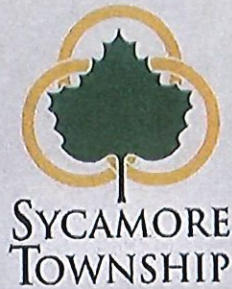


Zoning Commission
Board of Zoning Appeals
Property Owner Form



Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250
www.sycamoretownship.org

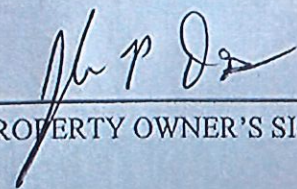
PROJECT ADDRESS: 7446 E Kemper Rd Cincinnati, Ohio ZIP CODE: 45249

APPLICANT NAME: John P Davis

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP
John P Davis E Kemper Properties LLC	12170 Eaglescourt Ct Cincinnati, Ohio 45249	45249	12170 Eaglescourt Ct Cincinnati, Ohio 45249	45249

OWNER EMAIL	OWNER PHONE NUMBER
vikesbigcountry70@gmail.com	513-317-7894

The owner of this project address and undersigned do hereby certify awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.



PROPERTY OWNER'S SIGNATURE

8/3/26

DATE

DELETE FORM

ZONING COMMISSION

Draft

All required fields are marked with *

Project Details

State in detail, all existing and proposed uses of this building or premises: *

Office, storage
Office for More Hart
Flex: Small office for Trailer Park next door

Square Feet *

6000 sq.ft.

Use: *

Small office/storage

Height:

23 ft

Estimated Start Date:

10/1/2026

Estimated Finish Date:

4/15/2027

Number of Sign(s):

0

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

Do you have a completed and signed owner approval form?

☒ Yes
 ☐ No

Application forms

 Menu

IMPERVIOUS SURFACE WORKSHEET

Draft

All required fields are marked with *

Method of Calculation

IMPERVIOUS SURFACE: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO (ISR): The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA: The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Lot Area

Lot Area: *

51994

sq.ft.

Impervious Surfaces:

Building Footprint:

9200

sq.ft.

Parking & Drive areas:

18150

sq.ft.

Walkways:

0

sq.ft.

Other:

79344

sq.ft.

Add the four items above to obtain the total impervious surface:

27350

[BACK TO WORKSPACE](#)

All information saved 3 hours ago

[NEXT FORM](#)

Enter Total Impervious Surface:

27350

sq.ft.

Divided by:

=

Lot Area:

51994

sq.ft.

Impervious Surface Ratio:

0.52

%



Planning & Zoning Department
8540 Kenwood Road Sycamore
Township, OH 45236
Phone (513) 792-7250
www.sycamoretownship.org

Impervious Surface Ratio (ISR)

• What is an Impervious Surface?

An impervious surface area includes any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. The Impervious Surface Ratio (ISR) equals the total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

• How is Impervious Surface Ratio Used?

The Impervious Surface Ratio is a performance standard used to measure development intensity on a particular site. It is used to encourage landscaping and buffer areas in the Township and to help preserve the character and value of surrounding properties. The ISR worksheet must be completed and the calculations included on the zoning certificate application form when applying for any non-residential use. Generally, Impervious Surface ratios are divided into three intensity groups:

Intensity Category	*Intensity Threshold	Zoning Process
Low Intensity	Maximum ISR .50	Zoning Certificate
Moderate Intensity	Maximum ISR .65	PUD I
High Intensity	ISR over .65	PUD II

As shown above, a Low intensity, permitted, non-residential use (with maximum ISR 0.50) may apply directly for a zoning certificate, whereas a Moderate or High intensity, permitted non-residential use (with an ISR greater than 0.50-maximum 0.65) would first request a PUD I administrative approval before the Zoning Commission. If identified as a PUD II, (Greater than 0.65) the application must be heard before the Zoning Commission for a recommendation to the Township Board of Trustees for final review.

• How do I calculate the Impervious Surface Ratio?

A worksheet has been provided on the next form to help calculate the ISR.

IMPERVIOUS SURFACE:

Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE RATIO (ISR):

The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA:

The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Site Identification: 7446 E. Kemper Rd
Lot Area 51,994 square feet

Impervious Surfaces:

Pre-Construction

1. Building Footprint 3,200 sq. ft.
2. Parking & Drive Areas 25,679 sq. ft.
3. Access Easements 600 sq. ft.
4. Walkways 0 sq. ft.
5. Other 0 sq. ft.

Total impervious surfaces 29,479 sq. ft.

29,479 divided by 51,994 = .56
Total Impervious Surface Lot Area Impervious Surface ratio %

Post-Construction

1. Building Footprint 9,200 sq. ft.
2. Parking & Drive Areas 29,959 sq. ft.
3. Access Easements 0 sq. ft.
4. Walkways 0 sq. ft.
5. Other 0 sq. ft.

Total impervious surfaces sq. ft.

39,159 divided by 51,994 = .75
Total Impervious Surface Lot Area Impervious Surface ratio %

I, HUTSENPILLER CONTRS.
Bob Hutzenpiller (Signature) certify that the calculations submitted above for the
Impervious Surface Ratio are accurate and complete to the best of my knowledge.
Date 9-7-26

Please attach your business card or submit your complete name, address and telephone number, and e-mail in the space below.

In the event that there is a conflict of information contained herein, the adopted Zoning Resolution shall apply.

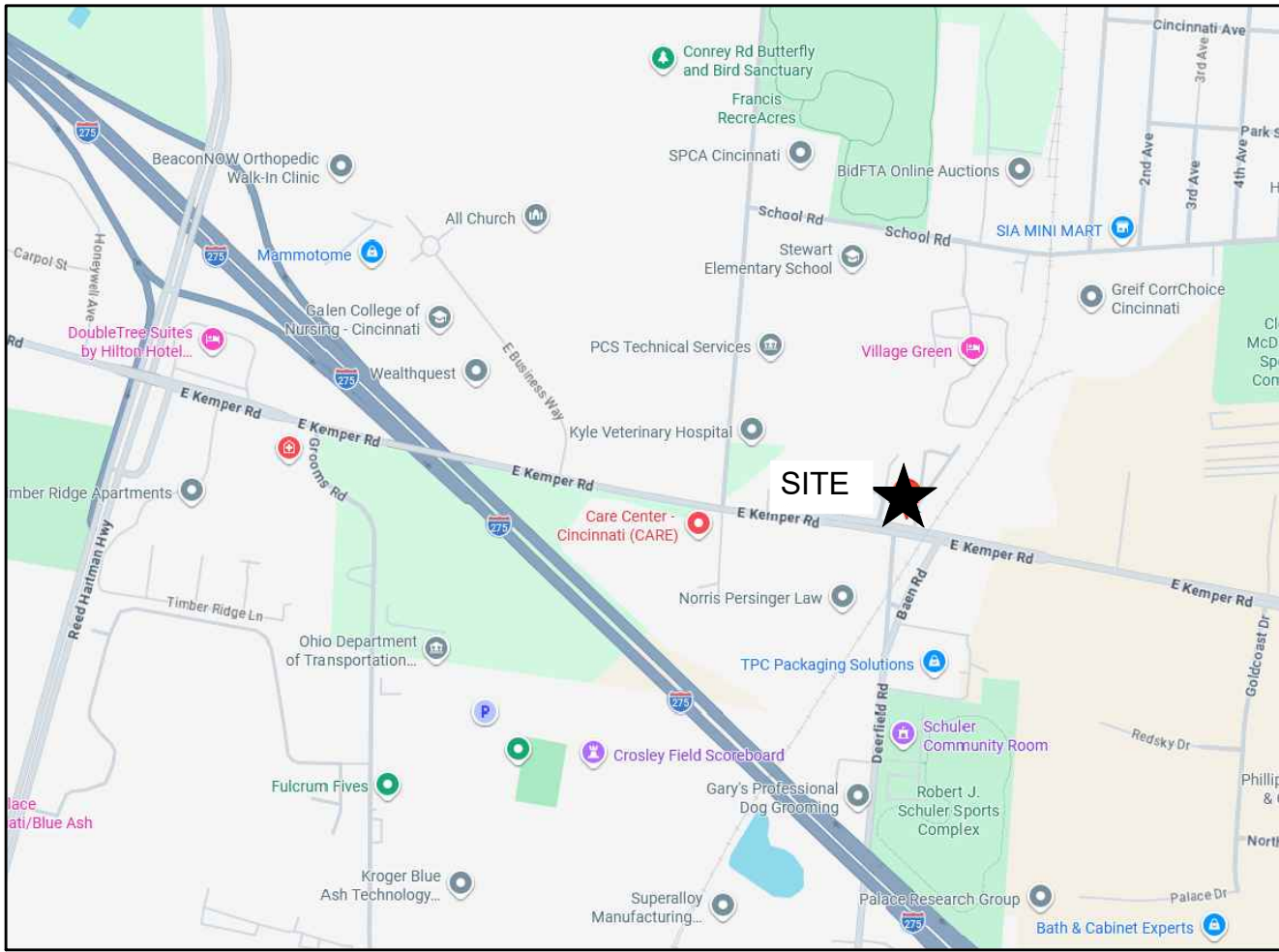
Applicant's Name Bob Hutzenpiller, 7404 Liberty One Drive, Liberty Twp
Contact Phone Number 513-777-9014 OH 45844
Applicant's Email bobh-hutcontractors@cin.ci.vv.com
Project Address 7446 E. Kemper Rd
Project PIN

In the event that there is a conflict of information contained herein,
the adopted Zoning Resolution shall apply.

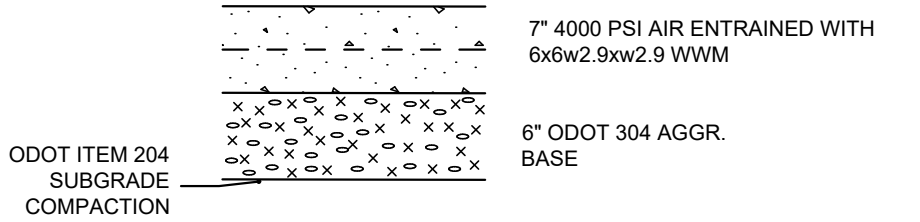
7446 E KEMPER RD
SITE DEVELOPMENT
CINCINATI, OHIO 45249

GENERAL NOTES

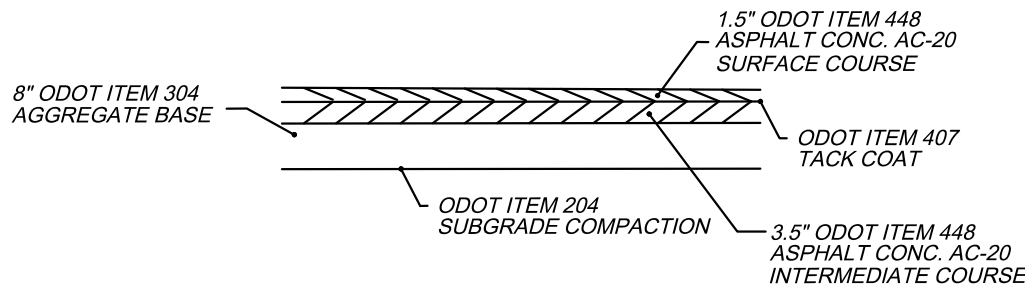
- ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF SYCAMORE TOWNSHIP, HAMILTON COUNTY AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN PERMITS.
- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS FOR SYCAMORE TOWNSHIP AND HAMILTON COUNTY.
- CONTRACTOR TO REMOVE VEGETATION AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT PROVIDED BY THE DEVELOPER.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY HAMILTON COUNTY AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS ITEM 659.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE OWNER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.42, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "CONC" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.015 (N=0.015) OR LESS.
- ALL WATERMAIN CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
- ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN EACH UPHILL DIRECTION.
- ANY FIELD TILE CUT IN EXCAVATION MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- ALL MANHOLES AND CATCH BASINS WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH DUCTILE IRON, CAST ALUMINUM OR STEEL REINFORCED PLASTIC STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 604.
- DISTANCES SHOWN FOR STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. CONTRACTOR TO VERIFY APPROPRIATE CLEARANCE OF UTILITY PLANNED UTILITY CROSSINGS BEFORE ANY CONSTRUCTION. CALL ENGINEER IMMEDIATELY WITH ANY CONFLICTS OR DISCREPANCIES.
- FORTY- EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- BRING ALL EXISTING UTILITY CASTINGS TO GRADE.



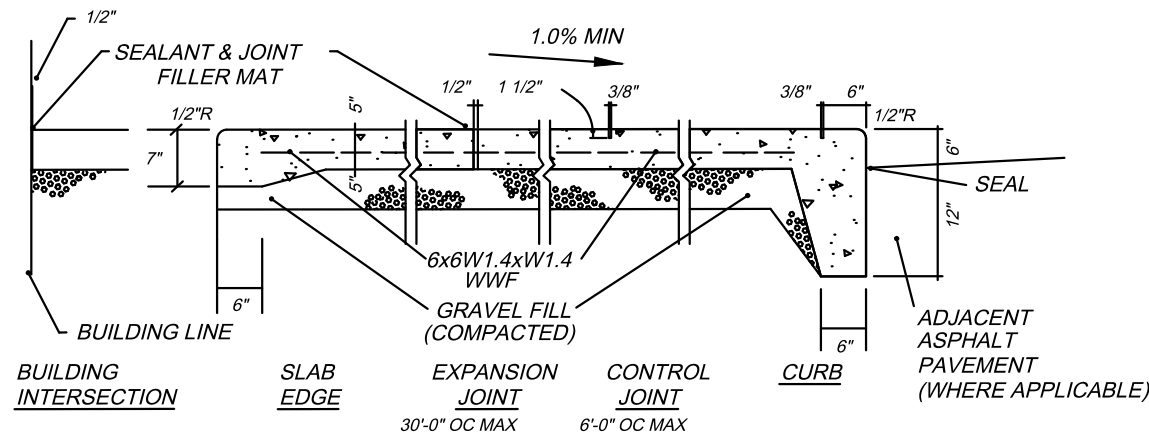
VICINITY MAP
N.T.S.



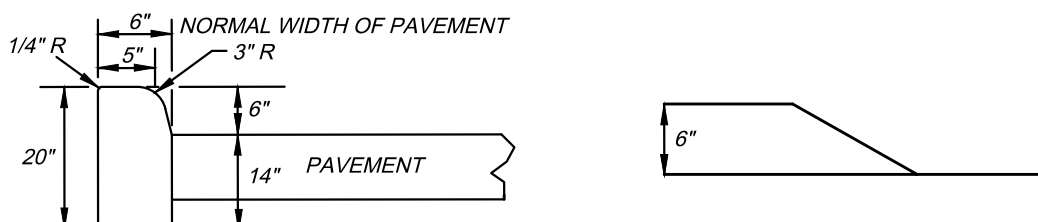
1 CONCRETE PAVEMENT
N.T.S.



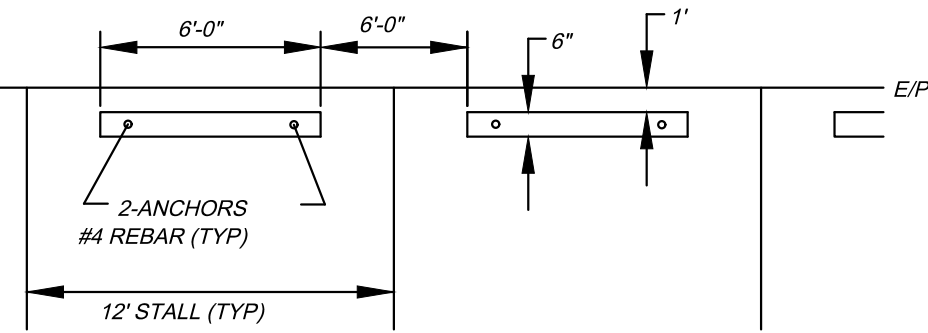
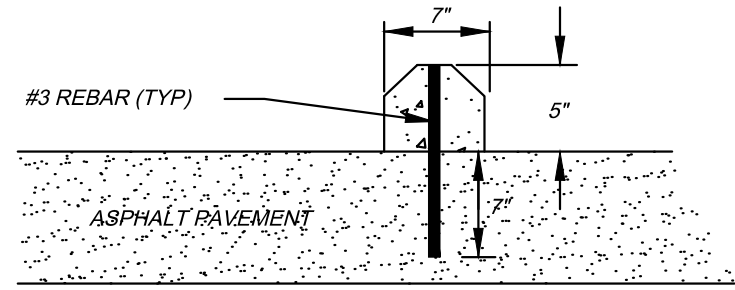
2 HEAVY DUTY ASPHALT PAVEMENT
N.T.S.



3 TYPICAL EXTERIOR CONCRETE SLAB WALK
N.T.S.



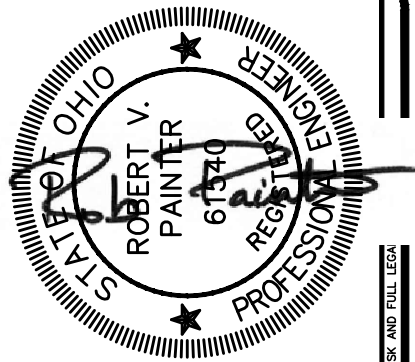
4A BARRIER CURB (ODOT TYPE 6) CURB TRANSITION TO FLUSH
N.T.S.



5 PRE CAST WHEEL STOPS
N.T.S.

INDEX

TITLE SHEET.....	C100
DEMOLITION PLAN.....	C200
LOCATION & UTILITY	C300
GRADING PLAN.....	C400
UTILITY PROFILES.....	C401
EROSION CONTROL DETAILS.....	C500



Hutsenpiller
Contractors Inc.

Contractor - Developer - Owner

Contact:

Bob Hutsenpiller

Lakota East Commerce Center

7404 Liberty One Drive

Liberty Township, Ohio 45044

PH: (513) 777-9014

FAX: (513) 777-2751



REVISIONS

7446 E KEMPER RD
SITE DEVELOPMENT
CINCINNATI, OH 45249

TITLE SHEET

SCALE:

DATE: APRIL 15, 2026

DRAWN: JGR

DESIGNED: JGR

CHECKED: RVP

XREF:

JOB NO.: 25080

HUTSENPIILLAR KEMPER

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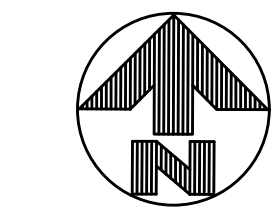
C100

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT UNLESS OTHERWISE SPECIFIED. WHEN IN CONFLICT, THE HAMILTON COUNTY REQUIREMENTS SHALL PREVAIL.

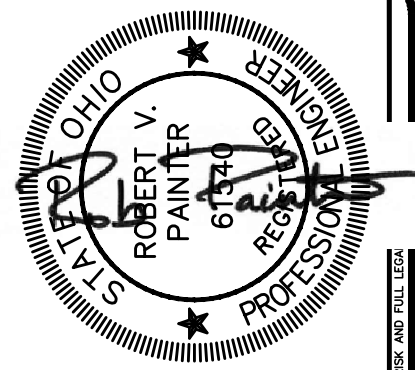
UTILITIES NOTIFICATION

AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY INVOLVE UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE REGISTERED UTILITY PROTECTION SERVICE AND THE OWNERS OF EACH UNDERGROUND UTILITY FACILITY SHOWN ON THE PLAN.

THE OWNER OF THE UNDERGROUND FACILITY SHALL, WITHIN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS), MARK THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE CONSTRUCTION AREA IN SUCH A MANNER AS TO INDICATE THEIR COURSE AND THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION.



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF
UNDERGROUND UTILITIES CANNOT BE VERIFIED.
PLEASE NOTIFY THE OHIO UTILITY PROTECTION
SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.



Hutsepiller
Contractors Inc.

Contractor - Developer - Owner
Contact:
Bob Hutsepiller
Lakota East Commerce Center
7404 Liberty One Drive
Liberty Township, Ohio 45044
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FAX: (513) 777-2751



REVISIONS									

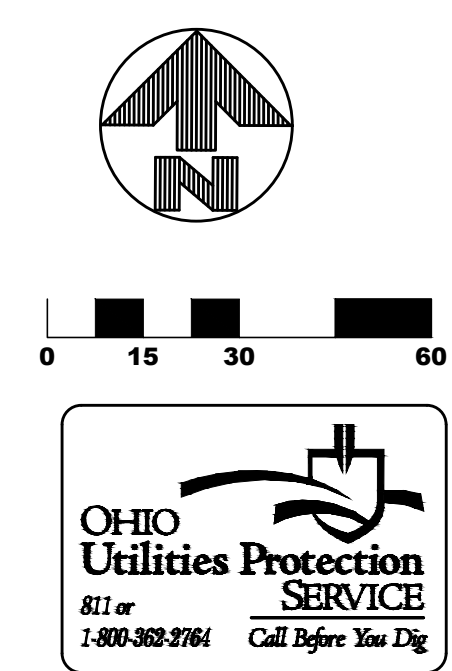
**7446 E KEMPER RD
SITE DEVELOPMENT**
CINCINNATI, OH 45249
DEMOLITION PLAN

SCALE:
DATE: APRIL 15, 2026
DRAWN: JGR
DESIGNED: JGR
CHECKED: RVP
XREF:
JOB NO.: 25080

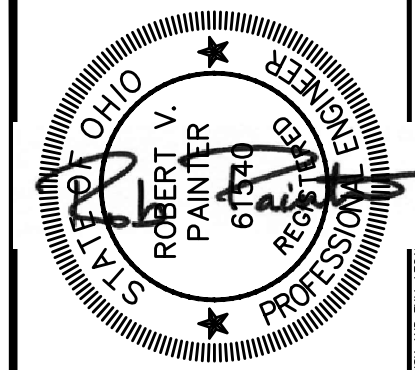
HUTSENPILLER KEMPER

Page

C200



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Hutsenpiller
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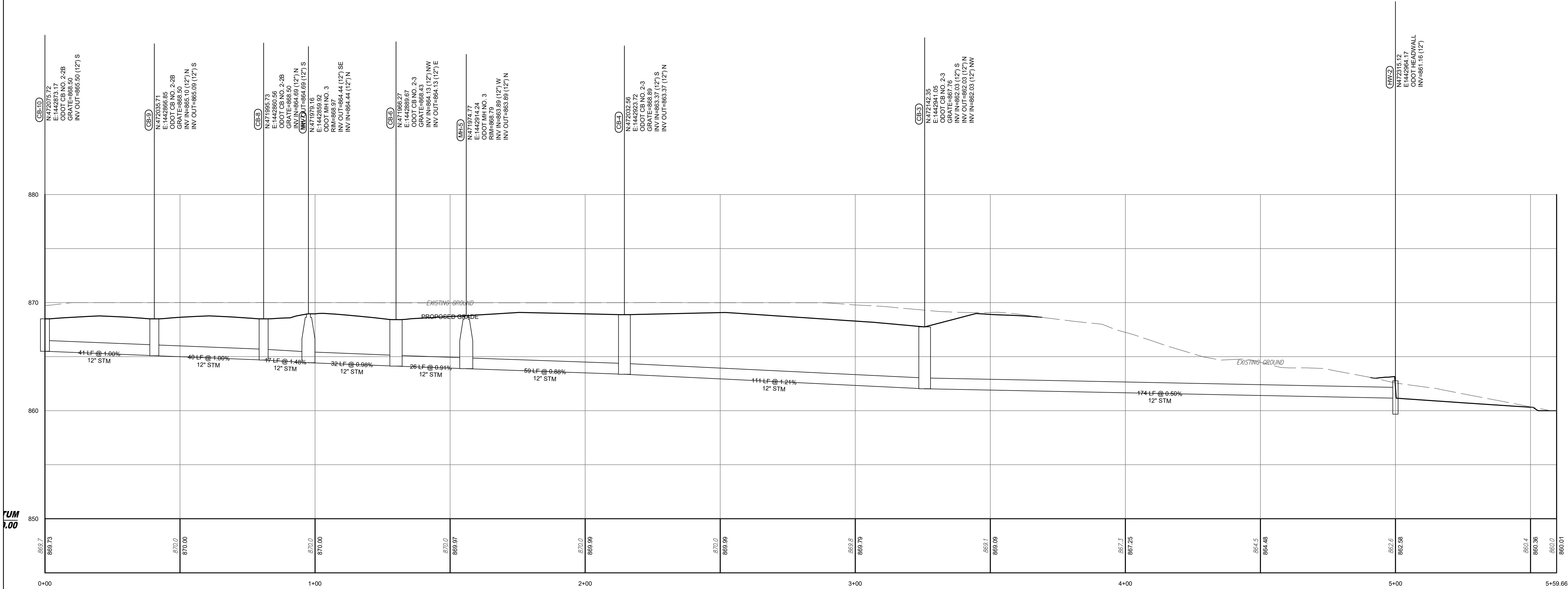


REVISIONS									

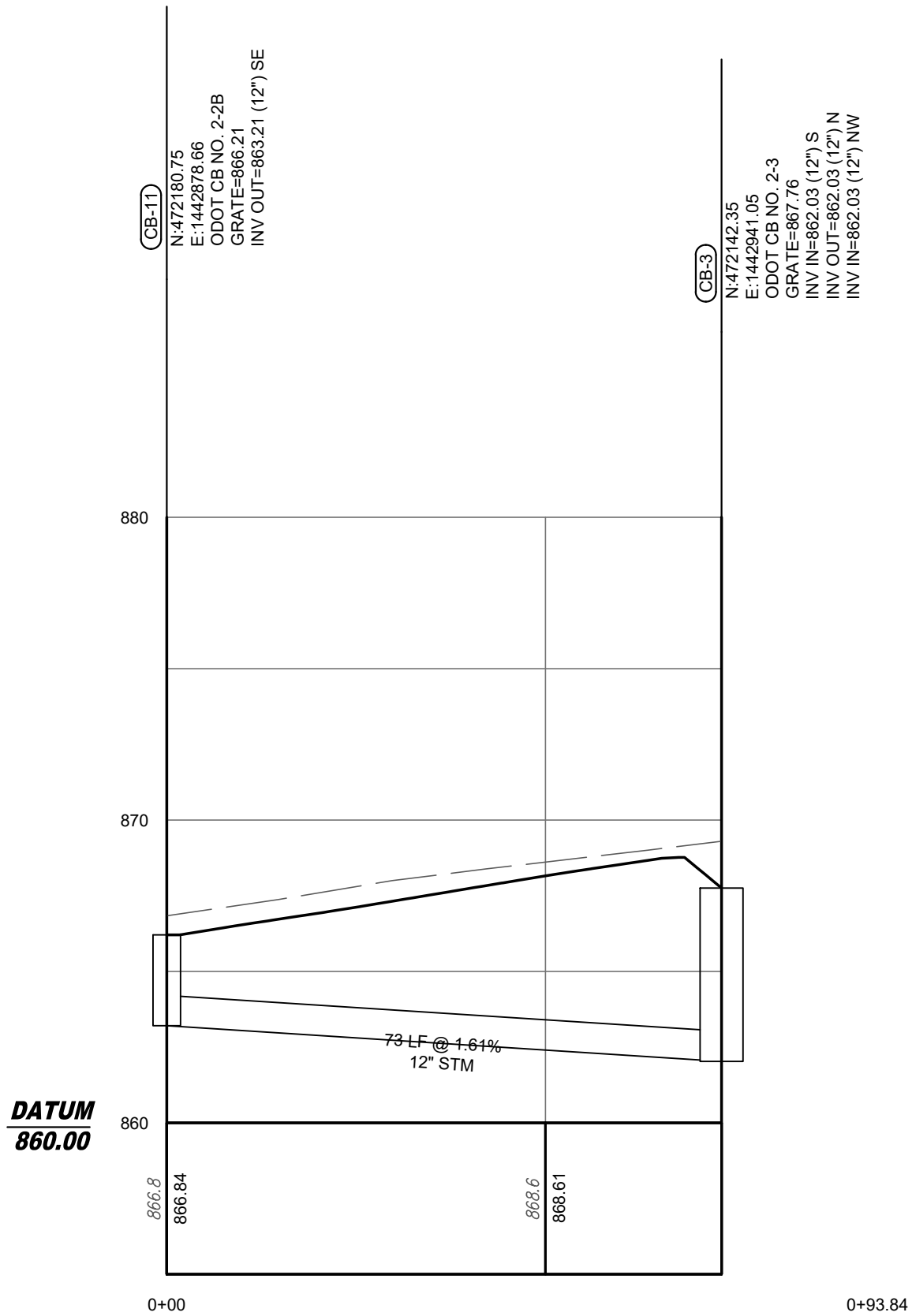
**7446 E KEMPER RD
SITE DEVELOPMENT
CINCINNATI, OH 45249
LOCATION & UTILITY PLAN**

SCALE:
DATE: APRIL 15, 2026
DRAWN: JGR
DESIGNED: JGR
CHECKED: RVP
XREF:
JOB NO.: 25080

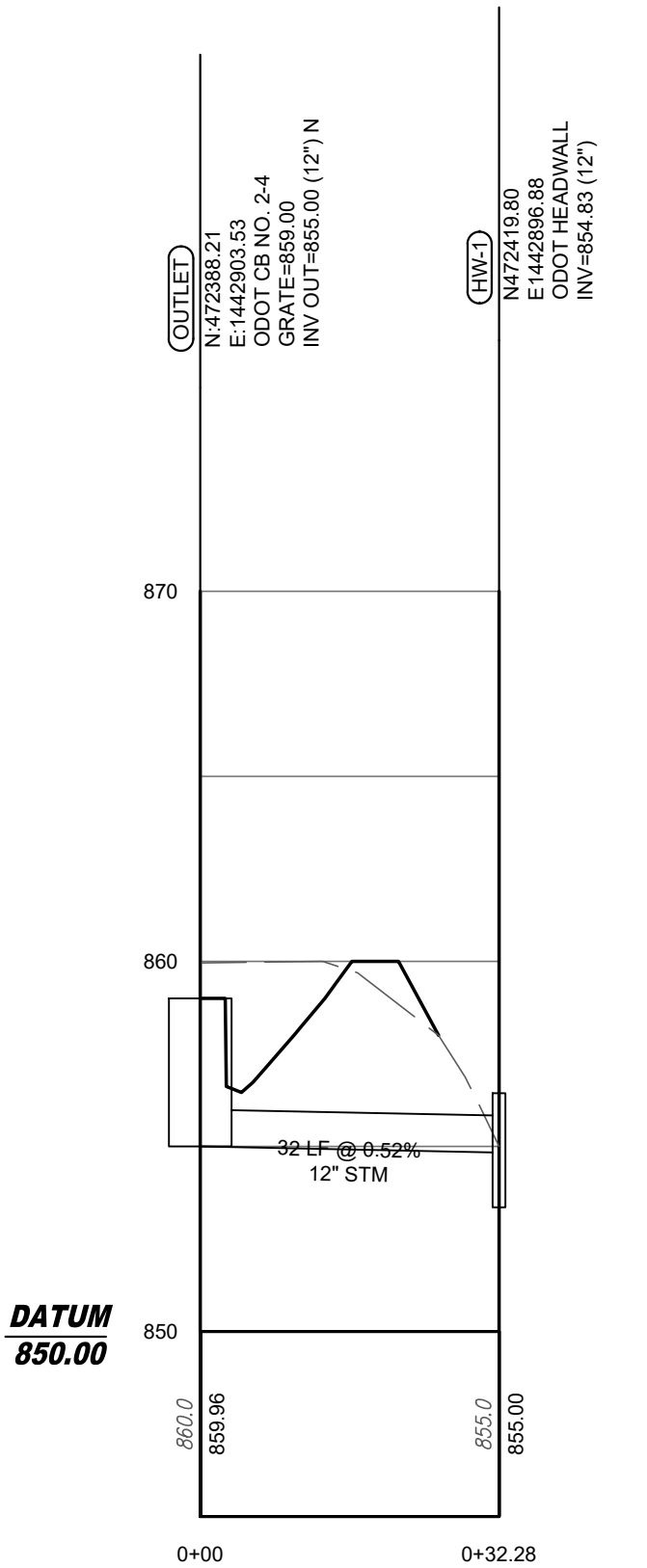
HUTSENPILLER KEMPER



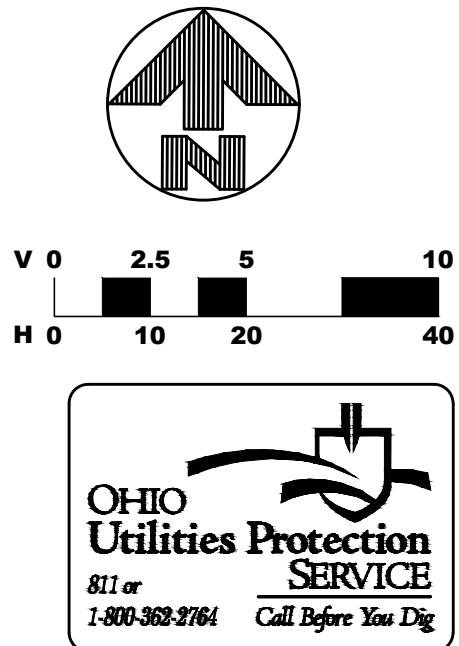
STORM PROFILE CB-10 TO HW-2



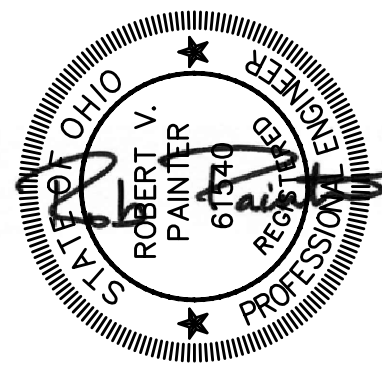
STORM PROFILE CB-11 TO CB-3



STORM PROFILE OUTLET TO HW-2



NOTE:
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Hutsenpiller

Contractors Inc.

Contractor - Developer - Owner

Contact:

Bob Hutsenpiller

Liberty East Commerce Center

7404 Liberty One Drive

Liberty Township, Ohio 4504

PH: (513) 777-9014

FAX: (513) 777-2751



REVISIONS

7446 E KEMPER RD
SITE DEVELOPMENT
CINCINNATI, OH 45249
UTILITY PROFILES

SCALE:
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JOB NO.: 25080

HUTSENPILLER KEMPER

Page

C401

EROSION CONTROL NOTES:

1. DESCRIPTION OF CONSTRUCTION:
- CONSTRUCTION OF BUILDING, PAVEMENT, STORM SEWER AND OTHER UTILITIES
2. AREA AFFECTED BY CONSTRUCTION (GRADED AREA): APPROX. 0.50 ACRES
3. EXISTING SOIL DATA:
- URUXC Urban land-Udorthents complex, 0 to 12 percent slopes
4. RECEIVING WATERS:
- TRIBUTARY TO SHARON CREEK-MILL CREEK
5. POTENTIAL POLLUTION SOURCES:
- REMOVAL OF NATURAL PLANT COVER.
 - CUT AND FILL AREAS EXPOSED TO EROSION AND RUNOFF PRIOR TO STABILIZATION.
 - CHANGES IN VOLUME AND DURATION OF WATER CONCENTRATIONS CAUSED BY ALTERING SLOPES, DISTANCE AND SURFACE ROUGHNESS.
 - PARKING SUBGRADE PRIOR TO PAVING.
 - REDUCTION OF PERMEABILITY OF SOILS CAUSING ADDITIONAL RUNOFF DUE TO COMPACTION BY HEAVY EQUIPMENT.
6. CURVE NUMBERS:
- PRE-DEVELOPMENT C VALUE = 0.40
- POST CONSTRUCTION C VALUE = 0.80
7. PROJECT SCHEDULE:
- BEGIN CONSTRUCTION: SPRING 2026
- END CONSTRUCTION: FALL 2027
- GENERAL CONSTRUCTION SEQUENCE *
- INSTALL SEDIMENT CONTROL MEASURES
 - PRESERVE AND PROTECT EXISTING VEGETATION
 - INSTALL STORM WATER MANAGEMENT MEASURES
 - DEMOLITION ACTIVITIES
 - CONSTRUCT SITE UTILITIES
 - GRADE SITE / STOCKPILE TOPSOIL
 - TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
 - VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 45 DAYS
 - INSTALL ROAD AND PARKING SUBGRADE
 - SURFACE ROADS AND PARKING
 - PERMANENT VEGETATIVE STABILIZATION
 - HOURS OF OPERATION ARE 7 DAYS A WEEK FROM 6 AM TO 9 PM

* TO BE FOLLOWED IN GENERAL ORDER FOR BEST MANAGEMENT PRACTICE. SOME INDIVIDUAL SITE CONSTRUCTION MAY NOT ALLOW FOR EXACT SEQUENCE.

8. CONTROL MEASURES FOR STORM WATER RUNOFF, EROSION AND SEDIMENT:

STABILIZATION OF DENUDED AREAS AND SOIL STOCKPILES

PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION WILL ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR MORE THAN 45 DAYS. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SOIL STABILIZATION MEASURES WILL BE SELECTED TO BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE. SOIL STOCKPILES WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.

ESTABLISHMENT OF PERMANENT VEGETATION

A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE SEVERE WEATHER CONDITIONS. (SEE VEGETATIVE PRACTICES - ITEM 10).

PROTECTION OF ADJACENT PROPERTIES

PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE, BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.

TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES

SEDIMENT BASINS, DIVERSIONS, SEDIMENT TRAPS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE WILL BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS WILL BE SEEDED AND MULCHED AFTER INSTALLATION.

SEDIMENT BASINS

STORMWATER RUNOFF CONTAINING DAMAGING AMOUNTS OF SEDIMENT SHALL PASS THROUGH A SEDIMENT BASIN OR OTHER SUITABLE SEDIMENT TRAPPING FACILITY.

CUT AND FILL SLOPES

CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

STORMWATER MANAGEMENT

CONCENTRATED STORMWATER RUNOFF LEAVING THE SITE WILL BE DISCHARGED DIRECTLY INTO A WELL-DEFINED, ADEQUATELY-PROTECTED NATURAL OR MAN-MADE OFF-SITE RECEIVING CHANNEL OR PIPE. IF NO OFF-SITE CHANNEL OR PIPE EXISTS, THE STORMWATER WILL BE DETAINED ON-SITE IN A SUITABLE RETENTION/DETENTION FACILITY.

STABILIZATION OF WATERWAYS AND OUTLETS

ALL ON-SITE STORMWATER CONVEYANCE CHANNELS WILL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A 10-YEAR FREQUENCY STORM WITHOUT EROSION. DESIGN FOR A LARGER MAY BE NECESSARY FOR PROTECTION FROM THE STORMWATER FLOW. STABILIZATION ADEQUATE TO PREVENT EROSION WILL ALSO BE PROVIDED AT THE OUTLETS OF ALL PIPES AND PAVED CHANNELS.

STORM SEWER INLET PROTECTION

ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

WORKING IN OR CROSSING WATERCOURSES

CONSTRUCTION VEHICLES WILL BE KEPT OUT OF WATERCOURSES WHENEVER POSSIBLE. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS WILL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL (INCLUDING BED AND BANKS) WILL ALWAYS BE REESTABLISHED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED. WHERE A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING WILL BE PROVIDED.

CONSTRUCTION ACCESS ROUTES AND PARKING AREAS

WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR SAID PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT EXCEED 4 PERCENT SLOPE. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.

DISPOSITION OF TEMPORARY MEASURES

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE DISPOSED OF AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT EROSION AND SEDIMENTATION.

MAINTENANCE

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

9. CONSTRUCTION CONTROL PRACTICES:

1a. STORM INLET PROTECTION

INLET STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE INLET PROTECTION SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL MORE THAN A 2" BUILD UP OF SEDIMENT REMAIN AROUND THE INLET PROTECTION.

1a. FILTER STRIPS

A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.

1a. SILT FENCES AND FILTER BARRIERS

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

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THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MIN. 6 INCH OVERLAP, AND SECURELY SEALED.

POSTS SHALL BE SPACED AT A MAX. OF 10 FEET APART. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS APPLYING.

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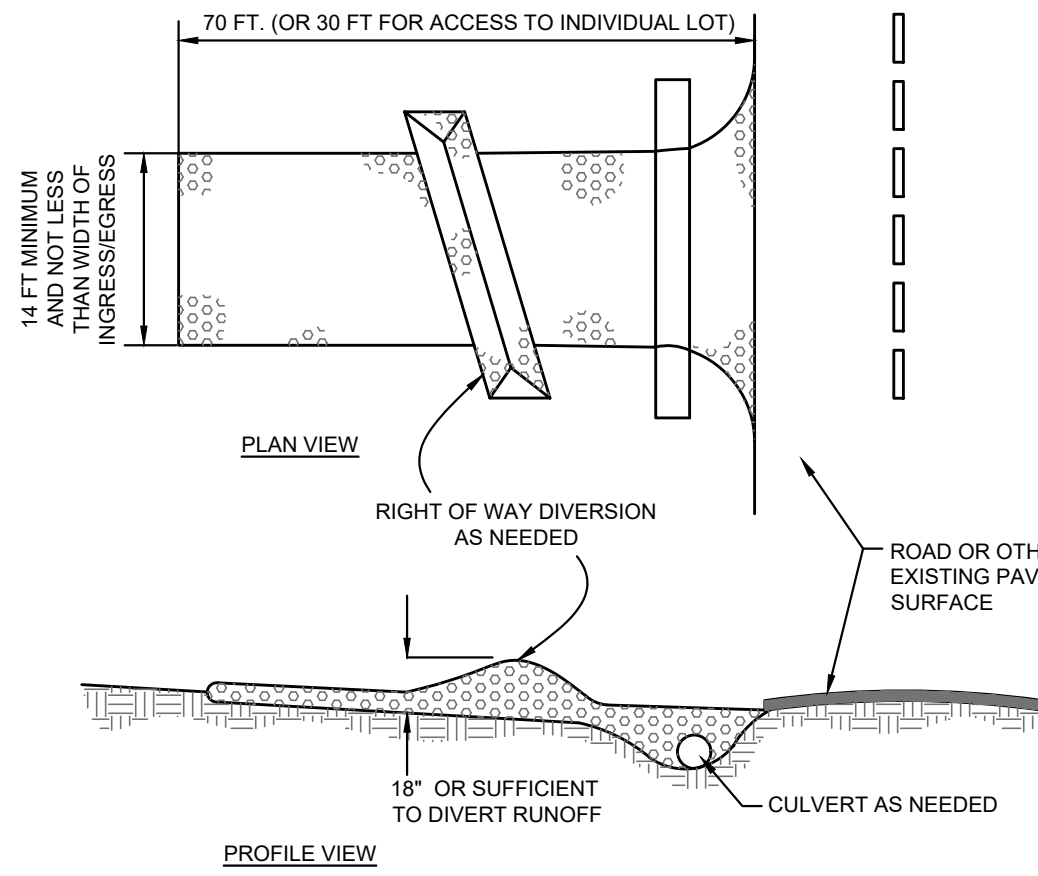
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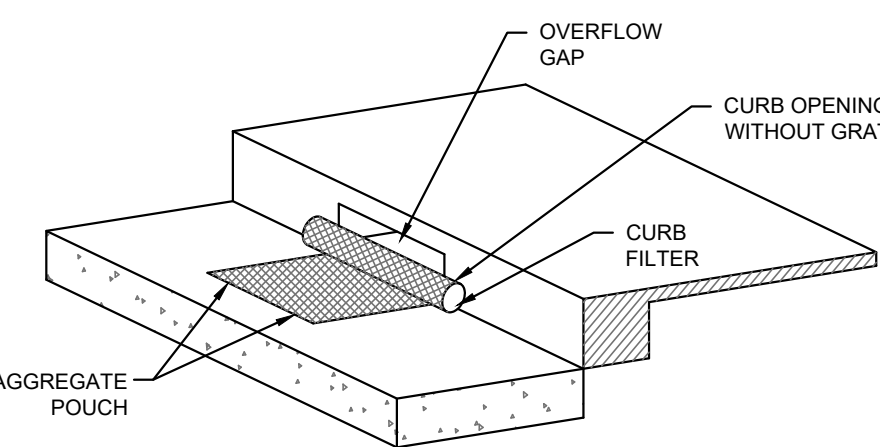
NOTES

- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

MINIMUM TENSILE STRENGTH.....	200 LBS
MINIMUM PUNCTURE STRENGTH.....	80 LBS
MINIMUM TEAR STRENGTH.....	50 LBS
MINIMUM BURST STRENGTH.....	320 PSI
MINIMUM ELONGATION.....	20%
EQUIVALENT OPENING SIZE.....	EO< 0.6MM
PERMITTIVITY.....	1X10 ⁻² CM/SEC
- TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



SPECIFICATIONS

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/IN ² (GAL/MIN/FT ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

INSTALLATION: PLACE DANDY CURB INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR INLET IT WILL BE INSTALLED ON. TO INSTALL ABSORBENT, PLACE ABSORBENT SOCK IN POUCH. FILL POUCH WITH AGGREGATE SUCH AS #5-7, 8'S OR SIMILAR TO A LEVEL (AT LEAST 1/2 FULL) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY CURB AND THE SURFACE OF THE STREET. RESEAL VELCRO ACCESS. CENTER THE UNIT AGAINST THE CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE.

MAINTENANCE: WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED. REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY CURB DETAIL

N.T.S.

FOR USE ON STRUCTURES: EXISTING CB IN DIVIDEND DR

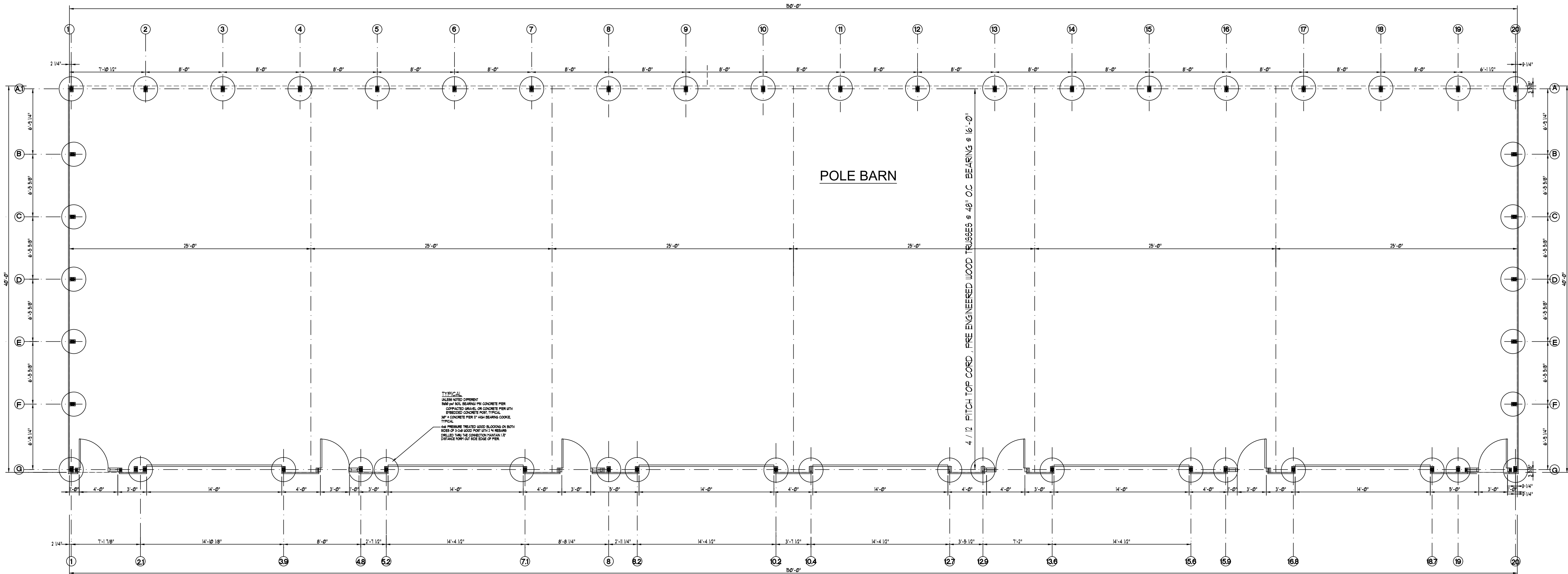
NOTES:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER POUNDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN OVERLAP PRIOR TO DRIVING INTO THE GROUND.

- MAINTENANCE--SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR 3) OTHER PRACTICES SHALL BE INSTALLED.

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

SILT FENCES SHALL BE INSPECTED AFTER EACH



FLOOR/FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

SEAL:
STATE OF OHIO
HAROLD G. PENDLETON
REGISTERED ARCHITECTS
NO. 7719
Harold G. Pendleton, License # 7719 (840771)
Expiration Date 12/31/2026
ARCHITECT:

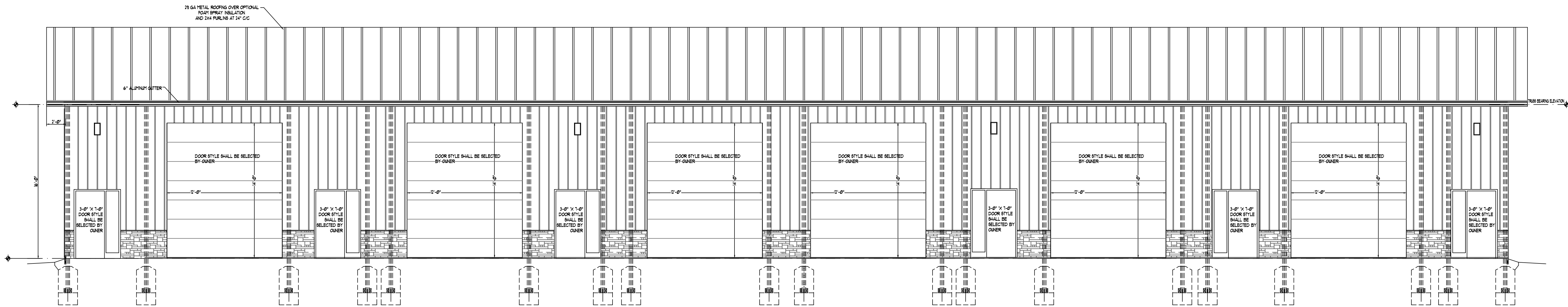
hgp
architect
Hap Pendleton
2764 bentley court cincinnati, ohio 45244
513-505-3173 hgparchitect@gmail.com

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Liberty East Commerce Center
7404 Liberty One Drive
Liberty Township, Ohio 45044
PH: (513) 777-9014
FAX: (513) 777-2727

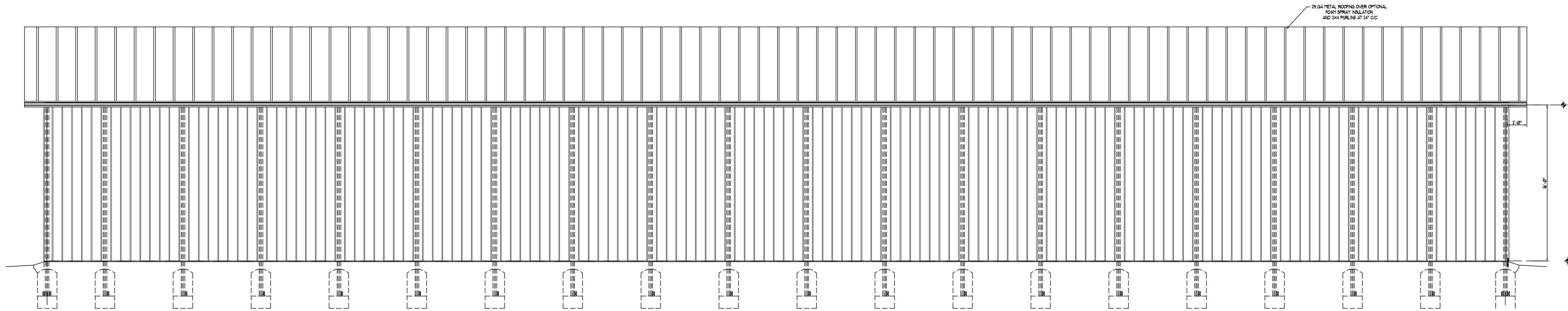
PROJECT:
PROPOSED POLE BARN
FOR: JOHN DAVIS
513-317-7894
EAST KEMPER ROAD
CINCINNATI, OHIO 45249

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PERMIT DATE: 00-00-2026
REVIEW PLOT DATE: 00-00-2026
SCALE: AS NOTED
PROJECT: JOB #

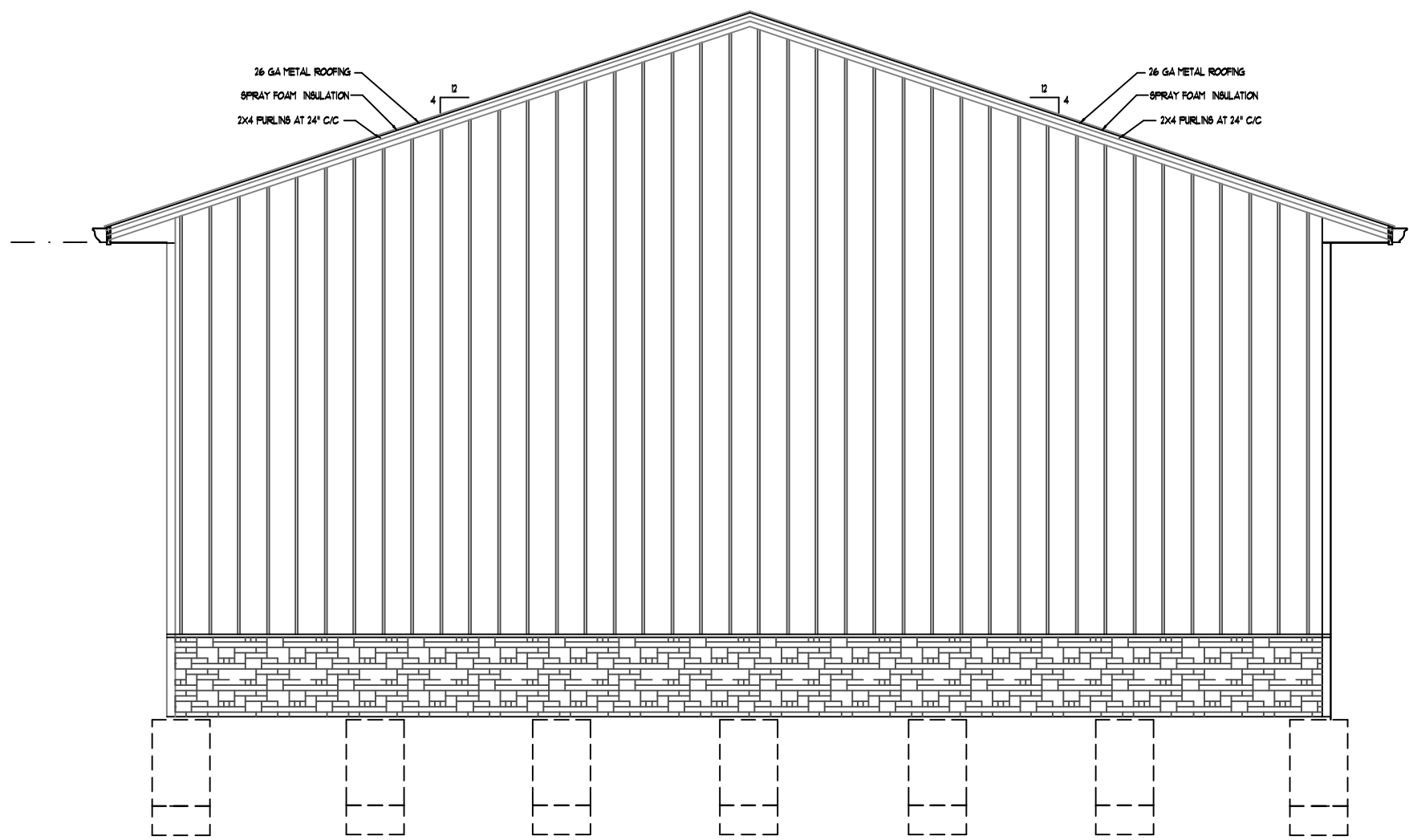
SHEET
A-1.0



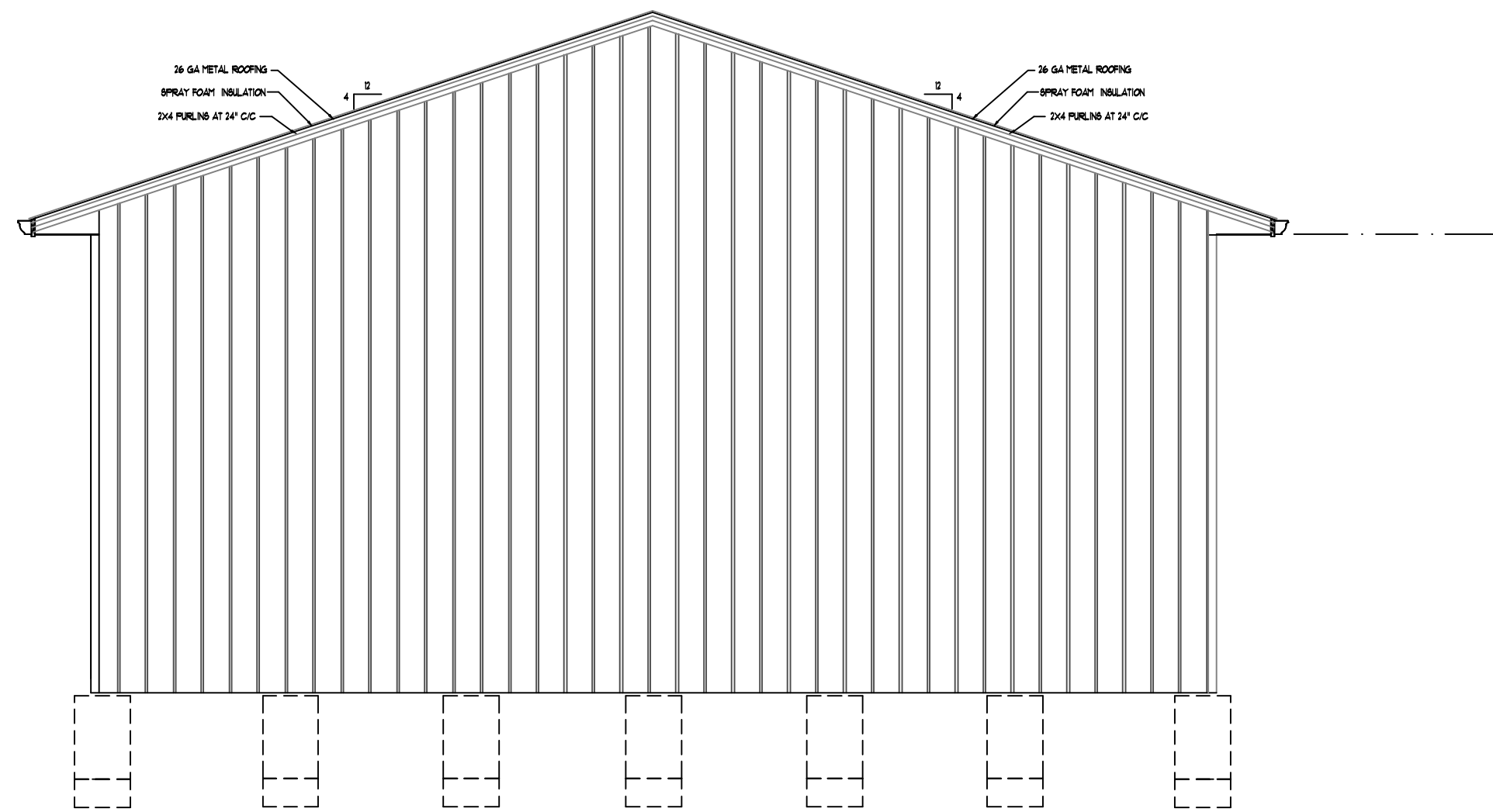
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



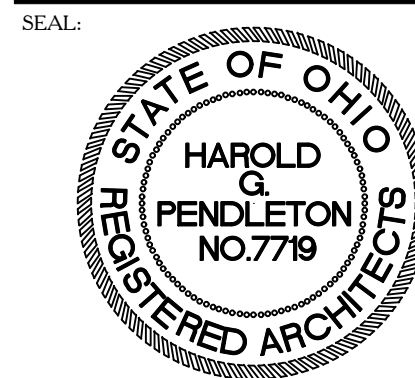
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



Harold G. Pendleton, License # 7719 (840771)
Expiration Date 12/31/2026

ARCHITECT:

hgp architect

Hap Pendleton
2764 Bentley Court Cincinnati, Ohio 45244
513-505-3173 hgparchitect@gmail.com

CONTRACTOR:
Hutsenpiller
Contractors Inc.
Contractor - Developer - Owner
Contact:
Bob Hutsenpiller
Lakota East Commerce Center
7404 Liberty One Drive
Liberty Township, Ohio 45044
P.E.: (513) 777-9014
FAX: (513) 777-2727

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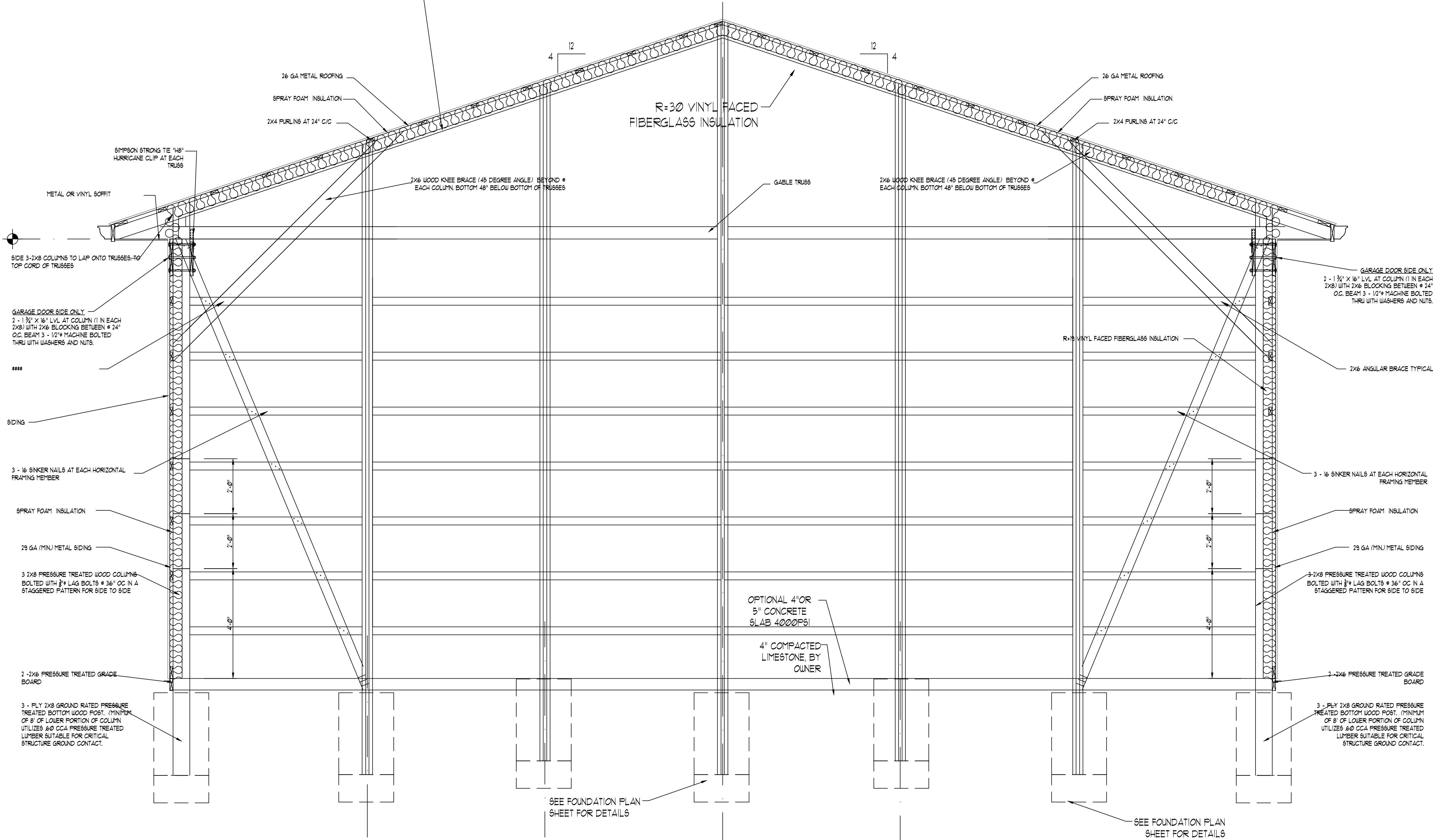
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SHEET
A-2.0

TRUSSES, TRUSS GIRDERS AND ALL BEAMS REQUIRE TO SUPPORT TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OHIO. SEALED SHOP DRAWINGS SHALL BE PROVIDED. WOOD TRUSSES AT APPROXIMATELY 48" C/C

THE CONTRACTOR IS CAUTIONED AND IS RESPONSIBLE FOR FURNISHING ALL PERMANENT AND TEMPORARY BRACING. THIS IS TO INCLUDE BUT NOT BE LIMITED TO:

- 1.THE BRACING REQUIRED BY THE TRUSS DESIGNER, MANUFACTURER AND SUPPLIER.
- 2.THE BRACING TO MAINTAIN STABILITY DURING ERECTION UNTIL THE ROOF AND CEILING SHEATHING OR BOTTOM CHORD BRACING IS COMPLETELY INSTALLED.
- 3.THE BRACING DEFINED IN THE TRUSS PLATE INSTITUTE'S DOCUMENT, HIB-91, HANDLING, INSTALLING AND BRACING M.P.C.'ed WOOD TRUSSES.
- 4.BOTTOM CHORD BRACING NECESSARY TO RESIST WIND LOADS ON GABLE END WALLS.



BUILDING SECTION
SCALE: 1/2" = 1'-0"

- STRUCTURAL FRAMING 2X8, 2X10, 2X12 AND LARGER SHALL BE SOUTHERN PINE NO. 1.
- STRUCTURAL FRAMING 2 X 4, 2 X 6 SHALL BE SPRUCE PINE FIR, NO. 2.
- ALL WOOD IN CONTACT WITH THE GROUND AND OR CONCRETE SHALL BE PRESSURE TREATED LUMBER

SEAL:

STATE OF OHIO
HAROLD G. PENDLETON
REGISTERED ARCHITECTS
NO. 7719

Harold G. Pendleton, License # 7719 (840771)
Expiration Date 12/31/2026

ARCHITECT:

architect

hgp

CONTRACTOR:

Hutsenpiller
Contractors Inc.
Contractor - Developer - Owner

Contact:
Bob Hutsenpiller

Lakota East Commerce Center
7404 Liberty One Drive
Liberty Township, Ohio 45044

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ELEVATIONS

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PERMIT DATE: 00-00-2026

REVIEW PLOT DATE: 00-00-2026

SCALE: AS NOTED

PROJECT: JOB #

SHEET

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