVEMBER 1, USE MULCH ONLY: SEE STANDARD AND SPECIFICATIONS FOR MULCHING.

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE INCH. SEED RYEGRASS NO DEEPER THAN ONE-FOURTH INCH.

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMD FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

IV. MULCHING

A. MULCHING SHALL BE APPLIED TO PROTECT THE SOIL AND PROVIDE A BETTER ENVIRONMENT FOR PLANT GROWTH.

B. MULCH SHALL CONSIST OF SMALL GRASS STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS (TWO TO THREE BALES) PER 1000 SQUARE FEET.

C. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

D. MULCH ANCHORING METHODS:

1. MECHANICAL – USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL.

2. ASPHALT EMULSION – APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.

3. MULCH NETTINGS – USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. USE IN AREAS OF WATER CONCENTRATION TO HOLD MULCH IN PLACE.

V. IRRIGATION

IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

TECHNICAL STANDARD AND SPECIFICATIONS
CRITICAL AREA PLANTING – PERMANENT SEEDING (PS)
– DORMANT SEEDING (DS)
STANDARD DEFINITION

THE ESTABLISHMENT OF PERENNIAL VEGETATION ON DISTURBED AREAS BY PLANTING SEED.

PURPOSES

1. TO REDUCE THE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.
2. TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THIS IS ECONOMICAL, ADAPTABLE TO SITE CONDITIONS, AND ALLOWS GROWING OF THE MOST APPROPRIATE PLANT MATERIALS.

CONDITIONS WHERE PRACTICE APPLIES

1. DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL.

2. ROUGH GRADED AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR SEVERAL MONTHS OR MORE.

PLANNING CONSIDERATIONS

1. PROTECT THE AREA FROM EXCESS RUNOFF AS NECESSARY WITH DIVERSIONS, GRASSED WATERWAYS, TERRACES, OR SEDIMENT BASINS.

2. EVALUATE THE CAPABILITIES AND LIMITATIONS OF THE SOIL TO BE SEEDD. SPECIAL ATTENTION NEEDS TO BE GIVEN TO SOIL pH, TEXTURE, INTERNAL WATER MOVEMENT, STEEPNESS, AND STABILITY IN ORDER TO PLAN THE APPROPRIATE TREATMENT.

4. FERTILIZER, LIME, SEEDBED PREPARATION, SEED COVERAGE, MULCH, AND IRRIGATION SHOULD BE USED AS NECESSARY TO PROMOTE QUICK PLANT GROWTH.

5. VEGETATION CANNOT NOT BE EXPECTED TO PROVIDE EROSION CONTROL COVER AND PREVENT SOIL SLIPPAGE ON A SOIL THAT IS NOT STABLE DUE TO ITS STRUCTURE, WATER MOVEMENT, OR EXCESSIVE SLOPE.

SPECIFICATIONS

I. SITE PREPARATION

A. SOIL MATERIAL SHOULD CONSIST OF AT LEAST 25 PERCENT SILT AND CLAY TO PROVIDE AN ADEQUATE AMOUNT OF MOISTURE HOLDING CAPACITY. AN EXCESSIVE AMOUNT OF POROUS SAND WILL CONSISTENTLY PROVIDE SUFFICIENT MOISTURE FOR GOOD GROWTH REGARDLESS OF OTHER SOIL FACTORS.

B. WHERE COMPACTED SOILS OCCUR, THEY SHOULD BE BROKEN UP SUFFICIENTLY TO CREATE A FAVORABLE ROOTING DEPTH OF 6-8 INCHES.

C. STOCKPILE TOPSOIL TO APPLY TO SITES THAT ARE OTHERWISE UNSUITED FOR ESTABLISHING VEGETATION.

D. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING APPLICATION AND ANCHORING, AND MAINTENANCE. AFTER THE GRADING OPERATION SPREAD TOPSOIL WHERE NEEDED.

E. INSTALL THE NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRASSED WATERWAYS, AND SEDIMENT BASINS.

II. SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL AND SUBSOIL, 100 POUNDS PER 1000 SQUARE FEET OR TWO TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE. FOR BEST RESULTS MAKE A SOIL TEST.

B. FERTILIZER (IN LIEU OF A SOIL TEST RECOMMENDATION) APPLY 25 POUNDS PER 1000 SQUARE FEET OR 1000 POUNDS PER ACRE OF 10-10-10 OR 12-12-12 ANALYSIS. FOR BEST RESULTS MAKE A SOIL TEST.

C. WORK THE LIME AND FERTILIZER INTO THE SOIL WITH A DISK HARROW, SPRINGTOOTH HARROW, OR OTHER SUITABLE FIELD EQUIPMENT TO A DEPTH OF THREE INCHES. ON SLOPING LAND THE FINAL OPERATION SHALL BE ON THE CONTOUR.

III. SEEDING

A. SELECT A SPECIES OR MIXTURE APPROPRIATE FOR THE SITE.

1. PERMANENT SEEDING

KIND OF SEED 1/ SEEDING DATES 2/ PER 1000 SQUARE FT. PER ACRE

A. CREEPING RED FESCUE, PLUS DOMESTIC RYEGRASS PLUS KENTUCKY BLUEGRASS MARCH-MAY AUG.-SEPT. 1/2 LB. 3/ 20 LBS. 1/4 LB. 10 LBS.

B. TALL FESCUE MARCH-MAY AUG.-SEPT. 1 LB. 3/ 40 LBS.

C. DWARF (TURF-TYPE) FESCUE 4/ MARCH-MAY AUG.-SEPT. 1 LB. 3/ 40 LBS. 3/

2. SPECIAL SEEDINGS-STEEP BANKS OR CUTS

KIND OF SEED 1/ SEEDING DATES 2/ PER 1000 SQUARE FT. PER ACRE

A. TALL FESCUE MARCH-MAY AUG.-SEPT. 1 LB. 40 LBS. B. CROWNWITCH PLUS MARCH-MAY AUG.-SEPT. 1/4 LB. 10 LBS. C. FLAT PEA PLUS 4/ MARCH-MAY AUGUST 1/2 LB. 20 LBS. TALL FESCUE

3. WATERWAYS AND ROAD DITCHES

A. TALL FESCUE MARCH-MAY 1 LB. 40 LBS.

1) OTHER SEED SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES. CHECK WITH LOCAL SCS OFFICE FOR RECOMMENDATIONS.

2) THESE SEEDING DATES ARE IDEAL. WITH THE USE OF MULCH AND IRRIGATION, SEEDINGS COULD BE MADE ANY TIME THROUGHOUT THE GROWING SEASON.

3) THE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THE MIXTURE IS TO BE USED AS A LAWN.

4) THE DWARF OR TURF-TYPE FESCUES ARE MUCH SHORTER AND HAVE FINER LEAVES THAN THE TALL FESCUES. IT IS MUCH BETTER SUITED FOR LAWN-TYPE AREAS THAN TALL FESCUES.

D. DORMANT SEEDING

SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20, DURING THIS PERIOD THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.

THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":

1. 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, THE SELECTED SEED MIXTURE, INCREASE THE SEEDING RATES BY SEED MIXTURE, INCREASE THE SEEDING RATES BY 50 PERCENT FOR THIS TYPE SEEDING.

2. FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50 PERCENT FOR THIS TYPE OF SEEDING.

C. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED. COVER TO A DEPTH OF 1/4 TO 1/2 INCH.

D. WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMD FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

IV. MULCHING

A. MULCH SHALL BE APPLIED TO PROTECT THE SOIL AND PROVIDE A BETTER ENVIRONMENT FOR PLANT GROWTH.

B. MULCH SHALL CONSIST OF SMALL GRASS STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS (TWO TO THREE BALES) PER 1000 SQUARE FEET.

C. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

1. MECHANICAL – USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL.
2. ASPHALT EMULSION – APPLY AT A RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTINGS – USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. USE IN AREAS OF WATER CONCENTRATION TO HOLD MULCH IN PLACE.
4. MAINTENANCE

1) MAINTENANCE IS A VITAL FACTOR IN MAINTAINING AN ADEQUATE VEGETATIVE EROSION CONTROL COVER.

2) IF STAND IS OVER 60 PERCENT DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, SEEDBED PREPARATION, SEEDING RECOMMENDATIONS, AND MULCHING RECOMMENDATIONS.

TABLE 1 MAINTENANCE FERTILIZATION AND MOWING FOR PERMANENT SEEDING FERTILIZER RATE				
MIXTURE	FORMULA	LBS./AC.	LBS./1000	TIME
CREEPING RED FESCUE, RYEGRASS, KENTUCKY BLUEGRASS	10-10-10	500	12	FALL YEARLY OR AS NEEDED
TALL FESCUE	10-10-10	500	12	FALL YEARLY OR AS NEEDED
DWARF TURF	10-10-10	500	12	FALL YEARLY OR AS NEEDED
FLAT PEA AND CROWNWITCH WITH FESCUE	0-20-20	400	10	SPRING YEARLY ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER

GRADING AND EROSION CONTROL SCHEDULE
SEPTEMBER 2016 – INSTALL PERIMETER EROSION CONTROLS. COMMENCE CLEARING AND GRUBBING OPERATIONS ON SOUTH PORTION OF SITE.

SEPTEMBER 2016 – BEGIN GRADING ON EAST PORTION OF SITE.

SEPTEMBER 2016 TO OCTOBER 2016 – COMMENCE CLEARING & GRUBBING OPERATIONS ON NORTH PORTION OF SITE. PARTICULAR ATTENTION MUST BE PAID TO PROTECTION OF THE EXISTING DETENTION BASIN TO THE EAST. ALL MEASURES TO TRAP SEDIMENT SHALL BE CONSTRUCTED AND COMPLETED BEFORE UPSLOPE CLEARING AND GRADING ACTIVITIES ARE PERMITTED TO TAKE PLACE.

OCTOBER 2016 – CONTINUE GRADING & MAINTAIN EROSION CONTROL & SEDIMENT CONTROLS.

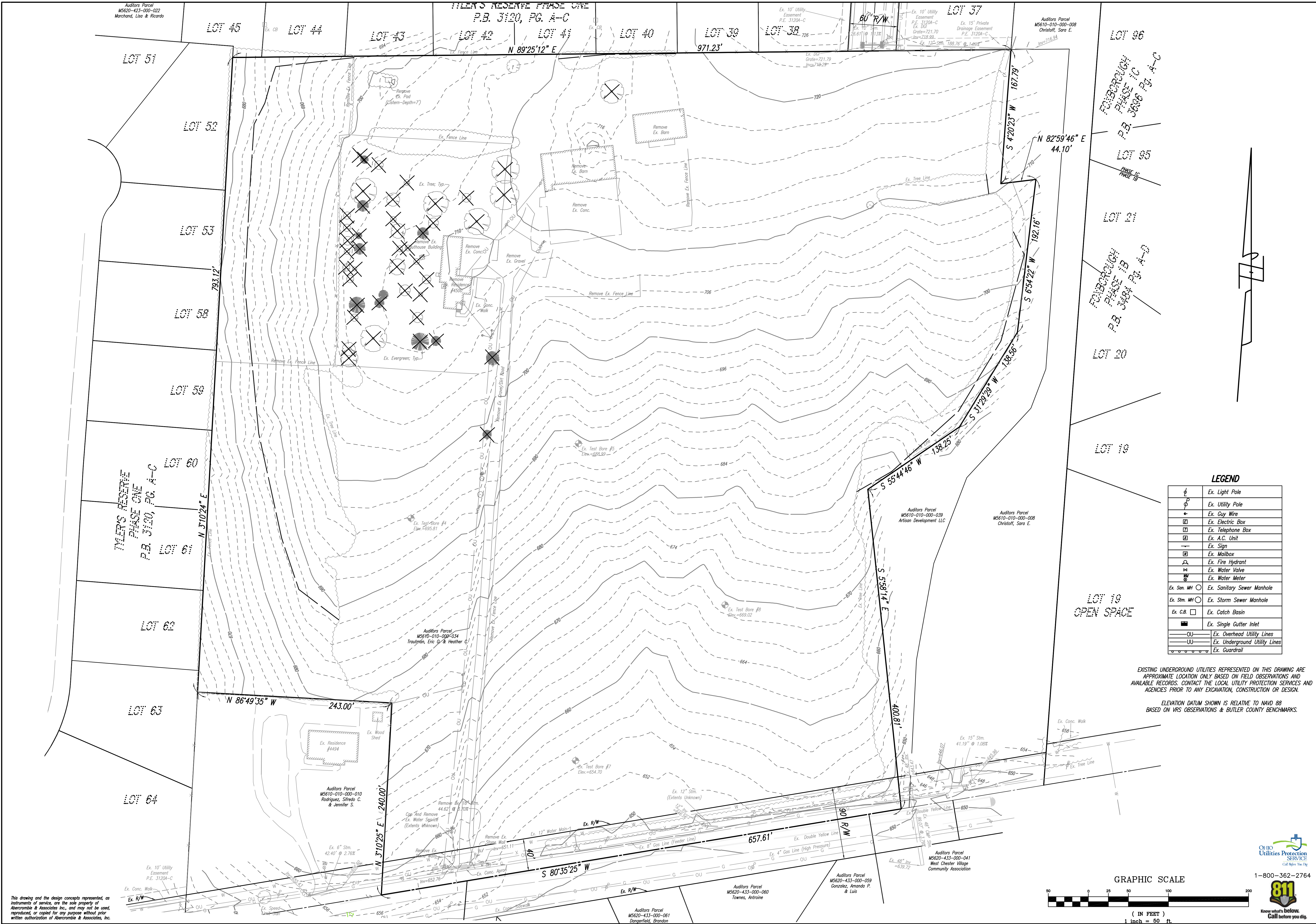
OCTOBER 2016 TO NOVEMBER 2016 – UTILITY INSTALLATION & FINAL GRADING.

NOVEMBER 2016 – FINAL GRADING & PAVING, FINAL STABILIZATION OF EROSION & SEDIMENT CONTROLS PRIOR TO HOME CONSTRUCTION.

Stormwater Best Management Practices: Concrete Washout

Stormwater Best Management Practices: Concrete Washout

Washout Containers
Different types of washout containers are available for collecting, retaining, and recycling the washwater and solids from washing down motor truck chassis and pump truck hoppers at construction sites.
Chute washout box
A chute washout box is mounted on the back of the ready mixed truck. If the truck has three chutes, the following procedure is used to position the washout box: 1) after the pile is set, the plastic lining should be pulled to the top of the chute. 2) the three hoses are connected to the washout box. 3) the three hoses are connected to the washout box. 4) the three hoses are connected to the washout box. 5) the three hoses are connected to the washout box. 6) the three hoses are connected to the washout box. 7) the three hoses are connected to the washout box. 8) the three hoses are connected to the washout box. 9) the three hoses are connected to the washout box. 10) the three hoses are connected to the washout box. 11) the three hoses are connected to the washout box. 12) the three hoses are connected to the washout box. 13) the three hoses are connected to the washout box. 14) the three hoses are connected to the washout box. 15) the three hoses are connected to the washout box. 16) the three hoses are connected to the washout box. 17) the three hoses 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EX. ZONING = R-PUD

MINIMUM LOT WIDTH AT SET BACK = 100'
FRONT YARD SETBACK = 35'
SIDE YARD SETBACK = 10" MINIMUM TOTAL OF 25"
REAR YARD SETBACK = 45'

SITE AREA = 19.909 ACRES
R/W = 3.34 ACRES
OPEN SPACE = 2.5846 ACRES
GROSS DENSITY = 33/19.909 ACRES = 1.66 LOTS PER. ACRES
NET DENSITY = 33/16.569 ACRES = 1.99 LOTS PER. ACRES
LINEAR FEET OF NEW STREETS = 1,692.0 L.F.

PIDN - M5610-010-000-034

OWNER:
ERIC & HEATHER TRAUTMAN
4500 TYLERSVILLE ROAD
WEST CHESTER, OHIO 45011

DEVELOPER:
M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BOULEVARD
SUITE 100
CINCINNATI, OHIO 45249

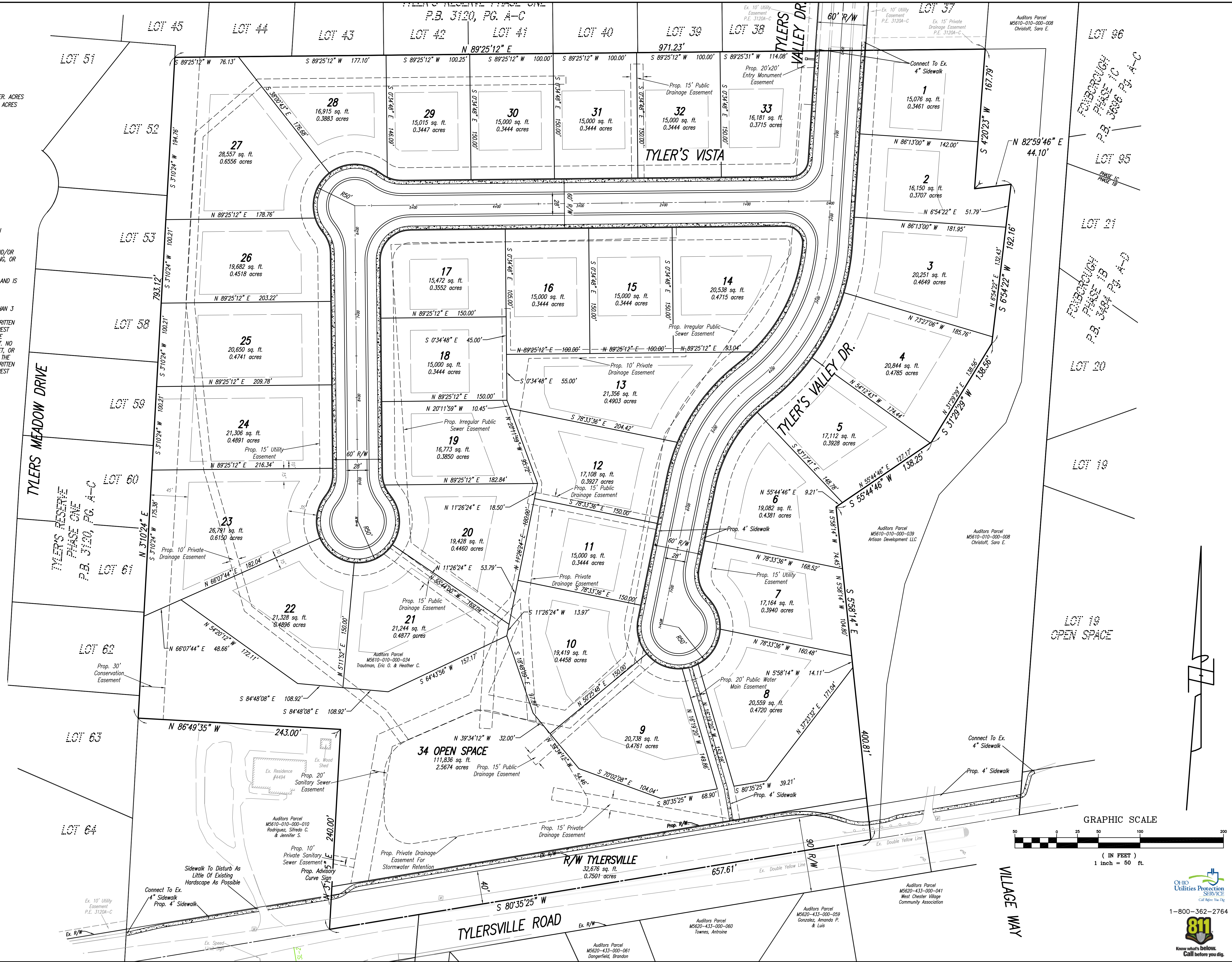
ALL LOTS HAVE A MINIMUM OF 15,000 S.F.

ALL STREETS & UTILITIES ARE TO BE CONSTRUCTED IN
ACCORDANCE WITH BUTLER COUNTY STANDARDS.

BUILDING MATERIALS WILL BE 50% OR MORE BRICK AND/OR
STONE AND 50% OR LESS CEMENT SIDING, VINYL SIDING, OR
EIF'S. SHINGLES WILL BE DIMENSIONAL SHINGLES.

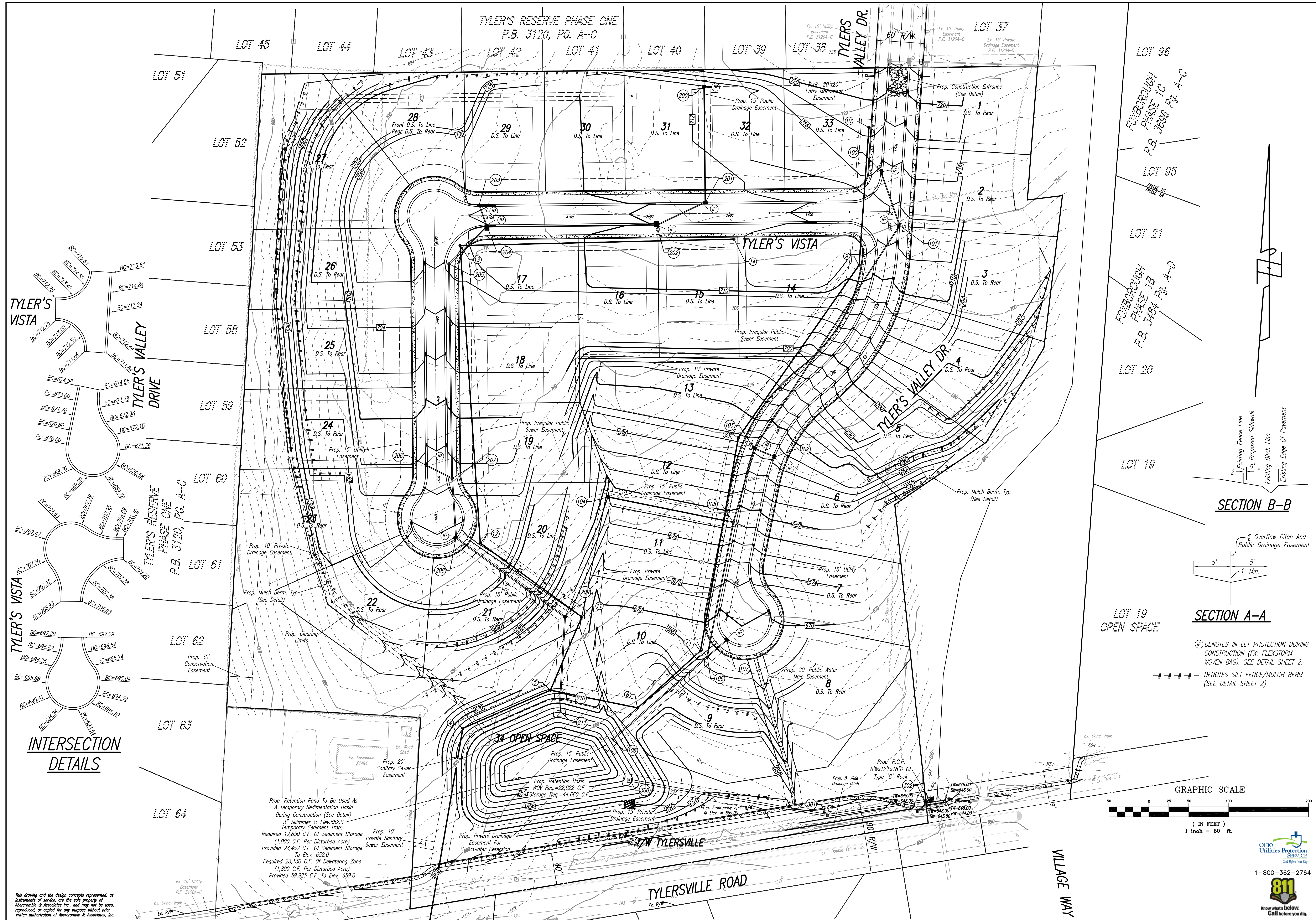
PROPOSED DEVELOPMENT WILL OCCUR IN ONE PHASE AND IS
SCHEDULED FOR SUMMER OF 2018.

RESTRICTION ON CONSERVATION EASEMENT:
NO LIVE TREES OR SHRUBS WITH A TRUNK GRATER THAN 3
INCHES IN DIAMETER SHALL BE REMOVED FROM THE
CONSERVATION EASEMENT AREA WITHOUT THE PRIOR WRITTEN
APPROVAL OF THE HOME OWNERS ASSOCIATION AND WEST
CHESTER TOWNSHIP. DEAD TREES AND SHRUBS MAY BE
REMOVED BY THE OWNER OF A LOT WITHOUT CONSENT. NO
STRUCTURE, INCLUDING BUT NOT LIMITED TO SWING SET, OR
OTHER PLAYGROUND EQUIPMENT, IS PERMITTED WITHIN THE
CONSERVATION EASEMENT AREA WITHOUT THE PRIOR WRITTEN
APPROVAL OF THE HOME OWNERS ASSOCIATION AND WEST
CHESTER TOWNSHIP.



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TYLER'S VISTA	
Date	4-16-18
Drawn By	M.G.
Checked By	C.A.
Scale	1" = 50'
REVISIONS REVISIONS PER COUNTY COMMENTS 5-17-18	
Sheet Title	SITE LAYOUT PLAN
Project Title	TYLER'S VISTA SECTION-12, TOWN-2, RANGE-2 WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO
Abercrombie & Associates, Inc. Civil Engineering + Surveying 3377 Compton Road, Suite 120 Cincinnati, Ohio 45251 www.abercrombie-associates.com	
Job No.	17-0179
Page	6
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TYLER'S VISTA

4-16-18

M.C.

C.A.

1"=50'

GRADING PLAN

TYLER'S VISTA

SECTION-12, TOWN-2, RANGE-2

WEST CHESTER TOWNSHIP

BUTLER COUNTY, OHIO

Abercrombie & Associates, Inc.

Civil Engineering + Surveying

3377 Compton Road, Suite 120

Cincinnati, Ohio 45251

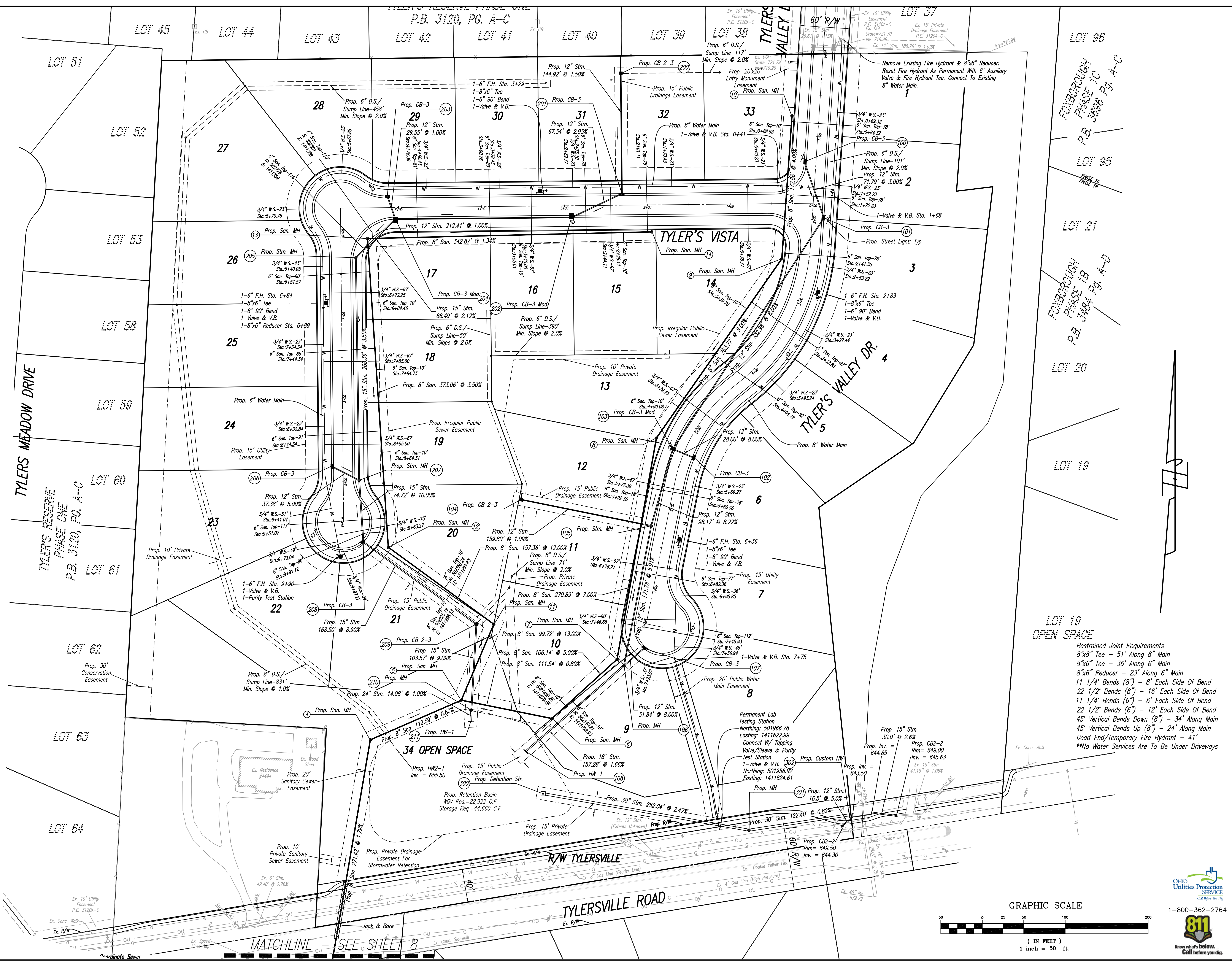
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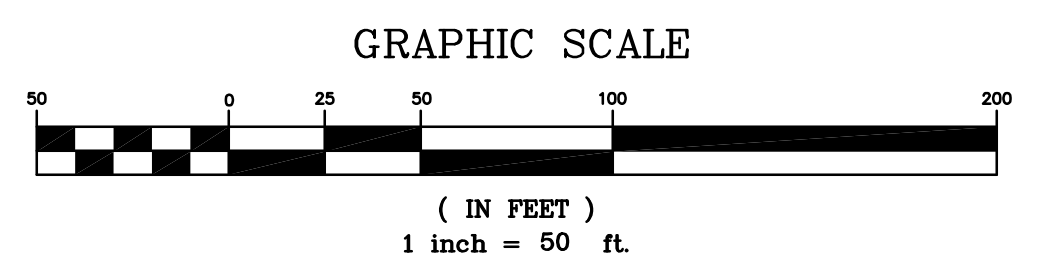
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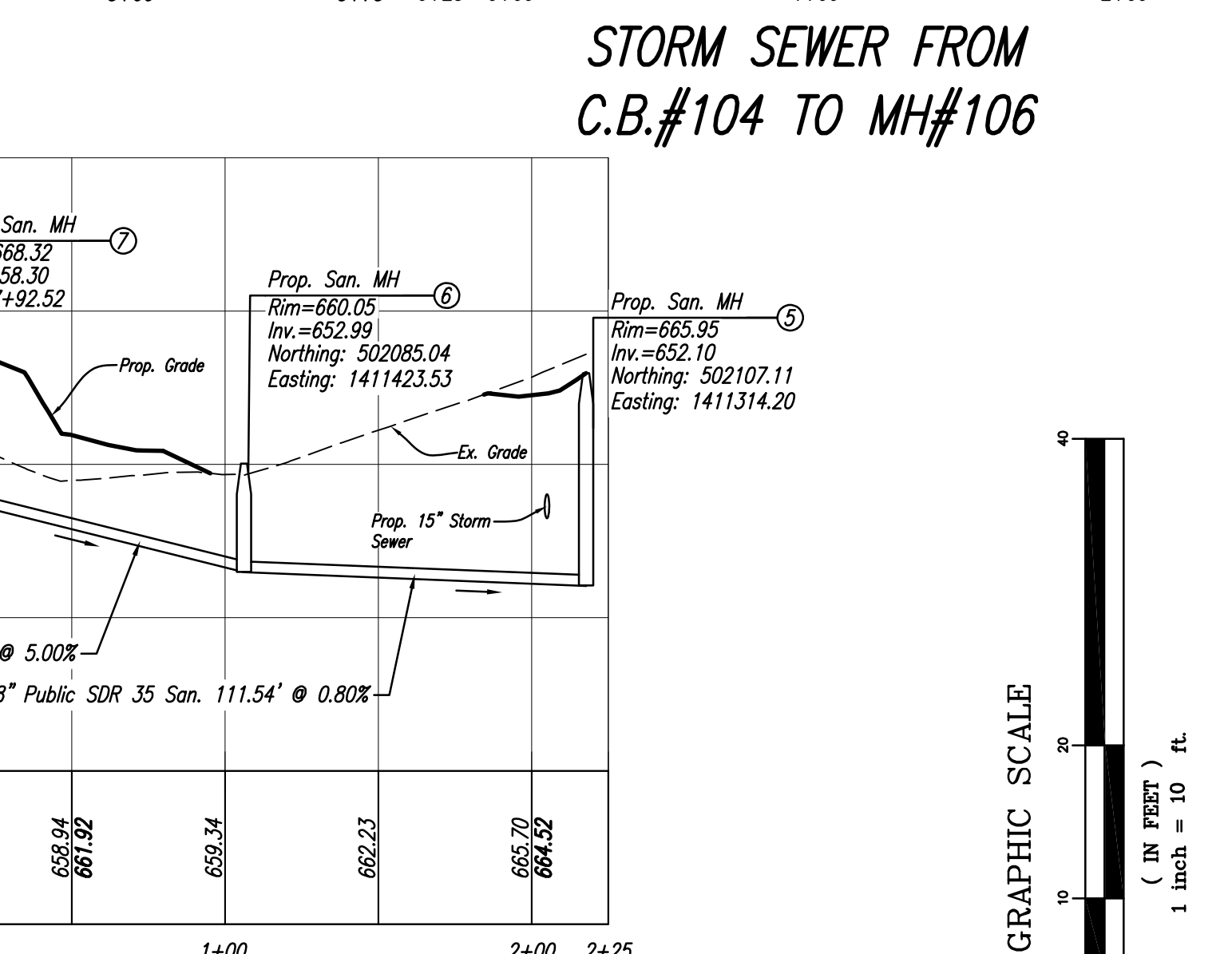
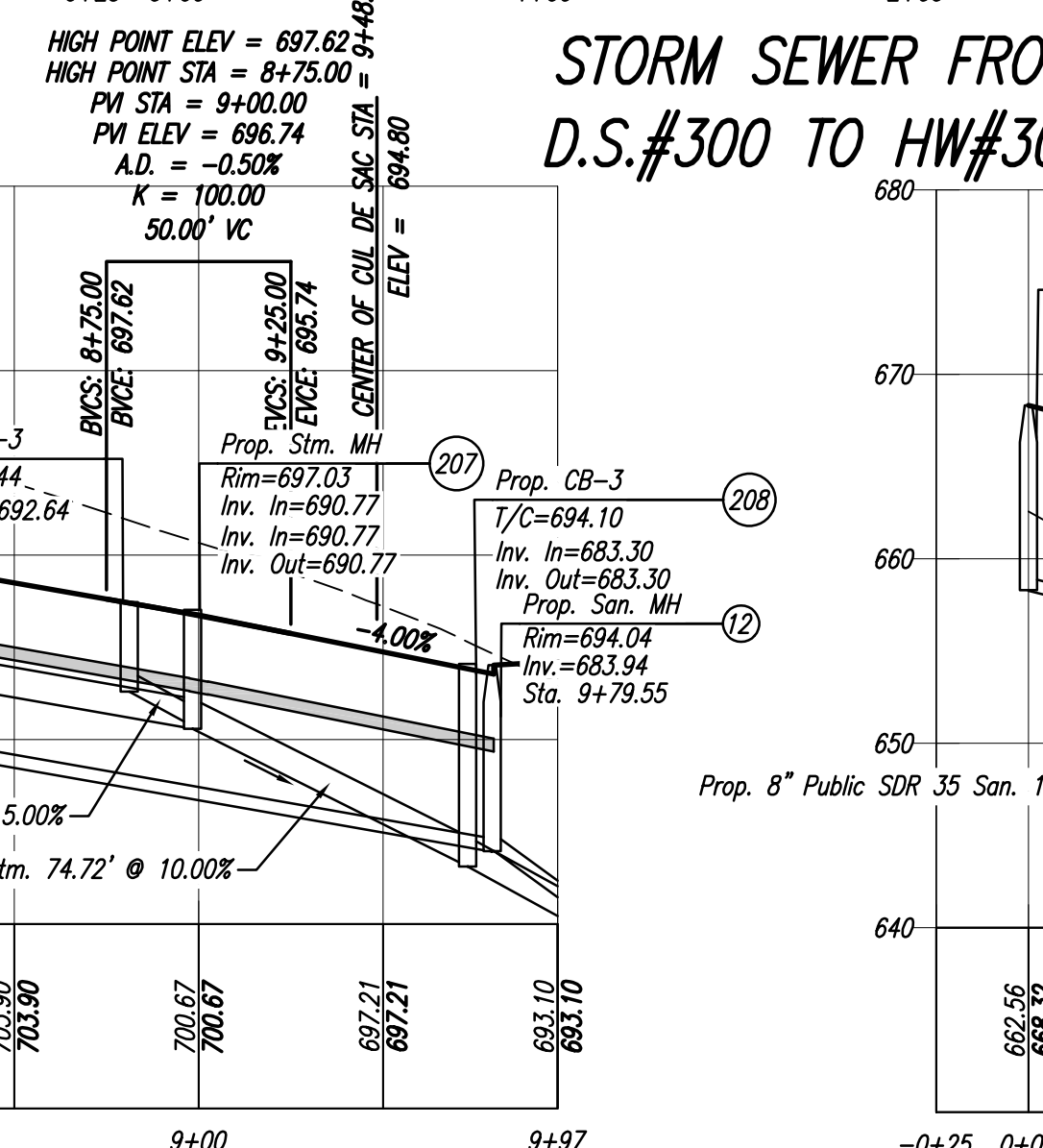
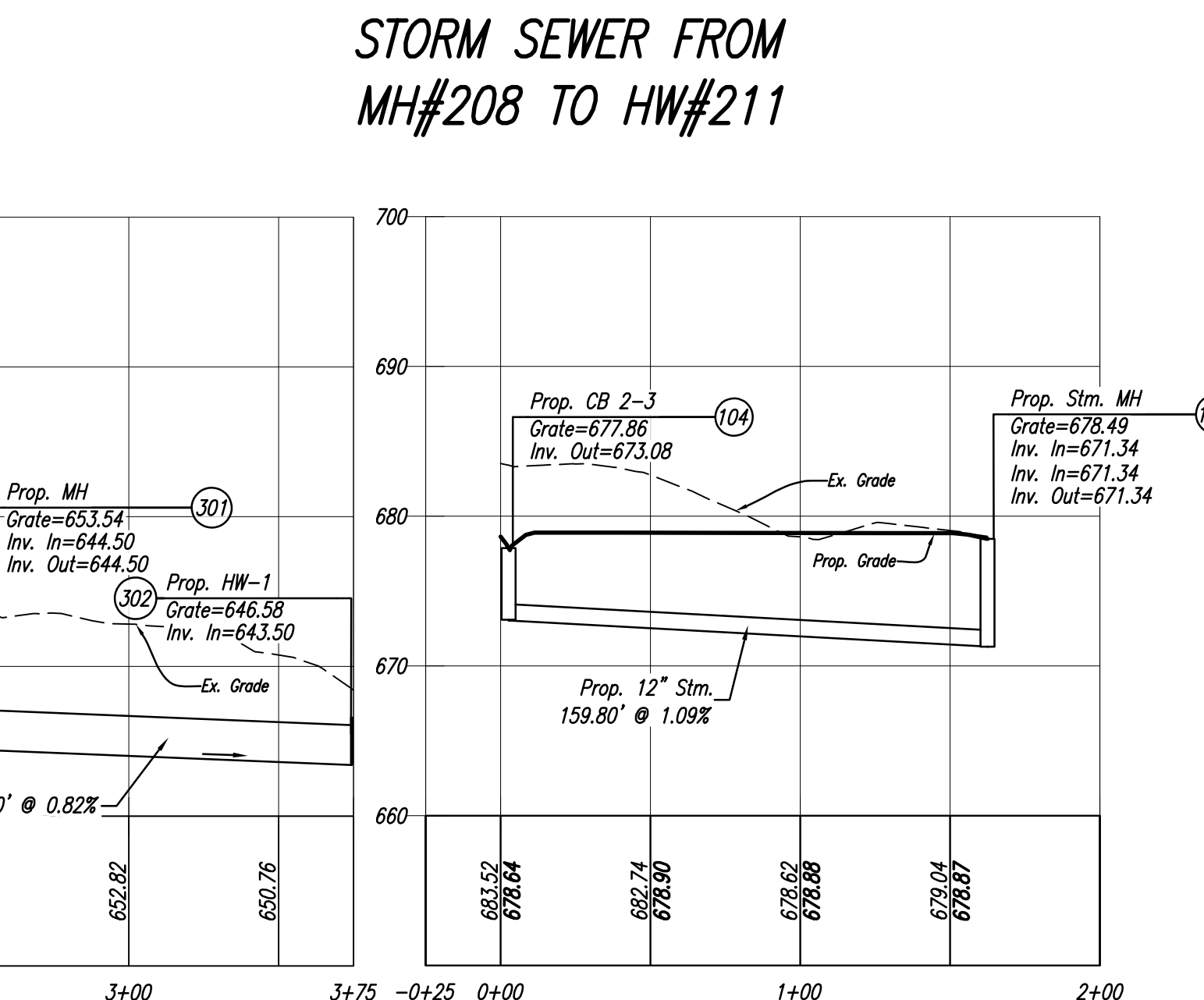
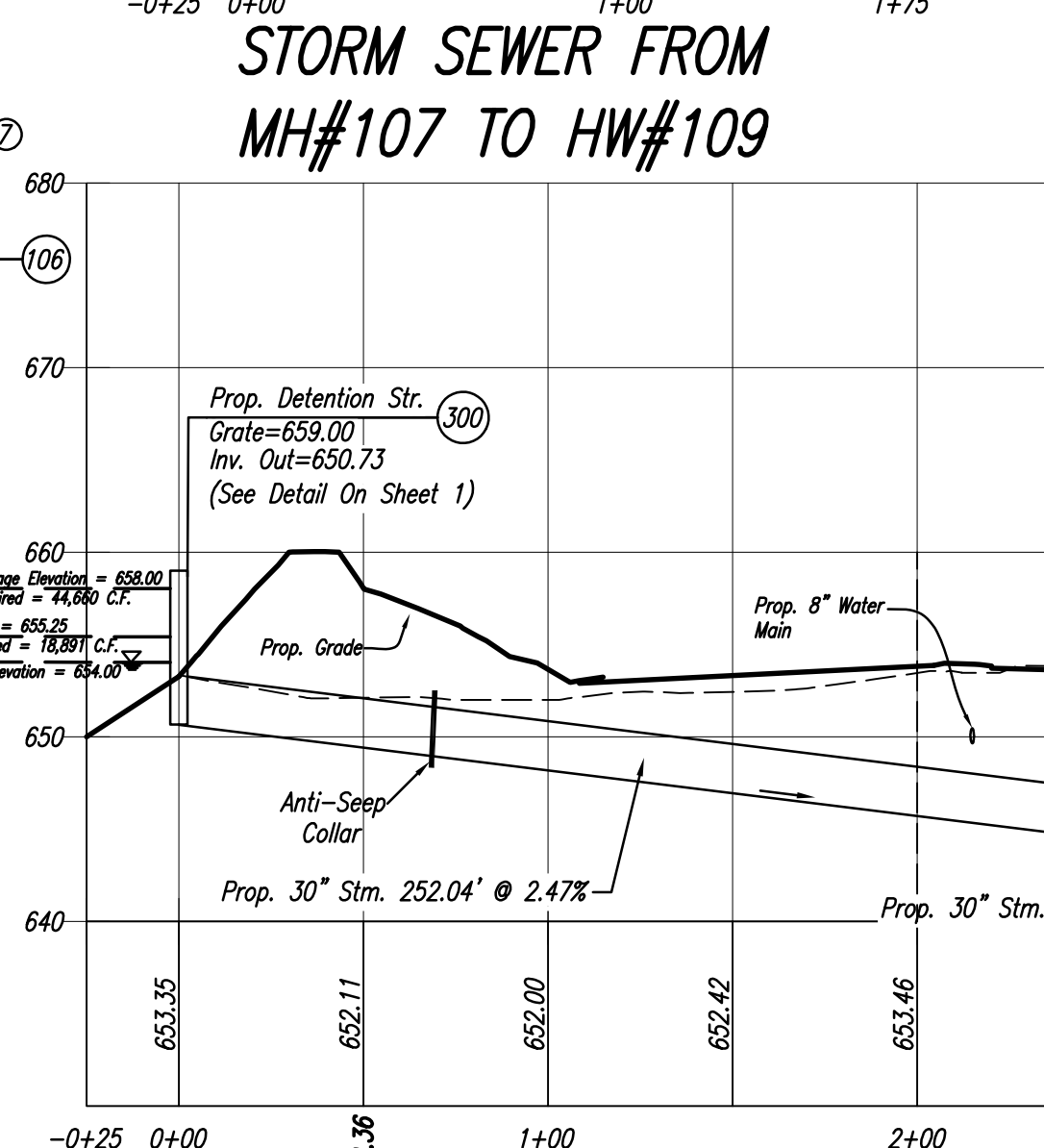
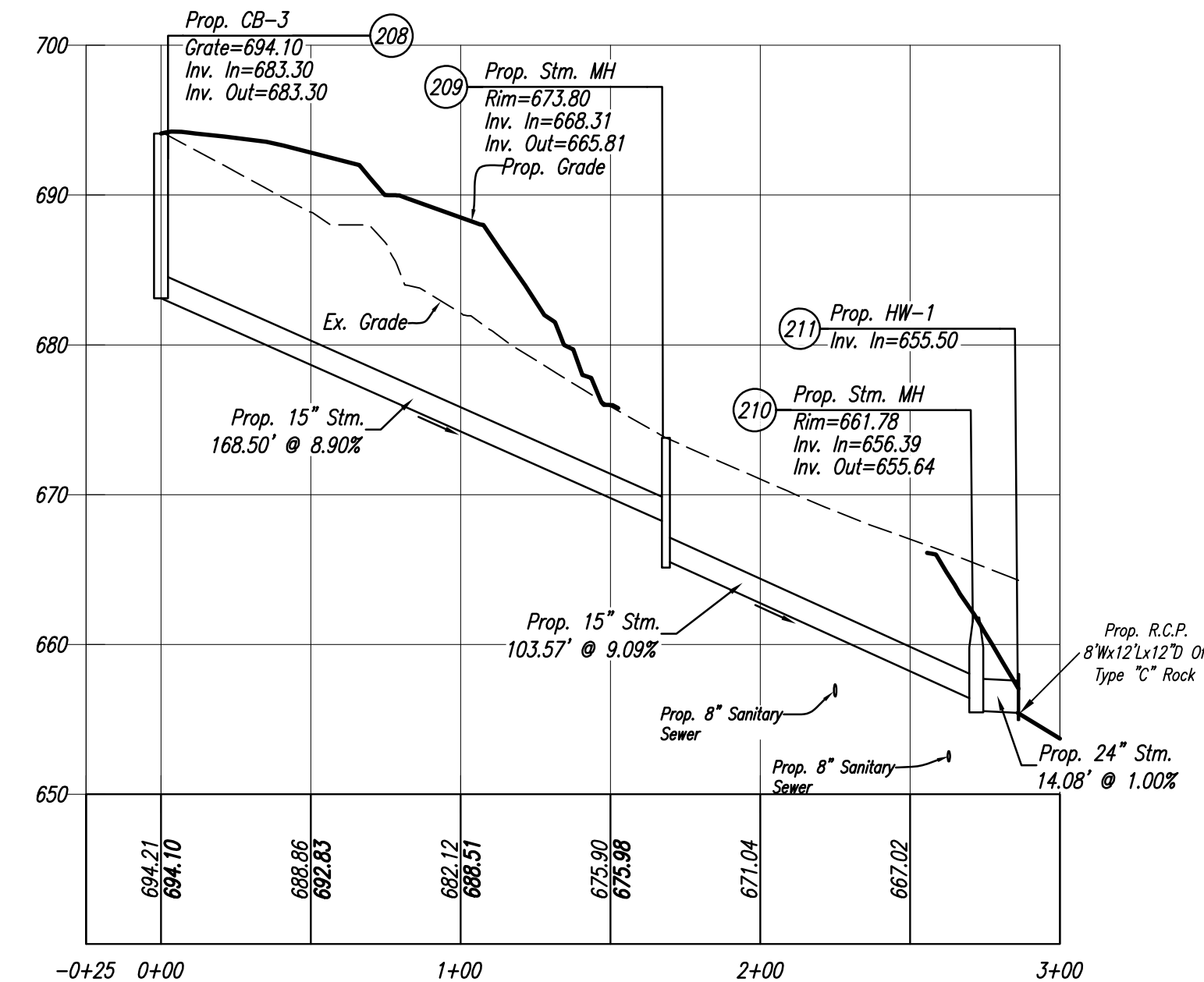
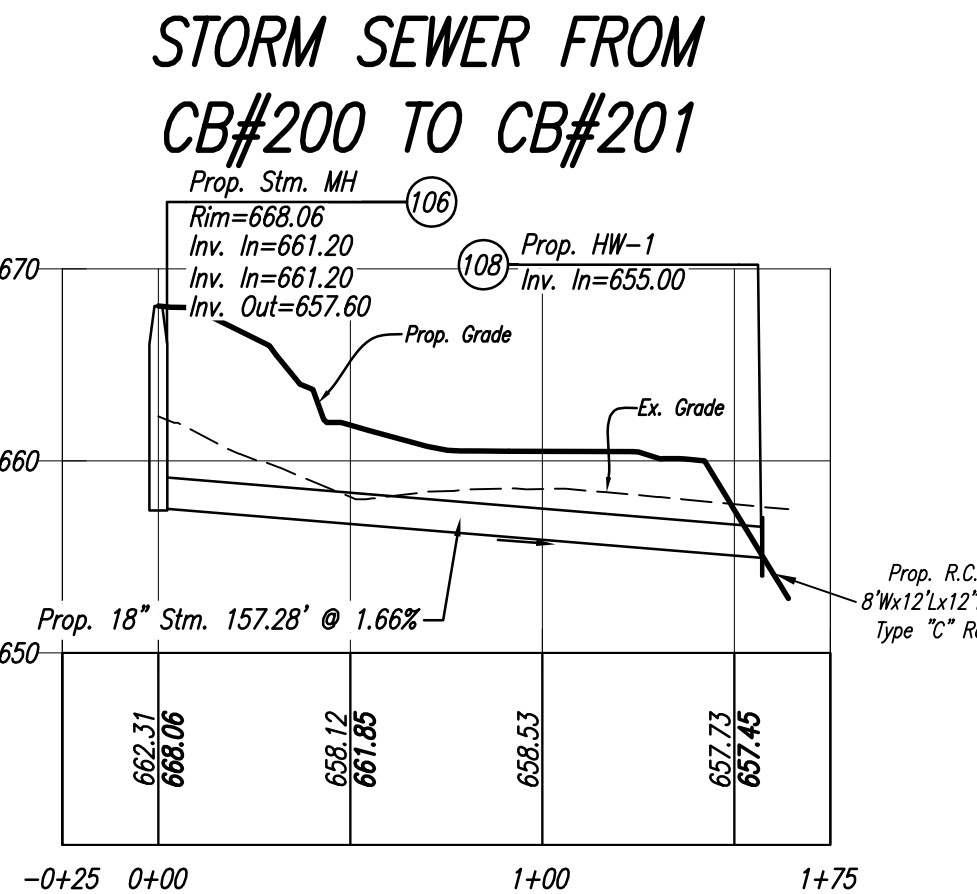
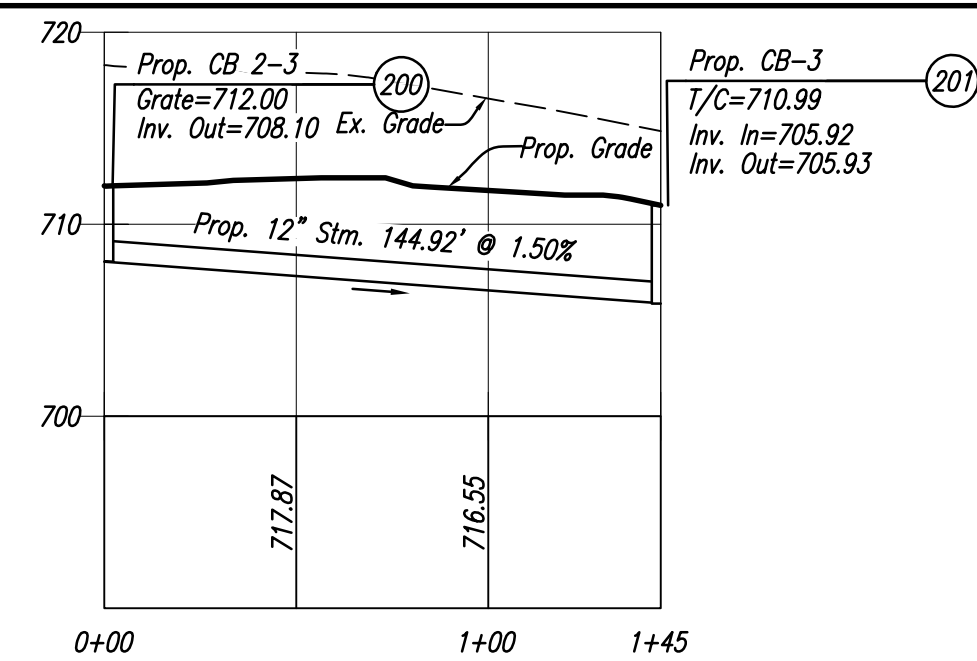
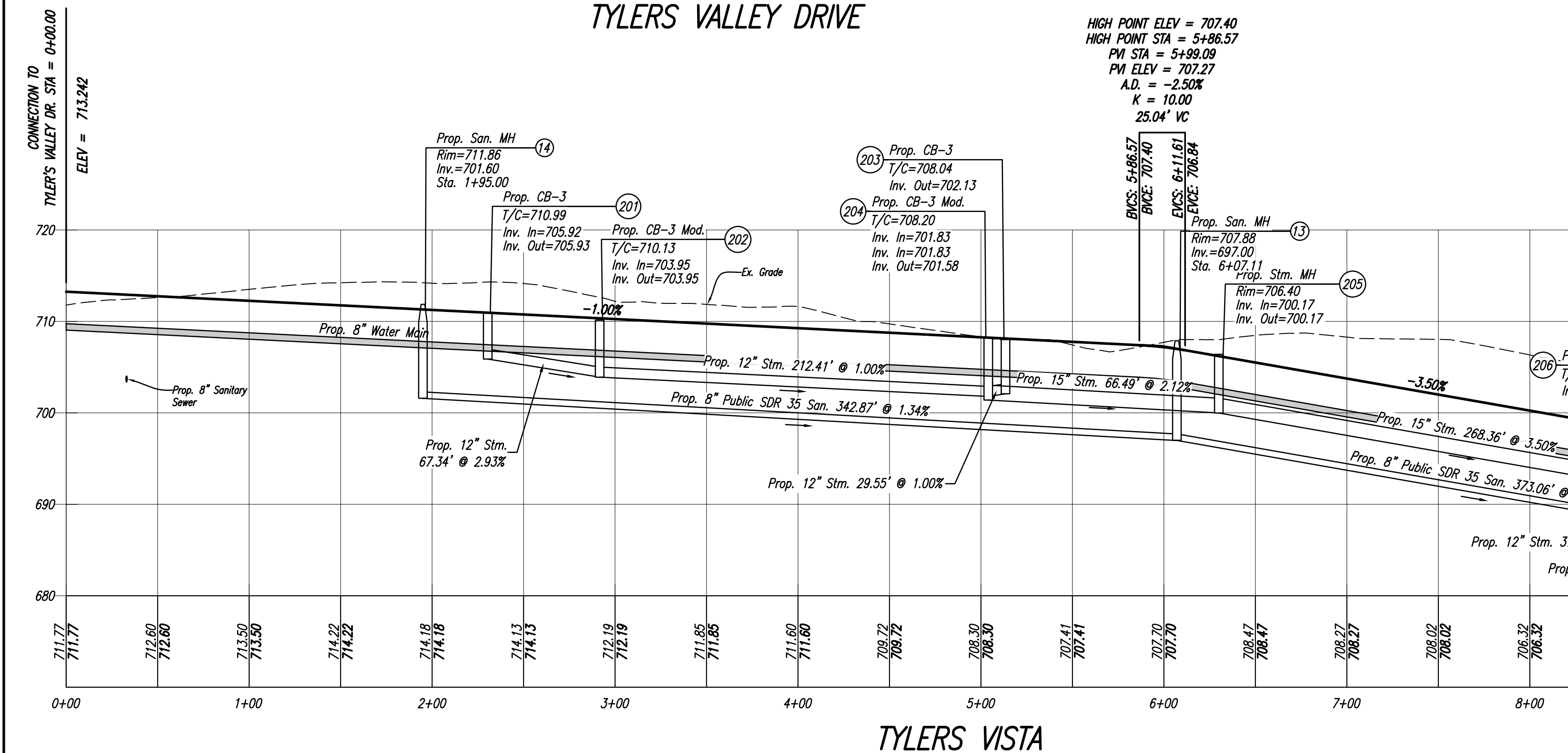
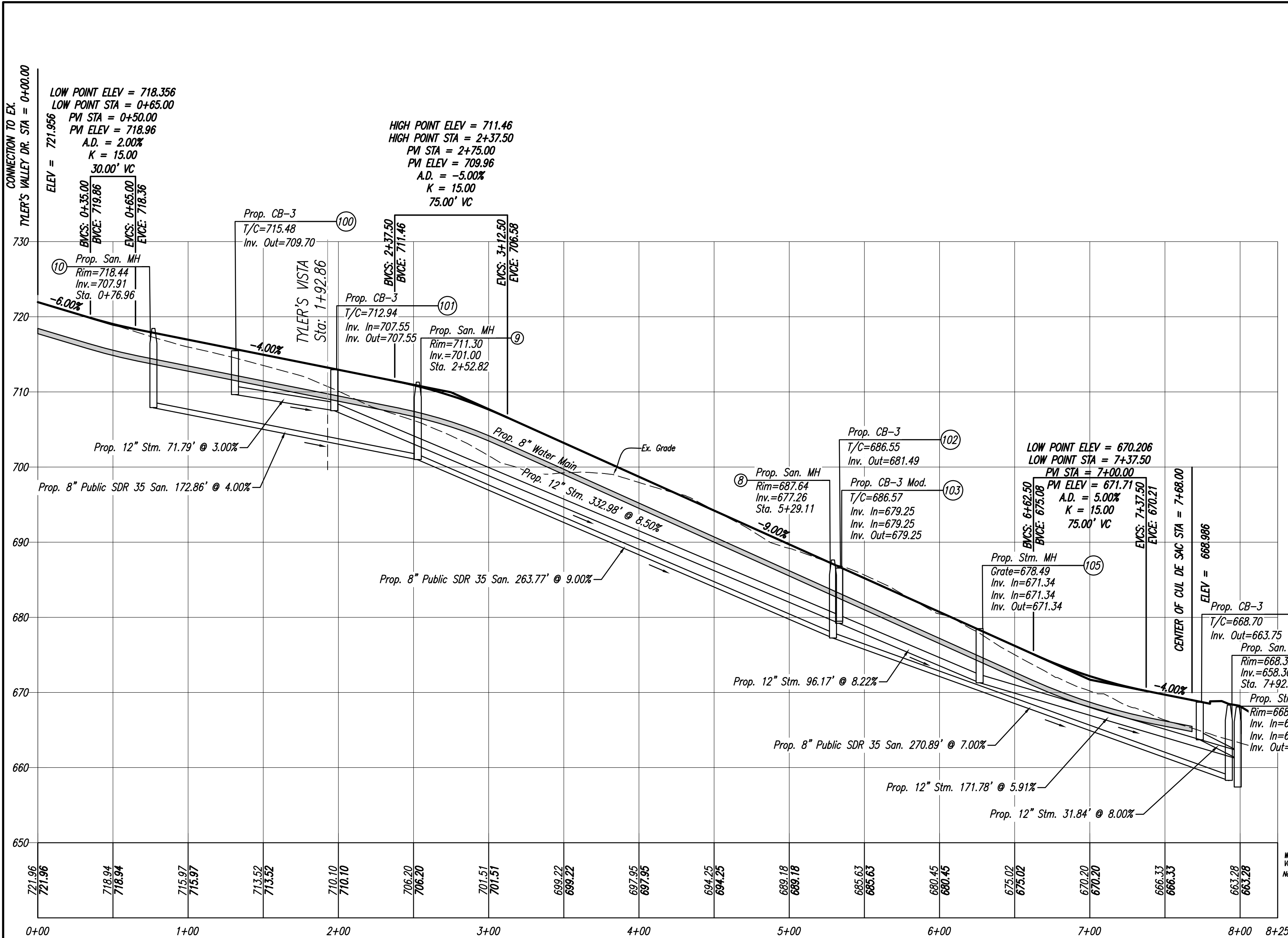


Restrained Joint Requirements
8"x8" Tee - 51' Along 8" Main
8"x6" Tee - 36' Along 6" Main
8"x6" Reducer - 23' Along 6" Main
11 1/4" Bends (8") - 8' Each Side Of Bend
22 1/2" Bends (8") - 16' Each Side Of Bend
11 1/4" Bends (6") - 6' Each Side Of Bend
22 1/2" Bends (6") - 12' Each Side Of Bend
45' Vertical Bends Down (8") - 34' Along Main
45' Vertical Bends Up (8") - 24' Along Main
Dead End/Temporary Fire Hydrant - 41'
**No Water Services Are To Be Under Driveways



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TYLER'S VISTA	
Date	4-16-18
Drawn By	M.G.
Checked By	C.A.
Scale	1"=50'
REVISIONS REVISIONS PER COUNTY COMMENTS 5-17-18	
Sheet Title	UTILITY PLAN
Project Title	TYLER'S VISTA SECTION-12, TOWN-2, RANGE-2 WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO
Abercrombie & Associates, Inc. Civil Engineering + Surveying 3377 Compton Road, Suite 120 Cincinnati, Ohio 45251 www.abercrombie-associates.com	
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TYLER'S VISTA

ROAD PROFILES

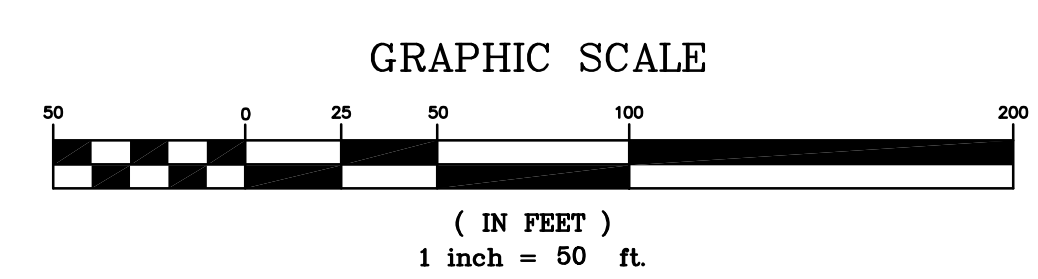
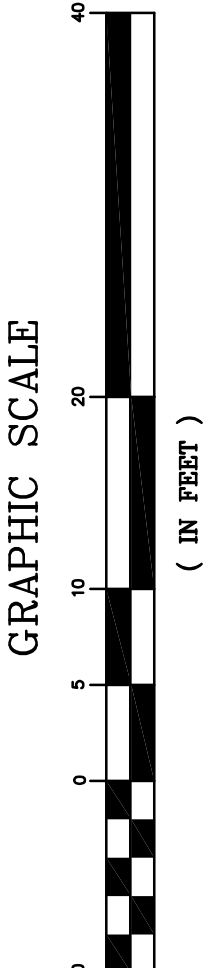
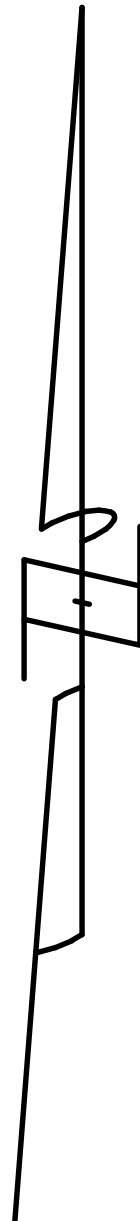
TYLER'S VISTA
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Job No. 7-0179	Scale 10	Drawn By M.G.	Checked By C.A.	Date 4-16-18	DWS: 17-0179DSGN\MC-DGSH