



**AGENDA**  
**ATHENS SHADE TREE COMMISSION**  
**THURSDAY, APRIL 10<sup>TH</sup>, 2025 AT 6:00 PM**

Streaming is available at [www.ci.athens.oh.us/video](http://www.ci.athens.oh.us/video)

**1. Establish Quorum**

**2. Disposition of Minutes**

- March 13<sup>th</sup>, 2025

**3. Title 33: Tree Permit, Right of Way Issues, Public Land**

**4. Title 37: Landscape Ordinance Issues**

**5. Maintenance of the Tree Canopy**

**6. New Business**

- Presentation by Dr. Matlack on Athens Urban Canopy History
- Comprehensive Plan Review Committee
- Blackburn Landing Landscape Plan Review

**7. Old Business**

- Committee updates
  - Communications/website (Joanna)
  - Grants (Gene)
  - Bioblitz (Tristan)
- Plans for outdoor gym/bike path planting (Fall Arbor Day?)
- Change in contractor qualifications
- Proposed code change updates, moved to zoning

**8. Announcements & Other Business**

- Tree City USA Awards in Middleport, Ohio on April 17<sup>th</sup>
- Next meeting: May 8<sup>th</sup>, 2025

**9. Adjournment**

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

## Shade Tree Commission Meeting Minutes

March 13, 2025

### 1. Open Seat on Commission, New Chair Vote in

- Tristan Kinnison forwards himself as Chair of Shade Tree Commission.
- Gene Deubler motioned; Joanna Sokol seconded. Found none.
- 3/3 voted yes on new chair.

### 2. Establish Quorum

- Members present: Tristan Kinnison, Gene Deubler, Joanna Sokol, David Riggs

### 3. Title 33: Tree Permit, Right of Way Issues, Public Land

- Commission presents a list of contractor qualifications. Persons or companies shall meet to perform work for hire on pruning, removing or planting of trees on public property.
- **Proposed qualifications:** [ISA certified](#) employee for tree maintenance, proof of liability insurance, workers comp certificate, licensed with the city.
- A deadline will be established to allow contractors time to meet standards. Contractors will be notified and alerted.
- **Point of Contact** - Tristan Kinnison.
- **Follow up:**
  - i. Craft a letter for the contract over the next week and send to David Riggs.
  - ii. Once this is established completely, add information and contact to the website.

### 4. Title 37: Landscape Ordinance Issues

- City suggests moving the pollinator yard out of Title 37 to Title 9 (where invasive material is).

### 5. Maintenance of the Tree Canopy

- Request for removal was presented to the commission. Strouds Run Road has dead trees both on private and city property.
- Tristan K. motioned; Gene D. seconded.
- Passed.

### 6. New Business

- Sustainability commission and Shade Tree will coordinate to improve submitting requests online.
- **Open seats on commission.** Mayor makes appointment: members give info to Mayor; he will reach out to potential members.

- Tree City Information: work toward point structures and awards.
- **Arbor Day:** April 25, 2025.
  - i. Collaborate with Katherine Ann Jordan ([kjordan@ci.athens.oh.us](mailto:kjordan@ci.athens.oh.us)) and Voinovich on an event.
  - ii. Potential tree planting locations: around new fire house, armory, little park mound street, west side park by student farm.
  - iii. **Follow Up:** Tristan will get in touch with Katherine, Gene will contact Voinovich.

## 7. Old Business

- Committee Updates
  - i. Communications/Website: update emails, add invasive control.
  - ii. Student Project: Bio blitz of east side. Athens Public Library will host. Community Non-Profits will be in attendance to help. **April 19, 2025.**



# BLACKBURN — L A N D I N G —

## 142 ALBANY ROAD ATHENS, OH 45701

Project Name: Blackburn Landing  
Address: 142 Albany Road  
Athens, Ohio 45701

Owner: Blackburn Landing L.P.  
Developer: Spire Development, Inc.  
Co-Developer: County Corp  
Architect: Kontogiannis & Associates

**Sustainable Development:**  
Blackburn Landing will strive to achieve green building certification from Leadership in Energy & Environmental Design (LEED), Silver.

**Resident Amenities:**  
Blackburn Landing will include a property management office, small supportive services office, interior and exterior security cameras, outdoor playground area designed for children, exercise room, and 400 square foot, 100% covered, outdoor patio area (20'x20' picnic shelter).

Among other unit amenities, Blackburn Landing will feature the following in each resident unit: (1) Energy Star-certified washer and dryer in all units, (2) microwave, (3) range, (4) refrigerator, (5) garbage disposal, (6) Energy Star Certified Dishwasher, (7) vinyl plank flooring.

**Universal Design:**  
Blackburn Landing will incorporate Universal Design components, including all mandatory items plus five additional items in 100% of the residential units. These items are outlined in Exhibit J (Universal Design Components) of the Design and Construction Features Form, and listed on the unit plans.

Blackburn Landing will provide 504 compliant units as are otherwise required by OHFA as defined in the Design & Architectural Standards. Specifically, Blackburn Landing Apartments will provide six (6) 504 units & two (2) Sensory & Hearing Impaired unit.

### BUILDING UNIT MIX / AREA SUMMARY

UNIT	GROSS UNIT AREA	BUILDING A	BUILDING B	BUILDING C	TOTAL UNITS	TOTAL GROSS UNIT AREA
A - ONE BEDROOM APT.	635 SQ.FT.	2	6		8	5,080 SQ.FT.
A - ONE BEDROOM APT. (SENSORY)	635 SQ.FT.		1		1	635 SQ.FT.
A1 - ONE BEDROOM APT. (504)	635 SQ.FT.		2		2	1,270 SQ.FT.
A2 - ONE BEDROOM APT.	635 SQ.FT.	1			1	635 SQ.FT.
ONE BEDROOM SUB-TOTAL		3	9		12	7,620 SQ.FT.
B - TWO BEDROOM APT.	804 SQ.FT.	7	14	4	25	20,100 SQ.FT.
B - TWO BEDROOM APT. (SENSORY)	804 SQ.FT.	1			1	804 SQ.FT.
B1 - TWO BEDROOM APT. (504)	808 SQ.FT.			1	1	808 SQ.FT.
B2 - TWO BEDROOM APT. (504)	805 SQ.FT.		1		1	805 SQ.FT.
B3 - TWO BEDROOM APT.	819 SQ.FT.		2		2	1,638 SQ.FT.
B4 - TWO BEDROOM APT. (504)	805 SQ.FT.	1			1	805 SQ.FT.
B5 - TWO BEDROOM APT.	804 SQ.FT.			1	1	804 SQ.FT.
TWO BEDROOM SUB-TOTAL		9	17	6	32	25,764 SQ.FT.
C - THREE BEDROOM APT.	1,028 SQ.FT.			5	5	5,140 SQ.FT.
C1 - THREE BEDROOM APT. (504)	1,053 SQ.FT.			1	1	1,053 SQ.FT.
THREE BEDROOM SUB-TOTAL				6	6	6,193 SQ.FT.
TOTAL		12	26	12	50	39,577 SQ.FT.

6 - MOBILITY (504) UNITS = 10% OF TOTAL UNIT COUNT  
2 - SENSORY UNITS = 2% OF TOTAL UNIT COUNT

### BUILDING AREA BREAKDOWN

RESIDENTIAL UNITS 39,577 SQ.FT.

**CIRCULATION:**  
 BLDG A BREEZEWAY 870 SQ.FT.  
 BLDG B BREEZEWAYS 2,574 SQ.FT.  
 BLDG C BREEZEWAY 870 SQ.FT.  
 TOTAL CIRCULATION 4,314 SQ.FT.

**SUPPORT AREAS:**  
 SPRINKLER ROOMS 80 SQ.FT.  
 RENTAL OFFICE 215 SQ.FT.  
 OFFICE / STORAGE 102 SQ.FT.  
 MAIL 95 SQ.FT.  
 EMPLOYEE RESTROOM 59 SQ.FT.  
 MAINTENANCE / STORAGE 346 SQ.FT.  
 SOCIAL SERVICES 130 SQ.FT.  
 TOTAL SUPPORT AREAS 1,028 SQ.FT.

**RESIDENTIAL COMMON AREAS:**  
 EXERCISE ROOM 308 SQ.FT.  
 TOTAL RESID. COMMON AREA 308 SQ.FT.  
 45,227 SQ.FT.

### BUILDING GROSS AREA SUMMARY

BUILDING A 10,051 SQ.FT.  
 BUILDING B 23,249 SQ.FT.  
 BUILDING C 11,927 SQ.FT.  
 TOTAL 45,227 SQ.FT.

COMMON (PUBLIC) + CIRCULATION = 4,622 SQ.FT. / 45,227 SQ.FT. = 10.2% OF TOTAL AREA

### APPLICABLE BUILDING CODES

2017 OHIO BUILDING CODE  
 2017 OHIO PLUMBING CODE  
 2017 OHIO MECHANICAL CODE  
 2017 NATIONAL ELECTRIC CODE (NEC)  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

### ACCESSIBILITY

UFAS FOR 504, SITE & COMMON AREAS

NO.	SHEET TITLE	NO.	SHEET TITLE
1.	COVER COVER SHEET	57.	P1-1 BUILDINGS "A" & "C" PLUMBING PLANS
2.	SP-1 SITE PLAN	58.	P1-2 BUILDING "B" PLUMBING PLANS
3.	SE-1 SITE ELECTRICAL PLAN	59.	P1-3 BUILDING WATER PLANS
4.	SL-1 SITE LANDSCAPING PLAN	60.	P1-4 BUILDING RADON PLANS
5.	SD-1 SITE DETAILS	61.	P2-1 1/4" UNIT PLUMBING PLANS
6.	CD-1 CODE DATA	62.	P2-1A DIMENSIONED PLUMBING PLANS
7.	FR-1 FIRE RESISTANCE RATINGS	63.	P2-2 1/4" UNIT PLUMBING PLANS
8.	FR-2 FIRE RESISTANCE RATINGS	64.	P2-2A DIMENSIONED PLUMBING PLANS
9.	FR-3 FIRE RESISTANCE RATINGS	65.	P3-1 PLUMBING FIXTURE SCHEDULE, NOTES & DETAILS
10.	FR-4 FIRE RESISTANCE RATINGS	66.	P3-2 PLUMBING FIRE STOP SYSTEMS
11.	FR-5 FIRE RESISTANCE RATINGS	67.	H1-1 BUILDINGS "A" & "C" HVAC PLANS
12.	AS-1 ACCESSIBLE SIGNAGE DETAILS	68.	H1-2 BUILDING "B" HVAC PLANS
13.	AC-1 ACCESSIBILITY STANDARDS	69.	H2-1 1/4" UNIT HVAC PLANS
14.	FH-1 FAIR HOUSING & ANSI A 117.1 DETAILS	70.	H2-2 1/4" UNIT HVAC PLANS
15.	FH-2 FAIR HOUSING & ICC A117.1 PLANS (TYPES A & B)	71.	H2-3 ENLARGED FIRST FLOOR HVAC PLAN - BUILDING "B"
16.	FH-3 FAIR HOUSING & ICC A117.1 PLANS (TYPES A & B)	72.	H3-1 HVAC NOTES & DETAILS
17.	AF-1 BUILDING FOUNDATION PLANS	73.	H3-2 HVAC FIRE STOP SYSTEMS
18.	AF-2 BUILDING FOUNDATION DETAILS	74.	E1-1 BUILDINGS "A" & "C" ELECTRICAL PLANS
19.	AF-3 BUILDING FOUNDATION PLANS	75.	E1-2 BUILDING "B" ELECTRICAL PLANS
20.	A1-1 BUILDING "A" FLOOR PLANS	76.	E1-3 BUILDING CABLING PLANS
21.	A1-2 BUILDING "B" FLOOR PLANS	77.	E2-1 1/4" UNIT ELECTRICAL PLANS
22.	A1-3 BUILDING "C" FLOOR PLANS	78.	E2-2 1/4" UNIT ELECTRICAL PLANS
23.	A1-4 BUILDING ROOF PLANS	79.	E2-3 ENLARGED FIRST FLOOR ELECTRICAL PLAN - BUILDING "B"
24.	A1-5 BUILDING ROOF PLAN	80.	E3-1 ELECTRICAL LIGHT FIXTURE SCHEDULE, NOTES & DETAILS
25.	A2-1 1/4" UNIT FLOOR PLANS	81.	E3-2 ELECTRICAL PANELS
26.	A2-2 1/4" UNIT FLOOR PLANS	82.	E3-3 ELECTRICAL FIRE STOP SYSTEMS
27.	A2-3 ENLARGED FIRST FLOOR PLAN - BUILDING "B"	83.	E3-4 ELECTRICAL FIRE STOP SYSTEMS
28.	A3-1 INTERIOR ELEVATIONS		
29.	A3-2 INTERIOR ELEVATIONS		
30.	A3-3 INTERIOR ELEVATIONS		
31.	A5-1 DOOR, WINDOW & FINISH SCHEDULES		
32.	A6-1 BUILDING "A" EXTERIOR ELEVATIONS		
33.	A6-2 BUILDING "B" EXTERIOR ELEVATIONS		
34.	A6-3 BUILDING "C" EXTERIOR ELEVATIONS		
35.	A7-1 TYPICAL WALL SECTIONS & DETAILS		
36.	A7-2 TYPICAL WALL SECTIONS & DETAILS		
37.	A7-3 WALL SECTION & DETAILS		
38.	A7-4 WALL SECTIONS & DETAILS		
39.	A8-1 BUILDING BREEZEWAY PLANS & DETAILS		
40.	A8-2 BUILDING BREEZEWAY SECTIONS		
41.	A8-3 BUILDING BREEZEWAY SECTIONS & DETAILS		
42.	A8-4 BUILDING BREEZEWAY SECTIONS		
43.	A8-5 BUILDING BREEZEWAY DETAILS		
44.	A8-6 BUILDING "B" BREEZEWAY PLANS & SECTIONS		
45.	A8-7 BUILDING "B" BREEZEWAY SECTIONS		
46.	A8-8 BUILDING "B" BREEZEWAY SECTIONS		
47.	F1-1 BUILDING "A" FLOOR FRAMING PLAN		
48.	F1-2 BUILDING "B" FLOOR FRAMING PLAN		
49.	F1-3 BUILDING "B" FLOOR FRAMING PLAN		
50.	F1-4 BUILDING "C" FLOOR FRAMING PLAN		
51.	F1-5 BUILDINGS "A" & "C" HOLD DOWN PLANS		
52.	F1-6 BUILDING "B" HOLD DOWN PLANS		
53.	F1-7 BUILDINGS "A" & "C" ROOF FRAMING PLAN		
54.	F1-8 BUILDING "B" ROOF FRAMING PLAN		
55.	F3-1 FRAMING NOTES & DETAILS		
56.	F3-2 FRAMING NOTES & DETAILS		

### SYMBOLS LEGEND

- ◻ CODED NOTE - SEE CODED LIST
- DOOR NUMBER - SEE DOOR SCHEDULE
- HEADER/COLUMN NUMBER - SEE FRAMING PLANS
- SPECIAL OUTLET - SEE ELECTRICAL PLANS
- ◻ WINDOW NUMBER - SEE WINDOW SCHEDULE
- △ REVISION MARKER
- FOUNDATION DETAIL MARKER - SEE FOUNDATION DETAILS
- WALL TYPE MARKER - SEE CODE DATA SHEET
- ◆ LEVEL MARKER

### INTERIOR ELEVATION MARKER

- ← INDICATES DIRECTION
- ← INDICATES ELEVATION LETTER
- ← INDICATES SHEET NUMBER
- Optional ← INDICATES OPPOSITE HAND OR SIMILAR

### DETAIL MARKER

- #1 ← INDICATES DETAIL NUMBER
- A-#1 ← INDICATES SHEET NUMBER

### SECTION MARKER

- #1 ← INDICATES SECTION NUMBER
- A-#1 ← INDICATES SHEET NUMBER

### COMMON ROOM TAG - SEE FINISH SCHEDULE

- ROOM NAME ← INDICATES ROOM NAME
- ← INDICATES ROOM NUMBER

### UNIT ROOM TAG - SEE FINISH SCHEDULE

- BR ← INDICATES NUMBER OF BEDROOMS
- A ← INDICATES UNIT TYPE
- ← INDICATES ROOM NUMBER
- (504) ← INDICATES (504) OR SENSORY UNIT

### MATCH LINE MARKER

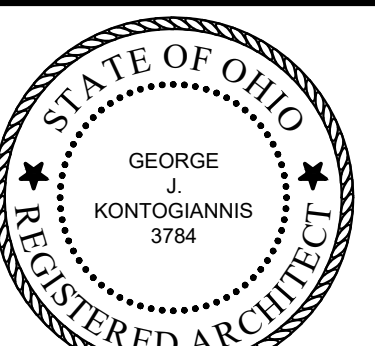
- ← INDICATES DIRECTION OF MATCH LINE
- SHEET# ← INDICATES SHEET NUMBER

### PARTIAL ELEVATION MARKER

- ELEVATION INDICATOR ← INDICATES ELEVATION NUMBER, SHEET NUMBER & DIRECTION OF ELEVATION

DATE: 11/14/2024

REVISED:



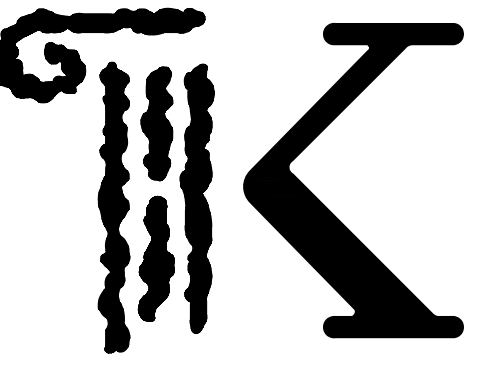
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■ SUBMISSION SET 11/14/2024

- BID SET
- PERMIT SET
- CONSTRUCTION SET



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PROJECT:

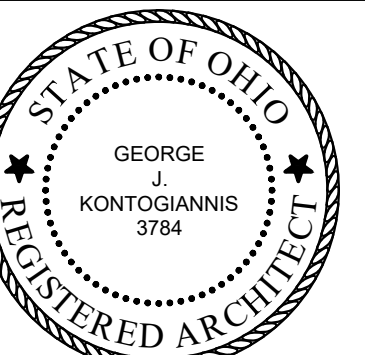


**BLACKBURN**  
— LANDING —

142 ALBANY ROAD  
ATHENS, OH 45701

DRAWING TITLE:  
**SITE PLAN**

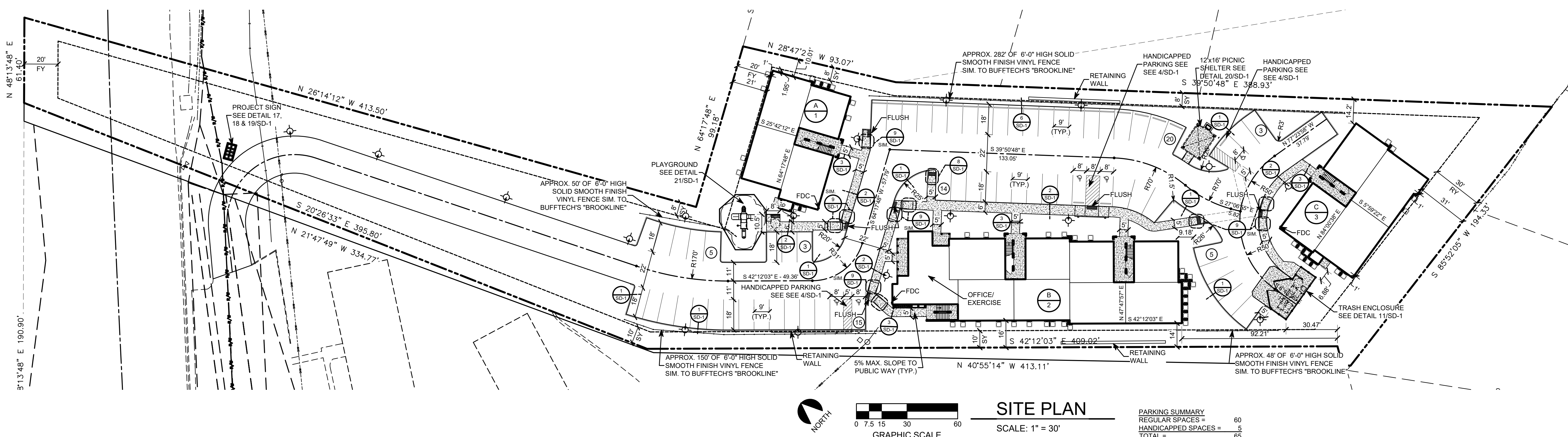
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- SUBMISSION SET 11/14/2024
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**SP-1**



**SITE PLAN**  
SCALE: 1" = 30'

PARKING SUMMARY	
REGULAR SPACES =	60
HANDICAPPED SPACES =	5
TOTAL =	65

H:\Projects\Architects\Current\Blackburn Landing - OH Tax Credit - Spire - Athens\AutoCAD\Site Plans\SP-1.dwg, 1/24/2025 4:35:51 PM, MH



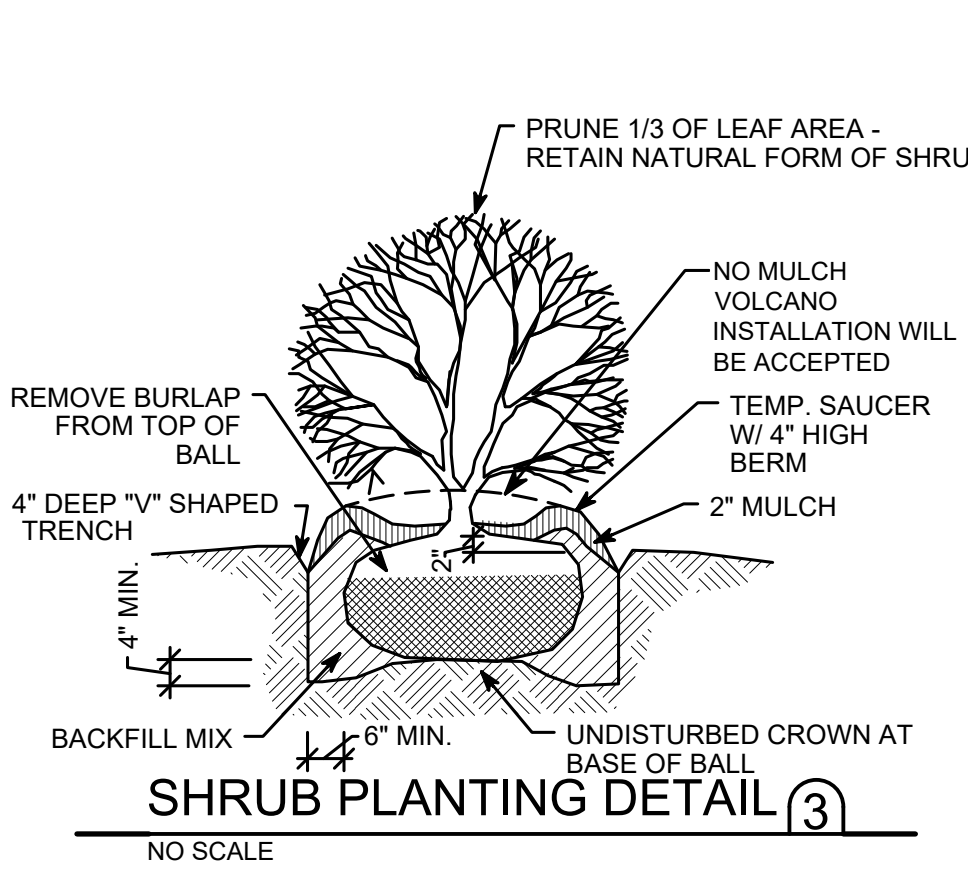
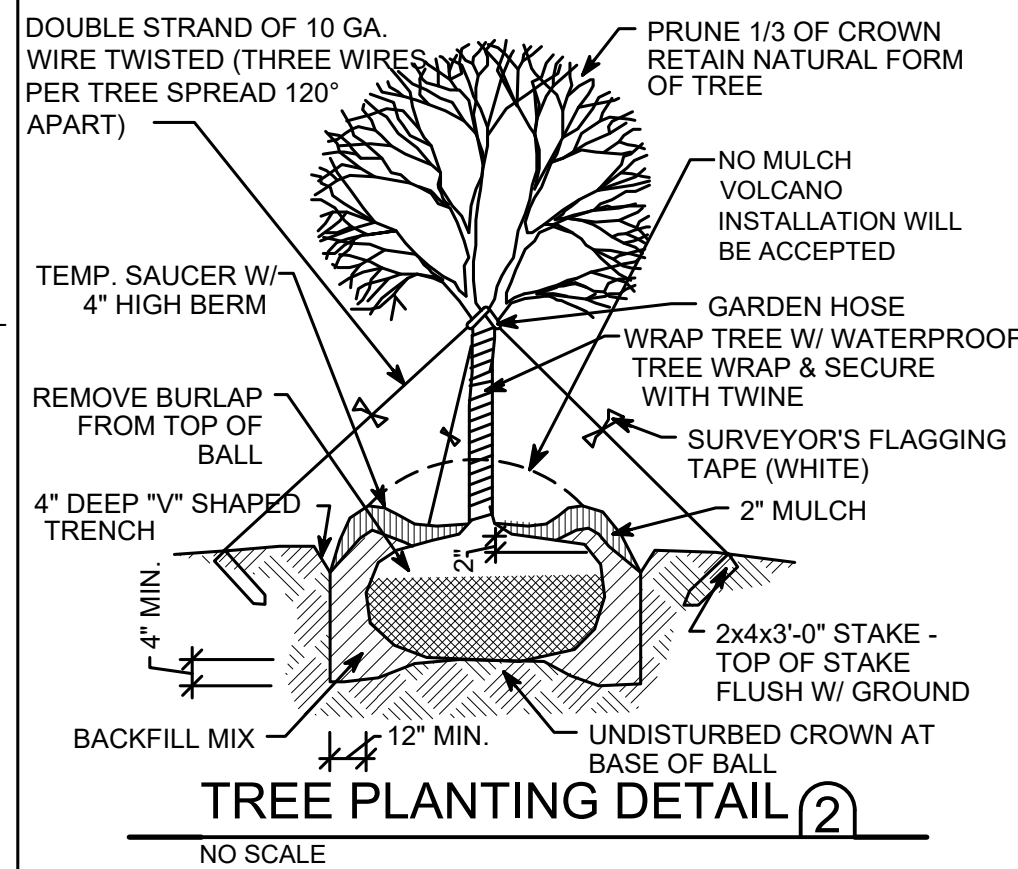
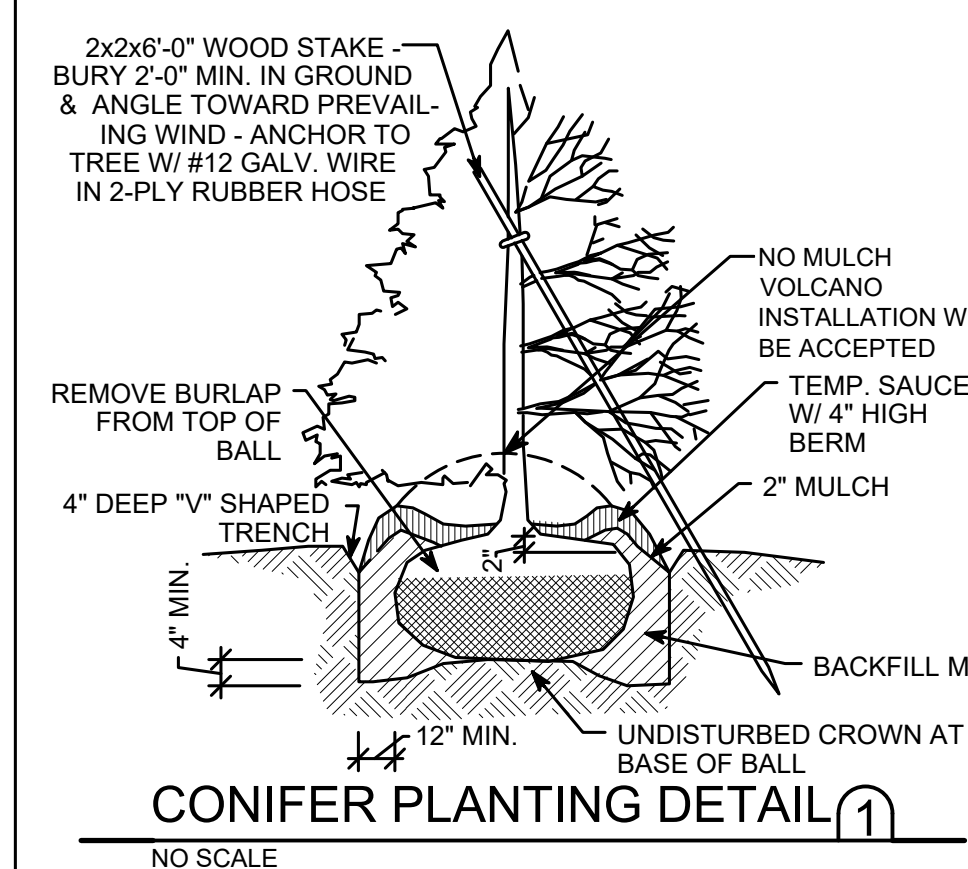
# GENERAL LANDSCAPING NOTES & SYMBOLS

## SYMBOLS

- AREAS TO BE SODDED
- AREAS TO BE SEEDED
- AREAS TO BE 1 1/2" - 3" WASHED GRAVELED
- POLE MOUNT LIGHT
- WALL MOUNT LIGHT
- PLANT TYPE
- PLANT QUANTITY

## NOTE:

- LANDSCAPE CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES & MAKE MINOR ADJUSTMENTS TO TREE & PLANT LOCATIONS TO AVOID CONFLICTS.
- PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; LANDSCAPING CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.
- ALL MATERIALS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED. PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES & NON-BIODEGRADABLE MATERIALS.
- ALL DEAD TREES TO BE REMOVED AND CLEARED.
- ALL EXISTING TREES TO REMAIN ON SITE: CLEAN ALL BRUSH & PRUNE DEAD BRANCHES. TRIM TO NATURAL SHAPE. PROTECT TO DRIP LINE WITH ORANGE CONSTRUCTION MESH & SIGN DURING CONSTRUCTION.
- AT LOCATIONS SHOWN (BETWEEN & BEHIND CONDENSING UNITS) PROVIDE 1 1/2" - 3" WASHED GRAVEL 3'-4" DEEP AT ALL SHADED AREAS TYP. SHOWN AS GRAVELED AREAS ABOVE.
- PROVIDE WEED BARRIER LANDSCAPE FABRIC AT ALL MULCH BEDS & RIVER WASHED GRAVEL LOCATIONS.
- AT ALL PLANTING BEDS PROVIDE 2" OF HARDWOOD MULCH.



SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
<b>DECIDUOUS TREES</b>				
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)	2" MIN CALIPER.	
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	2" MIN CALIPER.	
<b>ORNAMENTAL TREES</b>				
MAG	STAR MAGNOLIA	MAGNOLIA STELLATA	1 1/2" MIN CALIPER.	
JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1 1/2" MIN CALIPER.	
<b>EVERGREEN TREES</b>				
NS	NORWAY SPRUCE	PICEA ABIES	6'-0" HIGH 1 1/2" MIN. CALIPER	
DAS	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CONICA'	6'-0" HIGH 1 1/2" MIN. CALIPER	
<b>SHRUBS</b>				
PAV	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	5'-0" HIGH	
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQAMATA	2 GALLON	
TD	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS	24" HIGH	
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY	24" HIGH	
KB	KOREAN BOXWOOD	B. MICROPHYLLA 'LITTLELEAF'	24" HIGH	
BR	BLUE RUG	WILTONI 'BLUE RUG'	12" WIDE	
VR	VARIAGATED RED TWIG DOGWOOD	CORNUS ALBA ELEGANTISSIMA	24" HIGH	
RCT	RED CREEPING THYME	THYMUS 'COCINEUS'	12" WIDE	
LC	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	7 GALLON	
BPJ	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	2'-3" HIGH	
GC	GOLDEN MOP FALSE CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	2 GALLON	
<b>ORNAMENTAL GRASSES</b>				
PLG	PURPLE LOVE GRASS	ERAGROSTIS SPECTABILIS	12" WIDE	
LB	LITTLE BLUESTEM	MOLINIA CAERULEA	12" WIDE	

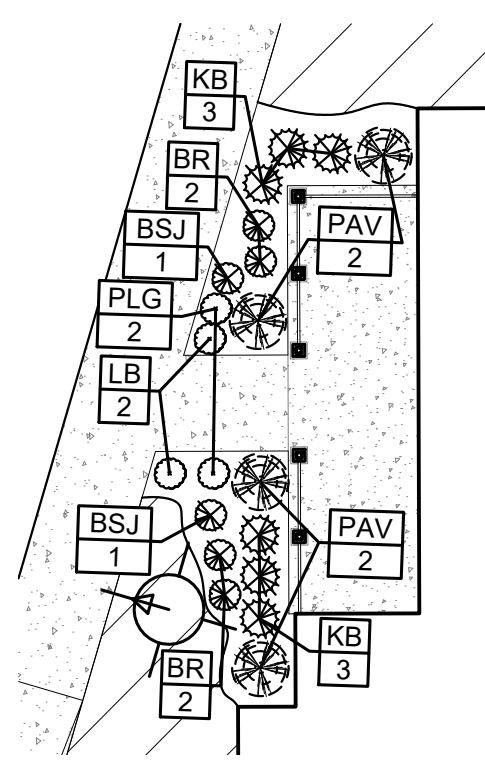
## LANDSCAPING REQUIREMENTS PER CHAPTER 37.01:

### 37.01.05 SHADE TREE REQUIREMENTS:

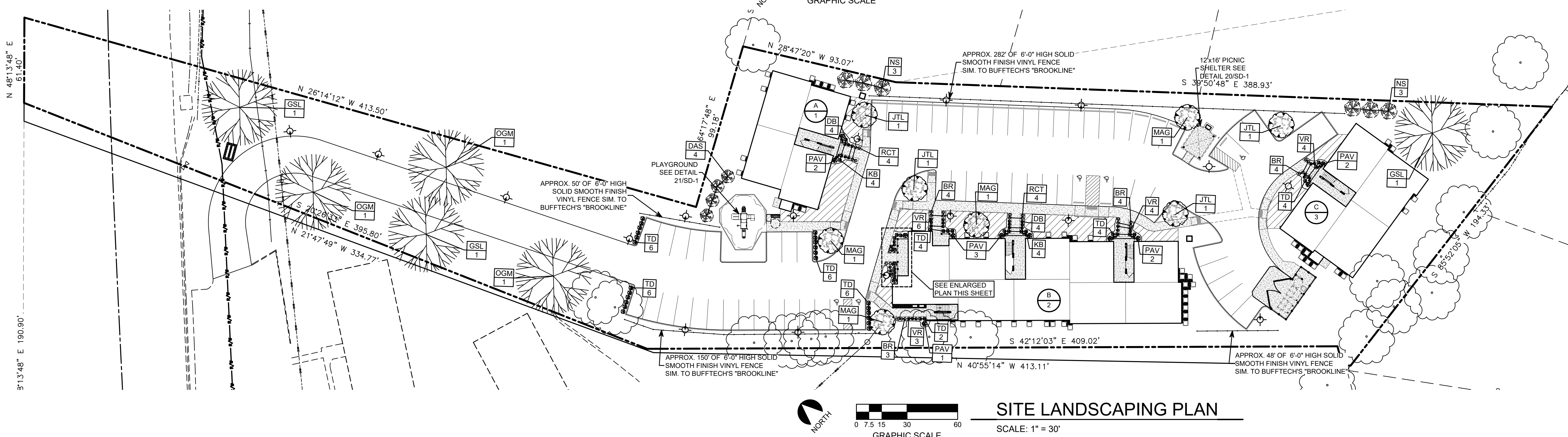
- (A) ONE (1) LARGE OR TWO (2) MEDIUM SHADE TREES FOR EVERY 1,527 SQ.FT. OF IMPERMEABLE SURFACE.  
 IMPERMEABLE SURFACE = 48,304 SQ.FT.  
 $48,304 / 1,527 = 31.6 = 32$  LARGE TREES (64 MEDIUM)
- (B) ONE (1) LARGE OR TWO (2) MEDIUM SHADE TREES FOR EVERY 1,767 SQ.FT. OF PERMEABLE SURFACE.  
 PERMEABLE SURFACE = 59,088 SQ.FT.  
 $59,088 / 1,767 = 33.4 = 34$  LARGE TREES  
 TOTAL REQUIRED TREES PER 37.01.05 = 66 LARGE TREE (132 MEDIUM)

### 37.01.08 RESIDENTIAL LANDSCAPING:

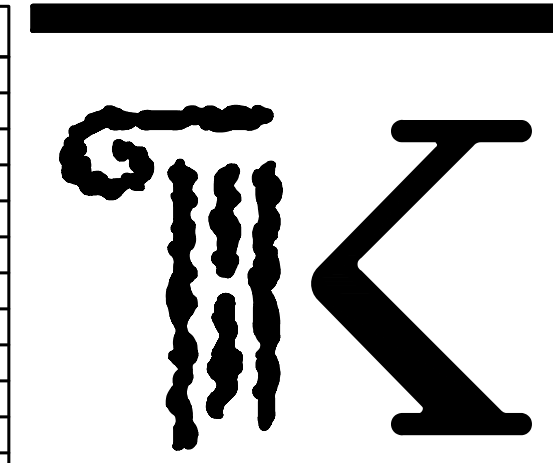
- (A) ONE (1) LARGE OR TWO (2) MEDIUM SHADE TREES FOR EVERY RESIDENTIAL UNIT.  
 50 UNITS = 50 LARGE TREES (100 MEDIUM)  
 TREES FROM SECTION 37.01.05 MAY BE USED TO MEET THIS REQUIREMENT.
- PROVIDED:  
 FIVE (5) LARGE & FOUR (4) MEDIUM SHADE TREES



ENLARGED LANDSCAPING PLAN  
 SCALE: 1" = 10'



SITE LANDSCAPING PLAN  
 SCALE: 1" = 30'



**KONTOGIANNIS & ASSOCIATES**

ARCHITECTURE  
 PLANNING  
 DESIGN

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 SUITE 400  
 COLUMBUS, OHIO  
 43215-5492

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 FAX: 614-224-4736  
 E-MAIL: architects@kontogiannis.com

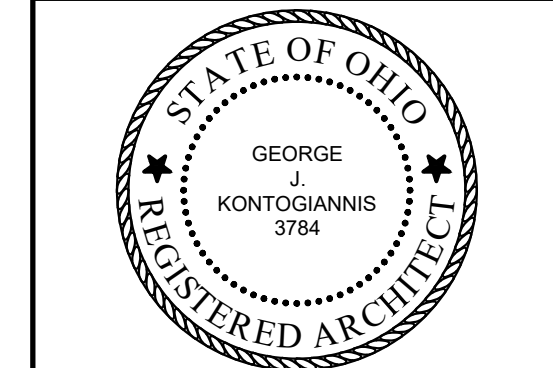
## PROJECT:



142 ALBANY ROAD  
 ATHENS, OH 45701

DRAWING TITLE:  
 SITE LANDSCAPING PLAN

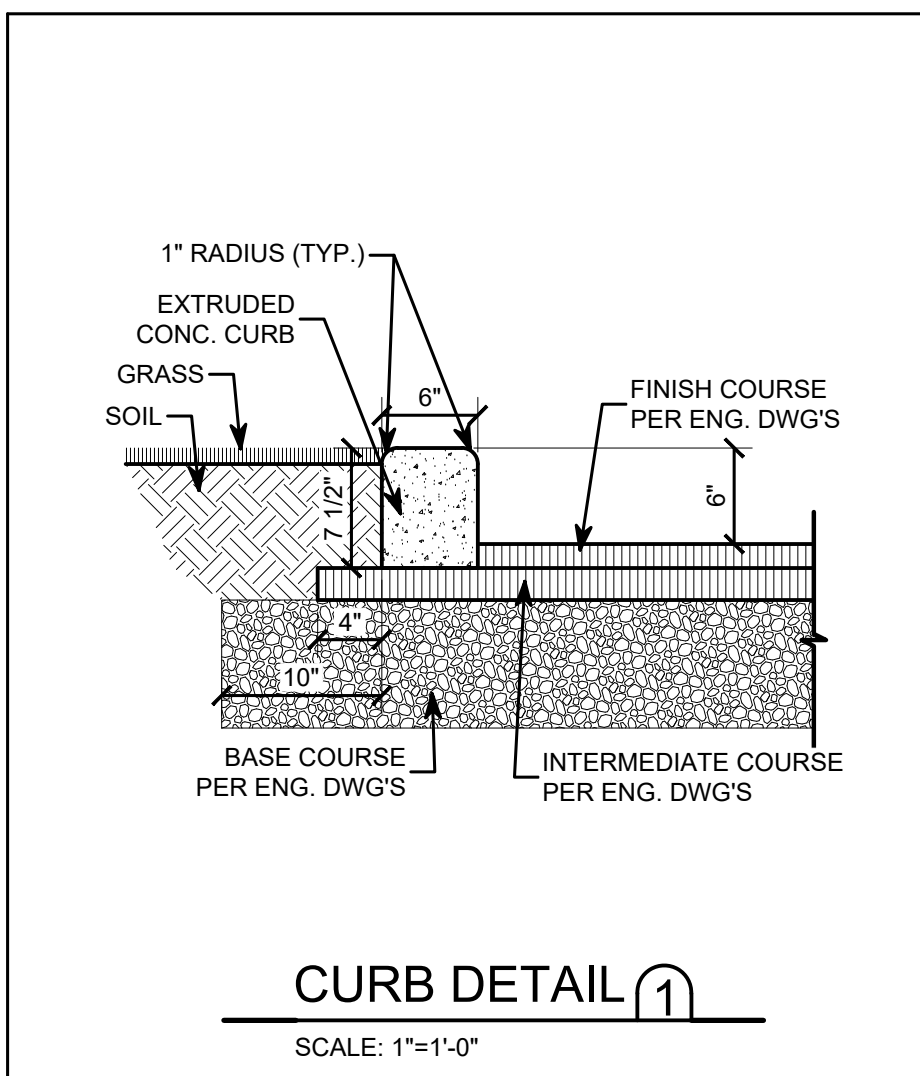
DATE: 11/14/2024  
 REVISED:



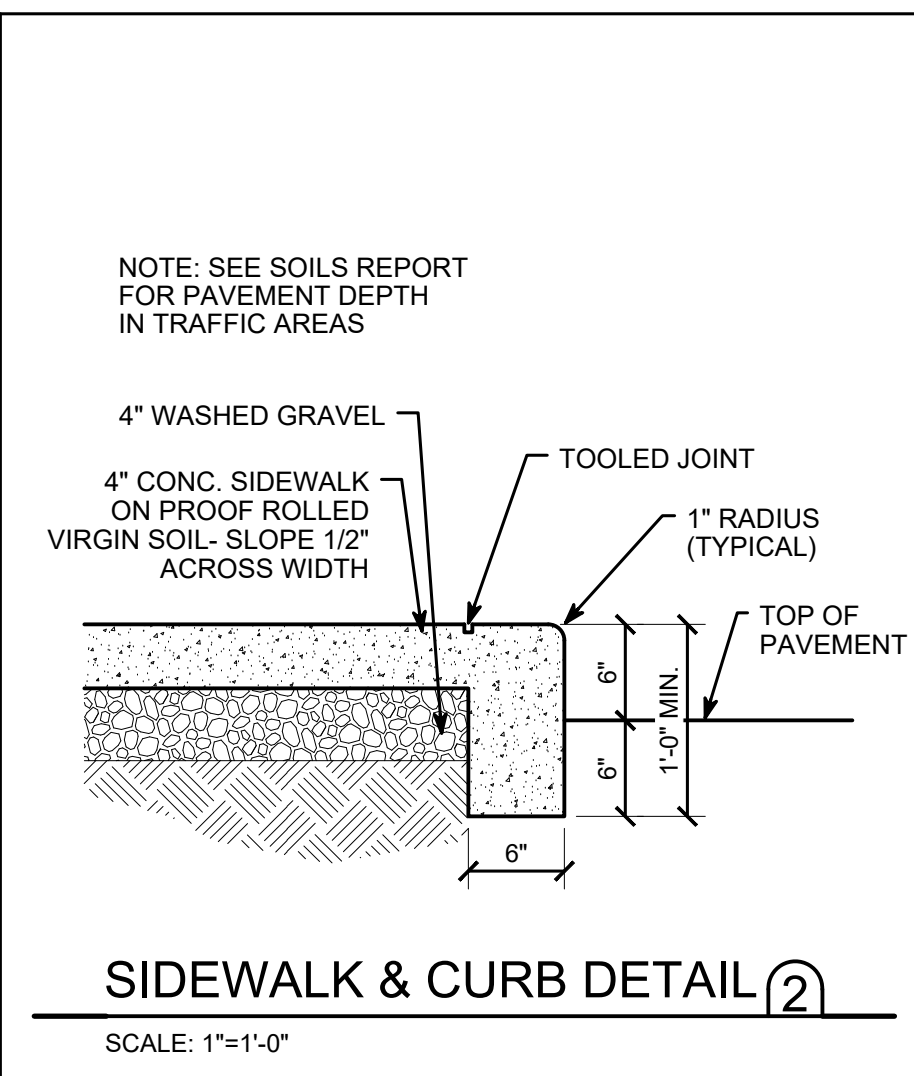
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 GEORGE J. KONTOGIANNIS & ASSOCIATES

- SUBMISSION SET 11/14/2024
- BID SET
- PERMIT SET
- CONSTRUCTION SET

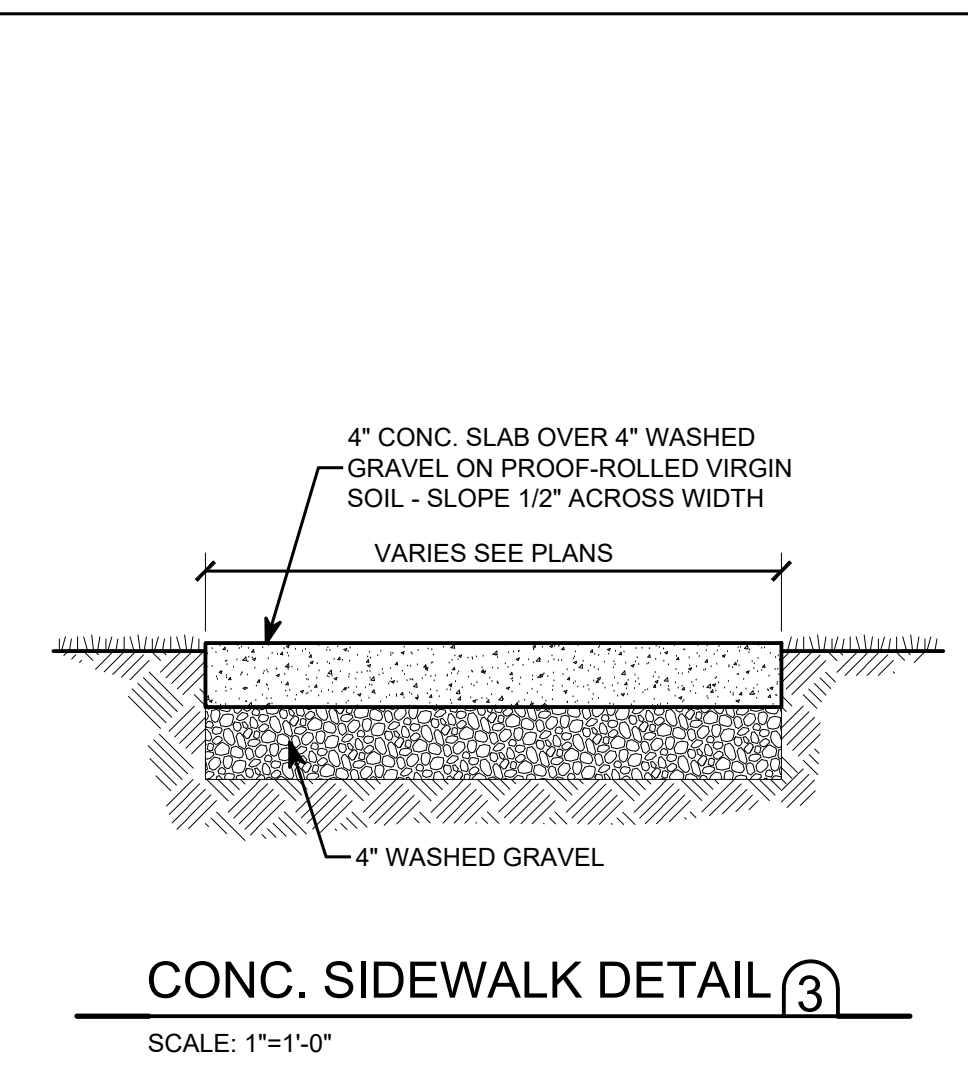
**SL-1**



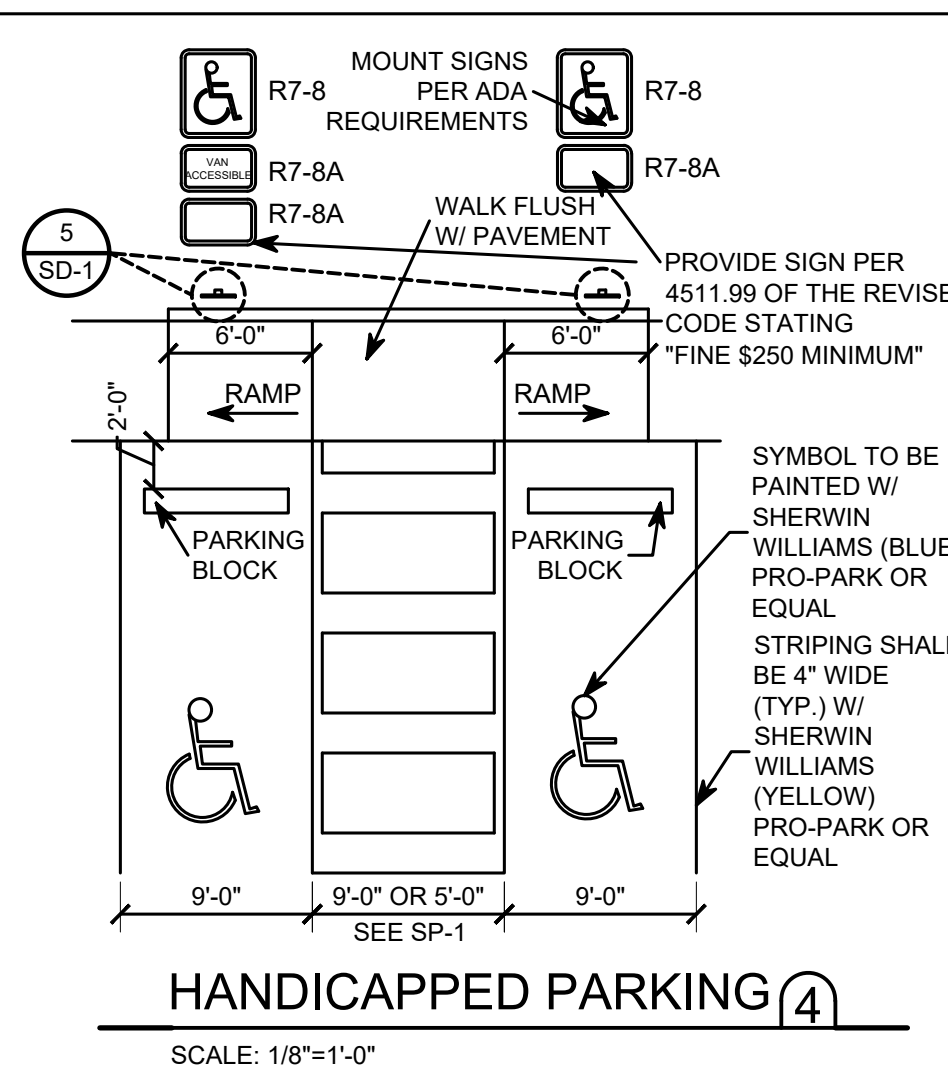
**CURB DETAIL 1**  
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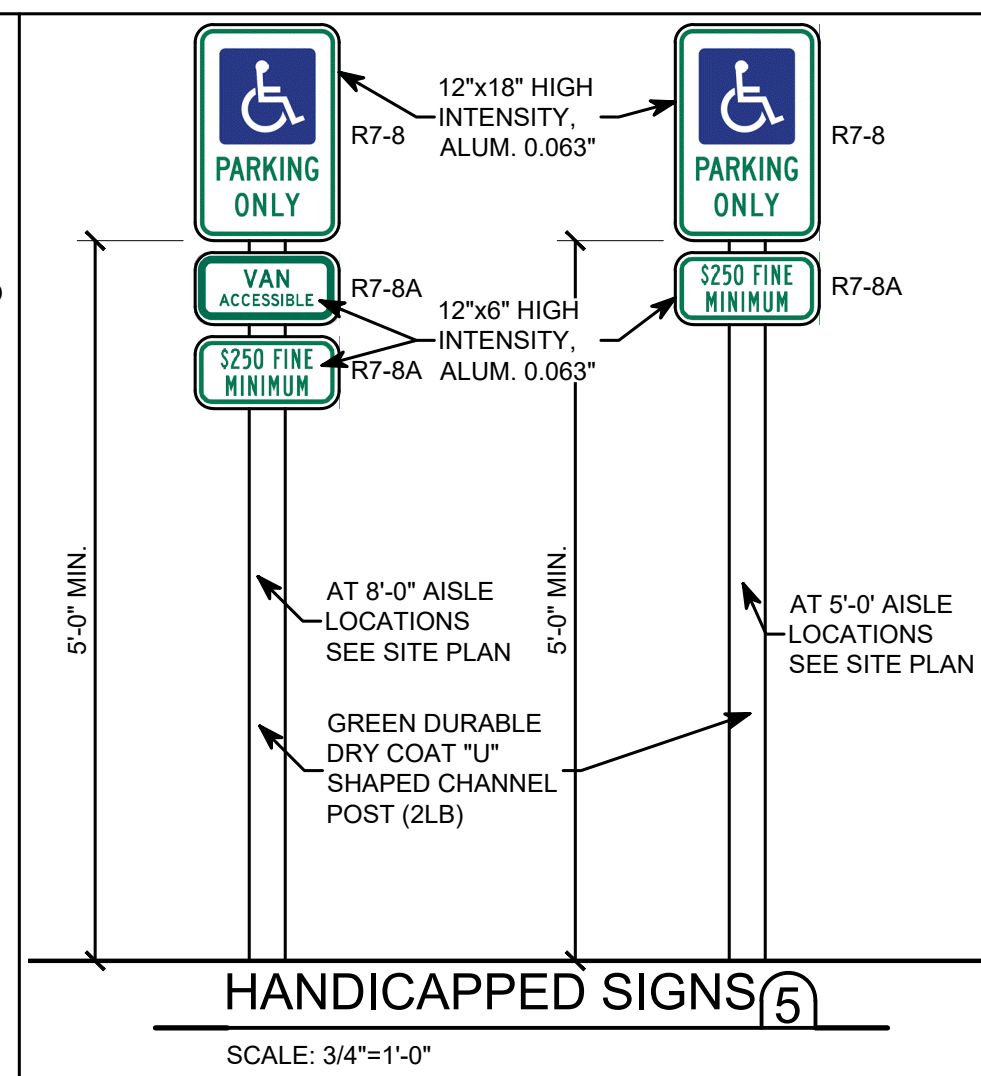
**SIDEWALK & CURB DETAIL 2**  
SCALE: 1"=1'-0"



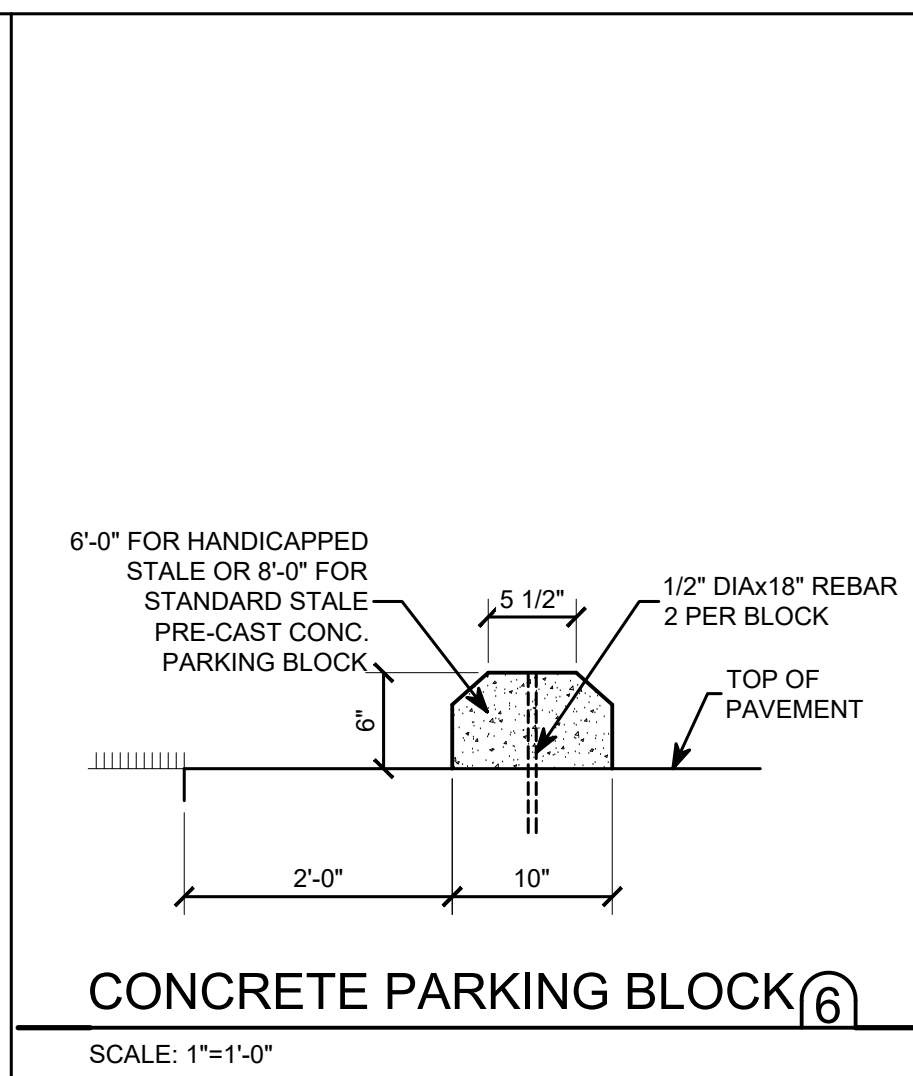
**CONC. SIDEWALK DETAIL 3**  
SCALE: 1"=1'-0"



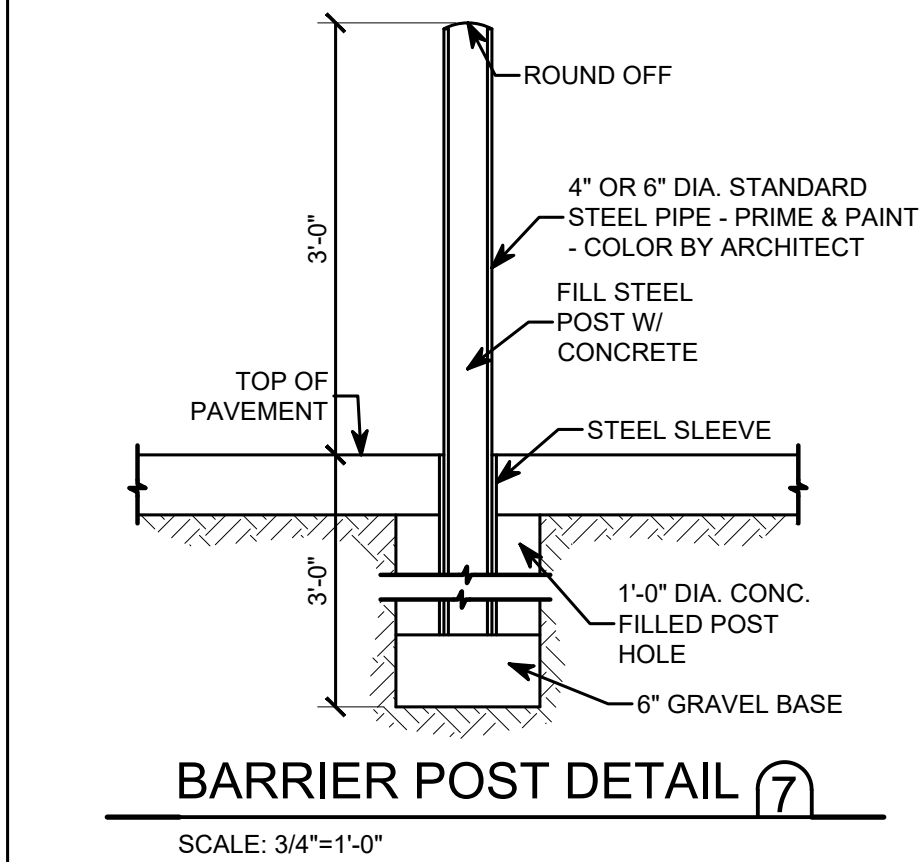
**HANDICAPPED PARKING 4**  
SCALE: 1/8"=1'-0"



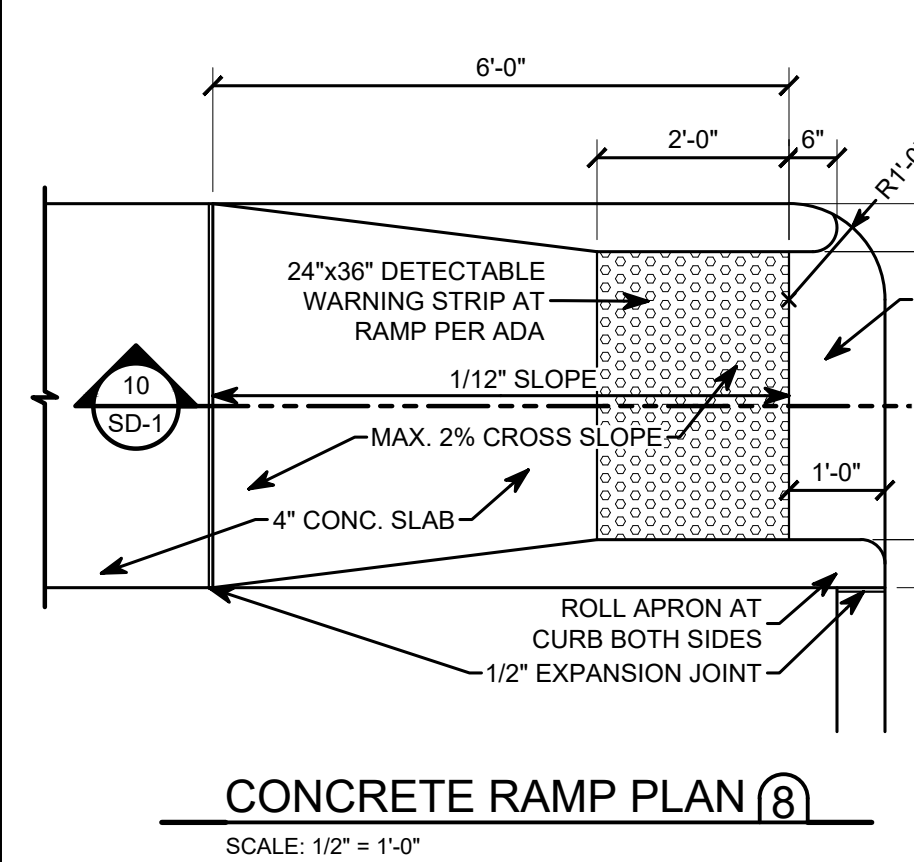
**HANDICAPPED SIGNS 5**  
SCALE: 3/4"=1'-0"



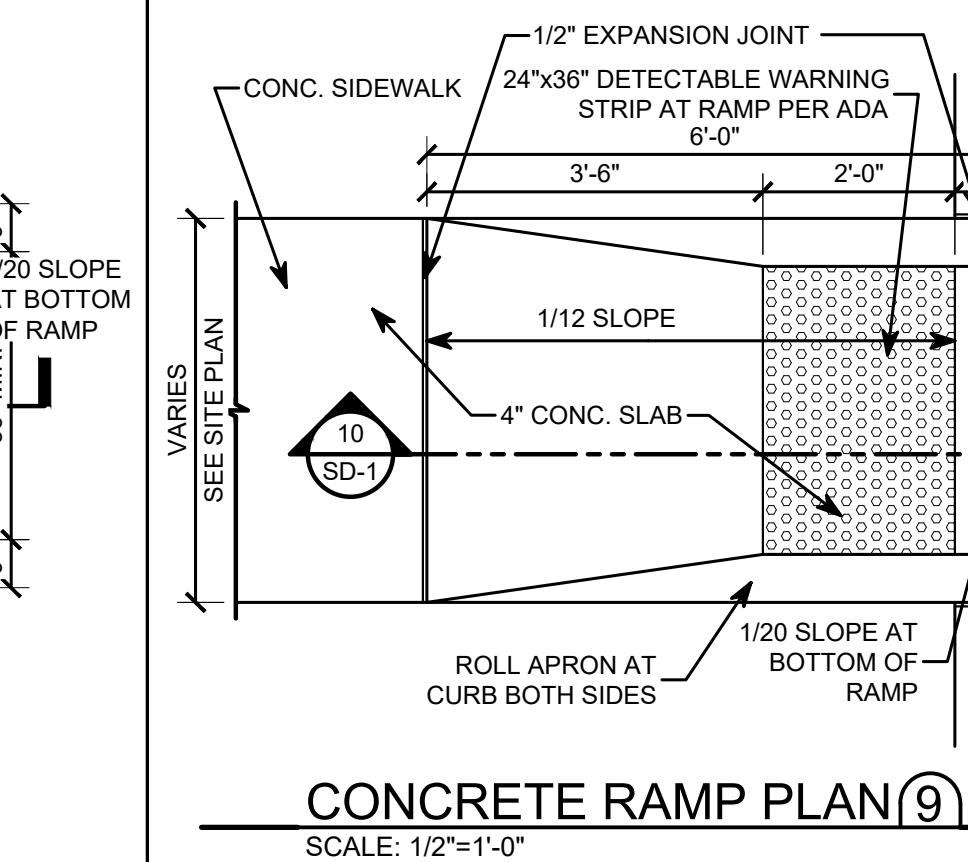
**CONCRETE PARKING BLOCK 6**  
SCALE: 1"=1'-0"



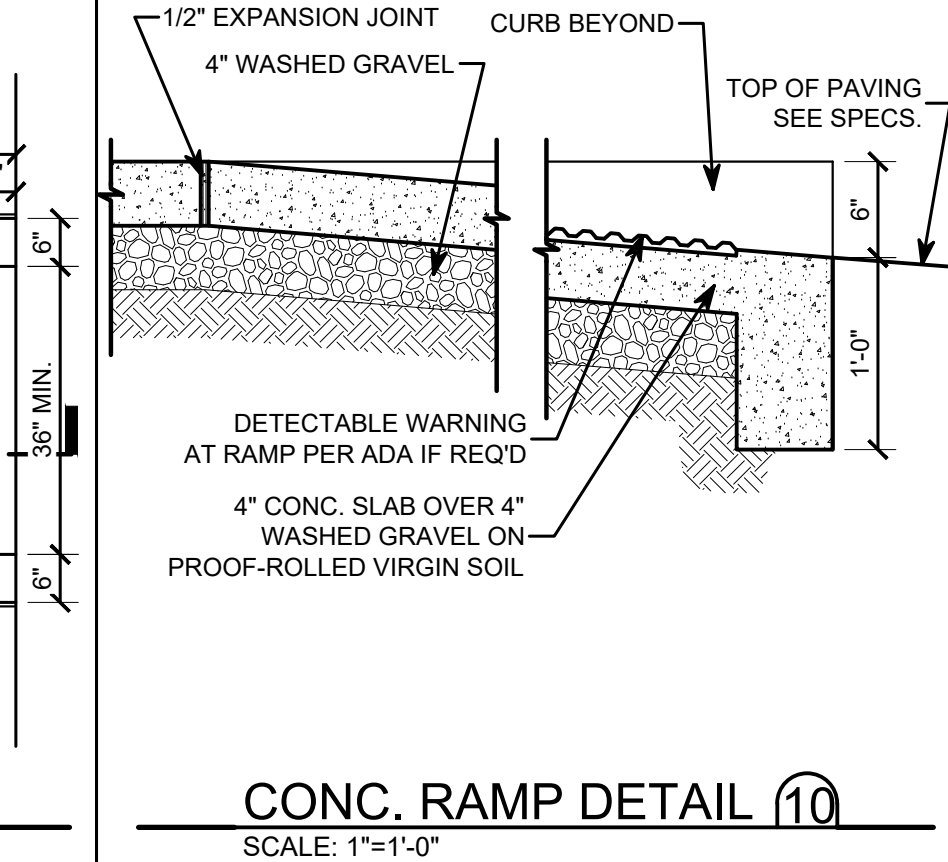
**BARRIER POST DETAIL 7**  
SCALE: 3/4"=1'-0"



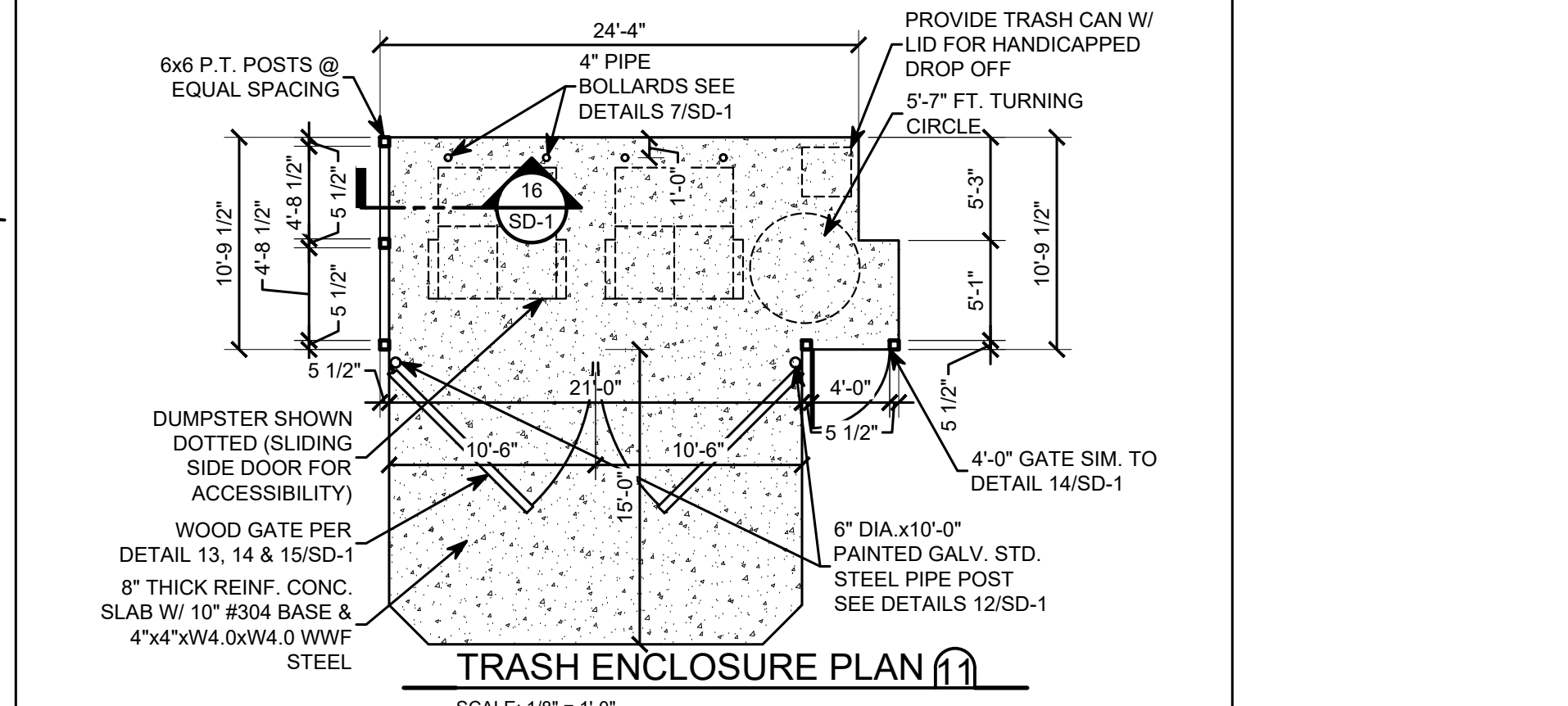
**CONCRETE RAMP PLAN 8**  
SCALE: 1/2"=1'-0"



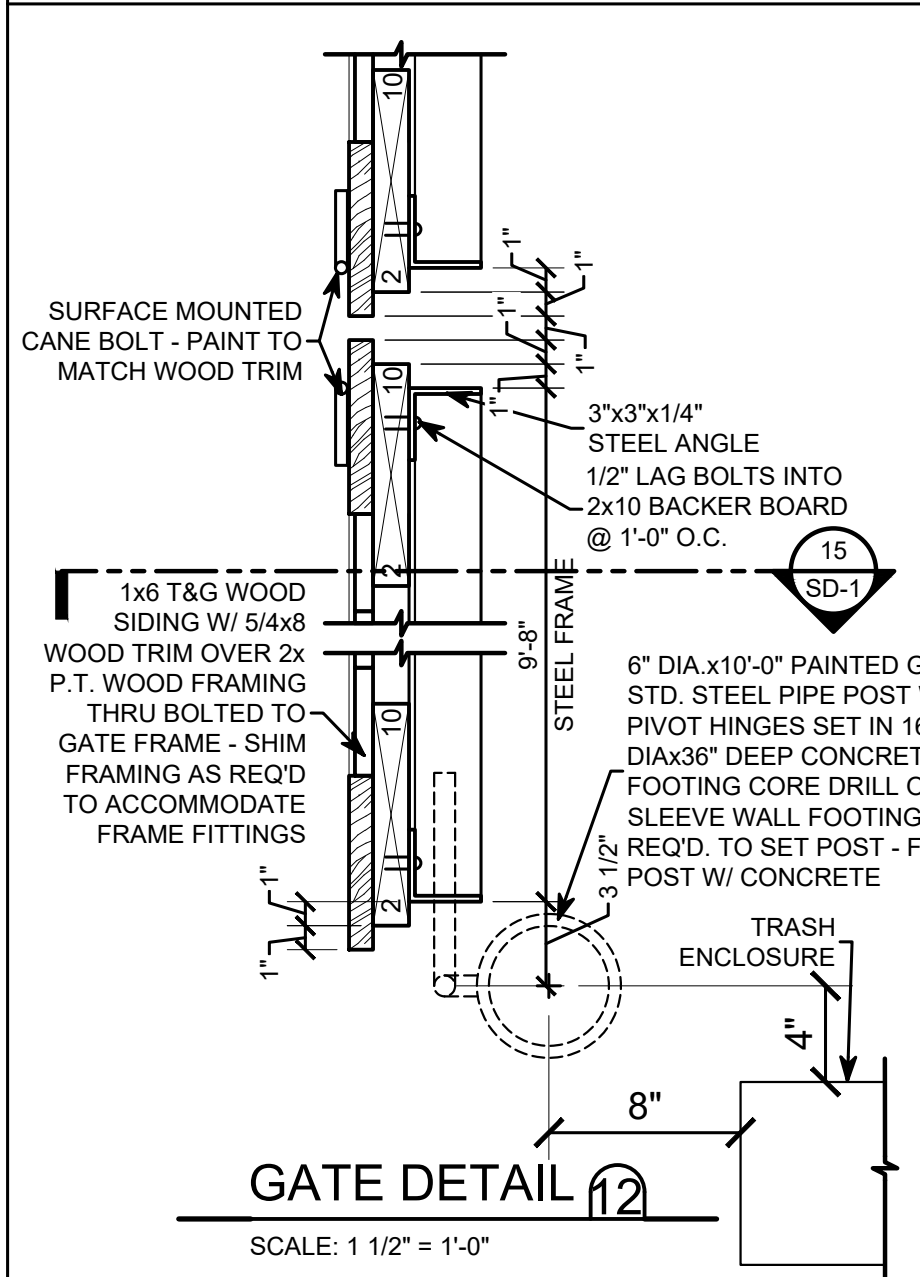
**CONCRETE RAMP PLAN 9**  
SCALE: 1/2"=1'-0"



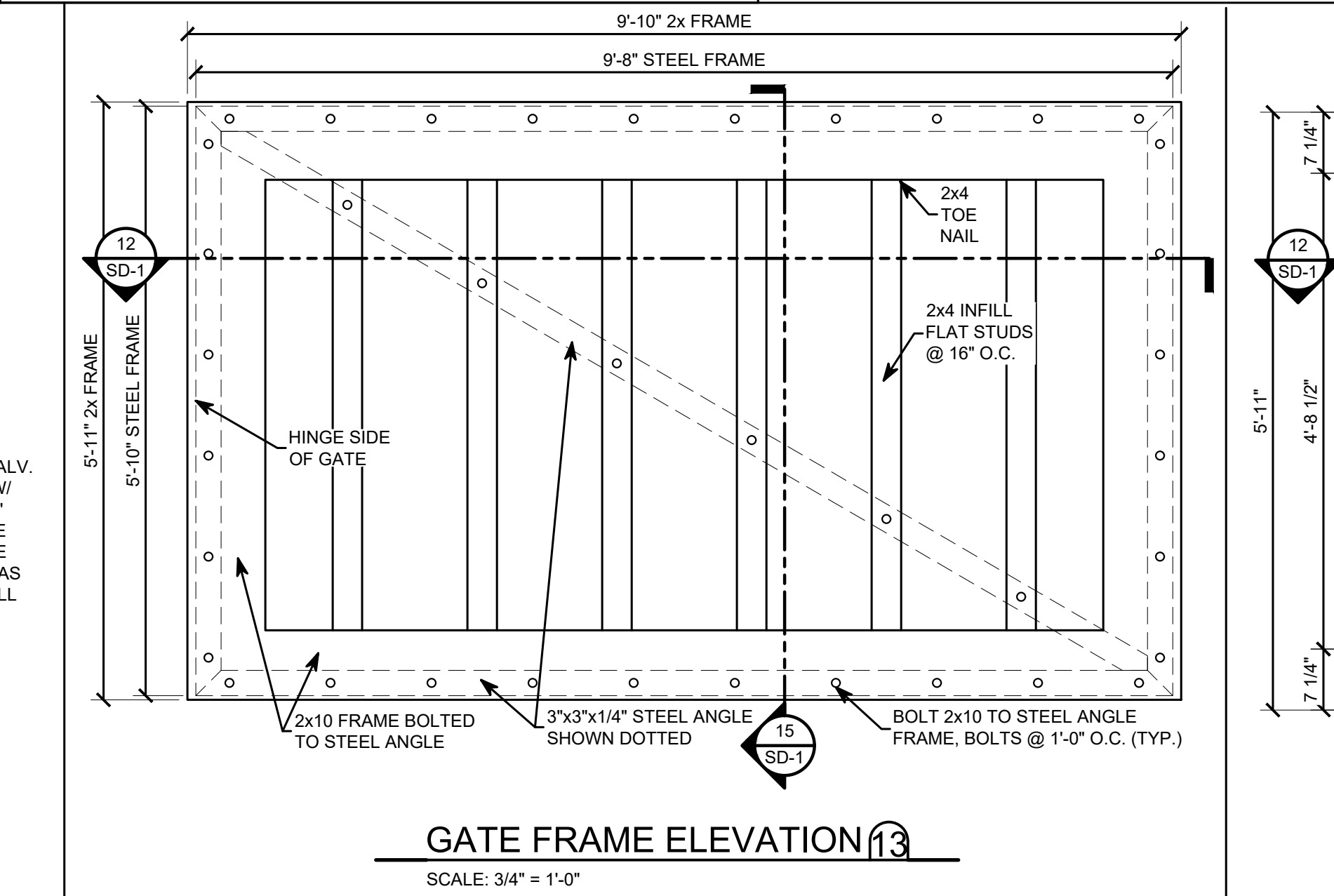
**CONC. RAMP DETAIL 10**  
SCALE: 1"=1'-0"



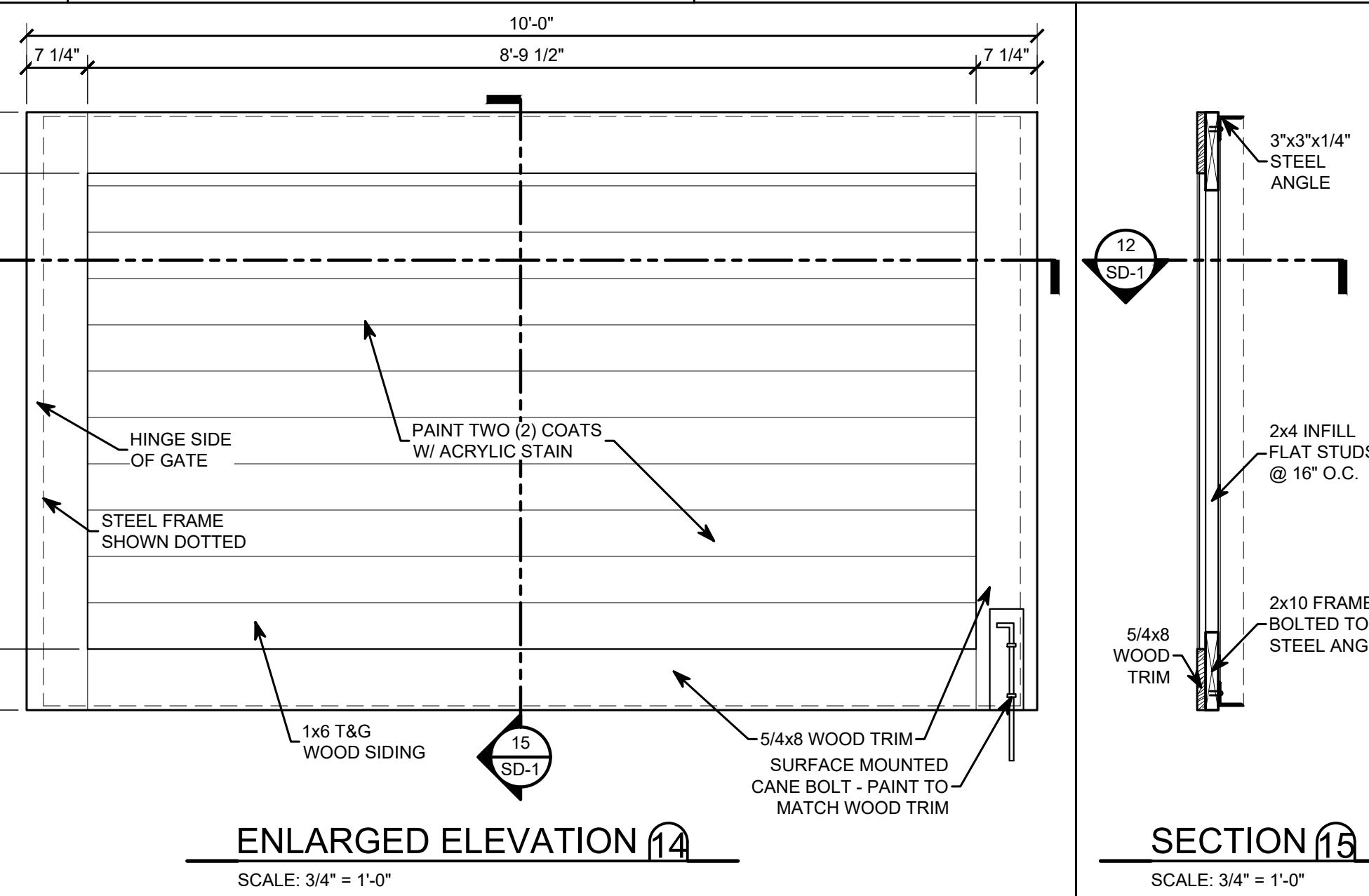
**TRASH ENCLOSURE PLAN 11**  
SCALE: 1/8"=1'-0"



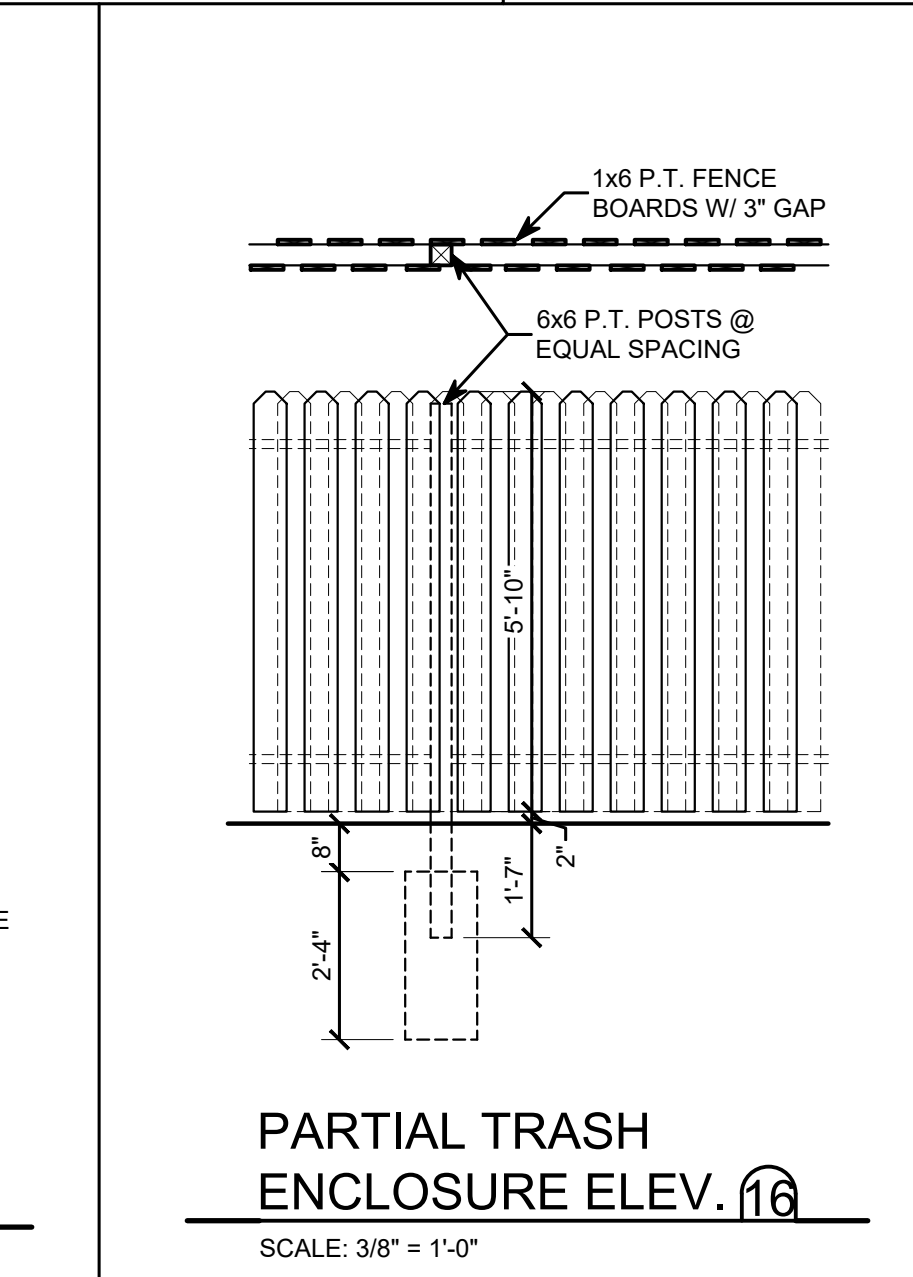
**GATE DETAIL 12**  
SCALE: 1 1/2"=1'-0"



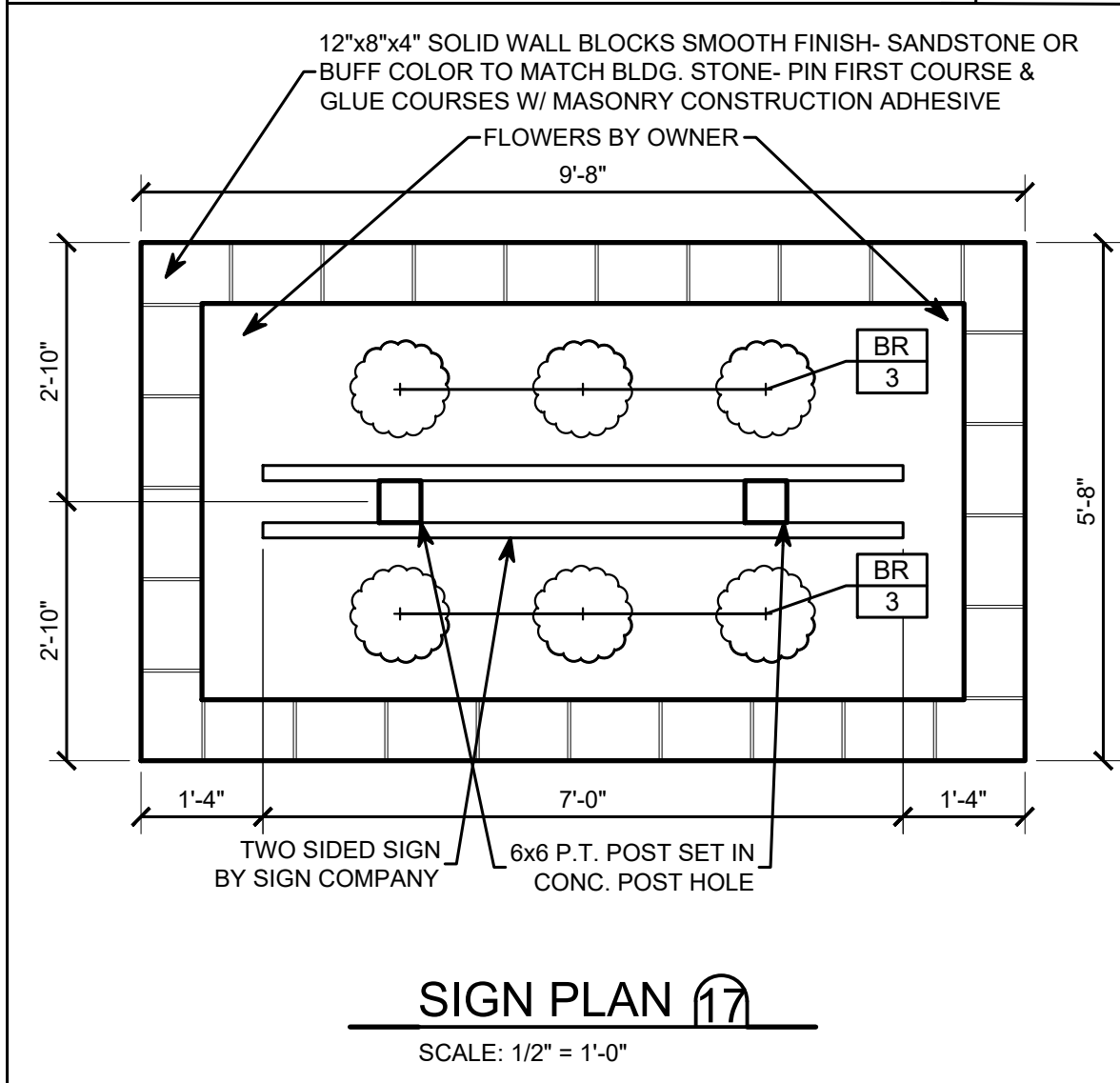
**GATE FRAME ELEVATION 13**  
SCALE: 3/4"=1'-0"



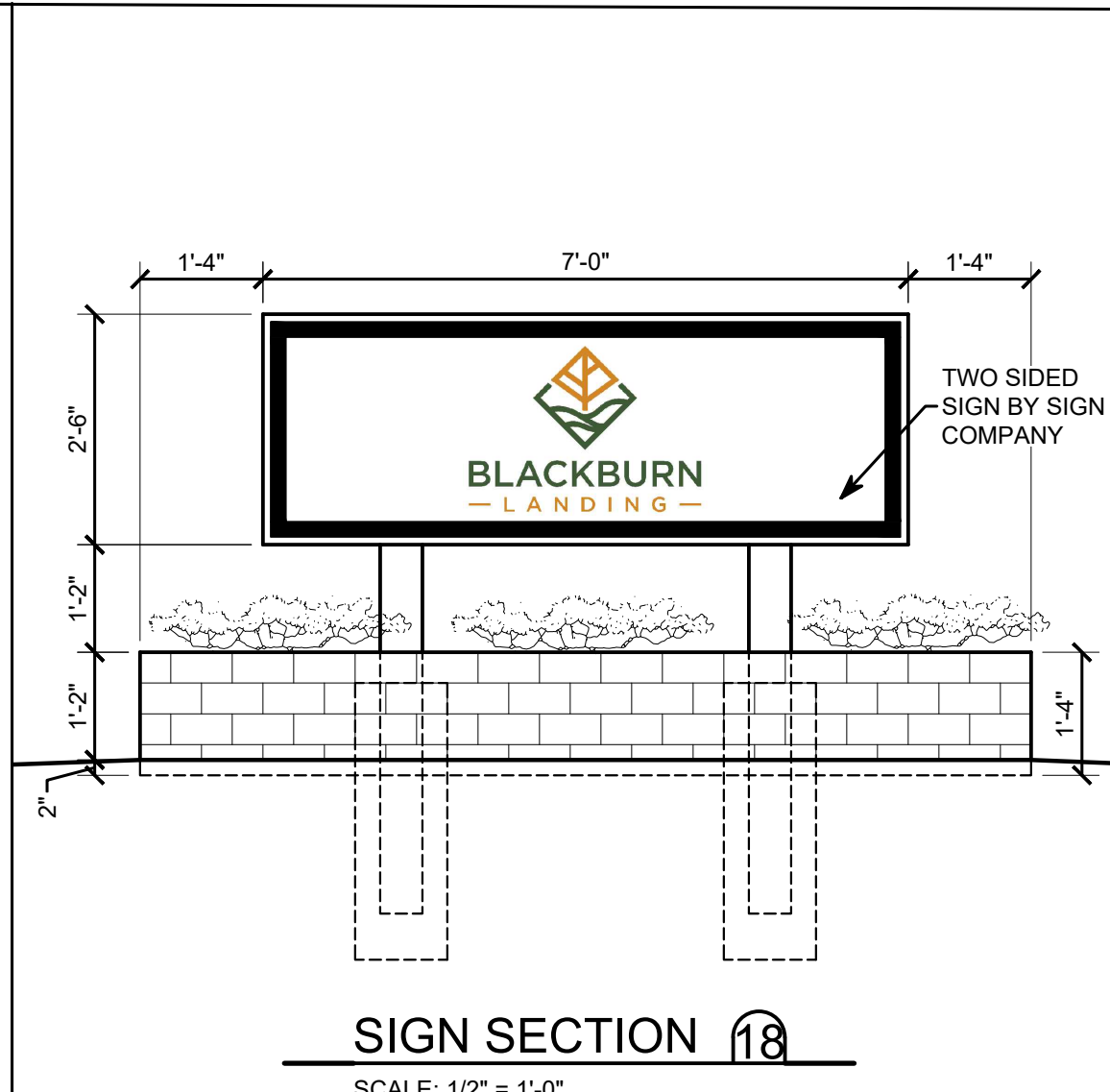
**ENLARGED ELEVATION 14**  
SCALE: 3/4"=1'-0"



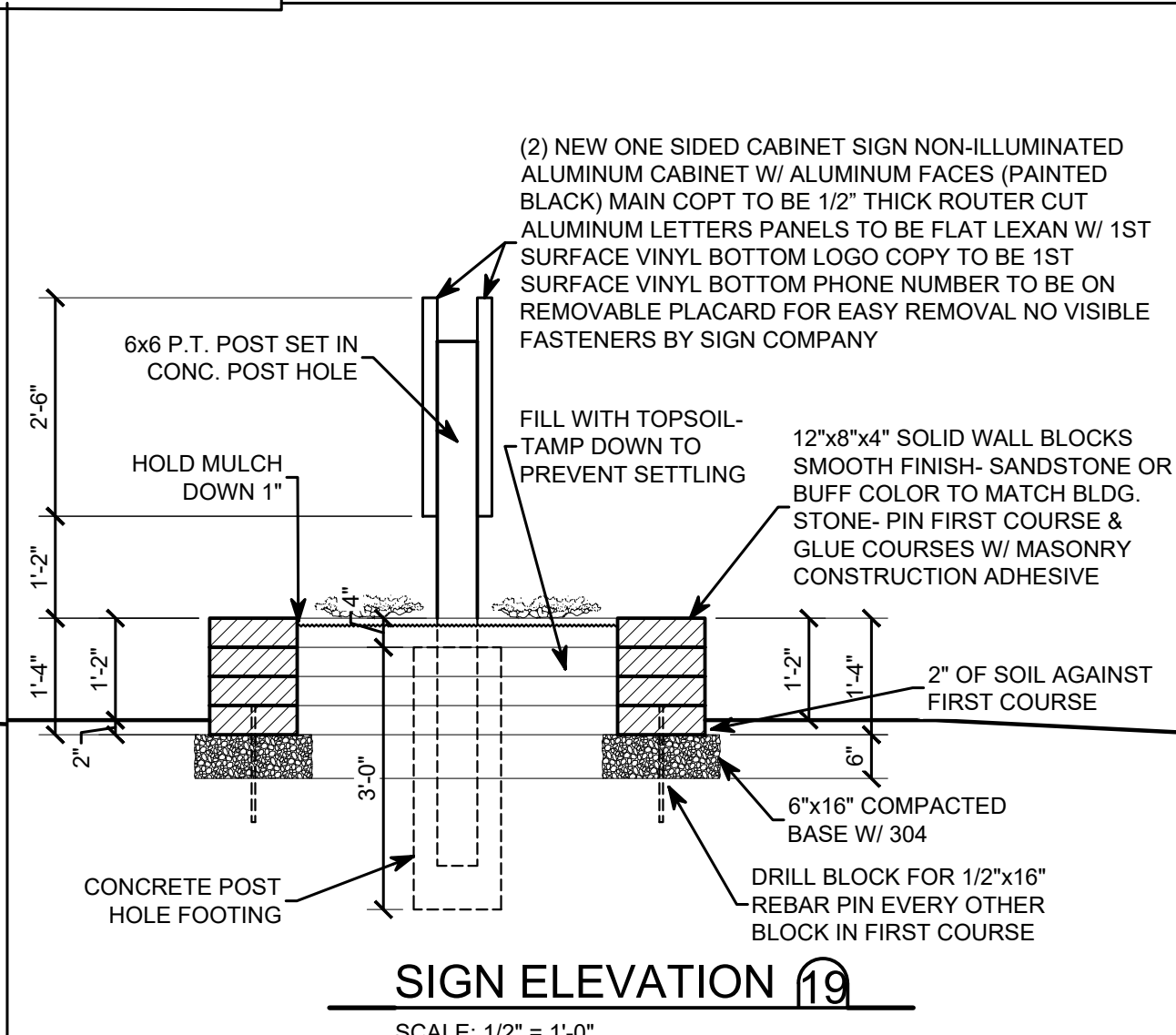
**PARTIAL TRASH ENCLOSURE ELEV. 15**  
SCALE: 3/8"=1'-0"



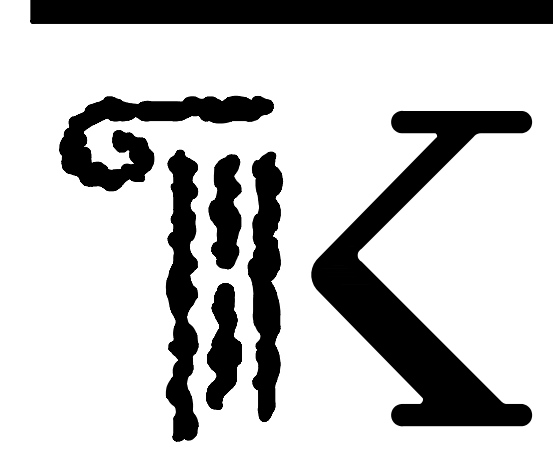
**SIGN PLAN 17**  
SCALE: 1/2"=1'-0"



**SIGN SECTION 18**  
SCALE: 1/2"=1'-0"



**SIGN ELEVATION 19**  
SCALE: 1/2"=1'-0"



**KONTOGIANNIS & ASSOCIATES**

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4736  
E-MAIL: architects@kontogiannis.com

PROJECT:

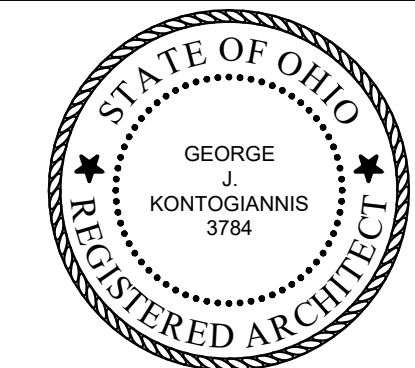


**BLACKBURN  
— LANDING —**

142 ALBANY ROAD  
ATHENS, OH 45701

DRAWING TITLE:  
SITE DETAILS

DATE: 11/14/2024  
REVISED:



GEORGE J. KONTOGIANNIS, LICENSE #3784  
EXPIRATION DATE 12/31/2025  
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GEORGE J. KONTOGIANNIS & ASSOCIATES

- SUBMISSION SET 11/14/2024
- BID SET
- PERMIT SET
- CONSTRUCTION SET

**SD-1**

# BLACKBURN LANDING IMPROVEMENT PLANS

CITY OF ATHENS  
COUNTY OF ATHENS  
STATE OF OHIO

JANUARY, 2025

SUBMITTED BY: MARK ROBERT FLORO Reg. Engineer No. 82846

DATE: \_\_\_\_\_

DESIGN ENGINEER:  
**GBC DESIGN, INC.**  
565 White Pond Dr. Akron, OH 44320  
Phone 330-836-0228 Fax 330-836-5782

OWNER:  
SPIRE DEVELOPMENT, INC.  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 45071  
PHONE: (614) 350-0391  
REP.: SCOTT HARROLD

LEGEND			
MONUMENTS			
●	5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)		
○	IRON PIN FOUND (TYPE & SIZE AS INDICATED)		
■	MONUMENT ASSEMBLY TO BE SET		
□	MONUMENT FOUND		
★	1" REBAR TO BE SET		
☆	1" REBAR FOUND		
■	DRILL HOLE SET		
⊗	DRILL HOLE FOUND		
▲	P.K. NAIL SET		
△	P.K. NAIL FOUND		
ABBREVIATIONS			
EX.	EXISTING	TELE.	TELEPHONE
PROP.	PROPOSED	CBL.	CABLE
FND.	FOUND	BLDG.	BUILDING
MEAS.	MEASURED	F.F.	FINISHED FLOOR
REC.	RECORD	CONC.	CONCRETE
STM.	STORM	ASPH.	ASPHALT
SAN.	SANITARY	M.H.	MANHOLE
W.M.	WATER MAIN	C.B.	CATCH BASIN
F.W.	FIRE WATER	H.W.	HEADWALL
D.W.	DOMESTIC WATER	INV.	INVERT
DOM.	DOMESTIC WATER	WIN.	WINDOW
F.D.C.	FIRE DEPT. CONN.	R.D.	ROOF DRAIN
ELEC.	ELECTRIC	C.O.	CLEAN OUT
O.H.W.	OVERHEAD WIRE	P.P.	PINCHED PIPE
CAP'D.	CAPPED	I.P.	IRON PIN
P/L	PROPERTY LINE	R/W	RIGHT OF WAY
C.L.	CENTER LINE	EASE.	EASEMENT
STA.	STATION	LT.	LEFT
RT.	RIGHT	SHT.	SHEET
No.	NUMBER	T/W	TOP OF WALL
B/W	BOTTOM OF WALL	T.B.D.	TO BE DETERMINED
SYMBOLS			
▼	PROPOSED FIRE HYDRANT	●	PROPOSED MANHOLE
△	EXISTING FIRE HYDRANT	○	EXISTING MANHOLE
⚡	FIRE DEPARTMENT CONNECTION	■	PROPOSED CATCH BASIN
⊕	PROPOSED VALVE	□	EXISTING CATCH BASIN
⊖	EXISTING VALVE	■	PROPOSED CURB INLET
⊕	PROPOSED LIGHT POLE	□	EXISTING CURB INLET
⊖	EXISTING LIGHT POLE	▲	PROPOSED SIGN
⊕	PROPOSED POWER POLE	△	EXISTING SIGN
⊖	EXISTING POWER POLE		
LINETYPES			
—C—	PROPOSED CABLE LINE	—SAN—	PROPOSED SANITARY SEWER
- - -C - - -	EXISTING CABLE LINE	—LAT—	PROPOSED SANITARY LATERAL
—E—	PROPOSED ELECTRIC LINE	—FM—	PROPOSED FORCE MAIN
- - -E - - -	EXISTING ELECTRIC LINE	- - -SAN - - -	EXISTING SANITARY SEWER
—T—	PROPOSED TELEPHONE LINE	- - -LAT - - -	EXISTING SANITARY LATERAL
- - -T - - -	EXISTING TELEPHONE LINE	- - -FM - - -	EXISTING FORCE MAIN
—G—	PROPOSED GAS LINE	—ST—	PROPOSED STORM SEWER
- - -G - - -	EXISTING GAS LINE	—RD—	PROPOSED ROOF DRAIN
—W—	PROPOSED WATER MAIN	- - -ST - - -	EXISTING STORM SEWER
—WS—	PROPOSED WATER SERVICE	—RD—	EXISTING ROOF DRAIN
—FW—	PROPOSED FIRE WATER SVC.	—X—	PROPOSED FENCE
—W—	EXISTING WATER MAIN	—X—	EXISTING FENCE
—WS—	EXISTING WATER SERVICE		



LOCATION MAP  
NO SCALE

ALL SITE PREPARATION, EARTHWORK, PAVEMENT AND CONSTRUCTION CONSIDERATIONS AS DETAILED IN THE FOLLOWING REPORT ARE TO BE FOLLOWED BY THE CONTRACTOR AND INCLUDED IN THE CONTRACT PRICE.

SPIRE DEVELOPMENT, INC.  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 45071

GEOTECHNICAL CONSULTANTS INC.  
GCI PROJECT NO. 24-G-29330  
DATED SEPTEMBER 27, 2024

AS PREPARED BY:  
GEOTECHNICAL CONSULTANTS INC.  
720 GREEN CREST DR  
WESTERVILLE, OH 43081  
PHONE: (614) 895-1400

CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.

DESCRIPTION	SHEET No.
TITLE SHEET	SD1.00
GENERAL NOTES	SD1.01
SITE PLAN	SD2.00
DEMOLITION PLAN	SD2.01
UTILITY PLAN	SD3.00 - SD3.02
GRADING PLAN	SD4.00 & SD4.02
SITE DETAILS	SD5.00 - SD5.03
SWPPP	SD6.00
SWPPP NOTES & DETAILS	SD6.01 - SD6.04



REVISIONS

**GBC DESIGN, INC.**  
Akron, OH 44320  
www.gbcdesign.com

**SPIRE DEVELOPMENT, INC.**  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 45071

PPN: A029160001200  
CITY OF ATHENS  
ATHENS COUNTY, OH  
TITLE SHEET

DRAWN BY:  
N.L.M.

DATE:  
JAN. 23, 2025

PROJECT NO.  
57092

DRAWING NO.  
SD1.00

GENERAL NOTES

1. PRICES BID PER LUMP SUM FOR ALL PIPE IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
2. THE LOCATIONS OF ALL GAS LINES TO BE DETERMINED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVE BOXES ETC. ARE TO BE HELD BY THE CONTRACTOR DURING CONSTRUCTION.
3. THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE CITY OF ATHENS DIVISION OF ENGINEERING STANDARDS, CITY OF ATHENS WATER & SEWER DEPARTMENT STANDARDS, AND SUPPLEMENTED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION).
4. ALL PROPOSED TRENCHES SHALL BE BACKFILLED WITH SELECT MATERIALS IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT. CONTRACTOR SHALL USE PREMIUM BACKFILL OVER SEWER IN PAVEMENT AREAS AS SHOWN IN TYPICAL TRENCH DETAIL.
5. FERTILIZING, SEEDING AND MULCHING FOR RESTORATION OF DISTURBED AREAS BETWEEN THE PAVEMENT EDGES AND THE RIGHT OF WAY LINE SHALL CONFORM TO SECTIONS 659.08 AND 659.09 AS SPECIFIED IN THE O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT ADDITION).
6. ALL DISTURBED SIGNS, GUARD RAILS, MAIL AND/OR PAPER BOXES, DRIVES, DRIVE CULVERTS, PAVEMENT AND UNDERGROUND UTILITIES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE CITY OF ATHENS ENGINEER.
7. ALL DISTURBED AND/OR DAMAGED STORM SEWER PIPES, STORM SEWER APPURTENANCES, PAVEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE CITY OF ATHENS ENGINEER.
8. CALL OHIO UTILITIES PROTECTION SERVICE BEFORE DIGGING (1-800-362-2764).
9. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL MEET RAINWATER RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION, THIRD EDITION 2006 AND ATHENS COUNTY SOIL & WATER CONSERVATION DISTRICT.

GENERAL SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ATHENS OR O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS AS NOTED ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
5. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
6. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
7. ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH O.D.O.T. ITEM 641 AND SHALL BE WHITE.
8. PLEASE NOTIFY ENGINEERING SERVICES AT 330-375-2831 FOR MANDATORY INSPECTIONS 48 HOURS BEFORE WORK IS TO BEGIN IN THE RIGHT-OF-WAY, AND BEFORE RESTORATION IS TO BEGIN.
9. ALL PAVEMENT, CURB AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT FULL DEPTH AT EXISTING CONSTRUCTION JOINTS. ALL SAW CUTTING MUST BE DONE WET, TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT.
10. NO WIRE OR REBAR IN THE CONCRETE WITHIN THE CITY OF ATHENS RIGHT-OF-WAY
11. REMOVE AND REPLACE ALL CURRENT SIDEWALK AND CURB IN THE RIGHT-OF-WAY THAT IS DAMAGED, BROKEN, CRACKED OR OFF GRADE, OR THAT BECOMES SO DURING CONSTRUCTION.

UTILITY NOTES:

1. CONTRACTOR SHALL LOCATE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE LOCATION OF TIE-IN POINTS FOR UTILITY SERVICES ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL SITE PLAN FOR CONDUIT LOCATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING THE APPROVAL OF ALL CONNECTION POINTS WITH THE UTILITY COMPANY IN QUESTION. THE COST FOR ALL TRENCHING, CONDUIT AND EQUIPMENT NEEDED TO PROVIDE SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDE IN THE CONTRACT PRICE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY CURB, PAVEMENT, OR EXISTING UTILITIES OR OTHER ITEMS DISTURBED BY CONSTRUCTION.
5. CONTRACTOR TO MAINTAIN REQUIRED CLEARANCES BETWEEN EXISTING UTILITY AND PROPOSED UTILITY.
6. THE LOCATIONS OF TIE-IN POINTS FOR UTILITY SERVICES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING THE APPROVAL OF ALL CONNECTION POINTS WITH THE UTILITY COMPANY IN QUESTION.
7. THE COST FOR ALL TRENCHING, CONDUIT, WIRE, TRANSFORMER, OR OTHER MATERIALS AND EQUIPMENT NEEDED TO PROVIDE SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE CONTRACT PRICE.
8. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
9. ALL ELECTRIC EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
10. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM GBC DESIGN, INC. AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. GBC DESIGN, INC. AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
11. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED UTILITY EASEMENTS PRIOR TO CONSTRUCTION OF RESPECTIVE UTILITIES.
12. ALL PROPOSED UNDERGROUND UTILITIES TO BE CONSTRUCTED UNDER EXISTING PAVEMENT SHALL BE INSTALLED BY MEANS OF DIRECTIONAL BORE, AND NOT DISTURB EXISTING PAVEMENT, UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY EX. CURB, PAVEMENT, UTILITIES, OR OTHER ITEMS DISTURBED BY CONSTRUCTION.

STORM SEWER NOTES

1. STORM SEWERS SHALL BE H.D.P.E. PIPE IN ACCORDANCE WITH O.D.O.T. ITEM 707.33. UNLESS OTHERWISE NOTED.
2. MANHOLES, INLETS AND OTHER APPURTENANCES SHALL BE CONSTRUCTED AS PER PLANS & STANDARD DRAWINGS NOTED.

SUPPLEMENTAL SANITARY NOTES

1. ALL SEWER RUN DISTANCES ARE GIVEN FROM CENTERLINE TO CENTERLINE OF MANHOLES. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE AND CARRIED THROUGH MANHOLE INVERT TO ASSURE FLOW THROUGH MANHOLE.
2. ALL UNDERGROUND LINES ENCOUNTERED BY CONSTRUCTION OF SANITARY SYSTEM ARE TO BE COMPLETELY RESTORED AT THE EXPENSE OF THE CONTRACTOR.
3. COST OF WYES AND STUBS TO BE INCLUDED IN PRICE BID PER LINEAR FOOT OF SANITARY SEWER.
4. COST OF ANY SHEETING OR DEWATERING NECESSARY FOR INSTALLATION OF SANITARY SEWER SHALL BE INCLUDED IN BID PRICE PER LINEAR FOOT OF RESPECTIVE ITEMS. ALSO ANY STONE REQUIRED.

REVISIONS

**GBC DESIGN, INC.**  
 Akron, OH 44320  
 www.gbcdesign.com  
 565 White Pond Dr.  
 Phone 330-836-0228

**SPIRE DEVELOPMENT, INC.**  
 330 W. SPRING ST. SUITE 430  
 COLUMBUS, OHIO 43071

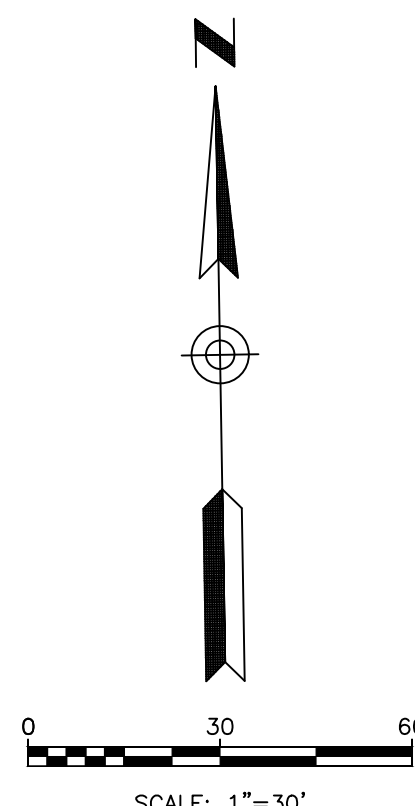
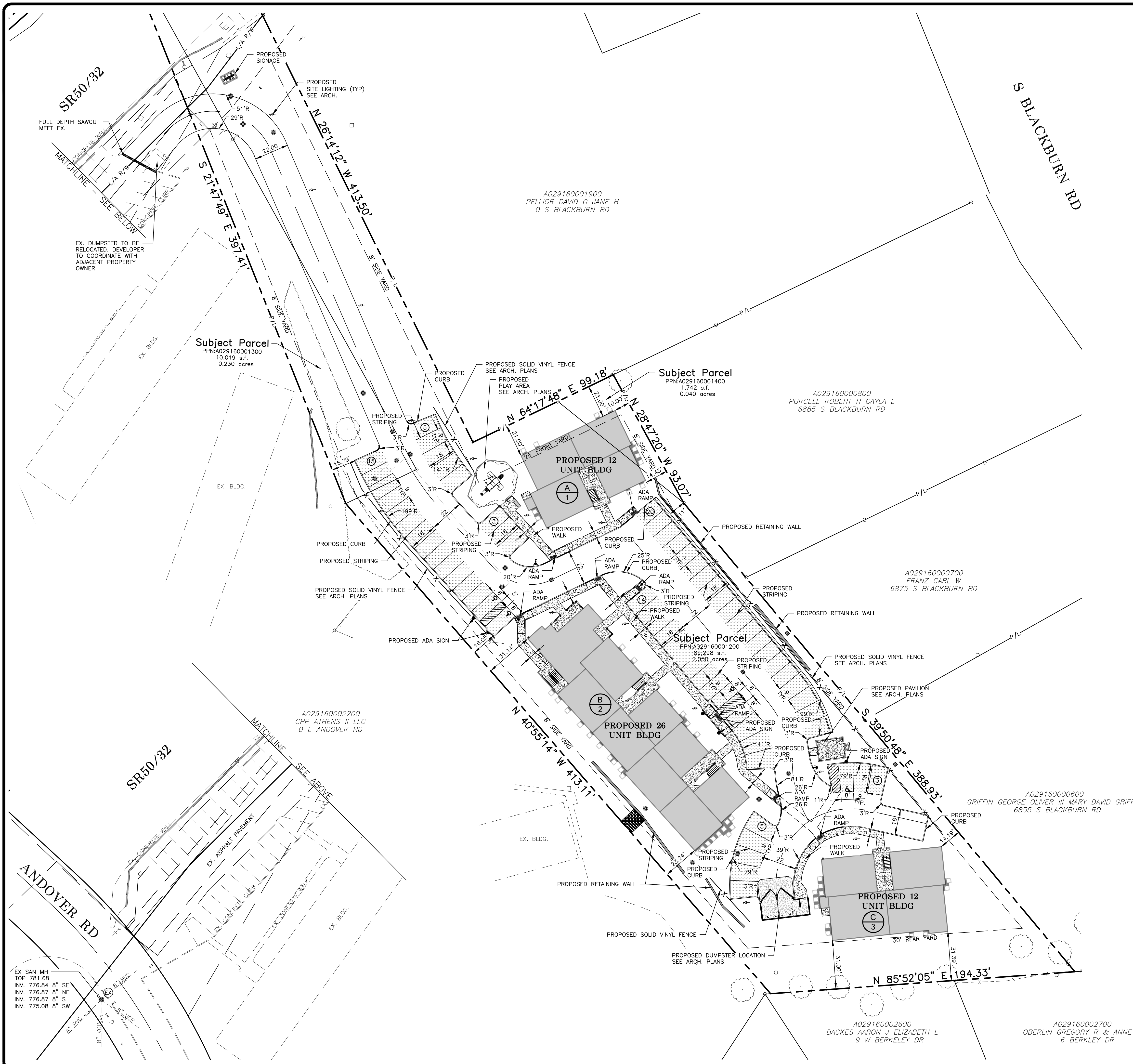
PPN: A029160001200  
 CITY OF ATHENS  
 ATHENS COUNTY, OH  
 GENERAL NOTES

DRAWN BY:  
N.L.M.

DATE:  
JAN. 23, 2025

PROJECT NO.  
57092

DRAWING NO.  
SD1.01



**LEGEND**

[Pattern: Dotted]	LIGHT DUTY ASPHALT PAVING
[Pattern: Horizontal Lines]	HEAVY DUTY ASPHALT PAVING
[Pattern: Stippled]	PROP. CONC. PAVEMENT

SEE ELECTRIC SITE PLAN FOR SITE LIGHTING

**SITE DATA**

TOTAL AREA	2.32 AC.
ZONING DISTRICT R-3	
PROPOSED DENSITY	50 UNITS
TOTAL UNITS	21.55 UNITS/AC.
PROPOSED DENSITY	
BUILDING SETBACKS	
FRONT	25 FT.
REAR	30 FT.
SIDE	8 FT.
<b>PARKING</b>	
REQUIRED	1 SPACE/DWELLING UNIT
REQUIRED	
82 - DWELLING UNITS	= 82 SPACES
TOTAL PARKING	= 82 SPACES REQUIRED
PER 23.08.06.1.0	
REDUCED NUMBER OF PARKING	65 SPACES PROVIDED

**GENERAL SITE NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO THE EDGE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
5. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 8" MINIMUM. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
6. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
7. ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH O.D.O.T. ITEM 641 AND SHALL BE WHITE.
8. ACCESSIBLE PARKING STRIPING TO MEET A.D.A. STANDARDS.
9. SEE SITE ELECTRICAL PLAN FOR NEW SITE LIGHTING BASES AND WIRING.
10. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER MAIN OR LATERAL ARE PROHIBITED.

**RETAINING WALL NOTE:**  
 CONTRACTOR TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR THE SEGMENTED CONC. BLOCK WALL SYSTEM. DRAWINGS SHALL BE PREPARED/STAMPED BY A REGISTERED PROFESSIONAL ENGINEER. THE CONTRACTOR'S BASE BID SHALL INCLUDE ENTIRELY NEW WALL MATERIALS.

**NOTE:**  
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS.

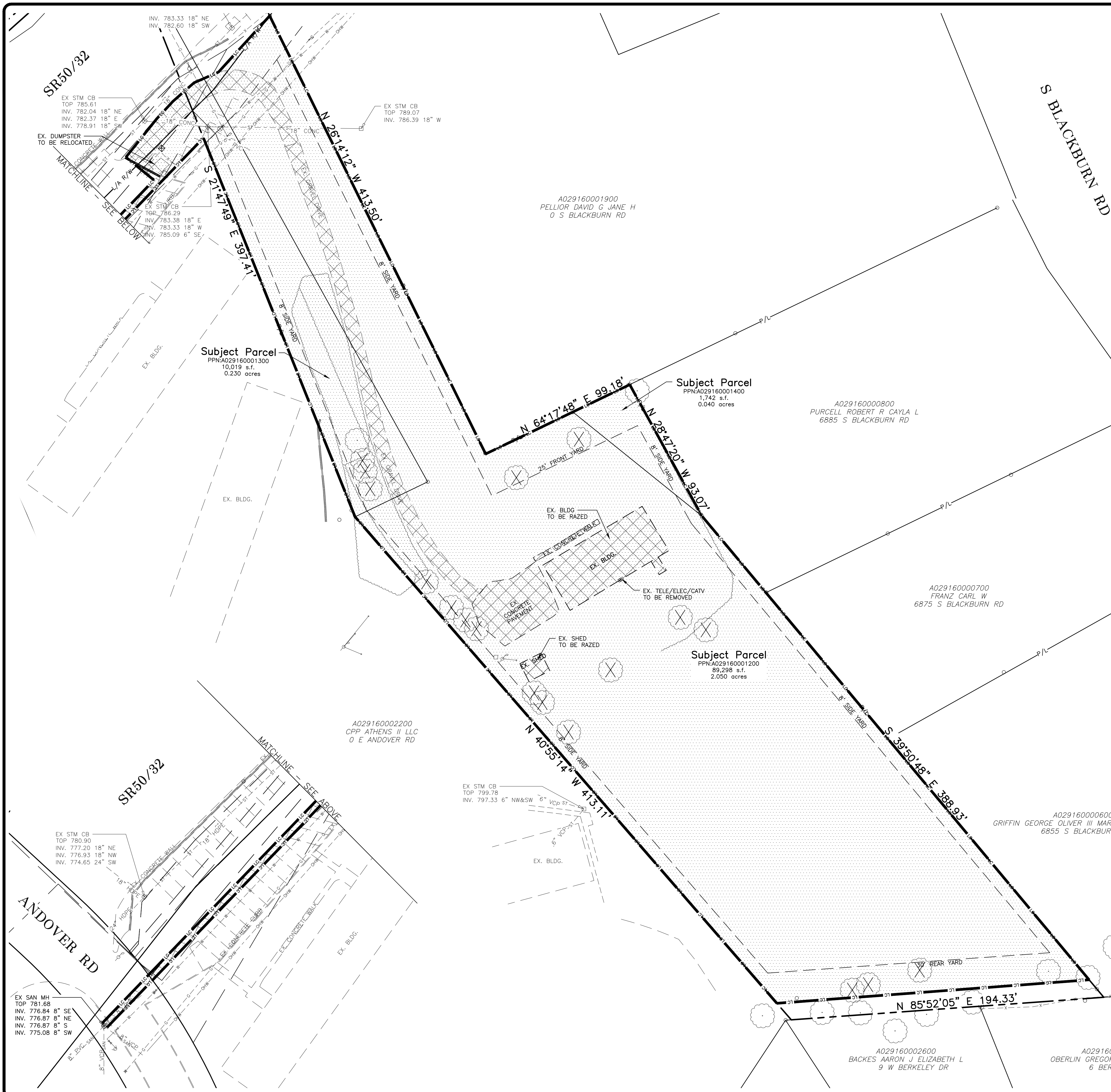
**CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.**

**GBC DESIGN, INC.**  
 Akron, OH 44320  
 565 White Pond Dr.  
 Phone 330-836-0228  
 www.gbcdesign.com

**SPIRE DEVELOPMENT, INC.**  
 330 W. SPRING ST. SUITE 430  
 COLUMBUS, OHIO  
 43071

PPN: A029160001200  
 CITY OF ATHENS  
 ATHENS COUNTY, OH

**OVERALL SITE PLAN**  
 DRAWN BY: N.L.M.  
 DATE: JAN. 23, 2025  
 PROJECT NO. 57092  
 DRAWING NO. SD2.00

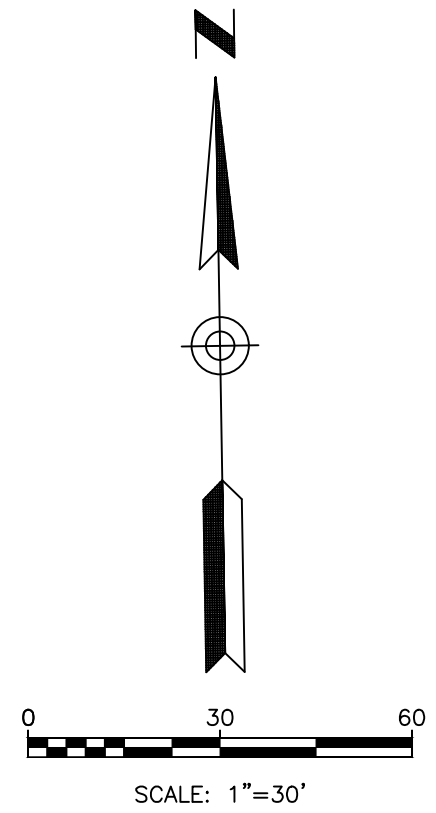


**SITE DEMOLITION NOTES**

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL SITE DEMOLITION WORK SHOWN ON THE DRAWINGS, SPECIFIED HEREIN OR REQUIRED BY THE WORK.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROL AROUND THE ENTIRE LIMITS OF DEMOLITION.
3. ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS NECESSARY TO EXECUTE THERE WORK. PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS THAT MAY AFFECT THE PROJECT.
4. PRIOR TO STARTING ANY SITE DEMOLITION WORK THE CONTRACTOR SHALL SCHEDULE A MEETING BETWEEN THE CONTRACTOR AND THE OWNER TO ESTABLISH A TIME SCHEDULE FOR THE WORK AND PROCEDURES TO BE FOLLOWED.
5. DUST SHALL BE SATISFACTORILY CONTROLLED AT ALL TIMES TO PREVENT CONTAMINATION OF THE OWNER'S PROPERTY, THE CARGO ON THE DOCK AND THE NEIGHBORING PROPERTIES.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY LIGHTS AND BARRICADES.
7. THE CONTRACTOR SHALL TAKE THE PREMISES IN THEIR PRESENT STATE AND CONDITION AND SHALL MAKE ALL THE NECESSARY PROVISIONS AND PREPARATION REQUIRED FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS NOTED ON THE DRAWINGS OR AS REQUIRED TO PERMIT THE INSTALLATION OF THE NEW WORK. THIS WORK SHALL BE DONE NEATLY AND WITHOUT SHOCK OR DAMAGE TO THE EXISTING STRUCTURES.
8. EXCEPT FOR ITEMS WHICH ARE TO BE SALVAGED, ALL MATERIALS, RUBBLE, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED PROMPTLY FROM THE SITE AND DISPOSED OF IN A LEGAL WAY.
9. BURNING OF DEBRIS WILL NOT BE PERMITTED.
10. THE SITE SHALL BE LEFT FREE AND CLEAR OF ALL DEBRIS, LOOSE, AND UNUSED MATERIALS.
11. BUILDING TO BE REMOVED PER LIMITS SHOWN TO INCLUDE CONCRETE SLAB AND WALLS.
12. CONTRACTOR TO PROVIDE LEAD ABATEMENT AND ASBESTOS ABATEMENT. CONTRACTOR TO DISPOSE OF THESE MATERIALS AT A LICENSED LANDFILL FOR THESE MATERIALS.

**UTILITY DEMOLITION NOTES**

1. CONTRACTOR TO REMOVE EXISTING UTILITIES WITHIN THE DEMOLITION LIMITS AS SHOWN.
2. ELECTRIC BOXES, CABLE AND TELEPHONE BOXES, GAS METERS, AND BOLLARDS PROTECTING THESE ITEMS TO BE REMOVED PER THE APPROPRIATE UTILITY COMPANY STANDARDS.
3. EXISTING UTILITIES SHOULD BE REMOVED AND/OR PLUGGED AT DEMOLITION LIMITS PER APPROPRIATE UTILITY COMPANY STANDARDS.

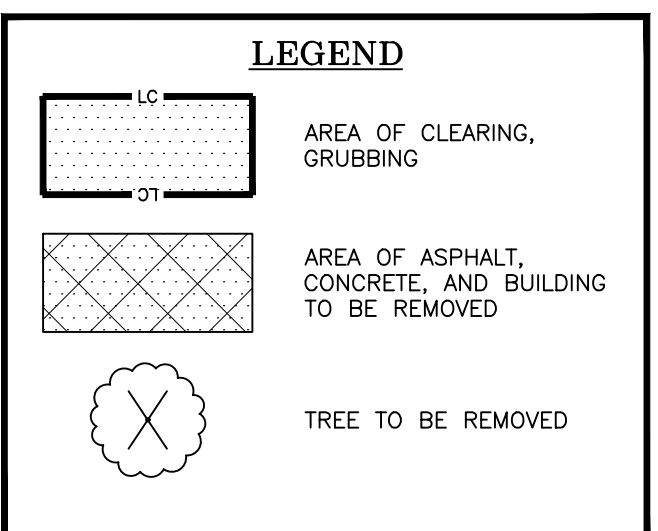


**BENCH MARK 1**

ELEVATION = \_\_\_\_\_

**BENCH MARK 2**

ELEVATION = \_\_\_\_\_



**CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.**

**SEE ARCHITECTURAL PLANS FOR BUILDING DEMOLITION NOTES AND CALL OUTS**

**LIMITS OF DISTURBANCE = 2.21 ACRES**

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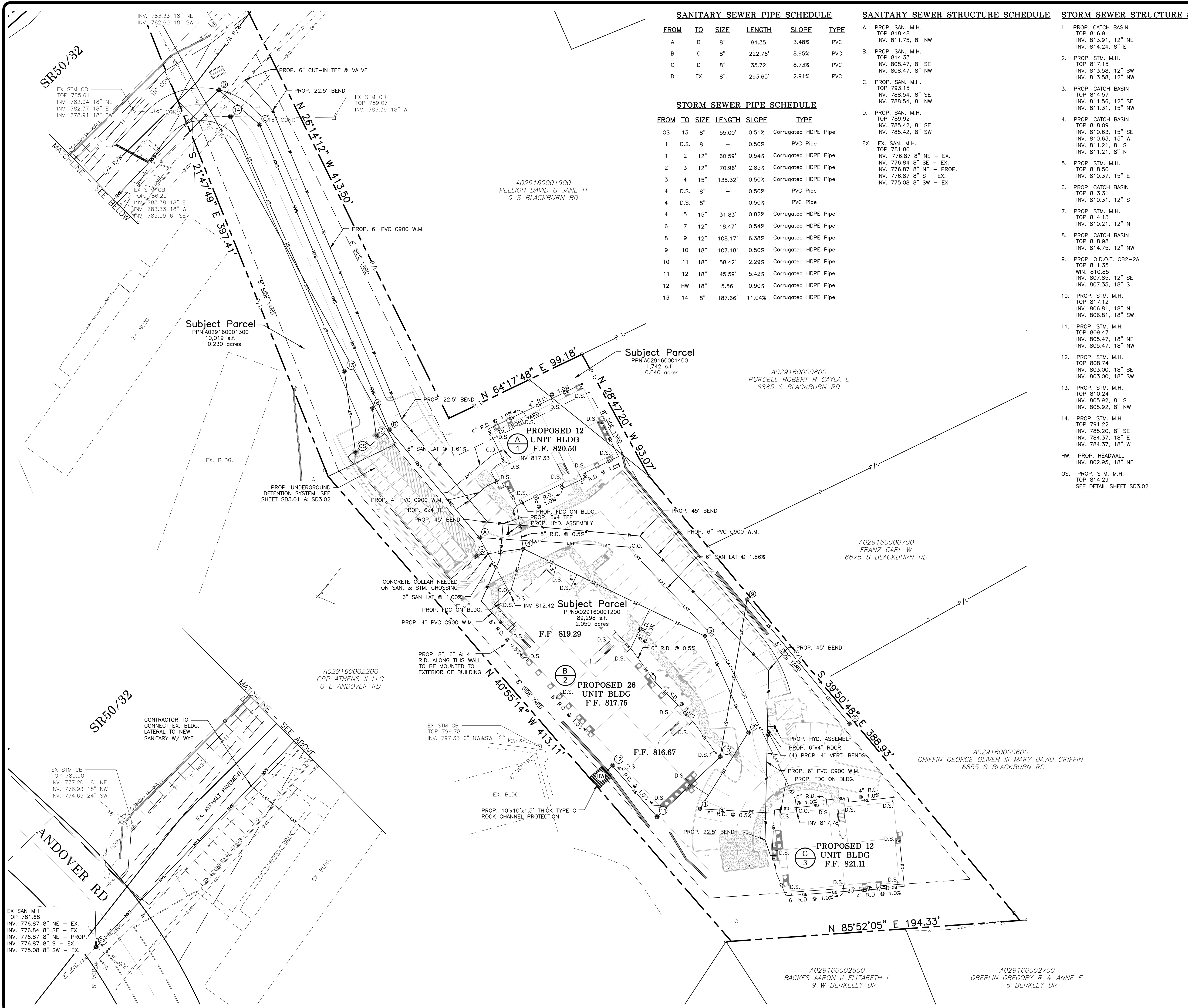
**DEMOLITION PLAN**

DRAWN BY:  
N.L.M.

DATE:  
JAN. 23, 2025

PROJECT NO.  
57092

DRAWING NO.  
**SD2.01**



SANITARY SEWER PIPE SCHEDULE

FROM	TO	SIZE	LENGTH	SLOPE	TYPE
A	B	8"	94.35'	3.48%	PVC
B	C	8"	222.76'	8.95%	PVC
C	D	8"	35.72'	8.73%	PVC
D	EX	8"	293.65'	2.91%	PVC

STORM SEWER PIPE SCHEDULE

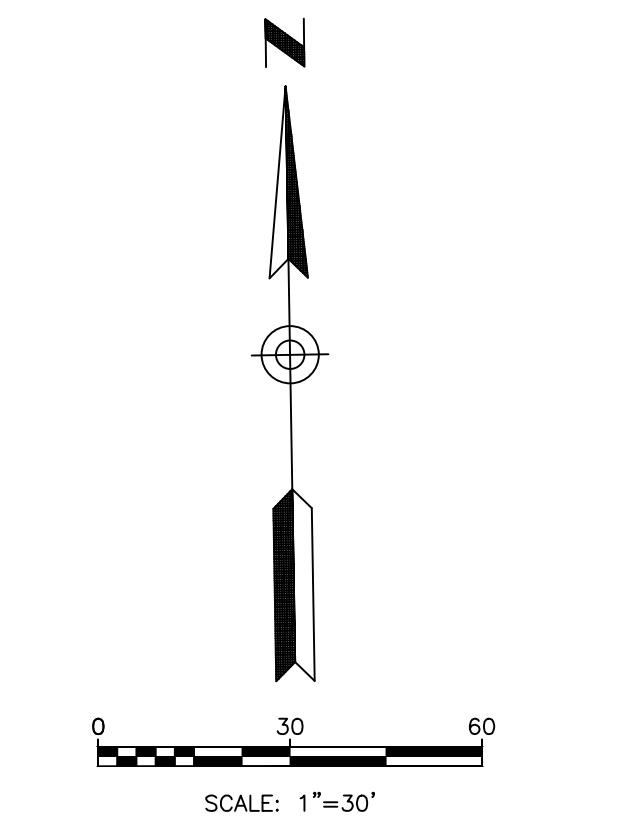
FROM	TO	SIZE	LENGTH	SLOPE	TYPE
OS	13	8"	55.00'	0.51%	Corrugated HDPE Pipe
1	D.S.	8"	-	0.50%	PVC Pipe
1	2	12"	60.59'	0.54%	Corrugated HDPE Pipe
2	3	12"	70.96'	2.85%	Corrugated HDPE Pipe
3	4	15"	135.32'	0.50%	Corrugated HDPE Pipe
4	D.S.	8"	-	0.50%	PVC Pipe
4	D.S.	8"	-	0.50%	PVC Pipe
4	5	15"	31.83'	0.82%	Corrugated HDPE Pipe
6	7	12"	18.47'	0.54%	Corrugated HDPE Pipe
8	9	12"	108.17'	6.38%	Corrugated HDPE Pipe
9	10	18"	107.18'	0.50%	Corrugated HDPE Pipe
10	11	18"	58.42'	2.29%	Corrugated HDPE Pipe
11	12	18"	45.59'	5.42%	Corrugated HDPE Pipe
12	HW	18"	5.56'	0.90%	Corrugated HDPE Pipe
13	14	8"	187.66'	11.04%	Corrugated HDPE Pipe

SANITARY SEWER STRUCTURE SCHEDULE

- A. PROP. SAN. M.H. TOP 818.48 INV. 811.75, 8" NW
- B. PROP. SAN. M.H. TOP 814.33 INV. 808.47, 8" SE INV. 808.47, 8" NW
- C. PROP. SAN. M.H. TOP 793.15 INV. 788.54, 8" SE INV. 788.54, 8" NW
- D. PROP. SAN. M.H. TOP 789.92 INV. 785.42, 8" SE INV. 785.42, 8" SW
- EX. EX. SAN. M.H. TOP 781.80 INV. 776.87, 8" NE - EX. INV. 776.84, 8" SE - EX. INV. 776.87, 8" NE - PROP. INV. 776.87, 8" S - EX. INV. 775.08, 8" SW - EX.

STORM SEWER STRUCTURE SCHEDULE

- 1. PROP. CATCH BASIN TOP 816.91 INV. 813.91, 12" NE INV. 814.24, 8" E
- 2. PROP. STM. M.H. TOP 817.15 INV. 813.58, 12" SW INV. 813.58, 12" NW
- 3. PROP. CATCH BASIN TOP 814.57 INV. 811.56, 12" SE INV. 811.31, 15" NW
- 4. PROP. CATCH BASIN TOP 818.09 INV. 810.63, 15" SE INV. 810.63, 15" W INV. 811.21, 8" S INV. 811.21, 8" N
- 5. PROP. STM. M.H. TOP 818.50 INV. 810.37, 15" E
- 6. PROP. CATCH BASIN TOP 813.31 INV. 810.31, 12" S
- 7. PROP. STM. M.H. TOP 814.13 INV. 810.21, 12" N
- 8. PROP. CATCH BASIN TOP 818.98 INV. 814.75, 12" NW
- 9. PROP. O.D.O.T. CB2-2A TOP 811.35 INV. 810.85 INV. 807.85, 12" SE INV. 807.35, 18" S
- 10. PROP. STM. M.H. TOP 817.12 INV. 806.81, 18" N INV. 806.81, 18" SW
- 11. PROP. STM. M.H. TOP 809.47 INV. 805.47, 18" NE INV. 805.47, 18" NW
- 12. PROP. STM. M.H. TOP 808.74 INV. 803.00, 18" SE INV. 803.00, 18" SW
- 13. PROP. STM. M.H. TOP 810.24 INV. 805.92, 8" S INV. 805.92, 8" NW
- 14. PROP. STM. M.H. TOP 791.22 INV. 785.20, 8" SE INV. 784.37, 18" E INV. 784.37, 18" W
- HW. PROP. HEADWALL INV. 802.95, 18" NE
- OS. PROP. STM. M.H. TOP 814.29 SEE DETAIL SHEET SD3.02



**BENCH MARK 1**

ELEVATION = \_\_\_\_\_

**BENCH MARK 2**

ELEVATION = \_\_\_\_\_

NOTE 1:  
CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE BETWEEN PROP. W.M. & PROP. STM. SEW.

NOTE 2:  
CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE BETWEEN PROP. SAN. SEW. & PROP. W.M.

NOTE 3:  
CONTRACTOR SHALL MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE BETWEEN PROP. SAN. SEW. & PROP. STM. SEW.

NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, PORCHES, VESTIBULE, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS.

NOTE:  
FIRE LINE AND WATER LINE SIZING SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE SIZE WITH FIRE PROTECTION DESIGNER AND MEP ENGINEER.

CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.

NOTE:  
SEE ARCHITECTURAL & MEP PLANS FOR SIZES AND EXACT ENTRY LOCATIONS

GENERAL UTILITY NOTES

- THE LOCATIONS OF TIE IN POINTS FOR UTILITY SERVICES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING THE APPROVAL OF ALL CONNECTION POINTS WITH THE UTILITY COMPANY IN QUESTION.
- THE COST FOR ALL TRENCHING, CONDUIT, WIRE, TRANSFORMER, OR OTHER MATERIALS AND EQUIPMENT NEEDED TO PROVIDE SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE CONTRACT PRICE.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM GBC DESIGN, INC. AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. GBC DESIGN, INC. AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED UTILITY EASEMENTS PRIOR TO CONSTRUCTION OF RESPECTIVE UTILITIES.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING, ELECTRICAL, TELEPHONE, AND CATV ROUTING AND CONDUITS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER MAIN OR LATERAL ARE PROHIBITED.
- CONTRACTOR TO COORDINATE FDC LOCATION AND MODEL WITH NEW ATHENS FIRE DEPARTMENT.
- THE CONTRACTOR SHALL CONNECT DOWNSPOUTS TO ROOF DRAINS PER DETAIL ON SHEET SD5.01. A SCREW TYPE CLEANOUT SHALL BE PROVIDED AT ALL BENDS AND END OF PIPES. ROOF DRAINS SHALL HAVE A MIN. 1.00% SLOPE UNTIL IT CONNECTS TO THE CLOSEST AREA DRAIN, 4" COLLECTOR SHOWN ON PLANS.
- ALL STORM LATERALS SHALL BE CONNECTED TO THE COLLECTOR WITH A QUICKSEAL CONNECTION BY FERROD OR APPROVED EQUIVALENT.
- ALL ROOF DRAIN COLLECTORS TO BE 4" @ 1.00% MIN. UNLESS NOTED OTHERWISE.

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COLUMBUS, OHIO 43071

PPN: A029160001200  
CITY OF ATHENS  
ATHENS COUNTY, OH

UTILITY PLAN  
DRAWN BY:  
N.L.M.  
DATE:  
JAN. 23, 2025  
PROJECT NO.  
57092  
DRAWING NO.  
SD3.00

PROJECT INFORMATION	
ENGINEERED PRODUCT	
MANAGER	
ADS SALES REP	
PROJECT NO.	



## BLACKBURN LANDING ATHENS, OH, USA

### MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION (B).
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHITO LIFE BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION (HEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHITO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"; LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) ASHITO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHITO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STITCHING LOGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LB/FT<sup>2</sup>. THE ARCH IS DEFINED IN SECTION 2.2.2 OF ASTM F2418, AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F/23°C). CHAMBERS SHALL BE PRODUCED FROM THE ACTIVE COLOR OR YELLOW COLOR.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE. THE EVALUATION SHALL BE RECALCULATED BY A REGISTERED PROFESSIONAL ENGINEER:
  - IF THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.2 OF THE ASHITO LIFE BRIDGE DESIGN SPECIFICATIONS FOR THESE LOADS.
  - IF THE TESTED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 25% REDUCED MODULUS FOR PERMANENT DEAD LOAD DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.3 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLER ADDITIONAL PIPE TO STANDARD MANHOLE SIZES IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

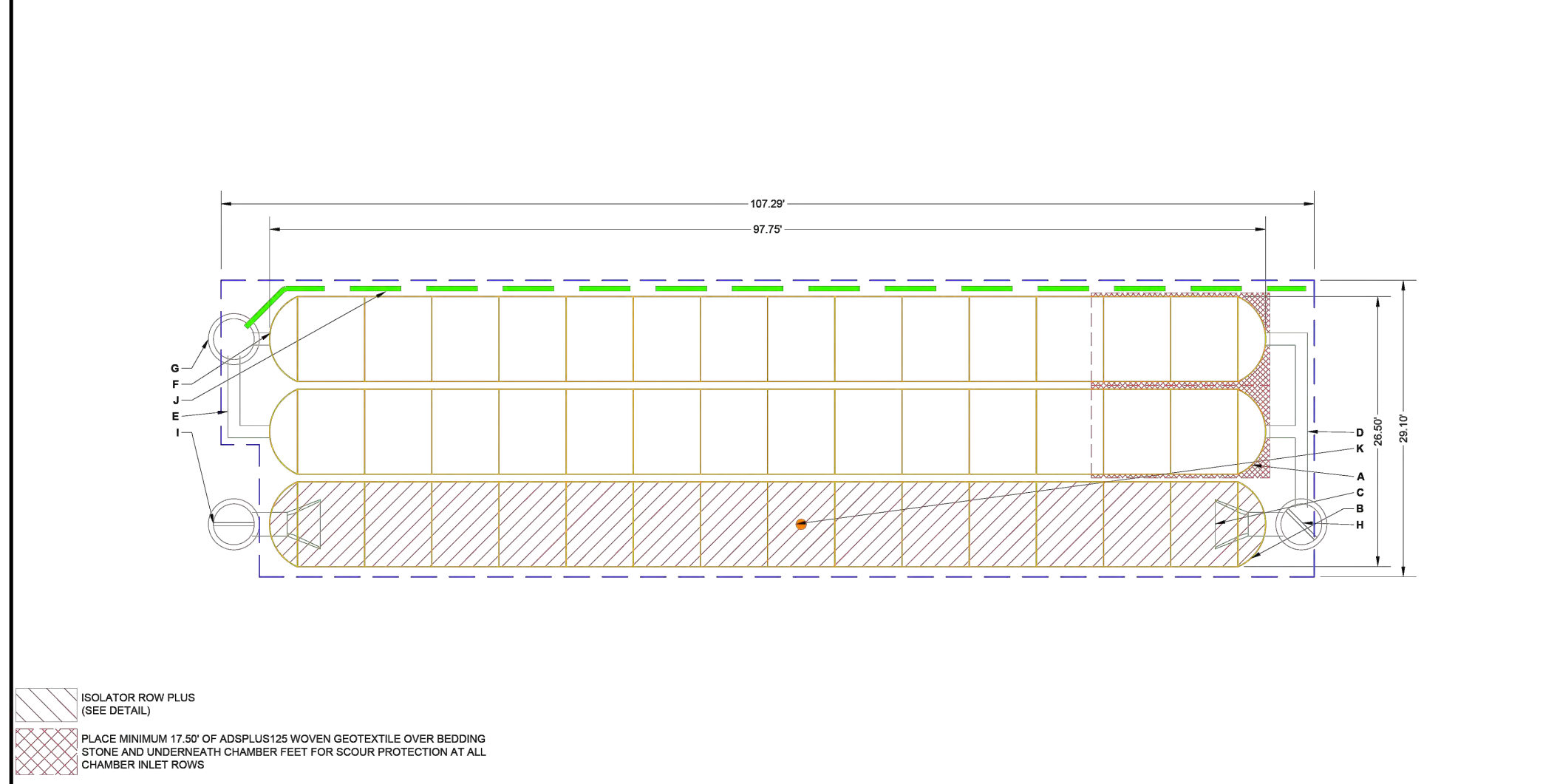
### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - BACKFILL FROM INSIDE THE CHAMBER BAYS.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LOAD-BUILDING HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS MUST BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 1" (25mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANHOLE MUST BE INSERTED A MINIMUM OF 12" (300mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, ASTM M30, K3, 3/4, 407, 3, 56, 57, 57.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH-IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
  - THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
    - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
    - HEAVY TRUCKS, LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
    - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
  - FULL 36" (900mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-800-821-8710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT	PROPOSED ELEVATIONS	INVERT HEIGHTS OF CHAMBERS
1. STORMTECH MC-7200 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF EXCAVATION)	1.00'
2. STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (TOP OF EXCAVATION)	1.00'
3. STONE ABOVE (C)	MINIMUM ALLOWABLE GRADE (BASE OF FLOWABLE PAVEMENT)	1.00'
4. STONE BELOW (D)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	1.00'
10373	TOP OF STONE	1.00'
10374	TOP OF STONE	1.00'
10375	TOP OF STONE	1.00'
10376	TOP OF STONE	1.00'
10377	TOP OF STONE	1.00'
10378	TOP OF STONE	1.00'
10379	TOP OF STONE	1.00'
10380	TOP OF STONE	1.00'
10381	TOP OF STONE	1.00'
10382	TOP OF STONE	1.00'
10383	TOP OF STONE	1.00'
10384	TOP OF STONE	1.00'
10385	TOP OF STONE	1.00'
10386	TOP OF STONE	1.00'
10387	TOP OF STONE	1.00'
10388	TOP OF STONE	1.00'
10389	TOP OF STONE	1.00'
10390	TOP OF STONE	1.00'
10391	TOP OF STONE	1.00'
10392	TOP OF STONE	1.00'
10393	TOP OF STONE	1.00'
10394	TOP OF STONE	1.00'
10395	TOP OF STONE	1.00'
10396	TOP OF STONE	1.00'
10397	TOP OF STONE	1.00'
10398	TOP OF STONE	1.00'
10399	TOP OF STONE	1.00'
10400	TOP OF STONE	1.00'

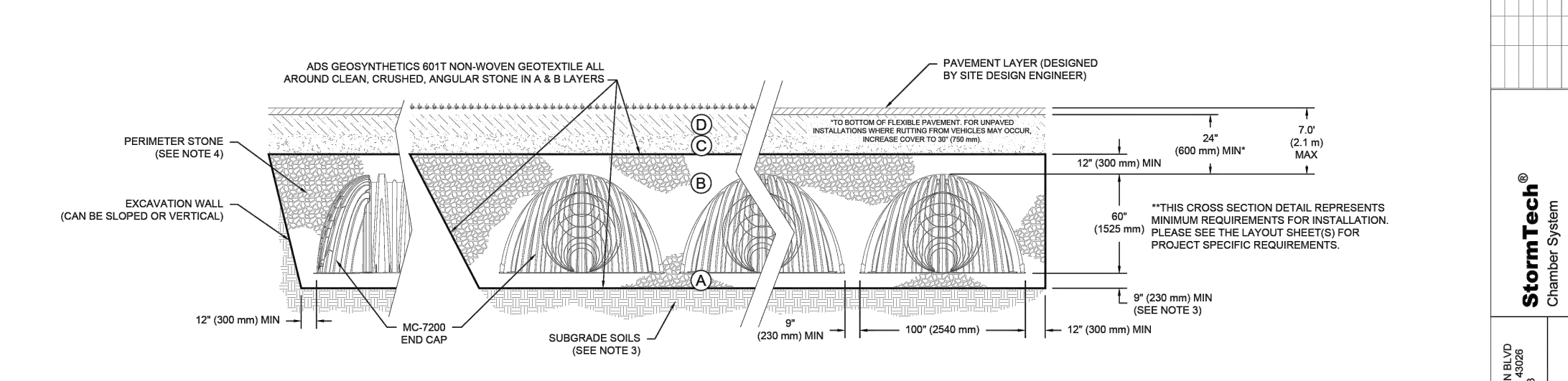


NOTES:  
1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADINGS TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.  
2. NOT FOR CONSTRUCTION. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

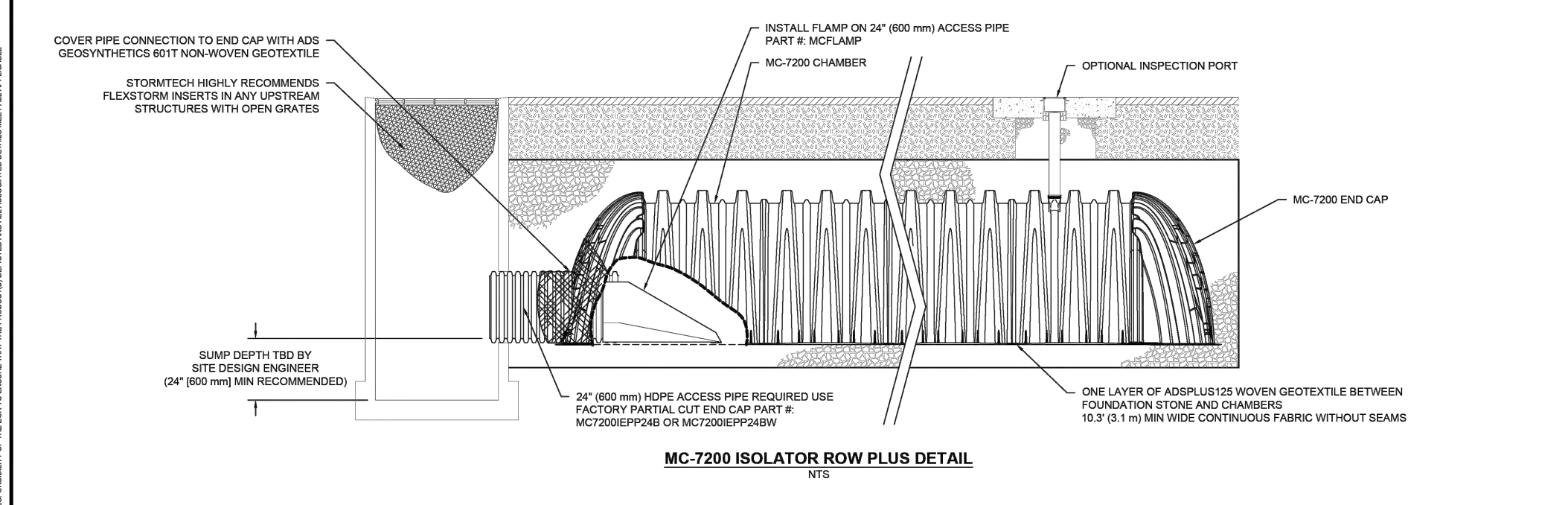
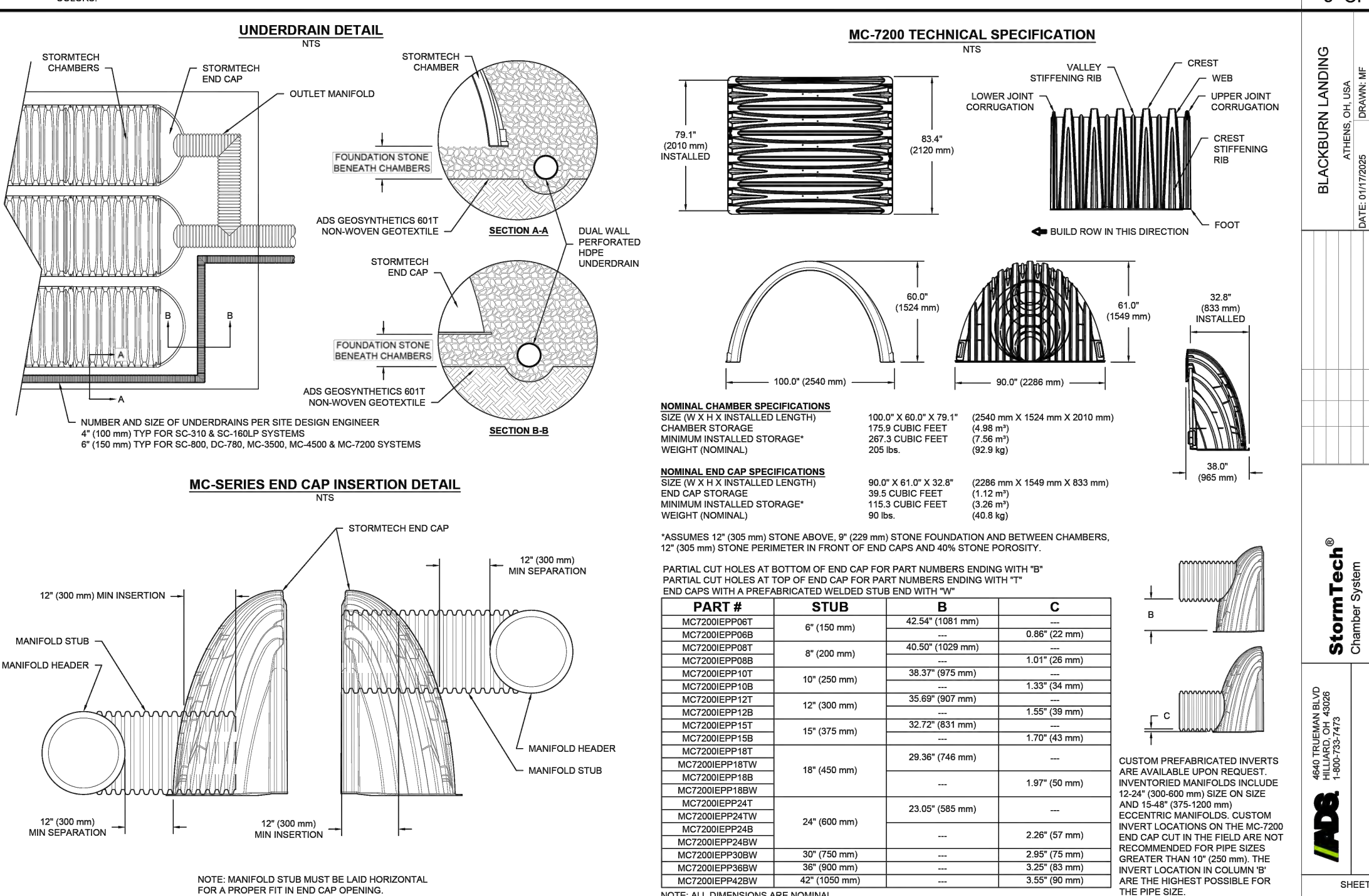
### ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHITO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D. FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE LAYER 'C' TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNFINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER.	ANY SOLIDROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C. INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE OR LAYER 'B' TO 1800 mm ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL-AGGREGATE MIXTURES - <3% FINES OR PROCESSED AGGREGATE.	ASHITO M407 A.1, A.2, A.3	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. CONTACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCT DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B. EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS ABOVE THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>1,2</sup>	ASHITO M407 3.357, 4, 407, 5, 56, 57, 57	NO COMPACTION REQUIRED.
A. FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>1,2</sup>	ASHITO M407 3.357, 4, 407, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>1,2</sup>

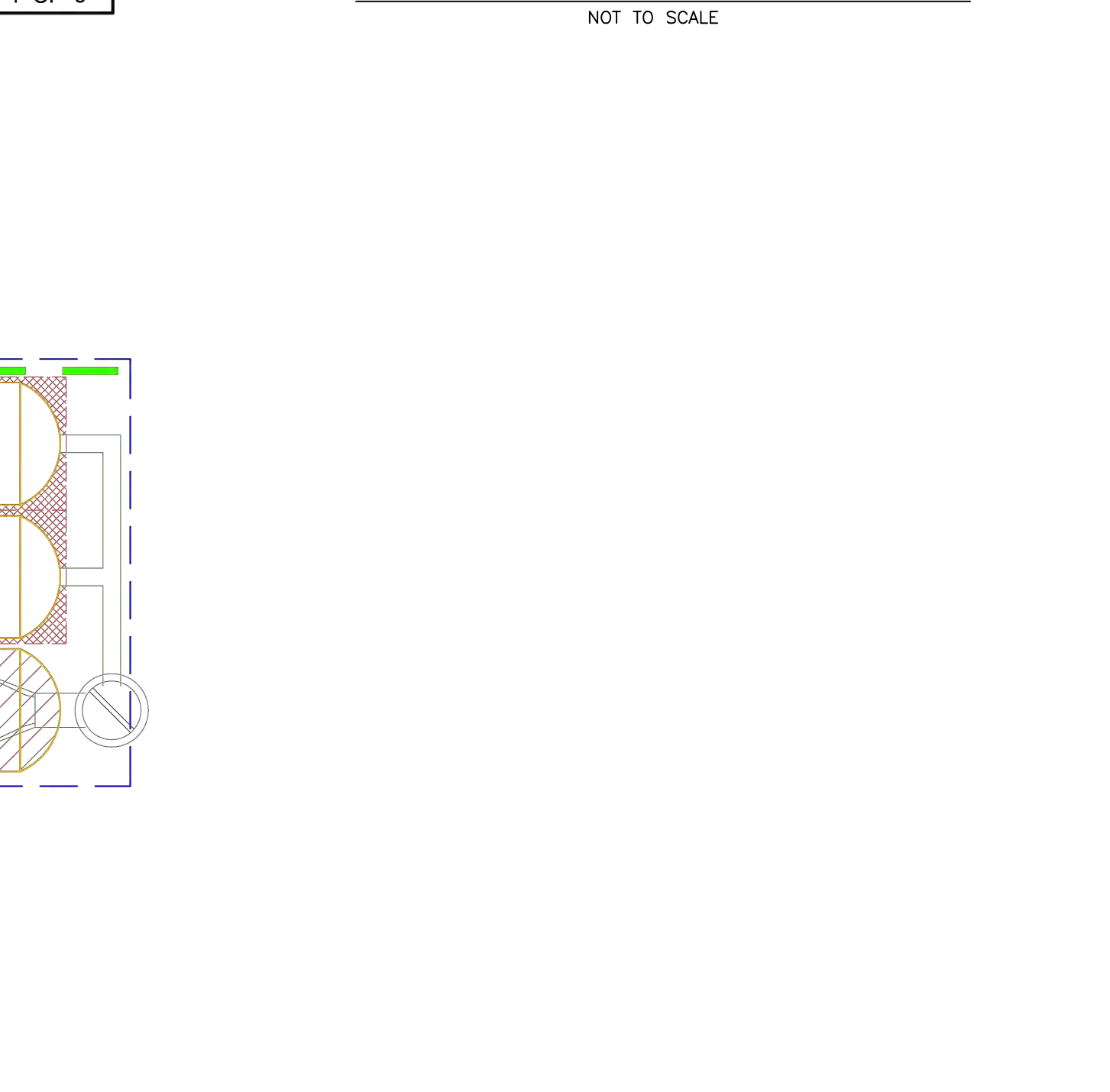
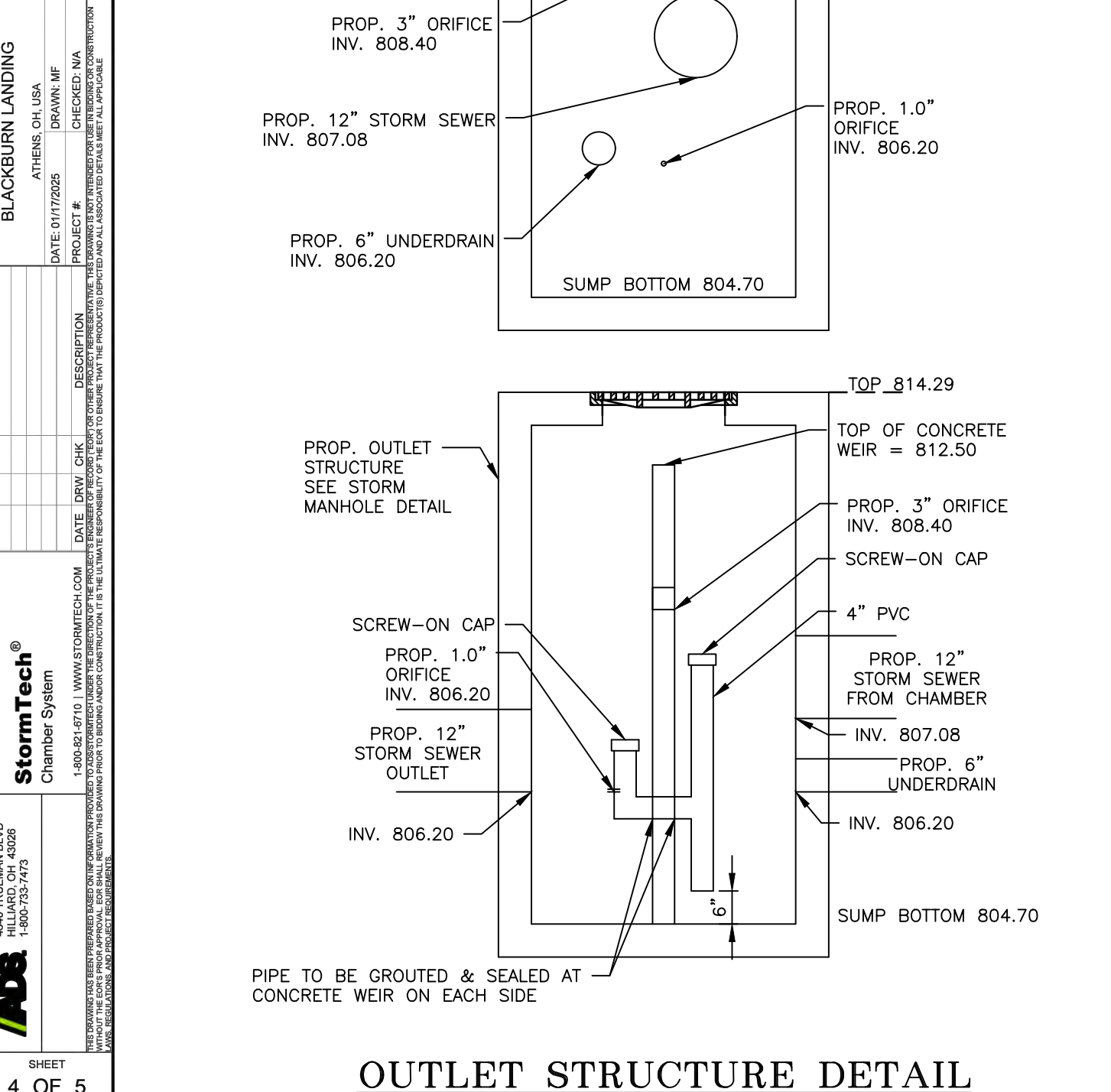
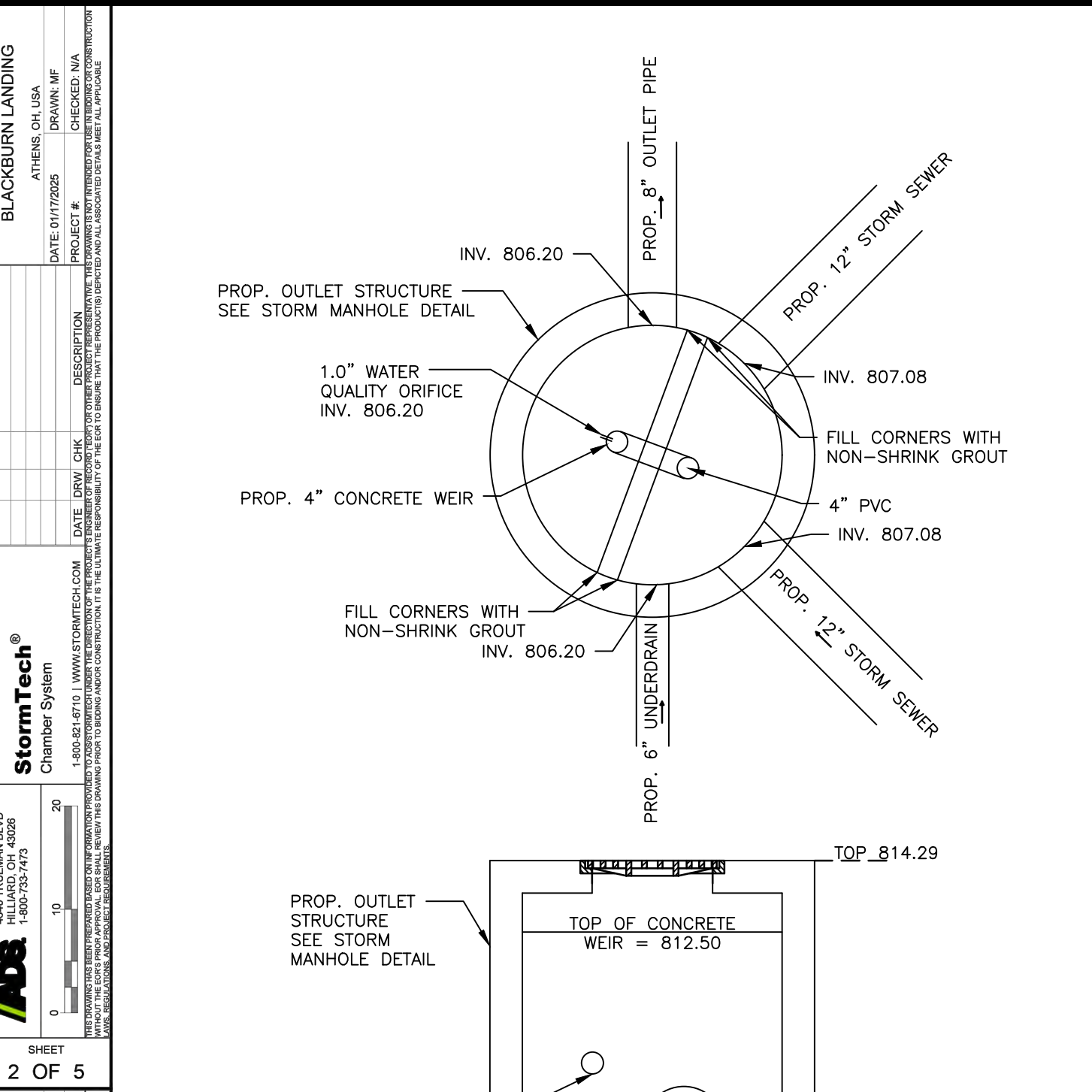
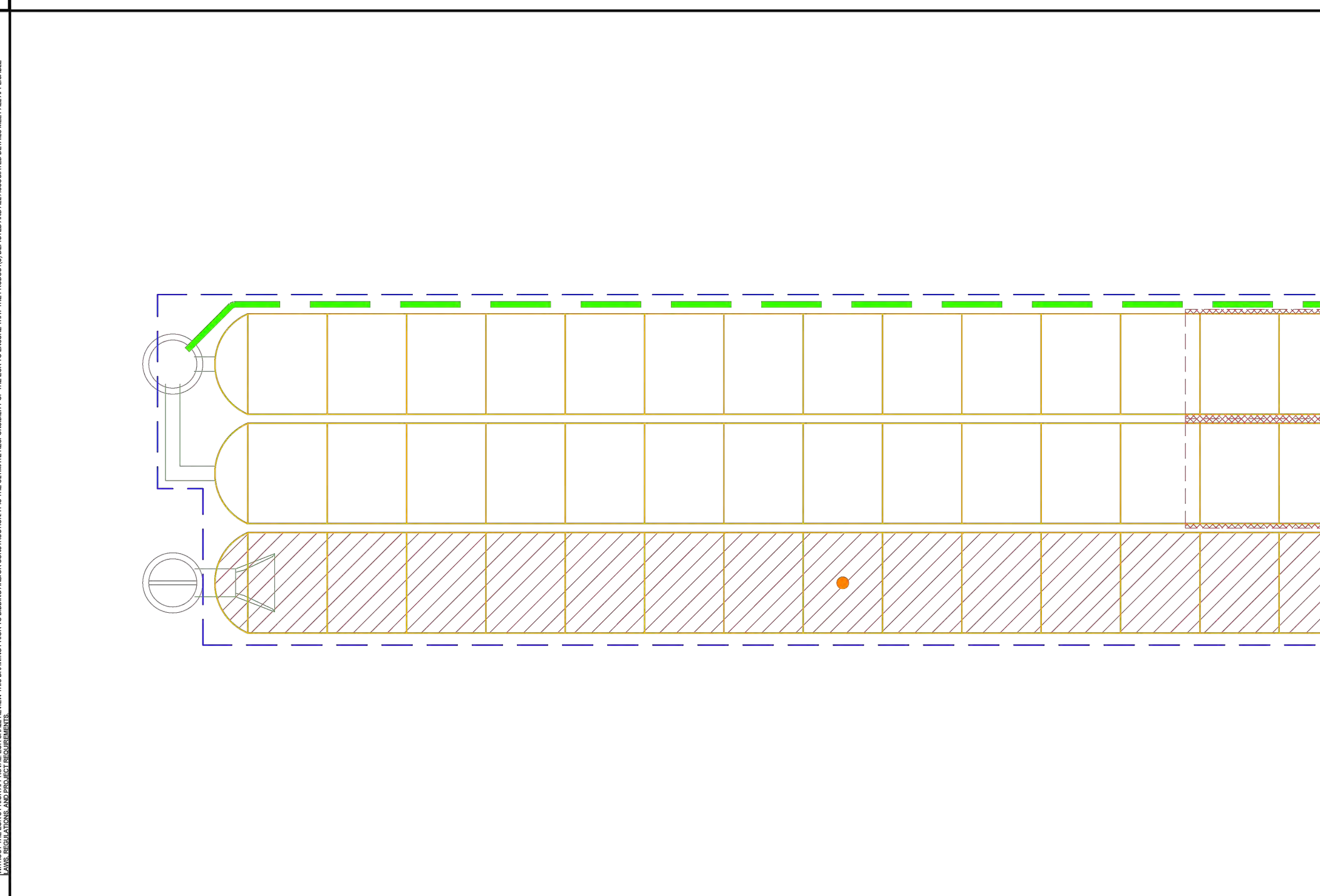
RELEASE NOTE:  
1. THE LATEST ASHITO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE A SPECIFICATION FOR STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHITO M407) STONE".  
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.  
3. WHERE INFILTRATION SURFACE GRADES ARE REQUIRED BY COMPACTOR, A FLAT SURFACE MAY BE ACHIEVED BY RAMMING OR DRAGGING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
4. ONCE LAYER 'C' IS PLACED, APPROPRIATE MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYER 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 8.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:  
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION (B).
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- FOUNDATION STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND BLENDED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STITCHING LOGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LB/FT<sup>2</sup>. THE ARCH IS DEFINED IN SECTION 2.2.2 OF ASTM F2418, AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F/23°C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE COLOR OR YELLOW COLOR.



- ### INSPECTION & MAINTENANCE
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT  
 A. INSPECTION PORTS (IF PRESENT)  
 A.1. REMOVE PERIODICALLY AND WIPER CLEAN ALINE DRAIN  
 A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED  
 A.3. USING A FLASHLIGHT AND STAIN ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG  
 A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)  
 A.5. IF SEDIMENT IS 1" OR ABOVE, 3" (76 mm) PROCEED TO STEP 1. IF NOT, PROCEED TO STEP 3.  
 B. ALL ISOLATOR PLUS ROWS  
 B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS  
 B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE  
 B.3. IF SEDIMENT ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY  
 B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE  
 IF SEDIMENT IS 1" OR ABOVE, 3" (76 mm) PROCEED TO STEP 1. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS  
 A. A FIXED CURLETT CLEANING NOZZLE WITH REAR FACING SPREAD OF 40" (1.0 m) OR MORE IS PREFERRED  
 B. APPLY MULTIPLE PASSES OF ACTIVE LINE BACKFLOW WATER IS CLEAN  
 C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATINGS, FILTERS, AND LOGS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- NOTES:  
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.  
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



REVISIONS

GBC DESIGN, INC.  
 565 White Pond Dr.  
 Akron, OH 44320  
 www.gbcdesign.com

SPIRE DEVELOPMENT, INC.  
 330 W. SPRING ST. SUITE 430  
 COLUMBUS, OHIO 43071

PPN: A029160001200  
 CITY OF ATHENS  
 ATHENS COUNTY, OH

SITE DETAILS

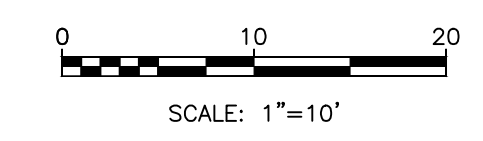
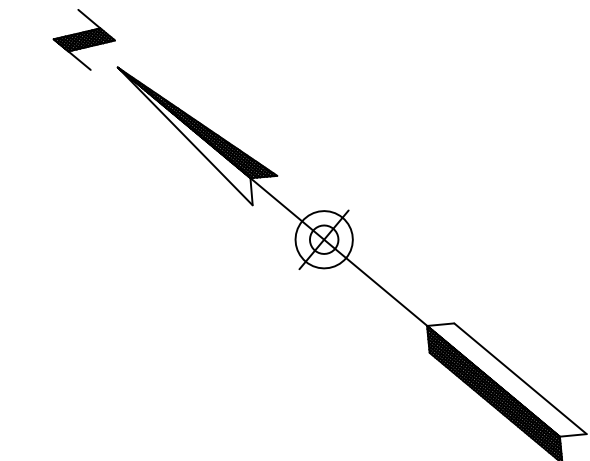
DRAWN BY:  
 N.L.M.

DATE:  
 JAN. 23, 2025

PROJECT NO.  
 57092

DRAWING NO.  
 SD3.01





**BENCH MARK 1**

ELEVATION =

**BENCH MARK 2**

ELEVATION =

**NOTE:**  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS.

**CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS PRIOR TO THE START OF CONSTRUCTION.**

**GRADING NOTES**

1. CONTRACTOR SHALL GRADE AT A MINIMUM THE AREA SHOWN TO FINISH GRADE. ALL SLOPES SHALL BE GRADED AT NO MORE THAN 3:1 AND SHALL HAVE EROSION CONTROL BLANKETS INSTALLED IN ACCORDANCE WITH O.D.O.T. ITEM 712.11 TYPE "G".
2. ALL DISTURBED LAWN AREAS SHALL ALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. ANY EXCESS SOIL SHALL BE HAULED OFFSITE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH O.D.O.T. ITEM 203.

**NOTE:**  
SPOT GRADES SHOWN FOR PROPOSED MANHOLES AND CATCH BASINS ARE TO TOP OF CASTING.

**GBC DESIGN, INC.**  
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**SPIRE DEVELOPMENT, INC.**  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 45071

PPN: A029160001200  
CITY OF ATHENS  
ATHENS COUNTY, OH

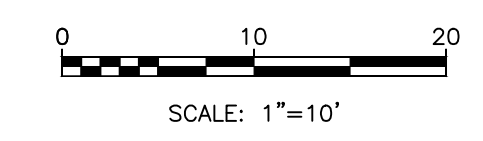
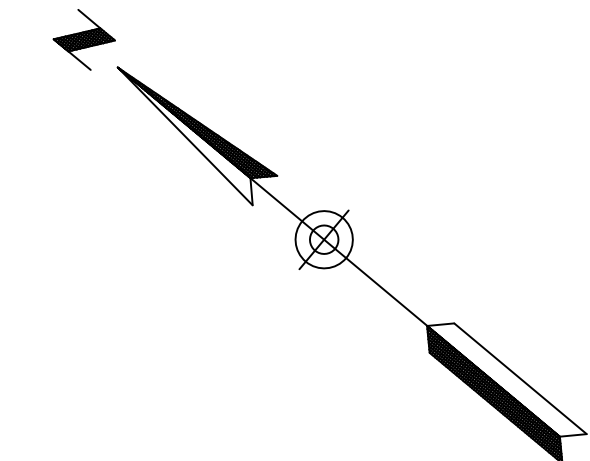
**ENLARGED GRADING PLAN**

DRAWN BY:  
N.L.M.

DATE:  
JAN. 23, 2025

PROJECT NO.  
57092

DRAWING NO.  
SD4.01



**BENCH MARK 1**

ELEVATION = \_\_\_\_\_

**BENCH MARK 2**

ELEVATION = \_\_\_\_\_

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SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS.

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SEE SHEET SD4.01

PROPOSED 26  
UNIT BLDG  
F.F. 817.75

F.F. 816.67

PROPOSED 12  
UNIT BLDG  
F.F. 821.11

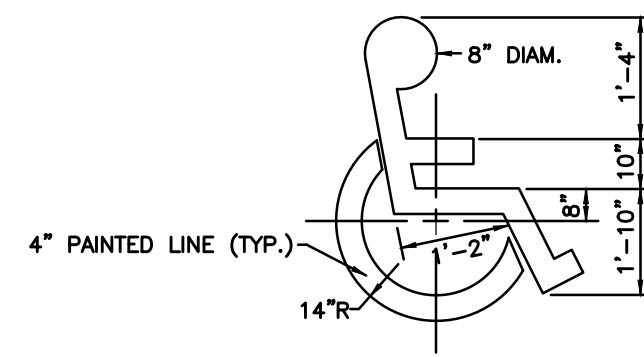
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**SPIRE DEVELOPMENT, INC.**  
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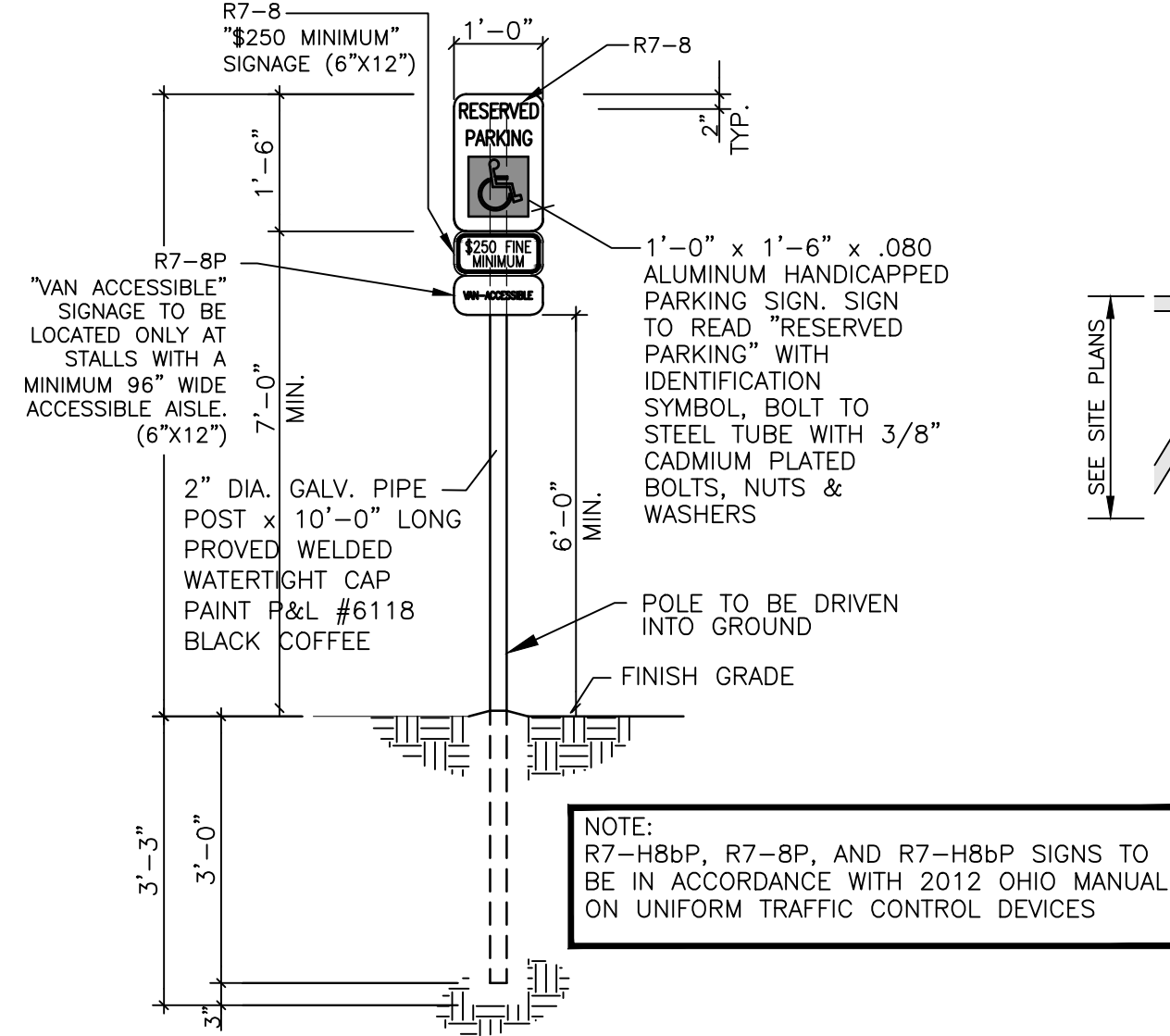
DRAWN BY:  
N.L.M.  
DATE:  
JAN. 23, 2025  
PROJECT NO.  
57092  
DRAWING NO.  
**SD4.02**

ENLARGED GRADING PLAN



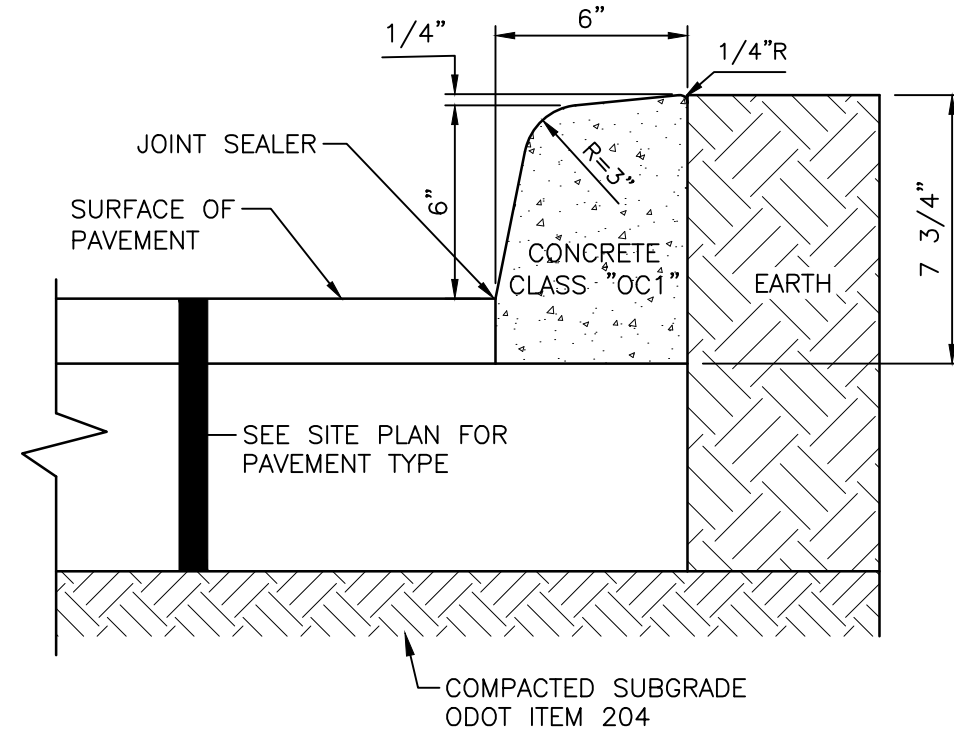
NOTES:  
1. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

**PAINTED ACCESSIBLE SYMBOL**  
NOT TO SCALE

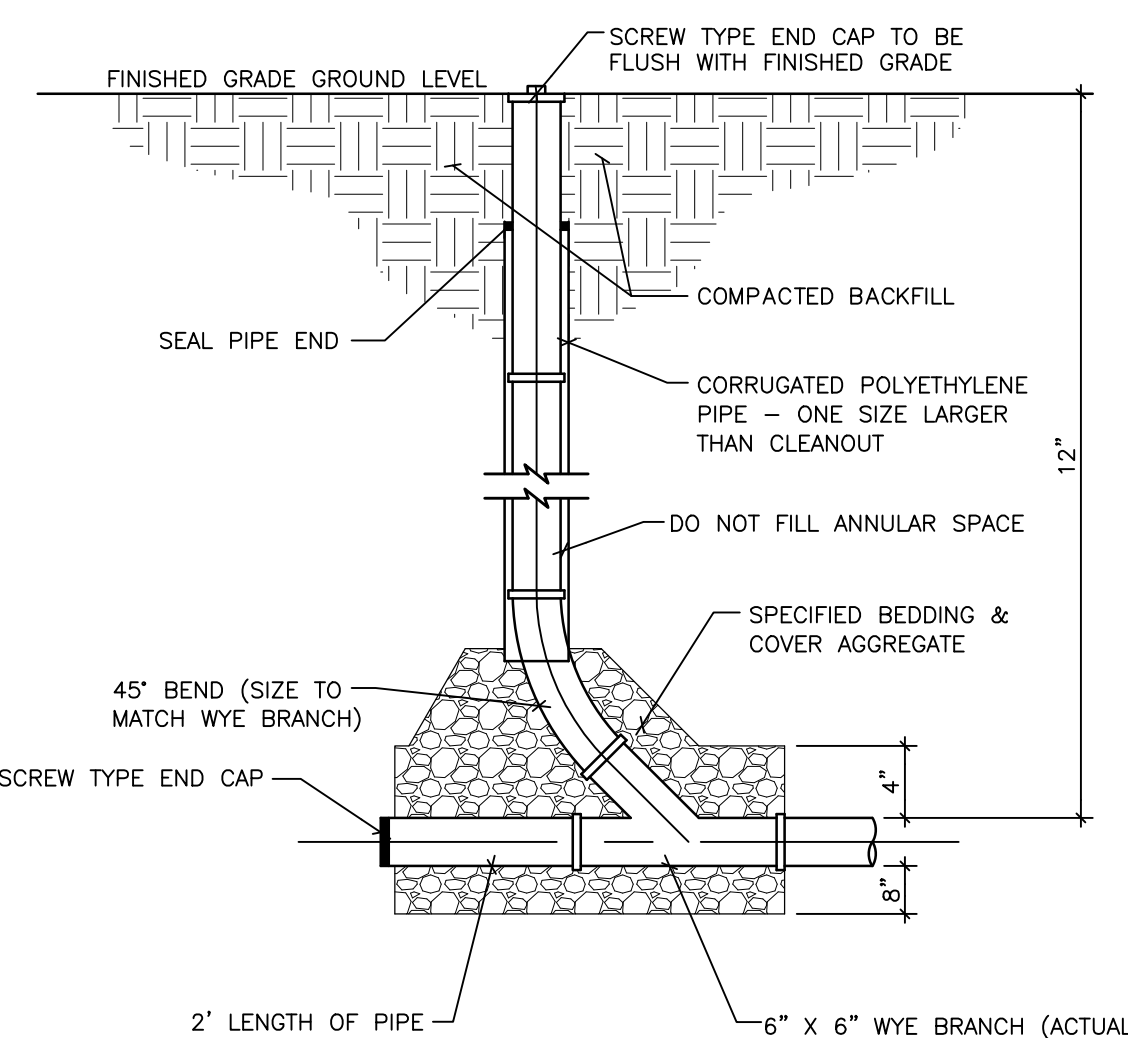


**ACCESSIBLE SIGN DETAIL**  
SCALE: 1/2" = 1'-0"

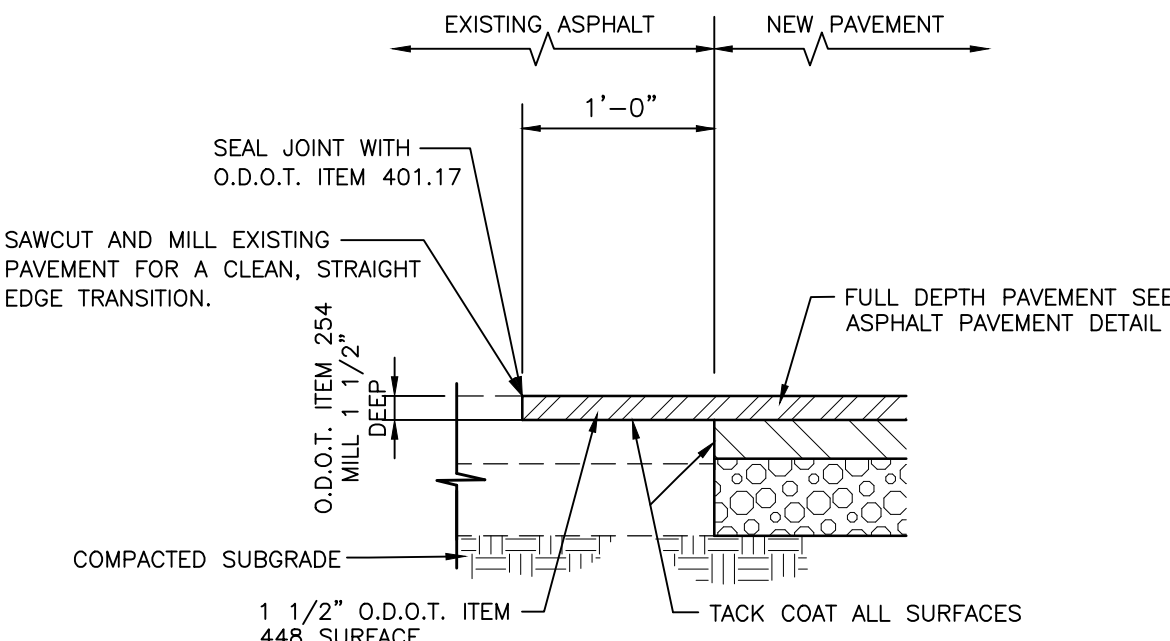
NOTE: ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.



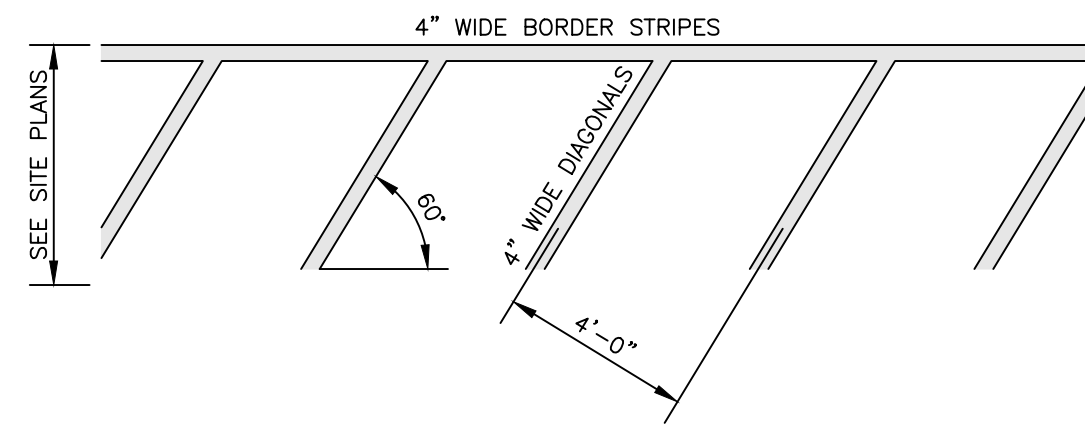
**EXTRUDED CONCRETE CURB DETAIL**  
NO SCALE



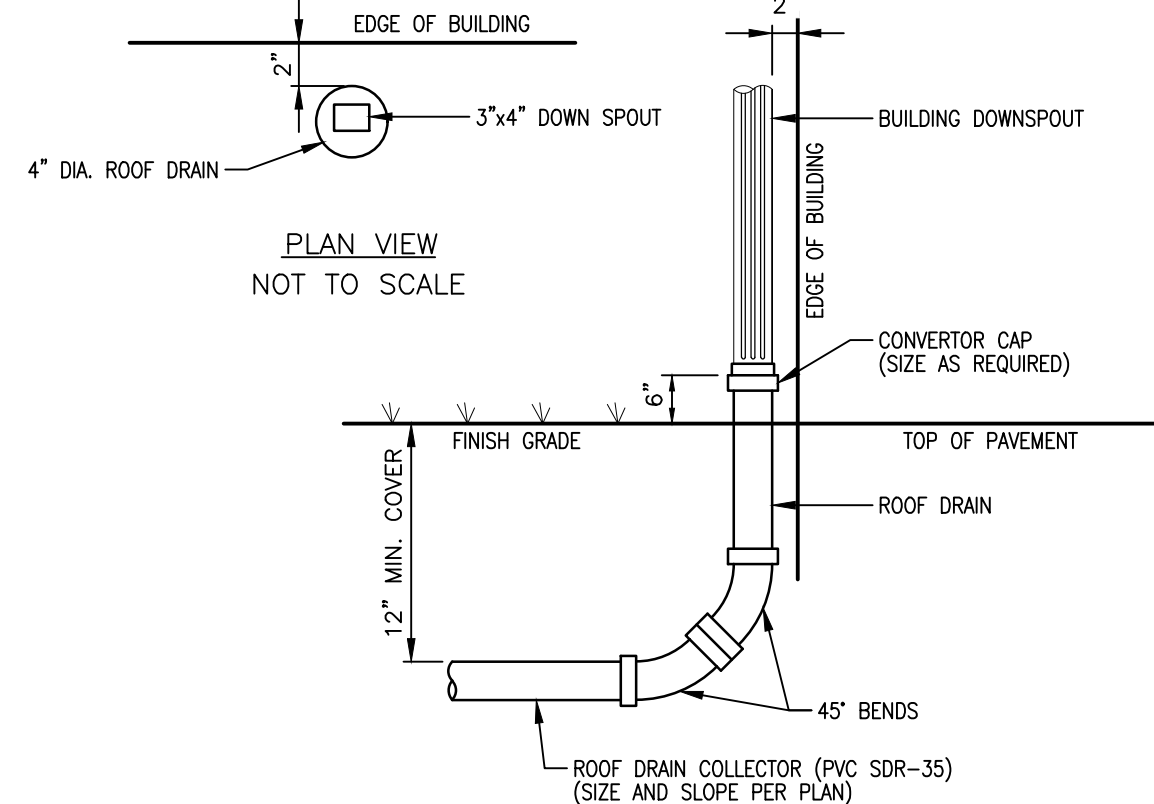
**STORM SEWER CLEANOUT DETAIL**  
NOT TO SCALE



**NEW/EXISTING ASPHALT INTERFACE**  
NOT TO SCALE



**STRIPED PAVEMENT AREA**  
NOT TO SCALE



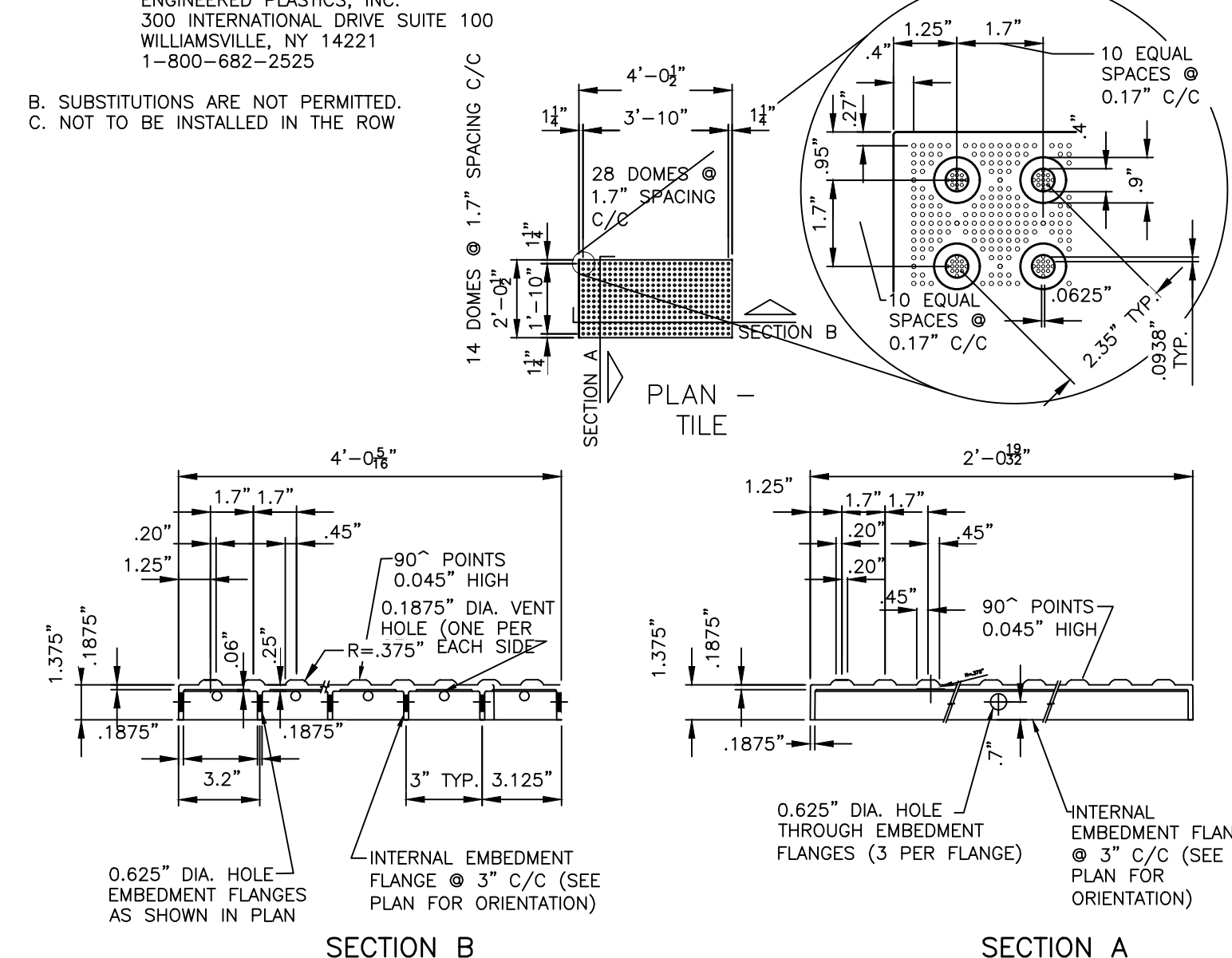
**ROOF DRAIN / DOWNSPOUT CONNECTION**  
NOT TO SCALE

**DETECTABLE WARNING NOTES**

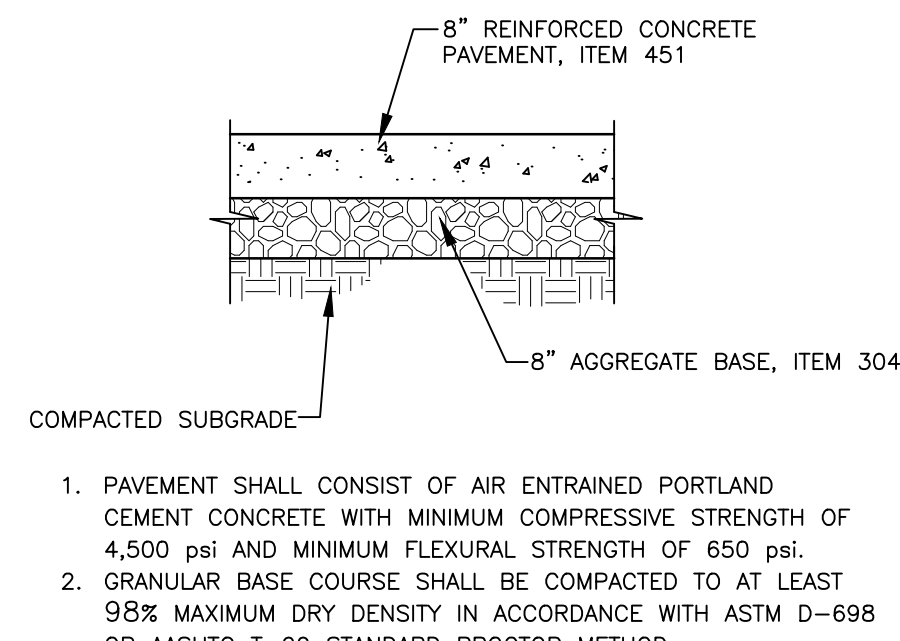
A. DETECTABLE WARNINGS SHALL BE ARMOR-TILE "CAST IN PLACE DETECTABLE WARNING SYSTEMS". COLOR SHALL BE BRICK RED. TILES ARE AVAILABLE IN VARIOUS SIZES. CONTRACTOR SHALL USE THE LONGEST STANDARD LENGTH AVAILABLE TO LIMIT THE NUMBER OF TILES NECESSARY. TILES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. REFER TO WEB SITE OR CONTACT MANUFACTURER FOR INSTALLATION INSTRUCTIONS AND SPECIFICATIONS:

ARMOR-TILE  
<http://www.armor-tile.com/truncateddomes/cast-in-place.htm>  
ENGINEERED PLASTICS, INC.  
300 INTERNATIONAL DRIVE SUITE 100  
WILLIAMSVILLE, NY 14221  
1-800-682-2525

B. SUBSTITUTIONS ARE NOT PERMITTED.  
C. NOT TO BE INSTALLED IN THE ROW

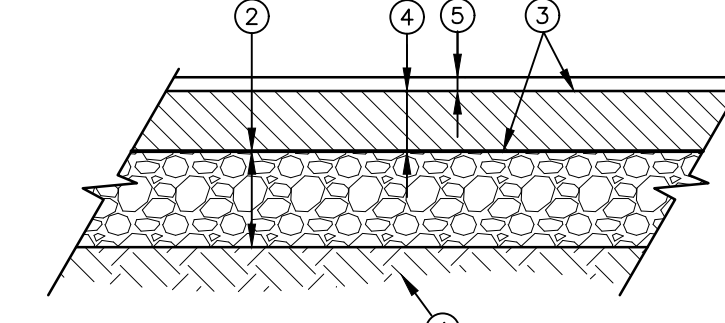


**ARMOR-TILE SYSTEM**  
NO SCALE



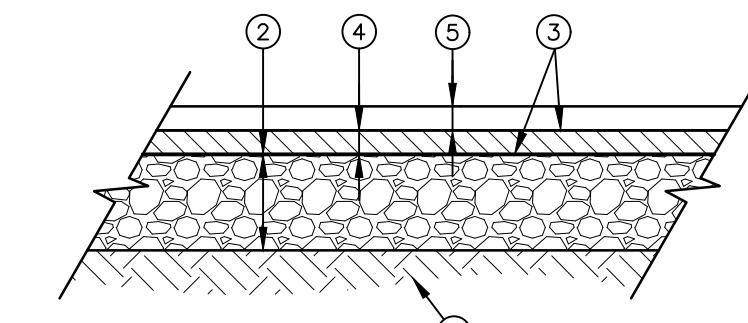
**CONCRETE PAVEMENT DETAIL**  
DUMPSTER PAD  
NOT TO SCALE

1. PAVEMENT SHALL CONSIST OF AIR ENTRAINED PORTLAND CEMENT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AND MINIMUM FLEXURAL STRENGTH OF 650 PSI.  
2. GRANULAR BASE COURSE SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 OR AASHTO T-99 STANDARD PROCTOR METHOD.



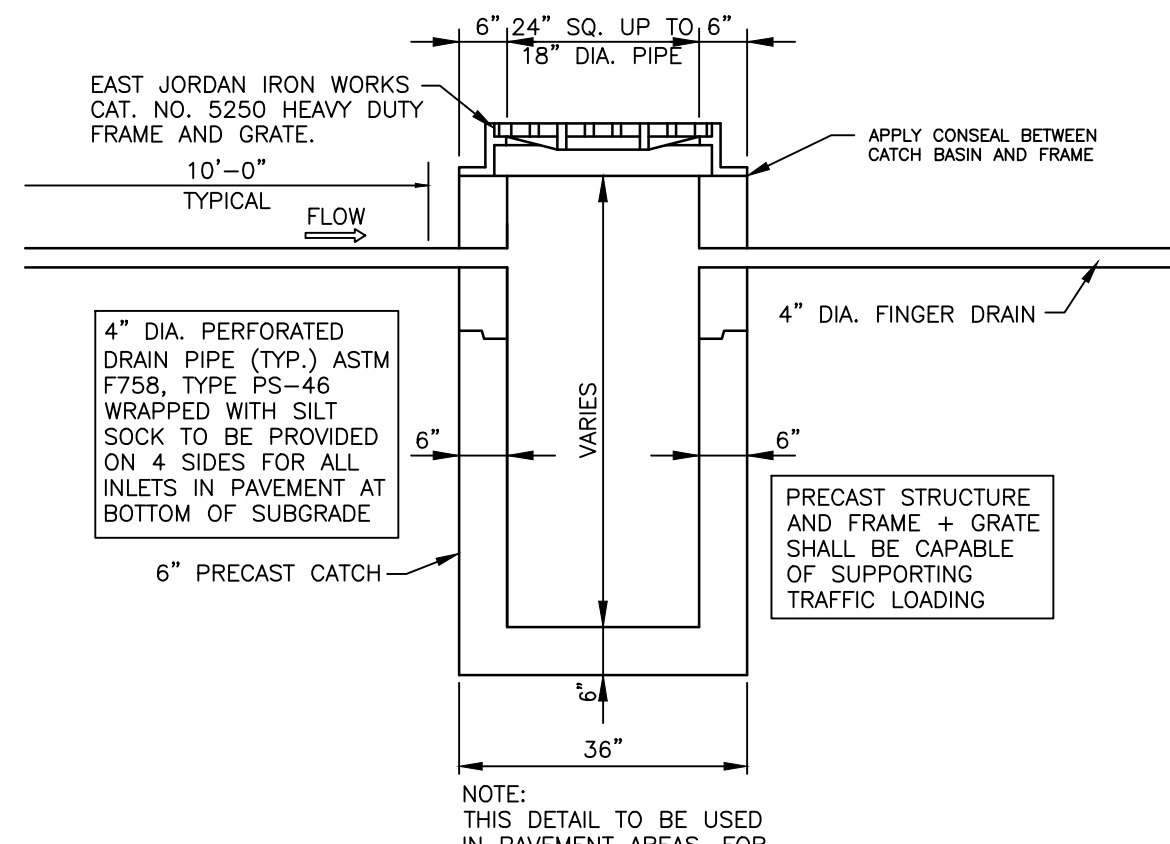
**ASPHALT PAVEMENT DETAIL**  
HEAVY DUTY  
NOT TO SCALE

1. ODOT ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING  
2. 10\"/>

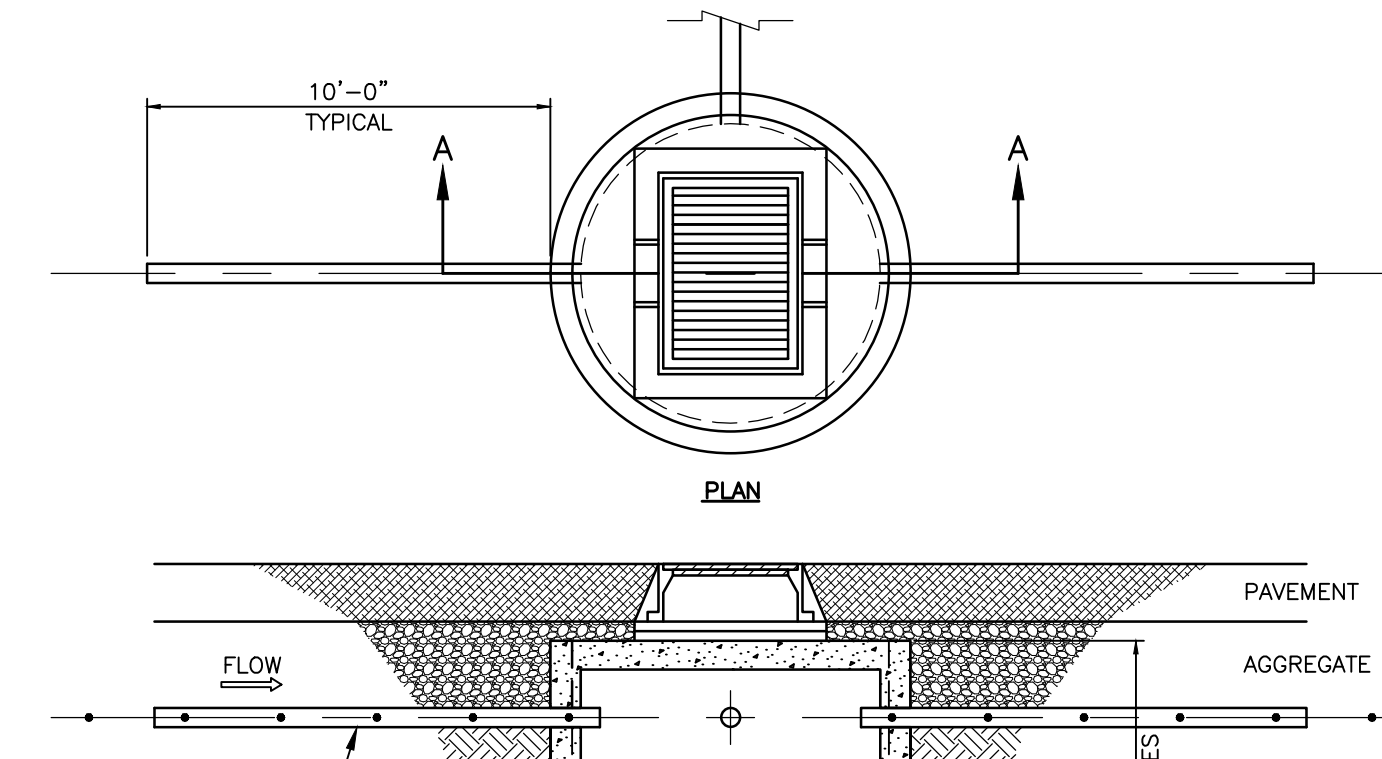


**ASPHALT PAVEMENT DETAIL**  
LIGHT DUTY  
NOT TO SCALE

1. ODOT ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING  
2. 8\"/>

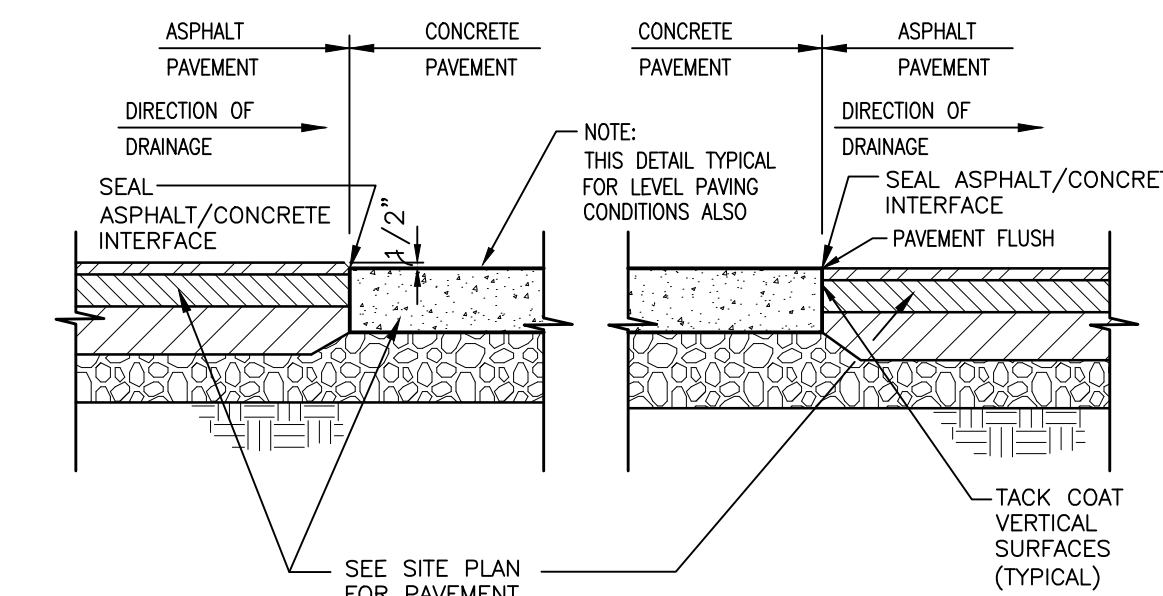


**CATCH BASIN DETAIL**  
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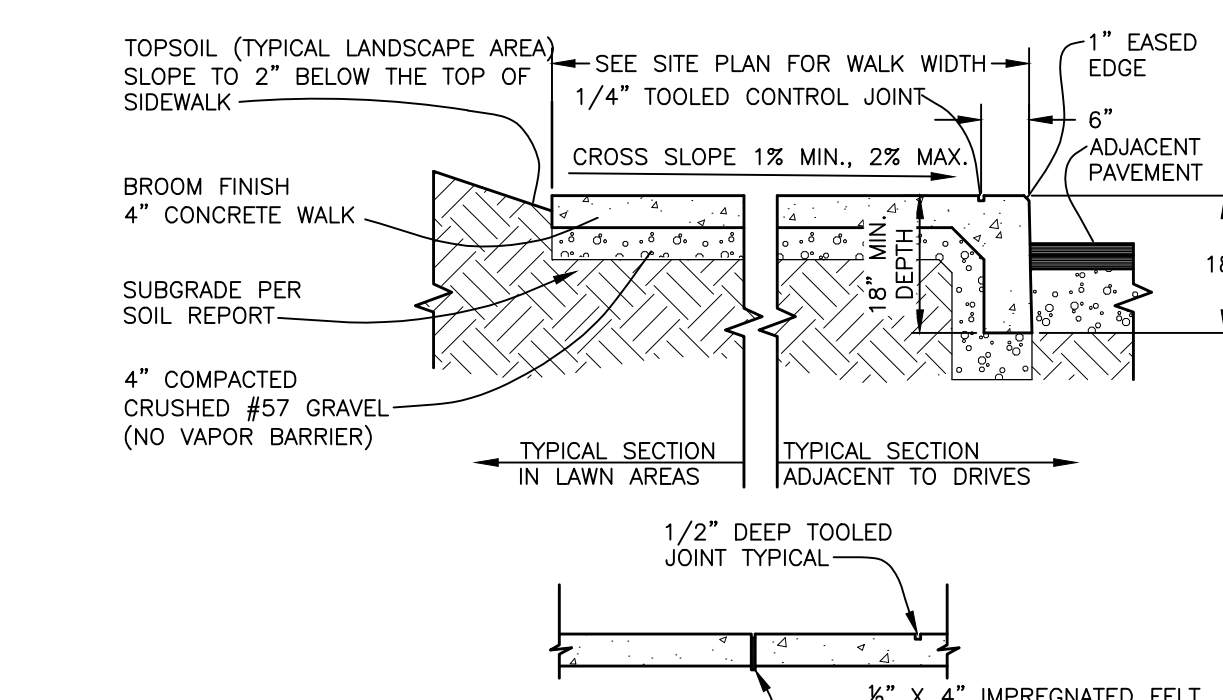
**FINGER DRAIN DETAIL**  
NO SCALE

4\"/>



**TYPICAL ASPHALT/CONCRETE INTERFACE DETAIL**  
NOT TO SCALE

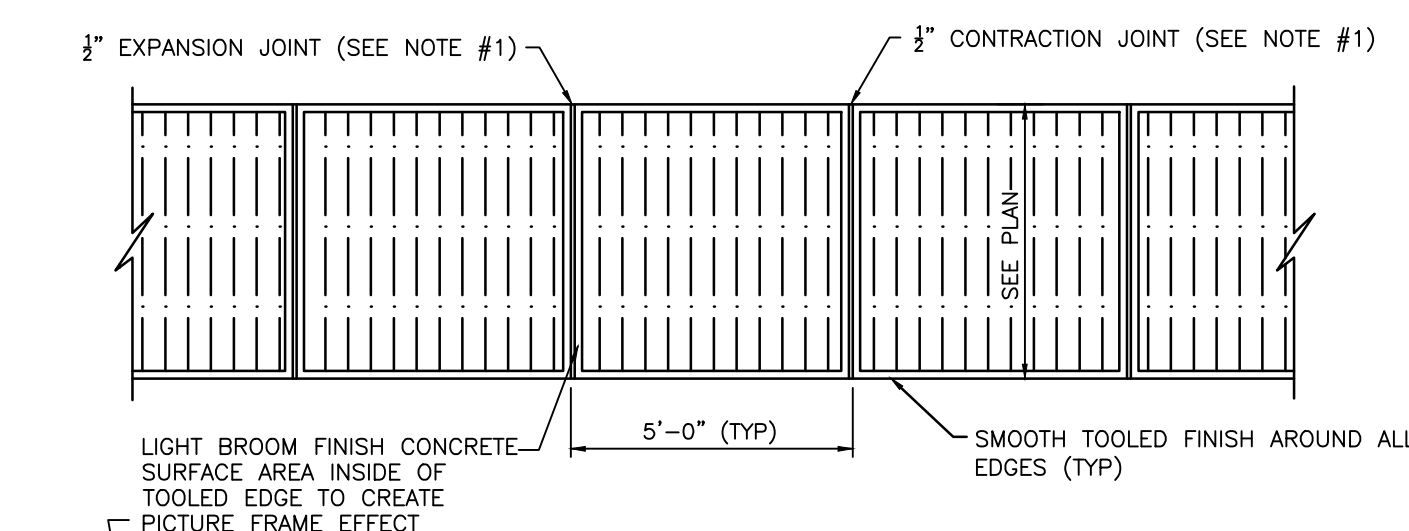
NOTES:  
1. JOINTS AT 5'-0\"/>



**NOTES**

A. 1/2\"/>

**RAISED CONCRETE WALK**  
NOT TO SCALE



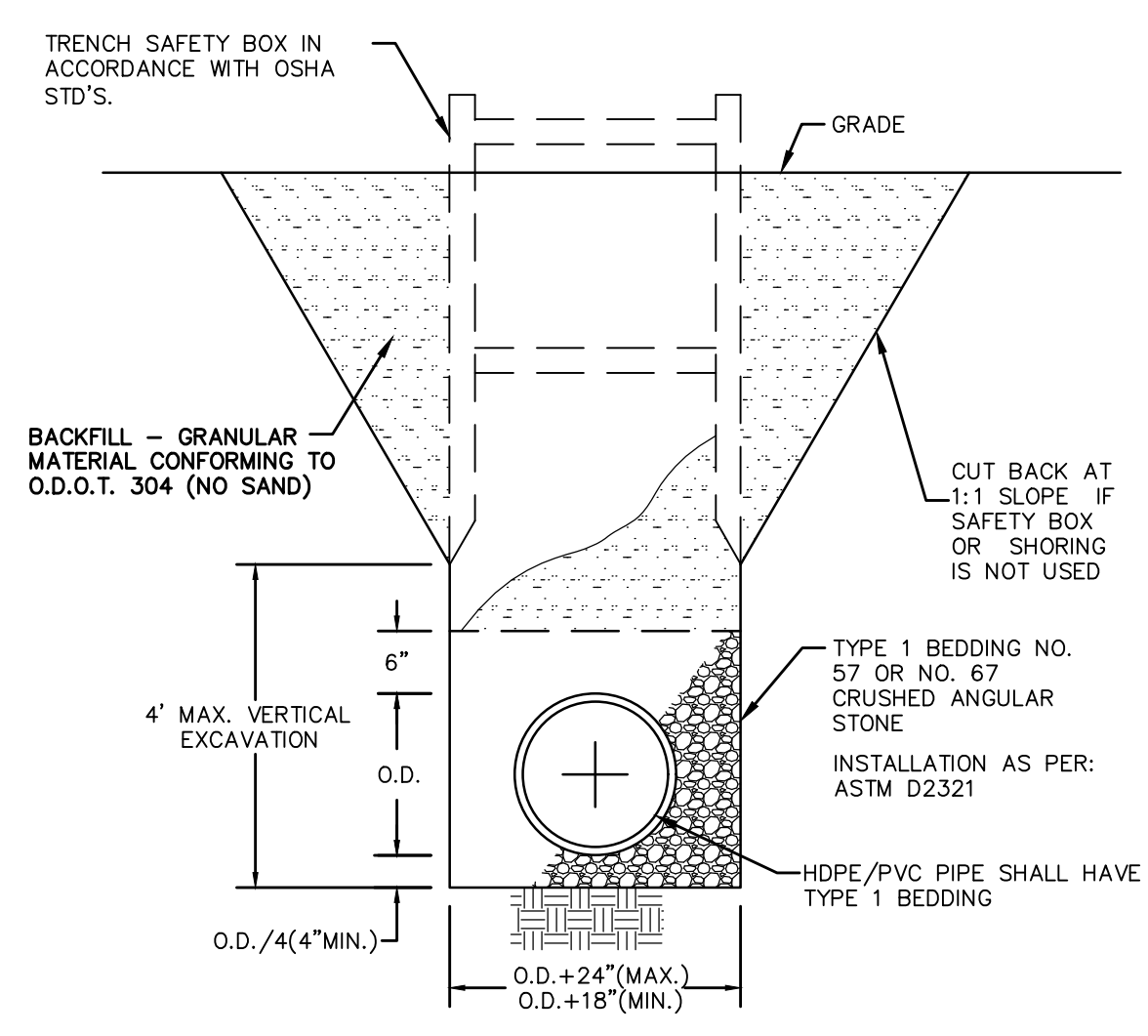
**TYPICAL CONCRETE SIDEWALK**  
NOT TO SCALE

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665 White Pond Dr.  
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www.gbcdesign.com

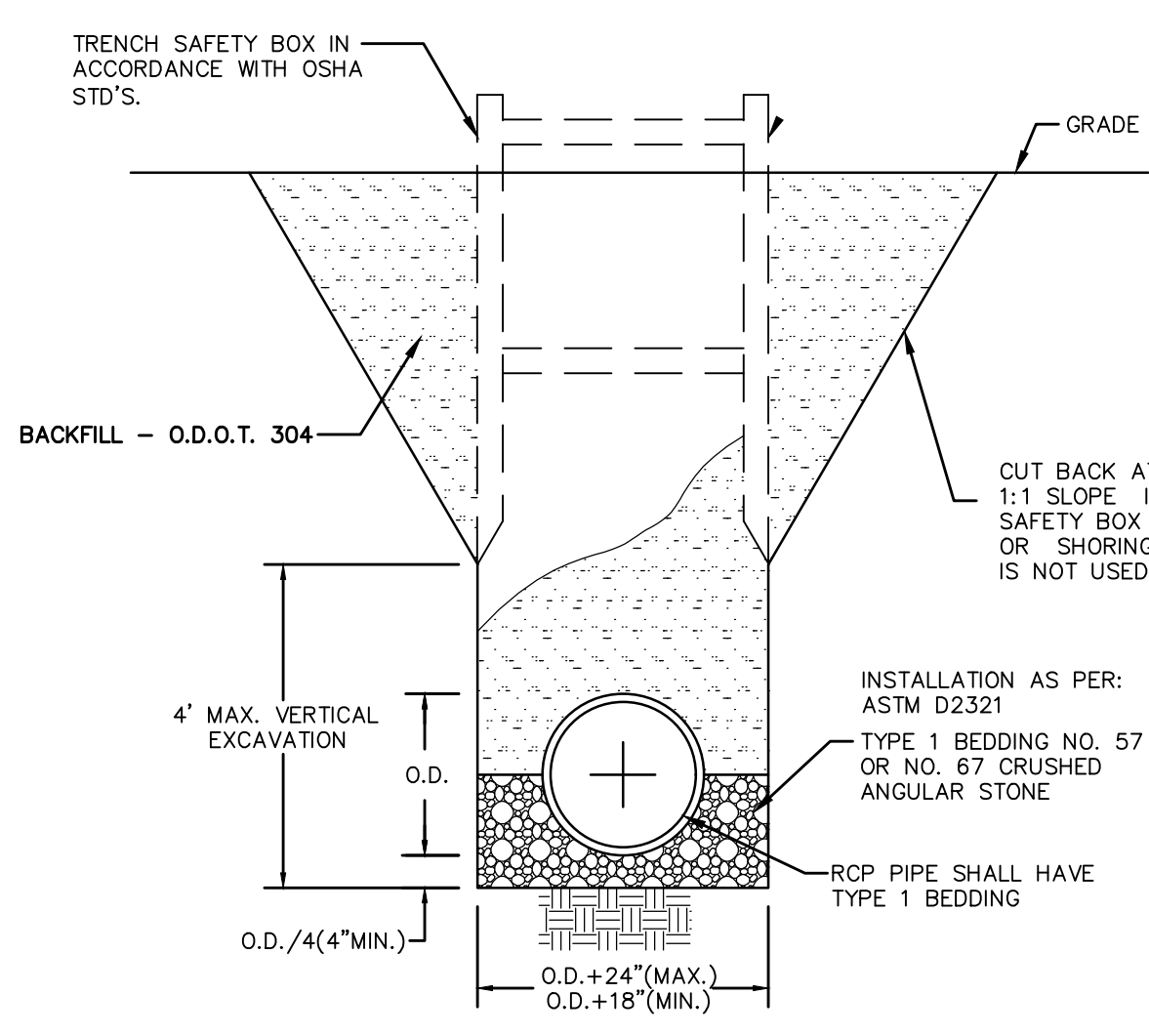
**SPIRE DEVELOPMENT, INC.**  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 43071

PPN: A029160001200  
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ATHENS COUNTY, OH

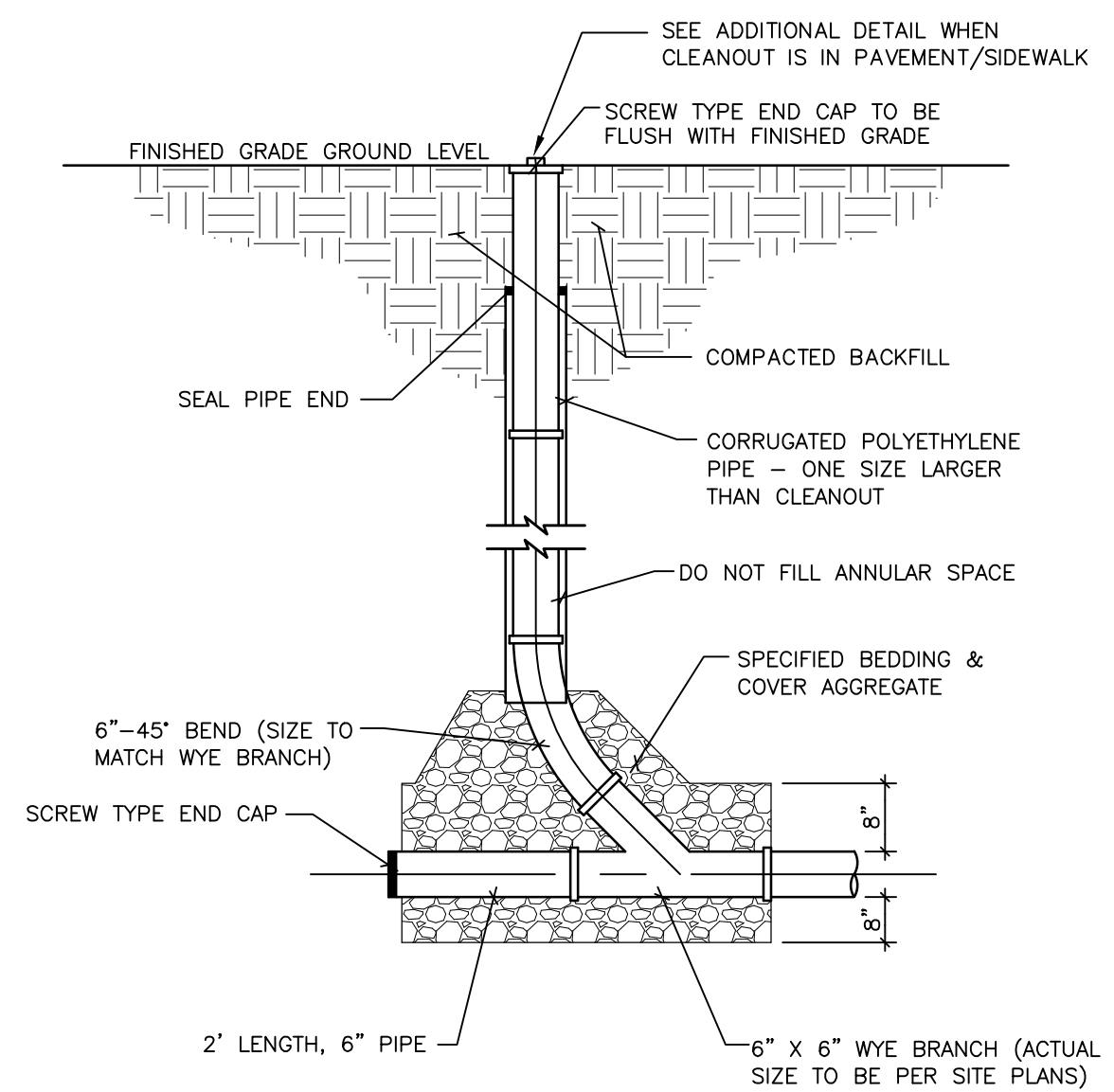
**SITE DETAILS**  
DRAWN BY:  
N.L.M.  
DATE:  
JAN. 23, 2025  
PROJECT NO.  
57092  
DRAWING NO.  
SD5.00



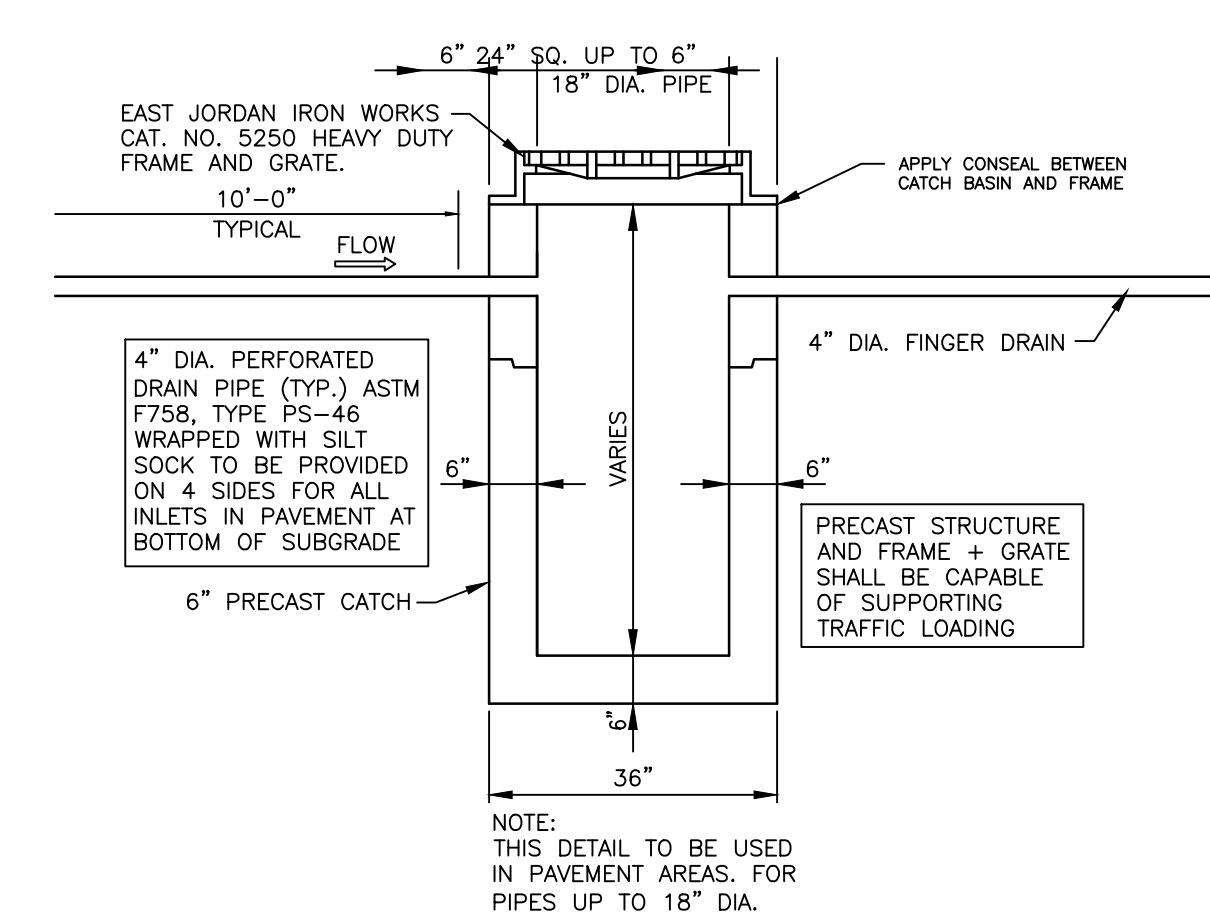
**STORM SEWER TRENCH (HDPE OR PVC PIPE)**



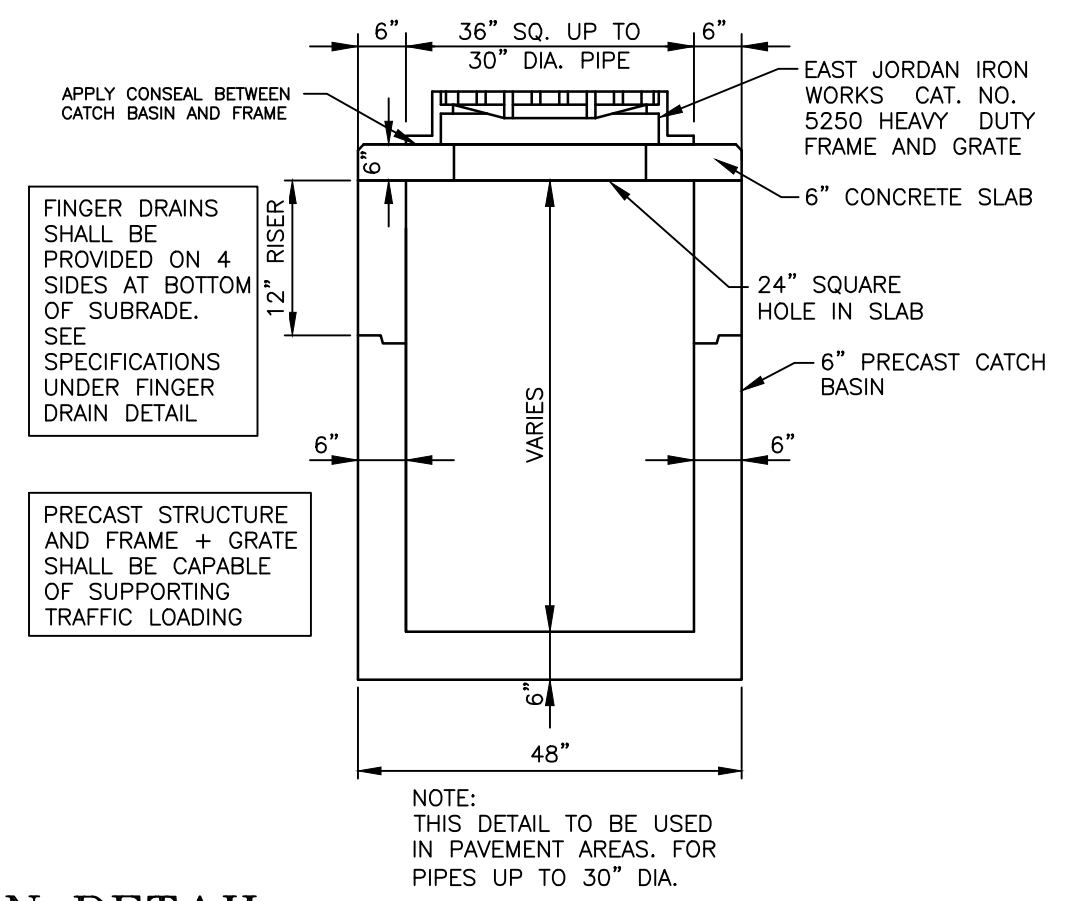
**STORM SEWER TRENCH (RCP PIPE)**



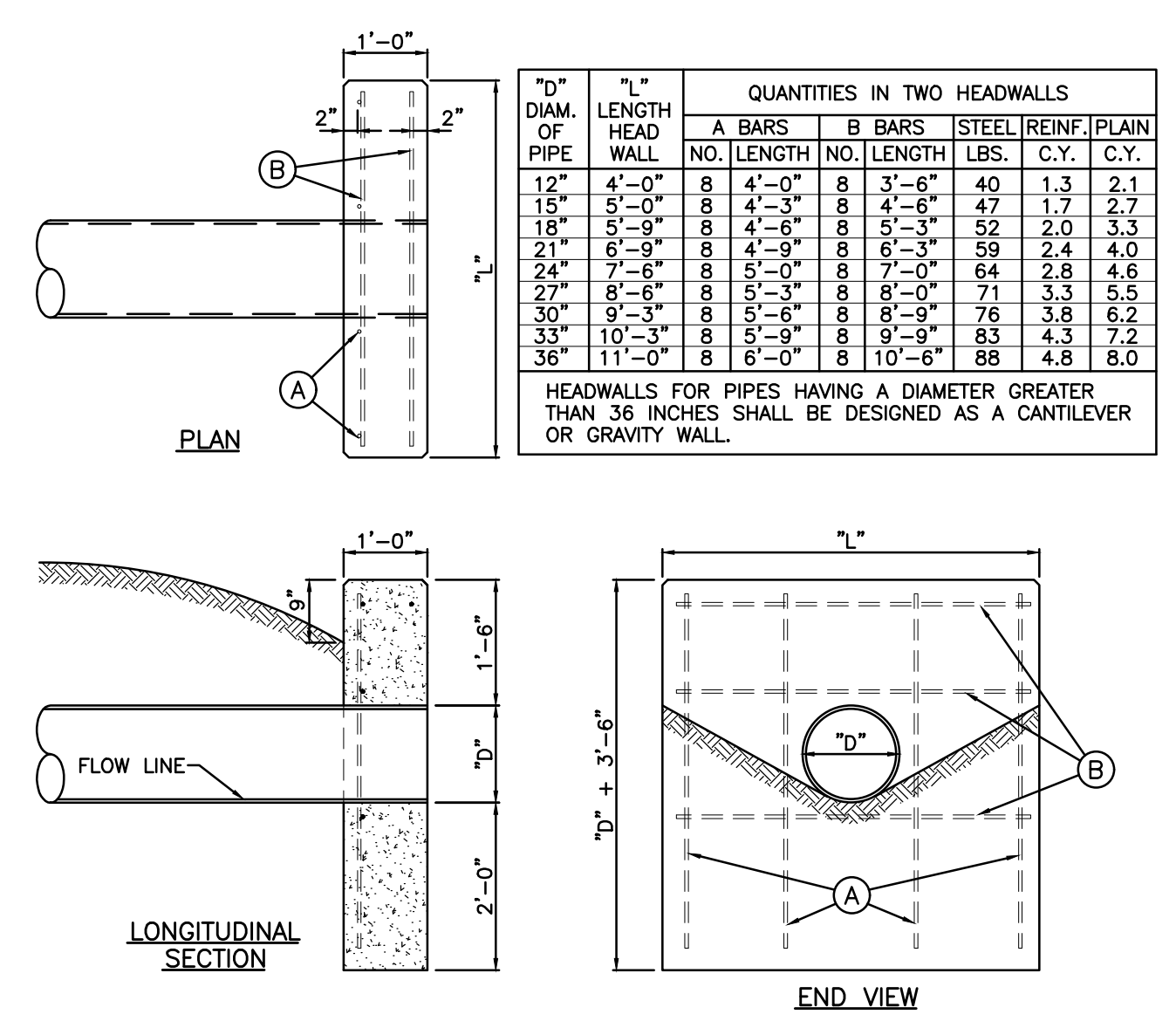
**STORM SEWER CLEANOUT DETAIL**  
 NOT TO SCALE



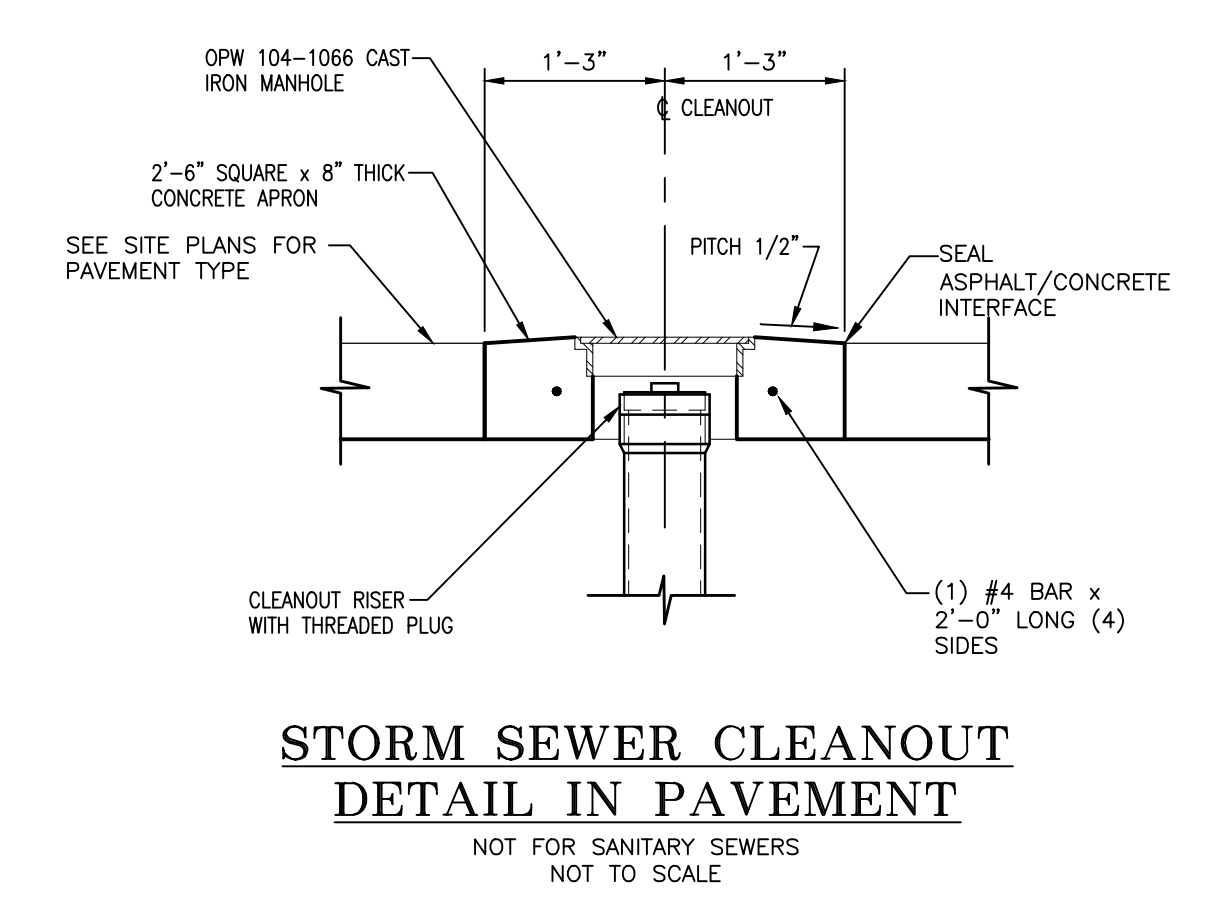
**CATCH BASIN DETAIL**  
 NOT TO SCALE



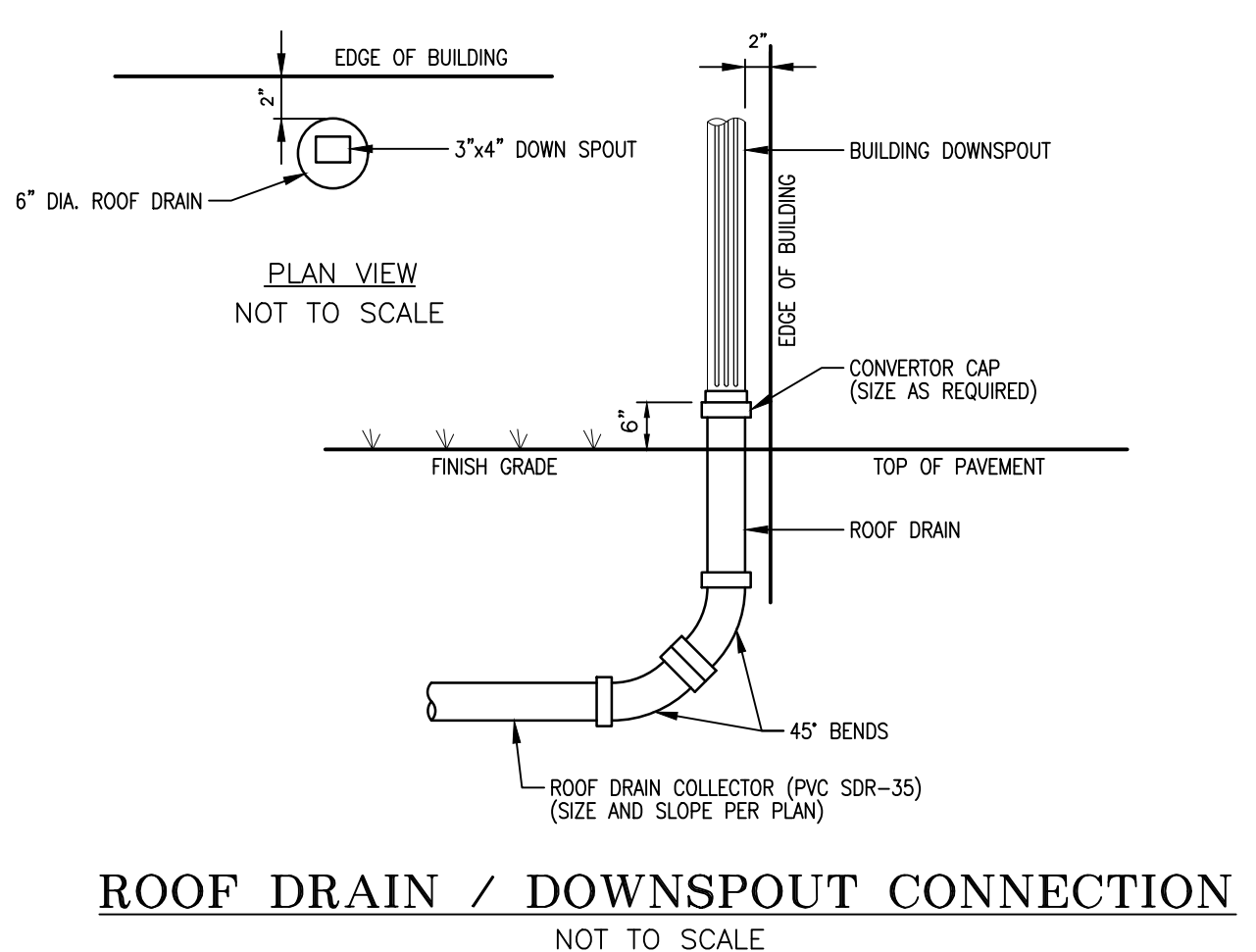
**FINGER DRAIN DETAIL**  
 NOT TO SCALE



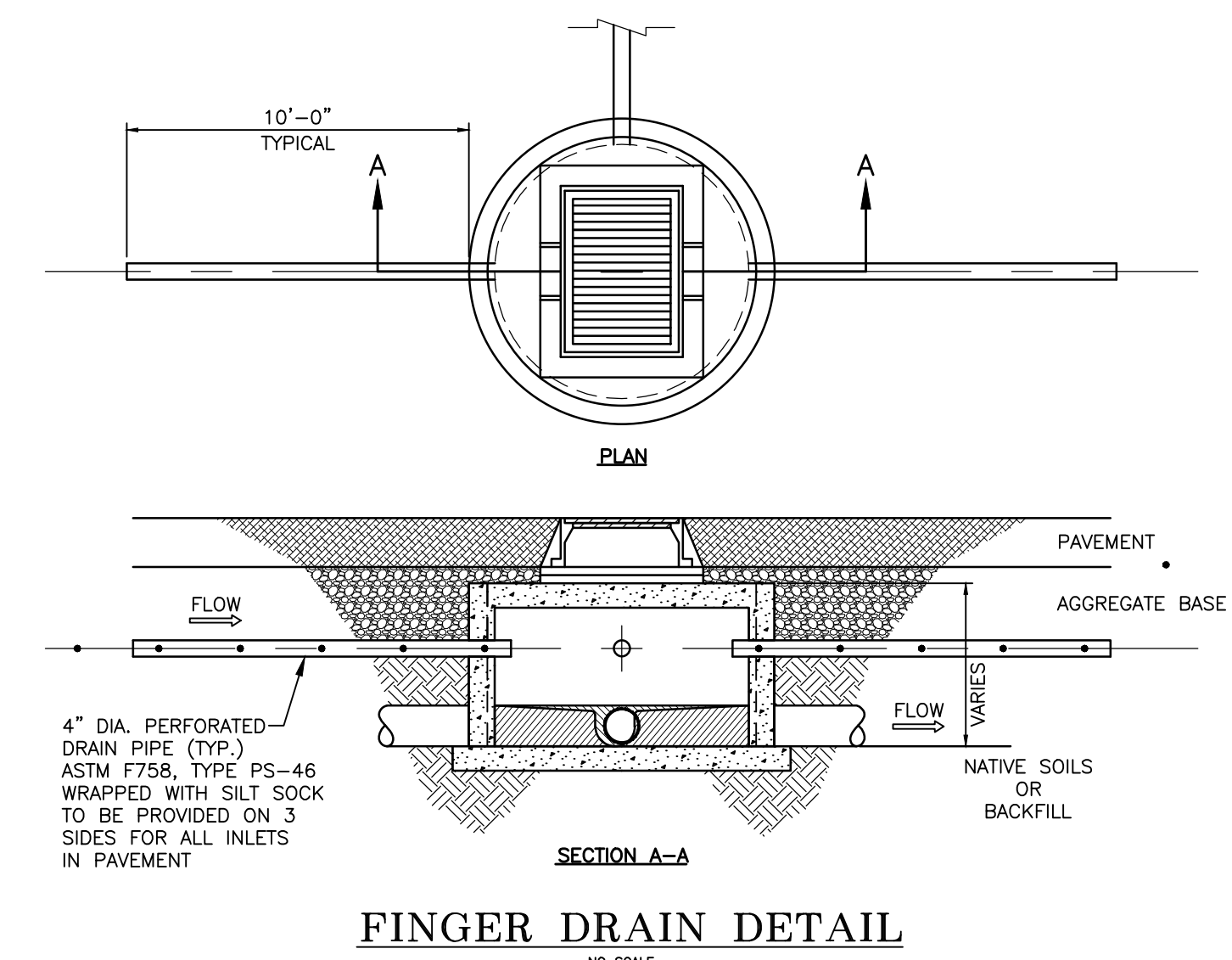
**STANDARD HEADWALL DETAILS**  
 NOT TO SCALE



**STORM SEWER CLEANOUT DETAIL IN PAVEMENT**  
 NOT FOR SANITARY SEWERS  
 NOT TO SCALE



**ROOF DRAIN / DOWNSPOUT CONNECTION**  
 NOT TO SCALE



**FINGER DRAIN DETAIL**  
 NOT TO SCALE

**MANHOLE**  
PLAN VIEW: 12" x 12" circle  
ELEVATION: 12" diameter, 12" height, 12" depth

**VALVE BOX**  
PLAN VIEW: 14" x 14" square  
ELEVATION: 14" x 14" x 14" cube

NOTES:  
1. THE MANHOLE FRAME SHALL BE SET TO GRADE AND CONCRETE BASE POURED AHEAD OF RESURFACING OPERATIONS.  
2. CONCRETE BASE SHALL BE HIGH EARLY STRENGTH CONCRETE.  
3. THE WORK SHALL BE PROTECTED BY BARRIERS, LIGHTS, ETC. AND SHALL NOT BE REMOVED FOR A PERIOD OF 24 HOURS AFTER THE POUR IS MADE.

NOT TO SCALE

<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>108</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>CONCRETE COLLARS FOR MANHOLES &amp; VALVE BOXES</p>

NOTES:  
1. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.  
2. BURIED LENGTH OF HYDRANT SHALL BE 4 FT.  
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.  
4. UNLESS OTHERWISE SHOWN ON PLANS, FIRE HYDRANT SHALL BE LOCATED WITHIN 3 FT. OF CURB LINE OF FIRE LINES, OR PER CITY OF ATHENS FIRE CHIEF.  
5. PLUMBER NOZZLE TO BE SET FACING THE TRAVELLED WAY, UNLESS OTHERWISE NOTED ON PLANS.  
6. HYDRANT SHALL BE DRY BARREL TRAFFIC TYPE.

NOT TO SCALE

<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>305</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>DETAIL OF FIRE HYDRANT SETTING WITH BLOCKING</p>

NOTE NO. 1 BLOCKING OF TYPICAL HORIZONTAL BEND WILL INCLUDE ALL BENDS 11 1/4" (1/32") TO 90° (1/4").

NOTE NO. 2 BLOCK TEE AS SHOWN. IN THE EVENT THAT ONE SIDE OF THE MAIN IS PLUGGED, 2 THRUST BLOCKS WILL BE REQUIRED.

NOTE NO. 3 BLOCKING OF PLUG IS TO INCLUDE PLYBOARD BETWEEN THE PLUG AND THE CONCRETE.

NOTE NO. 4 BLOCKING OF CROSS WITH 2 PLUGS IS AS SHOWN. WITH ONLY ONE PLUG, PROCEED SAME AS TEE.

NOTE NO. 5 INSTALL CONCRETE ANCHOR AS SHOWN IF SIZE IS REDUCED BY 2 PIPE SIZES.

NOTE NO. 6 ALL VERTICAL BENDS TO BE BLOCKED AS SHOWN.

NOTE NO. 7 ALL HYDRANTS TO BE BLOCKED AS SHOWN. KEEP CONCRETE AWAY FROM WEEP HOLES.

NOTE NO. 8 THE END AREA OF CONCRETE THRUST BLOCKS SHALL BE SUBMITTED WITH SOIL BEARING CHARACTERISTICS TO THE ENGINEER FOR APPROVAL.

NOT TO SCALE

<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>306</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>TYPICAL CONCRETE THRUST BLOCKING</p>

NOTES:  
1. STEM EXTENSIONS: PROVIDE TO BRING OPERATING NUT TO BETWEEN 30 AND 48 INCHES OF FINISHED GRADE IF VALVE-OPERATING NUT IS GREATER THAN 48 INCHES DEEP.  
2. USE FOR WATER LINES UP TO 14 INCHES DIAMETER.  
3. CONFORMANCE AWWA C509 FOR RESILIENT SEATED VALVES.  
4. PRESSURE CLASS 250.  
5. JOINTS: MECHANICAL JOINT WITH GRIP RING RESISTANT.  
6. OPERATION: NON-RISING STEM, 2" SQUARE OPERATING NUT AND OPEN COUNTER CLOCKWISE.  
7. APPROVED MANUFACTURERS:  
A. AMERICAN FLOW CONTROL  
B. WATERLOUS  
C. CLOW

NOT TO SCALE

<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>307</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>M.J. VALVE &amp; VALVE BOX DETAIL</p>

NOTE: AVERAGE WEIGHTS TO THE NEAREST EVEN LB. CALCULATED USING 0.26 LB./CU. IN.

NOTE: NO MORE THAN ONE VALVE STEM SLEEVE PERMITTED PER VALVE SETTING.

NOT TO SCALE

<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>308</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>TYPICAL HEAVY DUTY VALVE BOX</p>

CLAY CUT-OFF WALL NOTES:  
1. CLAY WALL EXTENDS A MINIMUM OF 12" INTO UNDISTURBED SOIL ON EACH SIDE AND ON BOTTOM OF TRENCH.  
2. APPROVED FLOW-FILL MATERIAL MAY BE USED INSTEAD OF CLAY MATERIAL.

NOT TO SCALE

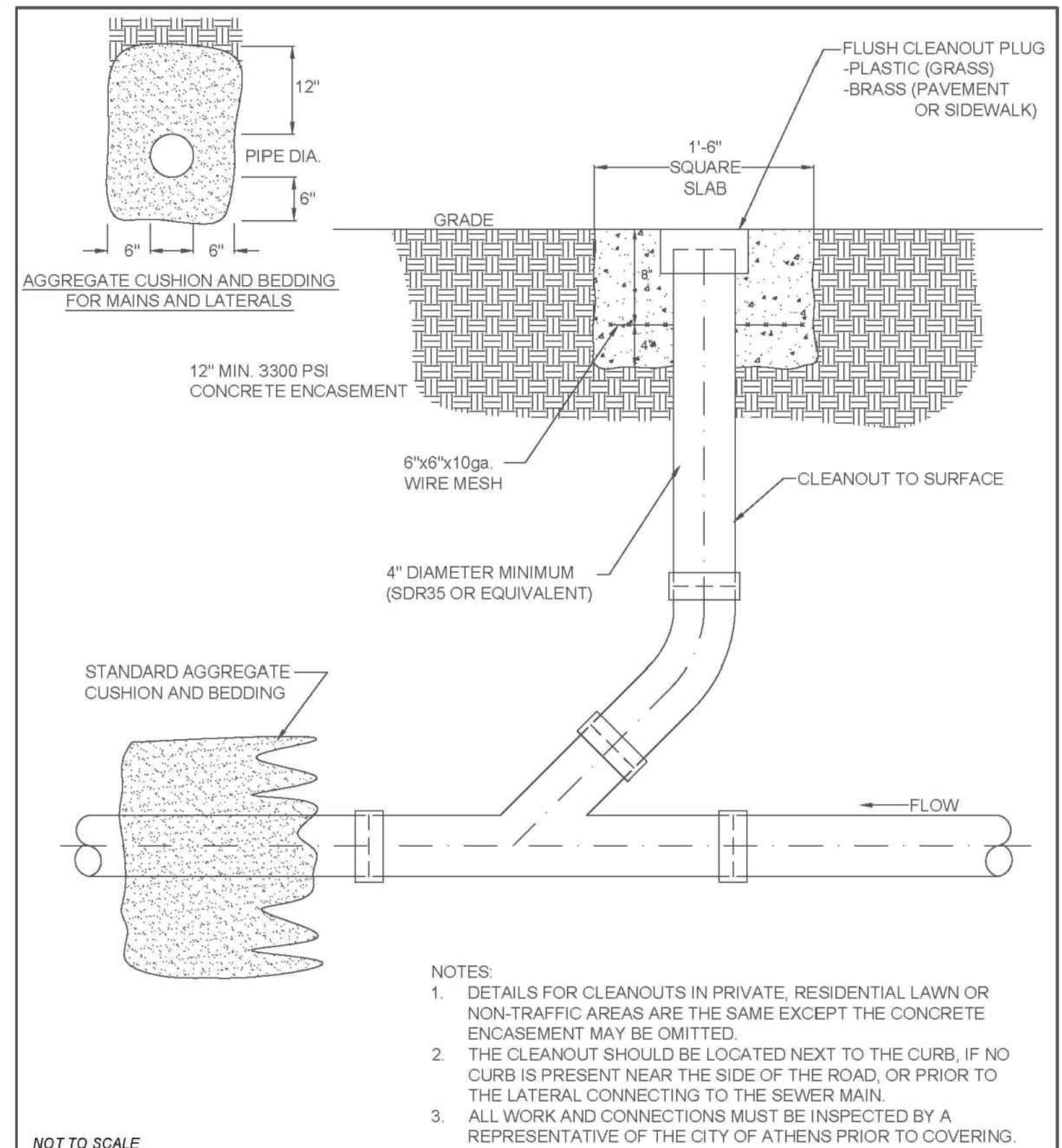
<p>ENGINEERING &amp; PUBLIC WORKS</p>	<p>APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer &amp; Director of Public Works</p>	<p>STD. DRAWING #: <b>311</b></p>
	<p>DRAWN BY: Alex Ray, EI DATE: 8/16/12</p>	<p>CLAY CUT-OFF WALL &amp; SEWER CROSSING DETAIL</p>

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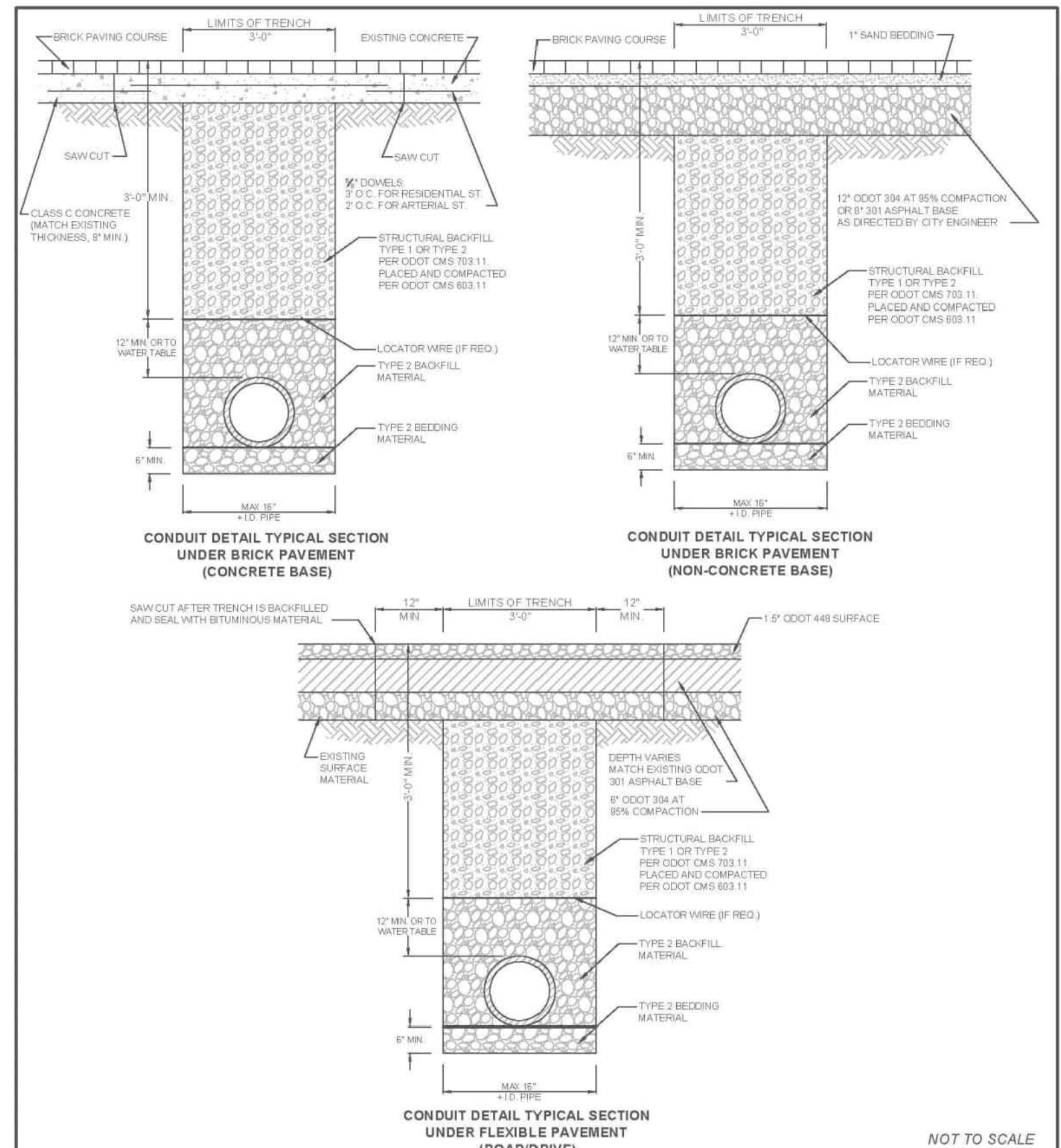
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CITY OF ATHENS  
ATHENS COUNTY, OH  
CITY OF ATHENS DETAILS

DRAWN BY: N.L.M.  
DATE: JAN. 23, 2025  
PROJECT NO. 57092  
DRAWING NO. SD5.02

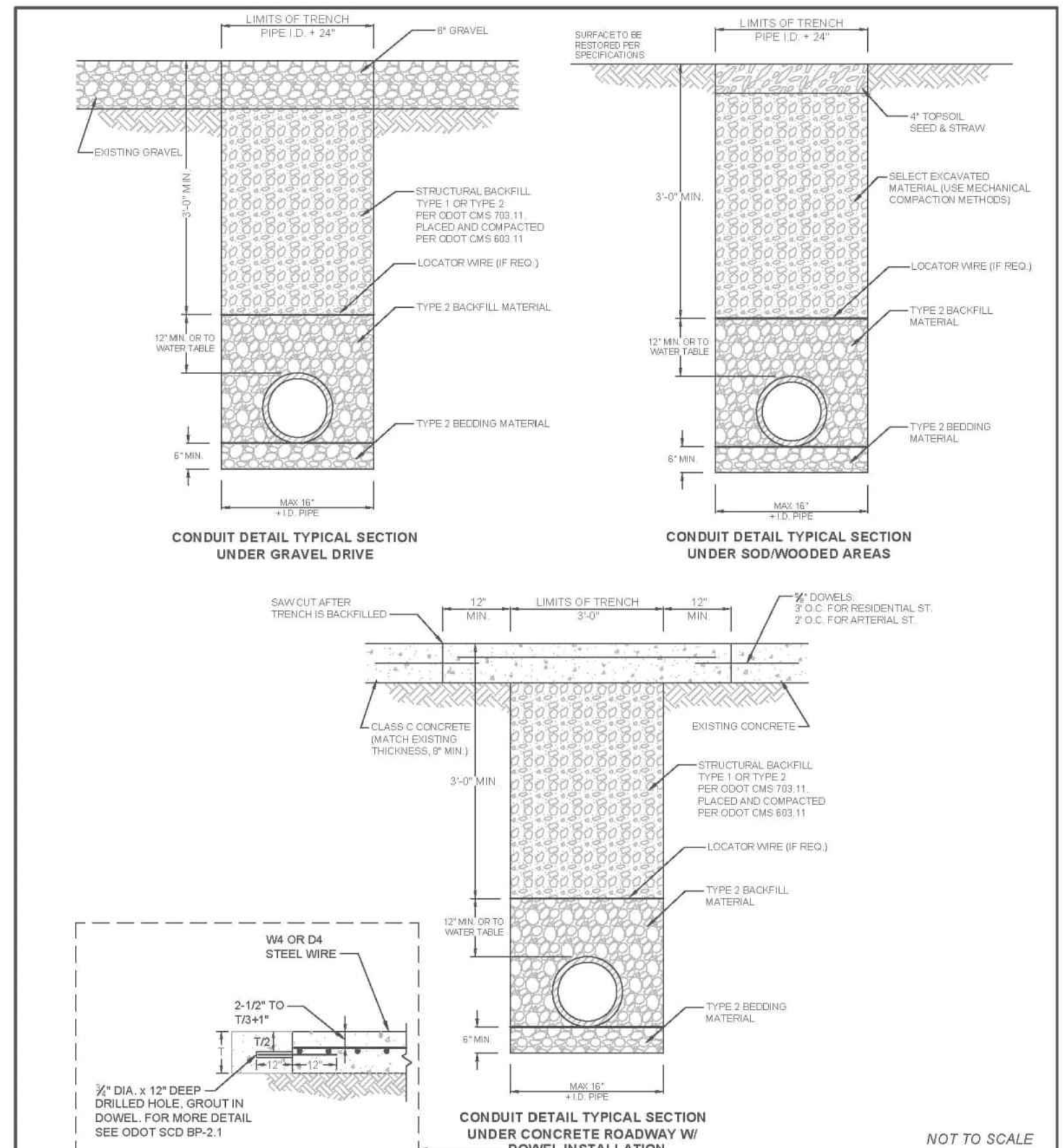


- NOTES:
1. DETAILS FOR CLEANOUTS IN PRIVATE, RESIDENTIAL LAWN OR NON-TRAFFIC AREAS ARE THE SAME EXCEPT THE CONCRETE ENCASEMENT MAY BE OMITTED.
  2. THE CLEANOUT SHOULD BE LOCATED NEXT TO THE CURB, IF NO CURB IS PRESENT NEAR THE SIDE OF THE ROAD, OR PRIOR TO THE LATERAL CONNECTING TO THE SEWER MAIN.
  3. ALL WORK AND CONNECTIONS MUST BE INSPECTED BY A REPRESENTATIVE OF THE CITY OF ATHENS PRIOR TO COVERING.

	<b>SEWER LATERAL SINGLE CLEANOUT</b>	STD. DRAWING #: <b>504</b>
	APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer & Director of Public Works	DRAWN BY: Alex Ray, EI DATE: 8/16/12



	<b>TYPICAL TRENCH BACKFILL DETAIL (BRICK &amp; FLEXIBLE PAVEMENT)</b>	STD. DRAWING #: <b>513</b> Sheet 1 of 2
	APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer & Director of Public Works	DRAWN BY: Alex Ray, EI DATE: 8/16/12



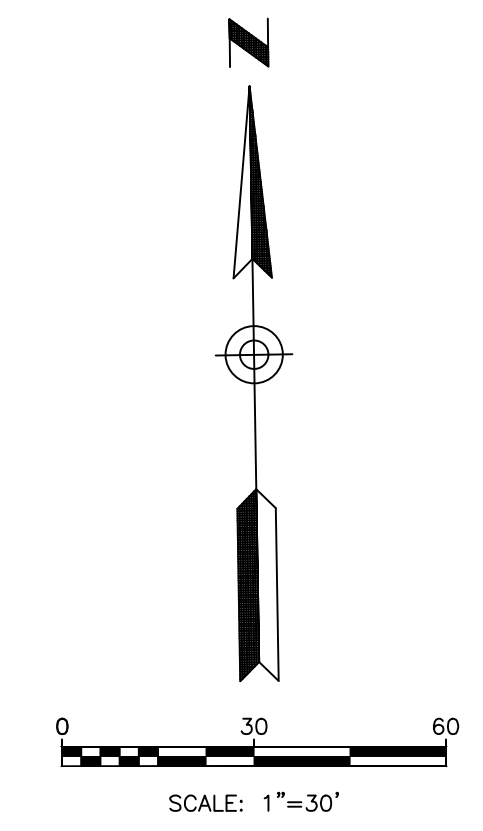
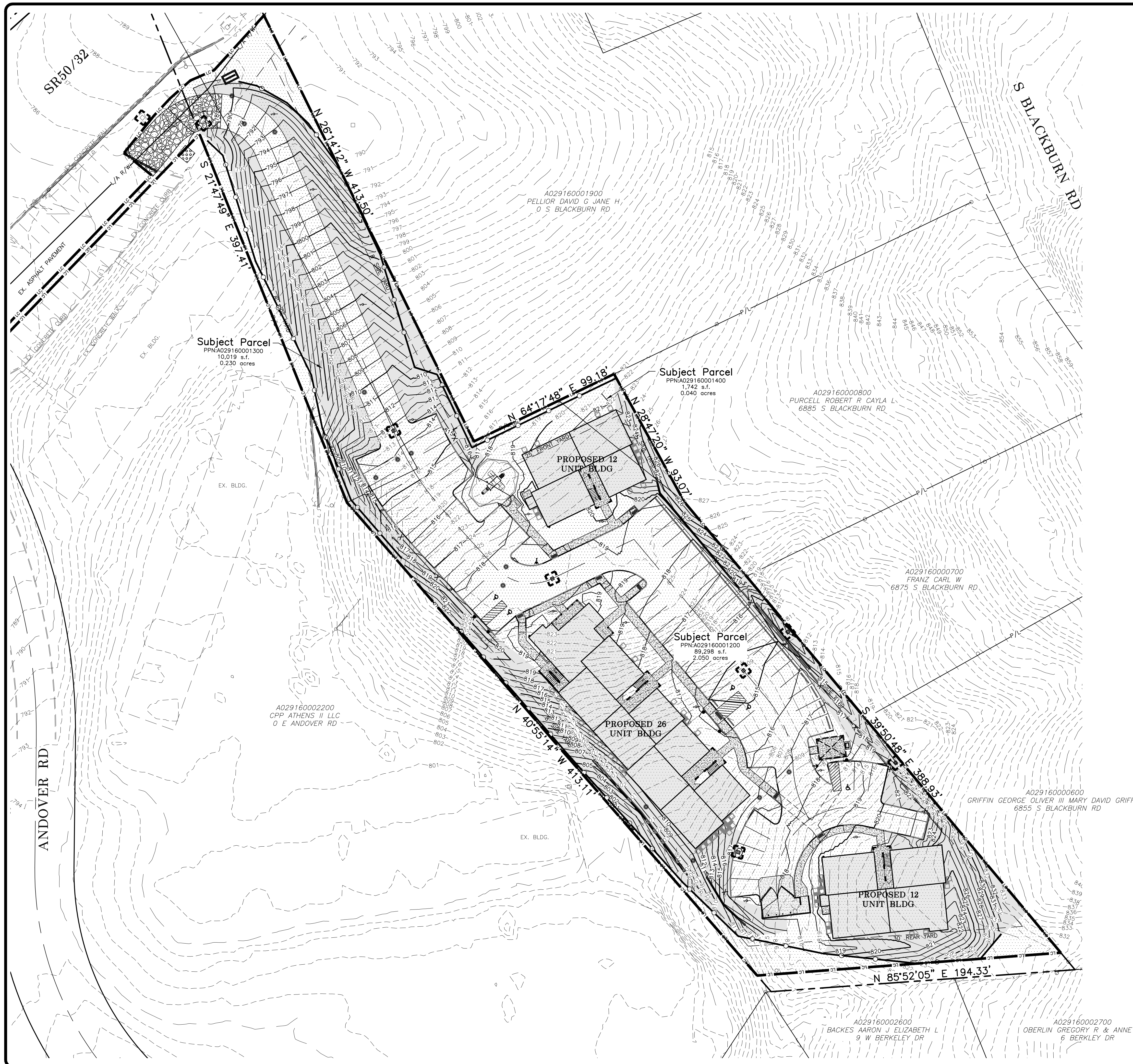
	<b>TYPICAL TRENCH BACKFILL DETAIL (RIGID PAVEMENT, GRAVEL &amp; SOD)</b>	STD. DRAWING #: <b>513</b> Sheet 2 of 2
	APPROVED BY: <i>Andrew B. Stone</i> Andrew B. Stone, PE, City Engineer & Director of Public Works	DRAWN BY: Alex Ray, EI DATE: 8/16/12

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 DATE: JAN. 23, 2025  
 PROJECT NO. 57092  
 DRAWING NO. SD5.03



**BENCH MARK 1**

ELEVATION = \_\_\_\_\_

**BENCH MARK 2**

ELEVATION = \_\_\_\_\_

SYMBOL	ITEM REFERENCE
	AREA OF CLEARING, GRUBBING
	TEMPORARY CONSTRUCTION ENTRANCE
	CEMENT TRUCK WASHOUT
	OUTLET PROTECTION
	EXCELSIOR MATTING, O.D.O.T. ITEM 712.11 TYPE "G" ON ALL SWALES, SLOPES UP TO 3:1 AND THE POND BANKS UNLESS OTHERWISE NOTED.
	INLET PROTECTION (SEE DTL. SHT. SD6.04)
	CONSTRUCTION LIMITS
	SILT FENCE

**CONSTRUCTION SITE & SWP3 RESPONSIBLE PARTY**  
 SPIRE DEVELOPMENT, INC.  
 330 W. SPRING ST. SUITE 430  
 COLUMBUS, OHIO 45071  
 PHONE: (614) 350-0391  
 REP.: SCOTT HARROLD

SWP3 PREPARED 1/8/2025

ESTIMATED CONSTRUCTION  
 START DATE \_\_\_/\_\_\_/2025  
 ESTIMATED CONSTRUCTION  
 COMPLETION DATE \_\_\_/\_\_\_/2026

**GRADING, STABILIZATION, & SWP3 AMENDMENT ACTIVITIES**

	DATE(S)
GRADING	
SITE STABILIZATION	
SWP3 AMENDMENTS	

REVISIONS

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 ATHENS COUNTY, OH

SWPP

DRAWN BY:  
 N.L.M.

DATE:  
 JAN. 23, 2025

PROJECT NO.  
 57092

DRAWING NO.  
 SD6.00



OHIO EPA PERMIT NO. OHC000006

PART III G. SWP3 REQUIREMENTS

- 1. RESIDENTIAL
2. EXISTING IMPERVIOUS AREA = 0.19 AC., PROPOSED IMPERVIOUS AREA = 1.12 AC.
3. PRE-CONSTRUCTION VOLUMETRIC RUNOFF COEFFICIENT - Rv=0.05
4. SOIL TYPES:
5. CONSTRUCTION SEQUENCE - SEE IMPROVEMENT PLANS
6. TEMPORARY SEEDING AND PERMANENT SEEDING MEASURES ARE IDENTIFIED ON THE PLANS.

ADDITIONAL CONSTRUCTION SITE POLLUTION CONTROLS

- 1. CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES REGARDING DISPOSAL AND HANDLING OF HAZARDOUS AND CONSTRUCTION WASTES:
2. CONTAINERS SHALL BE PROVIDED FOR THE PROPER COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS USED ON-SITE.
3. NO CONSTRUCTION RELATED WASTE MATERIALS ARE TO BE BURIED ON-SITE BY EXCEPTION, CLEAN FILL (BRICKS, HARDENED CONCRETE, SOIL) MAY BE UTILIZED IN A WAY WHICH DOES NOT ENCRUST UPON NATURAL WETLANDS, STREAMS OR FLOODPLAINS OR RESULT IN THE CONTAMINATION OF WATERS OF THE STATE.

CONSTRUCTION SEQUENCE

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND CEMENT TRUCK WASHOUT AREA FOR ACCESS TO CONSTRUCTION AREA OF SITE.
2. SETUP CONSTRUCTION TRAILER ON SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE.
3. ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL CONTACT CITY OF ATHENS AND SUMMIT SOIL & WATER TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO ANY EARTH MOVING ACTIVITY.

TEMPORARY SEEDING

Table with 4 columns: SEEDING DATES, SPECIES, LB/1000 FT², PER ACRE. Rows include March 1 to August 15 and August 16 to November 1.

PERMANENT SEEDING

Table with 4 columns: SEED MIX, SEEDING RATE (LB/ACRE, LB/1000 FT²), NOTES. Rows include Creeping Red Fescue, Kentucky Ryegrass, Tall Fescue, etc.

INTERIM PHASE GENERAL CONSTRUCTION

- 1. MAINTAIN TEMPORARY CONTROLS UNTIL REMOVAL IS WARRANTED DUE TO PROGRESSION OF WORK.
2. BEGIN EARTHMOVING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE COUNTY CONSERVATION DISTRICT OF LOCATION AND EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT BORROW OR SPOIL SITE.
3. STORM SEWER, SANITARY SEWER, WATER LINE AND UTILITY LINE CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND WITH THE PERMISSION OF THE OWNER.

FINAL PHASE POST-PAVING BASIN CONVERSION

- 1. IF FOR ANY REASON, THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THIS PERIOD, AND THAT ALL BARED SOILS ARE SEEDED AND MULCHED WITH TEMPORARY SEED MIXTURE.
2. THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR, IN ORDER, ONCE THE SITE HAS BEEN DEEMED STABLE.

INSPECTION SCHEDULE

Table with 3 columns: PRACTICE ITEM, FREQUENCY, NOTES. Rows include General Inspection, Swales, Vegetation, and Silt Fence.

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD.

ALL CONTROL PRACTICES THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN 3 DAYS OF THE INSPECTION. INSPECTION WILL BE CONDUCTED BY "QUALIFIED" PERSONNEL.

INSPECTION RECORDS WILL BE KEPT FOR UP TO 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.

BMP'S WILL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 3 DAYS OF INSPECTION FOR NON-SEDIMENT BASIN BMP'S AND 10 DAYS OF INSPECTION FOR SEDIMENT POND.

IF PRACTICE FAILS TO PROVIDE THEIR INTENDED FUNCTION AND ANOTHER MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWPPP SHALL BE AMENDED AND THE NEW CONTROL PRACTICE SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

POST-CONSTRUCTION BMP RATIONALE

AN UNDERGROUND DETENTION SYSTEM WILL PROVIDE STORM WATER MANAGEMENT AND WATER QUALITY FOR THE PROPOSED SITE.

ADDITIONAL SWP3 CONSIDERATIONS

NO OPEN BURNING
DUST CONTROL SHALL BE ACHIEVED BY USE OF WATERING TRUCKS. USE OF OIL IS STRICTLY PROHIBITED. INLET PROTECTION MUST BE IMPLEMENTED PRIOR TO DUST CONTROL MEASURES.
IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF OIL SHEEN, THE CONTRACTOR SHALL CONTACT THE OHIO E.P.A. AT 800-282-9378, THE LOCAL FIRE DEPARTMENT.

CONSTRUCTION ENTRANCE NOTE

MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY.

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

- 1. SUBSOILER, PLOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION.
2. FERTILIZER - FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST.
3. MULCHING TEMPORARY SEEDING

- 1. LIME - AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST.
2. FERTILIZER - FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST.
3. MULCHING TEMPORARY SEEDING

- 1. SEEDINGS SHOULD NOT BE MADE 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.

- 1. THE FOLLOWING METHODS MAY BE USED FOR 'DORMANT SEEDING':
-FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR.
2. MULCHING

- 1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL INCLUDE BUT NOT LIMITED TO:
2. MATERIALS

- 1. STRAW-MULCHING--NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
2. STRAW AND MULCH ANCHORING METHODS

- 1. MECHANICAL--DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.

- 1. PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.

- 1. IRRIGATION RATE SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

REVISIONS

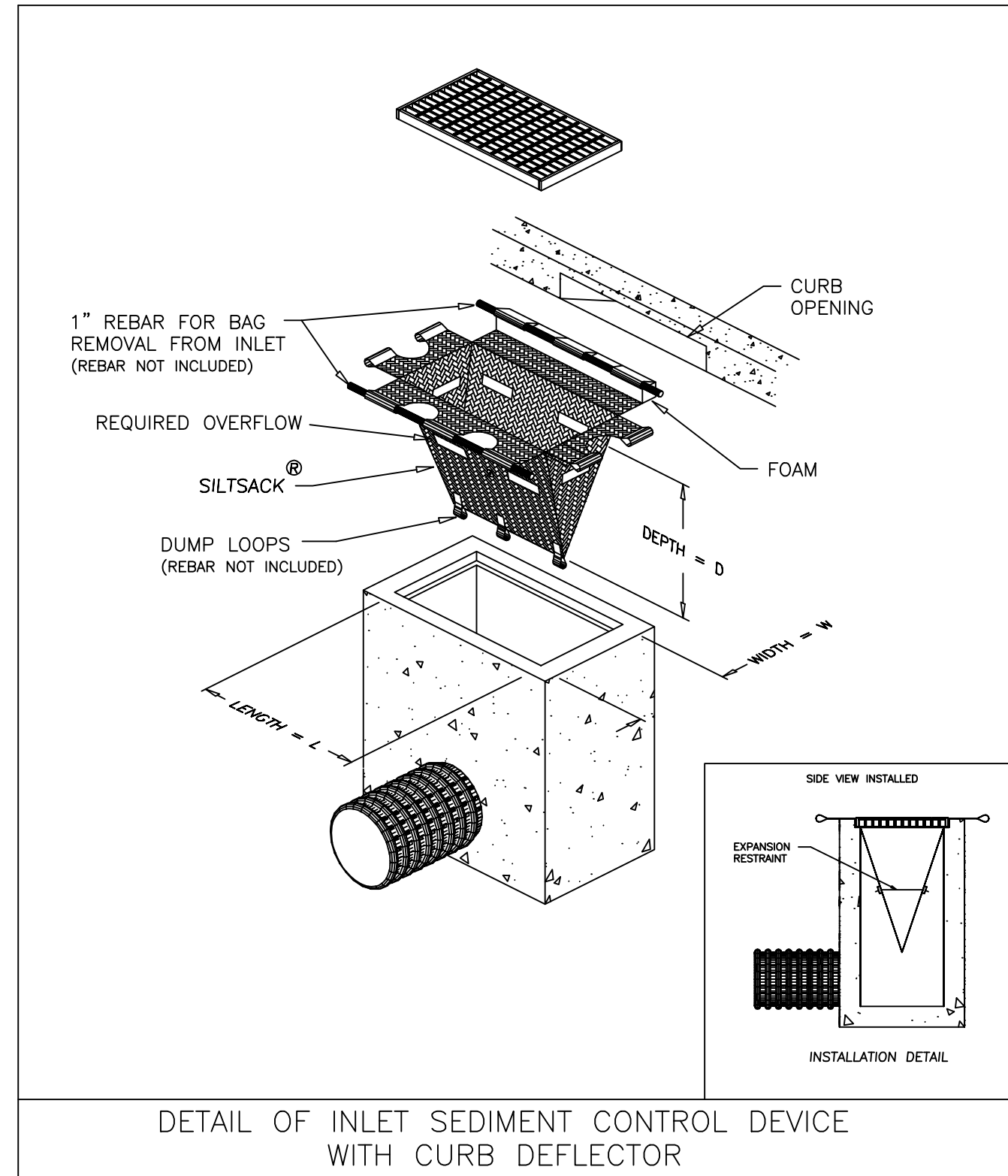
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CITY OF ATHENS
ATHENS COUNTY, OH

DRAWN BY: N.L.M.
DATE: JAN. 23, 2025
PROJECT NO. 57092
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SWPPP NOTES



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

**SILTSACK DETAIL**

N.T.S.  
TO BE INSTALLED AFTER PAVEMENT IS INSTALLED

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER. THE 2-BY-4-IN. POSTS SHALL BE DRIVEN 1 FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF THE 2-BY-4-IN. FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40-SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ON SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-IN. LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

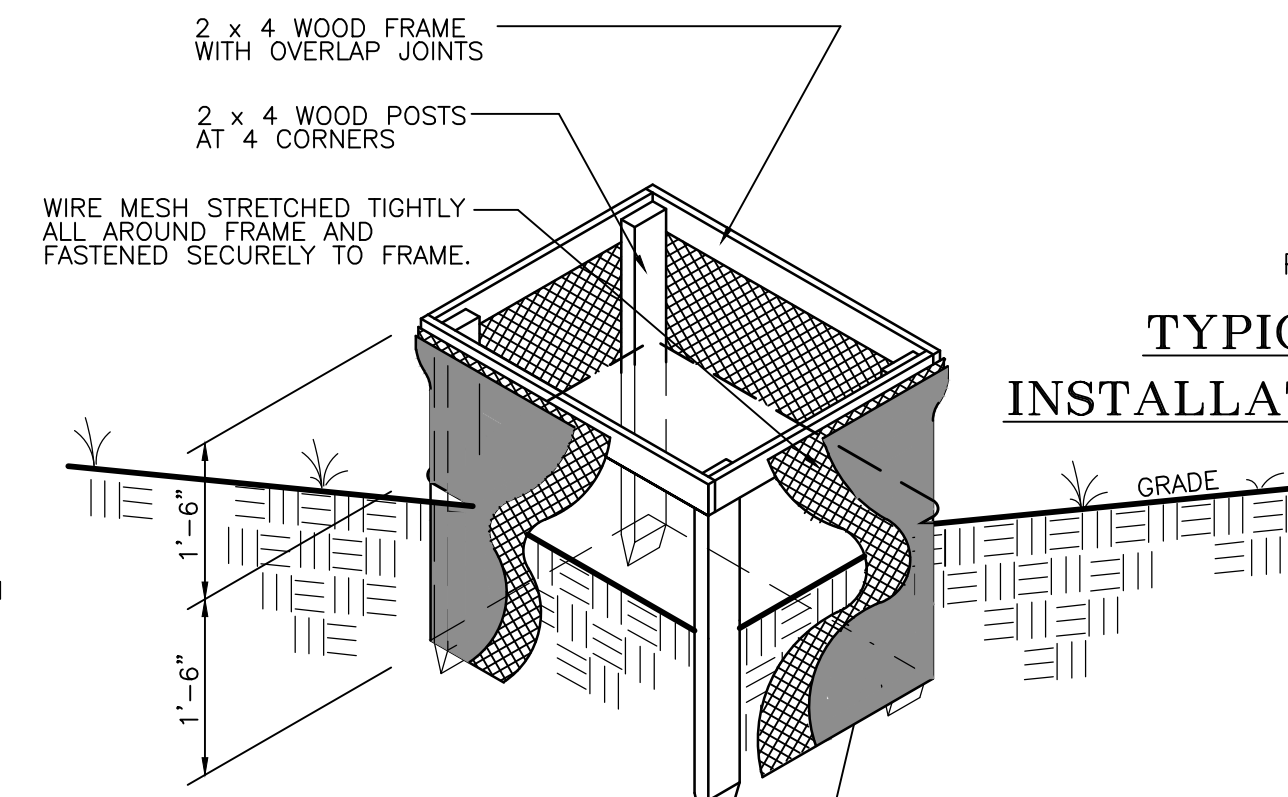
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MIN. OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MIN. OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

**CRITERIA FOR SILT FENCE MATERIALS**

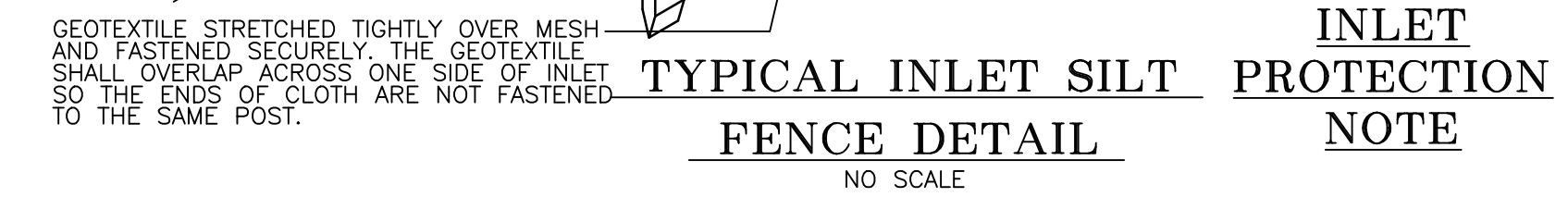
1. FENCE POSTS-- THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D 1682
MULLEN BURST STRENGTH	190 PSI MINIMUM	ASTM D 3786
SLURRY FLOW RATE	0.3 GAL./MIN./F <sup>2</sup> MAXIMUM	ASTM D 3786
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM-G-26

**SILT FENCE**



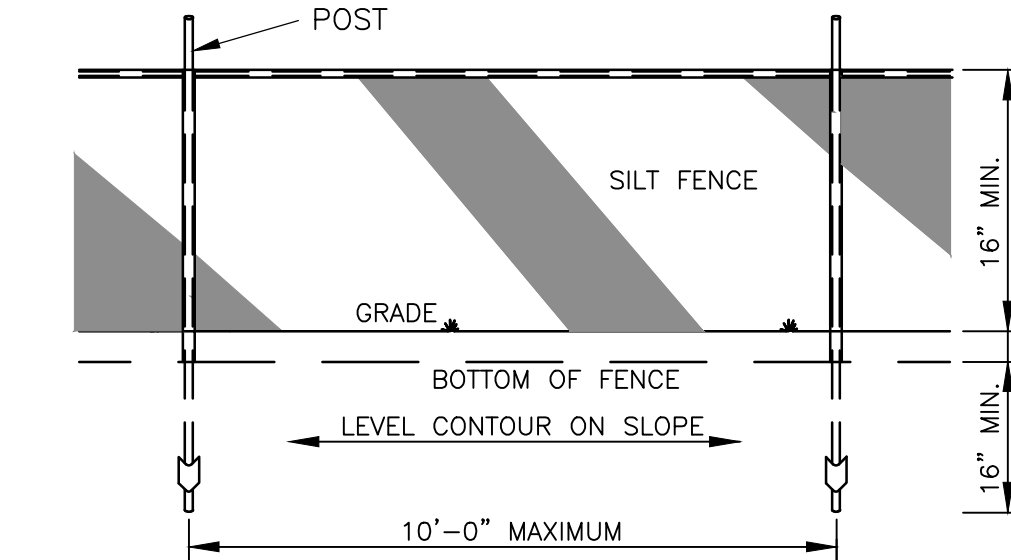
**TYPICAL SILT FENCE INSTALLATION AT ALL INLETS**



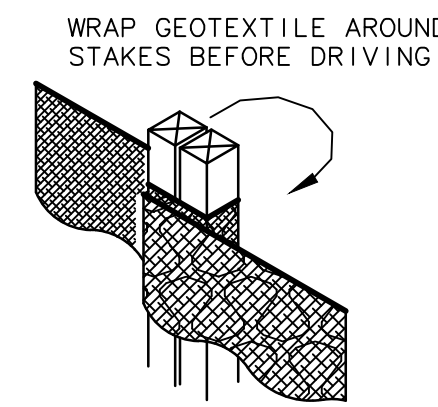
**TYPICAL INLET SILT FENCE DETAIL**

**INLET PROTECTION NOTE**

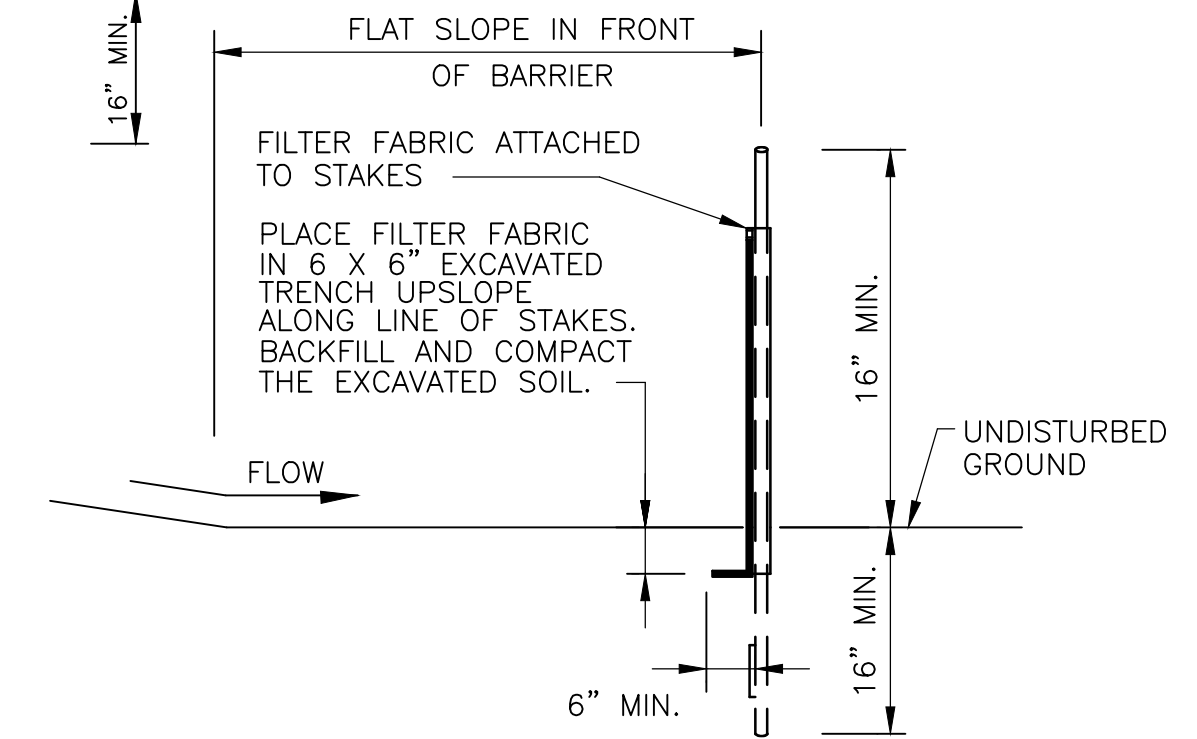
1. THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
2. ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL CONTROL INC., OR APPROVED EQUAL.
3. SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEED & STABILIZED.



**SILT FENCE DETAIL**



**JOINING SECTIONS OF SILT FENCE DETAIL**



**SILT FENCE SECTION**

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Phone 330-886-0228  
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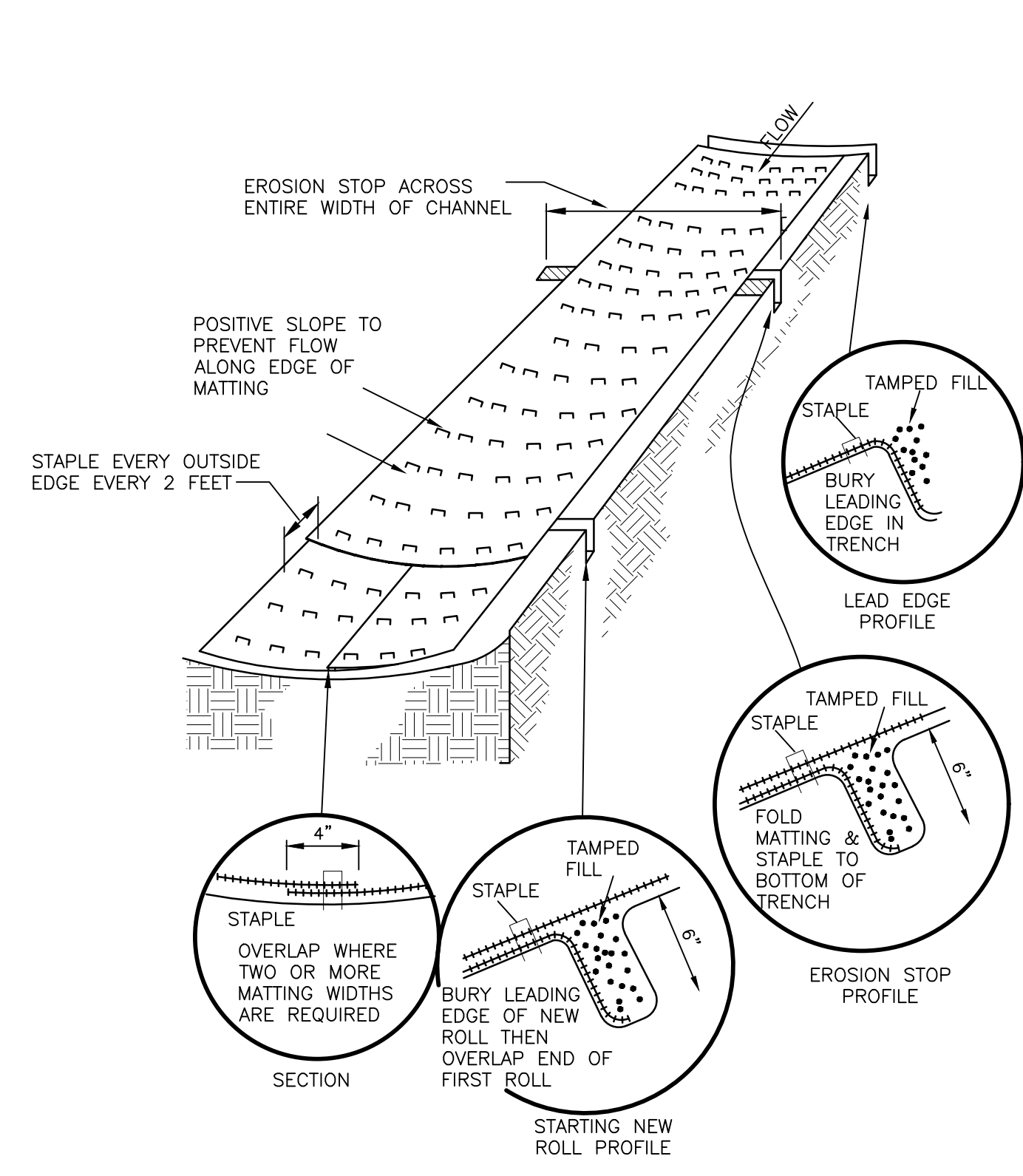
SWPPP DETAILS

**SPECIFICATIONS FOR TEMPORARY ROLLED EROSION CONTROL PRODUCT**

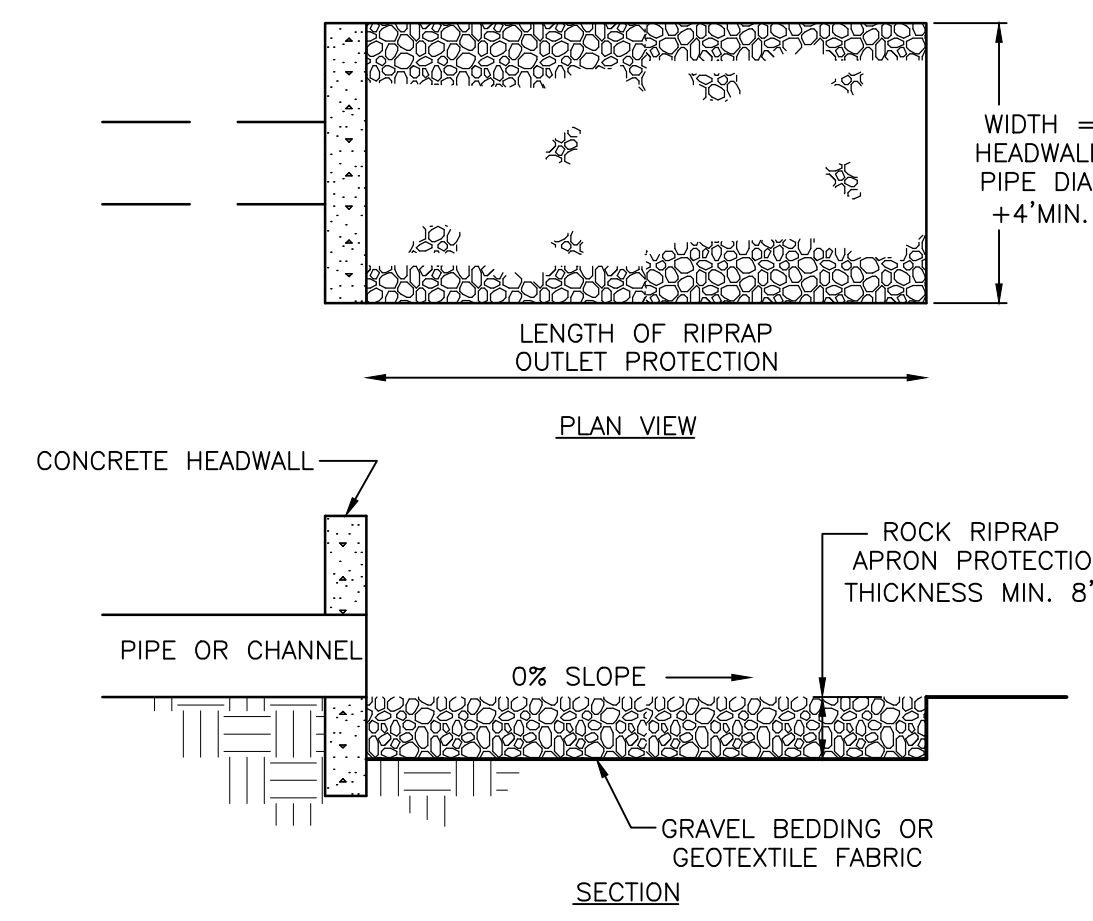
- CHANNEL/SLOPE SOIL PREPARATION GRADE AND COMPACT AREA OF INSTALLATION, PREPARING SEEDBED BY LOOSENING 2" 3" OF TOPSOIL ABOVE FINAL GRADE. INCORPORATE AMENDMENTS SUCH AS LIME AND FERTILIZER INTO SOIL. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER DEBRIS SO THAT INSTALLED RECP WILL HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
  - CHANNEL/SLOPE SEEDING APPLY SEED TO SOIL SURFACE PRIOR TO INSTALLATION. ALL CHECK SLOTS, ANCHOR TRENCHES, AND OTHER DISTURBED AREAS MUST BE RESEED. REFER TO THE PERMANENT SEEDING SPECIFICATION FOR SEEDING RECOMMENDATIONS.
- SLOPE INSTALLATION**
- EXCAVATE TOP AND BOTTOM TRENCHES (12" X6"). INTERMITTENT EROSION CHECK SLOTS (6" X6") MAY BE REQUIRED BASED ON SLOPE LENGTH. EXCAVATE TOP ANCHOR TRENCH 2' X 3' OVER CREST OF THE SLOPE.
  - IF INTERMITTENT EROSION CHECK SLOTS ARE REQUIRED, INSTALL RECP IN 6" X6" SLOT AT A MAXIMUM OF 30' CENTERS OR THE MID POINT OF THE SLOPE. RECP SHOULD BE STAPLED INTO TRENCH ON 12" CENTERS.
  - INSTALL RECP IN TOP ANCHOR TRENCH, ANCHOR ON 12" SPACINGS, BACKFILL AND COMPACT SOIL.
  - UNROLL RECP DOWN SLOPE WITH ADJACENT ROLLS OVERLAPPED A MINIMUM OF 3". ANCHOR THE SEAM EVERY 18". LAY THE RECP LOOSE TO MAINTAIN DIRECT SOIL CONTACT. DO NOT PULL TAUGHT.
  - OVERLAP ROLL ENDS A MINIMUM OF 12" WITH UPSLOPE RECP ON TOP FOR A SHINGLING EFFECT. BEGIN ALL NEW ROLLS IN AN EROSION CHECK SLOT IF REQUIRED, DOUBLE ANCHOR ACROSS ROLL EVERY 12".
  - INSTALL RECP IN BOTTOM ANCHOR TRENCH (12" X6"). ANCHOR EVERY 12". PLACE ALL OTHER STAPLES THROUGHOUT SLOPE AT 1' TO 2.5 PER SQUARE YARD DEPENDANT ON SLOPE. REFER TO MANUFACTURER'S ANCHOR GUIDE.

- CHANNEL INSTALLATION**
- EXCAVATE INITIAL ANCHOR TRENCH (12" X6") ACROSS THE LOWER END OF THE PROJECT AREA.
  - EXCAVATE INTERMITTENT CHECK SLOTS (6" X6") ACROSS THE CHANNEL AT 30' INTERVALS ALONG THE CHANNEL.

- EXCAVATE LONGITUDINAL CHANNEL ANCHOR SLOTS (4" X4") ALONG BOTH SIDES OF THE CHANNEL TO BURY THE EDGES. WHENEVER POSSIBLE EXTEND THE RECP 2' 3" ABOVE THE CREST OF CHANNEL SIDE SLOPES.
- INSTALL RECP IN INITIAL ANCHOR TRENCH (DOWNSTREAM) ANCHOR EVERY 12", BACKFILL AND COMPACT SOIL.
- ROLL OUT RECP BEGINNING IN THE CENTER OF THE CHANNEL TOWARD THE INTERMITTENT CHECK SLOT. DO NOT PULL TAUGHT. UNROLL ADJACENT ROLLS UPSTREAM WITH A 3" MINIMUM OVERLAP (ANCHOR EVERY 18") AND UP EACH CHANNEL SIDE SLOPE.
- AT TOP OF CHANNEL SIDE SLOPES INSTALL RECP IN THE LONGITUDINAL ANCHOR SLOTS, ANCHOR EVERY 18".
- INSTALL RECP IN INTERMITTENT CHECK SLOTS LAY INTO TRENCH AND SECURE WITH ANCHORS EVERY 12", BACKFILL WITH SOIL AND COMPACT.
- OVERLAP ROLL ENDS A MINIMUM OF 12" WITH UPSLOPE RECP ON TOP FOR A SHINGLING EFFECT. BEGIN ALL NEW ROLLS IN AN INTERMITTENT CHECK SLOT, DOUBLE ANCHORED EVERY 12".
- INSTALL UPSTREAM END IN A TERMINAL ANCHOR TRENCH (12" X6"); ANCHOR EVERY 12", BACKFILL AND COMPACT.
- COMPLETE ANCHORING THROUGHOUT CHANNEL AT 2.5 PER SQUARE YARD USING SUITABLE GROUND ANCHORING DEVICES (U SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, PLASTIC STAKES, AND TRIANGULAR WOODEN STAKES). ANCHORS SHOULD BE OF SUFFICIENT LENGTH TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED IN LOOSE SANDY OR GRAVELLY SOILS.

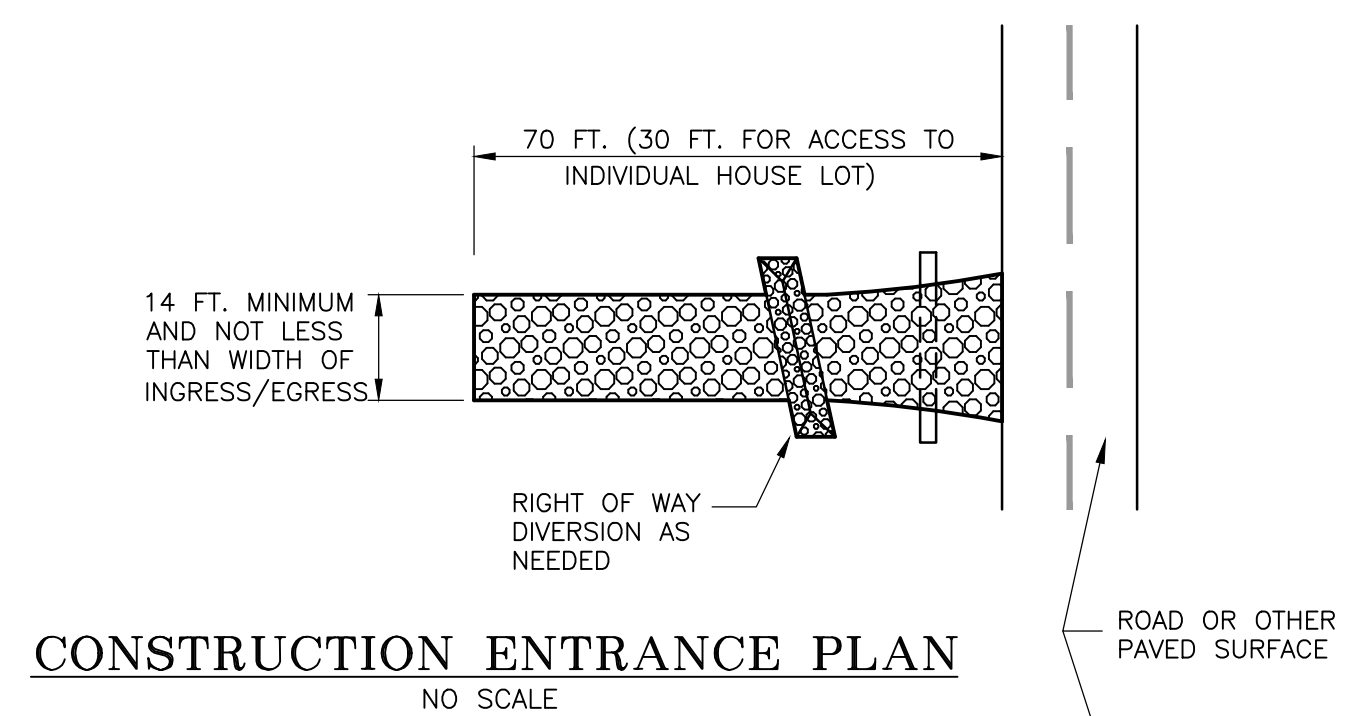


**TEMPORARY ROLLED EROSION CONTROL PRODUCT**  
NOT TO SCALE



**ROCK OUTLET PROTECTION**  
NOT TO SCALE

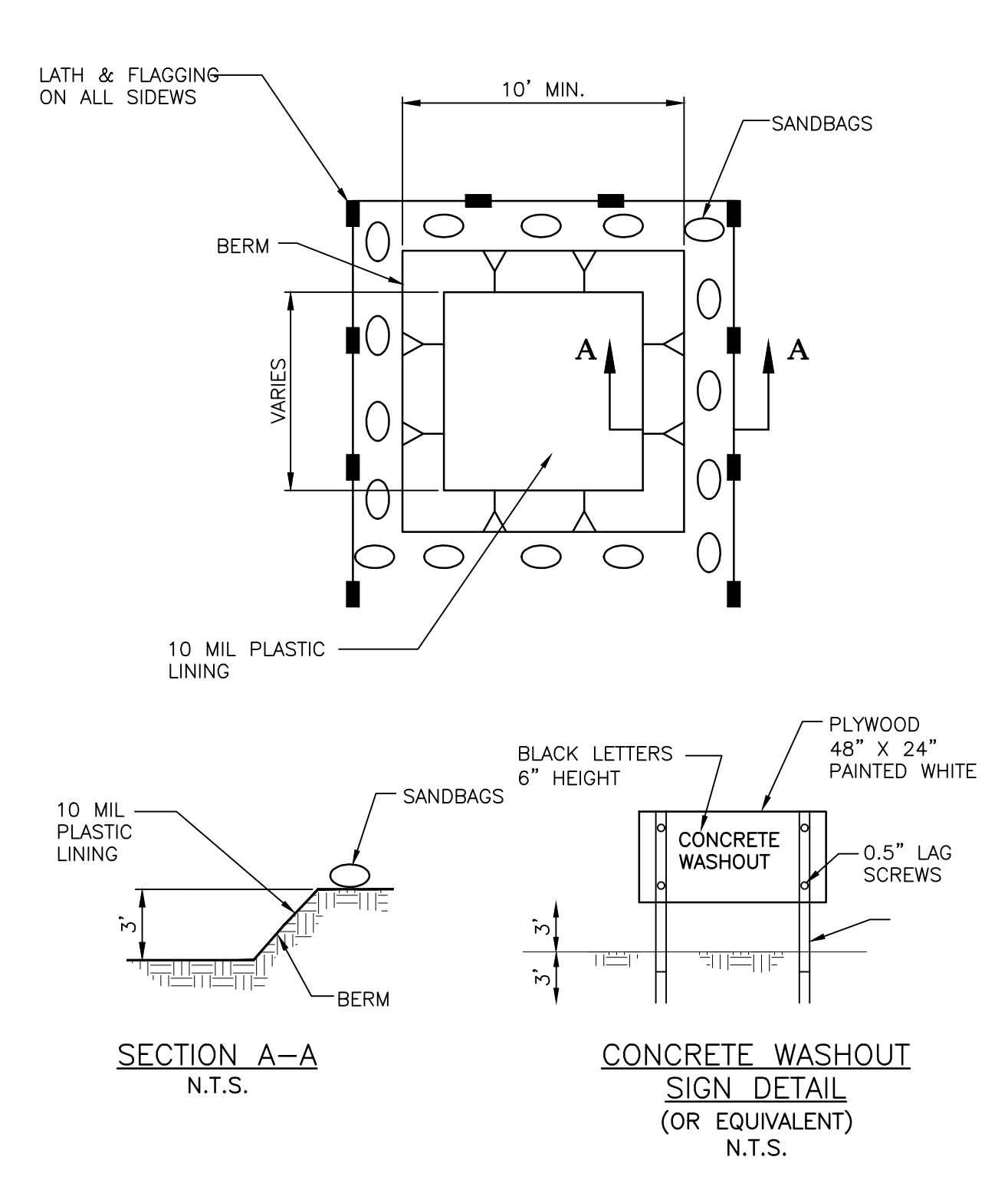
- SUBGRADE FOR THE FILTER OR BEDDING AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOT, SOD, LOOSE ROCK OR OTHER MATERIAL.
- RIPRAP SHALL CONFORM TO THE GRADING LIMITS SHOWN ON THE PLAN.
- GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.
- GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES OR CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12 IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
- GRAVEL BEDDING SHALL BE ODOT NO. 67's OR 57's UNLESS SHOWN DIFFERENTLY ON THE DRAWINGS.
- RIPRAP SHALL BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
- RIPRAP SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.
- CONSTRUCTION SHALL BE SEQUENCED SO THAT OUTLET PROTECTION IS PLACED AND FUNCTIONAL WHEN THE STORM DRAIN, CULVERT, OR OPEN CHANNEL ABOVE IT BECOMES OPERATIONAL.
- ALL DISTURBED AREAS SHALL BECOME VEGETATED AS SOON AS PRACTICAL.



**CONSTRUCTION ENTRANCE PROFILE**  
NO SCALE

- STONE SIZE--ODOT #2 (1.5 - 2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE PAVEMENT.
- LENGTH--THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOT).
- THICKNESS--THE STONE LAYER SHALL BE AT LEAST 6-IN. THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10-IN. FOR HEAVY DUTY USE.
- WIDTH--THE ENTRANCE SHALL BE AT LEAST 14-FT. WIDE, BUT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE--A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
- TIMING--THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
- CULVERT--A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- WATER BAR--A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- MAINTENANCE--TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECK BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- REMOVAL--THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

GEOTEXTILE SPEC. FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 LBS.
MINIMUM PUNCTURE STRENGTH	80 PSI
MINIMUM TEAR STRENGTH	50 LBS.
MINIMUM BURST STRENGTH	320 PSI
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.60 mm
PERMITTIVITY	1x10-3 CM/SEC



**TEMP. CONCRETE WASHOUT FACILITY**  
(BELOW GRADE)  
N.T.S.

- TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DETAIL WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10'.
- LATH AND FLAGGING SHALL BE COMMERCIAL TYPE.
- PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- A SIGN SHALL BE INSTALLED ADJACENT TO WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT PROCEDURES.
- WASHOUT OF CONCRETE TRUCKS SHALL BE PERFORMED IN DESIGNATED AREAS ONLY.
- ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
- CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
- CONCRETE WASTES SHALL BE ALLOWED TO HARDEN THEN BROKEN UP, REMOVED, AND PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATION ON A REGULAR BASIS.
- WHEN TEMPORARY WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

**GBC DESIGN, INC.**  
Akron, OH 44320  
www.gbcdesign.com

**SPIRE DEVELOPMENT, INC.**  
330 W. SPRING ST. SUITE 430  
COLUMBUS, OHIO 43071

PPN: A029160001200  
CITY OF ATHENS  
ATHENS COUNTY, OH

SWPPP DETAILS

DRAWN BY:  
N.L.M.

DATE:  
JAN. 23, 2025

PROJECT NO.  
57092

DRAWING NO.  
SD6.04

### 9.10.02. Noxious weeds, grass to be cut.

No person, whether the owner, lessee, agent, tenant or other person or entity having charge or care of land in the city, shall permit lawn grass or noxious weeds to grow thereon or on the adjacent right-of-way to a height in excess of eight inches, or to mature seeds thereon, or fail to cut and destroy such high grass, **INVASIVE PLANT SPECIES** or noxious weeds when notified by the code enforcement officer or designee to do so. agricultural plants are exempt if for personal use and are in compliance with Section 37.01.07 sightline maintenance.

All landscaping materials shall be kept in a neat and orderly appearance, free from litter, refuse, debris, and **INVASIVE OR**noxious weeds.

#### 9.10.02.1. Exemption.

**UNDEVELOPED LOTS GREATER THAN 20,000 SF AND** properties that are registered and in full compliance with the city's native and pollinator-friendly yard registration program, Section 37.02.04, are exempt from the grass and weed height restrictions. such registration does not exempt lawn grass, noxious weeds, or state listed invasive species from Section 9.10.02.

If a native and pollinator-friendly registered garden is cited under Section 9.10.02, that garden will lose their registration and cannot apply for the program for one year.

#### ~~37.02.04~~9.10.02.1. Native and pollinator-friendly front yard program. –Exemption

~~Owner-occupied HH~~omes and businesses are encouraged to plant and maintain native pollinator-friendly front yards. ~~This program will be used to document pollinator-friendly locations. The program will also develop educational material for the public.~~

Designation as a pollinator-friendly front yard must include:

- (1) An agreement to reduce all pesticide and herbicide use in the yard.
- (2) Have at least one pollinator-friendly species in bloom during each season from spring through fall.
- (3) Have at least one native pollinator-friendly species in the yard. this can include trees or shrubs.
- (4) Have one of the following in the yard: water source, nesting habitat, or protection.
- ~~(5) After taking the pollinator pledge and paying a \$25.00 application fee, a program property can then display their "pollinator-friendly yard" sign.~~

#### 9.10.02.2 NOTIFICATION FLAGS.

**ANY LAND APPLICATION OF PESTICIDES OR FERTILIZER SHALL INCLUDE THE PLACEMENT OF NOTIFICATION FLAGS ALONG THE PERIMETER OF THE APPLICATION AREA OF RESIDENTIAL CUSTOMERS.**

#### 21.07.05. Landscape plan.

A landscape plan shall be submitted for all subdivisions within the city in accordance with the city's landscaping ordinance, Title 37, have a street tree plan **REVIEWED approved** by the shade tree commission and **APPROVED BY THE PLANNING COMMISSION**~~post a bond for future installation of the plan.~~

#### 21.07.06. Site protection and general planting requirements.

- (A) Protection of existing plantings: Maximum effort should be made to save fine or exceptional plant specimens. No material or temporary soil deposits shall be placed within the dripline of shrubs and trees designated on the landscape plan to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four feet high and constructed of a durable material that will last until construction is completed. Snow fences and silt fences are examples of acceptable barriers.
- (B) Removal of debris: All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site and disposed of in accordance with the law. If trees and limbs are reduced to chips, they may be used as mulch in landscaped areas, subject to approval by the planning commission.
- (C) Topsoil preservation: Topsoil shall be temporarily stored and later redistributed on all regarded surfaces so as to provide at least four inches of even topsoil cover to all disturbed areas of the development and shall be stabilized by seeding or planting.
- (D) Slope plantings: Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertical to three feet horizontal shall be planted with ground cover appropriate for the land use and for the soil conditions and water availability.
- (E) Additional landscaping: In residential developments, besides the screening and street trees required, additional plantings or landscaping elements may be required throughout the subdivision where necessary for climate control, privacy, or other reasons in accordance with the landscape plan **approved by the shade tree commission** taking cost constraints into consideration. In non-residential developments, all areas of the site not occupied by buildings and required improvements shall be landscaped by the planting of grass or other ground cover, shrubs, and trees as part of the landscape plan **approved by the shade tree commission**.
- (F) Planting specifications: Deciduous trees shall have at least a one and a half-inch caliper at planting. Size of evergreens and shrubs shall be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the subdivider during the following planting season.
- (G) Plant species: The plant species selected shall be hardy for the climate in Athens County and appropriate in terms of function and size.

#### 21.07.07. Shade trees.

Shade trees shall be installed on both sides of all streets in accordance with the developer's landscape plan, **approved by the shade tree commission**. Subdivisions planned for wooded sites will not need shade trees planted along roadways as long as the **SERVICE SAFETY DIRECTOR shade tree commission** agrees that there are sufficient and acceptable trees remaining in the right-of-way adjacent to the street.

### 33.01.02. - Duties of the commission.

The duties of the said "shade tree commission" shall be as follows:

- (A) To study the problems and determine the needs of the City of Athens, Ohio, in connection with its tree planting program;
- (B) To recommend to the proper authority, the type and kind of trees to be planted upon such city streets or parts of city streets or in parks as is designated;
- (C) **TO PREPARE AND SUBMIT APPLICATIONS AND PAPERWORK TO MAINTAIN TREE CITY USA DESIGNATION FOR THE CITY OF ATHENS AND TO PARTICIPATE IN ARBOR DAY CELEBRATIONS.**
- (~~CD~~) To assist the properly constituted officials of the City of Athens, Ohio, as well as the council and citizens of the city in the dissemination of news and information regarding the selecting, planting and maintaining of trees within the corporate limits, whether the same be on private or public property, and to make such recommendations from time to time to the council as to desirable legislation concerning the tree program and activities for the municipality;
- (~~DE~~) To provide regular and special meetings at which the subject of trees insofar as it relates to the municipality may be discussed by the members of the commission, officers and personnel of the city and its several divisions and all others interested in the tree program.

### 33.01.03. Prohibitions.

- (A) No person shall plant, prune or move any tree or shrub on any public area of the City of Athens, Ohio, without first obtaining permission from the service-safety director's office, whose permission shall be given in writing and, except in an emergency as determined by the service-safety director. **IN CASES WHERE THE SERVICE-SAFETY DIRECTOR DETERMINES SUCH A REQUEST IS NOT AN EMERGENCY, THE SERVICE-SAFETY DIRECTOR SHALL** ~~render-after~~ seeking the advice and consultation of the shade tree commission whose advice may include a ~~requirement~~ **RECOMMENDATION** to compensate the city to the value of the tree to be removed.
- (B) Upon application by the adjacent property owner, the shade tree commission may advise the service-safety director to permit the adjacent property owner to prune branches below eight feet in height and two inches in diameter of trees in the city right-of-way. Persons permitted to perform such pruning may do so until such time as they are notified by the service-safety director that they are no longer permitted to person such work.
- (C) The shade tree commission will maintain a list of qualifications that persons or companies shall meet in order to perform work for hire on pruning, removing or planting of trees on public property.

### 33.01.04. Planning.

When the service-safety director is to plan, design, and budget for a city project to build a new street or widening existing streets by including the planting of street trees in the base bid with grass seeding; plans for the planting or preserving of shade trees **SHALL BE SUBMITTED TO** ~~are to be approved by~~ the shade tree commission **FOR REVIEW AND RECOMMENDATION,** ~~but are subject to budget limitations imposed by city council.~~

### 33.01.05. Subdivision development.

Any new street developed in a subdivision by private developer and dedicated to the city shall have a street tree plan **REVIEWED approved** by the shade tree commission and **APPROVED BY THE PLANNING COMMISSION** post a bond for future installation of the plan. This requirement would be added to the list of subdivision regulations.

### 37.01.05. Shade tree requirements.

#### (A) APPLICATION: THIS SECTION SHALL APPLY TO ALL TITLE 41 SITE PLAN DEVELOPMENTS

~~(A) For every 1,527 square feet of impermeable surface at least one large shade tree or two medium-sized shade trees shall be planted in a permeable space of at least 240 square feet with a minimum linear dimension of eight feet. Shade trees shall be planted within eight feet from the adjacent impermeable surface except where there is a building of more than one story where the shade trees shall be planted between 15 feet to 20 feet from such buildings. Large shade trees must be planted at least 30 feet from each other and from any medium-sized trees. Medium-sized trees must be 15 feet from each other. The shade tree commission maintains lists of large and medium-sized trees from which the trees are to be selected; any trees not on the list must be approved for use by the shade tree commission.~~

~~(B) For every 1,767 square feet of permeable surface, excluding that used in subsection (A), at least one large shade tree or two medium-sized shade trees shall be planted. Large shade trees must be planted at least 30 feet from each other and from any medium-sized trees. Medium-sized trees must be 15 feet from each other. Healthy trees preserved during site preparation may be counted toward fulfilling the tree requirements.~~

~~(B) IN ORDER TO MEET THE COMPREHENSIVE PLAN RECOMMENDATIONS OF 40% SHADE TREE COVER, ONE LARGE OR TWO MEDIUM SHADE TREES FOR EVERY 4,500 SF OF DEVELOPED AREA SHALL BE REQUIRED TO BE PLANTED ON THE DEVELOPMENT SITE. TREES SHALL BE SPACED 75 FEET APART. PRESERVATION OF EXISTING TREES IS ENCOURAGED AND EACH TREE PRESERVED SHALL COUNT TOWARDS THESE REQUIREMENTS.~~

(C) If the site cannot facilitate all shade tree requirements, an off-site mitigation fee, established by separate ordinance, will be assessed. Said fee, in accordance with Section 37.02.02, tree bank, will be deposited into the Athens City Tree Bank account line.

(D) Vehicular encroachment. Landscaped areas abutting parking spaces must be protected from vehicular encroachment by wheel stops, curbing or other means to prevent vehicles from damaging trees or other landscaping. Vehicles shall not encroach on landscaped areas.

(E) **MANUFACTURING DEVELOPMENTS ARE EXEMPT FROM THESE LANDSCAPING REQUIREMENTS.**

(F) Anyone aggrieved by the requirements of this section may ask for a variance from the **PLANNING COMMISSION** ~~shade tree commission.~~

### 37.01.09. Commercial, institutional, and industrial landscaping.

(A) Application. This section shall apply to all new **COMMERCIAL** developments, ~~pavement replacing of existing parking lots greater than 25 percent including adding at least one-fourth inch of material to the surface of 25 percent of the parking lot by way of renovating, repaving, or upgrading, and to alterations to existing~~ **COMMERCIAL** buildings which will increase the floor area by more than 25 percent, ~~and to alterations, renovations, and improvements to existing buildings where the costs exceed 50 percent of the county auditor's valuation. In the case of pavement replacement and existing building alteration, t.~~ The minimum number of parking spaces required for the use by the city zoning code can be reduced by ~~one space, but~~ not more than two spaces to meet **THESE** requirements. Existing native, healthy trees may fulfill these minimum requirements. Acceptable, healthy trees preserved during site preparation may be counted toward fulfilling the tree requirements of Section 37.01.05.

**Commented [dr1]:** Trying to simplify and meet the comprehensive plan of 40% tree cover. Average shade tree coverage at maturity is 75 to 150 feet in diameter. That is 4,417 to 17,670 sf of shade coverage per tree. At 40% coverage that would be one tree per 11,042 to 44,184 sf of developed area. Taking the more trees are better approach, say one tree per 4,500 sf.

(B) Required trees. In all business ~~and manufacturing~~ districts, except the downtown business district, an eight-[foot] wide landscape strip shall be required **ALONG THE REAR PROPERTY LINE**~~adjacent to the street right-of-way, except where driveways or other openings may be required.~~ This eight-foot wide strip shall be landscaped open space ~~free of any wall, fence, embankment and/or walkway.~~ **AND INCLUDE** At least one large or two medium deciduous trees ~~for each 30 feet shall be planted in the landscape strip.~~ Unless utility requirements will only allow small trees to be planted, three small trees shall be planted for each large shade tree required. ~~Trees planted for this requirement may also be used to meet the requirements of Section 37.01.05. To meet this requirement, the trees may be placed in the city right-of-way with the consent of the office of code enforcement.~~

**(C) MANUFACTURING DEVELOPMENTS ARE EXEMPT FROM THESE LANDSCAPING REQUIREMENTS.**

**(D) ALL LANDSCAPE PLANS SHALL BE SUBMITTED TO THE SHADE TREE COMMISSION FOR REVIEW AND COMMENT AND THEN SUBMITTED TO THE PLANNING COMMISSION OR THEIR DESIGNEE FOR APPROVAL.**

#### **37.02.02. Tree bank.**

(A) If the specific application of the landscape requirements will seriously limit functions of the site, the ~~shade tree~~ **PLANNING** commission shall have authority to permit consolidation of these landscape requirements into the city tree bank.

(1) Landscape off-site mitigation fees will be a dedicated fund.

(B) City tree bank monies can be used for:

(1) Planting native species in public parks and rights-of-ways.

(2) Other plantings and maintenance of trees in the city.

(3) Purchase of forested/conservation land or conservation easements.

(C) City service-safety director or his/her designee shall have final determination of use of the tree bank monies.

#### **41.04. Procedure for approval.**

(A) A preliminary review meeting will be held with the service-safety director, or their designee, to discuss the general plan outline and identify any issues.

(B) File five print copies and one electronic copy of the site plan and related documents, along with the application fee, as determined by Athens City Council, with the service-safety director. File one print copy at the Athens Community Center. When approvals are required, such as ~~shade tree commission~~, wellhead protection, and special flood hazard area, such approvals shall be obtained by the appropriate board/commission, as determined by the service-safety director.

(C) The service-safety director, or their designee, shall determine if an application for site plan approval is complete. If all information required to accompany the site plan is not provided, the service-safety director shall promptly notify the applicant that the application is not complete, and of the additional items that must be submitted. On the date the service-safety director has determined that the application is complete, they shall affix a check list indicating completion along with a listing of any other considerations given for that particular site, the application shall then be stamped as completed and officially filed on such date.

(D) Following the determination that the application is complete, the service-safety director shall forward copies of the application to the other city departments as deemed necessary. The service-safety director and any other city officials shall review the plans for compliance with all minimum requirements of the zoning code and city regulations. Within 15 business days from the date that an application has been stamped complete and accepted for filing, other city officials shall each file a written report with the service-safety director containing findings from their review.

- (E) Within 15 business days from the date that the reports in Paragraph 41.04(D) are filed with the service-safety director, the planning commission shall review the application for site plan approval and shall either approve the site plan based upon a determination that the proposed plan is in compliance with all minimum requirements, or shall approve the site plan, subject to conditions, modifications, and restrictions that will ensure that the proposed plan is in compliance with all minimum requirements.
- (F) Within ten days after its decision, the commission shall issue a written decision and shall send a copy of such decision to the applicant. If the commission has denied the site plan, the commission shall set forth in the decision the reasons for the denial.
- (G) Appeals from a final order, adjudication, or decision of the planning commission may be to the Court of Common Pleas of Athens County pursuant to Ohio Revised Code Chapters 2505 and 2506.