

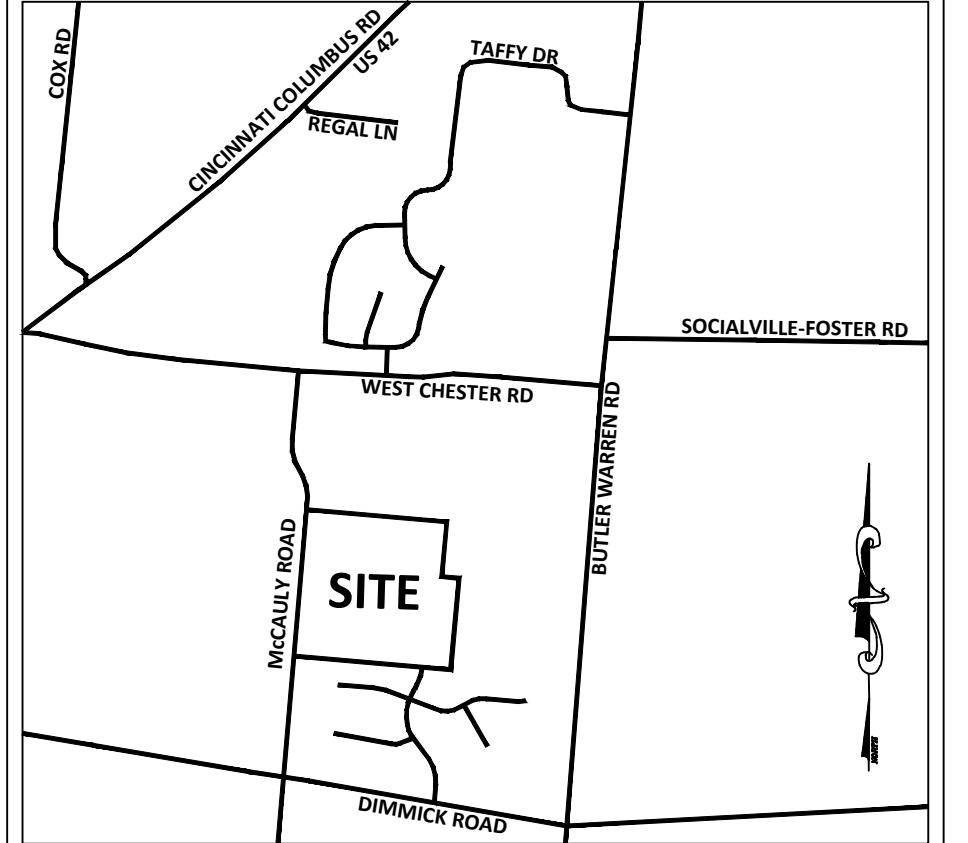
HONERLAW ESTATES

PHASE 2

SECTION 9, TOWN 3, RANGE 2

WEST CHESTER TOWNSHIP

BUTLER COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE BUTLER COUNTY ENGINEER AND THE AUTHORITY HAVING RESPONSIBILITY FOR UTILITIES IN THE AREA AND IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SUBDIVISION.

STORM SEWERS SHALL BE A MATERIAL WITH A MANUFACTURER'S MANNINGS "N" OF 0.011 OR LOWER AND A MATERIAL AS NOTED IN APPENDIX D, TABLE D-6 IN THE BUTLER COUNTY SUBDIVISION REGULATIONS ADOPTED NOVEMBER 24, 1997. (NOTE - CORRUGATED METAL PIPE NOT INCLUDED)

STEPS SHALL BE INSTALLED IN CATCH BASINS AND MANHOLES IN EXCESS OF FOUR FEET.

CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" ODOT 2017 STANDARDS OR BUTLER COUNTY REQUIREMENTS AND STANDARDS FOR SUBDIVISIONS; WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.

SUMP COLLECTOR LINES SHALL BE CONSTRUCTED SDR 35 PVC.

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE BUTLER COUNTY ENGINEER'S OFFICE PRIOR TO THE START OF CONSTRUCTION.

SANITARY SEWER MATERIALS AND INSTALLATION AS PER BUTLER COUNTY WATER & SEWER SPECIFICATIONS USING SECTION 3110 FOR PVC, SDR-35 & 26 PIPE; SECTION 3140 FOR ABS PVC COMPOSITE PIPE. SECTION 3410 FOR MANHOLES.

SANITARY LATERALS SHALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY/ RIGHT-OF-WAY LINE OR TO THE EDGE OF THE EASEMENT, WHICHEVER IS GREATER.

THE UPSTREAM TERMINUS OF THE SANITARY SEWER LATERALS SHOWN HERE ON ARE TO BE 12 FEET BELOW THE ELEVATION OF THE BACK OF CURB.

WATER MAIN SHALL HAVE A MINIMUM DEPTH TO TOP OF PIPE. ALL WATER MAINS TO BE DUCTILE IRON PIPE, CL. 53 AWWA C-152. WATER MAIN MATERIALS, VALVES, FIRE HYDRANTS, FITTINGS, APPURTENANCES, AND INSTALLATION TO BE AS BUTLER COUNTY SPECIFICATIONS, AND SHALL HAVE RESTRAINED JOINTS. ALL WATER MAIN VALVES TO HAVE A MINIMUM DEPTH OF 2.5' AND A MAXIMUM OF 4' FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING PART.

WATER MAIN SHALL HAVE 10' HORIZONTAL & 18" VERTICAL SEPARATION (OUTSIDE EDGE TO EDGE) WITH ALL OTHER PIPE.

ALL DOWNSPOUT LINES SHALL BE ON SPLASHBLOCKS AND MAY NOT BE CONNECTED TO THE CURB.

ALL TRENCHES WITHIN THE RIGHT-OF-WAY AND UTILITY EASEMENTS SHALL BE COMPAKTED AND BACKFILLED IN ACCORDANCE WITH ITEM 203 AND 603 IN THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS OF THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY AS CALLED FOR ON THE TYPICAL SECTION FOR USE BY THE ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES. THE DEVELOPER SHALL COORDINATE THE LOCATION OF THE LINES WITH EACH UTILITY COMPANY.

ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH EXISTING MANHOLES OR WATER MAIN APPURTENANCES.

STORM SEWER PIPE SHALL BE TYPE "B" & "C" CONDUIT, 707.33 PVC, UP TO & INCLUDING 24" DIA (HANCOR, ADS, OR EQUAL), 707.01 CMP, ALL DIA, 706.00 REINFORCED CONCRETE PIPE, ALL DIA.

BUTLER COUNTY WATER & SEWER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT OF WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEAUNOTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

LOCATION OF EXISTING UTILITIES ARE SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS AND EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

THE EXISTING UTILITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

BUTLER COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR PRIVATE DRIVES.

BUTLER COUNTY WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT OR STORM SEWER REPAIRS RESULTING FROM WATER MAIN REPAIRS. BUTLER COUNTY ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING VALVES, FIRE HYDRANTS, METER PITS, ETC. AS A RESULT OF GRADE CHANGES. THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF VALVES, FIRE HYDRANTS, METER PITS, ETC., TO THE SATISFACTION OF BUTLER COUNTY, DUE TO GRADE CHANGES, PAVING, REPAVING, ETC., INITIATED BY THE GRANTOR.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET (4') OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY ENGINEER.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEADED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS, ITEM 659.

THE CONTRACTOR SHALL SEED AND MULCH DISTURBED GRASS AREAS WITH: 3 LBS. WHEAT OR RYE PER 1000 SQ. FT. 10 BALES OF STRAW PER 1000 SQ. FT. 2 OR 3 BALES OF STRAW PER 1000 SQ. FT.

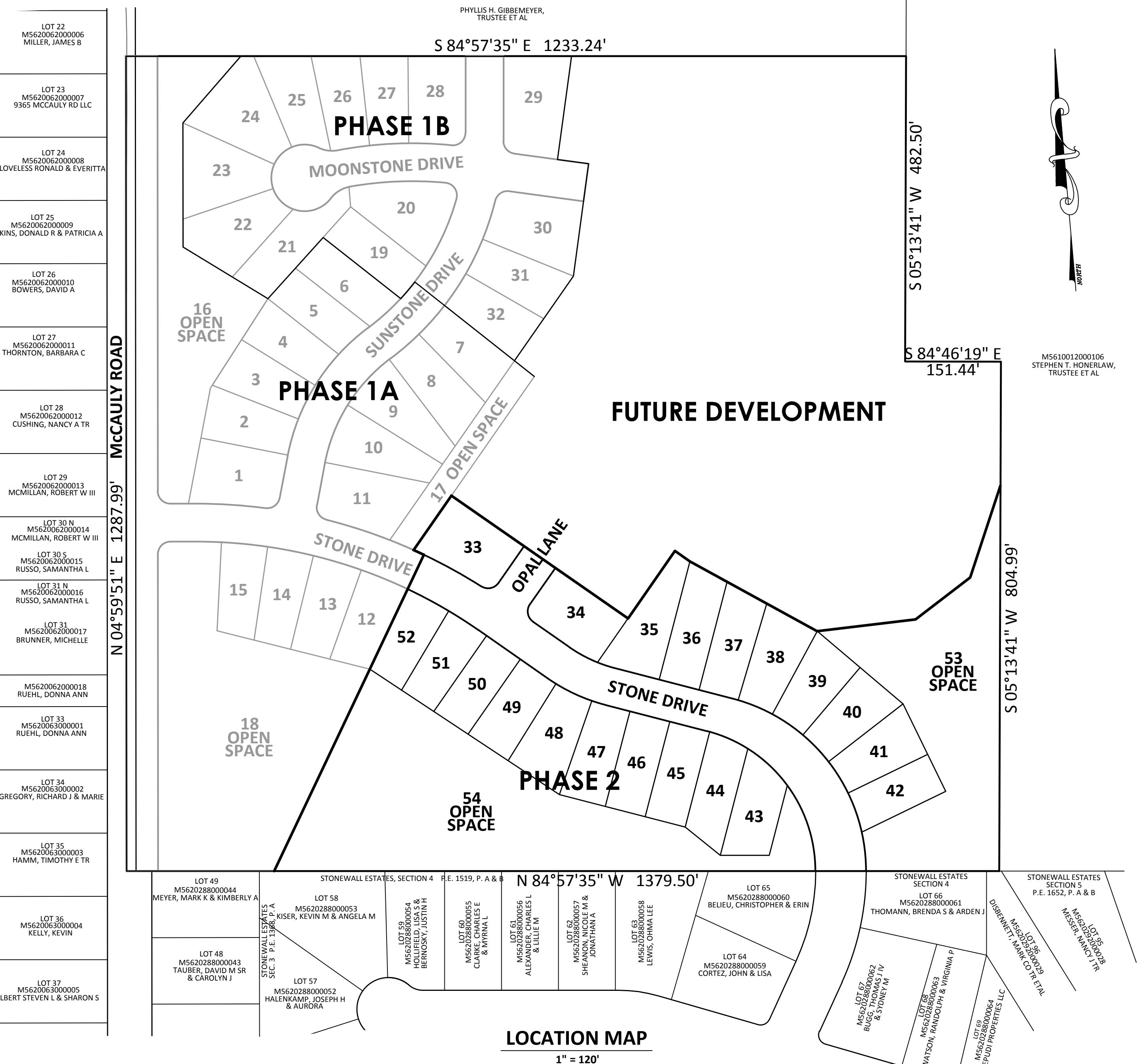
THE CONTRACTOR SHALL ALSO PROVIDE OTHER EROSION CONTROL MEASURES AS MAY BE REQUIRED BY BUTLER COUNTY ENGINEER DURING THE CONSTRUCTION PHASE.

SEEDING - SPECIFICATIONS AT DETENTION BASIN:
RED FESCUE 1 LB. PER 1000 SQ. FT.
KENTUCKY BLUEGRASS 1/2 LB. PER 1000 SQ. FT.
PERENNIAL RYEGRASS 1/2 LB. PER 1000 SQ. FT.
FERTILIZER: 12 - 12 - 12

MULCH - 3 BALES OF STRAW PER 1000 SQ. FT.
MULCH TIE DOWN: LIQUID ASPHALT (R.C. 70, 25 OR 800) 40 GALS. PER 1000 SQ. YDS. OR PLASTIC MULCH NETTING, STAPLED IN PLACE.

SOD: TO BE STAKED IN PLACE.
ON STREET PARKING SHALL BE LIMITED AND SHALL BE PROHIBITED DURING SNOW EVENTS. LANGUAGE SHALL BE PLACED IN THE SUBDIVISION PROTECTIVE COVENANTS, GIVING THE HOA THE ABILITY TO ENFORCE AND ELIMINATING THE NEED FOR PARKING SIGNAGE.

IF MORE THAN FIVE (5) FOOT OF FILL IS PLACED ON A BUILDING LOT, A COMPACTION TEST MUST BE APPROVED BY THE BUTLER COUNTY SWCD OFFICE AND BUTLER COUNTY ENGINEER'S OFFICE PRIOR TO FINAL PLAT APPROVAL.



DEVELOPMENT SUMMARY

TYPICAL LOT SIZE: 65'x140'

SETBACKS:

FRONT 30'
SIDE 5'
REAR 30'

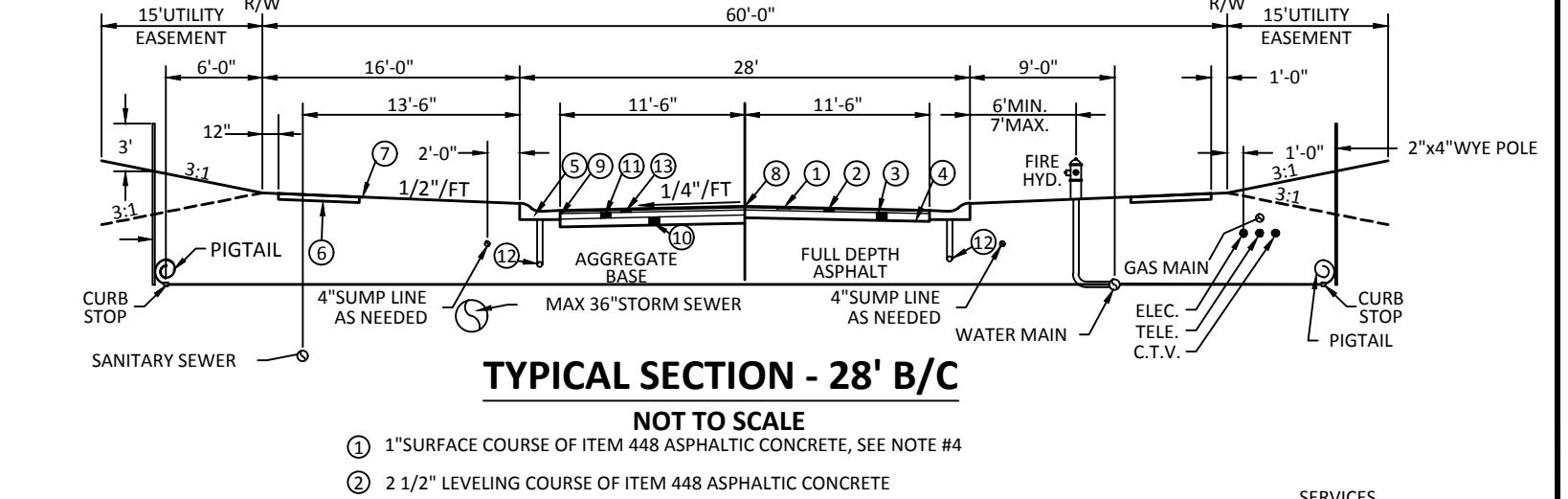
PHASING SUMMARY

PHASE	YEAR	BUILDABLE LOTS	OPEN SPACE LOTS	TOTAL LOTS	TOTAL AREA	AREA IN R/W	OPEN SPACE AREA
2	2022	20	2	22	10.969	1.430	4.536

OWNER & APPLICANT

M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD, SUITE 100
CINCINNATI, OH 45249
(513) 248-5400

1	COVER SHEET
2	IMPROVEMENT PLAN
3	GRADING & S.W.P.P. PLAN
4	PROFILES & DETAILS
5-7	DETAILS



TYPICAL SECTION - 28' B/C

NOT TO SCALE

1 SURFACE COURSE OF ITEM 448 ASPHALTIC CONCRETE, SEE NOTE #4

2 2 1/2" LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE

3 6" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE

4 COMPACTED SUBGRADE, ITEM 203.13

5 ROLL TYPE CURB & GUTTER, ITEM 609 (BUTLER CO. STANDARD C-1)

6 4" THICK CLASS "C" CONCRETE WALK, 5' WIDE, ITEM 608

7 WALK TO BE 1/2" HIGHER THAN SOD

8 SEEDING & MULCHING, ITEM 659

9 TACK COAT, ITEM 407 - TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQ. YARD, SEE NOTE #4

10 TACK COAT SHALL BE APPLIED TO FRONT FACE OF CURB PRIOR TO THE INSTALLATION OF THE 301 BITUMINOUS AGGREGATE BASE

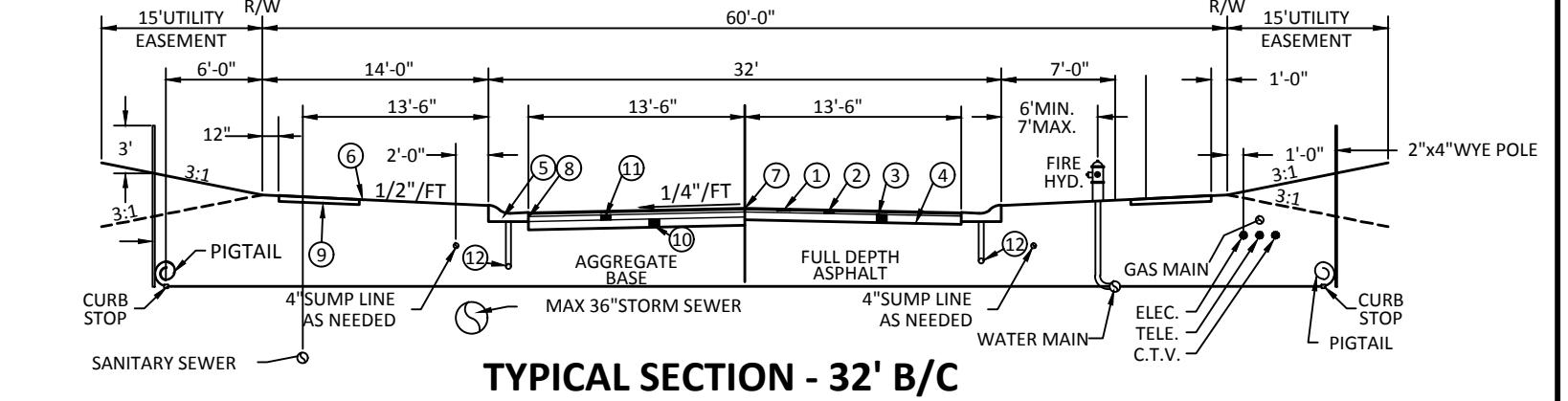
11 ALSO TO BE APPLIED TO THE CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE

12 6" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE

13 ITEM 605, 4" UNDERDRAIN

14 CONNECT UNDERDRAIN TO FRONT FACE OF NEAREST CATCH BASIN

15 1 1/2" LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE



TYPICAL SECTION - 32' B/C

NOT TO SCALE

1 SURFACE COURSE OF ITEM 448 ASPHALTIC CONCRETE, SEE NOTE #4

2 2 1/2" LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE

3 8" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE

4 COMPACTED SUBGRADE, ITEM 203.13

5 ROLL TYPE CURB & GUTTER, ITEM 609 (BUTLER CO. STANDARD C-1)

6 SEEDING & MULCHING, ITEM 659

7 TACK COAT, ITEM 407 - TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQ. YARD, SEE NOTE #4

8 TACK COAT SHALL BE APPLIED TO FRONT FACE OF CURB PRIOR TO THE INSTALLATION OF THE 301 BITUMINOUS AGGREGATE BASE

9 ALSO TO BE APPLIED TO THE CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE

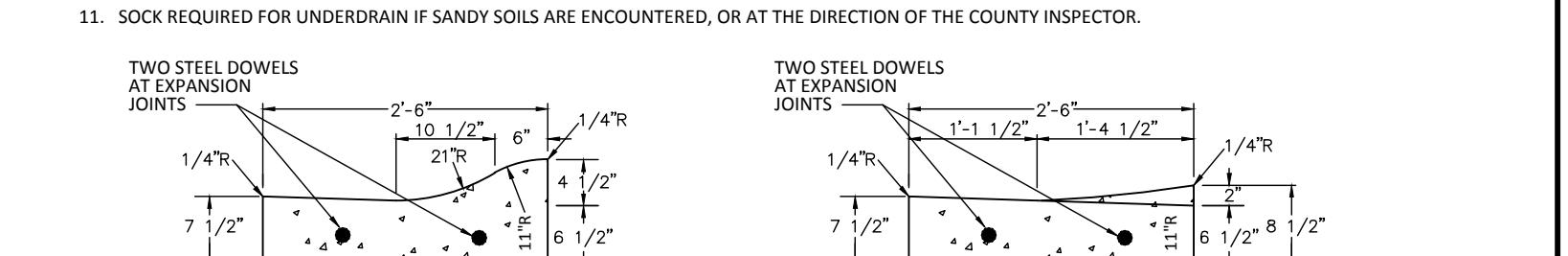
10 6" BASE COURSE OF ITEM 304 AGGREGATE BASE

11 ITEM 605, 4" UNDERDRAIN

12 CONNECT UNDERDRAIN TO FRONT FACE OF NEAREST CATCH BASIN

TYPICAL STREET SECTION NOTES

- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF HIGHWAYS CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS OR BUTLER COUNTY REQUIREMENTS AND STANDARDS FOR SUBDIVISIONS. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
- ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VALVES AND MANHOLE FRAMES AND COVERS, ETC. WILL REMAIN AS SPECIFIED BY THE UTILITY SERVING THE AREA. STORM SEWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUTLER COUNTY ENGINEER.
- ALL TRENCHES WITHIN THE RIGHT OF WAY AND 10' UTILITY EASEMENTS SHALL BE COMPAKTED AND BACKFILLED IN ACCORDANCE WITH ITEMS 203 AND 603 IN THE STATE SPECIFICATIONS.
- SURFACE COURSE (ITEM 448) AND TACK COAT (ITEM 407) ARE TO BE APPLIED NO SOONER THAN NINE (12) MONTHS AFTER THE LEVELING COURSE (ITEM 448) AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS, FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED.
- A SANITARY UTILITY EASEMENT SHALL BE SHOWN ON THE RECORD PLAT PARALLEL AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY LINE ALLOWING FOR UTILITY INSTALLATION AND MAINTENANCE OF SEWERS, WATER, ELECTRIC AND TELEPHONE CONDUIT AND ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY.
- DEVELOPERS SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS FOR THE FULL WIDTH OF THE PUBLIC RIGHT OF WAY AT A DEPTH OF 38" FOR USE BY THE UTILITY COMPANIES.
- SANITARY LATERALS SHALL BE EXTENDED BEYOND THE LIMITS OF THE UTILITY EASEMENTS, BUT NOT TO EXCEED 12' FROM THE RIGHT OF WAY LINE.
- ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES.
- SUMP LINE CONDUITS ARE TO BE SDR 35.
- THE SANITARY SEWER SHALL BE SHEDDED IN SUCH A MANNER THAT THE SANITARY MANHOLE COVER DOES NOT CONFLICT WITH THE SIDEWALK.
- SOCK REQUIRED FOR UNDERDRAIN IF SANDY SOILS ARE ENCOUNTERED, OR AT THE DIRECTION OF THE COUNTY INSPECTOR.



STANDARD ROLL TYPE CURB & GUTTER

N. T. S.

NOTES: GENERAL: THIS DRAWING SHOWS THE STANDARD TYPE OF CURB THAT SHOULD BE USED ON MOST TYPES OF PAVEMENT. TYPICAL SECTION OF SECTION.

JOINTS: ONE INCH EXPANSION JOINTS SHALL EXTEND UP TO TOP OF THE CURB AND SHALL BE CONSTRUCTED IN THE CURB AND GUTTER SECTION. WITH A MAXIMUM LENGTH TO THE JOINT TO AN ELEVATION OF AT LEAST TWO (2) INCHES ABOVE THE FLOW LINE OF THE GUTTER SECTION. A STRETCH EXPANSION JOINT MATERIAL 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 AND JOINT SEALER IS NOT REQUIRED WHEN CURB IS ADJACENT TO FLEXIBLE TYPE PAVEMENT.

HONERLAW ESTATES

PHASE 2

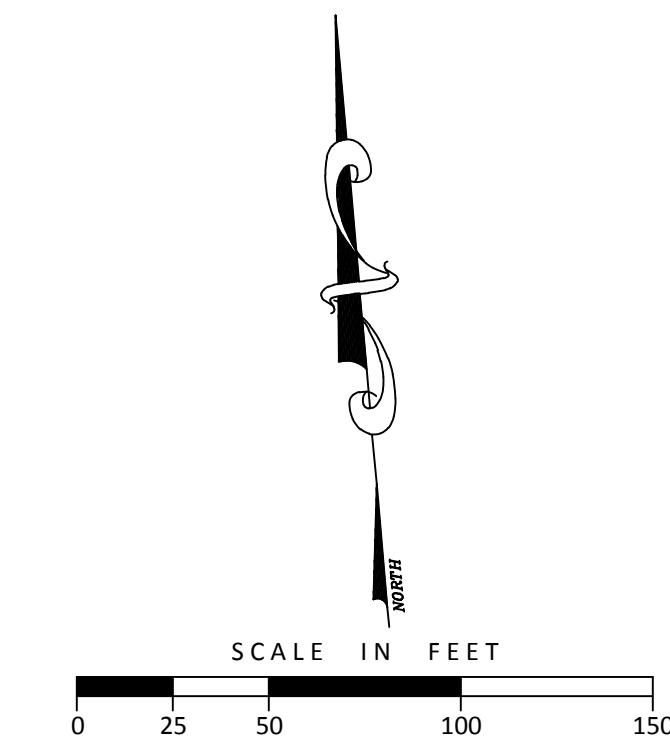
NO DRIVEWAY MAY BE PLACED OVER WATER SERVICE.
NO DRIVEWAY MAY BE PLACED OVER SANITARY SEWER MANHOLE.

R.J.P. = RESTRAINED JOINT PIPE

LENGTH OF PIPE TO BE RESTRAINED IN EACH DIRECTION FROM CENTERLINE OF BEND, EXCEPT AS NOTED BELOW	
DESCRIPTION	8"
11 1/4" UP BEND	6'
11 1/4" DOWN BEND	11'
22 1/2" UP BEND	12'
22 1/2" DOWN BEND	22'
45° UP BEND	24'
45° DOWN BEND	45'
DEAD END	54'

LENGTH OF PIPE TO BE RESTRAINED IN EACH DIRECTION FROM CENTERLINE OF BEND, EXCEPT AS NOTED BELOW	
DESCRIPTION	8"
90° BEND	59'
45° BEND	35'
22 1/2" BEND	12'
11 1/4" BEND	6'
8" x 6" TEE	41' BRANCH

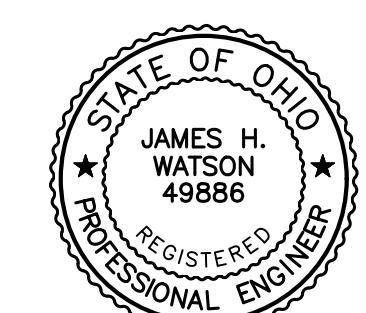
**VERTICAL
PIPE RESTRAINTS SCHEDULE FOR JOINTS**



**HONERLAW ESTATES
PHASE 2**

SECTION 9, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

IMPROVEMENT PLAN



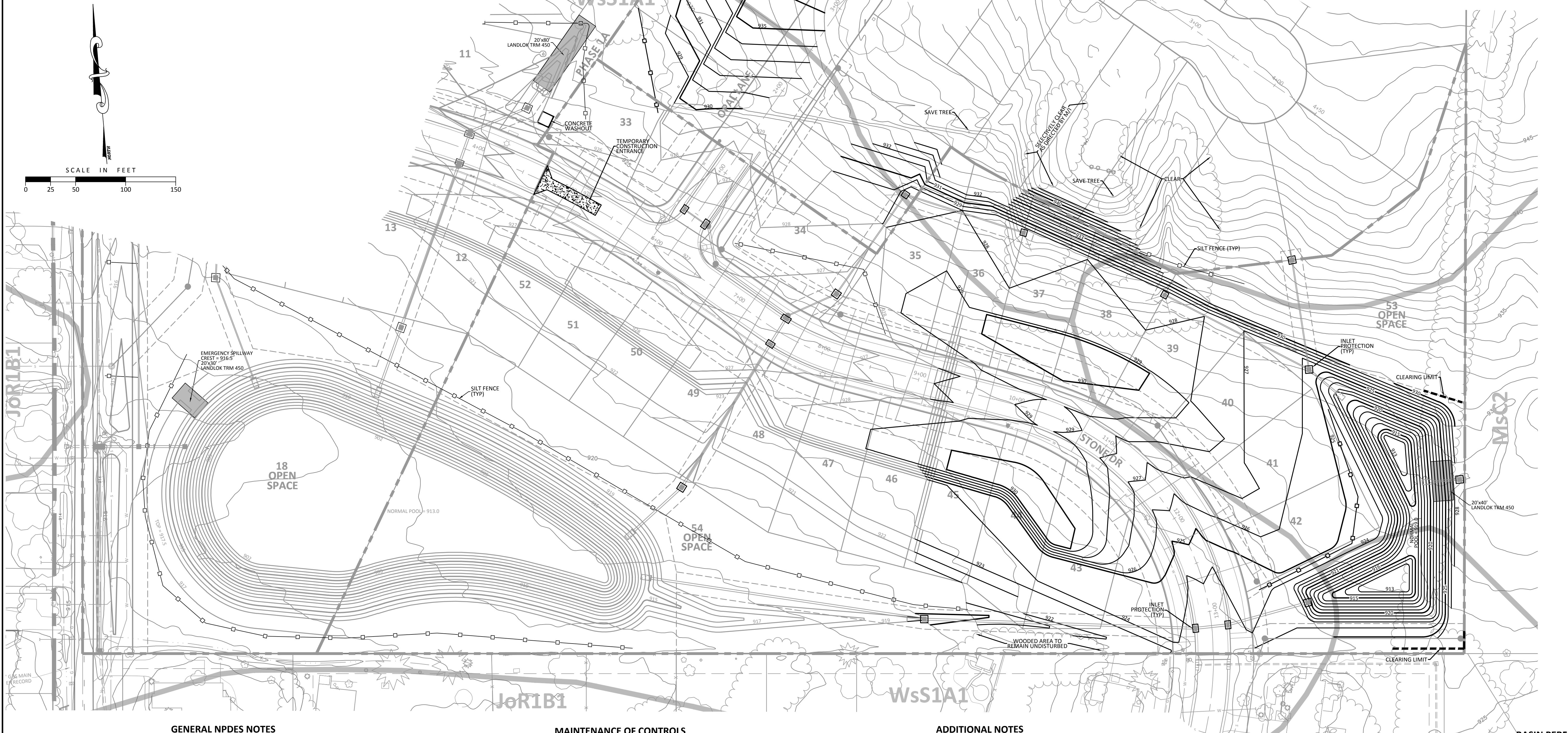
James H. Watson
Signature
Revision
By
Date

Date 02/14/22
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Drawn By BC Proj. Mgr. JW
Survey Database N/A
DWG 16619004-IMP HONERLAW
X-Ref(s)
Project Number 16619.00
File No. Sheet No. 2 / 7

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SOILS LEGEND

JoR1B1 JONESBORO-ROSSMOYNE SILT LOAMS, 2-6%
 MsC2 MIAMIAN-RUSSELL SILT LOAMS, 6-12%
 RvB2 RUSSELL-MIAMIAN SILT LOAMS, 2-6%
 Ws1A1 WESTBORO-SCHAFFER SILT LOAMS, 0-2%



GENERAL NPDES NOTES

1. PROJECT INVOLVES THE CONSTRUCTION OF ROADS, HOUSES AND UTILITIES FOR A SINGLE FAMILY SUBDIVISION.
2. AREA TO BE DISTURBED IS APPROXIMATELY 8 ACRES.
3. PRE-CONSTRUCTION RUNOFF COEFFICIENT IS 0.32.
4. PREDOMINATE SOIL TYPES ARE WESTBORO-SCHAFFER & RUSSELL-MIAMIAN SILT LOAMS.
5. SHARON CREEK IS THE FIRST NAMED STREAM RECEIVING RUNOFF FROM THIS SITE.
6. NPDES STORM WATER GENERAL PERMIT NUMBER: 1GC08360*AG
7. PROJECT DURATION: THRU 2022
8. SITE OPERATOR: M/HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD, SUITE 100
CINCINNATI, OH 45249
(513) 248-5400
9. SWPPP CONTACT: M/HOMES OF CINCINNATI, LLC
9349 WATERSTONE BLVD, SUITE 100
CINCINNATI, OH 45249
(513) 248-5400
CONTACT: MIKE ATHAN

10. UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINFALL AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.
11. THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH000005 - AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
12. THE SWPPP, AS AMENDED, AND LETTER COUNTING PERMIT COVERAGE SHALL BE RETAINED ON SITE AT ALL TIMES IN THE PROJECT TRAILER AND SHALL BE MADE AVAILABLE IMMEDIATELY UPON REQUEST OF THE OHIO EPA DIRECTOR OR HIS AUTHORIZED REPRESENTATIVE DURING WORKING HOURS.
13. PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE.
14. SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY, AND SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABLISHED. AS CONSTRUCTION PROGRESSES, EROSION AND SEDIMENT CONTROL FEATURES MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING ORNAMENTAL PATTERNS.
15. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF DEMOLITION AND ARE TO FINAL GRADE AND TO REMAIN SO, SHALL BE SEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES STORM WATER GENERAL PERMIT.

MAINTENANCE OF CONTROLS

1. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING A PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE AND PREPARED FOR SEEDING.
5. SEDIMENT SHALL BE REMOVED FROM POND AT SUCH TIME WHEN SEDIMENT OCCUPIES 50% OF BASIN DEPTH.

CONSTRUCTION SEQUENCE

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES BEFORE UPSLOPE CLEARING AND GRADING.
2. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
3. INSTALL STORMWATER MANAGEMENT SYSTEM.
4. TEMPORARY VEGETATIVE STABILIZATION OF EROSION AND SEDIMENT CONTROL MEASURES.
5. GRADING OF SUBDIVISION STREET.
6. INSTALLATION OF ALL UTILITIES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROLS MEASURES.

* DUE TO THE DYNAMICS AND STAGING OF EARTH MOVEMENT, CONTRACTOR MAY NEED TO ALTER THE EROSION CONTROL MEASURES AS SHOWN HEREON. CONTRACTOR TO APPLY (B.M.P.) BEST MANAGEMENT PRACTICES IN ORDER TO CONTROL THE RUNOFF OF SILT AND SEDIMENT.
 * ADDITIONAL SILT FENCE MAY BE REQUIRED AS SITE CONDITIONS DETERMINE.
 * IF A TEMPORARY STOCKPILE IS CREATED, SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPE

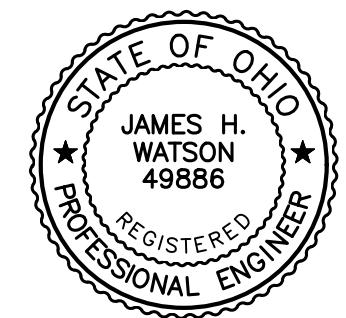
ADDITIONAL NOTES

1. A DETAILED MAINTENANCE PLAN THAT DESCRIBES PROCEDURES (E.G. INSPECTIONS SEE SECTION 2.18 INSPECTION OF STORM WATER CONTROLS/INTERNAL INSPECTIONS) NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES SHALL BE LOCATED AT THE ENTRANCE OF THE DEVELOPMENT AREA OR AT THE JOB TRAILER IN A WELL-MARKED CONTAINER ACCESSIBLE AT ALL TIMES. SUCH PLANS MUST ENSURE THAT POLLUTANTS COLLECTED WITHIN STRUCTURAL POST-CONSTRUCTION PRACTICES, BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A. N.P.D.E.S. REGULATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION PERIOD.
4. HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTION TO ENSURE THE BASEMENTS STAY DRY.
5. THE TOP FOOT OF LOT FILLS NECESSARY TO ACHIEVE PLAN GRADE MAY CONSIST OF REDISTRIBUTED TOP SOIL.

HONERLAW ESTATES PHASE 2

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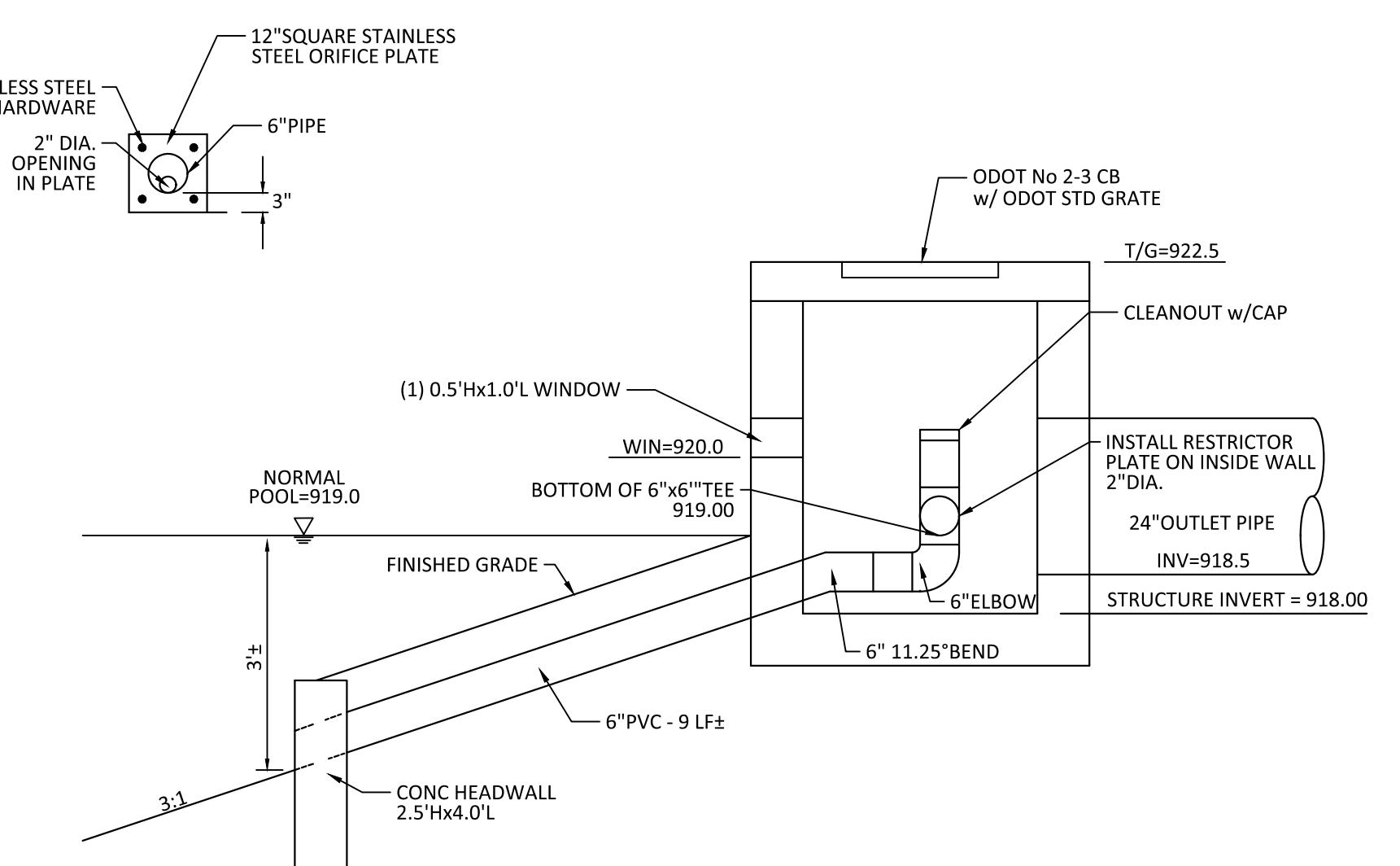
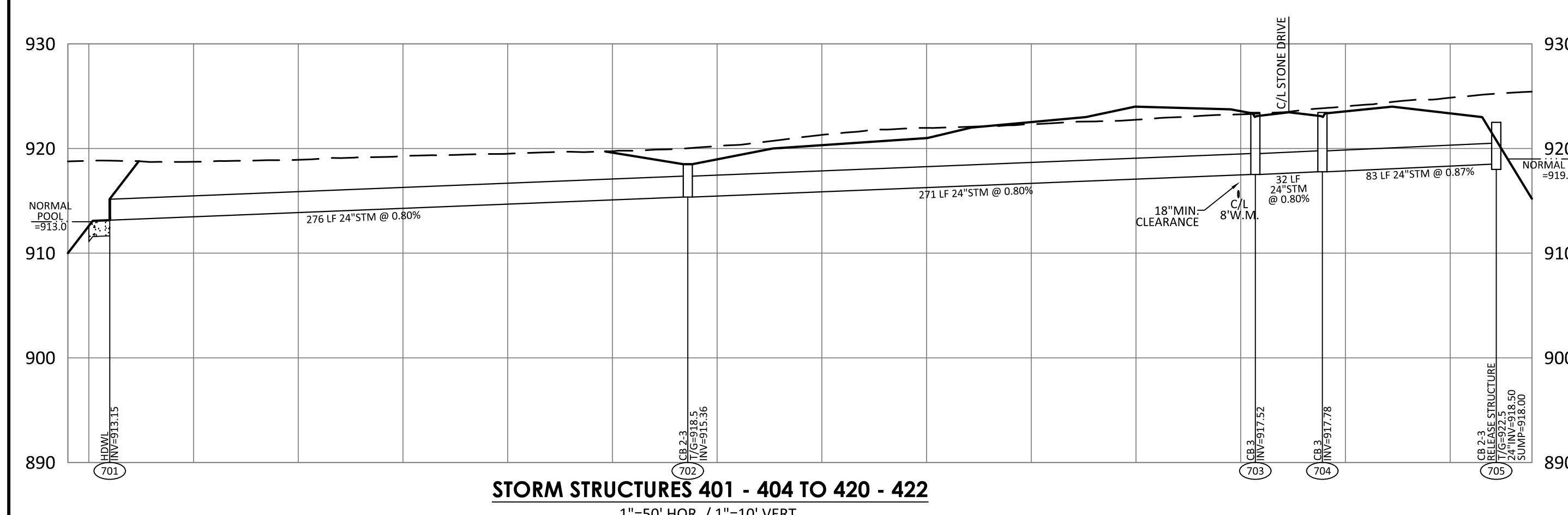
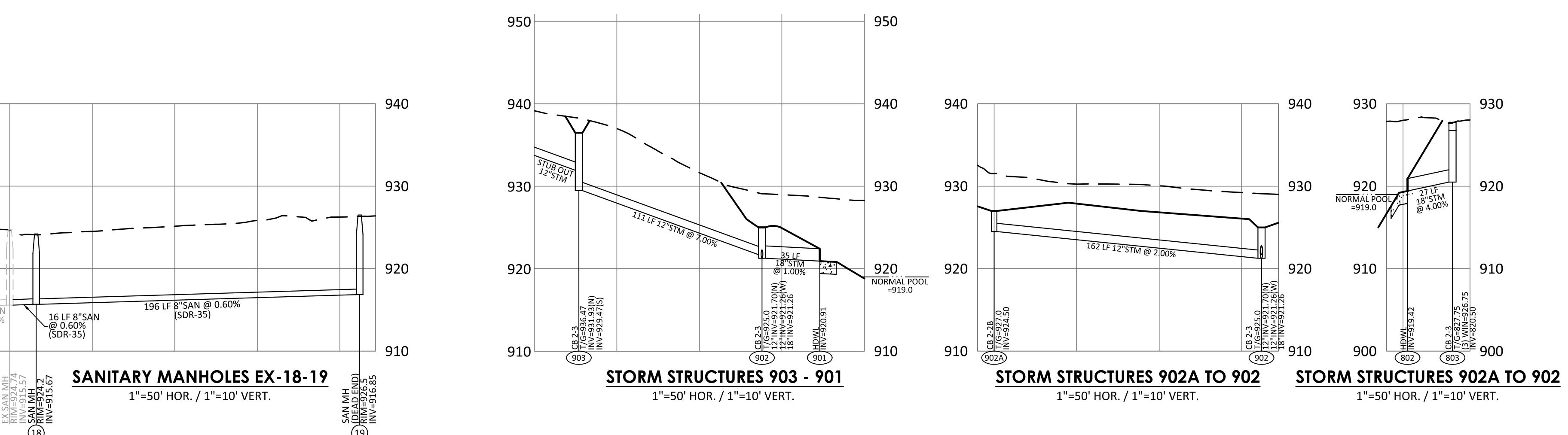
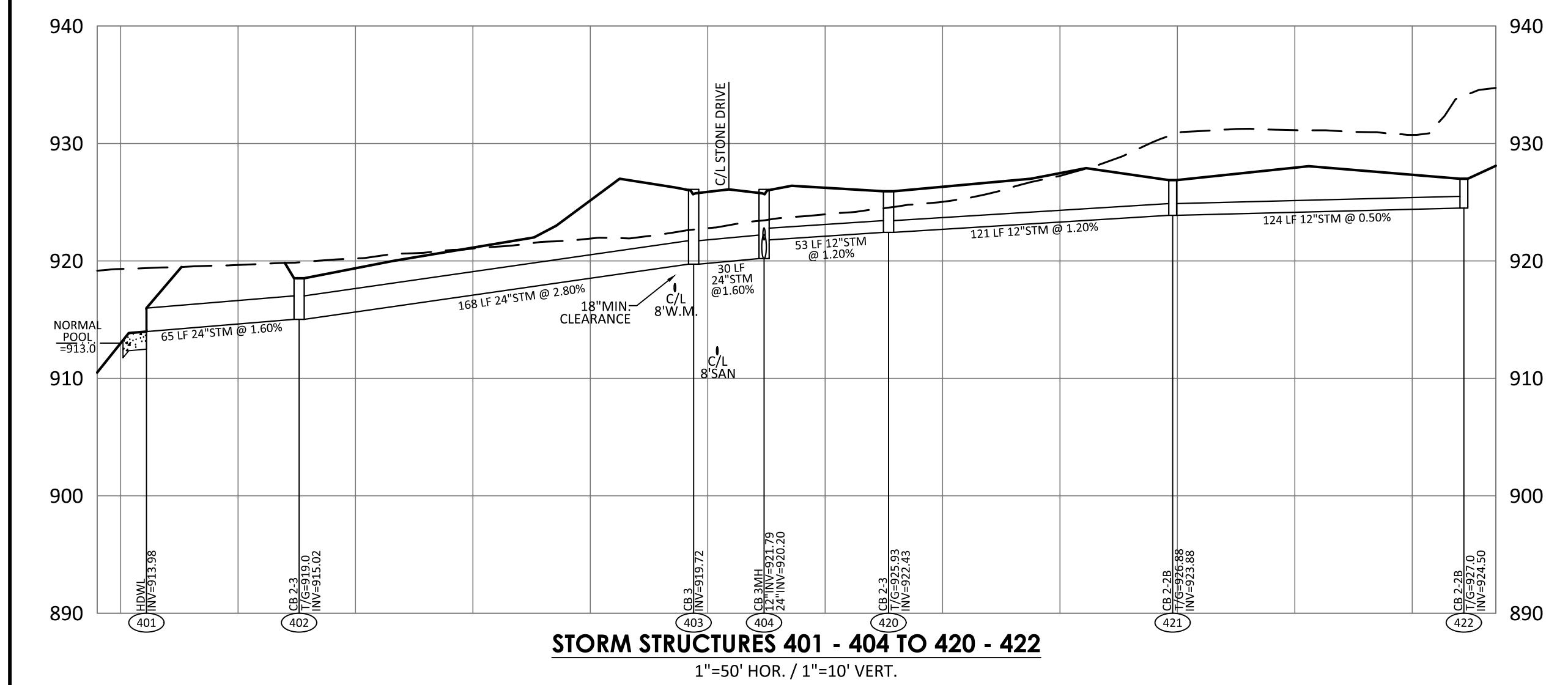
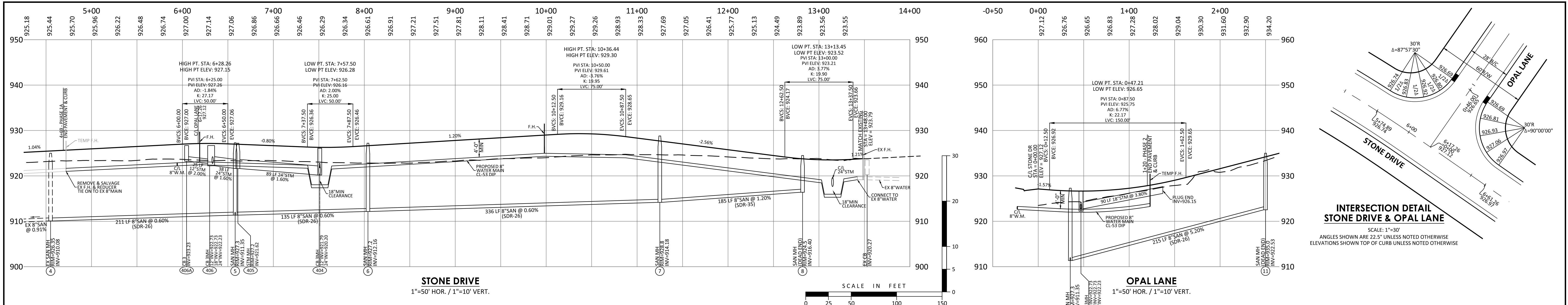
GRADING & S.W.P.P. PLAN



James H. Watson
Revision: _____
By: _____
Date: _____

Date: 02/14/22
Scale: AS NOTED
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Survey Database: N/A
DWG: 16619004-IMP HONERLAW
X-Ref(s):
Project Number: 16619.00
File No.: Sheet No.: 3 / 7

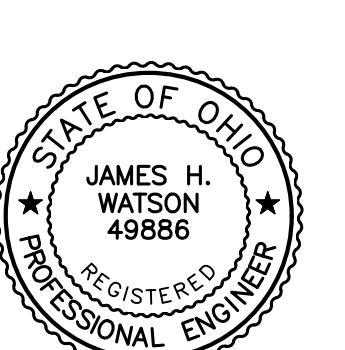
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McGill Smith Punshon
■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying



HONERLAW ESTATES PHASE 2

SECTION 9, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

PROFILES & DETAILS



James H. Watson
Signature
Revision
By
Date

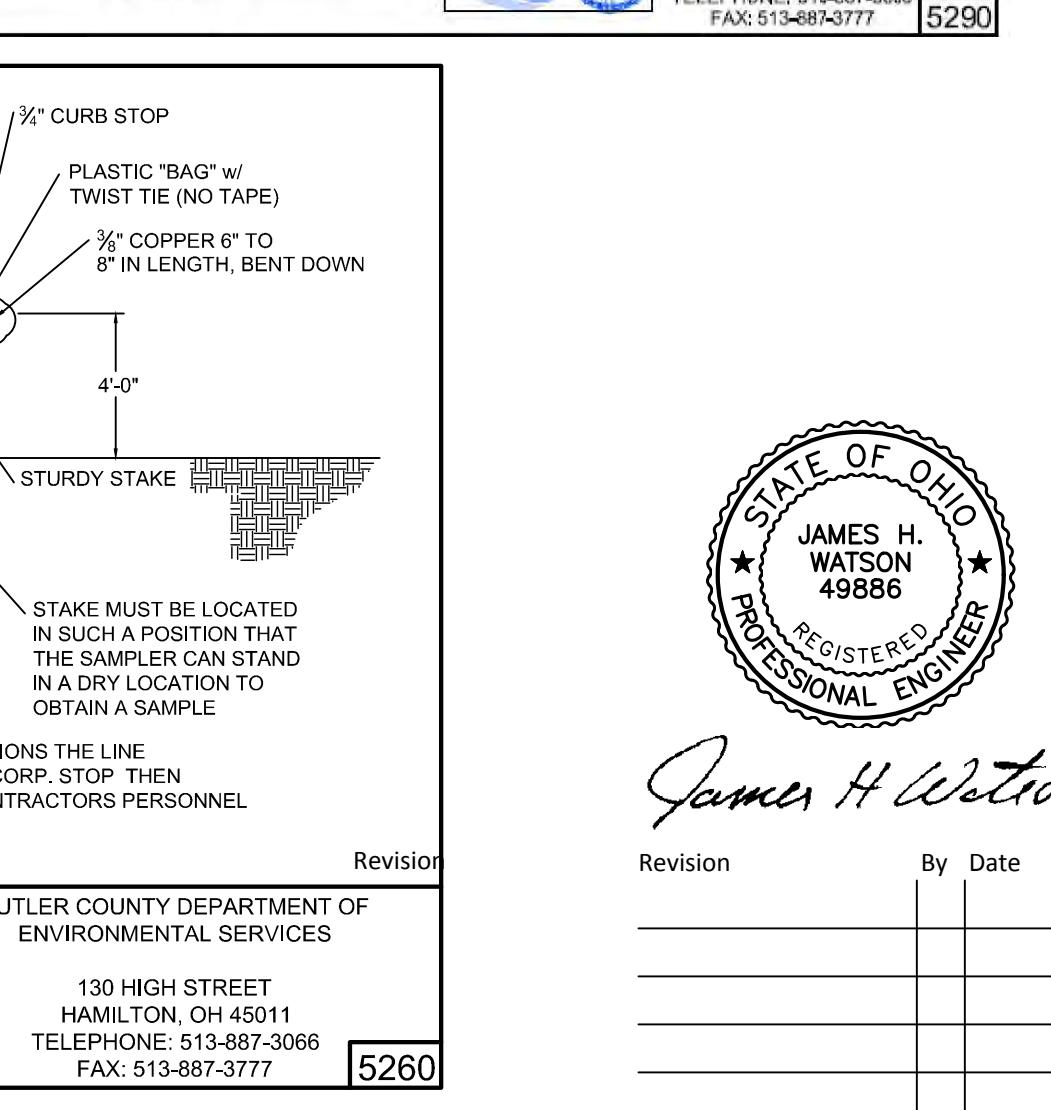
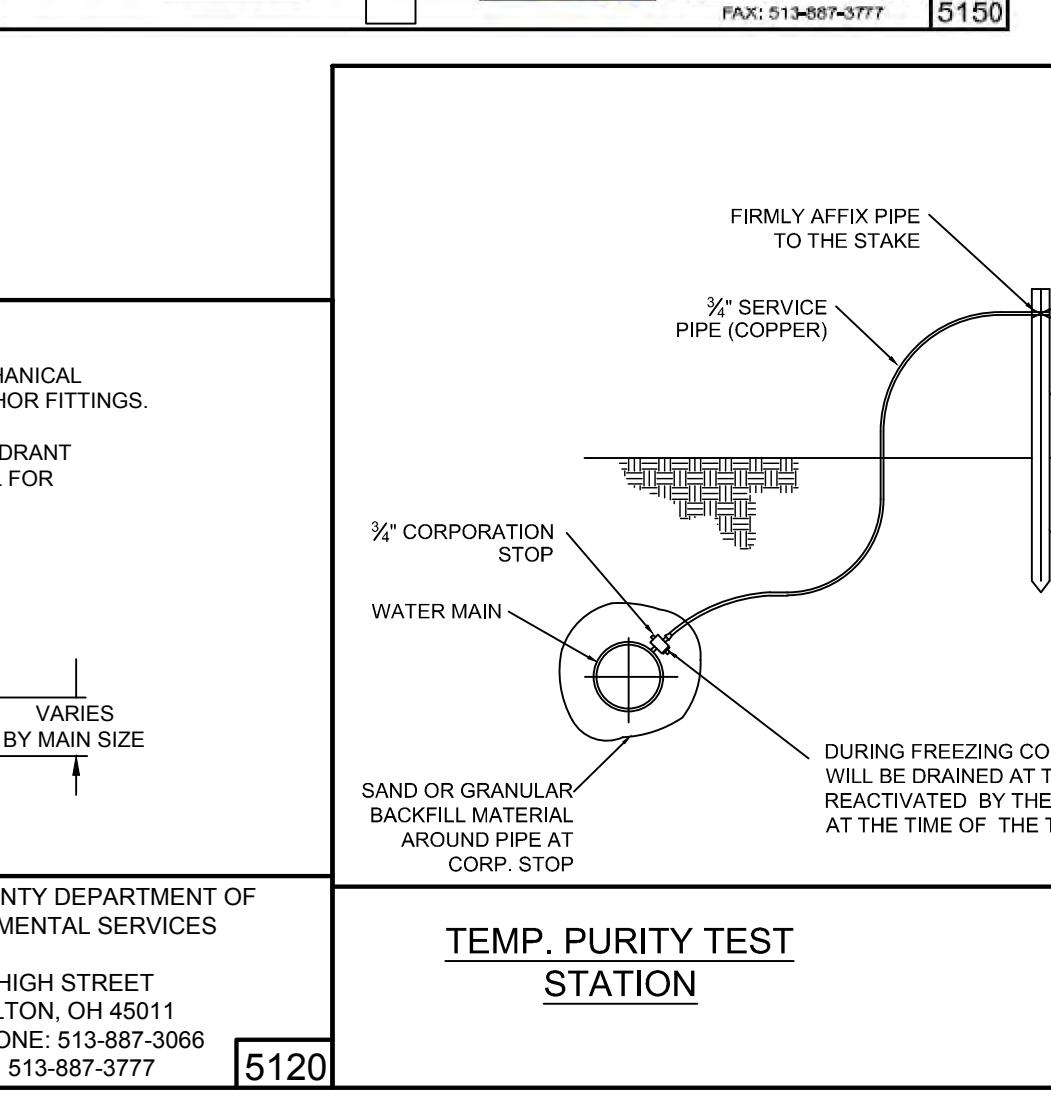
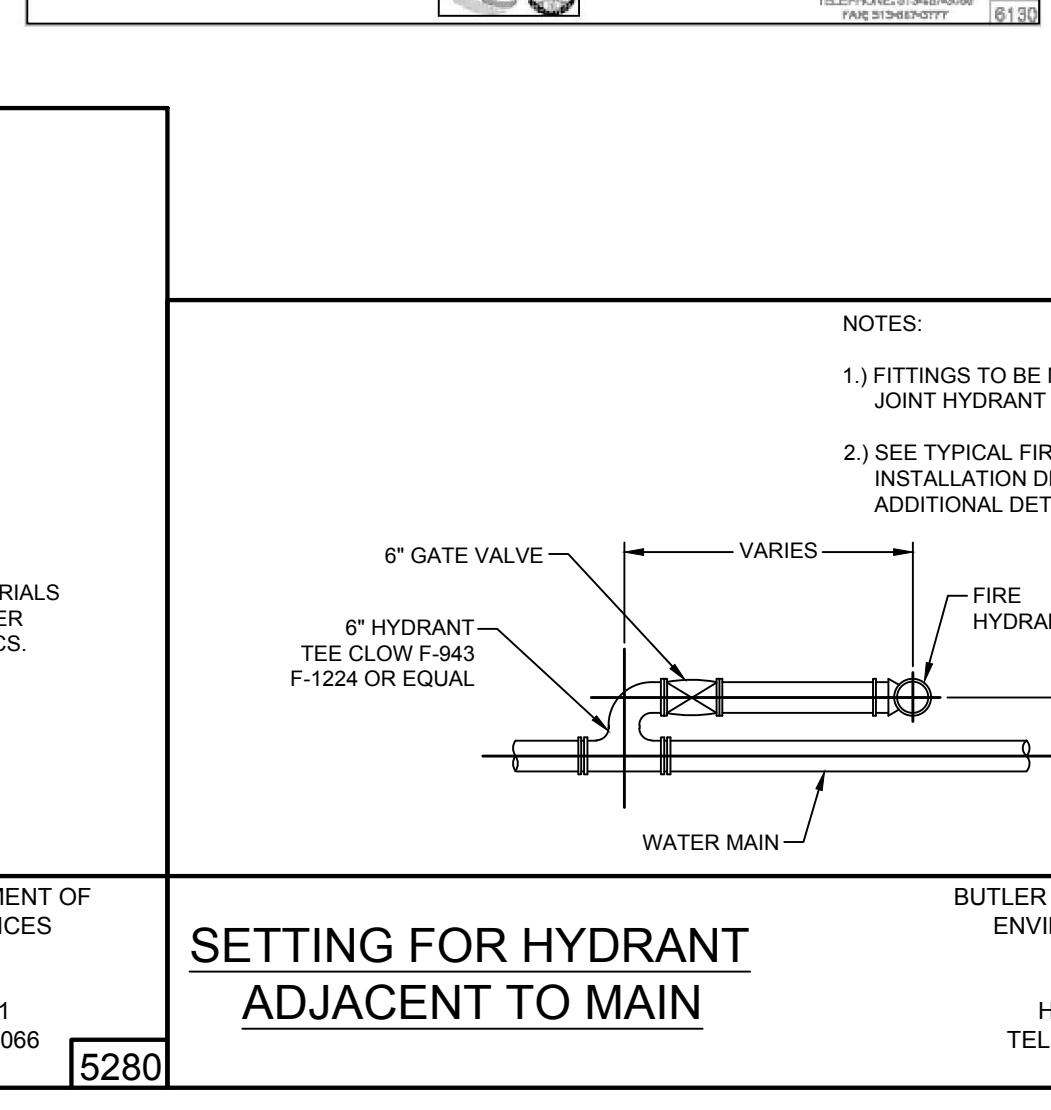
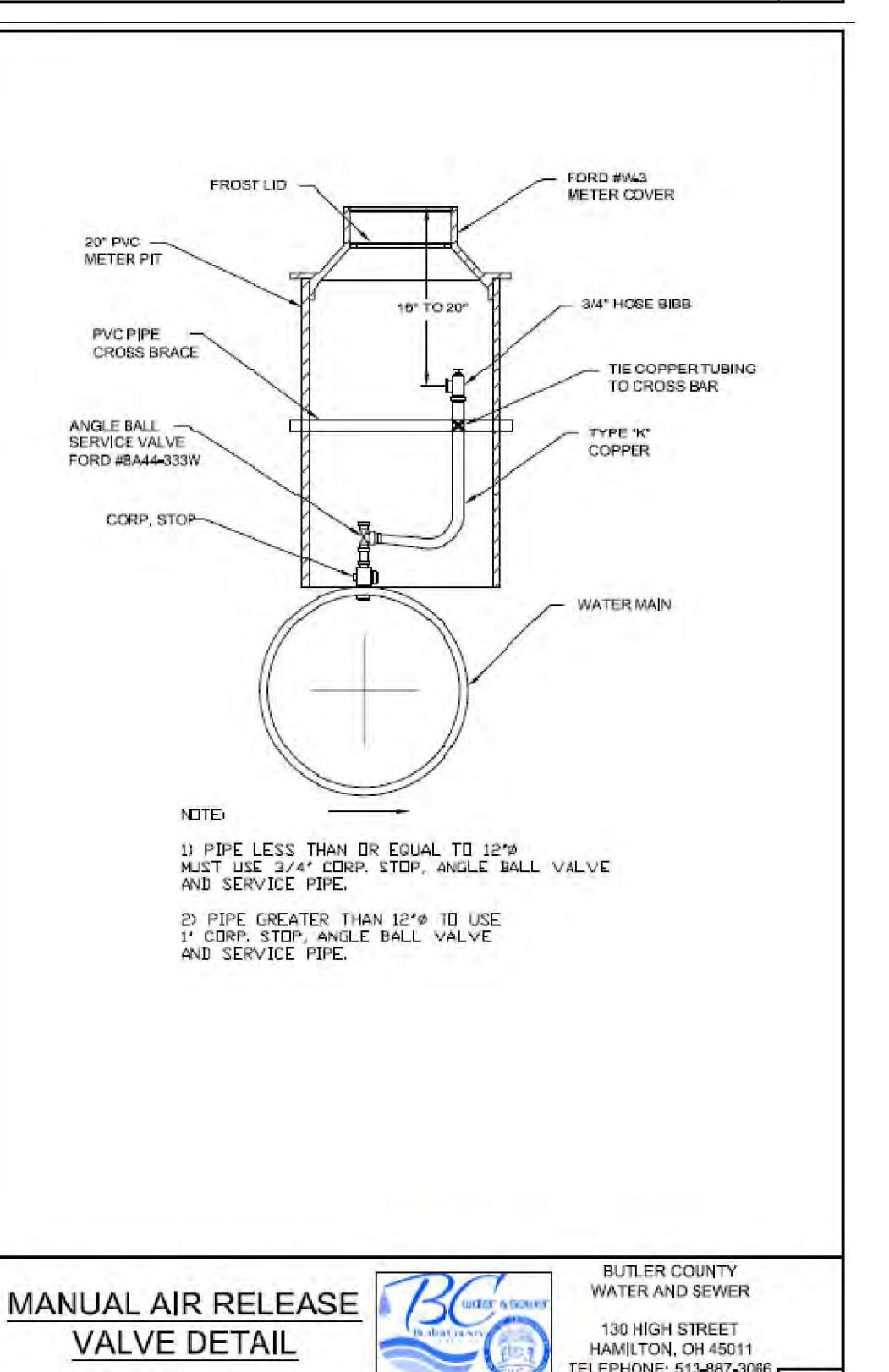
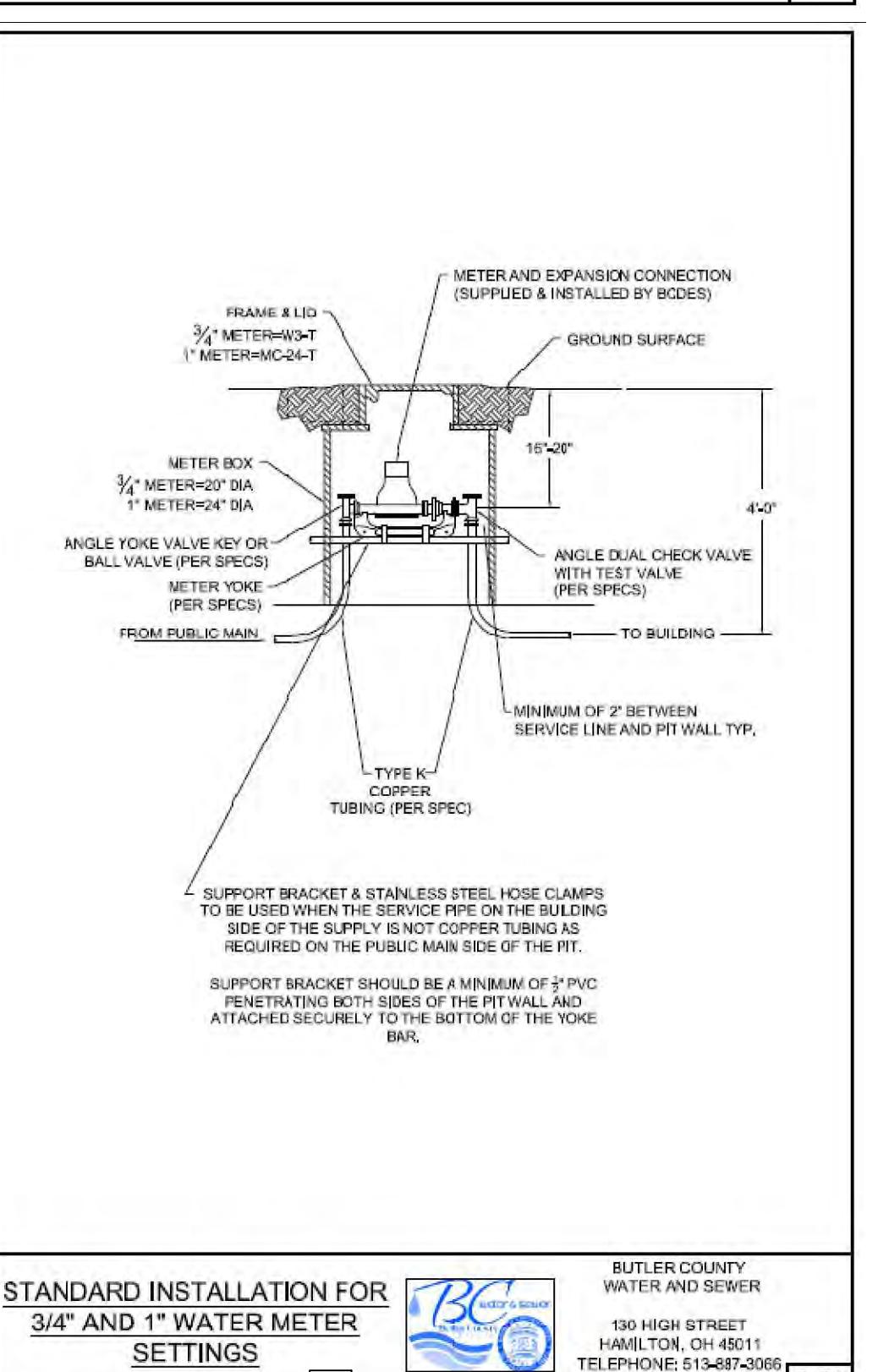
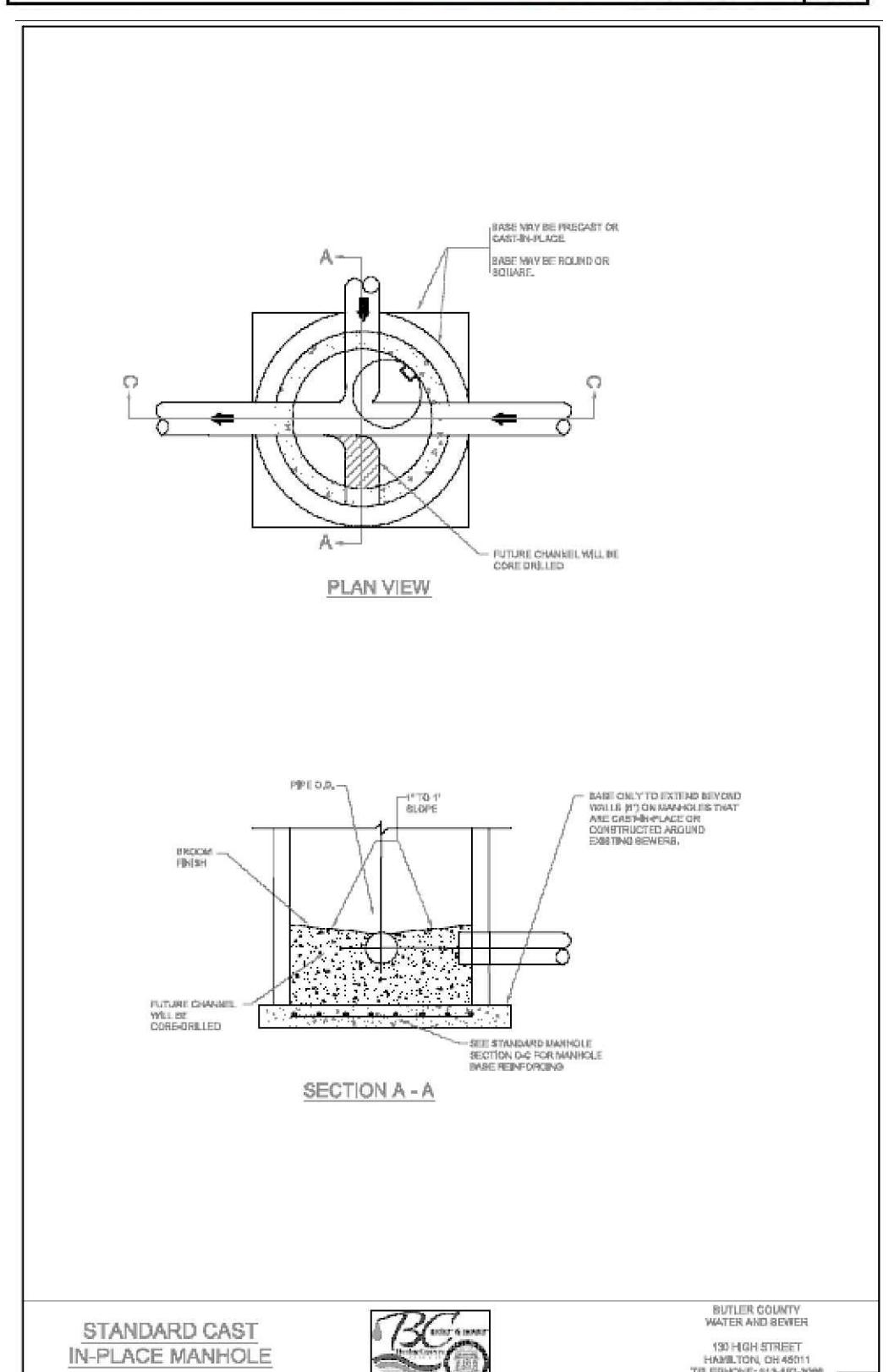
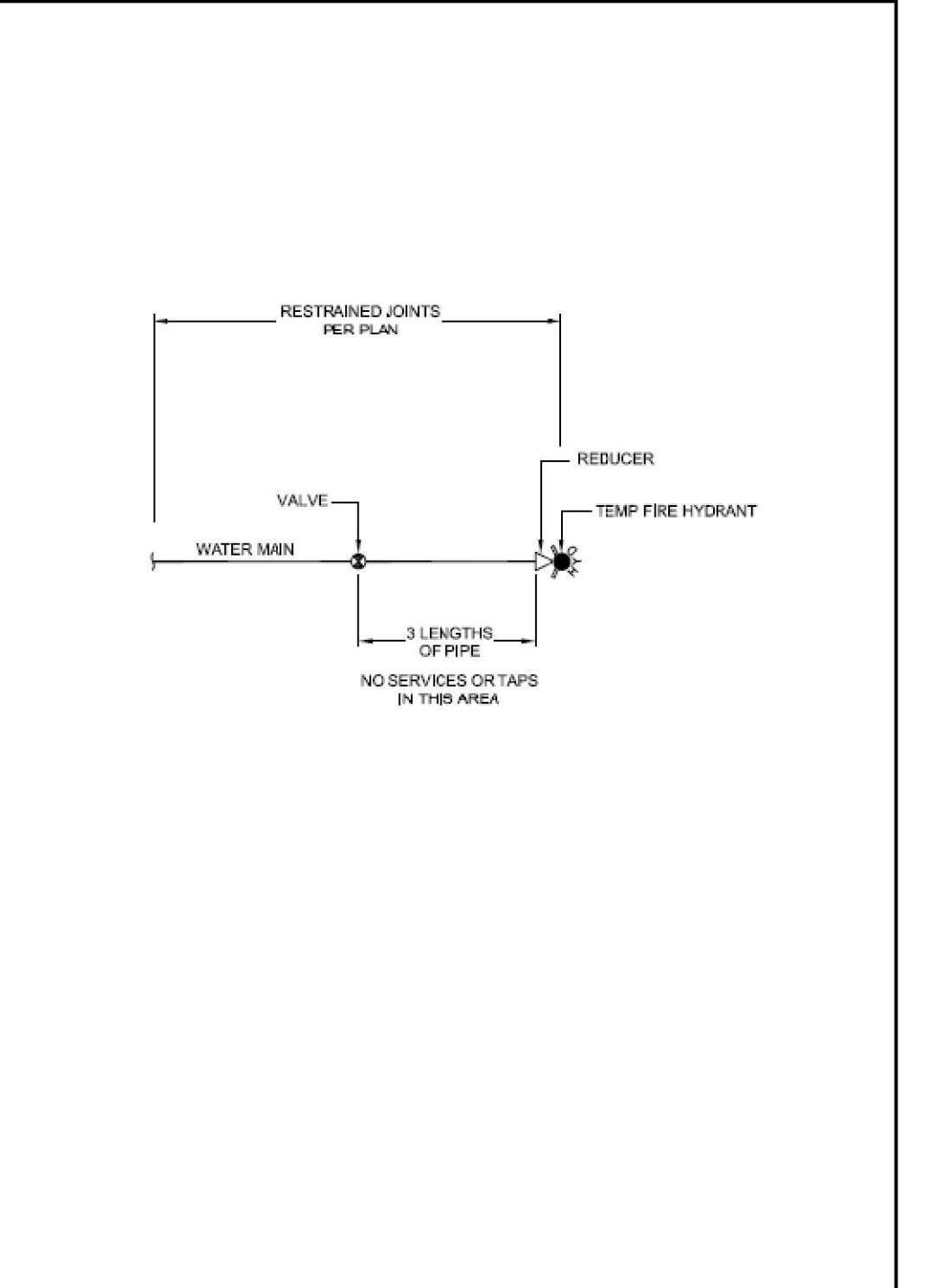
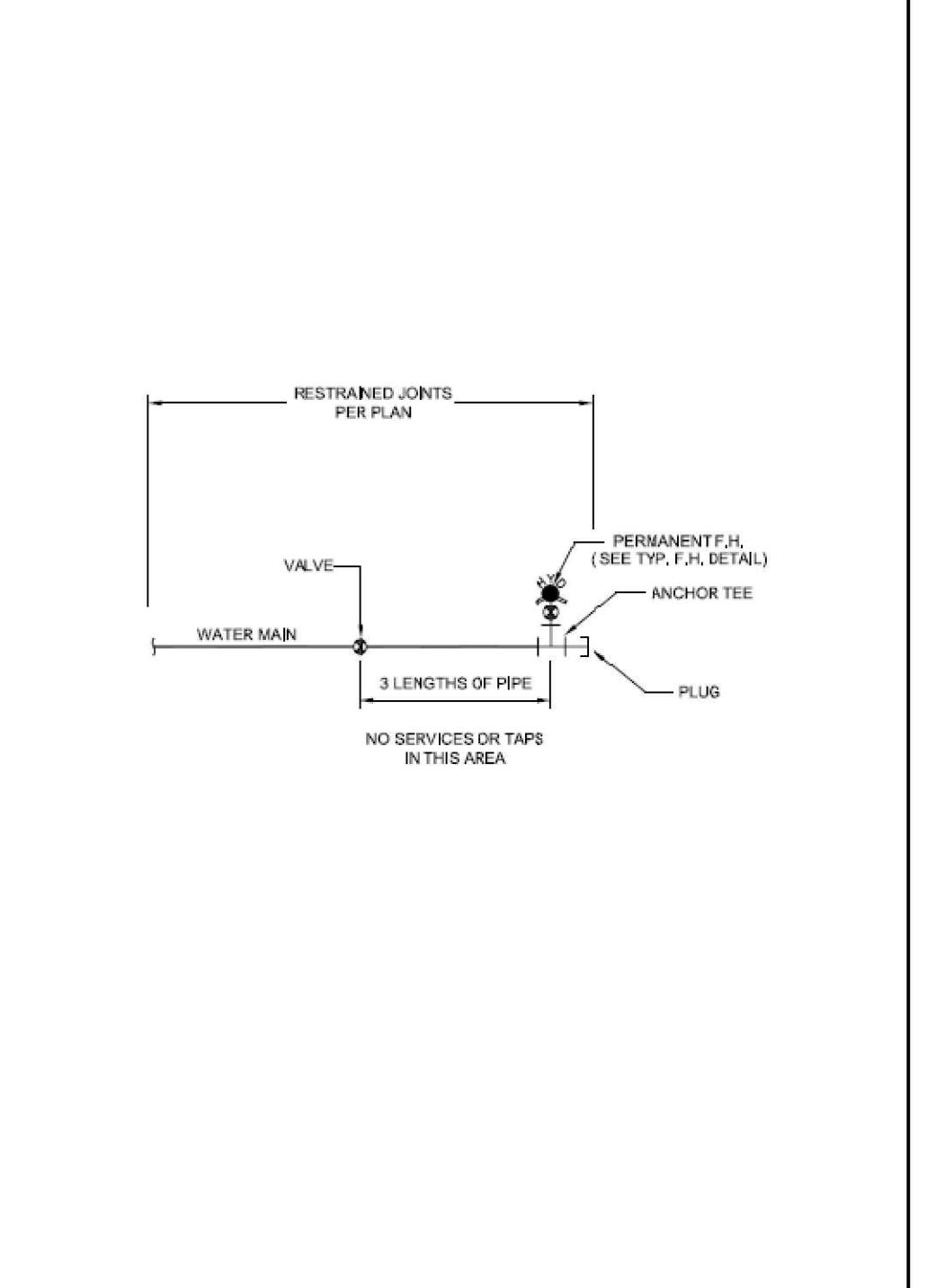
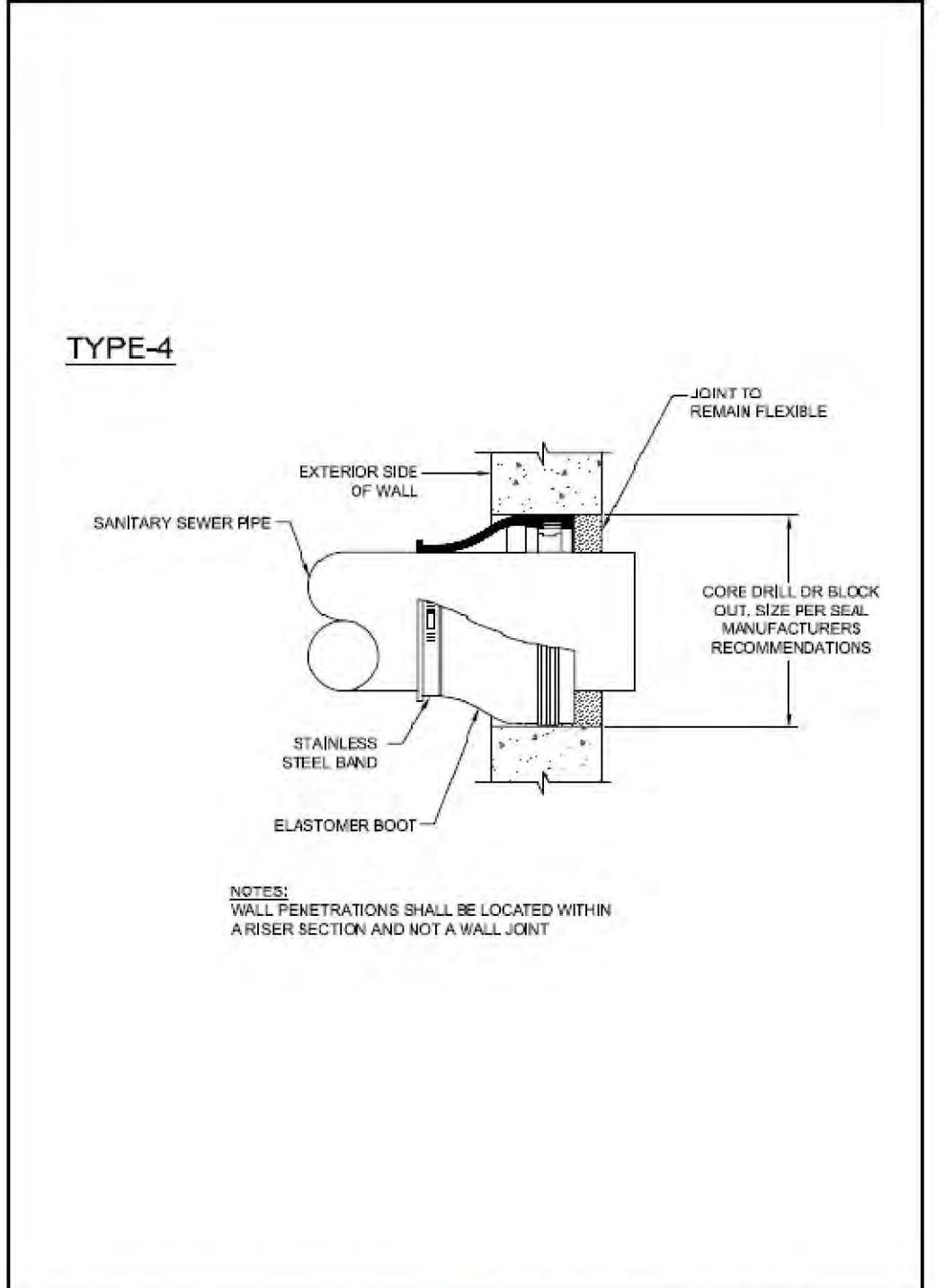
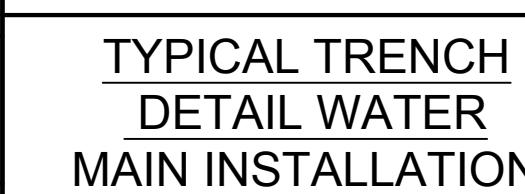
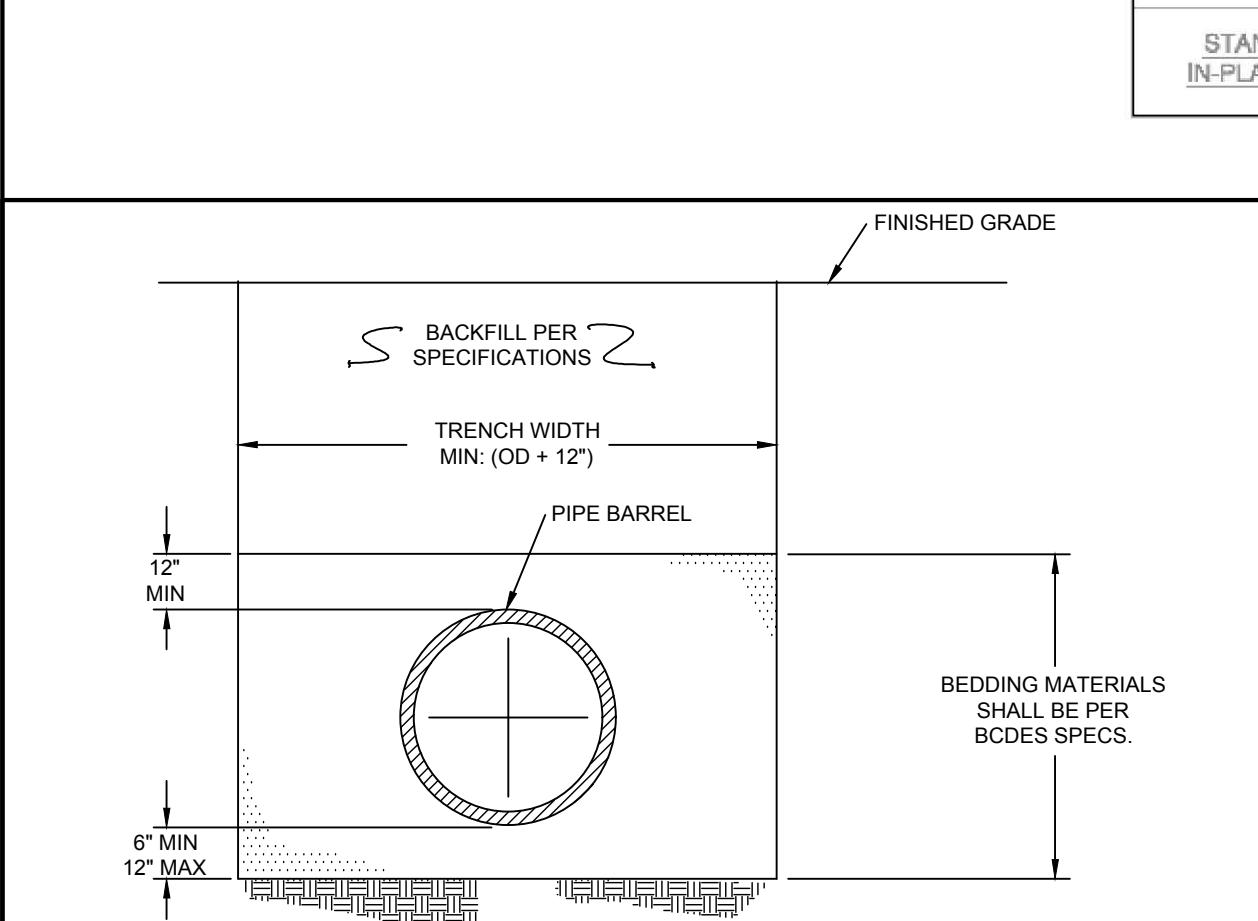
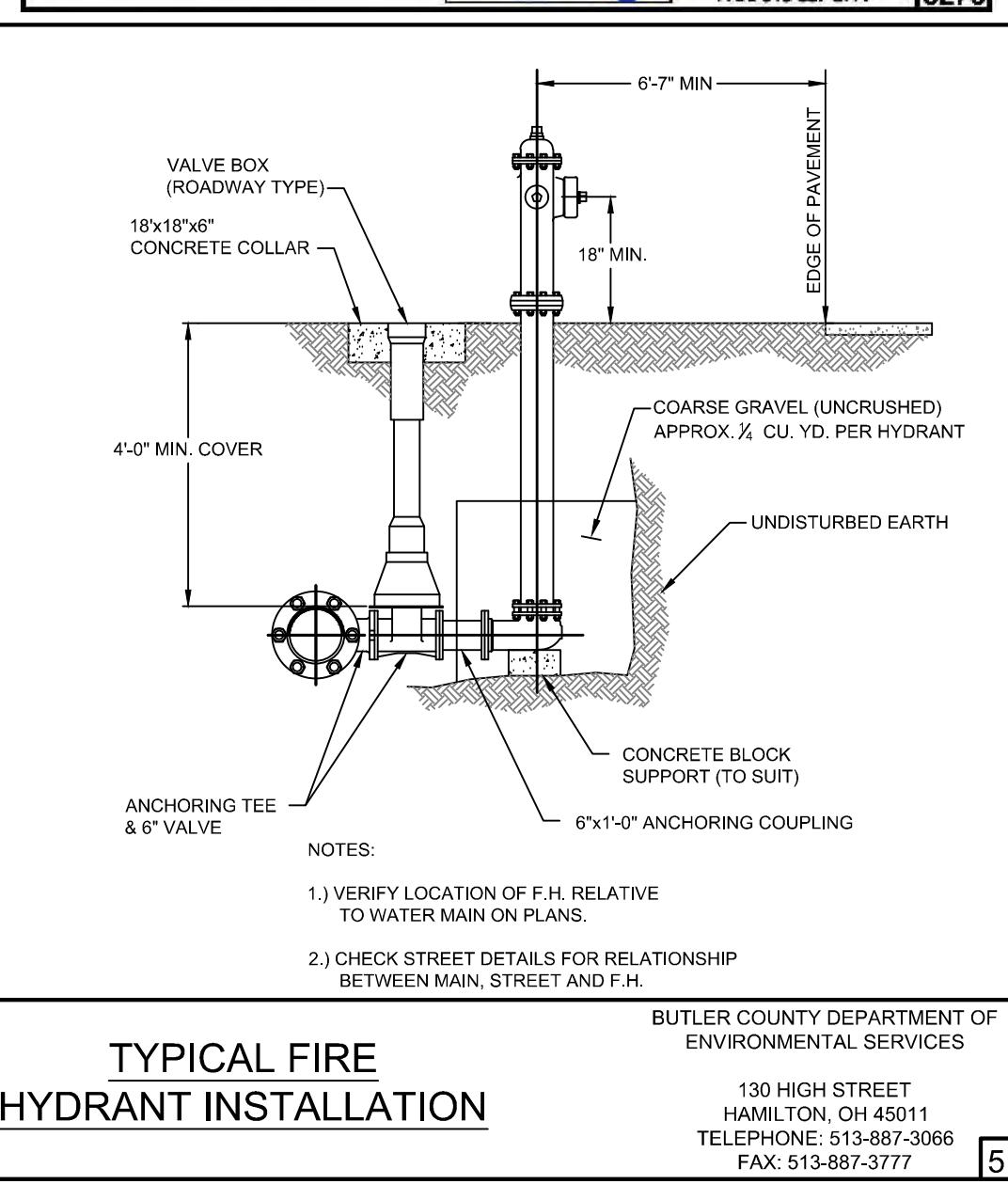
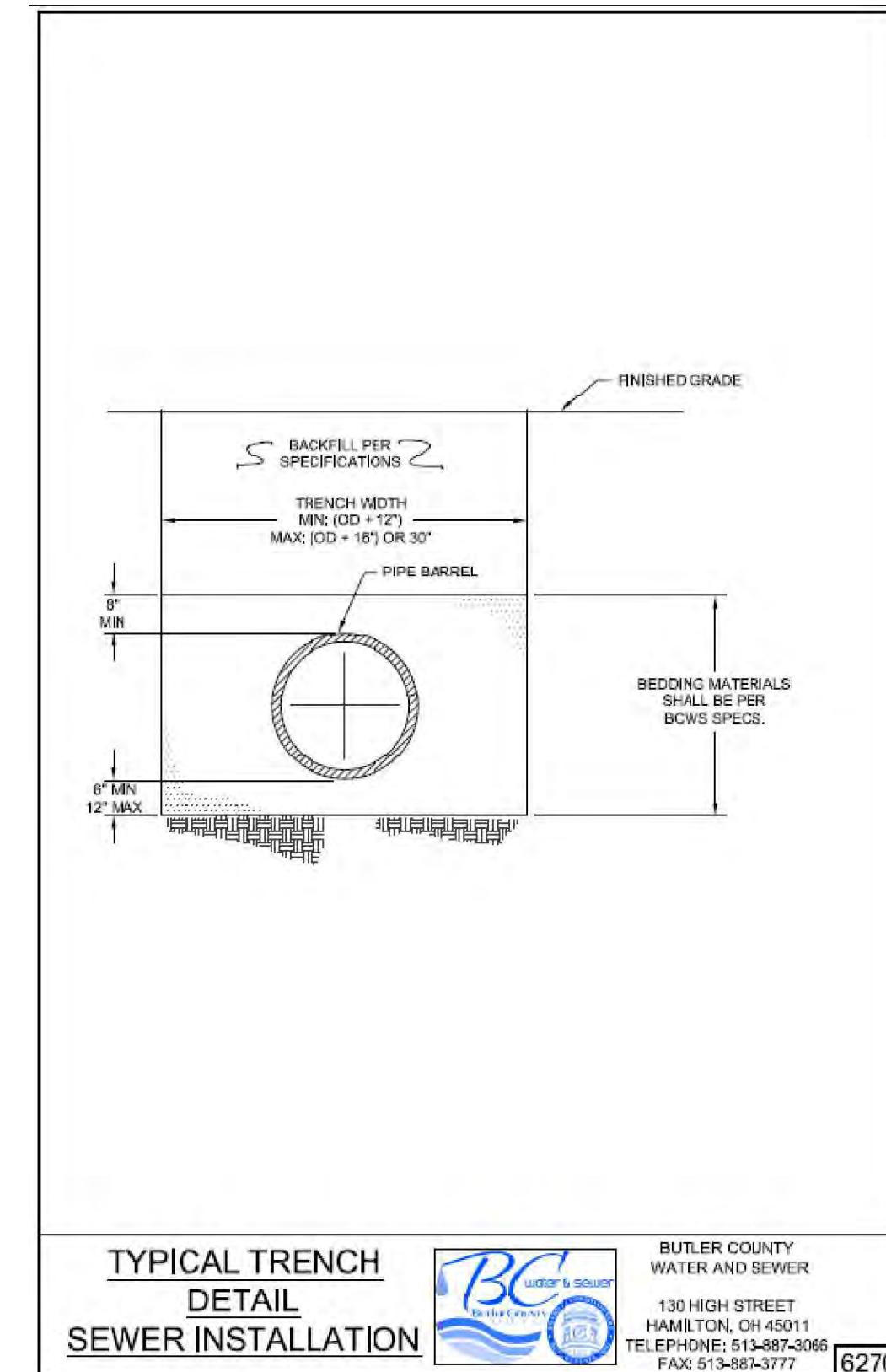
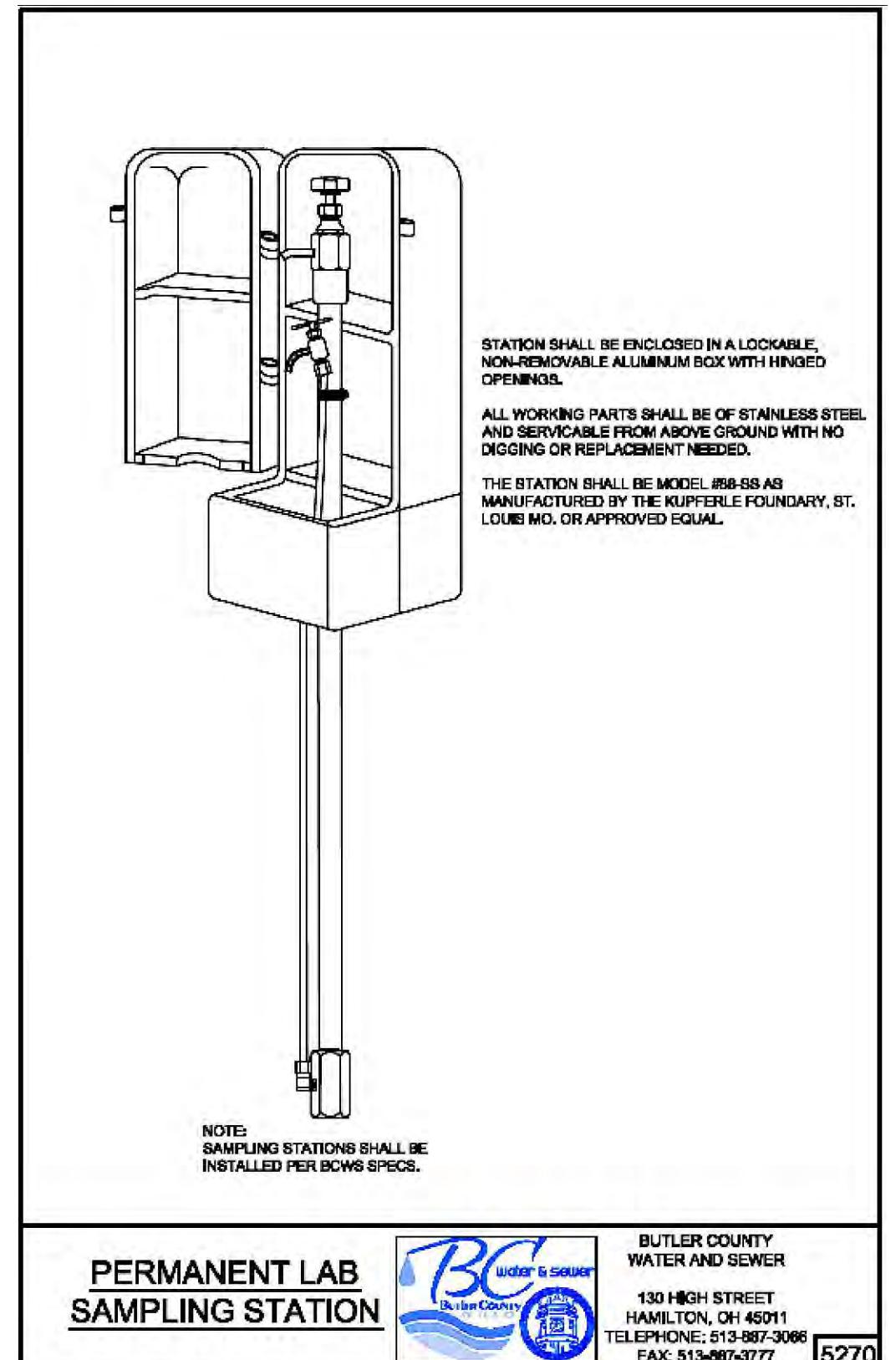
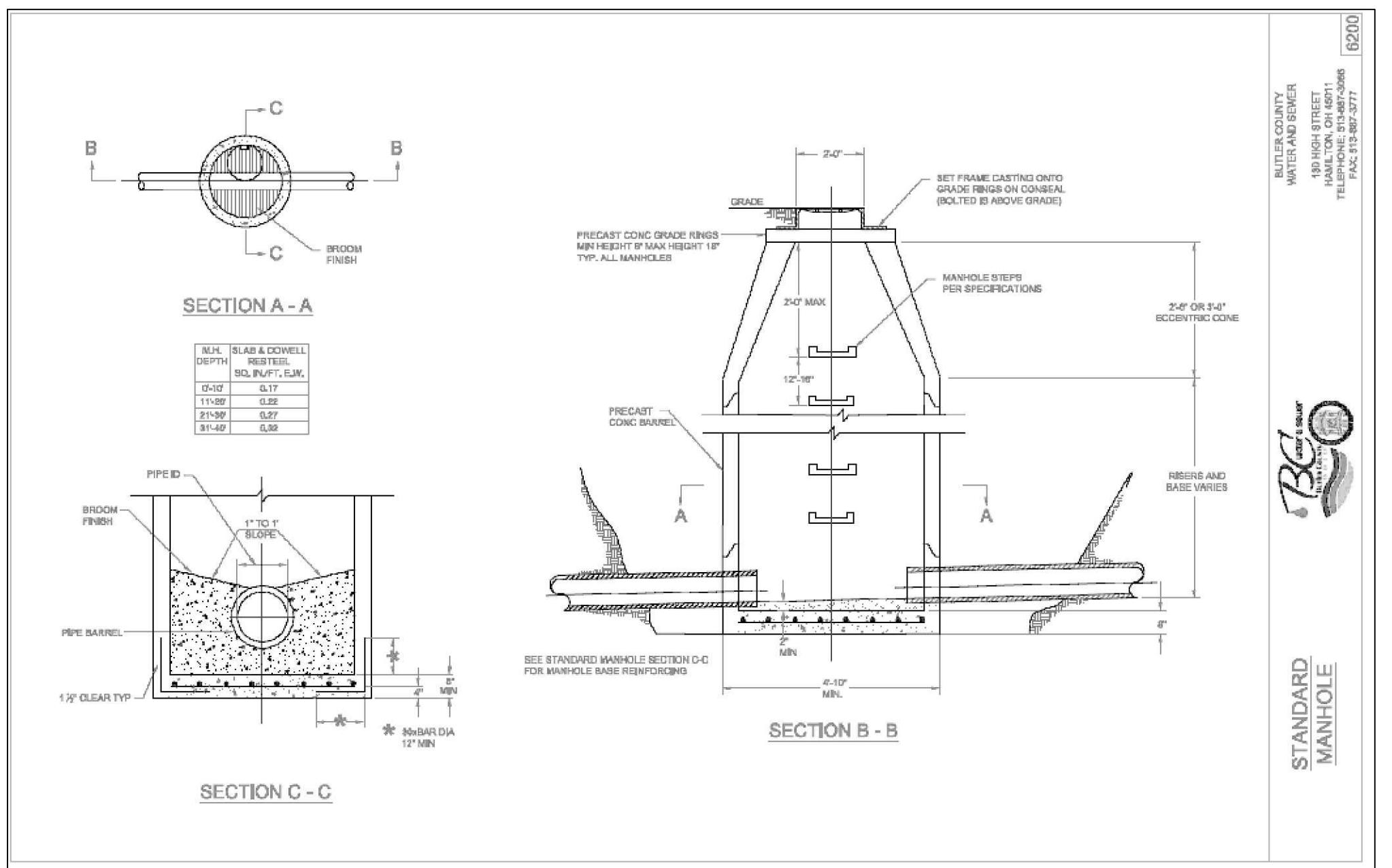
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MSP
DESIGN
McGill Smith Punshon
■ Architecture
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■ Landscape Architecture
■ Planning
■ Surveying

1-800-362-2764

WO WORKING DAYS BEFORE YOU DIG
MEMBERS MUST BE CALLED DIRECTLY)

MEMBERS MUST BE GREED DIRECTLY,



HONERLAW ESTATES

PHASE 2

SECTION 9, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

DETAILS

James H. Watson

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Specifications for Permanent Seeding

SITE PREPARATION

1. A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. Maximizing infiltration will help control both runoff rate and water quality. Subsoiling should be done when the soil moisture is low enough to prevent the soil to crack or fracture. Subsoiling shall be done on slope-areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Resoil shall be applied where needed to establish vegetation.

SEEDED PREPARATION

1. Lime-Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at a rate of 130 lbs./1,000 sq. ft. or 2 tons/acre.

2. Fertilizer-Fertilizer shall be applied according to a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lbs./acre of 10-10-10 or 12-12-12 analysis.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other similar type tool to a depth of 3 in. On sloping land the soil shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS

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

DORMANT SEEDINGS

1. The site shall be prepared from October 1 through November 20. During this period the seeds are likely to germinate, but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":

* From October 1 through November 20, prepare the seedbed, and the required amounts of lime and fertilizer, then mulch and anchor. At November 20, and before March 1, broadcast the dormant seed mixture, mulch and anchor. Increase the seeding rates by 50 % for this type of seeding.

* From November 20 through March 15, when soil conditions permit, prepare the seedbed and lime and fertilizer, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50 % for this type of seeding.

* Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) in a firm, moist seedbed.

* Where feasible, except when a cultipacker type seeder is used, the seedbed should be formed following seeding operations with a cultipacker, roller or light drag. On sloping land, seeding operations should be on the contour where feasible.

Permanent Seeding

Seed Mix

Seeding Rate

Notes:

General Use

Creeping Red Fescue 20-40 1/2-1/2

Domestic Ryegrass 10-20 1/4-1/2

Kentucky Bluegrass 10-20 1/4-1/2

Tall Fescue 40 1

Dwarf Fescue 40 1

Steep Banks or Cut Slopes

Tall Fescue 40 1

Crown Vetch 10 1/4

Tall Fescue 20 1/2

Do not seed later than August

MULCHING TEMPORARY SEEDING

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

2. Mulch shall be applied at a net dry weight of 750 lb./ac. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs./100 gal.

3. Mulch shall be applied to the manufacturer's recommendations. Noting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

4. Asphalt Emulsion-Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal./ac.

5. Synthetic Binders-Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tac or equivalent may be used at rates recommended by manufacturer.

6. Fertilizer-Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at a rate of 12 lb./1,000 sq. ft. or 500 lbs./ac of 10-10-10 or 12-12-12 analysis.

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