

C:\Users\ahaydinger\Gandee Heydinger Group\Ghg Team - General\Projects\20-135-02 - 365LAND - Woodtown\DWG\SITE CONSTRUCTION\WEST CAD\C100.dwg C100 Apr 05, 2021 - 2:08:38pm Ahaydinger

BENCHMARKS	
BASED ON NAVD 1988 DATUM.	
SOURCE:	BASIS OF BEARINGS SHOWN HEREON ARE BASED NAD83 OHIO STATE PLANES, NORTH ZONE, US FOOT
SITE BM1:	IRON PIN WITH CAP "GHG CONTROL" NORTHING: 189970.433 EASTING: 1874993.382 ELEVATION: 1019.38
SITE BM2:	IRON PIPE NORTHING: 192710.291 EASTING: 1876055.522 ELEVATION: 1022.085
SITE BM3:	IRON PIN WITH CAP "GHG CONTROL" NORTHING: 191149.317 EASTING: 1875167.178 ELEVATION: 1020.974
SITE BM:	IRON PIN WITH CAP "GHG CONTROL" NORTHING: 191180.611 EASTING: 1874638.093 ELEVATION: 1019.495

GENERAL DEVELOPMENT SUMMARY

SITE LOCATION:
WOODTOWN ROAD
GALENA, OH 43021

PARCEL:
31622001092003

CURRENT ZONING:
AR-1 AGRICULTURAL RESIDENTIAL DISTRICT

PRESENT USE:
AGRICULTURAL & WOODED

PROPOSED PROJECT DESCRIPTION:
CONSTRUCTION OF A 3 LOT CAD SUBDIVISION.

DELAWARE COUNTY ACREAGE	33.71 AC.
TOTAL SUBDIVISION ACREAGE	33.71 AC.
ACREAGE IN 3 LOTS	33.71 AC.
DRIVE AREA	0.52 AC.
RW ACREAGE TO BE DEDICATED:	0.00 AC.
CAD ACREAGE TO BE DEDICATED	1.98 AC.
DEVELOPMENT DENSITY	1 DWELLING UNIT / 11.23 AC.
SIDE YARD SETBACK	25'
FRONT YARD SETBACK	130'
REAR YARD SETBACK	80'
PRE-DEVELOPED CURVE NUMBER	SMALL GRAIN, STRAIGHT ROW
PRE-DEVELOPED 100 YR STORM:	CFS
POST-DEVELOPED CURVE NUMBER:	GRASS, GRAVEL DRIVE
POST-DEVELOPED 100 YR STORM:	CFS

FLOODPLAIN

THE DEVELOPMENT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN and in zone A, NO BASE FLOOD ELEVATION DETERMINED. FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, PANEL 280 OF 295, MAP NUMBER 39041C0280K, EFFECTIVE DATE APRIL 16, 2009.

VARIANCES

- A VARIANCE IS BEING REQUESTED FOR APPROVAL OF:
- NO VARIANCES ARE NEEDED FOR THIS PROJECT

UTILITY CONTACT LIST

THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS HAS BEEN OBTAINED THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES AND BY FIELD SURVEY. THE FOLLOWING LIST IS OF KNOWN UTILITY COMPANIES WITH FACILITIES WITHIN THE CONSTRUCTION AREA:

COLUMBIA GAS 6663 HUNTLEY RD. COLUMBUS, OHIO 43229 (614) 766-8371	DEL-CO WATER COMPANY, INC. 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 (740) 548-7746 (EXT. 2259)
AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 (614) 883-6829	DELAWARE COUNTY SANITARY ENGINEER TIFFANY JENKINS 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2240
DELAWARE COUNTY ENGINEER CHRIS BAUSERMAN 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2400	DELAWARE COUNTY DRAINAGE ADMIN. BRETT BERGERFURD 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2400

STANDARD DRAWINGS

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED BELOW SHALL BE CONSIDERED A PART OF THIS PLAN. THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS & OHIO DEPARTMENT OF TRANSPORTATION, CURRENT EDITION (ENGLISH UNITS), INCLUDING ALL STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATION LISTED SHALL GOVERN THESE PLANS.

DELAWARE COUNTY	OHIO DEPARTMENT OF TRANPORTION (ODOT)
DCED-R100	MT 97.10
DCED-R1441(3 SHEETS)	
DCED-S151	
DCED-S176	



DRAWING SET STATUS

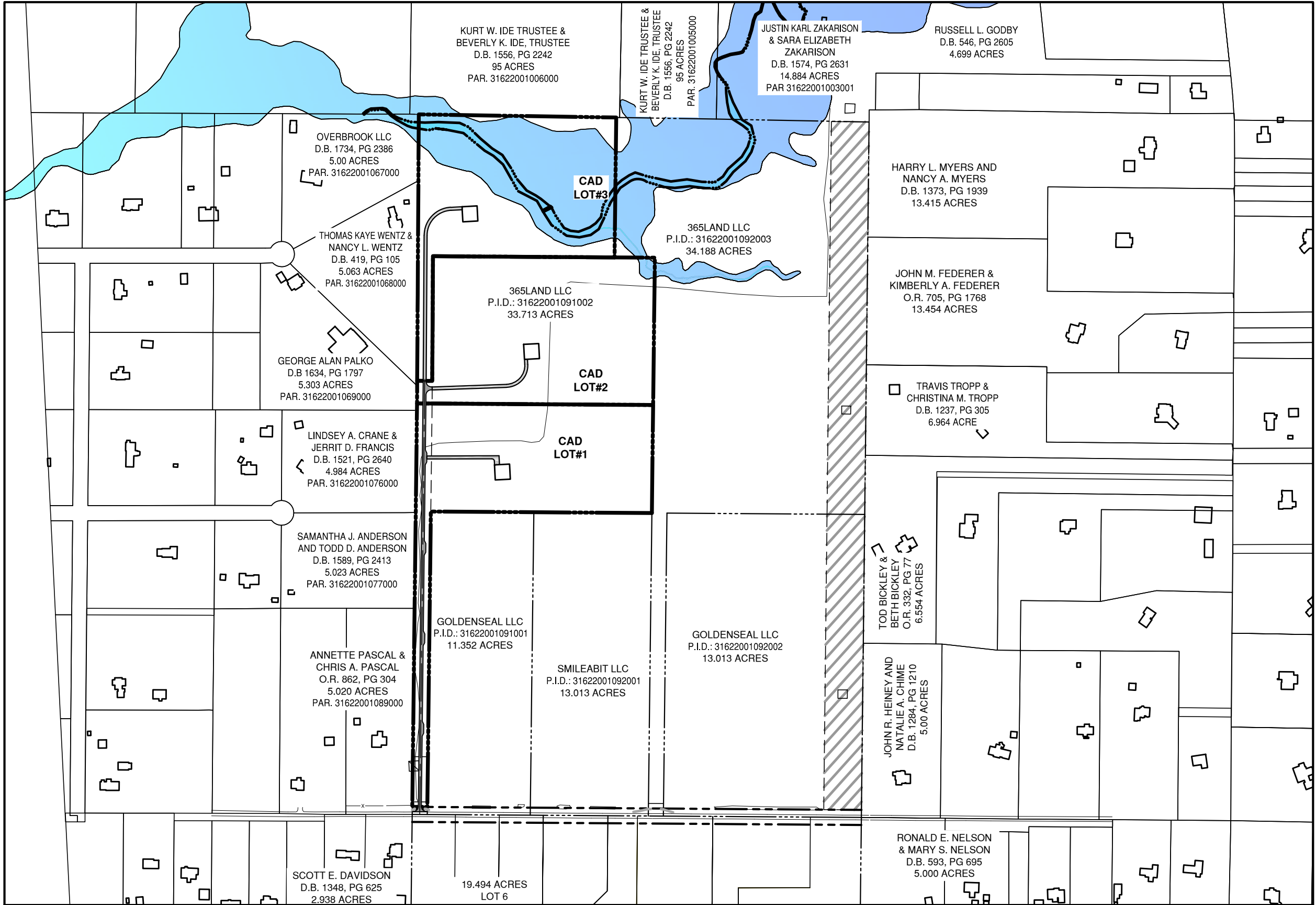
- ☒ PRELIMINARY ENGINEERING SET
☒ COUNTY REVIEW SET
☒ CONSTRUCTION DOCUMENT SET
☒ AS-CONSTRUCTED DOCUMENT SET

CHANGE ORDER SCHEDULE						
CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHT NO.	APPROVED	DATE OF APPROVAL

COMMON ACCESS DRIVE PLANS FOR WOODTOWN ESTATES LOCATED IN TOWNSHIP 3, RANGE OF THE UNITED STATES MILITARY LANDS, IN HARLEM TOWNSHIP, DELAWARE COUNTY OHIO

APRIL 2021

RPC NUMBER:



INDEX MAP
SCALE: 1" = 400'

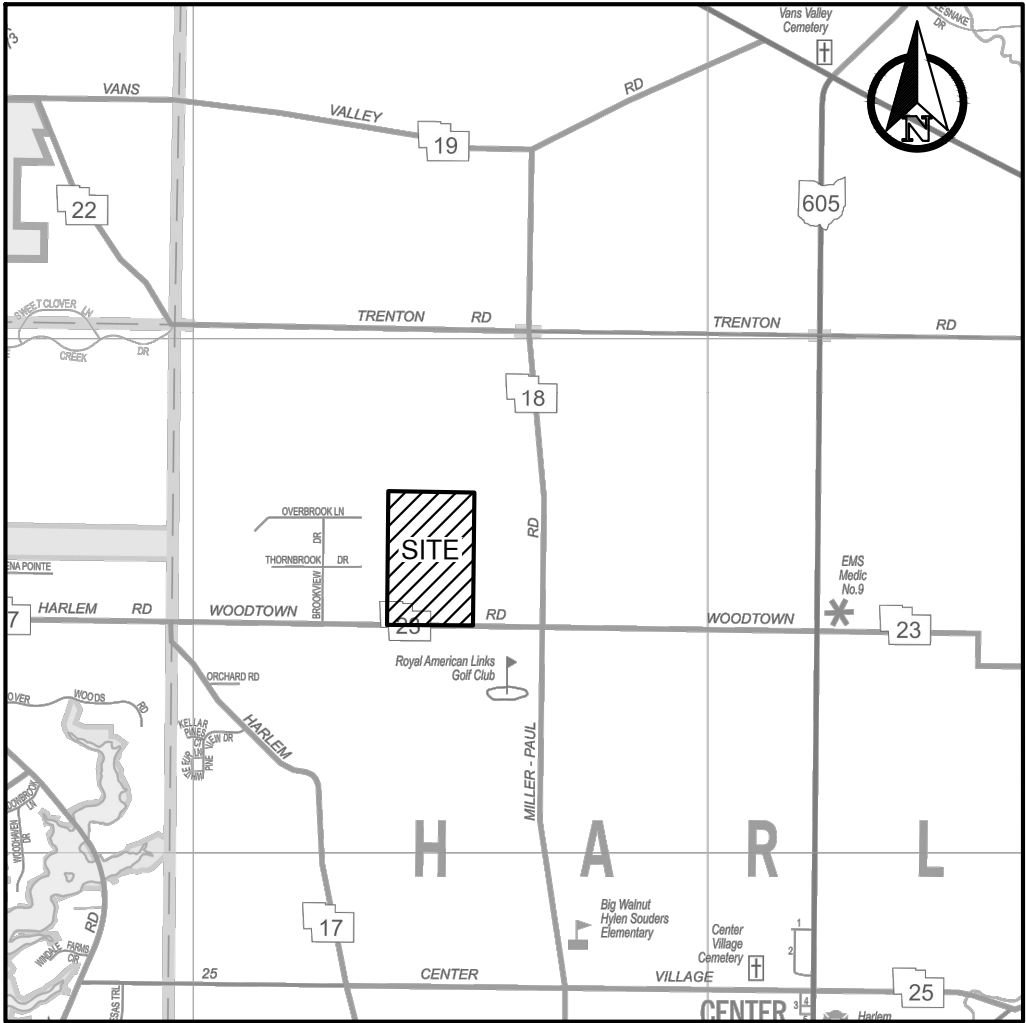


OWNER/DEVELOPER

365LAND, LLC
1876 AFRICA ROAD
GALENA, OHIO 43021
ATTN: MATT DICKENS
EMAIL: MATT@365-land.com
PHONE:(740) 815-0507

PLAN PREPARED BY

GHG
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 BROOKSEDGE BLVD.
WESTERVILLE, OH 43081
P: 614.942.6042
F: 614.942.6041
EMAIL: AHEYDINGER@GHGCIVIL.COM



LOCATION MAP

SCALE: 1" = 400'

SHEET INDEX

C100	TITLE SHEET
C101	GENERAL NOTES, DETAILS & QUANTITIES
C102	GENERAL NOTES & DETAILS
C103	WATERLINE NOTES & DETAILS
C104	EXISTING CONDITIONS
C105	PLAN & PROFILE
C106	OVERALL SITE PLAN
C107-C108	GRADING PLAN
C109	SWPPP COVER SHEET
C110	STORMWATER POLLUTION PREVENTION PLAN
C111	STORMWATER POLLUTION PREVENTION NOTES & DETAILS

APPROVALS

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, THE STANDARD SPECIFICATIONS OF THE CITY OF COLUMBUS, CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

THE DELAWARE COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS WITH RESPECT TO IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

DELAWARE COUNTY ENGINEER

DELAWARE COUNTY ENGINEER

WATER SYSTEM APPROVAL

DEPUTY GENERAL MANAGER, DEL-CO WATER

ENGINEER:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY ENGINEER.

GANDEE HEYDINGER GROUP, LLC
642 BROOKSEDGE BLVD
WESTERVILLE, OH 43081
PHONE: (614) 942-6042
FAX: (614) 942-6041

REGISTERED ENGINEER'S
SIGNATURE AND SEAL

DATE

PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GHG
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brooksedge Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

CAD SUBDIVISION PLAN
WOODTOWN ESTATES

TITLE SHEET

NO.	DATE	REVISION DESCRIPTION
A	4/5/2021	ISSUE FOR COUTY REVIEW

Date: 4/5/2021
Scale: AS SHOWN

Drawn By: RLC
Checked By: AH

Project Number:
20-135-02

Drawing Number:
C100

GENERAL NOTES FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS
WITH ANY STORMWATER FACILITIES TO BE PLACED ON DRAINAGE MAINTENANCE

- THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, LATEST EDITION, TOGETHER WITH THE CITY OF COLUMBUS (C.O.C.) CONSTRUCTION AND MATERIALS SPECIFICATIONS, LATEST EDITION, ALONG WITH THE DELAWARE COUNTY ENGINEER (DCEO) SUPPLEMENTAL SPECIFICATIONS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD AT THE COUNTY ENGINEER'S OFFICE BEFORE ANY WORK IS BEGUN. REPRESENTATIVES OF THE OWNER, DESIGN ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE. A SCHEDULE OF SEQUENCE OF EVENTS DURING CONSTRUCTION MUST BE SUBMITTED FOR REVIEW PRIOR TO THIS MEETING.
- PROOF SURVEYS ARE REQUIRED TO BE PERFORMED BY THE OWNER IN ORDER TO DEMONSTRATE CONCLUSIVELY THAT THE FACILITIES ARE CONSTRUCTED TO THE CAPACITY, ELEVATIONS, SLOPES, GRADES AND SIZES SHOWN ON THE APPROVED PLANS. SUCH SURVEYS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL SURVEYOR, SHALL EMPLOY STANDARD TECHNIQUES, AND SHALL PRODUCE AND FURNISH FIELD NOTES TO THE COUNTY ENGINEER FOR REVIEW AND RECORD PURPOSES. REDUCTION OF NOTES AND ANY PLOTTING NECESSARY TO MAKE NOTES INTERPRETABLE SHALL BE COMPLETED BY THE SURVEYOR PERFORMING THE PROOF SURVEY. PROOF SURVEYS SHALL BE IN ADDITION TO, AND SEPARATE FROM, OTHER INSPECTIONS BY THE COUNTY ENGINEER. ALL DISCREPANCIES REVEALED IN THE AS-CONSTRUCTED FACILITIES BY THE PROOF SURVEY SHALL BE RECTIFIED BY THE OWNER AND THE PROOF SURVEY RE-PERFORMED IN ORDER TO DEMONSTRATE CONFORMANCE. THE PROOF SURVEY SHALL BE APPROVED BY THE COUNTY ENGINEER, IN WRITING, PRIOR TO THE RELEASE OF THE BUILDING PERMITS.
- BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. REGARDLESS WHETHER OR NOT A STORMWATER FACILITY IS TO BE PLACED ON DRAINAGE MAINTENANCE, THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS AS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE FORTY EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE ALL IMPROVEMENTS ACCORDING TO THE ENGINEERING PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT O.U.P.S. AT 1-800-362-2764.
- IF A DISCREPANCY EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE COUNTY ENGINEER AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE WORK IS COMMENCED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE SAFETY PRECAUTIONS AND TO PROVIDE ALL SAFETY EQUIPMENT TO SAFEGUARD WORKMEN AND ALL PERSONS ON OR NEAR THE WORK SITE.
- THE CONTRACTOR SHALL EXAMINE THE WORK SITE AND SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED.
- HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING FEATURES WITHIN THIS SITE IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING FEATURES SHOWN ON PLANS, SUCH AS GAS LINES, WATER LINES AND THE WORK OF HIS CONTRACT. IT SHALL FURTHER BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE DUE CAUTION AROUND EXISTING COMPLETED WORK ON THE SITE.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT AT HIS OWN EXPENSE. ALL SAID WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND THE COUNTY ENGINEER.
- SITE CLEARING SHALL COMPLY WITH C.O.C. ITEM 201. REMOVAL OF EXISTING PIPE, PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS SHALL COMPLY WITH C.O.C. ITEM 202.
- ALL MATERIAL DEEMED BY THE COUNTY ENGINEER SHALL BE REMOVED FROM THE PROPOSED RIGHT-OF-WAY, CONSTRUCTION LIMITS OR FOR ANY EXCAVATION FOR THE PUBLIC STORM SEWER SYSTEM OR FOR STORMWATER FACILITY TO BE PLACED ON DRAINAGE MAINTENANCE. THE MATERIAL REMOVED INCLUDES, BUT IS NOT LIMITED TO, ORGANIC SOIL, TOPSOIL, VEGETATION, TREES, STUMPS, ROOTS OR EXCESSIVELY WET INORGANIC MATERIALS. THE MATERIAL SHALL BE REMOVED REGARDLESS OF THE AMOUNT OF EMBANKMENT TO BE CONSTRUCTED AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 203, EXCAVATION.
- THE DELAWARE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL OBSERVE AND APPROVE ALL SUB-BASE MATERIALS AND COMPACTION IN PUBLIC FILL AREAS.
- NON-ORGANIC SITE SOILS ARE ACCEPTABLE AS USE FOR STRUCTURAL FILL PROVIDED THEY MEET ALL REQUIREMENTS OF C.O.C. ITEM 203. MOISTURE ADJUSTMENT MAY BE REQUIRED AND SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT (DCSWCD) AND THE DELAWARE COUNTY ENGINEER (DCEO) PRIOR TO INSTALLATION. THE DCSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
- THE CONTRACTOR SHALL REFERENCE ALL IRON PINS AND MONUMENTS BEFORE EXCAVATING AT OR NEAR SAID IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPLACED BY A PROFESSIONAL LICENSED SURVEYOR OF OHIO AT THE COMPLETION OF THE PROJECT OR AT THE DIRECTION OF THE COUNTY ENGINEER AT NO EXPENSE TO THE OWNER. THE COST FOR THIS SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.
- ALL QUESTIONS SHALL BE DIRECTED TO THE DELAWARE COUNTY ENGINEER AT (740) 833-2400.
- PLEASE CONTACT JERRY OWINGS OF THE PERMIT DEPARTMENT 2 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OF THE DRIVE ENTRANCE IN THE PUBLIC R/W SO THEY MAY BE ALLOWED TO INSPECT THE CONSTRUCTION OF THE DRIVE ENTRANCE. JERRY OWINGS CAN BE REACHED AT 740-833-2433.
- PLEASE CONTACT JERRY OWINGS OF THE PERMIT DEPARTMENT AND ALSO MILT LINK OF THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT 2 BUSINESS DAYS PRIOR TO STARTING CONSTRUCTION OF THE PORTIONS OF THE STORM SEWERS THAT WILL BE PLACED ON DRAINAGE MAINTENANCE SO THAT THEY CAN INSPECT THE CONSTRUCTION OF THE PUBLIC STORM SEWERS. MILT LINK CAN BE REACHED AT 740-368-1921.
- IN CASES WHERE N-12 PLASTIC PIPE ARE SPECIFIED TO BE USED ON PUBLIC SEWERS THAT WILL BE ON DRAINAGE MAINTENANCE, DEFLECTION TESTING WILL BE REQUIRED PER COUNTY STANDARDS. THE DEFLECTION TESTING SHALL BE PERFORMED A MINIMUM OF 30 DAYS AFTER INSTALLATION OR AT THE DISCRETION OF THE ENGINEER. ALL MAJOR EARTHWORK OPERATIONS MUST BE COMPLETED PRIOR TO THE MANDREL TESTING. ALSO, ALL HDPE STORM SEWER PLACED WITHIN THE RIGHT-OF-WAY SHALL HAVE A SECOND MANDREL TEST PERFORMED PRIOR TO FINAL ACCEPTANCE.

BACKFILLING FOR PUBLIC STORM SEWERS, CULVERTS AND UTILITIES

- UTILITY TRENCHES OUTSIDE THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH SOILS MEETING THE REQUIREMENTS OF ITEM 203 (100 PCF OR GREATER). THESE TRENCHES ARE TO BE COMPACTED TO 95% OF MAXIMUM DRY LABORATORY WEIGHT AT +/- 2% OF OPTIMUM MOISTURE AND IN ACCORDANCE TO STANDARD DRAWING DCEO R-100.
- ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY RUNNING PARALLEL TO THE EDGE PAVEMENT AND NOT OVER FIVE FEET (5') IN DEPTH SHALL BE BACKFILLED ACCORDING TO STANDARD DRAWING DCEO R-100.
- ALL UTILITY TRENCHES UNDER ROAD PAVEMENT WITHIN THE R-O-W, STARTING AT A DISTANCE OF FIVE FEET (5') FROM THE EDGE OF THE PAVEMENT AND EXTENDING ONE FOOT (1') IN DEPTH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIALS PER STANDARD DRAWING DCEO R-100 OR LOW STRENGTH MORTAR BACKFILL. ALSO, THE TOP OF ALL UTILITY CONDUITS SHALL BE LOCATED AT LEAST ONE FOOT BELOW THE UNDERDRAINS.

BACKFILLING FOR PUBLIC STORM SEWERS, CULVERTS AND UTILITIES (CONTINUED)

- ALL UTILITY TRENCHES OVER FIVE FEET (5') IN DEPTH, WITHIN THE R-O-W, WHICH RUN PARALLEL TO THE EDGE OF PAVEMENT OR THAT ARE IN THE ZONE OF INFLUENCE SHALL BE BACKFILLED AS PER STANDARD DRAWING DCEO R-100.
- THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR UNDERGROUND UTILITY PIPE, ALL TRENCHING, BACKFILLING AS PER PLAN, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS, ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH.
- THE CONTRACTOR SHALL REFER TO THE UTILITY PLAN AND PROFILE SHEETS TO DETERMINE CRITICAL UTILITY CROSSINGS.
- IN PAVEMENT, SIDEWALK, AND UTILITY CROSSING AREAS THE BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL PER C.O.C. ITEM 304, AND ALL OTHER REMAINING AREAS SHALL BE BACKFILLED PER C.O.C. ITEM 603.08.
- CASING PIPE REQUIRED WITHIN THE RIGHT-OF-WAY SHALL BE SDR 21 OR SCHEDULE 40 FOR NON-PRESSURIZED LINES AND C-900 (LESS THAN 12-INCHES) OR C-905 (GREATER THAN 12-INCHES) FOR PRESSURIZED LINES.

STORM SEWERS

- THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 603, ALL TRENCHING, EXCAVATION AND BACKFILLING PER STANDARD DRAWING DCEO R-100, AND THE REMOVAL AND DISPOSAL OF BRUSH, TREES, STUMPS ETC. WITHIN THE AREA OF EXCAVATION OF THE TRENCH, UNLESS BID IN ITEM 203.
- THE PROPOSED ELEVATIONS AND LOCATIONS OF INLETS, CATCH BASINS, AND PIPES, AND THE ESTIMATED LENGTHS OF PIPES, MAY BE ADJUSTED BY THE COUNTY ENGINEER DURING THE ENTIRE IMPROVEMENT OF THIS PROJECT. BASIS OF PAYMENT FOR POSSIBLE ADJUSTMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS STORM SEWERS TO BE ADJUSTED.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE AS HEREAFER SPECIFIED:
 - ALL SIZES OF STORM SEWER LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE TYPE "A" OR "B" CONDUIT (C.O.C. 706.02 OR C.O.C. 706.04).
 - STORM SEWERS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE TYPE "C" CONDUIT (C.O.C. 706.02) OR HDPE COMPLYING WITH C.O.C. 720.12, WHERE PLASTIC PIPE IS USED ON ANY PORTION OF STORM SYSTEM TO BE PLACED ON DRAINAGE MAINTENANCE. INSTALLATION OF THE STORM SEWER SHALL MEET THE REQUIREMENTS OF ARTICLE IX AND THE SUPPLEMENTAL SPECIFICATIONS INCLUDING THE MANDRELLING REQUIREMENTS.
- ALL TYPE "A", "B", AND "C" CONDUIT SHALL HAVE JOINTS, PER CITY OF COLUMBUS 901.15 AND SHALL USE TYPE C BITUMINOUS JOINT PIPE FILLER.
- BEDDING SHALL BE PROVIDED FOR ALL TYPE "A", "B", AND "C" CONDUIT PER DELAWARE COUNTY STANDARD DRAWINGS DCEO S-149, DCEO S-151, DCEO S-152, DCEO S-153 AND DCEO S-155. GRANULAR BEDDING SHALL BE LIMITED TO CLEAN #8 OR #57 STONE AGGREGATE.
- ALL PIPES OUTSIDE THE RIGHT-OF-WAY SHALL HAVE A COVER OF 1.5 FEET MINIMUM. WHEREVER THIS IS NOT THE CASE, EMBANKMENT SHALL BE PLACED TO PROVIDE A MINIMUM COVER PRIOR TO THE INSTALLATION OF THE STORM SEWER.
- OPENINGS SHALL BE PROVIDED IN THE DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. ANY CORING NECESSARY SHALL BE INCLUDED WITHIN THE COST OF THE UNDERDRAIN. UNDERDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.
- ON DETENTION BASINS OR OUTLET STRUCTURES TO BE PLACED ON DRAINAGE MAINTENANCE, PLEASE CONTACT THE DRAINAGE MAINTENANCE SOIL AND WATER CONSERVATION DISTRICT 2 BUSINESS DAYS PRIOR THE INSTALLATION OF ANY UNDERDRAINS SO THAT THE UNDERDRAINS MAY BE INSPECTED DURING CONSTRUCTION. THE DRAINAGE MAINTENANCE COORDINATOR CAN BE REACHED AT 740-368-1921. THE UNDERDRAINS SHALL BE CONSTRUCTED AFTER THE SITE HAS BEEN STABILIZED FROM SEDIMENT RUNOFF (I.E., AFTER THE TEMPORARY CONSTRUCTION SEDIMENT HAS BEEN REMOVED FROM THE BASIN AND GRASS HAS BEEN SUFFICIENTLY ESTABLISHED IN THE BASIN TO PREVENT EROSION). SHOULD THE UNDERDRAIN BECOME PLUGGED PRIOR TO THE FACILITY BEING ACCEPTED AND PLACED ON DRAINAGE MAINTENANCE, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDYING THE SITUATION. SEE SHEET OF FOR THE LIMITS OF THE STORMWATER FACILITY TO BE PLACED ON DRAINAGE MAINTENANCE.

GRADING NOTES

- EXCAVATION AND EMBANKMENT SHALL COMPLY WITH C.O.C. ITEM 203 AND DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR'S BID SHALL BE COMPREHENSIVE AND INCLUDE ALL LABOR AND EQUIPMENT TO COMPLETE ALL EXCAVATION, FILL AND GRADING IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
- EXCAVATION AND EMBANKMENT QUANTITIES DO NOT INCLUDE ANY PROVISION FOR UNDERCUTTING, FOOTINGS, OR UNSUITABLE MATERIAL.
- AFTER THE TOPSOIL IS REMOVED, PROOFROLL THE PUBLIC MAINTAINED PAVEMENT AND BUILDING AREA SUBGRADES TO BE FILLED. SOFT AREAS SHOULD BE UNDERCUT AND STABILIZED PRIOR TO FILLING OPERATIONS. RELATIVE DEPTH OF UNDERCUT WILL BE DETERMINED WHEN SOFT AREAS ARE DISCOVERED. THE DELAWARE COUNTY ENGINEER SHALL DETERMINE THE DEPTH AND EXTENT OF THE UNDERCUT.

EROSION AND SEDIMENTATION CONTROL NOTES

PLEASE CONTACT THE DELAWARE COUNTY STORMWATER DEPARTMENT AT 740-833-2434 PRIOR TO STARTING CONSTRUCTION.

- SILTATION AND EROSION SHALL BE CONTROLLED BY MINIMIZING THE TIME THE SITE IS DENUDED BY TEMPORARY SEEDING, PERMANENT SEEDING, AND THE USE OF VARIOUS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). THESE DEVICES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT. ONCE THE SITE AREA HAS BEEN STABILIZED, BEST MANAGEMENT PRACTICES SHALL BE REMOVED WITH THE APPROVAL OF THE COUNTY ENGINEER.
- ALL MEASURES SHALL BE MAINTAINED AS REQUIRED BY THE DELAWARE COUNTY STORM WATER DEPARTMENT UNTIL ALL CONSTRUCTION UNDER THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER. MAINTENANCE SHALL INCLUDE ALL REPAIRS TO THOSE AREAS AND MEASURES DAMAGED BY EROSION, CONSTRUCTION EQUIPMENT, WEATHER, FIRE, AND/OR OTHER CAUSES INCLUDING "ACTS OF GOD."
- THE TEMPORARY CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A STATE THAT SHALL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS WILL BE ACCOMPLISHED BY USE OF A GRAVEL CONSTRUCTION ENTRANCE AND THE REPAIR AND/OR CLEANOUT OF ANY DEVICES USED TO TRAP THE SEDIMENT. ANY MATERIALS SPILLED, DROPPED, OR TRACKED FROM THE CONSTRUCTION SITE ONTO THE ROADWAYS OR INTO THE STORM SYSTEM MUST BE REMOVED IMMEDIATELY.
- SEDIMENT DEPOSITS IN SEDIMENT TRAPS SHALL BE REMOVED AND THE MEASURES RESTORED TO THEIR ORIGINAL DESIGN PRIOR TO THE SEDIMENT BEING REMOVED. THE ONE-FEET HEIGHT OF THE DEVICE. ALL SEDIMENT MATERIAL SHALL BE DISPOSED OF BY AN ACCEPTABLE MEANS. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE MEASURES ARE NO LONGER REQUIRED SHALL BE PREPARED TO CONFORM TO THE FINAL GRADING PLANS, SEEDED AND MULCHED.
- THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR SEDIMENT CONTROL AT CATCH BASINS IMMEDIATELY AFTER THEIR CONSTRUCTION. COST FOR THIS WORK SHALL BE INCLUDED UNDER EROSION CONTROL. THE CONTRACTOR SHALL REMOVE INLET PROTECTION WHEN GRASS ESTABLISHMENT REACHES A MINIMUM OF 70% GROWTH DENSITY OVER THE ENTIRE DRAINAGE AREA FLOWING TO CATCH BASINS. THE COUNTY ENGINEER SHALL DIRECT SEDIMENT CONTROL AT ALL CATCH BASINS IF REQUIRED.
- TOPSOIL SHALL BE REMOVED FROM PROPOSED RIGHT-OF-WAY, MOUNDING AND EMBANKMENT AREAS PRIOR TO CONSTRUCTION OF PAVEMENT, MOUNDING, AND EMBANKMENT AREA. TOPSOIL SHALL BE STOCKPILED FOR RESPREADING.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE CONSTRUCTION LIMITS UNLESS AUTHORIZED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL DISPOSE OF STREET, STOCKPILE, AND OVERLOT EXCAVATION.

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

- THE SITE SHALL BE INSPECTED ON A WEEKLY BASIS FOR COMPLIANCE WITH THE SWPPP. FURTHERMORE, SEDIMENT CONTROL BMP'S SHALL BE INSPECTED IMMEDIATELY FOLLOWING EACH RAINFALL EVENT GREATER THAN 1/8 INCH AND AT LEAST DAILY DURING PERIODS OF PROLONGED RAINFALL. INSPECTION LOGS SHALL BE FURNISHED TO DELAWARE COUNTY FOR EACH INSPECTION.
- CLOSE ATTENTION SHALL BE PAID TO THE PROPER INSTALLATION AND REPAIR OF PERIMETER CONTROLS TO PREVENT FAILURE.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF PERIMETER CONTROLS SHALL BE ACCOMPLISHED PROMPTLY.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE PERIMETER CONTROLS IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AS DIRECTED BY DELAWARE COUNTY.
- THE CONSTRUCTION ENTRANCE, SEDIMENT BASINS (TEMPORARY AND/OR PERMANENT), AND PERIMETER CONTROLS SHALL BE INSTALLED AS THE FIRST STEP OF THE CONSTRUCTION SEQUENCE.
- NO SITE WORK SHALL COMMENCE UNTIL THE EROSION AND SEDIMENT CONTROLS ARE APPROVED BY DELAWARE COUNTY.

SITE CLEANUP

- DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE OF ANY IMPROVEMENTS IN THE PUBLIC R/W, THE OWNER/DEVELOPER SHALL REMOVE OR CAUSE TO BE REMOVED ALL REFUSE, RUBBISH, UNUSED MATERIALS, EXCESS EXCAVATION FILL, ROCK, DEBRIS, AND FOREIGN MATTER FROM ALL PUBLIC RIGHTS OF WAY, AS WERE DEPOSITED, LEFT OR RESULTED FROM THE CONSTRUCTION OF IMPROVEMENTS OF ANY NATURE WITHIN THE DEVELOPMENT. SUCH REMOVAL SHALL TAKE PLACE WITHIN TWENTY-FOUR (24) HOURS AFTER BEING NOTIFIED BY THE COUNTY ENGINEER THAT SUCH WORK IS REQUIRED, AND SHALL BE COMPLETED TO THE SATISFACTION OF THE COUNTY ENGINEER.
- THIS WORK SHALL BE PERFORMED IN A MANNER WHICH PREVENTS EROSION AS WELL AS PREVENTS STORM WATER FROM ACCUMULATING OR PONDING ON THE SITE. THE WORK SHALL ALSO BE PERFORMED IN A MANNER THAT PREVENTS DISRUPTING OR IMPEDING SURFACE DRAINAGE FROM ONSITE OR OFFSITE SOURCES AND PREVENTS ANY NEGATIVE EFFECTS ON ADJACENT PROPERTIES. A SIX-INCH OVERLAY OF TOPSOIL SHALL BE PROVIDED AND SHALL BE SEEDED PER DELAWARE COUNTY STANDARDS.

SEEDING

- BASED ON CONSTRUCTION START-UP DATE AND CONTRACTOR'S SCHEDULE OF EVENTS, THE SEEDING MIXTURE AND SEDIMENT CONTROL MAY BE CHANGED TO COMPLY WITH DELAWARE COUNTY STANDARDS AND SUPPLEMENTAL SPECIFICATIONS, DUE TO A NON- GROWING SEASON AT THE TIME OF START-UP.
- THE CONTRACTOR SHALL APPLY TEMPORARY AND PERMANENT SEEDING, FERTILIZER, AND MULCHING TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL SEEDING AND MULCHING SHALL BE BASED ON DELAWARE COUNTY STANDARDS AND SUPPLEMENTAL SPECIFICATIONS.

RETENTION/DETENTION BASINS

- ANTI-SEEP COLLARS ARE REQUIRED FOR ALL RETENTION/DETENTION POND OUTLETS. A MINIMUM OF TWO COLLARS ARE REQUIRED. COLLARS MUST BE CONSTRUCTED (EXCAVATED) A MINIMUM OF 3.0' INTO UNDISTURBED SOIL ON ALL THREE SIDES. CLASS C CONCRETE PER CURRENT DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS SHALL BE USED FOR REPLACEMENT OF THE EXCAVATED MATERIAL. THE COLLARS MUST BE A MINIMUM OF 6 INCHES THICK.
- A CLAY CORE OF SUFFICIENT THICKNESS IS REQUIRED FOR ALL DETENTION AND RETENTION PONDS IN CUT AREAS. THE COUNTY ENGINEER SHALL FIELD APPROVE THE CORE THICKNESS OR THE CONDITION OF THE EXISTING SOILS AS A SUBSTITUTE FOR A CLAY CORE (E.G., EXISTING CLAY MATERIAL).
- TREES AND LANDSCAPING SHALL NOT BE PERMITTED ON EMBANKMENT SURFACES

TRAFFIC MAINTENANCE:

FULL TRAFFIC IN EACH DIRECTION ON LEWIS CENTER ROAD SHALL BE MAINTAINED AT ALL TIME AND DISTURBANCE SHALL BE KEPT TO A MINIMUM. ALL TRAFFIC CONTROL SHALL BE IMPLEMENTED PER ODOT STANDARD DRAWINGS-MT-95.60 AND MT-95.61. INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY AT ALL TIMES.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS (CURRENT EDITION), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223.

ALL CONSTRUCTION SIGNS, BARRICADES, VERTICAL PANELS AND DRUMS SHALL CONFORM TO OMUTCD AND THE LATEST REVISION OF ODOT CONSTRUCTION AND MATERIAL SPECIFICATION.

FACES OF CONSTRUCTION SIGNS AND REFLECTIVE SHEETING ON BARRICADES SHALL BE TYPE H (VIP), ALL ORANGE CONSTRUCTION SIGNS SHALL BE FLUORESCENT ORANGE. ALL SHEETING WILL BE TESTED FOR REFLECTIVITY PER ODOT 730.192. VERTICAL PANELS AND DRUM BANDS SHALL BE REFLECTORIZED WITH TYPE G (HIGH INTENSITY) SHEETING COMPLYING WITH THE REQUIREMENTS OF 730.19.

ALL SIGNS AND BARRICADES, VERTICAL PANELS, AND DRUMS WILL BE LIKE NEW AND IN GOOD CONDITION IN CONFORMANCE WITH "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES" PUBLISHED BY ATSSA.

THESE PROVISIONS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF ANY OF HIS LEGAL RESPONSIBILITIES OR LIABILITIES FOR THE SAFETY OF THE PUBLIC.

ALL BARRICADES AT CLOSURES SHALL HAVE YELLOW TYPE C STEADY BURN LIGHTS. ALL BARRELS SHALL HAVE YELLOW TYPE C STEADY BURN LIGHTS. ALL SIGNS NINE (9) SQ. FT. (36"X36" AND OVER SHALL HAVE YELLOW TYPE A LOW INTENSITY FLASHING WARNING LIGHTS AND THREE (3) FLAGS.

DRUMS SHALL BE PLACED PER STANDARD DRAWING MT-95.60 AND MT-95.61.

DELAWARE GENERAL HEALTH DISTRICT

THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) ON THESE LOTS DO NOT VIOLATE 3701-29 OF THE OHIO ADMINISTRATIVE CODE.

PRIOR TO PERMIT APPROVAL, A SEWAGE TREATMENT SYSTEM DESIGN PLAN WILL NEED TO BE SUBMITTED AND APPROVED.

OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS, OF HEREIN DELINEATED LOTS AGREE WHEN CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE LOTS SHALL CONNECT TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF NOTICE OR HEARING ON THIS REQUIREMENT.

SANITARY SERVICE NOTES:

ALL SANITARY SEWERS SHALL BE VITRIFIED CLAY PIPE MEETING THE REQUIREMENTS OF ASTM C700 OR PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-1784 AND D-3034, SDR-35.

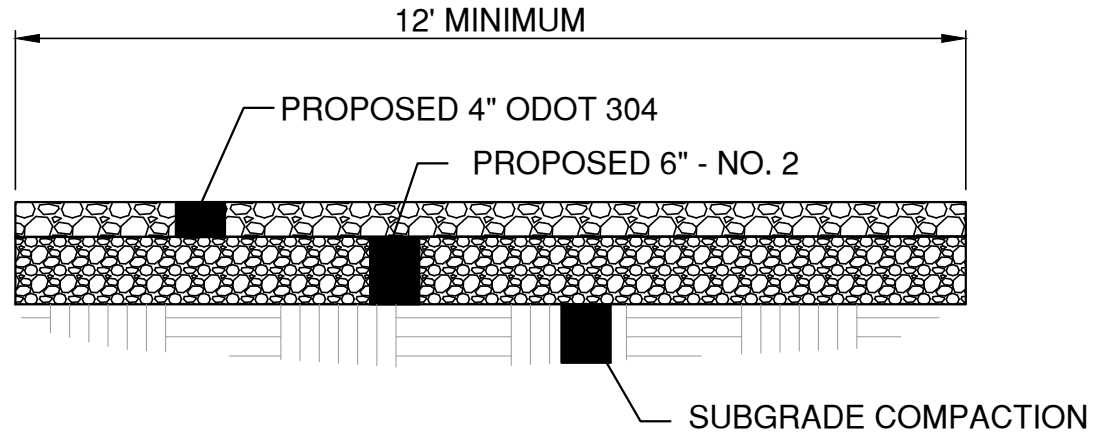
SEWER TRENCHES SHALL BE DEWATERED TO 2" BELOW BELL OF PIPE PRIOR TO INSTALLATION OF PIPE.

ANY FIELD TILE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AS DIRECTED BY THE COUNTY, WITH ABS PIPE SPANNING THE TRENCH. THE TRENCH SHALL BE FILLED WITH COMPACTED GRANULAR MATERIAL.

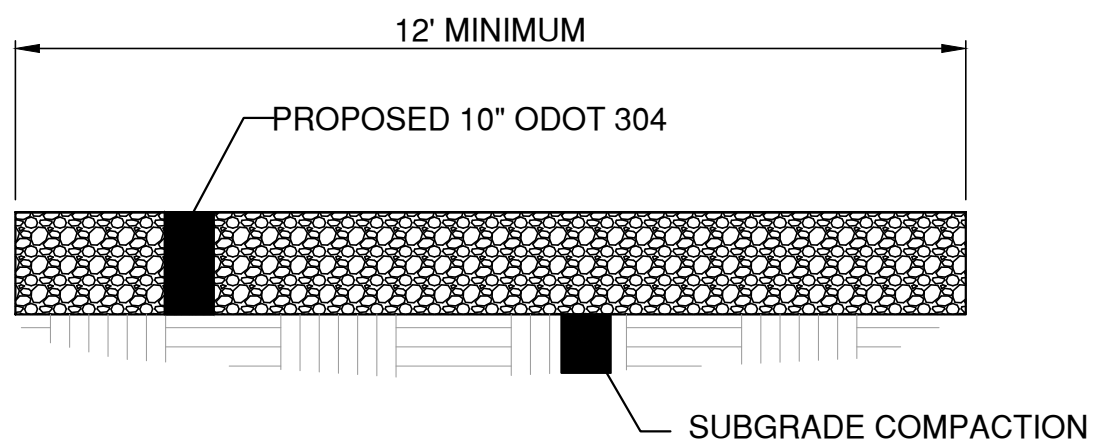
ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED ON THIS PROJECT.

THE CONTRACTOR SHALL PROVIDE AND INSTALL WYE POLES AT ALL WYE LOCATIONS AS CONSTRUCTED. WYE POLES SHALL EXTEND ABOVE EXISTING OR PROPOSED GRADE, WHICHEVER IS HIGHER, TO A MINIMUM OF TWO FEET (2).

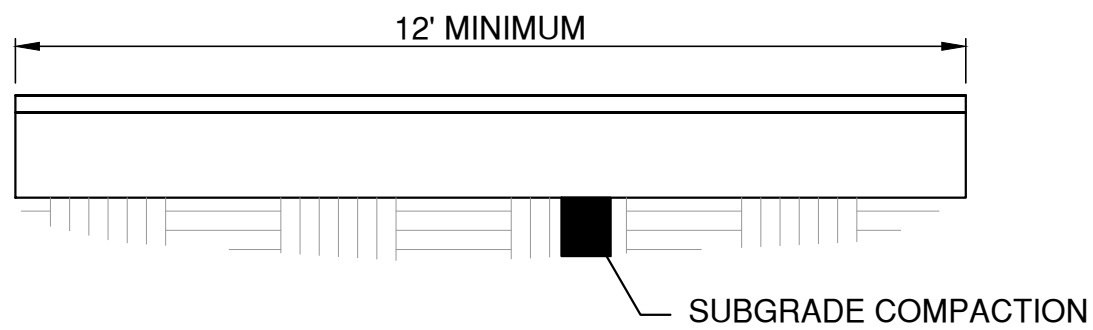
THE COST FOR ALL COMPACTED BACKFILL SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.



COMMON ACCESS DRIVE
TYPICAL SECTION
NOT TO SCALE



COMMON ACCESS DRIVE
TYPICAL SECTION - ALTERNATE
NOT TO SCALE



COMMON ACCESS DRIVE
TYPICAL SECTION - PUBLIC RIGHT OF WAY AREA
NOT TO SCALE

- 2.0" ITEM 448 ASPHALT CONCRETE SURFACE COURSE
- 9.0" ITEM 301 ASPHALT CONCRETE BASE COURSE

ALTERNATE SECTION
8" CONCRETE CLASS "C" PER DCEO SUPPLEMENTAL SPECIFICATION

PLAN PREPARED FOR:

PLAN PREPARED BY:

GHG
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO
CAD SUBDIVISION PLAN
WOODTOWN ESTATES

GENERAL NOTES DEATAILS
AND QUANTITIES

NO.	DATE	REVISION DESCRIPTION
A	4/5/2021	ISSUE FOR COUTY REVIEW

Date:	4/5/2021
Scale:	AS SHOWN
Drawn By:	RLC
Checked By:	AH
Project Number:	20-135-02
Drawing Number:	C101

**DEL-CO WATER COMPANY
GENERAL NOTES FOR WATER LINE CONSTRUCTION**

- General Notes as modified by Del-Co and shown on the approved Construction Drawings shall supersede the requirements of the *Del-Co Water Company Construction Standards Manual* wherever discrepancies occur.
 - Standard General Notes:
 - Water line design, materials, and installation methods shall conform to applicable sections of Recommended Standards for Water Works (Ten States Standards), American Water Works Association (AWWA) Standards, and the *Del-Co Water Company Construction Standards Manual*. Contractor shall obtain a copy of the standards and have in their possession at all times during construction. Coordinate work with Del-Co Water (740) 548-7746.
 - Del-Co's signature on this plan signifies only concurrence with the general purpose and location of the proposed water line improvements. All technical details remain the responsibility of the professional engineer who prepared and certified these plans. Del-Co Water Company takes no responsibility, financial or otherwise, regarding errors in this plan.
 - Correction of errors shall be to the applicable Del-Co Water Company standard, and the sole responsibility of the developer. All corrections, or revisions that affect Del-Co's Water Line plans, directly or indirectly shall be submitted to, and approved by Del-Co Water Company prior to revisions being issued.
 - GPS coordinates shall be provided to Del-Co Water at the completion of the waterline installation. These coordinates shall include all materials, equipment and labor necessary to obtain horizontal and vertical (northing, easting and elevation) survey coordinates for the water main improvements. The survey coordinates shall be obtained at the completion of the water main installation and shall include all valves, tees, fire hydrants, bends, plugs, reducers, tapped tees, curb stops, air releases, 2" end of line fire hydrants, ends of casing pipe, service saddles and corporations. Additional GPS coordinates are required on the water main every 200' where no fittings or service saddles are to be installed.
 - GPS coordinates shall be referenced to the applicable County Engineer's Monuments and shall be based on the North American Datum of 1983 (NAD 83) with the NSRS2007 adjustment, with further reference made to the Ohio State Plane North Coordinate System, North Zone, with elevations based on NAVD 88 datum. All coordinates (Northing, Easting and Elevation) shall be referenced to the nearest hundredth. All survey coordinates shall be accurate to within 0.6 foot or less horizontal and vertical.
 - The GPS coordinates shall be submitted to the Del-Co Water Engineering Department in digital spreadsheet form and shall include the applicable item, station, northing, easting and elevation coordinates. The above listed GPS coordinate information shall be submitted to the Del-Co Water Engineering Department as part of the As-Built Drawing submittal.
 - As-Built drawings are required following the completion of construction. One set of drawings marked "As-Built" shall be submitted by the developer to Del-Co's Inspection Department for review and approval. Water mains cannot receive a Final Acceptance until as-built drawings have been approved. *Please note: taps may not be purchased nor installed until water lines have received a Final Acceptance.*
 - Water mains shall become the ownership of Del-Co Water upon final acceptance.
 - Water line construction plans are approved for a period of one year from the date of the approval letter or signed plans. If construction has not started within one year of the date of approval, plans shall be resubmitted to Del-Co Water Company for approval.
 - Water Line Construction:
 - Water lines shall be NSF 61 approved, and compliant with ASTM D2241 & Ohio EPA ENG_08_002 standards.
 - Use the following type and class of pipe unless otherwise indicated on the drawings:
 - 2-inch water line pipe: Class 200 SDR 21 Polyamine PVC (restrained joint).
 - 4-inch water line pipe: Class 200 SDR 21 PVC.
 - 6-inch water line pipe: Class 200 SDR 21 PVC.
 - 8-inch to 12-inch water line pipe: Class 160 SDR 26 PVC.
 - 16-inch and larger water line pipe: AWWA C151 Class 52 DIP.
 - 4-inch pipe and larger used for fire service: AWWA C900 DR 18 (150 PSI) PVC.
 - All sizes of Del-Co-owned water lines used on master meter projects: Class 200 SDR 21 PVC.
 - All sizes of Ductile Iron pipe shall be installed with Polyethylene Encasement
 - All fittings shall be mechanical joint conforming to AWWA C153.
 - Crosses shall not be used without approval of Del-Co Water Company.
 - All valves shall be mechanical joint conforming to AWWA with AISI 304 stainless steel external hardware. Valves 12-inch and smaller shall be Resilient-Seated Gate valves per AWWA C509 and valves 16-inch and larger shall be Pratt Groundhog butterfly valves per AWWA C504.
 - Provide heavy-duty valve boxes on all hot-taps and at valves located under gravel or pavement surfaces.
 - Top of valve box shall be flush with finished grade in paved areas, and 4 inches above finished grade in non-paved areas.
 - Maintain a minimum 10-foot horizontal and 1.5-foot vertical separation between water lines and sanitary and storm sewers.
 - All other buried utilities shall maintain a minimum 5-foot horizontal separation, and 2-foot vertical separation from the centerline of water lines as finally laid and constructed.
 - Provide concrete thrust blocking for all fittings, valves, anchor tees, and hydrants.
 - Bury water lines a minimum depth of 48-inches to the top of pipe.
 - All engineered fill to be placed over or under Del-Co Water Lines shall be in place prior to the construction of the water lines.
 - Place a 5-foot steel fence post or 4"x4" wood post at valves and the ends of lines. Paint blue.
 - Tracer Wire:
 - Install Copperhead® or equal 12-gauge high strength 452lb break strength 30 mil HDPE jacket, copper-clad, steel reinforced tracer wire on all water mains and service lines installed by trenching methods.
 - Install Copperhead® or equal 12-gauge extra high strength 1150lb break strength 45 mil HDPE jacket, copper-clad, steel reinforced tracer wire on all water mains and service lines installed by boring methods.
 - Fasten wire to pipe in two places per pipe section. Extend tracer wire to ground surface at all valves and hydrants as shown in the Del-Co standard detail. Splice wires using Burndy Copper Split Bolt KS-15. Thoroughly wrap the connector and bare wires with 3M Teflex 2155 Rubber Splicing Tape, cover entire connection with Scotch Super 88 Heavy Duty Grade Electrical Tape.
 - Connect all service line wires to main line wires using Burndy Copper Split Bolt KS-15. Thoroughly wrap the connector and bare wires with 3M Teflex 2155 Rubber Splicing Tape, cover entire connection with Scotch Super 88 Heavy Duty Grade Electrical Tape.
 - Contractor Shall Test the continuity of all wire using a third-party tester.
 - Contractor shall contact Del-Co's Inspection Department a minimum of 24 hours prior to test.
 - Tester shall send a signed report to Del-Co Water Inspection Department affirming all wire has continuity.
 - Contractor shall repair all deficiencies.
 - Water Service Construction (between main line and meter pit):
 - All water services shall be constructed and installed per AWWA C800.
 - For meters 1-inch and smaller, use 1-inch Class 200 SDR 7 iron pipe size (IPS) polyethylene pipe.
 - Connections to PVC pipe shall be made with approved tapping saddle and corporation stop per Del-Co Subdivision Construction Standards Manual.
 - Connections to DIP shall be by direct tap or saddle and approved corporation stop per Del-Co Subdivision Construction Standards Manual.
- Provide a curb stop with 1-inch female iron pipe threads on the customer side at the end of service lines. Locate at ROW, but a minimum of five feet from edge of sidewalk unless otherwise approved or directed by Del-Co.
 - All service line valves 1½-inch and larger shall be mechanical joint gate valves, restrained with Duct-Lugs and galvanized all thread rod, or anchor tees where applicable.
 - Minimum depth of cover shall be 48 inches.
 - Place a 5-foot steel fence post or 4"x4" wood post at the ends of all service lines, paint blue.
 - Contractor shall be responsible for providing special backfill material for all lines, including those installed by Del-Co Water Company, where required by the County or City Engineer.
- Fire Hydrants:
 - Fire hydrants shall conform to AWWA C502 for dry barrel hydrants.
 - Main valve: 5.25-inch compression.
 - Nozzles:
 - Threading: Conform to NFPA National Standard fire hose threads.
 - 4.5-inch steamer, except in the following locations provide an integral storz connection: Harrington HHSS0 or equal. Berkshire, Berlin, Concord, Genoa, Kingston, Liberty, Orange, Porter, Trenton, and Scioto Townships; City of Powell; and the Villages of Sunbury and Galena.
 - Two 2.5-inch hose connections.
 - Inlet Connection: 6-inch mechanical joint.
 - Operating Nut: 1.5-inch pentagon, turn counterclockwise to open.
 - Placement of Hydrant: 2 feet from the back of curb or 8 feet from the edge of pavement on non-curbed streets
 - Extensions and parts: Shall be manufactured by the original equipment manufacturer.
 - Approved Manufacturers: Mueller Super Centurion 200, American Flow Control B-84-B, Clow Medallion, M&H Model 129M, AVK Nostalgic 2780, or Kennedy Guardian K81D.
 - Painting: Repaint all hydrants after installation per Del-Co Subdivision Construction Standards Manual Section 02731, Part 2.06.
 - Liberty Township, Powell, and Village of Sunbury: Safety Red.
 - Other Townships: Safety Yellow
 - Fire hydrants located on private water lines shall be painted Industrial Green.
 - Disinfect all water lines in accordance with AWWA C651 and Del-Co specifications.
 - All pipe installation and pressure testing shall be in accordance with AWWA C600 for ductile iron pipe and C605 for plastic pipe, and Del-Co Specifications.
 - Contractor shall provide all equipment necessary to perform pressure test.
 - Schedule test between 8:00 AM and 2:00 PM weekdays. Notify Del-Co 24 hours prior to test.
 - Obtain written approval of material and manufacturers list from Del-Co Water prior to beginning construction.
 - Provide casing pipe for all road crossings unless otherwise approved by Del-Co. Casing pipe shall be steel pipe with 0.375-inch wall thickness, or PVC C900 for water lines 12 inch Dia. or less. Casings for water lines larger than 12 inch Dia. may be AWWA C905.
 - Easements shall be provided to Del-Co Water before permission will be given to make new service line connections.
 - Connections to existing water lines will be made by Del-Co Water at the contractor's expense or performed by contractors who are approved for making connections. Notify all property owners, and Del-Co Water, in writing 48 hours before starting construction.
 - Contractor shall excavate to determine the location and depth of existing water lines wherever cover over the water lines is being reduced. If the final depth of the waterline will be below Del-Co Water standards, Contractor shall submit a relocation plan for approval by Del-Co Water, and relocate the water line at their expense.
 - Contractor shall be responsible for locating and protecting the water line prior to final acceptance by Del-Co Water, and repairing all damages from construction activity.
 - Do not fill new water lines until approved by Del-Co Water Co.
 - Booster pumps are not allowed on individual services.
 - All water mains, including those not designed to provide fire protection, shall be sized following an analysis based on flow demands, and pressure requirements. The system shall be designed to maintain a minimum pressure of 20 psi at ground level at all points in the distribution system under all designed flow conditions. Normal working pressure in the distribution system shall not be less than 35 psi.

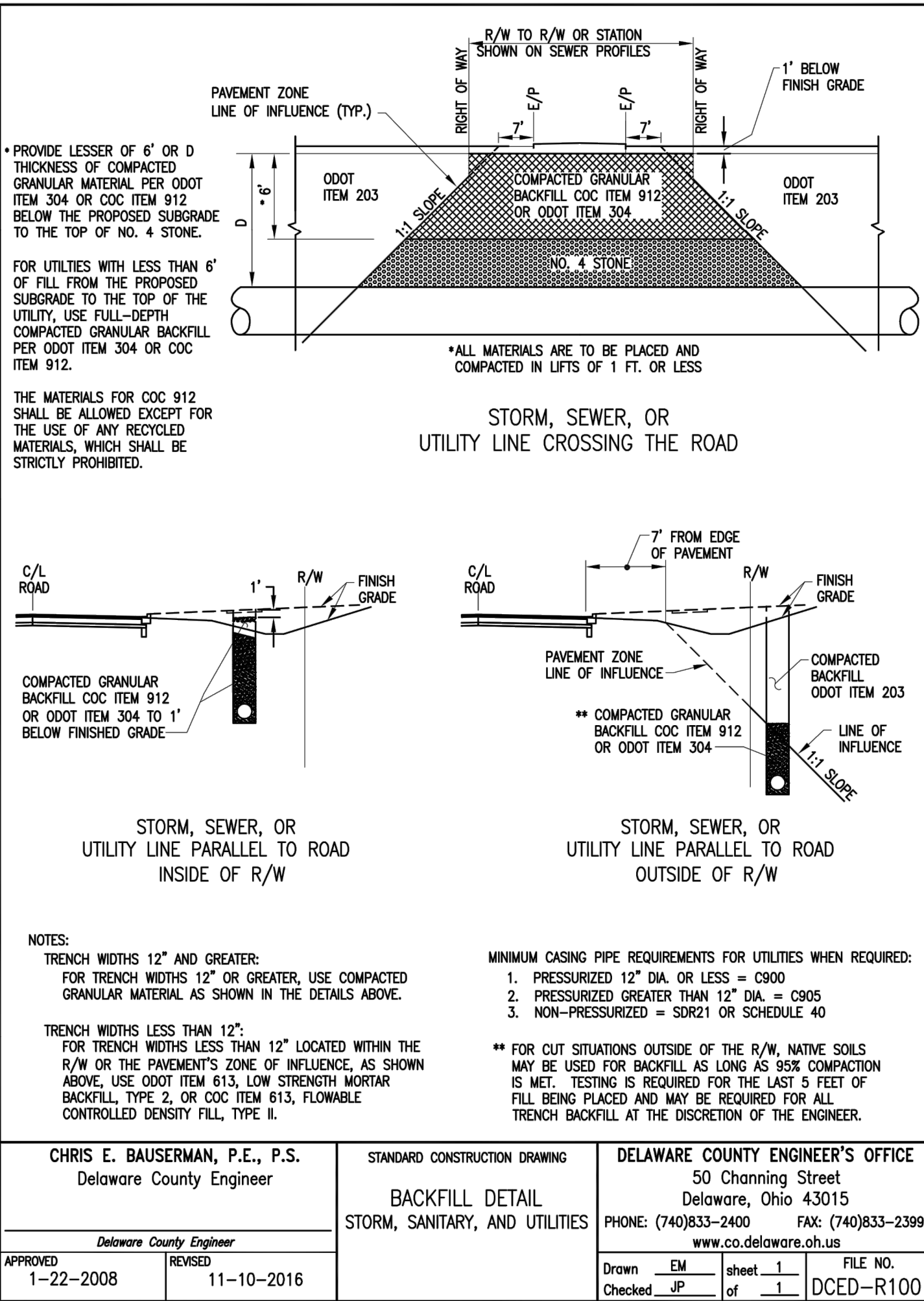
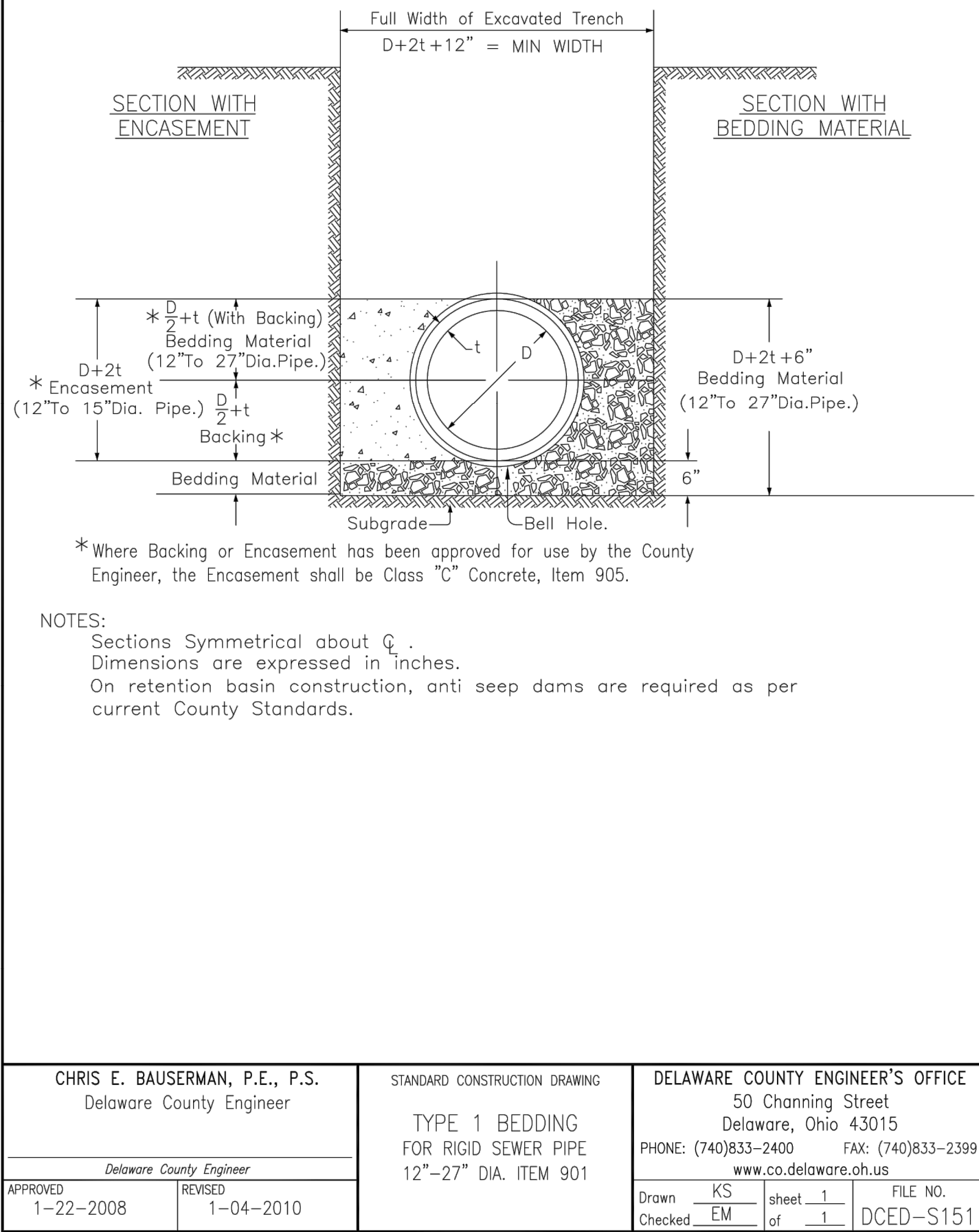
CAD NOTES

A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDER'S EXPENSE, LOCATED AT THE CAD INTERSECTION WITH THE CONNECTING PUBLIC OR PRIVATE ROAD. SUCH A 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 OF 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 FOOT) 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 A 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 THE PRELIMINARY PLAN APPLICATION.

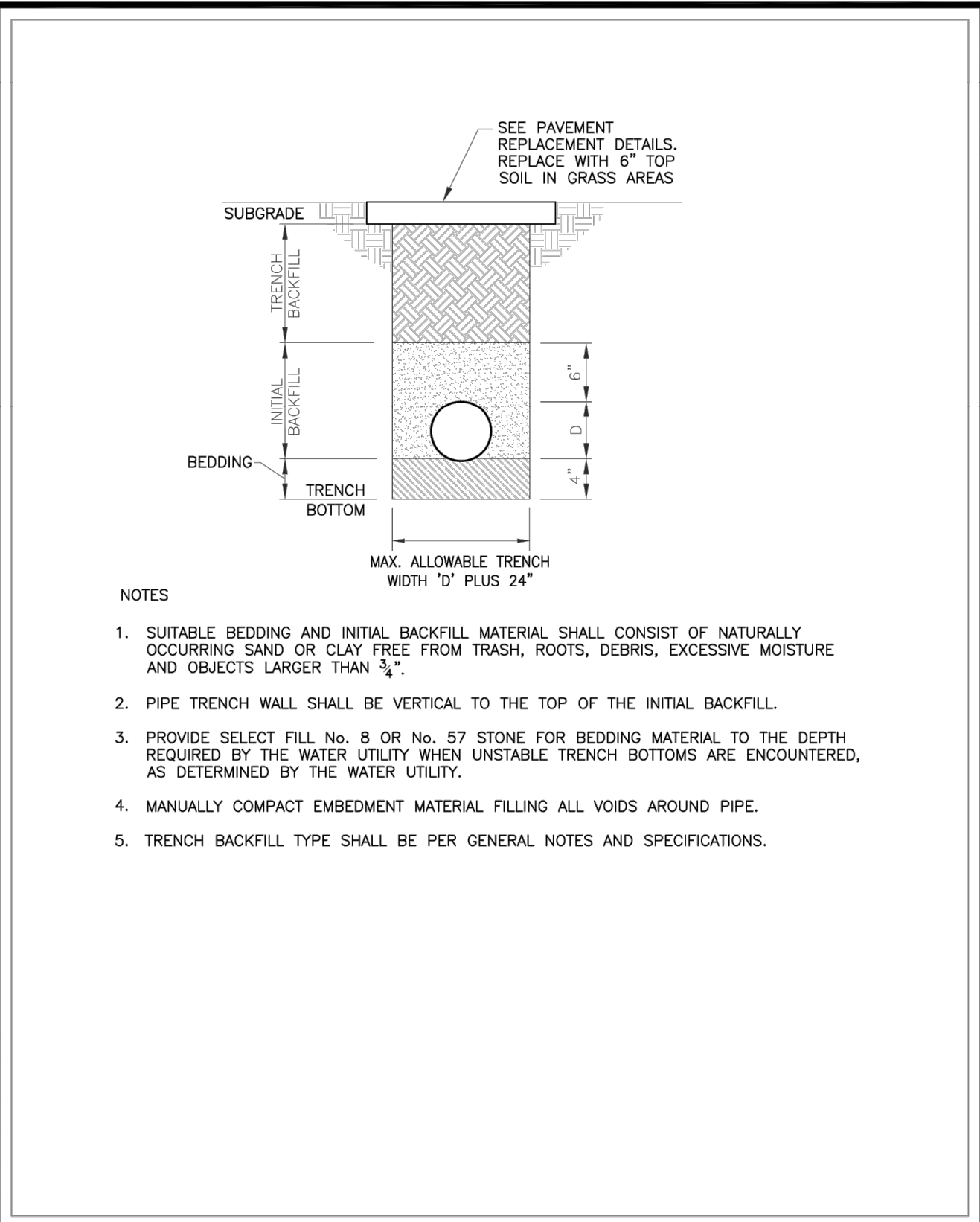
EACH LOT SHALL INDIVIDUALLY DISPLAY ITS ADDRESS AT THE DRIVEWAY ENTRANCE TO THE CAD WHEN THE ADDRESS IS ASSIGNED. THE ADDRESS/SIGN SHALL BE MADE OF REFLECTIVE MATERIAL AND BE LEGIBLE FROM EACH LOT'S DRIVEWAY ENTRANCE.

THERE SHALL BE NO FUTURE EXTENSION OF OR OFF OF THE CAD TO ADDITIONAL LANDS UNLESS APPROVED BY DELAWARE COUNTY RPC AT ITS DISCRETION.

THE CAD EASEMENT SHALL BE SPECIFICALLY SET FORTH ON THE SUBDIVISION PLAT.



C:\Users\heydinger\Gandee Heydinger Group\GNG Team - General\Projects\20-135-02 - 365LAND - Woodtown\DWG\SITE CONSTRUCTION\WEST CAD\C101-C103.dwg C103 Apr 05, 2021 - 2:08:54pm Alheydinger

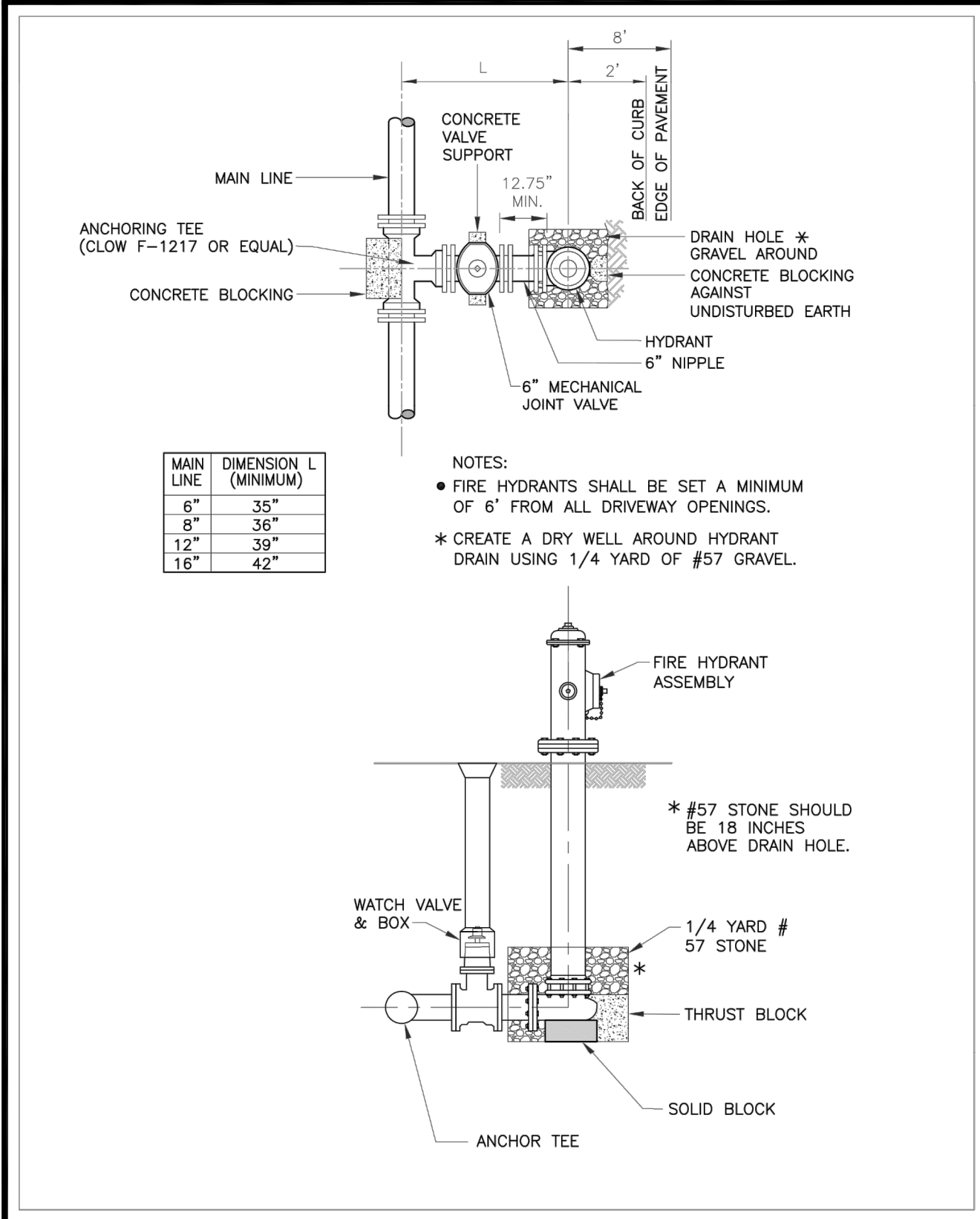


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DELAWARE, OH 43015
PHONE: (740) 548-7746
FAX: (740) 548-2089

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ENGINEERING & CONSTRUCTION

WATER LINE EMBEDMENT

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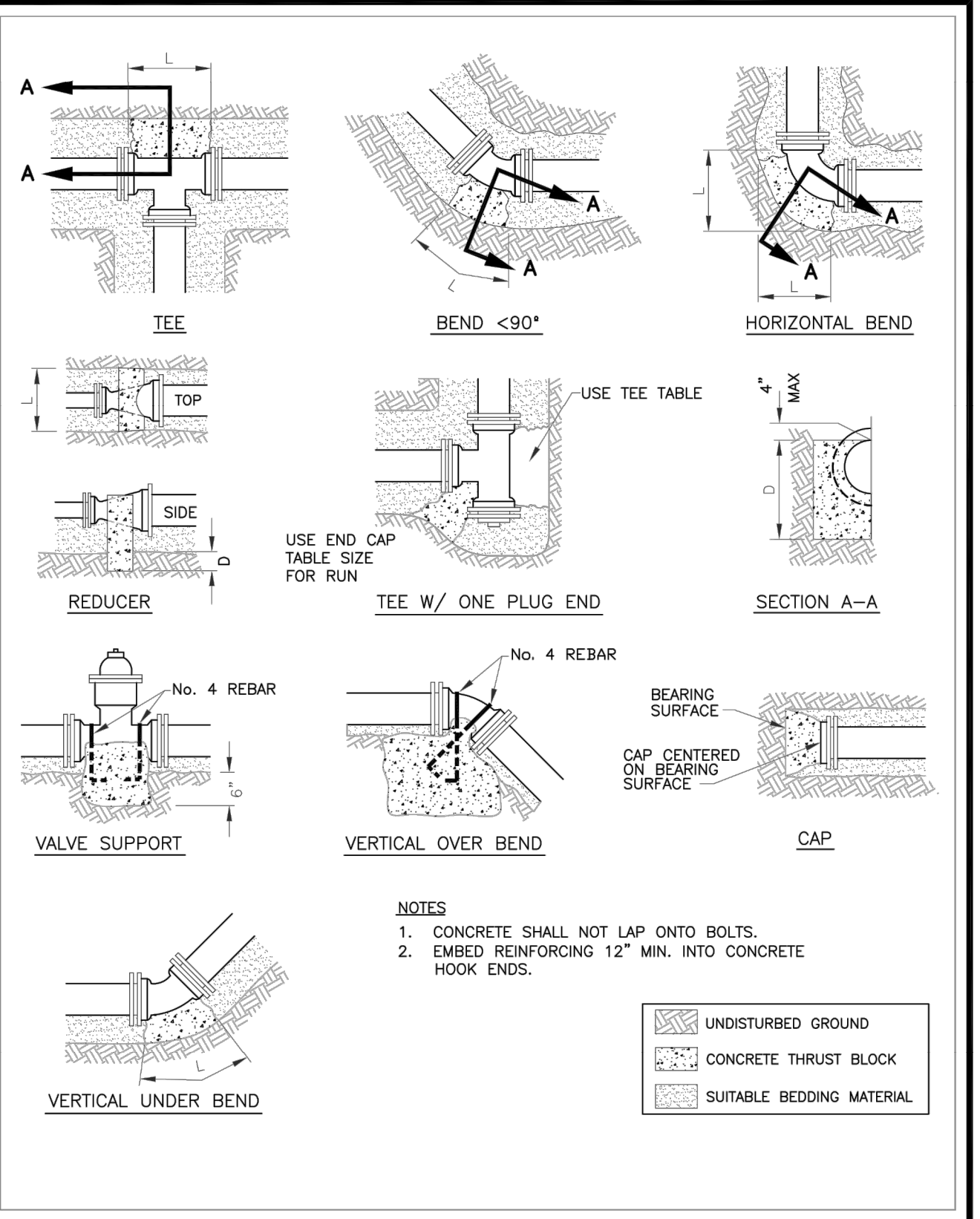


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DELAWARE, OH 43015
PHONE: (740) 548-7746
FAX: (740) 548-2089

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HYDRANT SETTING TYPE A

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FAX: (740) 548-2089

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CONCRETE THRUST BLOCKING

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END CAP BLOCKING												
SIZE	2"	4"	6"	8"	12"	16"						
BLOCKING AREA	6"x6"	9"x9"	13"x13"	17"x17"	24"x24"	33"x33"						

BLOCKING FOR TEES												
R U N	4"				6"				8"			
	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.
4"	11	8	0.8	18	12	1.9	23	16	3.5			
6"	11	8	0.8	18	12	1.9	23	16	3.5			
8"	10	9	0.7	18	12	1.9	23	16	3.5	38	22	8.7
12"	8	12	0.8	18	12	1.9	23	16	3.5	38	22	8.7
16"	6	16	0.8	14	16	2.0	20	18	3.5	38	23	8.7

BLOCKING FOR REDUCERS												
PIPE SIZE	4"				6"				8"			
	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.
4"	1.5'	1.5'	1.5	0.13								
6"	2.5'	2.5'	2.5	0.5								
8"	3'	3'	3	1								
12"	3.5'	3.5'	3.5	1.5								
16"	4.5'	4.5'	4.5	3.5								

BLOCKING FOR HORIZONTAL BENDS AND VERTICAL UNDERBENDS												
PIPE SIZE	11.25°				22.5°				45°			
	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.
4"	5	4	0.2	9	5	0.4	14	5	0.6	14	5	0.6
6"	8	6	0.5	12	7	0.7	20	8	1.4	18	9	1.7
8"	9	8	0.7	16	9	1.4	24	12	2.7	25	11	4
12"	14	12	1.8	24	14	3.6	36	18	6.8	32	18	10.7
16"	18	16	3.4	32	18	6.7	36	32	13.4	41	26	25.6

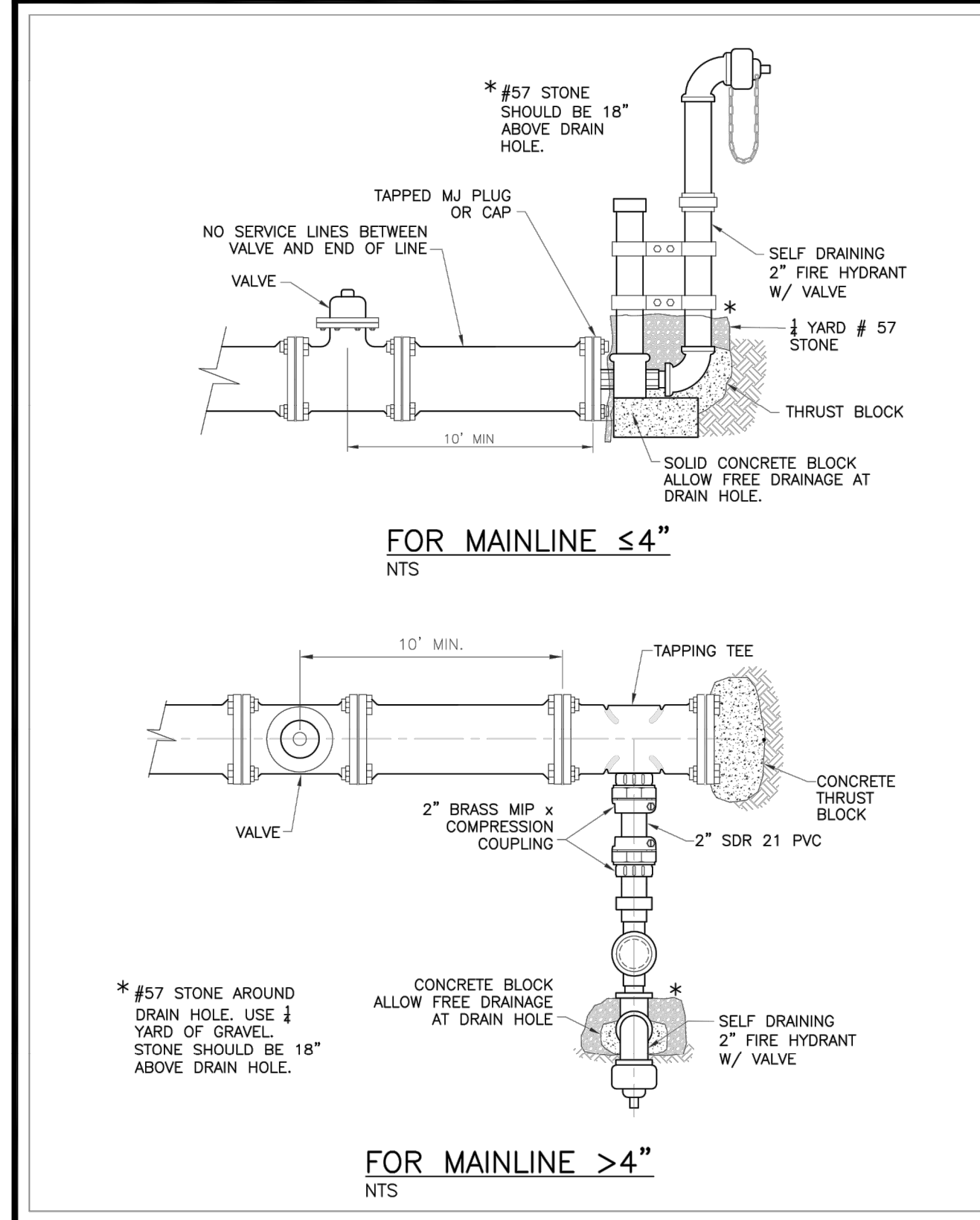
VALVE SUPPORTS												
PIPE SIZE	4"				6"				8"			
	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.	L"	D"	Vc.f.
4"	5	4	0.2	9	5	0.4	14	5	0.6	14	5	0.6
6"	8	6	0.5	12	7	0.7	20	8	1.4	18	9	1.7
8"	9	8	0.7	16	9	1.4	24	12	2.7	25	11	4
12"	14	12	1.8	24	14	3.6	36	18	6.8	32	18	10.7
16"	18	16	3.4	32	18	6.7	36	32	13.4	41	26	25.6

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ENGINEERING & CONSTRUCTION

CONCRETE THRUST BLOCKING

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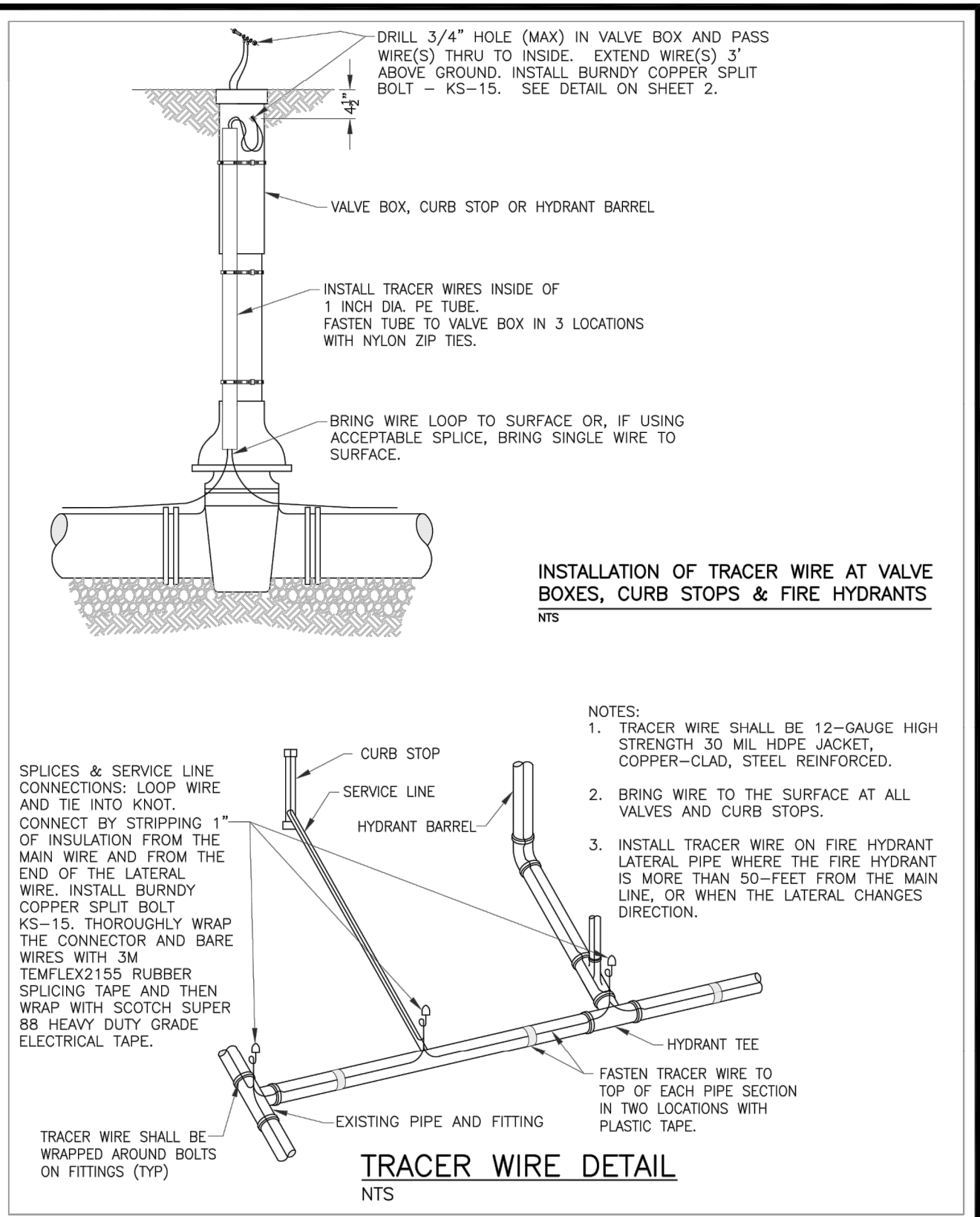


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DELCO
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END OF LINE 2" FIRE HYDRANT DETAIL

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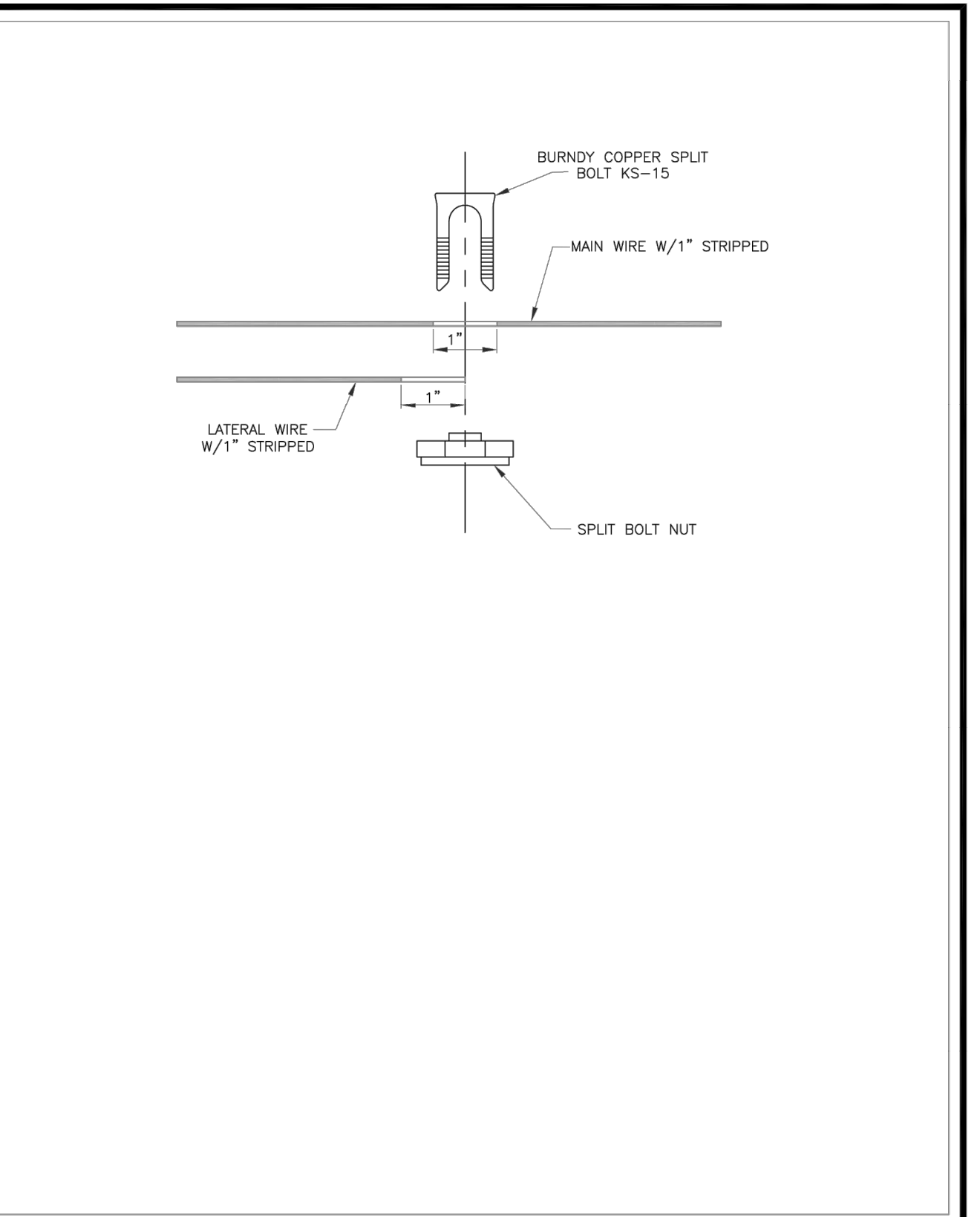


6658 OLENTANGY RIVER RD.
DELAWARE, OH 43015
PHONE: (740) 548-7746
FAX: (740) 548-2089

DELCO
ENGINEERING & CONSTRUCTION

TRACER WIRE DETAIL

REVISED 4-26-16
SCALE NTS
PAGE 1 OF 2
D-24



6658 OLENTANGY RIVER RD.
DELAWARE, OH 43015
PHONE: (740) 548-7746
FAX: (740) 548-2089

DELCO
ENGINEERING & CONSTRUCTION

TRACER WIRE DETAIL

REVISED 4-26-16
SCALE NTS
PAGE 2 OF 2
D-24

PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GND
CIVIL ENGINEERS & SURVEYORS

GANDÉE HEYDINGER GROUP

642 Brookside Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO
CAD SUBDIVISION PLAN
WOODTOWN ESTATES

WATERLINE NOTES & DETAILS

NO.	DATE	REVISION DESCRIPTION	
		ISSUE FOR COUTY REVIEW	
A	4/5/2021		

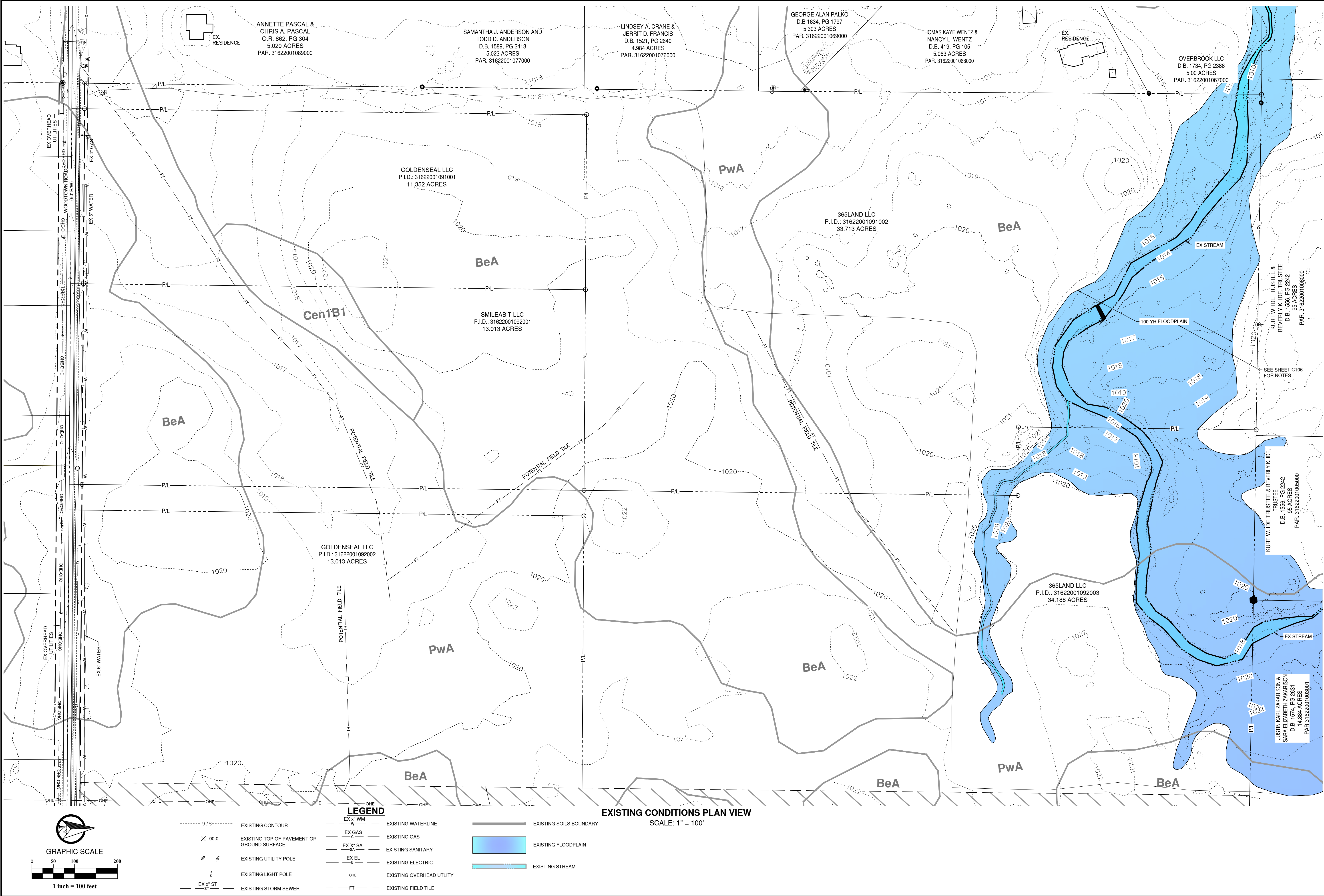
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Scale: AS SHOWN

Drawn By: RLC
Checked By: AH

Project Number:
20-135-02

Drawing Number:
C103

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PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

**GANDÉE HEYDINGER GROUP**
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

CAD SUBDIVISION PLAN

WOODTOWN ESTATES

EXISTING CONDITIONS

NO.	DATE	REVISION DESCRIPTION
A	4/5/2021	ISSUE FOR COUNTY REVIEW

Date: 4/5/2021

Scale: AS SHOWN

Drawn By: RLC

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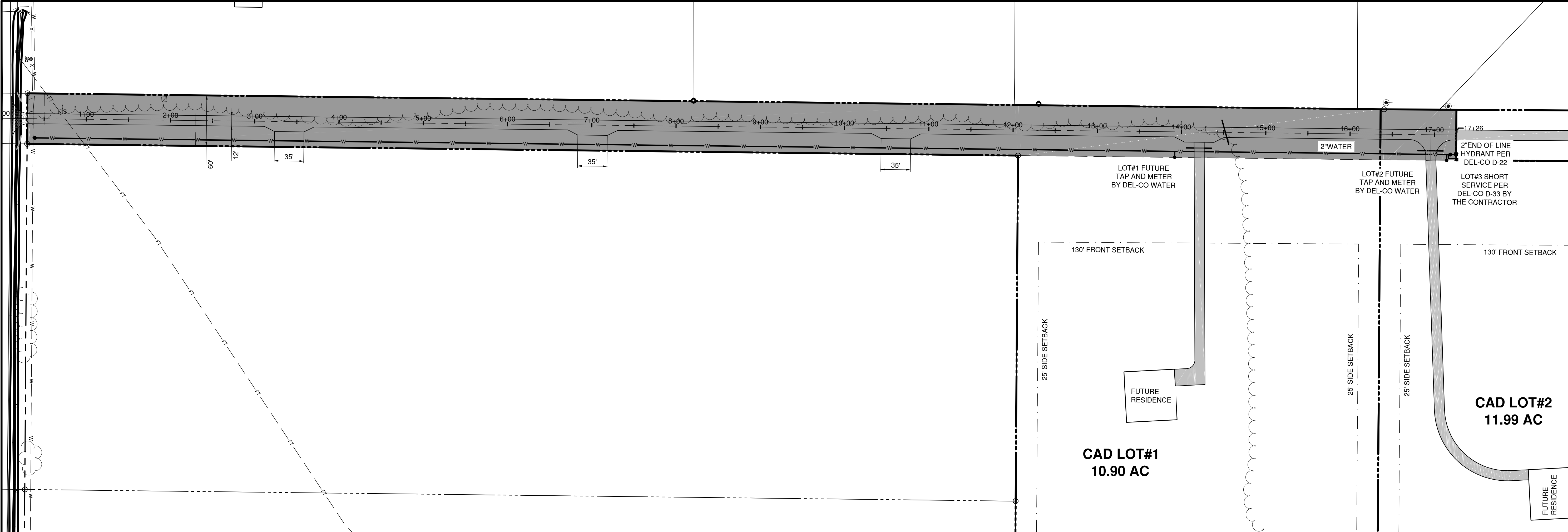
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20-135-02

Drawing Number:

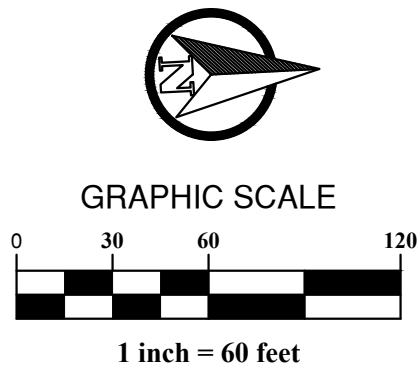
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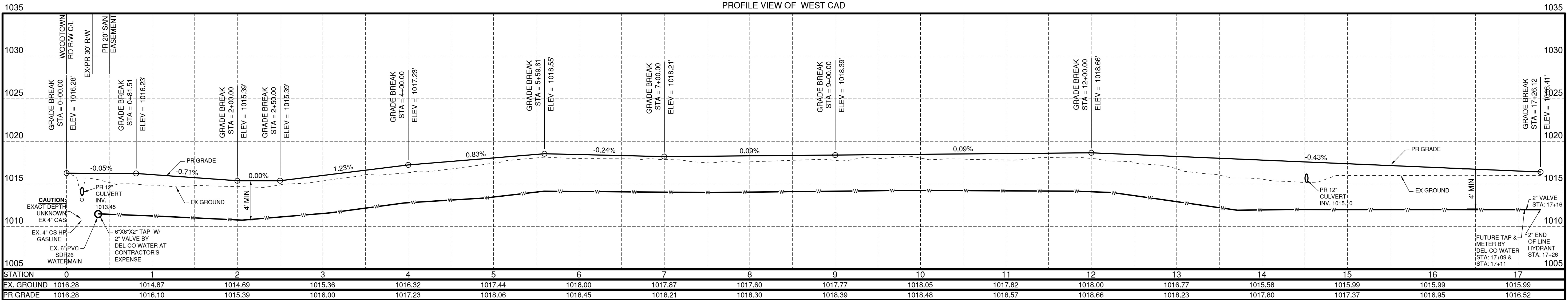


LEGEND

- | | | | | | |
|-----------|------------------------------------|-------------|-----------------------------------------|-------|---------------------------------|
| EX 12" ST | EXISTING STORM SEWER | EX GAS | EXISTING GAS | ST | PROPOSED STORM SEWER |
| EX 8" SA | EXISTING SANITARY SEWER MAIN | EX EL | EXISTING ELECTRIC | SAS | PROPOSED SANITARY SEWER SERVICE |
| SFM | EXISTING SANITARY SEWER FORCE MAIN | EX TE OR FO | EXISTING TELECOMMUNICATION/ FIBER OPTIC | WA | PROPOSED WATERLINE |
| SAS | EXISTING SANITARY SEWER SERVICE | FO | EXISTING TELECOMMUNICATION/ FIBER OPTIC | • • • | PROPOSED WATER ITEMS |
| EX 12" WM | EXISTING WATERLINE | • • • | EXISTING UTILITY POLE | 750 | PROPOSED CONTOUR |
| | | • • • | EXISTING LIGHT POLE | 750 | EXISTING CONTOUR |



PROFILE VIEW OF WEST CAD



PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GHD
GANDÉE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

CAD SUBDIVISION PLAN

WOODTOWN ESTATES

PLAN & PROFILES

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20-135-02

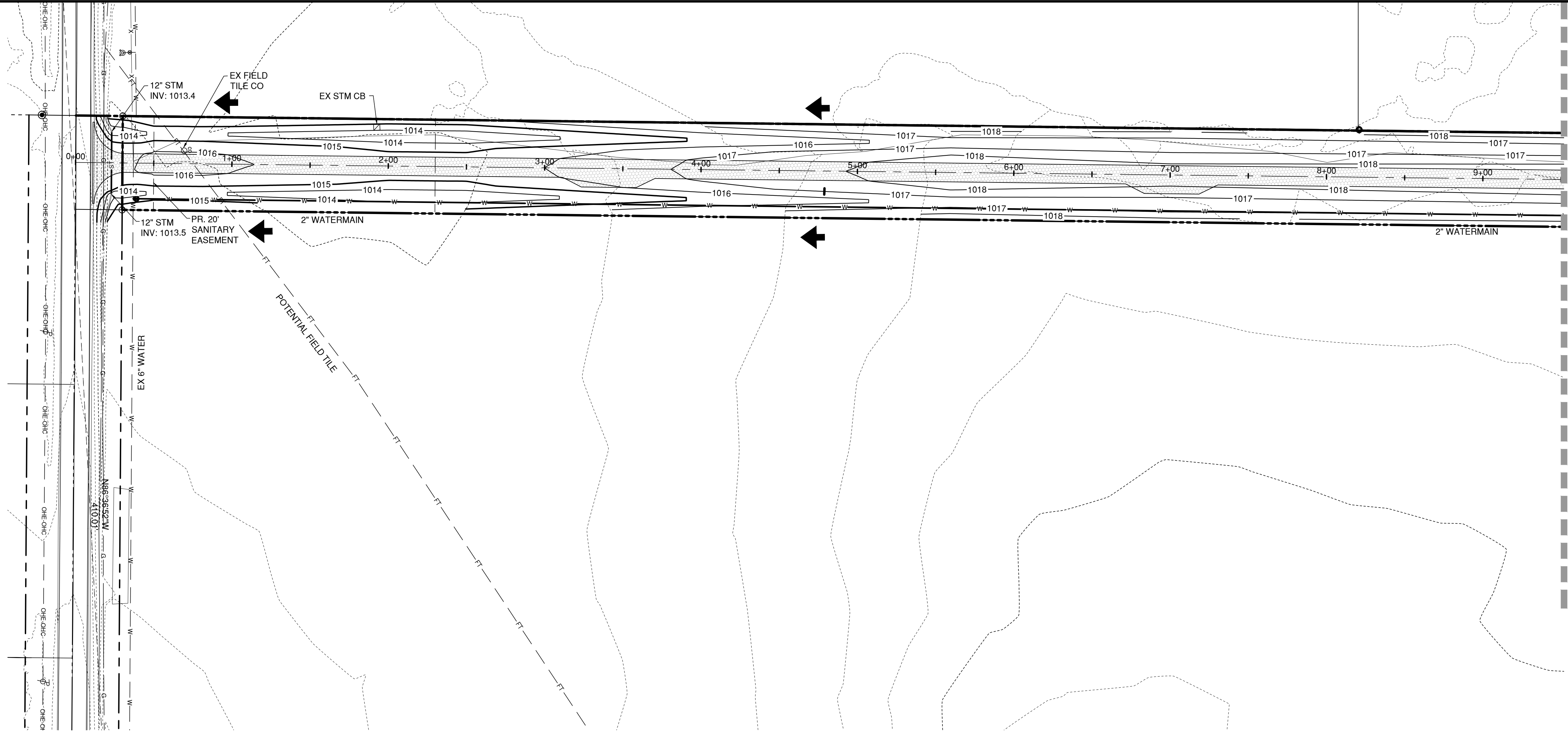
Drawing Number:

C105

OVERALL SITE PLAN

C106

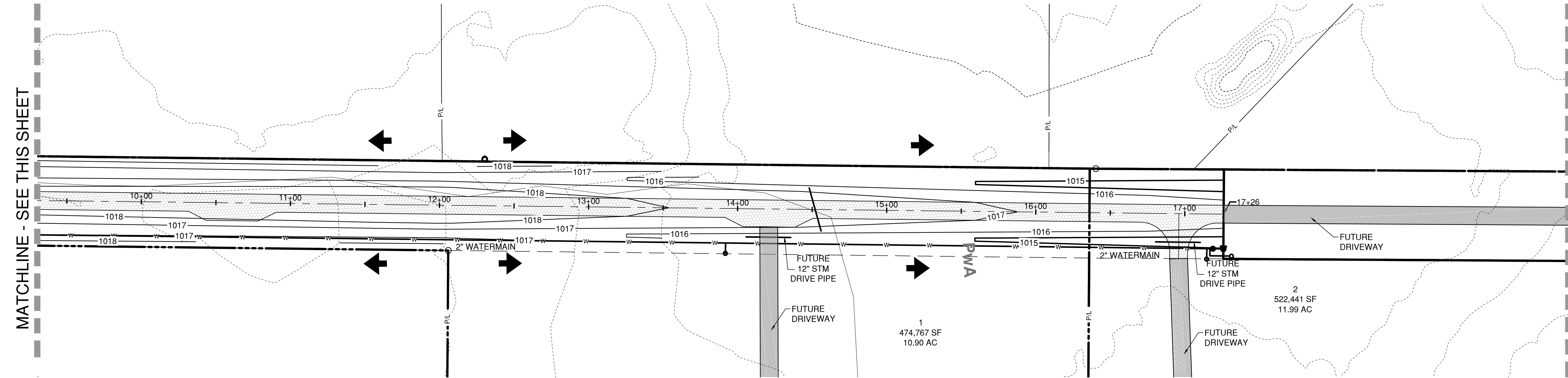
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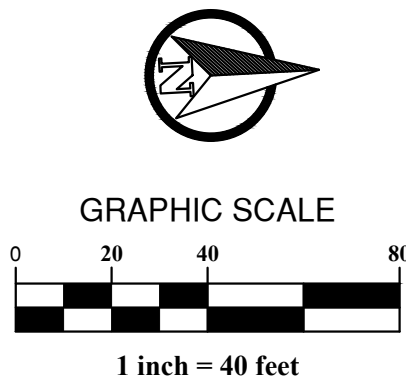
MATCHLINE - SEE THIS SHEET

LEGEND

- EX 12" ST — EXISTING STORM SEWER
- EX 8" SA — EXISTING SANITARY SEWER MAIN
- SFM — EXISTING SANITARY SEWER FORCE MAIN
- SAS — EXISTING SANITARY SEWER SERVICE
- EX 12" WM — EXISTING WATERLINE
- EX GAS — EXISTING GAS
- EX EL — EXISTING ELECTRIC
- EX TE OR FO — EXISTING TELECOMMUNICATION/ FIBER OPTIC
- FO — EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- ST — PROPOSED STORM SEWER
- RD — PROPOSED ROOF DRAIN
- YD — PROPOSED YARD DRAIN
- SAS — PROPOSED SANITARY SEWER SERVICE
- WA — PROPOSED WATERLINE
- PROPOSED WATER ITEMS
- 750 — PROPOSED CONTOUR
- 750 — EXISTING CONTOUR
- TO 00.0 — PROPOSED TOP OF CASTING ELEVATION
- 00.0 — TOP OF PAVEMENT OR GROUND SURFACE
- 00.0 — EXISTING TOP OF PAVEMENT OR GROUND SURFACE
- TO 00.0 — EXISTING TOP OF CASTING ELEVATION
- MAJOR FLOOD ROUTING
- SURFACE ROUTE TO ONSITE STORMWATER



MATCHLINE - SEE SHEET C108



NO.	DATE	REVISION DESCRIPTION
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Date: 4/5/2021 Scale: AS SHOWN	Project Number: 20-135-02
Drawn By: RLC	Checked By: AH
Drawing Number: C107	

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO
CAD SUBDIVISION PLAN
WOODTOWN ESTATES

GRADING PLAN

PLAN PREPARED BY:



PLAN PREPARED FOR:

365 LAND, LLC

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MATCHLINE - SEE SHEET C107



LEGEND

- EX 12" ST — EXISTING STORM SEWER
- EX 8" SA — EXISTING SANITARY SEWER MAIN
- SFM — EXISTING SANITARY SEWER FORCE MAIN
- SAS — EXISTING SANITARY SEWER SERVICE
- EX 12" WM — EXISTING WATERLINE
- EX GAS — EXISTING GAS
- EX EL — EXISTING ELECTRIC
- EX TE OR FO — EXISTING TELECOMMUNICATION/ FIBER OPTIC
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- ST — PROPOSED STORM SEWER
- RD — PROPOSED ROOF DRAIN
- YD — PROPOSED YARD DRAIN
- SAS — PROPOSED SANITARY SEWER SERVICE
- WA — PROPOSED WATERLINE
- PROPOSED WATER ITEMS
- 750 — PROPOSED CONTOUR
- 750 — EXISTING CONTOUR
- TO 00.0 — PROPOSED TOP OF CASTING ELEVATION
- 00.0 — TOP OF PAVEMENT OR GROUND SURFACE
- 00.0 — EXISTING TOP OF PAVEMENT OR GROUND SURFACE
- TC 00.0 — EXISTING TOP OF CASTING ELEVATION
- MAJOR FLOOD ROUTING
- SURFACE ROUTE TO ONSITE STORMWATER

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

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PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

CAD SUBDIVISION PLAN

WOODTOWN ESTATES

GRADING PLAN

NO.	DATE	REVISION DESCRIPTION
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Date: 4/5/2021

Scale: AS SHOWN

Drawn By: RLC

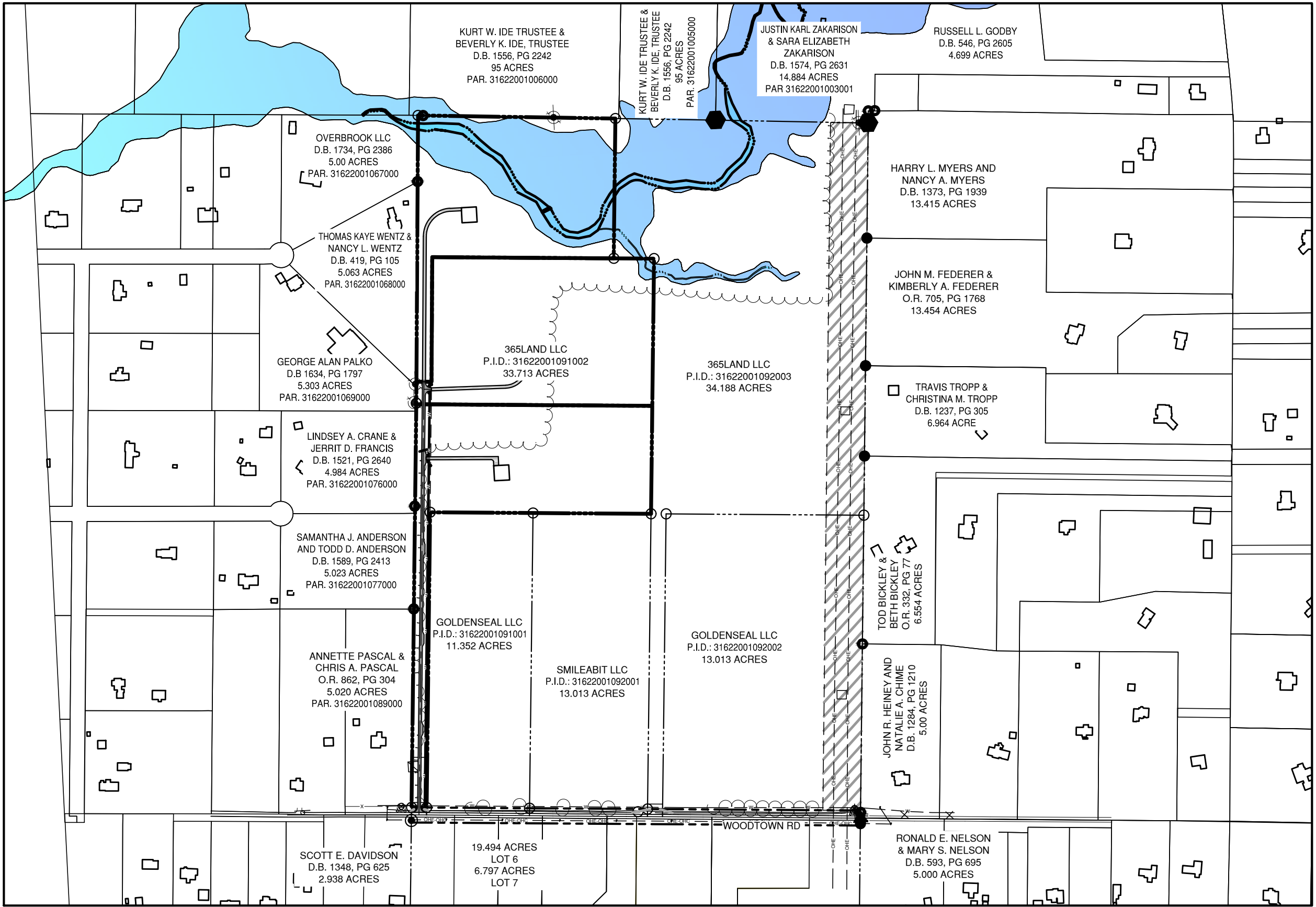
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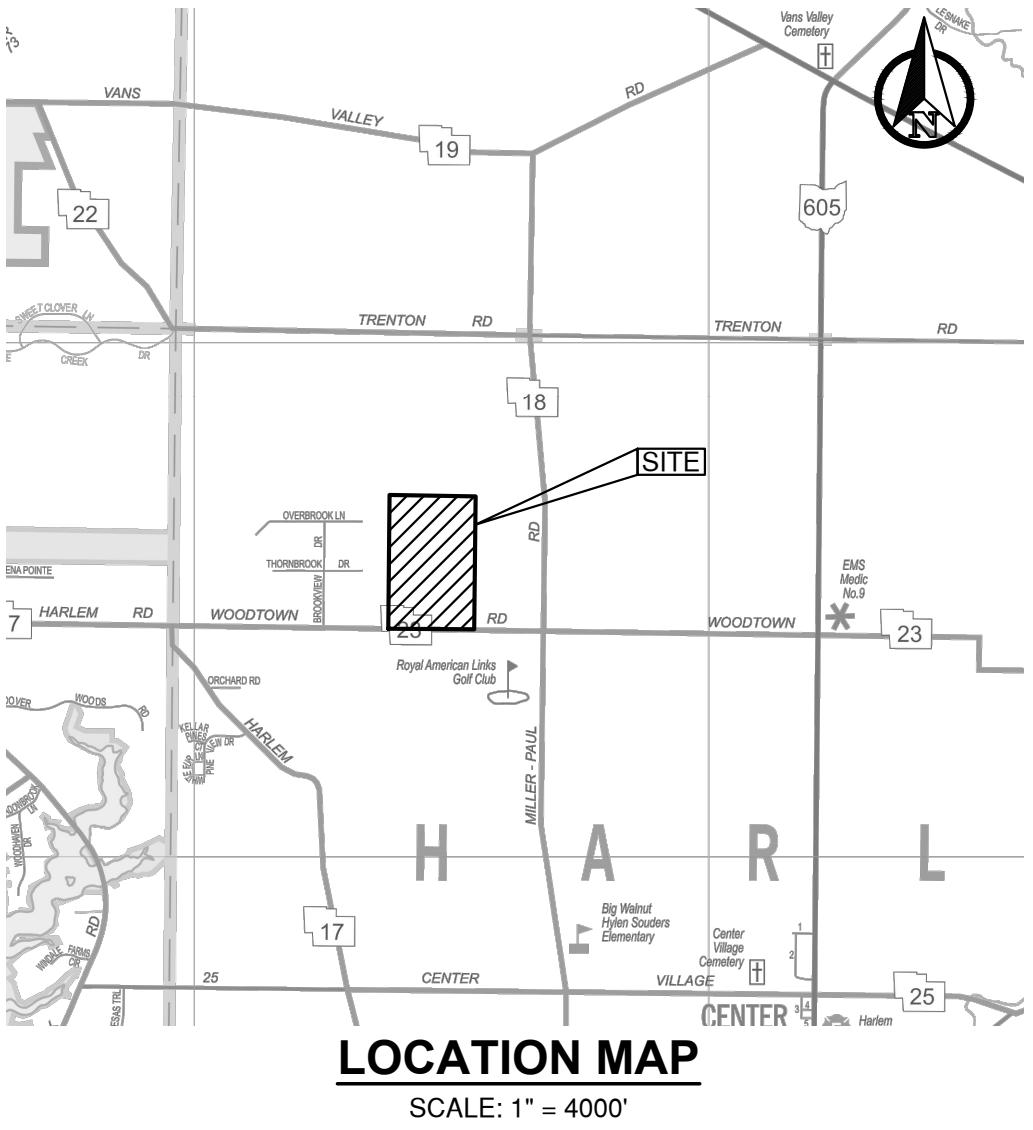
Drawing Number: C108

COMMON ACCESS DRIVE PLANS FOR
WOODTOWN ESTATES
LOCATED IN VIRGINIA MILITARY SURVEY NO. 2997, IN
HARLEM TOWNSHIP, DELAWARE COUNTY OHIO
APRIL 2021

RPC NUMBER:



INDEX MAP
SCALE: 1" = 200'



SHEET INDEX

C109	SWPPP COVER SHEET
C110	STORMWATER POLLUTION PREVENTION PLAN
C111	STORMWATER POLLUTION GENERAL NOTES & DETAILS

VARIANCES

- A VARIANCE IS BEING REQUESTED FOR APPROVAL OF:
- NO VARIANCES ARE NEEDED FOR THIS PROJECT

UTILITY CONTACT LIST

THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS HAS BEEN OBTAINED THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES AND BY FIELD SURVEY. THE FOLLOWING LIST IS OF KNOWN UTILITY COMPANIES WITH FACILITIES WITHIN THE CONSTRUCTION AREA:

COLUMBIA GAS 6663 HUNTLEY RD. COLUMBUS, OHIO 43229 (614) 766-8371	DEL-CO WATER COMPANY, INC. 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 (740) 548-7746 (EXT. 2259)
AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 ATTENTION: RICK ECKLE (614) 883-6829	DELAWARE COUNTY SANITARY ENGINEER TIFFANY JENKINS 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2240
DELAWARE COUNTY ENGINEER CHRIS BAUSERMAN 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2400	DELAWARE COUNTY DRAINAGE ADMIN. BRETT BERGERFURD 50 CHANNING STREET DELAWARE, OHIO 43015 (740) 833-2400

STANDARD DRAWINGS

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED BELOW SHALL BE CONSIDERED A PART OF THIS PLAN. THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS & OHIO DEPARTMENT OF TRANSPORTATION, CURRENT EDITION (ENGLISH UNITS), INCLUDING ALL STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATION LISTED SHALL GOVERN THESE PLANS.

DELAWARE COUNTY DCED-R100 DCED-R1441(3 SHEETS) DCED-S151 DCED-S176	OHIO DEPARTMENT OF TRANSPORTATION (ODOT) MT 97.10
--------------------------------------------------------------------------------	------------------------------------------------------

OWNER/DEVELOPER

365LAND, LLC
1876 AFRICA ROAD
GALENA, OHIO 43021
ATTN: MATT DICKENS
EMAIL: MATT@365-LAND.COM
PHONE: (740) 815-0507

PLAN PREPARED BY

GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd.
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
642 Brookside Blvd.
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO
CAD SUBDIVISION PLAN
WOODTOWN ESTATES
SWPPP COVER SHEET

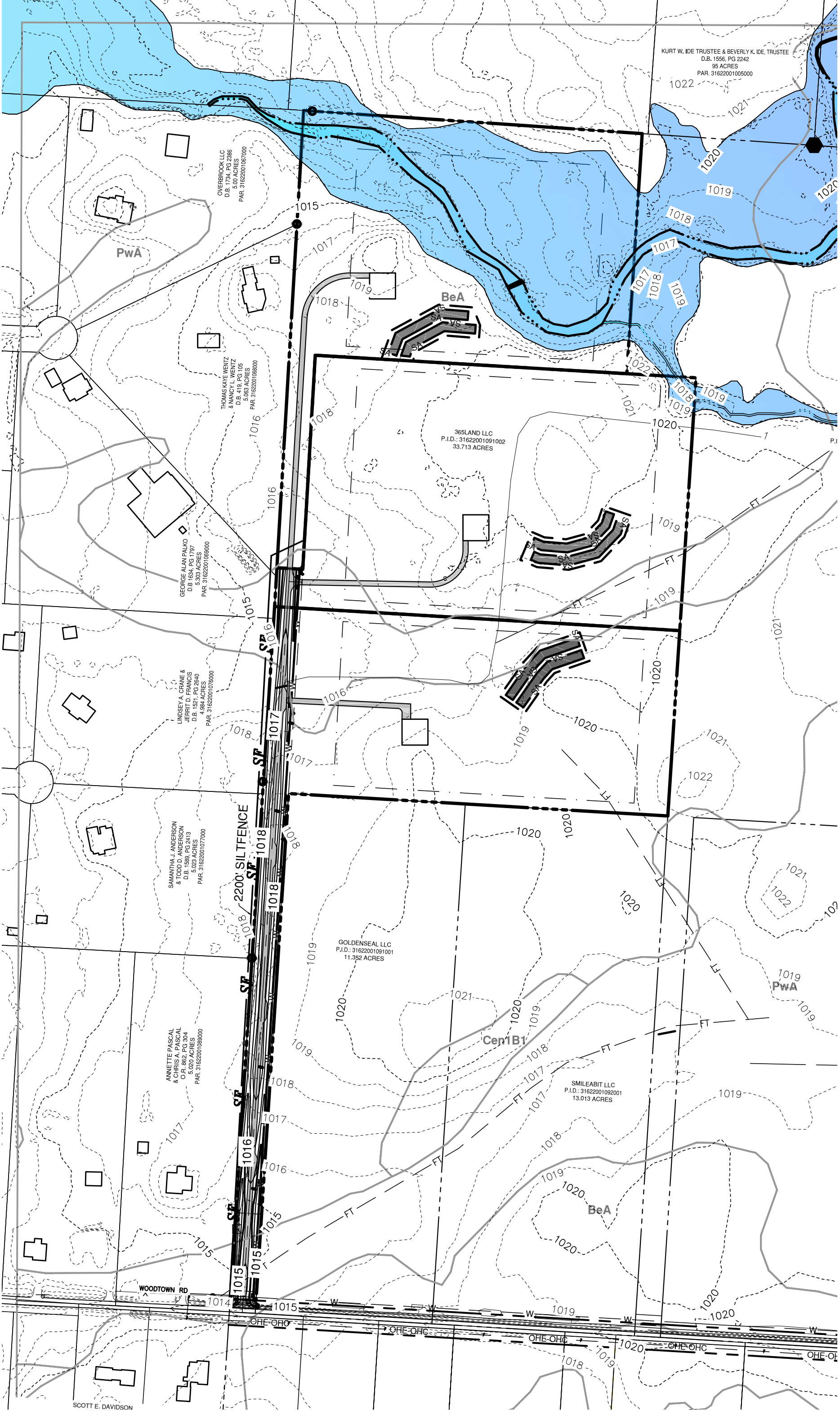
NO.	DATE	REVISION DESCRIPTION
A	4/5/2021	ISSUE FOR COUNTY REVIEW

Date: 4/5/2021 Scale: AS SHOWN
Drawn By: RLC Checked By: AH
Project Number: 20-135-02
Drawing Number: C109

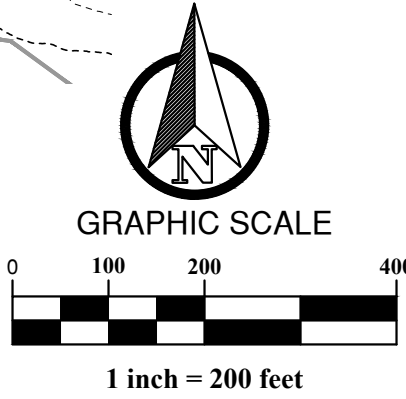
DRAWING SET STATUS

- PRELIMINARY ENGINEERING SET
- COUNTY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-CONSTRUCTED DOCUMENT SET

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EROSION CONTROL PLAN
SCALE: 1"=200'



SITE DATA

OWNER	365LAND, LLC 1876 AFRICA ROAD GALENA, OHIO 43021 ATTN: MATT DICKENS EMAIL: MATT@365-LAND.COM PHONE: (740) 815-0507
DEVELOPER:	SAME AS OWNER
PLANS PREPARED BY:	GANDEE HEYDINGER GROUP, LLC 642 BROOKSIDE BOULEVARD WESTERVILLE, OHIO 43081 P: (614)-942-6042 F: (614)-942-6041
DEVELOPMENT TYPE:	COMMON ACCESS DRIVE
PROJECT DESCRIPTION:	PROJECT CONSIST OF CONSTRUCTING A 3 LOT CAD SUBDIVISION.
SITE ACREAGE:	33.71 AC.

DISTURBED ACREAGE:	2.06 AC. +/-
LAND USE:	EXISTING - VACANT / AGRICULTURAL PROPOSED RESIDENTIAL
SITE DRAINS TO:	TO THE EAST TO EXISTING ROADSIDE CULVERT
AVERAGE SLOPES:	EXISTING - 0% - 3% PROPOSED - 0% - 3%
SOILS:	BeA, PwA, CEN1B1
STORMWATER MANAGEMENT:	STORMWATER WILL BE CONTROL VIA PROPOSED SWALES THAT LEAD TO A PROPOSED ONSITE POND
CRITICAL AREAS:	N/A
OEPA STORMWATER OEPA FACILITY PERMIT #:	XXXXXXXXXX

LEGEND	
	CONSTRUCTION ENTRANCE
	EXISTING WATERLINE
	CHECK DAM PER DETAIL
	SILT FENCE OR EQUAL
	EXISTING CONTOUR
	PROPOSED CONTOUR

CONSTRUCTION ENTRANCE

LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET. 10' MINIMUM RADIUS AT ENTRANCE POINT.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.

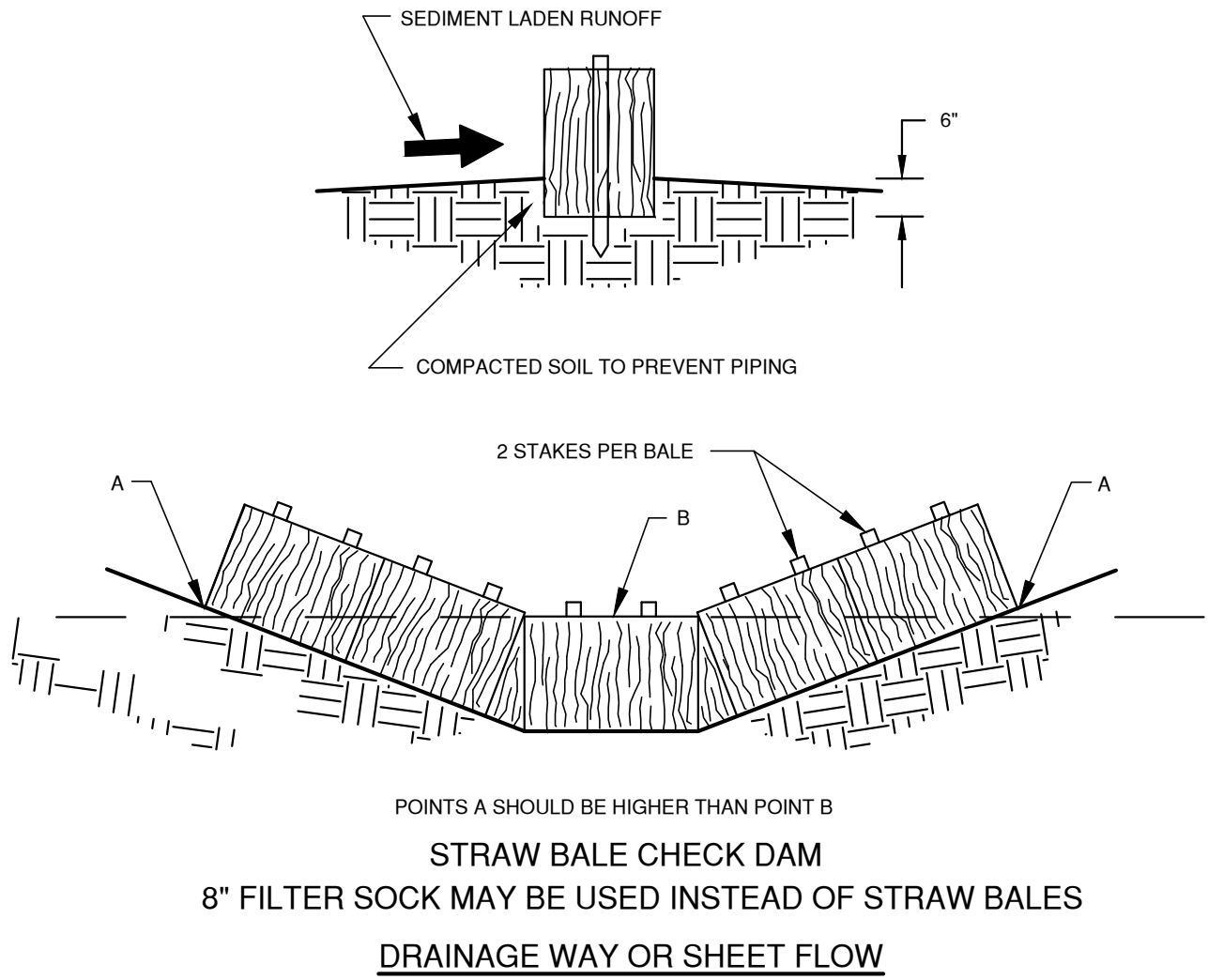
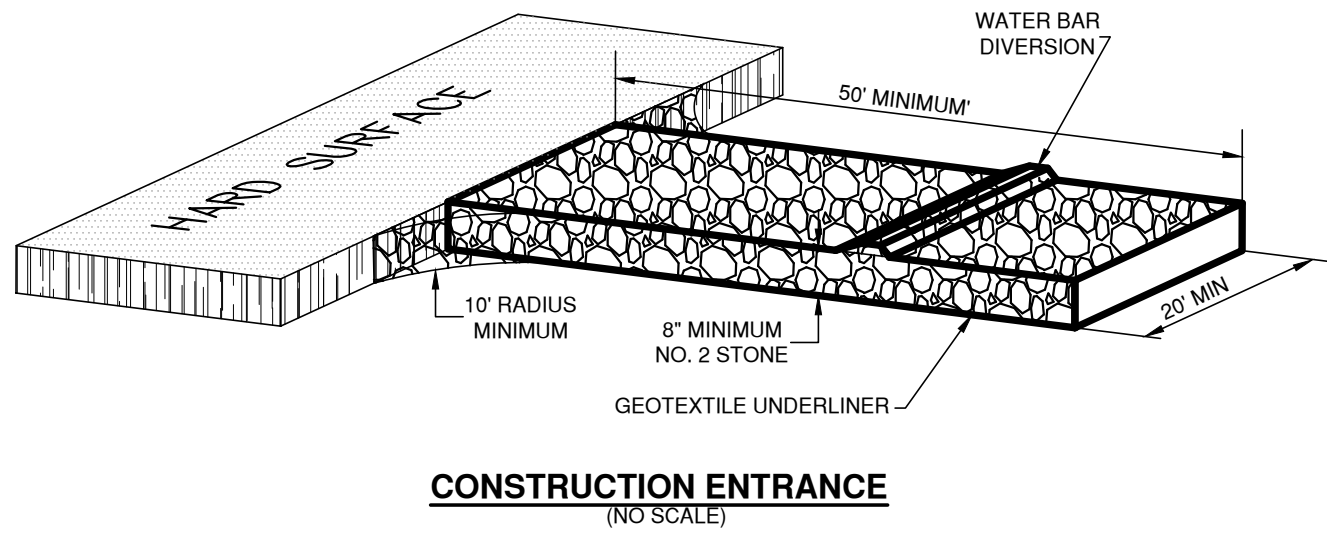
WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

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-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT CONTROL.

PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED AFTER EACH RAIN.

THIS CONSTRUCTION SHALL INCLUDE ALL MATERIALS AND COSTS RELATIVE TO CONSTRUCTING, MAINTAINING, REMOVAL AND RESTORATION OF STABILIZED ENTRANCE WITHIN THE VARIOUS CONSTRUCTION ITEMS.

WATER BAR - A WATER BAR SHALL BE CONTRSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.



CHANNEL FLOW APPLICATIONS
BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT. NOTE: HAY BALES MAY BE USED IN PLACE OF STRAW BALES.

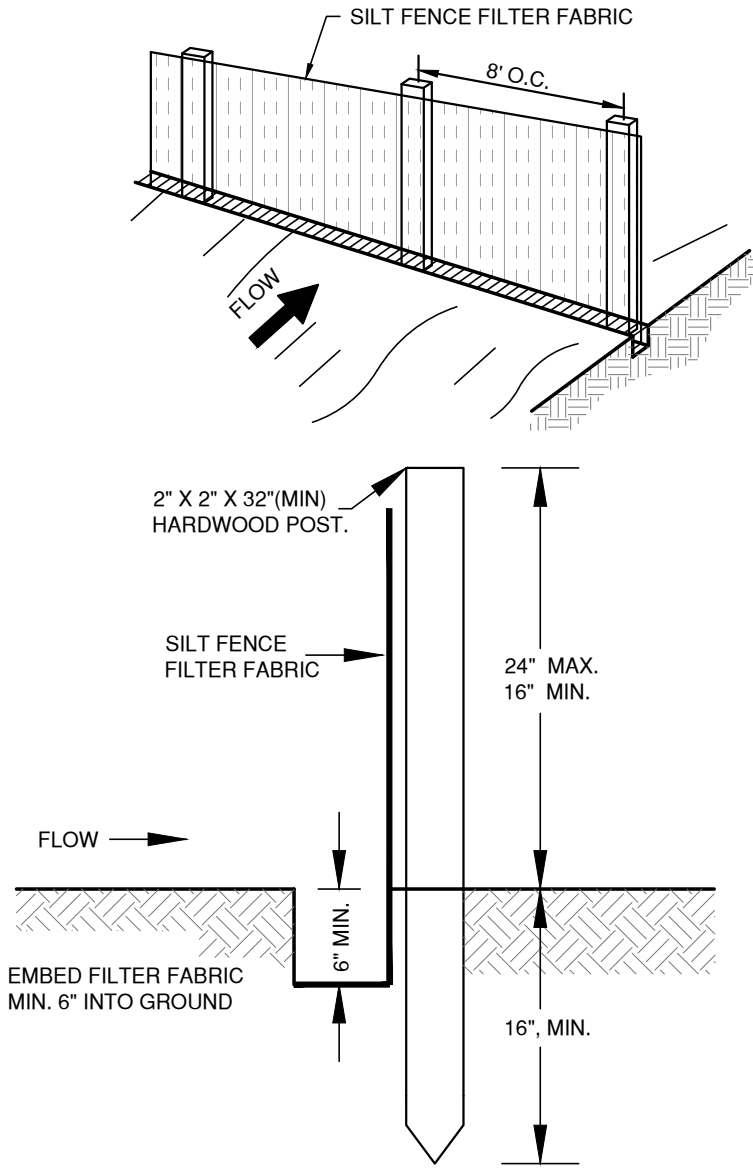
MAINTENANCE
STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



THE MAXIMUM DRAINAGE AREA TO SILT FENCE FOR A PARTICULAR SLOPE RANGE IS PROVIDED IN THE TABLE BELOW. DRAINAGE AREAS EXCEED THE ALLOWABLE RANGE MUST BE DIRECTED TO A BASIN OR SETTLEMENT FACILITY.

MAXIMUM DRAINAGE AREA (IN ACRES) TO 100 LINEAR FEET OF SILT FENCE	RANGE OF SLOPE FOR A PARTICULAR DRAINAGE AREA (IN PERCENT)
0.50 ACRES	< 2.0%
0.25 ACRES	≥ 2.0% BUT < 20%
0.125 ACRES	≥ 20% BUT < 50%

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 For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)
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

DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT	
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE	MIX OF <div>CREeping RED FESCUE @ 20-40 LB/AC DOMESTIC RYEGRASS @ 10-20 LB/AC KENTUCKY BLUEGRASS @ 10-20 LB/AC</div>
		STEEP BANKS	TALL FESCUE @ 40 LB/AC
		ROAD DITCHES	
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF <div>PERENNIAL RYEGRASS @ 40 LB/AC TALL FESCUE @ 40 LB/AC ANNUAL RYEGRASS @ 40 LB/AC</div>	
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDBED, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTEDSEED MIXTURE AT A 50% INCREASE IN RATE	
	NOV 20-MARCH 15	PREPARE SEEDBED, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH	
MULCH	ANY TIME OF YEAR	STRAW	2 TONS/AC OR 90 LB/1000FT
		HYDROSEED (WOOD CELLULOSE FIBER)	1 TON/AC OR 46 LB/1000FT

- 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.
- 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.
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 - ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 - 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).
 - 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.
 - 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.
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. 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.
 - 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.
 - WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
 - THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

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.

MAINTENANCE

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

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

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

PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:



HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

CAD SUBDIVISION PLAN
WOODTOWN ESTATES

STORMWATER POLLUTION
PREVENTION PLAN

REVISION DESCRIPTION

ISSUE FOR COUTY REVIEW

DATE

4/5/2021

NO.

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4/5/2021

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SITE SWP3 (OHIO EPA PERMIT OHC000005)

A. DESCRIPTION OF NATURE AND TYPE OF CONSTRUCTION ACTIVITY:

THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A 3 LOT COMMON ACCESS DRIVE SUBDIVISION

B. TOTAL SITE AREA AND TOTAL AREA TO BE DISTURBED:

THE TOTAL SITE ACREAGE IS: 33.71 ACRES OVERALL
DISTURBED AREA: 2.34 ACRES (INCLUDES CAD AREA)

C. ESTIMATE OF IMPERVIOUS AREA AND PERCENT IMPERVIOUS AREA CREATED BY CONSTRUCTION ACTIVITY:

THE PRE DEVELOPED IMPERVIOUS AREAS ARE: 0 AC'S

ESTIMATED POST DEVELOPED IMPERVIOUS AREAS AREA: 0.495 AC'S

D. RUNOFF COEFFICIENTS FOR BOTH PRE-CONSTRUCTION AND POST CONSTRUCTION SITE CONDITIONS:

THE PRE-DEVELOPED CONDITION AGRICULTURAL LAND WITH A CORRESPONDING CURVE NUMBER OF 83.

THE POST-DEVELOPED CONDITIONS WILL BE GRASS COVER, HOME SITE, AND PAVEMENT AREAS WITH CORRESPONDING CURVE NUMBERS OF 74 AND 89.

E. EXISTING SOIL DATA AND QUALITY OF DISCHARGE FROM THE SITE:

BeA	BENNINGTON SILT LOAM, 0 TO 2% SLOPES
PwA	BENNINGTON SILT LOAM, 0 TO 2% SLOPES

THE QUALITY OF THE EXISTING DISCHARGE FROM THE SITE IS NOT KNOWN.

F. DESCRIPTION OF PRIOR LAND USES ON THE SITE:

EXISTING - VACANT / AGRICULTURAL.

G. SEQUENCE OF CONSTRUCTION ACTIVITIES:

OBTAIN PROPER PERMITS AND APPROVALS: DELAWARE COUNTY AND OHIO EPA.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL PLACE THE NECESSARY BEST MANAGEMENT PRACTICES AS LISTED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER AND LAND DEVELOPMENT MANUAL OR CONTAINED WITHIN THIS PLAN(SILT FENCE, CHECK DAMS, DIVERSION SWALES, AND BASINS PER DETAILS)

CONTRACTOR SHALL INSTALL STORM SEWERS, POST-CONSTRUCTION EROSION CONTROL, AND BMP'S AS REQUIRED. PROVISIONS FOR INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS.

PERFORM ANY NECESSARY GRADING ACTIVITIES. DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD IN LOCATIONS SHOWN HEREON OR HAULED OFFSITE.

COMPLETE ANY FINE GRADING, DITCH OR BERM GRADING, AND STABILIZE THESE AREAS.

INSTALL PAVEMENT SECTIONS AND MARKINGS, BEGIN BUILDING CONSTRUCTION, AND INSTALLATION OF PRIVATE UTILITIES.

SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH THE DENUDED AREAS.

CONTACT DELAWARE COUNTY TO COMPLETE A FINAL ACCEPTANCE OF PROJECT.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.

H. NAME AND LOCATION OF THE IMMEDIATE RECEIVING STREAM OR SURFACE WATER(S) AND THE FIRST SUBSEQUENT NAMED RECEIVING WATER. THE DESCRIPTION OF WETLANDS OR OTHER SPECIAL AQUATIC SITES AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OF THE SITE:

THE SITE CURRENTLY DRAINS TO THE WEST TO UNNAMED TRIBUTARY AND ULTIMATELY TO HOOVER RESEVOIR.

I. INDIVIDUAL LOT EROSION CONTROL PRACTICES, IF APPLICABLE:

CONSTRUCTION SEDIMENT TO BE CONTROLLED ONSITE.

J. BEST MANAGEMENT PRACTICES FOR DEDICATED ASPHALT OR CONCRETE PLANTS, IF APPLICABLE:

NO ASPHALT OR CONCRETE PLANTS WILL BE MAINTAINED ON THIS SITE.

K. PERMIT REQUIREMENTS

OHIO EPA PERMIT NO. OHC000005
ISSUED PERMIT: XXXXXXXXXX

L. PROJECT NAME AND PROJECT CONTACT INFORMATION

PROJECT NAME: WOODTOWN ROAD
PROJECT LOCATION: 11900-12300 WOODTOWN ROAD
GALENA, OH 43021

OWNER/DEVELOPER 365LAND, LLC 1876 AFRICA ROAD GALENA, OHIO 43021 ATTN: MATT DICKENS EMAIL: MATT@365-LAND.COM PHONE:(740) 815-0507	DESIGN ENGINEER GANDEE HEYDINGER GROUP,LLC 642 BROOKSEdge BLVD WESTERVILLE, OH 43081 (614)942-6042 (CONTACT) AARON HEYDINGER, P.E.
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L. LOG DOCUMENTING ONSITE GRADING AND STABILIZATION ACTIVITIES

A LOG WILL BE KEPT ONSITE FOR REVIEW UPON REQUEST.

K. SITE MAP CHECKLIST:

- MAP SHOWING LIMITS OF EARTH DISTURBING ACTIVITY ONSITE INCLUDING ASSOCIATED OFF-SITE BORROW OR SPOIL AREAS THAT ARE NOT ADDRESSED BY A SEPARATE NOI AND ASSOCIATED SWP3.
- SOILS TYPES SHOULD BE DEPICTED FOR ALL AREAS OF THE SITE, INCLUDING LOCATIONS OF UNSTABLE OR HIGHLY ERODIBLE SOILS.
- EXISTING AND PROPOSED CONTOURS. A DELINEATION OF DRAINAGE WATERSHEDS EXPECTED DURING AND AFTER MAJOR GRADING ACTIVITIES AS WELL AS THE SIZE OF EACH DRAINAGE WATERSHED, IN ACRES.
- SURFACE WATER LOCATIONS INCLUDING SPRINGS, WETLANDS, STREAMS, LAKES, WATER WELLS, ETC., ON OR WITHIN 200 FEET OF THE SITE, INCLUDING THE BOUNDARIES OF WETLANDS OR STREAM CHANNELS AND FIRST SUBSEQUENT NAMED RECEIVING WATER(S) THE PERMITTEE INTENDS TO FILL OR RELOCATE FOR WHICH THE PERMITTEE IS SEEKING APPROVAL FROM THE ARMY CORPS OF ENGINEERS AND/OR OHIO EPA.
- EXISTING AND PLANNED LOCATIONS OF BUILDING, ROADS, PARKING FACILITIES, AND UTILITIES.
- THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL PRACTICES, INCLUDING THE LOCATION OF AREAS LIKELY TO REQUIRE TEMPORARY STABILIZATION DURING THE COURSE OF SITE DEVELOPMENT.
- SEDIMENT AND STORM WATER MANAGEMENT BASIN INFORMATION
- LOCATION OF PERMANENT STORM WATER MANAGEMENT FACILITIES TO CONTROL POLLUTANTS IN STORM WATER ONCE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.
- AREAS DESIGNATED FOR STORAGE OR DISPOSAL OF SOLID, SANITARY AND TOXIC WASTES, INCLUDING DUMPSTER AREAS, AREAS DESIGNATED FOR CEMENT TRUCK WASHOUT, AND VEHICLE REFUELING.
- LOCATION OF CONSTRUCTION ENTRANCE.
- LOCATION OF ANY IN-STREAM ACTIVITIES INCLUDING STREAM CROSSINGS
••• NOT APPLICABLE ON THIS PLAN.

CONTRACTOR RESPONSIBILITIES

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE CURRENT STORM WATER POLLUTION PREVENTION PLAN IMMEDIATELY AVAILABLE OR POSTED ON SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY.

MAINTENANCE & INSPECTIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE NPDES PERMIT HOLDER SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT A SITE INSPECTION EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" RAINFALL EVENT. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE

- IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF A REGULATED SUBSTANCE OCCURRED ON THE SITE.
- ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH OEPA CLEAN FILL POLICY.
- CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT (NOT INCLUDING MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE), AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON RECEIVING WATERS UNLESS OTHERWISE AUTHORIZED.
- ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTIONS AND/OR REVIEW OF PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE.
- FILL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH OEPA'S MUNICIPAL OR RESIDENTIAL WASTE REGULATIONS.

RECYCLING AND DISPOSAL METHODS

PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH EPA REGULATIONS.

A DESIGNATED CONCRETE WASH-OUT AREA SHALL BE PROVIDED ON SITE. MEASURES SHALL BE TAKEN TO CONTAIN ALL WASH-OUT WATER. UPON COMPLETION OF CONSTRUCTION WASH-OUT AREA SHALL BE REMOVED. ANY EXCESS CONCRETE SHALL BE DISPOSED OF PROPERLY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY FACILITIES FOR WORKERS AND INSPECTORS AT ALL TIMES. ALL CONSTRUCTION WASTE SUCH AS EXCESS SOIL, BUILDING MATERIALS, LITTER, SHALL BE CONTAINED AND DISPOSED OF PROPERLY. WHENEVER POSSIBLE, EXCESS MATERIAL SHALL BE RE-USED OR RECYCLED, RATHER THAN DISPOSED OF.

DUST CONTROL

METHODS TO MINIMIZE AND CONTROL EROSION AND DUST FROM WIND. METHODS INCLUDE APPLYING WATER, USE OF DUST PALLIATIVES, AND COVERING STOCKPILES. SUITABLE FOR CONSTRUCTION ACTIVITIES THAT INVOLVE: VEHICLES TRAVELING ON UNPAVED ROADWAYS; DRILLING AND BLASTING; FINAL GRADING/SITE STABILIZATION; SOIL AND DEBRIS PILES; UNSTABILIZED SOILS; OR HAVE PROBLEMS RELATED TO BATCH DROP FROM FRONT-END LOADERS AND SEDIMENT TRACKING.

WATERING PREVENTS DUST ONLY FOR A SHORT PERIOD OF TIME AND MAY NEED TO BE APPLIED DAILY OR MORE OFTEN TO BE EFFECTIVE. EFFECTIVENESS DEPENDS ON SOIL, TEMPERATURE, HUMIDITY, AND WIND VELOCITY. OVER WATERING MAY CAUSE EROSION. GENERALLY, OIL OR OIL-TREATED SUBGRADE SHOULD NOT BE USED BECAUSE THE OIL MAY MIGRATE INTO DRAINAGEWAYS AND/OR SEEP INTO THE SOIL. CHEMICALLY TREATED SUBGRADE SOILS CAUSE THE SOIL TO BE WATER REPELLENT AND INTERFERE WITH RE-VEGETATION. SOME CHEMICAL DUST SUPPRESSANTS MAY BE SUBJECT TO FREEZING AND SOME MAY CONTAIN SOLVENTS AND MUST BE HANDLED PROPERLY. IN COMPACTED AREAS, WATERING AND OTHER LIQUID DUST CONTROL MEASURES MAY WASH SEDIMENT INTO THE STORMWATER DRAINAGE SYSTEM. ASPHALT, AS A MULCH TACK OR CHEMICAL MULCH, REQUIRES A 24-HOUR CURING TIME TO AVOID STICKING TO EQUIPMENT, SHOES, ETC. LOOSE ASPHALT AND ASPHALT MULCH MAY EVENTUALLY MIGRATE TO THE DRAINAGE SYSTEM. IN COMPACTED AREAS, WATERING OR OTHER LIQUID DUST CONTROL MEASURES MAY WASH SEDIMENT OR OTHER CONSTITUENTS INTO THE DRAINAGE SYSTEM.

WATER SHOULD BE APPLIED BY MEANS OF PRESSURE-TYPE DISTRIBUTORS OR PIPELINES EQUIPPED WITH A SPRAY SYSTEM THAT ENSURE EVEN DISTRIBUTION. SPRAY EQUIPMENT SHOULD BE EQUIPPED WITH POSITIVE FLOW SHUT-OFF SYSTEMS. UNLESS SUPPLIED BY PIPELINES, AT LEAST ONE MOBILE UNIT SHOULD BE AVAILABLE AT ALL TIMES TO APPLY WATER OR DUST PALLIATIVE AT THE SITE. QUICKLY STABILIZE EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, SPRINKLING, AND STONE/GRAVEL LAYERING. LIMIT ONSITE CONSTRUCTION TRAFFIC TO 15 MPH. REQUIRE HAUL TRUCKS TO BE COVERED. ENSURE THAT NON-POTABLE WASTER USED FOR DUST CONTROL IS APPROPRIATELY AND CLEARLY LABELED. CONTROL WATER USED FOR DUST CONTROL DOES NOT PRODUCE RUNOFF.

INSPECT AND VERIFY THAT MANAGEMENT BASED BMPS ARE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CHECK AREAS PROTECTED TO ENSURE COVERAGE. MOST DUST CONTROL MEASURE REQUIRE FREQUENT ATTENTION; OFTEN DAILY AND MULTIPLE TIMES PER DAY.



Map Unit Symbol	Map Unit Name
BeA	Bennington silt loam, 0 to 2 percent slopes
Cen1B1	Centerburg silt loam, 2 to 6 percent slopes
CnA	Condit silt loam, 0 to 1 percent slopes
PwA	Pewamo silty clay loam, 0 to 1 percent slopes
SeA	Smothers silt loam, 0 to 2 percent slopes
Totals for Area of Interest	

SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN
INVENTORY OF MATERIALS

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

- CONCRETE
- DETERGENTS
- PAINTS (ENAMEL AND LATEX)
- METAL STUDS
- MASONRY BLOCK
- TAR
- FERTILIZERS
- PETROLEUM BASED PRODUCTS
- CLEANING SOLVENTS
- WOOD
- ROOFING SHINGLES
- LAMPS (INCLUDES FLUORESCENT LAMPS)

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 STORM WATER RUNOFF.

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION.

- AN EFFECT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- 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.
- PRODUCT WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
- MATERIAL SAFETY AND DATA SHEETS WILL BE AVAILABLE UPON REQUEST.
- THE CONTRACTOR CAN USE PROTECTED STORAGE AREAS FOR INDUSTRIAL OR CONSTRUCTION MATERIALS TO MINIMIZE EXPOSURE TO SUCH MATERIALS TO STORM WATER.

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

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED ON SITE.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURE'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE 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.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED PER OHIO DEPARTMENT OF TRANSPORTATION (ODOT) SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM SEWER. STORAGE WILL BE IN A COVERED SHED OR OFFICE. 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 MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS WILL WASH OUT OR DISCHARGE SURPLUS CONCRETE ONLY IN AREAS DESIGNATED. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS AND OTHER STORM WATER DRAINAGE AREAS. THE LOCATION WILL BE DETERMINED BY THE CONSTRUCTION MANAGER.

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:

- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY 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 MAY 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.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- 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.

- 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 CONTRACTOR, RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS, WILL BE IN CHARGE OF SPILL PREVENTION AND CLEANUP. HE WILL DESIGNATE AT LEAST TWO OTHER 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.

SPILL REPORTING REQUIREMENTS

IN AN EVENT OF A SMALL RELEASE, LESS THAN 25 GALLONS OF PETROLEUM WASTE, THE CONTRACTOR SHALL USE PETROLEUM BASED AND CONCRETE CURING COMPOUNDS PER MANUFACTURES HANDLING PROCEDURES.

IN AN EVENT OF A LARGE RELEASE, MORE THAN 25 GALLON OF PETROLEUM WASTE, THE CONTRACTOR SHALL CONTACT OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

PLAN PREPARED FOR:

365 LAND, LLC

PLAN PREPARED BY:

GND

CIVIL ENGINEERS & SURVEYORS

GANDEE HEYDINGER GROUP

642 BrookseEdge Blvd
Westerville, OH 43081
P: 614.942.6042
F: 614.942.6041

HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO
CAD SUBDIVISION PLAN
WOODTOWN ESTATES

STORMWATER POLLUTION
GENERAL NOTES & DETAILS

NO.	REVISION DESCRIPTION
A	ISSUE FOR COUTY REVIEW

Date: 4/5/2021 Scale: AS SHOWN
Drawn By: RLC Checked By: AH
Project Number: 20-135-02
Drawing Number: C111