



AGENDA
ATHENS PLANNING COMMISSION
WEDNESDAY, JULY 16, 2025 AT 12:00 PM

Streaming is available at www.ci.athens.oh.us/video

Establish Quorum

Disposition of Minutes:

- June 4, 2025

Cases

Communications

- Title 41 Application/ Hugh White Honda

Reports

- Columbus Road / Lancaster Street / Columbia Avenue Neighborhood Hub Rezoning

Opportunity for citizens to speak about items not covered on agenda

Announcements & Other Business:

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.

Athens City Planning Commission

Minutes of Regular Meeting

Wednesday, June 4, 2025 – 12:00 PM

A regular meeting of the Athens City Planning Commission was held in the City Council Chambers, third floor of City Hall, on June 4, 2025, at 12:00 PM

1. Call to Order

Chair John Kotowski called the meeting to order at 12:02 PM and administered the oath to those in the audience intending to speak before the Commission. A quorum was established.

Planning Commission Members

- Chris Knisely-Present
- John Kotowski, Chair-Present
- Steve Patterson, Mayor-Absent
- Andy Stone, Service-Safety Director-Present

Staff Present:

- Meghan Jennings, City Planner

2. Disposition of Minutes

Motion: Mr. Stone moved to approve the minutes from the May 21, 2025 meeting.

Second: Ms. Knisely seconded.

Vote: Motion passed unanimously.

3. Cases

Case #25-05/ Changes to Title 23 to allow Temporary Housing Shelters in R-3 and B-3 Zones as a permitted accessory use.

Overview

Ms. Jennings reviewed the May 21 discussion on zoning for temporary housing shelters in R3 and B3 districts, noting the Commission's consensus to classify them as conditional uses requiring BZA oversight. She stated the updated code reflects this change and adds a requirement for annual approval by the Service Safety Director for continued oversight.

Commission Discussion

- Shelters can be approved as principal or accessory uses, if zoning conditions are met, including proximity to sanitation facilities within 200 feet.
- Use of adjacent parcels (vacant or improved) for meeting sanitation requirements is acceptable and will be reviewed by BZA and annually by the Service Safety Director.
- A redundant sentence “*Temporary housing shelter accessory use shall only be allowed in R3 residential and B3.*” was identified and agreed to be removed from both R3 and B3 code sections.
- Ms. Jennings will consult the City Law Director for clarification regarding the need for a principal use providing sanitary facilities.
- Concern was raised over the lack of formal evaluation criteria for conditional uses; Ms. Jennings advised against overly prescriptive language to preserve the flexibility of BZA review.
- Legal counsel may make minor language refinements for clarity without requiring the amendments to return to the Planning Commission.

Motion: Ms. Knisely moved to approve case 25-05 with an amendment:

- The final sentence in both sections, beginning with “Temporary housing shelter accessory use...” shall be struck.

Second: Mr. Kotowski seconded

Vote: Motion passed unanimously

4. Communications

Ms. Jennings has coordinated with Michelle Pappai, a resident of the north side, to organize a public input meeting to gather feedback from community members.

- The meeting is scheduled for Wednesday, June 11, from 6:00 to 8:00 PM at the Ohio Valley Museum of Discovery.
 - Materials including printed boards will be used to support discussions on:
 - Existing land use
 - Current zoning designations
 - Vision planning for the area as a connector between the west side and north side neighborhoods.
 - Ms. Jennings has received emails from several residents expressing concerns, primarily focused on the expansion of B3 zoning and existing infrastructure limitations.
 - Anticipates that safety for both pedestrians and vehicles, along with density and use diversity, will be primary topics at the upcoming meeting.
-

5. Reports

- No Reports.
-

6. Opportunity for Citizens to Speak About Items Not Covered on Agenda

- None.
-

7. Announcements & Other Business

- Mr. Stone announced that the mayor is seeking a replacement for Mr. Phillips, preferably a business owner residing within the city limits. While there is no formal application process, interested individuals are encouraged to reach out.
 - Next Meeting is June 18, 2025.
-

8. Adjournment

- The meeting adjourned at 12:33 p.m.
-

Minutes submitted by: Monica Flowers, Secretary, Planning Commission



APPLICATION for TITLE 41 / P.U.D.

☒ Title 41 ☐ P.U.D.
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 41/21

(For Office Use Only)

Permit # _____

Date Rec'd _____

Applicant Sarah Slivnick / Dustin Todd - Archall Architects Phone (614) 469-7500
 Address 49 E. Third Avenue, Columbus, OH
 Property Owner (if other than applicant) Billy Thagard Phone (740) 652-2201
 Address 250 Columbus Road, Athens, OH
 E-mail (Optional): wthagard@whitecars.com

PROJECT INFO

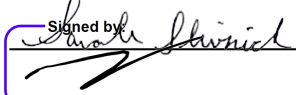
Project Name: Hugh White Honda
 Project Address/Location: 250 Columbus Road, Athens, OH 45701
 Current Property Use: Auto Dealership Proposed Property Use: Auto Dealership
 Number of Proposed Buildings: 1 Proposed Square Footage: 24215
 Estimated Cost of Project: _____

Other Items Required (if applicable):

☒ .pdf file _____ ☐ Building Elevations (7 copies) _____ ☐ Wellhead (if required) _____
☒ Site Plan (7 copies) _____ ☐ Shade Tree Commission Approval _____ ☐ Lot Split (if required) _____
☐ Floor Plan (7 copies) _____ ☐ B.Z.A. Approval (if required) _____

P.U.D. Fees: \$600.00 + \$30.00/dwelling unit. Title 41 Fee: \$125.00

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED AND DRAWINGS ATTACHED ARE TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE.

Applicant Signature  Date 6/19/2025
 Owner Signature _____ Date _____

(For Office Use Only)

Zone: _____ Flood Plain: _____ Parcel #(s): _____
 Preliminary Meeting: _____ Date: _____
 City Planner: _____ Fire Chief: _____ Dir. of Eng. & PW: _____
 Service-Safety Dir.: _____ Police Chief: _____ Code Director: _____
 Planning Commission: _____ Date: _____ ☐ Approval ☐ Refusal
 City Council (P.U.D. only): _____ Date: _____ ☐ Approval ☐ Refusal

Memorandum – Hugh White Honda – Stormwater Design Intent

Project #
241096.000

TO: City of Athens
CC:
FROM: Brendan Fleming
DATE: June 12, 2025
RE: Hugh White Honda – Stormwater Design Intent

This memorandum describes the site civil engineering design intent for the new Hugh White Honda development near 250 Columbus Rd, Athens, OH 45701

Site Description

The project will consist of a new autobody building located near the existing Hugh White Honda dealership on the vacant portion of the site. Construction will involve stormwater management improvements that include a wet detention basin and stormwater conveyance. Additionally, associate parking, drives, and utility services will also be included in this project. The majority of the site flows offsite to the west but a portion of the site flows east to the right of way into existing storm infrastructure located along Columbus Road. All soils analyzed on and offsite are in the Hydrologic Soil Group B.

Hydrologic Methodologies and Water Quality

Flows in the post-developed condition will not exceed flows in the pre-developed condition on a one-to-one basis in regard to the year storm. A portion of the proposed site will go undetained but the wet detention basin will be oversized to account for the bypass area.

Pursuant to the Ohio Environmental Protection Agency (OEPA) General Permit No.: OHC000006, the project is required to provide water quality treatment due to the proposed disturbance being greater than one (1) acre. The permit requires projects to capture and treat stormwater for a storm event of 0.90 inches. The total water quality volume that is required to be treated is 0.24 ac-ft. Water quality capture and treatment for this development will occur in the wet detention basin. The water quality elevation in the system is 644.00 and the provided water quality treatment volume is 0.35 ac-ft.

Stormwater Management Plan

Stormwater runoff generated from the development will be conveyed to a wet detention basin located in the northwestern portion of the site. The proposed outlet structure will be located on the western side of the detention basin. A 3" orifice (invert elevation = 644.00) will be cut into a wall located in the catch basin to control the water quality drawdown required by the OPEA. A 24" W x 6" H window (invert elevation = 647.25) and a 10' spillway (elevation = 648.00) will control all flows out of the basin. All flows controlled by these devices will be conveyed through a 12" culvert leaving the catch basin that will outlet to the west offsite. Please refer to the summary table below for the wet detention basin.

	Peak Water Surface Elevation (ft)	Detention Storage Volume (acft)	Peak Flow (cfs)
1-yr	646.30	0.509	0.35
2-yr	646.86	0.663	0.39
5-yr	647.44	0.834	0.95
10-yr	647.68	0.911	2.28
25-yr	648.07	1.038	4.51
50-yr	648.28	1.109	8.66
100-yr	648.46	1.173	14.48

Results Summary

The post-development flows must not exceed the pre-development flows on a one-to-one basis. The summary table below shows the existing and proposed flows for the site:

Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (cfs)
1-yr	3.14	1.26
2-yr	4.69	1.54
5-yr	7.21	1.92
10-yr	9.46	2.46
25-yr	12.83	4.86
50-yr	15.75	9.33
100-yr	18.89	15.58

A more detailed stormwater management report will be provided with the final site improvement plans.

SITE IMPROVEMENT PLANS
FOR
HUGH WHITE HONDA

250 COLUMBUS RD
ATHENS, OH 45701
ATHENS COUNTY

STANDARD DRAWINGS

THE STANDARD DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.

ODOT:
CB-2-3
CB-2-5
HW-1
MH-3

REFERENCE DOCUMENTS

THE DEVELOPER SHALL MAKE AVAILABLE TO THE CONTRACTOR ALL NECESSARY REFERENCE INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP PERFORMED IN MAY 2025.
- ALTANSPS LAND TITLE SURVEY BY THE KLEINGERS GROUP PERFORMED IN MAY 2025.

SITE DEVELOPMENT DATA

OWNER: HUGH WHITE HONDA
250 NORTH COLUMBUS RD
ATHENS, OH 45701-1316
PHONE: (740) 566-5618
CONTACT: BILLY THAGARD
EMAIL: VTHAGARD@WHITECARS.COM

DEVELOPER: ARCHALL ARCHITECTS
49 E 3RD AVE
COLUMBUS, OH 43201
PHONE: (614) 469-7500 X 110
CONTACT: DAVE KALDY
EMAIL: DKALDY@ARCHALL.COM

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN FLEMING
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

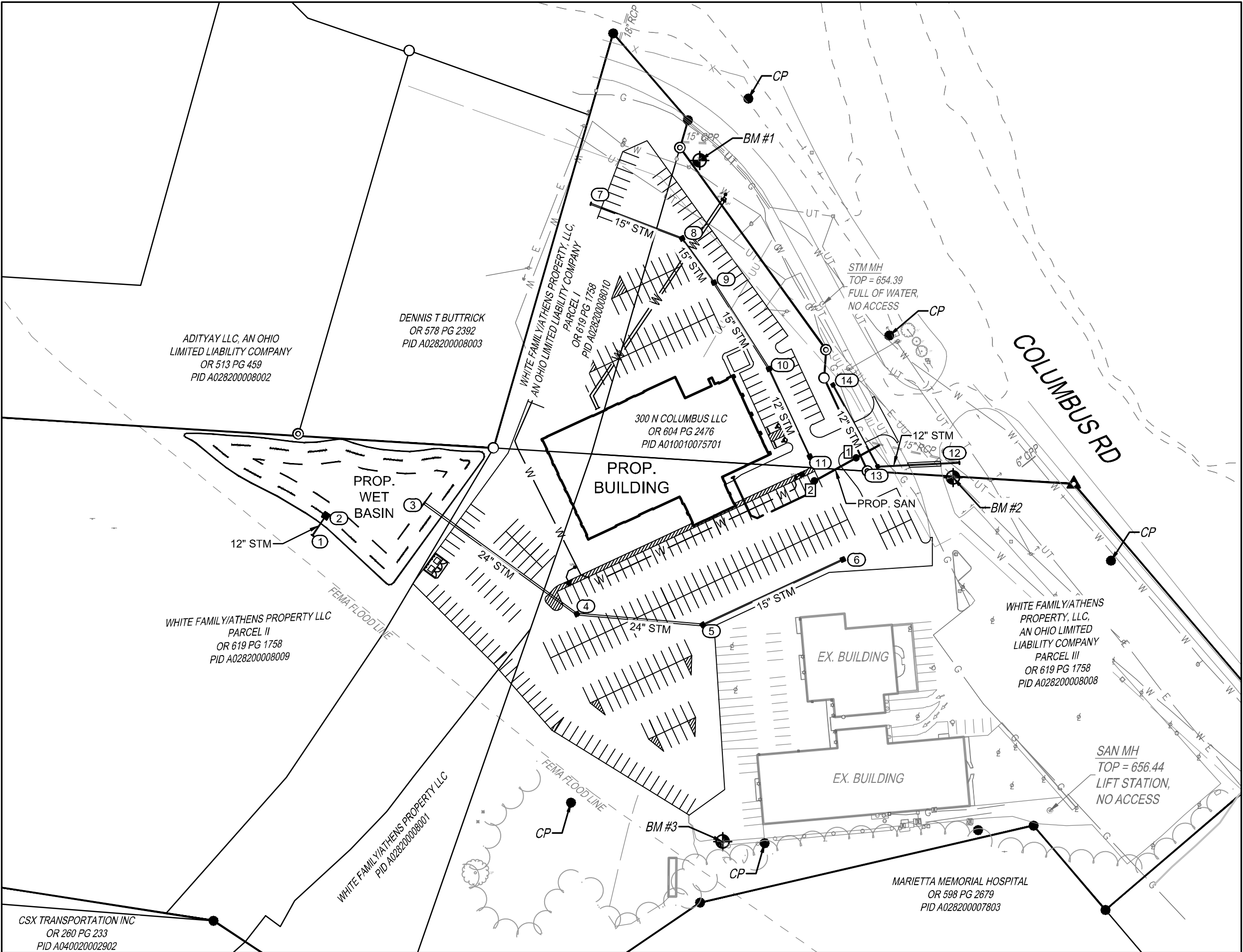
PARCEL ID: A010010075701
EXISTING USE: AUTO DEALERSHIP
PROPOSED USE: AUTO DEALERSHIP

EXISTING ZONING DISTRICT: GENERAL BUSINESS ZONE (B-3)
ADJACENT ZONING DISTRICTS: GENERAL BUSINESS (S,E,&W), ROADWAY (N)

TOTAL SITE AREA: 23.31 AC
EXISTING BUILDING AREA: 25,116 SF
PROPOSED BUILDING AREA: 24,215 SF
TOTAL BUILDING AREA: 49,331 SF

REQUIRED PARKING SPACES FOR PROPOSED BUILDING: AUTOMOBILE SALES/SERVICE GARAGE: 1 PER 800 SF (24,215 / 800 = 31 SPACES)

PROPOSED PARKING SPACES: 31 SPACES (ADDITIONAL SPACES WILL BE USED AS STAGING SPACES)

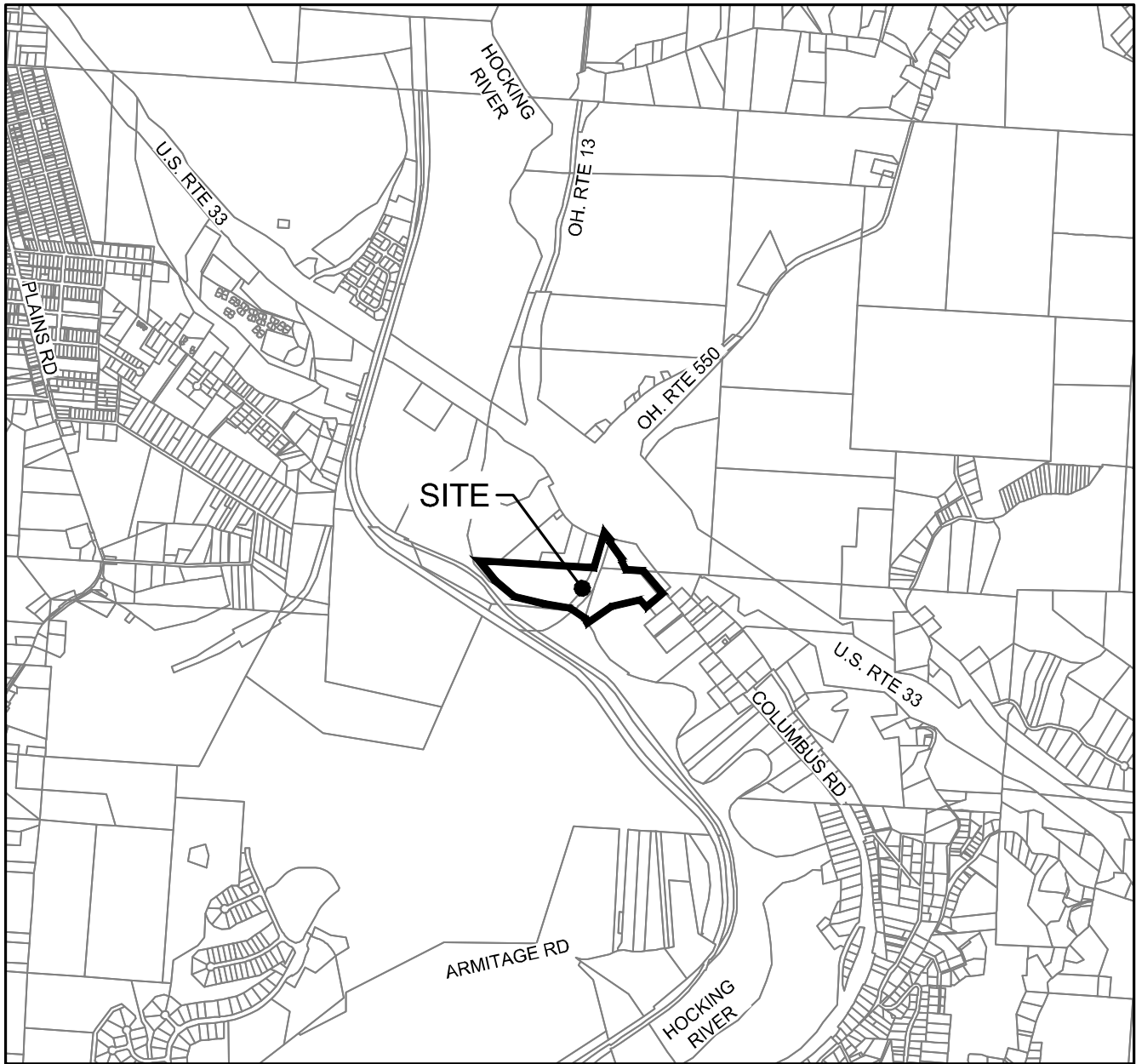


SHEET INDEX

- C1.00 - TITLE SHEET
- C1.01 - GENERAL NOTES & DETAILS
- C2.00 - DEMOLITION PLAN
- C3.00 - LOCATION PLAN
- C4.00 - UTILITY PLAN
- C5.00 - OVERALL GRADING PLAN
- C6.00 - EROSION CONTROL PLAN
- C6.01 - EROSION CONTROL NOTES
- C6.02 - EROSION CONTROL DETAILS
- C7.00 - FIRE TRUCK TURNING EXHIBIT
- L1.00 - PLANTING PLAN
- L1.01 - PLANT SCHEDULE & DETAILS
- L2.00 - PLANTING SPECIFICATIONS
- L2.01 - PLANTING SPECIFICATIONS

SITE DATA TABLE

TOTAL SITE AREA:	23.30 ACRES
TOTAL DEVELOPMENT AREA:	4.54 ACRES
TOTAL DISTURBED AREA:	4.54 ACRES
PRE-DEV. IMPERVIOUS AREA:	1.46 ACRES
POST-DEV. IMPERVIOUS AREA:	3.86 ACRES



PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF A NEW 24,215 SF RETAIL AND AUTOBODY BUILDING LOCATED NEAR THE EXISTING HUGH WHITE HONDA DEALERSHIP ON THE VACANT PORTION OF THE SITE. CONSTRUCTION WILL INVOLVE STORMWATER MANAGEMENT IMPROVEMENTS THAT INCLUDE A WET DETENTION BASIN AND STORMWATER CONVEYANCE. ADDITIONALLY ASSOCIATED PARKING, DRIVES, AND UTILITY SERVICES WILL BE INCLUDED IN THIS PROJECT.

BENCHMARKS

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON ODOT CORS STATION "STKR"

BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION
SOURCE BM	CORS STATION "STKR"	404579.70	4353254.47	580.00
BM #1	X CUT ON BOLT OF FIRE HYDRANT	495329.81	2079787.11	653.47
BM #2	PONY SPIKE IN UTILITY POLE	494998.66	2080051.43	652.15
BM #3	MAG NAIL IN LIGHT POLE BASE	494618.83	2079811.29	657.39

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "STKR". PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0003897153 APPLIED AT A BASE POINT OF N 494900.00, E 2080000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

FEMA NOTE

PANEL #	EFFECTIVE DATE	FLOOD ZONES	BFE
38009C9239D	09/26/2024	AE & X	655

UTILITY COMPANIES:

OHIO UTILITY PROTECTION SERVICE

OURS - 48 HOURS "CALL BEFORE YOU DIG"
8-1-1 OR
1-800-362-2764

WATER/SANITARY

SUNDAY CREEK VALLEY WATER DISTRICT
15945 SECOND STREET
MILLFIELD, OH 45671
740-797-2566

CITY OF ATHENS ENGINEERING PUBLIC WORKS DEPT.
395 WEST STATE STREET
ATHENS, OH 45701
740-593-7636

ELECTRIC

AMERICAN ELECTRIC POWER (AEP)
850 TECH CENTER DRIVE
GAHANNA, OH 43230
SUBDIVISIONS & COMMERCIAL
614-883-6851

ROADWAY

ODOT DISTRICT 10
338 MUSKINGUM DRIVE
MARIETTA, OH 45750
740-373-0212

TELEPHONE

VERIZON
550 LEADER STREET
MARION, OH 43302
740-383-0771

CABLE

TIME WARNER CABLE ENGINEERING
P.O. BOX 2553
1266 DUBLIN ROAD
COLUMBUS, OH 43216
614-481-5000

NATURAL GAS

COLUMBIA GAS
920 GOODALE BLVD
COLUMBUS, OH 43212
614-818-2170



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

06/12/2025

DATE

BRENDAN M. FLEMING, P.E. E-81971

THE ABOVE LIST IS PROVIDED TO ASSIST IN CONTACTING UTILITY COMPANIES WHICH MAY OR MAY NOT HAVE UTILITIES IN THE VICINITY OF THE SITE. BY NO MEANS IS THE LIST INTENDED TO BE A COMPLETE REPRESENTATION OF THE UTILITIES THAT EXIST ON THE SITE.



CLIENT

CONTRACTOR

STRUCTURE

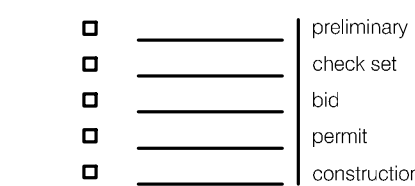
FILE

HUGH WHITE HONDA

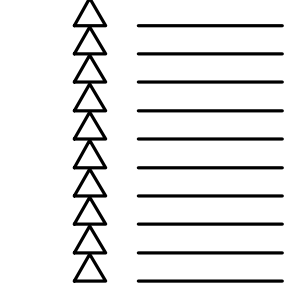
300 COLUMBUS ROAD
ATHENS, OH 45701

DRAWING SET

©2024 archall architects llc



REVISIONS



ASI

SEAL

NOT FOR
CONSTRUCTION

archall architects

PROJECT NUMBER

214096.000

SHEET TITLE

TITLE SHEET

SHEET NUMBER

C1.00

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GENERAL NOTES

- THE CITY OF ATHENS, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS 2023 EDITION), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY ATHENS REQUIREMENTS, THE CITY OF ATHENS REQUIREMENTS SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (8-1-1 OR 1-800-362-2764) 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM THEMSELVES CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION, ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
- ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
- ANY CONTRACTOR REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05. IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: OHIO DEPARTMENT OF NATURAL RESOURCES, 2045 MORSE ROAD, COLUMBUS, OHIO 43229, 614-265-6576.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE FULL DEPTH SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL FULL DEPTH SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECTS RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF ATHENS AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
- CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

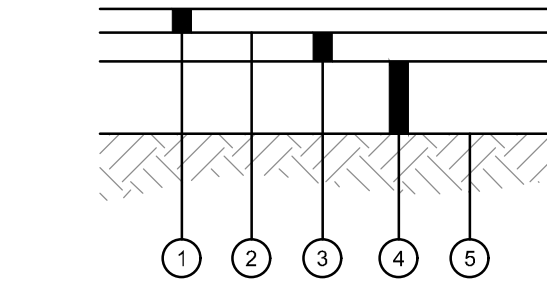
UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADE. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION, PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES. CATCH BASINS WITHIN AN ACCESSIBLE ROUTE SHALL CONFORM TO ADA REQUIREMENTS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.

- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE. ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
- SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ATHENS. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF ATHENS AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 18" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
- WATERLINE 4 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI, AWWA C151 OR PVC AWWA C900, DR 14. PRESSURE CLASS 305 PSI. FIRE SERVICE PIPING SHALL MEET THE REQUIREMENTS OF NFPA 24. WATERLINE 2 INCHES AND UNDER TO BE TYPE "K" SOFT COPPER TUBING, ASTM B 88, OR APPROVED POLYTUBING.

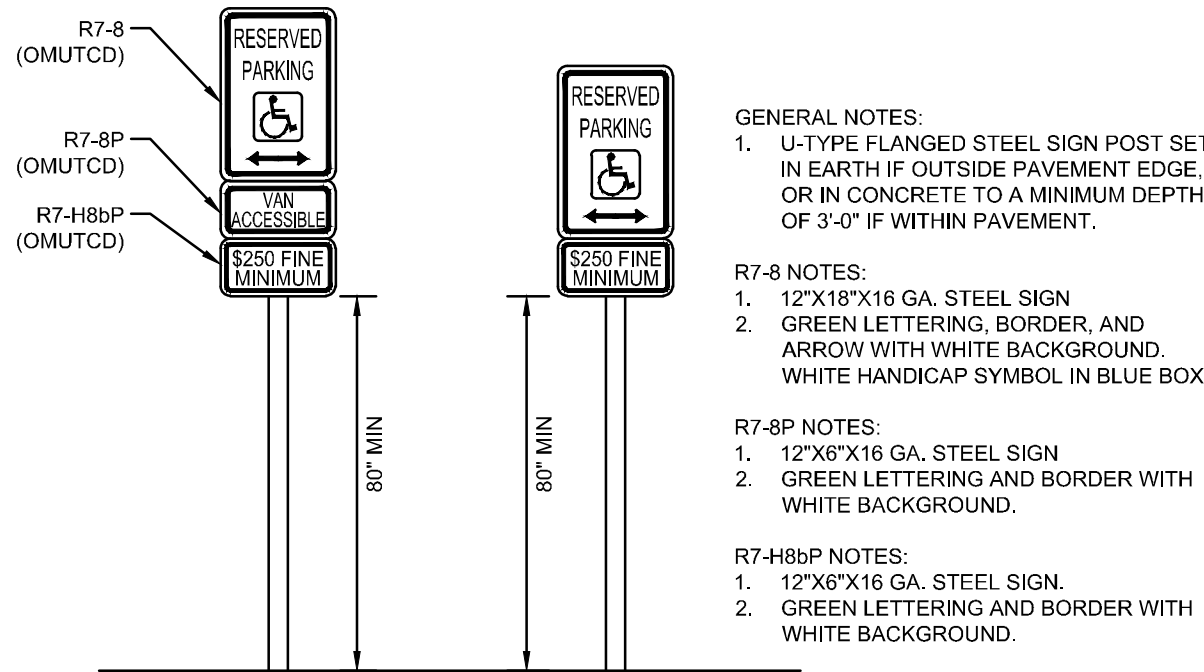
NOTE:

PAVEMENT DESIGN SHALL BE BASED ON THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER. THE KLEINGERS GROUP IS NOT RESPONSIBLE FOR PAVEMENT DESIGN.



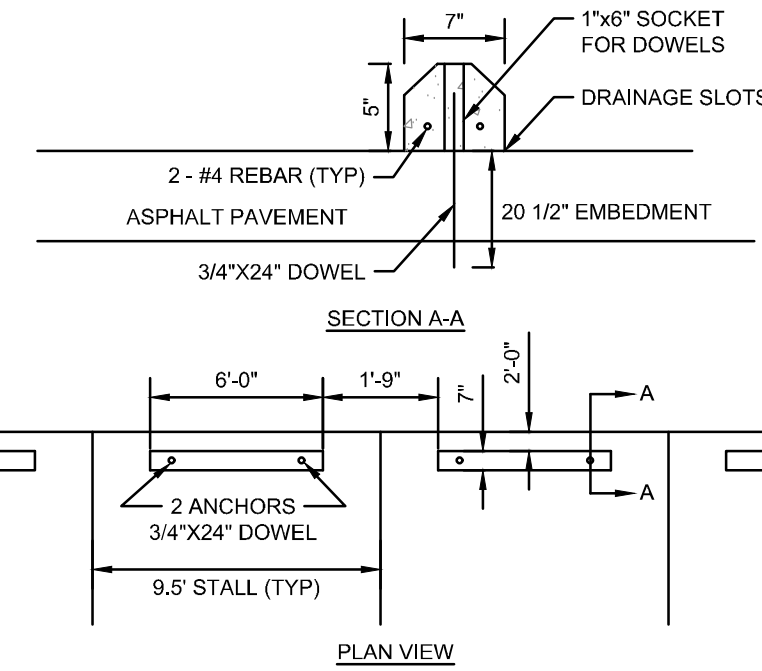
- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64+22
- ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) PG64+22
- 8" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204

STANDARD DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

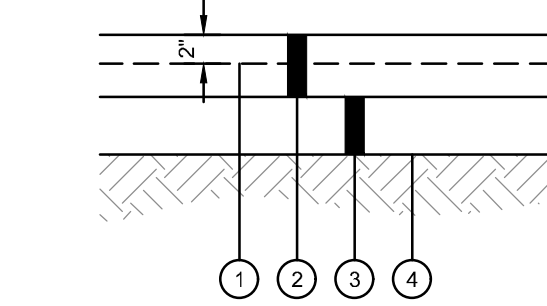


- NOTE:
- ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
 - ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



- 6X6 W4XW4 WELDED WIRE REINFORCEMENT
- 8" ODOT ITEM 452 NONREINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
- 6" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204

HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



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PROJECT NUMBER

214096.000

SHEET TITLE

GENERAL NOTES &
DETAILS
SHEET NUMBER

C1.01

EXISTING LEGEND

- 5/8" CAPPED IRON PIN SET
 - 5/8" IRON PIN FOUND
 - 1" IRON PIPE FOUND
 - NAIL SET
 - BENCHMARK
 - UNDERGROUND ELECTRIC
 - TRANSFORMER
 - ELECTRIC BOX
 - CABLE TV BOX
 - LIGHT POLE
 - OVERHEAD ELECTRIC
 - UTILITY POLE
 - GUY WIRE
 - LAMP POST
 - ELECTRIC OUTLET
 - PULL BOX
 - UNDERGROUND TELEPHONE
 - OVERHEAD TELEPHONE
 - GAS MAIN
 - GAS METER
 - GAS VALVE
 - WATER MAIN
 - FIRE HYDRANT
 - WATER VALVE
 - MONITORING WELL
 - SANITARY MANHOLE
 - SANITARY CLEAN OUT
 - STORM SEWER
 - DOWN SPOUT
 - STORM MANHOLE
- FENCE POST
 - SIGN
 - DOUBLE POST SIGN
 - GUARD POST (PIPE BOLLARD)
 - BOLLARD
 - HARDWOOD TREE
 - TREE LINE
 - GUARDRAIL
 - UNDERGROUND UTILITIES
 - CONCRETE
 - GRAVEL

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PIN SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS)
- BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "STKR".
- PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000897153 APPLIED AT A BASE POINT OF N:494900.00, E:2080000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "STKR" USING GEOID CONUS 18.
- SITE BENCHMARKS AS SHOWN HEREON.
- TOPOGRAPHIC INFORMATION IS BASED ON CONVENTIONAL SURVEYING METHODS.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN MAY, 2025.

DEMOLITION LEGEND

- REMOVE CONCRETE
- REMOVE GRAVEL
- REMOVE EXISTING PAVEMENT
- REMOVE TREES
- REMOVE EXISTING UTILITY LINE
- REMOVE GUARDRAIL
- REMOVE MONITOR WELL
- REMOVE LIGHT POLE
- REMOVE UTILITY POLE
- REMOVE GUY WIRE
- REMOVE WATER VALVE
- REMOVE FIRE HYDRANT
- REMOVE LIGHT POLE
- REMOVE SIGN
- REMOVE FENCE POST
- REMOVE TREE
- SAWCUT LINE



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HUGH WHITE HONDA

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- 460.424.4555

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DEMOLITION PLAN

SHEET NUMBER

C2.00

0 20 40 80



PROPOSED LEGEND

- ② CATCH BASIN
- ① HEADWALL
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1 ON SHEET C1.01.
- REPLACE PAVEMENT IN LIKE KIND
- HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 4 ON SHEET C1.01.
- 7 PROPOSED PARKING COUNT

CODED NOTES

- ① PROP. ACCESSIBLE PARKING SIGN, SEE DETAIL 2 ON SHEET C1.01.
- ② PROP. WHEEL STOP, SEE DETAIL 3 ON SHEET C1.01.
- ③ PROP. TRASH ENCLOSURE

NOTES

1. NO ADDITIONAL FENCING IS PROPOSED UNDER THIS PROJECT.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



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LOCATION PLAN
SHEET NUMBER
C3.00

PROPOSED LEGEND

- STM STORM SEWER PIPE
- CATCH BASIN
- HEADWALL
- SAN SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WAT WATERLINE PIPE
- FIRE HYDRANT
- WATER VALVE

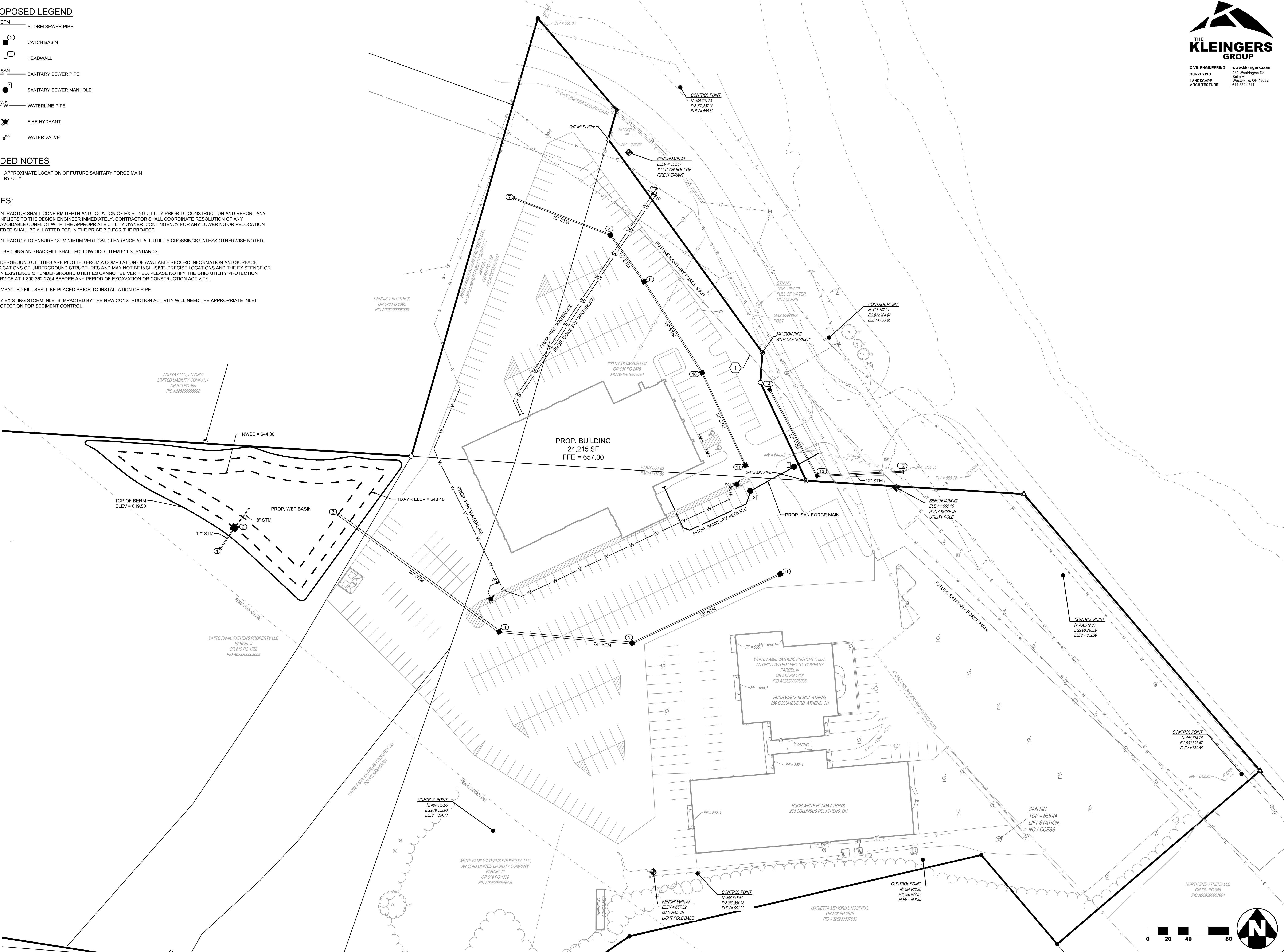
CODED NOTES

- 1 APPROXIMATE LOCATION OF FUTURE SANITARY FORCE MAIN BY CITY

NOTES:

- CONTRACTOR SHALL CONFIRM DEPTH AND LOCATION OF EXISTING UTILITY PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE DESIGN ENGINEER IMMEDIATELY. CONTRACTOR SHALL COORDINATE RESOLUTION OF ANY UNAVOIDABLE CONFLICT WITH THE APPROPRIATE UTILITY OWNER. CONTINGENCY FOR ANY LOWERING OR RELOCATION NEEDED SHALL BE ALLOTTED FOR IN THE PRICE BID FOR THE PROJECT.
- CONTRACTOR TO ENSURE 18" MINIMUM VERTICAL CLEARANCE AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.
- ALL BEDDING AND BACKFILL SHALL FOLLOW ODOT ITEM 611 STANDARDS.
- UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.
- COMPACTED FILL SHALL BE PLACED PRIOR TO INSTALLATION OF PIPE.
- ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

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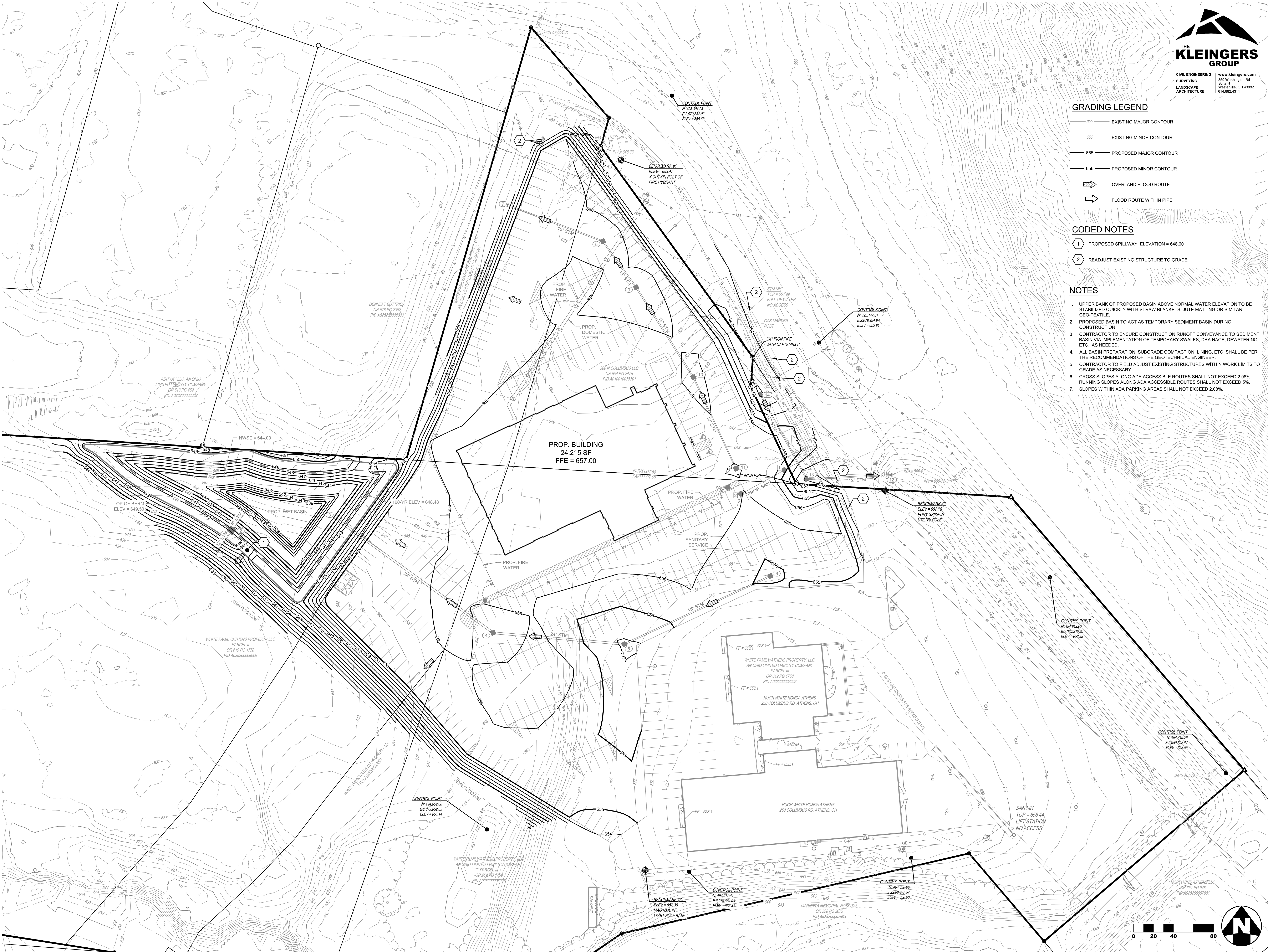
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C4.00/X

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Page 12 of 41



GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- OVERLAND FLOOD ROUTE
- FLOOD ROUTE WITHIN PIPE

CODED NOTES

- PROPOSED SPILLWAY, ELEVATION = 648.00
- READJUST EXISTING STRUCTURE TO GRADE

NOTES

- UPPER BANK OF PROPOSED BASIN ABOVE NORMAL WATER ELEVATION TO BE STABILIZED QUICKLY WITH STRAW BLANKETS, JUTE MATTING OR SIMILAR GEO-TEXTILE.
- PROPOSED BASIN TO ACT AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
- CONTRACTOR TO ENSURE CONSTRUCTION RUNOFF CONVEYANCE TO SEDIMENT BASIN VIA IMPLEMENTATION OF TEMPORARY SWALES, DRAINAGE, DEWATERING, ETC., AS NEEDED.
- ALL BASIN PREPARATION, SUBGRADE COMPACTION, LINING, ETC. SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO FIELD ADJUST EXISTING STRUCTURES WITHIN WORK LIMITS TO GRADE AS NECESSARY.
- CROSS SLOPES ALONG ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.08%.
- SLOPES WITHIN ADA PARKING AREAS SHALL NOT EXCEED 2.08%.

HUGH WHITE HONDA

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ATHENS, OH 45701

DRAWING SET

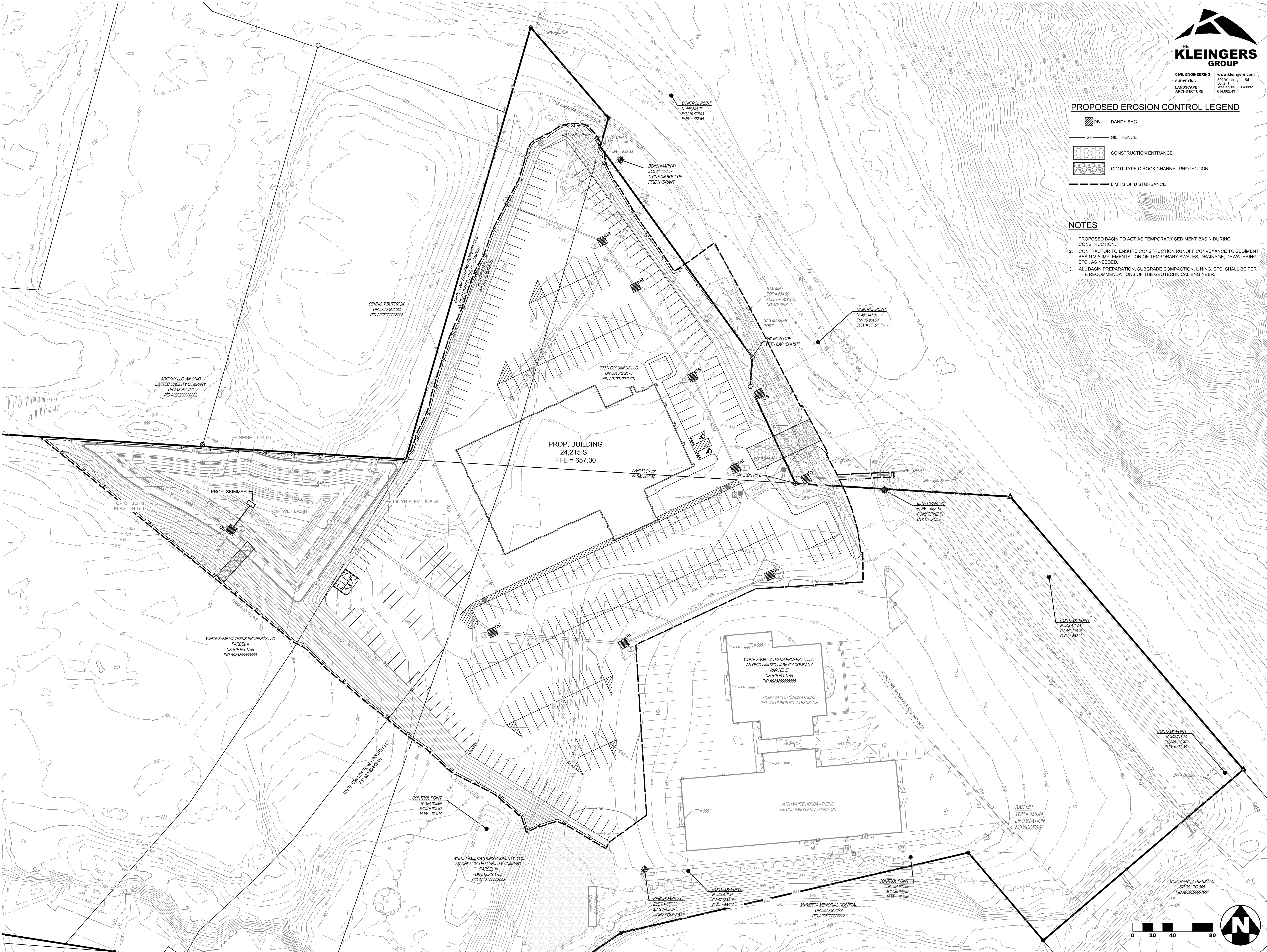
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PROPOSED EROSION CONTROL LEGEND

- DB DANDY BAG
- SF SILTY FENCE
- CONSTRUCTION ENTRANCE
- ODOT TYPE C ROCK CHANNEL PROTECTION
- LIMITS OF DISTURBANCE

NOTES

1. PROPOSED BASIN TO ACT AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
2. CONTRACTOR TO ENSURE CONSTRUCTION RUNOFF CONVEYANCE TO SEDIMENT BASIN VIA IMPLEMENTATION OF TEMPORARY SWALES, DRAINAGE, DEWATERING, ETC., AS NEEDED.
3. ALL BASIN PREPARATION, SUBGRADE COMPACTION, LINING, ETC. SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

HUGH WHITE HONDA

300 COLUMBUS ROAD
ATHENS, OH 45701

DRAWING SET

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- preliminary
- check set
- bid
- permit
- construction

REVISIONS

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SEAL

NOT FOR CONSTRUCTION

archall architects

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

C6.00

PROJECT DATA

PROJECT DESCRIPTION
THE PROJECT WILL CONSIST OF A 24,215 SF NEW RETAIL AND AUTOBODY BUILDING LOCATED NEAR THE EXISTING HUGH WHITE HONDA DEALERSHIP ON THE VACANT PORTION OF THE SITE. CONSTRUCTION WILL INVOLVE STORMWATER MANAGEMENT IMPROVEMENTS THAT INCLUDE A WET DETENTION BASIN AND STORMWATER CONVEYANCE. ADDITIONALLY, ASSOCIATE PARKING, DRIVES, AND UTILITY SERVICES WILL ALSO BE INCLUDED IN THIS PROJECT.

LATITUDE: N 39°21'31.00"
LONGITUDE: W 82°06'22.40"
ESTIMATED CONSTRUCTION DATES: 09/01/2025 - 09/01/2026

TOTAL SITE AREA: 23.30 ACRES
TOTAL DEVELOPMENT AREA: 4.54 ACRES
TOTAL DISTURBED AREA: 4.54 ACRES

EXISTING DEVELOPMENT IMPERVIOUS AREA: 1.46 ACRES
PROPOSED DEVELOPMENT IMPERVIOUS AREA: 2.40 ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 3.86 ACRES
INCREASE IN IMPERVIOUS AREA: 164%

PRE-CONSTRUCTION RUNOFF COEFFICIENT : C=0.58
POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.87

IMMEDIATE RECEIVING WATER/MS4: HOCKING RIVER
ULTIMATE RECEIVING STREAM: OHIO RIVER

EXISTING LAND USE: CAR DEALERSHIP

SOILS: HAY1A (HAYMOND SILT LOAM, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED)
NEW1A (NEWARK SILT LOAM, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED)
UD (UDORHENTS, LOAMY)

CONSTRUCTION SEQUENCE

- TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE PROPOSED INLET PROTECTION AND SEDIMENT BASINS WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:
- A) INSTALL PERIMETER CONTROLS, INLET PROTECTION, TEMPORARY SEDIMENT BASIN, AND SKIMMER.
 - B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
 - C) INSTALL TEMPORARY SEDIMENT CONTROL'S WITHIN 24 HOURS OF STRIPPING OPERATION.
 - D) PERFORM MASS GRADING FOR BUILDING PAD AND FINAL PAVING.
 - E) INSTALL SITE UTILITIES, INSTALLING INLET PROTECTION ON NEW STORM STRUCTURES AS WORK PROGRESSES.
 - F) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:
 - 1. SEEDING
 - 2. DITCH MATTING
 - 3. INLET PROTECTION
 - 4. MULCHING
 - 5. WATERING
 - G) INSTAIL FINAL PAVING AND FINE GRADE. TOPSOIL SHALL BE REAPPLIED FOLLOWED BY PERMANENT SEEDING.
 - H) PROVIDE PERMANENT STABILIZATION FOR ANY DISTURBED AREAS AND REMOVE PERIMETER CONTROLS, INLET PROTECTION, AND SEDIMENT BASIN SKIMMER.
 - I) MAINTAIN POST CONSTRUCTION BMPs AS REQUIRED.

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT	_____	_____
PROJECT ENGINEER	_____	_____

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

- 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
- 2) STOP THE SPILL.
- 3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
- 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

IF THE SPILL EXCEEDS 25 GALLONS, THE FOLLOWING ORGANIZATIONS SHALL BE CONTACTED WITHIN 30 MINUTES OF THE INCIDENT:
EMERGENCY CONTACTS:

OHIO EPA EMERGENCY RESPONSE CENTER	800-282-9378 (24-HOUR PHONE NO.)
_____	_____
_____	_____

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH REVISIONS IN APRIL 2018 AND IN APRIL 2023. ALSO, MANY PRIVATE CITIZEN, ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OEPA "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL, (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOO, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOO, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OH0C000006. (SEE TABLE 1.)

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OH0C000006. (SEE TABLE 2.)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC, OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES), THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED, FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
- 4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1,000 SQ.FT.	PER ACRE
PERENNIAL RYEGRASS	1 POUND	40 POUNDS
TALL FESCUE	1 POUND	40 POUNDS
ANNUAL RYEGRASS	1 POUND	40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OF ANY GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE FROM 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING				*	*	*	*	*	*	*	*	*
DORMANT SEEDING	*	*	*	*	*	*	*	*	*	*	*	*
TEMPORARY SEEDING			*	*	*	*	*	*	*	*	*	*
SODDING		**	**	**	**	**	**	**	**	**	**	**
MULCHING	*	*	*	*	*	*	*	*	*	*	*	*

INSPECTIONS

ALL BMPs ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED. AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD, A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- 1. THE INSPECTION DATE;
- 2. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- 3. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- 4. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- 5. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- 6. LOCATION(S) OF BMPs THAT NEED TO BE MAINTAINED;
- 7. LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- 8. LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- 9. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPs SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF THE CORRECTIONS. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT OMS SECTION 108.07.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- 1. **VEGETATIVE COVER AND MULCH** - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS, SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING PRACTICES, AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- 2. **WATERING** - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- 3. **SPRAY-ON ADHESIVES** - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

ADHESIVE	WATER DILUTION (ADHESIVE:WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

NAME
ADDRESS1
ADDRESS2
PHONE:
FAX:
CONTACT:
EMAIL:

GENERAL PERMIT: OH0C000006

NPDES PERMIT: FORTHCOMING

DATE OF ISSUE: FORTHCOMING

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

- 1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- 2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- 3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- 4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- 5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- 6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- 7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

- 1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- 3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- 1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- 2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- 3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO THE OHIO EPA'S HOTLINE.
- 5. SOLIDS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
- 6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- 7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE WASH WATER/WASH OUTS

CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES.



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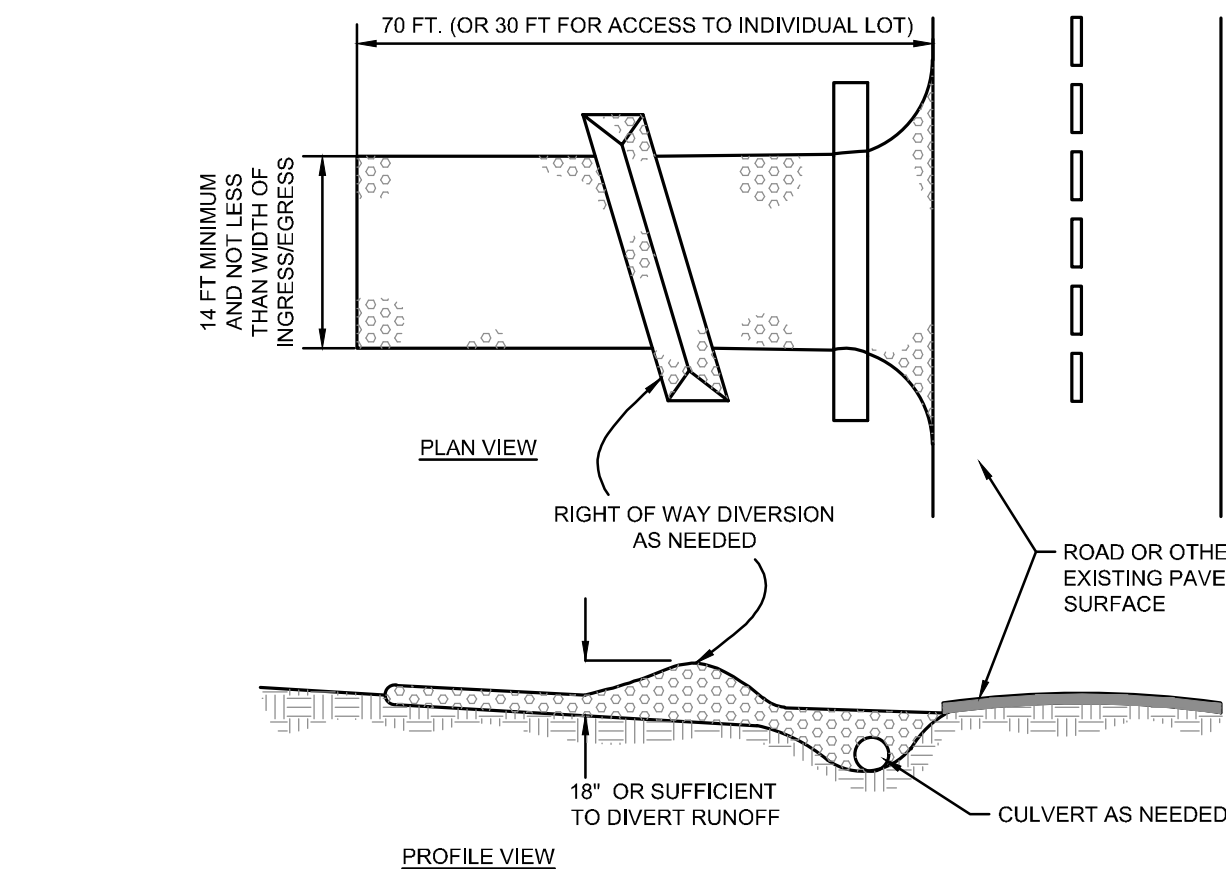
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EROSION CONTROL NOTES

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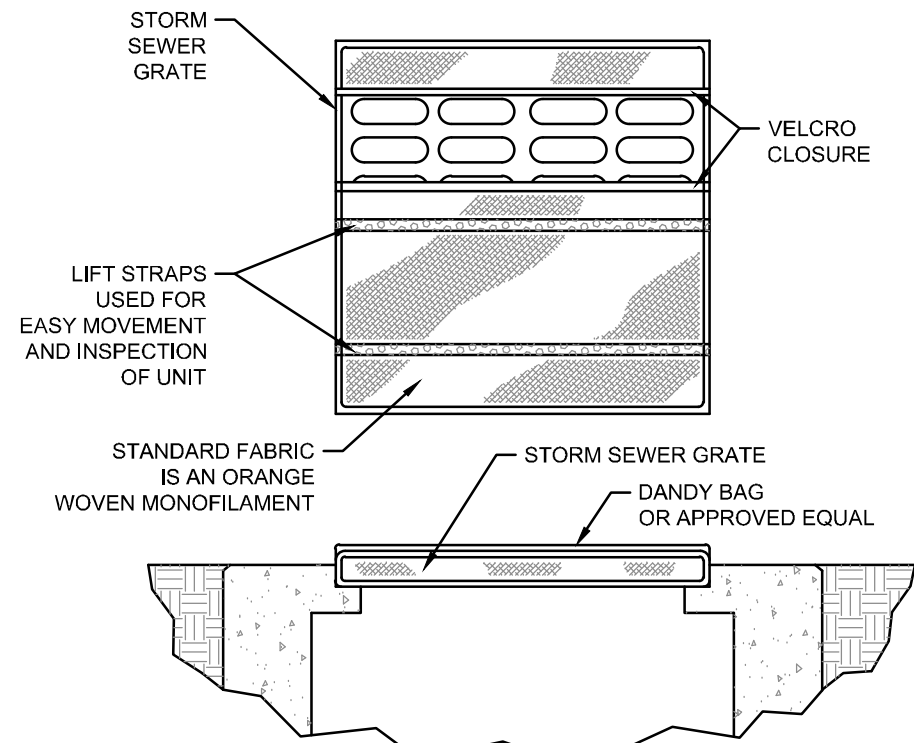
NOTES

- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- 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 LOTS).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT 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:

MINIMUM TENSILE STRENGTH.....	200 LBS
MINIMUM PUNCTURE STRENGTH.....	80 LBS
MINIMUM TEAR STRENGTH.....	50 LBS
MINIMUM BURST STRENGTH.....	320 PSI
MINIMUM ELONGATION.....	20%
EQUIVALENT OPENING SIZE.....	EQ< 0.08MM
PERMITTIVITY.....	1X10 ⁻² CM/SEC
- 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 FROM 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 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. 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 CHECKED 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.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



SPECIFICATIONS

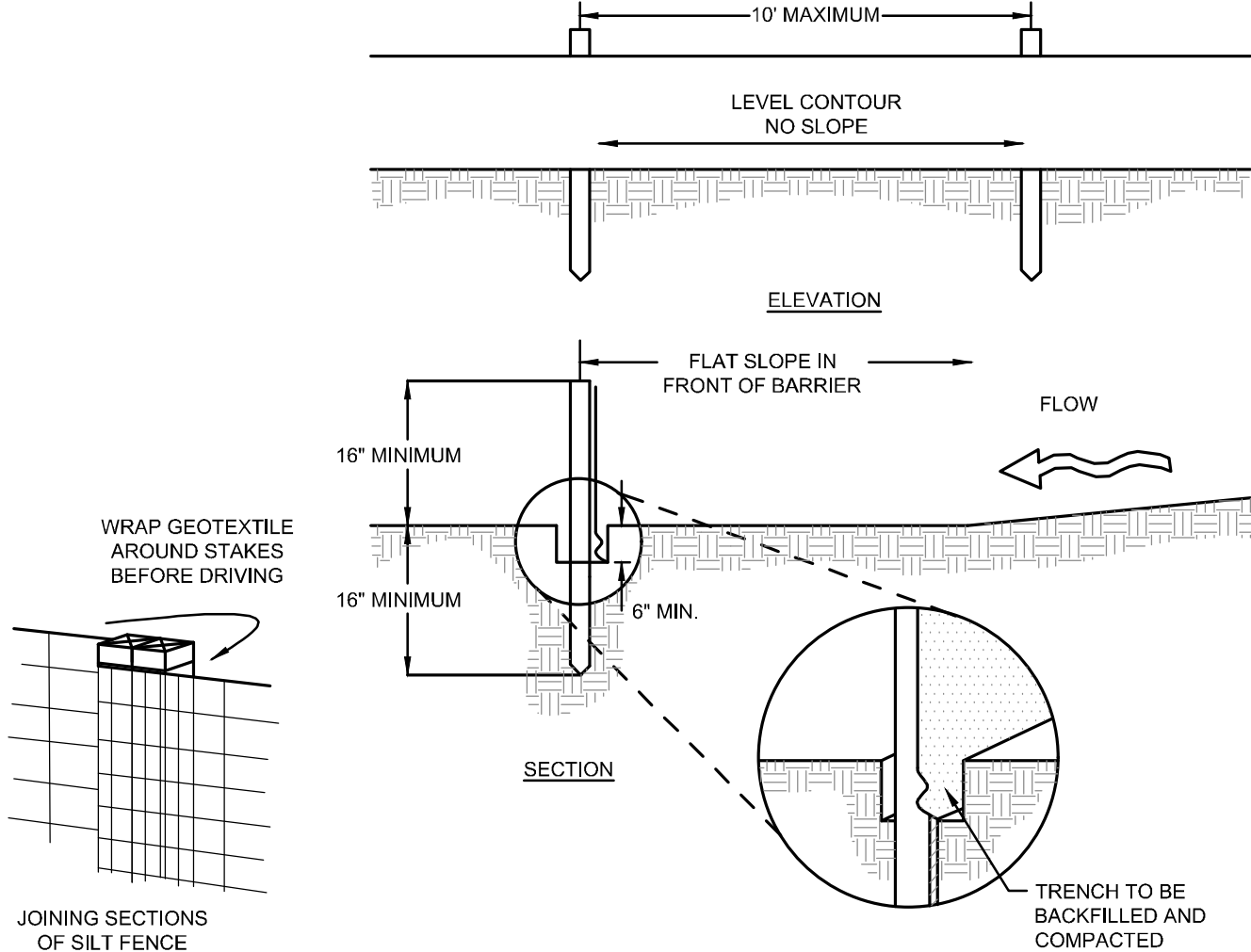
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3087 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4481	1/MIN/IN (GAL/MIN/FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRATE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS: REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

DANDY BAG DETAIL

N.T.S.



NOTES:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 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 THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (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.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLOPED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
- MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

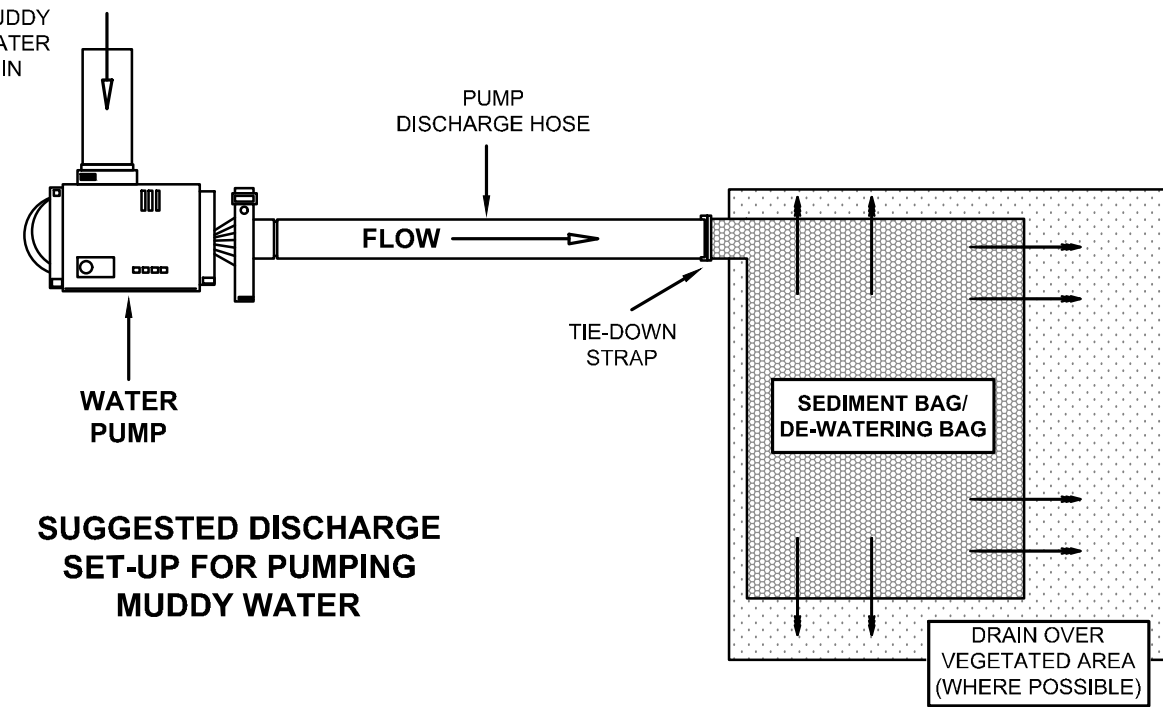
CRITERIA FOR SILT FENCE MATERIALS

- FENCE POST—THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS. THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADINGS.
- SILT FENCE FABRIC—SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	<0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10 ⁻² SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

SILT FENCE DETAIL

N.T.S.



NOTICE

THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA REGULATIONS & COUNTY REGULATIONS.

ALL INLET RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL BELOW OF A TYPICAL SEDIMENT BAG INSTALLATION.

FILTER BAG DETAIL (IF REQUIRED)

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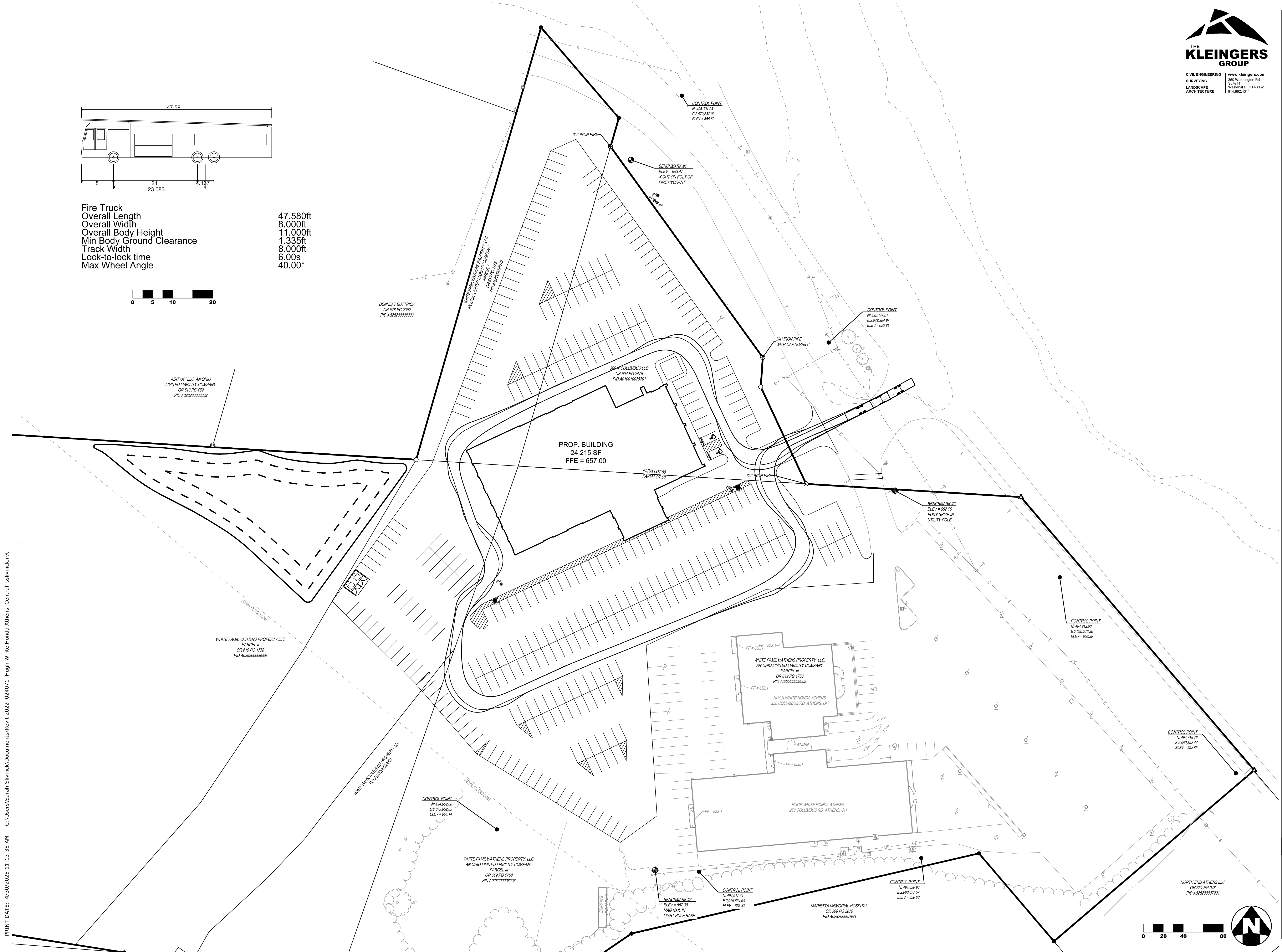
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PLANTS SPECIFICATION

- DEFINITIONS
- BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.
 - BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED; WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.
 - CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.
 - FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
 - PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES, THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.
 - PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
 - PLANTING AREA: AREAS TO BE PLANTED.
 - PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
 - PLANT: PLANTS; PLANT MATERIAL: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.
 - ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.
 - STEM GIRDLING ROOTS: ROOTS THAT ENIRCLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.
 - SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

COORDINATION

COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.

- WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

ACTION SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

- PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN 20 PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF THREE PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.
- SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
 - ORGANIC MULCH: 1-QUART VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.
 - SLOW-RELEASE, TREE-WATERING DEVICE: ONE UNIT OF EACH SIZE REQUIRED.

INFORMATIONAL SUBMITTALS

- QUALIFICATION DATA: FOR LANDSCAPE INSTALLER, INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.
- PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
 - MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
 - ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.

- PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
- SAMPLE WARRANTY: FOR SPECIAL WARRANTY.

CLOSEOUT SUBMITTALS

- MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.

- PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCAPE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION 014000 "QUALITY REQUIREMENTS."
- INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
- PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:
 - LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
 - LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.
- PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.

MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.

- TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.
- OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

- NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS SEVEN DAYS IN ADVANCE OF DELIVERY TO SITE.

DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.

BULK MATERIALS:

- DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

HANDLE PLANTING STOCK BY ROOT BALL.

WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

- SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
- WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

FIELD CONDITIONS

FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

- SPRING PLANTING: MARCH 15 TO JUNE 1.
- FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 1.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

WARRANTY

SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

- FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
 - FAULTY PERFORMANCE OF TREE STABILIZATION.
 - DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
- WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
 - TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
 - GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
 - ANNUALS: THREE MONTHS.
- INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
 - IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
 - REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
 - A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
 - PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PLANT MATERIAL

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; AND WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.
- COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

LABELING: LABEL EACH PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.

MULCHES

ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES

AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

- TYPE: DOUBLE-SHREDDED HARDWOOD.
- SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
- COLOR: NATURAL.

PESTICIDES

GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.

POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

TREE-STABILIZATION MATERIALS:

TRUNK-STABILIZATION MATERIALS:

- UPRIGHT AND GUY STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2-BY-2-INCH NOMINAL BY LENGTH INDICATED, POINTED AT ONE END.
- FLEXIBLE TIES: WIDE RUBBER OR ELASTIC BANDS OR STRAPS OF LENGTH REQUIRED TO REACH STAKES OR TURNBUCKLES.
- GUYS AND TIE WIRES: ASTM A 641/A 641M, CLASS 1, GALVANIZED-STEEL WIRE, TWO-STRAND, TWISTED, 0.106 INCH IN DIAMETER.
- TREE-TIE WEBBING: UV-RESISTANT POLYPROPYLENE OR NYLON WEBBING WITH BRASS GROMMETS.
- GUY CABLES: FIVE-STRAND, 3/16-INCH-DIAMETER, GALVANIZED-STEEL CABLE, WITH ZINC-COATED TURNBUCKLES, A MINIMUM OF 3 INCHES LONG, WITH TWO 3/8-INCH GALVANIZED EYEBOLTS.
- FLAGS: STANDARD SURVEYOR'S PLASTIC FLAGGING TAPE, WHITE, 6 INCHES LONG.

SLOW-RELEASE WATERING DEVICE: STANDARD PRODUCT MANUFACTURED FOR DRIP IRRIGATION OF PLANTS AND EMPTYING ITS WATER CONTENTS OVER AN EXTENDED TIME PERIOD; MANUFACTURED FROM UV-LIGHT-STABILIZED NYLON-REINFORCED POLYETHYLENE SHEET, PVC, OR HDPE PLASTIC.

- PRODUCT: TREEGATOR ORIGINAL SLOW RELEASE WATERING BAG
 - COLOR: GREEN.

MISCELLANEOUS PRODUCTS

BURLAP: NON-SYNTHETIC, BIODEGRADABLE.

EXAMINATION

EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

- VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
- VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.
- SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
- UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.

IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PREPARATION

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

PLANTING AREA ESTABLISHMENT

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.

PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION

BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

EXCAVATION FOR TREES AND SHRUBS

PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.

- EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
- EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK.
- DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
- IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
- MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDCASES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
- MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
- KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.

BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS BACKFILL SOIL UNLESS OTHERWISE INDICATED.

OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

- HARDPAN LAYER: DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE, SHRUB, AND VINE PLANTING

INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1; IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.

REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.

BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

- BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
- AFTER PLACING SOME BACKFILL AROUND ROOT BALL, T STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROCKS, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETES, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
- CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

- BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
- CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
- BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
- CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

MECHANIZED TREE-SPADE PLANTING

- TREES MAY BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATIONS. DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER ACCORDING TO ANSI Z60.1, OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER.
- USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.
- WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE WITH A SOLID BALL OF EARTH.
- CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.
- PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.
- WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.

TREE, SHRUB, AND VINE PRUNING

- REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
- DO NOT APPLY PRUNING PAINT TO WOUNDS.

TREE STABILIZATION

TRUNK STABILIZATION BY STAKING AND GUYING: INSTALL TRUNK STABILIZATION AS FOLLOWS UNLESS OTHERWISE INDICATED ON DRAWINGS. STAKE AND GUY TREES MORE THAN 12 FEET IN HEIGHT AND MORE THAN 3 INCHES IN CALIPER UNLESS OTHERWISE INDICATED.

- SITE-FABRICATED, STAKING-AND-GUYING METHOD: INSTALL NO FEWER THAN THREE GUYS SPACED EQUALLY AROUND TREE.
 - SECURELY ATTACH GUYS TO STAKES 36 INCHES LONG, DRIVEN TO GRADE, ADJUST SPACING TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. PROVIDE TURNBUCKLE FOR EACH GUY WIRE AND TIGHTEN SECURELY.
 - SUPPORT TREES WITH BANDS OF FLEXIBLE TIES AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
 - SUPPORT TREES WITH GUY CABLE OR MULTIPLE STRANDS OF THE WIRE, CONNECTED TO THE BRASS GROMMETS OF TREE-TIE WEBBING AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
 - ATTACH FLAGS TO EACH GUY WIRE, 30 INCHES ABOVE FINISH GRADE.

GROUND COVER AND PLANT PLANTING

- SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.
- USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.
- DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
- FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES.
- WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
- WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
- PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

PLANTING AREA MULCHING

MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.

- TREES IN TURF AREAS: APPLY [ORGANIC] [AGGREGATE] MULCH RING OF 2-INCH AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
- ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH AVERAGE THICKNESS OF ORGANIC MULCH OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

EDGING INSTALLATION

SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45-DEGREE, 4- TO 6-INCH-DEEP, SHOVEL-CUT EDGE.

INSTALLING SLOW-RELEASE WATERING DEVICE

- PROVIDE ONE DEVICE FOR EACH TREE.
- PLACE DEVICE ON TOP OF THE MULCH AT BASE OF TREE STEM AND FILL WITH WATER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

PLANT MAINTENANCE

- MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
- APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHEN POSSIBLE TO MINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOISING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

PESTICIDE APPLICATION

- APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNERS' OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
- PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDBED AREAS.
- POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

REPAIR AND REPLACEMENT

GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

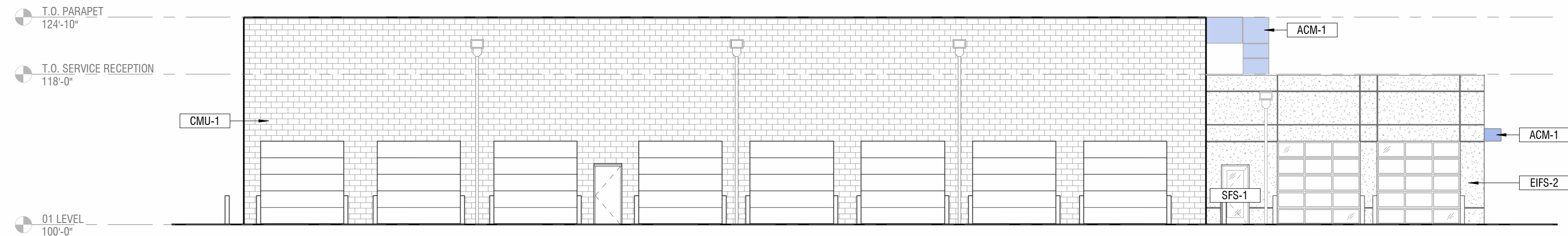
- SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
- PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.
- REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION BEFORE THE END OF THE CORRECTIONS PERIOD OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN.

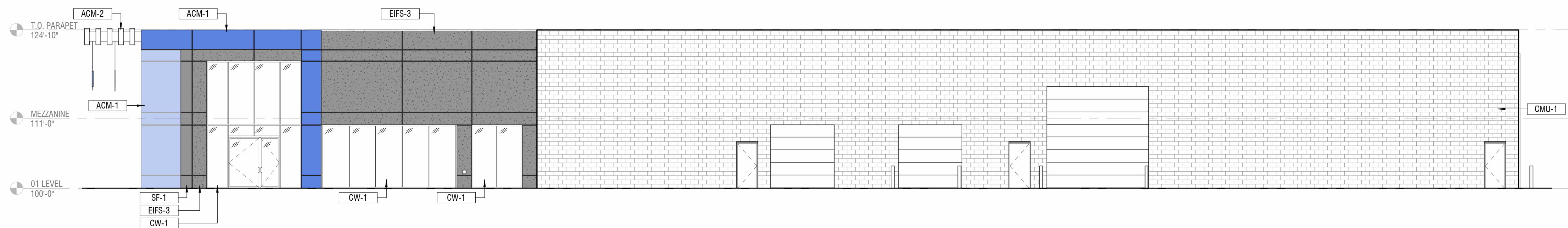
- PROVIDE NEW PLANTS OF SAME SIZE AND SPECIES AS THOSE BEING REPLACED.

CLEANING AND PROTECTION

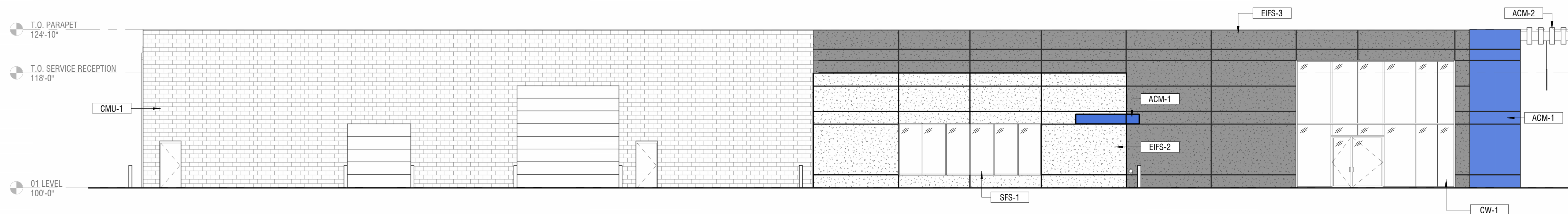
- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN



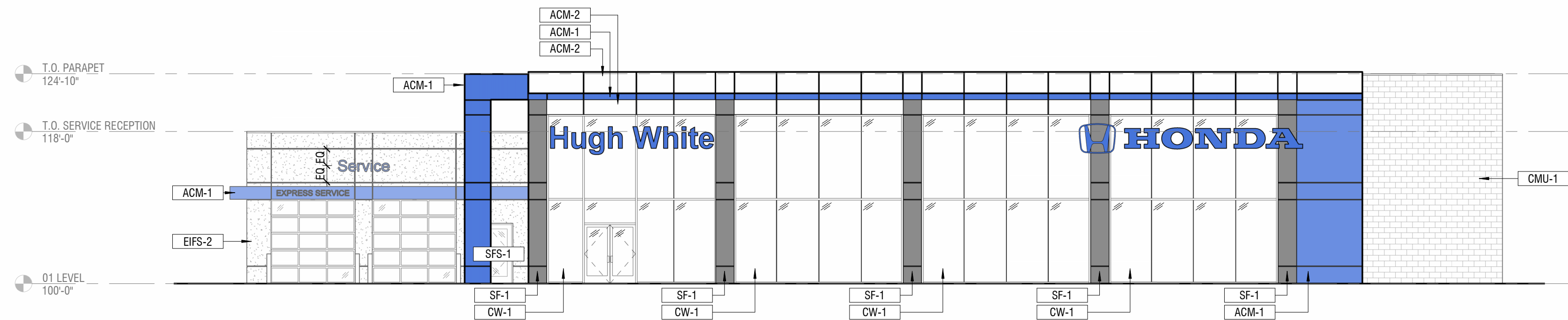
WEST
4 BUILDING ELEVATION
SCALE 3/32" = 1'-0"



3 NORTH
BUILDING ELEVATION
SCALE 3/32" = 1'-0"



2 SOUTH
BUILDING ELEVATION
SCALE 3/32" = 1'-0"



EAST
1 BUILDING ELEVATION
SCALE 3/32" = 1'-0"

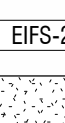
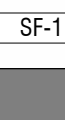
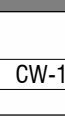
GENERAL NOTES

	BUILDING ELEVATIONS
• PROVIDE EXPANSION JOINTS IN FINISH MATERIALS. SHOP DRAWINGS TO PROVIDE FOR APPROVAL INDICATING EXPANSION JOINTS / CONTROL JOINT LOCATIONS. • BUILDING MOUNTED EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO MEP / DETAIL DRAWINGS FOR SPECIFICATIONS, TYPE, EQUIPMENT / FIXTURES TO BE THE COLOR OF THE ADJACENT EXTERIOR FINISH U.N.O. • REFER TO DOOR (A6.00) AND GLAZING (A6.10) SCHEDULES FOR SPECIFICATIONS. • EXTERIOR SIGNAGE IS BY OWNER AND TO BE COORDINATED W/ OWNER'S SIGN VENDOR. THE EXTERIOR SIGNAGE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED SIGN PERMITS • LOCATE AND PROVIDE FRT BLOCKING FOR ALL BUILDING SIGNAGE • ALL WALL-MOUNT EXHAUST FANS / LOUVERS / ETC. TO HAVE A COLOR TO MATCH ADJACENT FINISH. SUBJECT TO ARCHITECT APPROVAL. REFER TO MECHANICAL DRAWINGS FOR FINAL LOCATIONS AND ADDITIONAL INFORMATION, TYPE. • PRODUCTS LISTED BELOW FORM THE BASIS OF DESIGN. PRODUCTS W/ COMPARABLE DESIGNS, MATERIALS, PERFORMANCE CHARACTERISTICS, TEXTURES, COLORS CAN BE SUBMITTED TO THE ARCHITECT TO REVIEW, UNLESS NOTED OTHERWISE.	

GENERAL NOTES		BUILDING ELEVATIONS
XX-#	EXTERIOR FINISH TAG	
101	DOOR TAG	

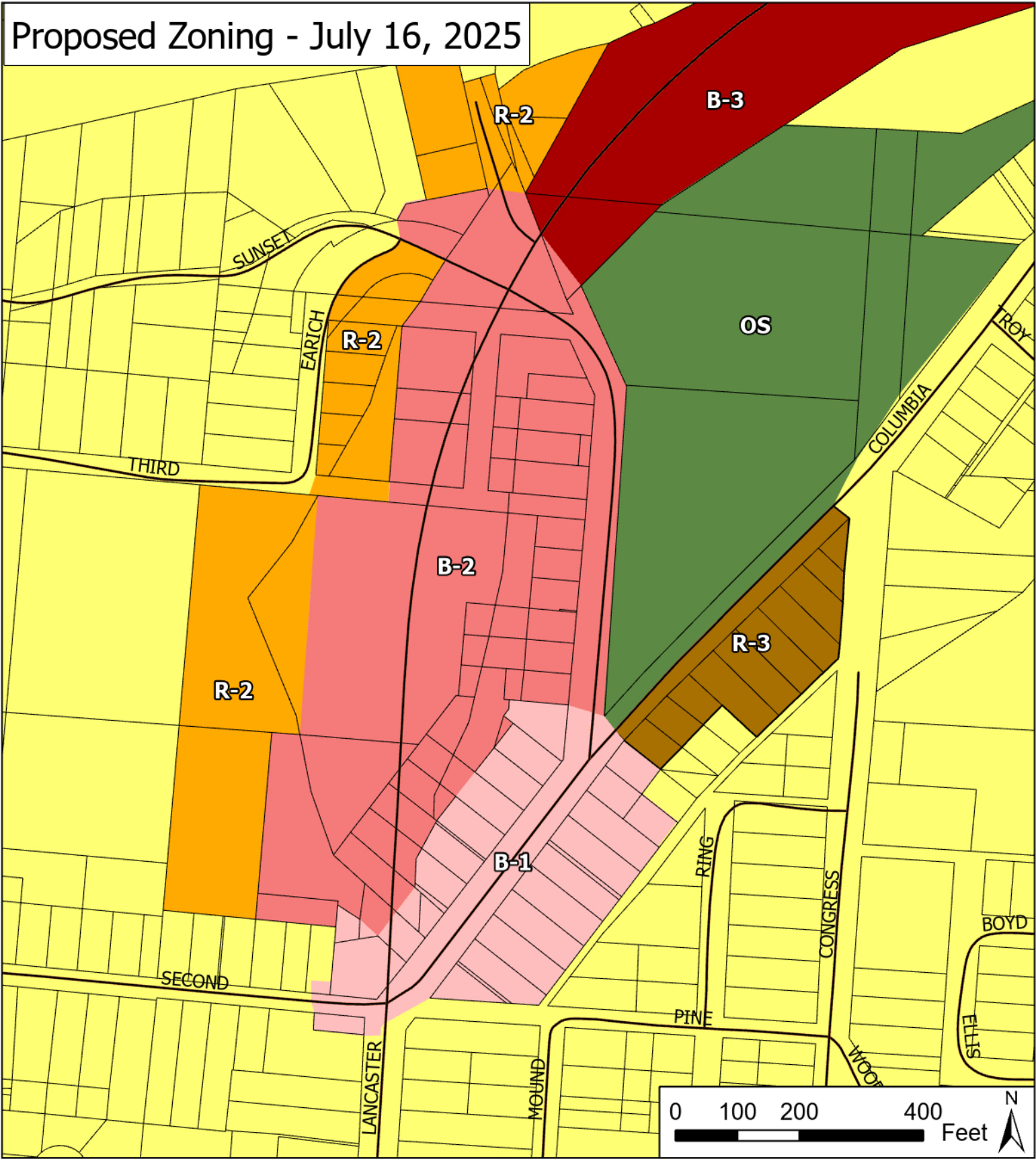
MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO SHEET AX.XX FOR EXTERIOR FINISH ASSEMBLY SPECS

ACM-1 	ALUMINUM COMPOSITE METAL PANEL MANUFACTURER: APOLIC PRODUCT: DRY JOINT SYSTEM COLOR: HNB BLUE 4-HNB-50 LRV 16.78
ACM-2 	ALUMINUM COMPOSITE METAL PANEL MANUFACTURER: APOLIC PRODUCT: DRY JOINT SYSTEM COLOR: HWH WHITE 4-HWH-50 LRV 80.8
CMU-1 	MASONRY - CMU STYLE: SMOOTH FACE COLOR: PAINTED P-2
EIFS-2 	EXTERIOR INSULATED FINISH SYSTEM MANUFACTURER: DRYVIT FINISH: HOP FINESSE COLOR: CUSTOM SUPER WHITE OVER FINESSE
EIFS-3 	EXTERIOR INSULATED FINISH SYSTEM MANUFACTURER: DRYVIT FINISH: HOP FINESSE COLOR: BM HC-169ST COVENTRY GRAY
SF-1 	NATURA LARGE FORMAT PANELS MANUFACTURER: EQUITONE COLOR: N 281 REFER TO FINISH SCHEDULE FOR APPLICATION INFO
CW-1 	CURTAIN WALL MANUFACTURER: KAWNEER FINISH: BLACK ANODIZED REFER TO GLAZING ELEVATIONS
SFS-1 	STOREFRONT MANUFACTURER: KAWNEER FINISH: BLACK ANODIZED REFER TO GLAZING ELEVATIONS
P-2 	EXTERIOR PAINT MANUFACTURER: BENJAMIN MOORE PRODUCT: AURA EXTERIOR ACRYLIC LATLEX PAINT COLOR: HC-169 COVENTRY GRAY FINISH: EGGSHELL
P-5 	EXTERIOR PAINT MANUFACTURER: BENJAMIN MOORE PRODUCT: AURA EXTERIOR ACRYLIC LATLEX PAINT COLOR: 2129-10 MIDNIGHT DREAM FINISH: EGGSHELL

[illegible]

Proposed Zoning - July 16, 2025



Proposed Zone Changes

Proposed zone change for properties along N. Lancaster Street, Second Street, Columbia Avenue, and Columbus Road.

Map created by Athens City Planner. Data recent as of 7/16/2025.

Legend

- Road
- Parcel

Zoning

- | | |
|------|-----|
| B-1 | M |
| B-2 | OS |
| B-2D | R-1 |
| B-3 | R-2 |
| EI | R-3 |

PUBLIC INPUT MEETING - Summary Report

Occurred

WEDNESDAY, JUNE 11 @ 6:00 - 8:00 PM

Hosted at

OHIO VALLEY MUSEUM OF DISCOVERY

67 Columbus Road Athens, OH 45701



REIMAGINE YOUR NEIGHBORHOOD

Summary of public input received at Public Input Meeting discussion of the future of the Columbus Rd., Lancaster St., and Columbia Ave. hub.



**CITY OF ATHENS
PLANNING COMMISSION**

Columbus Road / Lancaster Street / Columbia Avenue Rezoning

Public Input Meeting on June 11th:

- Attended by 50 people
- Several forms of direct public input were available and received; SWOT analysis (strengths, weaknesses, opportunities, threats), color-coded personal experience map, and a DIY zoning map
- This public input is included in your packet for your review and consideration

Comment-themes heard:

- No drive-thru on old Dairy Queen site
- Traffic congestion issues along Lancaster Street between Second Street and Columbia Avenue
- Concerns about increasing density, traffic, and noise (bars, college students, etc.)
- Support of having access to neighborhood-level commercial and retail. Many liked the idea of being able to walk to a restaurant or shop without having to go uptown or to East State Street.
- Many had concerns about pedestrian infrastructure; both sidewalks and crosswalks (especially at Columbus Road and Second Street)
- Neighborhood would love a park to be available in the vicinity

Proposal:

New map

- B-1 along first section of Lancaster
 - allows residential uses as principal use
- B-2 along Columbus Rd and N. Lancaster Street
 - does not allow for drive-thru's
- B-3 only along northern-section of Columbus Rd
 - matches existing zoning and appropriate for corridor's capacity
- R-2 and R-3 used for buffer zones along Third Street, Earich, N. Lancaster, and Columbia Ave

New Park

- Review and discuss location of new park in this vicinity during the Comprehensive Plan update process.

What would you like to see for the future of this neighborhood hub?

Comments

Parks
Crosswalks
Sidewalks
Pocket park
Improved walkability
Access to bike path - parking area
Avoid more light pollution
Small grocery store
Quiet in the evening
Less light
Quiet business/restaurants
Noise requirements
On the same side as the museum, perhaps a coffee shop or restaurant - preferably locally owned
Greenspace is always good; perhaps a park
Solar panel-covered bus stops
The firestation converted to temporary housing (e.g. warming station, homeless shelter) or a pocket park (great sled riding hill)
If you want the business' main customers to be people in this areaa, the best thing would be a bodega.
The problem is the congestion on Columbia and crappy or non-existent sidewalks.
Sidewalks or accommodations for pedestrians (e.g. speed bumps) on Sunset Drive, Earich Dr., or 3rd Street would be nice but not a high priority
Pocket park in greenspace
Family-friendly opportunities
Small businesses that I can walk to and hang out at.
Better crosswalks and traffic calming measures to be able to get across Columbus Road more easily.
Office spaces
Library annex
Open greenspace with shelter/gazebo
Further down Columbus Road having more housing developments would be great; Recreation like puttputt or bowling.
A grocery/health food store I can walk to.
Having a tram (or at least a more reliable bus service) would be cool
A stairway (or gondola) down from Lancaster to Mound/Pine Street
Crosswalks
Small businesses
Walkability & accessibility
Coffee/tea shop (not Starbucks)
Independently-owned restaurants w/ outdoor seating
Grocery store/market
Quaint aesthetic
Street lights
Gorgeous landscaping/native plants/flowers
Neighborhood businesses that provide amenities that are compatible and beneficial to the neighborhood. The near eastside has this but more spread out.

A neighborhood business hub here would increase property values and make this a more desirable place to live.
A roundabout at the 2nd Street/Columbus Road intersection; dangerous as it is now
I would like to see a community where businesses thrive
I would like if people can easily access and move around with multiple modes of transportation (bike, foot, cars, etc.)
I like the idea of more opportunities for small businesses to be located in the heart of the westside.
There are more than ever remote workers who would love to be able to walk through neighborhood and grab a lunch/coffee, even while working
I would like the city to buy the Dairy Queen property and turn it into a neighborhood park
Enhance walkability but it's established R-1 mostly and no one wants more traffic and noise
Greenspace and some quiet use of the fire station; a nice dog park and childrens' play space there
Access to place to eat/grab coffee/lunch during work hours
More walkability
Sidewalks (safety)
Community event space - indoor & out
Places w/ music and arts are allowed in order to enhance business district
Accessible to folks who "roll" instead of "walk"
Walkable access to local business amenities
It's nice to have a place for residents of the west/nothside to hang out. We walk around this area frequently and it would be nice to have a quaint town-like feel here. And to be able to run into other people in the neighborhood while we're out and about.
Let's keep businesses no further south on Columbus Rd than the Laurels. North of it can better handle the congestion.
It will be beneficial to provide work opportunities within walking distance of the Sunset Motel project and the residents who live up near Goodwill.

What would you like to NOT see for the future of this neighborhood hub?

Comments

Drive-throughs
Bars
Vape shops
High density housing
Don't want to see more bars or brew pubs.
No music venues. The neighborhoods are essentially quiet.
Businesses will have AC, etc., contributing to over-all noise pollution
Lancaster Street is high ground compared to Upper N.Congress, Garfield, Ludlow - all noise is aggravated
B-3 zone - make it B-1 and then allow developers to go to the Zoning Board of Appeals like the rest of us do
Columbia Avenue to remain R-1 or R-2
Density brings noise and traffic
Please don't increase the R zone there; the road is already used heavily
Drive-throughs - they block neighborhood access
Fast food
Bars
Vape shops
High-density housing
Bright lights
Loud sounds after 9pm
Pollution or potentially toxic/explosive hazard
No drive-in/restaurant at 70 Columbus Rd (former DQ site)
No high volume business at 70 Columbus Rd (former DQ site)
I don't want it to turn into E. State Street.
No big, ugly box stores or chain restaurants.
No giant parking lots.
No Starbucks.
No Stroads.
Chain stores/restaurants
Bars
Strip-mall feel
Big parking lots
Box stores
Traffic congestion
Dark sections without proper lighting
Drive-thrus are likely not compatible, but maybe not a deal breaker if done correctly for a non-chain local business for a pickup window.
I would not like to see nothing done. We need to revitalize! Get rid of blight.
Bars - I don't consider Devils Kettle a bar
For Dairy Queen to reopen as a drive-thru
Sunset, Earich, 3rd street to never be zoned anything but residential single family homes
Noise carries at night, especially all the way up the hills and valley.
N. Congress people can hear traffic noise on Columbus Road and voices, dogs, music along Columbia sometimes too. Excessive even when people probably have no idea they are really imposing on others far away.

What are some benefits that you would like to celebrate about this neighborhood hub?

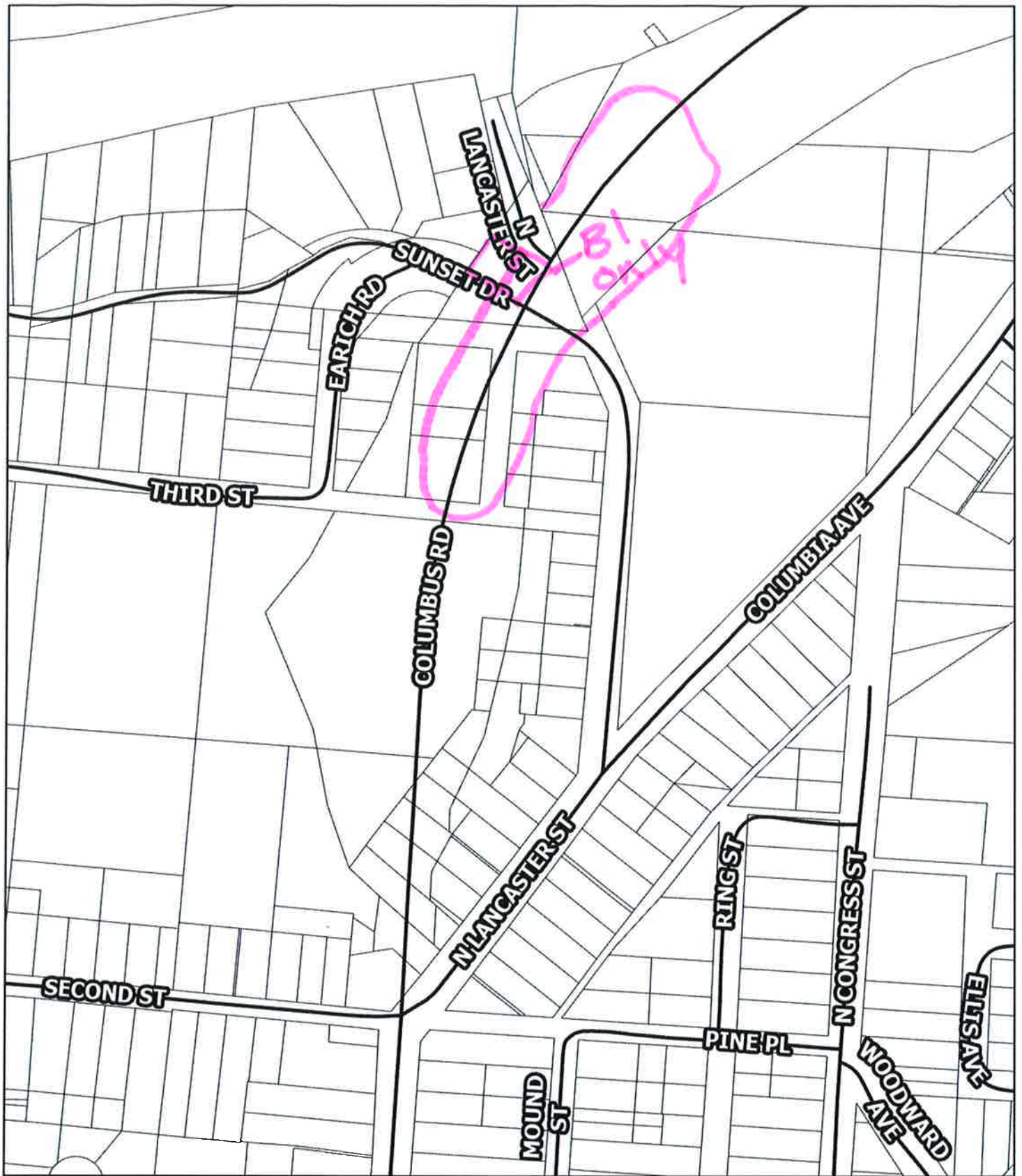
Comment

Quiet, peaceful place to live
Safe street for pets and residents to walk
Quiet
Walking distance to uptown
Woods and undeveloped tree-covered areas
Currently we love it

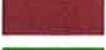
What are some issues that you would like to address about this neighborhood hub?

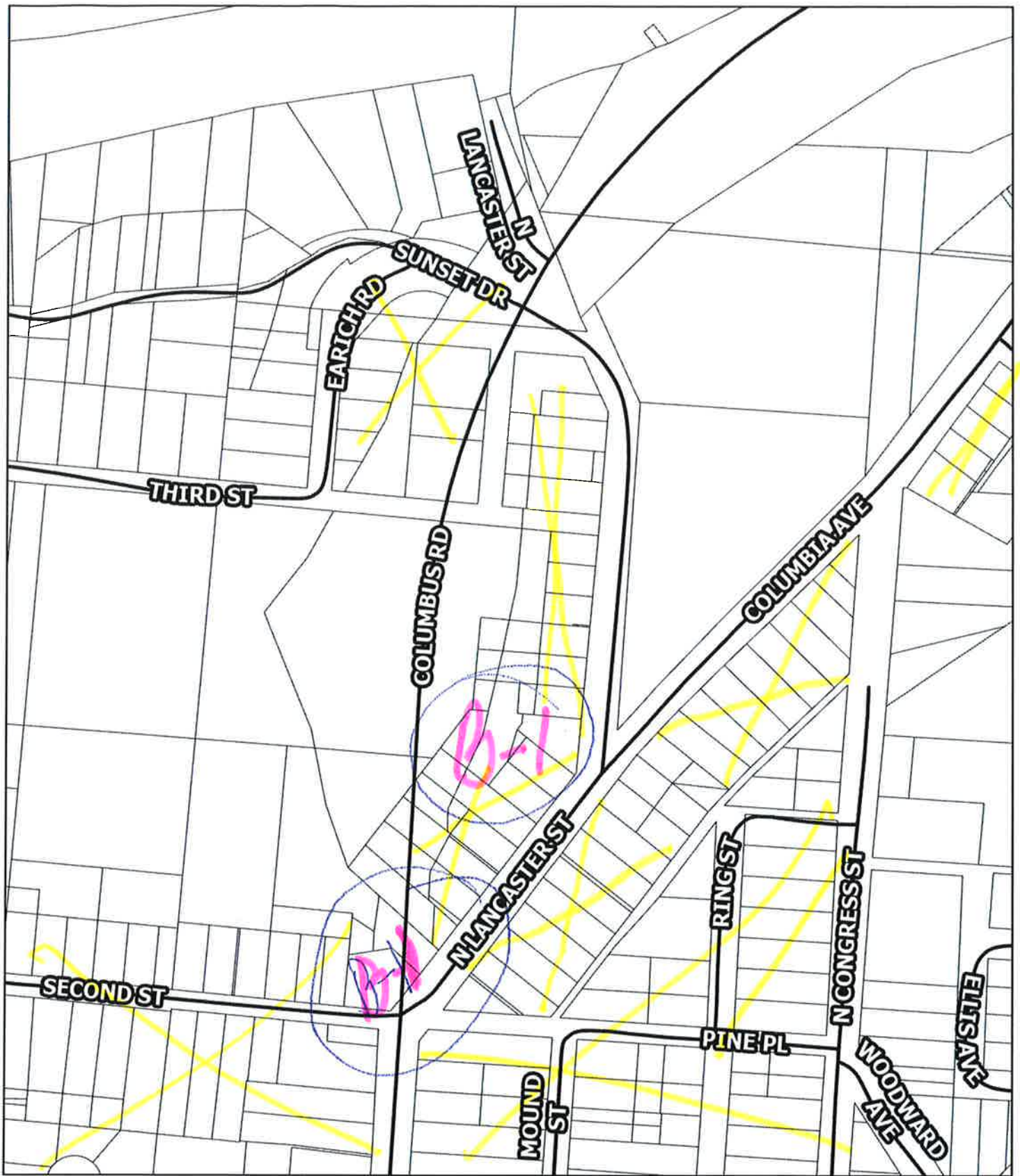
Comment

None at this time
A city infrastructure project to fix the sidewalks may be necessary to spur development
It's disappointing that the oil change place went out of business. It was very convenient.
It's hard to cross the street and walk around the firestation. So better sidewalks and crosswalks would be great.
DQ traffic obstructed Sunset Dr, Earich Rd, and 3rd St residents from getting into or out of their homes. No drive-through or high-volume business at 70 Columbus Rd.
Hilltop
DQ - no drive thru - small café or restaurant
Pedestrian accessibility



How do you think this neighborhood hub should be zoned?

	Business		Low Density Residential
	Commercial		Medium Density Residential
	Drive-thru		High Density Residential
	Manufacturing		Open Space

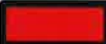


How do you think this neighborhood hub should be zoned?

 Business	 Low Density Residential
 Commercial	 Medium Density Residential
 Drive-thru	 High Density Residential
 Manufacturing	 Open Space



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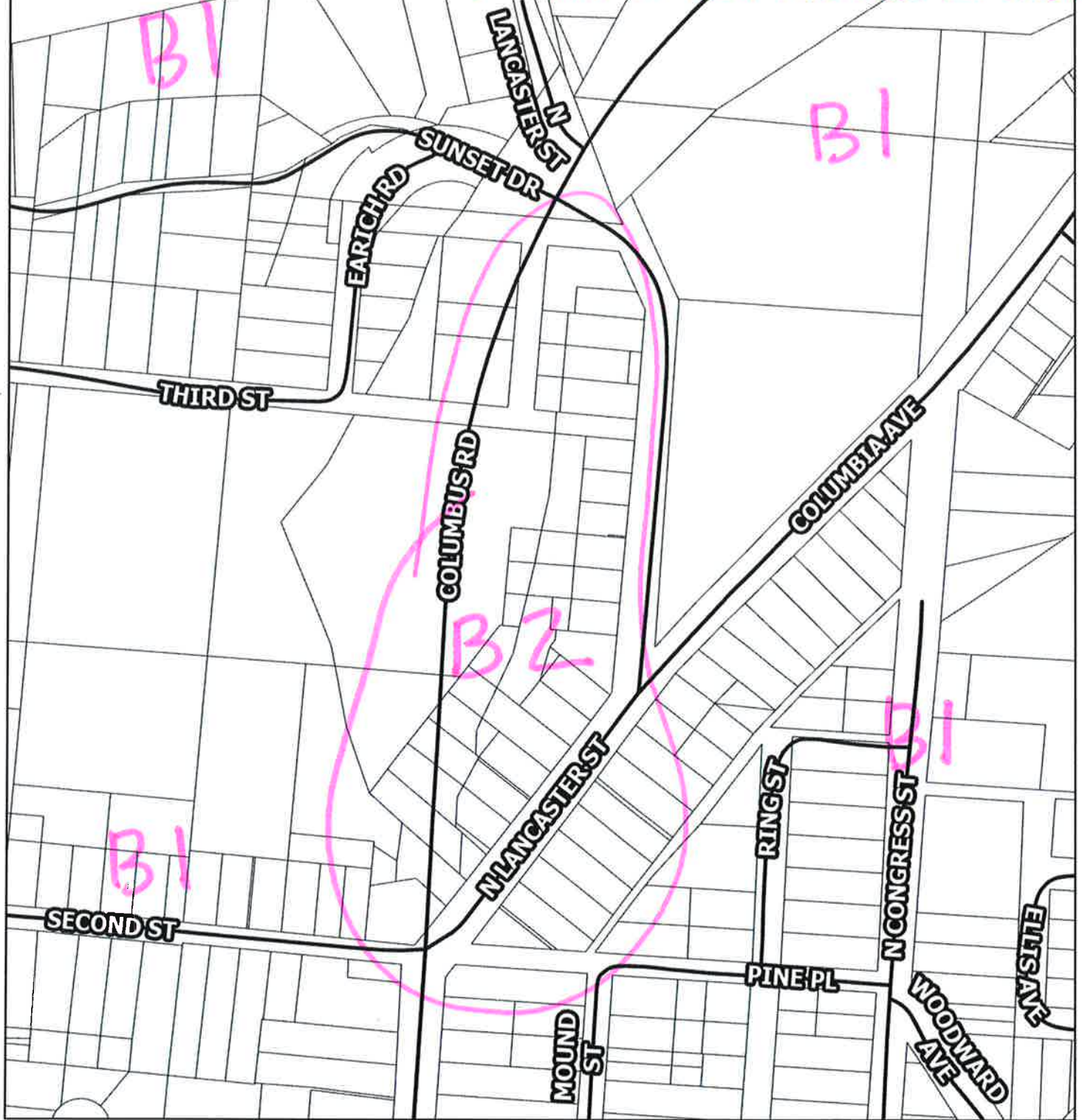
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Everything at least B1. Seriously. Intention: create economic resilience for it/when Trump defends the university system. Nobody wants to face this risk but it's real.



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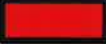


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Tell us about your experience!

 I like going here.

 I do not like going here.

 I would go here if I could.