



**Preliminary Subdivision
Application**
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number _____

RPC Number _____
(RPC Staff will assign)

PROJECT	Liberty Place	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Liberty	
APPLICANT/ CONTACT	Name BJ Builder, LLC - Attention: Jiangin (Vic) Chen	Phone (614) 843-7333
	Address 2940 N. High Street, Apt. 100	E-mail viccjq@gmail.com
	City, State, Zip Columbus, OH 43202	

PROPERTY OWNER	Name BJ Builder, LLC - Attention: Jiangin (Vic) Chen	Phone (614) 843-7333
	Address 2940 N. High Street, Apt. 100	E-mail viccjq@gmail.com
	City, State, Zip Columbus, OH 43202	

SURVEYOR/ ENGINEER	Name Arcadis - Attention: Eric Chenevey	Phone (614) 985-9206
	Address 8101 N. High Street, Suite 100	E-mail eric.chenevey@arcadis.com
	City, State, Zip Columbus, OH 43235	

LOCATION	(circle one) N S E <u>W</u> side of Liberty Road	Road/Street
	approx. 0 feet N <u>S</u> E W of Hyatts Road	Road/Street

DETAILS	Is a CAD involved? yes <u>no</u>	
	Current Land Use Farm	Del-Co Water <u>yes</u> no
	Current Zoning District Planned Residence District (PR)	Private wells yes <u>no</u>
	Buildable lots 17	Sanitary Sewer <u>yes</u> no
	Non-buildable	Electric Provider AEP
	Total Acreage 20.248	Gas Provider Columbia Gas of Ohio
	Open Space Acreage 7.623	School District Olentangy

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	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.
	Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred);
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	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) \$ <u>2,370</u>

 09/05/2025
Owner (or agent for owner) and Date

FARM LOT A, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY

PRELIMINARY ENGINEERING PLAN FOR

LIBERTY PLACE

2025

AVERAGE DAILY TRAFFIC

ROAD NAME	ADT	DESIGN SPEED
A	170	30 MPH
B	70	30 MPH

VARIANCE

- TO ARTICLE IX, SECTION 904, PART H
ALLOW SUMP PUMPS AND ROOF DRAINS
TO CONNECT TO THE CURB.
- TO ARTICLE IV, SECTION 403, PART 4
REMOVE CROSS SECTION REQUIREMENTS
FOR CURB AND GUTTER STREETS IN 3'
OF FILL OR LESS.

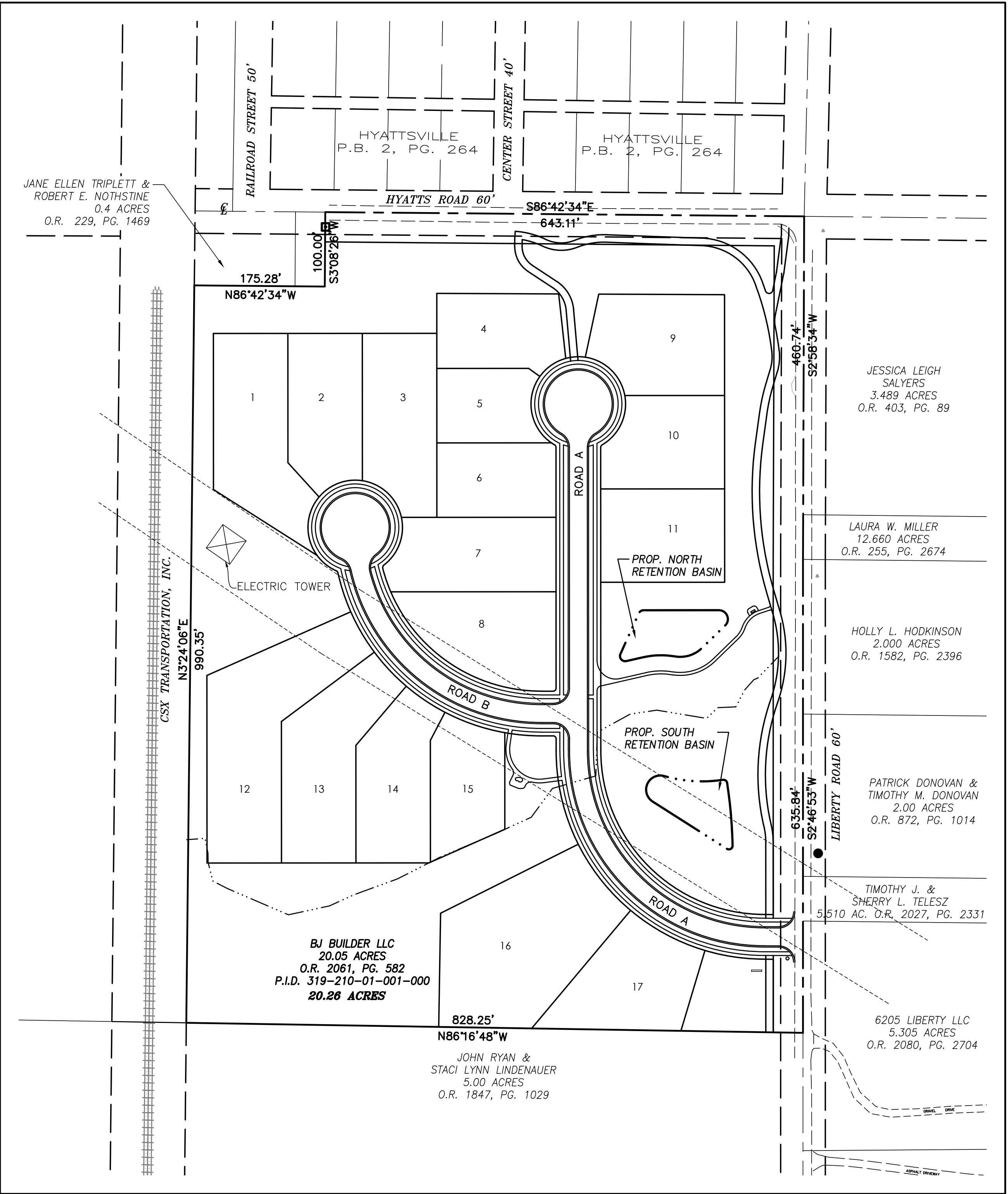
SITE DATA

20.26± ACRES
17 LOTS
0.84 UNITS/ACRE
(LOW DENSITY)
30 MPH DESIGN SPEED
(LOCAL STREETS)
CLASSIFICATION = LEVEL TERRAIN
ZONING: PLANNED RESIDENCE DISTRICT (PR)
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'

DEVELOPER/OWNER

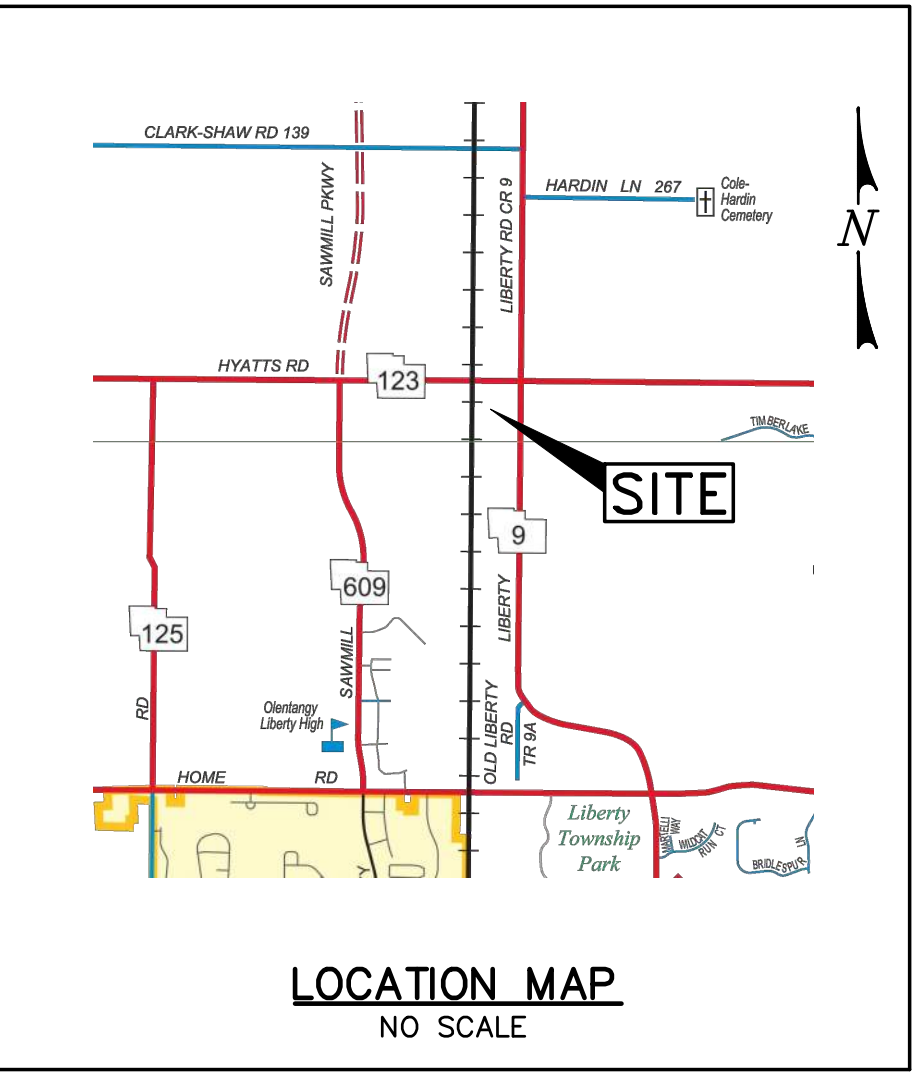
BJ BUILDER, LLC
2940 N. HIGH STREET, APT. 100
COLUMBUS, OH 43202
CONTACT: JIANGIN (VIC) CHEN
PHONE: (614) 843-7333
VICCJQ@GMAIL.COM

APPROVED



INDEX MAP

SCALE: 1"=100'



LOCATION MAP
NO SCALE

SHEET INDEX

COVER SHEET	1
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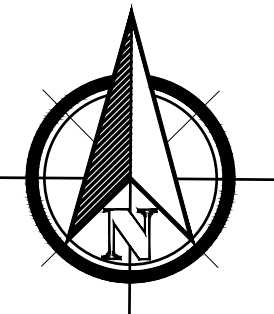
NOTES

- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39041C0229L, WITH AN EFFECTIVE DATE OF 12/21/2023, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD).
- STREET NAMES ARE TO BE PROPOSED BY THE DEVELOPER/OWNER. STREET NAMES WILL BE REVIEWED BY THE LIBERTY TOWNSHIP FIRE DEPARTMENT, AND ARE SUBJECT TO APPROVAL BY THE DELAWARE COUNTY ENGINEER (MAP DEPARTMENT).
- LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- THE LIBERTY TOWNSHIP FIRE DEPARTMENT SHALL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS.
- ALL STORMWATER DRAINAGE BASINS WILL BE A PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM.
- THE ON STREET PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET PER DELAWARE COUNTY STANDARDS. PARKING SHALL BE PROHIBITED ON THE SAME SIDE THE FIRE HYDRANTS ARE LOCATED AND "NO PARKING" SIGNS SHALL BE ERECTED BY THE DEVELOPER.
- 5' SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT-OF-WAY. AN ASPHALT LEISURE PATH WILL BE CONSTRUCTED ON THE WEST SIDE OF LIBERTY ROAD (ENTIRE LENGTH OF DEVELOPMENT) AND THE SOUTH SIDE OF HYATTS ROAD (EASTERN SIDE OF DEVELOPMENT).
- THE COUNTY ENGINEERS STANDARDS FOR STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL WILL BE MAINTAINED DURING CONSTRUCTION.

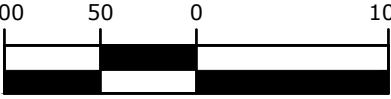
COUNTY APPROVAL

DELAWARE COUNTY ENGINEER

DATE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



8101 North High Street
Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901
arcadis.com

REVISION:

SUBMISSION:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

STAMP:

LIBERTY TOWNSHIP

LIBERTY PLACE

DELEWARE COUNTY, OHIO

DESIGN	DRAFT	CHECK
EPC	PBS	MSM

ARCADIS NO.: 30266703

DATE: APRIL 30, 2025

SCALE:
HORIZONTAL: 1" = 100'

SHEET TITLE:

COVER SHEET

SHEET NO.: 1/9



A	B	C	D	E	F	G	H
ROUNDING THE ROUNDING AT SLOPE BREAKPOINTS SHOWN ON THE TYPICAL SECTIONS APPLY TO ALL CROSS-SECTIONS EVEN THOUGH OTHERWISE SHOWN.		UNRECORDED STORM WATER DRAINAGE FURNISH A CONTINUANCE FOR ALL UNRECORDED STORM WATER DRAINAGE, SUCH AS ROOF DRAINS, FOOTER DRAINS, OR YARD DRAINS, DISTURBED BY THE WORK. FURNISH EITHER AN OPEN CONTINUANCE OR AN UNOBSTRUCTED CONTINUANCE BY CONNECTING A CONDUIT THROUGH THE CURB OR INTO A DRAINAGE STRUCTURE. THE LOCATION, TYPE, SIZE AND GRADE OF THE NEEDED CONDUIT TO REPLACE OR EXTEND AN EXISTING DRAIN WILL BE DETERMINED BY THE ENGINEER. ALL SUCH CONTINUANCE REQUIRES A RIGHT OF WAY USE PERMIT.		CLEARING AND GRUBBING REMOVE ALL TREES AND STUMPS SPECIFICALLY MARKED FOR REMOVAL WITHIN THE CONSTRUCTION LIMITS UNDER THE LUMP SUM BID FOR ITEM 201, CLEARING AND GRUBBING.			
UTILITIES LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:		THE FOLLOWING CONDUIT TYPES MAY BE USED: 707.33, 707.41 NON-PERFORATED, 707.42, 707.43, 707.45, 707.46.		EROSION CONTROL ITEM 601 IS PROVIDED IN THE PLANS FOR EROSION CONTROL. DO NOT REMOVE ROCK OF A STABLE NATURE IN ORDER TO PLACE THIS ITEM. THE ENGINEER WILL CHECK AND NON-PERFORM QUANTITIES OR ADJUST LOCATIONS AND QUANTITIES OF THESE ITEMS WHERE INDICATED BY FIELD CONDITIONS DURING CONSTRUCTION.			
SANITARY: DELAWARE COUNTY REGIONAL SEWER DISTRICT 50 CHANNING STREET DELAWARE, OHIO 43015 CONTACT: MIKE JONES TELEPHONE: 740-833-2240 EMAIL: mjjones@co.delaware.oh.us		CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.		ITEM 204 - SUBGRADE COMPACTION AND PROOF ROLLING THE FOLLOWING ITEMS ARE PROVIDED FOR USE IN THE WORK IN THE EVENT UNSUITABLE SUBGRADE IS ENCOUNTERED DURING CONSTRUCTION:			
WATER: DEL-CO WATER COMPANY, INC. 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 CONTACT: DAVE WOLF TELEPHONE: 740-548-7746 EXT 2247		IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.		ITEM 204 PROOF ROLLING (SUBGRADE) 20 HR ITEM 204 UNDERCUTTING AND DISPOSAL OF UNSUITABLE MATERIAL 1,250 CY ITEM 204 GRANULAR MATERIAL, TYPE B 1,250 CY ITEM 205 CHEMICALLY STABILIZED EMBANKMENT, CEMENT STABILIZED 50 CY			
ELECTRIC: AMERICAN ELECTRIC POWER (DISTRIBUTION) 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 CONTACT: PAUL PAXTON TELEPHONE: 614-883-6829		IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.		SEE THE GENERAL SUMMARY FOR ESTIMATED QUANTITIES. ACTUAL QUANTITIES, IF REQUIRED MAY VARY FROM THE QUANTITIES LISTED BASED ON ACTUAL SITE CONDITIONS. THE QUANTITIES, IF REQUIRED SHALL BE AS DIRECTED BY THE ENGINEER.			
GAS: SUBURBAN NATURAL GAS, INC. 2626 LEWIS CENTER ROAD LEWIS CENTER, OHIO 43035 CONTACT: AARON ROLL TELEPHONE: 740-548-2450 EMAIL: aroll@sngco.com		PAYMENT FOR ALL THE OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT 611 CONDUIT ITEM.		ITEM SPECIAL - MAILBOX REMOVED AND RESET THE CONTRACTOR SHALL CAREFULLY REMOVE AND REERECT MAILBOXES AND SUPPORTS AT THE LOCATIONS SHOWN ON THE PLANS, OR OTHERWISE ESTABLISHED BY THE ENGINEER.			
TELEPHONE AND CABLE: COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 CONTACT: MATT MYERS TELEPHONE: 614-818-2113 INSIGHT COMMUNICATIONS 3760 INTERCHANGE DRIVE COLUMBUS, OHIO 43204 CONTACT: STEVE MONTGOMERY TELEPHONE: 614-255-6349		SURVEYING PARAMETERS PRIMARY PROJECT CONTROL MONUMENTS GOVERN ALL POSITIONING ON ODOT PROJECTS. SEE SHEET # OF THE PLANS FOR A TABLE CONTAINING PROJECT CONTROL INFORMATION.		THE MAILBOX SHALL BE SECURELY AND NEATLY ATTACHED BY THE CONTRACTOR TO THE REERECTED SUPPORT. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ATTACHMENT HARDWARE (NUTS, BOLTS, PLATES, SPACER, AND WASHERS) AS NECESSARY TO ACCOMMODATE THE COMPLETE INSTALLATION.			
FRONTIER COMMUNICATIONS 1300 COLUMBUS SANDUSKY ROAD MARION, OHIO 43302 CONTACT: CHRIS AVERY TELEPHONE: 740-383-0551 EMAIL: ira.avery@ftr.com		USE THE FOLLOWING PROJECT CONTROL, VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS FOR ALL SURVEYING:		THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY MAILBOX OR SUPPORT DAMAGED DURING THEIR REMOVAL OR REERECTION.			
LEVEL 3 COMMUNICATIONS 250 W. OLD WILSON BRIDGE RD, SUITE 130 WORTHINGTON, OHIO 43085 CONTACT: BOB KURTO TELEPHONE: 614-579-5672		PROJECT CONTROL POSITIONING METHOD: STATIC GNSS MONUMENT TYPE: (B)		THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL POST MASTER REGARDING THE TIMING OF THE MOVEMENT OF ANY MAILBOX TO A NEW LOCATION.			
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS AS REQUIRED BY SECTION 153.64 O.R.C.		VERTICAL POSITIONING ORTHOMETRIC HEIGHT DATUM: NAVD88 GEOID: GEOID12B		PAYMENT SHALL BE MADE AT THE UNIT PRICE BID PER EACH FOR ITEM SPECIAL - MAILBOX REMOVED AND RESET AND SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO PERFORM THE WORK NOTED ABOVE.			
		HORIZONTAL POSITIONING REFERENCE FRAME: NAD_83(2011)(EPOCH:2010.0000) ELLIPSOID: GRS80 MAP PROJECTION: LAMBERT CONFORMAL CONIC COORDINATE SYSTEM: OHIO STATE PLANE (NORTH) ZONE COMBINED SCALE FACTOR: 0.999990977 ORIGIN OF COORDINATE SYSTEM: 0,0		ITEM SPECIAL - TEMPORARY ROADWAY BARRICADE THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO INSTALL A TEMPORARY BARRICADE USING PORTABLE CONCRETE BARRIER WITH REFLECTORS AND SIGNAGE (OM4-1-18) PER THE OMTCD AT THE PROJECT PHASE LINE STA 48+03. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE APPROACH SIGNAGE FOR ROAD CLOSURE/DEAD END AHEAD PER THE ENGINEER'S DIRECTION.			
		USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.		ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THIS TASK SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR TEMPORARY ROAD BARRICADE.			
		UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3.280833333 U.S. SURVEY FEET.		ELEVATION DATUM ALL ELEVATIONS ARE ORTHOMETRIC HEIGHTS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE GEOID03 GEOID. HORIZONTAL POSITIONS ARE BASED ON THE OHIO STATE PLANE NORTH ZONE, A LAMBERT CONFORMAL CONIC MAP PROJECTION, THE NORTH AMERICAN DATUM OF 1983 ADJUSTED TO THE NATIONAL SPATIAL REFERENCE SYSTEM OF 2007 (NAD 83 (NSRS 2007)), AND THE GRS80 ELLIPSOID.			
		CONSTRUCTION NOISE ACTIVITIES AND LAND USE ADJACENT TO THIS PROJECT MAY BE AFFECTED BY CONSTRUCTION NOISE. IN ORDER TO MINIMIZE ANY ADVERSE CONSTRUCTION NOISE IMPACTS, DO NOT OPERATE POWER-OPERATED CONSTRUCTION-TYPE DEVICES BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM. IN ADDITION, DO NOT OPERATE AT ANY TIME ANY DEVICE IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.		WORK LIMITS THE WORK LIMIT SHOWN ON THESE PLANS ARE PHYSICAL CONSTRUCTION ONLY. PROVIDE THE INSTALLATION AND OPERATION OF ALL WORK ZONE TRAFFIC CONTROL AND WORK ZONE TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.			
A	B	C	D	E	F	G	H



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DELEWARE COUNTY, OHIO

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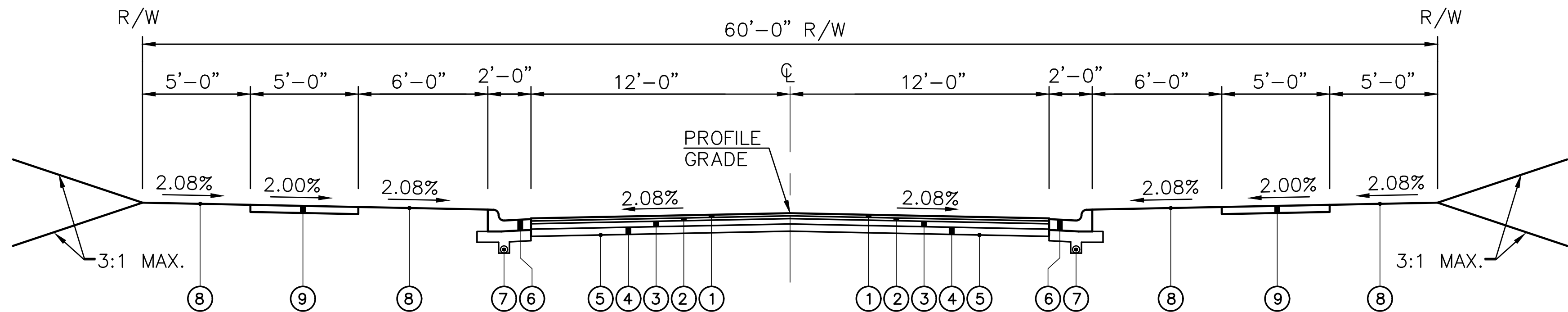
DATE: APRIL 30, 2025

SHEET TITLE:

GENERAL NOTES

SHEET NO.: 2/9

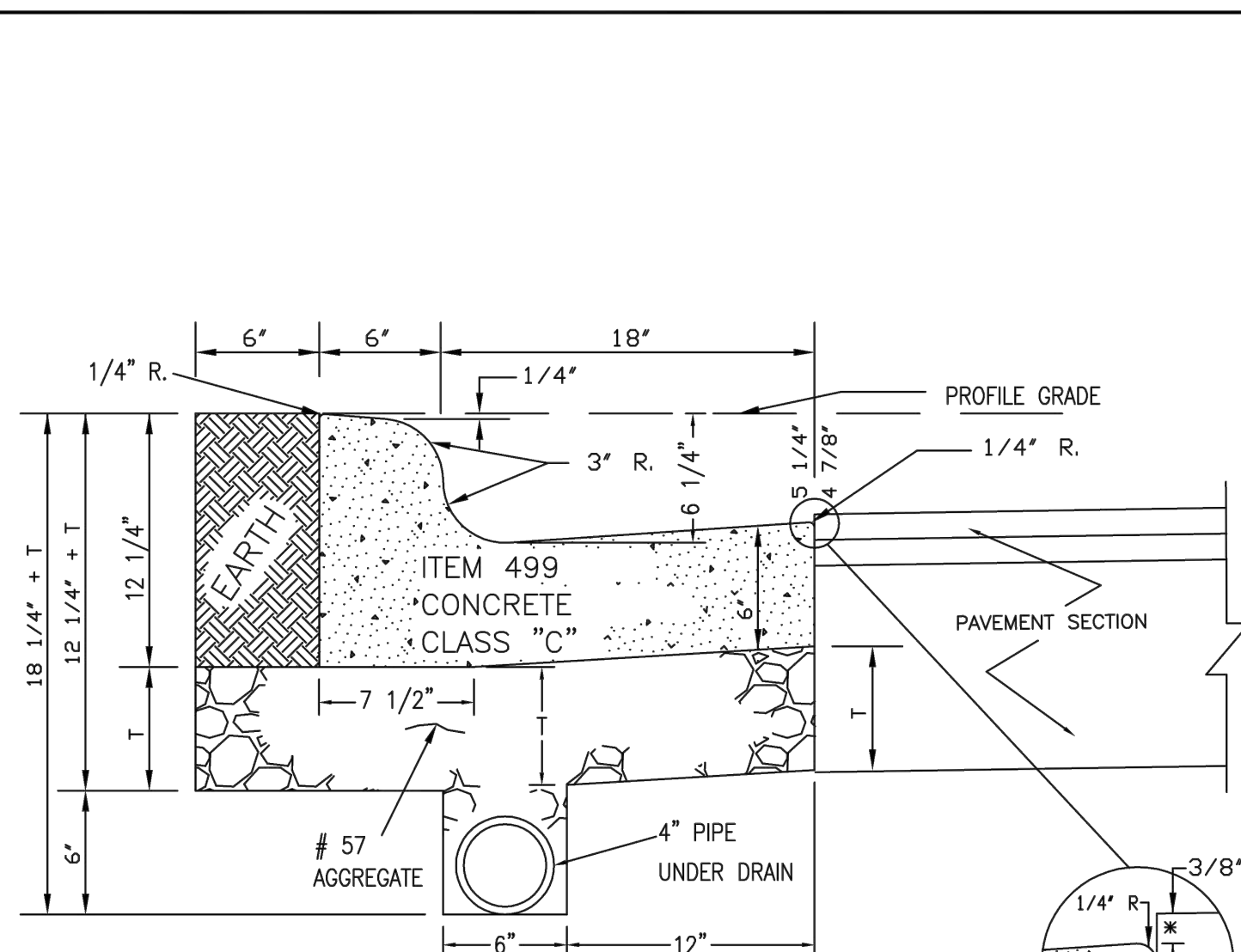
A	B	C	D	E	F	G	H
SEEDING AND MULCHING		FARM DRAINS		POST CONSTRUCTION STORM WATER TREATMENT		EXCAVATION AND EMBANKMENT CONSTRUCTION	
SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL BETWEEN THE RIGHT-OF-WAY LINES, AND WITHIN THE CONSTRUCTION LIMITS FOR AREAS OUTSIDE THE RIGHT-OF-WAY LINES, COVERED BY WORK AGREEMENT OR SLOPE EASEMENT. QUANTITY CALCULATIONS FOR SEEDING AND MULCHING ARE BASED ON THE LIMITS.		PROVIDE UNOBSTRUCTED OUTLETS FOR ALL FARM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION. FOR EXISTING COLLECTORS WHICH ARE LOCATED BELOW THE ROADWAY DITCH ELEVATIONS , AND WHICH CROSS THE ROADWAY, REPLACE SUCH CONDUIT WITHIN THE RIGHT OF WAY LIMITS WITH ITEM 611 CONDUIT, TYPE B, ONE COMMERCIAL SIZE LARGER THAN THE EXISTING CONDUIT.		THIS PLAN UTILIZES STRUCTURAL BEST MANAGEMENT PRACTICES (BMP’S) FOR POST CONSTRUCTION STORM WATER TREATMENT.		EXCAVATED SOILS ON THE PROJECT SITE MAY NOT BE SUITABLE FOR EMBANKMENT USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY ON-SITE SOIL USED AS EMBANKMENT MEETS THE REQUIREMENTS OF 203.	
IF THE CONTRACTOR DISTURBS SOIL OUTSIDE THE CONSTRUCTION LIMITS, APPLY SEEDING AND MULCHING TO ALL AREAS OF EXPOSED SOIL AT NO ADDITIONAL COST.		OUTLET EXISTING COLLECTORS AND ISOLATED FARM DRAINS, WHICH ARE ENCOUNTERED ABOVE THE ELEVATION OF ROADWAY DITCHES, INTO THE ROADWAY DITCH WITH 611 TYPE F CONDUIT. THE OPTIMUM OUTLET ELEVATION IS 1 FOOT ABOVE THE FLOW LINE ELEVATION OF THE DITCH. INTERCEPT LATERAL FIELD TILES WHICH CROSS THE ROADWAY WITH 611, TYPE E CONDUIT. THIS INTERCEPTOR CARRIES WATER IN A LONGITUDINAL DIRECTION TO AN ADEQUATE OUTLET OR ROADWAY CROSSING.		NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)		ITEM 203, EXCAVATION, INCLUDES WASTING ANY EXCAVATED MATERIAL WITHIN THE RIGHT-OF-WAY WITH APPROVAL OF THE ENGINEER OR OUTSIDE THE RIGHT-OF-WAY AT THE CONTRACTOR’S EXPENSE , IF NO SUITABLE AREAS EXIST FOR WASTING WITHIN THE RIGHT-OF-WAY.	
THE FOLLOWING ITEMS ARE PROVIDED TO PROMOTE GROWTH AND CARE OF PERMANENT SEEDED AREAS. SEE THE GENERAL SUMMARY FOR ESTIMATED QUANTITIES.		THE LOCATION, TYPE, SIZE AND GRADE OF REPLACEMENTS SHALL BE DETERMINED BY THE ENGINEER AND PAYMENT SHALL BE MADE ON FINAL MEASUREMENTS. EROSION CONTROL PADS AND ANIMAL GUARDS SHALL BE PROVIDED AT THE OUTLET END OF ALL FARM DRAINS AS PER STANDARD CONSTRUCTION DRAWING DM-1.1, EXCEPT WHEN THEY OUTLET INTO A DRAINAGE STRUCTURE. PAYMENT FOR THE EROSION CONTROL PADS AND ANIMAL GUARDS AND ANY NECESSARY BENDS OR BRANCHES SHALL BE INCLUDED FOR PAYMENT IN THE PERTINENT CONDUIT ITEMS.		CROSSING AND CONNECTIONS TO EXISTING PIPES AND UTILITIES		ITEM 203, EMBANKMENT INCLUDES CONSTRUCTING EMBANKMENTS TO PLAN LINES AND INCLUDES FURNISHING AND PLACING SUITABLE BORROW MATERIAL AS SPECIFIED IN 203, WHEN REQUIRED. FOR SOIL BORROW OR OTHER MATERIALS NOT ALREADY CERTIFIED TO MEET 203 REQUIREMENTS, THE CONTRACTOR SHALL ALLOW THE ENGINEER 10 DAYS TO PERFORM IN SITU TESTS PRIOR TO USING THE MATERIAL.	
659, SEEDING AND MULCHING, AS PER PLAN 659, SEEDING AND MULCHING, CLASS I 659, INTER-SEEDING 659, COMMERCIAL FERTILIZER 659, LIME 659, WATER		SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL BETWEEN THE RIGHT-OF-WAY LINES, AND WITHIN THE CONSTRUCTION LIMITS FOR AREAS OUTSIDE THE RIGHT-OF-WAY LINES COVERED BY WORK AGREEMENT OR EASEMENT. QUANTITY CALCULATIONS FOR SEEDING AND MULCHING ARE BASED ON THESE LIMITS.		WHERE PLANS PROVIDED FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY. THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.		PRIOR TO EARTH DISTURBING ACTIVITIES, INSTALL ALL REQUIRED EROSION CONTROL ITEMS AS SPECIFIED ON THE STORMWATER POLLUTION PREVENTION PLAN PREPARED BY THE CONTRACTOR. FOR EARTH DISTURBING WORK OUTSIDE THE WORK LIMITS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS, IF REQUIRED, INCLUDING FOR BORROW AREAS. PROVIDE THE APPROPRIATE EROSION CONTROL MEASURES AS REQUIRED.	
ITEM 659 - TOPSOIL, AS PER PLAN		PROVIDE PULVERIZED TOPSOIL THAT IS FERTILE, LOOSE, FRIABLE AND LOAMY AT LOCATIONS SHOWN IN THE PLAN OR AS DIRECTER BY THE ENGINEER. TOPSOIL SHALL BE FURNISHED FROM COMMERCIAL SOURCES (TOPSOIL SUPPLIERS) OR SHALL BE FURNISHED FROM STOCKPILES THAT ARE APPROVED BY THE COUNTY.		IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED. DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.		USE OF RECYCLED ASPHALT CONCRETE PAVEMENT (RACP) AS EMBANKMENT	
IN ADDITION TO THE REQUIREMENTS OF 659, TOPSOIL SHALL CONTAIN BETWEEN 6 PERCENT AND 20 PERCENT ORGANIC MATERIAL. TOPSOIL SHALL NOT CONTAIN MORE THAN 18% MOISTURE AND SHALL BE FREE ON WEEDS AND OTHER DELETERIOUS MATERIAL. TOPSOIL SHALL NOT CONTAIN MORE THAN 5 PERCENT OF MATERIAL NOT PASSING THE 1/2-INCH SIEVE, OR ANY MATERIAL 1-INCH OR LARGER IN ANY DIMENSION. FOR TOPSOIL TO BE CONSIDERED LOAMY, ENSURE THAT THE FRACTION PASSING THE NO. 10 SIEVE DOES NOT CONTAIN MORE THAN 40 PERCENT CLAY. TEST FOR ACIDITY OR ALKALINITY AND ENSURE THAT PH IS BETWEEN 6 AND 7. TEST TOPSOIL ACCORDING TO SUPPLEMENT 1016.		611, 6” CONDUIT, TYPE B 200 FT. 611, 6” CONDUIT, TYPE F 200 FT. 611, 8” CONDUIT, TYPE B 200 FT. 611, 8” CONDUIT, TYPE F 200 FT. 611, 10” CONDUIT, TYPE B 100 FT. 611, 10” CONDUIT, TYPE F 100 FT. 611, 12” CONDUIT, TYPE B 100 FT. 611, 12” CONDUIT, TYPE F 100 FT. 611, 15” CONDUIT, TYPE B 100 FT. 611, 15” CONDUIT, TYPE F 100 FT. 611, 18” CONDUIT, TYPE B 100 FT. 611, 18” CONDUIT, TYPE F 100 FT.		IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.		DO NOT USE RECYCLED MATERIAL OR RACP AS EMBANKMENT WITHIN 3 FEET OF THE ROAD SUBGRADE OR FINISHED SHOULDER GRADE. IF RACP IS USED OUTSIDE THESE LIMITS, THE MATERIAL SHALL BE BLENDED WITH A MINIMUM OF 30% NATURAL SOILS OR GRANULAR MATERIAL AS SPECIFIED IN 703.16.	
SITE PREPARATION FOR SEEDING AND MULCHING		PROHIBITED CONDUIT MATERIAL		ITEM SPECIAL - MAILBOX SUPPORT SYSTEM		REVISION:	
IN ADDITION TO THE REQUIREMENTS OF 659.10, IN MAINTAINED LAWN AREAS REMOVE ALL STONES LARGER THAN 1/2-INCH BY RAKING OR OTHER METHODS APPROVED BY THE ENGINEER. IF THERE IS EXCESSIVE GRAVEL OR DEBRIS THAT CANNOT BE REMOVED BY CONVENTIONAL METHODS, PROVIDE 4-INCHES OF TOPSOIL AT NO ADDITIONAL COST TO THE COUNTY OVER THESE AREAS. TOPSOIL SHALL BE FERTILE, LOOSE, FRIABLE AND LOAMY AND NOT CONTAIN DEBRIS OR PARTICLES LARGER THAN 1/2-INCH IN ANY DIMENSION, TOPSOIL SHALL CONTAIN BETWEEN 6 AND 20 PERCENT ORGANIC MATERIAL AND NO MORE THAN 18% MOISTURE. TOPSOIL ACCORDING TO SUPPLEMENT 1016.		THE CONTRACTOR SHALL NOT USE THE FOLLOWING MATERIALS FOR CONDUITS 36” OR LESS IN DIAMETER OR SPAN UNLESS OTHERWISE SPECIFIED IN THE PAY ITEM DESCRIPTION OR CONTRACT.		THIS WORK SHALL CONSIST OF FURNISHING AND ERECTING MAILBOX SUPPORTS AND ANY ASSOCIATED MOUNTING HARDWARE IN ACCORDANCE WITH PLAN DETAILS, AND ATTACHING AN OWNER-SUPPLIED MAILBOX AT LOCATIONS SPECIFIED IN THE PLAN, OR OTHERWISE ESTABLISHED BY THE ENGINEER.		SUBMISSION:	
		PROHIBITED CONDUIT MATERIALS 706.08 706.09 707.01 THRU 707.25 INCLUSIVE		WOOD POSTS SHALL BE NORMAL 4 INCHES BY 4 INCHES SQUARE OR 4 1/2 INCHES DIAMETER ROUND, AND CONFORM TO 710.14.		☐ PRELIMINARY ENGINEERING SET ☐ AGENCY REVIEW SET ☐ CONSTRUCTION DOCUMENT SET ☐ AS-BUILT DOCUMENT SET	
		ITEM 407 - TACK COAT AND ITEM 408 - PRIME COAT		STEEL POSTS SHALL BE NOMINAL PIPE SIZE 2 INCHES I.D., AND CONFORM AASHTO M 181.		STAMP:	
		THE ENGINEER SHALL ADJUST THE RATE OF APPLICATION IN THE FIELD OF THE 407 TACK COAT AND 408 PRIME COAT AS NEEDED. FOR ESTIMATING PURPOSES ONLY, THE PLAN QUANTITIES INDICATE AN AVERAGE APPLICATION RATE FOR THESE ITEMS. DO NOT ORDER MATERIALS FOR THESE ITEMS UNLESS AUTHORIZED BY THE ENGINEER.		SUPPORT ARMS SHALL BE A DECORATIVE DIAGONAL ARM SUPPORT STYLE. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PROPOSED MAILBOX SUPPORT TO THE CITY, FOR APPROVAL, PRIOR TO ORDERING.		LIBERTY TOWNSHIP	
		SAWCUTS AND ASPHALT CONCRETE JOINTS		ALL HARDWARE INCLUDING BUT NOT LIMITED TO PLATES, SCREWS, BOLTS, AND ETC. SHALL BE COMMERCIAL-GRADE GALVANIZED STEEL.		LIBERTY PLACE	
		THE COST OF SAWCUTS, BUTT JOINTS AND SEALING THESE JOINTS THAT ARE NOT SEPARATELY ITEMIZED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE PAVING ITEMS. ALL JOINTS BETWEEN EXISTING AND PROPOSED ASPHALT CONCRETE PAVEMENT SHALL BE SEALED WITH AN 8” WIDE ASPHALT CEMENT (AC) BAND OF LIQUID ASPHALT MEETING 702.02, 72.03 OR 702.04 AT NO ADDITIONAL COAST.		POSTS SHALL BE SET PER THE FIRST PARAGRAPH OF 606.03, AND SHALL IN NO INSTANCE BE ENCASED IN CONCRETE.		DELEWARE COUNTY, OHIO	
		PROPERTY PINS		SUPPORT HARDWARE SHALL ACCOMMODATE EITHER A SINGLE OR A DOUBLE MAILBOX INSTALLATION, AND NO MORE THAN TWO BOXES MAY BE MOUNTED ON A SINGLE POST.		DESIGN	
		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 ACCURATELY REPLACED BY AN OHIO LICENSED SURVEYOR AT THE COMPLETION OF THE PROJECT, OR AT THE DIRECTION OF THE ENGINEER AND AT NO EXPENSE TO THE OWNER. THE COST FOR THIS SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.		THE MAILBOX SHALL BE SECURELY AND NEATLY ATTACHED BY THE CONTRACTOR TO THE NEW SUPPORT. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ATTACHMENT HARDWARE (NUTS, BOLTS, PLATES, SPACERS, AND WASHERS) AS NECESSARY TO ACCOMMODATE THE COMPLETE INSTALLATION.		DRAFT	
				IN THE ABSENCE OF A NEW BOX SUPPLIED BY THE OWNER, THE CONTRACTOR SHALL SALVAGE THE EXISTING BOX AND PLACE IT ON THE NEW SUPPORT. DUE CARE SHALL BE EXERCISED IN SUCH AN OPERATION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY BOX DAMAGED BY IMPROPER HANDLING ON HIS PART, AS JUDGED AND DIRECTED BY THE ENGINEER.		CHECK	
				THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL POST MASTER REGARDING THE TIMING OF THE MOVEMENT OF ANY MAILBOX TO A NEW LOCATION.		EPC	
				PAYMENT UNDER THIS ITEM SHALL BE LIMITED TO FINAL PERMANENT INSTALLATIONS. TEMPORARY INSTALLATIONS SHALL BE IN ACCORDANCE WITH 107.10. HOWEVER, THE SAME MATERIAL AND SIZE LIMITATIONS AS FOR PERMANENT INSTALLATIONS SHALL APPLY.		PBS	
				MAILBOX SUPPORTS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH, FOR ITEM SPECIAL – MAILBOX SUPPORT SYSTEM, (SINGLE) (DOUBLE).		MSM	
						ARCADIS NO.: 30266703	
						DATE: APRIL 30, 2025	
						SHEET TITLE:	
						GENERAL NOTES	
						SHEET NO.: 3/9	
A	B	C	D	E	F	G	H



ROAD 'A'
STA. 1+60.96 TO STA. 10+59.91 = 898.95 L.F.
ROAD 'B'
STA. 1+62.00 TO STA. 5+92.38 = 430.38 L.F.

LEGEND

- | | |
|---|--|
| ① ITEM 441-1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22 | ⑦ ITEM 605-4" PIPE UNDERDRAINS, 707.31 WITH NO. 57 AGGREGATE |
| ② ITEM 441-1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) | ⑧ ITEM 659-SEEDING AND MULCHING |
| ③ ITEM 301-3" BITUMINOUS AGGREGATE BASE | ⑨ ITEM 608-STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300 |
| ④ ITEM 304-4" CRUSHED AGGREGATE BASE | |
| ⑤ ITEM 204-SUBGRADE COMPACTION AND PROOF ROLLING | |
| ⑥ ITEM 609-6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010 | |



NOTES:
PAVEMENT SECTION THICKNESS - $6\frac{3}{8}" = T$ (T shall be a minimum of 6")
1.26 C.F. CONCRETE PER L.F.
*TOP OF PAVEMENT MUST BE FLUSH TO THE GUTTER AT ALL HANDICAP RAMPS.
SLOPE OF THE GUTTER PAN SHALL NOT EXCEED 1.5% AT ALL HANDICAP RAMPS
ALL EXPOSED SURFACES OF CONCRETE CURB AND GUTTER
SHALL HAVE A BROOM FINISH

CHRIS E. BAUSERMAN, P.E., P.S. Delaware County Engineer		STANDARD CONSTRUCTION DRAWING 6 INCH CONCRETE COMBINED CURB & GUTTER (FOR LOCAL ROADS)	DELAWARE COUNTY ENGINEER'S OFFICE 50 Channing Street Delaware, Ohio 43015 PHONE: (740)833-2400 FAX: (740)833-2399 www.co.delaware.oh.us	
APPROVED 1-22-2008	REVISED 10-21-2014		Drawn <u>KS</u> sheet <u>1</u> Checked <u>EM</u> of <u>1</u>	FILE NO. DCED-R2010



8101 North High Street
Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901
arcadis.com

REVISION:

SUBMISSION:

- ☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

STAMP:

LIBERTY TOWNSHIP

LIBERTY PLACE

DELEWARE COUNTY, OHIO

DESIGN	DRAFT	CHECK
EPC	PBS	MSM

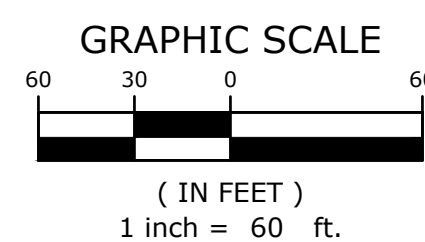
ARCADIS NO.: 30266703

DATE: APRIL 30, 2025

SHEET TITLE:

TYPICAL SECTIONS

SHEET NO.: 4/9



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Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901
arcadis.com

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STAMP:

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LIBERTY PLACE

DELEWARE COUNTY, OHIO

ARCADIS NO.:	30266703
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DATE: _____

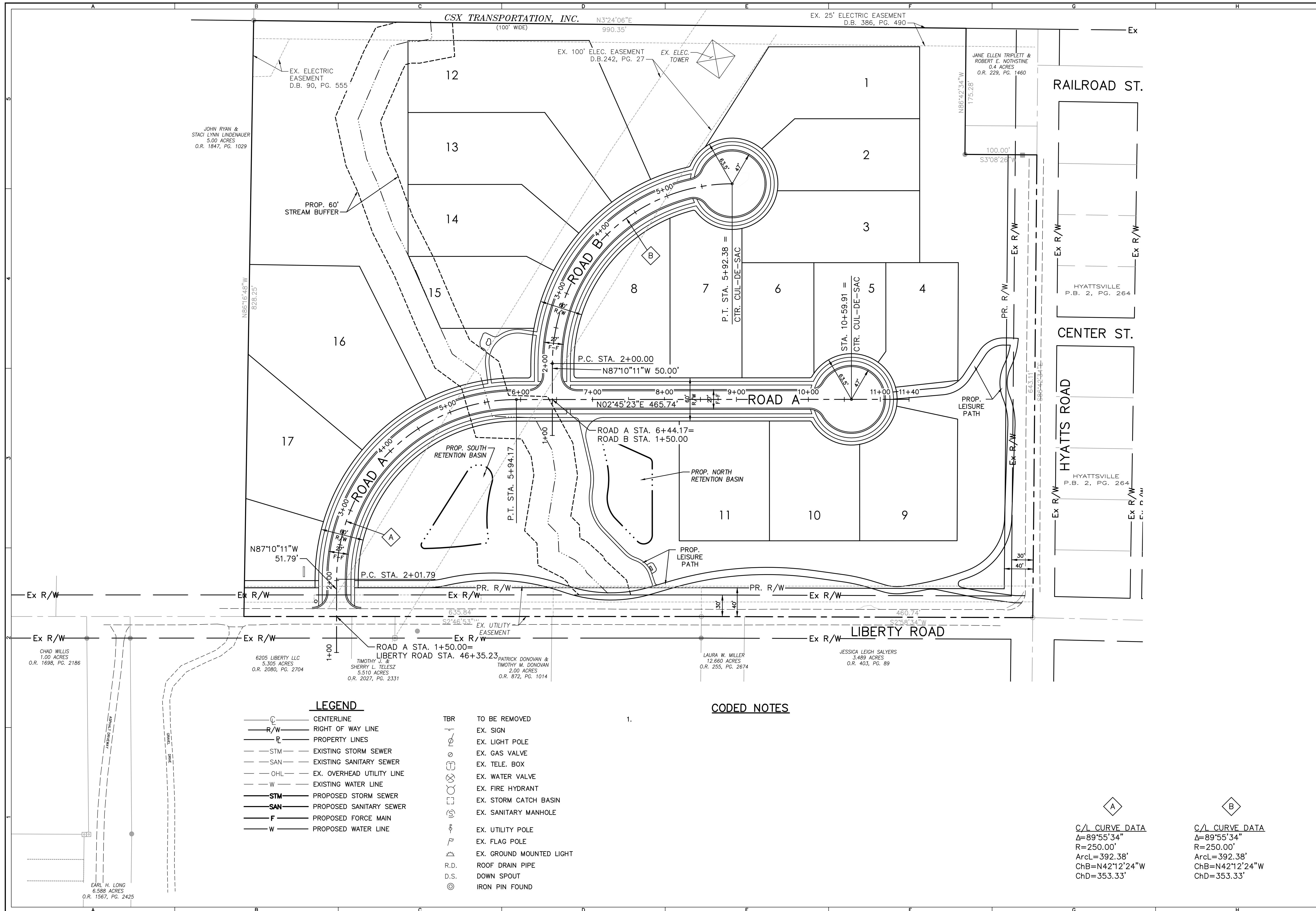
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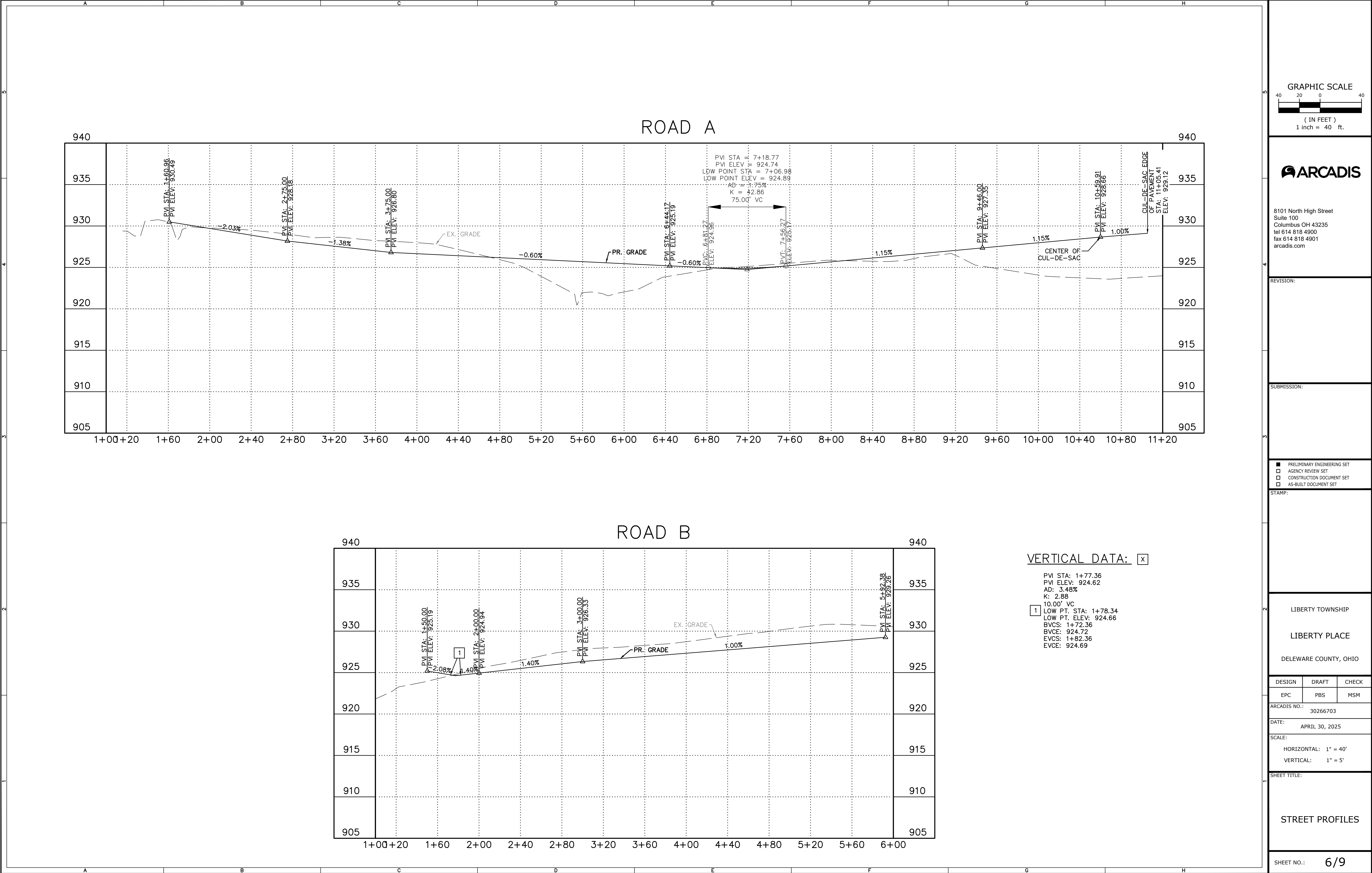
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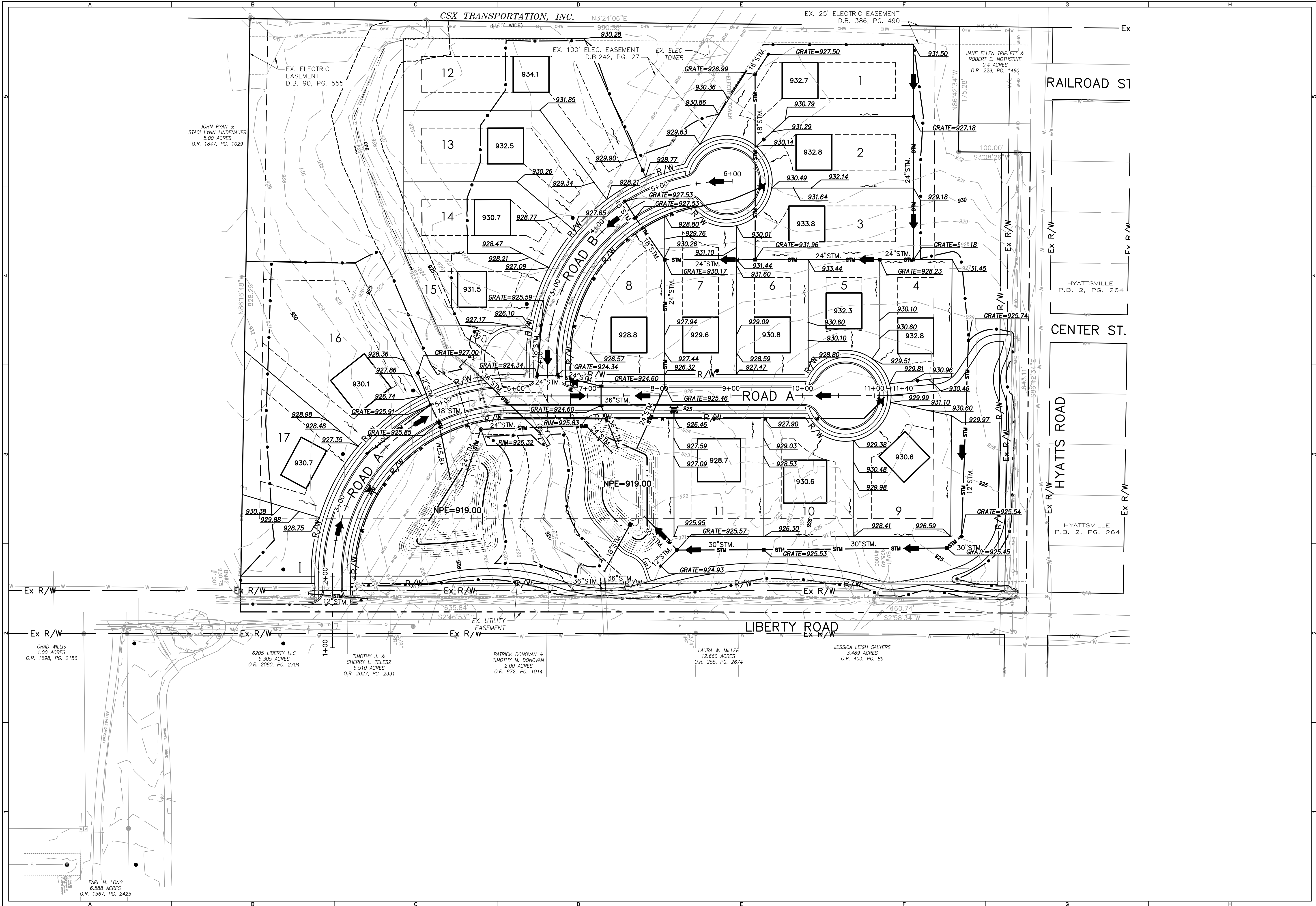
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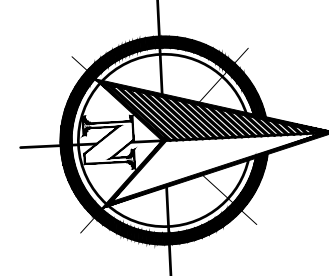
PLAN VIEW

SHEET NO.: 5/9









GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



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Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901
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☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

STAMP:

LIBERTY TOWNSHIP

LIBERTY PLACE

DELEWARE COUNTY, OHIO

DESIGN	DRAFT	CHECK
EPC	PBS	MSM

ARCADIS NO.: 30266703

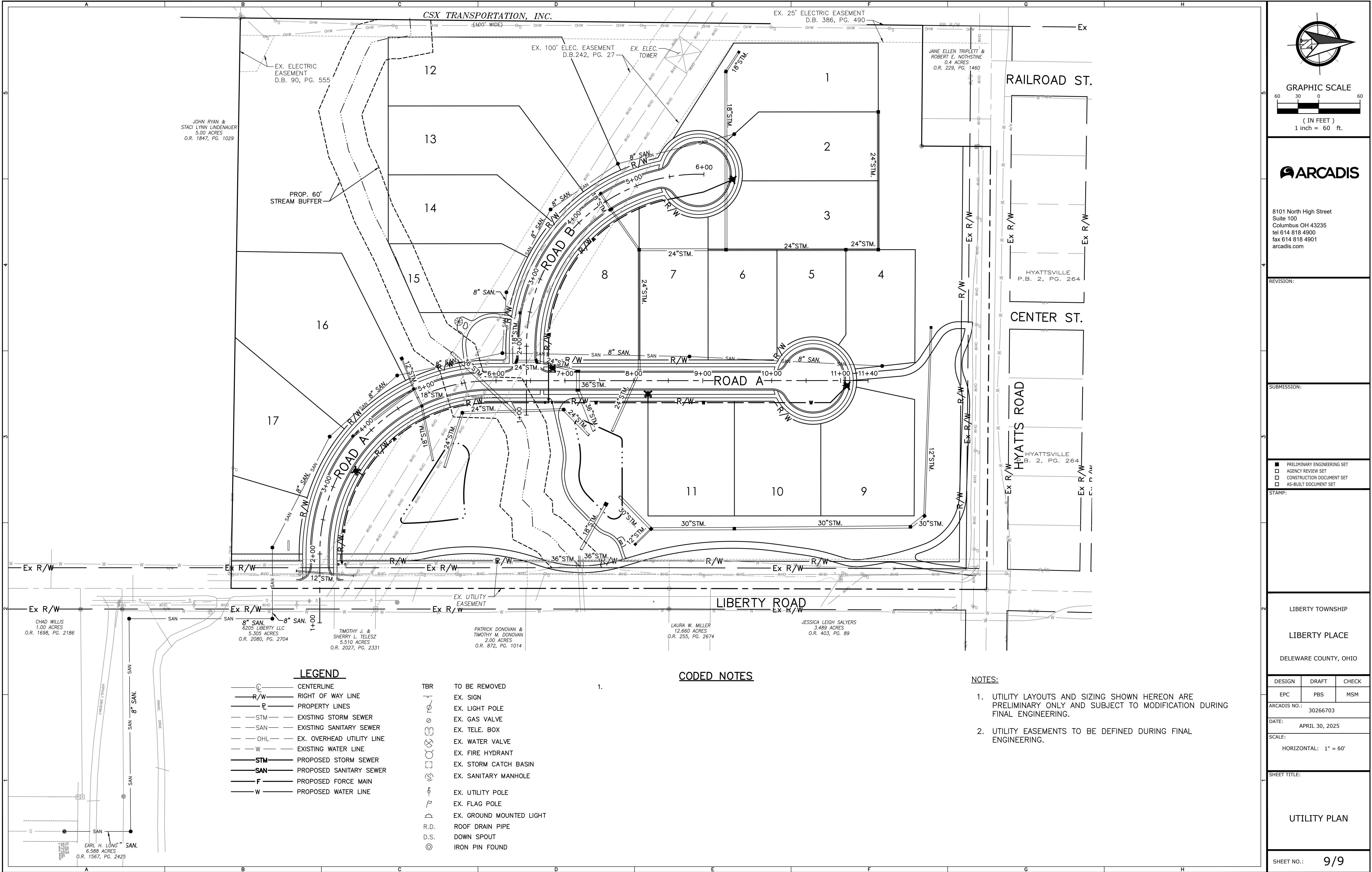
DATE: APRIL 30, 2025

SCALE: HORIZONTAL: 1" = 60'

SHEET TITLE:

GRADING PLAN

SHEET NO.: 8/9



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

8101 North High Street
Suite 100
Columbus OH 43235
tel 614 818 4900
fax 614 818 4901
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REVISION:

SUBMISSION:

PRELIMINARY ENGINEERING SET

AGENCY REVIEW SET

CONSTRUCTION DOCUMENT SET

AS-BUILT DOCUMENT SET

STAMP:

LIBERTY TOWNSHIP

LIBERTY PLACE

DELEWARE COUNTY, OHIO

DESIGN	DRAFT	CHECK
EPC	PBS	MSM

ARCADIS NO.: 30266703

DATE: APRIL 30, 2025

SCALE: HORIZONTAL: 1" = 60'

SHEET TITLE: UTILITY PLAN

SHEET NO.: 9/9