

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF HAMILTON SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE N. BROOKWOOD AVE., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF HAMILTON.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRI.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT). 611.06 BEDDING, TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

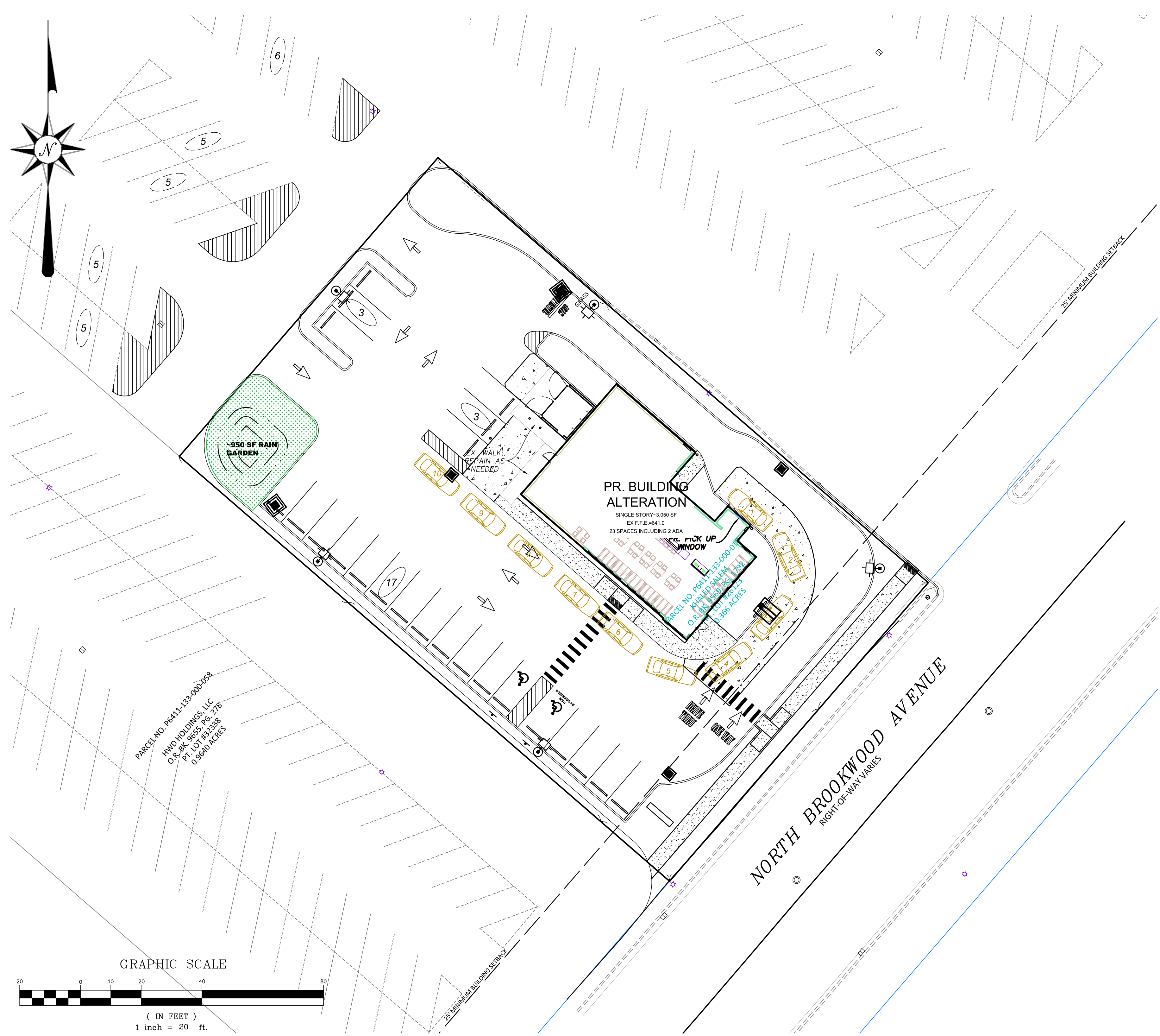
COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET). DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL

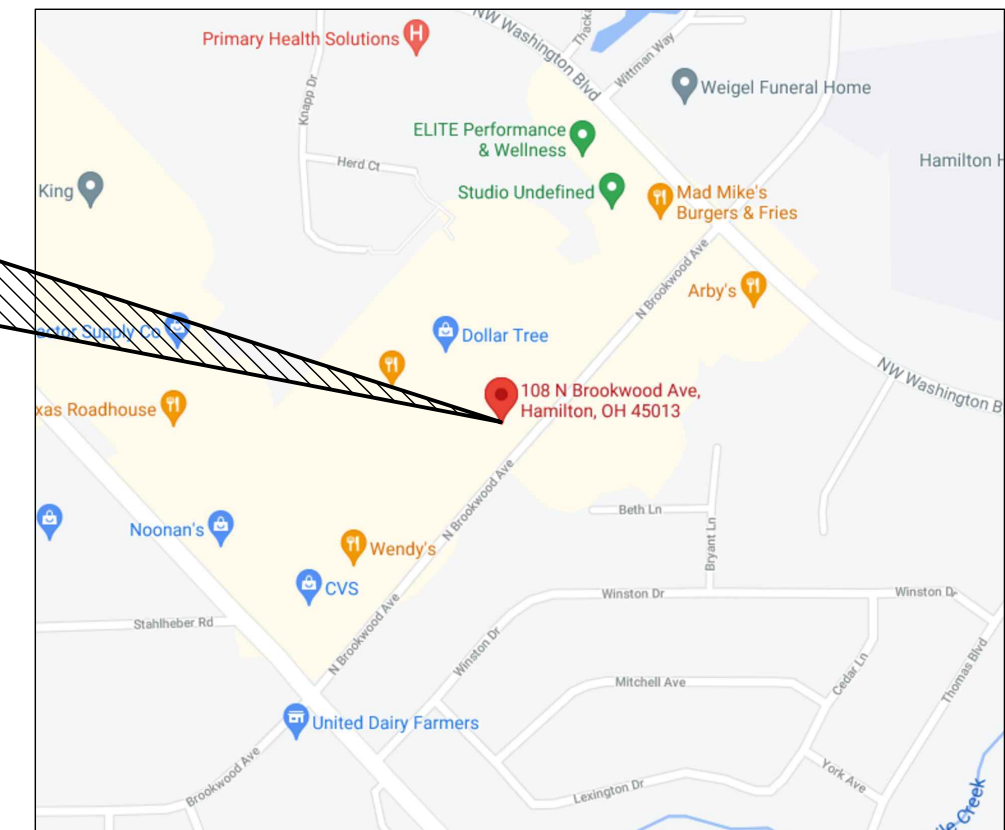


DEPARTMENT/ UTILITY TABLE:

CITY OF HAMILTON BUILDING TEL: 513-785-7360 BUILDING@HAMILTON-OH.GOV	CITY OF HAMILTON CITY ENGINEER TEL: 513-785-7280 CITYENGINEER@HAMILTON-OH.GOV	CITY OF HAMILTON (GAS AND WATER DISTRIBUTION) TEL: 513-785-7239 DANIEL FLUM
CITY OF HAMILTON PLANNING TEL: 513-785-7350 PLANNING@HAMILTON-OH.GOV	CITY OF HAMILTON (ELECTRIC) TEL: 513-785-7459 PATRICK MOORE	

PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:
GOLD STAR CHILI
N. BROOKWOOD AVE., CITY OF HAMILTON, BUTLER COUNTY, OHIO
FEBRUARY, 2024

PROPOSED SITE



OWNER:
KHALED SALEM
6251 MUIRFIELD CT
FAIRFIELD OH 45014 4751

CIVIL ENGINEERING:
EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OHIO 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:
MSP DESIGN
3700 PARK 42 DR, SUITE 190B
CINCINNATI, OHIO 45241
(513)-759-0004

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP), NOTES

STANDARD DRAWINGS:

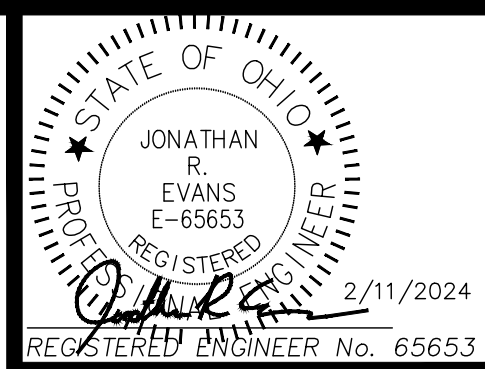
THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB 1.1 (7-19-2019) CATCH BASINS NOs 2-2A, B & C
- CB 1.2 (1-15-2016) CATCH BASINS NOs 2-3 & 2-4
- CB 2.2 (7-20-2018) CATCH BASIN NO. 3A
- MH 1.2 (1-15-2016) MANHOLE NO. 3
- BP-7.1 (7-20-2018) NEW CURB RAMPS WITH TRUNCATED DOMES

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



REVISIONS	NO. & DESCRIPTION	BY	DATE
	BID & PERMIT SET	JRE	10.17.22
	REVISIONS	JRE	08.23.23

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

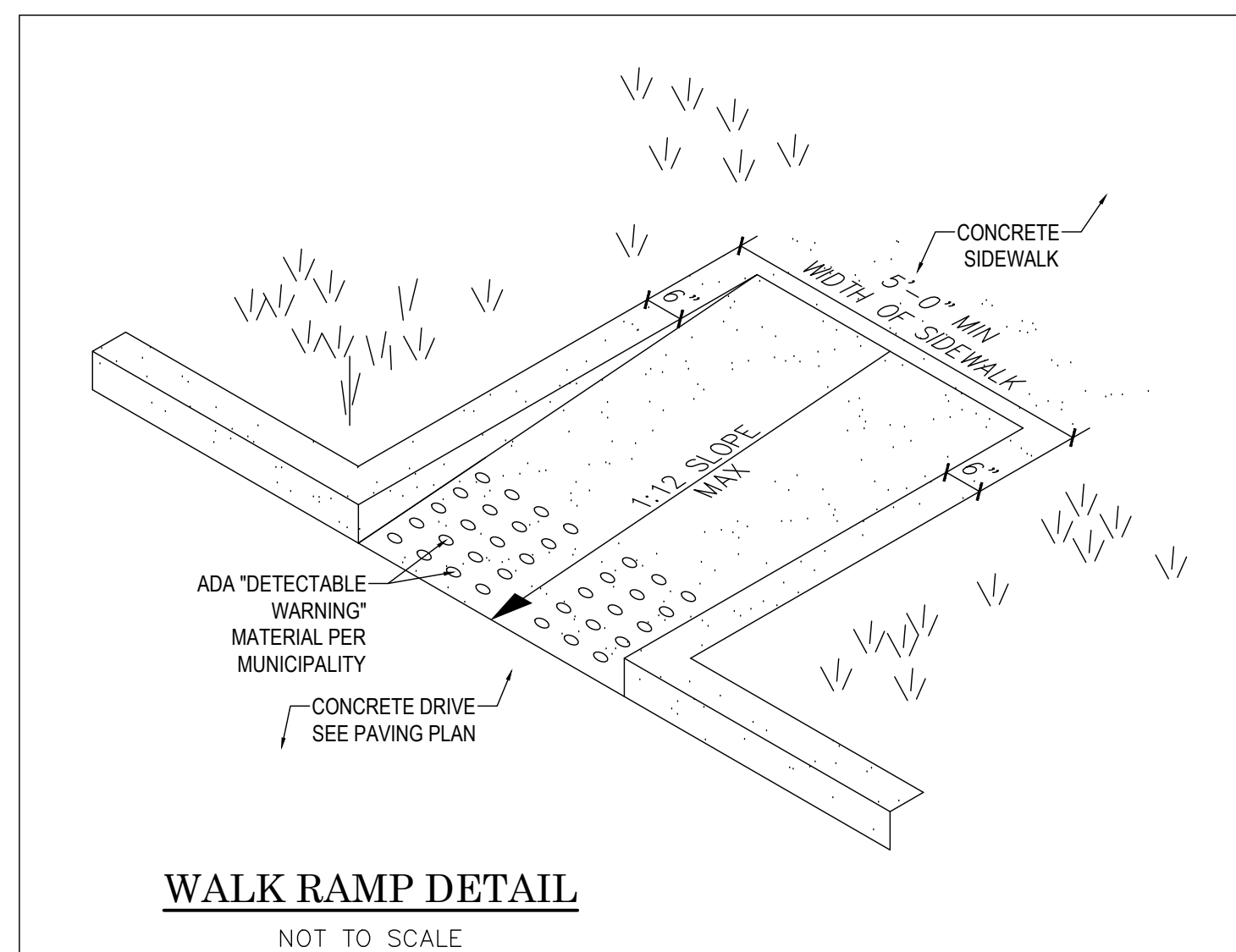
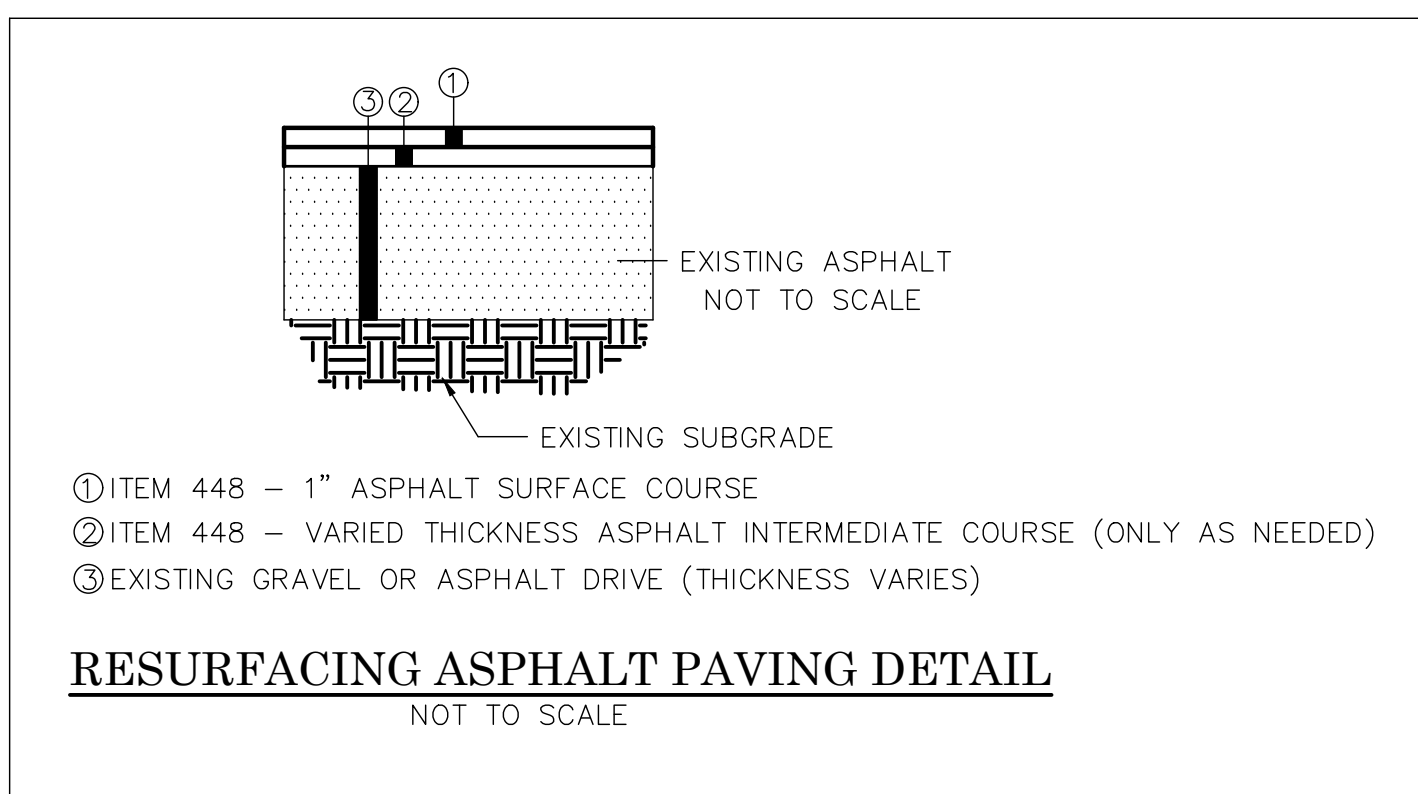
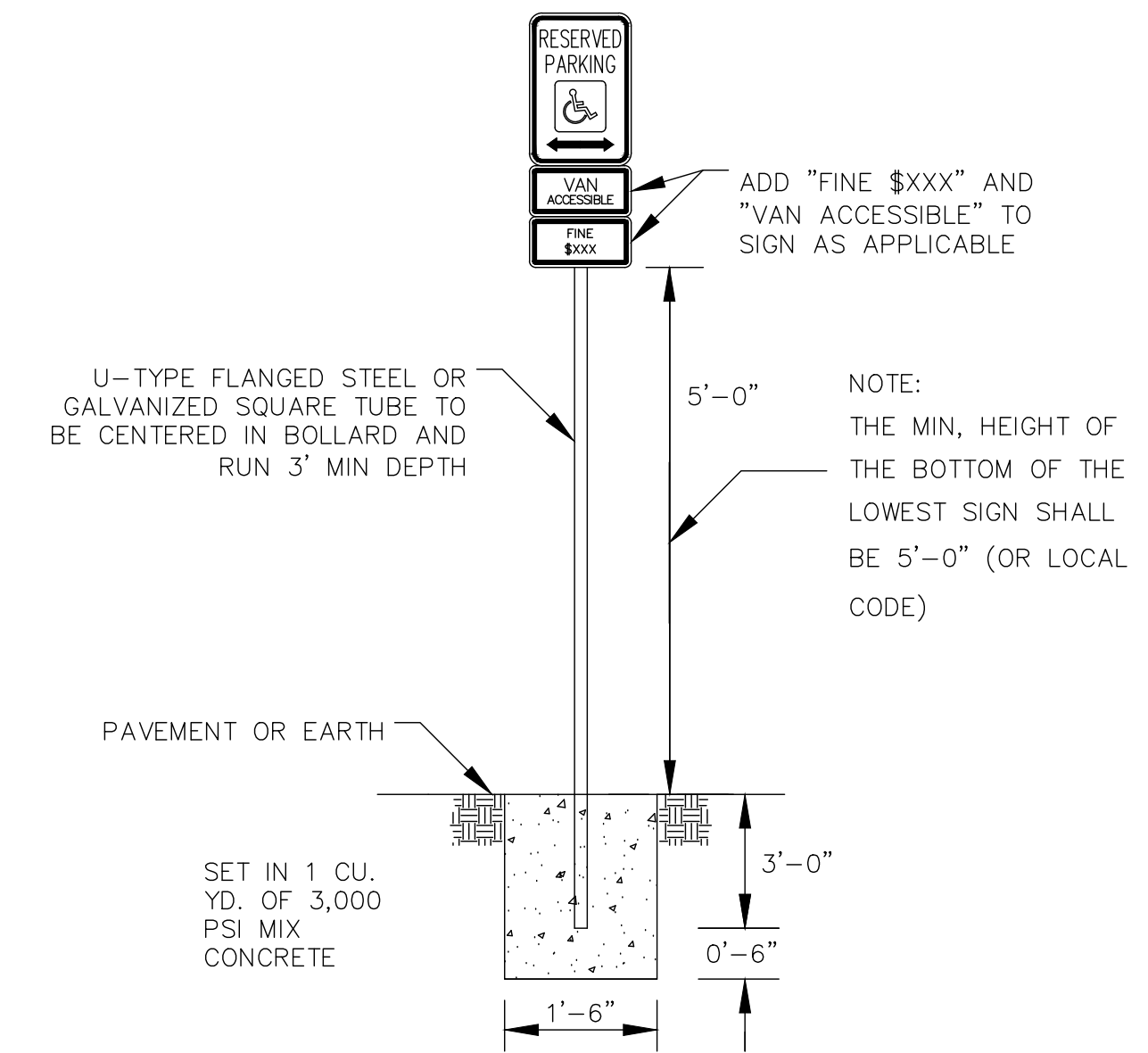
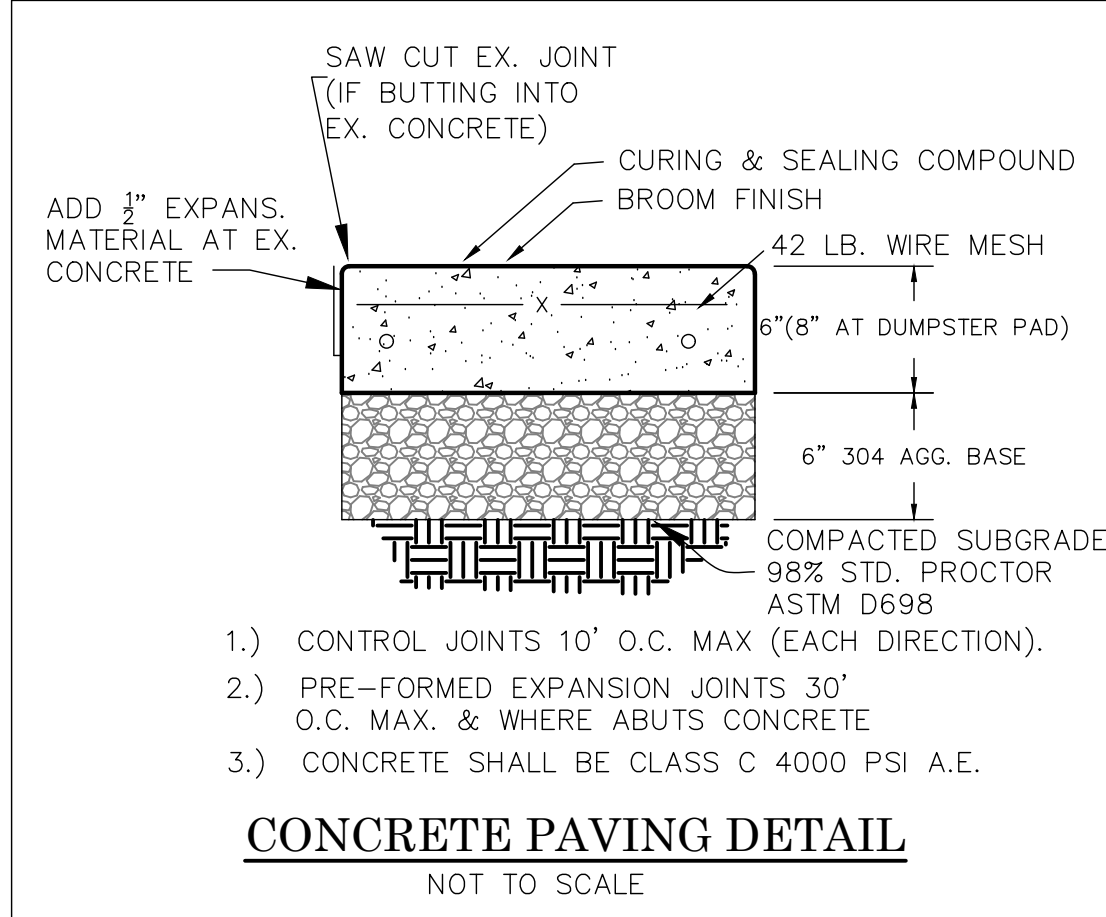
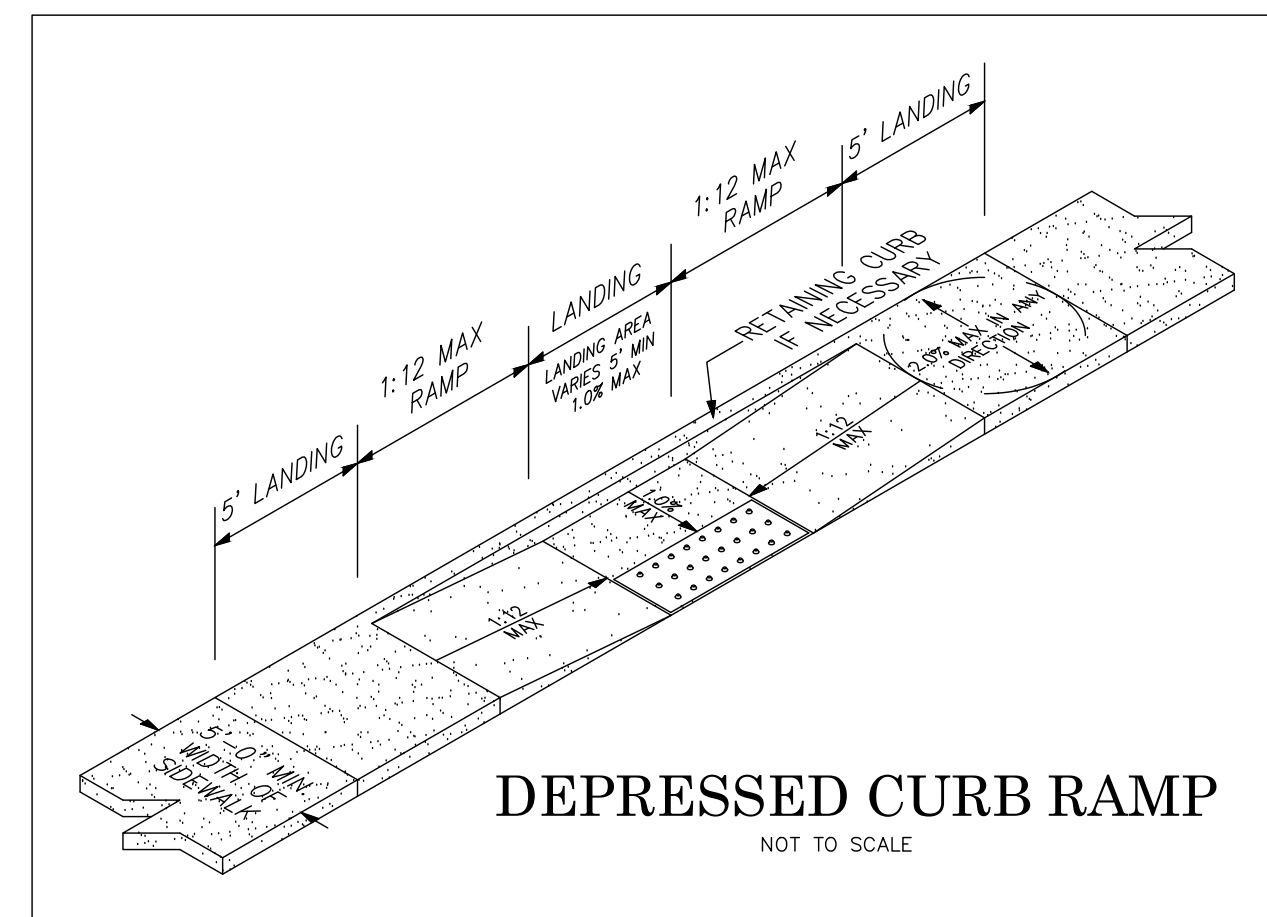
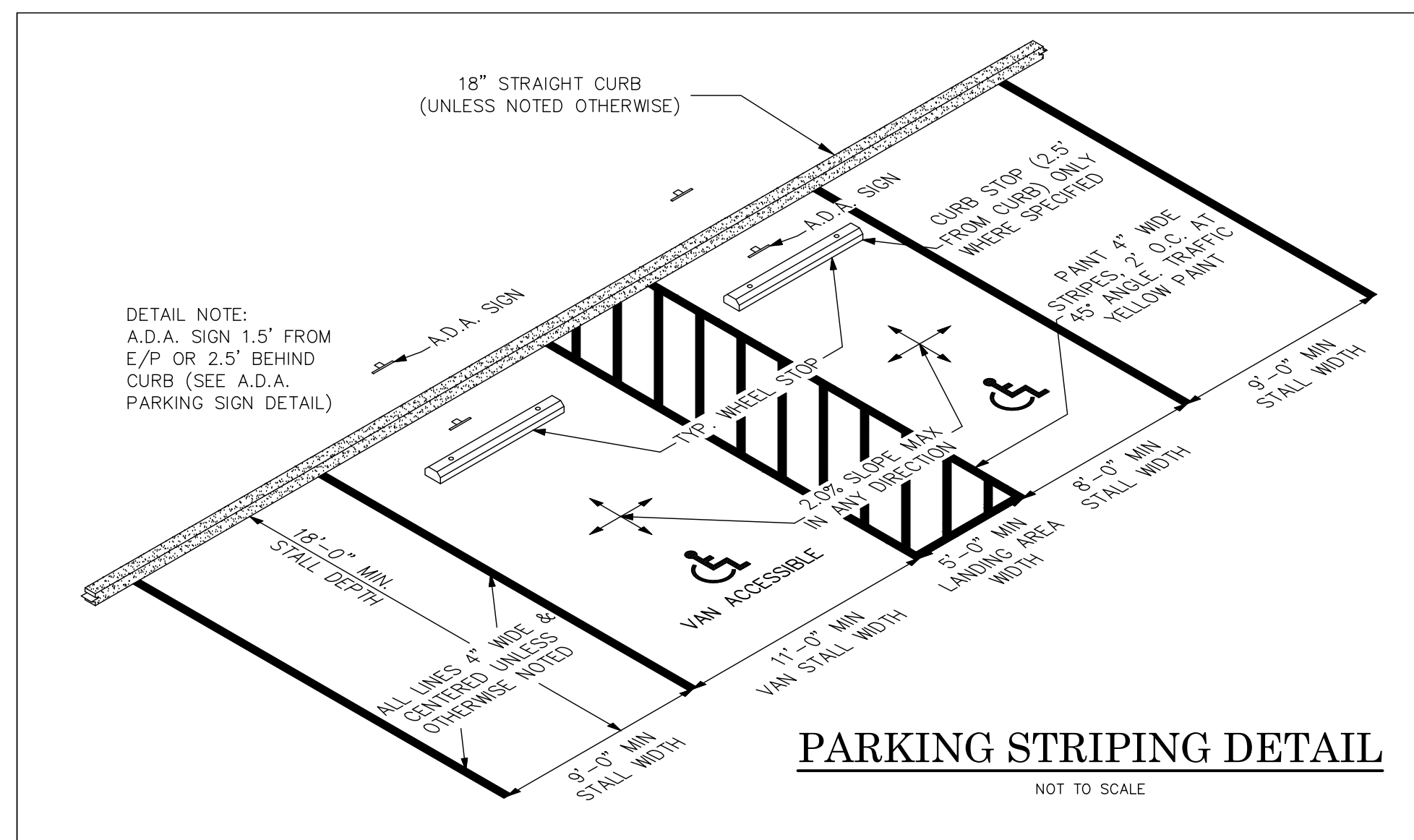


GOLD STAR CHILI
TITLE SHEET & GENERAL NOTES
N. BROOKWOOD AVE.,
CITY OF HAMILTON, BUTLER COUNTY, OHIO

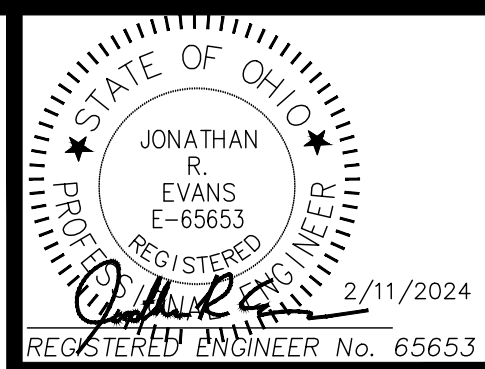
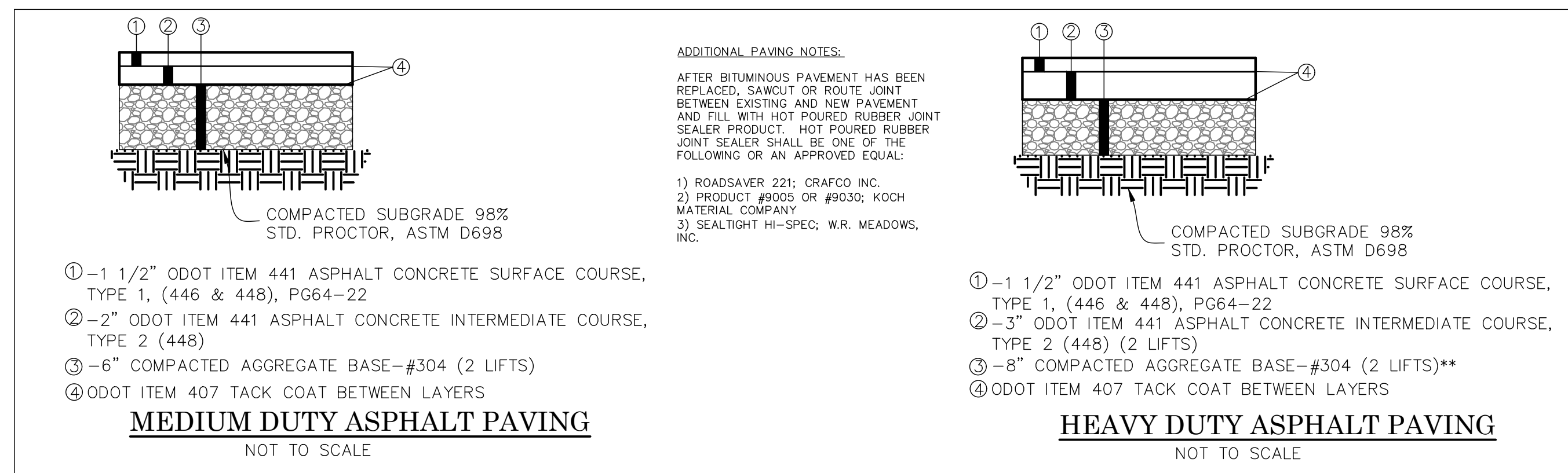
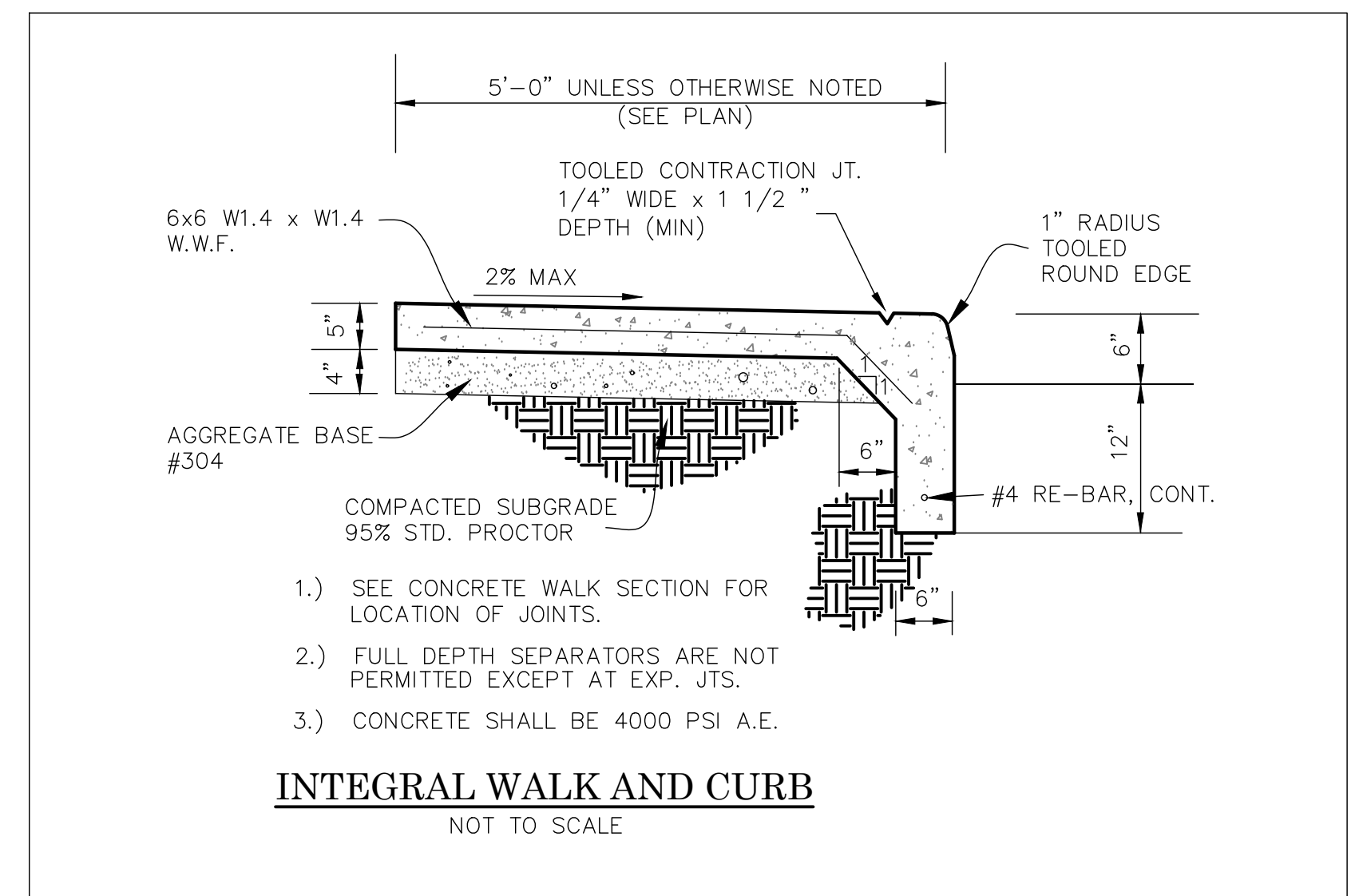
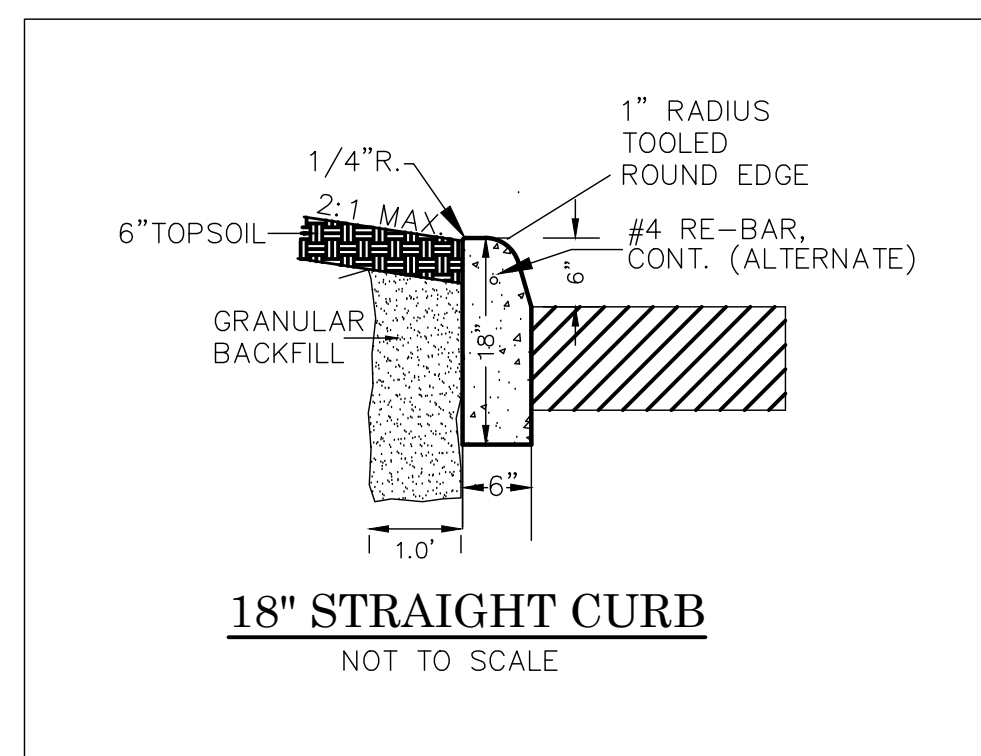
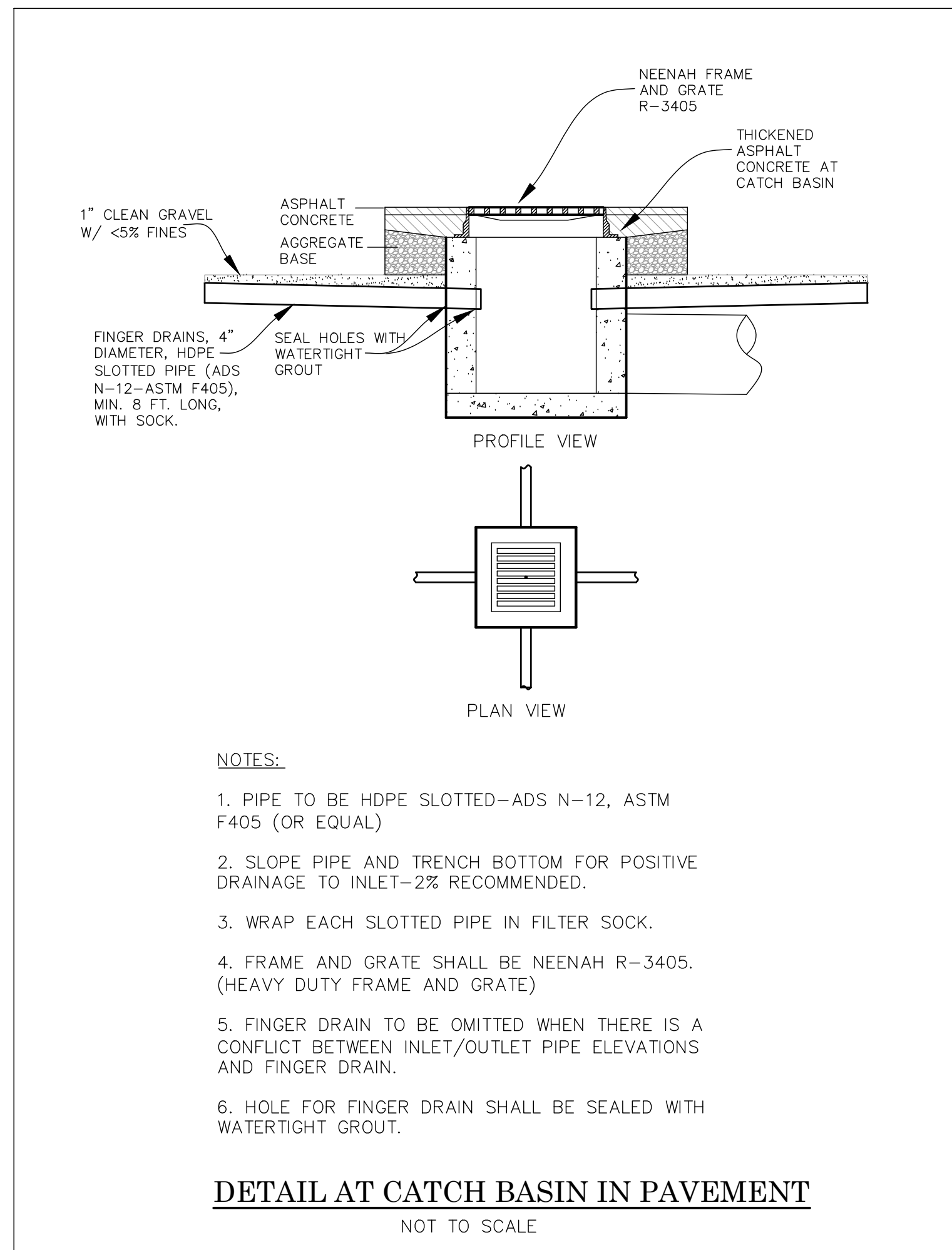
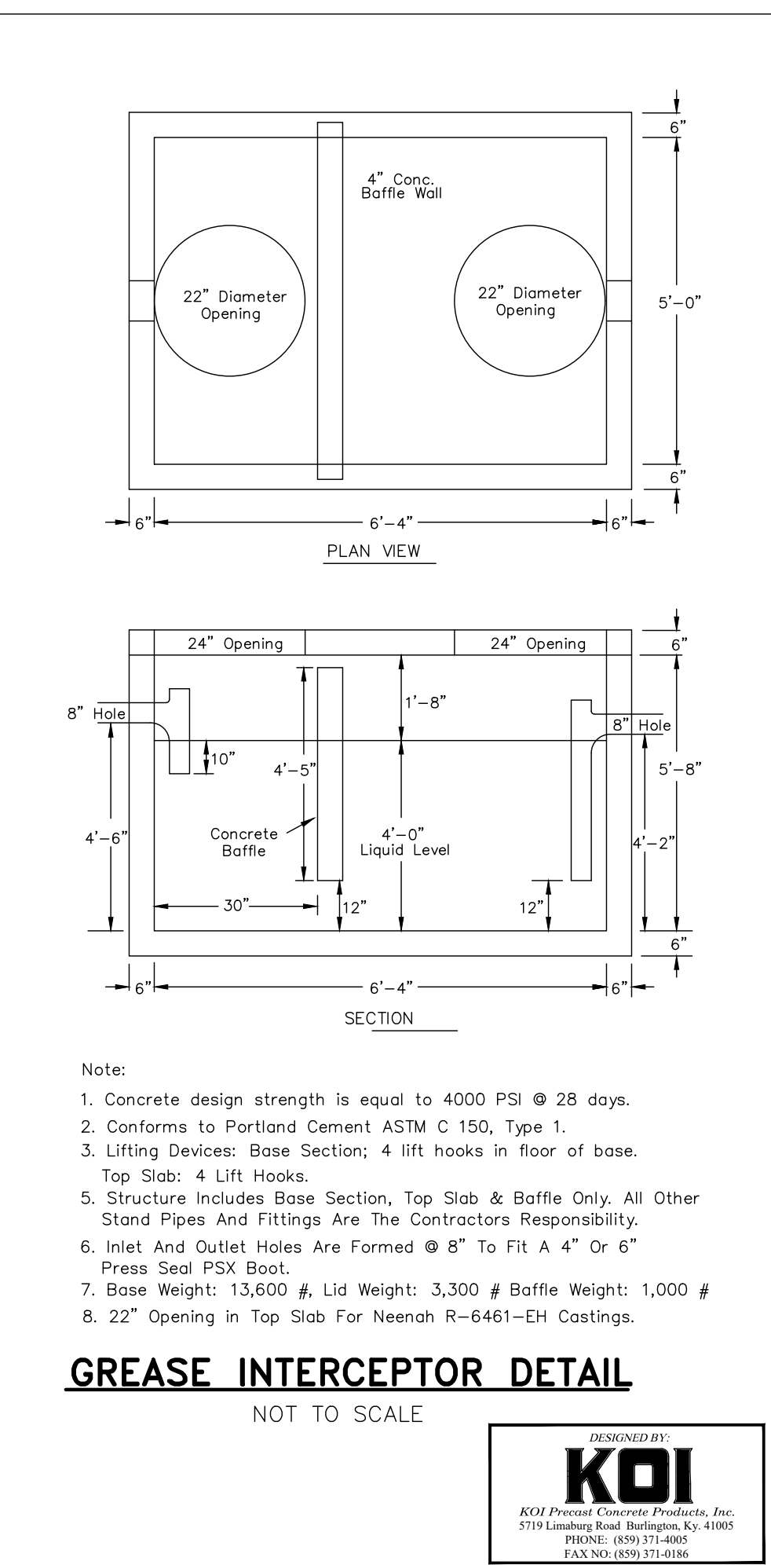
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JOB NO.	21-154	
DATE	Feb. 11, 2024	

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NOTES:
 1. A.D.A. SIGN TYPE: A. 18"x12" B. 9"x12"
 2. "FINE" AND "VAN ACCESSIBLE" SIGN TO BE INSTALLED BASED ON LOCAL CODE.
 3. ALL SIGNS SHALL COMPLY WITH U.S. ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS



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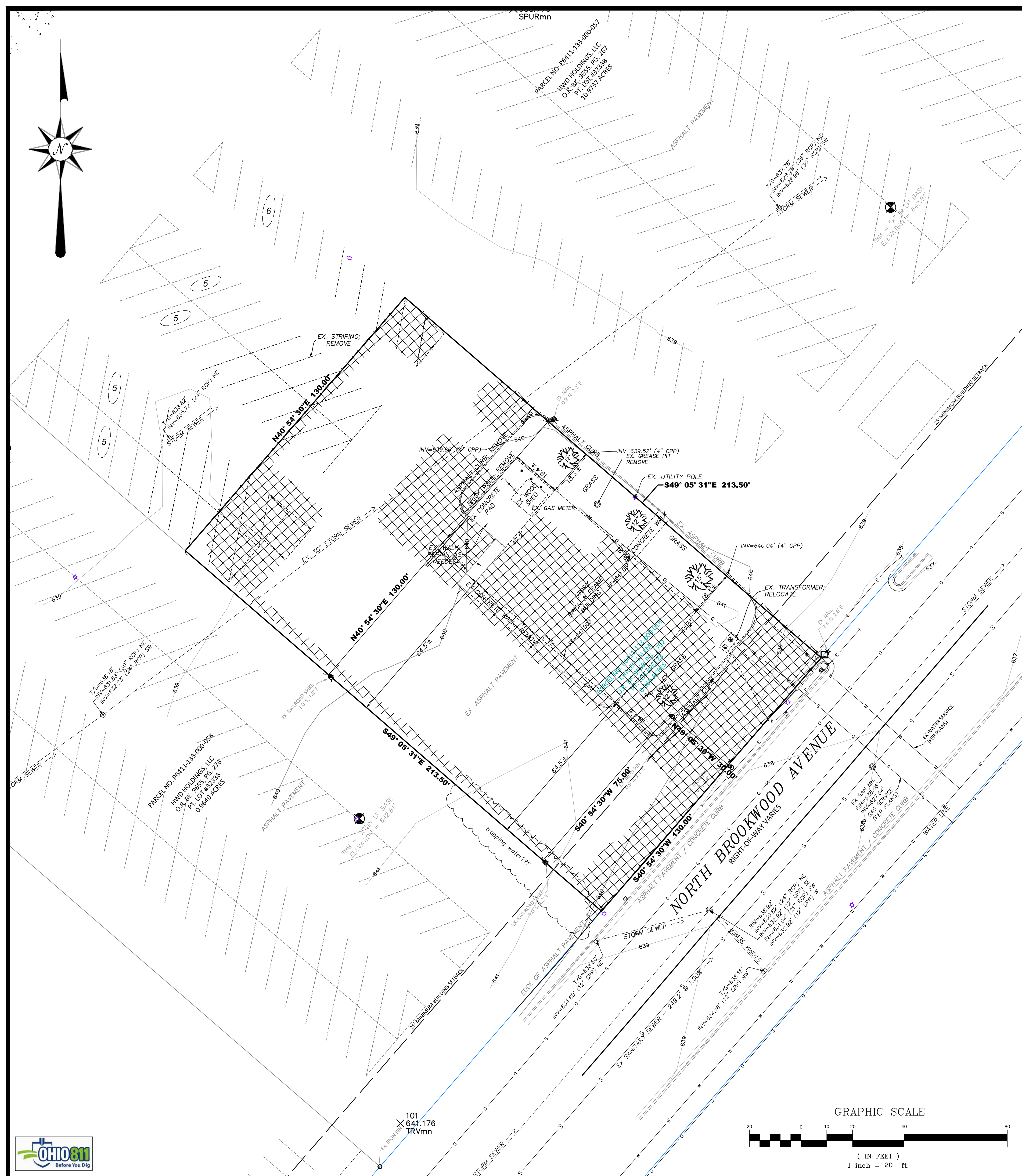
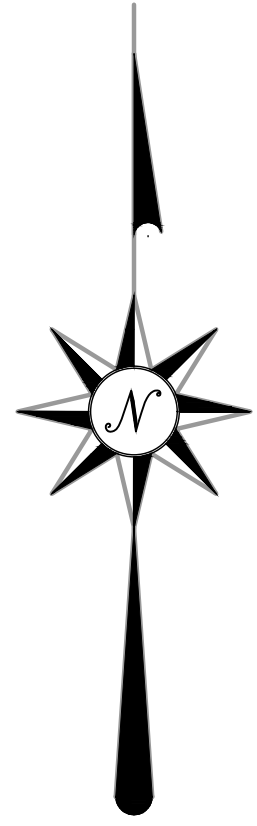


SITE CONSTRUCTION DETAILS
 GOLD STAR CHILI
 N. BROOKWOOD AVE.
 CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
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JOB NO.	21-154	
DATE	Feb. 11, 2024	

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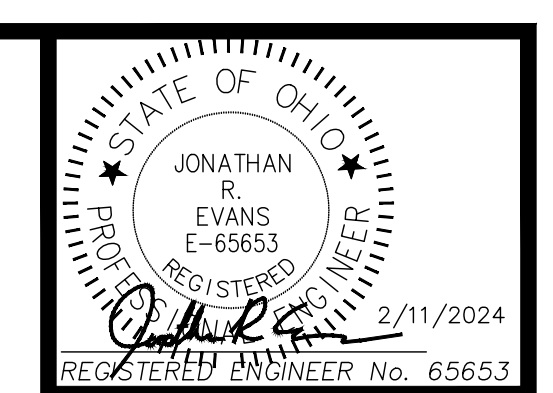
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EXISTING CONDITION NOTES:


1. CURRENT ZONING FOR THE PROPERTY IS "BPD". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CITY OF HAMILTON ZONING DEPARTMENT.
2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
3. PER FLOOD INSURANCE RATE MAP NUMBER 3901700187E EFFECTIVE 10/19/2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES



REVISIONS	
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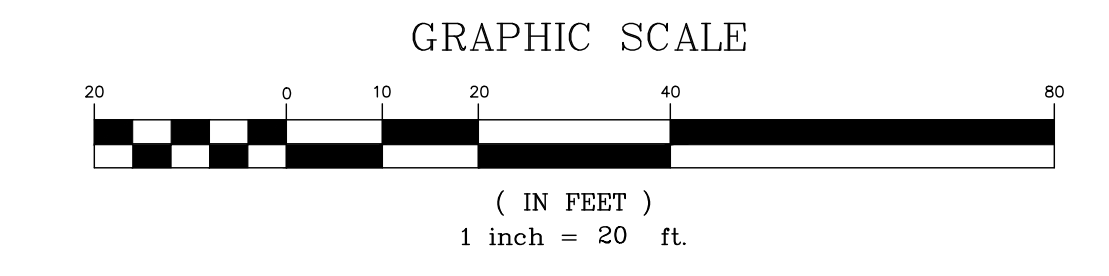
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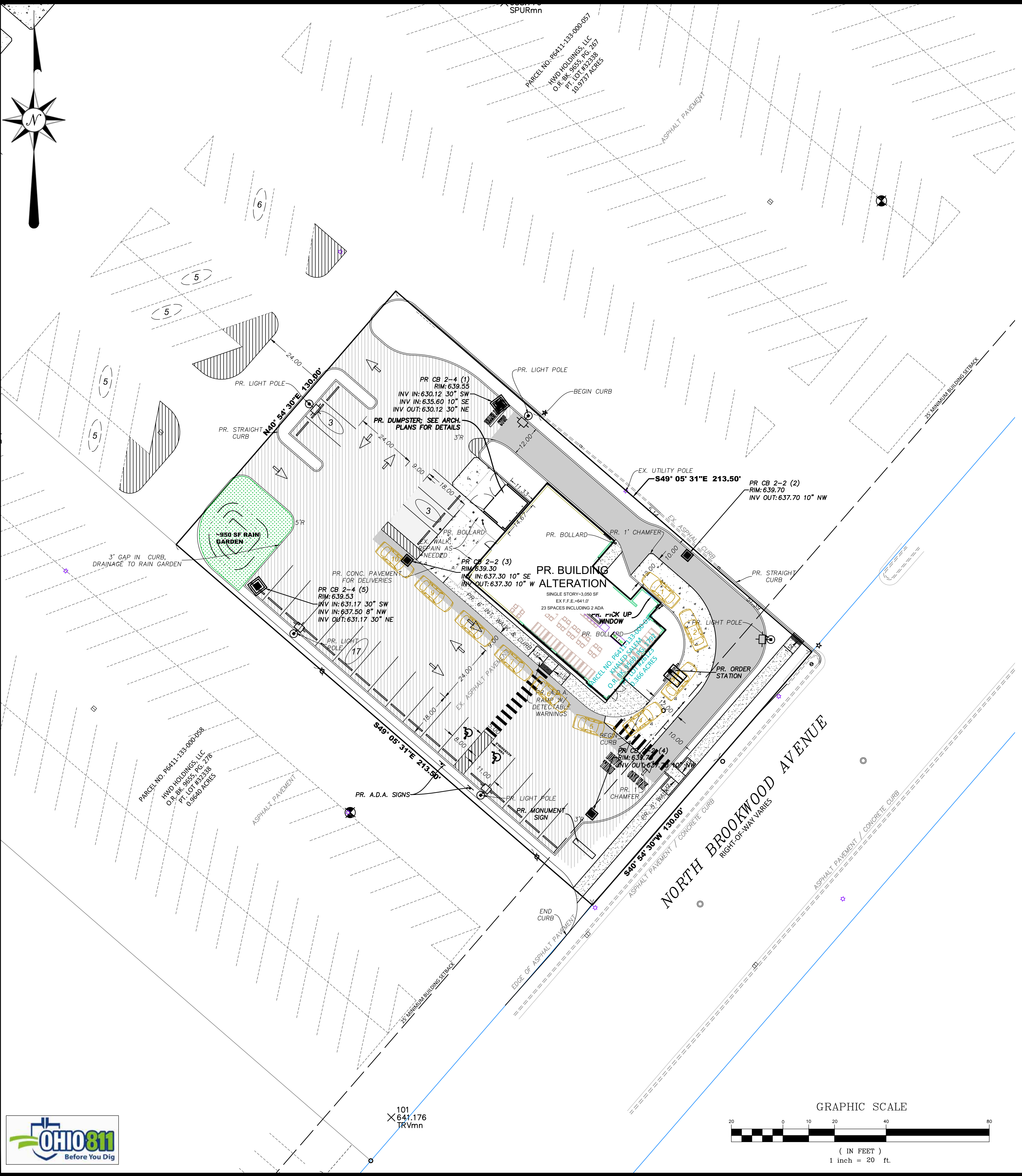


GOLD STAR CHILI
EXISTING CONDITIONS & DEMO PLAN
 N. BROOKWOOD AVE.,
 CITY OF HAMILTON, BUTLER COUNTY, OHIO





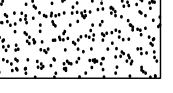
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LEGEND-PROP. FEATURES

-  ASPHALT OVERLAY--VARIABLE THICKNESS
-  LIGHT DUTY ASPHALT PAVEMENT
-  HEAVY DUTY ASPHALT PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE WALK

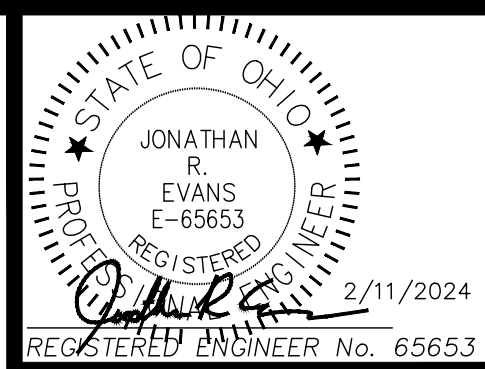
SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING=	21
ADA ACCESSIBLE =	2
TOTAL PARKING	23 SPACES (MIN. 9' X 18')

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.



REVISIONS	NO. & DESCRIPTION
BY	JRE
DATE	10.17.22
	08.23.23
	JRE
	JRE

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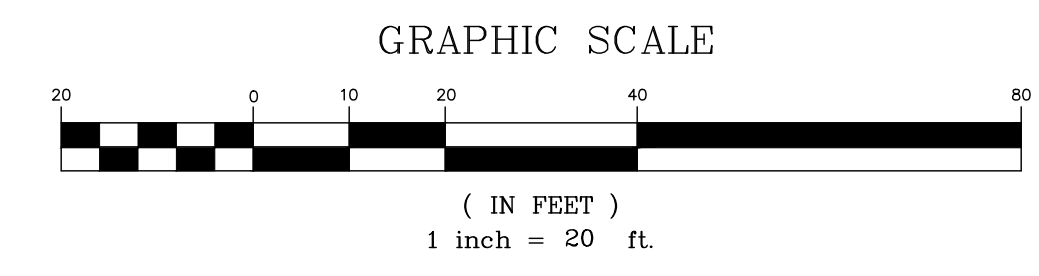


GOLD STAR CHILI
SITE DIMENSION PLAN
 N. BROOKWOOD AVE.,
 CITY OF HAMILTON, BUTLER COUNTY, OHIO

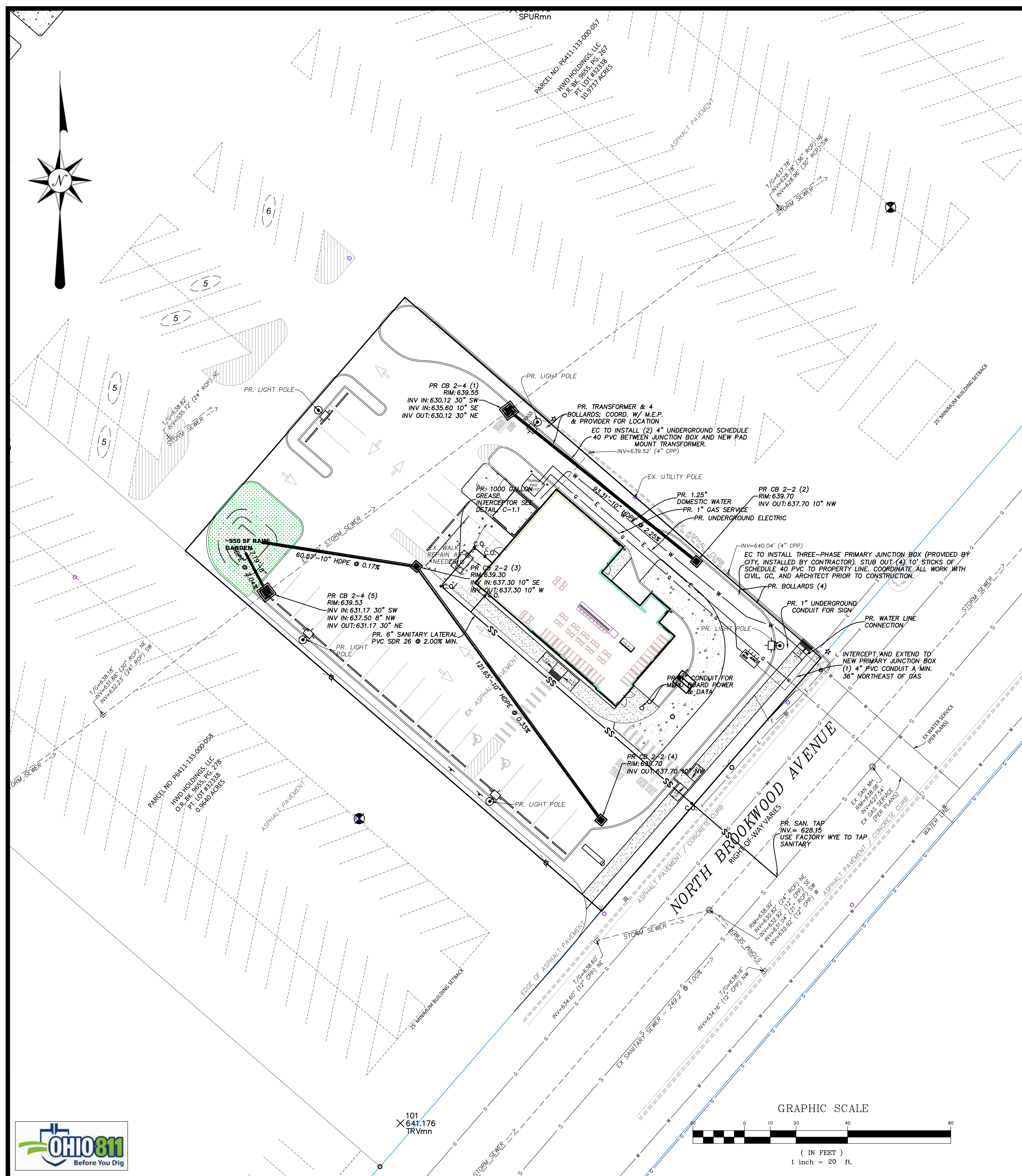
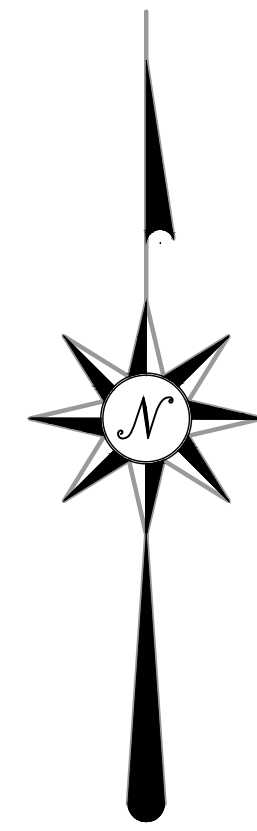
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JOB NO.	21-154	
DATE	Feb. 11, 2024	

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LEGEND-PROP. FEATURES

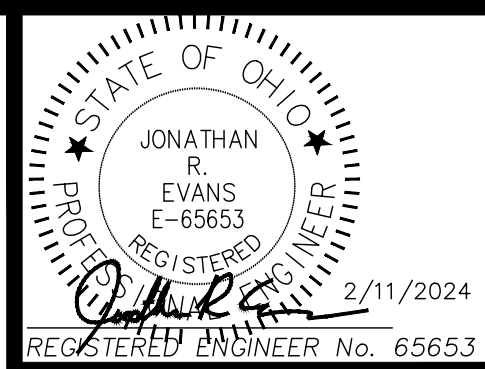
- W — PROPOSED DOMESTIC WATER SERVICE (1" METER—INSIDE BUILDING; 1.25" LINE, TYPE K COPPER)
 - SS — PROPOSED 6" SANITARY LATERAL PVC SDR 26 @ 2.00% MIN.
 - S — PROPOSED STORM
 - E — PROPOSED UNDERGROUND ELECTRIC SERVICE
 - G — PROPOSED 1" GAS SERVICE TO BE DIRECT BURIED
- DS — PR. DOWNSPOUT
 RD — PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY MSP DESIGN.
- ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
- FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
- THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME, USE COUNTERSUNK HEAD WHEN RAISED HEAD IS CONSIDERED A TRIP HAZARD.
- COORDINATE WITH PROVIDER FOR BUILDING SEWER AND WATER TAPS. ANY WATER OR SEWER TAP IS THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION BY THE CITY.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE PROPOSED UNDERGROUND STORM SEWER SYSTEM.
- SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
- A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
- SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
- SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
- DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
- CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
- WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
- ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
- SANITARY SERVICE SHALL BE 6" PVC SDR-26 @ 2.00% MIN.
- CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS.
- GAS SERVICE TO BE INSTALLED BY OPERATOR QUALIFIED CONTRACTOR, FROM MAIN TO CURB VALVE. AN OPERATOR QUALIFIED CONTRACTOR MUST INSTALL FROM CURB VALVE TO GAS METER. GAS SHALL BE DIRECT BURIED.

SPECIAL NOTES:

- CURB VALVES ARE NOT TO BE LOCATED IN THE PUBLIC SIDEWALK OR DRIVEWAY.
- THE MINIMUM VERTICAL DISTANCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY MAIN IS 3'-FT.
- CURB VALVES ARE TO BE IN DIRECT LINE WITH THE GAS METER IF POSSIBLE.
- THE CONTRACTOR MUST FOLLOW THE CITY OF HAMILTON'S WATER MAIN AND WATER SERVICE TESTING PROCEDURES.
- CONTACT DALTON MARCUM (513-785-7235 OR DALTON.MARCUM@HAMILTON-OH.GOV) FOR CITY OF HAMILTON ELECTRIC CONSTRUCTION STANDARDS PRIOR TO INSTALLATION AND FOR INSPECTION OF UTILITY OWNED ELECTRIC FACILITIES.



REVISIONS	NO. & DESCRIPTION	BY	DATE
	BID & PERMIT SET	JRE	10.17.22
	REVISIONS	JRE	08.23.23

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168

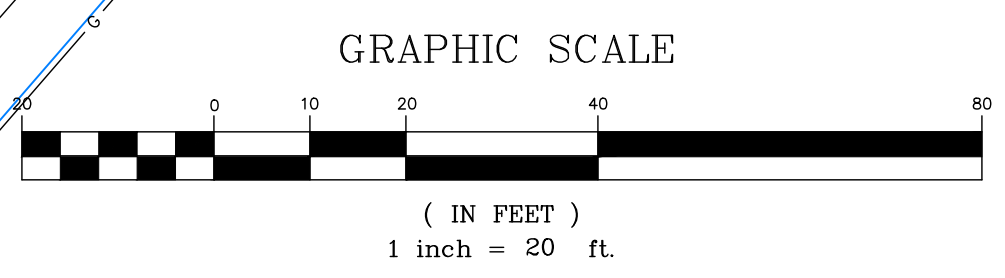


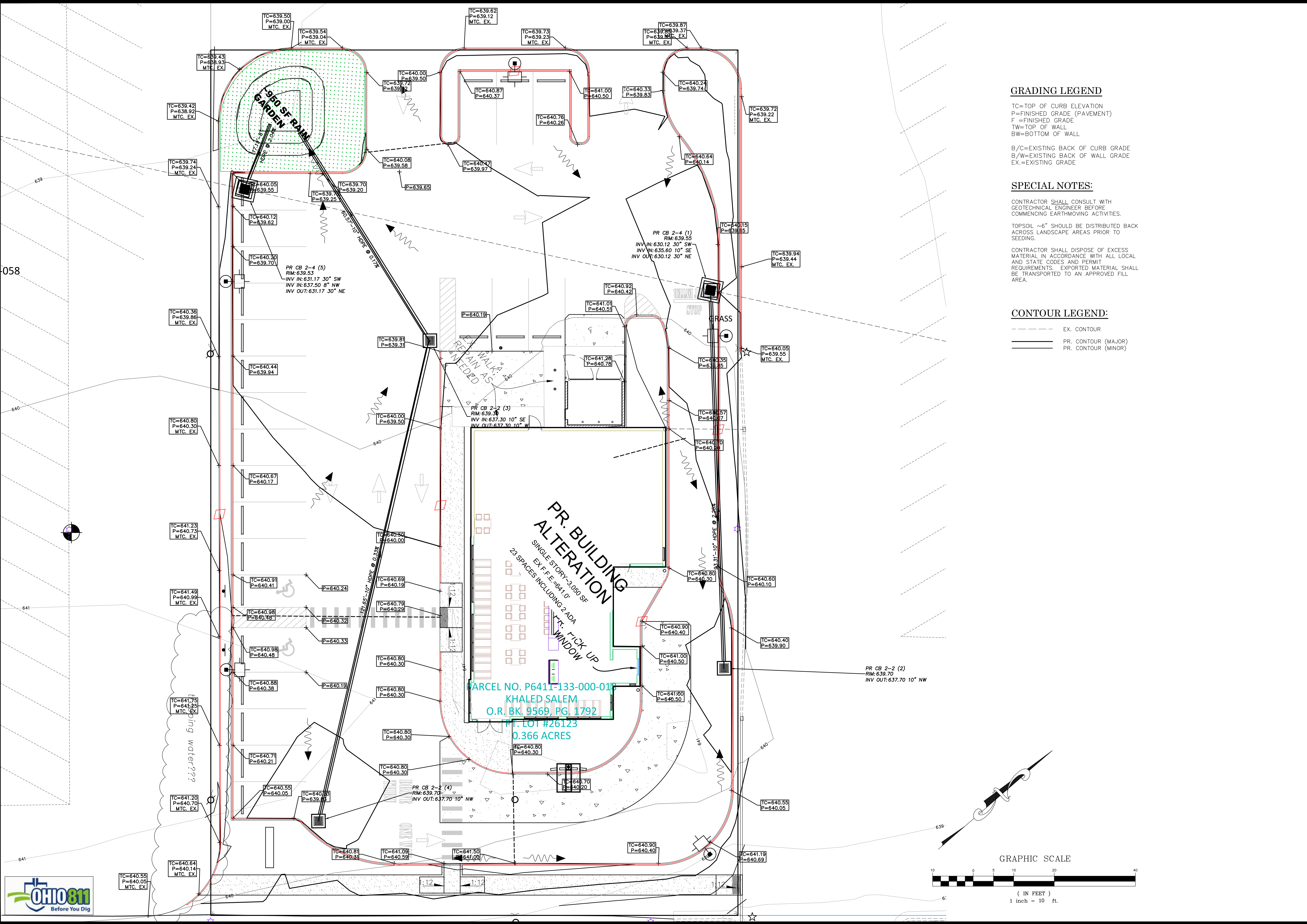
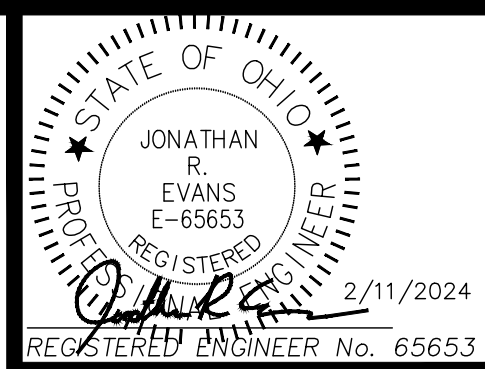
GOLD STAR CHILLI
UTILITY SERVICE PLAN
 N. BROOKWOOD AVE.,
 CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	21-154	
DATE	Feb. 11, 2024	

SHEET NO.

C-3.1





GRADING LEGEND

TC=TOP OF CURB ELEVATION
 P=FINISHED GRADE (PAVEMENT)
 F=FINISHED GRADE
 TW=TOP OF WALL
 BW=BOTTOM OF WALL
 B/C=EXISTING BACK OF CURB GRADE
 B/W=EXISTING BACK OF WALL GRADE
 EX.=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.
 TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.
 CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

--- EX. CONTOUR
 — PR. CONTOUR (MAJOR)
 - - - PR. CONTOUR (MINOR)

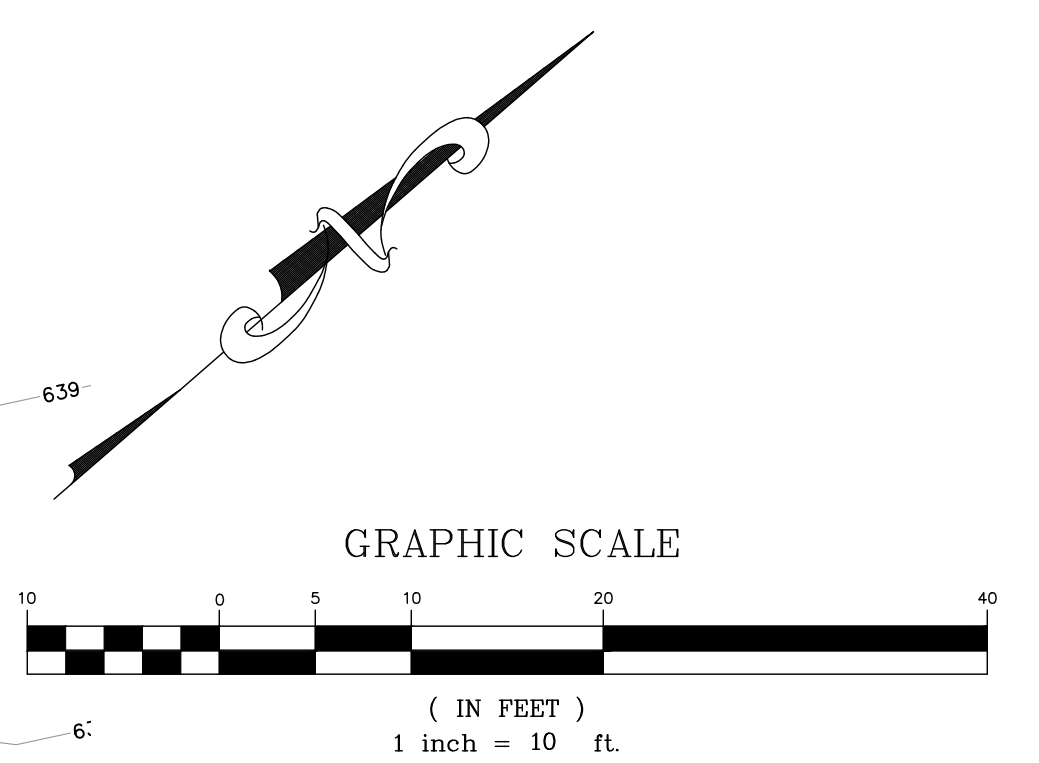
REVISIONS	NO.	DESCRIPTION
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DATE	10.17.22	REVISIONS
	08.23.23	

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GOLD STAR CHILI
GRADING PLAN
 N. BROOKWOOD AVE.
 CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB NO.	21-154	
DATE	Feb. 11, 2024	

SHEET NO.
 C-4



EROSION AND SEDIMENT CONTROL NOTES:

- PRE-CONSTRUCTION:**
- THE CONTRACTOR SHALL NOTIFY THE BUTLER COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.
 - THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
 - THE REQUIRED PRE-CONSTRUCTION MEETING
 - FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
 - PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
 - PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
 - PRIOR TO FINAL ACCEPTANCE
 - A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.
 - THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.
 - THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE MADE. UNLESS IMMEDIATE ACTION IS NECESSARY, IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
 - THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVE UPON REQUEST.

- SAFETY:**
- THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.
 - WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
 - STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT UTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.
 - STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

- STABILIZED CONSTRUCTION ENTRANCE:**
- THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.
 - CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

- SEDIMENT TRAPS AND BASINS:**
- SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.
 - SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.
 - SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.
 - SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.
 - SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
 - WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.
 - SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.
 - OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

- TEMPORARY & PERMANENT STABILIZATION:**
- ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.
 - ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
 - ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
 - ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.
 - WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.
 - PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OF ACHIEVING FINAL GRADE.
 - TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.
 - STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

- FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.
 - ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.
- OTHER:**
- NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.
 - SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.
 - SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
 - ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROUING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.
 - AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.
 - CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH0C00005—"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

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

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RE-STABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

MULCHING

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 SEED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

SPECIAL NOTES:

- DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.
- AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.
- DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.
- DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.

STABILIZED CONSTRUCTION ENTRANCE
(ONLY IF NECESSARY)
NO SCALE

TEMPORARY AND PERMANENT SEEDING:

- SEEDBED PREPARATION**
 - LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.
 - FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.
- SEEDING
 - TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS
 - PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE	0.5 LBS
	2. DOMESTIC RYEGRASS	0.25 LBS
	3. KENTUCKY BLUEGRASS	0.25 LBS
2-1 SEEDING FOR STEEP BANKS OR CUTS	1. TALL FESCUE	1 LBS
	2. CROWNVECH	0.25 LBS
	3. FLATIRA	0.50 LBS
2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES	1. TALL FESCUE	1 LBS
	2. DWARF FESCUE	0.50 LBS
- APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) OF AN INCH.
- WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.
- OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.
- THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

TEMPORARY AND PERMANENT SEEDING (CONT.)

- MECHANICAL—USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
- ASPHALT EMULSION—APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
- MULCH NETTING—USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

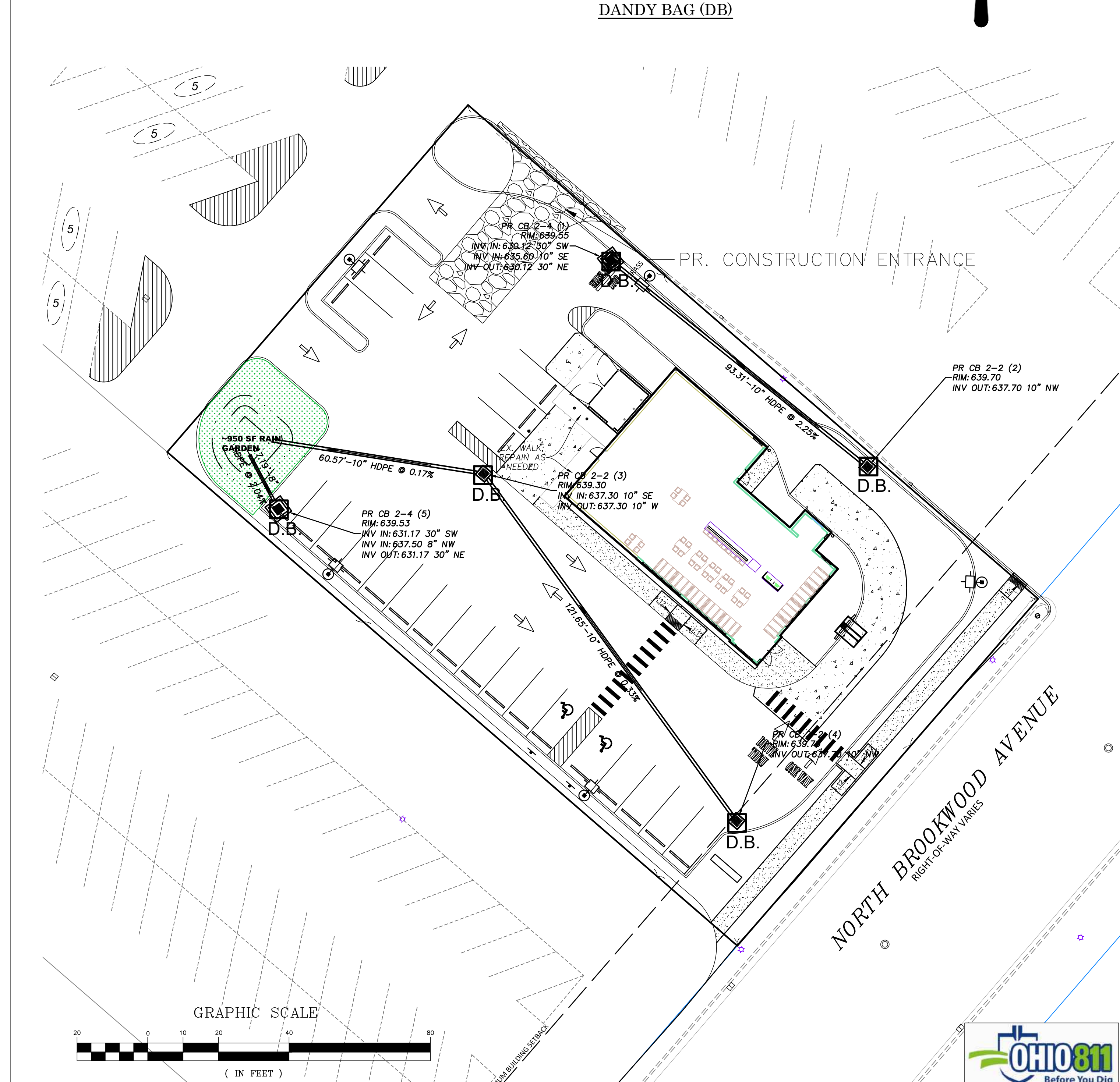
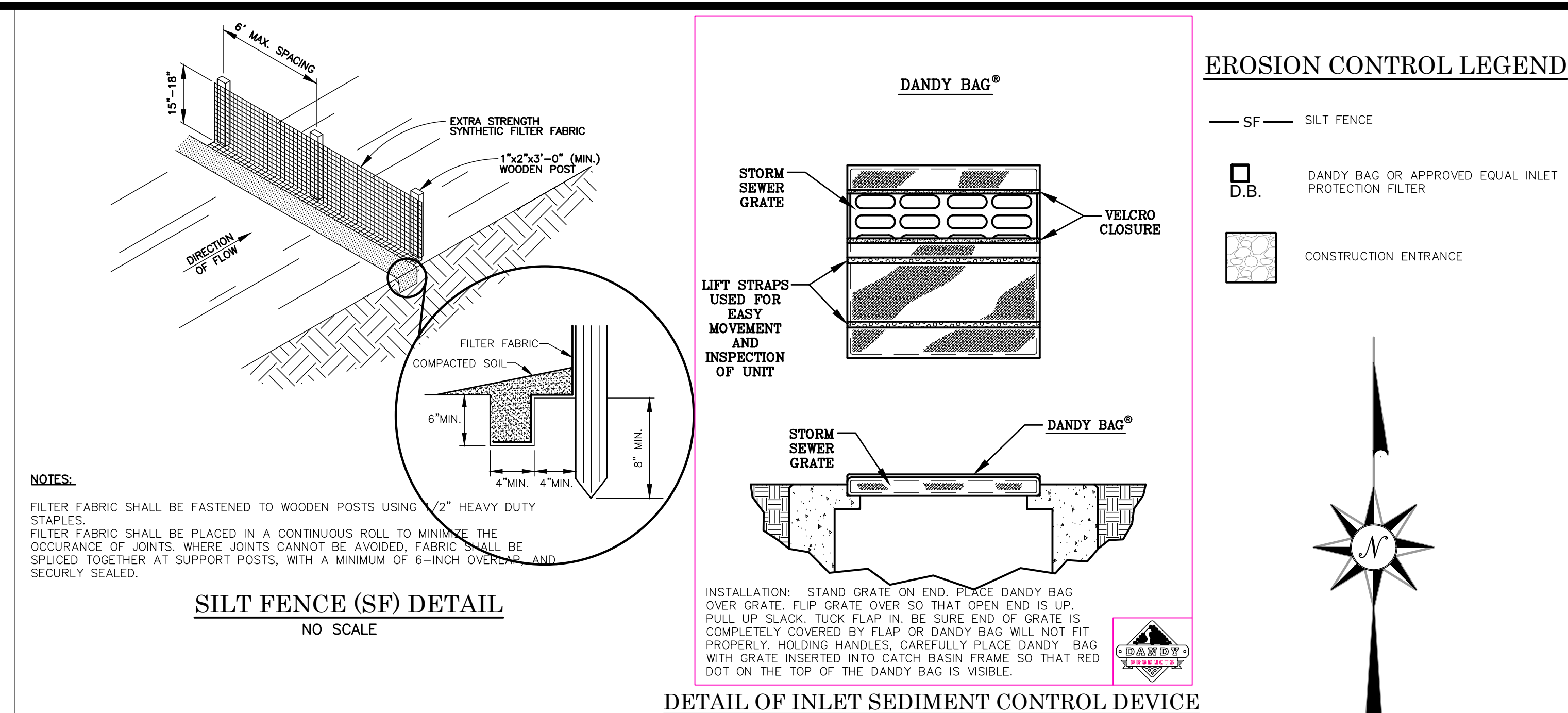
- TEMPORARY SEEDING—AFTER NOVEMBER 1, USE MULCH ONLY.**
- PERMANENT SEEDING—SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":**
- FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

- MULCHING**
- MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.
 - BROADCAST THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.
 - MULCH ANCHORING METHODS:
 - MECHANICAL—USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
 - ASPHALT EMULSION—APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
 - MULCH NETTING—USE ACCORDING TO THE MANUF. RECOMMENDATIONS.
- SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

- STABILIZATION:**
- DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:
- PERMANENT STABILIZATION**
- | Area requiring permanent stabilization | Time frame to apply erosion controls |
|--|--|
| Any area that will lie dormant for one year or more | Within seven days of the most recent disturbance |
| Any area within 50 feet of surface water of the state and of final grade | Within two days of reaching final grade |
| All other areas at final grade | Within seven days of reaching final grade within that area |
- TEMPORARY STABILIZATION**
- | Area requiring temporary stabilization | Time frame to apply erosion controls |
|---|---|
| Any disturbed areas within 50 feet of surface water of the state and not at final grade | Within two days of the most recent disturbance if the area will lie dormant for more than 14 days |
| For all construction activities, any disturbed areas that will lie dormant for more than 14 days but less than one year, and not within 50 feet of surface water of the state | Within seven days of the most recent disturbance within the area |
| Disturbed areas that will lie over winter | Prior to the onset of winter weather |

CONSTRUCTION SEQUENCE:

- THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:
- CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
 - INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
 - INSTALL STORMWATER MANAGEMENT SYSTEMS. INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
 - TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
 - INSTALLATION OF ALL UTILITIES.
 - SITE CONSTRUCTION.
 - FINAL GRADING, STABILIZATION, AND LANDSCAPING.
 - REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



STATE OF OHIO
 JONATHAN R. EVANS
 E-65653
 REGISTERED PROFESSIONAL ENGINEER
 2/11/2024
 REGISTRATION NUMBER No. 65653

REVISIONS	NO. & DESCRIPTION	BID & PERMIT SET
BY	JRE	JRE
DATE	10.17.22	08.23.23

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168

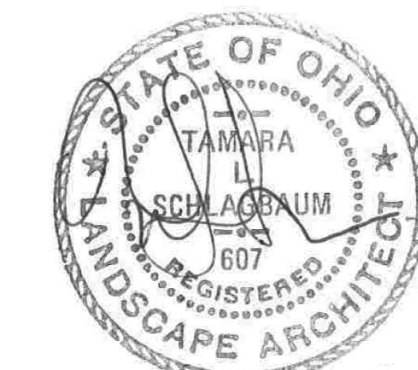
GOLD STAR CHILI
STORMWATER POLLUTION PREVENTION PLAN
 N. BROOKWOOD AVE.,
 CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	21-154	
DATE	Feb. 11, 2024	

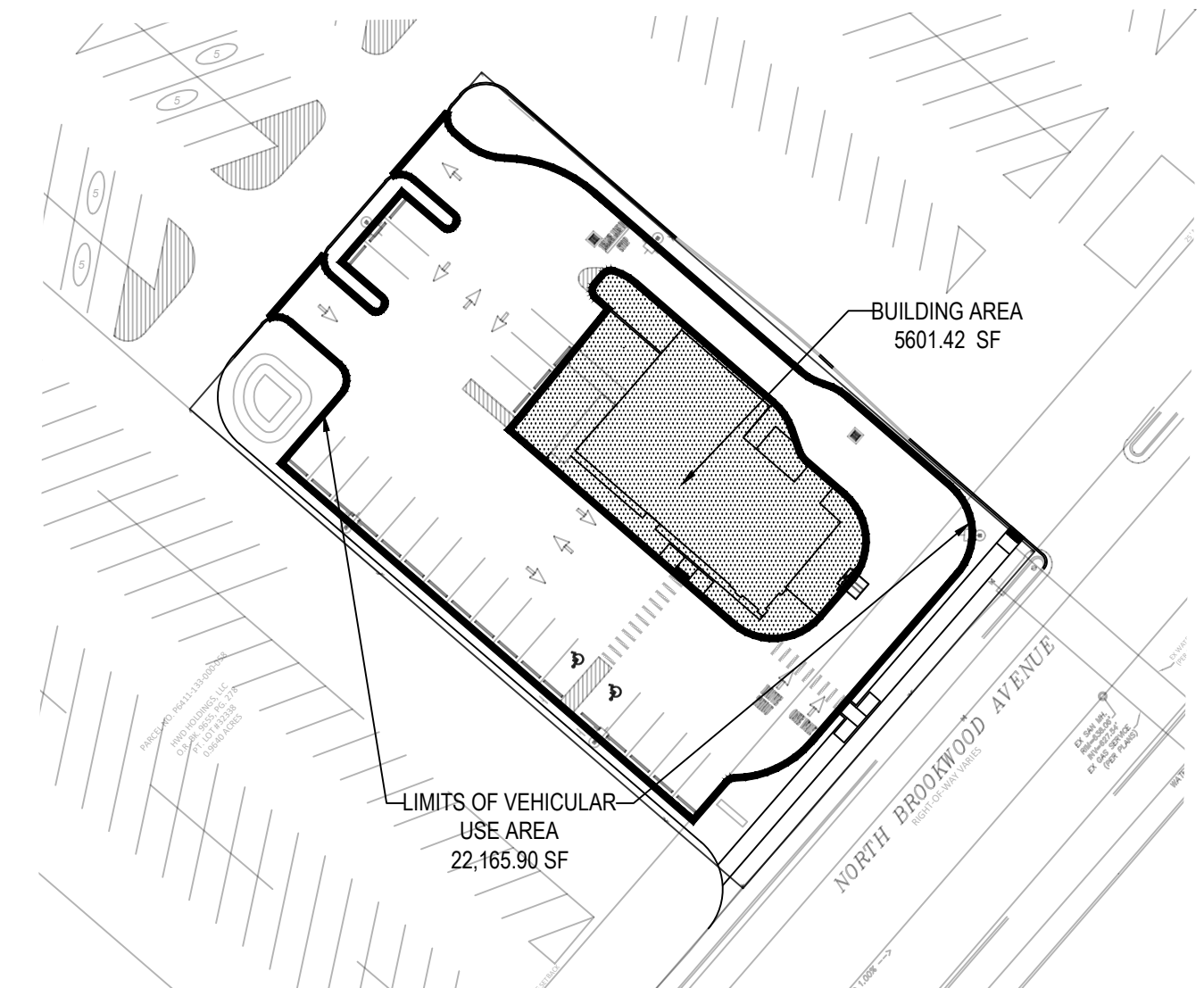
SHEET NO.
 C-5

PLANT SCHEDULE

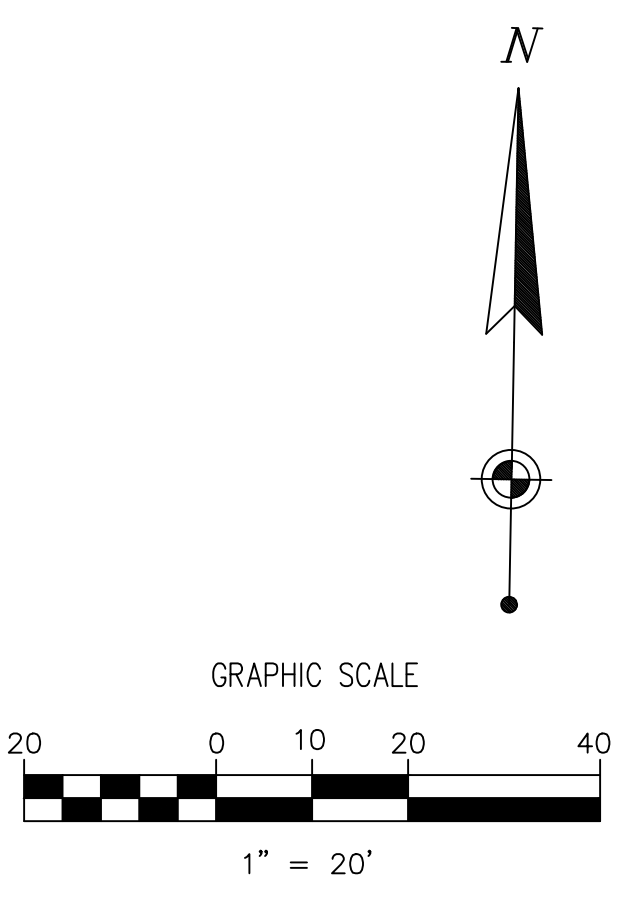
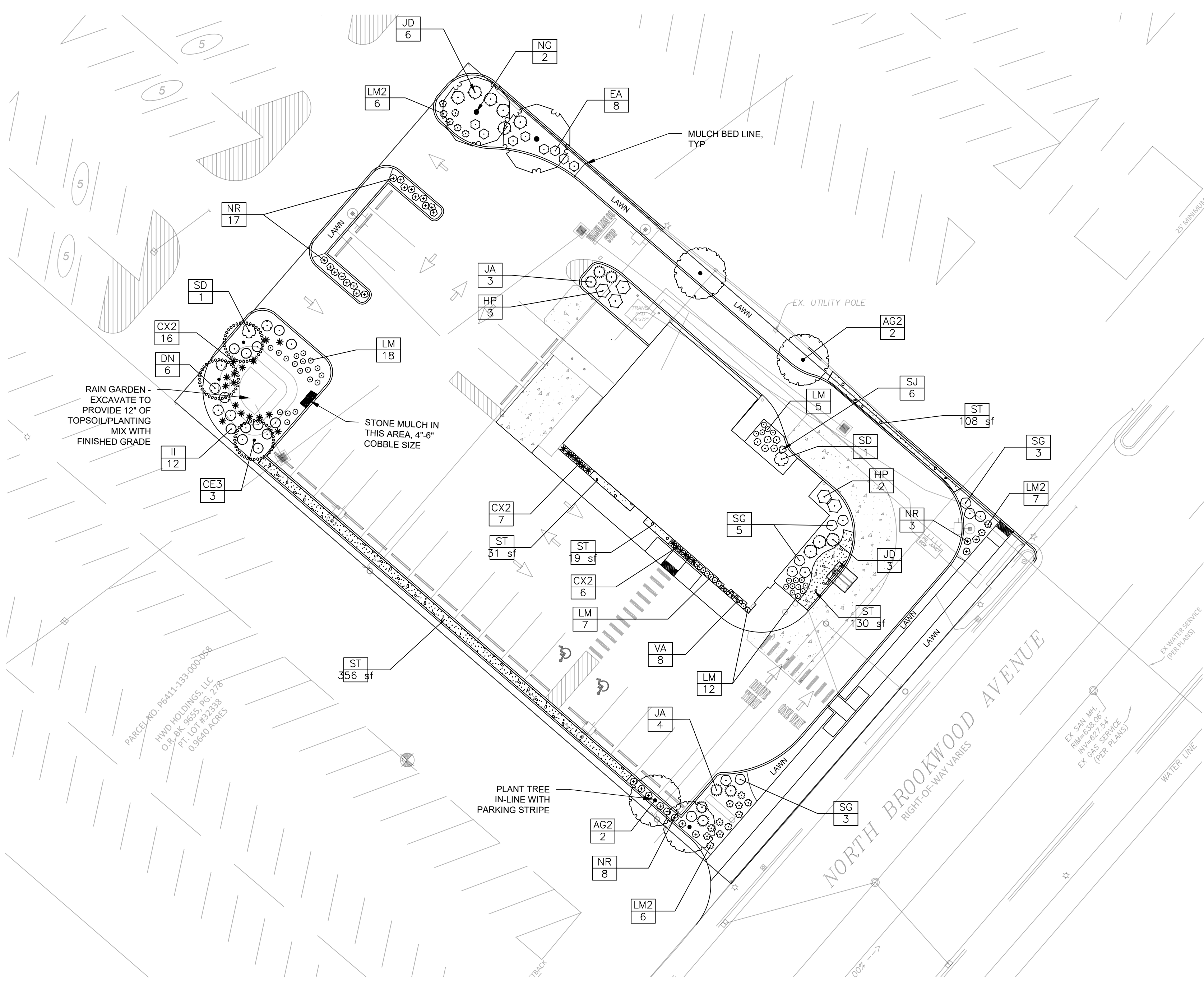
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TIME/COLOR	FALL COLOR
TREES									
AG2	4	ACER NIGRUM 'GREENCOLUMN'	GREEN COLUMN BLACK MAPLE	2" CAL.	B&B	50'	15'-20"		YELLOW-ORANGE
CE3	3	CARPINUS BETULUS 'JFS-KW1CB'	EMERALD AVENUE® EUROPEAN HORNBEAM	2" CAL.	B&B	25'-30'	12'-15'		GOLDEN YELLOW
NG	2	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO	2" CAL.	B&B	40'	24"		RED
SHRUBS									
DN	6	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	3 GAL.	POT	2'	3'-4'	APRIL-MAY / CREAMY WHITE	
EA	8	EUCONYMUS ALATUS 'ODOM' TM	LITTLE MOSES DWARF BURNING BUSH	3 GAL.	POT	2'-3'	2'-3'		RED
HP	5	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	3 GAL.	B&B	4'-5'	4'-5'	JUNE-SEPT / WHITE	ORANGE-RED
II	12	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GAL.	POT	3'-4'	4'-5'		EVERGREEN
JD	9	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	DAUB'S FROSTED JUNIPER	3 GAL.	POT	12'-18"	5'		EVERGREEN
JA	7	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	3 GAL.	POT	3'	3'-4'		EVERGREEN
SJ	6	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	3 GAL.	POT	18'-24"	2'	MAY-JUNE / PINK	RUSSET RED
SG	11	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL.	POT	3'-4'	3'-4'	MAY-JUNE / PINK	GOLDEN
SD	2	SYRINGA X 'DECLARATION'	DECLARATION LILAC	5 GAL.	POT	6'-8'	5'-6'	FEB-APRIL / PURPLE	
ANNUALS/PERENNIALS									
CX2	29	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	POT	2'-3'	2'	JUNE-SEPT / REDDISH BROWN	GOLDEN
LM	42	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	2 GAL.	POT	12'-18"	12'-15"	JUNE-SEPT / BLUE	
LM2	19	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	2 GAL.	POT	12'-18"	12'-15"	APRIL-SEPT / LAVENDAR BLUE	
NR	28	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	2 GAL.	POT	2'	2'-3'	APRIL-SEPT / LAVENDAR BLUE	
VA	8	VERONICA AUSTRIACA TEUCRIUM 'CRATER LAKE BLUE'	AUSTRIAN SPEEDWELL	2 GAL.	POT	12'-18"	12'-18"	JUNE-SEPT / BLUE	
GROUND COVERS									
ST	644 SF	STONE MULCH	STONE MULCH	SQ. FT.					



DATE: FEBRUARY 12, 2024
EXPIRES: DECEMBER 31, 2025



B / L 1.0 VEHICULAR USE AREA
SCALE: 1" = 50'



A / L 1.0 LANDSCAPE PLAN
SCALE: 1" = 20'

DATE	BY	NO. & DESCRIPTION

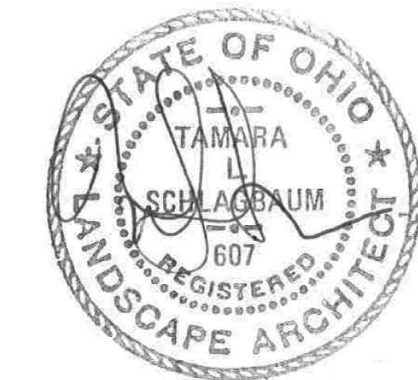
TAMARA SCHLAGBAUM, ASLA
LANDSCAPE ARCHITECT
7335 SHAWNEE RUN RD., CINCINNATI, OHIO

LANDSCAPE PLAN
GOLD STAR
N. BROOKWOOD AVE.
CITY OF HAMILTON, BUTLER COUNTY, OHIO

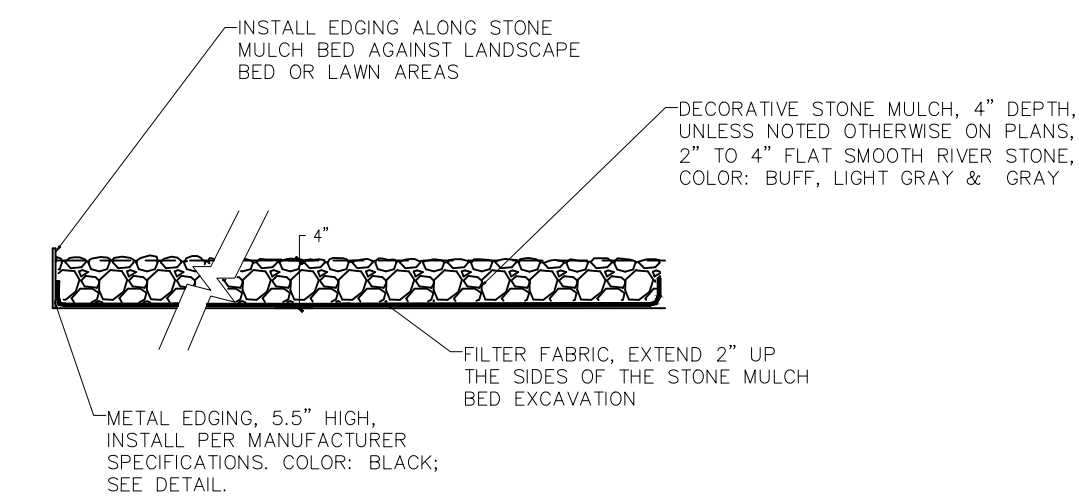
SCALE	HORIZ.	VERT.
AS NOTED		
JOB NO.		
DATE	FEBRUARY 12, 2024	

SHEET NO.

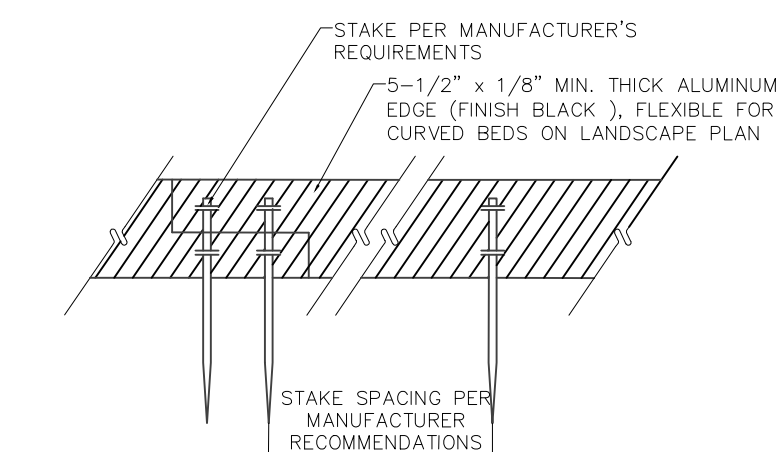
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DATE: FEBRUARY 12, 2024
EXPIRES: DECEMBER 31, 2025



STONE MULCH



METAL EDGING

C/L 2.0 STONE MULCH AND EDGING
SCALE: NOT TO SCALE

Streetscape Buffer:

North Brookwood Avenue

Plant Material	Required	Provided	Comment
Buffer Width (Front yard)	10'	Varies 12' to 20'	

Interior Landscape:

Lot Size: 27,754.91 sf (0.336 acres)

Parking & Circulation Area 16,564.48 sf (22,165.90 sf VUA w/ Bldg – 5601.42 Bldg area)

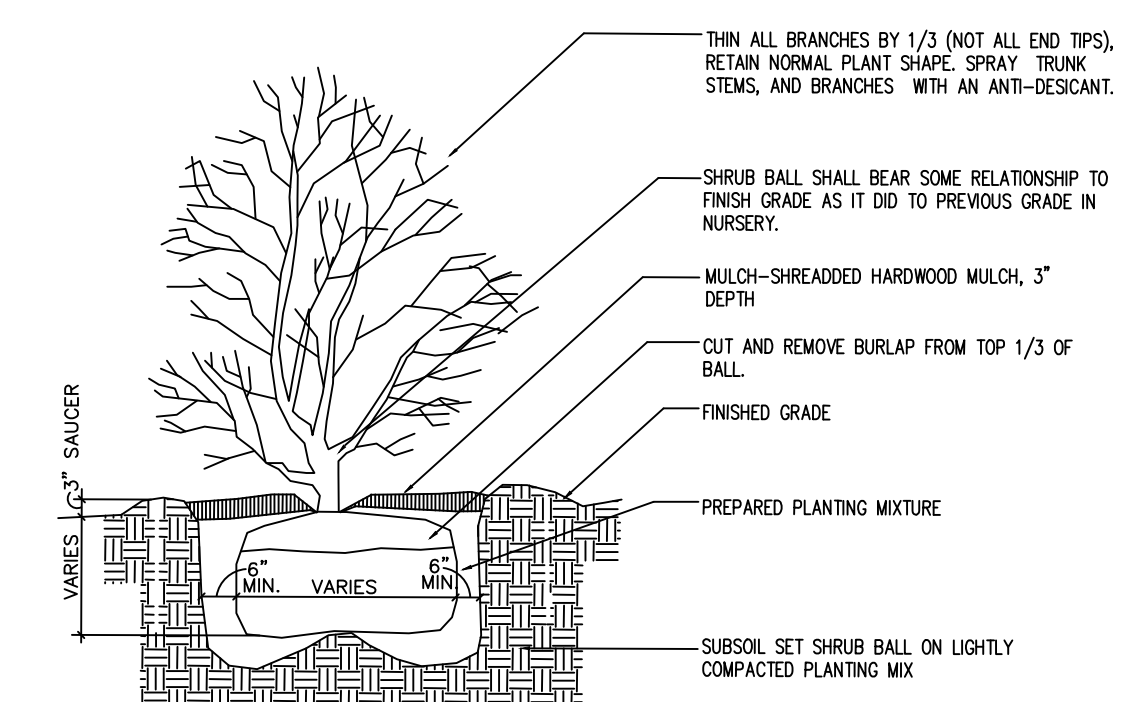
Proposed Parking: 23 spaces

Plant Material	Required	Provided	Comment
Tree 1 tree per 5,000 sf of lot area	6	6	Minimum 2 trees per parcel Tree- min 2" caliper
Shrub 3 shrubs per required tree	18	60	
Perennial 6 perennials per required tree	36	70	
Landscape Rain Garden Area • 5% of interior parking and circulation area	829 sf (5% of 16,564.48)	984	
Landscape Rain Garden Plants • 1 Tree /10 parking spaces • 6 Shrubs / 10 parking spaces • 12 perennials /10 parking spaces	• Tree: 3 • Shrubs: 14 • Perennials: 28	• Tree: 3 • Shrubs: 17 • Perennials: 34	Tree – min 1.5" caliper Shrub – min 24" ht

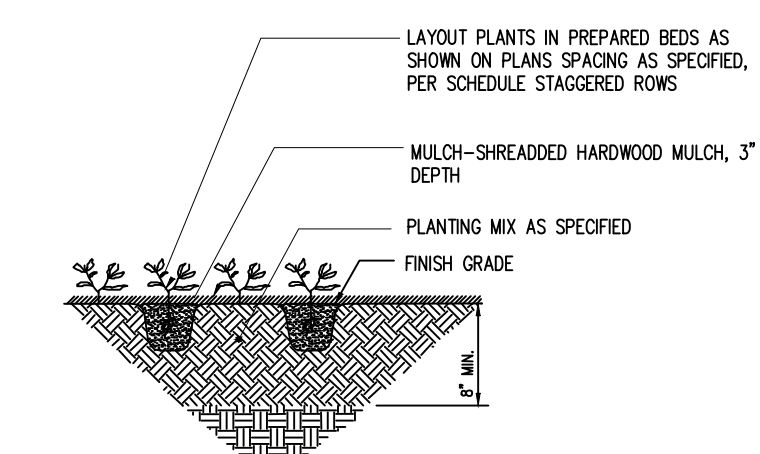
Perimeter Parking Buffer:

Perimeter Landscape (Section 1619)

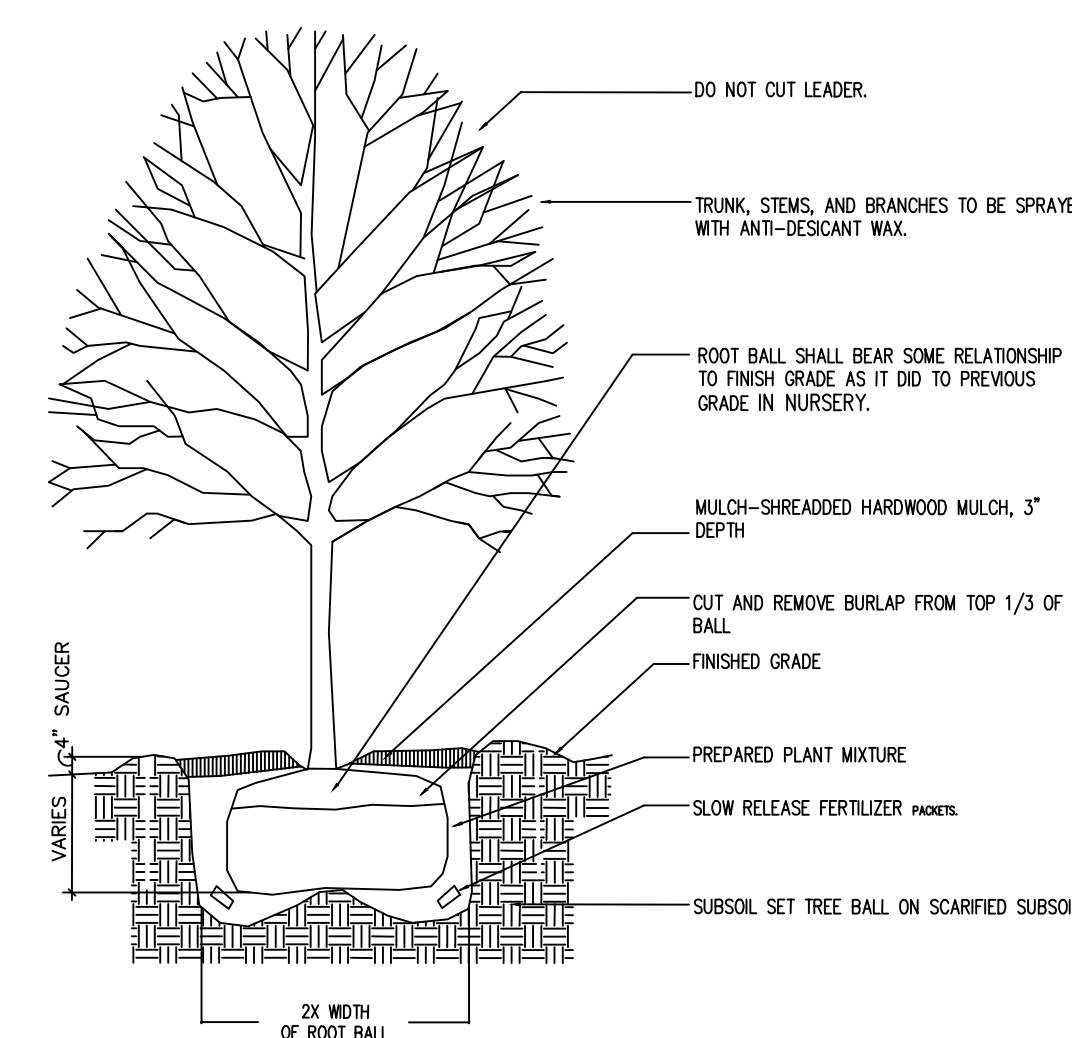
Plant Material	Required	Provided	Comment
Buffer Width	30 inches	Varies, with 30 inches minimum	With parking blocks



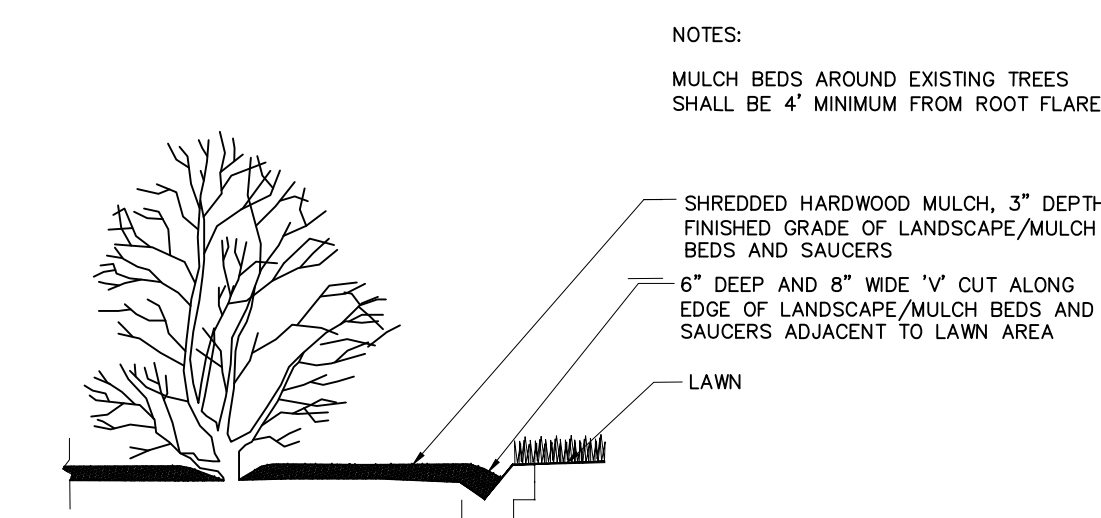
SHRUB PLANTING DETAIL



PERENNIAL & GROUND COVER PLANTING DETAIL



TREE PLANTING DETAIL



MULCH BED EDGE DETAIL

A/L 2.0 LANDSCAPE REQUIREMENT SUMMARY
SCALE: NOT TO SCALE

B/L 2.0 PLANTING DETAILS
SCALE: NOT TO SCALE

REVISIONS	NO. & DESCRIPTION
DATE	BY

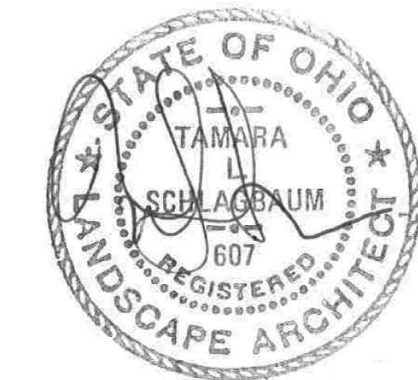
TAMARA SCHLAGBAUM, ASLA
LANDSCAPE ARCHITECT
7335 SHAWNEE RUN RD., CINCINNATI, OHIO

LANDSCAPE PLAN
GOLD STAR
N. BROOKWOOD AVE.
CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE	HORIZ.	VERT.
AS NOTED		
JOB NO.		
DATE	FEBRUARY 12, 2024	

SHEET NO.

L2.0



DATE: FEBRUARY 12, 2024
EXPIRES: DECEMBER 31, 2025

A PLANT SCHEDULE WHICH LISTS THE PLANT NAMES, SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN IN THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE LANDSCAPE PLANS SHALL GOVERN.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND FOLLOWING SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD IN STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING STORAGE.

DIG BALLED AND BURLAPPED PLANTS WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.

CONTAINER GROWN STOCK SHALL BE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.

NO PLANTS SHALL BE LOOSE IN THE CONTAINER. CONTAINER STOCK SHALL NOT BE POT BOUND.

PROVIDE TREE SPECIES WITH A SINGLE MAIN TRUNK. TREES THAT HAVE THE MAIN TRUNK FORMING A "Y" SHAPE ARE NOT ACCEPTABLE.

PLANTS PLANTED IN ROWS OR MASS SHALL BE MATCHED IN FORM.

PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT SCHEDULE.

THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.

SIDE BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND.

PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

MULCH ALL TREES, SHRUBS & LANDSCAPE BEDS WITH 3" OF SHREDDED HARDWOOD MULCH, TO MATCH EXISTING MULCH. FURNISHED IN BAGS OR BULK.

WATER SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH. CONTRACTOR SHALL NOT RELY ON EXISTING OR PROPOSED IRRIGATION TO WATER PROPOSED PLANTS.

PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION. IF DECIDUOUS TREES ARE PLANTED IN-LEAF, THEY SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO PLANTING OPERATION.

ANTI-DESICCANT SHALL BE APPLIED TO FORM A PROTECTIVE FILM EMULSION OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION, MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PLANTING TIMES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE. NO WORK SHALL BE DONE WHEN THE GROUND IS FROZEN, SNOW COVERED, TOO WET OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. SPECIAL CONDITIONS MAY EXIST THAT WARRANT A VARIANCE IN THE SPECIFIED PLANTING DATES OR CONDITIONS. SUBMIT A WRITTEN REQUEST TO THE OWNER STATING THE SPECIAL CONDITIONS AND PROPOSAL VARIANCE FOR APPROVAL.

PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

CONTRACTOR TO LOCATE PLANTS IN THE FIELD BY STAKING. OWNER/OWNER'S AUTHORIZED REPRESENTATIVE TO APPROVE LOCATIONS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE TREE AND SHRUB PITS AT LEAST TWO (2) TIMES GREATER THAN THE DIAMETER OF THE ROOT SYSTEM. EXCAVATE TREE PITS TO THE DEPTH OF TREE BALL AND BACK FILL IN PLANTING MIX TO CORRECT ELEVATION FOR TREE BALLS. MULCH BEDS ARE TO BE PROVIDED FOR SHRUB MASSINGS. CIRCULAR MULCH AREAS FOR INDIVIDUAL TREES WILL BE CONSISTENT IN SIZE THROUGHOUT THE PROJECT AREAS, TYPICAL 3' DIA FOR NEW PLANTINGS AND 3' OFFSET FROM EXISTING DECIDUOUS TREE TRUNKS. THE MAJORITY OF THE PLANTINGS ARE IN MULCHED PLANTING BEDS OR LANDSCAPE ISLANDS.

PROVIDE PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF ALL PLANTS CONSISTING OF 3 PARTS EXISTING SOIL, 2 PARTS PLANTING TOPSOIL, 1 PART PEAT MOSS AND 1/2 LB. PLANT FERTILIZER TYPE 'A' FOR EACH CU. YD. OF MIXTURE OR APPROVED EQUAL.

a. FERTILIZER: TYPE 'A': CONTAINING 12 PERCENT NITROGEN, 12

PERCENT PHOSPHORIC ACID, AND 12 PERCENT POTASH BY WEIGHT. ONE-FOURTH OF NITROGEN IN THE FORM OF NITRATES, 1/4 IN FORM OF AMMONIA SALT, AND 1/2 IN FORM OF ORGANIC NITROGEN OR EQUAL

PRE-EMERGENT SHALL BE APPLIED TO PREVENT ANNUAL WEED DEVELOPMENT IN ALL LANDSCAPE BEDS. APPLY WEED CONTROL TO ALL NON-TURF, NATIVE GRASS, AND COVER CROP AREAS AFTER COMPLETION OF ALL PLANTING AND ONE COMPLETE WATERING. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

ALL EXISTING PLANT MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS TO REMAIN. IN PROPOSED LANDSCAPE AREAS THAT ARE LOCATED IN EXISTING LANDSCAPE AREAS (LAWN, PLANTED OR MULCHED) THE CONTRACTOR SHALL REMOVE ALL EXISTING PLANT MATERIAL AND LAWN TO THEIR FULL DEPTH INCLUDING ALL ROOTS.

SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT SITE IMPROVEMENTS. SET PLANT MATERIAL 2" - 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH PLANTING MIXTURE. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING.

AFTER BALLED AND BURLAPPED PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF BALLS.

MULCHING: MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

UPON THE COMPLETION OF ALL PLANTING WORK THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM THE LANDSCAPE WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.

THE CONTRACTOR SHALL HAVE AN ESTABLISHMENT PERIOD WHICH INCLUDES MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER. REQUIREMENTS FOR THE ESTABLISHMENT PERIOD ARE TWO MONTHS AFTER INSTALLATION OF ALL PLANT MATERIAL. THERE WILL NOT BE STAGGERED ESTABLISHMENT PERIODS.

MAINTAIN UPRIGHT POSITION OF PLANT MATERIAL DURING ESTABLISHMENT AND WARRANTY PERIODS. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.

CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.

PLANT MATERIAL SHALL BE WARRANTED FOR ONE YEAR AFTER ACCEPTANCE. ACCEPTANCE SHALL OCCUR AFTER THE COMPLETE INSTALLATION OF THE LANDSCAPE IMPROVEMENTS HAVE BEEN INSTALLED AND ESTABLISHED FOR TWO GROWING (NON-DORMANT) MONTHS BY THE CONTRACTOR. THE OWNER WILL REVIEW THE CONDITION OF THE PLANT MATERIAL AFTER THE TWO MONTH ESTABLISHMENT PERIOD. IF CORRECTIONS ARE NEEDED THE CONTRACTOR SHALL PROVIDE THE CORRECTIONS AND THEN THE OWNER CAN ACCEPT THE PROJECT TO BEGIN THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL NOT END WHEN THE PLANTS ARE IN A DORMANT CONDITION. PLANTS SHALL HAVE A MINIMUM OF 6 WEEKS OF GROWTH AFTER BEING DORMANT TO BE REVIEWED FOR FINAL APPROVAL OR ACCEPTANCE FOR THE WARRANTY PERIOD.

COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. MATERIAL LIST SHALL INCLUDE PHOTOGRAPHS OF PLANT MATERIAL, CUT SHEETS AND SAMPLES OF ALL LANDSCAPE MATERIALS.

LANDSCAPE BED PREPARATION

FINISHED GRADING SHALL INSURE PROPER POSITIVE DRAINAGE OF THE LANDSCAPE AREAS. THE FOLLOWING AREAS SHALL BE GRADED SO THAT THE FINAL GRADES ARE ESTABLISHED BELOW ADJACENT PAVED AREAS, SIDEWALKS, VALVE BOXES, HEADERS, CLEANOUTS, DRAINS, ETC., AS FOLLOWS:

- a. SHRUB/GROUND COVER AREAS: 3 INCHES.
- b. HYDROSEED AREAS: 1/2 INCH.

LANDSCAPE CONTRACTOR SHALL PROVIDE TOPSOIL TO BACKFILL ALL NEW AND EXISTING LANDSCAPE AREAS TO MEET THE REQUIRED GRADES IDENTIFIED ABOVE.

GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS, SUCH AS, BUT NOT LIMITED TO AGGREGATE, CONCRETE, LUMBER, TRASH, ETC. PRIOR TO THE LANDSCAPE CONTRACTOR PLACING TOPSOIL. THE GENERAL CONTRACTOR SHALL PROVIDE LAWN AREAS WITHIN 2" OF FINAL GRADE FOR THE PLACEMENT OF THE TOPSOIL AND SEED BY THE LANDSCAPE CONTRACTOR; AND SHALL PROVIDE LANDSCAPE ISLANDS AND LANDSCAPE BEDS WITHIN 6" OF FINAL GRADES FOR PLACEMENT OF TOPSOIL AND MULCH BY THE LANDSCAPE CONTRACTOR.

HARDPAN CONDITIONS: WHERE HARDPAN EXISTS, AND IT IS WITHIN THE TOP TWO-AND-ONE-HALF FEET (2-1/2') OF SOIL, BREAK THROUGH COMPLETELY AT EACH PLANT LOCATION TO ALLOW DRAINAGE AND ROOT GROWTH. REMOVE HARDPAN AT LEAST ONE-AND-ONE-HALF FEET (1-1/2') GREATER THAN THE ROOTBALL DIAMETER OF PLANT. BACKFILL WITH SOIL MIX AS SPECIFIED. WHERE HARDPAN IS WITHIN THE FIRST TWELVE (12) INCHES OF SOIL, IT SHALL BE COMPLETELY PENETRATED FOR ALL TREES AND SHRUBS.

LAWN AREAS
AREAS DEFINED AS LAWN ON THE LANDSCAPE PLANS, SHALL BE SEEDD AT 6 LBS PER 1,000 SF. WITH A FINELAWN FESCUE BLEND TO BE APPROVED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH THE LAWN AND MAINTAIN THE LAWN AREAS THROUGH TWO MOWINGS.

REVISIONS	NO.	DESCRIPTION

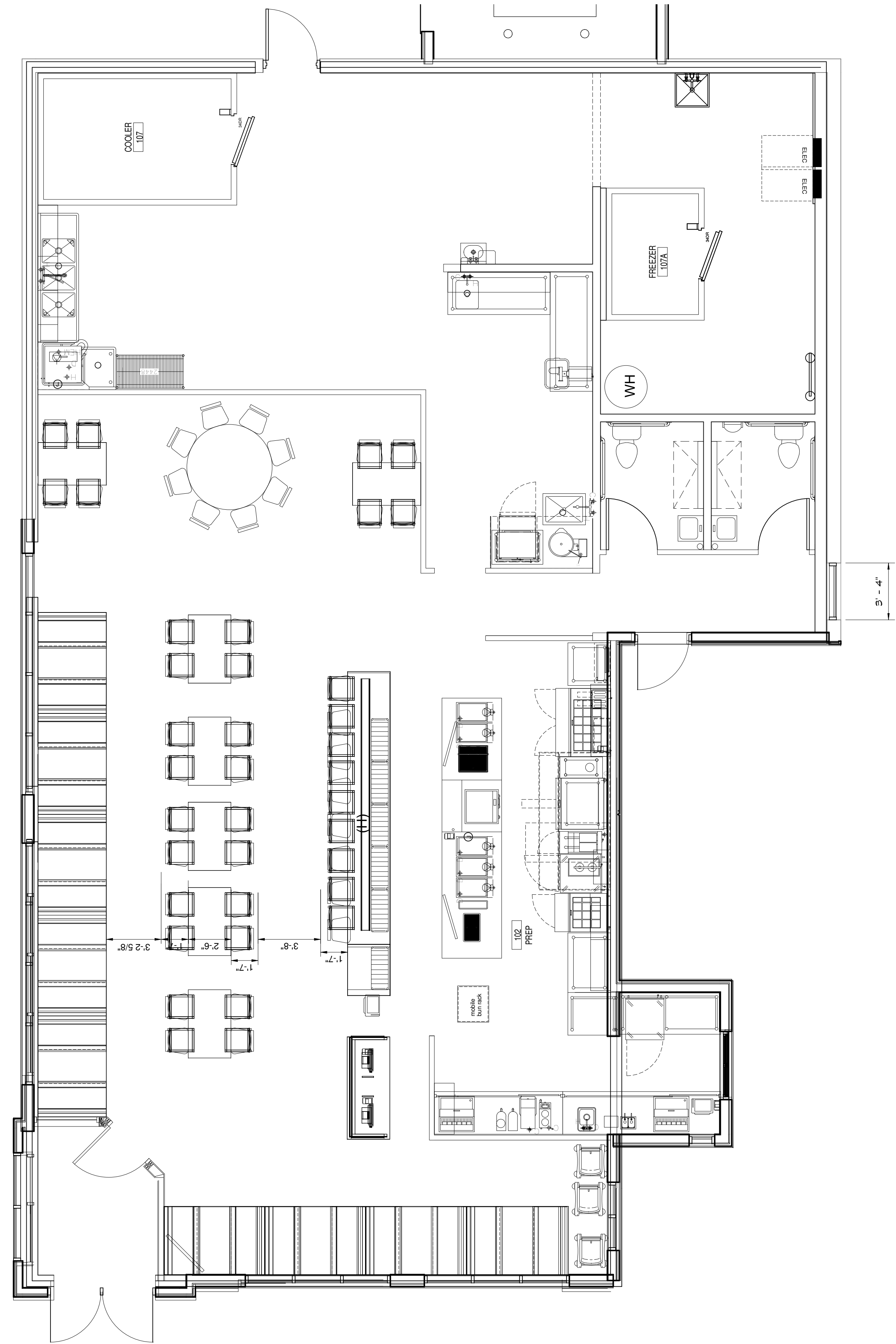
TAMARA SCHLABBAUM, ASLA
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7335 SHAWNEE RUN RD., CINCINNATI, OHIO

LANDSCAPE PLAN
GOLD STAR
N. BROOKWOOD AVE.
CITY OF HAMILTON, BUTLER COUNTY, OHIO

SCALE	HORIZ	VERT
AS NOTED		
JOB NO.		
DATE	FEBRUARY 12, 2024	

SHEET NO.

L3.0



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
AZ1

Proposed Alterations For:
Gold Star
109 N. Brookwood Avenue
Hamilton, Ohio

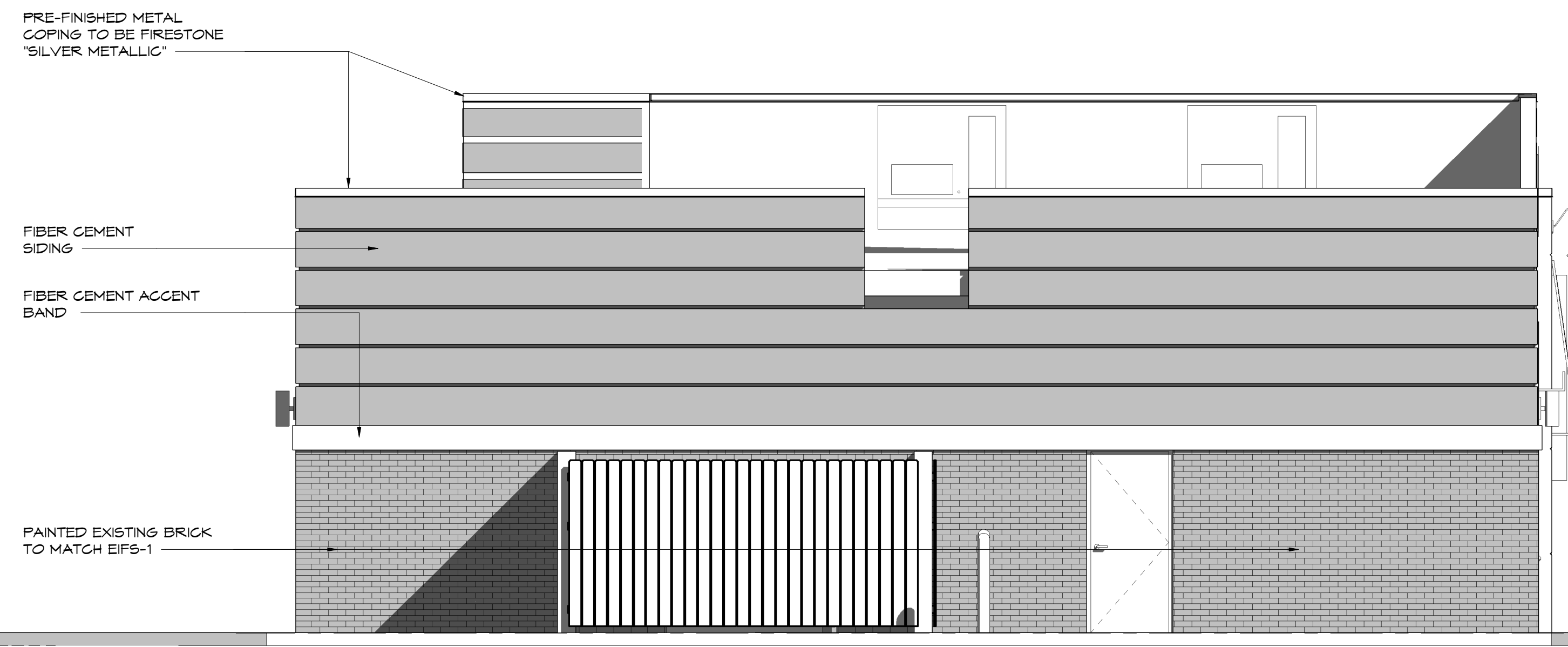
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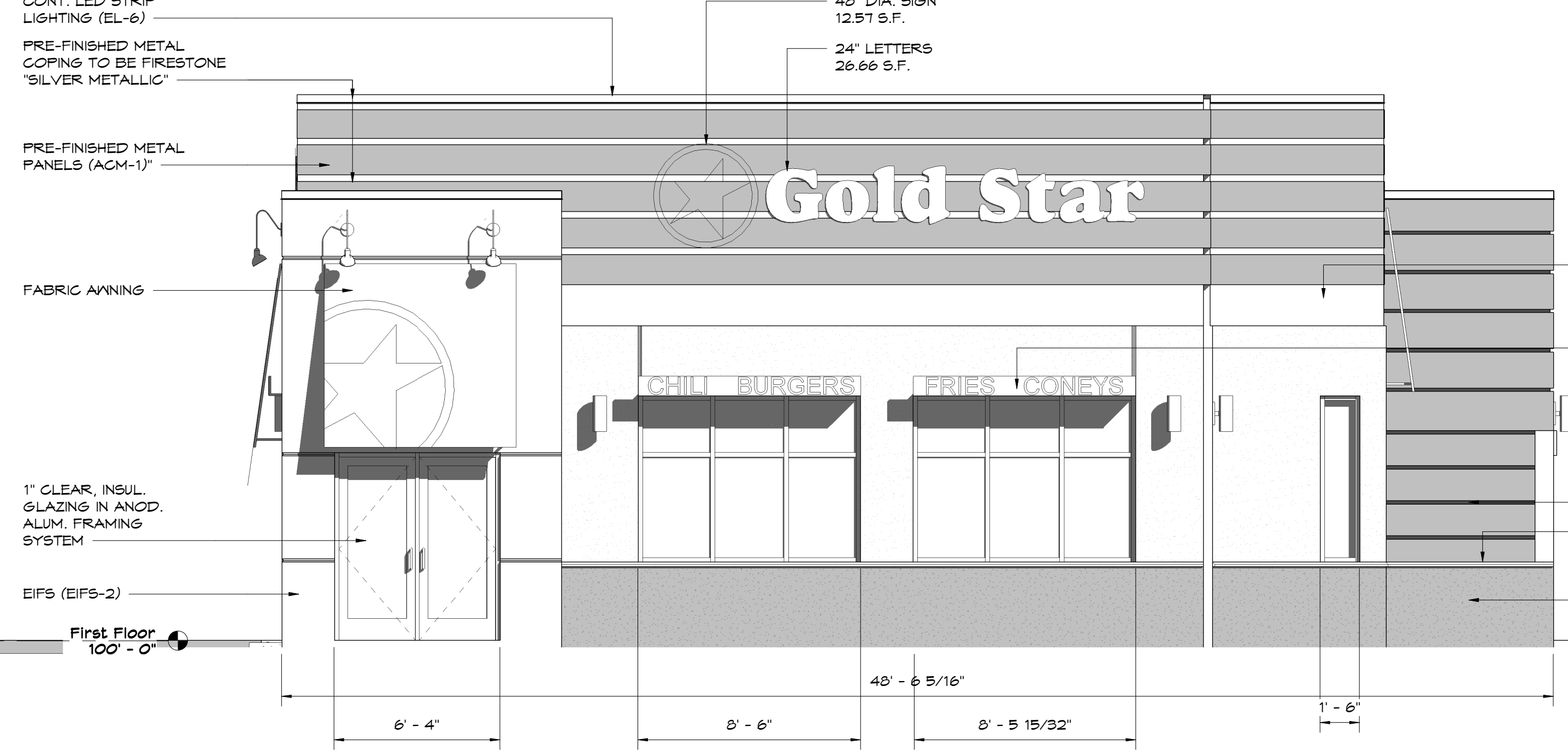
*Preliminary
Not For
Construction*

Date: 02.06.24 Job No.:

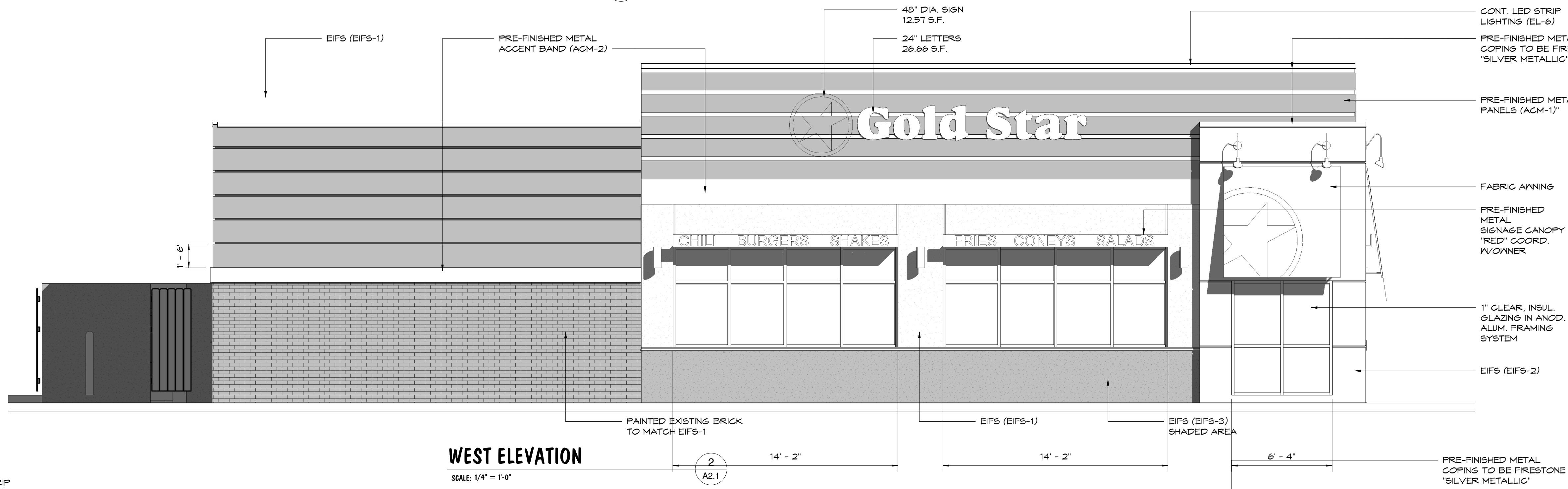
AZ1



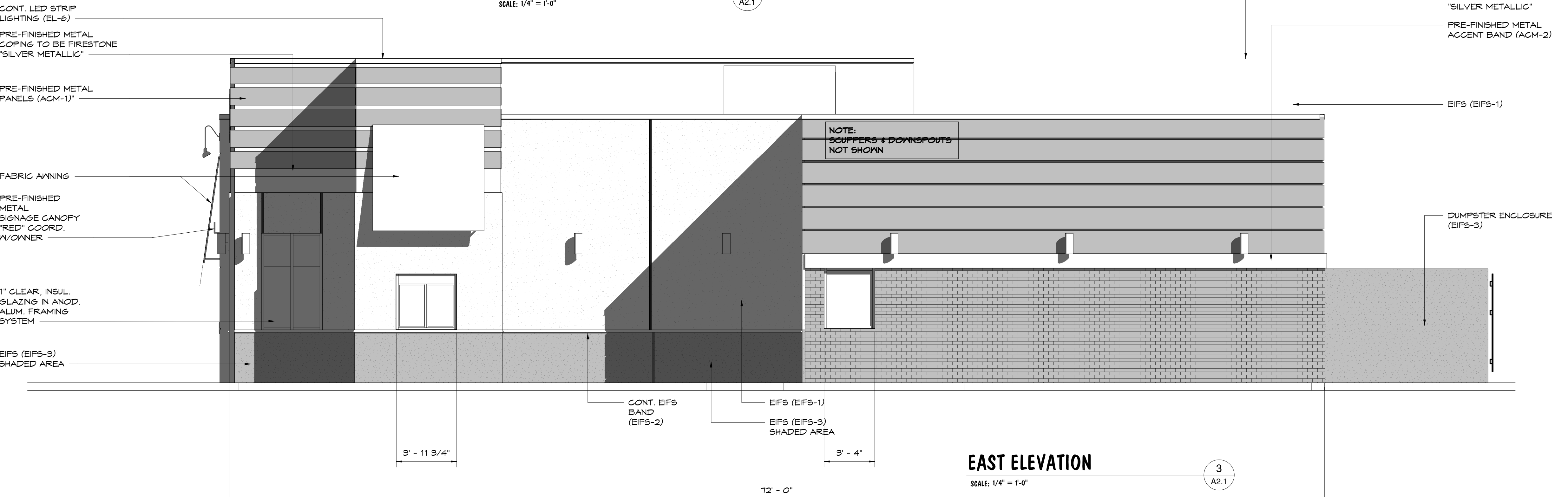
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS			
BPD - Business Planned Development		Transparency (35% min)	
	Area	% of face	
South Elevation			
Finish	279.54	28.38	
Fiber Siding	229.13	23.26	
Glass	162.56	16.50	48.5 24.83 51.20%
Metal Siding	313.81	31.86	
Total	985.04	100.00	
West Elevation			
Finish	242.95	17.21	
Eifs	224.83	15.92	72.5 34.67 47.82%
Fiber Cement	406.48	28.79	
Metal Siding	346.41	24.54	
Brick	191.18	13.54	
Total	1411.85	100.00	
East Elevation			
Finish	533.35	39.88	
Eifs	346.6	25.92	72.5 11.3 15.59%
Fiber Cement	53.19	3.98	
Glass	157.8	11.80	
Metal Siding	246.38	18.42	
Brick	246.38	18.42	
Total	1337.32	100.00	
North Elevation			
Finish	Area	% of face	no glass 0
Fiber Cement Siding	486.77	58.93	
Brick	339.18	41.07	
Total	825.95	100.00	
Alt North			
Finish	Area	% of face	no glass 0
Eifs	79.47	56.93	
Metal Siding	60.12	43.07	
Total	139.59	100.00	
Material Totals			
EIFS	1135.31	24.16	
Fiber Cement	1468.98	31.26	
Metal Siding	878.14	18.68	
Brick	776.74	16.53	
Glass	440.58	9.37	
Total	4699.75	100.00	

Proposed Alterations For:
Gold Star
109 N. Brookwood Avenue
Hamilton, Ohio

REV. DATE CKD

Drawn By: WNS Checked By: WNS

Preliminary
Not For
Construction

Date: 02.06.24 Job No.:

A2.1



WEST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE

Proposed Alterations For:
Gold Star
109 N. Brookwood Avenue
Hamilton, Ohio

REV. DATE CKD

Drawn By: Author Checked By: Checker

Preliminary
Not For
Construction

Date: 02.06.24 Job No.:

AE1



EAST ELEVATION
NOT TO SCALE



NORTH ELEVATION
NOT TO SCALE

Proposed Alterations For:
Gold Star
109 N. Brookwood Avenue
Hamilton, Ohio

REV. DATE CKD

Drawn By: Author Checked By: Checker

Preliminary
Not For
Construction

Date: 02.06.24 Job No.:

AE2