Community Health Centers of Greater Dayton

NEW MEDICAL OFFICE BUILDING

WEST CARROLLTON HEALTH CENTER

630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

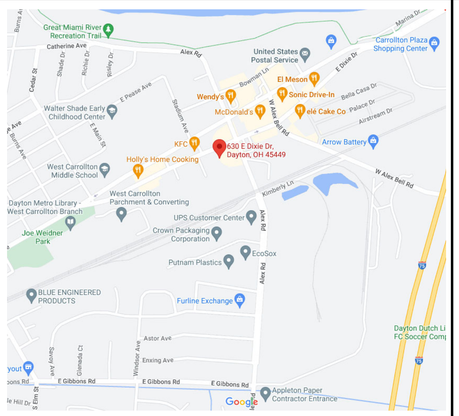
ARCHITECT

App Architecture
615 Woodside Drive
Englewood, Ohio 45322
(937) 836-8898

CIVIL ENGINEER

Van Atta Engineering
570 Congress Park Dr,
Washington Township, OH 45459
(937) 438-5650

VICINITY MAP



CODE INFORMATION (OBC 2024)

PROJECT DESCRIPTION

PROJECT CONSISTS OF, 12,000 GSF NEW CONSTRUCTION MEDICAL OFFICE BUILDING. EXTERIOR WALLS OF METAL STUD AND BRICK VENEER WITH PREENGINEERED WOOD ROOF TRUSSES AND AN ASPHALT SHINGLE ROOF....

USE GROUP CLASSIFICATION

OBC (302) USE GROUP = B BUSINESS (PROFESSIONAL SERVICES)

CONSTRUCTION TYPE CLASSIFICATION

OBC (602) CONSTRUCTION TYPE = 5B

HEIGHT AND AREA LIMITATIONS

BUILDING DESCRIPTION: METAL STUD WITH BRICK VENEER EXTERIOR WALLS AND PREENGINEERED WOOD ROOF TRUSSES WITH ASPHALT SHINGLES.

OBC (T: 504:3) ALLOWABLE HEIGHT			
ALLOWABLE HEIGHT (5B/S1)	=	60 FEET	3 STORIES
ACTUAL HEIGHT	=	25 FEET	1 STORY
OBC (T: 506.2) ALLOWABLE AREA			
ALLOWABLE AREA (5B/S1)	=	36,000 GSF	
FRONTAGE INCREASE (100% OPEN = 75%)	=	27,000 GSF	
TOTAL ALLOWABLE AREA	=	63,000 GSF	
ACTUAL AREA	=	11,225 GSF	

OTHER CODE PROVISIONS

OBC (T601) FIRE RESISTANCE RATINGS:

PRIMARY STRUCTURAL FRAME =	0 HRS
EXTERIOR BEARING WALLS =	0 HRS
INTERIOR BEARING WALLS =	0 HRS
EXTERIOR NON-LOAD BEARING WALLS =	0 HRS
INTERIOR NON-LOAD BEARING WALLS =	0 HRS
FLOOR CONSTRUCTION INCLUDING BEAMS =	0 HRS
ROOF CONSTRUCTION INCLUDING BEAMS =	0 HRS

DRAWING INDEX

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

NEW MEDICAL OFFICE BUILDING
WEST CARROLLTON HEALTH CENTER
630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

ISSUE

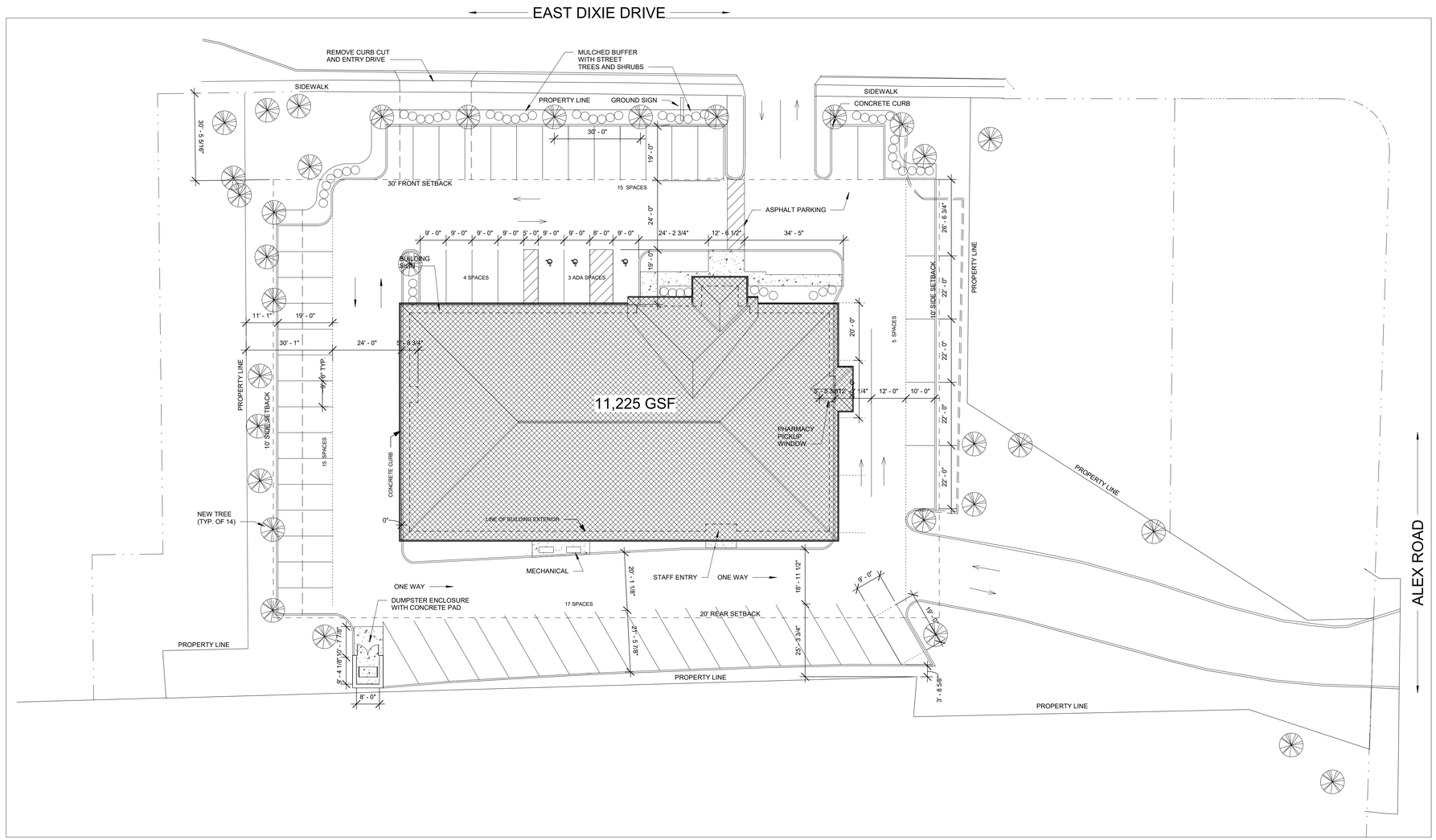
NO.	DATE	DESCRIPTION
	1/19/2023	SITE PLAN PRE-APP MEETING
	3/19/2024	SITE PLAN REVIEW

DATE	03/19/2024
JOB NO.	4003.00
DRAWN	MES
CHECKED	MES

TITLE
COVER SHEET

SHEET NO.
G0.1

3/19/2024 3:45:29 PM



E1 SITE PLAN
1" = 20'-0"

ZONING PARKING REQUIREMENTS:
REQUIRED:1 SPACE/200 SF FLOOR AREA
56 REQUIRED TOTAL
(3 ADA SPACES (1 VAN ACCESIBLE))

STANDARD PROVIDED: 56
ADA PROVIDED: 3
TOTAL PROVIDED: 59

CONSTRUCTION NOTES

00 INDICATES CONSTRUCTION NOTE.

1. ***

NOTES

SITE CONTAINS MINIMUM OF 2 ADA PARKING SPACES WITH A SHARED 9' AISLE WIDTH.

53 TYPICAL PARKING SPACES SURROUND THE BUILDING.

GENERAL NOTES

A. ***

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

NEW MEDICAL OFFICE BUILDING
WEST CARROLLTON HEALTH CENTER
630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

ISSUE

NO.	DATE	DESCRIPTION
	1/19/2023	SITE PLAN PRE-APP MEETING
	3/19/2024	SITE PLAN REVIEW

DATE	03/19/2024
JOB NO.	4003.00
DRAWN	MES
CHECKED	MES

TITLE
SITE PLAN

SHEET NO.
G0.3

3/19/2024 3:45:21 PM

GENERAL NOTES

1. EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
   A) CONTRACTING THE INDIVIDUAL UTILITY OWNERS TEN (10) DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.
   B) SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
   C) EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.
   D) ALL DAMAGE TO ANY EXISTING UTILITY.
   E) CONTACTING THE FOLLOWING OWNERS OF UNDERGROUND UTILITIES 48 HOURS BEFORE DIGGING IS TO COMMENCE.

OHIO UTILITIES PROTECTION
SERVICE (OUPS)
100 FEDERAL PLAZA EAST,
LOWER LEVEL
YOUNGSTOWN, OH 44503
1-800-362-2764

AT & T
3233 WOODMAN DR.
DAYTON, OH 45420
296-3606 7AM-5PM
1-800-572-4747 AFTER 5

TIMEWARNER
3691 TURNER ROAD
DAYTON, OH 45415
1-800-986-9412

GAS
VECTREN
6500 CLYO ROAD
CENTERVILLE, OH 45459
CONTACT: DON SPECHT
PH:937.312.2533
dspecht@vectren.com

SANITARY, WATER, STORM SEWER & ROADS
CITY OF WEST CARROLTON
300 E. CENTRAL AVE.
WEST CARROLLTON, OH 45449
CONTACT: RICHARD NORTON
937.859.5184

ELECTRIC
AES OHIO (DAYTON POWER & LIGHT)
1900 DRYDEN ROAD
DAYTON, OH 45439
CONTACT: BILL WARD
PH:937.331.4699

ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS

2. ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR, AND THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR RELATED ITEMS.
3. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE. COST OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT ITEM.
4. ALL TRENCHES WITHIN ROAD RIGHT-OF-WAYS SHALL BE BACKFILLED ACCORDING TO THE CITY OF WEST CARROLLTON TRENCH RESTORATION SPECIFICATIONS.
5. ALL EXISTING SANITARY SEWER AND WATER LINE FACILITIES THAT ARE UTILIZED DURING CONSTRUCTION MUST BE REPAIRED AND BROUGHT TO FINAL GRADE.
6. DUE TO SOIL TYPES AND/OR SHALLOW BEDROCK, SEASONAL SEEPS MAY OCCUR, SUCH SEEPAGE SHALL BE IDENTIFIED DURING CONSTRUCTION AND PIPED INTO THE STORM SEWER SYSTEM.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS", COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 25 S. FRONT STREET, COLUMBUS, OH 43215.
8. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
9. EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE CITY OF WEST CARROLLTON ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT.
10. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AND SUBMIT A CONSTRUCTION SCHEDULE TO THE CITY OF WEST CARROLLTON ENGINEER, AND SECURE ALL NECESSARY LICENSES AND PERMITS. THE CONTRACTOR SHALL INFORM THE CITY OF WEST CARROLLTON ENGINEER OF ANY AND ALL CHANGES IN HIS CONSTRUCTION SCHEDULE.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL ADJACENT ROADS AND LAND.
12. WHERE THE PLANS AND SPECIFICATIONS CALL FOR A SPECIFIC ITEM (SANITARY AND OR WATER) OR AN "APPROVED EQUAL", ONLY THE CITY OF WEST CARROLLTON ENGINEER SHALL MAKE THE DETERMINATION AS TO WHETHER AN ALTERNATE ITEM IS AN "APPROVED EQUAL."
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
14. NO CONSTRUCTION SHALL COMMENCE UNTIL THE CITY OF WEST CARROLLTON PERMITS HAVE BEEN ISSUED.
15. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER AND/OR WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF WEST CARROLLTON ENGINEER.
16. NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
17. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
18. ANY WELL, SEPTIC SYSTEM, ETC., ENCOUNTERED ON THIS PROJECT SHALL BE ABANDONED IN ACCORDANCE WITH THE LATEST OEPA RULES AND REGULATIONS.
19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, DOWN SPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
20. RIGHTS-OF-WAY, IN ADDITION TO DIRECT REQUIREMENTS OF THE CONTRACT SPECIFICATIONS, THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, COURT ENTRIES, RIGHT OF ENTRY, OR ACTION FILED IN COURT, IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY. THE COST OF THE OPERATIONS NECESSARY TO FULFILL SUCH REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS OF THE CONTRACT.
21. NOTICE TO BIDDERS, PRIOR TO ANY SUBSURFACE INVESTIGATION OR ON-SITE EXAMINATION OF THE PROJECT, ALL BIDDERS SHALL OBTAIN APPROVAL FROM THE OWNER.
22. SLOPE: SLOPES GREATER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL MAT. MAT SHALL BE CONTACT ARO-MAT OR APPROVED EQUAL. IF MAT IS NOT BIODEGRADABLE THE CONTRACTOR SHALL REMOVE IT PRIOR TO THE FIRST MOWING.
23. TESTING: THE OWNER SHALL PAY FOR ALL SITE COMPACTION TESTING, BUT CONTRACTOR SHALL PAY FOR ALL RETESTING REQUIRED.
24. CONCRETE CURB: ALL CURB SHALL HAVE A MINIMUM OF 1/8 INCH CONTRACTION JOINTS CONSTRUCTED AT TEN FOOT INTERVALS. THE DEPTH OF THE JOINT SHALL AVERAGE TWO INCHES OR MORE. EXPANSION JOINT STRIPS THE DEPTH OF THE CURB SHALL BE USED AT THE BEGINNING AND END OF CURVES WHICH RADIUS IS LESS THAN 100 FEET AND WHENEVER IT BECOMES NECESSARY TO SUSPEND THE WORK FOR 30 MINUTES OR MORE.
25. ALL JOINTS BETWEEN ASPHALT PAVEMENT AND CONCRETE WALK, CONCRETE PAVEMENT, CONCRETE LIGHT POLES AND IN CONCRETE CATCH BASINS SHALL BE SEALED NEATLY WITH ASPHALTIC CEMENT.
26. SITE CONTRACTOR SHALL INSTALL SPIDER DRAINS AT ALL CATCH BASINS.
27. ALL STORM PIPE SHALL BE ADS N-12 OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
28. REFER TO ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
29. ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISH PAVEMENT UNLESS OTHERWISE SHOWN.
30. THE CONTRACTOR SHALL RECORD THE LOCATION OF ALL SANITARY AND WATER SERVICES INSTALLED. THIS RECORD SHALL BE KEPT ON A SET OF PLANS SUPPLIED TO HIM SPECIFICALLY FOR THIS PURPOSE. THESE PLANS SHALL BE RETURNED TO THE ENGINEER WHEN ALL SERVICES HAVE BEEN INSTALLED.

GENERAL NOTES (CONT.)

31. ALL CATCH BASIN GRATES SHALL BE BIKE AND PEDESTRIAN SAFE.
32. THE SITE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTOR IN ORDER TO PLACE THE EXCESS EXCAVATED MATERIAL FROM THE SLAB AND FOOTINGS EXCAVATION IN AN APPROPRIATE LOCATION.
33. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE LOCATION AND QUANTITY OF TOPSOIL TO BE STOCKPILED.
34. THE SITE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH ODOT SPECIFICATION 616.
35. THE CONTRACTOR SHALL PROHIBIT THE TRACKING OF MUD OFF-SITE AND SHALL PROVIDE THE NECESSARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, WASH STATIONS AND GRAVEL CONSTRUCTION DRIVES. SHOULD MUD OR ANY OTHER MATERIAL BE TRACKED OFF-SITE THE CONTRACTOR SHALL CLEAN IT UP AT HIS COST.
36. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH ODOT 640 AND PAINT SHALL CONFORM TO ODOT 642.
37. THE CONTRACTOR SHALL FIELD MARK AND PLUG THE END OF ALL UTILITY SERVICES, CONDUIT AND MAIN LINE STUBS IN SUCH A MANNER AS TO MAKE THESE LOCATIONS QUICKLY LOCATED.
38. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF AS-BUILT DRAWINGS, PRIOR TO THE RELEASE OF THE RETAINER.
39. ODOT SPECIFICATIONS, JAN. 2008, ARE HEREBY MADE A PART OF THESE PLANS AND BID DOCUMENTS.
40. CONTRACTOR SHALL SAVE SOME TREES AROUND BOUNDARY. THESE TREES TO BE COORDINATED WITH THE OWNER PRIOR TO START OF WORK. ALL OTHER TREES AND GROWTH TO BE REMOVED.
41. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
42. ANY PORTION OF THE SITE DISTURBED BY GRADING AND NOT FURTHER INCLUDED IN THE FIRST PHASE OF CONSTRUCTION SHALL BE PLANTED WITH APPROPRIATE GROUND COVERING AND PROPERLY MAINTAINED.
43. EXTERIOR CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 6:00 A.M. TO 10:00 P.M. MONDAY THRU SATURDAY.
44. ALL HANDICAP RAMPS SHALL CONFORM TO THE LATEST ADA STANDARDS AND REGULATIONS.
45. THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND SHALL BE CONSIDERED AN INTEGRAL PART OF THESE CONSTRUCTION PLANS.
46. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSURE STABILIZATION OF ALL TRENCHES DURING ROAD CONSTRUCTION.

630 E. DIXIE DRIVE
1.4125 ACRE PROPERTY

LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO
MARCH 3, 2023

PREPARED BY:

VANTTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

VICINITY MAP
NTS

INDEX

SWPPP COMPLIANCE NOTES:

PROJECT NAME AND LOCATION:
. COMMUNITY HEALTH CENTERS OF GREATER DAYTON
. 630 E. DIXIE DRIVE, WEST CARROLLTON, OH

DEVELOPER NAME, ADDRESS, AND EMAIL:
.CONTACT: CHCGD (GREG HOPKINS)
.1323 W. THIRD ST, DAYTON OH 45402-6714
.GHOPKINS@CHCGD.COM

PROPOSED START DATE: 9/1/23
PROPOSED END DATE: 12/31/23

GENERAL SITE INFORMATION

ZONING CLASSIFICATION: B2 - GENERAL BUSINESS
DEVELOPMENT AREA: 1.41 ACRES
PROPERTY AREA: 1.41 ACRES

APPROVALS

CITY OF WEST CARROLLTON ENGINEER DATE

CITY OF WEST CARROLLTON PLANNER DATE

NO.	DATE	DESCRIPTION	BY

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

MICHAEL N ANDERSON DATE
OHIO PROFESSIONAL ENGINEER #E-81188

PROJECT No. 7651

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 - 19:15:18

EAST DIXIE DRIVE
(66' PUBLIC R/W)

ALEX ROAD
(PUBLIC R/W VARIES)

CROSS STREET
(49.5' PUBLIC R/W)

DORA LANE
(PUBLIC R/W VARIES)

APPROX. LOC. EX WATER LINE

EX. DRIVEWAY TO REMAIN

APPROX. LOC. EX STM MH
EX INLET
TOP ELEV=717.50
12"(?) S ±712.8
EX STM MH
TOP ELEV=717.58
(CAN'T OPEN)

EX GAS LINE

EX LAWN AREA

REMOVE EX. DRIVEWAY, REPLACE CURB & GUTTER, SIDEWALK, AND SEED LANDSCAPE STRIP.

N69°01'17"E 252.52' (MEAS.)

APPROX. LOC. EX 12" STM

EX STM MH
TOP ELEV=716.80
NO DIP

EX CURB INLET
TOP ELEV=717.10
10" SE 712.45
7" NE INV=712.35

EX R/W

EX 10" STM

EX WOOD FENCE POST

EX BUILDING
EX FF ELEV=715.76

REMOVE EX. LIGHT POLE

N21°40'58"W 193.26' (MEAS.)

EX EDGE OF PAVEMENT

REMOVE EX. CURBED ISLAND

REMOVE EX. PAVEMENT, CURB & GUTTER.

REMOVE EX. PAVEMENT.

REMOVE EX. CURB

EX STM

EX CB
TOP ELEV=715.45
8" S-NW=713.20

EX SAN MH
TOP ELEV=719.30
SE INV=712.79

S20°42'48"E 106.35' (MEAS.)

N67°04'16"E 23.11' (MEAS.)

S78°46'37"E 140.30' (MEAS.)

EX 8" SAN

APPROX. LOC. EX GAS LINE

EX SAN MH
TOP ELEV=717.78
SE INV=711.83

APPROX. LOC
EX TELE. LINE

EX. DRIVEWAY TO REMAIN

APPROX. LOC. EX SAN MH
EX TELE RISER

EX NATURAL GAS TESTING STATION

S19°32'06"E 45.61'(MEAS.)

REMOVE EX. GRASS / VEGETATION.

EX GRASSY AREA

REMOVE EX. PAVEMENT.

REMOVE EX. CURB

EX CB
TOP ELEV=715.42
8" N-INV=713.17

REMOVE EX. TRANSFORMER

REMOVE EX. CB AND PORTION OF STORM PIPE

EX CB
TOP ELEV=715.49
10" NW INV=713.39

REMOVE EX. PAVEMENT.

REMOVE EX. CURB

REMOVE EX. DUMPSTER ENCLOSURE

EX TELE RISER

EX SAN SEWER

S67°26'35"W 116.63' (MEAS.)

S86°55'57"W 44.23' (MEAS.)

N16°48'53"W 13.96' (MEAS.)

APPROX. LOC. EX 8" SAN.

S67°02'21"W 261.24' (MEAS.)

REMOVE EX. LIGHT POLE

REMOVE EX. CURB

N67°20'42"E 29.70' (MEAS.)

N25°21'04"W 16.59' (MEAS.)

EX TELE RISER

LEGEND

PAVEMENT AREA TO BE REMOVED

TREE TO BE REMOVED

GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

NO.	DATE	REVISION

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone 937.438.5650
Fax 937.438.5645

EXISTING CONDITIONS / DEMO PLAN

630 E. DIXIE DRIVE

1.4125 ACRE PROPERTY
LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.
2 of 7

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 - 19:15:18

UTILITY KEY NOTES:

1. 6" SADDLE TAP CONNECTION TO EX. WATER MAIN PER CITY STANDARDS. CONTRACTOR TO COORDINATE WITH CITY OF WEST CARROLLTON SERVICE DEPARTMENT FOR TRAFFIC CONTROL PRIOR TO WORK IN R/W.
2. 199 FT OF 6" D.I.P. WATER PIPE
   6" GATE VALVE
   FIRE HYDRANT
3. 1" WATER SERVICE
   6"X4" TEE / 4 FIRE SERVICE LINE
4. 1" DOMESTIC METER, DOMESTIC BACKFLOW, 4" FIRE BACKFLOW INSIDE BUILDING. FDC ON BUILDING FACE. SEE ASMEP PLANS FOR BUILDING CONNECTION LOCATION AND PLUMBING DETAILS.
5. GAS SERVICE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER. SEE ASMEP PLANS FOR BUILDING CONNECTION LOCATION AND PLUMBING DETAILS.
6. ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER. SEE ASMEP PLANS FOR BUILDING CONNECTION LOCATION AND ELECTRIC DETAILS.
7. 4" SANITARY SEWER SERVICE @ 2.00% MIN. SLOPE. 61 FT. OF SDR26 PVC. CONNECT TO MAIN PER CITY STANDARDS. CONTRACTOR TO COORDINATE WITH CITY OF WEST CARROLLTON SERVICE DEPARTMENT PRIOR TO CONNECTION IN DORA LANE.

CONNECTION TO MAIN	CO1
4"INV=710.54	TOP ELEV=717.65
EX. 8"INV(MAIN)=	4"INV=710.77
EX. MAIN INV. TO BE VERIFIED	
BUILDING CONNECTION	CO2
4"INV=711.75	TOP ELEV=716.00
	4"INV=711.71

NOTE: WATER CONSTRUCTION ACROSS DIXIE DRIVE SHALL BE PERFORMED DURING NON PEAK HOURS. OPEN EXCAVATIONS SHALL BE PLATED UNTIL PROPER BACKFILL AND PAVEMENT REPLACEMENT CAN BE INSTALLED. CONTRACTOR AND DEVELOPER TO COORDINATE CONSTRUCTION OF THE WATER CONNECTION WITH CITY OF WEST CARROLLTON SERVICES DEPARTMENT (CONTACT: RICHARD NORTON / TEL: 937.859.5184) PRIOR TO CONSTRUCTION. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION.

SITE DATA:
TOTAL SITE AREA = 1.4125 ACRES
ZONING = B-2 GENERAL COMMERCIAL
CURRENT USE = PARKING LOT (PREVIOUSLY DEVELOPED PROPERTY)
PROPOSED USE = MEDICAL OFFICE

SITE LAND COVER DATA:
EXISTING IMPERVIOUS AREA =0.9958 ACRES (70%)
EXISTING GREEN SPACE = 0.4167 ACRES (30%)
PROPOSED IMPERVIOUS AREA = 1.0212 ACRES (72%)
PROPOSED GREEN SPACE = 0.3913 ACRES (28%)

PARKING LOT SUMMARY:
58 TOTAL SPACES PROVIDED
3 ADA SPACES PROVIDED

PARKING LOT AREA TO USE EXISTING CURB WHERE SHOWN.
PARKING LOT AREA TO BE MILLED AND RESURFACED OR NEW HEAVY DUTY PAVEMENT WHERE SHOWN.

LEGEND

BC	BACK OF CURB
SW	SIDEWALK
CR	CURB RAMP
	PAVEMENT AREAS TO BE MILLED AND RESURFACED
	LAWN / LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR DETAILS
	NEW HEAVY DUTY PAVEMENT
	NEW CONCRETE PAVEMENT OR SIDEWALK

GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

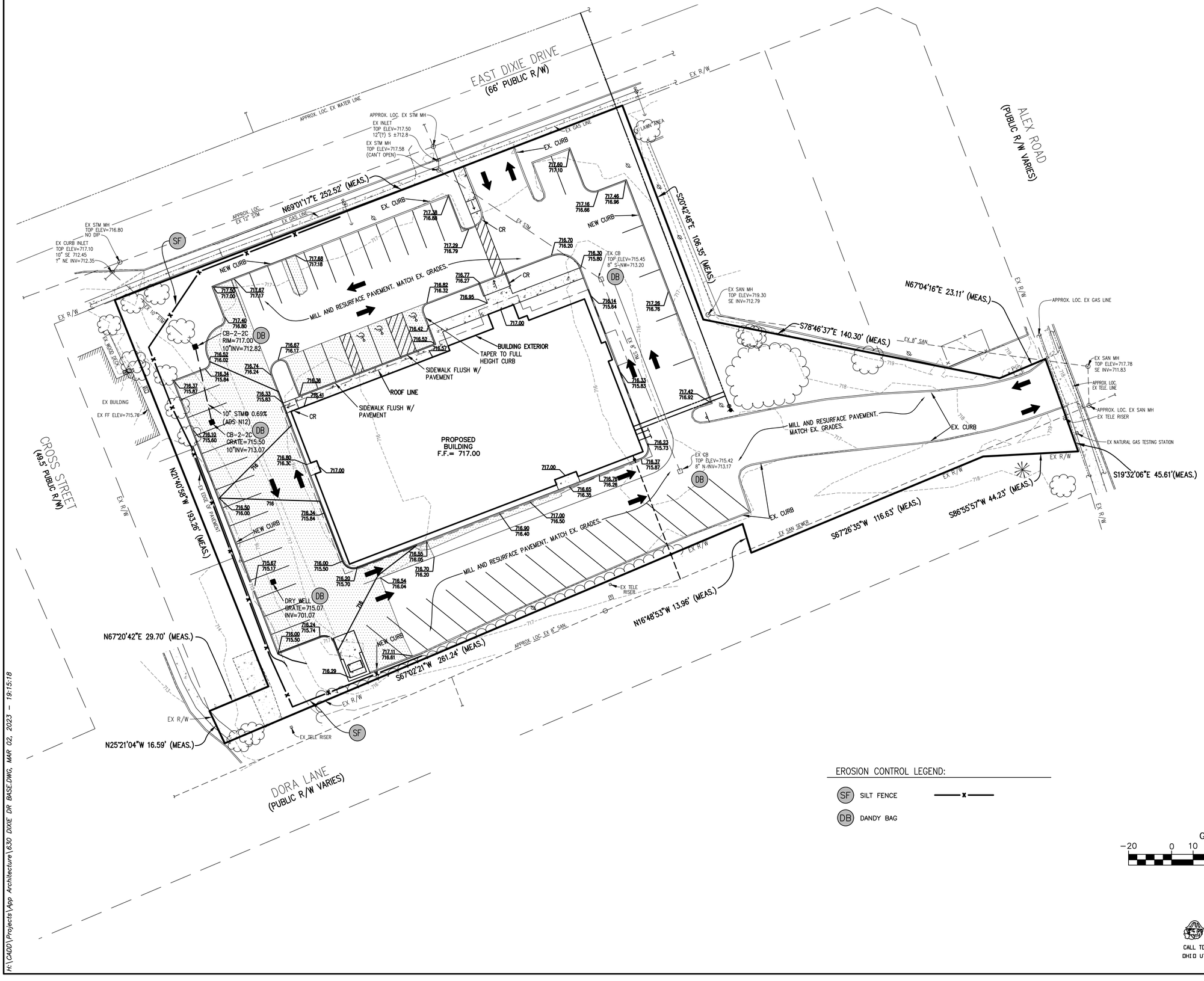
NO.	DATE	REVISION

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.6650
Fax: 937.438.5645

SITE / UTILITY PLAN
630 E. DIXIE DRIVE
1.4125 ACRE PROPERTY
LOCATED IN SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.
3 of 7

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 - 19:15:18



EROSION CONTROL LEGEND:

SF SILT FENCE

DB DANDY BAG

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

NO.	DATE	REVISION

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

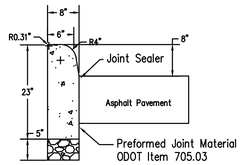
GRADING / EROSION CONTROL PLAN

630 E. DIXIE DRIVE

1.4125 ACRE PROPERTY
LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

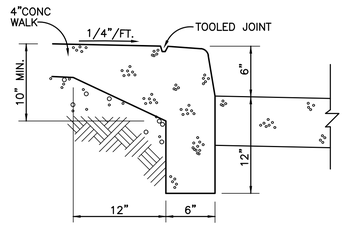
DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 - 19:15:18

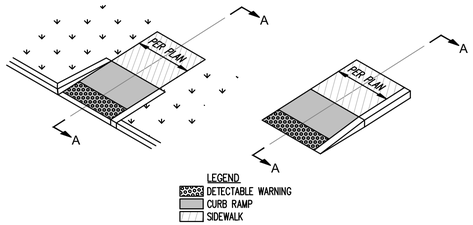


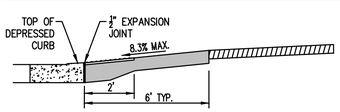
NOTES:
- ALL CURB SHALL HAVE A BASE OF 4" OF ODOT ITEM 304 CRUSHED LIMESTONE.
- EXPANSION JOINTS SHALL BE PLACED EVERY 100', AT ALL STRUCTURES, WHEREVER NEW CURB ABUTS EXISTING CURB, AND AT ALL CHANGES IN DIRECTION. ONLY RECYCLED RUBBER OR VINYL EXPANSION JOINT MATERIAL SHALL BE USED.
- CONTROL JOINTS SHALL BE PLACED EVERY FIVE FEET.

BARRIER CURB
N.T.S.



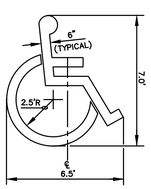
CURB CONSTRUCTION ALONG WALK
NTS

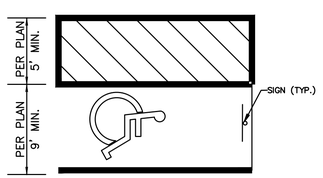




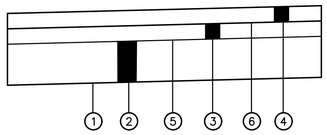
SECTION A–A

CURB RAMP
N.T.S.



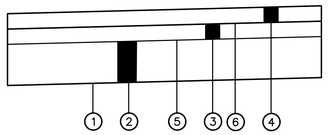


ACCESSIBLE PARKING SYMBOL



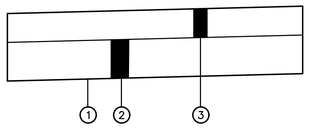
① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 6" COURSE
③ ITEM 441 – TYPE 2 ASPHALTIC CONCRETE ~ 2" COURSE INTERMEDIATE COURSE, PG 64–22
④ ITEM 441 – TYPE 1 ASPHALTIC CONCRETE ~ 1.5" COURSE SURFACE COURSE, PG 64–22
⑤ ITEM 408 – PRIME COAT @ 0.4 GAL/SY
⑥ ITEM 407 – TACK COAT @ 0.04 GAL/SY

STANDARD DUTY FLEXIBLE PAVEMENT SECTION
(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)



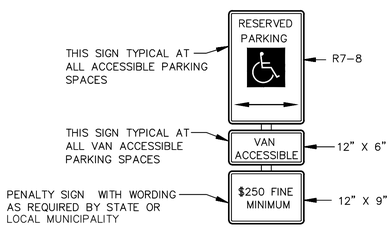
① ITEM 204 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 8" (2~4" COURSES)
③ ITEM 441 – TYPE 2 (448) ASPHALTIC CONCRETE ~ 3.0" COURSE INTERMEDIATE COURSE
④ ITEM 441 – TYPE 1 (448) ASPHALTIC CONCRETE ~ 1.5" COURSE SURFACE COURSE, PG 64–22
⑤ ITEM 408 – PRIME COAT @ 0.4 GAL/SY
⑥ ITEM 407 – TACK COAT @ 0.05 GAL/SY

HEAVY DUTY FLEXIBLE PAVEMENT SECTION
(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)

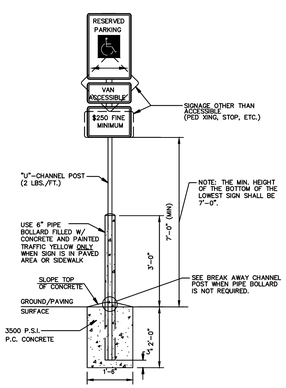


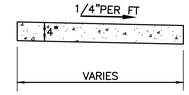
① ITEM 203 – SUBGRADE COMPACTION
② ITEM 304 – GRANULAR BASE ~ 6" COURSE
③ ITEM 452 – 6" PORTLAND CEMENT CONCRETE (4000 PSI) (ITEM 451 SHALL BE USED IN THE DUMPSTER PAD AREA)

HEAVY DUTY RIGID (CONCRETE) PAVEMENT SECTION
NTS
(THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES AND THE CONTRACTOR SHALL CONFIRM THE PAVEMENT SECTIONS WITH DEVELOPER PRIOR TO BID AND CONSTRUCTION)

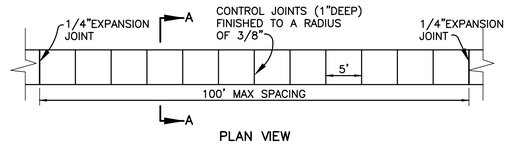


ACCESSIBLE PARKING SIGN





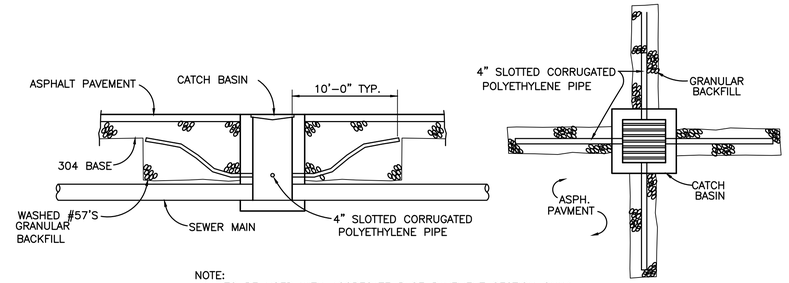
SECTION A–A



PLAN VIEW

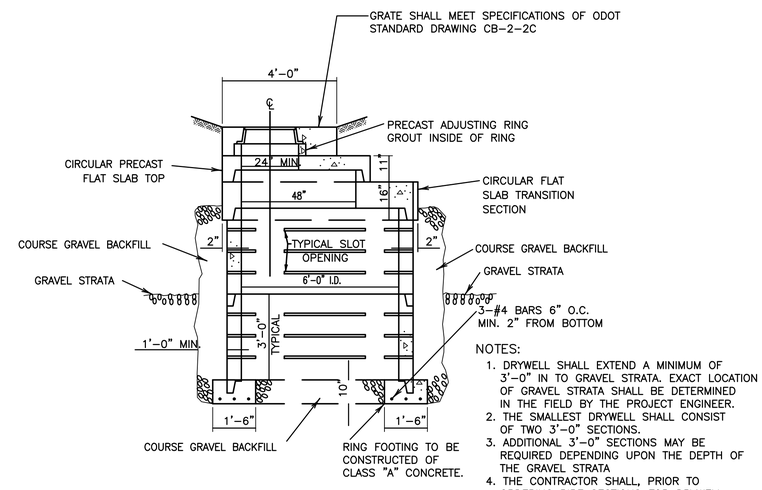
NOTES:
1) CONCRETE FOR SIDEWALKS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 608.
2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGED.
3) SIDEWALKS SHALL BE 4" THICK, EXCEPT THRU DRIVEWAYS WHICH SHALL BE 6".
4) 3" OF GRAVEL BASE SHALL BE PLACED UNDER WALKS IF DETERMINED NECESSARY.
5) WALK SHALL BE BACKFILLED WITHIN 5 DAYS OF BEING POURED.
6) CURING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH ITEM 451.10.

SIDEWALK DETAIL
NTS



NOTE:
1. TO BE USED WITH AGGREGATE BASE PAVEMENT SECTION ONLY.
2. CATCH BASIN SHALL BE PER ODOT STANDARD DRAWING CB–2–C

SUBGRADE DRAINAGE AROUND CATCH BASINS (TYPICAL)
NTS



NOTES:
1. DRYWELL SHALL EXTEND A MINIMUM OF 3'–0" IN TO GRAVEL STRATA. EXACT LOCATION OF GRAVEL STRATA SHALL BE DETERMINED IN THE FIELD BY THE PROJECT ENGINEER.
2. THE SMALLEST DRYWELL SHALL CONSIST OF TWO 3'–0" SECTIONS.
3. ADDITIONAL 3'–0" SECTIONS MAY BE REQUIRED DEPENDING UPON THE DEPTH OF THE GRAVEL STRATA
4. THE CONTRACTOR SHALL, PRIOR TO ORDERING PIPE SECTIONS FOR DRYWELL, SUBMIT TO THE PROJECT ENGINEER DETAILS OF THE PROPOSED PIPE SECTION FOR HIS WRITTEN APPROVAL, THE PIPE SECTIONS SHALL BE MADE OF REINFORCED CONCRETE.

DRYWELL DETAIL
NTS
APPROVED EQUAL MAY BE USED

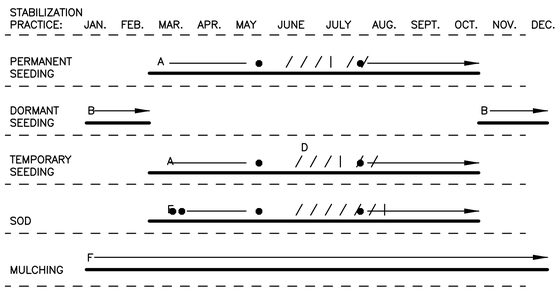
NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3650
Fax: 937.438.3645

MISCELLANEOUS DETAILS
630 E. DIXIE DRIVE
1.4125 ACRE PROPERTY
LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.

SEEDING SCHEDULE



A = KENTUCKY BLUEGRASS @ 90 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 30 LBS./ACRE
PLUS 2 TONS OF STRAW MULCH/ACRE

B = KENTUCKY BLUEGRASS @ 135 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS @ 45 LBS./ACRE
PLUS 2 TONS/ACRE STRAW MULCH

C = SPRING OATS 100 LBS./ACRE

D = WHEAT OR RYE 150 LBS./ACRE

E = SOD

F = STRAW MULCH (2 TONS/ACRE)

●/ | /● IRRIGATION NEEDED DURING JUNE AND JULY

●● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

INSPECTION SCHEDULE

DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT SEVEN (7) DAY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.

SEDIMENT AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.

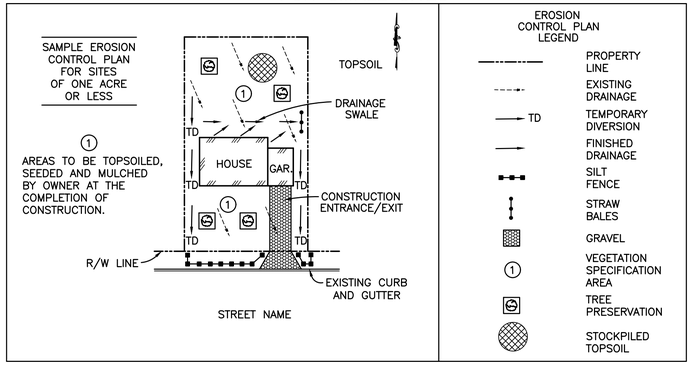
VEGETATIVE PLANTING – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.

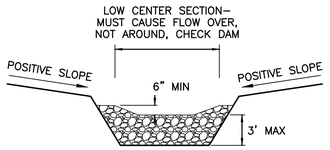
REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN SEVEN (7) DAYS.

MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.

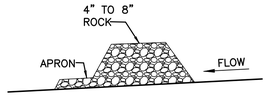
FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

EROSION CONTROL PRACTICES FOR SMALL SITES





CROSS SECTION



PROFILE

1) THE CHECK DAM SHALL BE CONSTRUCTED OF 4" TO 8" DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL

2) THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROX 6" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND THE ENDS

3) THE MAX HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR SHALL NOT EXCEED 3'

4) SPACING BETWEEN THE DAMS SHALL BE AS SHOWN IN THE PLANS OR BY THE FOLLOWING TABLE:

CHECK DAM SPACING					
DAM HEIGHT (FEET)	CHANNEL SLOPE				
	< 2%	2% – 5%	5% – 10%	10% – 15%	15% – 20%
1	100 FT	40 FT	20 FT	13 FT	10 FT
2	200 FT	80 FT	40 FT	25 FT	20 FT
3	300 FT	120 FT	60 FT	40 FT	30 FT

ROCK CHECK DAM
NTS
RCD

1) INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE STORM DRAIN BECOMES OPERATIONAL.

2) THE WOODEN FRAME IS TO BE CONSTRUCTED OF 2–BY–4 INCH CONSTRUCTION GRADE LUMBER. THE END SPACERS SHALL BE A MINIMUM OF 1 FT. BEYOND BOTH ENDS OF THROAT OPENING. THE ANCHORS SHALL BE NAILED TO 2–BY–4 INCH STAKES DRIVEN ON THE OPPOSITE SIDE OF THE CURB.

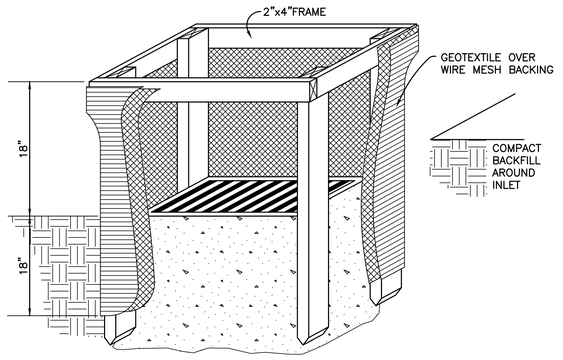
3) THE WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC AND STONE. IT SHALL BE A CONTINUOUS PIECE WITH A MINIMUM WIDTH OF 30 INCHS AND 4 FT LONGER THAN THE THROAT LENGTH OF THE INLET, 2 FT ON EACH SIDE.

4) GEOTEXTILE CLOTH SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE AT LEAST THE SAME SIZE AS THE WIRE MESH.

5) THE WIRE MESH AND GEOTEXTILE CLOTH SHALL BE FORMED TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET AND SECURELY FASTENED TO THE 2–BY–4 INCH FRAME.

6) TWO–INCH STONE SHALL BE PLACED OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE CLOTH.

(USE GRAVEL CURB INLET SEDIMENT FILTER ON ALL CURB INLETS)
GRAVEL CURB INLET SEDIMENT FILTER
NTS
A



1) INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

2) THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.

3) THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2–BY–4 INCH CONSTRUCTION–GRADE LUMBER. THE 2–BY–4 INCH POSTS SHALL BE DRIVEN 1 FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2–BY–4 INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

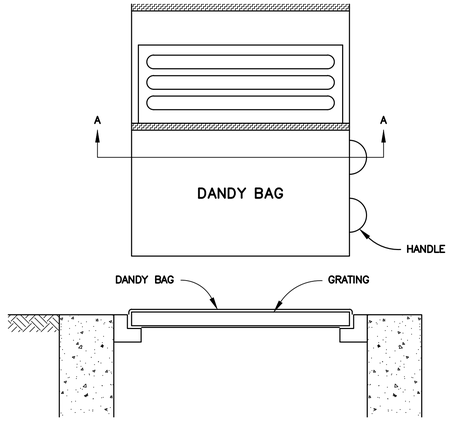
4) WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

5) GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

6) BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

7) A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

(USE INLET PROTECTION ON ALL NON–CURB INLETS CATCH BASINS)
INLET PROTECTION
(IN SWALES, DITCH LINES OR YARD INLETS)
NTS
IP

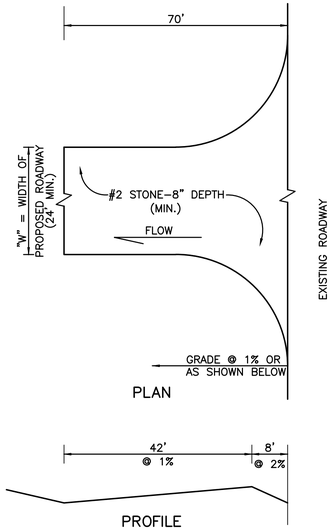


SECTION A–A

INSTALLATION : STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE : AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

DANDY BAG
NTS
DB



1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NTS

1) SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2) ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

3) TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

4) WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

5) WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

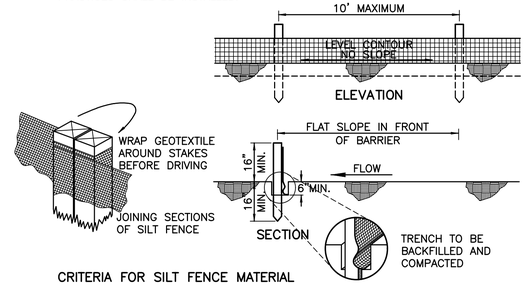
6) THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

7) THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE, WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

8) THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6–INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.

9) SEAMS BETWEEN SECTION OF SILT SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

10) MAINTENANCE – SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, 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.



CRITERIA FOR SILT FENCE MATERIAL

1) FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 BY 2–INCH HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET.

2) SILT FENCE SHALL BE ODOT TYPE C GEOTEXTILE FABRIC OR AS DESCRIBED BY THE CHART BELOW;

MINIMUM TENSILE STRENGTH	120 LBS.
MAXIMUM ELONGATION AT 60 LBS.	50%
MINIMUM PUNCTURE STRENGTH	50 LBS.
MINIMUM TEAR STRENGTH	40 LBS.
MINIMUM BURST STRENGTH	200 PSI
APPARENT OPENING SIZE	≤ 0.84 MM
MINIMUM PERMITTIVITY	1 X 10 SEC.
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70%

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)
NTS
SF

NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3660
Fax: 937.438.3645

EROSION CONTROL DETAILS
630 E. DIXIE DRIVE
1.4125 ACRE PROPERTY
LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.R.s.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 – 19:15:18

1. THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.

2. NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.

3. THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS
- –REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA.
- –REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND.
- –REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY
- –REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE POND
- –REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- –MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS

SKETCH SHOWING GENERAL AREA OF BMP'S, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.

THE ENGINEER OF RECORD IS TO COMPLETE THE OHIOEPA CHECKLIST FOR CONSTRUCTION ACTIVITIES (OHC000005) (HTTP://WWW.EPA.OHIO.GOV/PORTALS/35/STORM/CGP_SWP3/CHECKLIST.PDF) AND SUBMIT IT WITH THE SWPPP DURING THE PLAN DEVELOPMENT STAGE.

THE CONTRACTOR IS TO SUBMIT VIA–EMAIL TO KETTERINGENGINEERING@KETTERINGOH.US A COMPLETED OHIOEPA CONSTRUCTION SITE INSPECTION CHECKLIST FOR OHC000005 (HTTP://EPA.GOV/PORTALS/35/STORM/CGP_INS1.PDF) WEEKLY OR AFTER A STORM OF MORE THAN 1/2 INCH.

CONTRACTOR SHALL NOTIFY THE CITY OF KETTERING ENGINEERING DEPARTMENT PRIOR TO ANY EARTH DISTURBING ACTIVITY SO THAT INSPECTION OF EROSION CONTROL MEASURES CAN BE PERFORMED.

SEQUENCE OF CONSTRUCTION

1. CONDUCT PRE–CONSTRUCTION MEETING
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT TRAPS, ROCK CHECK DAMS, INLET PROTECTION & SILT FENCE.
3. CONSTRUCT TEMPORARY PARKING AND STORAGE AREA.
4. PERFORM CLEARING AND GRUBBING AS NECESSARY.
5. BEGIN GRADING THE SITE. MAKING SURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND WORKING PROPERLY THROUGHOUT GRADING OPERATIONS.
6. APPLY TEMPORARY SOIL STABILIZATION WITHIN (7) DAYS OF EXCAVATION.
7. BEGIN CONSTRUCTION OF ALL UTILITIES INCLUDING STORM SEWER. INSTALL INLET PROTECTION CONCURRENT WITH CONSTRUCTION OF PROPOSED STORM STRUCTURES.
8. BEGIN CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
9. BEGIN CONSTRUCTION OF STREETS. INSTALL CURB AND GUTTER. PREPARE FOR PAVING.
10. PERMANENTLY SEED AND MULCH & LANDSCAPE REMAINDER OF PERVIOUS AREAS. PERMANENT SEEDING SHALL BE INSTALLED WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.
11. PAVE SITE.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION"

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000004 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS.
   - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
   - SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.
   - MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80–100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
   - FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5–FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE–HALF OF POND DEPTH).
12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON–SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF–SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK–PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON–SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745–20).
19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE–GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE–GROUND STORAGE OF 1,330 GALLONS OR BELOW–GROUND STORAGE OF 4,200 GALLONS OF FUEL.
22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
   1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
   2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
   3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.
27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN–UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
29. OPEN BURNING IS NOT PERMITTED ON THE SITE.
30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON–SITE WASTE DISPOSAL AND CONCRETE WASH–OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
38. NON–SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.
41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.
43. MINIMIZE OFF–SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.
49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.
52. ON–SITE AND OFF–SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.
54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
55. IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.
56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% – 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

NO.	DATE	REVISION

VANATTA ENGINEERING
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.3550
Fax: 937.438.3645

EROSION CONTROL NOTES
630 E. DIXIE DRIVE
1.4125 ACRE PROPERTY
LOCATED IN
SECTION 21 AND 22, TOWN 1, RANGE 6 M.Rs.
CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

DATE: MARCH 3, 2023
SCALE: AS SHOWN
PROJECT No. 7651
FILE No.
SHEET NO.

7 of 7

H:\CADD\Projects\App Architecture\630 DIXIE DR BASE.DWG, MAR 02, 2023 - 19:15:18

E1 REFERENCE FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

00 INDICATES CONSTRUCTION NOTE.

1. ALIGN

GENERAL NOTES

A. ALL ROOM AND DOOR NUMBERS ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

B. ALL WALLS ARE TYPE A1, U.N.O.

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

NEW MEDICAL OFFICE BUILDING
WEST CARROLLTON HEALTH CENTER
630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

ISSUE

NO.	DATE	DESCRIPTION

DATE	03/19/2024
JOB NO.	4003.00
DRAWN	MES
CHECKED	MES

TITLE
REFERENCE FLOOR PLAN

SHEET NO.
A1.1

3/19/2024 3:45:29 PM

E1 FURNITURE FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

(00) INDICATES CONSTRUCTION NOTE.

1. ALIGN

GENERAL NOTES

A. ALL ROOM AND DOOR NUMBERS ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

B. ALL WALLS ARE TYPE A1, U.N.O.

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

NEW MEDICAL OFFICE BUILDING
WEST CARROLLTON HEALTH CENTER
630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

ISSUE

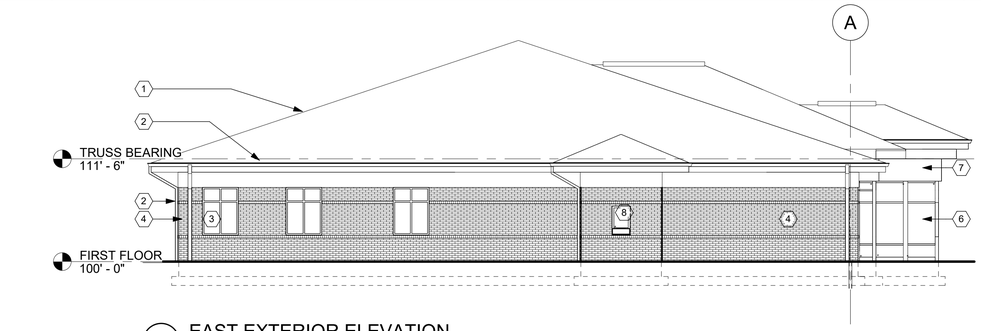
NO.	DATE	DESCRIPTION
	1/19/2023	SITE PLAN PRE-APP MEETING

DATE	03/19/2024
JOB NO.	4003.00
DRAWN	MES
CHECKED	MES

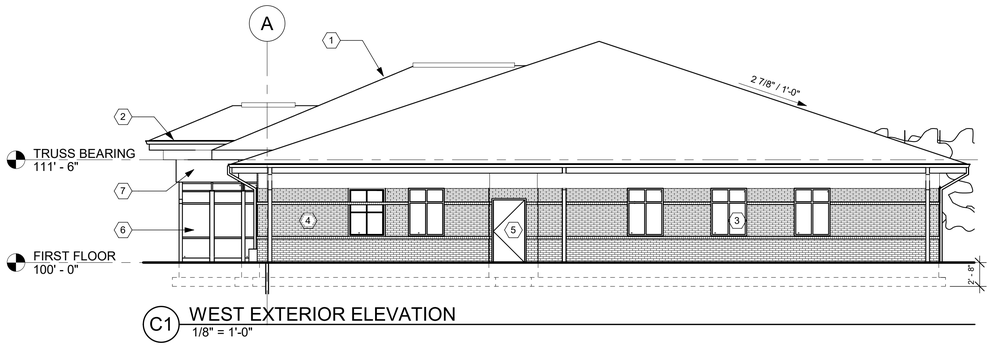
TITLE
FURNITURE FLOOR PLAN

SHEET NO.
A1.3

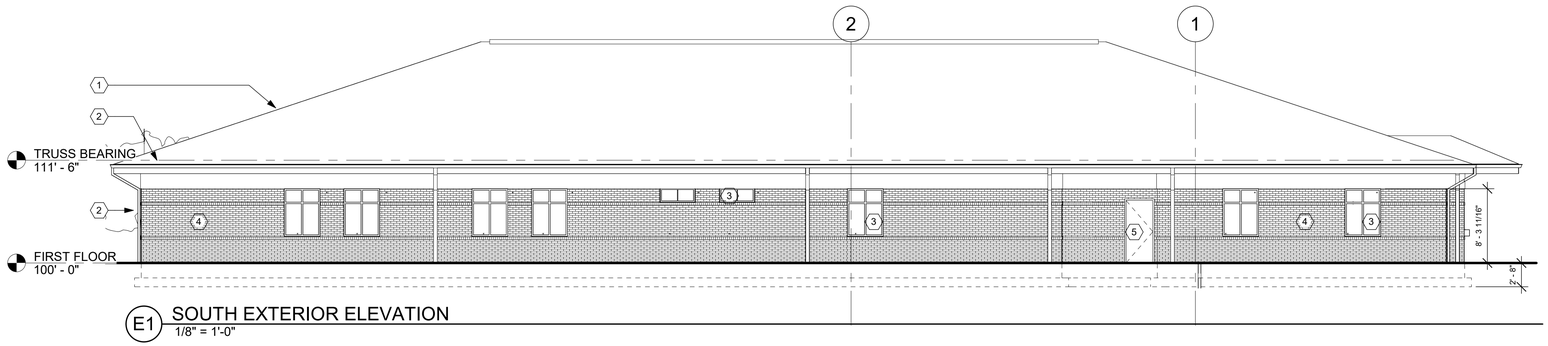
3/19/2024 3:45:24 PM



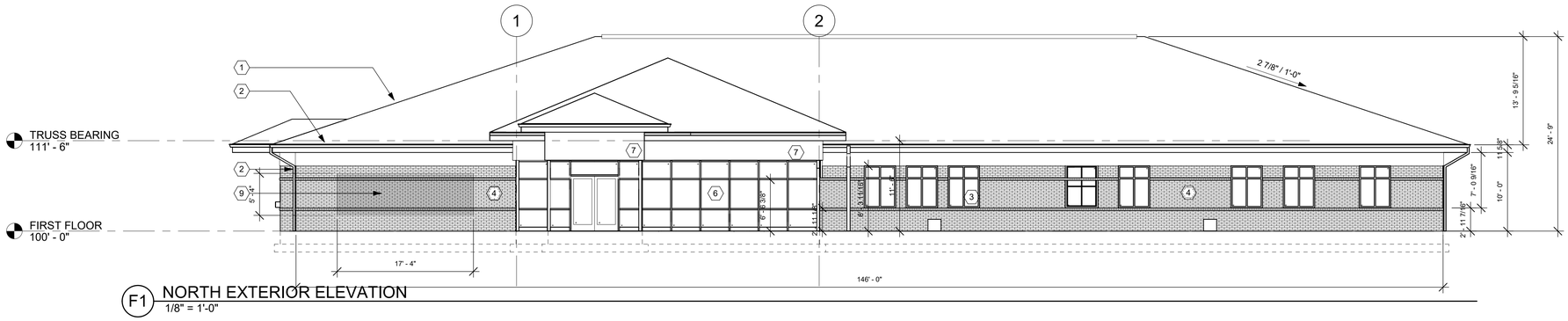
B1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



C1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



E1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



F1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

CONSTRUCTION NOTES

(00) INDICATES CONSTRUCTION NOTE.

1. ASPHALT SHINGLES
2. ALUMINUM GUTTER AND DOWNSPOUT
3. ALUMINUM STOREFRONT WINDOW
4. BRICK VENEER
5. HOLLOW METAL DOOR AND HOLLOW METAL FRAME , PAINT
6. ALUMINUM STOREFRONT SYSTEM
7. EXTERIOR STO FINISH SYSTEM, PAINTED
8. ALUMINUM CLAD DRIVE THRU TRANSACTION WINDOW
9. BUILDING MOUNTED BACKLIT SIGN

GENERAL NOTES

A. ***

App Architecture
creative focused design
615 Woodside Drive, Englewood, Ohio 45322
T 937.836.8898 F 937.832.3696
www.app-arch.com

NOT FOR CONSTRUCTION

NEW MEDICAL OFFICE BUILDING
WEST CARROLLTON HEALTH CENTER
630 E DIXIE DRIVE
WEST CARROLLTON, OHIO 45449

ISSUE

NO.	DATE	DESCRIPTION
	1/19/2023	SITE PLAN PRE-APP MEETING
	3/19/2024	SITE PLAN REVIEW

DATE	03/19/2024
JOB NO.	4003.00
DRAWN	MES
CHECKED	MES

TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

3/19/2024 3:45:28 PM