

FINAL DEVELOPMENT PLANS FOR
PRIMROSE SCHOOL
OF
RIVERSIDE



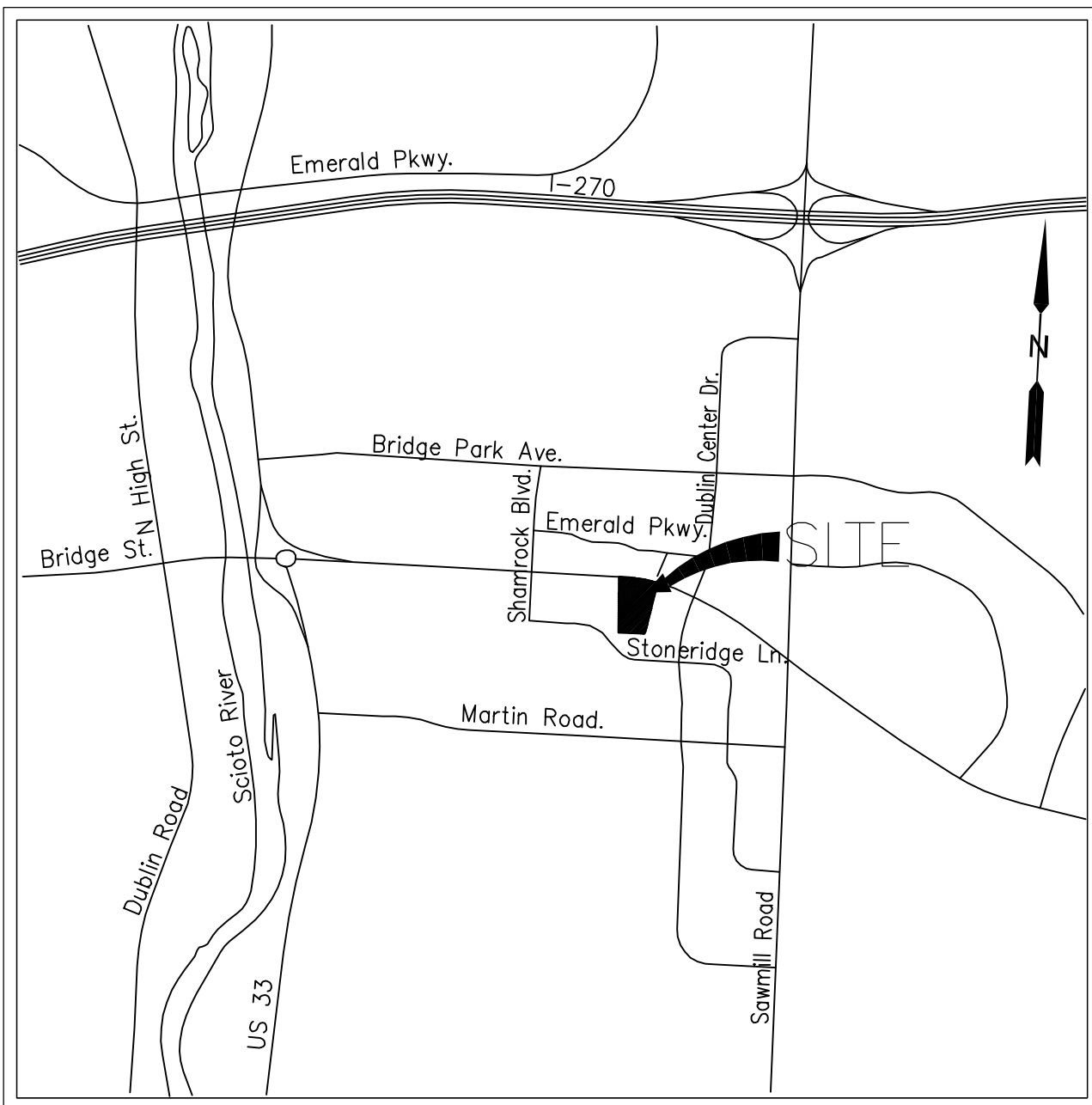
GENERAL NOTES

- 1) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND CONFORM WITH THE CITY OF DUBLIN STANDARDS AND SPECIFICATIONS FOUND AT <https://dublinohiousa.gov/engineering/> ANY CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IN CHARGE.
- 2) ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DUBLIN STANDARDS.
- 3) ALL GROUND DISTURBED DURING UTILITY INSTALLATION SHALL BE RETURNED TO ITS ORIGINAL UPON COMPLETION OF UTILITY WORK.
- 4) ALL COMPONENTS OF ACCESS FOR HANDICAP INCLUDING SIDEWALK, RAMPS, PARKING AND BUILDING AND PLAYGROUND ACCESS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS
- 5) ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED, REMOVED OR CONNECTED TO THE STORM SEWER SYSTEM.
- 6) CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY OF DUBLIN CURB RAMP STANDARDS.
- 7) ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHOULD NOTIFY THE FOLLOWING AGENCIES, TO OBTAIN ACCURATE FIELD LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES:

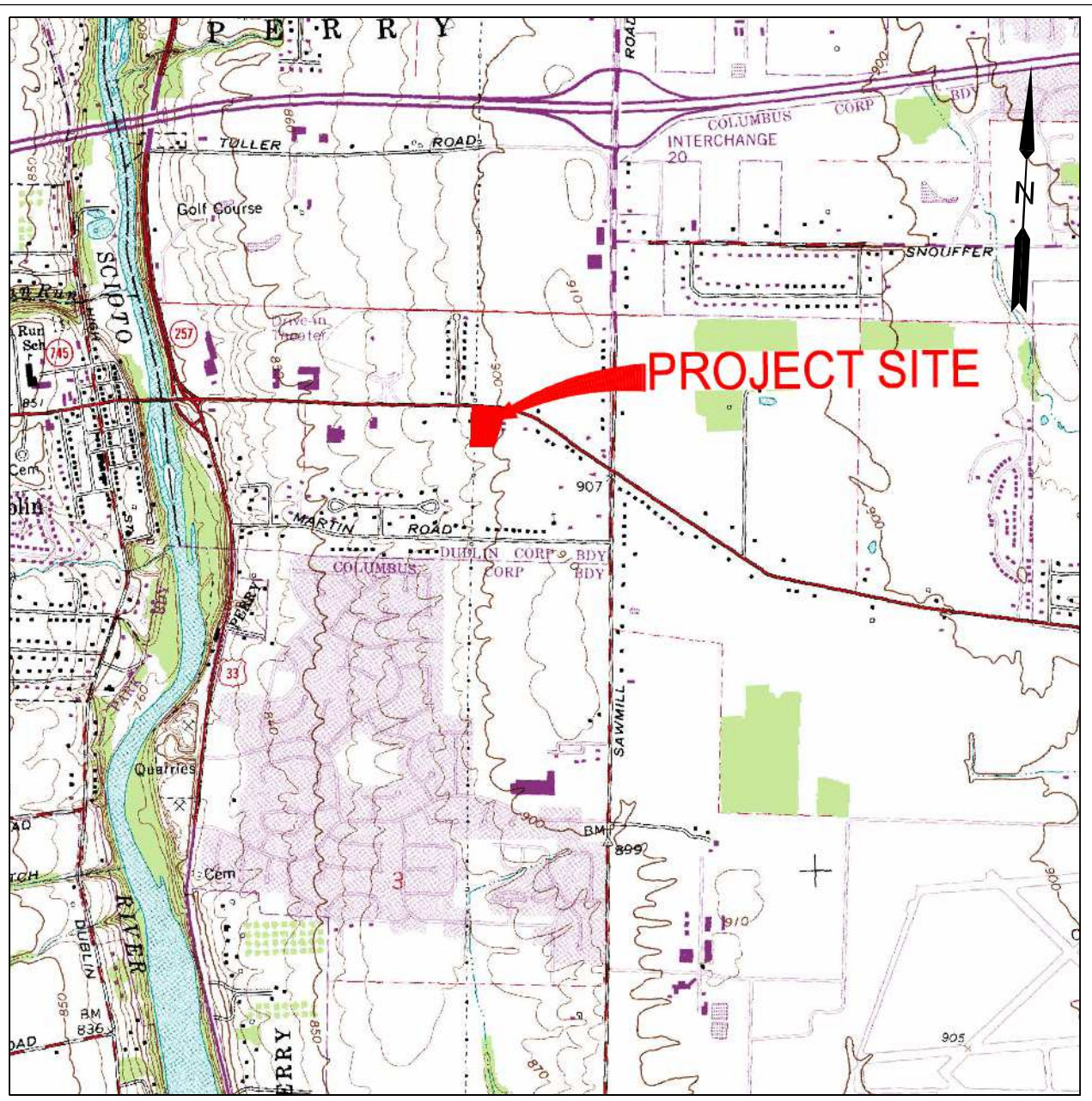
UTILITY	OWNER	TELEPHONE
ELECTRIC	AEP/COLUMBUS SOUTHERN POWER	(800) 277-2177
CABLE	TIME WARNER CABLE DUBLINK DEVELOPMENT TW TELECOM	(800) 617-4311 (614) 921-8602 (614) 255-2131
TELEPHONE	FRONTIER COMMUNICATIONS AT&T	(877) 462-8188 (800) 248-3632
GAS	COLUMBIA GAS OF OHIO	(800) 344-4077
SANITARY SEWER & WATER MAINS	COLUMBUS DEPT. OF UTILITIES DUBLIN DIVISION OF ENGINEERING	(614) 645-8276 (614) 410-4600
STORM SEWER	DUBLIN DIVISION OF ENGINEERING	(614) 410-4600

- THE OWNER OF THE UNDERGROUND UTILITY SHALL WITHIN 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER NOTICE IS RECEIVED, STAKE, MARK OR OTHERWISE DESIGNATE THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORKFORCE.
- 8) THE CONTRACTOR SHOULD NOTE THAT NOT ALL UTILITY AGENCIES ARE MEMBERS OF THE OHIO UTILITY PROTECTION SERVICE, AND WILL NEED TO BE NOTIFIED DIRECTLY.
 - 9) ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 30 DAYS SHALL BE SEEDED WITHIN 7 DAYS.
 - 10) ANY VARIANCE BETWEEN THESE PLANS AND WHAT IS FOUND IN THE FIELD OR DURING CONSTRUCTION SHOULD BE ADDRESSED TO THE ENGINEER IN CHARGE OF THE PROJECT.
 - 11) ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 12) TRAFFIC CONTROL ON ALL PUBLIC ROADS IS REQUIRED TO CONFORM TO "THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - 13) SAFETY REQUIREMENTS, OUTLINED IN THE STATE OF OHIO "CONSTRUCTION SAFETY CODE" FOR THIS TYPE OF WORK WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE CODE ISSUED AS A GENERAL ORDER BY THE INDUSTRIAL COMMISSION OF OHIO.
 - 14) WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE. COST OF THE ABOVE, IF ANY, WILL BE INCLUDED IN THE PRICE BID FOR THE PERTINENT ITEM.
 - 15) THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING PERFORMING ALL WORK IN RIGHT OF WAY AND ON-SITE. CONTACT THE BUILDING DEPT. FOR A LIST. CITY OF DUBLIN STANDARD DRAWINGS ARE TO BE CONSIDERED PART OF THESE PLANS
 - 16) IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO IMPORT OR REMOVE ANY EXCESS EARTH OR TOPSOIL WITH PAYMENT FOR THIS TO BE A PART OF CONTRACT.
 - 17) THE SOILS REPORT FOR THIS PROJECT SHALL BE REFERENCED AT ALL TIMES.
 - 18) CONTRACTOR SHALL MAINTAIN INSPECTION AND MAINTENANCE LOGS OF EROSION CONTROL DEVICES IN CONFORMANCE WITH OHIO EPA RULES AND REGULATIONS.
 - 19) CONTRACTOR SHALL PREPARE AN IRRIGATION PLAN AND SUBMIT TO THE ARCHITECT PRIOR TO INSTALLATION.

BRIDGE PARK DISTRICT
3985 WEST DUBLIN GRANVILLE ROAD
CITY OF DUBLIN
FRANKLIN COUNTY OHIO 43017



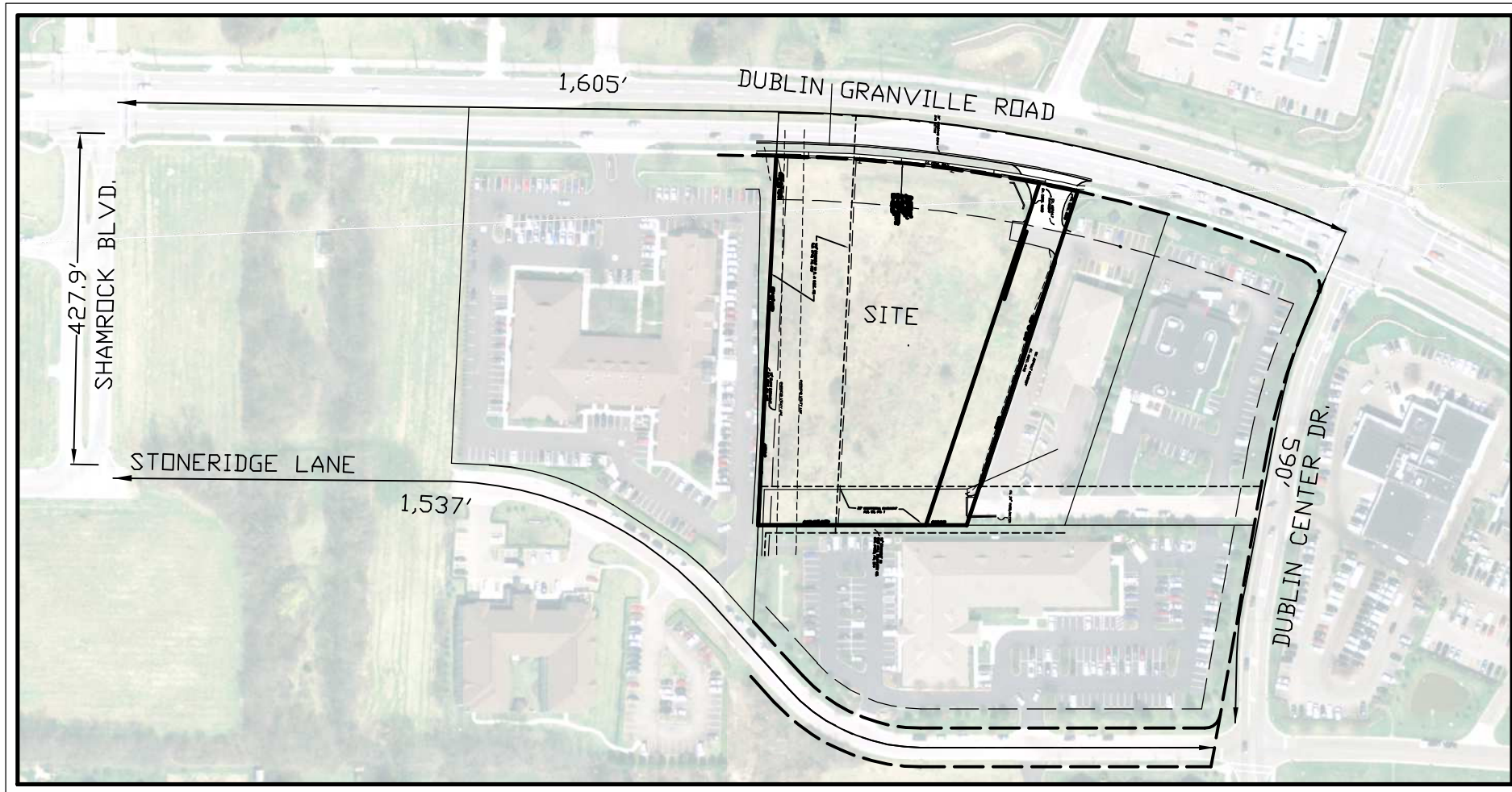
VICINITY MAP
NO SCALE



USGS MAP
SCALE: 1" = 2,000'

INDEX OF SHEETS

TITLE SHEET	C1.0
ALTA SURVEY	C2.0
DEMOLITION PLAN	C3.0
SITE PLAN	C4.0
UTILITY PLAN	C5.0
GRADING PLAN	C6.0
DRAINAGE PLAN	C7.0
DRAINAGE CALCULATIONS	C7.1
STREET PLAN AND PROFILE	C8.0
SITE DETAILS	C9.0
SITE DETAILS	C9.1
SITE DETAILS	C9.2
LANDSCAPE PLAN	L1.0
SWPPP TITLE SHEET	CS100
SWPPP NOTES & DETAILS	CS200
SWPPP NOTES & DETAILS	CS201
SWPPP NOTES & DETAILS	CS202
SWPPP NOTES & DETAILS	CS203
SWPPP NOTES AND SOILS MAP	CS300
EROSION & SEDIMENT CONTROL PLAN	CS400
INITIAL INSTALLATION	
EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION	CS401



BLOCK MAP
NO SCALE

BENCHMARK #1

MAG NAIL SET IN ASPHALT PAVEMENT, 60' WEST OF THE EAST PROPERTY LINE, 132' SOUTH OF THE CENTERLINE OF DUBLIN GRANVILLE ROAD. ELEVATION = 902.02

BENCHMARK #2

5/8" IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK" S-8461, 35' NORTH OF SOUTH PROPERTY LINE, 70' WEST OF THE WEST PROPERTY LINE. ELEVATION = 901.54'

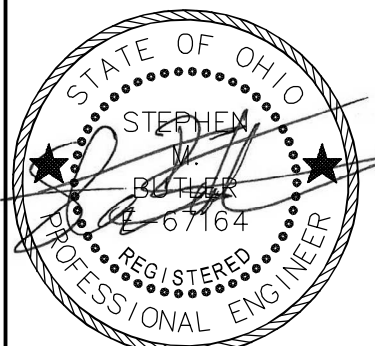


REVISIONS

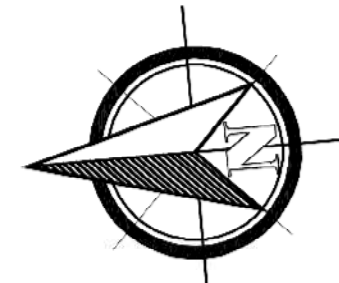
OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

Community Civil Engineers, LLC
2440 DAYTON-XENA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.490.9460 FAX: 937.426.9798

TITLE SHEET
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB DATE: 11/21/2020
DRAWING: KGE
CHECK: SMB
JOB #: 19-410
C1.0



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ALTA/NSPS LAND TITLE SURVEY

WITH TOPOGRAPHY

3.530 ACRE TRACT

LOT 3 ~ JALL INVESTMENTS PROPERTIES

PLAT BOOK 80, PAGE 1

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983.

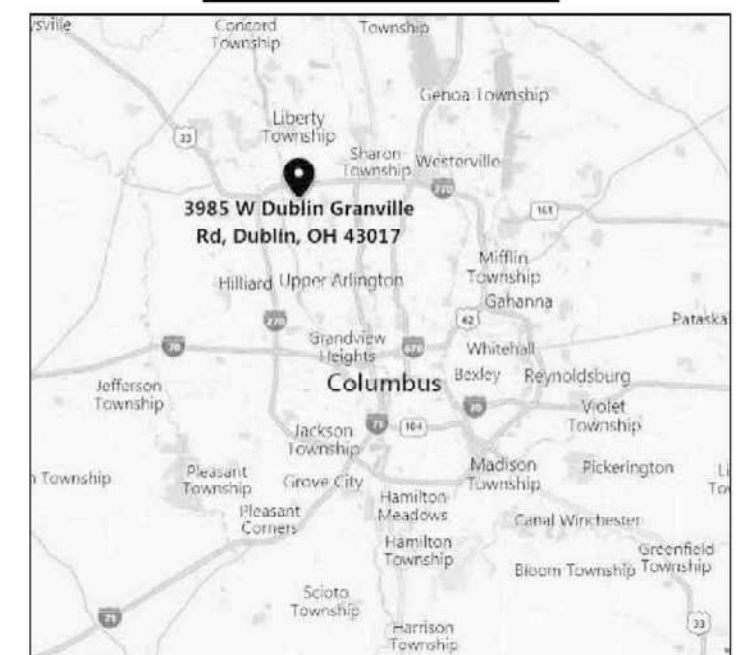
FLOOD NOTE:

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 39049C015K, DATED JUNE 16, 2008.

GENERAL NOTES:

1. THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING ADDITIONS.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. TITLE COMMITMENT AND ZONING NOT YET PROVIDED.

VICINITY MAP



LEGEND:

- ⊙ IRON PIPE FOUND (AS NOTED)
- CATCH BASIN
- ① STORM MANHOLE (DRAINAGE)
- ⊗ SANITARY SEWER MANHOLE
- ☐ TELEPHONE BOX
- ➔ DIRECTION OF FLOW
- ⬢ TITLE EXCEPTION NOTE (NUMBER MATCHES COMMITMENT)
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- SIGN
- ⊕ ELECTRIC BOX
- ⊕ TRAFFIC PULL BOX
- ⊕ GAS LINE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY BOX
- ⊕ DECEDIOUS TREE AND DIAMETER
- △ SURVEY CONTROL POINT

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and the City of Dublin:

Being Lot Number Three (3) of JALL INVESTMENT PROPERTIES, as the same is numbered and delineated upon the recorded plat thereof, of record, in Plat Book 80, pages 1 and 2, Recorder's Office, Franklin County, Ohio.

BENCHMARKS:

SOURCE:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK UTILIZING GEIOD 12A, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

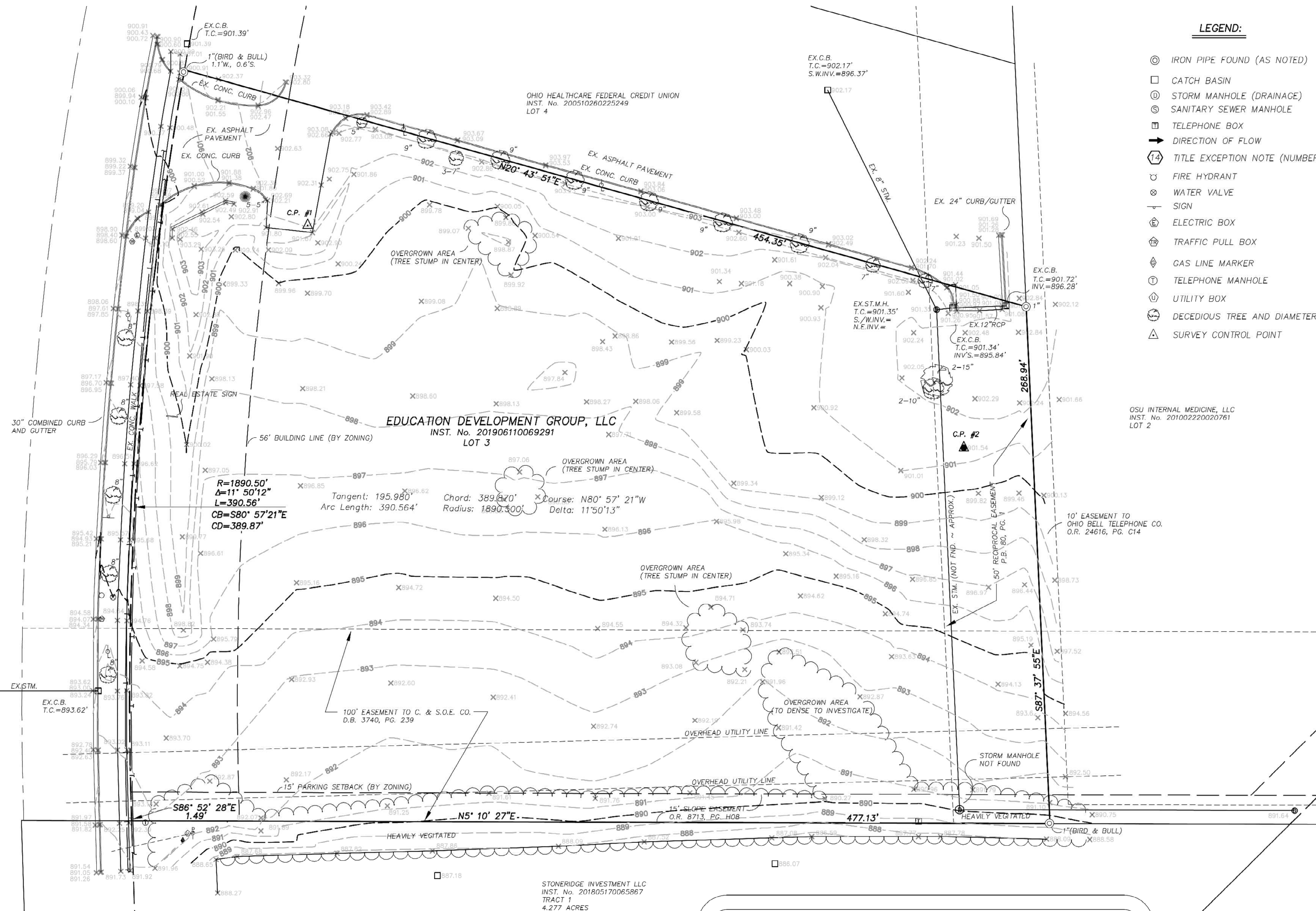
CP #1
MAG NAIL SET IN ASPHALT PAVEMENT, 60' WEST OF THE EAST PROPERTY LINE, 132' SOUTH OF THE CENTERLINE OF DUBLIN-GRANVILLE ROAD.
ELEV.=902.02'

CP #2
5/8" IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK"
S-8461, 35' NORTH OF THE SOUTH PROPERTY LINE, 70 FEET WEST OF THE WEST PROPERTY LINE.
ELEV.=901.54'

TITLE NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE No. 190400049, DATED APRIL 23, 2019. NOTE NUMBERS CORRESPOND TO TITLE EXCEPTION NUMBERS.

10. Easement granted to Columbus and Southern Ohio Electric Company, of record in Volume 3740, page 239, Recorder's Office, Franklin County, Ohio. **APPLIES AND SHOWN HEREON**
11. Easement granted to Columbus and Southern Power Company, of record in Volume 14022, page H-10, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
12. Temporary Easement for Ingress/Egress and Sign Placement of record in Volume 11709, page H-18, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
13. Temporary Right of Way Agreement, of record in Instrument Number 199910190262964, Recorder's Office, Franklin County, Ohio. **DOES NOT APPLY**
14. Reciprocal Easement Agreement of record in Volume 10227, page H-01, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
15. Easement Agreement between Department of Medicine Foundation and Jall Investments, of record in Volume 22257, page G-15, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
16. Agreement between Jall Investments and Golden Bear Home and Sport Centers, Inc. of record in Volume 10227, page H-16, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
17. Easement and Maintenance Agreement and Modification of previous Agreements of record in Volume 26909, page G-15, Recorder's Office, Franklin County, Ohio. **APPLIES - NOT PLOTTABLE**
18. Building setback lines and utility easements, as shown on the recorded subdivision plot **APPLIES AND SHOWN HEREON**



1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN
LAND
SURVEYORS

Focused
on
Excellence

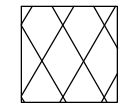
C2.0

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-069	
DATE:	SEPTEMBER 3, 2019	
SCALE:	1"=30'	

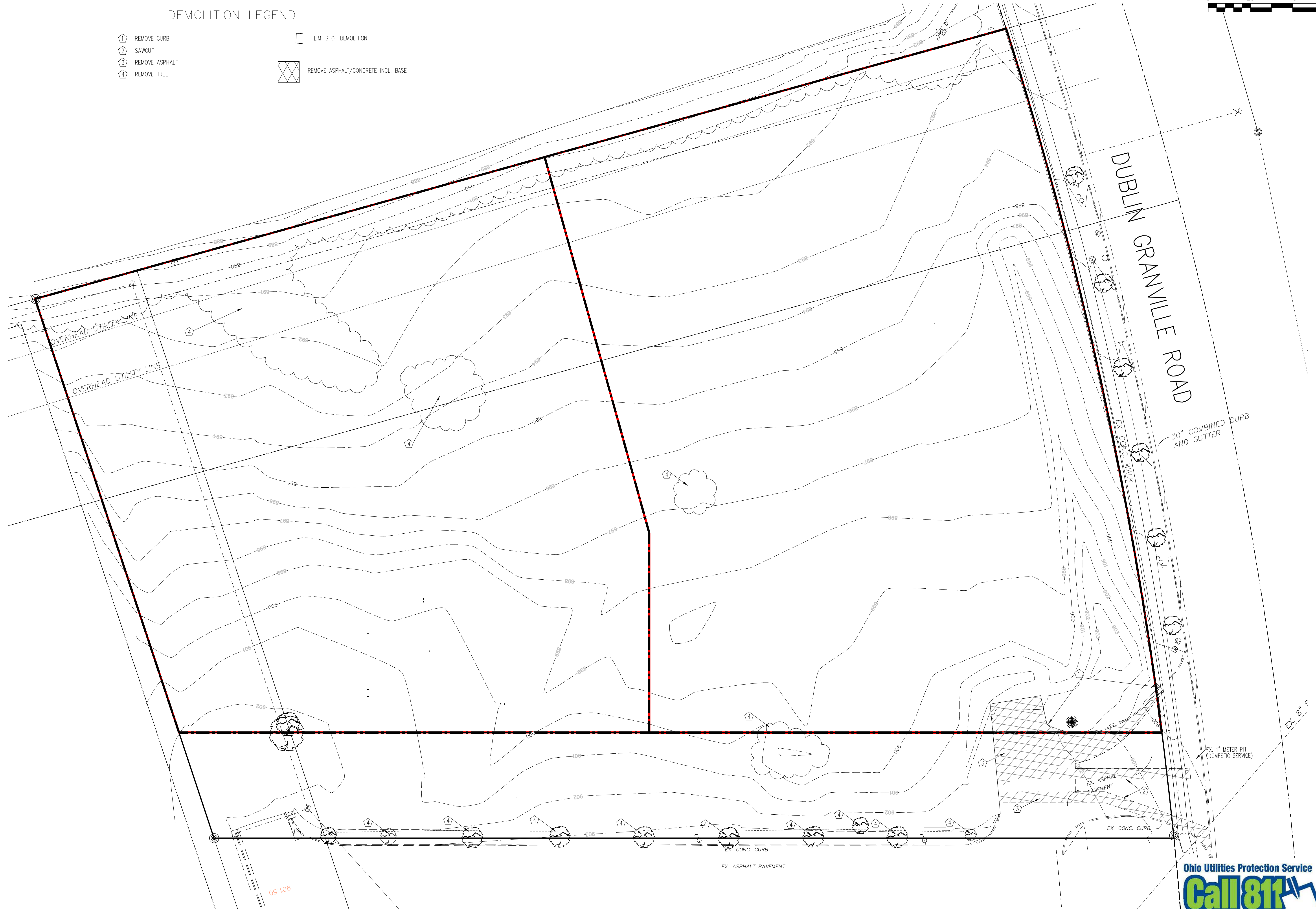
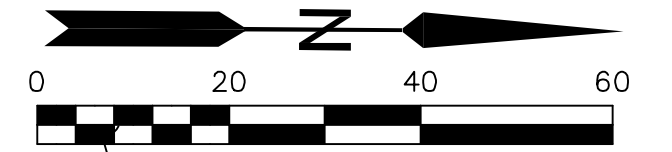
DEMOLITION LEGEND

- 1 REMOVE CURB
2 SAWCUT
3 REMOVE ASPHALT
4 REMOVE TREE

LIMITS OF DEMOLITION



REMOVE ASPHALT/CONCRETE INCL. BASE

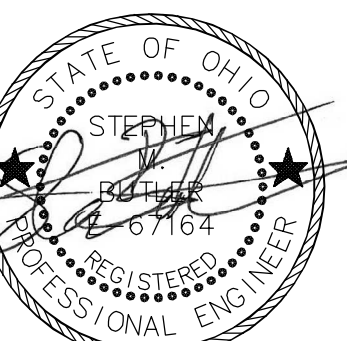


REVISIONS

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

C&E
Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

DEMOLITION PLAN
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DRAWN: KOE
CHECK: SMB
JOB #: 19-410
DATE: 11/21/2020
C3.0

Ohio Utilities Protection Service
Call 811
before you dig

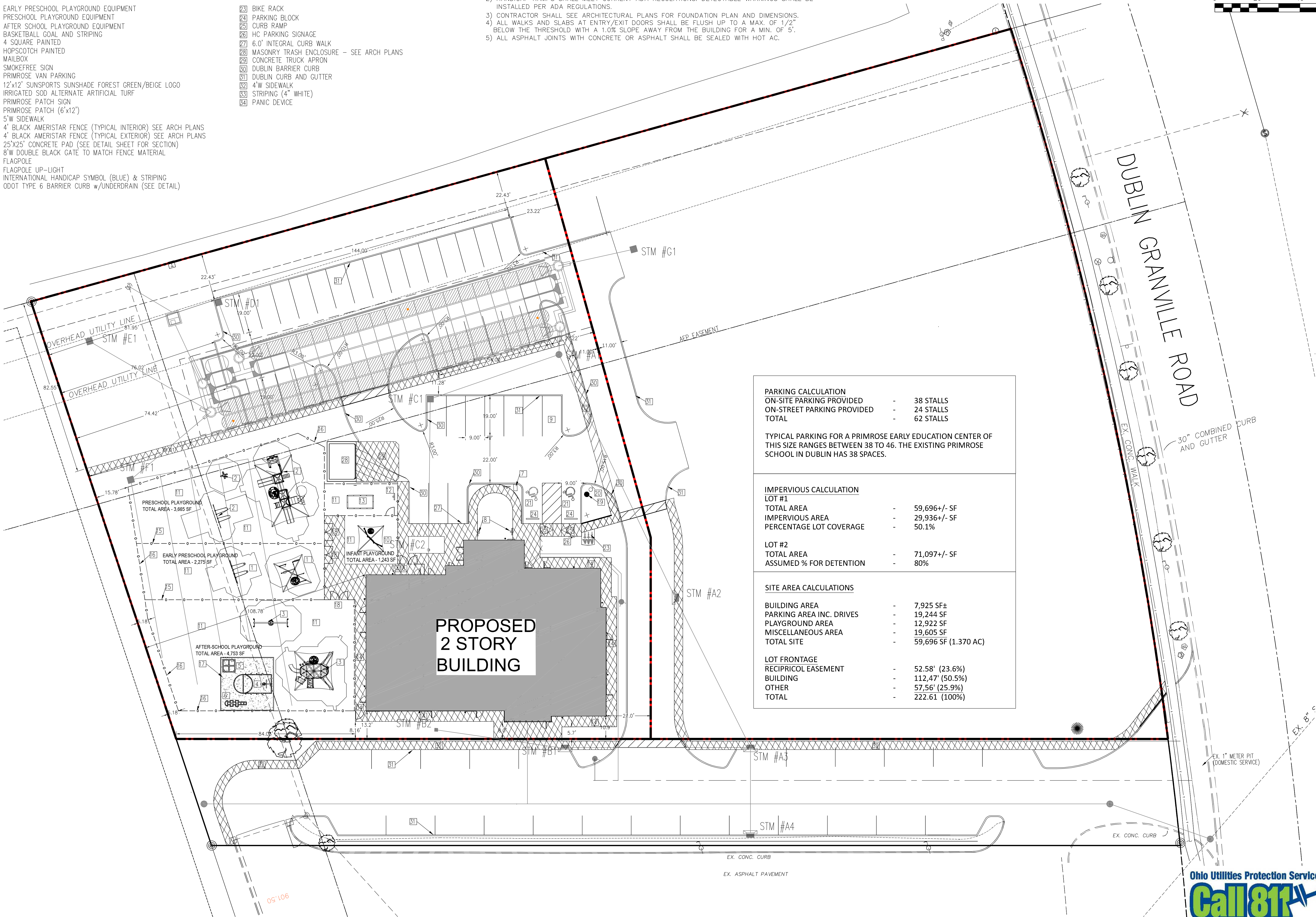
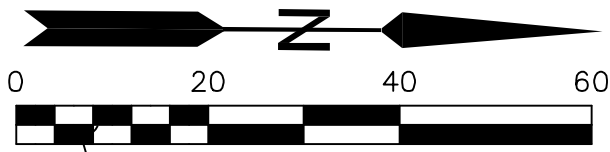
KEYNOTES:

- 1) EARLY PRESCHOOL PLAYGROUND EQUIPMENT
2) PRESCHOOL PLAYGROUND EQUIPMENT
3) AFTER SCHOOL PLAYGROUND EQUIPMENT
4) BASKETBALL GOAL AND STRIPING
5) 4' SQUARE PAINTED
6) HOPSCOTCH PAINTED
7) MAILBOX
8) SMOKEFREE SIGN
9) PRIMROSE VAN PARKING
10) 12'x12' SUNSPORTS SUNSHADE FOREST GREEN/BEIGE LOGO
11) IRRIGATED SOD ALTERNATE ARTIFICIAL TURF
12) PRIMROSE PATCH SIGN
13) PRIMROSE PATCH (6'x12')
14) 5'W SIDEWALK
15) 4' BLACK AMERISTAR FENCE (TYPICAL INTERIOR) SEE ARCH PLANS
16) 4' BLACK AMERISTAR FENCE (TYPICAL EXTERIOR) SEE ARCH PLANS
17) 25'X25' CONCRETE PAD (SEE DETAIL SHEET FOR SECTION)
18) 8'W DOUBLE BLACK GATE TO MATCH FENCE MATERIAL
19) FLAGPOLE
20) FLAGPOLE UP-LIGHT
21) INTERNATIONAL HANDICAP SYMBOL (BLUE) & STRIPING
22) ODOT TYPE 6 BARRIER CURB w/UNDERDRAIN (SEE DETAIL)

- 23) BIKE RACK
24) PARKING BLOCK
25) CURB RAMP
26) HC PARKING SIGNAGE
27) 6.0' INTEGRAL CURB WALK
28) MASONRY TRASH ENCLOSURE - SEE ARCH PLANS
29) CONCRETE TRUCK APRON
30) DUBLIN BARRIER CURB
31) DUBLIN CURB AND GUTTER
32) 4'W SIDEWALK
33) STRIPING (4" WHITE)
34) PANIC DEVICE

SITE NOTES

- 1) DIMENSIONS GIVEN ARE TO FACE OF BUILDING OR BACK OF CURB UNLESS OTHERWISE NOTED
2) HANDICAP RAMPS SHALL MEET CURRENT ADA REGULATIONS. DETECTABLE WARNINGS SHALL BE INSTALLED PER ADA REGULATIONS.
3) CONTRACTOR SHALL SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN AND DIMENSIONS.
4) ALL WALKS AND SLABS AT ENTRY/EXIT DOORS SHALL BE FLUSH UP TO A MAX. OF 1/2" BELOW THE THRESHOLD WITH A 1.0% SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 5'.
5) ALL ASPHALT JOINTS WITH CONCRETE OR ASPHALT SHALL BE SEALED WITH HOT AC.



PARKING CALCULATION
ON-SITE PARKING PROVIDED - 38 STALLS
ON-STREET PARKING PROVIDED - 24 STALLS
TOTAL - 62 STALLS

TYPICAL PARKING FOR A PRIMROSE EARLY EDUCATION CENTER OF THIS SIZE RANGES BETWEEN 38 TO 46. THE EXISTING PRIMROSE SCHOOL IN DUBLIN HAS 38 SPACES.

IMPERVIOUS CALCULATION
LOT #1
TOTAL AREA - 59,696+/- SF
IMPERVIOUS AREA - 29,936+/- SF
PERCENTAGE LOT COVERAGE - 50.1%

LOT #2
TOTAL AREA - 71,097+/- SF
ASSUMED % FOR DETENTION - 80%

SITE AREA CALCULATIONS
BUILDING AREA - 7,925 SF±
PARKING AREA INC. DRIVES - 19,244 SF
PLAYGROUND AREA - 12,922 SF
MISCELLANEOUS AREA - 19,605 SF
TOTAL SITE - 59,696 SF (1.370 AC)

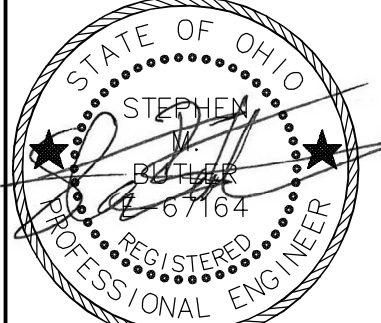
LOT FRONTAGE
RECIPRICOL EASEMENT - 52.58' (23.6%)
BUILDING - 112.47' (50.5%)
OTHER - 57.56' (25.9%)
TOTAL - 222.61 (100%)

REVISIONS

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

C&E
Civil Engineers, LLC
Community
2440 DAYTON-XENA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

SITE PLAN
PRIMROSE SCHOOL RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DRAWN: KOE
CHECK: SMB
JOB #: 19-410
DATE: 11/21/2020
C4.0

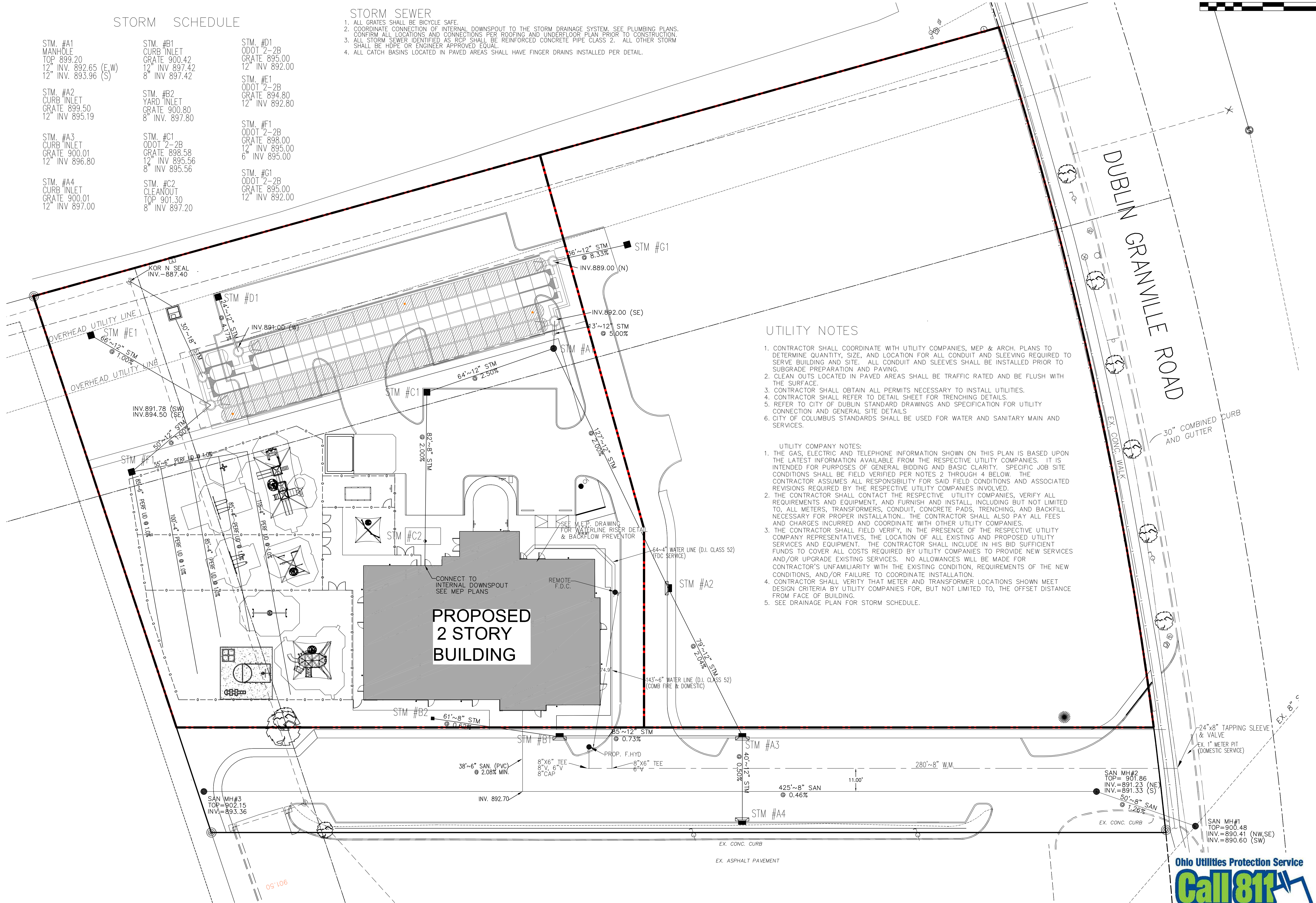
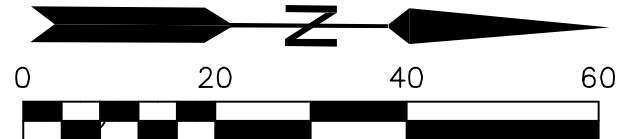


STORM SCHEDULE

STM. #A1 MANHOLE TOP 899.20 12" INV. 892.65 (E.W) 12" INV. 893.96 (S)	STM. #B1 CURB INLET GRATE 900.42 12" INV. 897.42 8" INV. 897.42	STM. #D1 ODOT 2-2B GRATE 895.00 12" INV. 892.00
STM. #A2 CURB INLET GRATE 899.50 12" INV. 895.19	STM. #B2 YARD INLET GRATE 900.80 8" INV. 897.80	STM. #E1 ODOT 2-2B GRATE 894.80 12" INV. 892.80
STM. #A3 CURB INLET GRATE 900.01 12" INV. 896.80	STM. #C1 ODOT 2-2B GRATE 898.58 12" INV. 895.56 8" INV. 895.56	STM. #F1 ODOT 2-2B GRATE 898.00 12" INV. 895.00 6" INV. 895.00
STM. #A4 CURB INLET GRATE 900.01 12" INV. 897.00	STM. #C2 CLEANOUT TOP 901.30 8" INV. 897.20	STM. #G1 ODOT 2-2B GRATE 895.00 12" INV. 892.00

STORM SEWER

1. ALL GRATES SHALL BE BICYCLE SAFE.
2. COORDINATE CONNECTION OF INTERNAL DOWNSPOUT TO THE STORM DRAINAGE SYSTEM. SEE PLUMBING PLANS.
3. CONFIRM ALL LOCATIONS AND CONNECTIONS PER ROOFING AND UNDERFLOOR PLAN PRIOR TO CONSTRUCTION.
4. ALL STORM SEWER IDENTIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CLASS 2. ALL OTHER STORM SHALL BE HDPE OR ENGINEER APPROVED EQUAL.
5. ALL CATCH BASINS LOCATED IN PAVED AREAS SHALL HAVE FINGER DRAINS INSTALLED PER DETAIL.



UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES, MEP & ARCH. PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.
2. CLEAN OUTS LOCATED IN PAVED AREAS SHALL BE TRAFFIC RATED AND BE FLUSH WITH THE SURFACE.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL UTILITIES.
4. CONTRACTOR SHALL REFER TO DETAIL SHEET FOR TRENCHING DETAILS.
5. REFER TO CITY OF DUBLIN STANDARD DRAWINGS AND SPECIFICATION FOR UTILITY CONNECTION AND GENERAL SITE DETAILS
6. CITY OF COLUMBUS STANDARDS SHALL BE USED FOR WATER AND SANITARY MAIN AND SERVICES.

UTILITY COMPANY NOTES:

1. THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
2. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
4. CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.
5. SEE DRAINAGE PLAN FOR STORM SCHEDULE.

REVISIONS

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

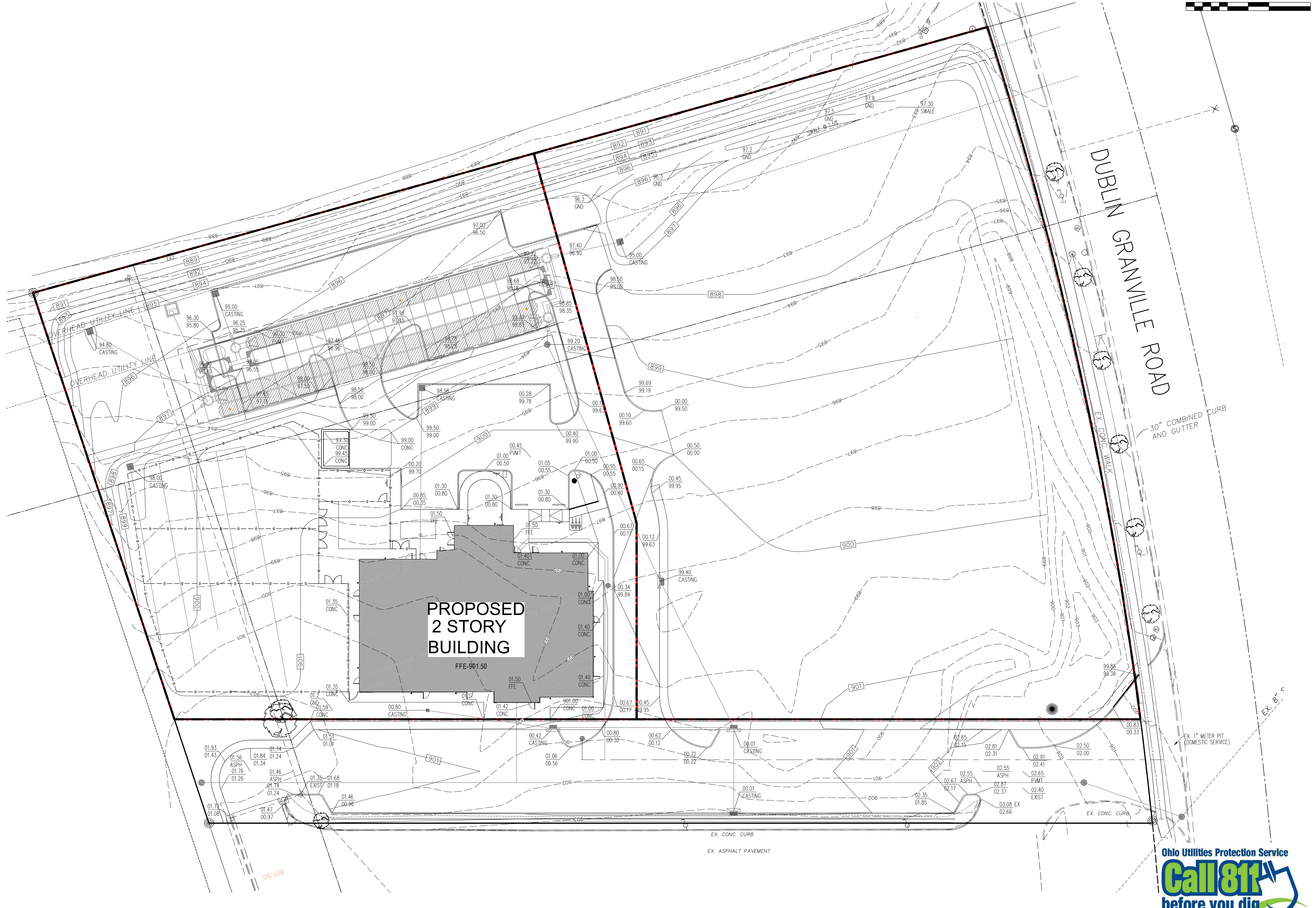
C&E
Civil Engineers, LLC
Community
2440 DAYTON-XENA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

UTILITY PLAN
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DATE: 11/21/2020
DRAWN: KCE
CHECK: SMB
JOB #: 19-410
C5.0



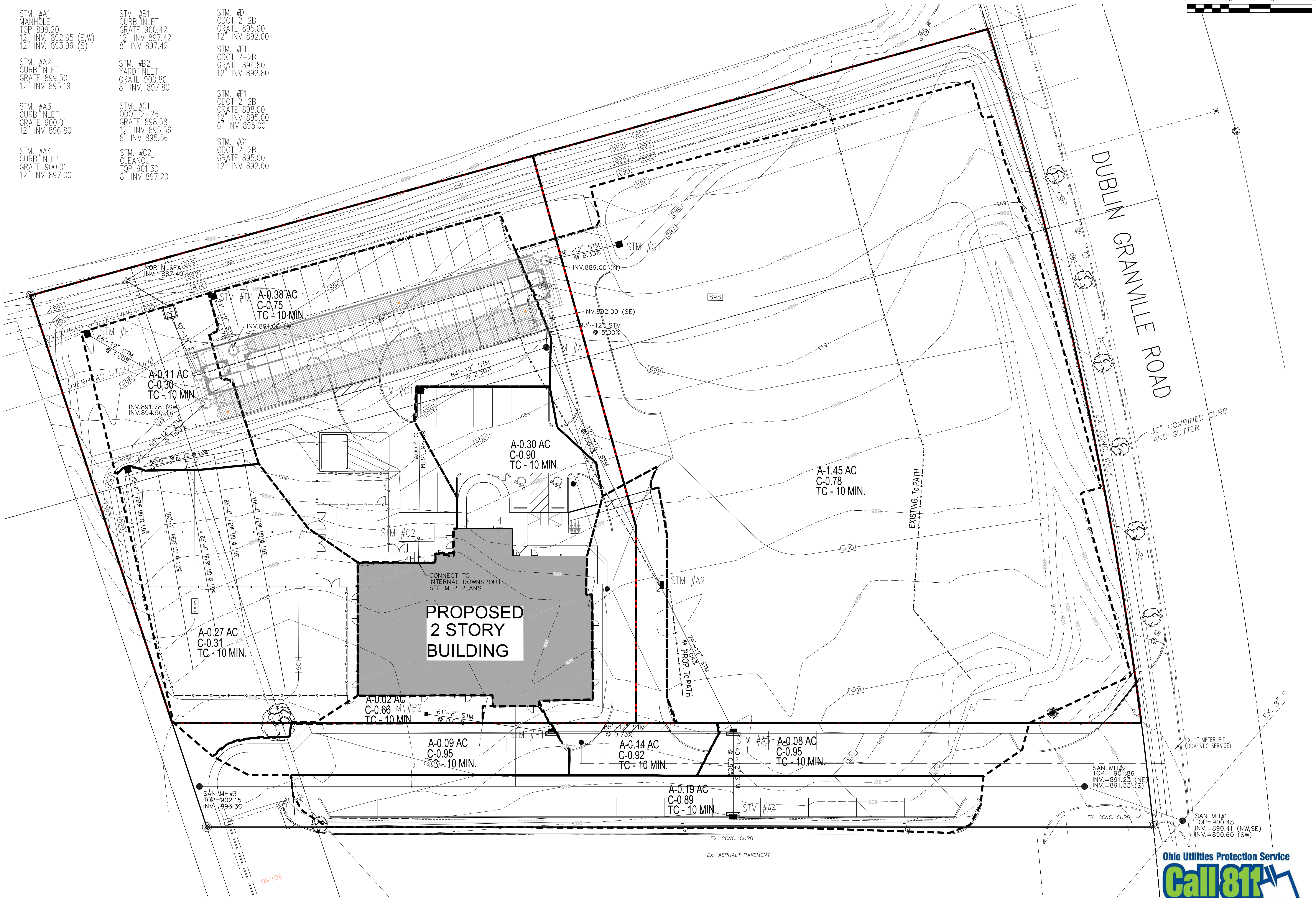


EDUCATION DEVELOPMENT GROUP, LLC 1209 HILL ROAD N, SUITE 200 PICKERINGTOWN, OHIO 43147	
Owner: EDUCATION DEVELOPMENT GROUP, LLC Project: PRIMROSE SCHOOL RIVERSIDE PCL ID 273-009147-00 3985 WEST DUBLIN GRANVILLE ROAD DUBLIN, OHIO 43017 FRANKLIN COUNTY	
Grading Plan DATE: 11/21/2020 DESIGN: SMB DRAWN: KCE CHECK: SMB JOB #: 19-410	
Professional Engineer STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER No. 67164 Stephen J. Koe	



STORM SCHEDULE

STM. #A1 MANHOLE TOP 899.20 12" INV. 892.65 (E,W) 12" INV. 893.96 (S)	STM. #B1 CURB INLET GRATE 900.42 12" INV. 897.42 8" INV. 897.42	STM. #D1 ODOT 2-2B GRATE 895.00 12" INV. 892.00
STM. #A2 CURB INLET GRATE 899.50 12" INV. 895.19	STM. #B2 YARD INLET GRATE 900.80 8" INV. 897.80	STM. #E1 ODOT 2-2B GRATE 894.80 12" INV. 892.80
STM. #A3 CURB INLET GRATE 900.01 12" INV. 896.80	STM. #C1 ODOT 2-2B GRATE 898.58 12" INV. 895.56 8" INV. 895.56	STM. #F1 ODOT 2-2B GRATE 898.00 12" INV. 895.00 6" INV. 895.00
STM. #A4 CURB INLET GRATE 900.01 12" INV. 897.00	STM. #C2 CLEANOUT TOP 901.30 8" INV. 897.20	STM. #G1 ODOT 2-2B GRATE 895.00 12" INV. 892.00

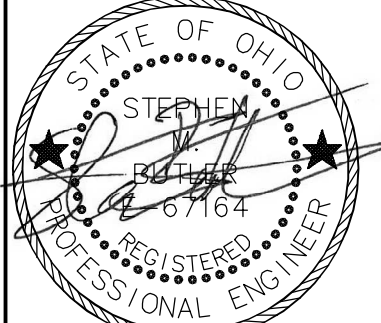


REVISIONS

OWNER: EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

COE
Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

DRAINAGE PLAN
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DRAWN: KOE
CHECK: SMB
JOB #: 19-410
DATE: 11/21/2020
C7.0

Ohio Utilities Protection Service
Call 811
before you dig



STORM SEWER SYSTEM

PID :		Date : 11/23/2020		Project : Primrose of Riverside		Location : Dublin		Designer : Stephen Butler											
Description :		Rainfall Area: C		Just Full Capacity Frequency (yrs.): 10		Hydraulic Gradient Frequency (yrs.): 50													
Minimum Pipe Size : 8.00		Tailwater Elevation (ft.): 893.00																	
JUNCTION	STATION	Δ AREA	Σ AREA	BEGIN TIME	RAINFALL INTENSITY	DISCHARGE	PIPE DIAM.	PIPE LENGTH	SLOPE	FIL PIPE IN / OUT	MEAN VEL	JUST FULL CAPACITY	FRICT SLOPE	HYGR EL. IN / OUT	COVER IN / OUT	COVER MINUS HY	COVER MINUS GR	COVER INLET TYPE	
From To	From To	(acres)	(acres)	(min.)	(10 yrs.) (50 yrs.) (100 yrs.)	(cfs.)	(in.)	(ft.)	(ft./ft.)	(ft.)	(fps.)	(cfs.)	(ft./ft.)	(ft.)	(ft.)			(ft.)	
1	0	0.00	0.00	11.50	5.00	6.67	3.7	5.0	12	13.0 0.0500	892.65	11.28	10.13	0.0138	893.18	899.20	6.02	5.55	M4 0.011
		0.00	0.00								892.00				893.00	898.90			
2	1	0.14	0.14	11.20	5.06	6.68	2.4	3.2	12	127.0 0.0200	895.16	7.17	6.41	0.0056	895.71	899.50	3.79	3.31	CB 0.011
		0.14	0.13								892.65				893.53	899.20			
3	2	0.08	0.08	11.00	5.10	6.76	1.8	2.3	12	79.0 0.0204	896.80	6.63	6.47	0.0030	897.23	900.01	2.78	2.21	I 0.011
		0.22	0.20								895.19				896.02	899.50			
4	3	0.19	0.17	10.00	5.30	7.04	0.9	1.2	12	40.0 0.0050	897.00	3.32	3.20	0.0008	897.56	900.01	2.45	2.01	I 0.011
		0.41	0.37								896.80				897.53	900.01			
5	3	0.09	0.09	10.57	5.18	6.81	0.5	0.7	12	85.0 0.0073	897.42	3.24	3.87	0.0003	897.71	900.42	2.71	2.00	I 0.011
		0.50	0.46								896.80				897.47	900.01			
6	5	0.02	0.01	10.00	5.30	6.93	0.1	0.1	8	61.0 0.0082	897.80	1.79	1.21	0.0000	897.93	900.80	2.87	2.33	CB 0.011
		0.52	0.47								897.42				897.82	900.41			
7	1	0.30	0.27	10.00	5.30	7.05	1.4	1.9	12	64.0 0.0250	895.56	6.73	7.16	0.0020	895.93	898.58	2.65	2.02	CB 0.011
		0.82	0.74								893.96				894.75	899.20			

CDSS 1.0.0.3. 19033_RIVERSIDE_MAIN.xml 1



STORM SEWER SYSTEM

PID : .

Date : 11/23/2020

Project : Primrose of Riverside

Location : Dublin

Description :STRUCTURE D TO DETENTION

Designer : Stephen Butler

Rainfall Area: C

Minimum Pipe Size : 8.00

Just Full Capacity Frequency (yrs.): 10

Tailwater Elevation (ft.): 893.00

Hydraulic Gradient Frequency (yrs.) : 50

JUNCTION From To	STATION From To	Δ AREA Σ AREA (acres)	Δ CA Σ CA	BEGIN TIME (min.)	RAINFALL INTENSITY (10 yrs.) (50 yrs.) (100 yrs.)	DISCHARGE (cfs.)	PIPE DIAM. (in.)	PIPE LENGTH (ft.)	SLOPE (ft./ft.)	FIL PIPE IN / OUT (ft.)	MEAN VEL (fps.)	JUST FULL CAPACITY (cfs.)	FRICT SLOPE (ft./ft.)	HYGR EL. (ft.)	COVER IN / OUT (ft.)	COVER MINUS HY	COVER MINUS GR	COVER INLET TYPE
1	0	0.38 0.38	0.29 0.29	10.00	5.30	7.08	1.5	2.0	12	24.0 0.0417	892.00 891.00	8.21	9.25 0.0023	893.06 893.00	895.00 896.15	1.94	2.00	CB 0.011

CDSS 1.0.0.3. 19033_RIVERSIDE_D1.xml 1



STORM SEWER SYSTEM

PID : .

Date : 11/23/2020

Project : Primrose of Riverside

Location : Dublin

Designer : Stephen Butler

Description :STRUCTURE E TO DETENTION

Rainfall Area: C

Minimum Pipe Size : 8.00

Just Full Capacity Frequency (yrs.): 10

Tailwater Elevation (ft.): 893.00

Hydraulic Gradient Frequency (yrs.): 50

JUNCTION From To	STATION From To	Δ AREA Σ AREA (acres)	Δ CA Σ CA	BEGIN TIME (min.)	RAINFALL INTENSITY (10 yrs.) (50 yrs.) (100 yrs.)	DISCHARGE (cfs.)	PIPE DIAM. (in.)	PIPE LENGTH (ft.)	SLOPE (ft./ft.)	FIL PIPE IN / OUT (ft.)	MEAN VEL (fps.)	JUST FULL CAPACITY (cfs.)	FRICT SLOPE (ft./ft.)	HYGR EL. (ft.)	COVER IN / OUT (ft.)	COVER MINUS HY	COVER MINUS GR	COVER INLET TYPE
1	0	0.11 0.11	0.03 0.03	10.00	5.30 7.00 0.2 0.2		8	66.0	0.0155	892.80 891.78	3.24	1.91	0.0003	893.02 893.00	894.80 896.15	1.78	1.33	CB 0.011

CDSS 1.0.0.3. 19033_RIVERSIDE_E1.xml 1



STORM SEWER SYSTEM

PID : .

Date : 11/23/2020

Project : Primrose of Riverside

Location : Dublin

Description :STRUCTURE F TO DETENTION

Designer : Stephen Butler

Rainfall Area: C

Minimum Pipe Size : 8.00

Just Full Capacity Frequency (yrs.): 10

Tailwater Elevation (ft.): 893.00

Hydraulic Gradient Frequency (yrs.): 50

JUNCTION From	STATION To	Δ AREA Σ AREA (acres)	Δ CA Σ CA	BEGIN TIME (min.)	RAINFALL INTENSITY (10 yrs.)	DISCHARGE (cfs.) (10 yrs.)	DISCHARGE (cfs.) (50 yrs.)	PIPE DIAM. (in.)	PIPE LENGTH (ft.)	SLOPE (ft./ft.)	FIL PIPE IN / OUT (ft.)	MEAN VEL (fps.)	JUST FULL CAPACITY (cfs.)	FRICT SLOPE (ft./ft.)	HYGR EL. IN / OUT (ft.)	COVER IN / OUT (ft.)	COVER MINUS HY GR	COVER MINUS CROWN	INLET TYPE MANNING'S 'n'
1	0	0.27 0.27	0.08 0.08	10.00	5.30	7.03	0.4 0.6	10	50.0	0.0100	895.00 894.50	3.54	2.79	0.0005	895.27 895.08	898.00 897.10	2.73	2.17	CB 0.011

CDSS 1.0.0.3. 19033_RIVERSIDE_F1.xml 1



STORM SEWER SYSTEM

PID :

Date : 11/23/2020

Project : Primrose of Riverside

Location : Dublin

Designer : Stephen Butler

Description :STRUCTURE G TO DETENTION

Rainfall Area: C

Minimum Pipe Size : 8.00

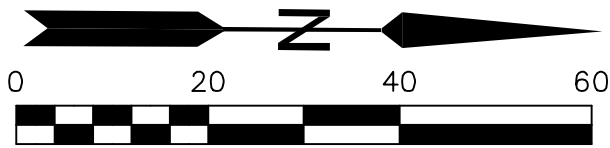
Just Full Capacity Frequency (yrs.): 10

Tailwater Elevation (ft.): 893.00

Hydraulic Gradient Frequency (yrs.): 50

JUNCTION	STATION	Δ AREA	Δ CA	BEGIN	RAINFALL	DISCHARGE	PIPE		F/L PIPE	MEAN	JUST FULL	FRICT	HYGR EL	COVER	COVER	COVER	INLET TYPE
From To	From To	Σ AREA	Σ CA	TIME	INTENSITY	(cfs.)	DIAM.	LENGTH	SLOPE	IN / OUT	VEL	CAPACITY	SLOPE	IN / OUT	IN / OUT	MINUS	MANNING'S
		(acres)		(min)	(10 yrs.) (50 yrs.)	(10 yrs.) (50 yrs.)	(in.)	(ft.)	(ft./ft.)	(ft.)	(fps.)	(cfs.)	(ft./ft.)	(ft.)	(ft.)	HY GR	'n'
1	0	1.45	1.13	10.00	5.30	7.09	6.0	8.0	12	36.0	0.0833	892.00	15.45	13.08	0.0362	894.30	895.00
		1.45	1.13									889.00				893.00	887.50
																0.70	2.00
																	CB
																	0.011

CDSS 1.0.0.3. 19033_RIVERSIDE_G1.xml 1



REVISIONS

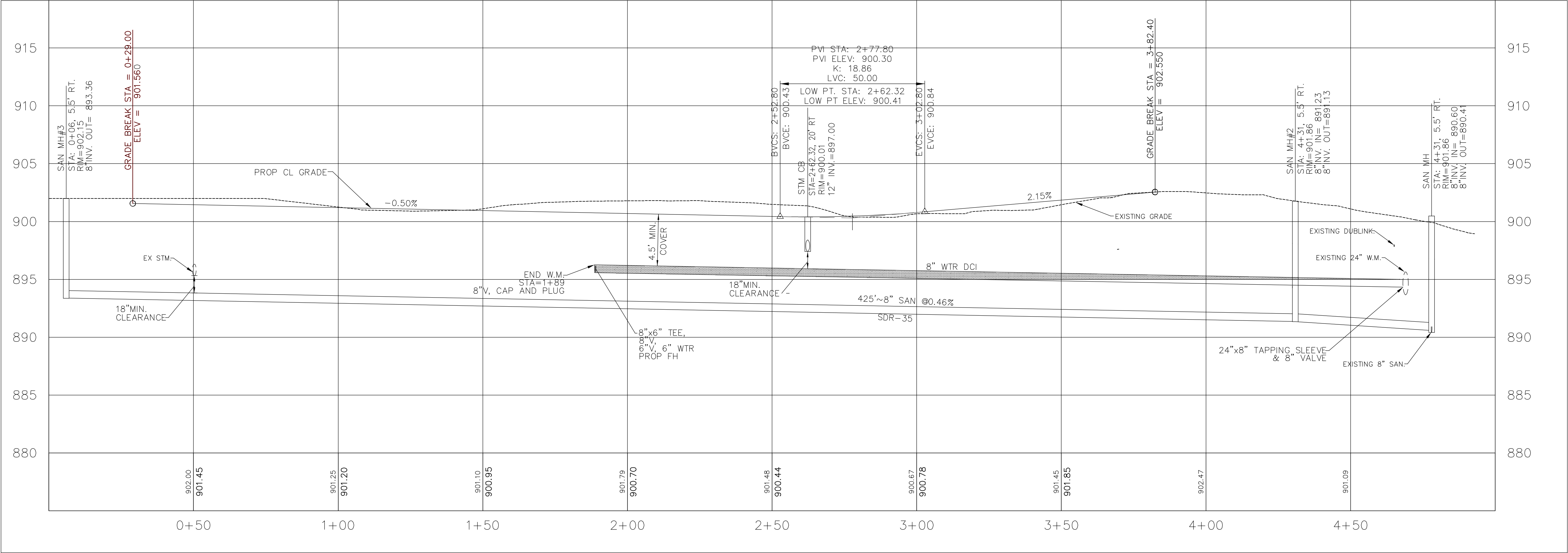
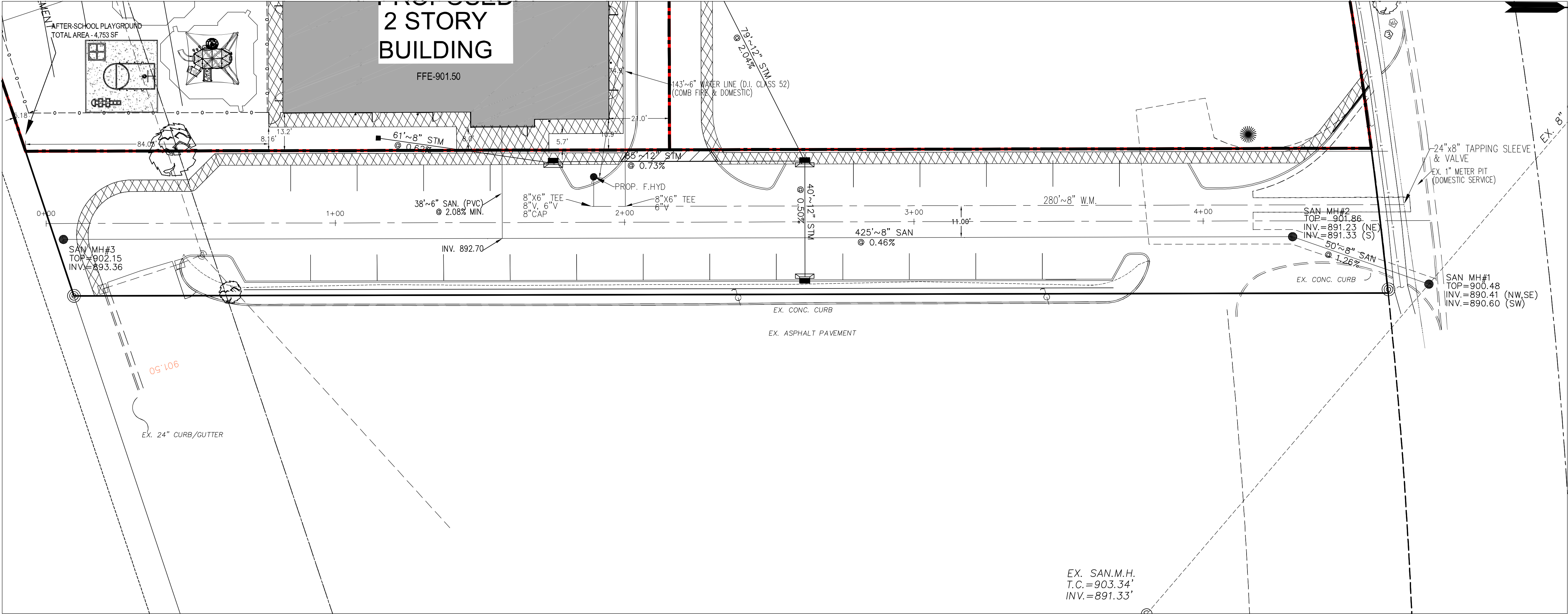
OWNER: EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

DESIGN: SMB
DRAWN: KOE
CHECK: SMB
JOB #: 19-410

DATE: 11/21/2020

C7.1



REVISIONS	

OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N. SUITE 200
PICKERINGTON, OHIO 43147



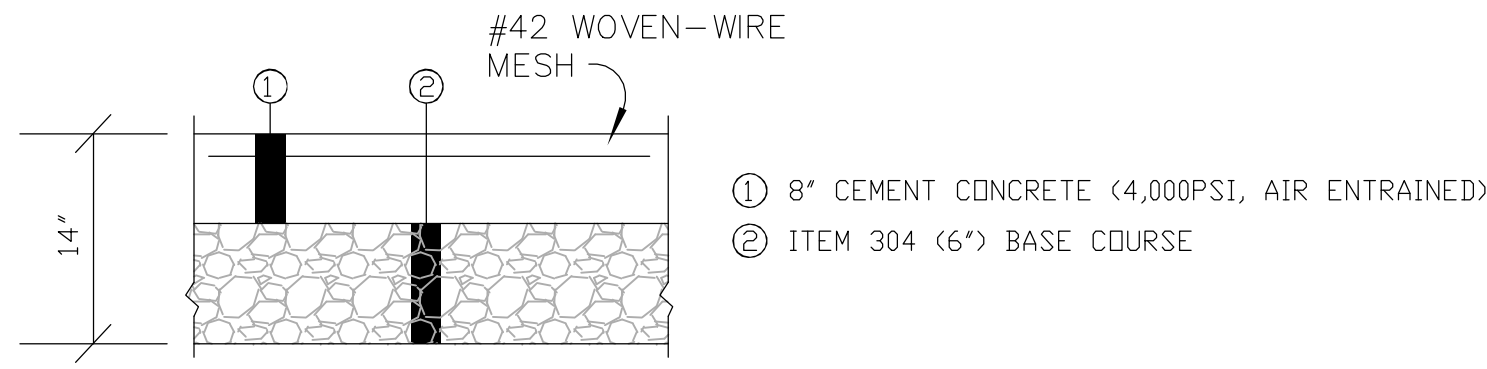
COE
Civil Engineers, LLC
Community
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.490.9460 FAX: 937.426.9798

PLAN AND PROFILE
PRIMROSE SCHOOL RIVERSIDE
ECL ID: 273-099437-00
3385 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY

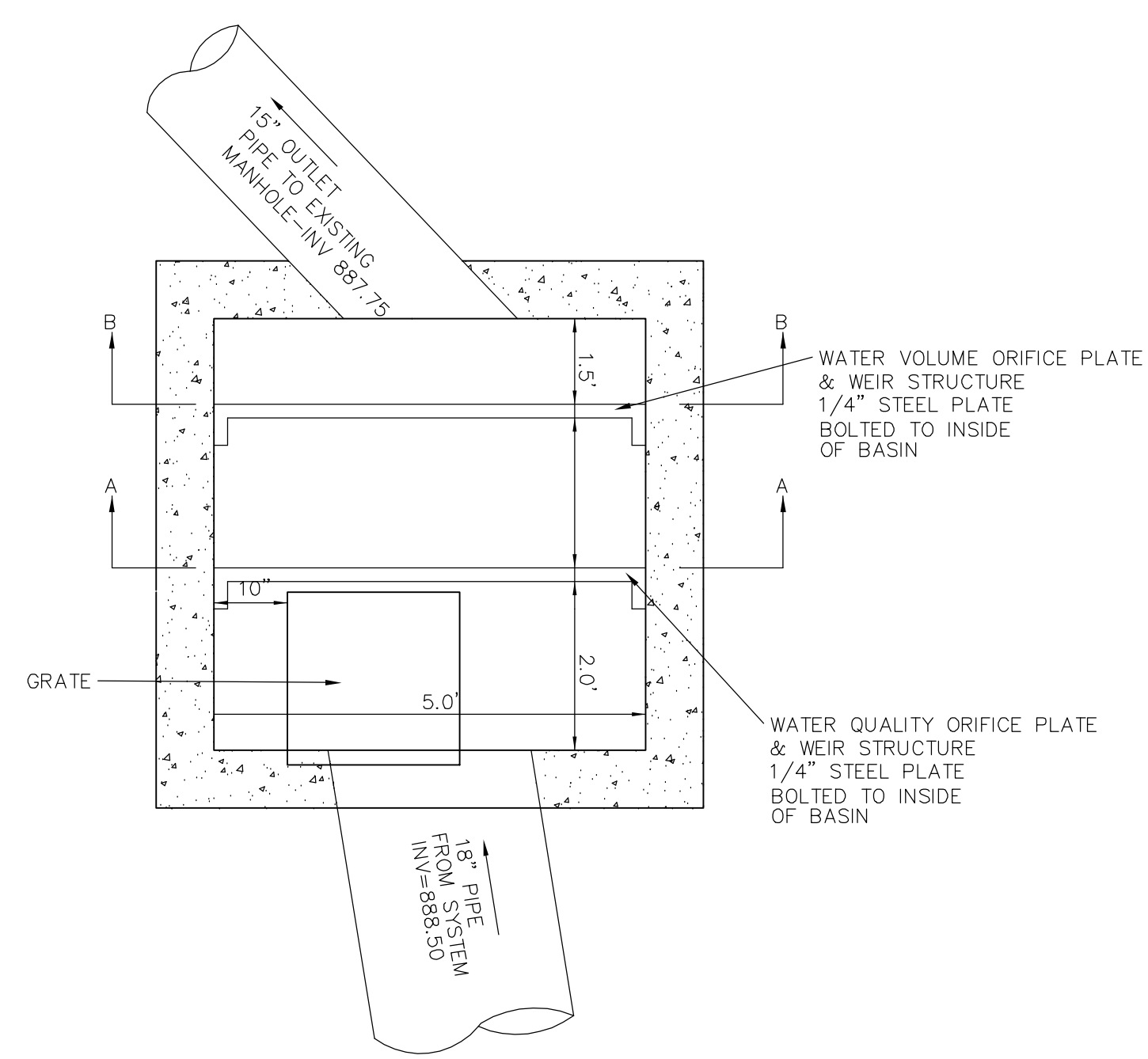


DESIGN: SM	DATE: 11/21/2020
DRAWN: KOE	CHECK: SM
JOB # 19-410	

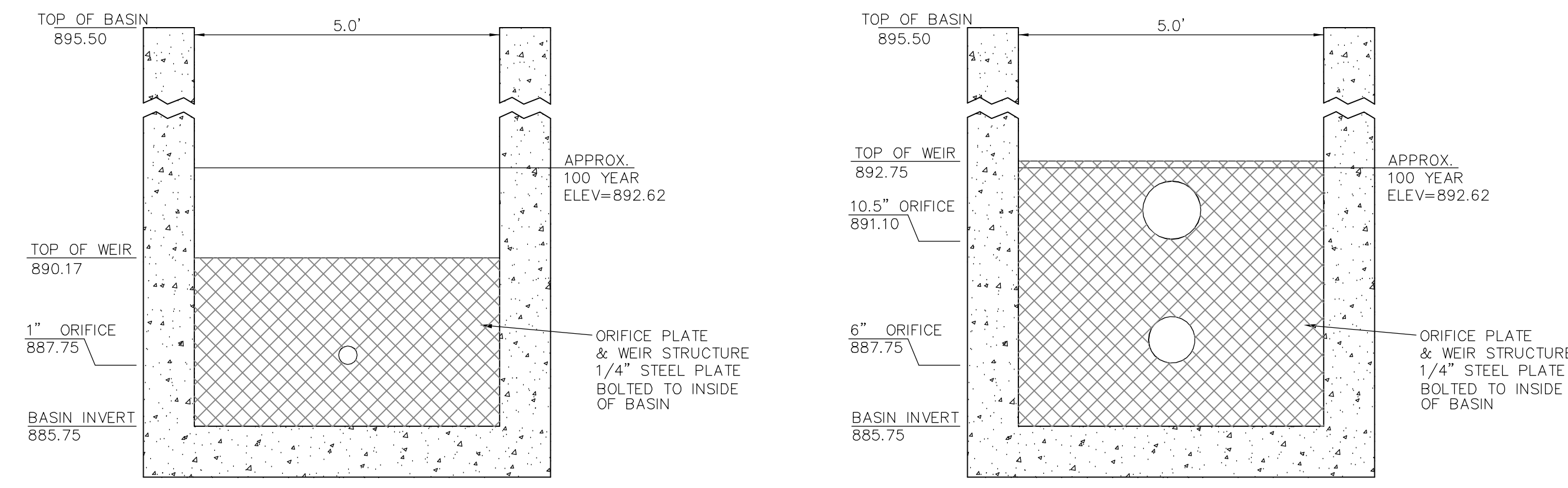
C8.0



CONCRETE DUMPSTER PAD
NTS
(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY



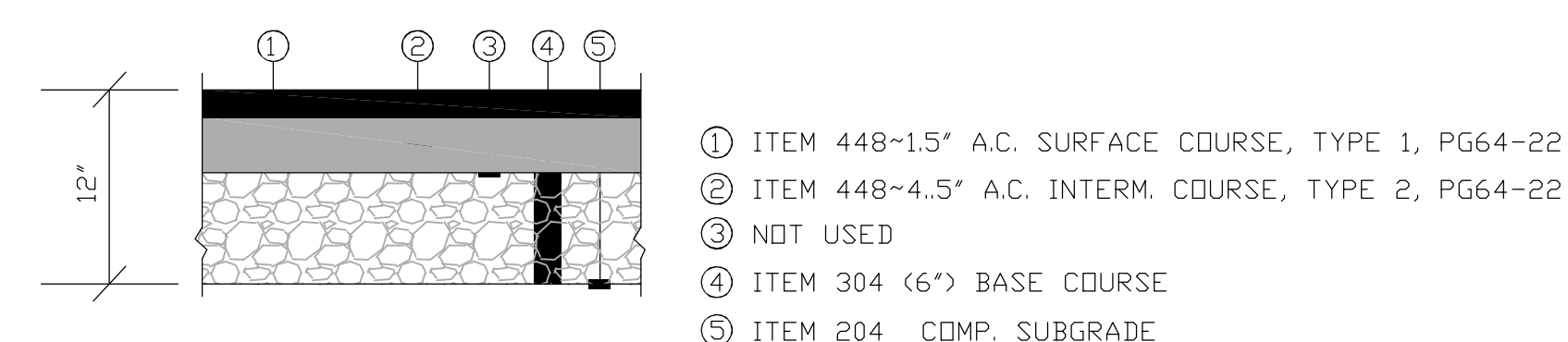
PLAN VIEW
NTS



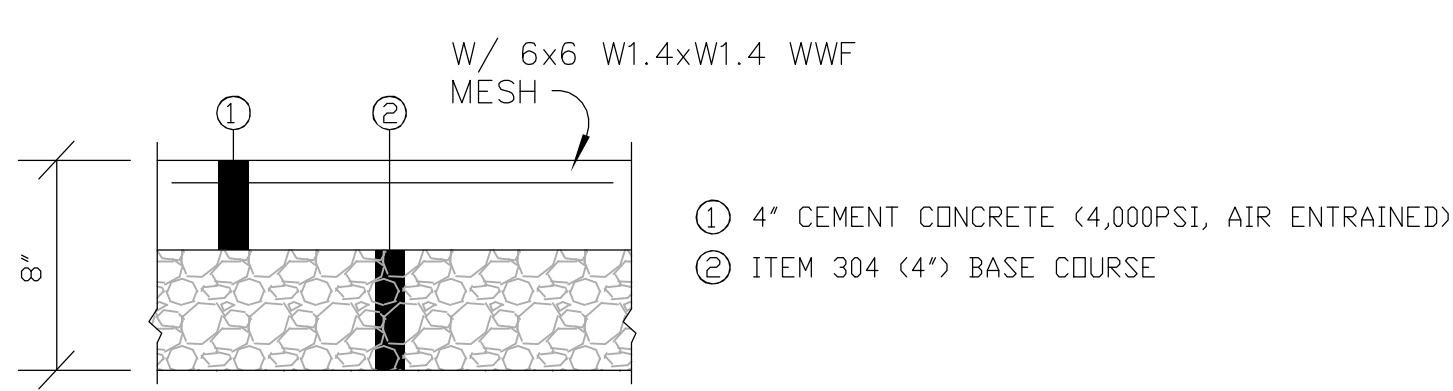
SECTION A-A
NTS

SECTION B-B
NTS

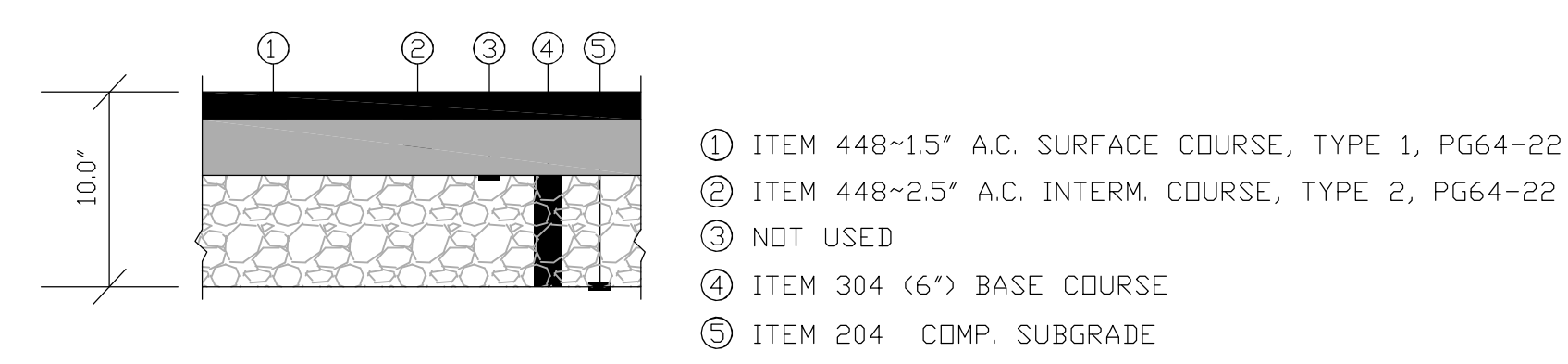
UNDERGROUND SYSTEM OUTLET STRUCTURE
ODOT 2-5 CATCH BASIN
NTS



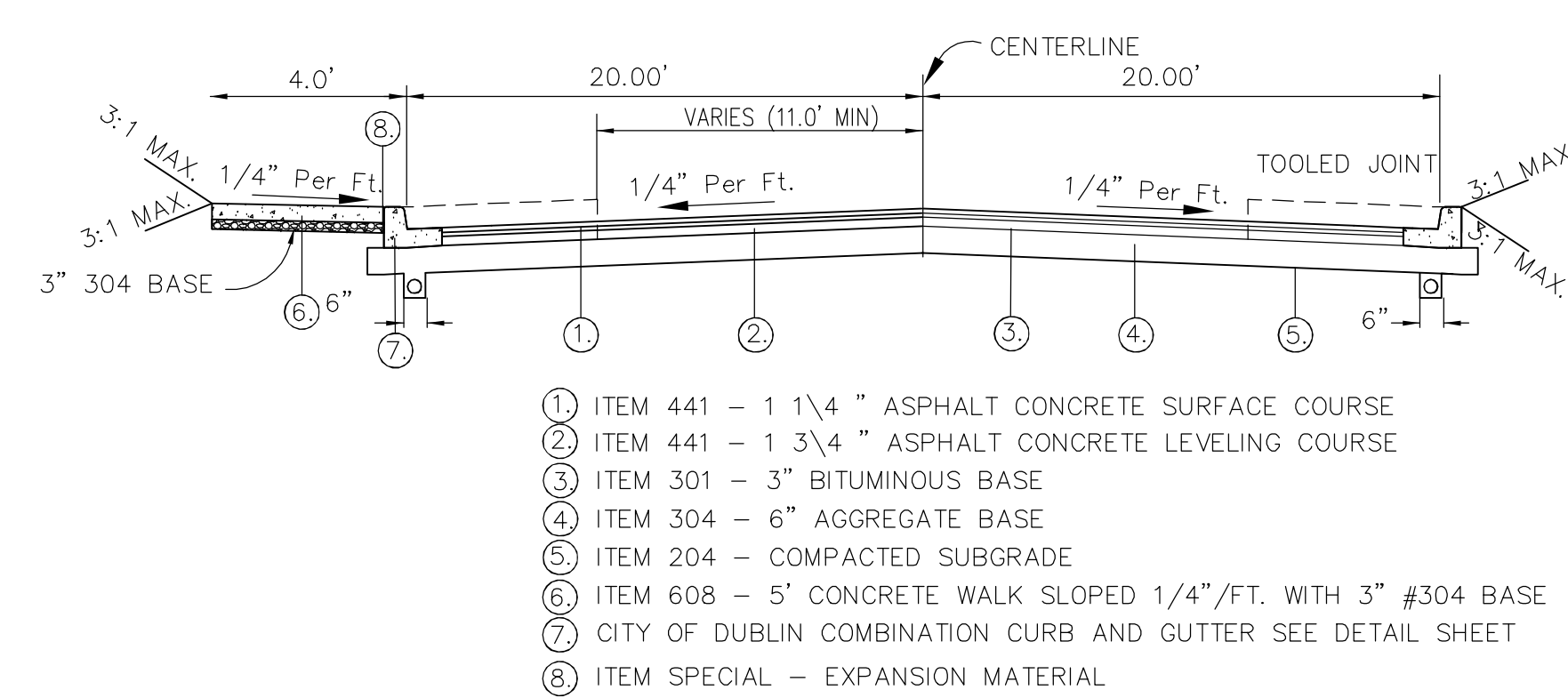
HEAVY DUTY ASPHALT PAVEMENT SECTION
NTS
(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY



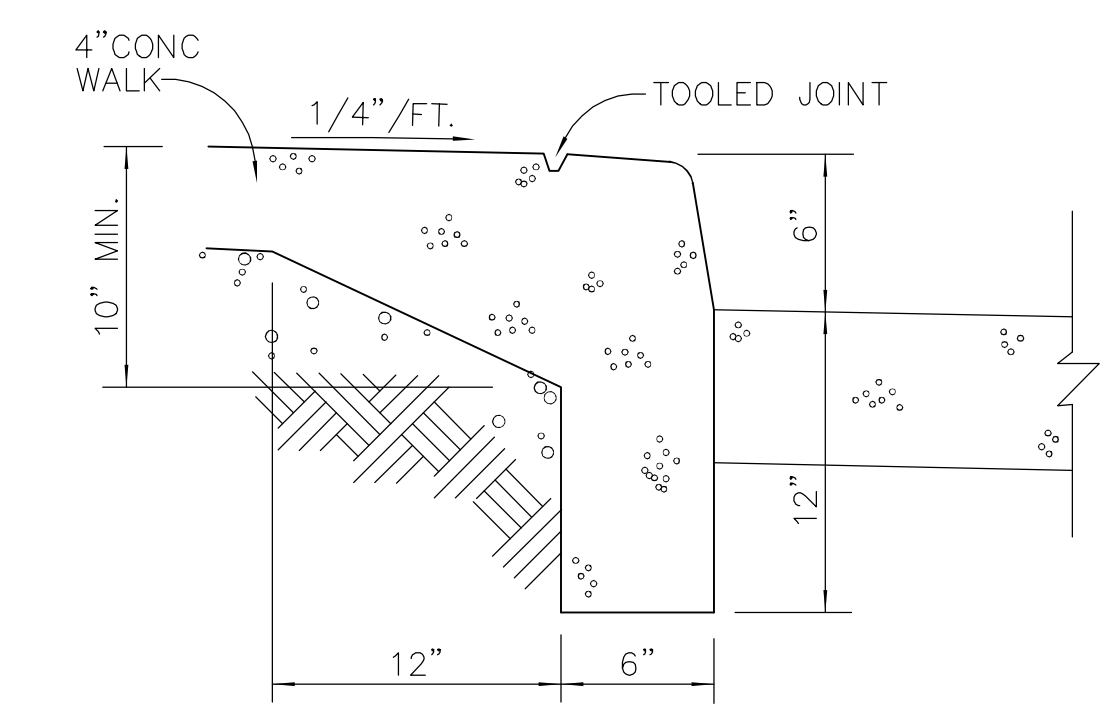
BASKETBALL CONCRETE PAD
NTS
OVERALL DIMENSIONS OF CONCRETE PAD SHALL BE 25'Lx25'W



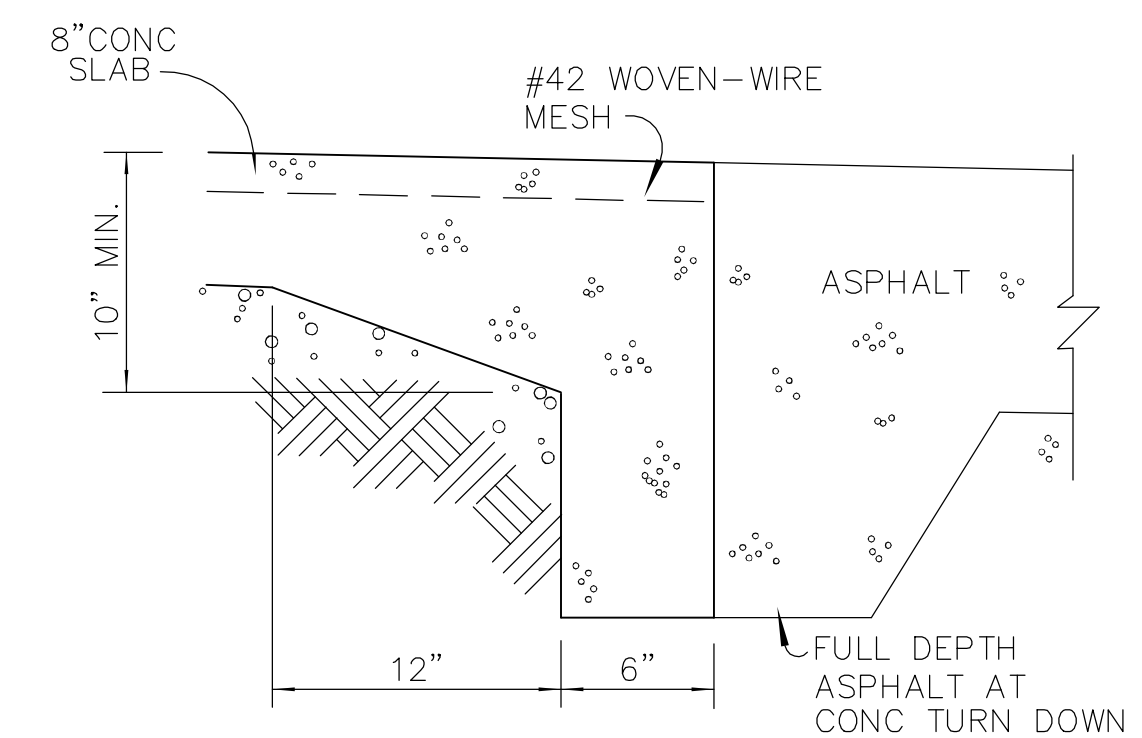
STANDARD ASPHALT PAVEMENT SECTION
NTS
(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY



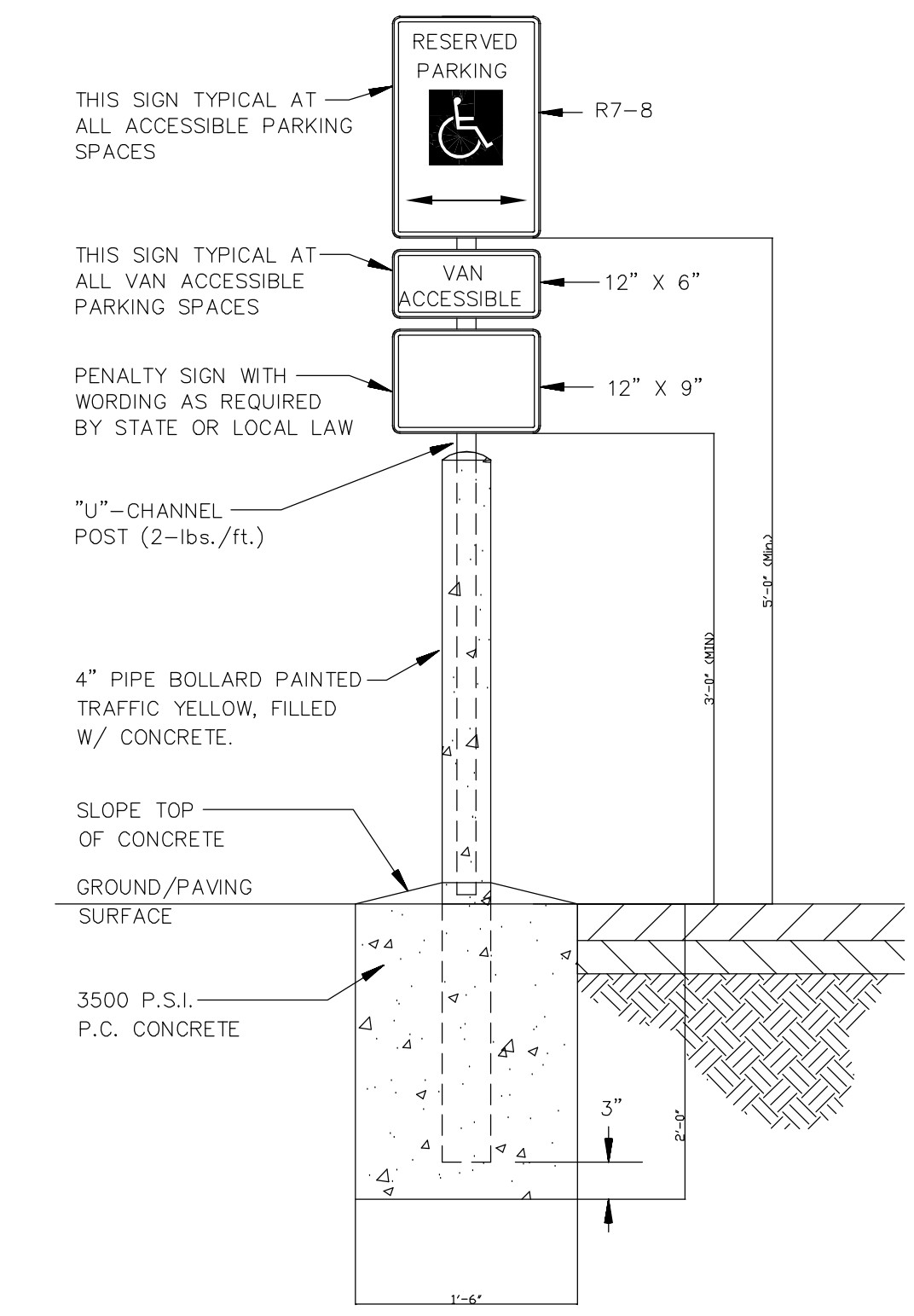
TYPICAL STREET SECTION
PUBLIC STREET
NTS



CURB CONSTRUCTION
ALONG WALK
NTS



CONCRETE TURN DOWN
AT DUMPSTER
NTS
(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY



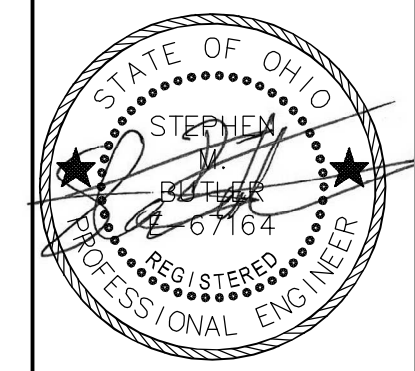
ACCESSIBLE PARKING SIGN
N.T.S.

REVISIONS	

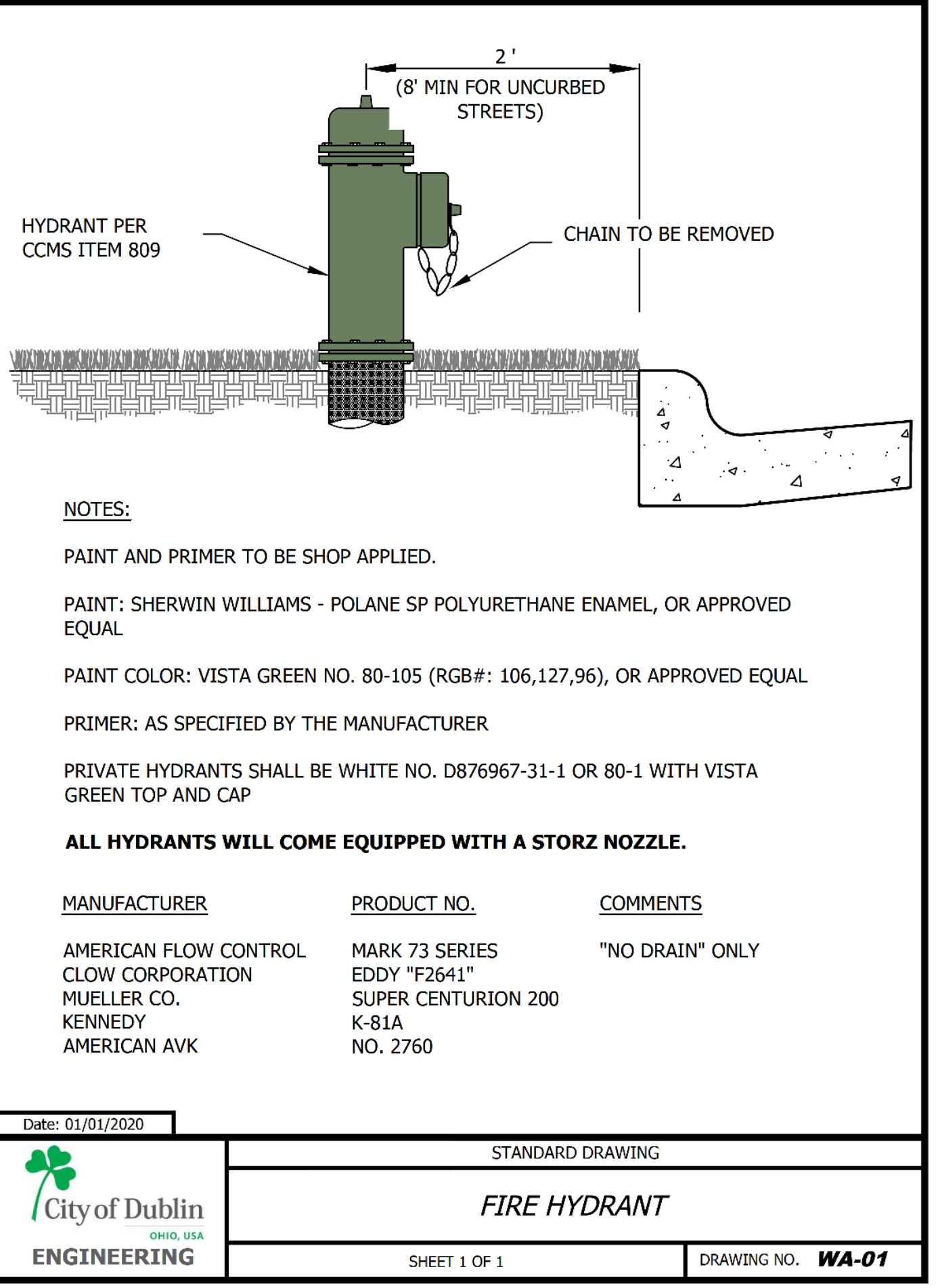
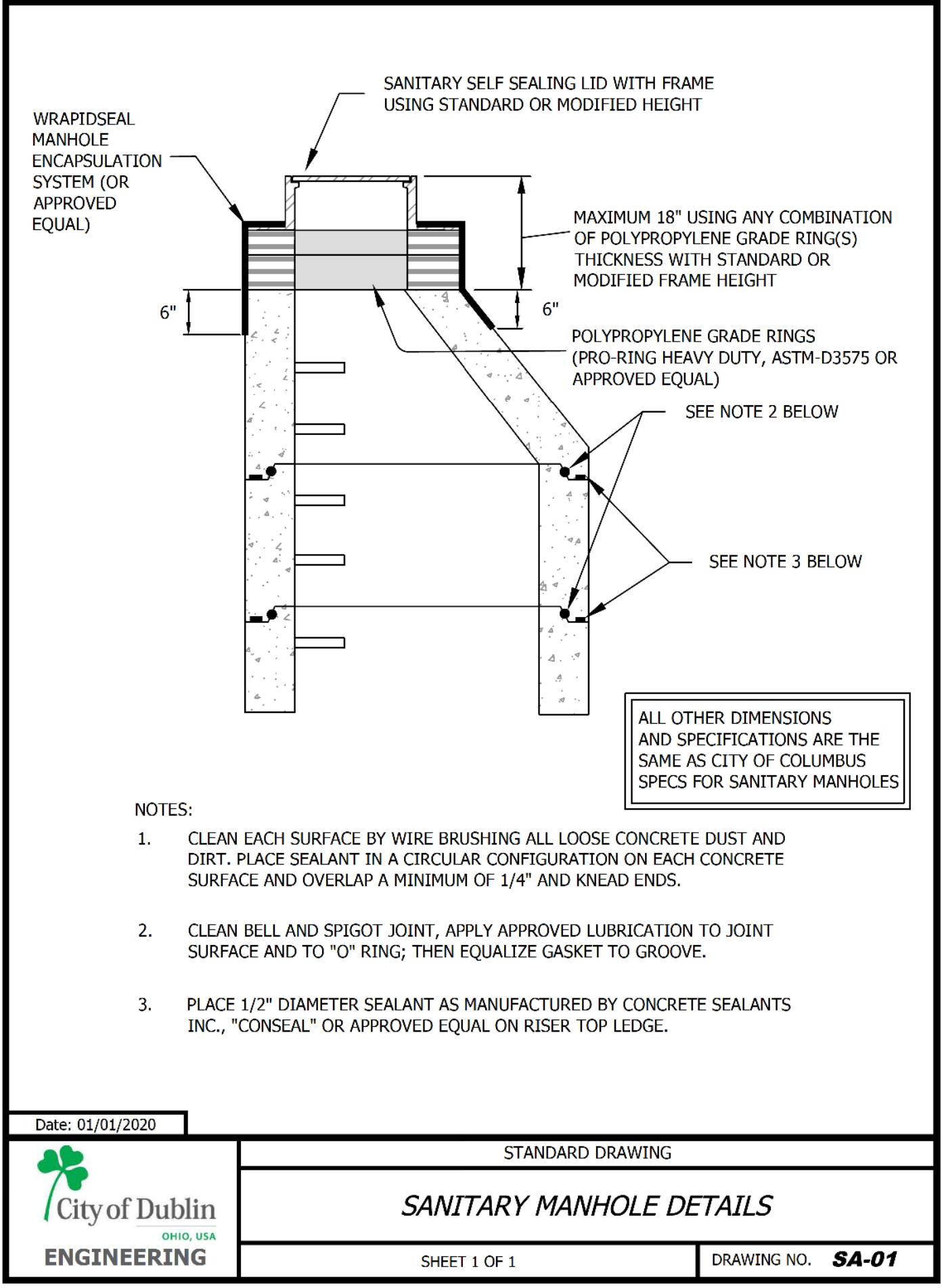
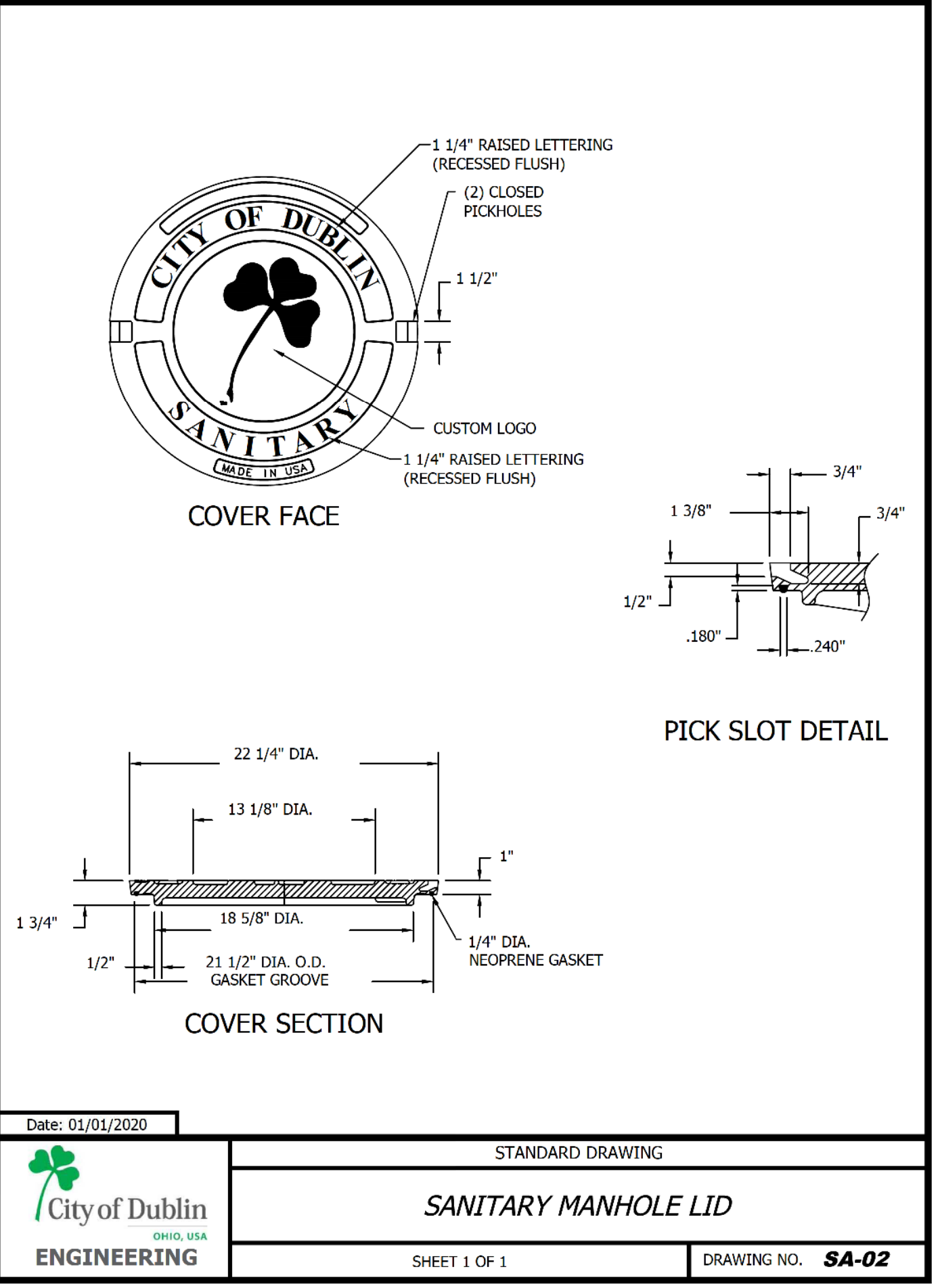
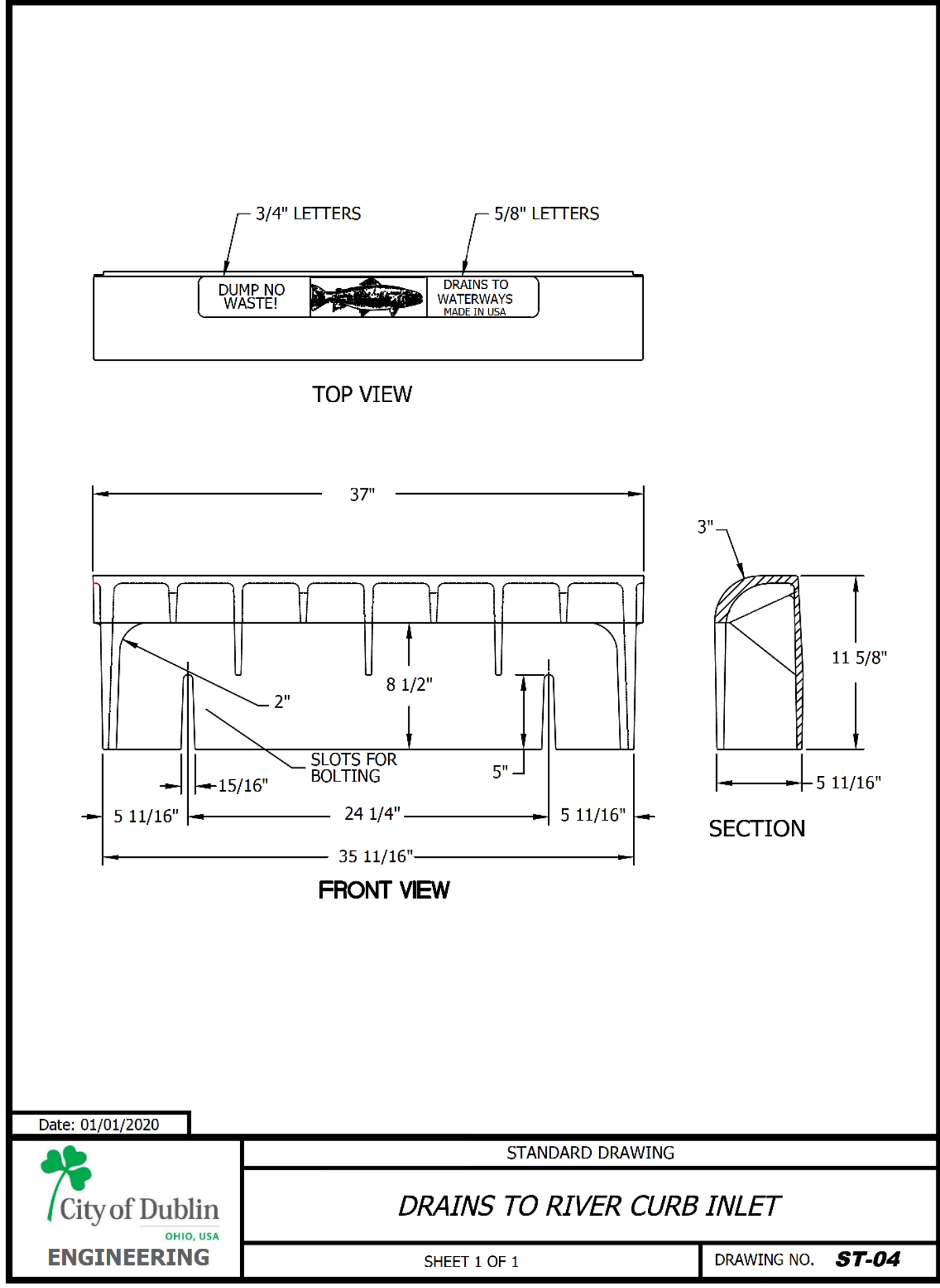
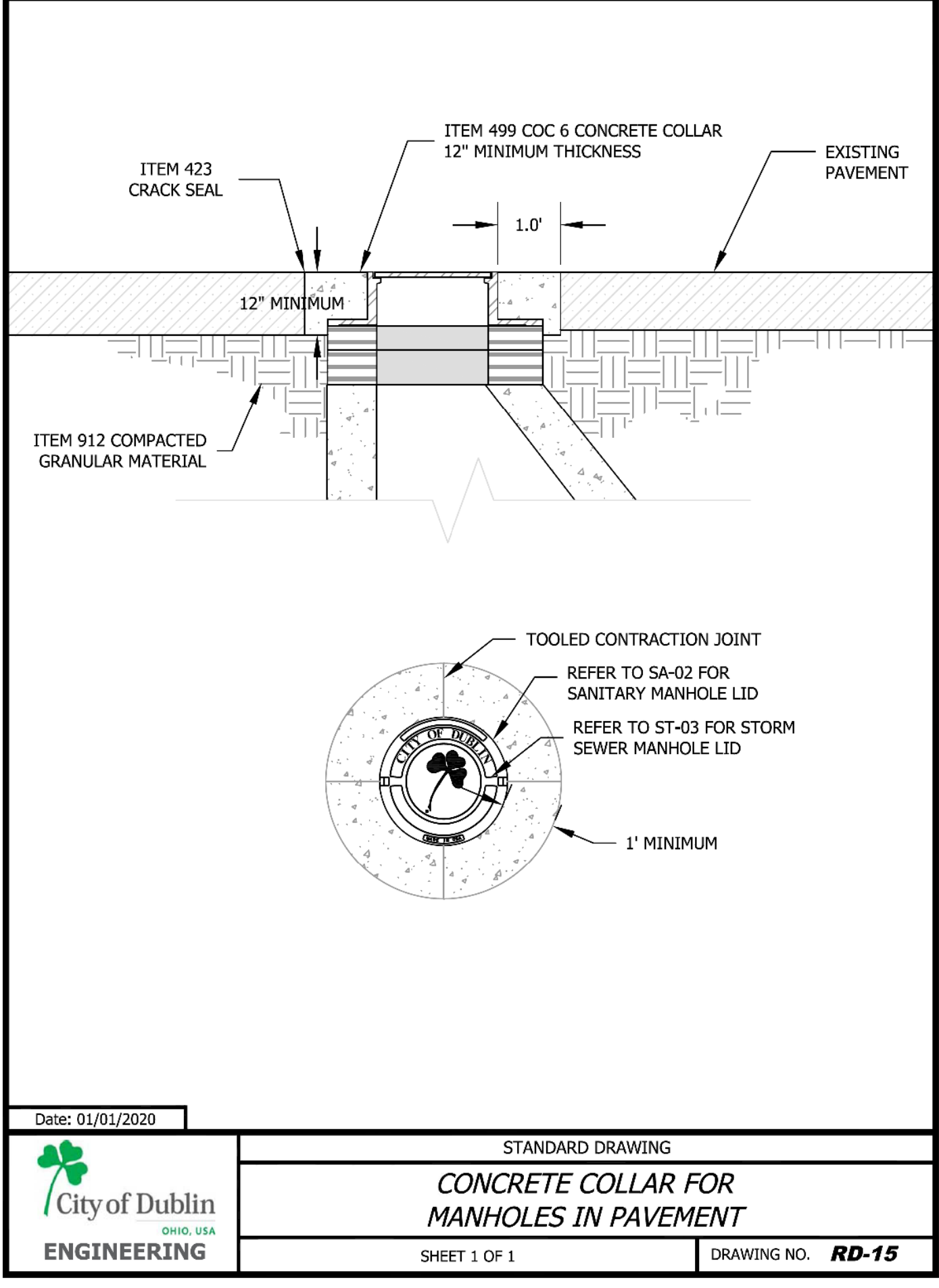
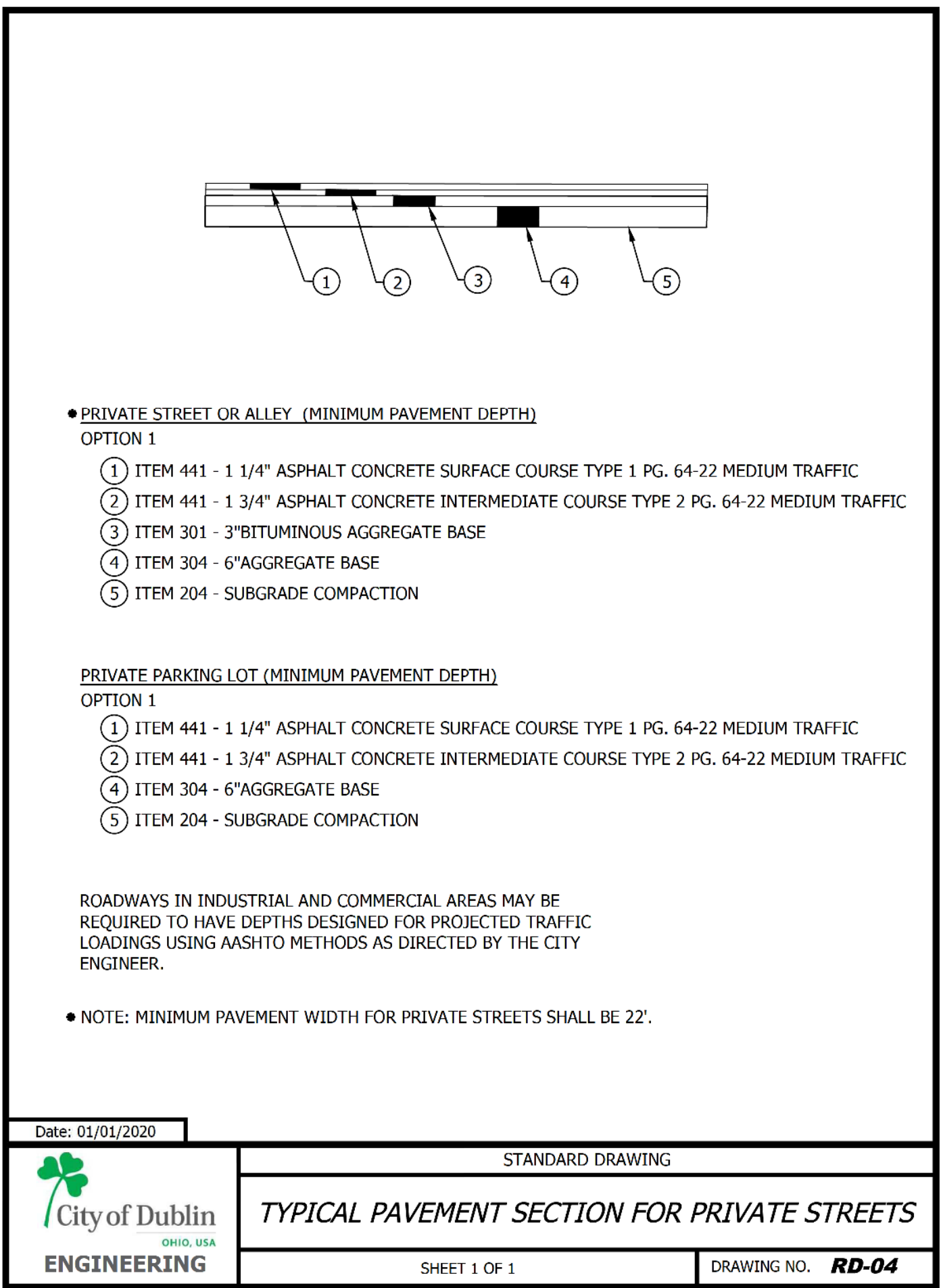
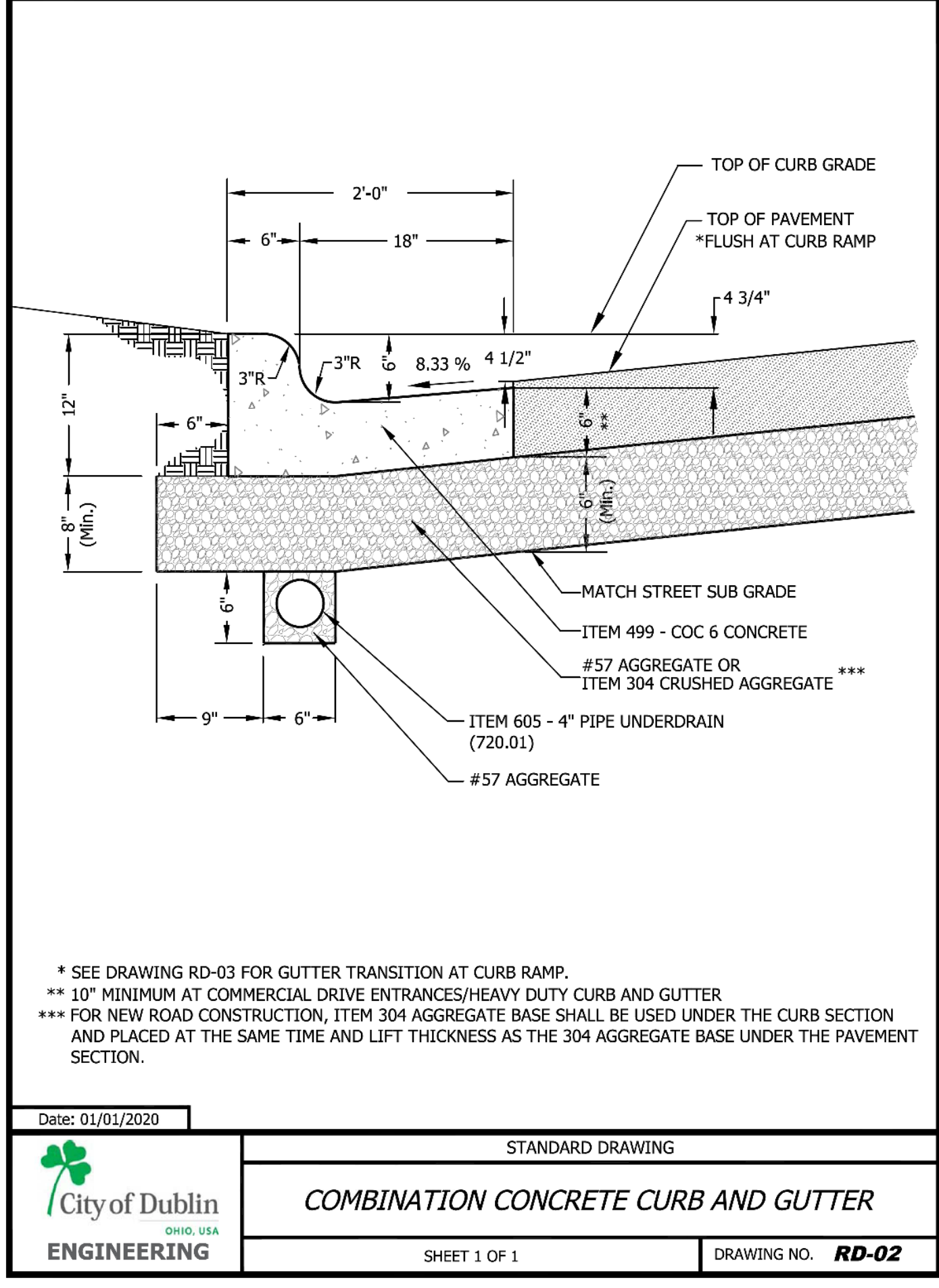
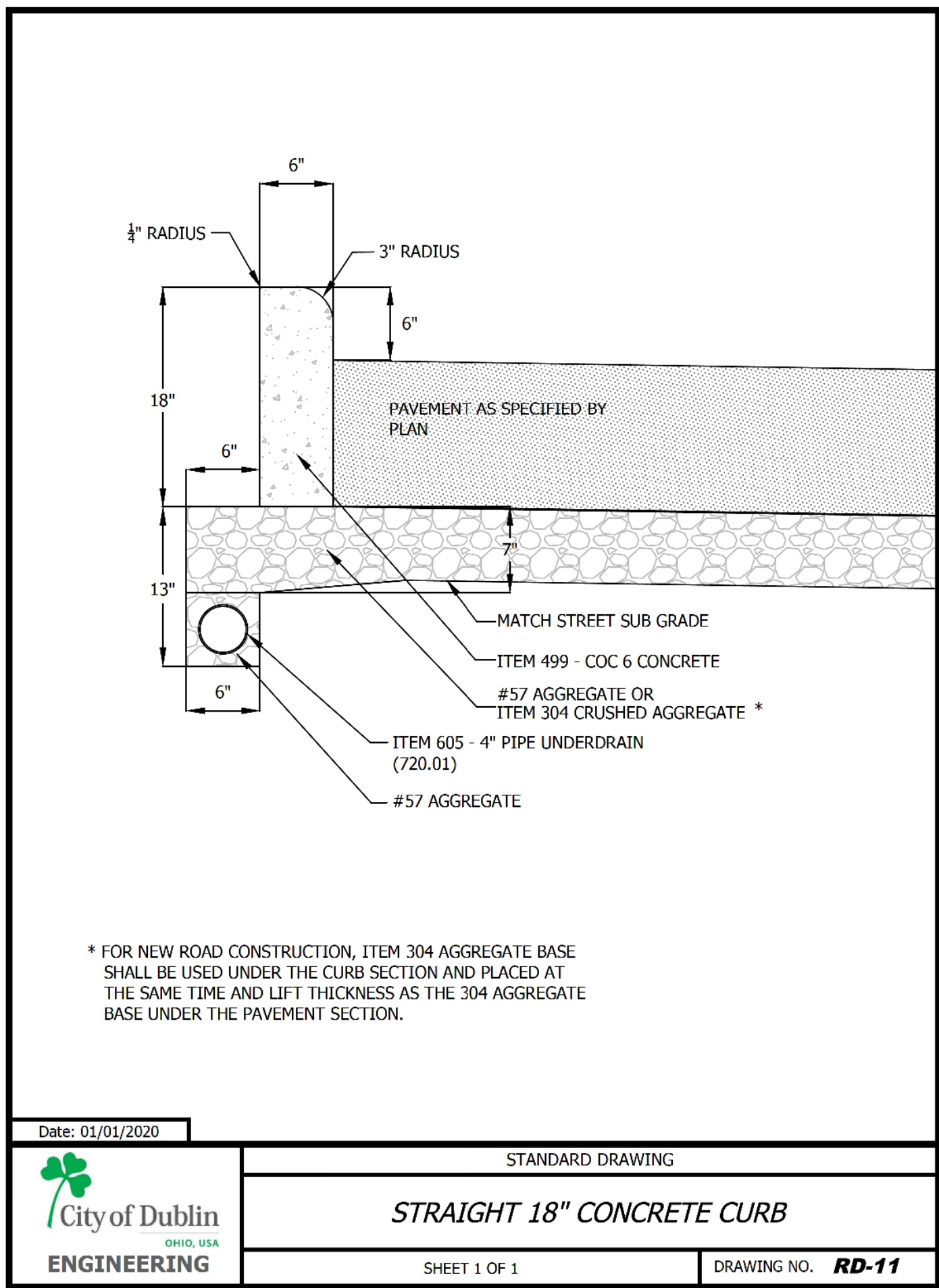
OWNER:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

CCE
Community Civil Engineers, LLC
2440 DAYTON-XENA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL. 937.490.9460 FAX 937.426.9798

DETAIL SHEET
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DATE: 11/21/2020
DRAWN: KOE
CHECK: SMB
JOB #: 19-410
C9.0

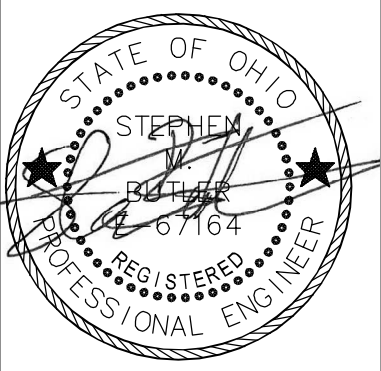


REVISIONS

OWNER: EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.490.9460 FAX: 937.426.9798

DETAIL SHEET
PRIMROSE SCHOOL
RIVERSIDE
PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



CITY OF COLUMBUS WATER SERVICE PLAN NOTES

- ☐ NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE CITY OF COLUMBUS DIVISION OF WATER.
- ☐ THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.
- ☐ ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER, UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.
- ☐ IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.
- ☐ FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.
- ☐ SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO STARTING ANY SITE WATER SERVICE AND/OR WATER SERVICE TAP INSTALLATION OR PLACEMENT OF ANY WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
- ☐ SITE UTILITY CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY FORESTER (614-645-6640) FOR ANY WORK DONE WITHIN 10 FEET OF A TREE IN THE RIGHT OF WAY.
- ☐ THERE SHALL BE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS.
- ☐ EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINES SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE COLUMBUS DIVISION OF WATER.

January 2018

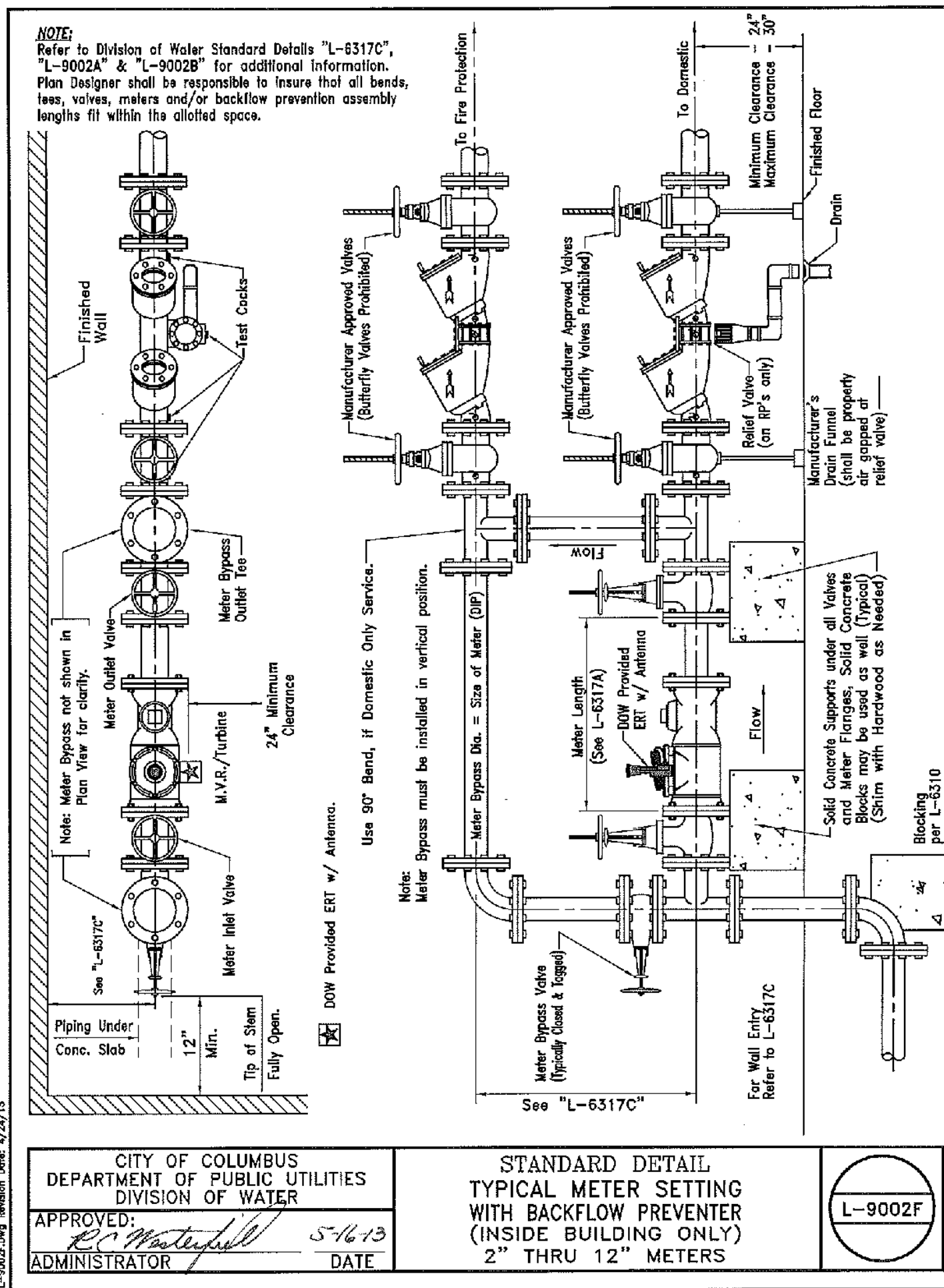
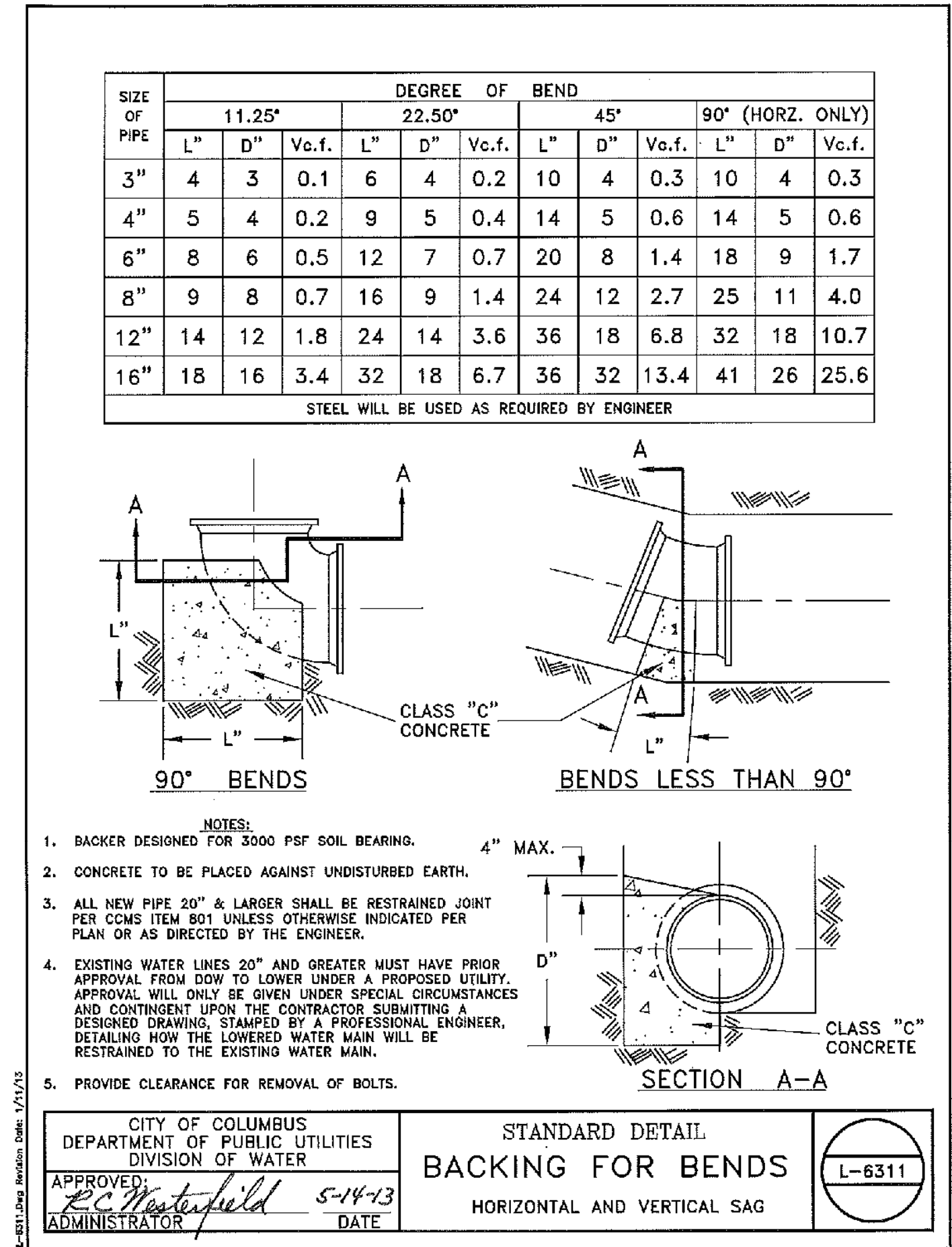
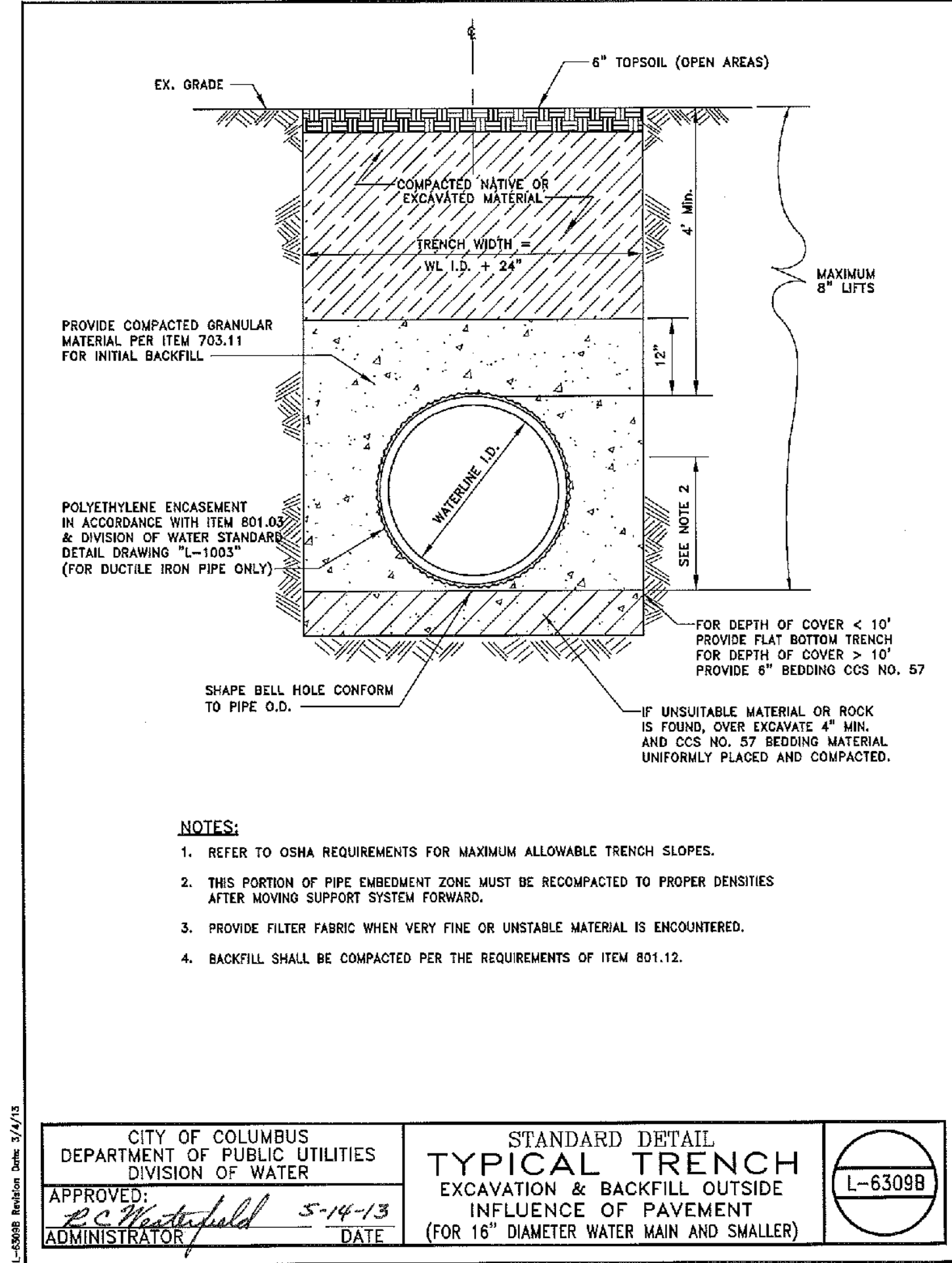
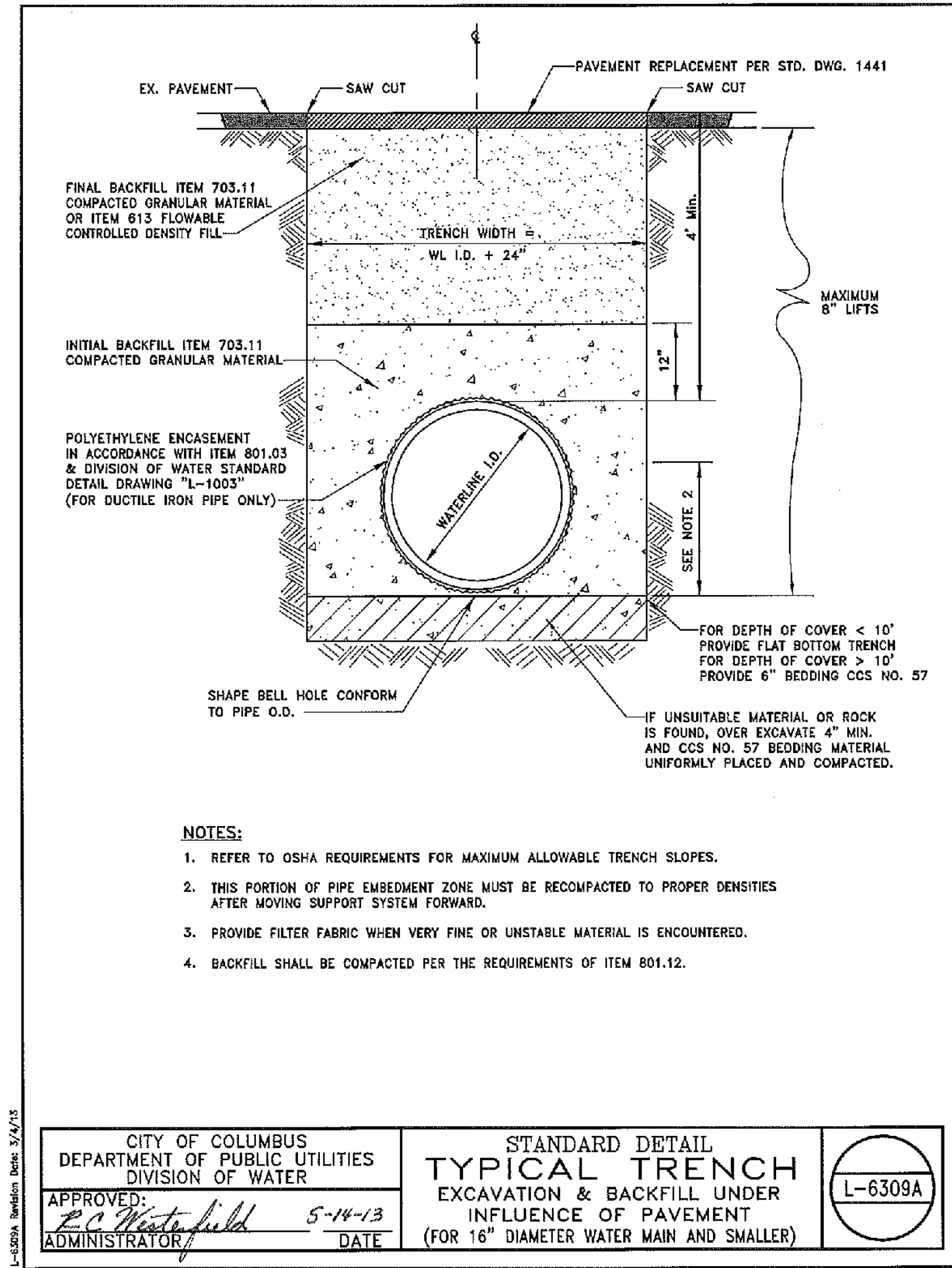
- ☐ ALL INSPECTIONS REQUIRE A 24 HOUR ADVANCE NOTICE.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL THE COLUMBUS DIVISION OF FIRE AT 614-645-8673 TO SCHEDULE THE INSPECTION OF THE NEW FIRE HYDRANTS.
- ☐ SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF 2" AND SMALLER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CURB STOP AND WATER SERVICES FROM THE CURB STOP THRU THE WATER METER SETTING.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF 2" AND SMALLER WATER SERVICE TAP ABANDONMENTS COMPLETED AT THE WATER MAIN PER CMSC ITEM 816.03.
- ☐ ALL 2" AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K SOFT TEMPER COPPER ONLY FROM THE CITY WATER MAIN THRU THE CURB STOP PER STANDARD DETAIL DRAWING L-9901 AND SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLY TUBING FROM THE CURB STOP THRU THE WATER METER SETTING.
- ☐ 1" AND SMALLER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-8503.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-8276 TO HAVE 1.5" AND SMALLER METER(S) INSTALLED.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION AND HYDROSTATIC TEST OF 3" AND LARGER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CONTROL VALVE AND WATER SERVICES FROM THE CONTROL VALVE THRU THE WATER METER SETTING. HYDROSTATIC TEST SHALL BE PER CMSC ITEM 801.14 AND SHALL BE PERFORMED FROM THE WATER MAIN THRU THE WATER METER SETTING.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7677 FOR INSPECTION OF 3" AND LARGER WATER SERVICE TAP ABANDONMENTS TO BE COMPLETED AT THE WATER MAIN PER CMSC ITEM 808.
- ☐ ALL 3" THRU 12" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATER MAIN THRU WATER METER SETTING(S) INCLUDING THE METER BYPASS.
- ☐ ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 3" AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FOOT BEYOND THE RIGHT OF WAY VALVE(S).

January 2018

- ☐ 1.5" AND LARGER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A-E.
- ☐ BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A-G. CONTRACTOR SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION INSTALLATION QUESTIONS. CONTRACTOR SHALL CALL 614-645-5781 WITH INSPECTION REQUESTS.
- ☐ THE DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE 1013 APPROVAL/STANDARD.
- ☐ THE FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE 1048 (OR ASSE 1047 IF APPLICABLE) APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS ITRON 100W (TOWER) OR 100R (REMOTE) COMPATIBLE, MEASURES IN CUBIC FEET AND MEETS THE AWWA C-700 STANDARD.
- ☐ THE DOMESTIC AND FIRE WATER METERS AND THEIR BACKFLOW PREVENTERS SHALL BE LOCATED IN A METER ROOM WITH A WALL OR CEILING MOUNTED GAS OR ELECTRIC THERMOSTATICALLY OPERATED HEATER. THE HEATER SHALL BE SIZED PER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF -30 DEGREES FAHRENHEIT.
- ☐ A 1" I.D. CONDUIT WITH 1 DRAWSTRING PER WATER METER SHALL BE PROVIDED BY THE BUILDING CONTRACTOR FROM THE WATER METER TO AND THRU 6" BEYOND THE FINISHED EXTERIOR WALL OF THE BUILDING AND 42" ABOVE THE FINISHED GRADE.
- ☐ THE DOMESTIC AND FIRE WATER BACKFLOW PREVENTERS SHALL BE LOCATED IN AN ABOVEGROUND HEATED ENCLOSURE THAT IS ASSE 1060 CLASS I APPROVED. THE ENCLOSURE SHALL HAVE A THERMOSTATICALLY OPERATED ELECTRIC HEATER, SIZED PER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF -30 DEGREES FAHRENHEIT. HEAT TAPE IS NOT PERMITTED.

UNDERGROUND PRIVATE WATER SYSTEM(S) AFTER THE CITY WATER METER(S)

- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-5781 FOR INSPECTION OF PRIVATE DOMESTIC AND/OR FIRE WATER SYSTEM(S) AFTER THE CITY WATER METER(S) INCLUDING PRIVATE FIRE HYDRANT(S) AND/OR DOMESTIC BUILDING RISERS BEFORE COVERING.
- ☐ SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS FIRE PREVENTION BUREAU AT 614-645-8673 FOR FLUSHING AND/OR PRESSURE TEST INSPECTION OF PRIVATE FIRE SYSTEM AFTER THE CITY FIRE WATER SERVICE METER AND BACKFLOW PREVENTER.



REVISIONS

OWNER:

EDUCATION DEVELOPMENT GROUP, LLC

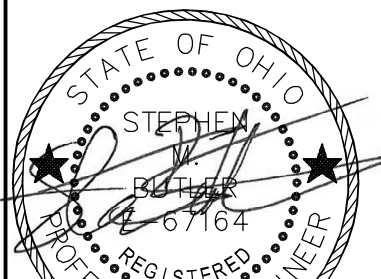
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

Community Civil Engineers, LLC

2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL: 937.490.9460 FAX 937.426.9798

DETAIL SHEET
PRIMROSE SCHOOL
RIVERSIDE

PCL ID 273-009147-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY



DESIGN: SMB
DRAWN: KOE
CHECK: SMB
JOB #: 19-410

DATE: 11/21/2020

C9.2

PRIMROSE OF RIVERSIDE

CS100

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
WOODY PLANTS					
ASA	6	ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	2.5" CALIPER B&B	
BGG	23	BUXUS 'X' GREEN GEM	GREEN GEM BOXWOOD	18" B&B	
BGV	10	BUXUS 'X' GREEN VELVET	GREEN VELVET BOXWOOD	24" B&B	
CYP	2	CARPINUS CAROLINIANA 'CYSQU'	PALISADE AMERICAN HORNBEAM	2.5" CAL B&B	
EAO	12	EUONYMUS ALATUS 'ODOM'	LITTLE MOSES DWARF BURNINGBUSH	18" WIDTH B&B	
EAR	11	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG DWARF BURNINGBUSH	24" B&B	
HPW	5	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY PANICLE HYDRANGEA	#5 CONTAINER	
HQP	10	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE DWARF OAKLEAF HYDRANGEA	#5 CONTAINER	
HQR	9	HYDRANGEA Q. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	#5 CONTAINER	
IVH	9	ILEA VIRGIBICA 'SPRICH'	LITTLE HENKY VIRGINIA SWEETSPHIRE	#1 CONTAINER	
MS	4	MALUS SARGENTI	SARGENT CRABAPPLE	2.5" CAL. B&B	TREE FORM
SPR	5	SPIRAEA X 'VANHOUTEI RENAISSANCE'	RENAISSANCE VANHOUTEI SPIREA	#5 CONTAINER	
SYB	6	SYRINGA 'BOOMERANG' DARK PURPLE	DARK PURPLE BOOMERANG LILAC	#5 CONTAINER	
SYM	5	SYRINGA MEYERI 'PALIBIN'	MEYER DWARF KOREAN LILAC	#5 CONTAINER	
SPG	3	SYRINGA PEKINENSIS 'WHITE'	GREAT WALL TREE LILAC	2.5" CAL. B&B	TREE FORM
TOB	8	THEIA OCCIDENTALIS 'BOBOZAM'	MR. BOWLING BALL GLOBE ARBORVITAE	#1 CONTAINER	
TOC	8	THUJA O. 'CONGLOBE'	FIRE CHIEF GLOBE ARBORVITAE	#1 CONTAINER	
VCC	3	VIBURNUM CARLESII 'COMPACTA'	COMPACT KOREAN SPICEBUSH	36" B&B on standard	TREE FORM

NOTE 14 STREET TREES ARE SHOWN ON PLAN; THESE TREE SPECIES AND LOCATIONS SHALL BE DETERMINED BY THE CITY FORESTER.

PERENNIAL PLANTS & GRASSES

FOG	175	FESTUCA OVINA 'GLAUC'	ELIJAH BLUE FESCUE GRASS	#1 CONTAINER	1' O.C. STAGGERED ROWS
HSF	11	HOSTA SIEBOLDIANA 'FRANCES WILLIAMS'	FRANCES WILLIAMS HOSTA	#1 CONTAINER	
HSK	11	HOSTA S. 'KROSSA REGAL'	KROSSA REGAL HOSTA	#1 CONTAINER	
HSP	11	HOSTA S. 'PATRIOT'	PATRIOT HOSTA	#1 CONTAINER	
NMM	600	NARCISSUS MINIATURE NATURALIZING MIXTURE	DWARF DAFFODIL MIX. FOR NATURALIZING	TOP SIZE BULBS	SELECTED FOR HZ ZONES 6
PAH	30	PENSTEMON ALPECUROIDES 'HAMELYN'	DWARF FOUNTAIN GRASS	#3 CONTAINER	30" O.C. STAGGERED ROWS
PVH	30	PANICUM VIRGATUM 'HOT ROD'	HOT ROD SWITCH GRASS	#1 CONTAINER	2' O.C. STAGGERED ROWS
VIM	1,150	VINCA MINOR	MYRTLE/PERIWINKLE	2.25" FEAT POIS	6" O.C. STAGGERED ROWS

ANNUAL FLOWERING PLANTS

TPB	186	'TAGETES PATULA 'BONANZA SERIES'	MARIGOLD	1 QT. POT 1" O.C.	PLANTED IN EARLY SUMMER
VWH	186	'VIOLA WITTROCKIANA 'HAPPY FACE' SERIES	PANSY	1 QT. POT 1" O.C.	PLANTED IN FALL (FOR WINTER&SPRING DISPLAY)

LANDSCAPE CONTRACTOR SHALL:

Provide all material in conformance to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen. All planting materials shall be grade A Specimen stock. No substitutions shall be permitted unless approved by the owner.

Provide and install all plantings in conformance with the highest Ohio Nursery and Landscape Association Industry standards, state laws, and City of Dublin, OH Zoning Codes. Street trees shall have a clear trunk of seven feet above the ground.

Locate and verify the existence of all utilities prior to starting any work, and protect underground utilities from any damage. Protect existing mature shrubs/hedges from damage during construction.

Locate planting beds and tree locations per plan. Locate the center of shrubs at the critical dimensions shown on this plan from curbs and fences.

Remove and dispose of weeds, or other materials in planting beds that could interfere with plant growth and health. No plant shall be put into the ground before rough grading has been finished and approved by the Owner's project representative, landscape architect, or equal.

Place a four-inch layer of well-composted leaf mold in all planting beds, and thoroughly roto-till into existing soil before planting. After planting, all plants shall bear the same relationship to the finished grade as the plant's original grade before digging.

Grade plant beds to ensure positive drainage away from plantings, building foundations, sidewalks and pavement.

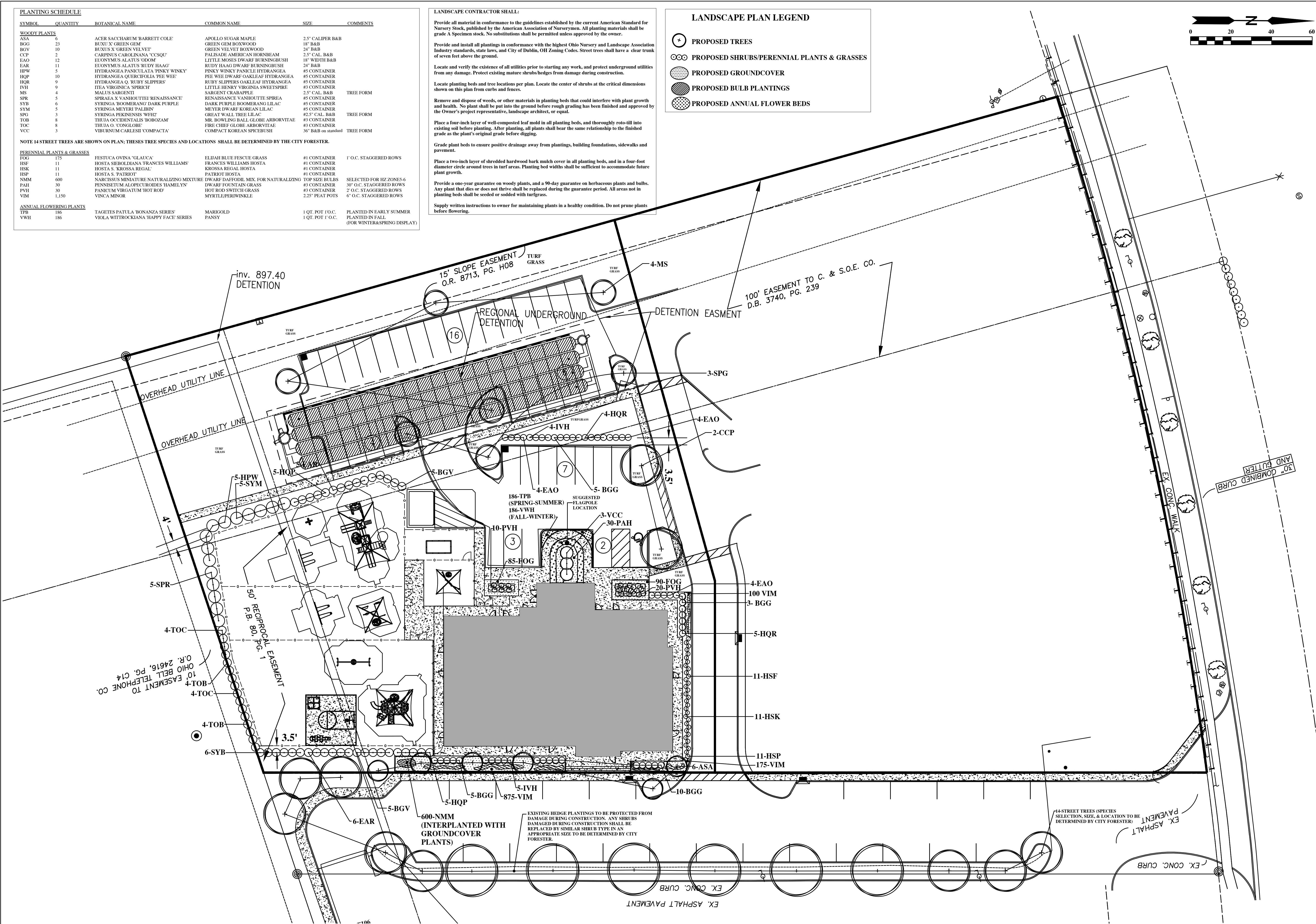
Place a two-inch layer of shredded hardwood bark mulch cover in all planting beds, and in a four-foot diameter circle around trees in turf areas. Planting bed widths shall be sufficient to accommodate future plant growth.

Provide a one-year guarantee on woody plants, and a 90-day guarantee on herbaceous plants and bulbs. Any plant that dies or does not thrive shall be replaced during the guarantee period. All areas not in planting beds shall be seeded or sodded with turfgrass.

Supply written instructions to owner for maintaining plants in a healthy condition. Do not prune plants before flowering.

LANDSCAPE PLAN LEGEND

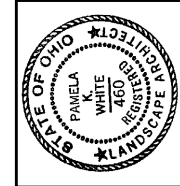
- PROPOSED TREES
- PROPOSED SHRUBS/PERENNIAL PLANTS & GRASSES
- PROPOSED GROUND COVER
- PROPOSED BULB PLANTINGS
- PROPOSED ANNUAL FLOWER BEDS



REVISIONS

PREPARED FOR: EDUCATION DEVELOPMENT GROUP, LLC

1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147



LANDSCAPE PLAN BY
PAMELA K. WHITE
OHIO PROFESSIONAL
LANDSCAPE ARCHITECT #460
11/23/2020
937.830.2770 pamelakw@gmail.com

LANDSCAPE PLAN

PRIMROSE SCHOOL

RIVERSIDE

3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017
FRANKLIN COUNTY

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

PRIMROSE OF RIVERSIDE
3985 DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017

OWNER NAME, ADDRESS, AND EMAIL:

EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200, PICKERINGTON, OHIO 43147
EMAIL eeskanderpinnacle@gmail.com

DESCRIPTION: (PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES)

CONSTRUCTION TO BE COVERED UNDER THIS PERMIT INCLUDES EARTHWORK, STORM , SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING; PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING; EXCAVATION AND EMBANKMENT, STORM SEWER, FINAL PLANTING AND SEEDING.

RUNOFF COEFFICIENT: PRE-DEVELOPMENT RUN-OFF COEFFICIENT - 0.30
POST-DEVELOPMENT RUN-OFF COEFFICIENT - 0.77

SITE AREA: THE SITE IS APPROXIMATELY 3.0 ACRES OF WHICH 3.0 +/- ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

SITE DESCRIPTION:

THIS SITE IS CURRENTLY VACANT AND UNDISTURBED.

SUBDIVISION (FUTURE)
COMMERCIAL X
INDUSTRIAL
P.U.D.
OTHER (SOME EXISTING DEVELOPMENT)

SOIL TYPES:

Ko- KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrB- CROSBY SILT LOAM, 2 TO 6 PERCENT SLOPES
THESE SOILS ARE PRESENT IN AREAS OF DISTURBANCE

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL PERIMETER CONTROLS
2. CLEAR AND GRUB
3. FULL SITE GRADING
4. PILE TOPSOIL WITHIN SILT FENCE PERIMETER
5. STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA
6. INSTALL UTILITIES
7. INSTALL INLET PROTECTION
8. BUILDING CONSTRUCTION
9. FINAL GRADING AND INSTALL PERMANENT SEEDING
10. RESEED ANY DISTURBED AREAS AND LANDSCAPE SITE

NAME OF RECEIVING WATERS: STORM WATER DISCHARGES TO AN UNDERGROUND DETENTION BASIN LOCATED ON THE SOUTHWEST QUADRANT OF THE SITE. THE UG DETENTION BASIN DISCHARGES TO CITY STORM SEWER TRIBUTARY TO THE SCIOTA RIVER.

GENERAL NOTES

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2006). OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION. REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. THE CONTRACTOR SHALL USE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT MOVEMENT INTO AREAS DESIGNATED AS WETLANDS. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. ADDITIONAL EROSION ANAD SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS

IDENTIFIED BY THE DESC INSPECTOR.

SWPPP INSPECTOR:

CONTROLS

EROSION AND SEDIMENT CONTROLS:

STABILIZATION PRACTICES

TEMPORARY STABILIZATION - TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED SHALL BE APPLIED AS PER THE TEMPORARY SEEDING SPECIFICATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL ASPHALT PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OR WITHIN 2 DAYS FOR AREAS WITHIN 50 FEET OF A STREAM. REFER TO LANDSCAPE PLAN FOR DETAILS.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING				●	●	●	*	*	*	●	●	
DORMANT SEEDING	●	●	●							●	●	●
TEMPORARY SEEDING				●	●	●	*	*	*	●	●	
SODDING				*****	*****	*****						
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY SWALES, STORM SEWER AND AN UNDERGROUND DETENTION BASIN WITH WATER QUALITY ACCOUNTED FOR.

	REQUIRED	PROPOSED
SEDIMENT STORAGE ZONE	111.CY	111.CY
DEWATERING ZONE	☐	☐

	REQUIRED	PROPOSED
WATER QUALITY VOLUME	7,362 CU.FT.	7,362+CU.FT.

SEE SHEET 4 FOR ADDITIONAL DETAIL AND OUTLET CONTROL

OTHER CONTROLS

WASTE DISPOSAL:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL, CITY AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED OFF-SITE. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE OFFICE TRAILER. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY ORC 3714

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.

OFF-SITE VEHICLE TRACKING:

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

DEWATERING ACTIVITIES:

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

PROCESS WASTEWATER:

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFULL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714
GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS - ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS - FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS - ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.


REVISIONS

6	
5	
4	
3	
2	
1	

PREPARED FOR:

EDUCATION DEVELOPMENT GROUP, LLC

1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147



CEE


Community Civil Engineers, LLC

2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL: 937.490.9460 FAX 937.426.9798

SWPPP NOTES & DETAILS

PRIMROSE OF RIVERSIDE

1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147



DESIGN: SMB DATE: 11/21/2020
JOB #: 19-410 CHECK:

CS200

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
- SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- VEGETATIVE COVER AND/MULCH – APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMIAN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WATERING – SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- SPRAY-ON ADHESIVES – APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

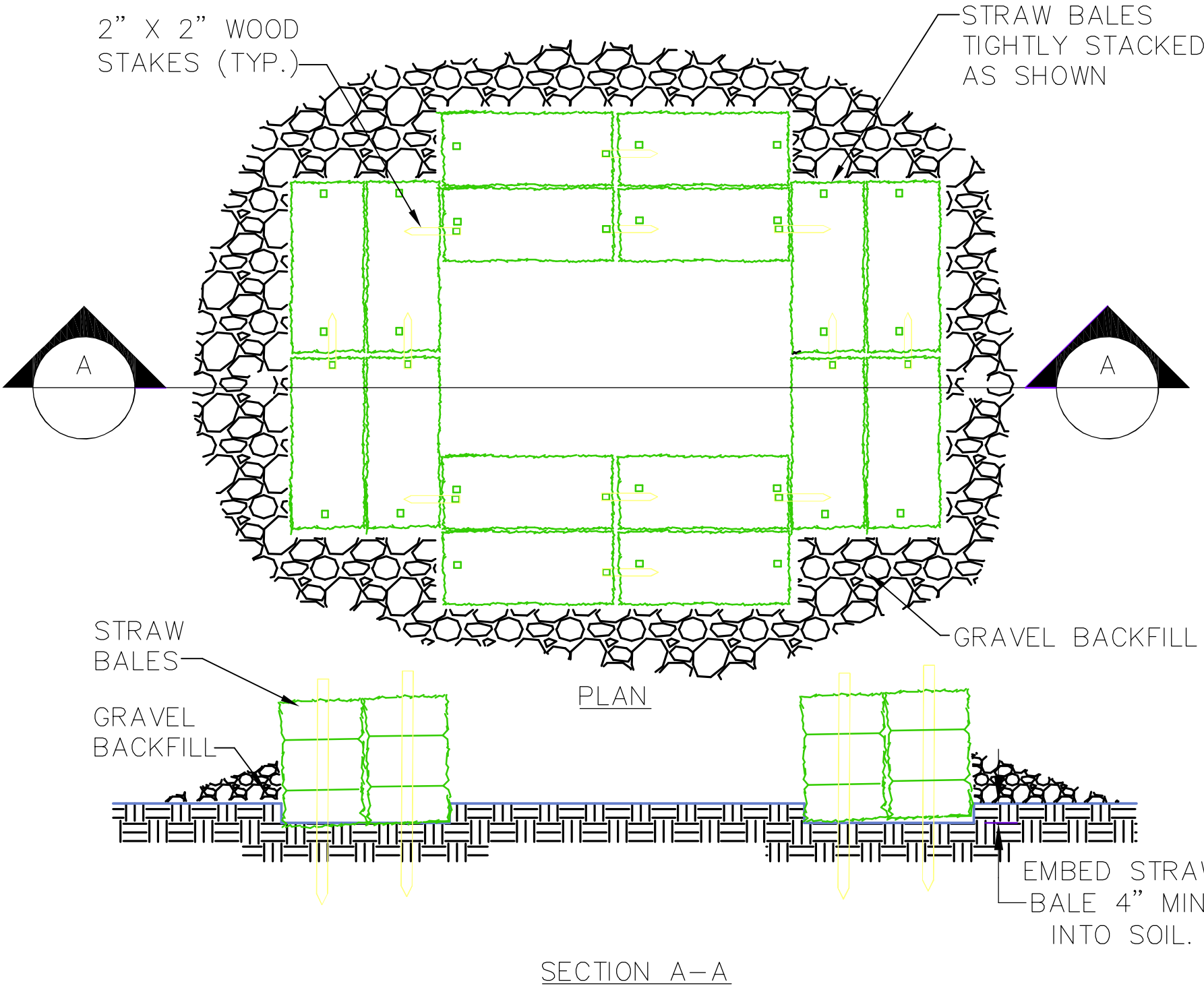
ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE GAL./AC.
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO-TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO-TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

- STONE – GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.
- BARRIERS – EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL.
- CALCIUM CHLORIDE – THIS CHEMICAL MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH SUPPLIERS' SPECIFIED RATES.

- OPERATION AND MAINTENANCE – WHEN TEMPORARY DUST CONTROL MEASURES ARE USED; REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.
- STREET CLEANING – PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET SWEEPER OR BUCKET – TYPE ENDLOADER OR SCRAPER.

CONCRETE WASHOUT

SPECIFICATIONS FOR CONCRETE WASHOUT



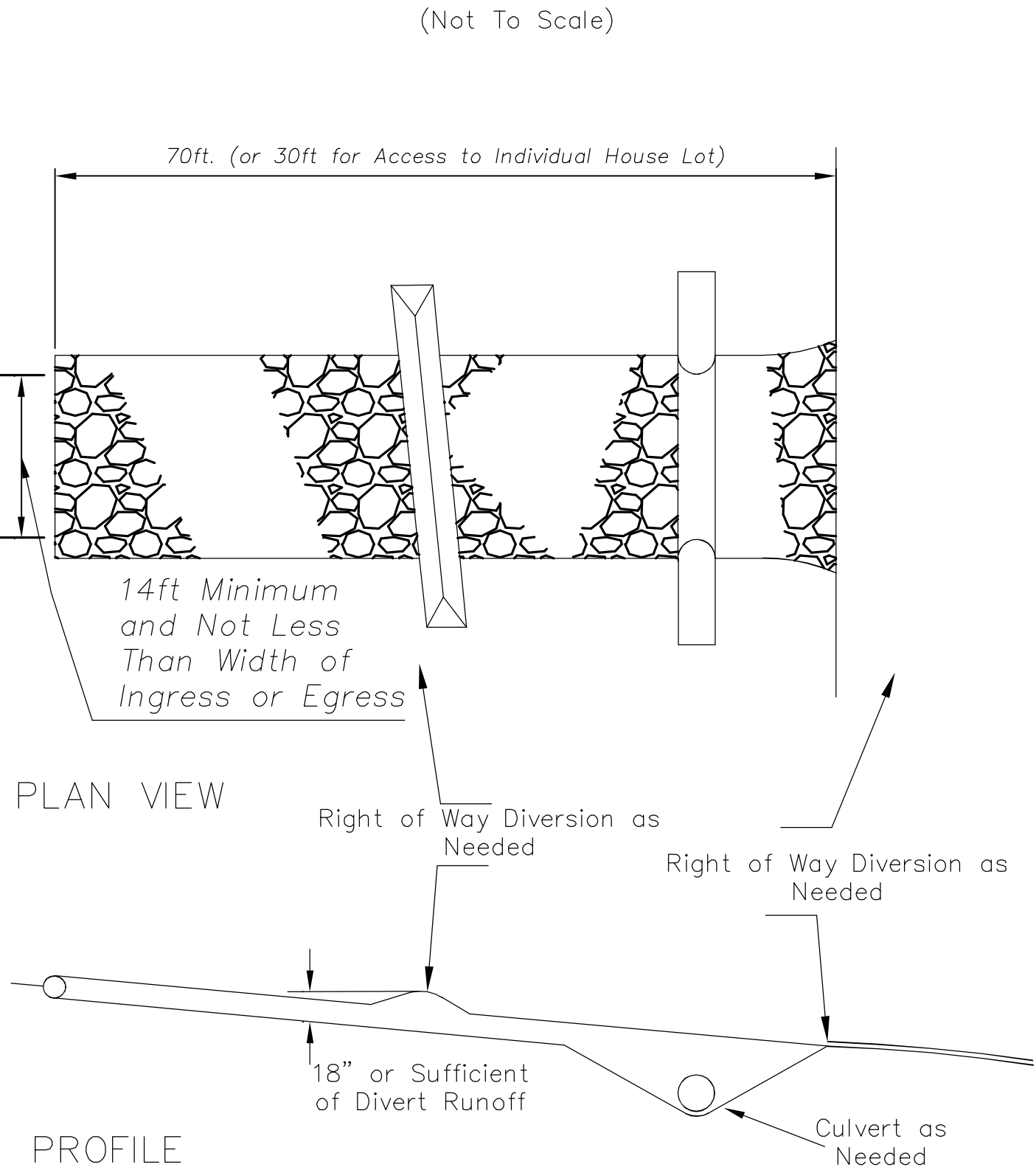
- THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN-OUT STRUCTURES CONSISTING OF A STRAW BALE BARRIER WITH GRAVEL BACKFILL. THE LENGTH AND WIDTH OF THESE STRUCTURES SHALL BE AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE, DRAINAGE SWALE OR INLET. AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE PONDS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.
- EMBED THE STRAW BALES 4" INTO THE SOIL. PROVIDE TWO ROWS OF BALES, AS SHOWN ON THE DETAIL, WITH ENDS AND CORNERS TIGHTLY ABUTING. ORIENT THE STRAW BALES LENGTHWISE WITH BINDINGS AROUND THE SIDES OF THE BALES SO THE WIRE DOES NOT CONTACT THE SOIL. DRIVE 2"x2" WOOD STAKES THROUGH EACH BALE, TO SECURELY ANCHOR THE BALE AND CONNECT ADJACENT BALES. GRAVEL BACKFILL SHALL BE PROVIDED AND TAMPED AROUND THE OUTSIDE PERIMETER OF THE BALES TO PREVENT EROSION AND FLOW AROUND THE BALES.
- THE INTENT OF THESE STRUCTURES IS TO COLLECT ALL CONCRETE WASH OUT WATER AND ALLOW IT TO DRY TO A SOLID MATERIAL. AFTER DRYING, THE SOLID MATERIAL CAN BE REMOVED WITH A LOADER OR EXCAVATOR FOR PROPER DISPOSAL. WASH OUT WILL NOT BE PERMITTED IN ANY OTHER AREAS.
- USE THE MINIMUM AMOUNT OF WATER TO WASH THE VEHICLES AND EQUIPMENT. NEVER DISPOSE OF WASH OUT INTO THE STREET, STORM INLET, DRAINAGE SWALE OR WATERCOURSE. DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT AND MORTAR IN THE TRASH. ANY SOAPS THAT ARE UTILIZED SHALL BE PHOSPHATE-FREE AND BIODEGRADABLE.
- ADDITIONAL CONCRETE CLEAN-OUT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SPECIFIED AREA AS NEEDED BASED UPON THE VOLUME OF WASH OUT GENERATED DAILY.

CONSTRUCTION ENTRANCE

DESCRIPTION

A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF STONE UNDERLAIN WITH GEOTEXTILE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC. LOCATED AT POINTS OF INGRESS/EGRESS, THE PRACTICE IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.

SPECIFICATIONS FOR CONSTRUCTION ENTRANCE



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

FIGURE 7.4.1

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 LBS.
MINIMUM PUNCTURE STRENGTH	80 PSI.
MINIMUM TEAR STRENGTH	50 LBS.
MINIMUM BURST STRENGTH	320 PSI.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 MM.
PERMITTIVITY	1X10-3 CM/SEC.

- TIMING – THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
- CULVERT – A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- WATER BAR – A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- MAINTENANCE – TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- REMOVAL – THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

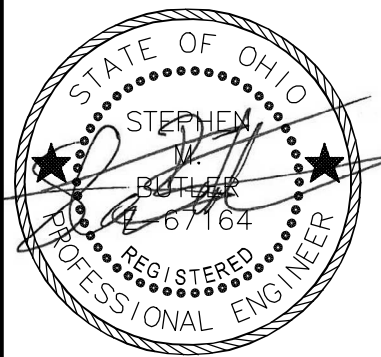
REVISIONS

6	5	4	3	2	1
---	---	---	---	---	---

EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL: 937.490.9460 FAX 937.426.9798

SWPPP NOTES & DETAILS
PRIMROSE OF RIVERSIDE
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017, FRANKLIN COUNTY



DESIGN: SMB DATE: 11/21/2020
JOB #: 19-410 CHECK:

CS201

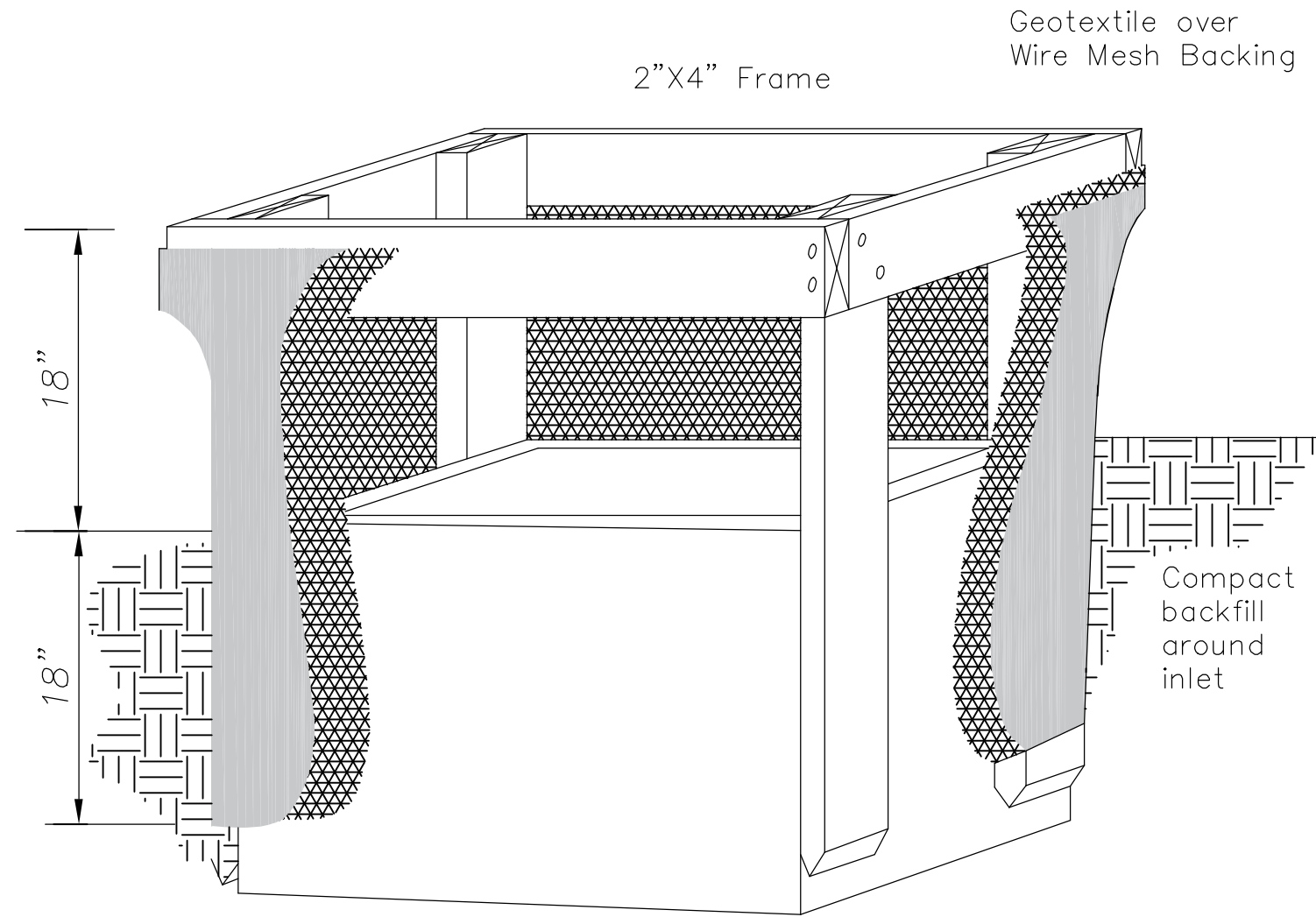
INLET PROTECTION

DESCRIPTION

STORM DRAIN INLET PROTECTION DEVICES REMOVE SEDIMENT FROM STORM WATER BEFORE IT ENTERS STORM SEWERS AND DOWNSTREAM AREAS. INLET PROTECTION DEVICES ARE SEDIMENT BARRIERS THAT MAY BE CONSTRUCTED OF WASHED GRAVEL OR CRUSHED STONE, GEOTEXTILE FABRICS AND OTHER MATERIALS THAT ARE SUPPORTED AROUND OR ACROSS STORM DRAIN INLETS.

INLET PROTECTION IS INSTALLED TO CAPTURE SOME SEDIMENT AND REDUCE THE MAINTENANCE OF STORM SEWERS AND OTHER UNDERGROUND PIPING SYSTEMS PRIOR TO THE SITE BEING STABILIZED. DUE TO THEIR POORER EFFECTIVENESS, INLET PROTECTION IS CONSIDERED A SECONDARY SEDIMENT CONTROL TO BE USED IN CONJUNCTION WITH OTHER MORE EFFECTIVE CONTROLS.

SPECIFICATIONS FOR GEOTEXTILE INLET PROTECTION



1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2 INCHES BY 4 INCHES CONSTRUCTION GRADE LUMBER. THE 2 INCHES BY 4 INCHES POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2 INCHES BY 4 INCHES FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS OF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCHES LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

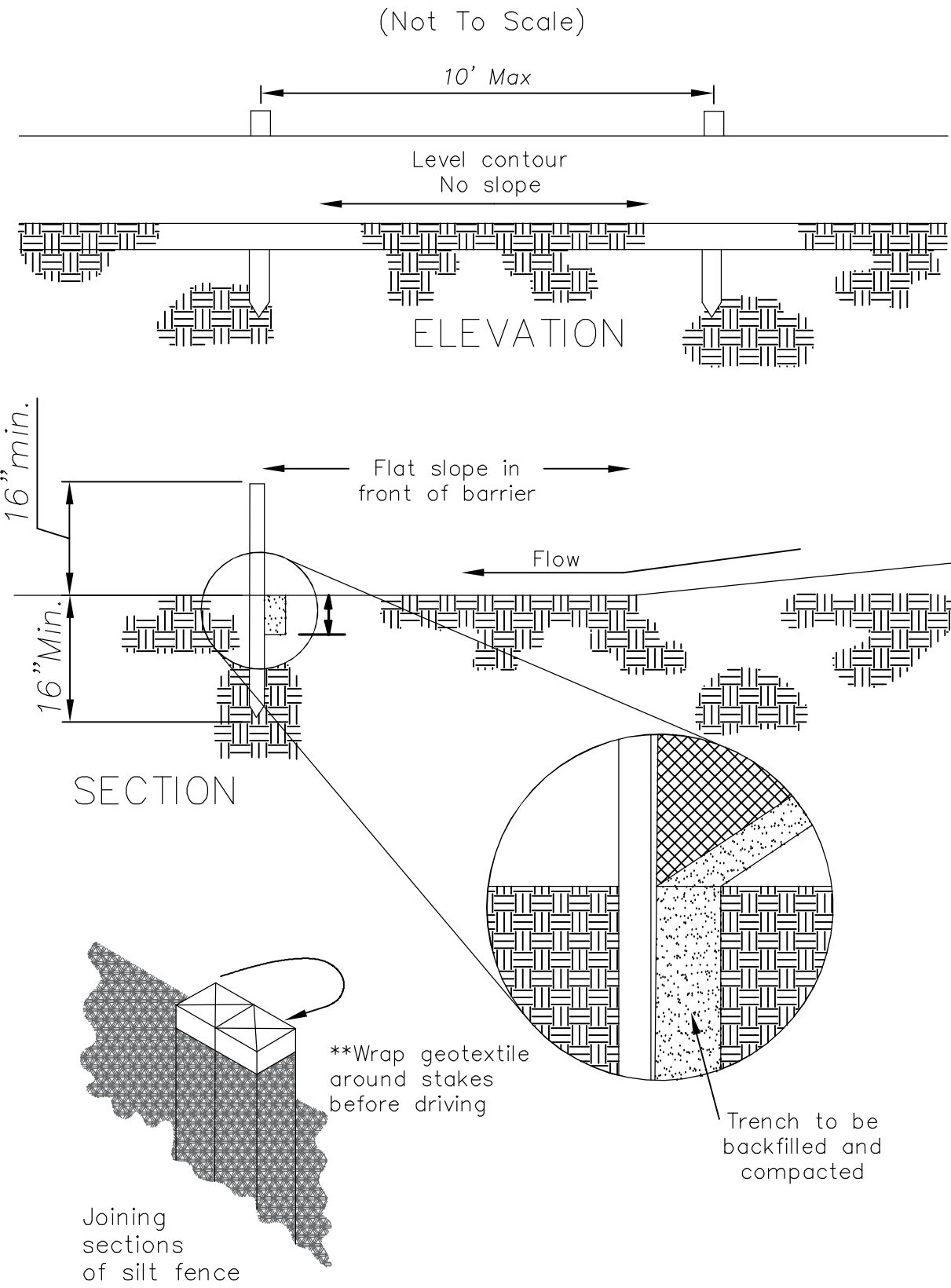
SILT FENCE

DESCRIPTION

A SILT FENCE IS A SEDIMENT–TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND SOMETIMES VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT

FENCE REDUCES RUNOFF’S ABILITY TO TRANSPORT SEDIMENT BY PONDING RUNOFF AND DISSIPATING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW. SILT FENCE IS USED TO PREVENT SEDIMENT–LADEN SHEET RUNOFF FROM ENTERING INTO DOWNSTREAM CREEKS AND SEWER SYSTEMS.

SPECIFICATIONS FOR SILT FENCE



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

FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2–BY–2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	1X10–2 SEC. –1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

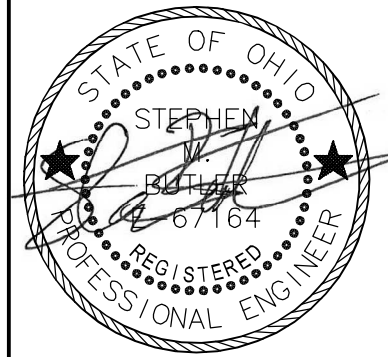
REVISIONS

6	5	4	3	2	1
---	---	---	---	---	---

PREPARED FOR:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

CEE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL: 937.490.9460 FAX 937.426.9798

SWPPP NOTES & DETAILS
PRIMROSE OF RIVERSIDE
SHEET NO. 275-00943-003
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017, FRANKLIN COUNTY



DESIGN: SMB	DATE: 11/21/2020
JOB #: 19-410	CHECK:

CS202

TEMPORARY SEEDING

DESCRIPTION

TEMPORARY SEEDINGS ESTABLISH TEMPORARY COVER ON DISTURBED AREAS BY PLANTING APPROPRIATE RAPIDLY GROWING ANNUAL GRASSES OR SMALL GRAINS. TEMPORARY SEEDING PROVIDES EROSION CONTROL ON AREAS IN BETWEEN CONSTRUCTION OPERATIONS. GRASSES WHICH ARE QUICK GROWING ARE SEEDED AND USUALLY MULCHED TO PROVIDE PROMPT, TEMPORARY SOIL STABILIZATION. IT EFFECTIVELY MINIMIZES THE AREA OF A CONSTRUCTION SITE PRONE TO EROSION AND SHOULD BE USED EVERYWHERE THE SEQUENCE OF CONSTRUCTION OPERATIONS ALLOWS VEGETATION TO BE ESTABLISHED.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB./1,000 ² FT.	LB. PER AC.
MARCH 1 TO AUGUST 15	OATS	3	128 LB.(4 BUSHEL)
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	ANNUAL RYEGRASS	1.25	55 LB.
	PERENNIAL RYEGRASS	3.25	142 LB.
AUGUST 16 TO NOVEMBER 1	CREEPING RED FESCUE	0.4	17 LB.
	KENTUCKY BLUEGRASS	0.4	17 LB.
	OATS	3	128 LB.(3 BUSHEL)
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	RYE	3	112 LB.(2 BUSHEL)
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOV. 1 TO SPRING SEEDING	WHEAT	3	120 LB.(2 BUSHEL)
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYE	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	ANNUAL RYEGRASS	1.25	40 LB.
	PERENNIAL RYEGRASS	3.25	40 LB.
USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		CREEPING RED FESCUE	0.4
		KENTUCKY BLUEGRASS	0.4
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

1. STRUCTURAL EROSION AND SEDIMENT–CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 21 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS--TEMPORARY VEGETATION SEEDING RATE SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATE FOR LIME AND FERTILIZER SHALL BE USED.
5. SEEDING METHOD--SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE, AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS:

• STRAW--IF STRAW IS USED, IT SHALL BE UNROTTED SMALL–GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 LB. PER 1,000 SQUARE FEET (TWO TO THREE BALES).

• HYDROSEEDERS--IF WOOD–CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB. PER ACRE OR 46 LB. PER 1,000 SQUARE FEET.

• OTHER--OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER’S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
3. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:

• MECHANICAL--A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.

• MULCH NETTINGS--NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER’S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATION RUNOFF AND ON CRITICAL SLOPES.

• SYNTHETIC BINDERS--SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI–TAC), DCA–70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

• WOOD–CELLULOSE FIBER--WOOD–CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB. PER ACRE. THE WOOD–CELLULOSE FIBER SHALL BE MIXED WITH WATER, AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. PER 100 GALLONS.

BASIN OUTLET/WATER QUALITY CONTROL STRUCTURE DETAIL

TRIBUTARY ACREAGE (PRE– GRADE)	DISTURBED AREA (POST– GRADE)	REQUIRED BASIN DEWATERING VOLUME (67 CY/AC)	PROVIDED BASIN DEWATERING VOLUME	REQUIRED SEDIMENT STORAGE VOLUME (37 CY/AC)	PROVIDED SEDIMENT STORAGE VOLUME	CONTROL STRUCTURE		
						RISE A	HEIGHT B	INLET ELEV. C
3.0	3.0	201	201+	111	111+	892.75	891.10	887.75

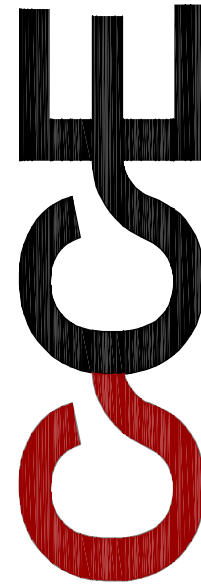
REVISIONS

6	
5	
4	
3	
2	
1	

PREPARED FOR:

EDUCATION DEVELOPMENT GROUP, LLC

1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147




Community Civil Engineers, LLC

2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL. 937.490.9460 FAX 937.426.9798

SWPPP NOTES & DETAILS

PRIMROSE OF RIVERSIDE

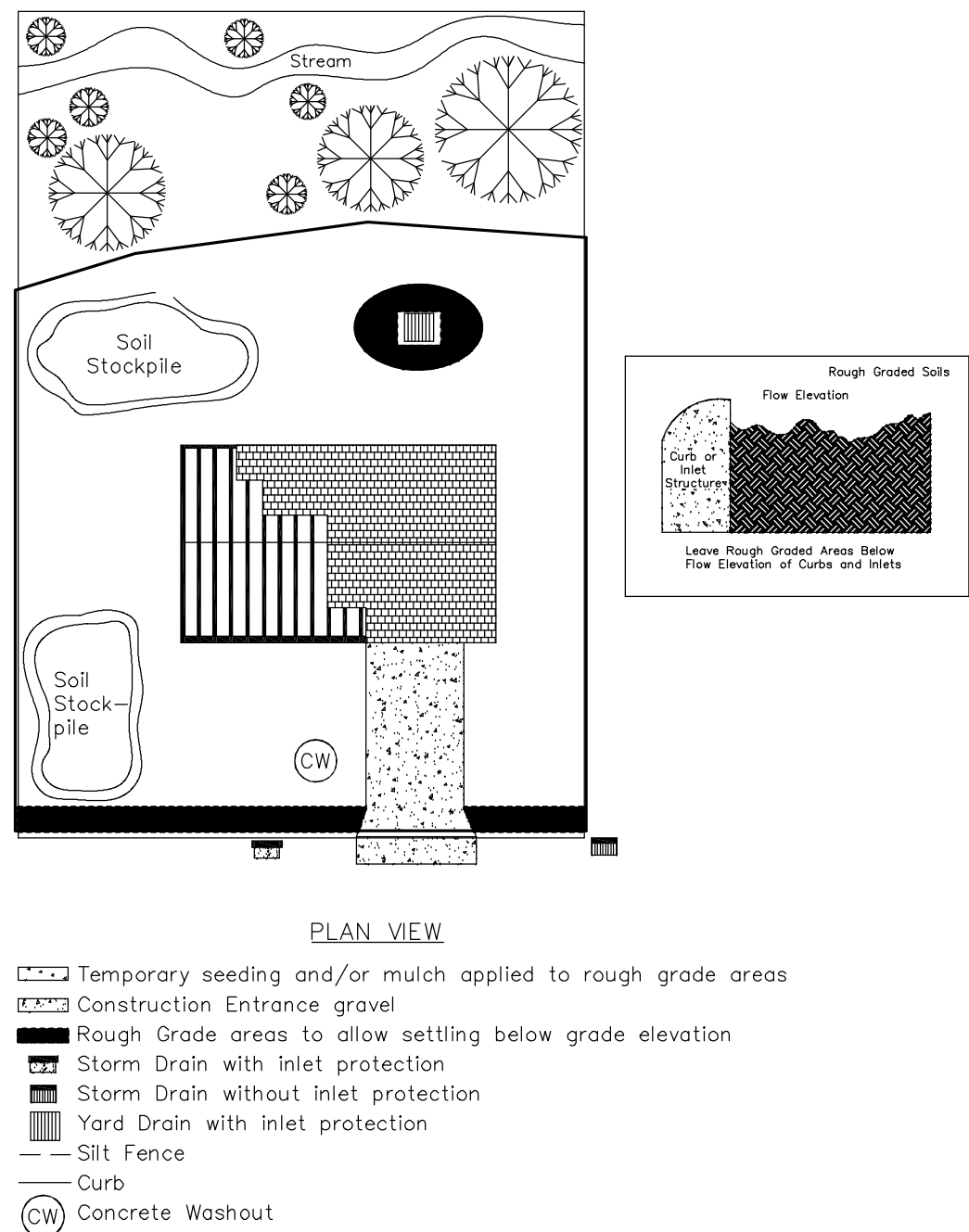
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017, FRANKLIN COUNTY



DESIGN: SMB DATE: 11/21/2020
JOB #: 20-461 CHECK:

CS203

Small Construction Site Controlls



SMALL CONSTRUCTION SITE CONTROLS

1. SMALL CONSTRUCTION SITE CONTROLS ARE REQUIRED FOR ALL SITES, PART OF THIS DEVELOPMENT, THAT COMMENCE AFTER THE FILING OF THE NOTICE OF TERMINATION (NOT) FOR THE DEVELOPMENT SWPPP.
2. PREEXISTING VEGETATION SHALL BE RETAINED ON IDLE PORTIONS OF THE BUILDING LOT FOR AS LONG AS CONSTRUCTION OPERATIONS ALLOW. CLEARING SHALL BE DONE SO ONLY ACTIVE WORKING AREAS ARE BARE.
3. TEMPORARY SEED AND/OR MULCH SHALL BE APPLIED TO AREAS, SUCH AS STOCKPILES AND ROUGH GRADED AREAS, THAT ARE BARE AND NOT ACTIVELY BEING WORKED. THIS SHALL APPLY TO AREAS THAT WILL NOT BE REWORKED FOR 21 DAYS OR MORE.
4. STOCKPILES CREATED FROM BASEMENT EXCAVATION AND GRADING SHALL BE SITUATED AWAY FROM STREETS, SWALES, OR OTHER WATERWAYS AND SHALL BE SEEDED AND/OR MULCHED IMMEDIATELY.
5. SILT FENCE OR OTHER SEDIMENT BARRIERS SHALL CONTROL SHEET FLOW RUNOFF FROM THE BUILDING LOT. THESE SHALL NOT BE CONSTRUCTED IN CHANNELS OR AREAS OF CONCENTRATED FLOW. OTHER SEDIMENT CONTROLS SUCH AS SEDIMENT TRAPS AND INLET PROTECTION SHALL ALSO BE USED AS NEEDED TO CONTROL SEDIMENT RUNOFF. SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AFTER STORM EVENTS, AND MAINTAINED IN GOOD WORKING CONDITION.
6. CONSTRUCTION VEHICLE ACCESS SHALL BE LIMITED TO ONE ROUTE, TO THE GREATEST EXTENT PRACTICAL. THE ACCESS SHALL BE GRAVEL OR CRUSHED ROCK UNDERLAIN WITH GEOTEXTILE.
7. MUD TRACKED ONTO STREETS OR SEDIMENT SETTLED AROUND CURB INLET PROTECTION SHALL BE REMOVED DAILY OR AS NEEDED TO PREVENT IT FROM ACCUMULATING. IT SHALL BE REMOVED BY SHOVELING AND SCRAPING AND SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS. SEDIMENT REMOVED SHALL BE PLACED WHERE IT WILL NOT BE SUBJECT TO EROSION OR CONCENTRATED RUNOFF.
8. CONCRETE WASHOUT MUST BE PROVIDED. IF DEVELOPER HAS MULTIPLE SITES, A COMMON WASHOUT MAY BE USED.



SOILS MAP

REVISIONS

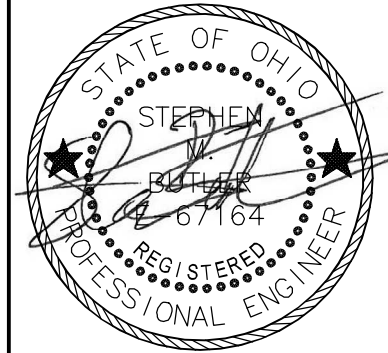
6	
5	
4	
3	
2	
1	

PREPARED FOR:

EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

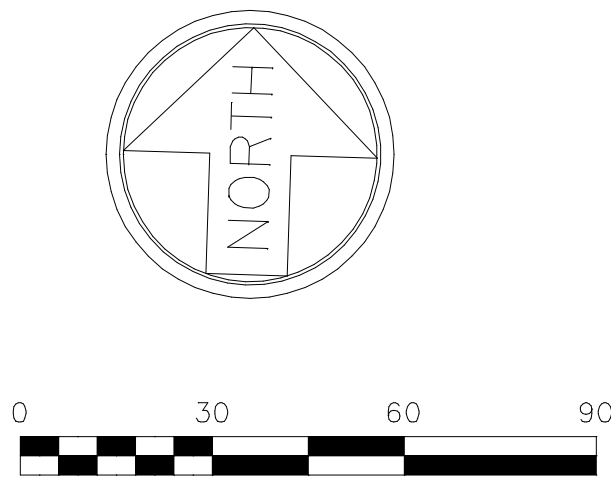
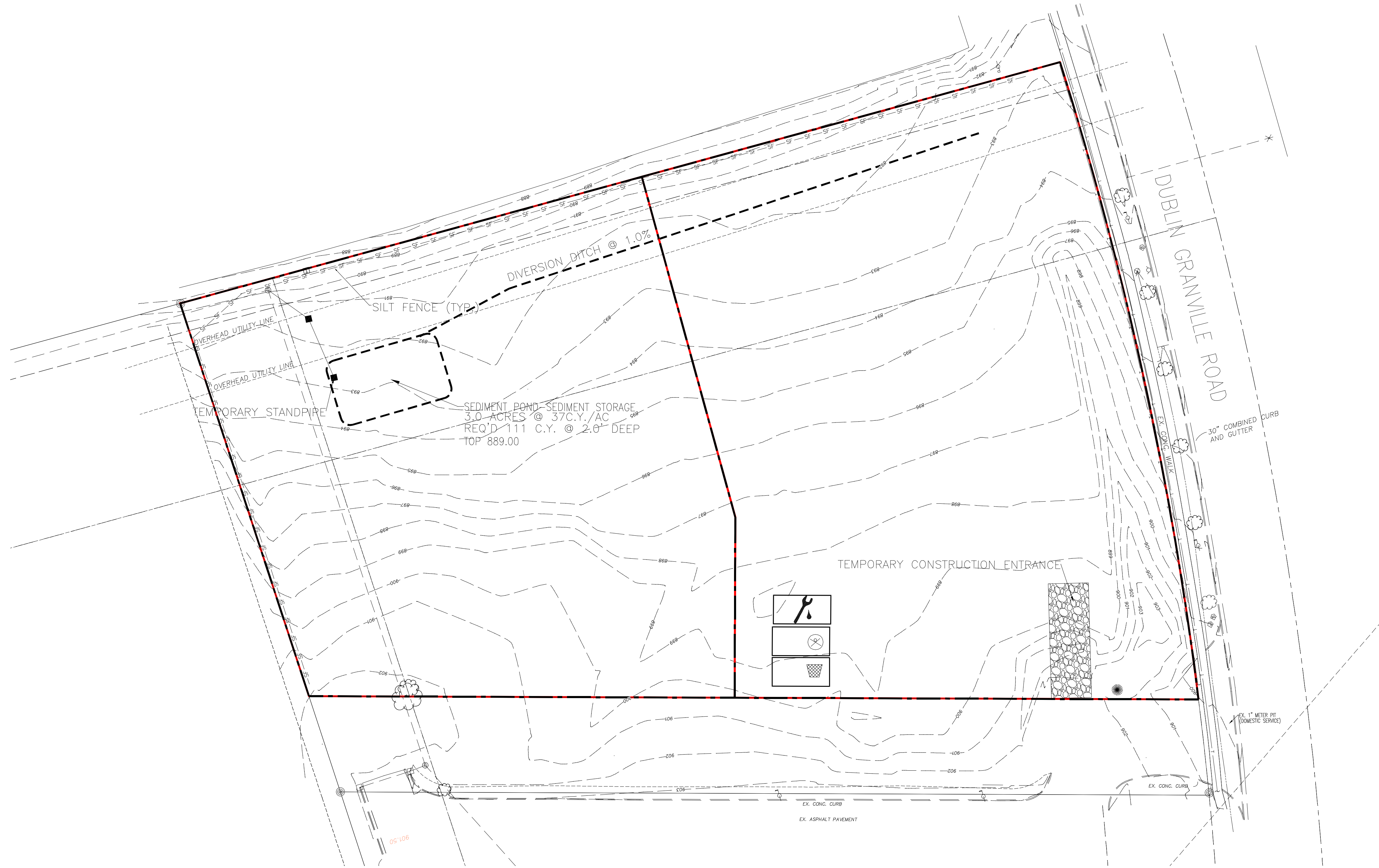
CEE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL: 937.490.9460 FAX 937.456.9798

SWPPP NOTES & SOILS MAP
PRIMROSE OF RIVERSIDE
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017, FRANKLIN COUNTY



DESIGN: SMB	DATE: 11/21/2020
JOB #: 19-410	CHECK:

CS300



SWPPP NOTES:

1. SEE STORMWATER POLLUTION PREVENTION PLAN NOTES AND DETAILS (SWPPP).PRIOR TO SITE CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES TO PROTECT EXISTING DRAINAGE FACILITIES. CONTRACTOR SHALL PREVENT SILTATION FROM LEAVING THE SITE AT ALL TIMES.
3. KEEP MUD AND DEBRIS OFF SURROUNDING STREETS.
4. MAINTAIN EROSION CONTROL LOG ONSITE PER OHIO EPA RULES.

SWPPP LEGEND

- SF SILT FENCE PER ODOT 832
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- FUELING AND MAINTENANCE AREA
- CONSTRUCTION SOLID WASTE DUMPSTER STAGING AREA
- USED OR UNUSED HAZARDOUS MATERIAL RECYCLING LOCATION



EROSION CONTROL PLAN
INITIAL INSTALLATION

PRIMOSE OF RIVERSIDE
275-009433-00
3985 WEST DUBLIN GRANVILLE ROAD
DUBLIN, OHIO 43017, FRANKLIN COUNTY

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
STEPHEN R. PRIMOSE
No. 07164

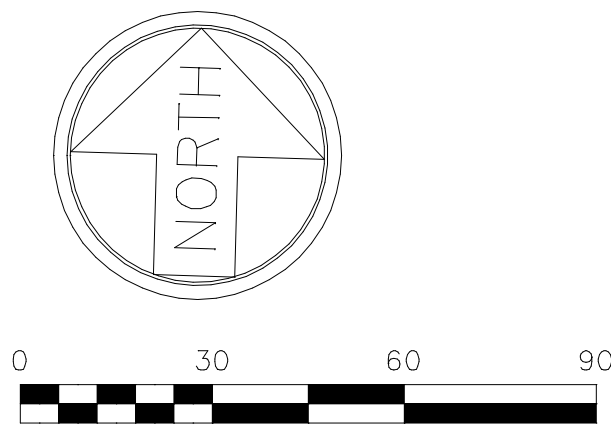
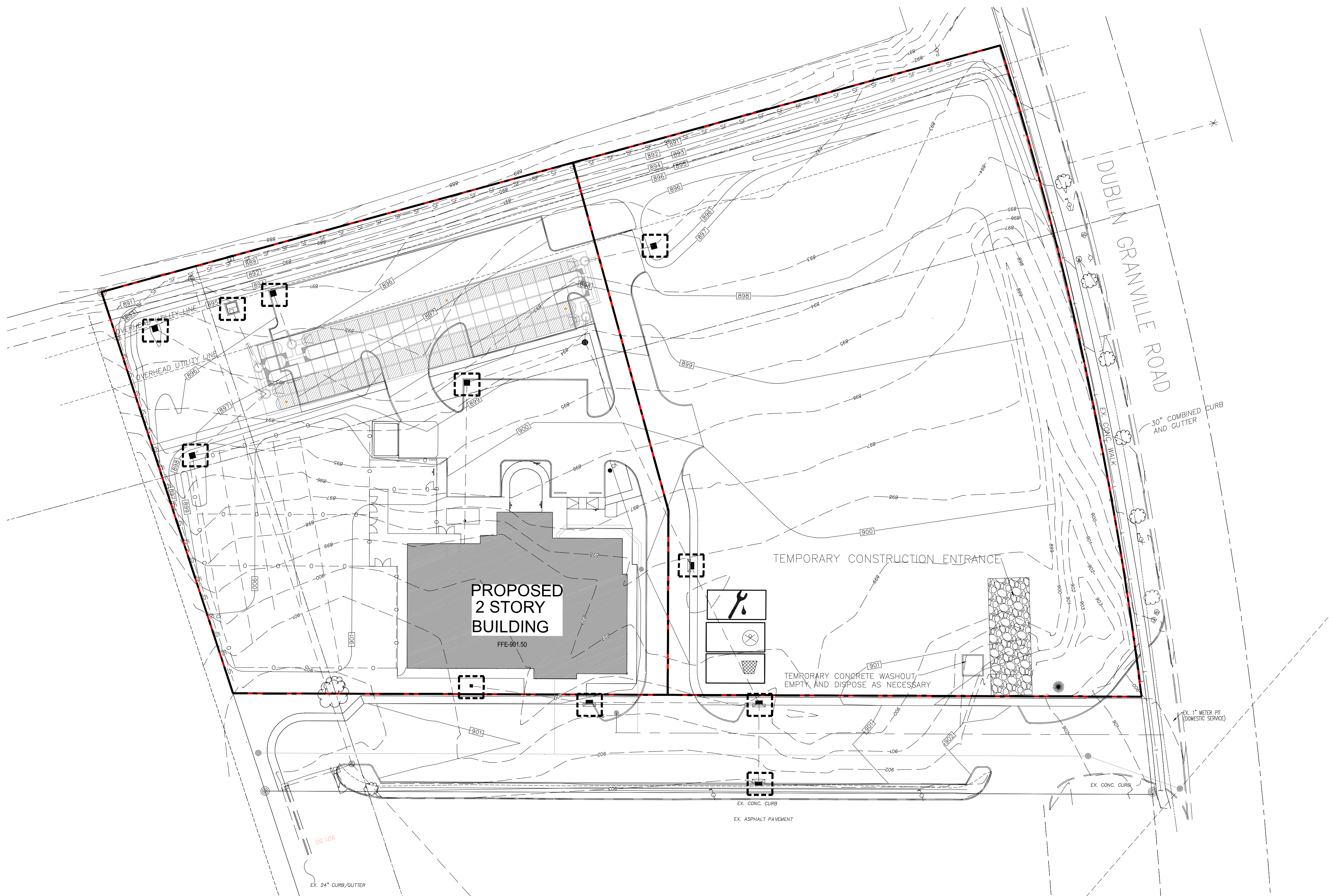
DESIGN: SMB DATE: 11/21/2020
JOB #: 19-410 CHECK:

CS400

PREPARED FOR:
EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTON, OHIO 43147

COE
Community Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
TEL: 937.490.9460 FAX 937.426.9798

REVISIONS
6
5
4
3
2
1



SWPPP NOTES:

1. SEE STORMWATER POLLUTION PREVENTION PLAN NOTES AND DETAILS (SWPPP).PRIOR TO SITE CONSTRUCTION ACTIVITY,
2. THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES TO PROTECT EXISTING DRAINAGE FACILITIES. CONTRACTOR SHALL PREVENT SILTATION FROM LEAVING THE SITE AT ALL TIMES.
3. KEEP MUD AND DEBRIS OFF SURROUNDING STREETS.
4. MAINTAIN EROSION CONTROL LOG ONSITE PER OHIO EPA RULES.

SWPPP LEGEND

- SF SILT FENCE PER ODOT 832
- Inlet Protection
- TEMPORARY CONSTRUCTION ENTRANCE
- FUELING AND MAINTENANCE AREA
- CONSTRUCTION SOLID WASTE DUMPSTER STAGING AREA
- USED OR UNUSED HAZARDOUS MATERIAL RECYCLING LOCATION
- STATE STRAW WATTLES OR EQUIVALENT



EROSION CONTROL PLAN
DURING CONSTRUCTION

PRIMROSE OF RIVERSIDE
2440 DAYTON-XENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45424
DUBLIN, OHIO 43017, FRANKLIN COUNTY

DESIGN: SMB
JOB #: 19-410
DATE: 11/21/2020
CHECK:

CS401

PREPARED FOR:

EDUCATION DEVELOPMENT GROUP, LLC
1209 HILL ROAD N, SUITE 200
PICKERINGTOWN, OHIO 43147

REVISIONS

6	
5	
4	
3	
2	
1	



Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

DUBLIN, OH 43212

[illegible]

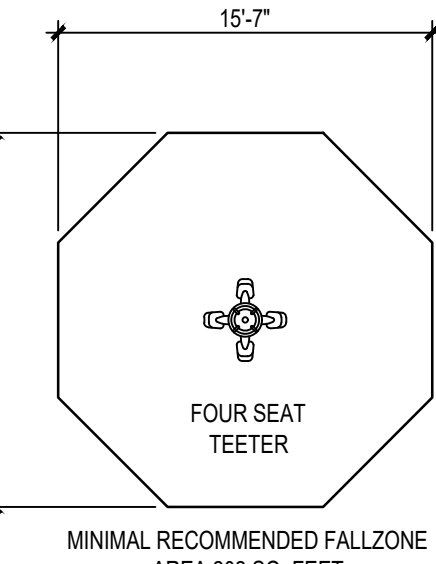
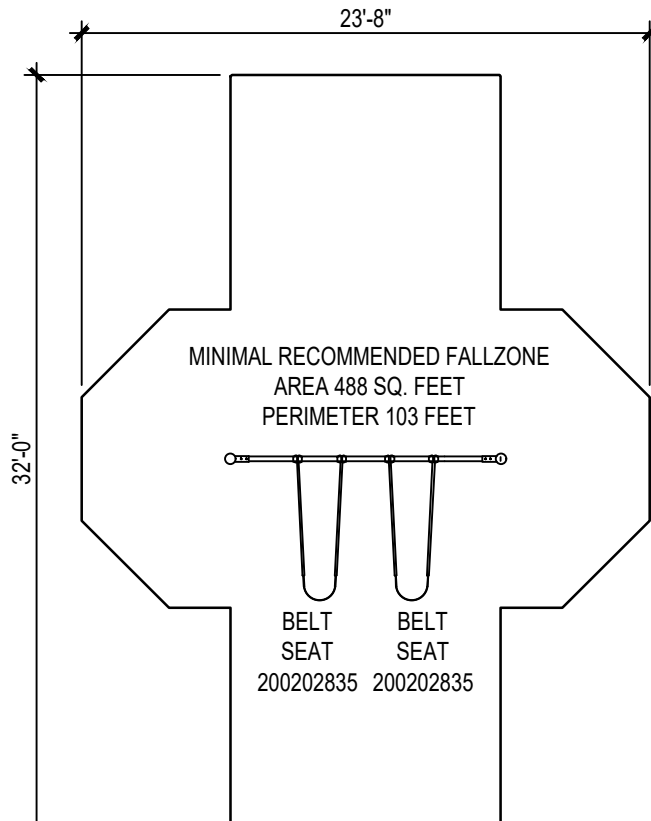
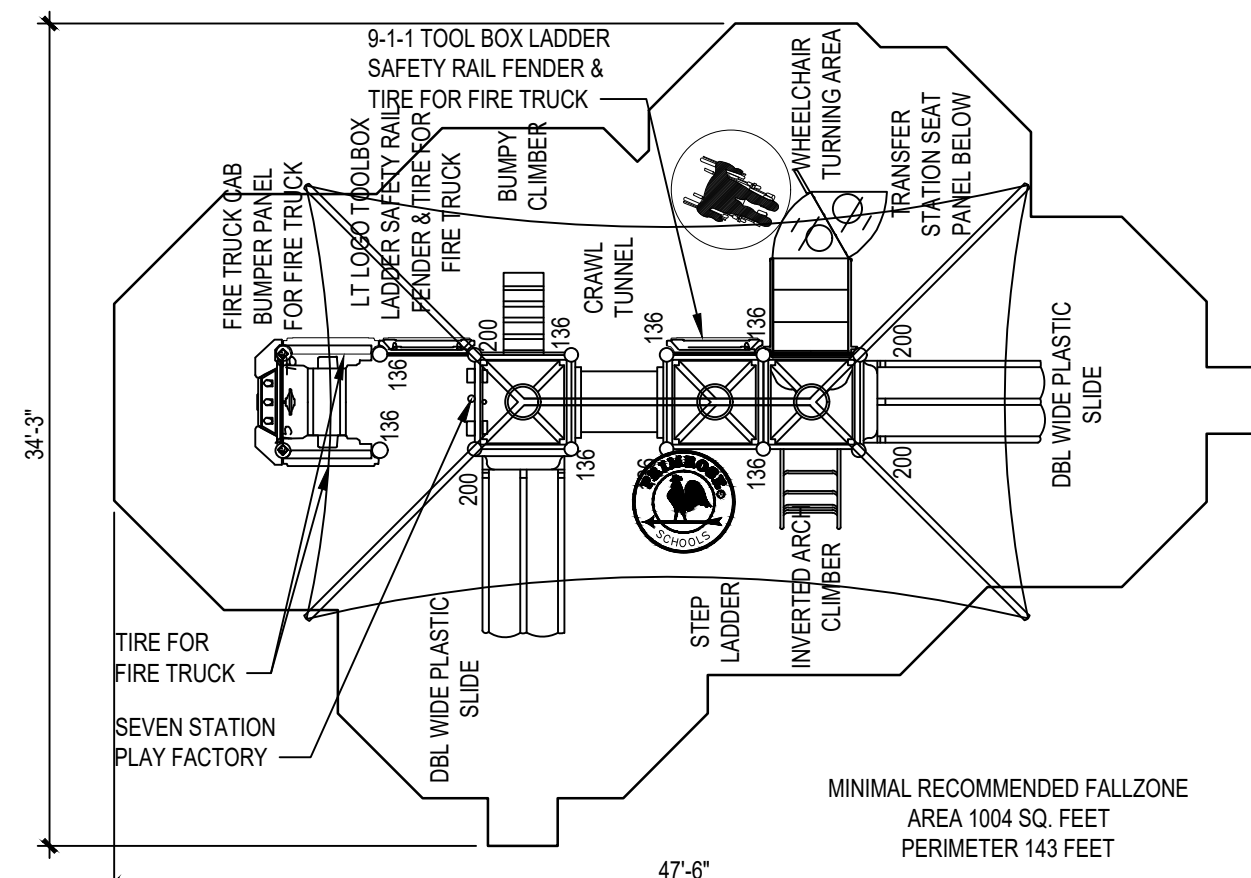
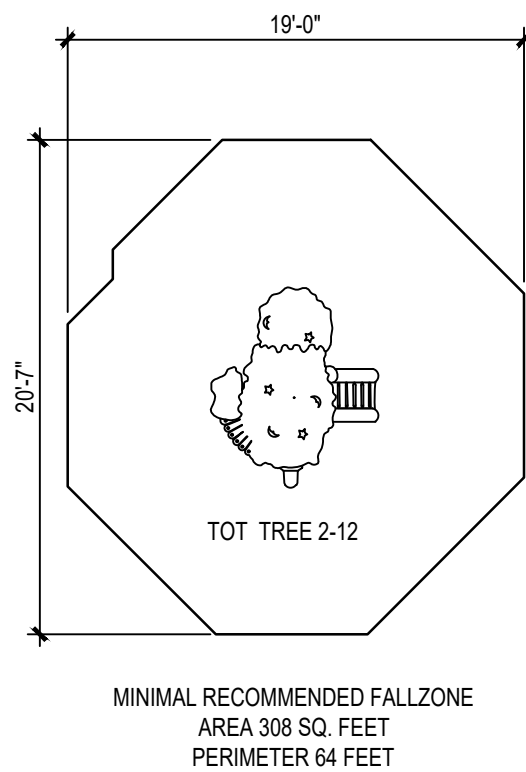
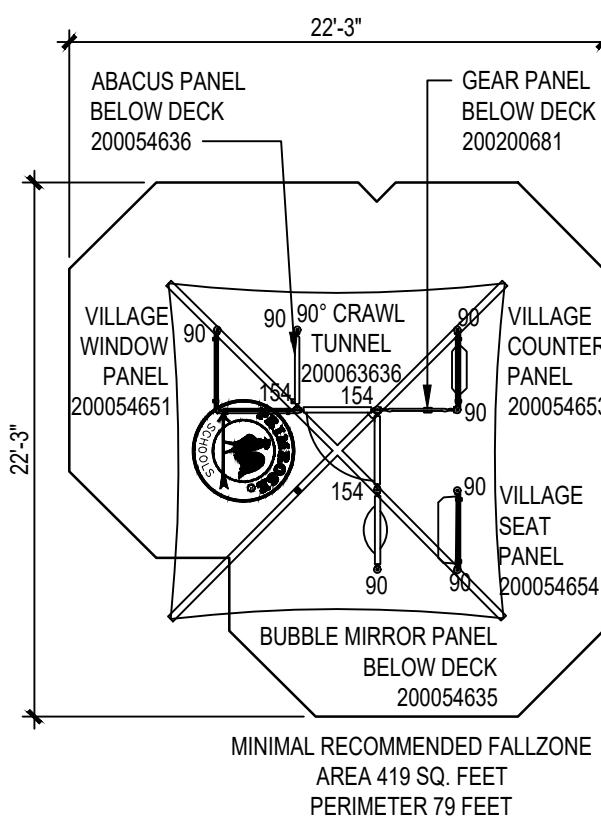
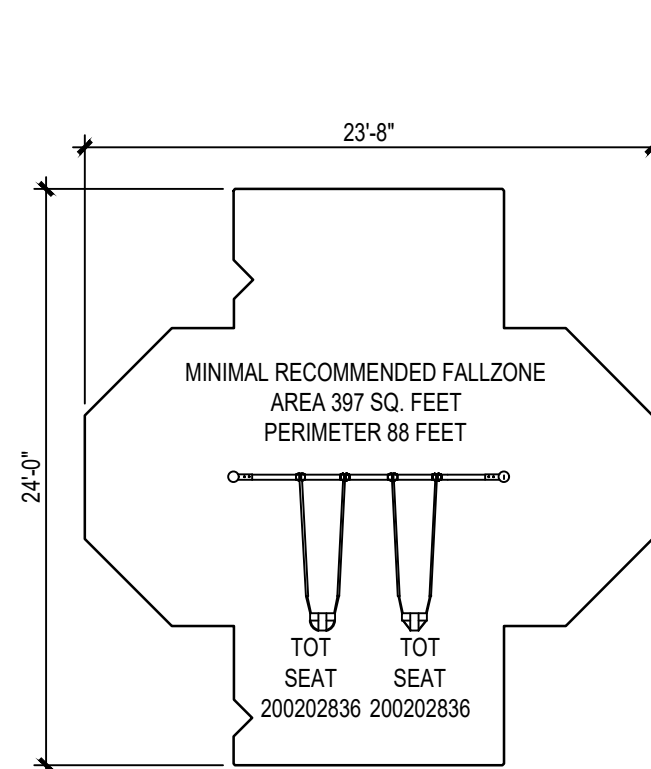
AS1.0

Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

DUBLIN, OH 43212

[illegible]

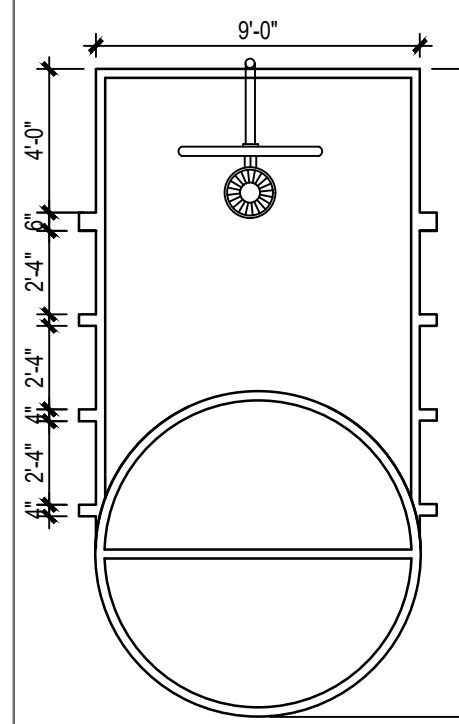
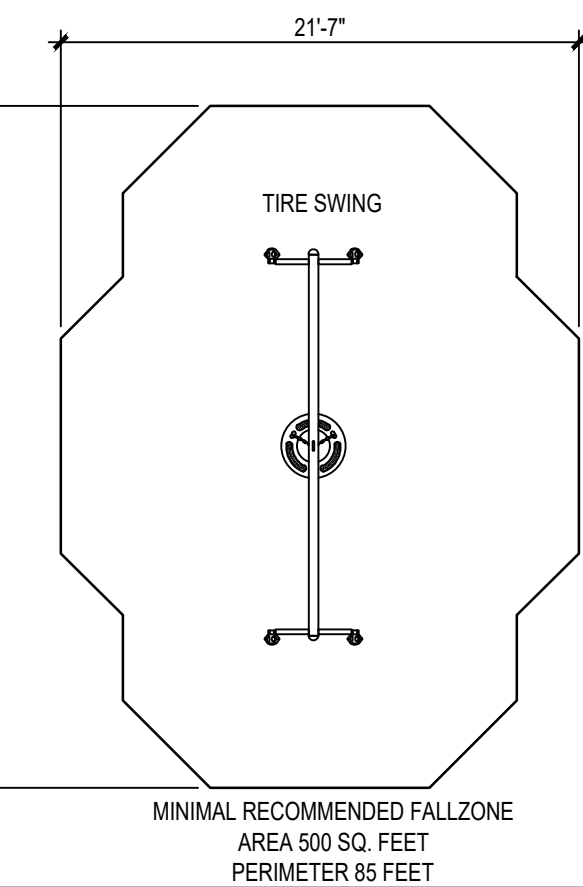
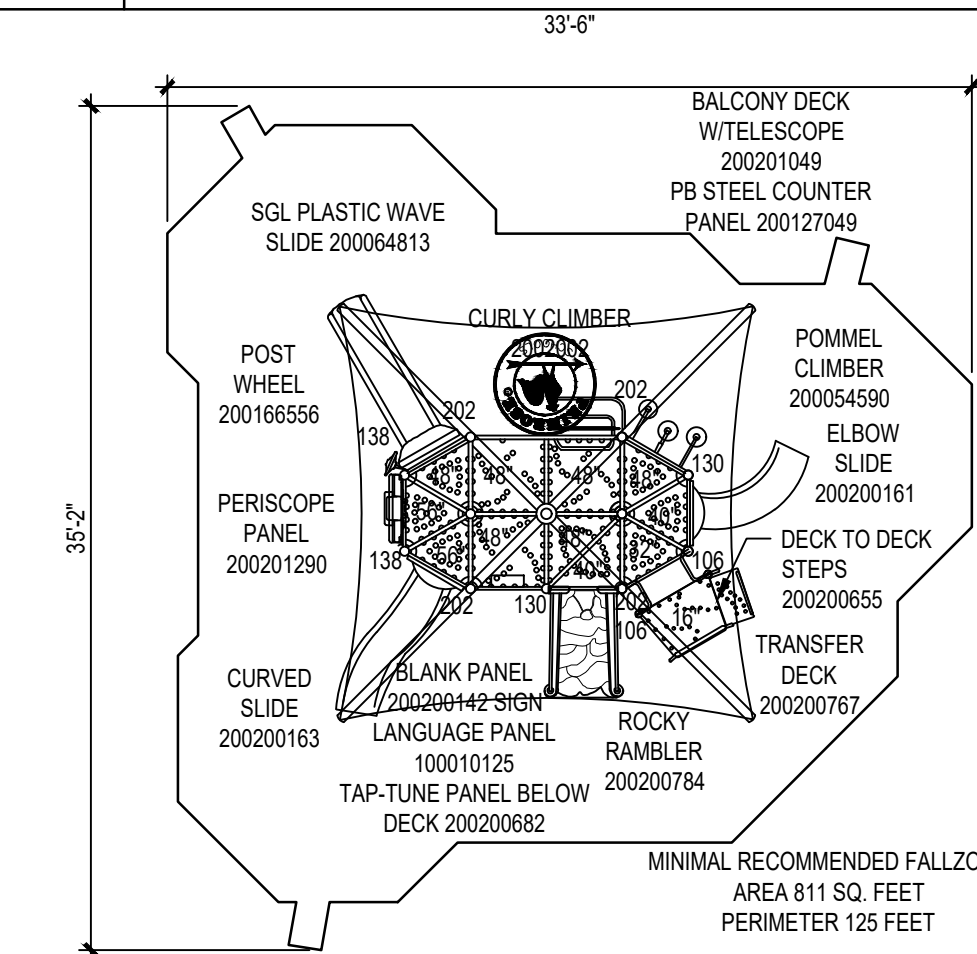
AS2.0



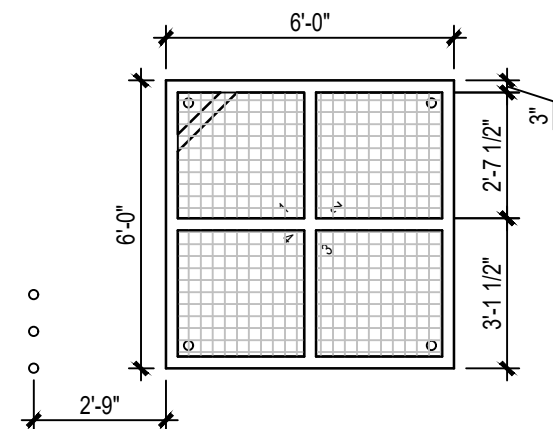
1. FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE, ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
2. ALTHOUGH A PARTICULAR PLAYGROUND DESIGN MAY NOT MEET THE PROPOSED ACCESS BOARD REGULATIONS IN REGARDS TO THE APPROPRIATE NUMBER OF GROUND LEVEL EVENTS, THE ACTUAL PLAYGROUND MAY BE IN COMPLIANCE WHEN CONSIDERING EXISTING PLAY COMPONENTS.
3. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
4. ALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENTS.
5. THE LINE OF THE RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAY STRUCTURE IS SHOWN THIS ZONE MUST BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS, ROCKS, BORDER MATERIAL, ETC.).
6. PLAYGROUND EQUIPMENT MUST MEET THE PERFORMANCE AND SAFETY REQUIREMENTS OF ASTM FOR CHILDREN 2-12 YEARS OLD. NOT ALL EQUIPMENTS MAY BE APPROPRIATE FOR ALL CHILDREN.
7. SUPERVISION IS REQUIRED.
8. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS, I.E. 96 REPRESENTS A 96-INCH POST, AND 2210 REPRESENTS A 2210MM POST.
9. THE REQUIREMENTS FOR A KID KUBE INSTALLATION IS THAT A LEVEL SITE BE USED.
10. THE REQUIREMENTS FOR A PLAY BURST INSTALLATION IS THAT THE POST CANNOT BE SET PRIOR TO THE INSTALLATION OF THE DECK.
11. PLANT TABLETS ARE TO BE PLACED AT CUSTOMER'S DISCRETION. DECK-TO-DECK ENCLOSURE PLANT LOCATIONS ARE MARKED BY AN ASTERISK. THE HEIGHT OF EACH PLANT MAY BE FOUND BY SUBTRACTING THE LOWEST DECK FROM THE HIGHEST DECK TO WHICH THE DECK-TO-DECK ENCLOSURE PLANT MOUNTS.
12. RUBBER FALL ZONE MATS SHALL BE PLACED AT THE END OF EACH PLAYGROUND SLIDE AND UNDERNEATH EACH SWING.

9

AS2.0
-

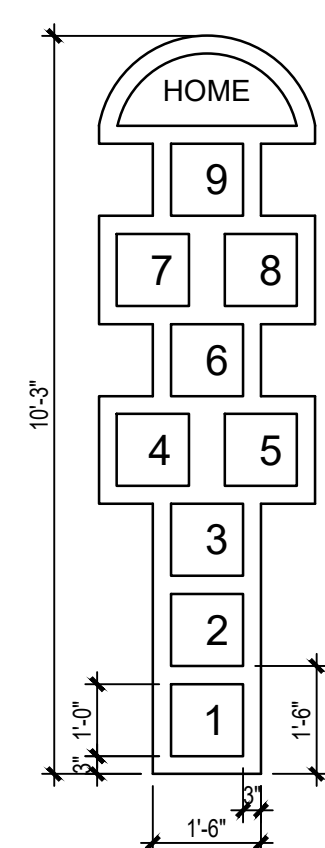


3-1/2" OD GOOSENECK POST W/IFAN
SHAPED STEEL BACKBOARD AND
STANDARD FRONT MOUNTED GAL WITH
NYLON NET-LITTLE TYKES # 1000001111 OR
EQUAL.
*ITEM IS NOT A PART OF PLAYGROUND
PACKAGE-IT IS CONTRACTOR FURNISHED
AND INSTALLED*
GOAL HEIGHT:
INSTALL GOAL AT 8' FROM RIM TO TOP OF
CONCRETE.
SEE EQUIPMENT DETAILS FOR ADDITIONAL
INFORMATION.
STRIPING:
3" STRIPING W/IRUST SCAT ACRYLIC LATEX
GLOSS ENAMEL BY CORONADO - OSHA
YELLOW#151.
NOTE:
PAINT SHALL NOT CONTAIN LEAD.



STRIPING & STANDING DOTS:
3" STRIPING & DOTS - WHITE
BY MANUFACTURER

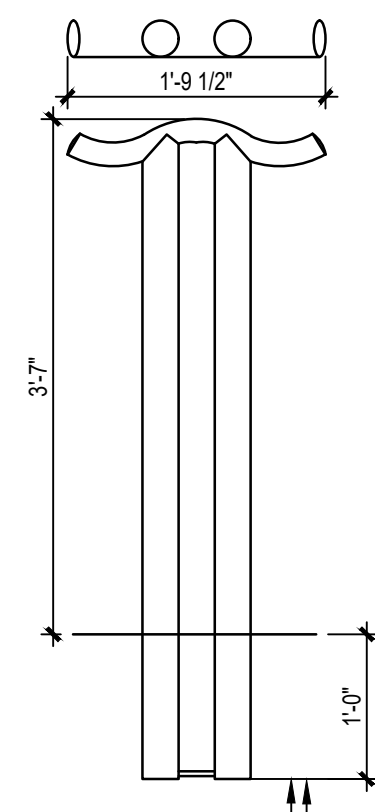
NUMBERS:
6" NUMBERS - WHITE BY MANUFACTURER
PAINTS SHALL NOT CONTAIN LEAD.



STRIPING:
3" STRIPING W/
TRAFFIC PAINT

NUMBERS & LETTERS:
6" NUMBERS & 4" LETTERS
PAINTED W/ YELLOW
TRAFFIC PAINT

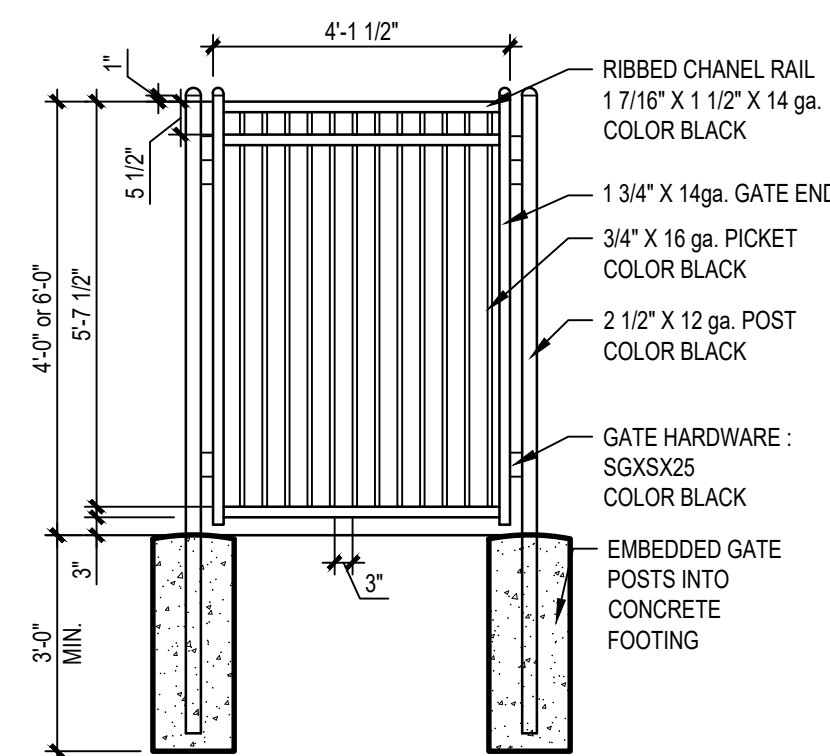
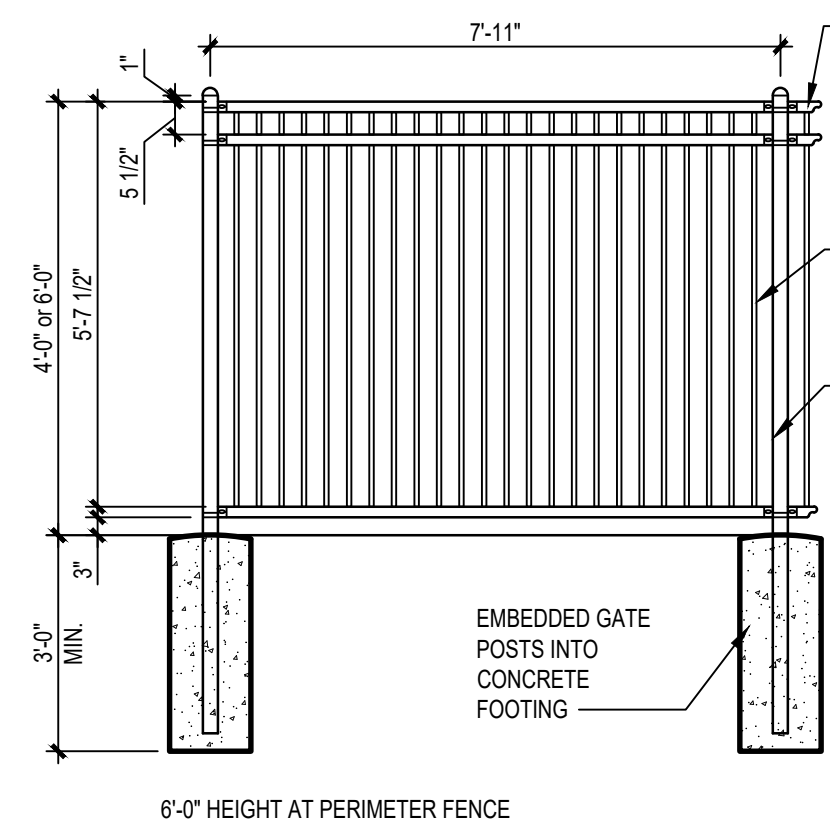
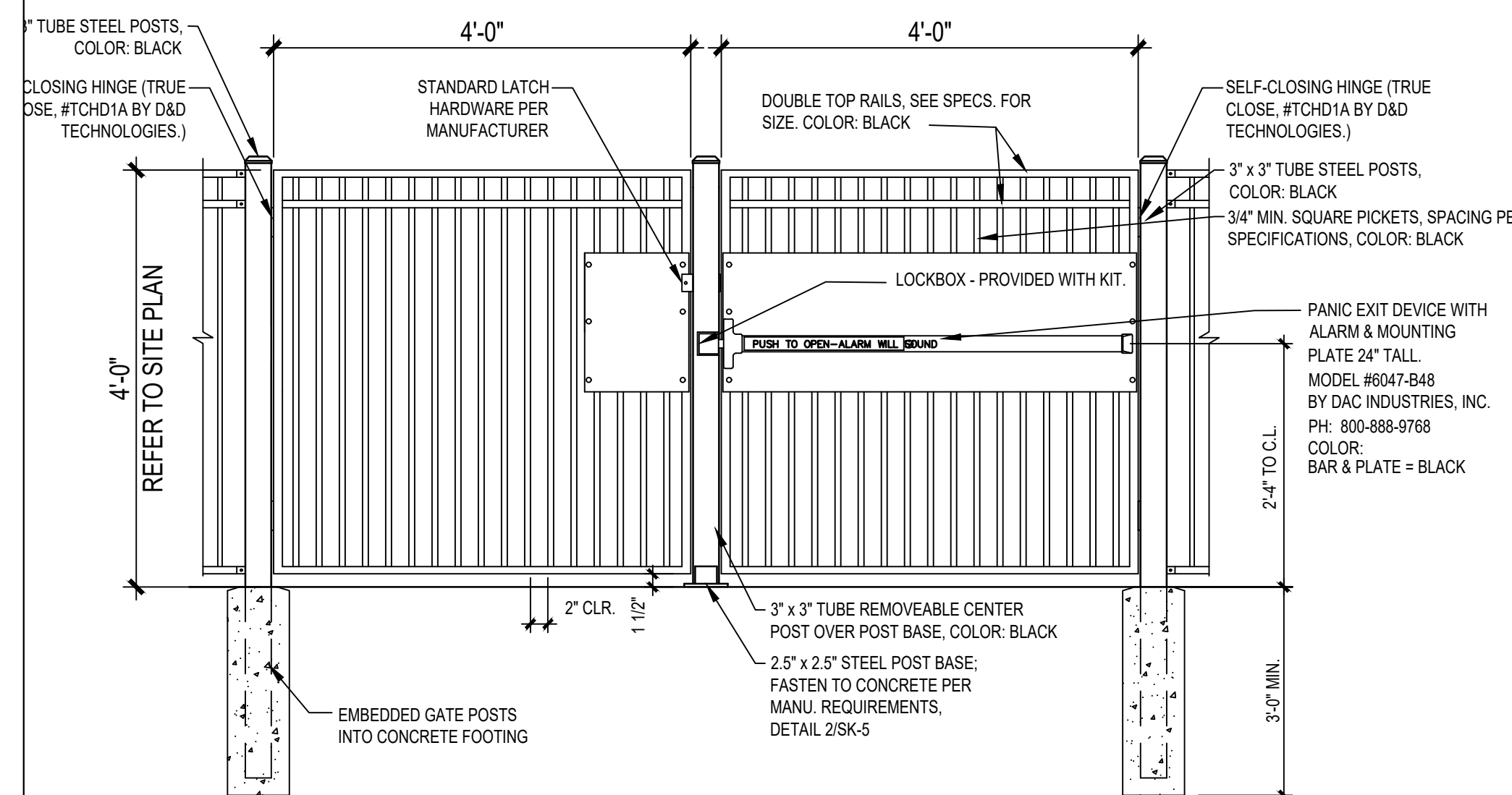
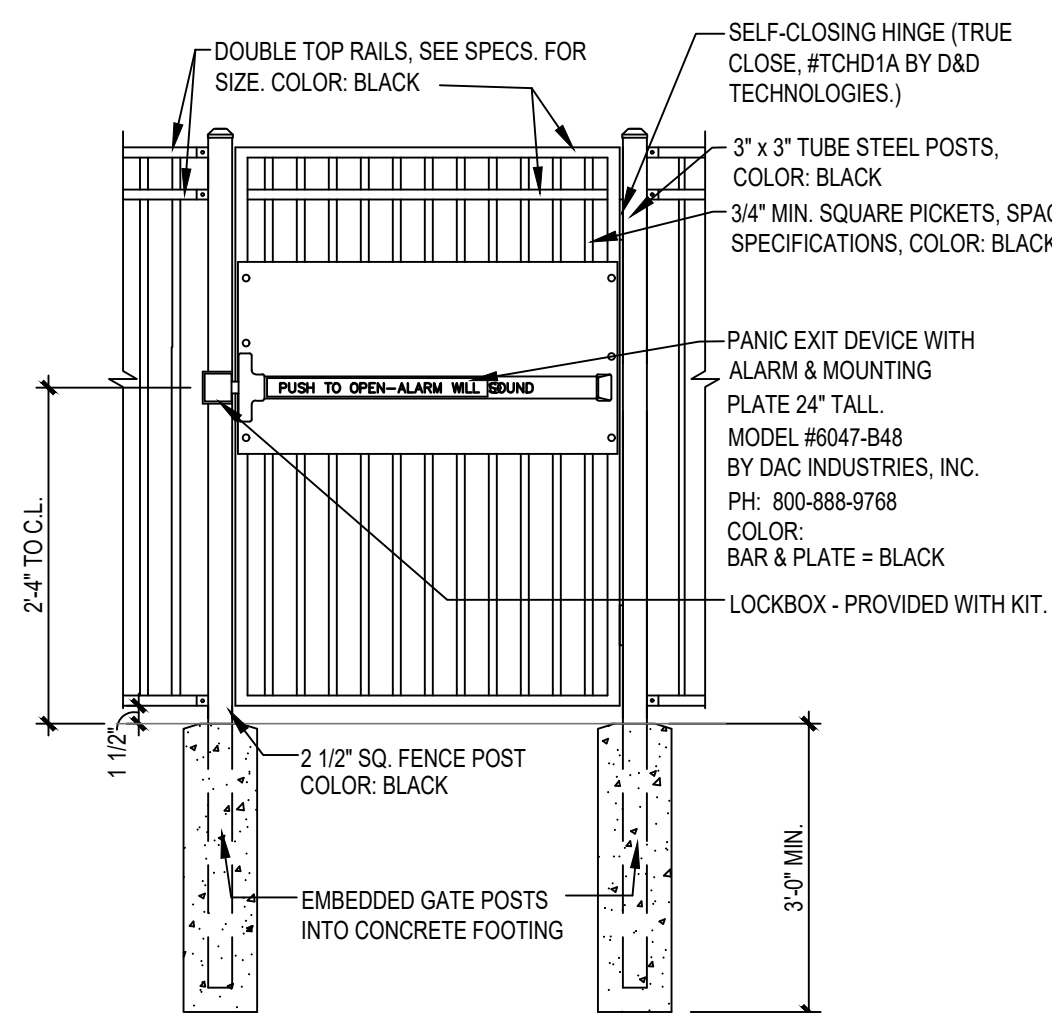
NOTE:
PAINT SHALL NOT CONTAIN
LEAD.



landscap farms
TITLE: 21-1/2" W 43"H - P1 RACK - EMBEDDED
DESIGN: P1 RACK OR APPROVED DETAIL

4

AS2.0
-



1

AS2.0
-

Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

DUBLIN, OH 43212

[illegible]

A4.0







[illegible]

Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

DUBLIN, OH 43212

[illegible]

A4.1

EXTERIOR COLOR COLOR SCHEDULE		MATERIAL LEGEND	
PRIMARY MATERIAL: BRICK	COLOR: BELDEN BRICK, LANDMARK VELOUR GROUT: BUFF COLORED MORTAR	<div></div> <div>NATURAL STONE, RUNNING BOND INSTALLATION - 4' or 2' WATERTABLE</div> <div></div> <div>(BR-1) STANDARD BRICK: BELDEN LANDMARK VELOUR</div> <div></div> <div>(BR-2) STANDARD BRICK: BELDEN 671 VELOUR</div> <div></div> <div>(MP-1) METAL PANEL - SW7740 MESSENGER BAG (PRIMROSE FRANCHISE STANDARD)</div> <div></div> <div>(MP-2) METAL PANEL - AGED COPPER</div> <div></div> <div>(HB-1) HARDIE BOARD SIDING - COBBLESTONE</div>	
SECONDARY MATERIAL: HARDIE BOARD SIDING	COLOR: FIELD-PAINTED, SW 6235 FOGGY DAY		
4" SPLITFACE CMU	COLOR: NATURAL BUFF GROUT: BUFF COLORED MORTAR		
AWNINGS	SERGE FERRARI 502 COLOR: MEDIUM GRAY		
WINDOWS	TYPE: STOREFRONT COLOR: DARK BRONZE		
DOORS	TYPE: STOREFRONT COLOR: DARK BRONZE		
EAVES/ CORNICE DETAILS	TYPE: METAL PANELS/ ALUMINUM COLOR: SW 7740 MESSENGER BAG COLOR: COPPER		



SCALE
NTS

AWNING #2

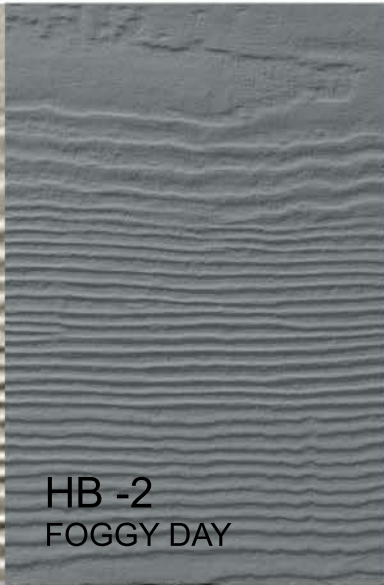
Pepper 70.8 in 502V2-2012C

AWNING #1

Concrete 70.8 in 502V2-2167C



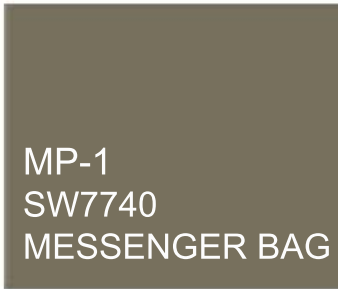
HB -1
COBBLESTONE



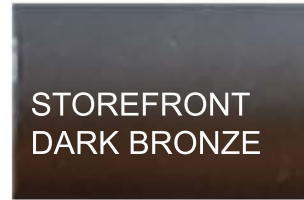
HB -2
FOGGY DAY



4' STONE



MP-1
SW7740
MESSENGER BAG



STOREFRONT
DARK BRONZE

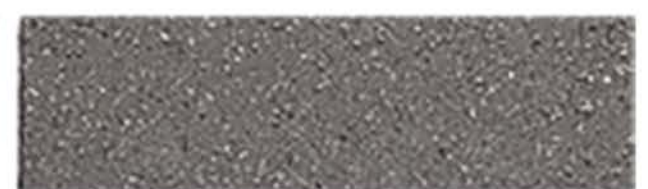
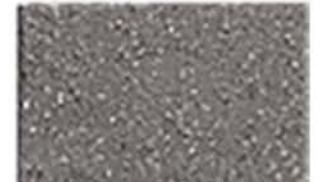
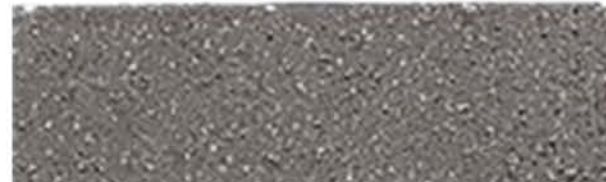
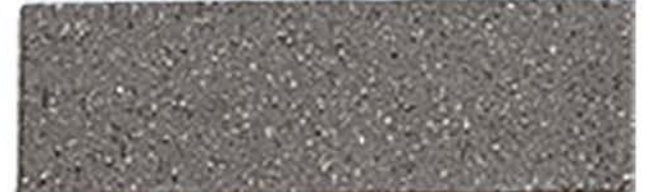
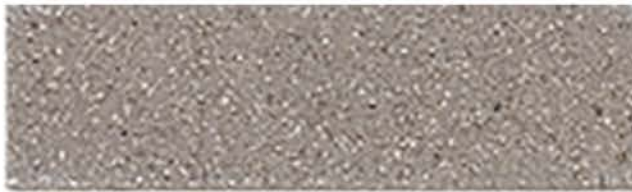


MP-2
AGED
COPPER



PRIMROSE SCHOOL
OF DUBLIN RIVERSIDE

DUBLIN, OH



BR-1
LANDMARK VELOUR



BR-2
671 VELOUR

