



# Sketch Plan Application Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

23-21-5

(RPC Staff will assign)

PROJECT	Chick-fil-A	(circle one) Residential <u>Commercial</u>
TOWNSHIP	Orange	

APPLICANT/ CONTACT	Name	Shaun Walker	Phone	678-952-0729
	Address	5200 Buffington Road	E-mail	shaun.walker@cfacorp.com
	City, State, Zip	Atlanta, GA 30349		

PROPERTY OWNER	Name	G&I XI Lewis LLC	Phone	914-631-3131
	Address	c/o DLC Management Corporation, 565 Taxter Road	E-mail	jrosencrans@dlcmgmt.com
	City, State, Zip	Elmsford, New York 10523		

SURVEYOR/ ENGINEER	Name	Bill Skebba	Phone	614-454-6698
	Address	7965 N High Street	E-mail	bill.skebba@kimley-horn.com
	City, State, Zip	Columbus, Ohio 43235		

LOCATION	Property Address	55 Meadow Park Ave, Lewis Center, Ohio 43035		
	(circle one) N <u>S</u> E W side of	Meadow Park Ave	Road/Street	
	approx. 60 feet N <u>S</u> <u>E</u> W of	Columbus Pike (US-23)	Road/Street	

DETAILS	Number of Lots	1	Septic Systems	yes <u>no</u>
	Total Acreage	1.68	Central Sanitary System	<u>yes</u> <del>no</del>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	<input checked="" type="checkbox"/>	One (1) copy of Sketch Plan (max. 11" x 17") including:
	<input checked="" type="checkbox"/>	Approximate lot dimensions and acreage;
	<input checked="" type="checkbox"/>	Information to locate site (complete section above: LOCATION);
	<input checked="" type="checkbox"/>	North Arrow (scale preferred also);
	<input checked="" type="checkbox"/>	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	<input checked="" type="checkbox"/>	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	<input checked="" type="checkbox"/>	Completed and Signed Application;
	<input checked="" type="checkbox"/>	Fee (Refer to Fee Schedule)

G&amp;I XI Lewis LLC,

By: DLC Management Corporation, its authorized agent

  
Blay Bradley (Prov 26, 9023 1250 EST)

Nov 20, 2023

Name: Blay Bradley Title: SVP, Construction & Property Management  
Owner (or agent for owner) and DateDelaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006  
Delaware, OH 43015 (740) 833-2260

Effective 10/13/23

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1	FULL DEPTH PAVEMENT	TO BE REMOVED
2	TREE	TO BE REMOVED
3	CURB	TO BE REMOVED
4	LANDSCAPING AREA	TO BE REMOVED
5	SIGN	TO BE REMOVED
6	LIGHT POLE	TO BE REMOVED
7	SANITARY SERVICE LINE	TO BE REMOVED
8	GAS SERVICE LINE	TO BE REMOVED
9	STORM SEWER PIPE	TO BE REMOVED
10	STORM STRUCTURE	TO BE REMOVED
11	WATER SERVICE LINE	TO BE REMOVED
12	ELECTRIC SERVICE LINE	TO BE REMOVED
13	TELEPHONE SERVICE LINE	TO BE REMOVED
14	ELECTRICAL BOX	TO BE REMOVED
15	TELEPHONE/CABLE STRUCTURE	TO BE REMOVED

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	//// CURB REMOVAL
(C)	X X UTILITY REMOVAL
(D)	X X ITEM TO BE REMOVED
(E)	Full-Depth Asphalt Pavement Removal
(F)	SAWCUT LINE

**Call 811**   
before you dig

**WARNING: CONTRACTOR TO  
VERIFY PRESENCE AND EXACT  
LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION.**

Del. Co. Regional  
Planning Commission

COLUMBUS PIKE (U.S. 23)  
PUBLIC

U.S. Route 23 (Columbus  
(public)(width varies,

\\CJD\_05V1100241000\_Claro\\8-A\_Lewis\\Cenitas\_OHS2\_Design\\CAD\\Pur\\Sheet2\\CRG-1 2 Demolition Part.dwg Sheet No. C-1 2 DEMOLITION PLAN Drawn by: drew almiral - Thursday, November 02, 2023 3:04 PM Plot: Plotter: Studio PLT - November 2, 2023 8:07 AM





Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

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7965 NORTH HIGH STREET, SUITE 200, COLUMBUS, OH 43235  
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Del. Co. Regional  
Planning Commission

**CHICK-FIL-A**  
**LEWIS CENTER (OH)**  
55 MEADOW PARK AVENUE  
LEWIS CENTER, OHIO 43035

FSU# 05488

REVISION SCHEDULE  
NO. DATE DESCRIPTION

AGENCY # TBD  
PROJECT # 190241000  
PRINTED FOR PCR  
DATE 11/2/2023  
DESIGN BY WDS  
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SITE PLAN

SHEET NUMBER

C-2.0

# SITE PLAN DESIGN NOTES & KEY PLAN

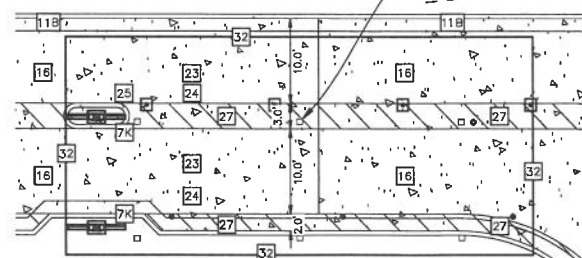
- 1A DIRECTIONAL ARROW  
1B PAINTED HANDICAP PARKING SYMBOL  
2A DRIVE-THRU GRAPHICS  
2B STOP LINE GRAPHIC  
3 STANDARD PARKING STALL (9.0'x20.0') PER CODE  
4 NOT USED  
4A 4" SOLID WHITE STRIPING  
4B 4" SOLID YELLOW STRIPING  
5 BOLLARD MOUNTED SIGN  
6 ADA ACCESSIBLE PARKING SIGN  
7 DIRECTIONAL SIGNAGE  
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON  
UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S.  
DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)  
7A THRU 7I  
7J NOT USED  
7K DRIVE THRU MENU BOARD, SEE SIGNAGE PACKAGE  
7L FLAG POLE  
8 STOP SIGN, SEE SIGNAGE PACKAGE  
9 TYPICAL CONCRETE SIDEWALK, 5' MIN.  
10 7" WIDE SIDEWALK w/ CURB & GUTTER  
11 24" CONCRETE CURB & GUTTER  
11A SPILLING CURB  
11B CATCHING CURB SECTION  
11C DEPRESSED SPILLING CURB  
11D NOT USED  
12 NOT USED  
13 SIDEWALK (ADA COMPLIANT) RAMP  
14 PAVEMENT EDGE DETAIL  
15 CONCRETE APRON @ TRASH ENCLOSURE  
16 CONCRETE PAVEMENT DRIVE-THRU LANE  
17 TYPICAL HMA PAVEMENT SECTION  
18 CROSSWALK MARKINGS  
19 DECORATIVE RAIL  
20 NOT USED  
21 DRIVE-THRU CLEARANCE BAR  
22 ENTRY DOOR FROST SLAB DETAIL  
23 MENU BOARD LOOP DETECTION SYSTEM  
24 MENU BOARD LOOP DETECTION SYSTEM (ISO VIEW)  
25 DRIVE-THRU ORDER POINT ISLAND  
26 NOT USED  
27 DRIVE-THRU STRIPING  
28 NOT USED  
29 NOT USED  
30 LANDSCAPED AREA  
31 TYPICAL LOCATION FOR OUTDOOR  
TABLES.(SEE EQUIPMENT SCHEDULE)  
32 FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS

MEADOW PARK AVE  
(PUBLIC)

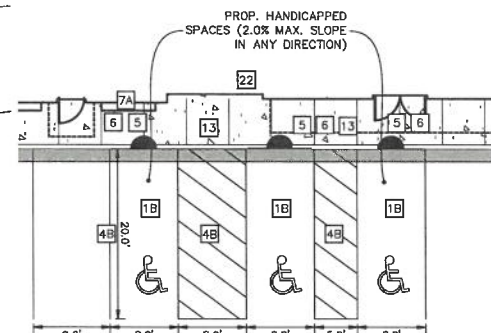
COLUMBUS PIKE (U.S. 23)  
PUBLIC

## PROJECT NOTES:

- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON, ALONG, AND ADJACENT TO U.S. 23 AND MEADOW PARK AVE.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH DELAWARE COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE COUNTY TO OBTAIN APPLICABLE COUNTY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (96.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY



ORDER CANOPY LAYOUT DETAIL  
SCALE: 1"=10'



ADA PARKING STALL LAYOUT DETAIL  
SCALE: 1"=10'

## SITE DATA (LEASE AREA):

- CURRENT PARCEL ID #(s): 31832409006000
- EXISTING ZONING: PC
- PROPOSED ZONING: PC
- PROPOSED PARCEL SIZE: 73,369 SQ. FT. (1.68 ACRES)
- GROSS AREA OF SITE: 73,369 SQ. FT.
- BUILDING FLOOR AREA: 5,167 SQ. FT.
- BUILDING FOOTPRINT: 5,537 SQ. FT.
- PAVEMENT AREA: 46,498 SQ. FT.
- PARCEL IMPERVIOUS AREA (PIA): 52,135 SQ. FT.
- IMPERVIOUS RATIO (IR): 0.71
- IMPERVIOUS RATIO REQUIREMENT: 0.75

## SITE DATA (SHOPCORE TRACT):

- OVERALL TRACT SIZE: ±547,439 SQ. FT. (±12.57 ACRES)
- EXISTING BUILDING AREA: ±116,517 SQ. FT.
- EXISTING PAVEMENT AREA: ±310,068 SQ. FT.
- EXISTING TRACT IMPERVIOUS AREA (TIA): ±428,585 SQ. FT.
- EXISTING (PRE-DEVELOPED) TRACT IMPERVIOUS RATIO (IR): ±0.78 (EXISTING NON-COMPLIANT)
- IMPERVIOUS RATIO REQUIREMENT: 0.75
- SHOPCORE TRACT SIZE (POST-DEVELOPED): ±474,070 SQ. FT. (±10.88 ACRES)
- EXISTING BUILDING AREA: ±116,517 SQ. FT.
- PROPOSED PAVEMENT AREA: ±272,207 SQ. FT. (±45,398 SQ. FT. PAVEMENT REMOVED)
- PROPOSED TRACT IMPERVIOUS AREA (TIA): ±388,724 SQ. FT.
- PROPOSED (POST-DEVELOPED) TRACT IMPERVIOUS RATIO (IR): ±0.82 (PROPOSED NON-COMPLIANT)
- IMPERVIOUS RATIO REQUIREMENT: 0.75

## CFA BUILDING DATA:

- BUILDING FLOOR AREA: 5,167 SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES
- TOTAL NUMBER OF SEATS = 106
- INDOOR SEATS = 90
- OUTDOOR SEATS = 16

## PARKING DATA (LEASE AREA):

- NUMBER OF REGULAR PARKING SPACES (WITHIN SUBJECT LEASE AREA & SHARED PARKING): 74
- NUMBER OF ADA SPACES (WITHIN SUBJECT LEASE AREA): 3
- TOTAL NUMBER OF SPACES REQUIRED: 68
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 20.0'
- MINIMUM ISLE WIDTH: 20.0' (90°) (TWO WAY TRAFFIC)

## PARKING FORMULA:

### RESTAURANTS:

- PER ORANGE TOWNSHIP CODE:
  - 1 SPACE FOR EVERY 2 SEATS + 1 STALL FOR EACH EMPLOYEE ON THE LARGEST SHIFT =
  - (106 TOTAL SEATS / 2) + 15 EMPLOYEE SPACES = 68 STALLS

## PARKING DATA (SHOPCORE TRACT):

- EXISTING (PRE-DEVELOPED) NUMBER OF PARKING SPACES: 519
- 22 STALLS ARE PROPOSED AS SHARED (16 EXISTING STALLS REMAIN AS SHARED. 4 STALLS ARE PROPOSED AS SHARED WITHIN THE TENANT'S PROTECTED AREA).
- PROPOSED (POST-DEVELOPED) NUMBER OF PARKING SPACES: 519 - (160-22) = 401
- TOTAL NUMBER OF SPACES REQUIRED: 297

## PARKING FORMULA:

### RETAIL STORES:

- PER ORANGE TOWNSHIP CODE:
  - 5 SPACES PLUS 1 FOR EVERY 400 SF OF FLOOR SPACE
  - 5 SPACES PLUS (116,517SF/400SF) = 297 SPACES







SR# 23-21-S



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

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SHEET  
PLUMBING SITE PLAN  
SHEET NUMBER

PS-1.0

# UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 4.0' COVER OVER ALL WATER SERVICES.
5. MAINTAIN A MINIMUM OF 3.5' COVER OVERALL SANITARY SEWER.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE COUNTY REGIONAL SEWER DISTRICT.
7. ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS DEL-CO.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL "811" (1-800-382-2764) AT LEAST 72 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
12. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
13. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
14. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
15. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM EXIST. PRIMARY WIRE ALONG SOUTH SIDE OF PROPERTY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
16. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
17. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
18. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES SHALL BE SDR 26 FOR 4" & 6".
19. COLUMBIA GAS OF OHIO WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS IS PAVING IS COMPLETE PRIOR TO COLUMBIA GAS OF OHIO INSTALLING SERVICE LINE.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM FRONTIER NORTH MAIN TO BUILDING. FRONTIER NORTH TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE.
21. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. AEP TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FURNISH AND INSTALL (4) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR SECONDARY ELECTRIC SERVICE. CONDUITS SHALL HAVE A MINIMUM OF 36" OF COVER. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH AEP SPECIFICATIONS AND REQUIREMENTS. TRANSFORMER PAD SHALL BE INSTALLED TO FINAL GRADE AND LEVELED.
22. CONTRACTOR TO FURNISH AND INSTALL (1) 3" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR ISP SERVICE FROM FRONTIER NORTH MAIN TO BUILDING. FRONTIER NORTH TO SUPPLY, PROVIDE AND INSTALL ISP SERVICE. CONDUIT TO BE INSTALLED MINIMUM 24" BELOW FINISHED GRADE.
23. ALL STORM SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELAWARE COUNTY.
24. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE PER THE DELAWARE COUNTY REGIONAL SEWER DISTRICT STANDARD SPECIFICATIONS.
25. THE CFA FIRE SERVICE PIPE SHALL BE DIP CLASS 52 PIPE.
26. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
27. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
28. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
29. ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
30. TRACER WIRE IS REQUIRED PER STATE AND COUNTY STANDARDS.
31. IF EXISTING SANITARY/WATER LATERALS ARE NOT TO BE USED/REUSED, THEY SHALL BE ABANDONED AT MAIN PER COUNTY STANDARDS.
32. PLEASE REFER TO THE DELAWARE COUNTY REGIONAL SEWER DISTRICT CONSTRUCTION MATERIALS SPECIFICATIONS (CURRENT) FOR PERMISSIBLE SEWERAGE PIPE MATERIALS AND SPECIFICATIONS.
33. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. BUTLER COUNTY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
34. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
35. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
36. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
37. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.

MATCHLINE - SEE SHEET PS-1.1

Ohio Utilities Protection Service

**Call 811**  
before you dig

GRAPHIC SCALE IN FEET  
0 10 20 40



## LAYOUT NOTES

1. PAY CONNECTION FEES FOR 2" DOMESTIC AND 6" FIRE WATER SERVICE AND METER, DOMESTIC SERVICE TO SPLIT OFF FIRE SERVICE EXTERNAL OF BUILDING.
2. 1.5" SOFT COPPER (TYPE K) IRRIGATION LINE TO HAVE SEPARATE METER LOCATION ADJACENT TO DOMESTIC WATER METER EXTERNAL TO THE BUILDING. MAINTAIN MIN. 4.0' COVER.
3. 3/4" CW TO DUMPSTER POST HYDRANT (SOFT COPPER TYPE K). MAINTAIN MIN. 4.0' COVER.
4. CONNECTION TO PROPOSED 8" SANITARY SEWER MAIN. CONTRACTOR TO VERIFY INVERT AT MAIN PRIOR TO ORDERING STRUCTURES.
5. 4" OR 6" CLEAN OUT. CLEANOUT SHALL BE FLUSH w/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METER PIT COVER WITH A TRAFFIC BEARING LID.
6. PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN.
7. 4" KITCHEN WASTE LINE
8. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR. 4" RESTROOM WASTE LINE
9. 4" OR 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
10. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
11. COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
12. UNDERGROUND PRIMARY ELECTRIC SERVICE.
13. UNDERGROUND PRIMARY TELEPHONE SERVICE.
14. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING.
15. PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
16. INSTALL TRANSFORMER PAD
17. 6" PVC C900 WATERMAIN QUALITY PIPE - SANITARY SERVICE PIPE

## STORM STRUCTURE TABLE

STRUCTURE NAME	DETAILS
01	UNDERGROUND DETENTION OUTLET CONTROL STRUCTURE RIM: 850.70 INV IN: 842.50 (N) INV OUT: 842.42 (S)
02	CB RIM: 849.55 INV IN: 842.50 (N)
03	EXISTING CATCH BASIN RIM: 849.43 INV IN: 842.51 (NW) INV OUT: 842.51 (S) INV OUT: 842.50 (S)
04	EXISTING CATCH BASIN RIM: 848.77 INV IN: 842.84 (NW) INV IN: 843.80 (NE) INV OUT: 842.64 (SE)
05	CURB INLET RIM: 849.51 INV IN: 843.85 (SW) INV OUT: 843.65 (SE)
06	MH RIM: 850.62 INV IN: 842.50 (W)
07	CURB INLET RIM: 850.39 INV OUT: 843.55 (E)

MEADOW PARK AVE  
(PUBLIC)

COLUMBUS PIKE (U.S. 23)  
PUBLIC

RECEIVED  
NOV 27 2023

Del. Co. Regional  
Planning Commission

K:\2023\11\20\110019000\_05488\A\_1\mxd\2023\_11\20\110019000\_05488.dwg User: jay 3d\jacobson Thursday, November 16, 2023 1:44 PM Plot: 11/16/2023 1:44 PM





**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

**Kimley»Horn**  
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10665 NORTH HIGH STREET, SUITE 200, COLUMBUS, OH 43235  
PHONE: 614-454-6669  
WWW.KHAFY-HORN.COM

PRELIMINARY

**CHICK-FIL-A**  
**LEWIS CENTER (OH)**  
55 MEADOW PARK AVENUE  
LEWIS CENTER, OHIO 43035

FSU# 05488

<b><u>REVISION SCHEDULE</u></b>		
<b><u>NO.</u></b>	<b><u>DATE</u></b>	<b><u>DESCRIPTION</u></b>

AGENCY #	TR
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PROJECT #	19024100
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PRINTED FOR

DATE 11/2/202

DESIGN BY	WD:
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**PLUMBING SITE**

## PLUMBING SITE PLAN

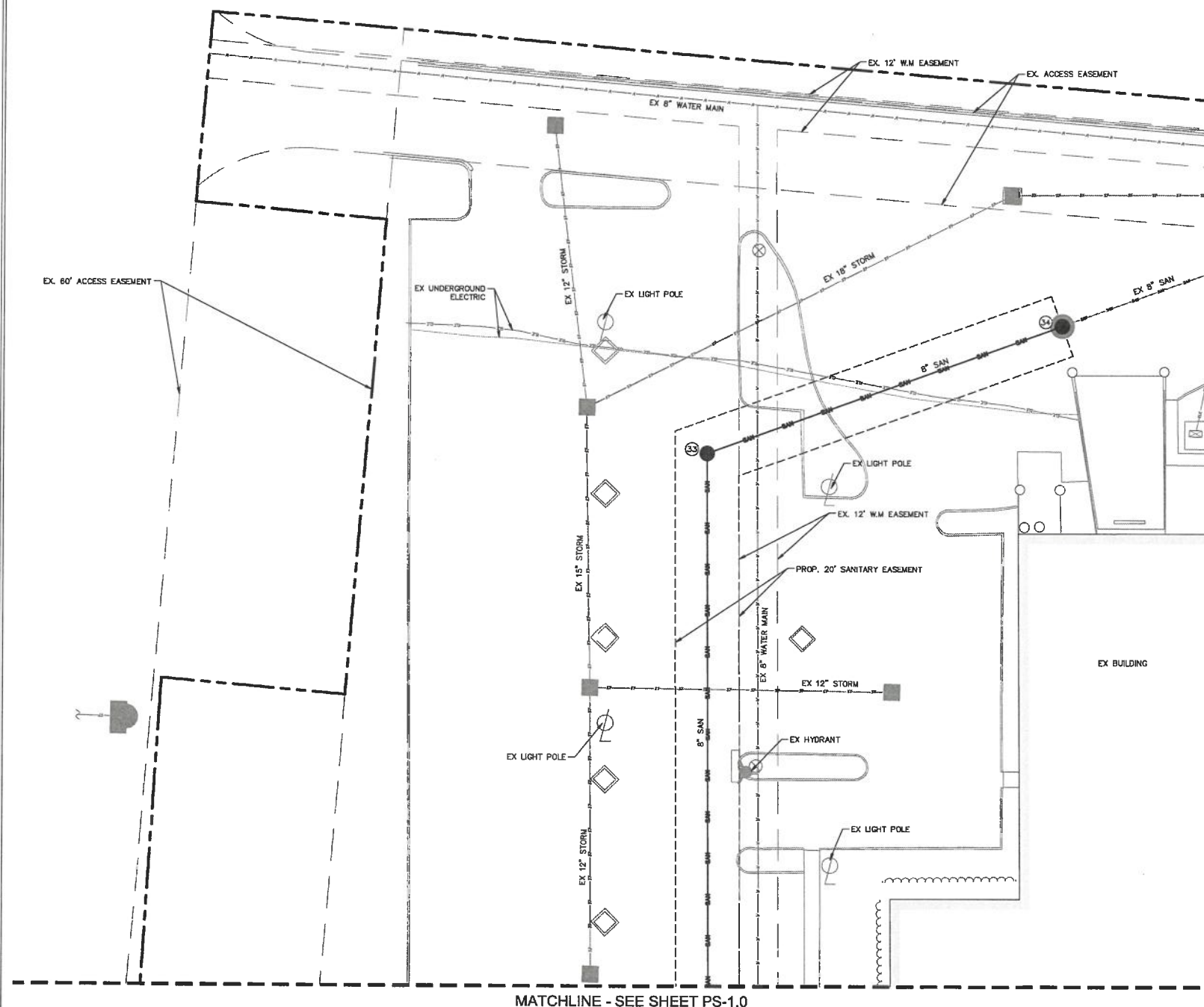
**PLAN**

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**SHEET NUMBER**

**PS-1.1**

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE, SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC SERVICE. PROVIDE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 4.0' COVER OVER ALL WATER SERVICES.
5. MAINTAIN A MINIMUM OF 3.5' COVER OVERALL SANITARY SEWER.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DELAWARE COUNTY REGIONAL SEWER DISTRICT.
7. ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS DEL.-CO.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY. 98" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO ALL UTILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR EXISTENCE AND EXACT LOCATION SHALL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH DAMAGE. NO CLAIMS ARE REQUIRED FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY THIS WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL "811" (1-800-362-2764) AT LEAST 72 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANIES PROVIDING SERVICE.
12. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS. LEADS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
13. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
14. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
15. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM EXIST. PRIMARY WIRE ALONG SOUTH SIDE OF PROPERTY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
16. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
17. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
18. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES SHALL BE SDR 26 FOR 4" & 6".
19. COLUMBIA GAS OF OHIO WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS IS PAVING IS COMPLETE PRIOR TO COLUMBIA GAS OF OHIO INSTALLING SERVICE LINE.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM FRONTIER NORTH MAIN TO BUILDING. FRONTIER NORTH MAIN TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE.
21. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. AEP TO FURNISH AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FURNISH AND INSTALL (4) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR SECONDARY SERVICE. CONTRACTOR SHALL HAVE A MINIMUM OF 36" OF COVER. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH AEP SPECIFICATIONS AND REQUIREMENTS. TRANSFORMER PAD SHALL BE INSTALLED TO FINAL GRADE AND LEVELED.
22. CONTRACTOR TO FURNISH AND INSTALL (1) 3" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR ISP SERVICE FROM FRONTIER NORTH MAIN TO BUILDING. FRONTIER NORTH MAIN TO SUPPLY, PROVIDE AND INSTALL ISP SERVICE. CONDUIT TO BE INSTALLED MINIMUM 24" BELOW FINISHED GRADE.
23. ALL STORM SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELAWARE COUNTY. .
24. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE PER THE DELAWARE COUNTY REGIONAL SEWER DISTRICT STANDARD SPECIFICATIONS.
25. THE CFA FIRE SERVICE PIPE SHALL BE DIP CLASS 52 PIPE.
26. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
27. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
28. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
29. ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
30. TRICER WIRE IS REQUIRED PER STATE AND COUNTY STANDARDS.
31. IF EXISTING SANITARY/WATER LATERALS ARE NOT TO BE USED/REUSED, THEY SHALL BE ABANDONED AT MAIN PER COUNTY STANDARDS.
32. PLEASE REFER TO THE DELAWARE COUNTY REGIONAL SEWER DISTRICT CONSTRUCTION MATERIALS SPECIFICATIONS (CURRENT) FOR PERMISSIBLE SEWERAGE PIPE MATERIALS AND SPECIFICATIONS.
33. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED MODIFICATION FROM THE EXISTING SITUATION. SHOWN MAKE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. BUTLER COUNTY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
34. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SHIELDING SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
35. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANTS TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
36. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
37. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.



Ohio Utilities Protection Service

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GRAPHIC SCALE IN FEET  
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LAYOUT NOTES

- (1) PAY CONNECTION FEES FOR 2" DOMESTIC AND 6" FIRE WATER SERVICE AND METER. DOMESTIC SERVICE TO SPLIT OFF FIRE SERVICE EXTERNAL OF BUILDING.
- (2) 1.5" SOFT COPPER (TYPE K) IRRIGATION LINE TO HAVE SEPARATE METER LOCATION ADJACENT TO DOMESTIC WATER METER EXTERNAL TO THE BUILDING. MAINTAIN MIN. 4.0' COVER.
- (3) 3/4" CW TO DUMPSTER POST HYDRANT (SOFT COPPER TYPE K). MAINTAIN MIN. 4.0' COVER.
- (4) CONNECTION TO PROPOSED 8" SANITARY SEWER MAIN. CONTRACTOR TO VERIFY INVERT AT MAIN PRIOR TO ORDERING STRUCTURES.
- (5) 4" OR 6" CLEAN OUT. CLEANOUT SHALL BE FLUSH W/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METE PIP COVER WITH A TRAFFIC BEARING LID.
- (6) PRECAST 1500 GAL CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN.
- (7) 4" KITCHEN WASTE LINE
- (8) 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR. 4" RESTROOM WASTE LINE
- (9) 4" OR 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
- (10) DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
- (11) COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
- (12) UNDERGROUND PRIMARY ELECTRIC SERVICE.
- (13) UNDERGROUND PRIMARY TELEPHONE SERVICE.
- (14) UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING.
- (15) PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
- (16) INSTALL TRANSFORMER PAD
- (17) 6" PVC C900 WATERMAIN QUALITY PIPE - SANITARY SERVICE PIPE