REVISED



Preliminary Subdivision Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number **24-17-S**

RPC Number **05-25**

(RPC Staff will assign)

PROJECT	The Nest at Hoover CAD	(circle one) Residential Commercial		
TOWNSHIP				
APPLICANT/ CONTACT	Name Plan 4 Land LLC	Phone 740-413-4084		
	Address 1 S. Harrison St., P.O. Box 306	E-mail lexus@plan4land.net		
	City, State, Zip Ashley, Ohio 43003			

DRODERTY	Name ASMRE Holdings LLC	Phone 614-402-5664
PROPERTY OWNER	Address 4461 S. Old 3C Hwy.	E-mail patshivleysr@gmail.com
OWNER	City, State, Zip Westerville, Ohio 43082	

CLIDVEYOR /	Name Nathan Harrington, P.E.	Phone 614-506-3662
SURVEYOR/ ENGINEER	Address 5659 Greystone Ln.	E-mail nharrington@brackeng.com
LINGINEER	City, State, Zip Hilliard, OH 43026	

LOCATION	(circle one) N S	E W side of S. Old 3C Hwy.	Road/Street
LOCATION	approx. 0	feet N S E W of Olivero Dr.	Road/Street

	Is a CAD involved? yes no			
	Current Land Use Residential	Del-Co Water yes no		
	Current Zoning District PRD	Private wells yes no		
DETAILS	Buildable lots 5	Sanitary Sewer yes no		
	Non-buildable N/A	Electric Provider AEP		
	Total Acreage 22.02	Gas Provider SNG		
	Open Space Acreage N/A	School District Big Walnut		

	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading, and one 11" x 17" copy;
	Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.
SUBMISSION REQUIREMENTS	Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred);
(Sub. Regs. Section 204.02)	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
(3ub. Regs. Section 204.02)	Confirmation of receipt (via transmittal form or e-mail) of any additional required
	information submitted to the Sanitary Engineer's office, and the Health District (if
	applicable, including the Soil Scientist Report);
	Fee - \$500 base, plus \$110 per build lot, CADs require additional fees;
	For commercial and multi-family - \$500 base, plus \$110 per acre;
	(Refer to Fee Schedule for Soil and Water and Health fees) \$ 500.00

Owner (or agent for owner) and Date

PID: 317-130-01-002-000, 317-130-01-002-002 PARCEL:

317-130-01-002-003

ZONING: (RR) RURAL RESIDENTIAL DISTRICT

GENOA TOWNSHIP REGULATIONS:

MINIMUM LOT AREA: TWO (2) ACRES. EXCLUDING COMMON ACCESS DRIVE EASEMENTS MINIMUM LOT FRONTAGE: CORNER LOTS: 150', TOTAL FLAG LOTS: 60' FEET LANDLOCKED LOTS: 150' MINIMUM LOT WIDTH: A) ALL LOTS SHALL BE AT LEAST 60' WIDE BETWEEN ITS REQUIRED FRONTAGE AND REQUIRED FRONT YARD SETBACK. B) ALL LOTS SHALL BE 150' WIDE AT REQUIRED SETBACKS: FRONT: 75' SIDE: 25' REAR: 50'

PROPERTY DESCRIPTION

ORIGINAL AREA:	22.02 AC.	
PROPOSED NUMBER OF LOTS:	4	
LOT # 1	5.44 AC.	(EXCLUDING PUBLIC R/W of CAD ESMT = 4.04 AC)
LOT#2	4.30 AC.	(EXCLUDING CAD ESMT = 3.79 AC)
LOT # 3	3.46 AC.	(EXCLUDING CAD ESMT = 3.27 AC)
LOT # 4	5.78 AC.	(EXCLUDING CAD ESMT = 5.75 AC)
LOT # 5	3.03 AC.	(EXCLUDING CAD ESMT = 2.66 AC)
TOTAL CAD LOTS	22.02 AC.	
DEVELOPMENT/ GROSS DENSITY	0.23	DWELLING UNITS/ ACRE (5 LOTS / 22.02 AC)
CAD EASEMENT	2.24 AC.	
OLD 3C HWY R/W (30')	0.27 AC.	
NET AREA	19.51 AC.	(EXCLUDING ALL EASE. & ROW)
NET DENSITY	0.26	DWELLING UNITS/ ACRE
AREA DISTURBED	2.00 AC	NOI# - TBD

BASIS OF BEARINGS

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY LANDMARK SURVEY GROUP, SITUATED IN WESTERVILLE, DELAWARE COUNTY, OHIO. DATED 2/14/2025 LANDMARK SURVEY GROUP SCOTT GRUNDEI

614-485-9000

SCOTT.GRUNDEI@LANDMARKSURVEY.COM

BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THI OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF OLD 3C HIGHWAY, HAVING A BEARING OF NORTH 26°17'22" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOODPLAIN DATA

PANEL:39041C0259K EFFECTIVE DATE: 4/16/2009 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE (500 YEAR) 0.2% ANNUAL CHANCE FLOODPLAIN. PANEL:39041C0270K

EFFECTIVE DATE: 4/16/2009 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE (500 YEAR) 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT CONTACTS

SOIL & WATER

557 SUNBURY ROAD #A

DELAWARE, OH 43015

DELAWARE SWCD

PH: 740-368-1921

PLANNING & ZONING

DELAWARE REGIONAL PLANNING 109 N SANDUSKY STEET DELAWARE, OH 43015 SCOTT SANDERS

740-833-2260

SANITARY SEWER

DELAWARE CO. SANITARY ENG. **50 CHANNING STREET** DELAWARE, OH 43015 PH: 740-833-2240

WATER

DELAWARE, OH 43015 CRIS VALENZUELA

DEL-CO WATER COMPANY INC LANDMARK SURVEY GROUP 6658 OLENTANGY RIVER RD. 690 LAKEVIEW PLAZA BLVD. SUITE A SCOTT GUNDEI, P.S. PH: 614-485-9000 PH: 740-548-7746 X 2402 EMAIL:

SCOTT.GRUNDEI@LANDMARKSU RVEY.COM

ENGINEERING

DELAWARE CO. ENG.

50 CHANNING STREET

DELAWARE, OH 43015

PH: 740-833-2400

SURVEYOR

CHRIS BAUSERMAN, PE. PS

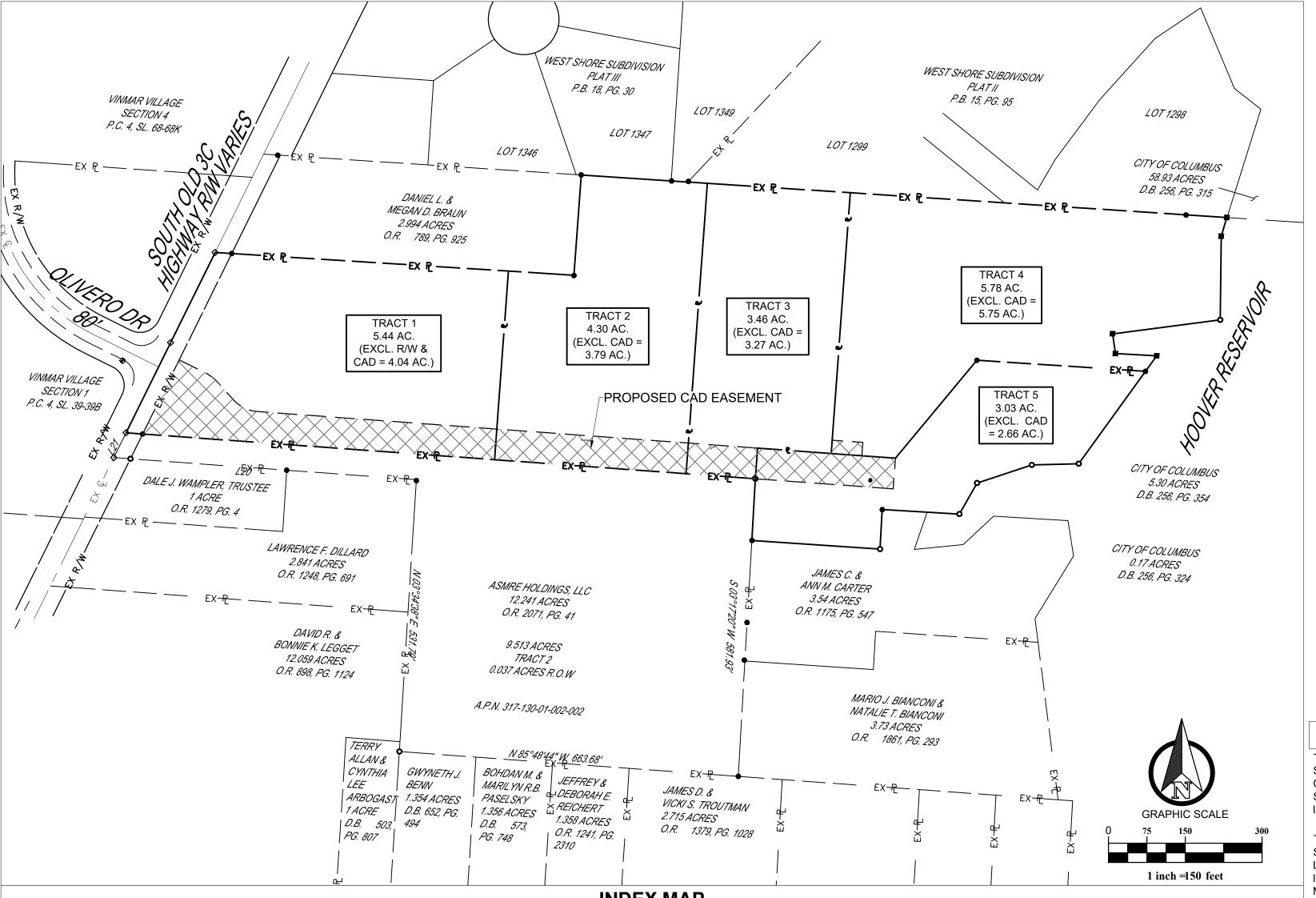
CIVIL ENGINEER OWNER/ DEVELOPER

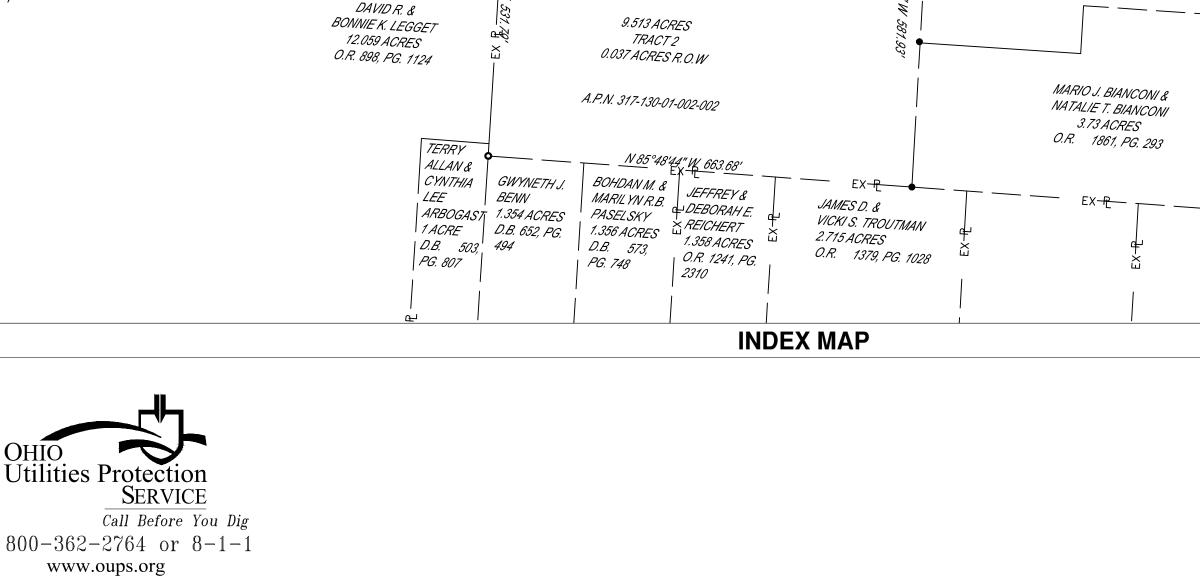
BRACK ENGINEERING LLC 5659 GREYSTONE LN HILLIARD OH 43026 CONTACT: NATHAN HARRINGTON PH: 614-506-3662 EMAIL:NHARRINGTON@BRAC OM KENG.COM

ASMRE HOLDINGS LLC 4461 S. OLD 3C HWY WESTERVILLE, OH 43082 CONTACT: PAT SHIVLEY PH: 614-402-5664 EMAIL:PATSHIVLEYSR@GMAIL.C FINAL DEVELOPMENT PLANS FOR

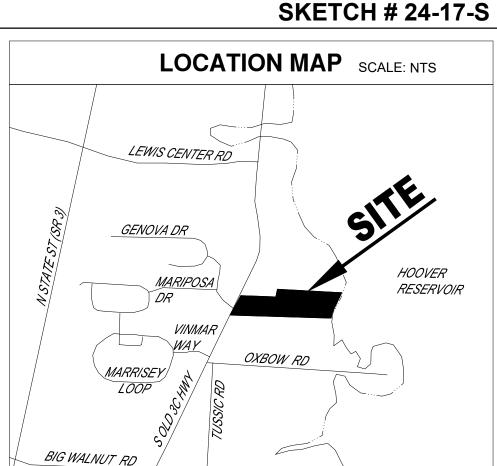
THE NEST AT HOOVER CAD

FARM LOT 4, QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 17, USML TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO





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



SHEET LEGEND Sheet Title Sheet Number TITLE SHEET **GENERAL NOTES** TYPICAL SECTIONS **EXISTING CONDITIONS** OVERALL SITE PLAN UTILITY PLAN **GRADING & DRAINAGE PLAN** SIGHT DISTANCE EXHIBIT

VARIANCES

VARIANCES REQUESTED FOR RUNOFF RELEASE RATES PER ARTICLE IX. REQUESTED DUE TO THE MINOR AFFECT TO THE OVERALL DRAINAGE

DATE APPROVED:

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEY 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 THE PLANS.

DELAWARE COUNTY ENGINEER:

CHRIS BAUSERMAN, PE

WATER SYSTEM APPROVAL

CHIEF OPERATING OFFICER - DEL-CO WATER DATE

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 ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES 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.

ENGINEER OF RECORD

SHE

DATE:

07/07/2025

SHEET NO.

JOB NO.:

DESIGN:

CHECKED:

2024-58

NBH

NBH

RPC # 05-25

PLANS PREPARED BY:

E:\CURRENT PROJECTS\2024\2024-58 SHIVLEY - OLD 3C HWY CAD\02-CIVIL\DESIGN\4461 S OLD 3C HWY - PLAN SET.DWG - 7/7/2025 10:08 AM

DATE

DATE

PLANS PREPARED FOR:

1.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.

2.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.

3.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.

4. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AT ALL TIMES AND, IF DAMAGED, SHALL 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.

5.THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE FORTY EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION.

6.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.

7.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.

8. IF A DISCREPANCY EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE COUNTY ENGINEER AND THE OWNER'S ENGINEER SHALL BE NOTIFIED BEFORE WORK IS COMMENCED.

9. 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.

10.THE CONTRACTOR SHALL EXAMINE THE WORK SITE AND SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED.

11.HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING FEATURES WITHIN THIS SUBDIVISION 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 FIELD TILE, TO PROPERLY EXECUTE 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.

12.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.

13.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.

14.ALL MATERIAL DEEMED UNSUITABLE BY THE COUNTY ENGINEER SHALL BE REMOVED FROM THE PROPOSED RIGHT-OF-WAY, CONSTRUCTION LIMITS OR FOR ANY EXCAVATION FOR THE STORM SEWER SYSTEM. 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.

15.THE DELAWARE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL OBSERVE AND APPROVE ALL SUB-BASE MATERIALS AND COMPACTION IN PUBLIC FILL AREAS.

16.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 PREFORMED BY THE CONTRACTOR.

17.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.

18.ALL CONTRACTOR(S) WORKING ON THIS SITE SHALL REFERENCE ALL IRON PINS AND MONUMENTS BEFORE EXCAVATING AT OR NEAR SAID IRON PINTS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPLACED BY A PROFESSIONAL OHIO LICENSED SURVEYOR 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.

19.ALL QUESTIONS SHALL BE DIRECTED TO THE DELAWARE COUNTY ENGINEER AT (740) 833-2400.

BACKFILLING FOR STORM SEWERS, CULVERTS AND UTILITIES

1. 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 IN ACCORDANCE TO STANDARD DRAWING DCED R-100 AT +/- 2% OF OPTIMUM MOISTURE.

2.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 DCED R-100.

3.ALL UTILITY TRENCHES UNDER ROAD PAVEMENT, STARTING AT A DISTANCE OF FIVE FEET (5') FROM THE EDGE OF THE PAVEMENT AND EXTENDING ONE FOOT (1') IN DISTANCE FOR EACH ONE FOOT (1') IN DEPTH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIALS PER STANDARD DRAWING DCED R-100 OR LOW STRENGTH MORTAR BACKFILL. ALSO, THE TOP OF ALL UTILITY CONDUITS SHALL BE LOCATED AT LEAST ONE FOOT BELOW THE UNDERDRAINS.

4.ALL UTILITY TRENCHES OVER FIVE FEET (5') IN DEPTH WHICH RUN PARALLEL TO THE EDGE OF PAVEMENT OR THAT ARE IN THE ZONE OF INFLUENCE SHALL BE BACKFILLED AS PER STANDARD DRAWING DCED R-100.

5.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.

6.THE CONTRACTOR SHALL REFER TO THE UTILITY PLAN AND PROFILE SHEETS TO DETERMINE CRITICAL UTILITY CROSSINGS.

7.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.

8.THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN THAT EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.

9.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

1.THE CONTRACTOR SHALL INCLUDE IN THE UNIT PRICE BID FOR ITEM 603, ALL TRENCHING, EXCAVATION AND BACKFILLING PER STANDARD DRAWING DCED 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.

2.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.

3.UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE AS HEREAFTER SPECIFIED:

a.ALL SIZES OF STORM SEWER LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE TYPES "A" OR "B" CONDUIT. SEE APPROVED MATERIALS PER DC PN 004 DATED 12/27/2012, SHOWN BELOW.

b.STORM SEWERS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE TYPE "C" CONDUIT. SEE APPROVED MATERIALS PER DC PN 004 DATED 12/27/2012, SHOWN BELOW.

c.FOR ALL CONCRETE PIPE IN TYPE A, B, C AND D INSTALLATIONS, SEE THE CITY OF COLUMBUS SUPPLEMENTAL SPECIFICATIONS IN APPENDIX B OF THE DELAWARE COUNTY ENGINEERS DESIGN, CONSTRUCTION AND SURVEYING STANDARDS FOR THE MINIMUM CLASS OF PIPE THAT IS REQUIRED.

DC PN 04 - 12/27/2012 - ALLOWABLE ITEM 603 CONDUIT MATERIALS PER COC CMC 2012.

ANY OF THE FOLLOWING CONDUIT MATERIALS MAY BE USED WHEN THE PAY ITEM DESCRIPTION OR GENERAL NOTES DO NOT SPECIFY A CONDUIT MATERIAL.

TYPE A CONDUITS - CULVERTS:

ALL SIZES: 706.02, 706.03, 706.04, 706.05, 706.051, 706.052, 706.053

TYPE B CONDUITS - STORM SEWERS UNDER PAVEMENT OR SIDEWALK/ MULTI-USE PATH: ANY SIZE: 706.02, 706.04, 706.05, 720.10, 720.13, 720.14, 801.03, 801.04

TYPE C CONDUITS - STORM SEWERS NOT UNDER PAVEMENT OR SIDEWALK/ MULTI-USE PATH: ANY SIZE: 706.02, 706.03, 706.04, 706.05, 720.13, 720.14, 801.03, 801.04. 30-INCH OR SMALLER: 720.08, 720.09, 720.10, 720.11, 720.12

4.ALL TYPE "A", "B", AND "C" CONDUIT SHALL HAVE JOINTS, PER CITY OF COLUMBUS 901.15 AND SHALL USE TYPE C BITUMINOUS PIPE JOINT FILLER.

5.GRANULAR BEDDING SHALL BE PROVIDED FOR ALL TYPE "A", "B", AND "C" CONDUIT PER DELAWARE COUNTY STANDARD DRAWINGS DCED S-149, DCED S-151, DCED S-152, DCED S-153 AND DCED S-155.

6.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.

7.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.

8.WHERE PLASTIC PIPE (HDPE) IS USED FOR STORM SEWERS TO BE PLACED ON DRAINAGE MAINTENANCE, 100% OF THE PIPE SHALL BE MANDRELLED 30 DAYS AFTER INSTALLATION. ALL PLASTIC PIPE FAILING THE MANDREL TEST SHALL BE RETESTED AND/OR REPLACED PER THESE STANDARDS AND SUPPLEMENTAL SPECIFICATIONS. IN ADDITION TO NOTIFYING THE COUNTY INSPECTOR, PLEASE ALSO NOTIFY MATT LANUM AT 740-368-1921 AT LEAST 2 BUSINESS DAYS PRIOR TO THE INSTALLATION TO GIVE THEM BOTH THE CHANGE TO OBSERVE THE CONSTRUCTION OF DRAINAGE FACILITIES TO BE PLACED ON DRAINAGE MAINTENANCE PARTICULARLY INCLUDING THE MANDREL TESTING.

GRADING NOTES

1.EXCAVATION AND EMBANKMENT SHALL COMPLY WITH C.O.C. ITEM 203 AND DELAWARE COUNTY SUPPLEMENTAL SPECIFICATIONS.

2.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.

3.EXCAVATION AND EMBANKMENT QUANTITIES DO NOT INCLUDE ANY PROVISION FOR UNDERCUTTING, FOOTINGS,

4.AFTER THE TOPSOIL IS REMOVED, PROOFROLL THE 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.

PIPE UNDERDRAINS

1.ALL MATERIALS AND WORKMANSHIP FOR UNDERDRAINS SHALL COMPLY WITH C.O.C. ITEM 605.

2.UNDERDRAINS SHALL BE INSTALLED AND BACKFILLED TO SUBGRADE ELEVATIONS IMMEDIATELY PRIOR TO CONSTRUCTION OF SUB-BASE AND AFTER THE PROOFROLL OF THE SUBGRADE. HOWEVER, WHERE SUBSURFACE CONDITIONS ARE SUCH THAT IMPROVEMENT OF UNSTABLE SUBGRADE CAN BE ACCOMPLISHED THROUGH DRYING ACTION OF UNDERDRAINS, THE COUNTY ENGINEER MAY AUTHORIZE OR REQUIRE THE CONTRACTOR TO DELAY CONSTRUCTION OF THE SUB-BASE AS NECESSARY.

3.IMMEDIATELY PRIOR TO THE CONSTRUCTION OF CURBS, THE MATERIAL LOCATED ABOVE AND WITHIN THE UNDERDRAIN TRENCH SHALL BE REMOVED TO A DEPTH NECESSARY TO EXPOSE CLEAN #8 OR #57 STONE. BACKFILL THE EXCAVATED AREA WITH CLEAN #8 OR #57 STONE.

4.REINFORCED ENDS SHALL BE PROVIDED FOR THE EXPOSED ENDS OF ALL UNDERDRAIN OUTLETS, IF THE EXPOSED PIPE ENDS ARE UNPROTECTED BY HEADWALLS, CATCH BASINS, OR MANHOLES. THE LAST 10 FEET OF UNDERDRAIN SHALL BE TYPE "F" WHEN OUTLETTING IN DITCH.

SITE CLEANUP

1.DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS, THE OWNER/DEVELOPER SHALL REMOVE OR CAUSE TO BE REMOVED ALL REFUSE, RUBBISH, UNUSED MATERIALS, EXCESS EARTH, FILL, ROCK, DEBRIS, AND FOREIGN MATTER FROM ALL PUBLIC RIGHTS OF WAY, IMPROVEMENTS, AND/OR EASEMENTS 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.

2.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 DRAINGE 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

1.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.

2.THE CONTRACTOR SHALL APPLY TEMPORARY AND PERMANENT SEEDING, FERTILIZER, AND MULCHING TO THE SATISFACTION OF THE COUNTY ENGINEER.

MAINTAINING EXISTING DRIVEWAY

THE CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENCES TO THE FULLEST EXTENT POSSIBLE. IT IS UNDERSTOOD THAT FOR SHORT PERIODS OF TIME, FULL ACCESS TO DRIVEWAYS MAY NOT BE POSSIBLE. THE CONTRACTOR SHALL MAKE ACCOMMODATIONS TO THE RESIDENT SO THAT DURING THESE SHORT INTERVALS,

THE HOMEOWNER CAN STILL HAVE ACCESS TO PARK NEAR THE RESIDENCE.

FOR PROPERTIES WITH MULTIPLE ACCESS POINTS, THE CONTRACTOR SHALL ONLY WORK ONE DRIVE AT A TIME.

FOR PROPERTIES WITH A SINGLE ACCESS POINT, THE CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTY AT ALL TIMES USING ONE OF THE FOLLOWING METHODS: REPLACE DRIVEWAY USING PART WIDTH CONSTRUCTION, BACKFILL OPEN EXCAVATION WITH ITEM 304.02 AGGREGATE FOR TEMPORARY ACCESS, OR USE STEEL PLATES TO

SPAN OPEN EXCAVATIONS AND CONCRETE NOT OUT OF CURE. BEFORE ACCESS TO A DRIVEWAY IS INTERRUPTED, THE CONTRACTOR SHALL GIVE PRIOR NOTICE TO THE OCCUPANT OF THE PROPERTY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT U.S. MAIL OR ANY OTHER DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS. ALL COSTS SHALL BE INCLUDED IN RELATED ITEMS, NO ADDITIONAL PAYMENT WILL BE MADE.

EROSION AND SEDIMENTATION CONTROL NOTES

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. 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 UNTIL ALL CONSTRUCTION UNDER THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED BY THE COUNTY ENGINEER AND OWNER. 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 OR ADJACENT PARKING LOT 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 OBTAINING THE ONE-HALF DESIGN 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 DENSLTY OVER THE ENTIRE DRAINAGE AREA FLOWING TO CATCH BASINS. THE OWNER 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 AS DIRECTED BY THE COUNTY ENGINEER AND/OR OWNER. 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 AS DIRECTED BY THE COUNTY ENGINEER AND/OR OWNER.

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 ½ INCH AND AT LEAST DAILY DURING PERIODS OF PROLONGED RAINFALL. INSPECTION LOGS SHALL BE FURNISHED TO THE OWNER 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 OR OWNER.
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

MAILBOX REMOVED AND RESET

THIS ITEM SHALL INCLUDE REMOVING AND TEMPORARILY RELOCATING EXISTING MAILBOXES AND SUPPORTS AS NECESSARY TO PERFORM CONSTRUCTION. CONTRACTOR SHALL MAINTAIN THE INTEGRLTY OF THE MAILBOXES AND SUPPORTS DURING CONSTRUCTION AND REERECT THE MAILBOX AND SUPPORT TO PRE

CONSTRUCTION CONDITION ONCE CONSTRUCTION ACTIVITIES PERMIT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL POSTMASTER REGARDING THE TIMING OF THE MOVEMENT OF ANY MAILBOX TO A TEMPORARY LOCATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE MAILBOX AND/OR

SUPPORT DURING CONSTRUCTION.

COST OF THE MAILBOX REMOVED AND RESET SHALL BE INCLUDED WITH THE PRICE OF THE DRIVEWAY REPLACEMENT.

CLEAR ZONE

DELAWARE COUNTY.

THE CONTRACTOR SHALL REMOVE ALL TREES, OBSTACLES, ETC. WITHIN THE CLEAR ZONE PRIOR TO CONSTRUCTION, AND BEFORE CAD CAN BE PLATTED..

PLANS PREPARED BY: Ž O F DATE 07/07/2025 JOB NO.: 2024-58

DESIGN:

CHECKED:

SHEET NO.

NBH

