



March 21, 2003

Mr. Jim Fox
Butler County Department of Development
Building & Zoning Division
130 High Street
Hamilton, Ohio 45011

**RE: CHESTERWOOD VILLAGE
ASSISTED LIVING ADDITION
8073 TYLERSVILLE ROAD
WEST CHESTER TOWNSHIP**

Dear Jim:

This office has reviewed the above referenced site plan dated FEB 25 2003 and has found the following items which need to be revised:

1. Provide calculations and a drainage area map for all proposed storm sewer structures. Also, show the existing storm sewer structures have the capacity to accept the proposed storm water runoff.
2. Provide a typical section for the grading along the east property line to show the 100 year flood route ditch will be maintained.
3. Show any necessary erosion control measures for the work along the east property line.
4. The plan must be stamped and signed by a professional engineer registered in the state of Ohio.

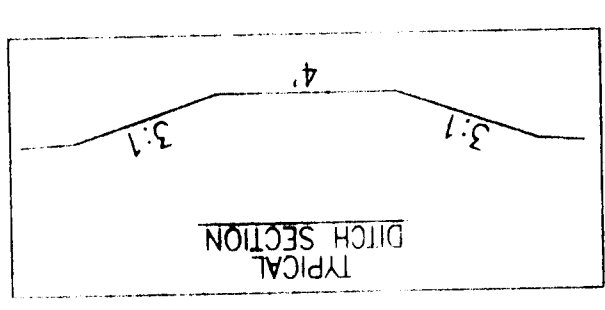
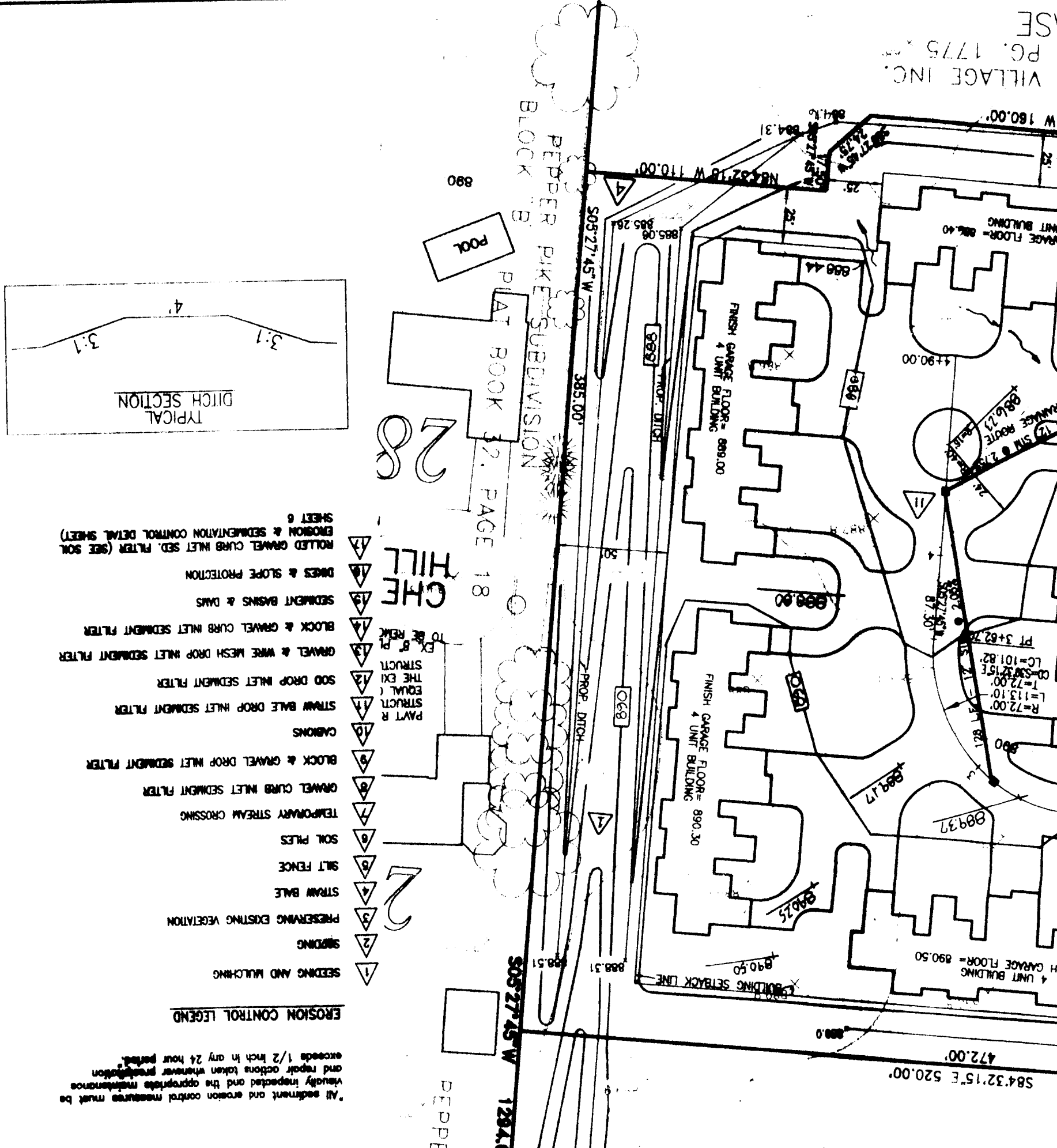
When these items have been addressed, please submit revised plans. Once construction is complete, please submit AS-BUILT plans showing storm sewer invert elevations. If you have any questions, please contact me at (513) 785-4142 or via email at pursleya@bceo.org.

Sincerely,

Amy Pursley, PE
Design Engineer

/alp

VILLAGE INC.
PG. 1775



- EROSION CONTROL LEGEND**
- 1 SEEDING AND MULCHING
 - 2 SEEDING
 - 3 PRESERVING EXISTING VEGETATION
 - 4 STRAW BALE
 - 5 SILT FENCE
 - 6 SOIL PILES
 - 7 TEMPORARY STREAM CROSSING
 - 8 GRAVEL CURB INLET SEDIMENT FILTER
 - 9 BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
 - 10 CANYONS
 - 11 STRAW BALE DROP INLET SEDIMENT FILTER
 - 12 SOD DROP INLET SEDIMENT FILTER
 - 13 GRAVEL & WIRE MESH DROP INLET SEDIMENT FILTER
 - 14 BLOCK & GRAVEL CURB INLET SEDIMENT FILTER
 - 15 SEDIMENT BASINS & DAMS
 - 16 DICES & SLOPE PROTECTION
 - 17 ROLLED GRAVEL CURB INLET SED. FILTER (SEE SOIL EROSION & SEDIMENTATION CONTROL DETAIL SHEET) SHEET 6

SEDIMENTATION CONTROL NOTES

The project has been designed to control erosion and prevent damage to other property. All striping, earthwork, and grading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded materials to be retained on site.

All areas disturbed by the construction of the roadways, ditches and sedimentation basins shall be seeded. Payment will be by the number of square yards disturbed as per the grading plan.

Straw bales are to be utilized to create temporary dams to catch the silt. These are to be installed at points where the flow is concentrated.

Surface water is to be directed into these temporary silt basins by means of temporary swales and ditches.

As the installation of the storm sewer program, straw bales are to be placed at the inlet and outlet of sewers to control the silt.

Payment for the above shall be included in Items Excavation, Embankment.

METHOD

CHE HILL

28

PEPPER PIKE SUBDIVISION
BLOCK A

PEPPER PIKE SUBDIVISION
BLOCK B

PLAT BOOK 32, PAGE 18

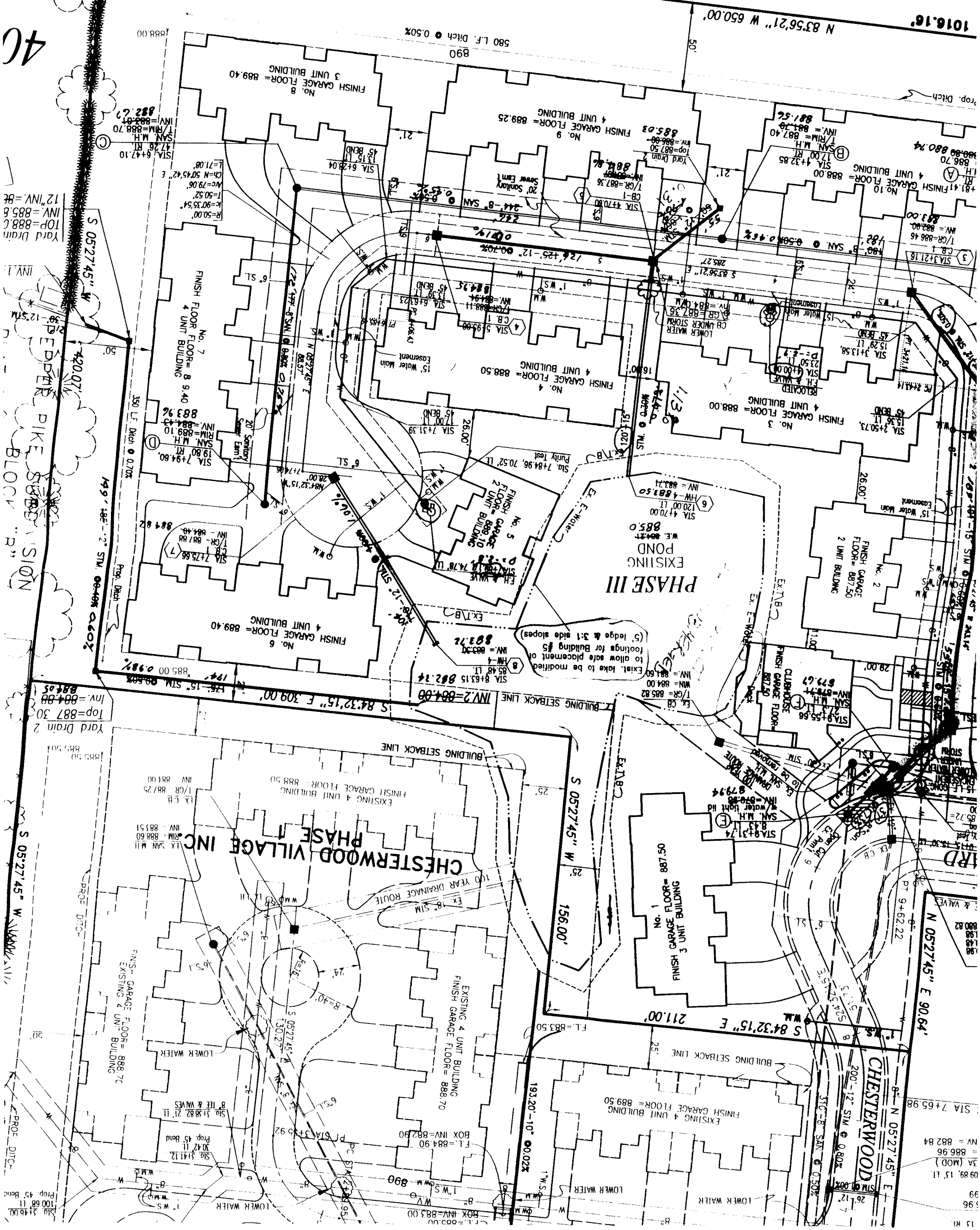
GRADING AND EROSION CONTROL

CHESTERWOOD RETIREME

3

CHRISTINE F. MADDOX
D.B. 1687, PG. 645

4C



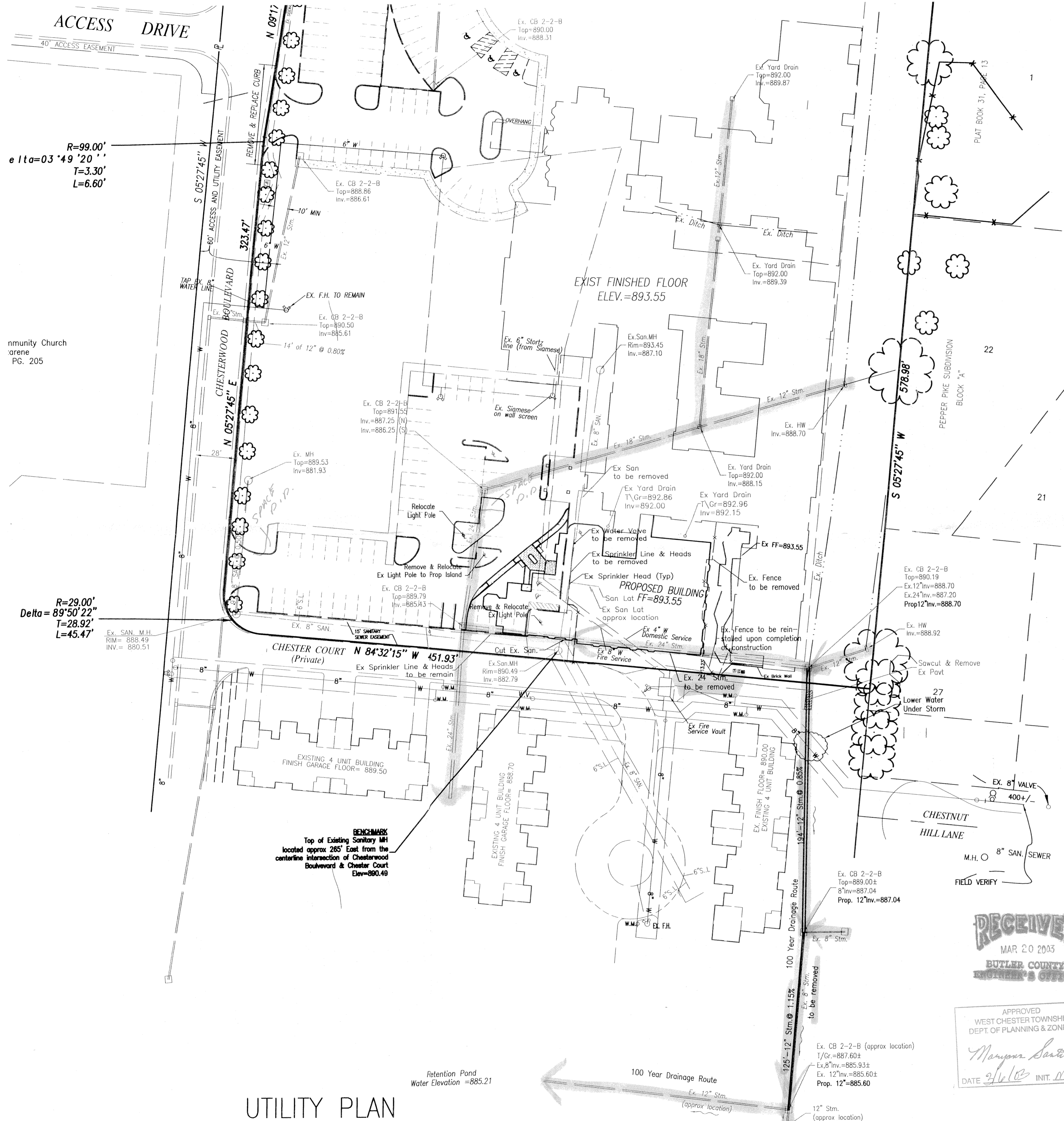
Yard Drain
INV. = 885.8
TOP = 888.6
12" INV. = 87
S 05'27'45" W
420.07'
PEPPER DIKE SUBDIVISION
BLOCK "R"
199' 10" - 12" STM. 00-408' 0.60X
350 LF. Ditch @ 0.70%

1016.16'
N 83'56'21" W 650.00'

N 05'27'45" E 90.64'

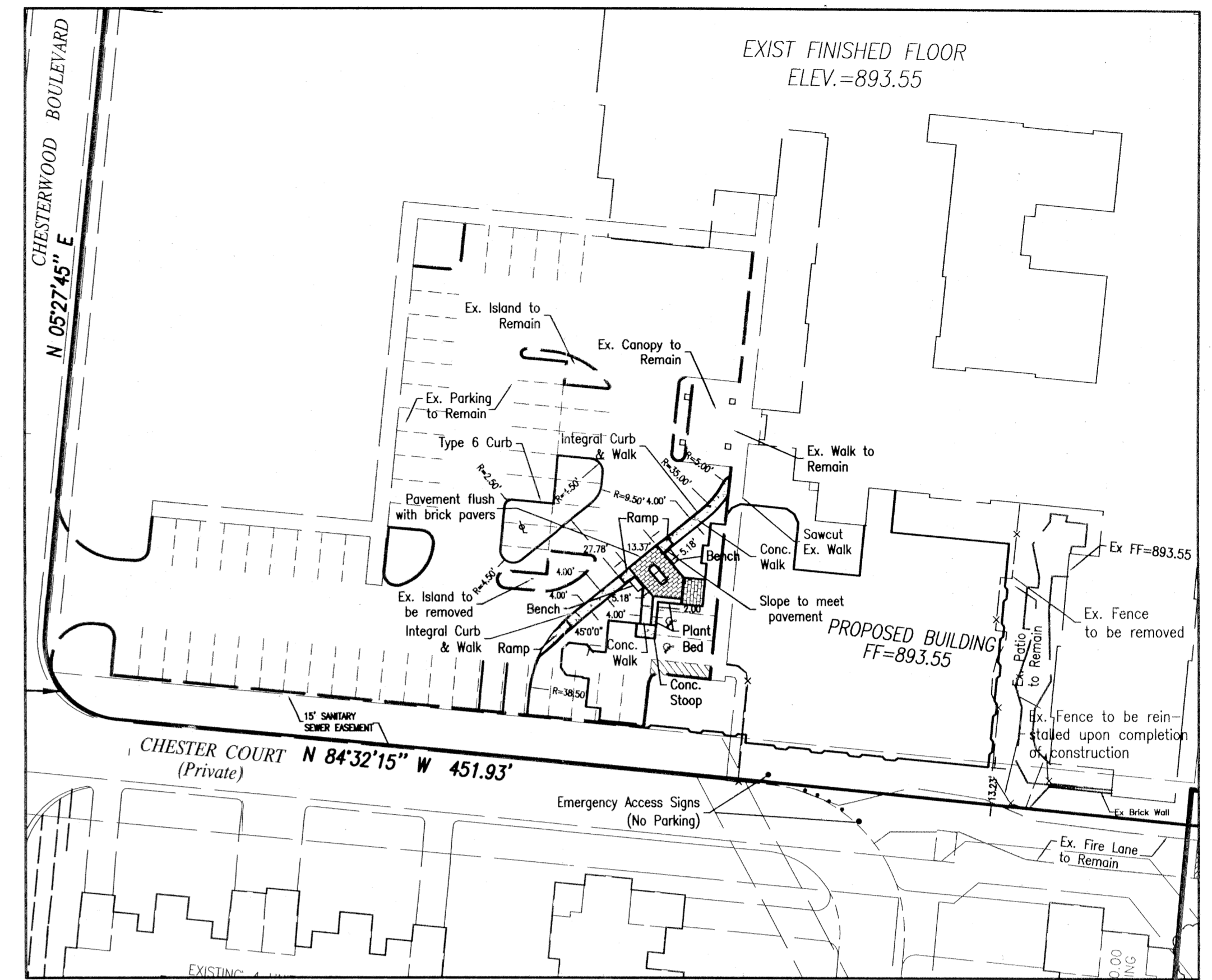
CHESTERWOOD
200'-12" STM @ 0.80%

13 MI
99
596
0989.13' 11
3A (MOD.)
= 886.96
NV = 882.84
STA 7+65.98



$R=99.00'$
 $\Delta=03'49''20''$
 $T=3.30'$
 $L=6.60'$

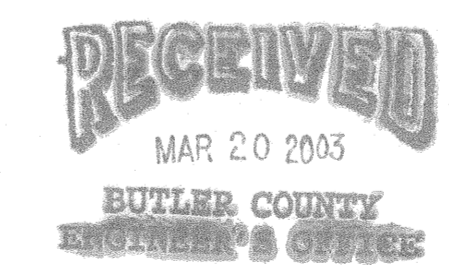
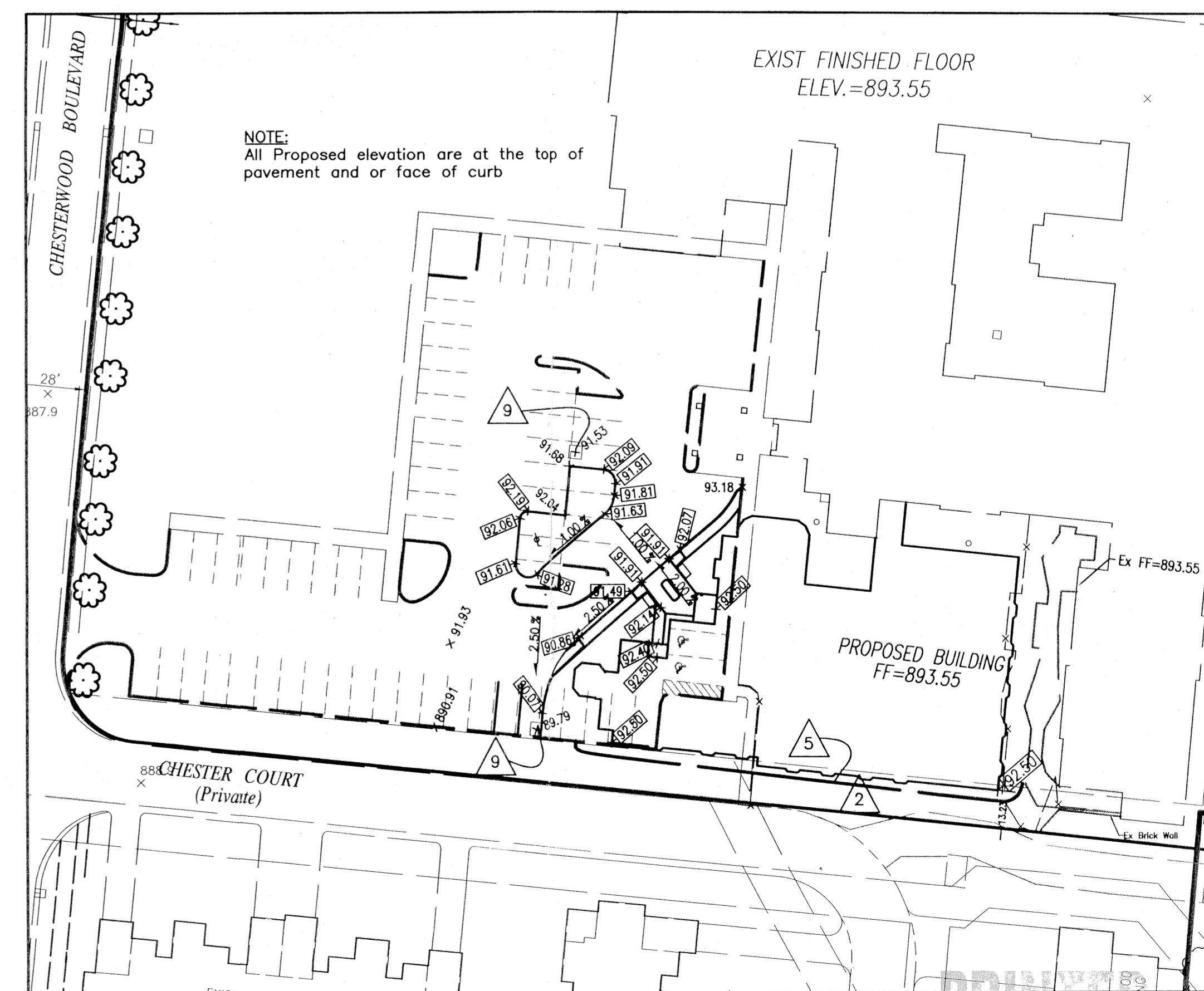
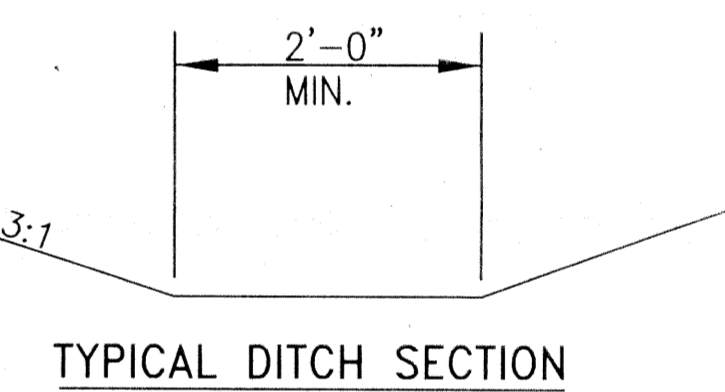
$R=29.00'$
 $\Delta=89'50''22''$
 $T=28.92'$
 $L=45.47'$



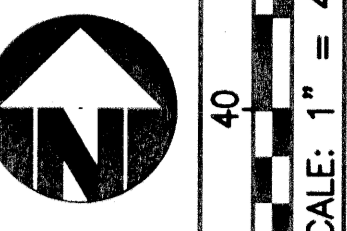
EROSION CONTROL LEGEND

- ▲ SEEDING AND MULCHING
- ▲ SEEDING
- ▲ PRESERVING EXISTING VEGETATION
- ▲ STRAW BALE
- ▲ SILT FENCE
- ▲ BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

"All sediment and erosion control measures must be visually inspected and the appropriate maintenance and repair actions taken whenever precipitation exceeds 1/2 inch in any 24 hour period."



APPROVED
WEST CHESTER TOWNSHIP
DEPT. OF PLANNING & ZONING
Maryann Sauer
DATE 3/16/03 INIT. MS



engineers
planners
architects
surveyors
bayer becker
700 Niles Rd., Fairfield, OH 45014 513-869-9149

NO.	REVISION	DATE
7		
6		
5		
4		
3		
2		
1		

**CHESTERWOOD VILLAGE
ASSIST. LIVING ADDITION**
WEST CHESTER TOWNSHIP, BUTLER COUNTY OHIO
SITE, UTILITY & GRADING PLAN

DRAWN BY: ELB
CHECKED BY: RWB
JOB NO.: 02167
FILE NAME: M02167.dwg
ISSUE DATE: 12/20/02

DRAWING NO:
C100

FEB 25 2003 Plans

3-21-03

GENERAL NOTES

- Item numbers refer to the Ohio Department of Transportation construction and material specifications, and all construction work shall be done according to said specifications of 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 under specifications of the utility serving the area. Storm sewers 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 easement shall be compacted and backfilled in accordance with Item 203 and 803 in the state specifications.
- Developer shall be responsible for the installation of conduits for the full width of the public right-of-way at a depth of 36" for use by the electric, telephone and cable TV services. The location of the lines shall be coordinated with utility companies by the developer.
- All electrical transformers shall be located so that they do not interfere with the existing manholes or water main appurtenances.
- Water main materials, valves, fire hydrants, fittings and appurtenances and installation to be as per Butler County specifications using Class 53 Ductile Iron as per AWWA C-151 with 4' minimum cover.
- Sanitary sewer materials and installation to be as per Butler County specifications, using ABS 6" pipe, as per ASTM D-2751 with joint specification as per ASTM D-3212, using ABS composite 8" pipe, as per ASTM D-2680 with joint specifications as per ASTM D-2235.
- Minimum 10" horizontal, 18" vertical separation between Water Main and Sanitary and/or Storm Sewer.
- Storm sewer pipe to be A.D.S. N-12 plastic or equal unless otherwise noted on plans. Bedding to be first class. All sewers to be installed as per Butler County specifications.
- 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 sanitary 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.
- Butler County Water and Sewer Department does not accept any responsibility for the relocation, repair, or replacement of any other utility installed within five (5) feet of the center line of any sanitary sewer main or water main.
- 18' Minimum vertical clearance to be maintained between water, storm and sanitary sewers at crossovers.
- Lower water services as needed to avoid conflicts with storm with a 4' min. cover.
- Location of all existing utilities to be determined in the field prior to work beginning.
- Building fire protection system shall be per architect and building official. The shop drawings for the fire protection system (including the sprinkler pit) shall be submitted for approval of the building official before construction. All water mains shall be installed in accordance with NFPA 24, American Water Works Association and Butler Co. Water & Sewer Department Standards and specifications. The sprinkler system (including valve pit) and the fire department connection shall meet the requirements of the Union Twp. Fire Department.
- All recommendations in the geotechnical report shall be followed, and geotechnical inspection is required.
- Besides meeting all local requirements, all construction and materials shall meet applicable state and federal requirements including OSHA requirements.
- All recommendation in "Rain Water and Land Development", second Edition, shall be followed by the contractor.
- A silt fence shall be placed down hill of all ground to be disturbed before any work begins.
- Contractor shall obtain or verify that all permits have been obtained.

SEDIMENTATION CONTROL NOTES

The project has been designed to control erosion and prevent damage to other property. All stripping, earthwork, and regrading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded materials to be retained on site.

All areas disturbed by the construction of the roadways, ditches and sedimentation basins shall be seeded. Payment will be by the number of square yards disturbed as per the grading plan.

METHOD

Straw bales are to be utilized to create temporary dams to catch the silt. These are to be installed at points where the flow is concentrated.

Surface water is to be directed into these temporary silt basins by means of temporary swales and ditches.

As the installation of the storm sewer progress, straw bales are to be placed at the inlet and outlet of sewers to control the silt.

Payment for the above shall be included in Items Excavation, Embankment.

NOTE:

DITCHING ALONG THE EXISTING LANDSCAPED MOUNDING AND IN BETWEEN EXISTING COTTAGES AND MOUNDING SHALL BE PROPERLY GRADED AS TO INSURE NO PONDING AND TO HAVE POSITIVE RUNOFF AWAY FROM THE BUILDINGS! THIS MUST BE STRICTLY ADHERED TO!

GENERAL NOTES

EROSION AND SEDIMENT CONTROLS

Vegetative Practices
Such practices may include: temporary seeding, permanent seeding, mulching, matting, sod stabilization, vegetative buffer strips, phasing and protection of trees. The contractor shall 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. 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.

Structural Practices
Structural practices shall be used to control erosion and trap sediment from all sites remaining disturbed for more than fourteen (14) days.

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 days from the start of grubbing. They shall continue to function until the upslope development area is restabilized.

Sediment Barriers
Sheet flow runoff from denuded areas shall be intercepted by sediment barriers. Sediment barriers, such as sediment fences or diversions direction runoff to settling facilities, shall protect adjacent properties and water resources from sediment transported by sheet flow.

Erosion and sediment control practices used to satisfy the conditions of this plan shall meet the standards and specifications in the current edition of Water Management and Sediment Control in Urbanized Areas (Soil Conservation Service.)

Waste Disposal
No solid or liquid waste, including building materials, shall be discharged in storm water runoff. Off-site vehicle tracking of sediments shall be minimized. The plan shall ensure and demonstrate compliance and applicable State of local waste disposal, sanitary sewer or septic system regulations.

Maintenance
All temporary and permanent control practices shall be maintained and repaired as needed to assure continued performance of their intended function.

SILT FENCE DETAILS

- Put up before any other work is done.
- Install on downslope side(s) of site with ends extended up sideslopes a short distance.
- Place parallel to the contour of the land and and at the flattest area available to allow water to pond behind fence.
- Stake to be a minimum of 32 inches long
- Minimum height Silt Fence 16 inches above original ground surface
- Leave no gaps between sections of silt fence
- Inspect and repair once a week and after every 1/2 inch rain. Remove sediment if deposits reach half the fence height.
- Maximum distance from toe of the slope, leaving at least 5' distance.
- Stake on uphill side of geotextile with 8" of cloth cloth below the ground surface; excess material to lay on the bottom of 6" trench
- ODOT Type "C" Geotextile Fabric or equal
- Maintain until a lawn is established.

MATERIALS: Filter fabric shall meet the requirements of GMS 712.09, Type C. Support stakes shall be a minimum of 1.5"x1.5" [38x38] nominal, and shall be hardwood of sound quality. The stakes shall be driven a minimum of 6" [150] below the bottom of the filter fabric. The maximum spacing between support stakes shall be 10' [3 m].

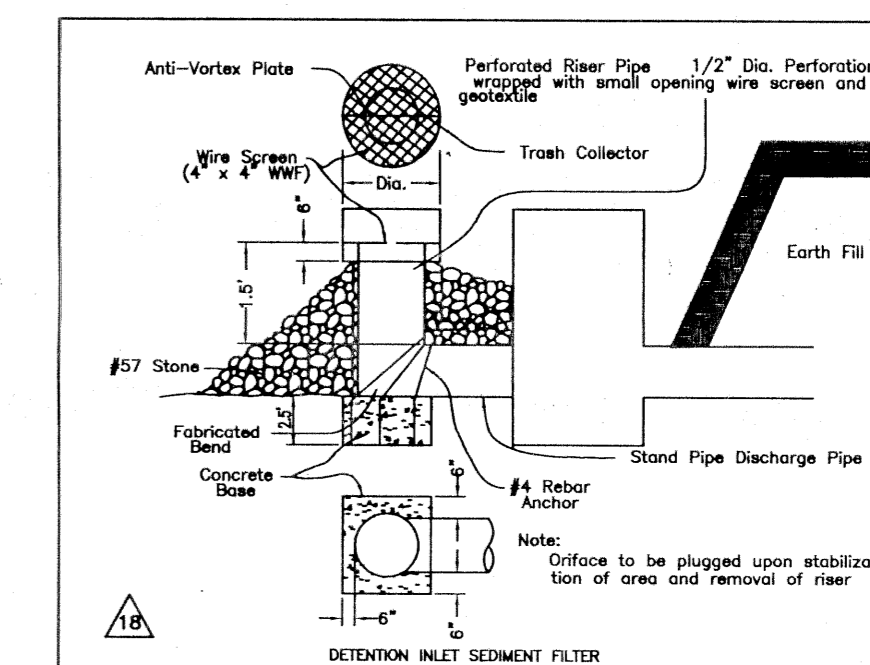
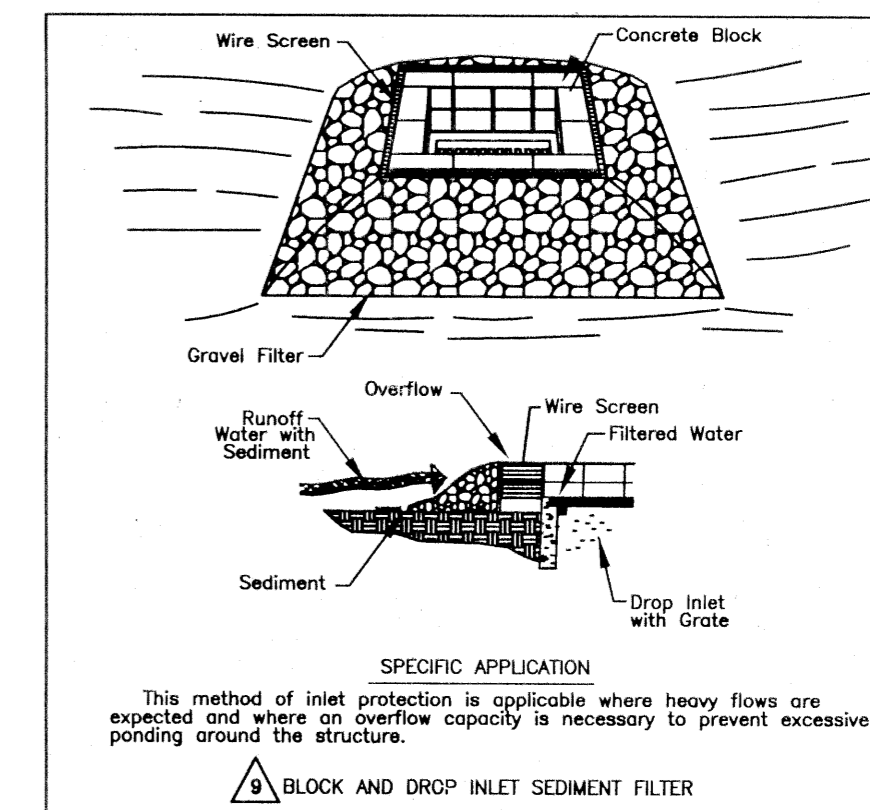
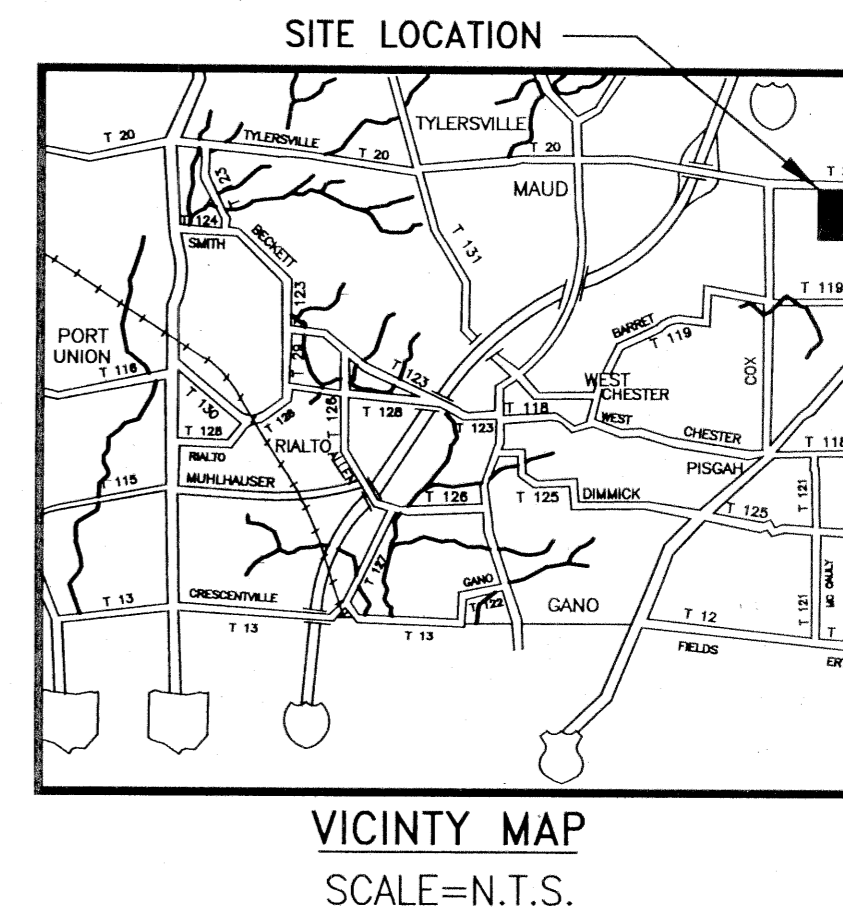
CONSTRUCTION: The bottom of the fabric shall be buried 6" [150] below the ground surface. The ends of adjacent sections of fence shall be overlapped with the end stake of each section wrapped together prior to installation. The ground elevation of the fence shall be held constant except that the end elevations shall be raised upslope to prevent flow around the end of the fence.

MAINTENANCE: The filter fabric fence shall be maintained to be functional. This shall include removal of trapped sediment and required cleaning, repair, and replacement of the filter fabric. The maintenance or replacement cost will be paid for by the Department under unit bid prices, agreed unit prices, or GMS 109.04.

PAYMENT: The cost of all materials, construction and removal shall be paid for under Item 877 - Temporary Perimeter Filter Fabric Fence or Temporary Ditch Check Filter Fabric Fence, Linear Foot [Meter].

REVEGETATION
Seed, sod or mulch bare soil as soon as possible

- SEEDING AND MULCHING**
Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer.)
Seed with an appropriate mix for the site (see table.) Rake lightly to cover seed with 1/4" of soil. Roll lightly.
Mulch with straw (70-90 lb. or one bale per 1000 sq. ft.)
Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes, or windy areas. Water gently every day or two to keep soil moist. Less watering is needed once grass is 2 inches tall.



INLET PROTECTION DETAILS

Pool Design Criteria

- Design the storage basin and principal spillway in accordance with approved engineering standards and specifications as found in "Rainwater and Land Development". A copy of this is available at your SWCD's office.
- The minimum sediment storage volume shall be no less than 67 cubic yards for each acre of contributing drainage area, measured below the principal spillway outlet elevation.
- Remove accumulated sediment when capacity of the basin is reduced to 40 cubic yards per contributing acre. This can be shown by placing a mark at the appropriate elevation on the riser.
- The pool may be oversized to accommodate estimated sediment accumulation, while maintaining final design capacity of the storage basin.

Slow release Device Installation

- The outlet as illustrated above is designed to function as a sediment trap by releasing water slowly through the outlet.
- This device is designed to temporarily store runoff water for up to three days, providing sufficient time for sediment to settle out.
- Install at time of outlet construction or immediately following construction of the storage basin.
- Attach firmly to the principal outlet being certain there are no leaks.
- Cover riser pipe with small opening wire screen and wrap with geotextile to filter sediment or double wrap with geotextile.
- Gravel/Small rock needs to be piled against the riser in concrete to provide support and to prevent the pipe from floating.

Maintenance

- The slow release device needs to be inspected weekly.
- Clean out accumulated sediment as needed to retain capacity.
- Replace the filter fabric if torn or becomes clogged.
- Remove the slow release device after all uplope areas including home sites in the drainage area have been seeded and sloping areas protected.
- Based as needed fertilize and mulch all parts of the basin following removal of temporary outlet.
- Steep slopes may need erosion control matting or blankets.

Planning Considerations

- The drainage area of the storage basin should be limited to the construction area.
- The storage basin needs to be the first practice constructed before the contributing area is disturbed.
- The storage basin must be accessible for sediment removal and maintenance as needed.
- The basin should be designed by a qualified engineer.
- The temporary modification for sediment control must meet proper design criteria.

EROSION CONTROL LEGEND

- SEEDING AND MULCHING
- SEEDING
- PRESERVING EXISTING VEGETATION
- STRAW BALE
- SILT FENCE
- BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

*All sediment and erosion control measures must be visually inspected and the appropriate maintenance and repair actions taken whenever precipitation exceeds 1/2 inch in any 24 hour period.

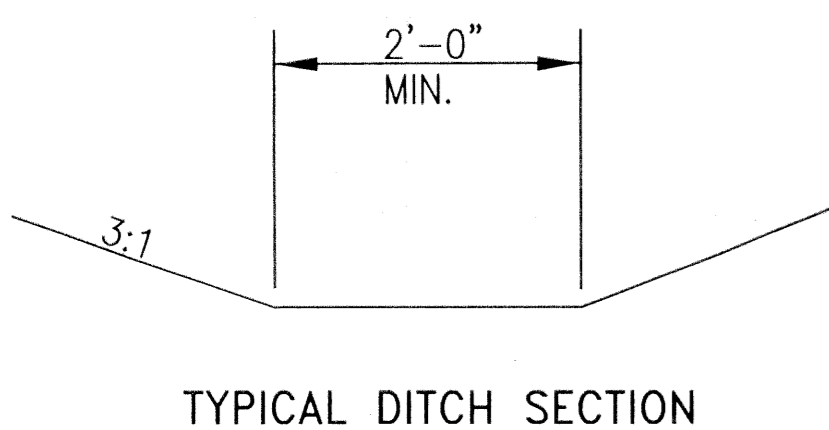
UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764
UNITED UTILITY
PROTECTION SERVICE
NON MEMBERS
MUST BE CALLED DIRECTLY

OWNER/DEVELOPER

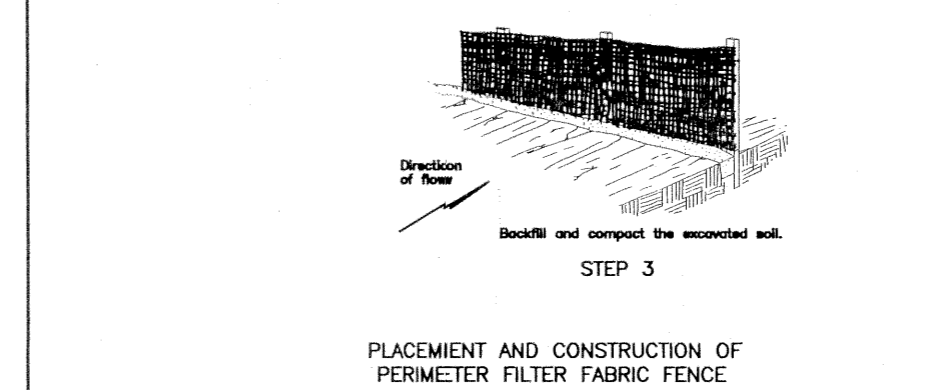
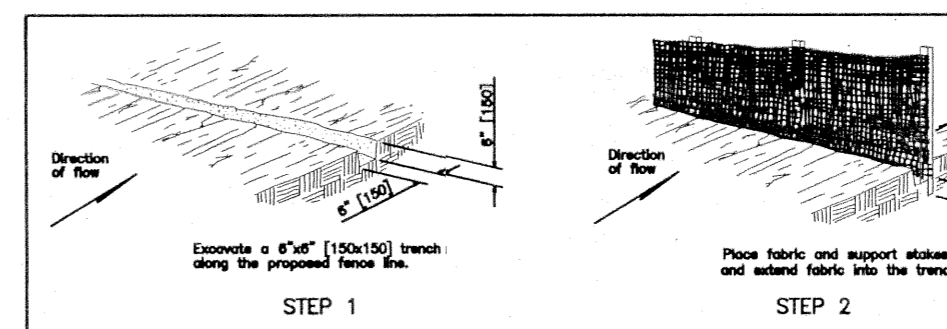
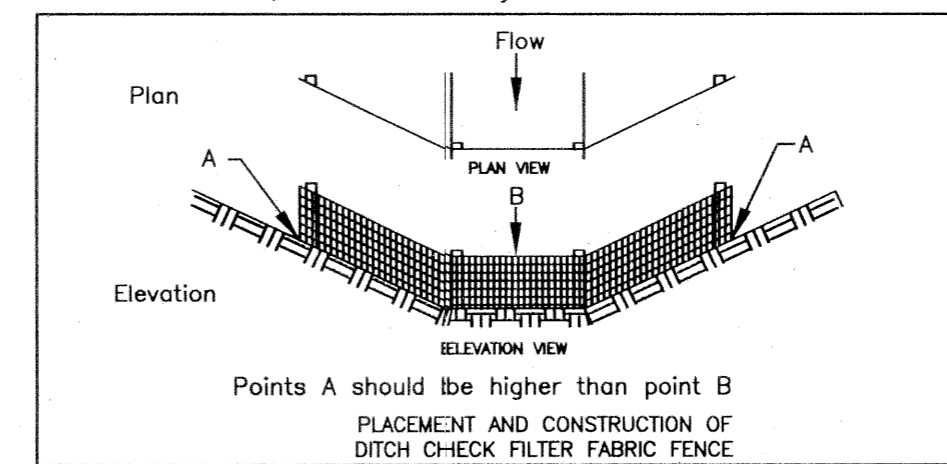
Chesterwood Village, Inc.
4195 Hamilton Mason Road
Indian Springs, Ohio 45011

BENCHMARK

Top of Existing Sanitary MH located approx 265' East from the centerline intersection of Chesterwood Boulevard & Chester Court Elev=890.49



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



Average Slope of Disturbed Area	Volume of Sediment Per Acre of Disturbed Area (cubic yards)
<6%	20
10%	45
14%	75
18%	120

Note: It is assumed that erosion control practices will be used.

engineers
planners
architects
surveyors
bayer becker
700 Niles Rd., Fairfield, OH 45014 513-892-2149

NO.	REVISION	DATE
7		
6		
5		
4		
3		
2		
1		

CHESTERWOOD VILLAGE ASSIST. LIVING ADDITION

WEST CHESTER TWP., BUTLER COUNTY OHIO

GENERAL NOTES & EROSION CONTROL

DRAWN BY: ELB
CHECKED BY: RWB
JOB NO.: M02167.dwg
FILE NAME: M02167.dwg
ISSUE DATE: 12/20/02

DRAWING NO:
C200