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PRIVATE SITE IMPROVEMENT PLAN FOR
TURKEY HILL #728
 6233 AVERY ROAD, FRANKLIN COUNTY, DUBLIN, OHIO

2020

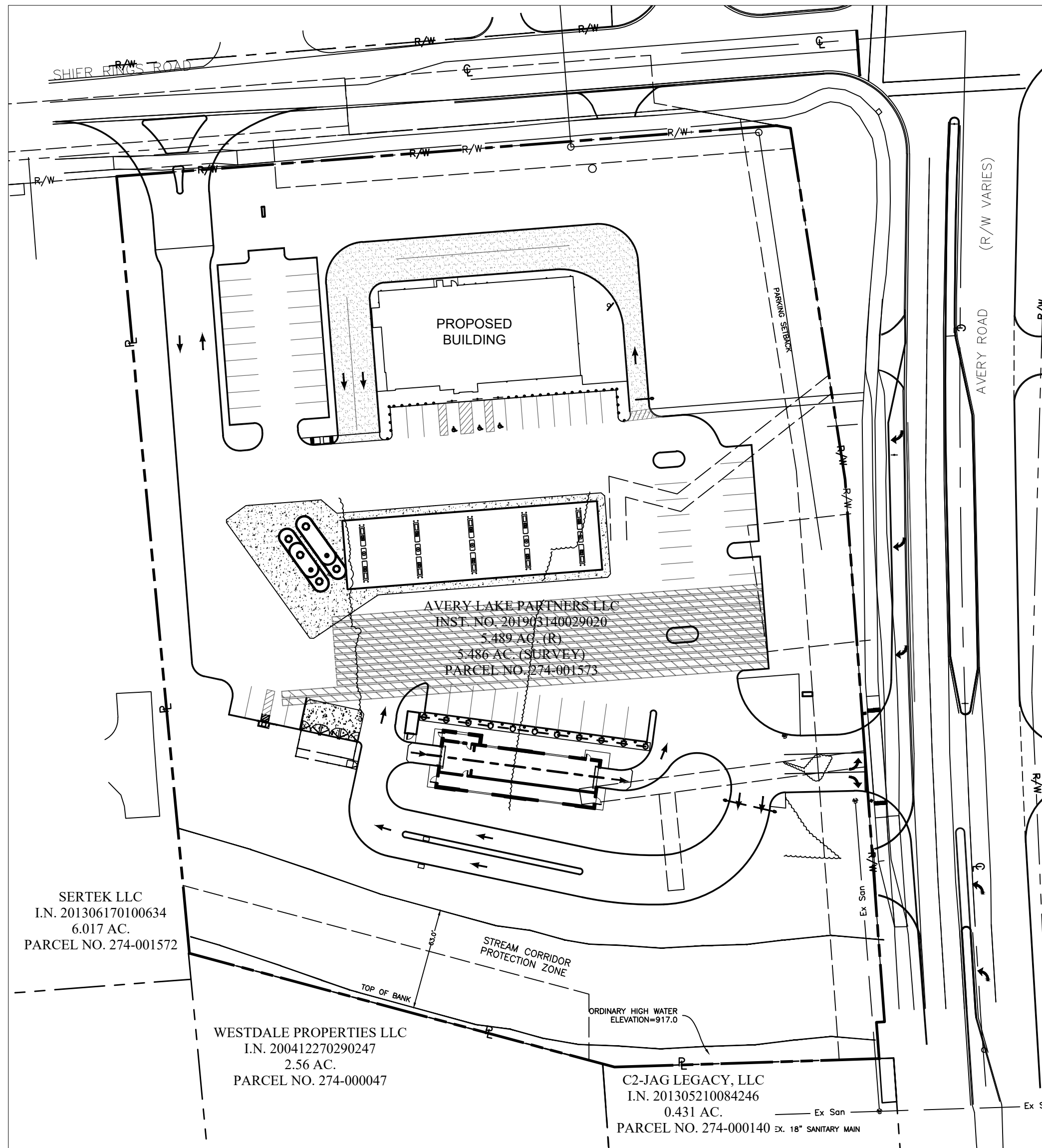


STANDARD CONSTRUCTION DRAWINGS

CITY OF DUBLIN (2020 EDITION)	CITY OF COLUMBUS
PD-02	2213
PD-03	AA-S102
PD-08	AA-S125A
RD-05	AA-S133A
RD-06	AA-S168
RD-07	
RD-11	
SA-01	
SA-02	
SL-02	
ST-03	
ST-05	

UTILITY CONTACTS

AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230-6605 614-883-6802	COLUMBIA GAS OF OHIO-COLUMBUS 939 W GOODALE BLVD. COLUMBUS, OHIO 43212 614-280-7500
AT&T 1589 N. HIGH STREET COLUMBUS, OHIO 43215 614-291-2500	SPECTRUM/TIME WARNER CABLE 15 W. MAIN STREET COLUMBUS, OHIO 43215 614-454-1605
COLUMBUS FIBERNET 1366 DUBLIN ROAD COLUMBUS, OHIO 43215 614-274-8100	CITY OF DUBLIN 6555 SHIER RINGS ROAD DUBLIN, OHIO 43016-8716 614-410-4750



INDEX MAP

SCALE: 1"=60'



BENCHMARKS (NAVD 88)

SOURCE BM: FCE MONUMENT: HI-3, ELEVATION: 926.154'
 ALUMINUM PLUG IN THE NORTHWEST CORNER OF THE WEST HEADWALL OF A CULVERT ON SHIER-RINGS ROAD, OVER COSGRAY DITCH #1, 0.30 MILES WEST OF AVERY ROAD, 74 FEET SOUTH OF THE CENTERLINE OF SHIER-RINGS ROAD, 46 FEET WEST OF THE DRIVE ENTRANCE TO THE DUBLIN MAINTANCE BUILDINGS (APPROXIMATELY 1150 FEET WEST OF THE SITE).

SITE BM# 1, ELEVATION: 926.92'
 NORTH FLANGE BOLT ON THE TOP OF FIRE HYDRANT LOCATED ALONG THE SOUTHERLY LINE OF SHIER-RINGS ROAD APPROXIMATELY 38' FROM THE NORTHWEST CORNER OF THE SITE.

SITE BM# 2, ELEVATION: 925.08'
 NORTH FLANGE BOLT ON THE FIRE HYDRANT ALONG THE WESTERLY LINE OF AVERY ROAD APPROXIMATELY 98 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SITE.

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO
 PAUL A. HAMMERSMITH, P.E.

DATE

DIRECTOR OF PLANNING, CITY OF DUBLIN, OHIO
 JENNIFER M. RAUCH, AICP

DATE



DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
 COVER SHEET

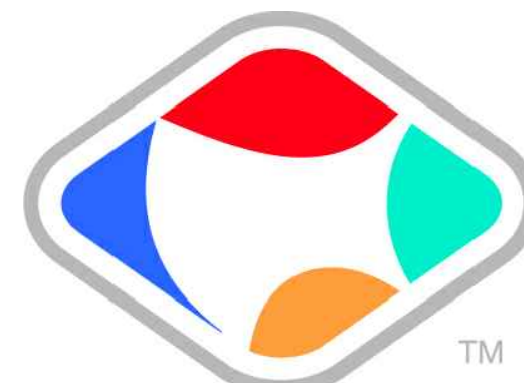
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REVISIONS	
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DRAWN BY: RAK
 CHECKED BY: TER

SCALE: N/A

DATE: 01-18-2021

SHEET NO. CFG01.0



TurkeyHill



EG AMERICA
 165 FLANDERS ROAD
 WESTBOROUGH, MA 01581

P:\2019\EOH01ES-19521-Turkey Hill Avery Shire Rings Rd\500-CAD\590-Other\Civil\93-Print Sheets\CFG01 Cover Sheet.dwg by: rkoening on 01/18/2021 12:48 PM ~ for PRIME AE

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5. 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.

6. 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.

7. The Contractor shall restrict construction activity to public right of way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. 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.

9. Non rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. 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.

11. 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.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.

13. 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.

14. 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.

15. 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.

16. 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 II according to Item 613. Item 911 of the Standard Specifications shall be used elsewhere.

17. 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

18. 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.

19. 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.

20. 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 II) shall be used in place of compacted granular backfill, according to Item 613 of the Standard Specifications.

21. 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.

22. 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.

23. 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.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

25. All inlets shall be channelized.

26. 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.

27. 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.

28. 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:

American Electric Power
850 Tech Center Drive
Gahanna, Ohio 43230-6605
614-883-6802

Columbia Gas of Ohio-Columbus
939 W Goodale Blvd.
Columbus, Ohio 43212
614-280-7500

AT&T
1589 N. High Street
Columbus, Ohio 43215
614-291-2500

Spectrum/Time Warner Cable
15 W. Main Street
Columbus, Ohio 43215
614-454-1605

Columbus FiberNet
1366 Dublin Road
Columbus, Ohio 43215
614-274-8100

City of Dublin
6555 Shier Rings Road
Dublin, Ohio 43016-8716
614-410-4750

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.

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 entitle 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.



DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
GENERAL NOTES

NO.	REVISIONS	DATE

DRAWN BY: RAK
CHECKED BY: TER

SCALE: N/A

DATE: 01-18-2021

SHEET NO. CFG01.1

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BLASTING (If Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as built" construction drawings.

SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.

2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) - Recommended Standards for Wastewater Facilities.

3. The minimum requirements for sanitary sewer pipe with diameters 8 inches to 10 inches shall be PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

4. The minimum requirements for sanitary sewer pipes with diameters 12 inches to 30 inches shall be PVC sewer pipe ASTM D3034, SDR 35 or SaniTite HP Pipe, ASTM F2736. Sanitary sewer pipes with diameters 30 inches to 60 inches shall be PVC sewer pipe ASTM D3034, SDR 35 or SaniTite HP Pipe, ASTM F2764.

5. All in line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor N Tee or Kor N Seal connections conforming to the manufacturer's recommendations.

6. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.

7. All manhole lids shall be provided with continuous self sealing gaskets. The approved construction drawings shall show where bolt down lids are required. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of Dublin logo.

8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.

9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.

10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.

11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.

12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.

15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event

that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

16. Service risers shall be installed where the depth from wyess to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basement service is intended.

17. Where service risers are not installed, a minimum 5 foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.

18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.

19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1 inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

- A. Rubber sleeve with stainless steel banding.
 - 1) Kor N Seal as manufactured by National Pollution Control Systems, Inc.
 - 2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
 - 3) Or equal as approved by the City Engineer.
- B. Rubber gasket compression.
 - 1) Press Wedge II as manufactured by Press Seal Gasket Corporation.
 - 2) Dura Seal III as manufactured by Dura Tech, Inc.
 - 3) Link Seal as manufactured by Thunderline Corporation.
 - 4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

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 meters.

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.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro seeded and hydro mulched according to Items 203 and 659 of the Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.

3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.

4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwall surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall include engraved lettering: "DUMP NO WASTE; DRAINS TO RIVER."

7. Storm sewer outlets greater than 18 inches in diameter

accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

8. HP Storm and HP SaniTite or approved equal are approved alternatives to reinforced concrete pipe in paved and non-paved areas as approved by the city engineer. This includes applications inside the right-of-way.

9. HP Storm and HP SaniTite or approved equal pipe joints shall be watertight according to requirements of ASTM D3212. Pipes shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881 (HP Storm) and ASTM F2764 (HP SaniTite). Gaskets shall be installed by pipe manufacturer and covered with removable, protective wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during joint assembly.

10. All bedding material shall be in accordance with City of Columbus standard construction drawing AA-S149.

11. Backfill material shall be placed in accordance with Item 911 or Item 912 of the City of Columbus Construction Material Specifications (CMS).

12. Backfill material in areas located outside the public right-of-way shall be placed in accordance with Item 901 of the City of Columbus (CMS).

13. All HP Storm and HP SaniTite pipe (for storm sewer) shall be mandrel tested in accordance with City of Columbus Item 901.21, with the exception that the waiting period prior to testing shall be 30 days.

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.

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 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 Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.



8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-838-0250 | F 614-839-0251

DUBLIN, OH

ENGINEERING PLANS

FOR

TURKEY HILL

6233 AVERY ROAD

GENERAL NOTES

NO.	REVISIONS	DATE

DRAWN BY: RAK	CHECKED BY: TER
-------------------------	---------------------------

SCALE:
N/A

DATE:
01-18-2021

SHEET NO.
CFG01.2

NOTES:

- 1. THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE CONDUCTED IN DECEMBER 2019 AND JANUARY 2020 AND INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS LISTED IN TITLE COMMITMENT NUMBER: GLW1901497, COMMITMENT DATE: NOVEMBER 15, 2019 @ 06:59 A.M.
2. THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITH AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
3. PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C01931K, EFFECTIVE DATE: JUNE 17, 2008.
4. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MARKINGS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT. HOWEVER, THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
5. OUPS REFERENCE NUMBERS: A933902655 PHYSICAL MARKINGS A933902660 RECORD PLANS
6. UTILITY CONTACTS: ELECTRIC-- AMERICAN ELECTRIC POWER 859 TECH CENTER BLVD. GAHANNA, OHIO 43230-6605 (614) 883-6802
GAS-- COLUMBIA GAS OF OHIO-COLUMBUS 939 W GOODALE BLVD. COLUMBUS, OHIO 43212 (614) 280-7500
TELEPHONE-- AT&T 1589 N. HIGH STREET COLUMBUS, OHIO 43215 (614) 291-2500
CABLE-- SPECTRUM/TIME WARNER CABLE 15 W. MAIN STREET COLUMBUS, OHIO 43215 (614) 454-1605
WATER/SAN-/STORM/TRAFFIC CITY OF DUBLIN 6555 SHIER RINGS ROAD DUBLIN, OHIO 43016-8716 614-410-4750
7. BENCHMARKS: REFERENCE--FRANKLIN COUNTY MONUMENT DESIGNATION: HI-3, BEING AN ALUMINUM STAMPED DISK IN THE WEST WINGWALL OF A CULTURE LOCATED 74 FEET SOUTH OF SHIER RINGS ROAD APPROXIMATELY 1150 FEET WEST OF THE SITE. ELEVATION: 926.15' (NAVD 88).
SITE 1--ARROW FLANGE BOLT ON THE TOP OF FIRE HYDRANT LOCATED ALONG THE SOUTHERLY LINE OF SHIER RINGS ROAD APPROXIMATELY 38' FROM THE NORTHWEST CORNER OF THE SITE. ELEVATION: 926.91' (NAVD88).
SITE 2--WEST FLANGE BOLT ON THE FIRE HYDRANT ALONG THE WESTERLY LINE OF AVERY ROAD APPROXIMATELY 98 FEET SOUTHEAST OF THE NORTHEAST CORNER. ELEVATION: 925.84' (NAVD88).

- 8. APPARENT ENCROACHMENTS: 1) GAS LINE CROSSES PROPERTY LINE ALONG AVERY ROAD WITHOUT TITLE EASEMENT.
SERTEK LLC I.N. 201306170100634 6.017 AC. PARCEL NO. 274-001572 COMMERCIAL
WESTDALE PROPERTIES LLC I.N. 200412270290247 2.56 AC. PARCEL NO. 274-000047 COMMERCIAL
C-2-JAG LEGACY, LLC, I.N. 201305210084246 0.431 AC. PARCEL NO. 274-000140 COMMERCIAL

TITLE COMMITMENT NOTES:

- THE FOLLOWING NOTES ARE NUMBERED TO CORRESPOND TO THE SURVEY RELATED ITEMS IN THE SCHEDULE B, PART II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER GLW1901497, COMMITMENT DATE: NOVEMBER 15, 2019 @ 6:59 AM, AND INDICATE WHETHER THEY APPLY TO THE SUBJECT PROPERTY, OR NOT, AND WHETHER THEY ARE SHOWN ON THE SURVEY, OR NOT.
10. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, FILED FOR RECORD OCTOBER 22, 1994 IN DEED BOOK 1842, PAGE 15, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON (LINE ALONG HIGHWAY).
11. EASEMENT FOR HIGHWAY PURPOSES TO THE COUNTY OF FRANKLIN, FILED FOR RECORD MAY 27, 1958 IN DEED BOOK 2013, PAGE 291, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON (EAST OF PROPERTY).
12. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD SEPTEMBER 1, 1967, IN DEED BOOK 2839, PAGE 300, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT APPLY TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON (WEST OF PROPERTY).
13. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD NOVEMBER 15, 1971, IN DEED BOOK 3189, PAGE 672, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
14. EASEMENT AS RESERVED IN GENERAL WARRANTY DEED, FILED FOR RECORD APRIL 5, 1978, IN DEED BOOK 3643, PAGE 800, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON.(WATERLINE).
15. EASEMENT AS ESTABLISHED IN GENERAL WARRANTY DEED, FILED FOR RECORD SEPTEMBER 5, 1980, IN OFFICIAL RECORD 115-1005, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON.(INGRESS/EGRESS/PARKING)
16. EASEMENT AS ESTABLISHED IN GENERAL WARRANTY DEED, FILED FOR RECORD SEPTEMBER 5, 1980, IN OFFICIAL RECORD 115-1008, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON.(INGRESS/EGRESS/PARKING).
17. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED FOR RECORD DECEMBER 12, 1980, IN OFFICIAL RECORD 456-1111, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON.
18. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD MAY 11, 1989, IN OFFICIAL RECORD 13404-G17, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON. BLANKET ACCESS AND SERVICE CONNECTIONS, PIPELINE CONSTRUCTION AREA LOCATED IN THE PUBLIC RIGHT-OF-WAY AND DOES NOT APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
19. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD JUNE 19, 1989, IN OFFICIAL RECORD 13586-A05, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON. BLANKET ACCESS AND SERVICE CONNECTIONS, PIPELINE CONSTRUCTION AREA LOCATED IN THE PUBLIC RIGHT-OF-WAY AND DOES NOT APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
20. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD JUNE 19, 1989, IN OFFICIAL RECORD 13586-A11, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON. BLANKET ACCESS AND SERVICE CONNECTIONS, PIPELINE CONSTRUCTION AREA LOCATED IN THE PUBLIC RIGHT-OF-WAY AND DOES NOT APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
21. EASEMENTS, CONVEYANCES, AND CONDITIONS AS CONTAINED IN GENERAL WARRANTY DEED AND EASEMENT AGREEMENT, FILED FOR RECORD JUNE 21, 1985, IN OFFICIAL RECORD 29342-F19, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLY TO THE SUBJECT PROPERTY, AND SHOW HEREON. (LAKE ACCESS)

TITLE DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 3004 AND BEING ALL OUT OF AN 11.816 ACRE TRACT AS CONVEYED TO AVERY LAKE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT #200703140045186 OF THE FRANKLIN COUNTY RECORDERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, FOR REFERENCE, AT FRANKLIN COUNTY MONUMENT KNOWN AS FCGS 5415 LOCATED IN THE CENTERLINE INTERSECTION OF RELOCATED AVERY ROAD (R/W VARIES) AND SHIER-RINGS ROAD (R/W VARIES), AS SHOWN ON THE ROADWAY IMPROVEMENT PLANS FOR AVERY ROAD, AS SHOWN AND DELINEATED IN FRA-C.R.3, PAGES 23-26;
THENCE SOUTH 85°36'06" WEST, WITH THE CENTERLINE OF SAID SHIER-RINGS ROAD, THE NORTHERLY LINE OF A 0.819 AC. TRACT (PARCEL 11WD) AS CONVEYED TO THE STATE OF OHIO IN D.B. 2737, PAGE 641 AND THE NORTHERLY LINE OF A TRACT AS CONVEYED TO FRANKLIN COUNTY IN D.B. 2103, PAGE 291, 178.51 FEET, PASSING FRANKLIN COUNTY MONUMENT FCGS 5420 AT 172.53 FEET;
THENCE SOUTH 04°23'54" EAST OVER AND ACROSS SAID SHIER-RINGS ROAD, AND SAID 0.819 ACRE TRACT (PARCEL 11WD), 35.08 FEET TO A FOUND 3/4" IRON PIPE LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD, THE SOUTHERLY LINE OF SAID 0.819 ACRE TRACT (PARCEL 11 WD), AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT;
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.

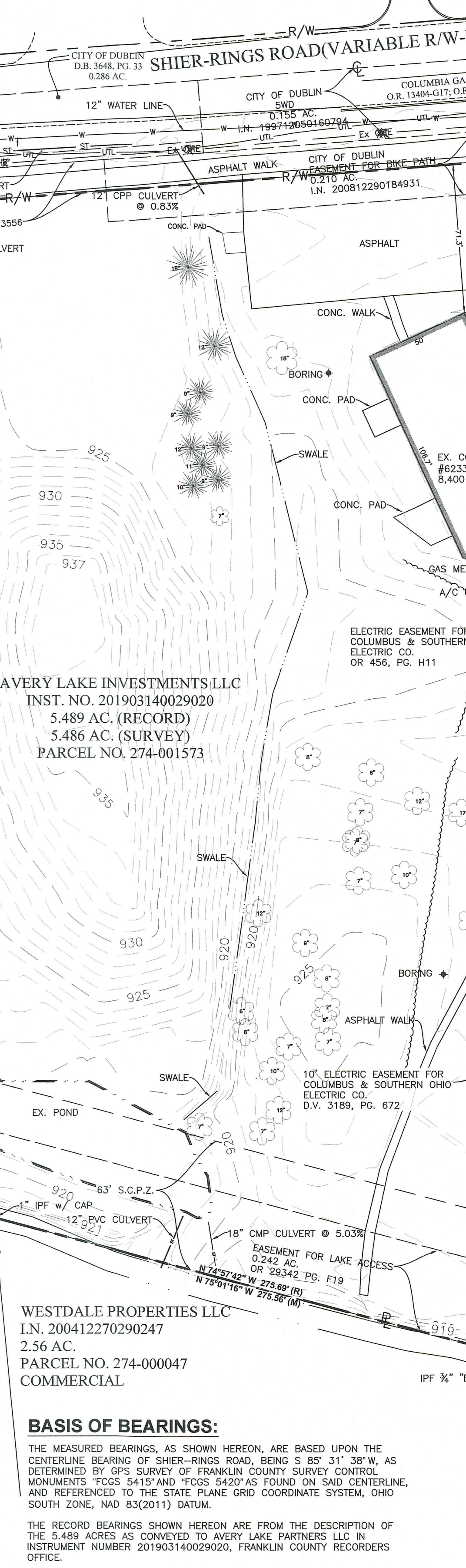
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.

THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 58.37 FEET TO A SET #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR" AT THE TRUE POINT OF BEGINNING.

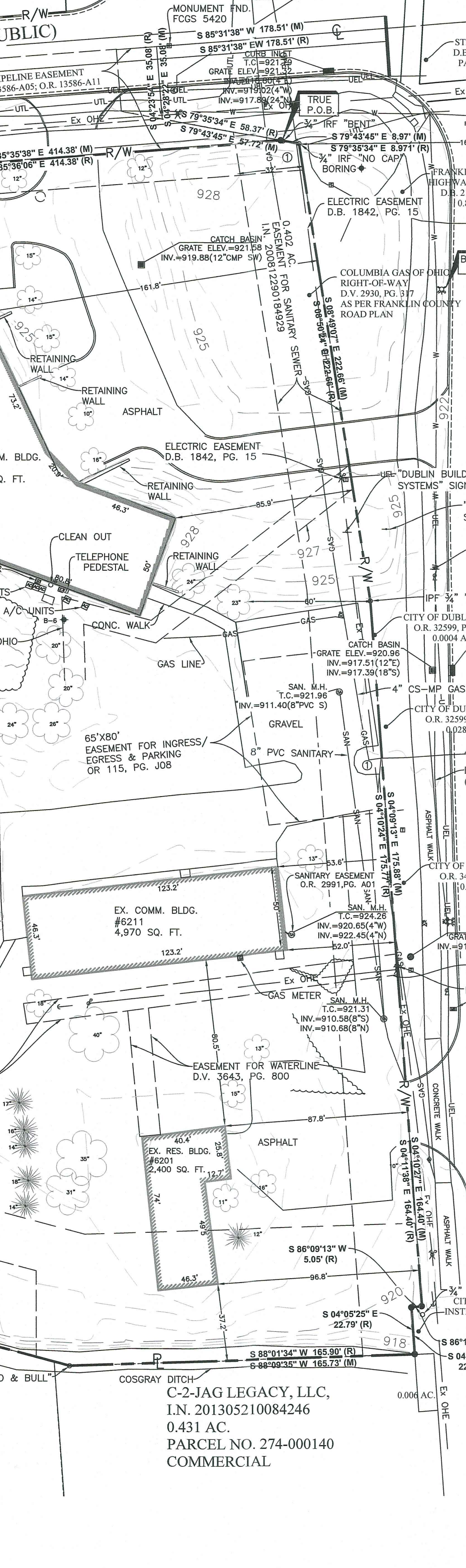
TITLE COMMITMENT NOTES (CONT.):

- 22. EASEMENTS, OBLIGATIONS, PRIVATE CHARGES, RIGHTS, AND COVENANTS ARE ESTABLISHED IN SANITARY SEWER FACILITY EASEMENT AND SEWER LATERAL RIGHTS-OF-WAY BY AND BETWEEN SHAMROCK LANE DEVELOPMENT CO., AN OHIO GENERAL PARTNERSHIP, AVERY LAKE INVESTMENTS, AN OHIO GENERAL PARTNERSHIP, AND DOLAN INVESTMENT II, AN OHIO GENERAL PARTNERSHIP, FILED FOR RECORD SEPTEMBER 11, 1995, IN OFFICIAL RECORD 2991-A-01, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
23. EASEMENTS AS ESTABLISHED IN GENERAL WARRANTY DEED, FILED FOR RECORD DECEMBER 5, 1997, IN INSTRUMENT NO. 199712050160795, OF THE FRANKLIN COUNTY, OHIO RECORDS. DO NOT APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON. (SHIER-RINGS R/W, TEMPORARY EASEMENTS TERMINATED).
24. EASEMENTS AS ESTABLISHED IN GENERAL WARRANTY DEED, FILED FOR RECORD DECEMBER 5, 1997, IN INSTRUMENT NO. 199712050160795, OF THE FRANKLIN COUNTY, OHIO RECORDS. DO NOT APPLY TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON (WEST OF PROPERTY).(SHIER-RINGS R/W, TEMPORARY EASEMENTS TERMINATED).
25. GRANT OF SANITARY SEWER EASEMENT TO THE CITY OF DUBLIN, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD DECEMBER 29, 2008, IN INSTRUMENT NO. 200812290184929, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLIES TO THE SUBJECT PROPERTY, AND SHOW HEREON.
26. EASEMENTS AND RIGHTS AS ESTABLISHED IN EASEMENT AGREEMENT FOR PERMANENT BIKE PATH BY AND BETWEEN AVERY LAKE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY AND THE CITY OF DUBLIN, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD DECEMBER 29, 2008, IN INSTRUMENT NO. 200812290184931, OF THE FRANKLIN COUNTY, OHIO RECORDS. APPLY TO THE SUBJECT PROPERTY, AND SHOWN HEREON.
27. RIGHT-OF-WAY TO OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF AMERICAN ELECTRIC POWER, FILED FOR RECORD APRIL 9, 2013, IN INSTRUMENT NO. 20130409052343, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOES NOT APPLY TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON (WEST OF PROPERTY).
28. EASEMENTS AND RIGHTS AS ESTABLISHED IN EASEMENT FOR MULTI-USE PATH, GRADING, UTILITY AND DRAINAGE BY AND BETWEEN AVERY LAKE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY AND THE CITY OF DUBLIN, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD JULY 8, 2015, IN INSTRUMENT NO. 201507080113559, OF THE FRANKLIN COUNTY, OHIO RECORDS. DO NOT APPLY TO THE SUBJECT PROPERTY, AND NOT SHOWN HEREON (WEST OF PROPERTY).

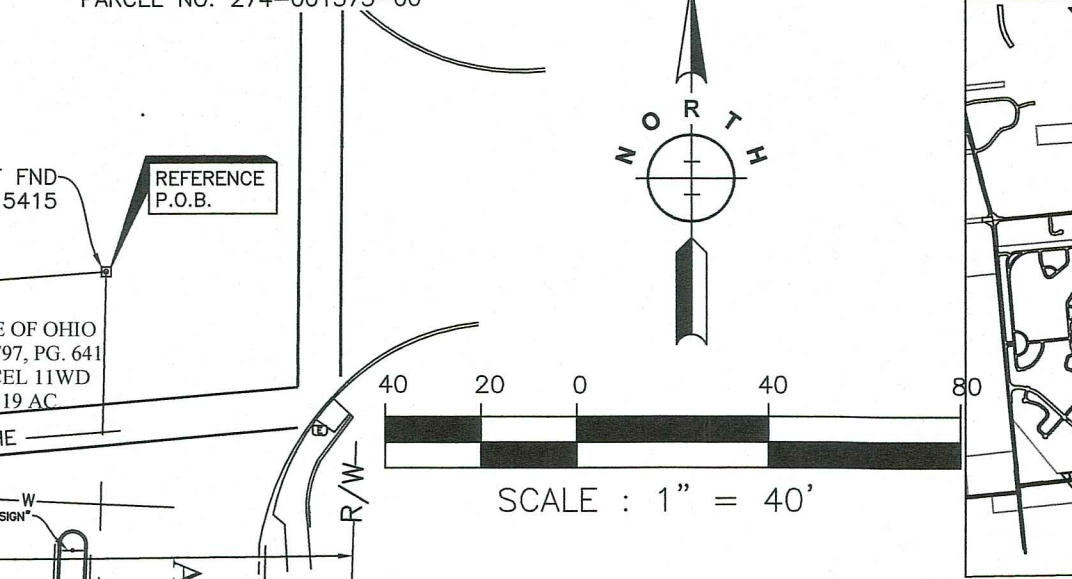
THENCE SOUTH 79°35'34" EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SHIER-RINGS ROAD AND THE NORTHERLY LINE OF SAID 11.816 ACRE TRACT, 8.97 FEET TO A FOUND 3/4" IRON PIPE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SAID SHIER-RINGS ROAD AND THE WESTERLY RIGHT-OF-WAY OF RELOCATED AVERY ROAD (R/W VARIES) FRA-C.R.3, PG. 23-26 AND THE WESTERLY LINE OF A 0.855 ACRE TRACT AS CONVEYED TO FRANKLIN COUNTY IN D.B.2103, PAGE 291;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED AVERY ROAD, FRA-C.R.3, PG. 23-26, THE WESTERLY LINE OF SAID 0.855 ACRE TRACT, THE WESTERLY LINE OF A 0.0004 ACRE TRACT AS CONVEYED TO THE CITY OF DUBLIN, OHIO IN D.B.35299_H06, THE WESTERLY LINE OF A 0.029 ACRE TRACT AS CONVEYED TO THE CITY OF DUBLIN, OHIO IN D.B.35299_H11, THE WESTERLY LINE OF A 0.095 ACRE TRACT AS CONVEYED TO THE CITY OF DUBLIN, OHIO IN D.B.34951_C13 AND THE WESTERLY LINE OF A 0.003 ACRE TRACT (PARCEL 4WD) AS CONVEYED TO THE CITY OF DUBLIN, OHIO IN INSTRUMENT #199804120091945 THE FOLLOWING COURSES:
SOUTH 08°50'24" EAST, 222.66 FEET TO A FOUND 3/4" IRON PIPE;
SOUTH 04°10'24" EAST, 175.77 FEET, TO A FOUND 3/4" IRON PIPE;
SOUTH 04°11'38" EAST, 164.40 FEET, TO A FOUND 3/4" IRON PIPE;
SOUTH 86°09'13" WEST, 5.05 FEET TO A FOUND 3/4" IRON PIPE;



THENCE SOUTH 04°05'25" EAST, 22.79 FEET, TO A 3/4" IRON PIPE AT THE SOUTHEASTERLY CORNER OF SAID 11.816 ACRE TRACT AND THE NORTHEASTERLY CORNER OF A 0.437 ACRE TRACT AS CONVEYED TO THE HARRIS-MAREK CO. LTD. IN INSTRUMENT #200807140107466;
THENCE SOUTH 88°01'34" WEST WITH THE SOUTHERLY LINE OF THE 11.816 ACRE TRACT AND THE NORTHERLY LINE OF SAID 0.437 ACRE TRACT, 165.90 FEET TO A FOUND 3/4" IRON PIPE AT THE NORTHWESTERLY CORNER OF A 0.437 ACRE TRACT AND THE NORTHEASTERLY CORNER OF A 2.593 ACRE TRACT AS CONVEYED TO WESTDALE PROPERTIES, LLC, AN OHIO LIABILITY LIMITED COMPANY IN INSTRUMENT #200412270290247.
THENCE NORTH 74°57'42" WEST WITH THE SOUTHERLY LINE OF SAID 11.816 ACRE TRACT AND THE NORTHERLY LINE OF SAID 2.593 ACRE TRACT, 275.69 FEET TO A FOUND 3/4" IRON PIPE AT THE NORTHWESTERLY CORNER OF SAID 2.593 ACRE TRACT, PASSING A FOUND 3/4" IRON PIPE AT 12.00 FEET;
THENCE ACROSS SAID 11.816 ACRE TRACT WITH A NEW DIVISION LINE THE FOLLOWING COURSES:
SOUTH 88°01'34" WEST, 165.90 (M)
SOUTH 88°09'13" WEST, 168.72 (M)



NORTH 05°21'01" WEST, 488.51 FEET TO A SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "CEC COR";
NORTH 85°36'06" EAST, 414.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.489 ACRES, MORE OR LESS
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAYS.
FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 85°36'06" EAST WAS USED FOR THE CENTERLINE OF SHIER-RINGS ROAD AS SHOWN AND RECORDED IN INSTRUMENT #200703140045196. THIS DESCRIPTION WAS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER THE SUPERVISION OF JEFFERY A. MILLER, REGISTERED SURVEYOR NO. 7211. ALL PINS SET ARE #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR".
PARCEL NO. 274-001573-00



- LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
CENTERLINE OF ROAD
SEWER LINE
EASEMENT LINE
GAS LINE
SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
CABLE LINE
FIBER OPTIC CABLE LINE
ELEVATION CONTOUR
RAILROAD TRACKS
FENCE
SWALE
STREAM
GUARDRAIL
EDGE OF PAVEMENT
RAILROAD SPIKE (FOUND)
RAILROAD SPIKE (SET)
IRON PIN (FOUND)
IRON PIN (SET)
MAG NAIL (FOUND)
MAG NAIL (SET)
DRILL HOLE (FOUND)
DRILL HOLE (SET)
SURVEY MONUMENT (FOUND)
NAEL (FOUND)
STONE (FOUND)
BENCHMARK
SPOT ELEVATION
POWER POLE
LIGHT POLE
TELEPHONE POLE
UTILITY POLE
OUT WIRE
TRAFFIC BOX
TRAFFIC MANHOLE
ELECTRIC TRANSFORMER
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
GAS VALVE
GAS MARKER
WATER VALVE
WATER METER
WATER WELL
FIRE HYDRANT
STORM CURB INLET
STORM CURB OUTLET
STORM CATCH BASIN
STORM MANHOLE
STORM MANHOLE
SANITARY MANHOLE
CLEAN OUT
MONITORING WELL
DRAINAGE FLOW ARROW
MAJOR FLOOD ROUTE ARROW
SIGN
HALIBOX
HANDICAP PARKING/ACCESS
CONCRETE
BRUSH/TREE LINE
BUILDING
BORING
RECORDED
MEASURED
EVERGREEN
DEODOROUS
B-12 PER PLAN
11'
17'

DOLAN INVESTMENTS II 0.54 AC. PARCEL NO. 274-000120 COMMERCIAL OFFICE
DOLAN INVESTMENTS II 1.56 AC. PARCEL NO. 274-000119 COMMERCIAL OFFICE
OHIO SEED IMPROVEMENT ASSOCIATION 3.327 AC. PARCEL NO. 274-000105 CHARITABLE EXEMPT

OHIO UTILITIES PROTECTION SERVICE
811 or 1-800-362-2764 Call Before You Dig
CERTIFICATION
TO: EG AMERICA, TH MIDWEST INC. AN OHIO CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 13 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED IN FIELD BOOK NO. 11/18/2020
DATE 11/18/2020
Dwight A. Tillis
OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807

PRIME Construction Management Survey
8415 PULSAR PLACE (SUITE 300) COLUMBUS, OH 43240 P 614-839-0250 | F 614-839-0251
SITE LOCATION MAP
SCALE: NOT TO SCALE

EG AMERICA Developer/Client
ATTN: MANNY PAIVA
165 FLANDERS ROAD WESTBOROUGH, MA 01581
OFFICE: 508-270-1430 EMAIL:MPAIVA@CUMBERLANDFARMS.COM

ALTA/NSPS LAND TITLE SURVEY
5.487 ACRES AT SOUTHWEST CORNER
AVERY ROAD AND SHIER RINGS ROAD
DUBLIN, OH 43017

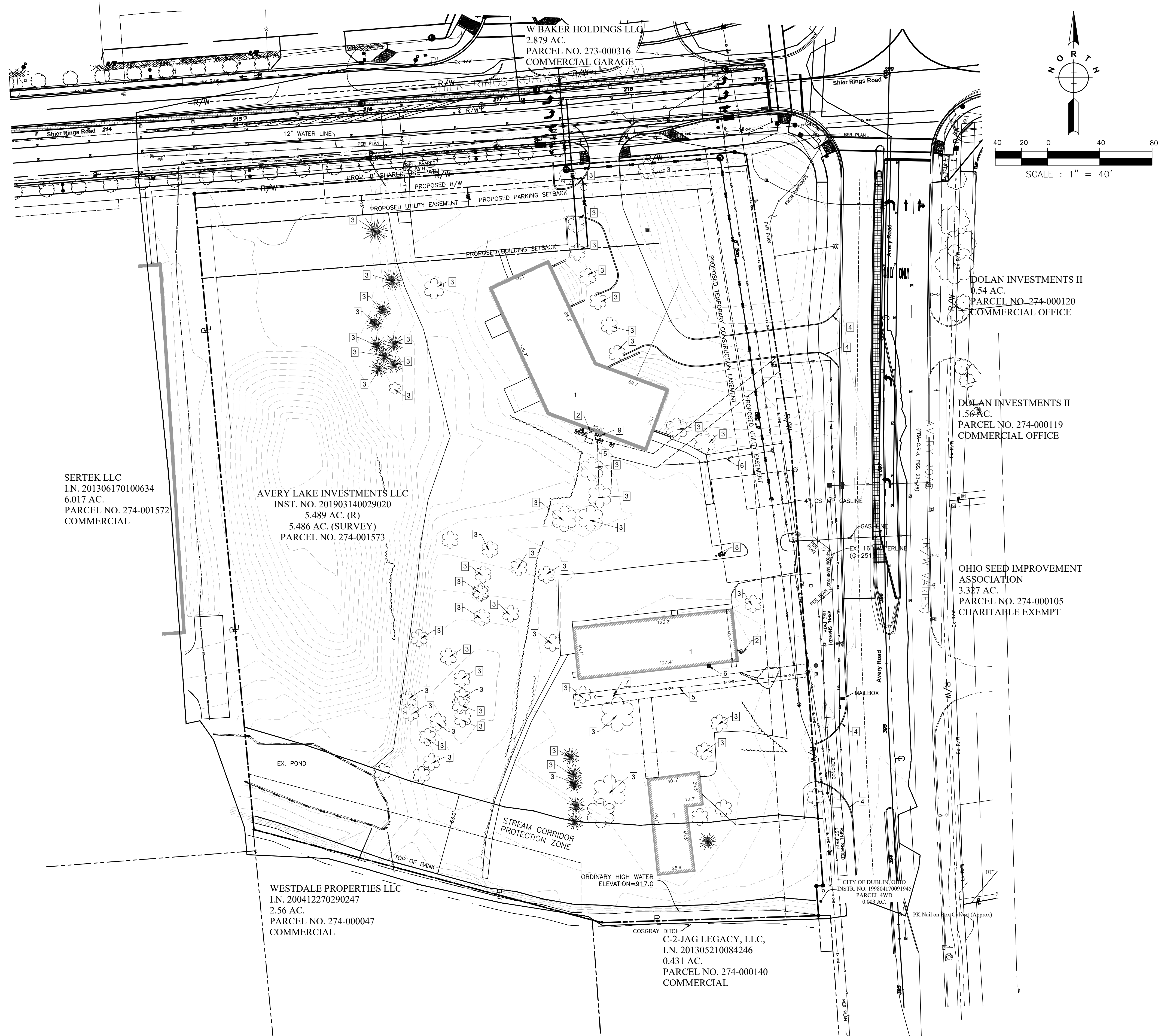
22 SEPTEMBER, 2020
Scale 1" = 40'
Dwight A. Tillis
OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7807
1-1

NOTES:

1. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
3. THE CONTRACTOR SHALL IDENTIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS, AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM LOCAL AUTHORITIES.
9. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.
10. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITIONS ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS.
11. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIAL ARE ENCOUNTERED.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, THE CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE ODOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
16. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE SHEETZ CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
17. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

KEYED NOTES

- 1 BUILDING TO BE REMOVED. EXISTING UTILITIES SERVING THE BUILDING TO BE REMOVED. COORDINATION REQUIRED WITH APPROPRIATE UTILITY COMPANY.
- 2 SANITARY SERVICE TO BE REMOVED AS SHOWN. CONTRACTOR SHALL FIELD VERIFY SERVICE.
- 3 TREE TO BE REMOVED. SEE SHEET CF008.2 FOR TREE PRESERVATION DETAIL.
- 4 CURB WITHIN THE PUBLIC R/W TO BE REMOVED AS SHOWN. SEE GRADING PLAN FOR REPLACEMENT PROCEDURE.
- 5 EXISTING ELECTRIC SERVICE TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY
- 6 EXISTING GAS SERVICE TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY
- 7 EXISTING POLE TO BE REMOVED
- 8 EX. WATER SERVICE TO BE LOCATED AND ABANDONED.
- 9 EXISTING TELEPHONE SERVICE TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY



P:\2019\OHIO\19521-Turkey Hill Avery Shire Rings Rd\900-CAD\900-Other\Civil\993-Print Sheets\CF003 Demo Plan.dwg by: rkeinig on 01/18/2021 10:09 AM ~ for PRM/5/2/2021

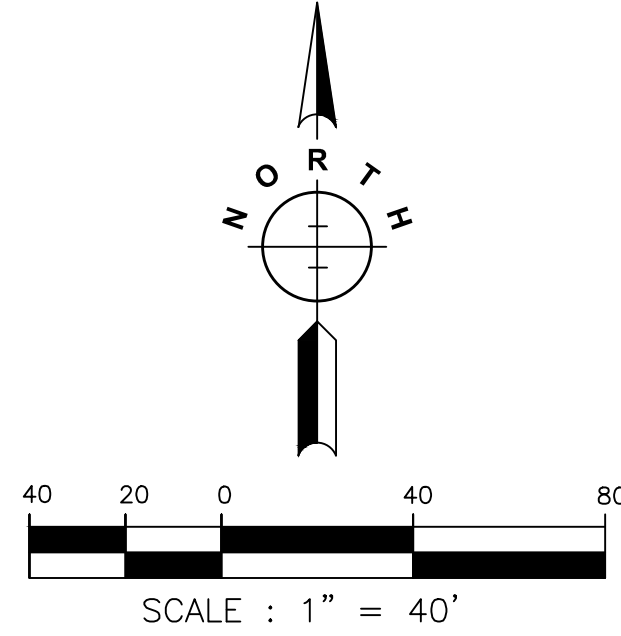
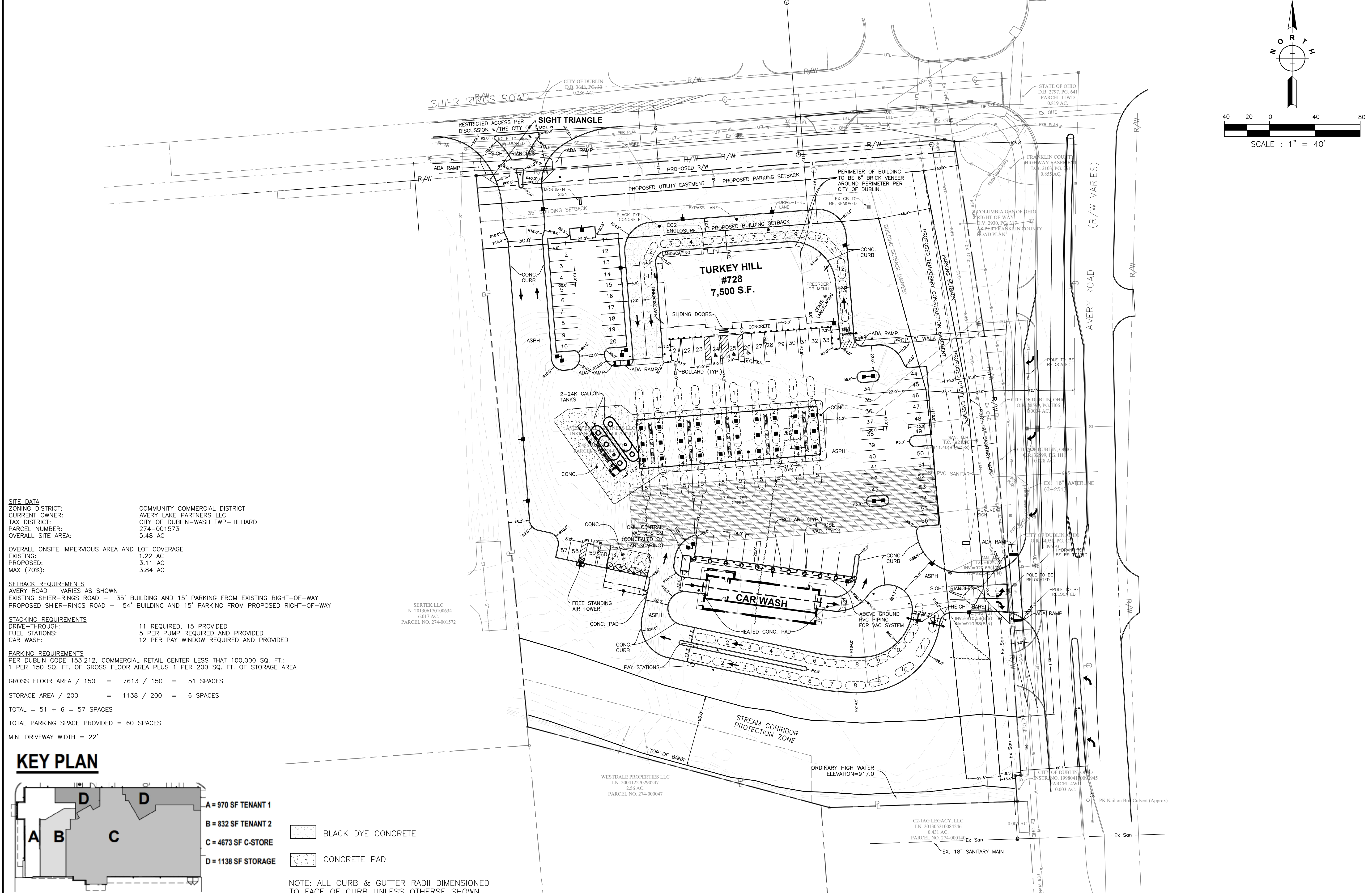


DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
DEMOLITION PLAN

NO.	DATE	REVISIONS

DRAWN BY: RAK CHECKED BY: TER
SCALE: 1" = 40'
DATE: 01-18-2021
SHEET NO. **CFG03.0**

P:\2019\EOH01ES-19521-Turkey Hill Avery Shire Rings Rd\500-CAD\590-Other\Civil\593-Print Sheets\CFG04 Site Plan.dwg by: rkoenig on 01/18/2021 4:02 PM ~ for PRIME AE



SITE DATA
 ZONING DISTRICT: COMMUNITY COMMERCIAL DISTRICT
 CURRENT OWNER: AVERY LAKE PARTNERS LLC
 TAX DISTRICT: CITY OF DUBLIN-WASH TWP-HILLIARD
 PARCEL NUMBER: 274-001573
 OVERALL SITE AREA: 5.48 AC

OVERALL ONSITE IMPERVIOUS AREA AND LOT COVERAGE
 EXISTING: 1.22 AC
 PROPOSED: 3.11 AC
 MAX (70%): 3.84 AC

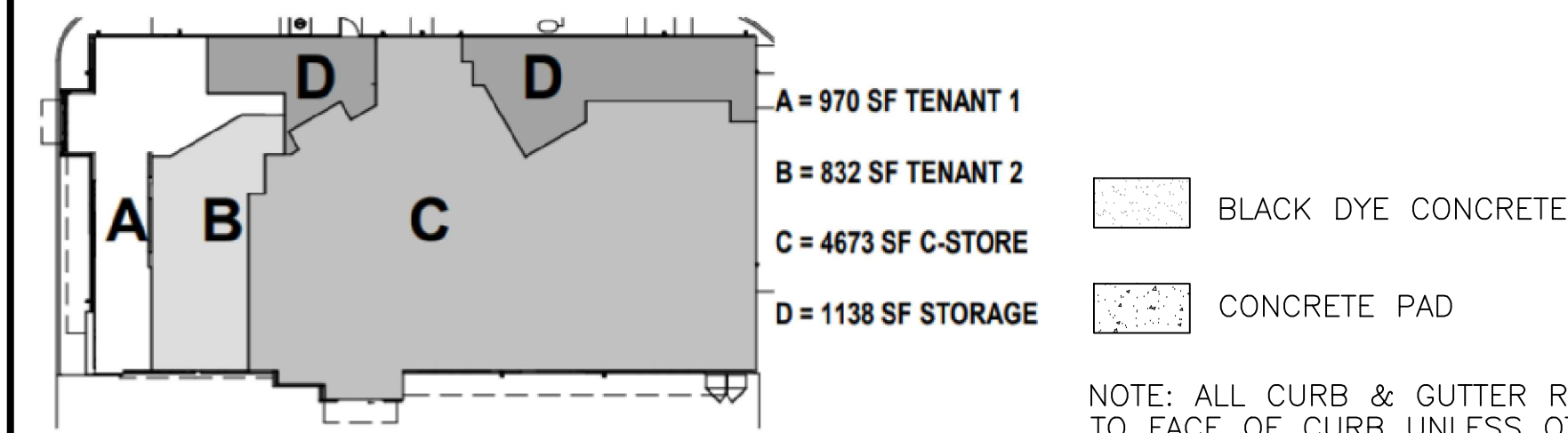
SETBACK REQUIREMENTS
 AVERY ROAD - VARIES AS SHOWN
 EXISTING SHIER-RINGS ROAD - 35' BUILDING AND 15' PARKING FROM EXISTING RIGHT-OF-WAY
 PROPOSED SHIER-RINGS ROAD - 54' BUILDING AND 15' PARKING FROM PROPOSED RIGHT-OF-WAY

STACKING REQUIREMENTS
 DRIVE-THROUGH: 11 REQUIRED, 15 PROVIDED
 FUEL STATIONS: 5 PER PUMP REQUIRED AND PROVIDED
 CAR WASH: 12 PER PAY WINDOW REQUIRED AND PROVIDED

PARKING REQUIREMENTS
 PER DUBLIN CODE 153.212, COMMERCIAL RETAIL CENTER LESS THAN 100,000 SQ. FT.:
 1 PER 150 SQ. FT. OF GROSS FLOOR AREA PLUS 1 PER 200 SQ. FT. OF STORAGE AREA

GROSS FLOOR AREA / 150 = 7613 / 150 = 51 SPACES
 STORAGE AREA / 200 = 1138 / 200 = 6 SPACES
 TOTAL = 51 + 6 = 57 SPACES
 TOTAL PARKING SPACE PROVIDED = 60 SPACES
 MIN. DRIVEWAY WIDTH = 22'

KEY PLAN



PRIME
 8415 PULSAR PLACE | SUITE 300
 COLUMBUS, OH 43240
 P 614-839-0250 | F 614 839 0251

DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
SITE PLAN

NO.	DATE	REVISIONS

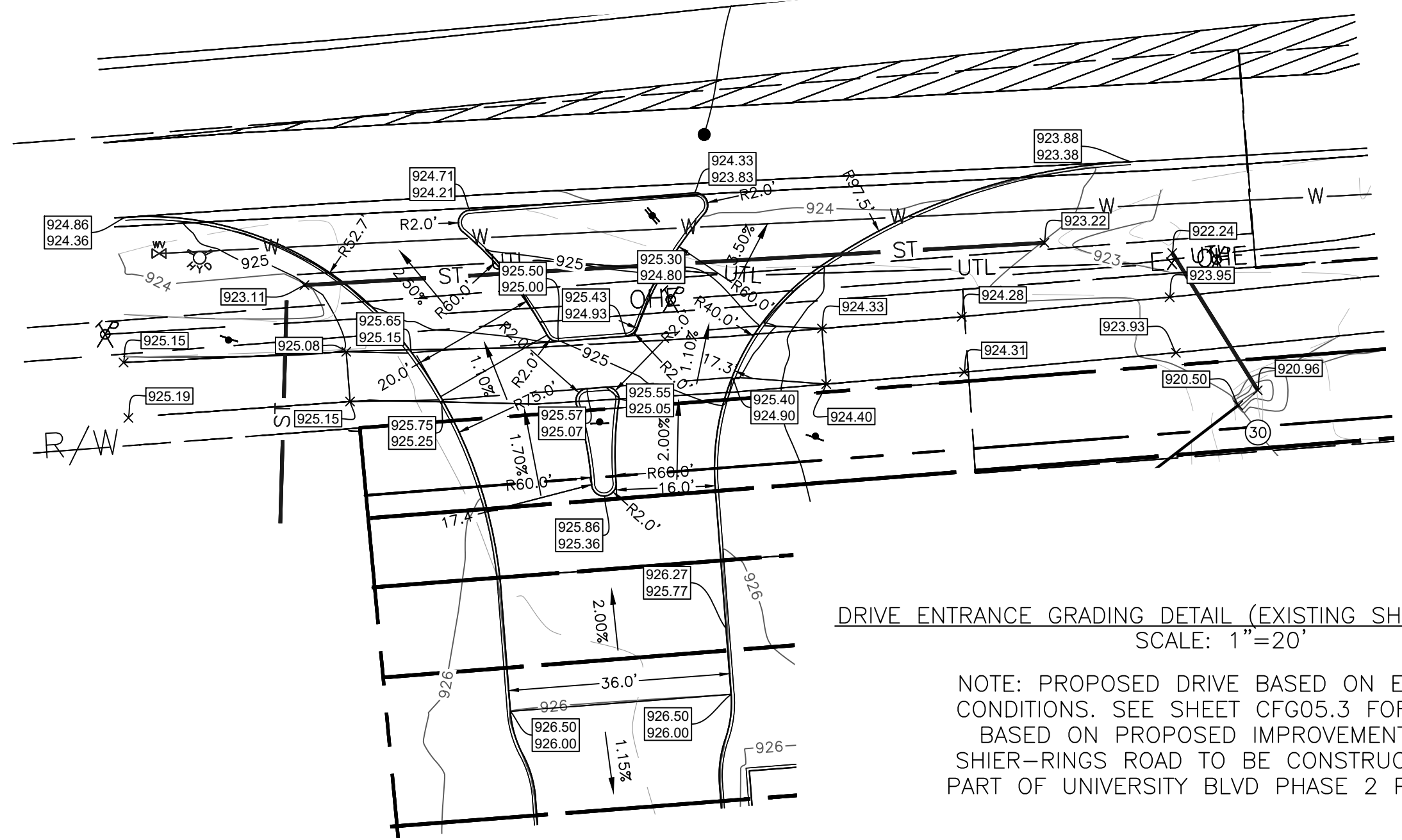
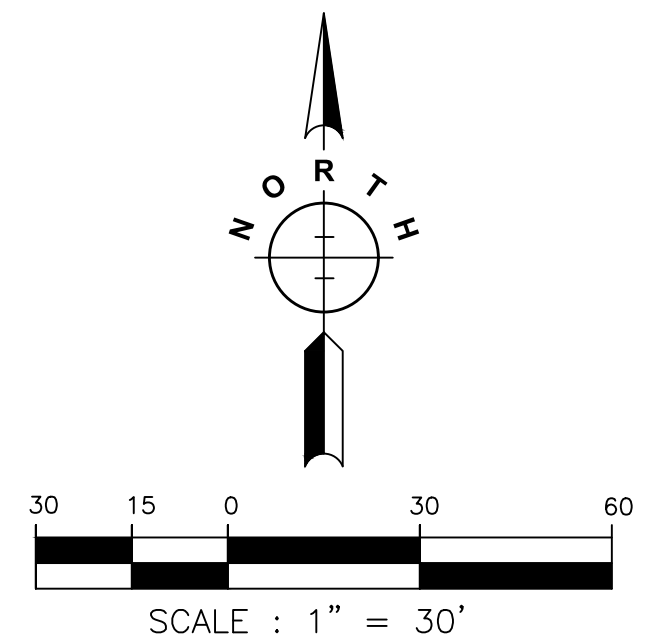
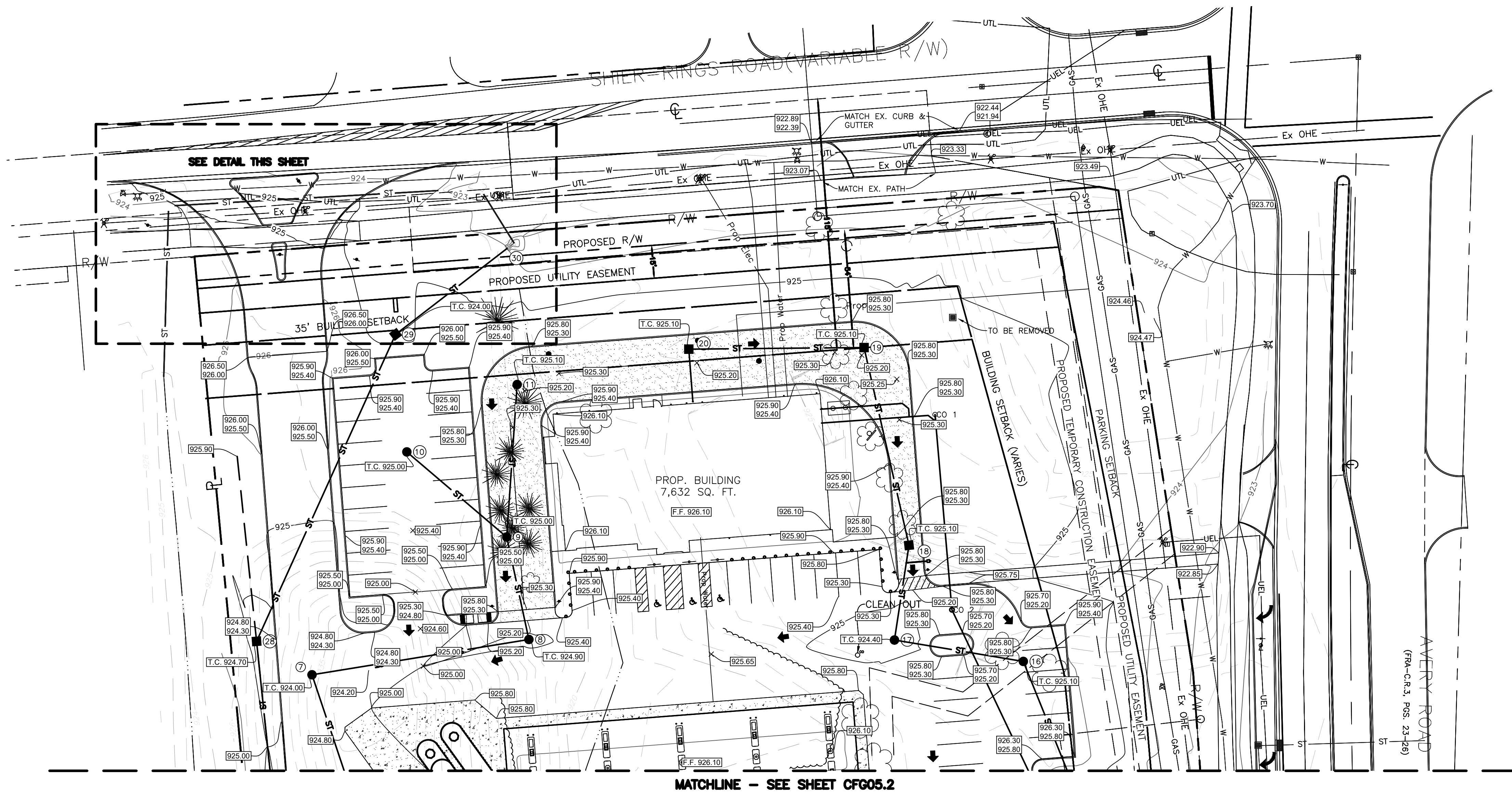
DRAWN BY: RAK
 CHECKED BY: TER

SCALE:
1" = 40'

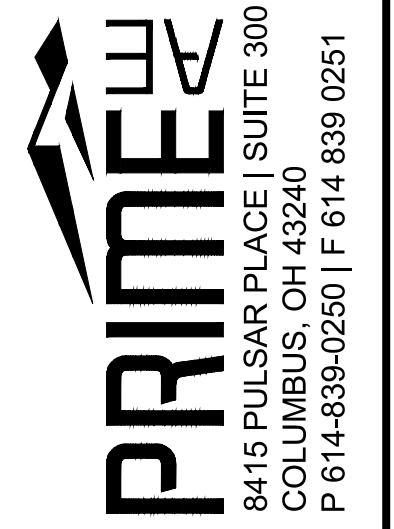
DATE:
 01-18-2021

SHEET NO.
CFG04.0

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NOTE: PROPOSED DRIVE BASED ON EXISTING CONDITIONS. SEE SHEET CFG05.3 FOR DRIVE BASED ON PROPOSED IMPROVEMENTS TO SHIER-RINGS ROAD TO BE CONSTRUCTED AS PART OF UNIVERSITY BLVD PHASE 2 PROJECT.



DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
GRADING PLAN

NO.	REVISIONS	DATE

DRAWN BY: RAK
 CHECKED BY: TER

SCALE: **1" = 30'**

DATE: **01-18-2021**

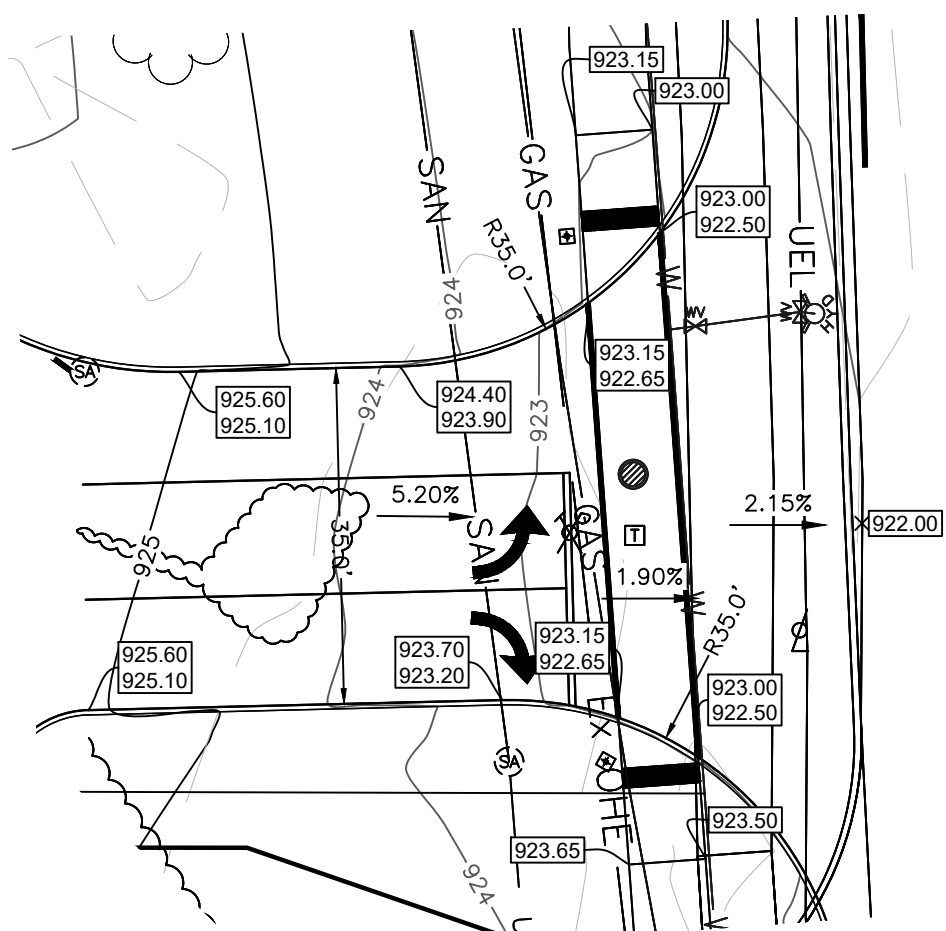
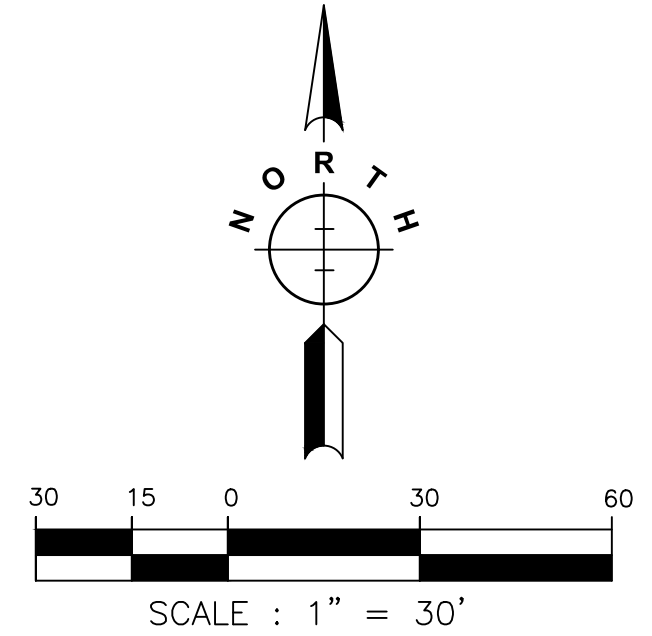
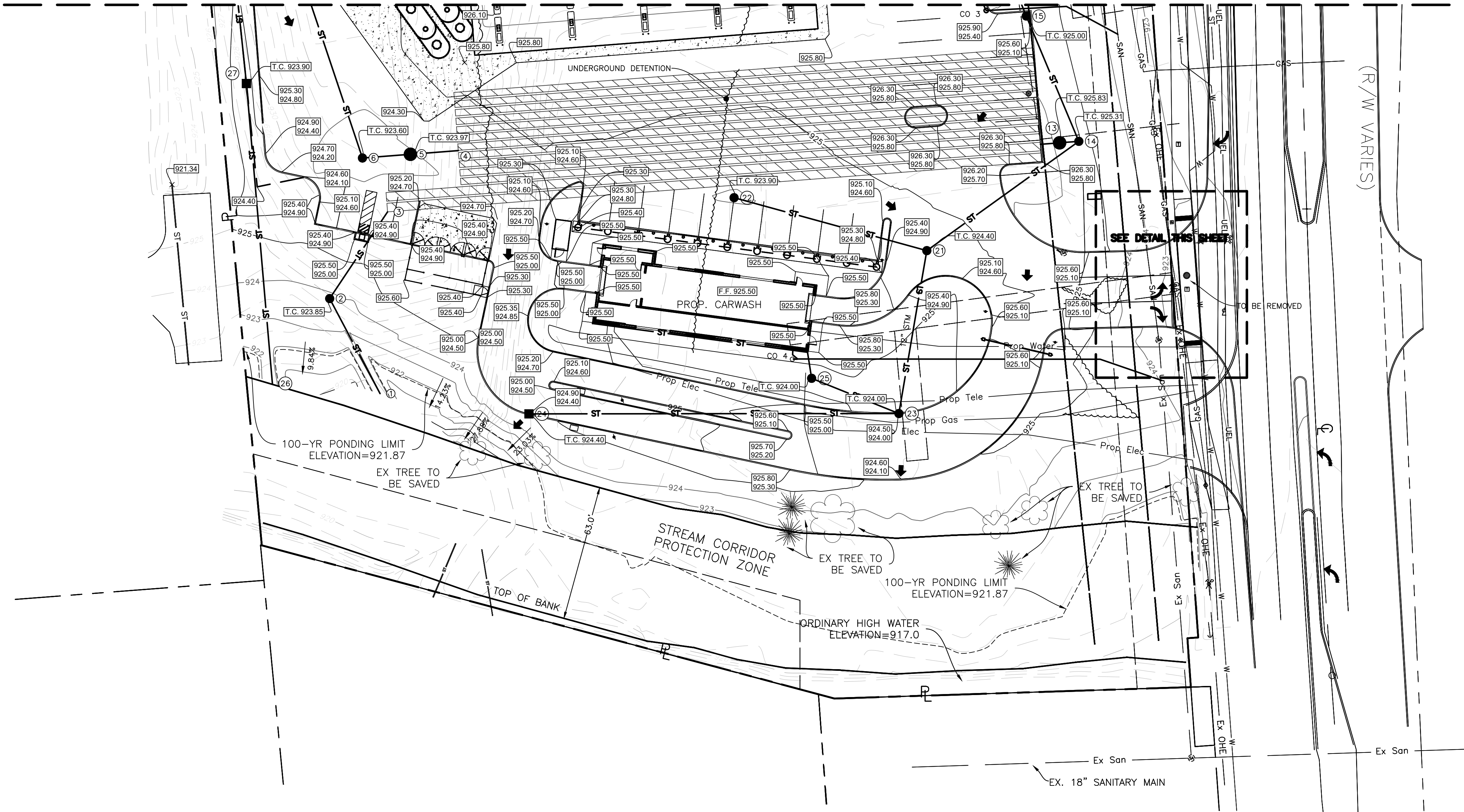
SHEET NO. **CFG05.1**



ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

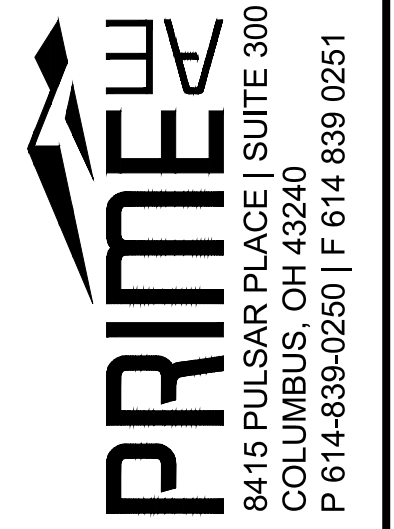
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MATCHLINE - SEE SHEET CFG05.1



DRIVE ENTRANCE GRADING DETAIL (AVERY ROAD)
SCALE: 1" = 20'

NOTE: BOUNDARY LINES NOT SHOWN IN DETAIL FOR CLARITY
SEE SHEETS CFG16.0 FOR OFF SITE IMPROVEMENT DETAILS



DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
GRADING PLAN

NO.	DATE	REVISIONS

DRAWN BY: RAK
CHECKED BY: TER

SCALE: **1" = 30'**

DATE: **01-18-2021**

SHEET NO.

CFG05.2

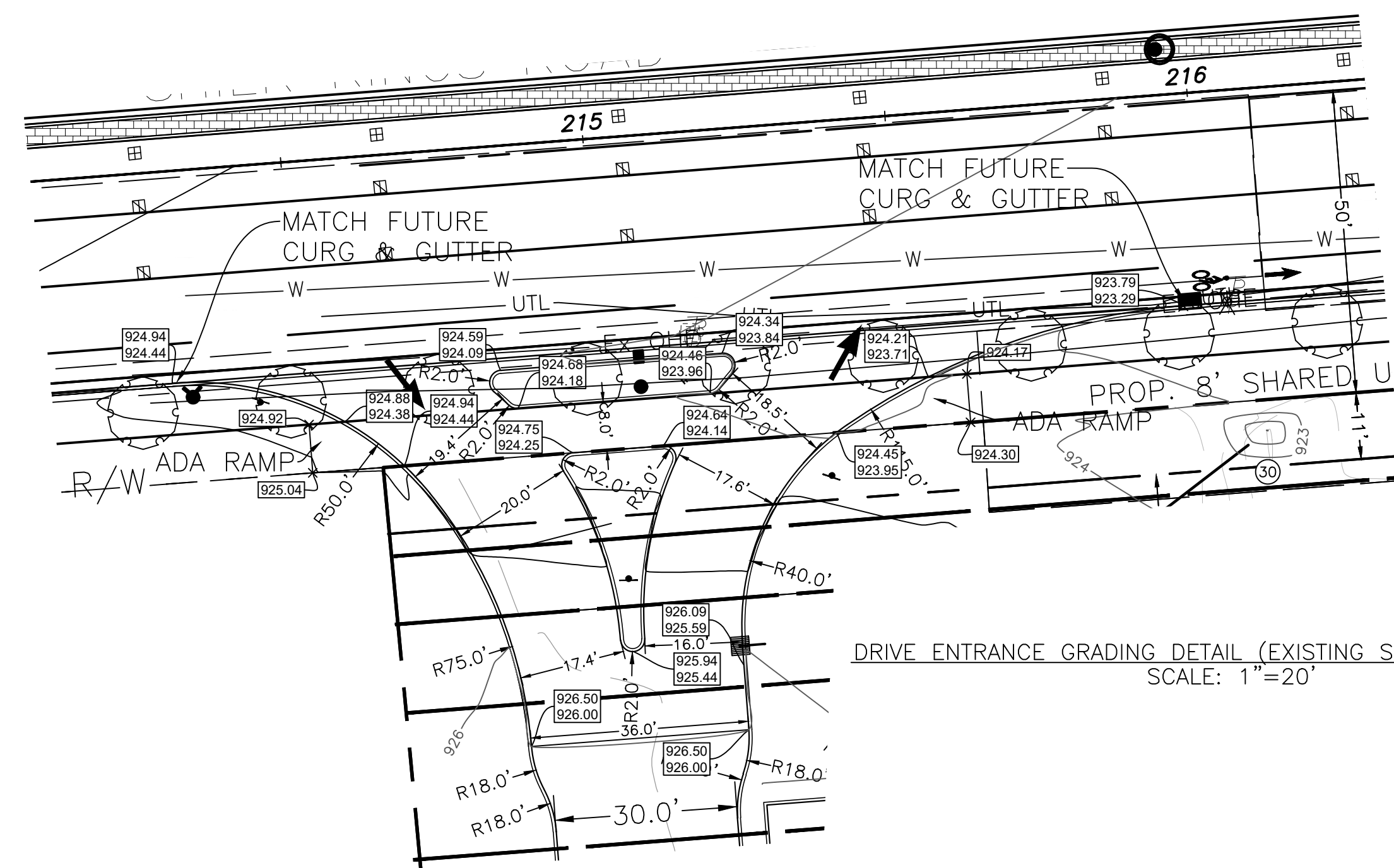
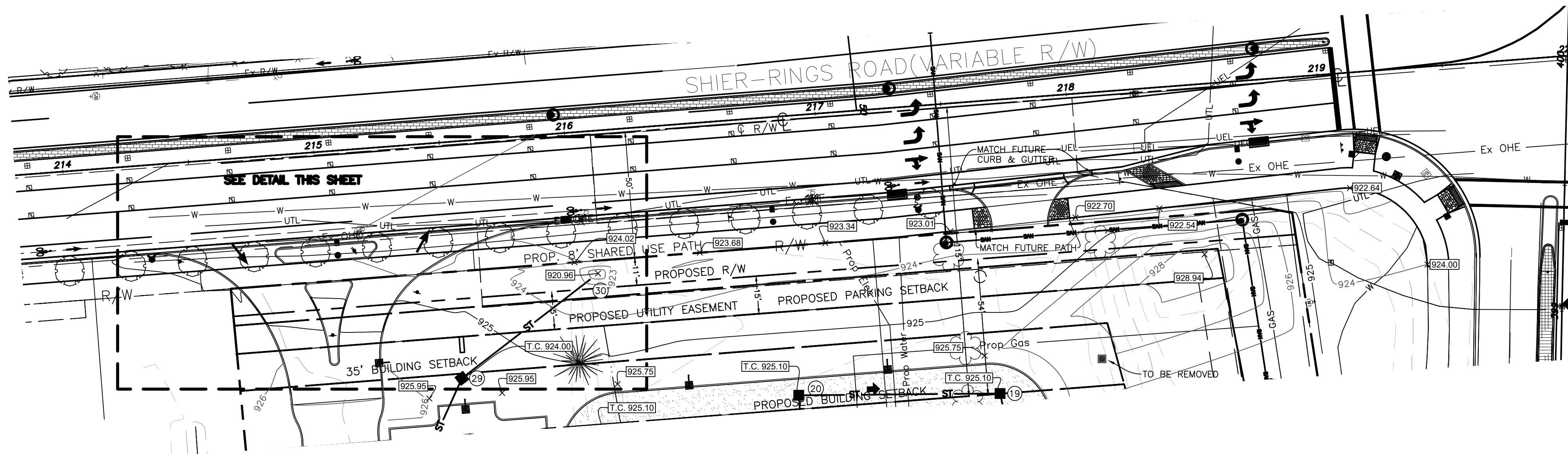
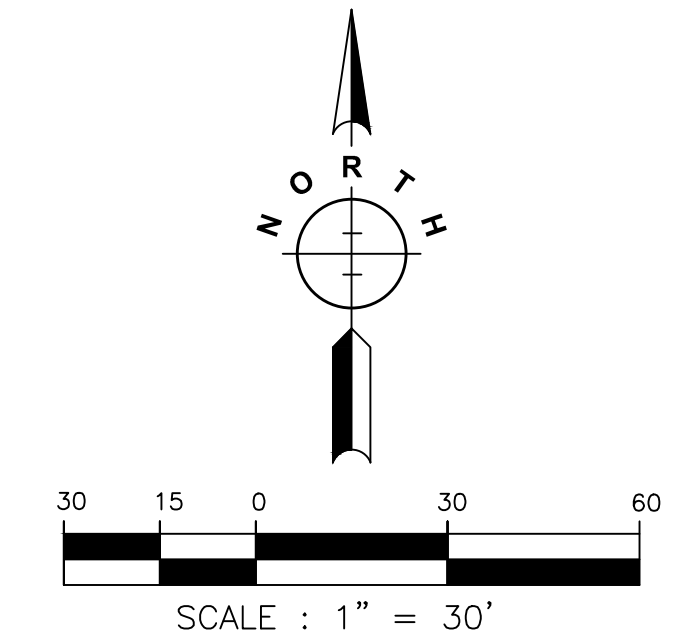


ATTENTION
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

NOTE:

THE INFORMATION CONTAINED IN THIS SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE PROPOSED UNIVERSITY BOULEVARD PHASE 2 PROJECT, 18-034-CIP.

THE PURPOSE OF THIS SHEET IS TO SHOW CHANGES THAT SHOULD BE MADE TO THE PLAN IN THE EVENT THAT THE ROAD IMPROVEMENT PROJECT HAS BEEN CONSTRUCTED BEFORE THE CONSTRUCTION OF THIS SITE DEVELOPMENT.



DRIVE ENTRANCE GRADING DETAIL (EXISTING SHIER-RINGS ROAD)
SCALE: 1"=20'



ATTENTION
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

PRIME
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614-839-0251

DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
ALTERNATIVE GRADING PLAN

NO.	DATE	REVISIONS

DRAWN BY: RAK
CHECKED BY: TER

SCALE: **1" = 30'**

DATE: 01-18-2021

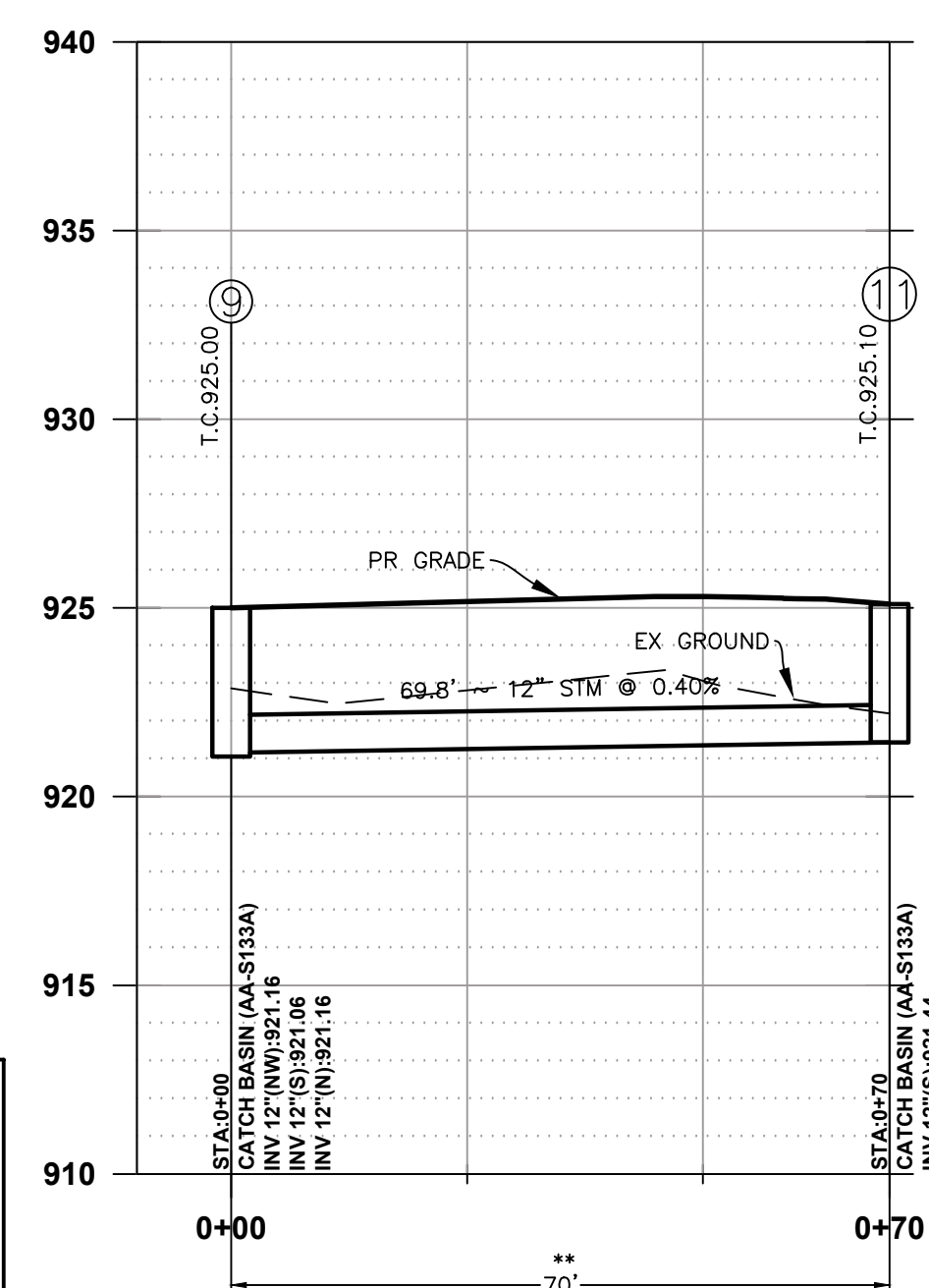
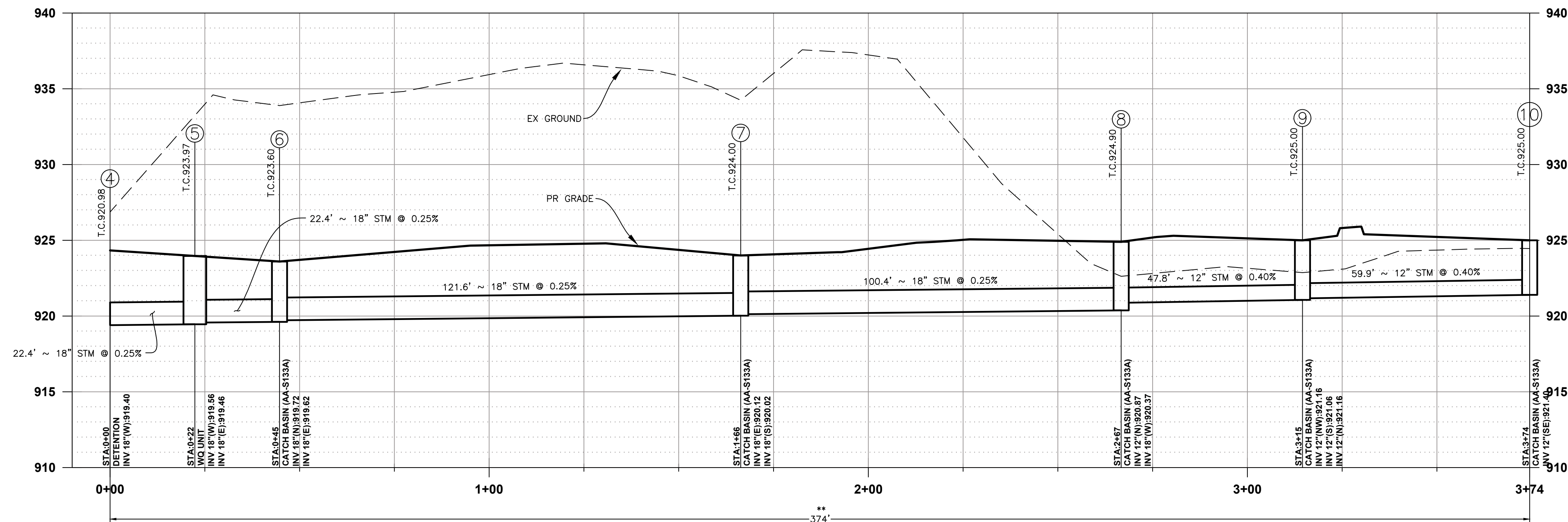
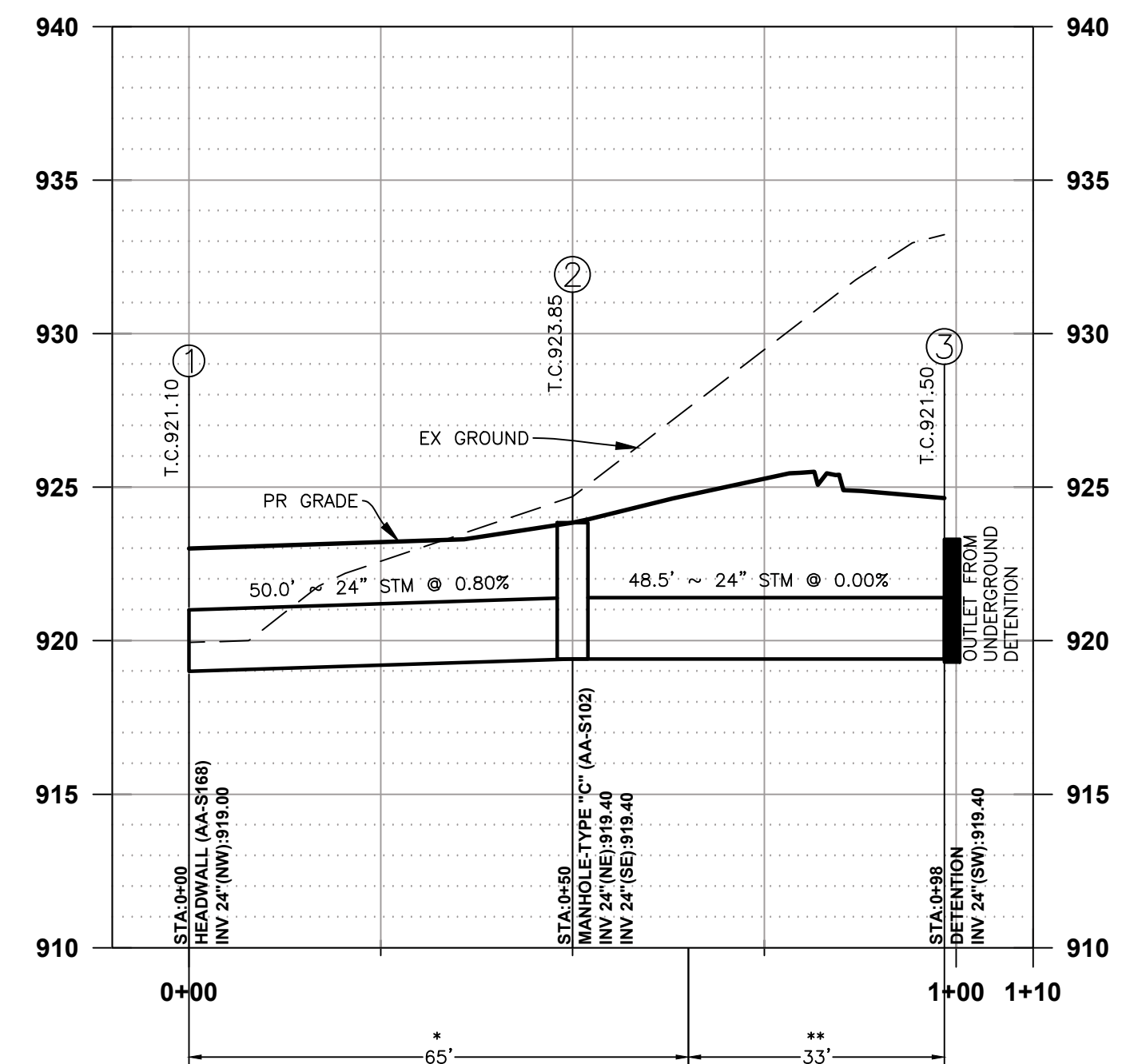
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STRUCTURE TABLE (STATE PLANE, NAD 83)					
STRUCTURE NUMBER	STRUCTURE TYPE	NORTHING	EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
1	HEADWALL (AA-S168)	763383.76	1783798.29		
2	MANHOLE-TYPE "C" (AA-S102)	763427.93	1783774.86		
3	DETENTION	763468.22	1783801.77		
4	DETENTION	763496.71	1783834.68		
5	WQ UNIT	763494.99	1783812.39		
6	CATCH BASIN (AA-S133A)	763493.28	1783790.11		
7	CATCH BASIN (AA-S133A)	763608.62	1783751.44		
8	CATCH BASIN (AA-S133A)	763624.74	1783850.49		
9	CATCH BASIN (AA-S133A)	763671.48	1783840.38		
10	CATCH BASIN (AA-S133A)	763710.35	1783794.76		
11	CATCH BASIN (AA-S133A)	763741.11	1783845.15		
12	DETENTION	763499.65	1784105.25		
13	WQ UNIT	763500.33	1784114.17		
14	MANHOLE-TYPE "C" (AA-S102)	763501.02	1784123.09		
15	CATCH BASIN (AA-S133A)	763559.27	1784098.66		
16	CATCH BASIN (AA-S133A)	763614.72	1784076.34		
17	CATCH BASIN (AA-S133A)	763624.50	1784017.47		
18	CURB INLET (AA-S125A)	763667.76	1784024.11		
19	CATCH BASIN (AA-S133A)	763758.01	1784003.61		
20	CATCH BASIN (AA-S133A)	763757.27	1783923.55		
21	CATCH BASIN (AA-S133A)	763450.21	1784052.43		
22	CATCH BASIN (AA-S133A)	763474.82	1783962.84		
23	CURB INLET (AA-S125A)	763374.48	1784039.46		
24	CURB INLET (AA-S125A)	763374.32	1783867.50		
25	CATCH BASIN (AA-S133A)	763390.84	1783998.89		
26	HEADWALL (AA-S168)	763388.46	1783748.24		
27	CATCH BASIN (AA-S133A)	763527.89	1783736.18		
28	CATCH BASIN (AA-S133A)	763623.90	1783726.12		
29	CATCH BASIN (AA-S133A)	763764.02	1783789.63		
30	HEADWALL (AA-S168)	763803.25	1783840.56		

PIPE TABLE (STATE PLANE, NAD 83)				
START STRUCTURE	END STRUCTURE	SIZE (IN)	LENGTH (FT)	BEARING
2	1	24	50.0	S27° 56' 21"E
3	2	24	48.5	S33° 43' 54"W
5	4	18	22.4	N85° 35' 58"E
6	5	18	22.4	N85° 35' 58"E
7	6	18	121.6	S18° 32' 04"E
8	7	18	100.4	S80° 45' 16"W
9	8	12	47.8	S12° 12' 44"E
10	9	12	59.9	S49° 33' 53"E
11	9	12	69.8	S3° 55' 00"W
13	12	18	8.9	S85° 35' 58"W
14	13	18	8.9	S85° 35' 58"W
15	14	18	63.2	S22° 45' 29"E
16	15	18	59.8	S21° 55' 34"E
17	16	18	59.7	S80° 33' 54"E
18	17	12	43.8	S8° 43' 40"W
19	18	12	92.5	S12° 48' 09"E
20	19	12	80.1	N89° 28' 31"E
21	14	18	87.0	N54° 16' 52"E
22	21	12	92.9	S74° 37' 59"E
23	21	12	76.8	N9° 43' 06"E
24	23	12	172.0	N89° 56' 45"E
25	23	12	43.7	S68° 02' 10"E
26	27	18	139.9	N4° 56' 42"W
27	28	18	96.5	N5° 58' 47"W
28	29	18	153.8	N24° 22' 56"E
29	30	18	64.3	N52° 23' 24"E



OHIO Utilities Protection SERVICE
 811 or 1-800-362-2764 Call Before You Dig

ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

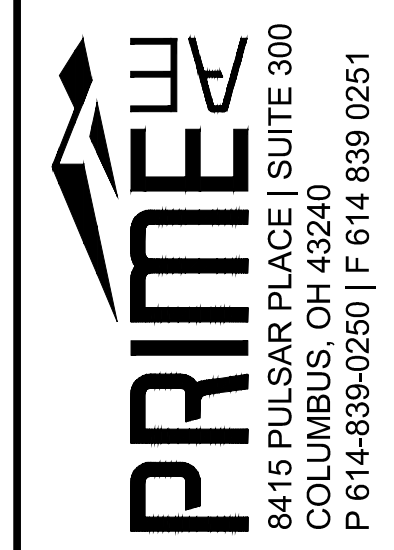
NOTE:
 PROFILE DATUM NAVD 88

PROFILE SCALE:

VERTICAL:

HORIZONTAL:

* INDICATES COMPACTED BACKFILL
 ** INDICATES COMPACTED GRANULAR BACKFILL



DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
STORM PROFILES

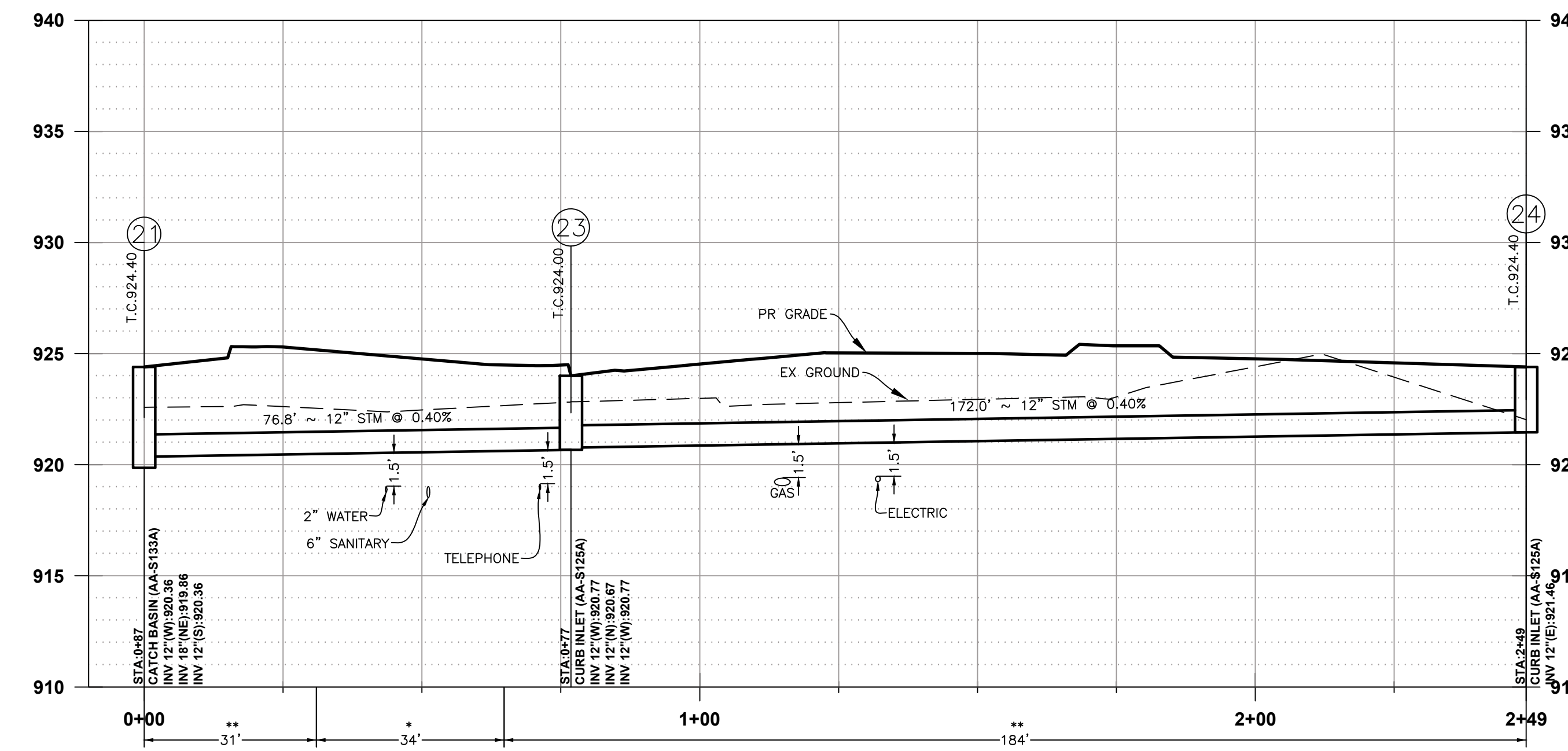
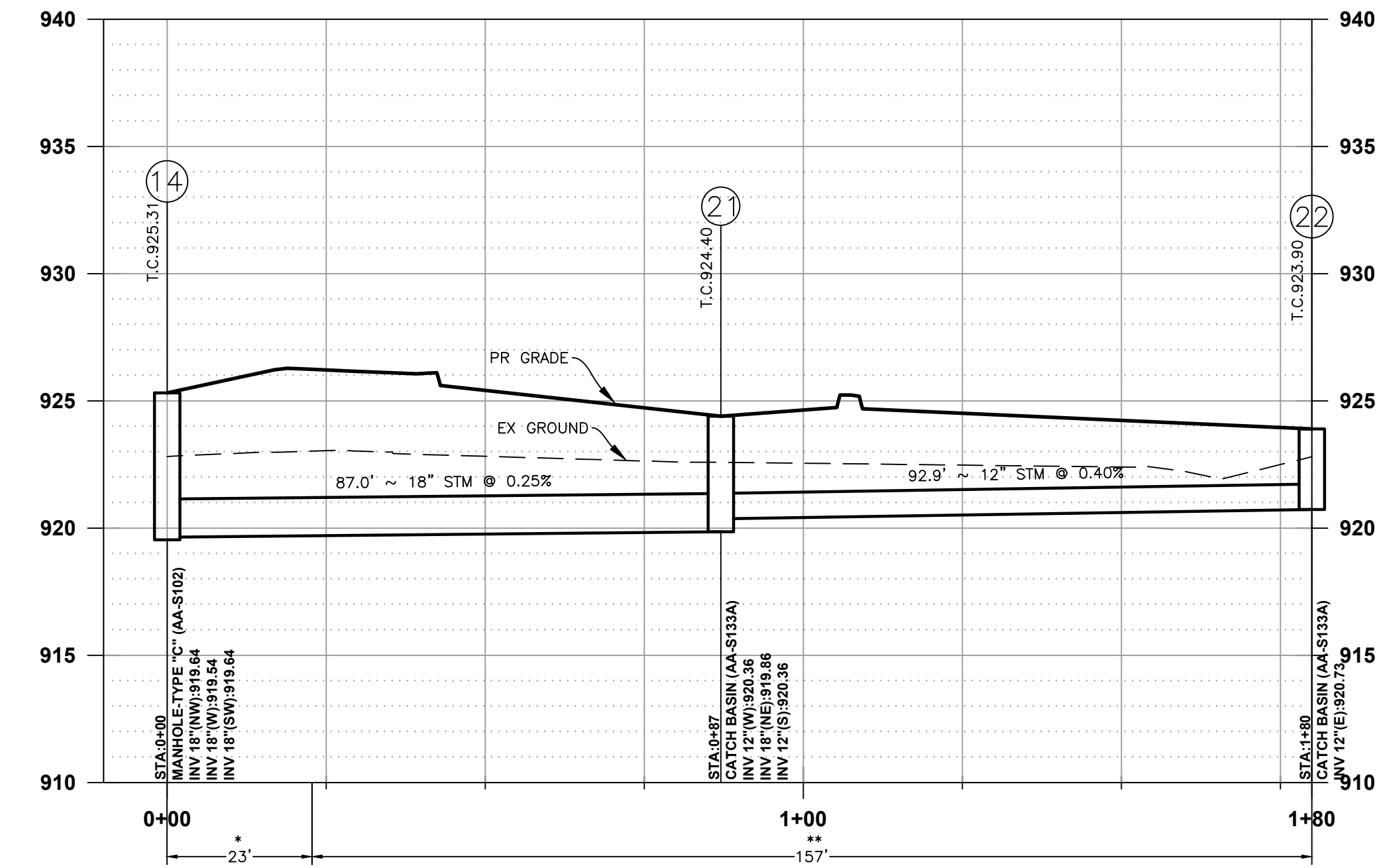
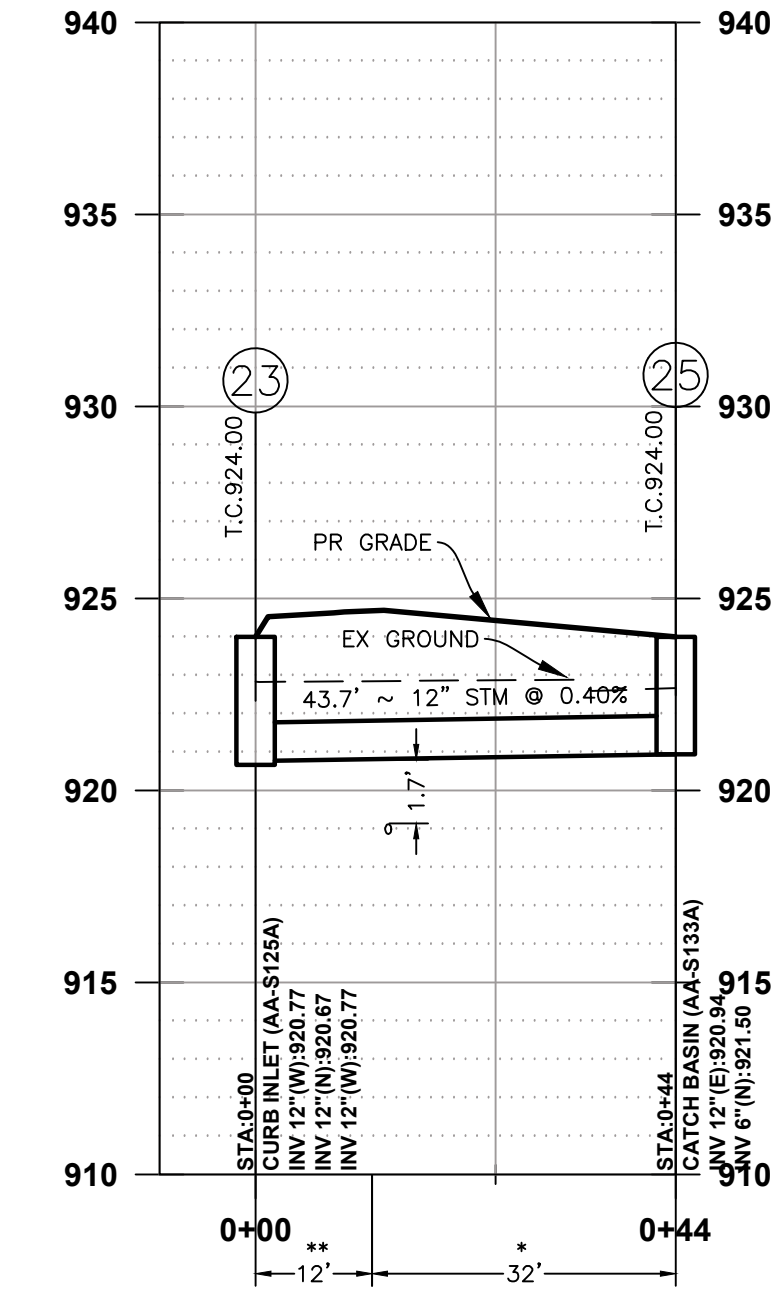
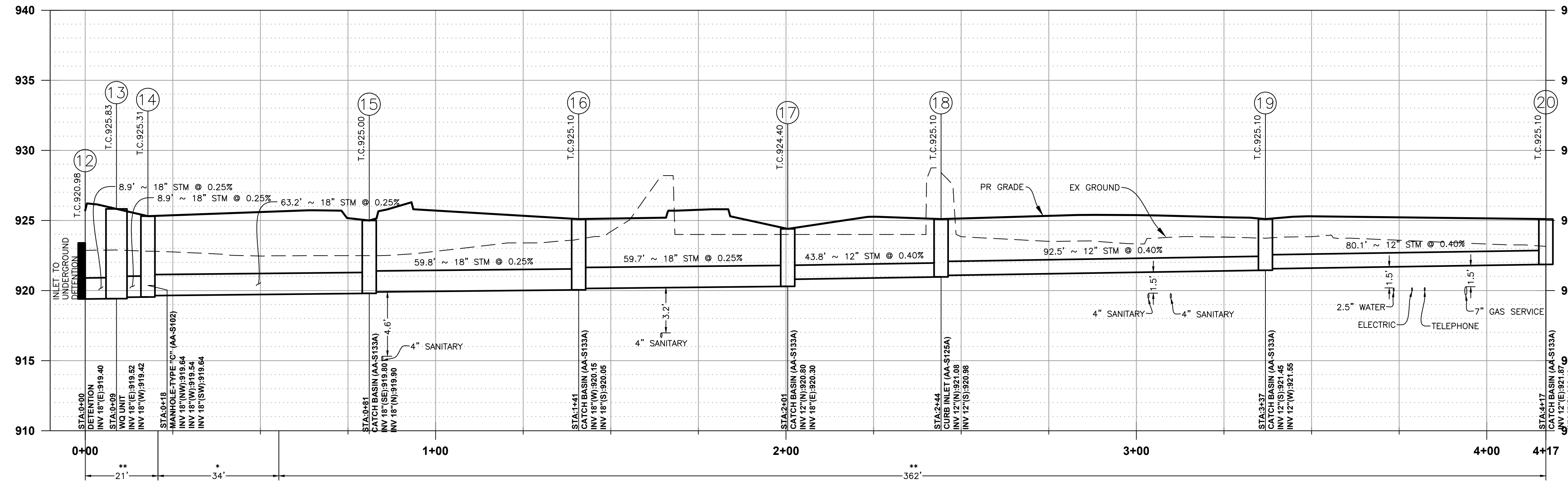
NO.	DATE	REVISIONS

DRAWN BY: RAK
 CHECKED BY: TER

SCALE: **AS NOTED**

DATE: 01-18-2021

SHEET NO. **CFG05.4**



* INDICATES COMPACTED BACKFILL
 ** INDICATES COMPACTED GRANULAR BACKFILL



ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

NOTE:
 PROFILE DATUM NAVD 88

PROFILE SCALE:

VERTICAL:
 HORIZONTAL:

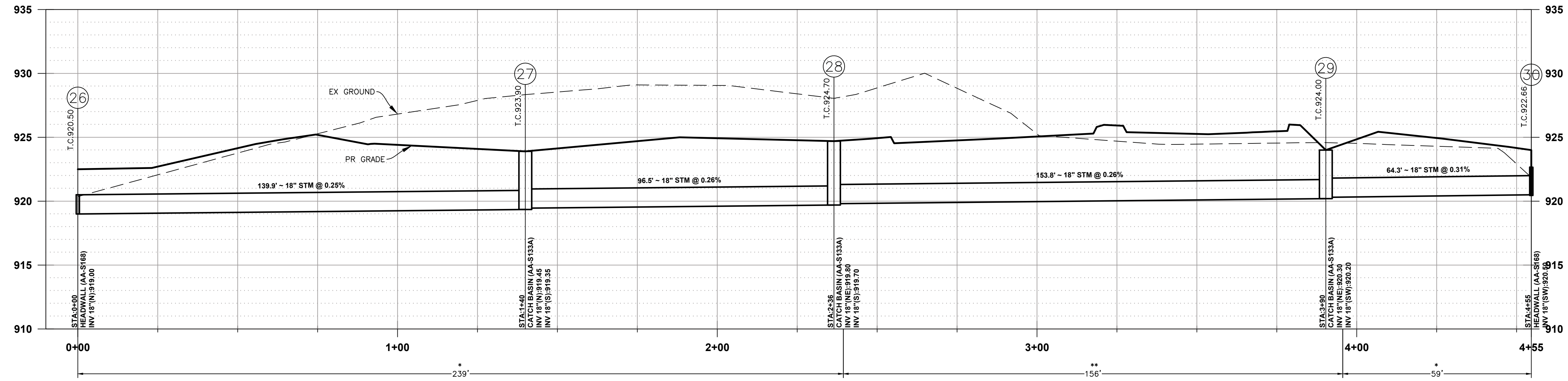


DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
STORM PROFILES

NO.	DATE	REVISIONS

DRAWN BY: RAK	CHECKED BY: TER
SCALE: AS NOTED	
DATE: 01-18-2021	
SHEET NO. CFG05.5	

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* INDICATES COMPACTED BACKFILL
 ** INDICATES COMPACTED GRANULAR BACKFILL



ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

NOTE:
 PROFILE DATUM NAVD 88

PROFILE SCALE:

VERTICAL: 5'
 HORIZONTAL: 20'



DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
STORM PROFILES

NO.	DATE	REVISIONS

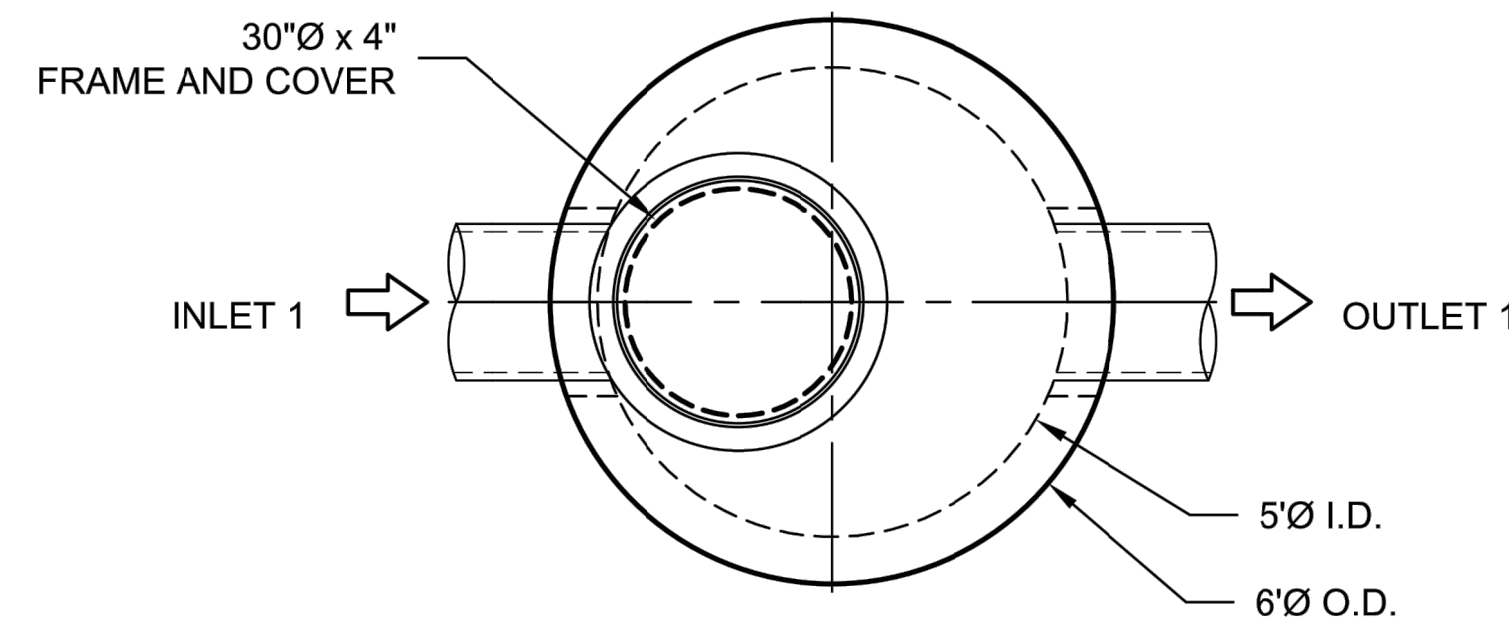
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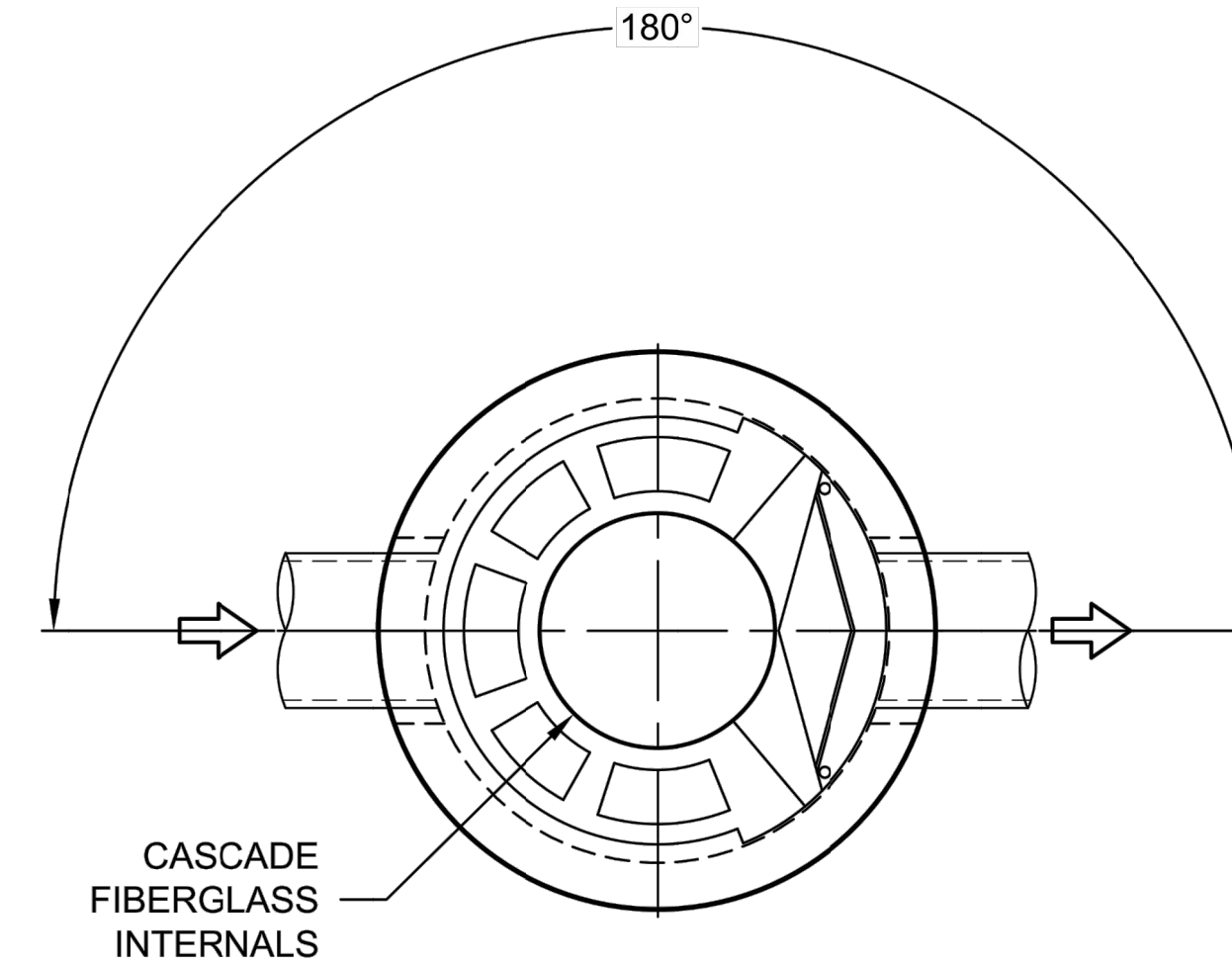
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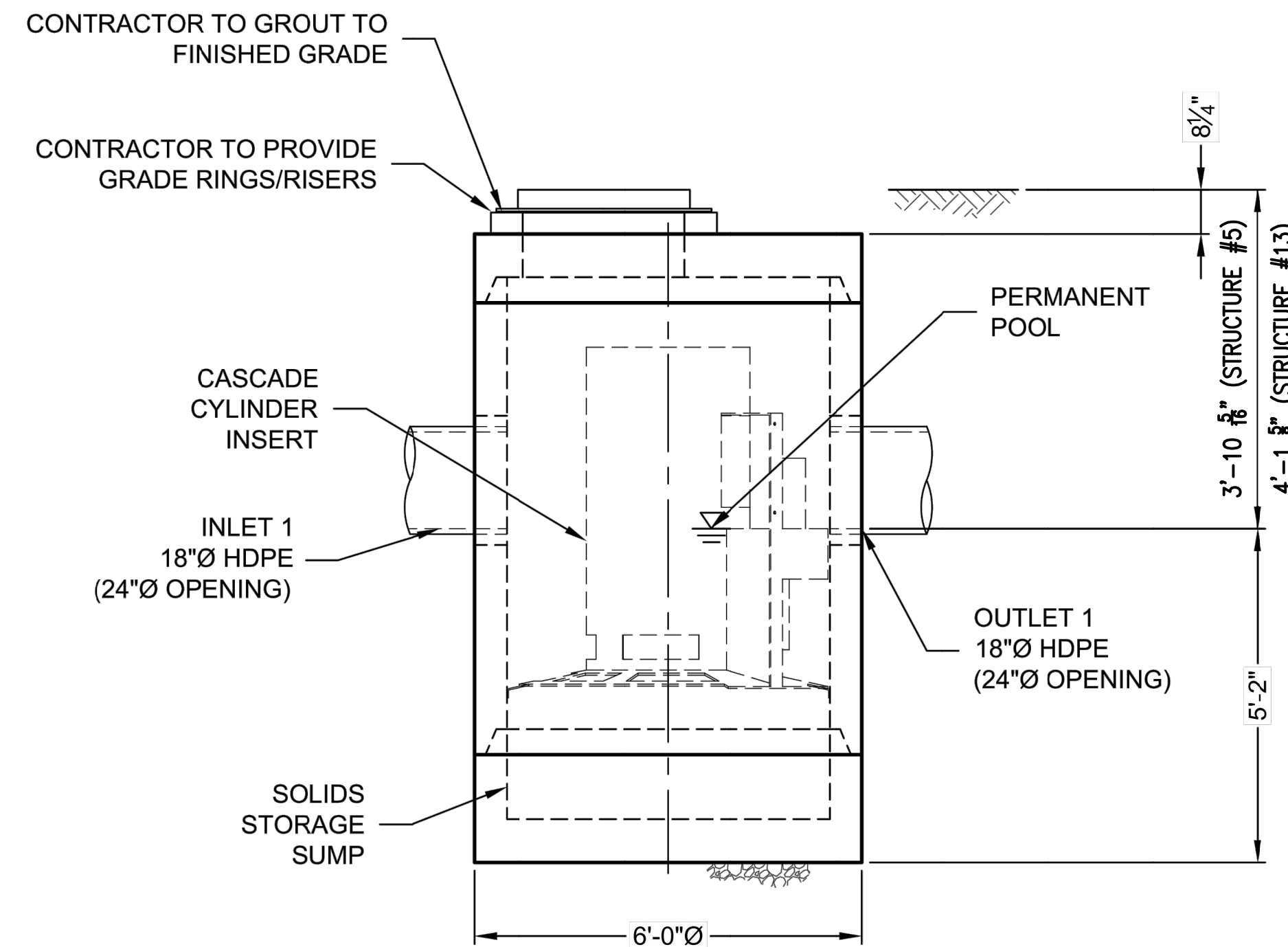
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PLAN VIEW
(INTERNALS NOT SHOWN)



SECTION FOR PIPE ORIENTATION
(TOP SLAB NOT SHOWN)



ELEVATION VIEW

RIM ELEVS.
923.48 (STRUCTURE #5)
923.66 (STRUCTURE #13)

INLET INVERT ELEVS.
919.62 (STRUCTURE #5)
919.52 (STRUCTURE #13)

OUTLET INVERT ELEVS.
919.52 (STRUCTURE #5)
919.42 (STRUCTURE #13)

OUTSIDE BOTTOM ELEVS.
914.35 (STRUCTURE #5)
914.25 (STRUCTURE #13)

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	CS-5 FIBERGLASS CYLINDER INSERT, STD.	CONTECH
4	CS-5 ALUMINUM INSTALLATION BRACKET	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"Ø x 4" FRAME & COVER, EJ#41600484, OR EQUIV.	CONTRACTOR

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 9000 LBS.
OF 3 PIECES

MAXIMUM FOOTPRINT = 6'Ø

CONTECH
PROPOSAL
DRAWING

NCI
LAYOUT 1A

PRIME
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
STORM DETAILS

NO.	DATE	REVISIONS

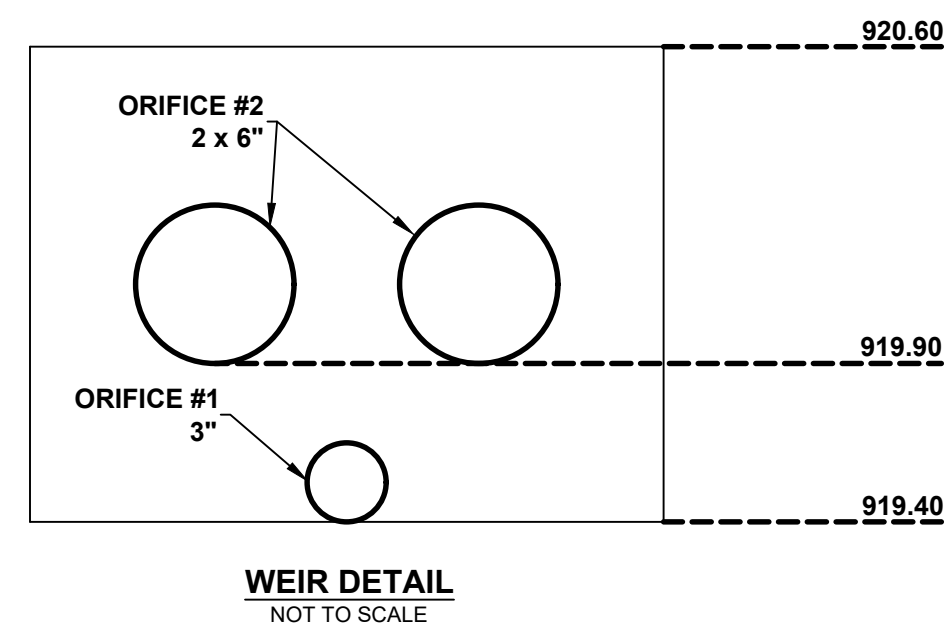
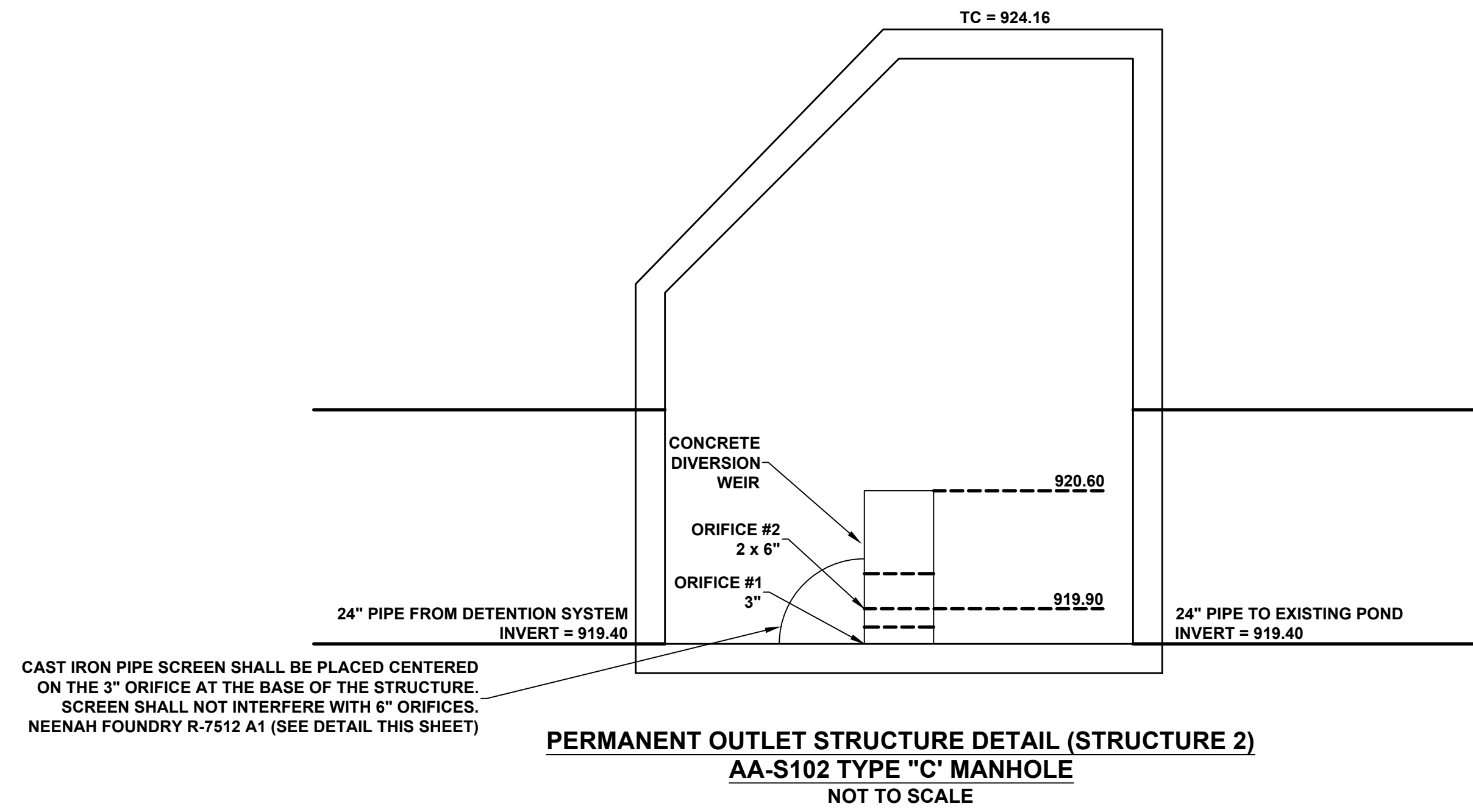
DRAWN BY: RAK
CHECKED BY: TER

SCALE:
AS NOTED

DATE:
01-18-2021

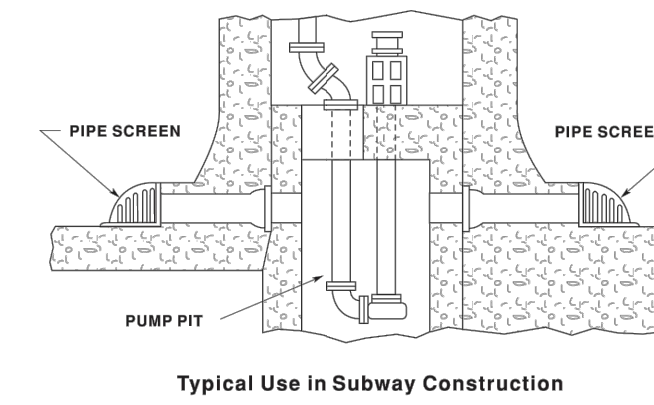
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CFG05.7

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**R-7512 Series
Cast Iron Pipe Screen**

For maximum free drainage area with openings sized to prevent clogging. Six 3/4" holes for anchor bolts.



Dimensions in inches

Catalog No.	Height	Length	Openings	Width	for Pipe Size
R-7512-A1	13	18	1	16	10 inch
R-7512-B1	13	18	1	18	12 inch

11
ACCESS & HATCH COVERS
320

NEENAH FOUNDRY

NEENAH FOUNDRY R-7512 CAST IRON PIPE SCREEN DETAIL
NOT TO SCALE

PRIME
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
STORM DETAILS

NO.	DATE	REVISIONS

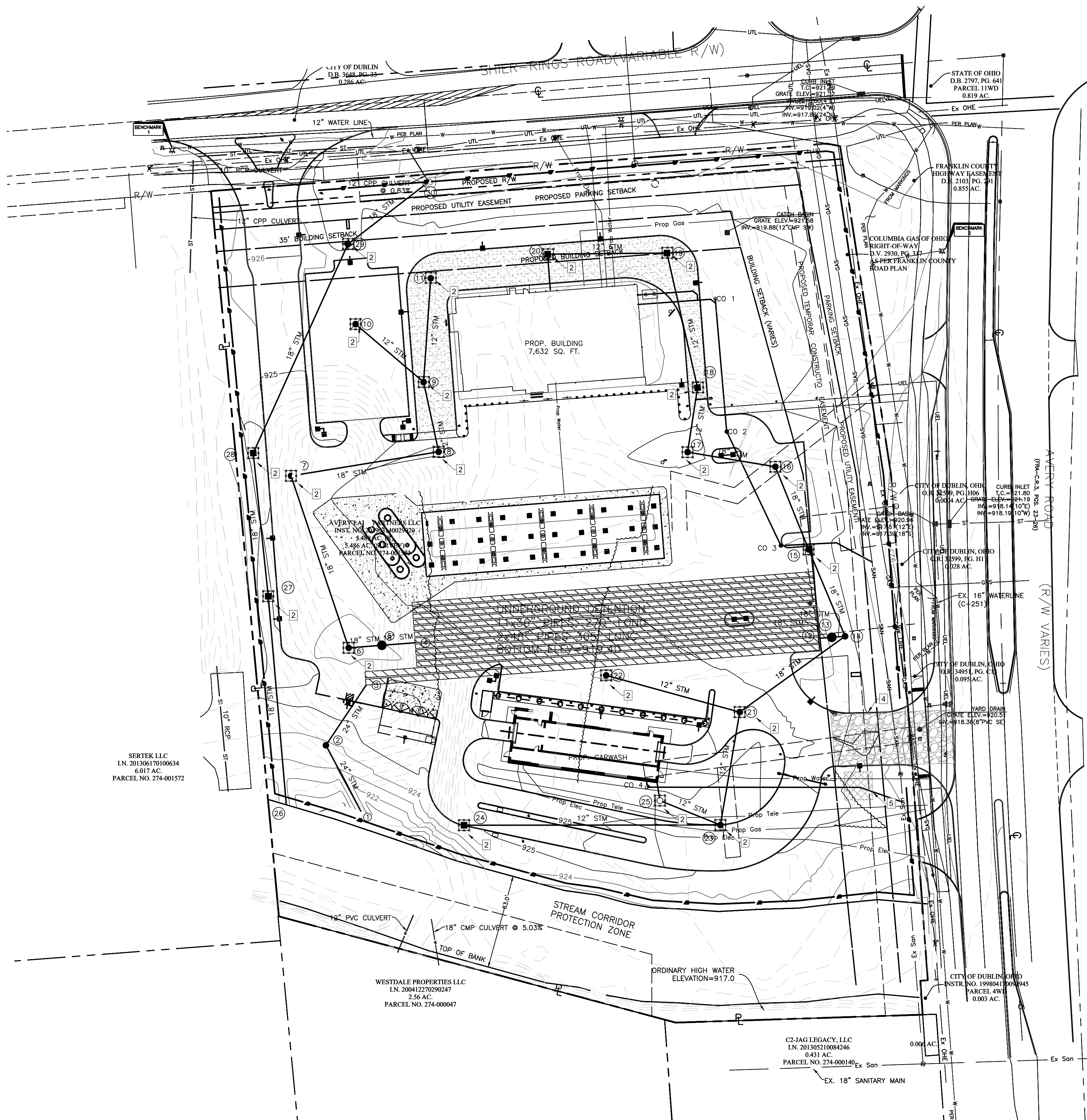
DRAWN BY: RAK
CHECKED BY: TER

SCALE: **AS NOTED**

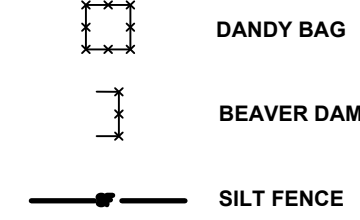
DATE: 01-18-2021

SHEET NO. **CFG05.4**

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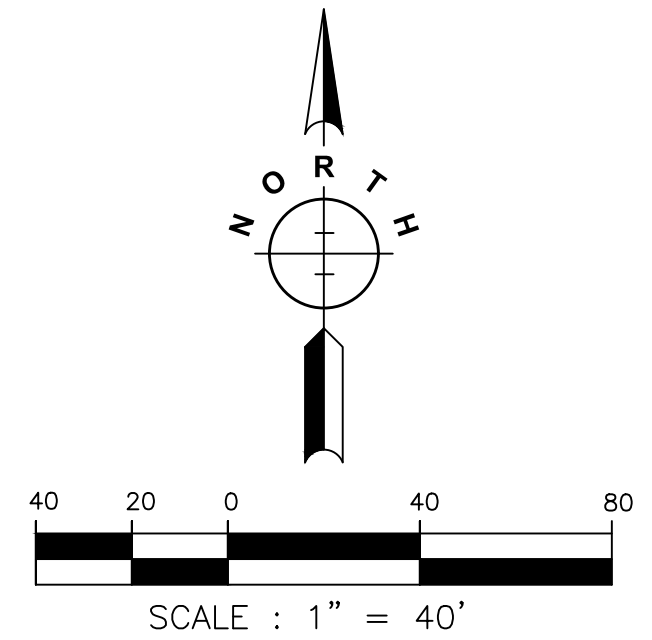


EROSION CONTROL LEGEND

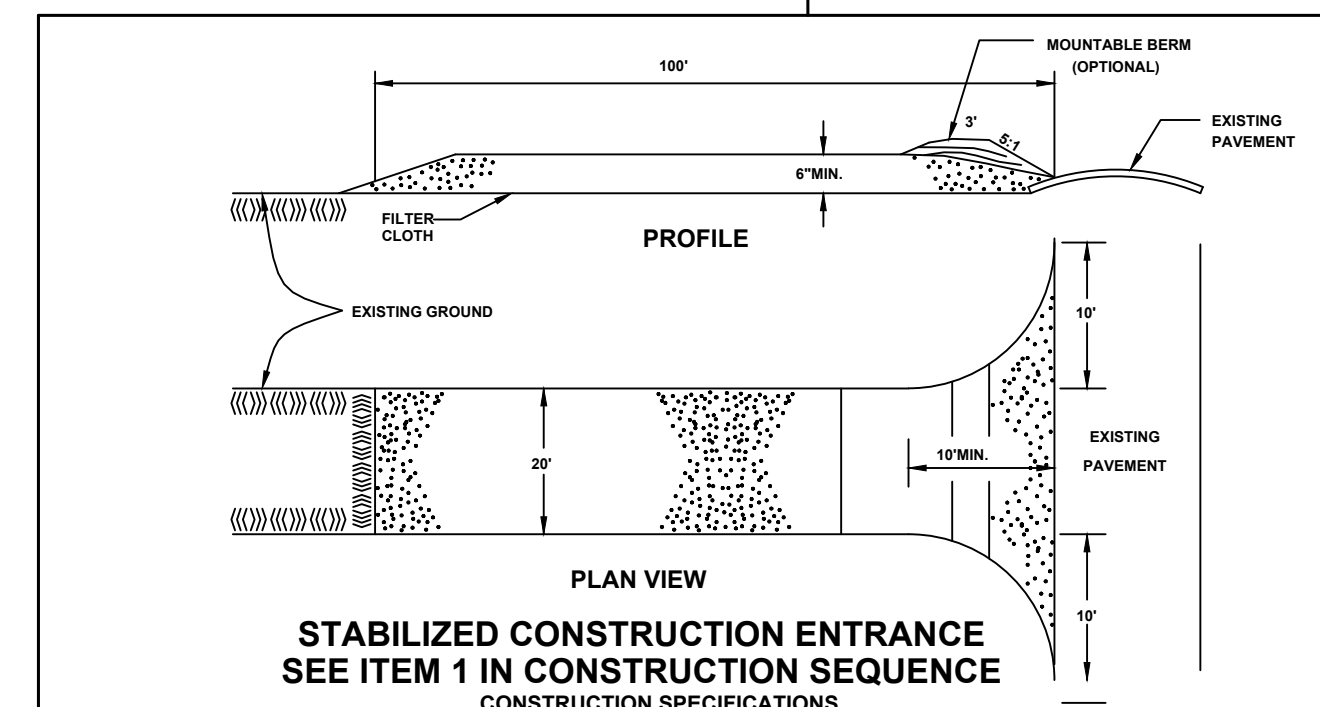
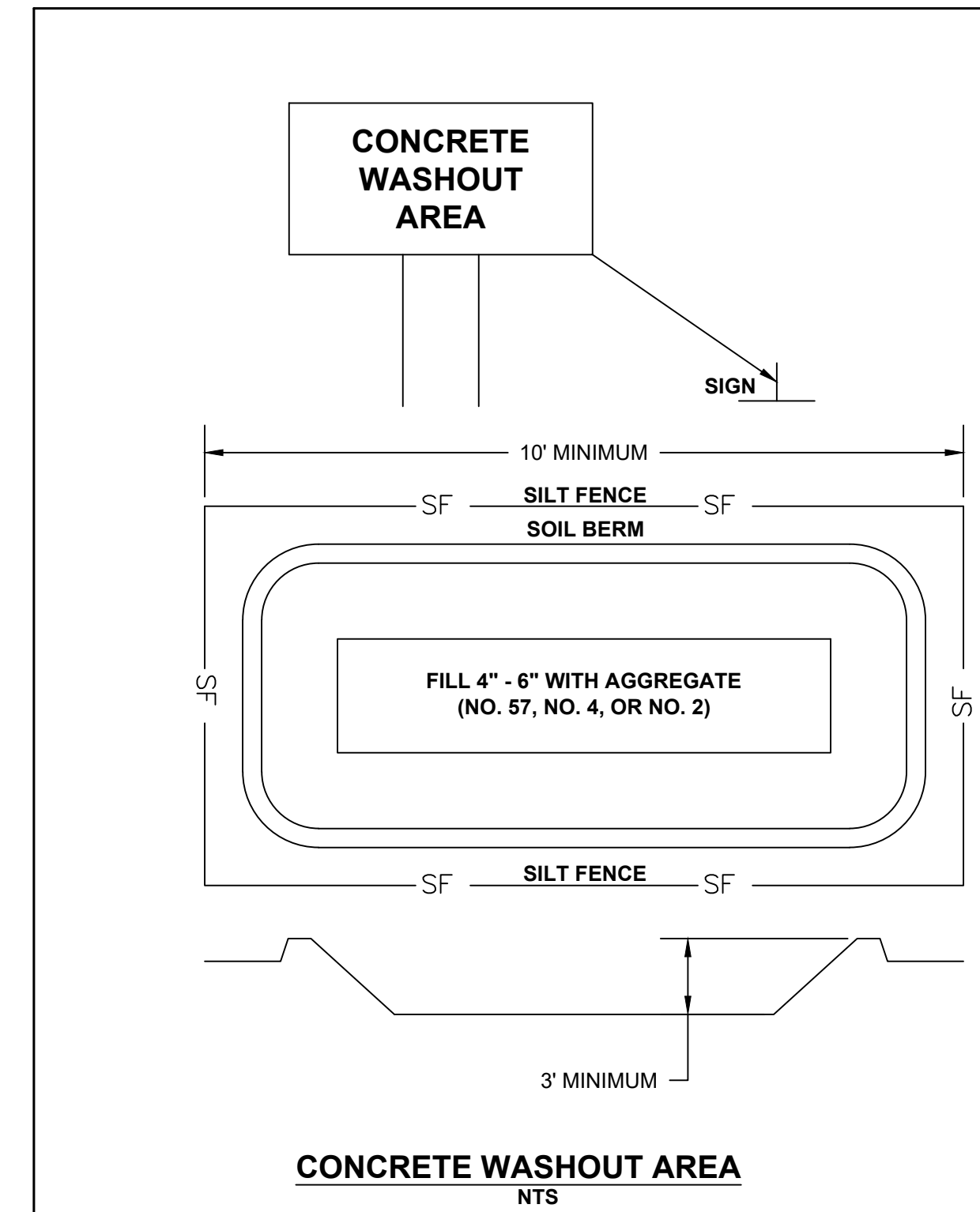


KEYED NOTES

- 1 SILT FENCE PER DETAIL ON SHEET CFG06.2
- 2 DANDY BAG PER DETAIL ON SHEET CFG06.2
- 3 BEAVER DAM PER DETAIL ON SHEET CFG06.2
- 4 CONSTRUCTION ENTRANCE (SEE DETAIL THIS SHEET)
- 5 CONCRETE WASHOUT AREA (SEE DETAIL THIS SHEET)



NOTE: SEE SHEET CFG06.1 FOR CLARITY ON EXISTING UTILITIES



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - A MINIMUM OF 100', BUT MAY BE LONGER AS DETERMINED BY THE CITY OF DUBLIN.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FLARES OR RADI SHALL BE INSTALLED AT THE ENTRANCE IF THE PUBLIC ROADWAY SPEEDS AND/OR TRAFFIC CONDITIONS WARRANT IT.
6. FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. CULVERT PIPE - 12" MINIMUM PIPE IS REQUIRED IF A STORM DITCH OR SWALE EXISTS AT THE PROPOSED ENTRANCE. THE CULVERT PIPE SHALL MATCH THE EXISTING DITCH AT BOTH SIDES OF THE ENTRANCE.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
11. ADD 'CONSTRUCTION ENTRANCE AHEAD' SIGN IN EACH DIRECTION PRIOR TO THE ENTRANCE.

OHIO Utilities Protection SERVICE
 811 or 1-800-362-2764
Call Before You Dig

ATTENTION

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

PRIME
 8415 PULSAR PLACE | SUITE 300
 COLUMBUS, OH 43240
 P 614-838-0250 | F 614-839-0251

DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
EROSION CONTROL PLAN

NO.	DATE	REVISIONS

DRAWN BY: RAK
 CHECKED BY: TER

SCALE: **1" = 40'**

DATE: **01-18-2021**

SHEET NO. **CFG06.0**

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SITE DATA

- PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS THE DEVELOPMENT OF A GAS STATION AND CAR WASH. ASSOCIATED DRIVES, PARKING LOT AND UTILITIES WILL BE INCLUDED.
- TOTAL SITE AREA: 5.48 ACRES
AREA WITHIN LIMITS OF CONSTRUCTION: APPROX. 5.02 ACRES
PROPOSED PERVIOUS AREA: 1.91 ACRES
PERVIOUS AREAS TO CONSIST OF LAWN, SHRUBBERY AND TREES.
PROPOSED IMPERVIOUS AREA: 3.11 ACRES
ALL DRIVES, BUILDINGS, AND PARKING AREAS
- SOIL TYPES:
KOKOMO SILTY CLAY LOAM, 0-2 PERCENT SLOPES, HYDROLOGICAL SOIL GROUP C/D
LEWISBURG-CROSBY COMPLEX, 0-2 PERCENT SLOPES, HYDROLOGICAL SOIL GROUP D
- RUNOFF COEFFICIENTS:
PRECONSTRUCTION: CN = 87
POST CONSTRUCTION: CN = 91
- SITE DRAINS TO:
COSGRAY DITCH
- RECEIVING WATERS:
SCIOTO RIVER
OHIO EPA FACILITY NUMBER: TBD
- SCHEDULE:
CONSTRUCTION TO COMMENCE APRIL 2021 AND TO BE COMPLETE IN OCTOBER 2021 WITH THE IMPLEMENTATION OF EROSION CONTROL MEASURES TO BE THE FIRST PHASE OF ACTIVITY.
(NOTE: START & COMPLETION DATES ARE APPROXIMATE)
- OWNER & SITE CONTACTS:
CUMBERLAND FARMS
165 FLANDERS ROAD
WESTBOROUGH, MA 01581
PHONE: (508) 270-1430
CONTACT: MANNY PAIVA
EMAIL: MPAIVA@CUMBERLANDFARMS.COM
- PLAN DESIGNER:
PRIME AE
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
OFFICE: (614) 839-0250
CONTACT: RUSSELL KOENIG, P.S., P.E.
EMAIL: RKOENIG@PRIMEENG.COM

EROSION CONTROL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- PER THE NPDES CONSTRUCTION GENERAL PERMIT OH000005, ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED BY THE OHIO EPA TO OBTAIN CO-PERMITS.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
- SCHEDULE OF EARTHWORK ACTIVITIES:
a) THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDED WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE THAN 21 DAYS OR AS DIRECTED BY THE ENGINEER.
b) TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF COLUMBUS AND/OR THE OHIO EPA.
- STREET CLEANING (ON AN AS-NEEDED BASIS) IS RREQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.
- THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN STONE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING.
- REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

MAINTENANCE PROGRAM

ALL EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE MAINTAINED IN GOOD WORKING ORDER (CLEANED, REPAIRED, ETC.) UNTIL ALL DISTURBED TRIBUTARY AREAS ARE STABILIZED. DURING CONSTRUCTION, AND BEFORE THE ESTABLISHMENT OF PERMANENT VEGETATION, INLET PROTECTION, CUT AND FILL SLOPES, THE SEDIMENTATION BASINS, AND SILT FENCES WILL BE CHECKED REGULARLY EVERY WEEK AND AFTER EVERY RAINFALL EVENT GREATER THAN OR EQUAL TO 0.5 INCHES TO MAINTAIN THEIR EFFECTIVENESS.

THE SILT FENCE WILL BE INSPECTED REGULARLY AND AFTER EVERY RAINFALL EVENT. SEDIMENT WILL BE REMOVED WHEN IT REACHES ONE HALF THE GROUND HEIGHT OF THE SILT FENCE. SEDIMENT REMOVED FROM THE SILT FENCE WILL BE SPREAD OUT, ALLOWED TO DRY, AND THEN ADDED TO THE TOPSOIL STOCKPILES.

THE ROCK CONSTRUCTION ENTRANCES WILL BE MAINTAINED AT THE SPECIFIED THICKNESS AT ALL TIMES. A STOCKPILE OF ROCK WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

SEEDING AND MULCHING MATERIALS:

PERMANENT SEEDING

KIND OF SEED	SEEDING DATES	PER 1000 SQ. FT.	PER ACRE
A) CREEPING RED FESCUE, PLUS DOMESTIC RYE GRASS PLUS KENTUCKY BLUEGRASS	MARCH - MAY AUG. - SEPT.	½ LB.	20 LBS.
B) TALL FESCUE	MARCH - MAY AUG.-SEPT.	2 LBS.	80 LBS.
C) DWARF (TURF-TYPE) FESCUE	MARCH - MAY AUG. - SEPT.	1 LB.	40 LBS.

TEMPORARY SEEDING

KIND OF SEED	SEEDING DATES	PER 1000 SQ. FT.	PER ACRE
A) OATS OR PERENNIAL GRASS	MARCH 1 - AUGUST 15	3 LBS. 1 LB.	2 BU. 40 LBS.
B) TALL FESCUE	MARCH 1 - AUGUST 15	1 LB.	40 LBS.
C) RYE OR WHEAT OR PERENNIAL RYEGRASS	AUGUST 16 - NOVEMBER 1	3 LBS. 3 LBS. 1 LB.	2 BU. 2 BU. 40 LBS.
D) TALL FESCUE	AUGUST 16 - NOVEMBER 1	1 LB.	40 LBS.

MULCH: SMALL GRAIN STRAW, PREFERABLY WHEAT OR RYE

ASPHALT EMULSION: RAPID SETTING, RS1 OR RS2

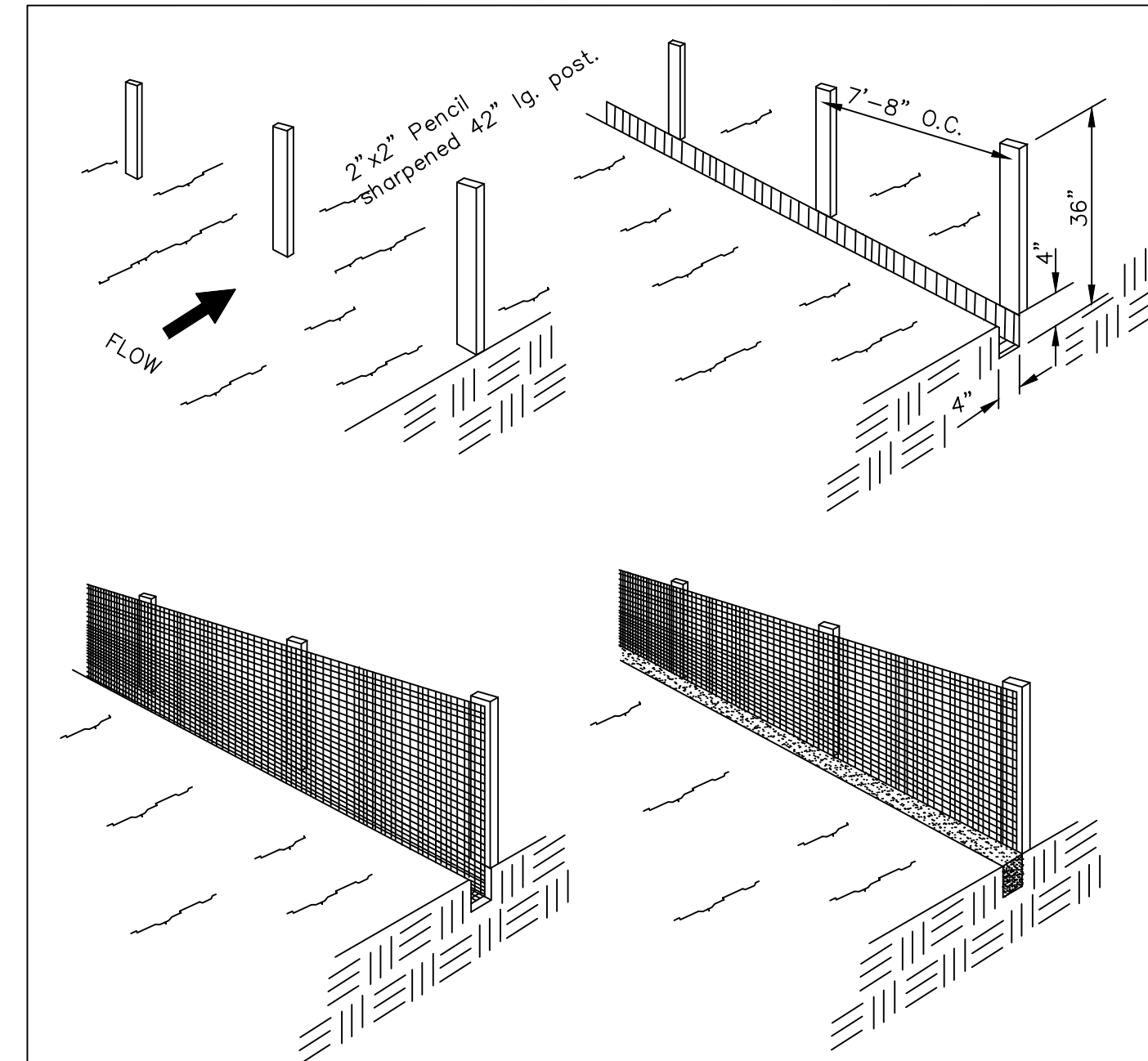
MULCH NETTING: JUTE, COTTON OR PLASTIC NETTINGS

LIME: AGRICULTURAL GROUND LIMESTONE

FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST AND SLOW RELEASE NITROGEN, 50% DERIVED FROM NATURAL ORGANIC SOURCES OF UREA-FORM, PHOSPHOROUS, AND POTASSIUM. COMPOSITION: 13% NITROGEN, 26% PHOSPHOROUS, AND 12% POTASSIUM BY WEIGHT, OR IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A TESTING AGENCY. APPLY AT 6 LBS. PER 1,000 SQUARE FEET.

CONSTRUCTION SEQUENCE

- THE CONTRACTOR SHALL ESTABLISH A STABILIZED CONSTRUCTION ENTRANCE. THIS SHALL BE THE ONLY INGRESS/EGGRESS POINT FOR CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PLACE THE REQUIRED SEDIMENT FENCE AND INLET PROTECTION ON ANY EXISTING INLETS IN ACCORDANCE WITH THE PLAN DETAILS. INSPECTION BY THE CITY OF DUBLIN WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL PERFORM SITE EARTHWORK OPERATIONS IN ACCORDANCE WITH THE PLAN DETAILS AND NOTES INCLUDING INSTALLATION OF STORM DETENTION POND AND STORM SEWERS. PROVISIONS FOR INLET PROTECTION SHALL BE ESTABLISHED AS REFERENCED BY THE DETAILS SHOWN SHEET CFG06.0. THE CONTRACTOR SHALL APPLY WATER OR DUST PALLIATIVE ON DISTURBED AREAS DURING CONSTRUCTION TO ALLEVIATE OR PREVENT DUST NUISANCE PER ITEM 616. DUST PALLIATIVE SHALL CONSIST OF CALCIUM CHLORIDE MEETING THE REQUIREMENTS OF SECTION 712.02. THE WATER OR CALCIUM CHLORIDE SHALL BE SPREAD UNIFORMLY OVER THE SURFACE OF THE DISTURBED AREA.
- EXPOSED SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE ENCOUNTERED. STEEP SLOPES ASSOCIATED WITH THE DETENTION BASIN EMBANKMENT SHALL BE STABILIZED WITH STRAW BLANKETS, JUTTE MATTING OR SIMILAR GEOTEXTILE IMMEDIATELY UPON COMPLETION OF CUT AND FILL OPERATIONS.
- THE CONTRACTOR SHALL PLACE SEEDING AND MULCHING AS NECESSARY TO STABILIZE ALL DENUDED AREAS. ALL DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS OF DISTURBANCE IF THEY ARE TO BE SUBSTANTIALLY UNWORKED FOR MORE THAN 21 DAYS OR IF THEY ARE AT FINAL GRADE.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE ESTABLISHED VEGETATIVE COVER AND UPON APPROVAL FROM THE CITY OF DUBLIN.
- AFTER REMOVAL OF EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS, STORM PIPES, & STORM DETENTION BASIN OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.



SEDIMENT FENCE DETAIL

NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCES IN LINEAR SITUATIONS. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES. STRAW WATTLES HAVE TO BE A MINIMUM OF 12" IN DIAMETER.

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETICS FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- 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 SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FILTER FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- 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 OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

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

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

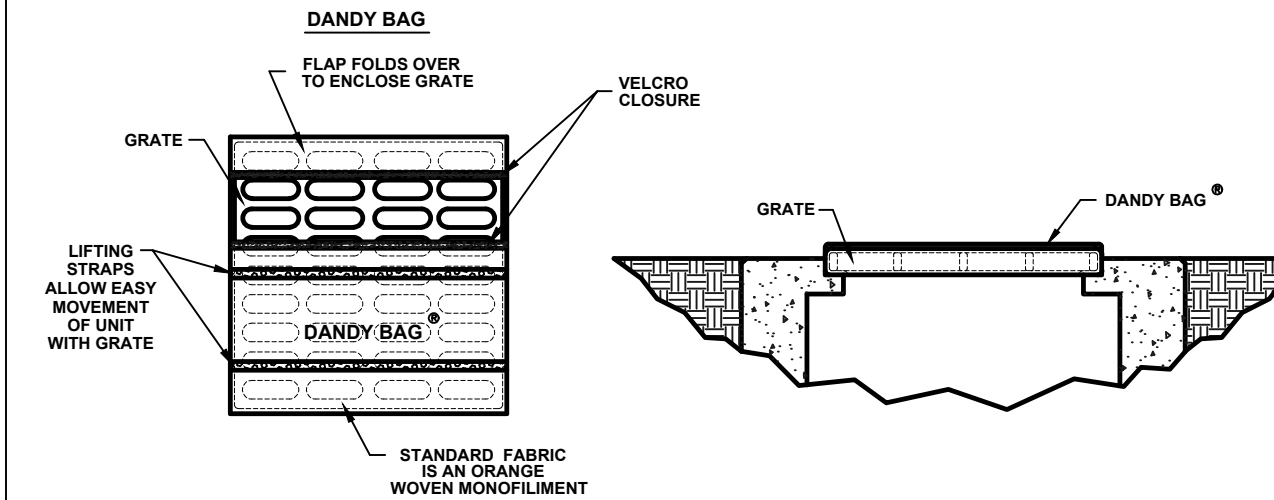
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

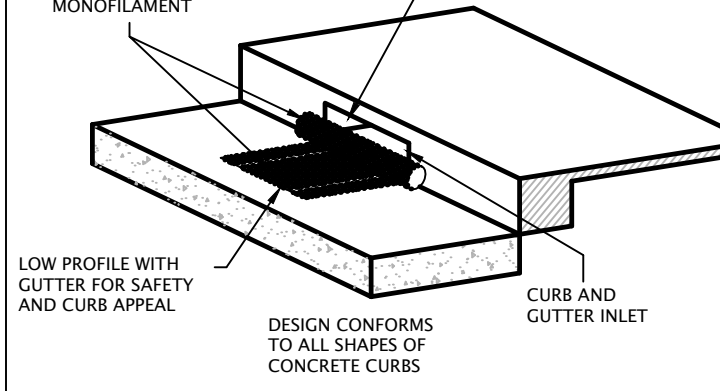
**DANDY BAG
INSTALLATION AND MAINTENANCE GUIDELINES**

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

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



**BEAVER DAM
Installation and Maintenance Guidelines**

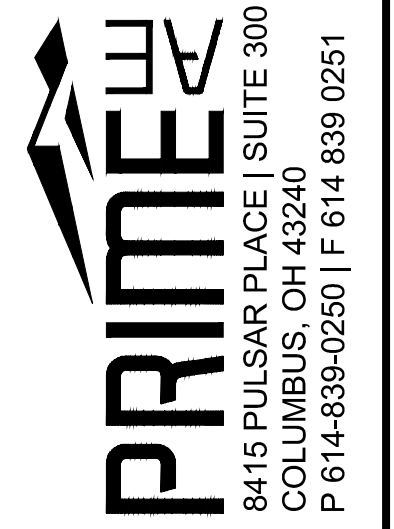


INSTALLATION: THE EMPTY BEAVER DAM SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME (STREET SIDE FIRST), THEN LOWER BACK EDGE WITH DAM INTO PLACE. THE BEAVER DAM SHOULD BE PARTIALLY BLOCKING THE CURB HOOD WHEN INSTALLED PROPERLY.

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



ATTENTION
CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.



DUBLIN, OH
ENGINEERING PLANS
FOR
TURKEY HILL
6233 AVERY ROAD
EROSION CONTROL DETAILS

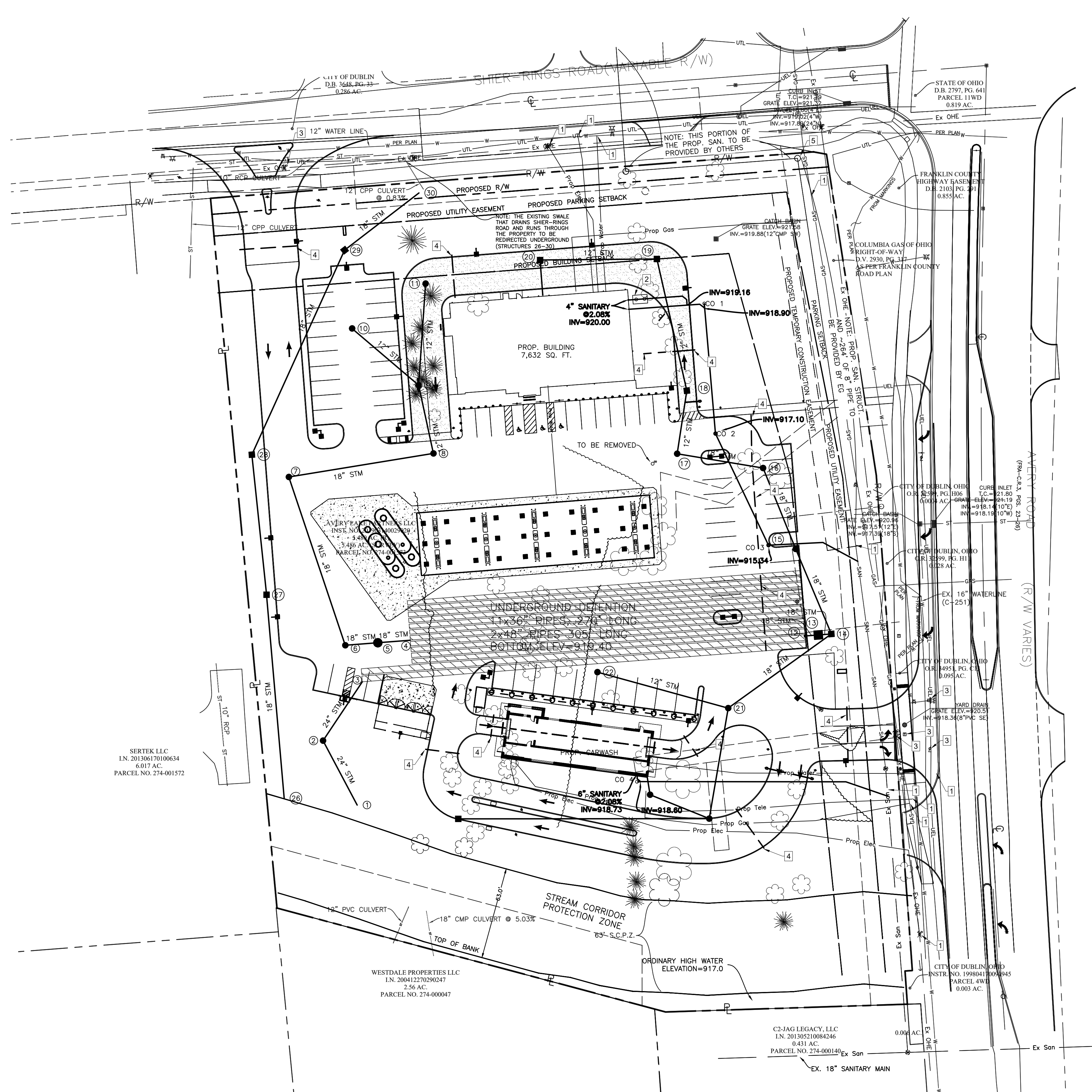
NO.	DATE	REVISIONS

DRAWN BY: RAK
CHECKED BY: TER

SCALE: N/A

DATE: 01-18-2021

SHEET NO. **CFG06.2**



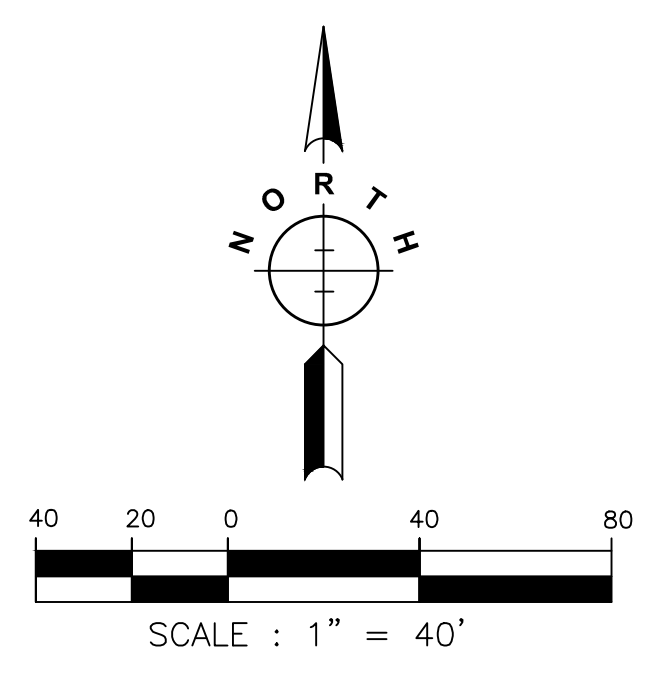
GENERAL NOTES

UTILITIES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND FIELD INVESTIGATION, AND ARE NOT NECESSARILY COMPLETE OR EXACT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 72 HOURS PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

KEYED NOTES

- 1 EX UTILITY LINE FROM PROVIDED UTILITY MARKINGS AND/OR EVIDENCE (FOR REFERENCE ONLY)
- 2 GREASE INTERCEPTOR (FOR REFERENCE ONLY)
- 3 UTILITY TO BE RELOCATED
- 4 4" PVC SLEEVE FOR IRRIGATION SYSTEM
- 5 FOR PUBLIC SANITARY SEWER IMPROVEMENT PLANS, SEE 'UNIVERSITY BLVD-PHASE 2 (18-034-CIP)' ON FILE WITH THE CITY OF DUBLIN, OHIO

SANITARY CLEANOUT TABLE		
CLEANOUT NUMBER	AS-BUILT NORTHING	AS-BUILT EASTING
CO 1		
CO 2		
CO 3		
CO 4		



DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
UTILITY PLAN

NO.	DATE	REVISIONS

DRAWN BY: RAK
 CHECKED BY: TER

SCALE: **1" = 40'**

DATE: **01-18-2021**

SHEET NO. **CFG07.0**



ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

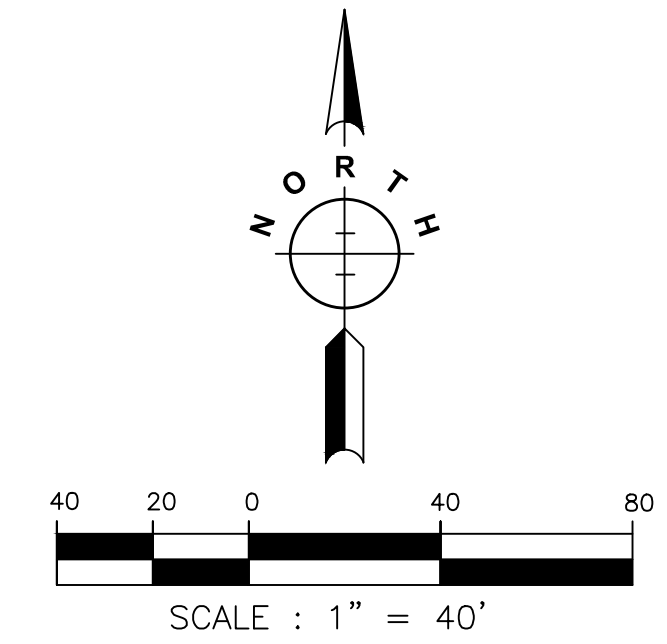
NOTE:

THE INFORMATION CONTAINED IN THIS SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE PROPOSED UNIVERSITY BOULEVARD PHASE 2 PROJECT, 18-034-CIP.

THE PURPOSE OF THIS SHEET IS TO SHOW CHANGES THAT SHOULD BE MADE TO THE PLAN IN THE EVENT THAT THE ROAD IMPROVEMENT PROJECT HAS BEEN CONSTRUCTED BEFORE THE CONSTRUCTION OF THIS SITE DEVELOPMENT.

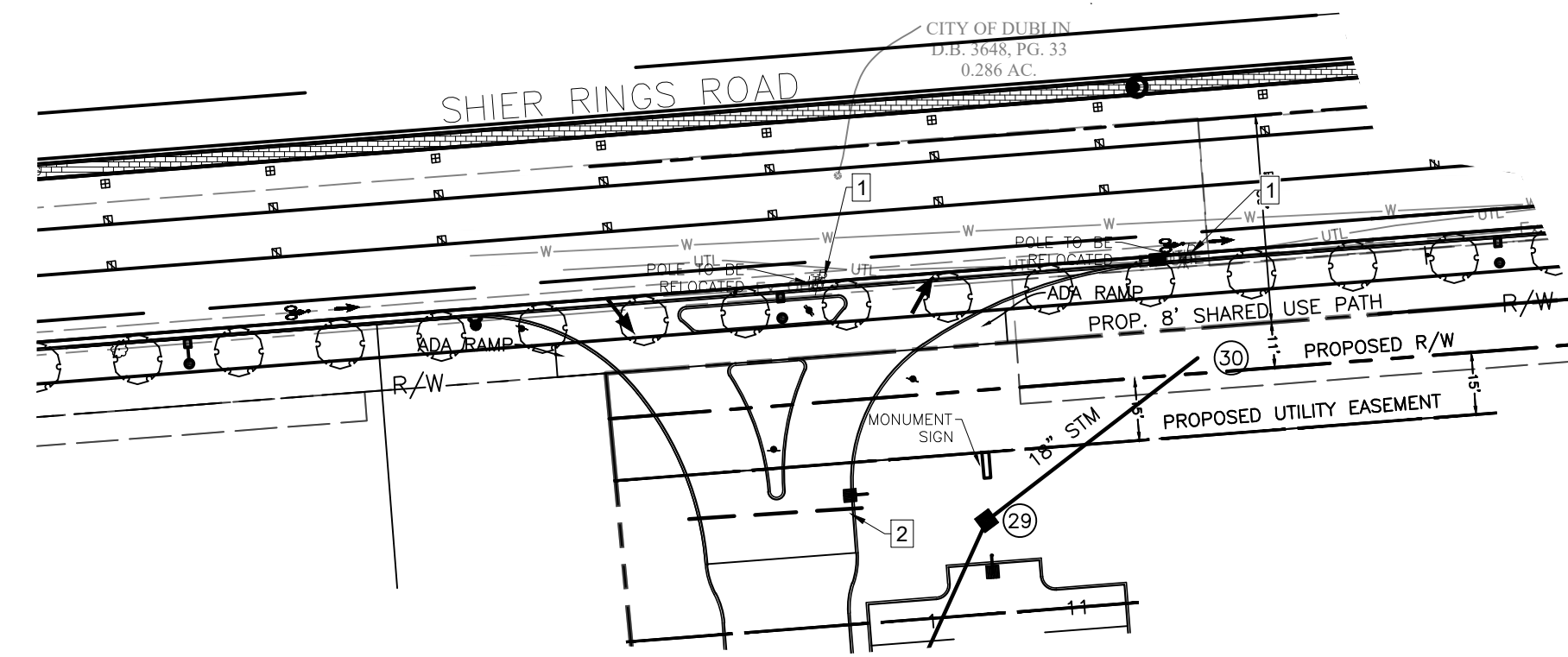
GENERAL NOTES

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KEYED NOTES

- 1 UTILITY TO BE RELOCATED
- 2 4" PVC SLEEVE FOR IRRIGATION SYSTEM



P:\2019\EOH01ES-19521-Turkey Hill Avery Shire Rings Rd\500-CAD\590-Other\Civil\593-Print Sheets\CFG07 Utility Plan_2.dwg by: rkoenig on 01/18/2021 9:59 AM ~ for PRIME AE

PRIME
 8415 PULSAR PLACE | SUITE 300
 COLUMBUS, OH 43240
 P 614-839-0250 | F 614-839-0251

DUBLIN, OH
ENGINEERING PLANS
 FOR
TURKEY HILL
 6233 AVERY ROAD
ALTERNATIVE UTILITY PLAN

NO.	REVISIONS	DATE



ATTENTION
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY CONNECTION PERMITS, SCHEDULING NECESSARY INSPECTIONS AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL CODES.

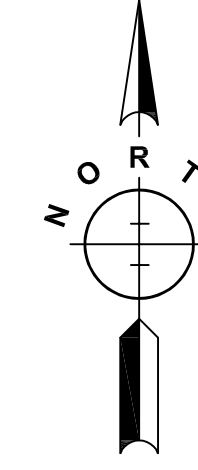
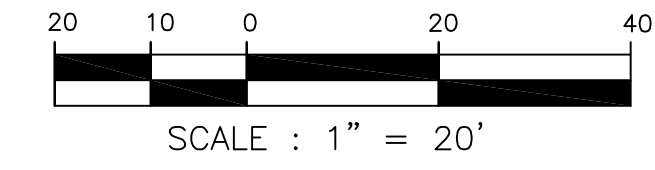
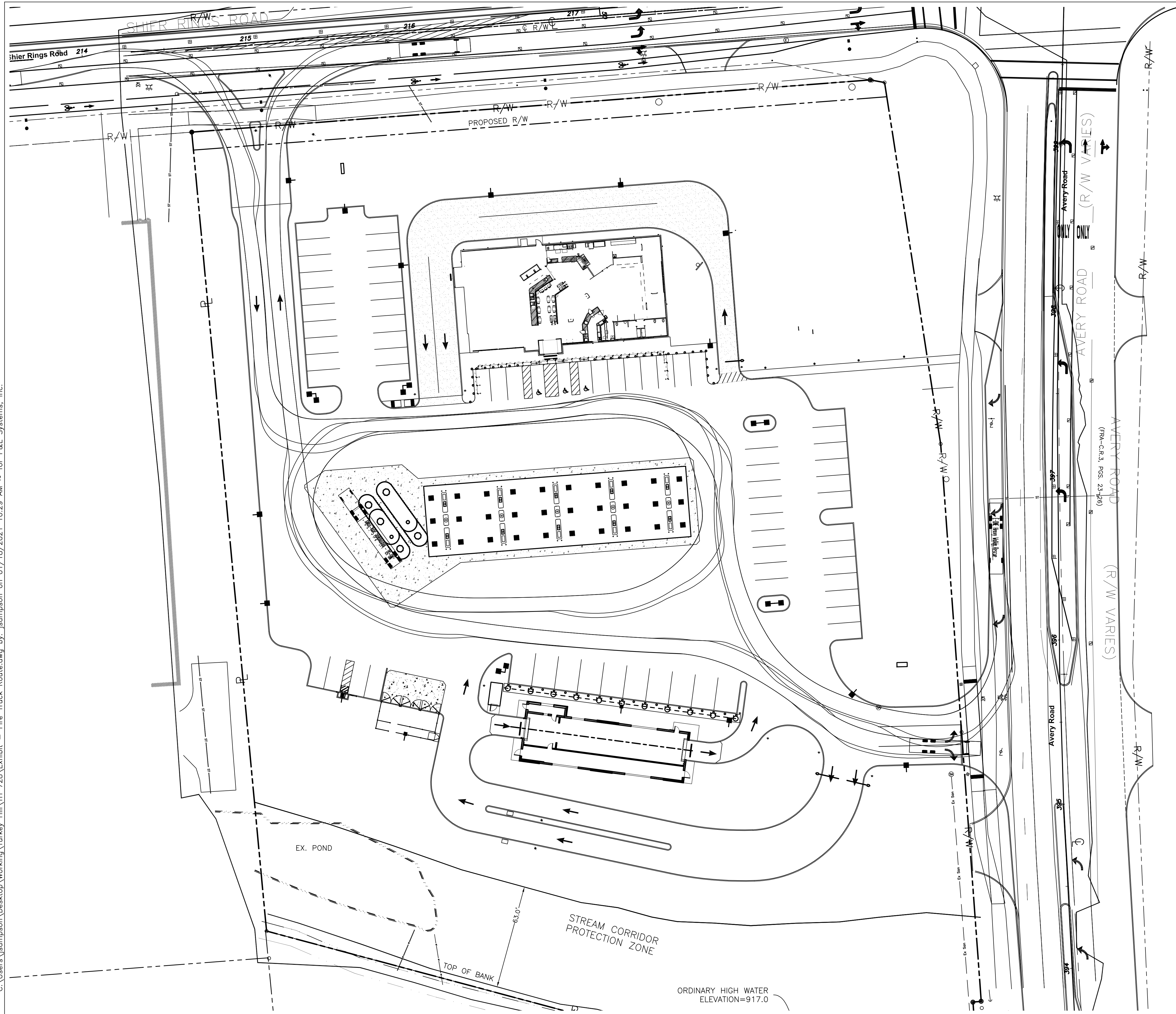
DRAWN BY: RAK
 CHECKED BY: TER

SCALE: **1" = 40'**

DATE: **01-18-2021**

SHEET NO. **CFG07.1**

C:\Users\jsampson\Desktop\Working_Hill\TH 728\Exhibit - Fire Truck Route.dwg by: jsampson on 01/18/2021 10:29 AM ~ for P&L Systems, Inc.



PRIME
ALE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

DEVELOPER/CLIENT

TH 728
AVERY AND SHIER RINGS RD
DUBLIN, OH

PROJECT NAME AND ADDRESS

CONSULTANT

SEAL

REVISIONS

DRAWN BY JS	CHECKED BY RK
DATE 18 JANUARY, 2021	
SCALE 1"=30'	
DWG. TITLE TRUCK ROUTE EXHIBIT	
SHEET	