

**SITE REQUIREMENT**

A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDE'S EXPENSE. LOCATED AT THE CAD INTERSECTION WITH THE CONNECTING PUBLIC OR PRIVATE ROAD. SUCH SIGN MAY BE INTEGRATED INTO A COMMON MAILBOX STRUCTURE. THE POLE-SIGN SHALL BE MADE OF ROT-RESISTANT WOOD OR COMPARABLE WEATHER-RESISTANT MATERIAL. THE POLE SIGN SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND SHALL INCLUDE THE WORDS "PRIVATE DRIVE" IN CONTRASTING LETTERS. THE "PRIVATE DRIVE" SIGN SHALL BE NO LARGER THAN TWO SQUARE FEET (1 FOOT BY 2 FEET) ON EACH SIDE. ALL CAD ADDRESSES SHALL BE DISPLAYED COLLECTIVELY ON THE POLE-SIGN AT THE CAD ENTRANCE AND SHALL BE MADE OF REFLECTIVE MATERIAL. THE "PRIVATE DRIVE" SIGN AND ADDRESSES SHALL BE LEGIBLE FROM THE CONNECTING PUBLIC OR PRIVATE ROAD AND CONTINUOUSLY MAINTAINED AT THIS LOCATION. A RENDERING OF THE SIGN INCLUDING PROPOSED MATERIALS SHALL BE SUBMITTED AT THE TIME OF PRELIMINARY PLAN APPLICATION.

EACH LOT SHALL INDIVIDUALLY DISPLAY ITS ADDRESS AT THE DRIVEWAY ENTRANCE TO THE CAD WHEN THE ADDRESS IS ASSIGNED. THE ADDRESS/ SIGN BE MADE OF REFLECTIVE MATERIAL AND BE LEGIBLE FROM EACH LOT'S DRIVEWAY ENTRANCE.

ALL TREES AND SHRUBS INCLUDING PROTRUDING BRANCHES WITHIN 16' HORIZONTALLY AND 20' VERTICALLY FROM THE CENTERLINE OF THE CAD SHALL BE REMOVED AND MAINTAINED AS CLEARED AREA UNLESS THERE IS A MORE RESTRICTIVE STANDARD IN THE TOWNSHIP.

**KEYED NOTES**

- 1 FUTURE HOUSE (40'X60'), BY OTHERS
- 2 FUTURE DRIVE, BY OTHERS
- 3 FUTURE WATER SERVICE, BY OTHERS
- 4 POTENTIAL STS (30' X 180'), BY OTHERS
- 5 PROPOSED 12' WATER SERVICE EASEMENT
- 6 PROPOSED 60' COMMON ACCESS, UTILITY AND DRAINAGE EASEMENT
- 7 PROPOSED DRAINAGE EASEMENT
- 8 PROPOSED 30' (FROM C/L) RIGHT OF WAY DEDICATION
- 9 PROPOSED GRAVEL PAVEMENT. SEE PLAN & PROFILE SHEETS FOR DETAILS

**PLAN LEGEND**

	CAD EASEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED R/W DEDICATION
	PROPOSED GRAVEL DRIVE
	EXISTING GRAVEL DRIVE

PLANS PREPARED FOR:

**Plan 4 Land**

10 WEST NORTH STREET,  
OSTRANDER, OHIO 43061  
P 633.752.6452  
PLANLAND.NET

PLANS PREPARED BY:

**brack** engineering  
NATHAN HARRINGTON  
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**OVERALL SITE PLAN**

**BACASTOW - COMMON ACCESS DRIVE**

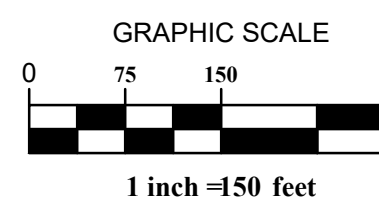
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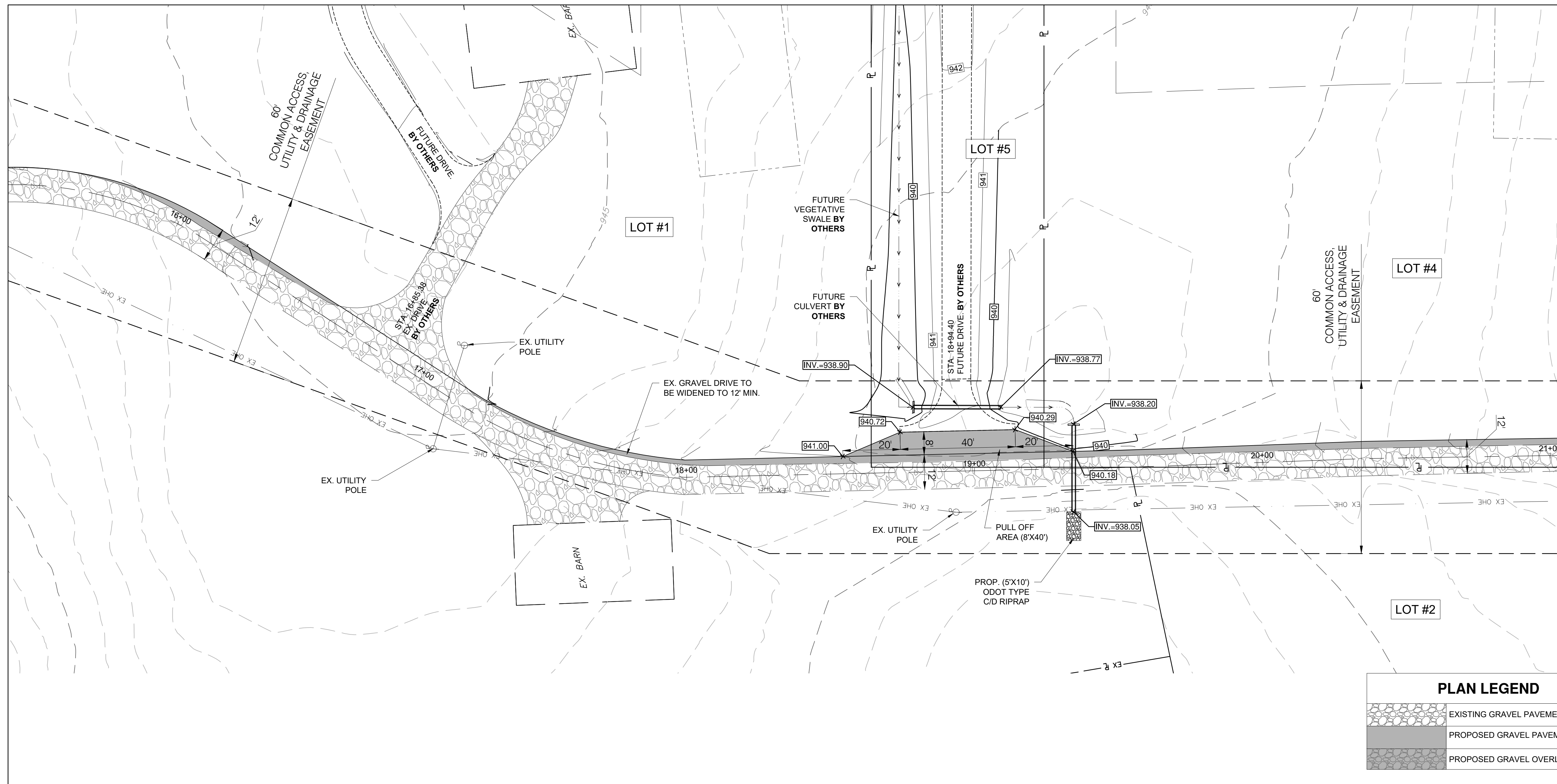
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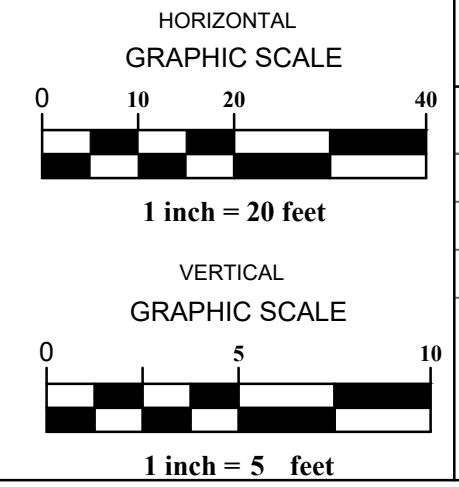
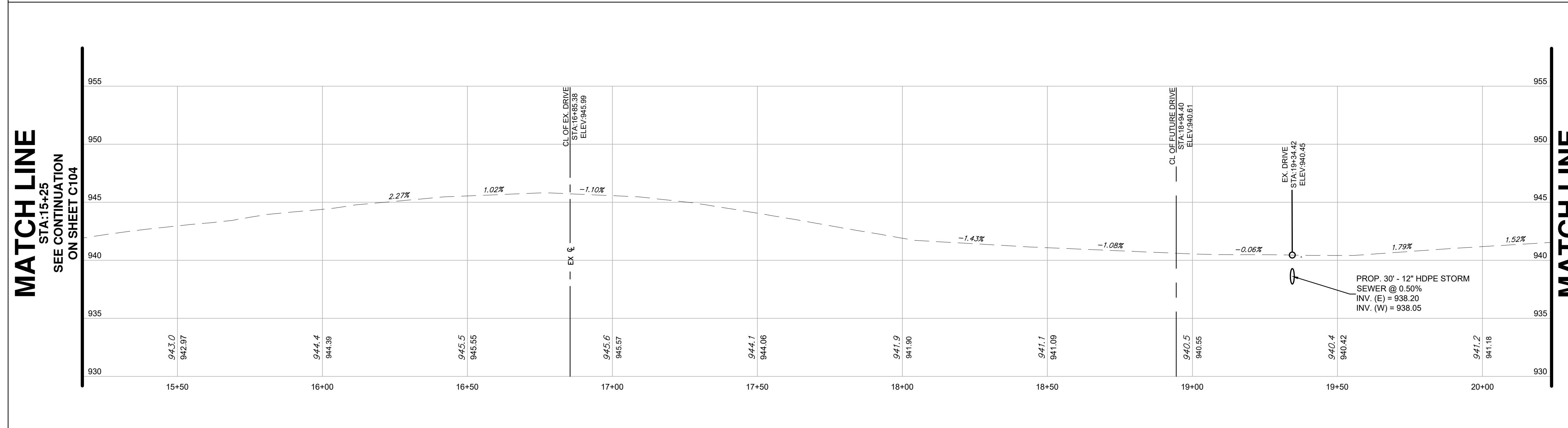
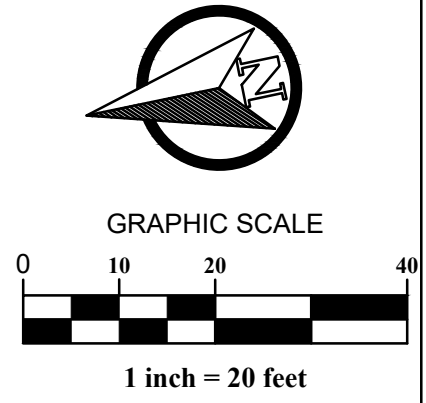
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PLAN LEGEND	
	EXISTING GRAVEL PAVEMENT
	PROPOSED GRAVEL PAVEMENT
	PROPOSED GRAVEL OVERLAY



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**PLAN & PROFILE**  
**BACASTOW - COMMON ACCESS DRIVE**  
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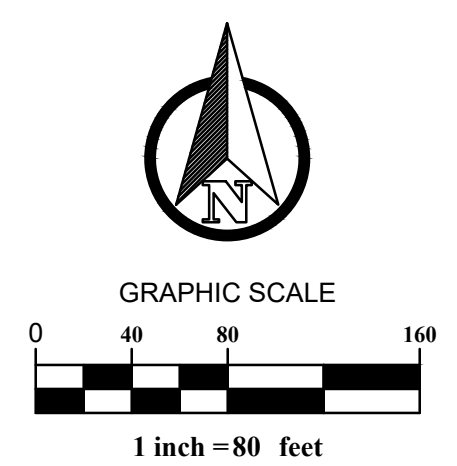
**GRADING & DRAINAGE PLAN**

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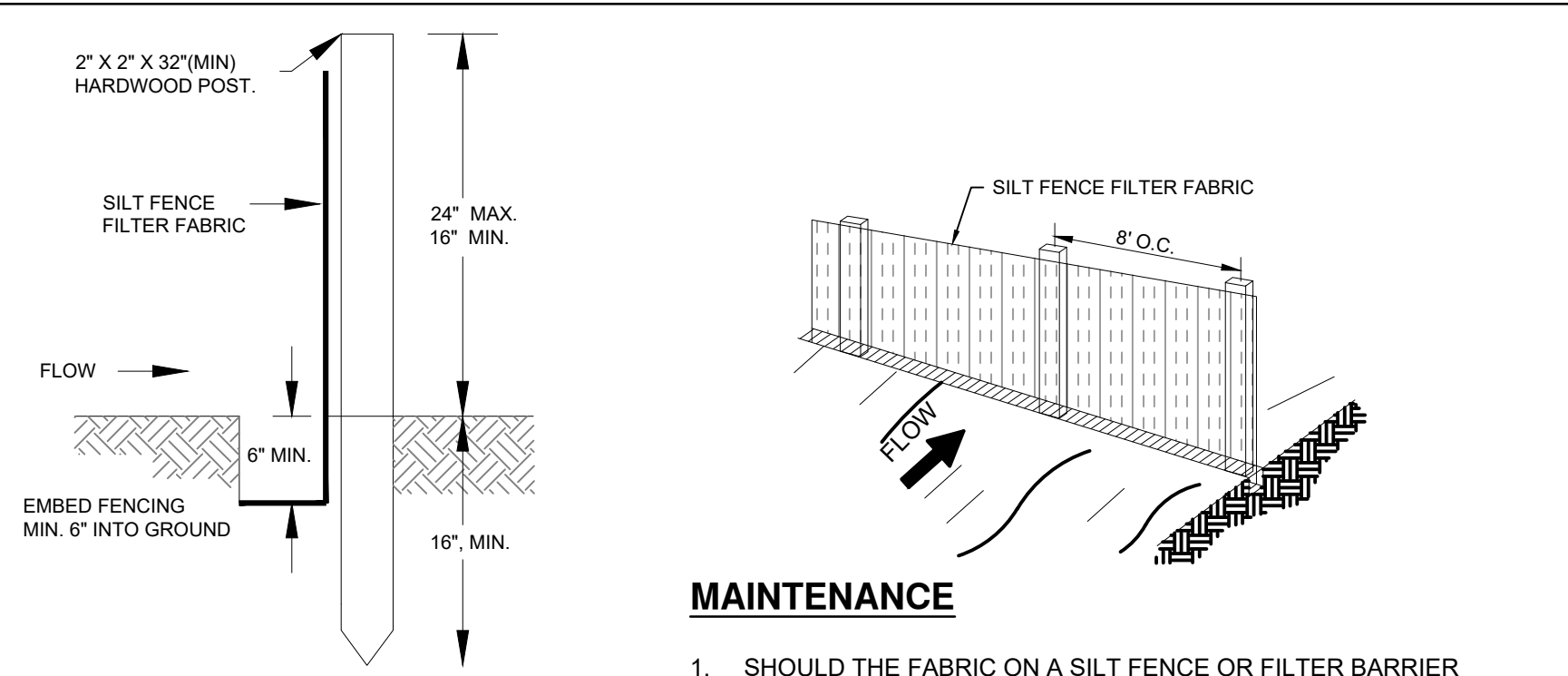












**MAINTENANCE**

1. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
4. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAX. DRAINAGE AREA TO 100 L.F. OF SILT FENCE	RANGE OF SLOPE WITHIN DRAINAGE AREA
0.50 ACRES	< 2.0%
0.25 ACRES	> 2.0% BUT < 20%
0.125 ACRES	> 20% BUT < 50%

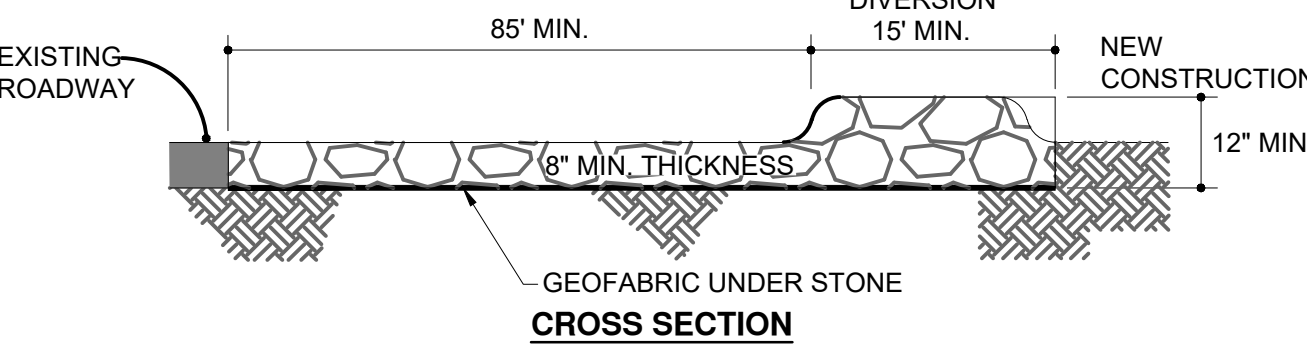
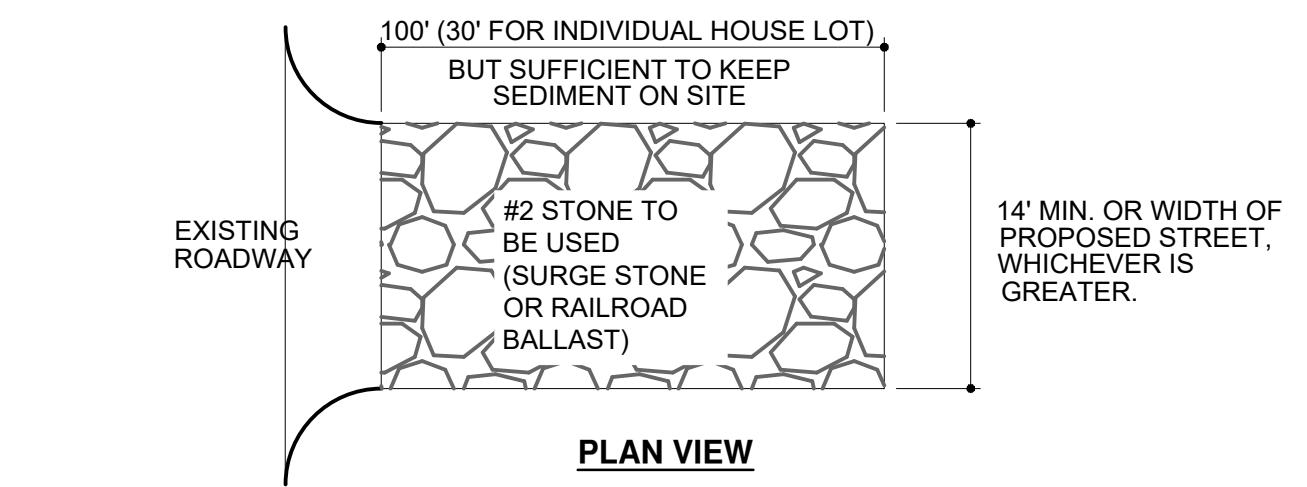
**NOTES:**

SILT FENCE: SEDIMENT BARRIERS UTILIZE STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED, CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
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 THAT 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 WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. THE HEIGHT OF A SILT FENCE SHALL BE MINIMUM OF 16" BUT NOT EXCEED 24-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
5. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
6. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 8 FEET.
7. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
8. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 24-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
10. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
11. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
12. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**SEDIMENT FENCE DETAIL**

(NO SCALE)

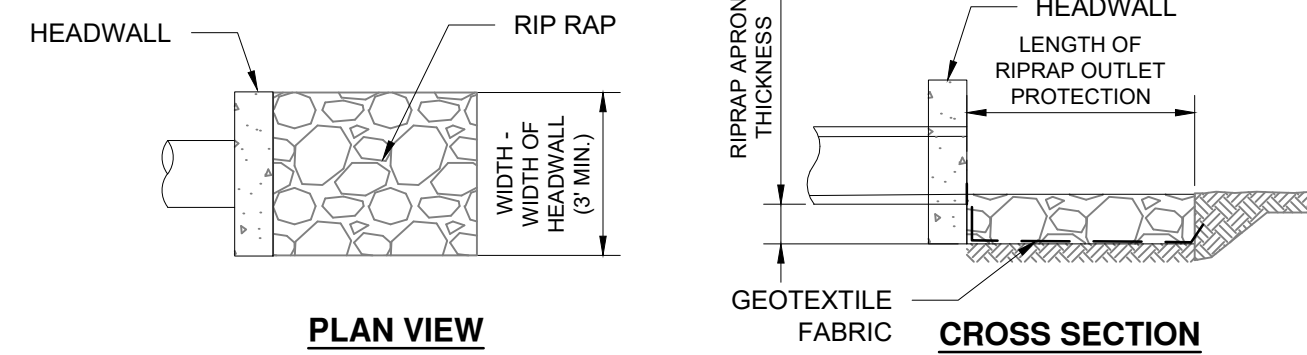


**NOTES:**

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. ADDING ITEM 304 TO THE STONE IS NOT PERMITTED.
2. LENGTH - 100' MIN. (OR 30' FOR ACCESS TO INDIVIDUAL HOUSE LOT)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, OR MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL COST SHALL BE DONE BY THE CONTRACTOR.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. WET VACUUM STREET SWEEPING EQUIPMENT SHALL BE UTILIZED AS DIRECTED BY THE CITY ENGINEER.

**STABILIZED CONSTRUCTION ENTRANCE**

(NO SCALE)



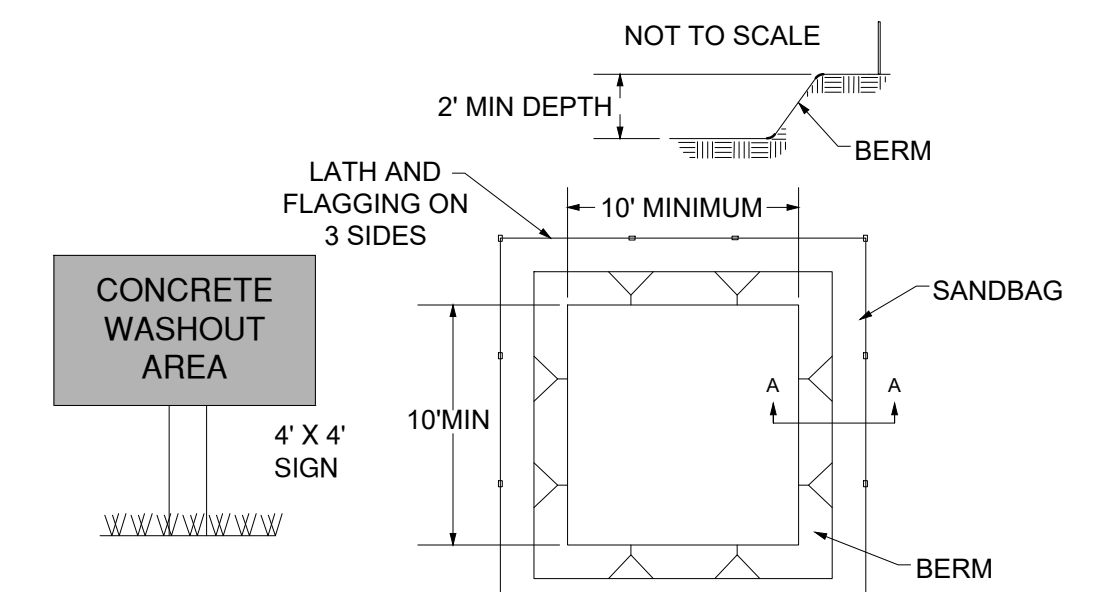
TYPE OF ROCK OR RIPPAP	SIZE OF ROCK	
	50% BY WEIGHT	8% BY WEIGHT
TYPE D	> 6"	3" - 12"
TYPE C	> 12"	6" - 18"
TYPE B	> 18"	12" - 24"
TYPE A	> 24"	18" - 30"

**NOTES:**

1. THE SUBGRADE FOR THE FILTER AND RIPPAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN.
2. THE RIPPAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. GEOTEXTILE SHALL BE WOVEN OR NONWOVEN MONOFILAMENT YARN AND SHALL MEET THE FOLLOWING:  
- THICKNESS 20-60 MILS.  
- GRAB STRENGTH 90-120 IB.  
- ASTM D-1777 AND ASTM D-1682
4. RIPPAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE GEOTEXTILE.
5. LENGTH OF RIPPAP OUTLET PROTECTION SHALL BE CALCULATED BASED ON ODOT L&D MANUAL, ROCK CHANNEL PROTECTION AT CULVERT & STORM SEWER OUTLETS.

**RIPPAP DETAIL**

(NO SCALE)



**NOTES:**

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

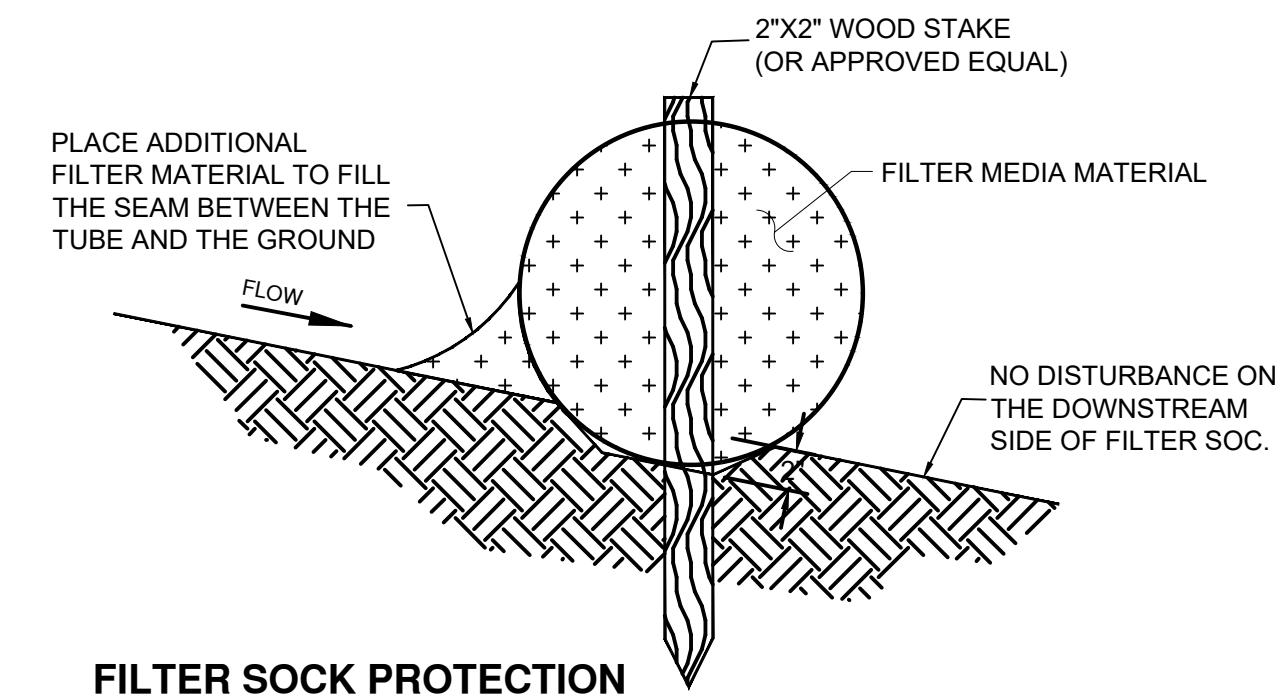
**CONCRETE WASHOUT AREA**

(NO SCALE)

**NOTES:**

1. FILTER SOCK MUST BE PLACED AT LEVEL EXISTING GRADE. WHEN APPLIED ON SLOPES BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
2. COMPOST USED FOR SOCKS SHALL BE WEED, REFUSE, CONTAMINANTS, AND OTHER TOXIC MATERIALS.
3. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK.
4. ANY SECTION OF FILTER SOCK WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED.
5. ONCE SITE HAS BEEN STABILIZED THE FILTER SOCK SHALL BE OPENED AND SPREAD ONSITE.

FILTER SOCK STAKES / SPACING	
12"	8'
18"	6'
24"	6'



**FILTER SOCK PROTECTION**

(NO SCALE)

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBANCE AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER
PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

PERMANENT SEEDING			
SEED MIX	SEED RATE		NOTES
	LB./1,000 SF.	LB./AC.	
GENERAL USE			
CREEPING RED FESCUE	1/2-1	20-40	
DOMESTIC RYEGRASS	1/4-1/2	10-20	
KENTUCKY RYEGRASS	1/2-1	20-40	
TALL FESCUE	1-1 1/2	40-50	
DWARF FESCUE	2 1/2	90	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	1	40	
CROWN VETCH	1/4	10	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	1/2	20	
FLAT PEA	1/2	20	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	1/2	20	
ROAD DITCHES AND SWALES			
TALL FESCUE	1-1 1/2	40	
DWARF FESCUE	2 1/4	90	
KENTUCKY RYEGRASS	0.1	5	
LAWNS			
KENTUCKY BLUEGRASS	2	100-120	
PERENNIAL RYEGRASS	2	100-120	
KENTUCKY BLUEGRASS	2	100-120	
CREEPING RED FESCUE	1 1/2	100-120	FOR SHADED AREAS

**TEMPORARY SEEDING SPECIES**

SEEDING DATES	SPECIES	LB/1,000 SF.	LB./AC.
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
AUGUST 16 TO NOVEMBER 1	ANNUAL RYEGRASS	1	40
	RYE	3	2 BUSHEL
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	WHEAT	3	2 BUSHEL
NOVEMBER 1 TO SPRING SEEDING	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
NOVEMBER 1 TO SPRING SEEDING	MULCH : STRAW	2 TONS / ACRE	
	MULCH : WOOD FIBER	1 TON / ACRE	
	SODDING PRACTICES		
DORMANT SEEDING: APPLY 50% MORE SEED			

**EROSION CONTROL DETAILS**

BACASTOW - COMMON ACCESS DRIVE

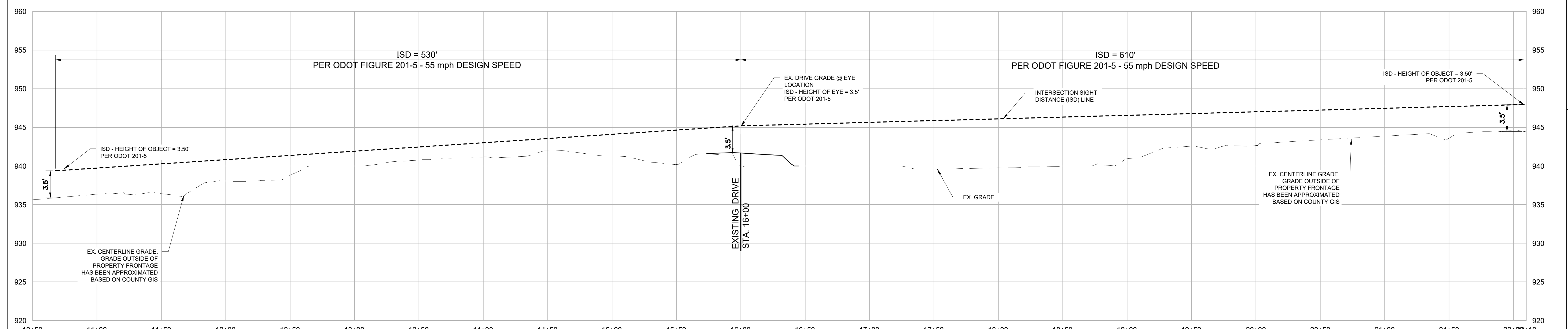
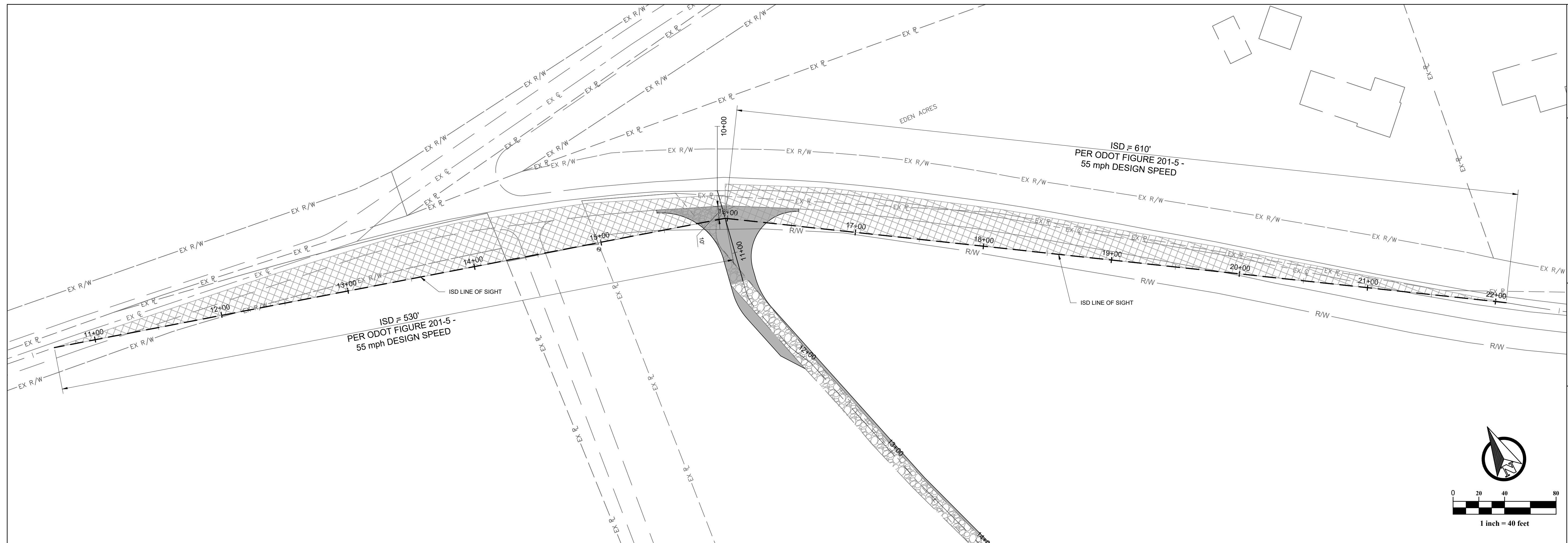
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