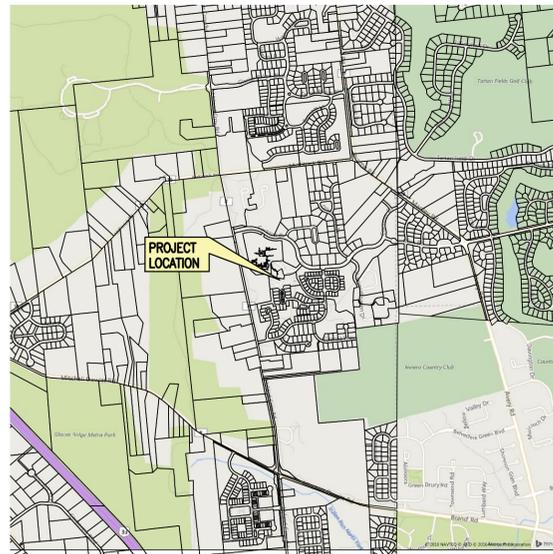


# SITE CONSTRUCTION DOCUMENTS FOR: TARTAN WEST

CITY OF DUBLIN, UNION COUNTY, OHIO



LOCATION MAP



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**SITE DATA**

TOTAL EXISTING SITE ACREAGE	7.41 ± ACRES
3900240531000	3.51 ± ACRES (FOR REFERENCE ONLY)
3900240530000	3.90 ± ACRES (FOR REFERENCE ONLY)
TOTAL DEVELOPMENT PLAN ACREAGE	3.308 ± ACRES (9 LOTS)
LOT 1	0.269 ACRES
LOT 2	0.220 ACRES
LOT 3	0.247 ACRES
LOT 4	0.229 ACRES
LOT 5	0.242 ACRES
LOT 6	0.238 ACRES
LOT 7	0.265 ACRES
LOT 8	0.262 ACRES
LOT 9	0.266 ACRES
PRIVATE ROADWAYS	1.070 ACRES
ZONING	PLANNED UNIT DEVELOPMENT DISTRICT (PUD)
FLOODPLAIN STATUS	ZONE "X"
EXISTING USE	NONE
PROPOSED USE	SINGLE FAMILY
DWELLING UNITS	9 BUILDINGS

**NOTE:** SEE STORM WATER MANAGEMENT MEMO FOR STORM INFORMATION.

**PROJECT OWNER / DEVELOPER**

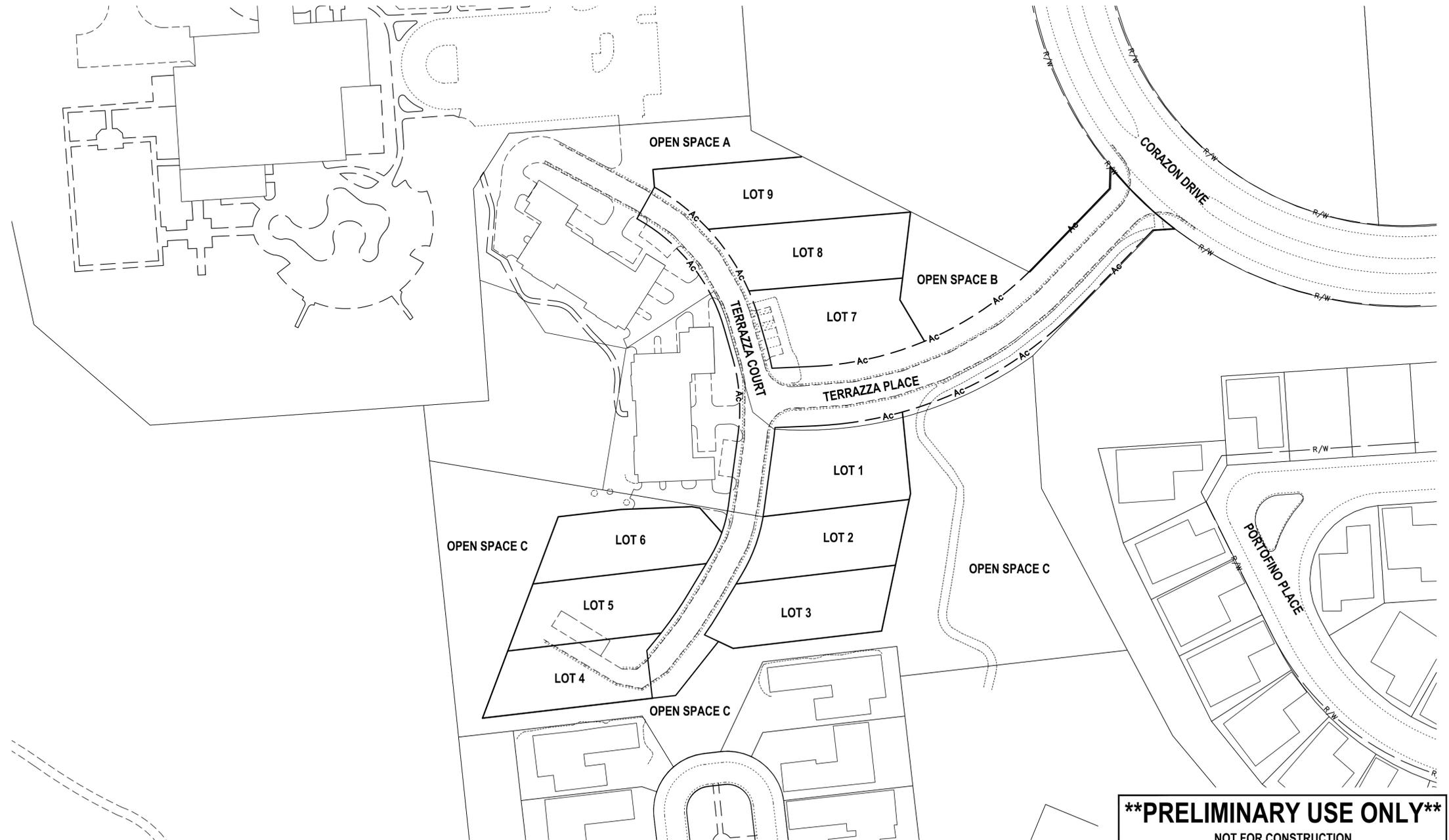
SIMONETTI DEVELOPMENT COMPANY, LLC  
7115 CALABRIA PLACE  
DUBLIN, OHIO 43016  
P: (614) 361-1606

**PLANS PREPARED BY:**

**Jobs Henderson & ASSOCIATES**

JAMES ROBERTS, PE 52927

DATE



**\*\*PRELIMINARY USE ONLY\*\***  
NOT FOR CONSTRUCTION

THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF

STANDARD CONSTRUCTION DRAWINGS					
CITY OF DUBLIN		CITY OF COLUMBUS			
MD-02	5/1/2014	L-1003	5/14/2013	L-7001	5/16/2013
RD-07	5/1/2014	L-1004	5/14/2013	L-7103	11/05/2015
		L-6309A	5/14/2013	L-9002E	5/16/2013
		L-6309B	5/14/2013		
		L-63010	5/14/2013		
		L-63011	5/14/2013		
		L-63012	5/14/2013		
		L-6316A	5/14/2013		

**APPROVALS**

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OH \_\_\_\_\_ DATE  
PAUL A. HAMMERSMITH, P.E.

DIRECTOR OF LAND USE AND LONG RANGE PLANNING, CITY OF DUBLIN, OHIO \_\_\_\_\_ DATE



DRAWN: ELB  
CHECKED: [blank]  
DATE: 7-21-2016

NO.	PLAN ISSUE/REVISION	DATE

59 Grant Street  
Newark, Ohio 43055  
PH: (740) 344-5451  
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**Jobs Henderson**  
A HULL COMPANY

SITE CONSTRUCTION PLAN FOR:  
**TARTAN WEST**  
TITLE SHEET

JOB NUMBER:  
**SIM001**

**1**

**SPECIFICATION**

CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.

**CONTRACTOR RESPONSIBILITY**

THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.

THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

**SAFETY**

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

**AS-BUILT SURVEY**

FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS\_BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.

**BENCHMARKS**

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.

**NON-RUBBER Tired VEHICLES**

NON RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

**DISTURBED AREA**

THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

**STREET CLEANUP**

TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**FLOOD HAZARD AREA**

DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.

**STREET SIGN DAMAGE**

ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**FIELD TILE**

ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**PRECAST CONCRETE PRODUCTS**

ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

**BACKFILL**

BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE III ACCORDING TO ITEM 636. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.

**PRECAST MANUFACTURERS**

THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

SEND THE INFORMATION TO THE FOLLOWING ADDRESS:

CONSTRUCTION INSPECTION DIVISION  
CITY OF COLUMBUS  
1800 EAST 17TH AVENUE  
COLUMBUS, OHIO 43219

SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:

DIVISION OF ENGINEERING  
CITY OF DUBLIN  
5800 SHIER RINGS ROAD  
DUBLIN, OHIO 43016

**TRENCHES**

ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

**TREE PRESERVATION**

ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

**DIRECTIONAL BORING**

CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE III) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 636 OF THE STANDARD SPECIFICATIONS.

**TRENCHES WITHIN RIGHT-OF-WAY**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.

**PAVEMENT CUT**

PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 DR. A AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.

**TREE TRIMMING**

TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.

**DRAWING MODIFICATION**

ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.

**INLETS**

ALL INLETS SHALL BE CHANNELIZED.

**PARK AREAS**

PARK AREAS SHALL BE FINE\_GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:

- IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
- IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
- GERMINATION RATE: 85%
- APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.

**TRAFFIC CONTROL**

TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.

**STREET SIGNS**

STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

**UTILITIES**

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

COLUMBIA GAS  
CITY OF DUBLIN WATER  
FRONTIER COMMUNICATION  
UNION RURAL ELECTRIC COOP  
TIME WARNER CABLE

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.
6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

**TRAFFIC CONTROL**

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE\_LANE TWO\_WAY TRAFFIC. UNIFORMED, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE\_LANE, TWO\_WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF\_DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.
4. STEADY\_BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

**MAIL DELIVERY**

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

**EROSION AND SEDIMENT CONTROL**

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITILE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

**USE OF FIRE HYDRANTS**

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMSESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

DRAWN	ELB	CHECKED	---	DATE	7-21-2016
DATE					
PLAN	ISSUE/REVISION				
NO.					

59 Grant Street  
Newark, Ohio 43055  
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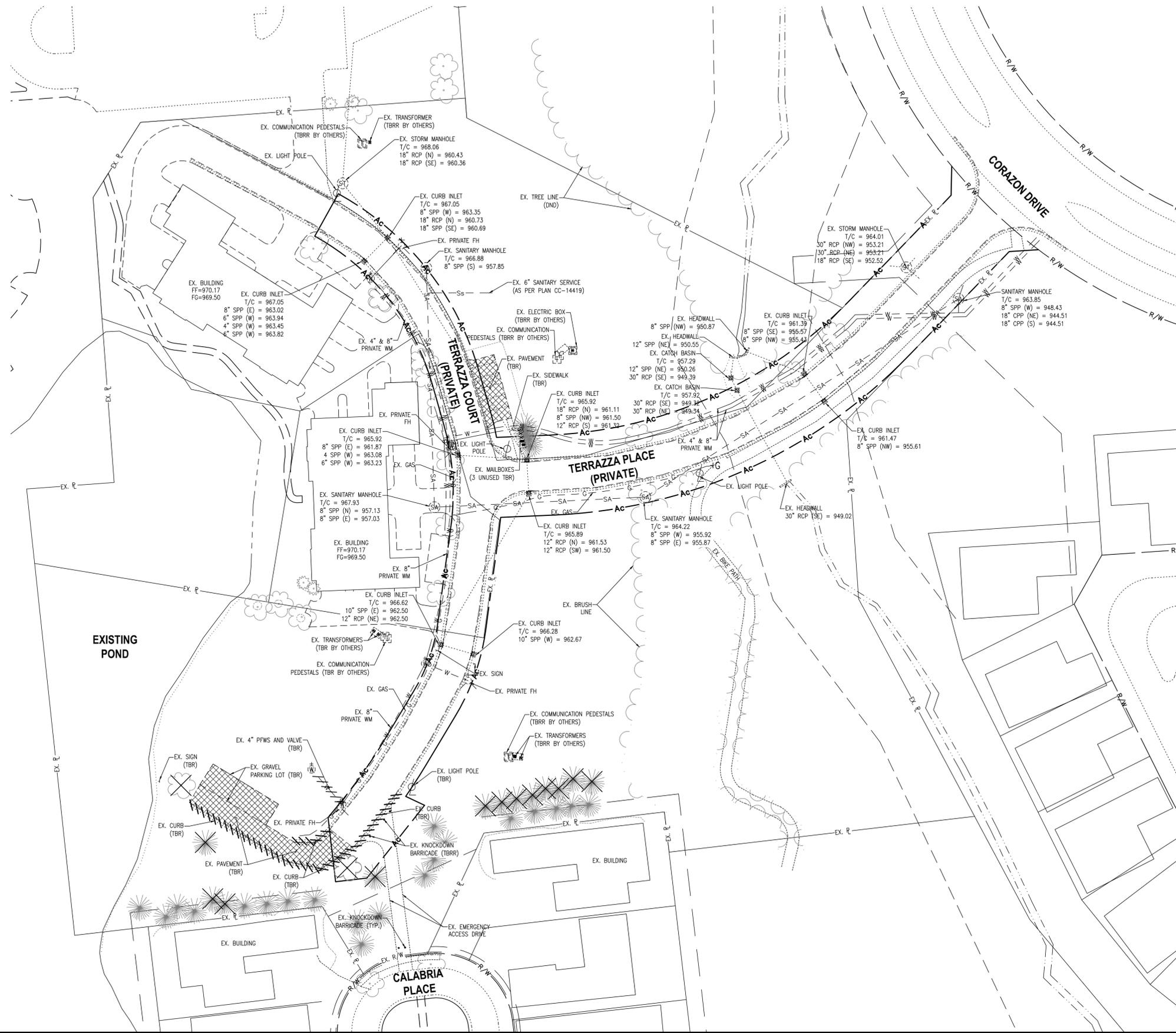
SITE CONSTRUCTION PLAN FOR:  
**TARTAN WEST**  
GENERAL NOTES

JOB NUMBER:  
**SIM001**

**2**

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**LEGEND**

-  EXISTING PAVEMENT/GRAVEL TO BE REMOVED
-  EXISTING SIDEWALK TO BE REMOVED
-  EXISTING CURB TO BE REMOVED
-  EXISTING TREE TO BE REMOVED
-  TBR TO BE REMOVED
-  TBRR TO BE REMOVED AND RELOCATED
-  DND DO NOT DISTURB

NOTE: MAILBOX REMOVAL AND RELOCATION TO BE COORDINATED WITH TERRAZZA HOA AND USPS.

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0 40 80  
HORIZONTAL SCALE  
IN FEET

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					7-21-2016

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**SITE CONSTRUCTION PLAN FOR:  
TARTAN WEST**

**EXISTING CONDITIONS AND DEMO PLAN**

JOB NUMBER:  
**SIM001**

**3**

**SITE NARRATIVE**

**PLAN DESIGNER:** JOBES HENDERSON & ASSOCIATES, INC.  
59 GRANT STREET, NEWARK, OH 43055  
P.740.344.5451 F.740.344.8659

**OWNER / DEVELOPER:** SIMONETTI DEVELOPMENT COMPANY, LLC  
7115 CALABRIA PLACE  
DUBLIN, OHIO 43016  
P: (614) 361-1606

**PROJECT DESCRIPTION:**  
THE SITE CONSISTS OF 7.4 ACRES OF PARTIALLY DEVELOPED RESIDENTIAL AREA. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF RESIDENTIAL HOUSING WITH WATER AND SANITARY UTILITIES.

**RECEIVING STREAM:**  
THE PROJECT DISCHARGES INTO AN EXISTING STORMWATER BASIN TO THE NORTH OF THE PROPERTY. THE CONTROLLED DISCHARGE THEN OUTLETS TO AN EXISTING DITCH TO THE NORTHEAST OF THE SITE.

**ADJACENT AREAS:**  
THE SITE IS BORDERED TO THE WEST BY A POND, TO THE SOUTH BY A RESIDENTIAL SUBDIVISION, TO THE EAST BY WOODS, AND TO THE NORTH BY A HEALTH CLUB.

**PROJECT DATA:**

PRE-CONSTRUCTION IMPERVIOUS AREA	2.91 AC.
PRE-CONSTRUCTION IMPERVIOUS AREA (%)	39.22 %
POST CONSTRUCTION IMPERVIOUS AREA	2.45 AC.
POST CONSTRUCTION IMPERVIOUS AREA (%)	33.02 %
PRE-CONSTRUCTION RUNOFF COEFFICIENT	0.75
POST CONSTRUCTION RUNOFF COEFFICIENT	0.7
PROJECT EARTH DISTURBED AREA	2.5 AC.
ESTIMATED CONTRACTOR EARTH DISTURBED AREA	2.5 AC.
<b>NOTICE OF INTENT EARTH DISTURBED AREA</b>	<b>2.5 AC.</b>

**SOILS:** THE FOLLOWING SOILS ARE PRESENT ONSITE:  
Ble1A1 - Blount silt loam, end moraine, 0 to 2 percent slopes  
Gwd5C2 - Glynwood clay loam, 6 to 12 percent slopes, eroded

**GRADING REQUIREMENTS:**  
THE SITE WILL BE STRIPPED OF TOPSOIL AND WILL REQUIRE CUT AND FILL OVER PORTIONS OF THE PROJECT CONSTRUCT TO SUBGRADE. THE SITE WILL BE GRADED RELATIVELY FLAT, HOWEVER IS GRADED TO DRAIN TO THE NORTH.

**EROSION AND SEDIMENT CONTROL MEASURES:**  
EROSION AND SEDIMENT WILL BE CONTROLLED THROUGH THE USE OF INLET PROTECTION AT THE INLETS, TEMPORARY SEDIMENT CONTROL STRUCTURES, STRAW BALES, AND PERIMETER FILTER FABRIC FENCE.

**POST CONSTRUCTION WATER QUALITY:**  
WATER QUALITY WILL BE MAINTAINED THROUGH THE USE OF THE EXISTING DETENTION BASIN ONSITE AND THE OUTLET ORIFICE.

**PERMANENT STABILIZATION:**  
THE SITE WILL BE STABILIZED BY THE USE OF SEEDING OR SODDING.

**MAINTENANCE:**  
ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED / REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

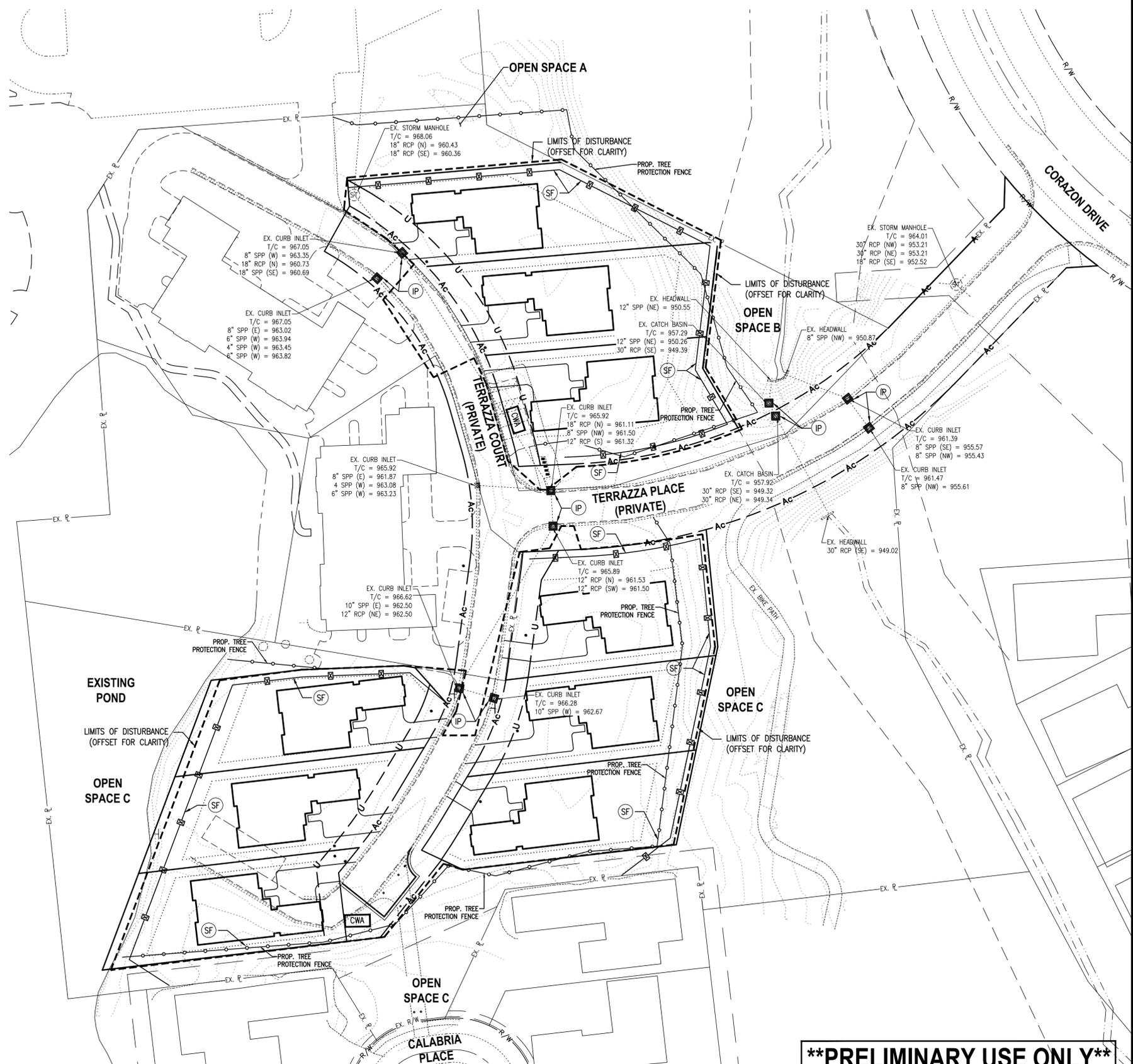
- CONSTRUCTION SEQUENCE:**
1. ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE.
  2. INSTALL PERIMETER FILTER FABRIC FENCE.
  3. REMOVE THE EXISTING VEGETATION FROM THE REMAINDER OF THE SITE AND STRIP AND STOCKPILE THE TOPSOIL.
  4. GRADE THE SITE AS NECESSARY TO FORM THE BUILDING PADS, ROADWAYS, ETC.
  5. FINE-GRADE AREAS AS NEEDED.
  6. FINALIZE CONSTRUCTION OF THE BUILDINGS, LANDSCAPING, ETC.
  7. STABILIZE ANY REMAINING DISTURBED AREAS.
  8. WHEN PERMANENT VEGETATION AND OTHER BMP'S ARE 75% ESTABLISHED, TEMPORARY BMP'S.

**SCHEDULE:**  
THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

**SITE CONTACT:** STEVE SIMONETTI  
SIMONETTI DEVELOPMENT COMPANY, LLC  
7115 CALABRIA PLACE  
DUBLIN, OHIO 43016  
P: (614) 361-1606

**SWPPP LEGEND**

- PERIMETER FILTER FABRIC FENCE
- INLET PROTECTION (specific method dependent upon type and location)
- PERMANENT SEEDING
- ASPHALT CONCRETE
- CONCRETE PAVEMENT
- ROCK CHANNEL PROTECTION
- DITCH CHECK
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DISTURBED AREA
- CONCRETE WASHOUT AREA
- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION
- PROPOSED FLOOD ROUTING
- EXISTING FLOOD ROUTING
- TREE OR SHRUB REMOVED



HORIZONTAL SCALE  
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**SITE CONSTRUCTION PLAN FOR:  
TARTAN WEST**

STORM WATER POLLUTION PREVENTION PLAN

JOB NUMBER:  
**SIM001**

**4**

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**SWPPP GENERAL NOTES**

THE CONTRACTOR SHALL BE DESIGNATED A CO-PERMITTEE TO THE GENERAL CONSTRUCTION STORM WATER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS UNDER THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OHIO EPA) GENERAL PERMIT.

THE CONTRACTOR SHALL FILE A CO-PERMITTEE FORM. INFORMATION ABOUT THE CO-PERMITTEE FORM CAN BE FOUND AT [www.epa.state.oh.us/dsw/storm/stormform.html](http://www.epa.state.oh.us/dsw/storm/stormform.html). THE CONTRACTOR SHALL FURNISH A COPY OF THE FORM SUBMITTED TO THE OHIO EPA TO THE PROJECT OWNER, OR OWNER'S REPRESENTATIVE, AND ZONING DEPARTMENT AT OR BEFORE THE PRE-CONSTRUCTION MEETING.

ALL CONTRACTOR'S AND SUB-CONTRACTORS SHALL PROVIDE SIGNATURES TO THE OWNER ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE GENERAL PERMIT AND THE SWP3. THESE SIGNATURES SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF WORK ON THE CONSTRUCTION SITE.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. THE CONTRACTOR SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE OHIO EPA GENERAL PERMIT AND THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) DEVELOPED FOR THE PROJECT.

DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SOIL EROSION MEASURES FOR PROTECTION OF ALL ADJOINING ROADS, LANDS, AND STREAMS. REFER TO O.D.N.R. MANUAL "RAINWATER AND LAND DEVELOPMENT" AND ODOT "HANDBOOK FOR SEDIMENT AND EROSION CONTROL" FOR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER LEAVES THE LIMITS OF THE PROJECT. ALL POINTS WHERE STORM WATER ENTERS A STREAM THAT TRAVERSES THE PROJECT, AND ALL POINTS WHERE STORM WATER ENTERS PORTIONS OF COMPLETED UNDERGROUND PIPING.

**SWPPP UPDATES**

THE SWP3 PLAN IS A DYNAMIC PLAN BASED UPON SITE CONDITIONS AND THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWP3 PLAN AS THE PROJECT PROCEEDS.

THE CONSTRUCTION BMP'S WITHIN THESE PLANS REPRESENT THE MINIMUM REQUIRED ONSITE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ONSITE BMP'S AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST OVER THE ITEMS BID.

**INSPECTION**

THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTION PERSONNEL TO CONDUCT INSPECTIONS PER PART III.G.2 OF THE GENERAL PERMIT. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE JURISDICTIONAL AGENCIES IF REQUESTED.

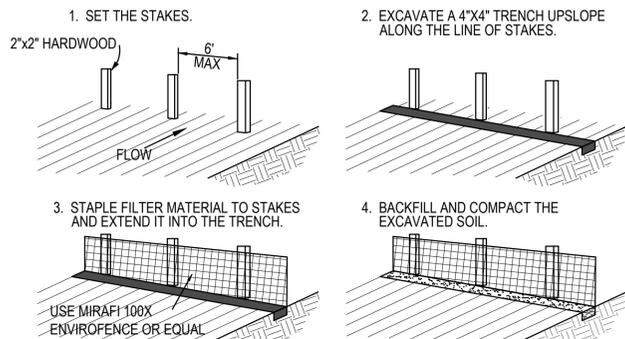
AT A MINIMUM, ALL CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. INSPECTION PERIODS MAY BE REDUCED PER PART III.G.2 OF THE GENERAL PERMIT.

**MAINTENANCE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL TEMPORARY AND PERMANENT CONTROL PRACTICES TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

**TREE PRESERVATION**

ANY AREA SHOWN IN THE CONSTRUCTION DRAWINGS OR ON THE STORM WATER POLLUTION PREVENTION PLAN AS A "TREE PRESERVATION" OR "TREE PROTECTION" AREA, THE CONTRACTOR SHALL ENCLOSE THE AREA WITH T-POSTS AND CONSTRUCTION FENCING.



**FF FILTER FABRIC FENCE** (Not to Scale)

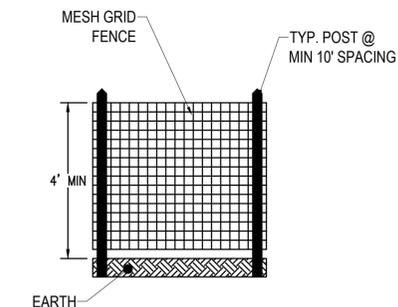
**TS TEMPORARY SEEDING**

SEEDING DATES	SPECIES	Lb. / 1000 #2	Lb / Acre
March 1 to August 15	Oats	3	128 (4 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
August 16 to November	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
	annual ryegrass	1	40
	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
November to Feb. 29	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40
	Use mulch only or dormant seeding.		

Note: Other approved seed species may be substituted.

**Mulching Temporary Seeding**

- Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.
- Materials:
  - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./ 1,000 sq. ft. (2-3 bales)
  - Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ ac. or 46 lb./ 1,000-sq.-ft.
  - Other—Other acceptable mulches include mulch matings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ ac.
- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates recommended by the manufacturer.
  - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. / 100 gal.



- NOTES:  
1. FENCING SHALL BE EXTRUDED POLYMERIC MESH GRID FENCING.  
2. POSTS SHALL BE WOOD, PLASTIC, OR METAL POSTS.  
3. FASTEN FENCING TO POST USING ZIP OR WIRE TIES.

**TF TREE PROTECTION FENCE (OR APPROVED EQUAL)** (Not to Scale)

**PS PERMANENT SEEDING**

Seed Mix	Seeding Rate		Notes:
	Lbs Ac	Lbs. / 1,000 Sq.Ft.	
<b>General Use</b>			
Creeping Red Fescue	20-40	1/2 - 1	For close mowing & waterways w/ <2 ft/sec
Perennial Ryegrass	10-20	1/4 - 1/2	
Kentucky Bluegrass	20-40	1/2 - 1	
Tall Fescue	40-50	1 - 1 1/4	
Turf-type (dwarf) Fescue	90	2 1/2	
<b>Steep Banks or Cut Slopes</b>			
Tall Fescue	40-50	1 - 1 1/4	
Crown Vetch	10-20	1/4 - 1/2	Do not seed later than August
Tall Fescue	20-30	1/2 - 3/4	
Flat Pea	20-25	1/2 - 3/4	Do not seed later than August
Tall Fescue	20-30	1/2 - 3/4	
<b>Road Ditches and Swales</b>			
Tall Fescue	40-50	1 - 1 1/4	
Turf-type (dwarf) Fescue	90	2 1/2	
Kentucky Bluegrass	5	0.1	
<b>Lawns</b>			
Kentucky Bluegrass	100-120	2	
Perennial Ryegrass	2	2	
Kentucky Bluegrass	100-120	2	For shaded areas.
Creeping Red Fescue	1 1/2	1 1/2	

Note: Other approved seed species may be substituted.

- The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

**Seeding Dates and Soil Conditions**

- Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

**Dormant Seedings**

- Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
- The following methods may be used for "Dormant Seeding":
  - From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
  - From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
  - Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
  - Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

**Mulching**

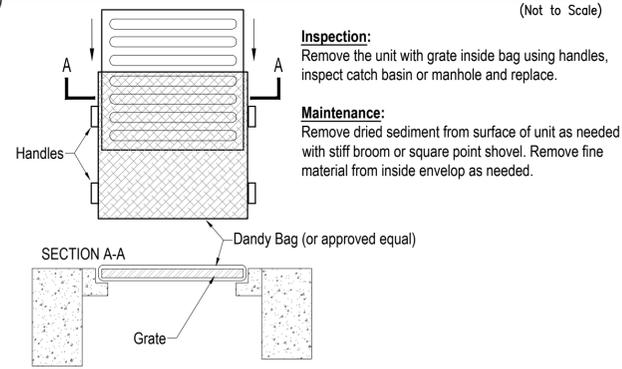
- Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
- Materials
  - Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
  - Hydroseeders—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
  - Other—Other acceptable mulches include rolled erosion control matings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.
- Straw and Mulch Anchoring Methods
  - Straw mulch shall be anchored immediately to minimize loss by wind or water.
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Track or equivalent may be used at rates specified by the manufacturer.
  - Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

**Irrigation**

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

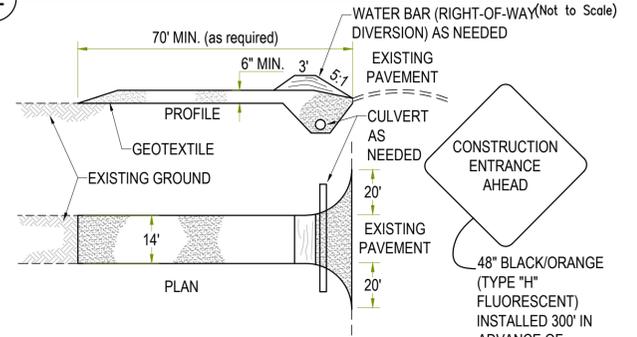
Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

**DB DANDY BAG**



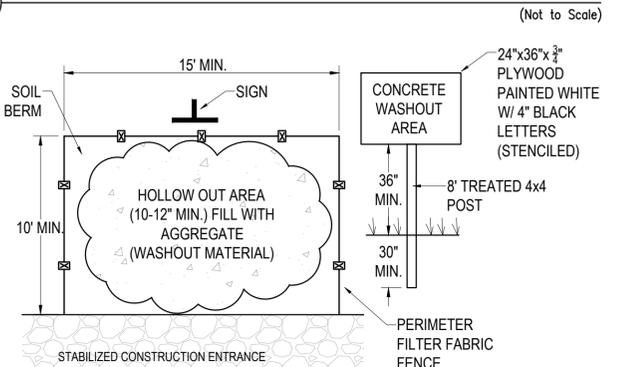
- Inspection:**  
Remove the unit with grate inside bag using handles, inspect catch basin or manhole and replace.
- Maintenance:**  
Remove dried sediment from surface of unit as needed with stiff broom or square point shovel. Remove fine material from inside envelop as needed.

**CE STABILIZED CONSTRUCTION ENTRANCE**



- Stone Size - odot #2 (1.5-2.5 inch) stone shall be used, or reclaimed or recycled concrete equivalent.
- Length - as long as required to stabilize high traffic areas but not less than 70 ft.
- Thickness - not less than six (6) inches for light duty or at least ten (10) inches for heavy duty.
- Width - fourteen (14) feet minimum, but not less than the full width at points where ingress or egress occurs.
- Geotextile - laid over the entire area prior to placing stone. it shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
  - min. tensile strength = 200 lbs.
  - min. tear strength = 50 lbs.
  - min. elongation = 20%
  - permeability = 1x10<sup>-3</sup> cm/sec.
  - min. puncture strength = 80 psi
  - min. burst strength = 320 psi
  - equivalent opening size = eos < 0.6mm
- Timing - the construction entrance shall be installed as soon as is practicable before major grading activities.
- Culvert - a pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
- Water bar - a water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
- Maintenance - top dressing of additional stone shall be applied as conditions demand. mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. removal shall be accomplished by scraping or sweeping.
- Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. vehicles that enter and leave the construction-site shall be restricted from muddy areas.
- Removal - the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

**CWA CONCRETE WASHOUT AREA**



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SITE CONSTRUCTION PLAN FOR:  
**TARTAN WEST**  
SWPPP NOTES & DETAILS

JOB NUMBER:  
**SIM001**

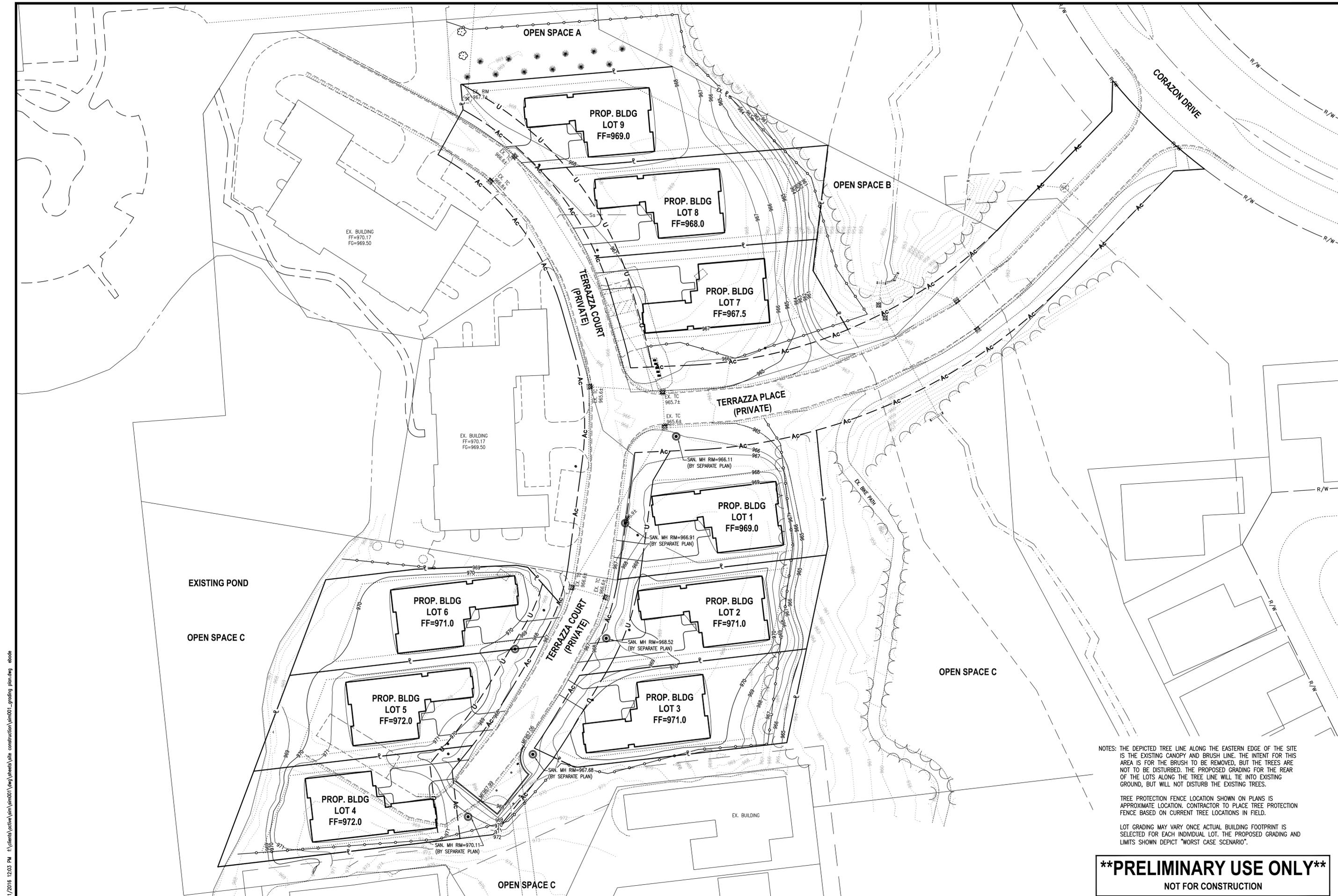
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**SITE CONSTRUCTION PLAN FOR:  
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GRADING PLAN**

JOB NUMBER:  
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**7**

NOTES: THE DEPICTED TREE LINE ALONG THE EASTERN EDGE OF THE SITE IS THE EXISTING CANOPY AND BRUSH LINE. THE INTENT FOR THIS AREA IS FOR THE BRUSH TO BE REMOVED, BUT THE TREES ARE NOT TO BE DISTURBED. THE PROPOSED GRADING FOR THE REAR OF THE LOTS ALONG THE TREE LINE WILL TIE INTO EXISTING GROUND, BUT WILL NOT DISTURB THE EXISTING TREES.

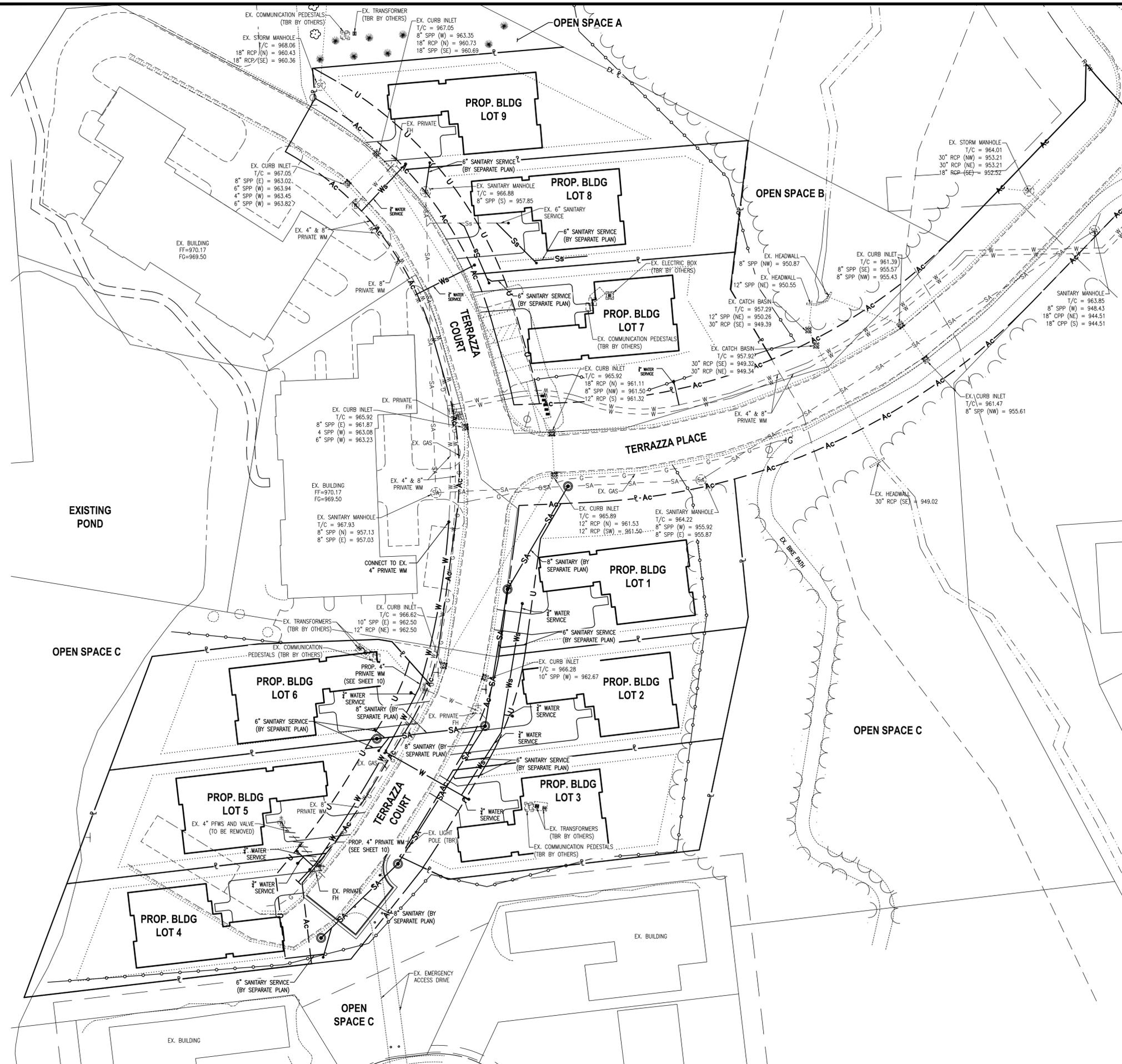
TREE PROTECTION FENCE LOCATION SHOWN ON PLANS IS APPROXIMATE LOCATION. CONTRACTOR TO PLACE TREE PROTECTION FENCE BASED ON CURRENT TREE LOCATIONS IN FIELD.

LOT GRADING MAY VARY ONCE ACTUAL BUILDING FOOTPRINT IS SELECTED FOR EACH INDIVIDUAL LOT. THE PROPOSED GRADING AND LIMITS SHOWN DEPICT "WORST CASE SCENARIO".

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- GENERAL NOTES:
- REFER TO THE MECHANICAL, ELECTRICAL, & PLUMBING PLANS FOR COORDINATION OF ALL PROPOSED UTILITY WORK.
  - THE UTILITY STUB LOCATIONS AT THE BUILDING ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR EXACT LOCATION. SHOULD A DISCREPANCY OCCUR THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT TO DETERMINE THE CORRECT LOCATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING OUPS AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
  - ALL CLEANOUTS IN PAVEMENT SHALL BE HEAVY DUTY.
  - ALL PROPOSED UTILITIES ARE TO BE STUBBED 5' FROM BUILDING.
  - ALL PROPOSED UTILITIES WITHIN 5' OF PAVEMENT SHALL HAVE COMPACTED GRANULAR BACKFILL.
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5' OF COVER ON THE PROPOSED WATER SERVICES AND A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITY CROSSINGS.

**LEGEND**

AC UNIT	POWER/TELEPHONE POLE	D.H.F. DRILL HOLE FND.
CABLE TV PEDESTAL	SANITARY CLEANOUT	GOV. DISK FND.
CATCH BASIN	SANITARY MANHOLE	I.P.F. IRON PIN FND.
CURB INLET	SIGN	I.P.S. IRON PIN SET
ELECTRIC BOX	STORM MANHOLE	IRON PIPE FND.
ELECTRIC METER	TELEPHONE MANHOLE	IRON PIPE SET
FIRE DEPT. CONNECTION	TELEPHONE PEDESTAL	M.A.F. MAG NAIL FND.
FIRE HYDRANT	TELEPHONE POLE	CONC. MON. FND.
GAS LINE MARKER	WATER METER	MON. BOX FND.
GAS METER	WATER VALVE (MAIN)	MINE SPIKE FND.
GAS VALVE (MAIN)	WATER VALVE (SERVICE)	P.K.F. P.K. NAIL FND.
GAS VALVE (SERVICE)	TEL UTILITY MARKER	P.K.S. P.K. NAIL SET
GUY WIRE	WYE POLE	RR SPIKE FND.
LIGHT POLE	YARD DRAIN	SECTION COR. FND.
POWER POLE	YARD LIGHT	STONE FND.
POWER/LIGHT POLE		T.B.F. T-BAR FND.

-CATV-	UGND. CABLE	-EXA-	EX. AERIAL ESMT.
-T-	UGND. COMMUN.	-EXCh-	EX. CHANNEL ESMT.
-E-	UGND. ELECTRIC	-EXC-	EX. CONSERVATION ESMT.
-FO-	UGND. FIBER OPTIC	-EXDr-	EX. DRAINAGE ESMT.
-G-	UGND. GAS	-EXFl-	EX. FLOWAGE ESMT.
-SAN-	UGND. SANITARY SEWER	-EXLA-	EX. LIMITED ACCESS ESMT.
-SS-	UGND. SANITARY SERVICE	-EXRR-	EX. RAILROAD ESMT.
-SSW-	UGND. STORM SEWER	-EXSH-	EX. STD. HIGHWAY ESMT.
-W-	UGND. WATER	-EXSL-	EX. SLOPE ESMT.
-WS-	UGND. WATER SERVICE	-EXU-	EX. UTILITY ESMT.
-OH-	OVERHEAD LINES	-R/W-	EX. RIGHT-OF-WAY
-X-	FENCE	-LA-R/W-	EX. LIMITED ACCESS RIGHT-OF-WAY
-P-	PROPERTY LINE		

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SITE CONSTRUCTION PLAN FOR:  
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UTILITY PLAN

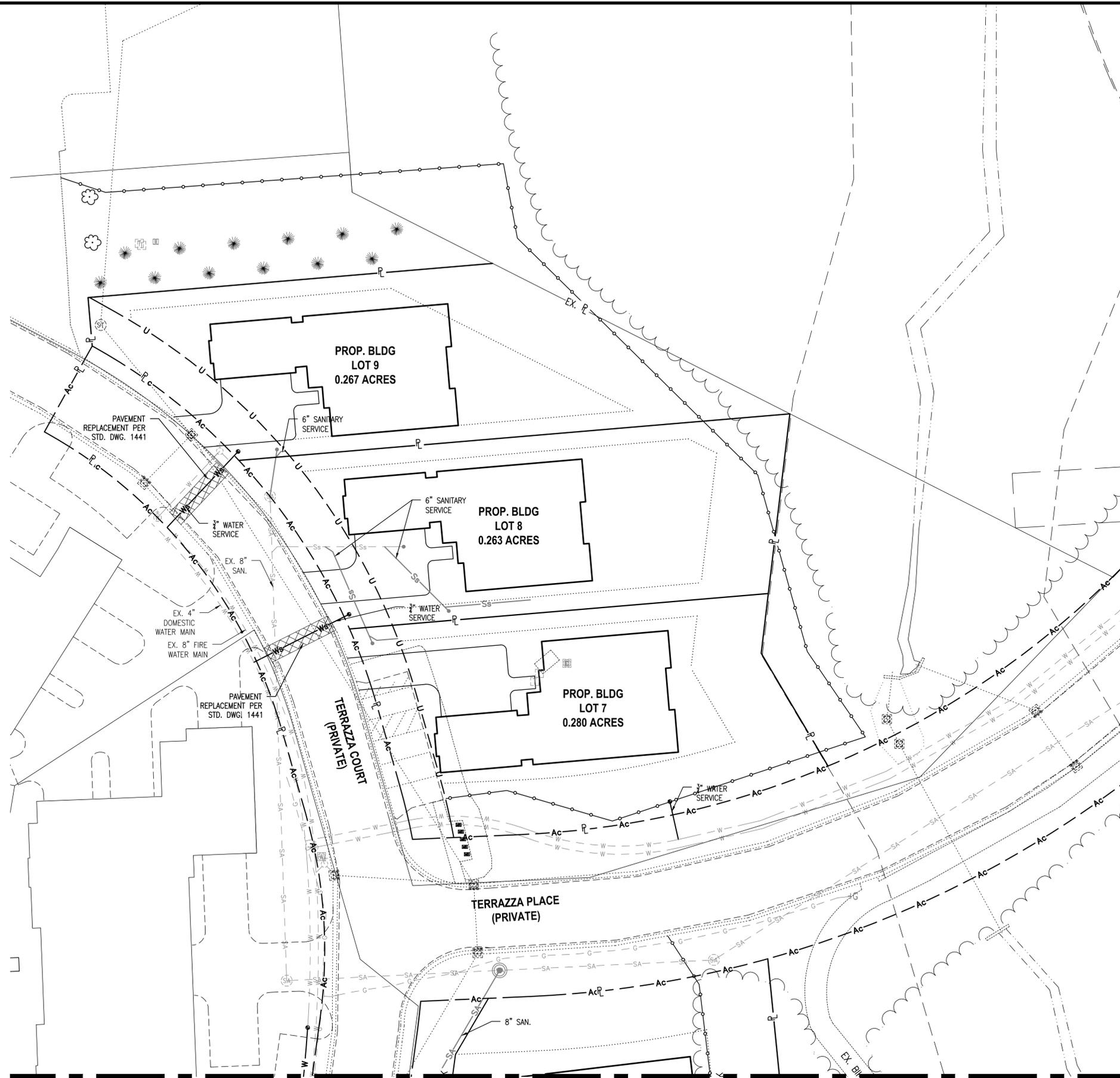
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**8**

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**CITY OF DUBLIN GENERAL NOTES: WATER LINE**

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS DIVISION OF WATER.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. PUBLIC WATER PIPE 20 INCHES IN DIAMETER OR LARGER MAY BE PRESTRESSED CONCRETE PIPE. PRIVATE WATER PIPE SHALL MEET THE APPROVAL OF THE CITY OF COLUMBUS DIVISION OF WATER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF COLUMBUS STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF DUBLIN DIVISION OF ENGINEERING. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO ITEM 801.13 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CITY OF DUBLIN SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF DUBLIN STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
7. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER AND HAVE BEEN ACCEPTED BY THE CITY ENGINEER. A TAP PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE CITY OF DUBLIN AND THE CITY OF COLUMBUS DIVISION OF WATER BEFORE MAKING ANY TAPS INTO PUBLIC WATER LINES.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 645-7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.
11. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
12. WATER METERS SHALL BE INSTALLED INSIDE PROPOSED STRUCTURES UNLESS A METER PIT INSTALLATION IS APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. METER PITS MUST CONFORM TO STANDARD DRAWINGS L-7103, A&B FOR 5/8" THROUGH 1" METERS OR L-6317, A, B, C&D FOR 1-1/2" OR LARGER.
13. WATER LINES TO BE INSTALLED IN EMBANKMENT AREAS SHALL BE PLACED AFTER THE EMBANKMENT HAS BEEN PLACED AND COMPACTED ACCORDING TO THE STANDARD SPECIFICATIONS.
14. CURB STOP BOXES SHALL BE LOCATED AT LEAST 1 FOOT INSIDE THE RIGHT-OF-WAY AND SET AT FINISHED GRADE.
15. IF THE TOP OF THE OPERATING NUT OF ANY VALVE IS GREATER THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24 INCHES OF FINISHED GRADE ELEVATION.
16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.
17. TWO 3/4 INCH TAPS SHALL BE INSTALLED WITHIN 2 FEET OF THE END OF THE LINE ON ALL DEAD-END WATER LINES.

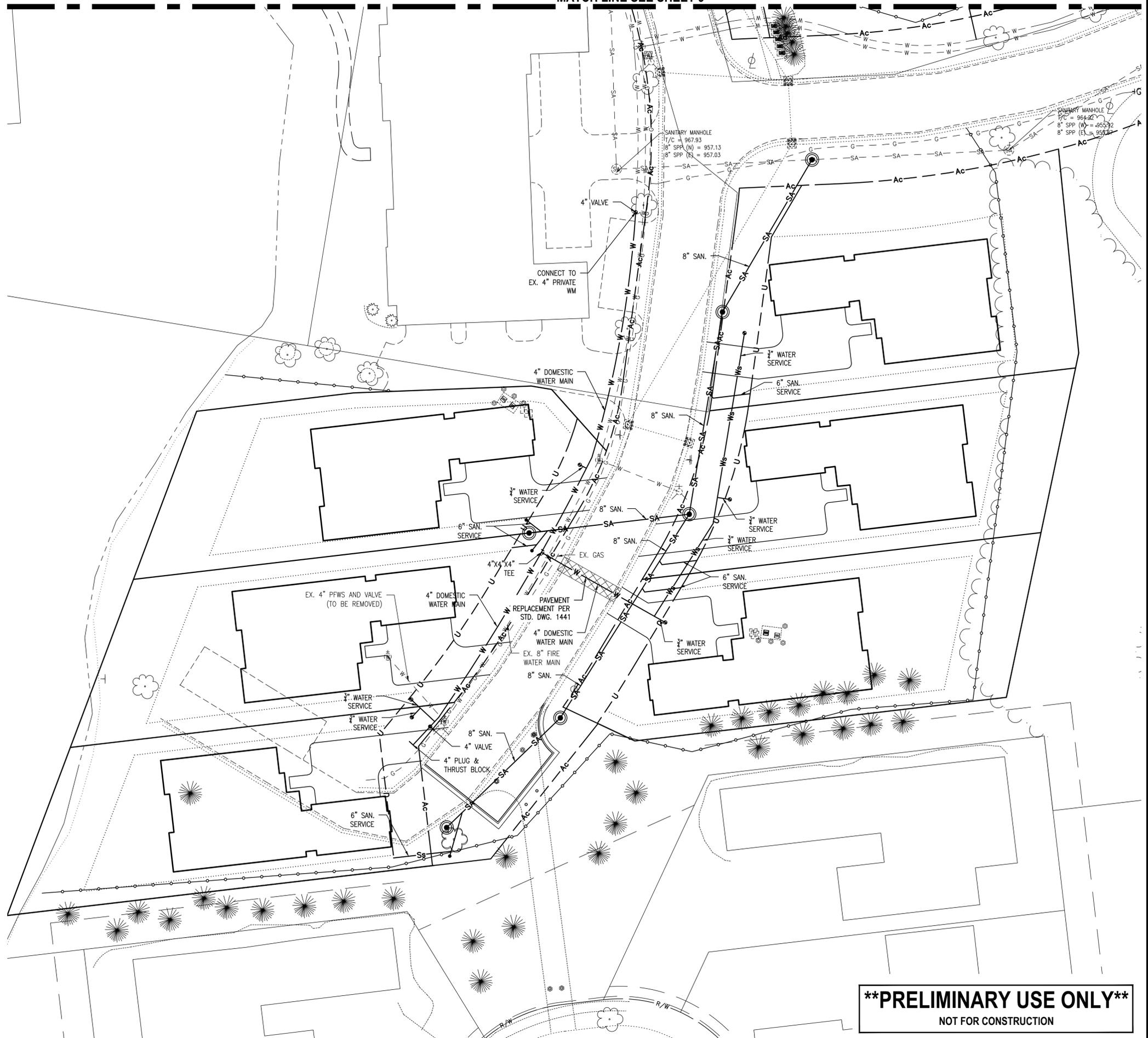


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