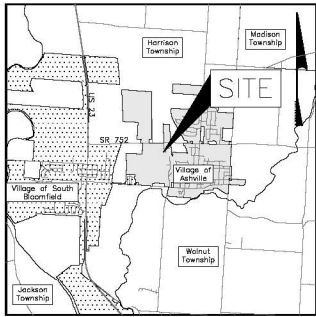


# VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO

## PRODUCTION PLUS

### SOUTH BUSINESS PLACE PLOT, GRADE AND UTILITY PLAN



**LOCATION MAP**  
1" = 1 Mile

#### PROJECT CONTROL

Plan elevation and horizontal location shall be based on a local coordinate system and datum established by the control monuments and benchmarks listed below. Elevations shown were derived from GPS observation using VRS on CORS network which is based on NAVD 88 Datum.

**Control #1**  
A 1/2" capped iron pin found at the northwest property corner.

Northing: 627342.08  
Easting: 1838012.91

**Control #2**  
A 1/2" capped iron pin found at the southwest property corner.

Northing: 627095.40  
Easting: 1837996.07

**Control #3**  
A mag nail set near the center of the cul-de-sac.

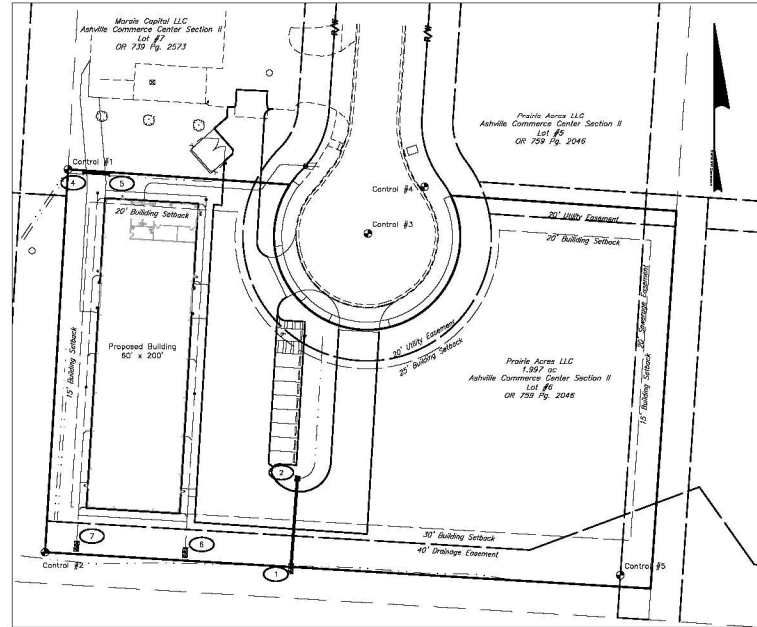
Northing: 627300.88  
Easting: 1838205.98  
Elevation: 704.84

**Control #4**  
The north rim of a manhole found north of the cul-de-sac.

Elevation: 704.31

**Control #5**  
The north rim of a manhole found near the southeast corner of the property.

Elevation: 705.73



**INDEX MAP**  
1" = 40'

**Reviewed**  
08/23/2022  
Christopher M. Tebbe, P.E.

Owner Information  
& Contact  
Information

Add signature  
information

ESTIMATE OF QUANTITIES			
The plan quantities shown below are the engineer's estimate only. The Contractor shall be responsible for calculating quantities based on the plan for bidding and construction purposes.			
Item	Quan.	Unit	Description
201	Lump	Sum	Clearing and Grubbing
202	Lump	Sum	Structures and Obstructions Removed
202	41	S.Y.	Concrete Removed
202	25	S.F.	Sidewalk Removed
202	8	L.F.	6" Sanitary Service Removed
252	12	L.F.	Full Depth Sawcut
203	1,165	C.Y.	Excavation
203	1,049	C.Y.	Embankment
204	3,806	S.Y.	Subgrade Compaction
204	2	Hours	Proof Paving
207	1	Each	Catch Basin Inlet Protection
207	485	L.F.	Sediment Control Fence
207	1	Each	Concrete Washout
207	30	C.Y.	Stabilized Construction Entrance
304	43	C.Y.	4" Aggregate Base
304	31	C.Y.	6" Aggregate Base
304	468	C.Y.	10" Aggregate Base
448	78	C.Y.	1.5" Asphalt Concrete Surface Course
448	8	C.Y.	1.5" Asphalt Concrete Intermediate Course
448	116	C.Y.	2.5" Asphalt Concrete Intermediate Course
452	280	S.Y.	8" Plain Portland Cement Concrete
508	1,978	S.F.	Concrete Walk
SPCC	9	Each	Parking Blocks
601	1	C.Y.	Rock Channel Protection, Type C
604	5	Each	Precast Endwall (AA-S188)
604	1	Each	Catch Basin (AA-S133A)
801	130	L.F.	3/4" Water Service and Fittings, Complete
801	450	L.F.	6" Storm Sewer with Type 1 Bedding
901	72	L.F.	12" Storm Sewer with Type 1 Bedding
915	4	Each	Roof Drain Cleanout
915	3	Each	Sanitary Cleanout
915	3	Each	6" x 6" Sanitary Wye
918	156	L.F.	6" PVC, SDR-35, Sanitary Service Pipe With Type 1 Bedding
614	Lump	Sum	Maintenance of Traffic
623	Lump	Sum	Construction Layout Stakes
624	Lump	Sum	Mobilization
630	1	Each	ADA Signage
644	Lump	Sum	Pavement Markings
659	1,732	S.Y.	Seeding and Mulching
SPCC	5	Each	Barrier

**APPROVED BY:**

Approval of these plans does not constitute assurance to operate as intended. The reviewer does not accept responsibility for the integrity of the plans.

Charles K. Wise \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, Village of Ashville

Christopher M. Tebbe, P.E. No. 58106 \_\_\_\_\_ Date: \_\_\_\_\_  
Village Engineer, Village of Ashville

Franklin Christman \_\_\_\_\_ Date: \_\_\_\_\_  
Village Administrator, Village of Ashville

Service Department Supervisor, \_\_\_\_\_ Date: \_\_\_\_\_  
Village of Ashville

**OHIO**  
**Utilities Protection**  
**SERVICE**

Call Before You Dig  
8-1-1 OR 1-800-362-2764  
www.ohio.usps.org

**OIL & GAS PRODUCERS**  
**UNDERGROUND PROTECTION SERVICE**  
1-800-925-0988  
www.ogpsps.com

CALL AT LEAST 48 HOURS BUT NO MORE THAN 16 WORKING DAYS (EXCLUDING WEEKENDS AND USIA HOLIDAYS) NON-MEMBERS MUST BE CALLED DIRECTLY

STANDARD DRAWINGS	
The City of Columbus Standard Drawings listed on this plan shall be considered part of this plan.	
2300 (07/01/2021)	Sidewalk
1441 (07/01/2021)	Pavement and Utility Repair Cut Standards
2202 (07/01/2020)	Driveway, Non-Residential
AA-S133A (08/08/14)	Standard Catch Basin
AA-S139 (12/06/2013)	Light Duty Grate
AA-S148 (10/15/2014)	Type 1 Bedding
AA-S150 (01/09/2012)	Trench Installation
AA-S160 (03/25/2021)	Typical Sanitary Service Connection
AA-S161 (12/06/13)	Typical Cleanout
AA-S168 (07/09/12)	Precast Pipe Culvert Headwalls

SHEET INDEX	
Sheet 1	Location Map, Index Map, and Estimated Quantities
Sheet 2	General Notes and Details
Sheet 3	General Notes and Details
Sheet 4	Existing Site and Demolition Plan
Sheet 5	Site Plan
Sheet 6	Grading Plan
Sheet 7	Utility Plan
Sheet 8	Storm Water Pollution Prevention Plan

**PREPARED BY:**  
**Harral and Stevenson**  
Civil Engineering and Surveying  
2886 North Court Street  
Cincinnati, Ohio 45213  
Ph: 740.497.4432  
www.harralstevenson.com

Craig E. Stevenson, PE 80114  
Harral and Stevenson, LLC

Revisions Description  
 Drafted By  
 Reviewed By  
 Checked By  
 CECS

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO  
**PRODUCTION PLUS**  
 SOUTH BUSINESS PLACE  
 PLOT, GRADE, AND UTILITY PLAN  
 LOCATION MAP, INDEX MAP, AND ESTIMATED QUANTITIES

**Harral and Stevenson**  
 Civil Engineering and Surveying  
 2886 North Court Street  
 Cincinnati, Ohio 45213  
 Ph: 740.497.4432  
 www.harralstevenson.com

Date: June 21, 2022

Scale:

AS NOTED

Project: EPT1009

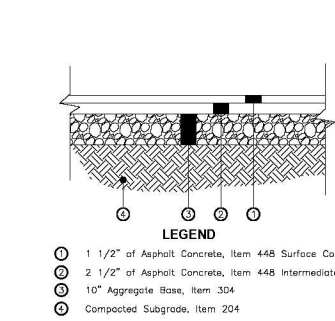
Sheet: 1/8



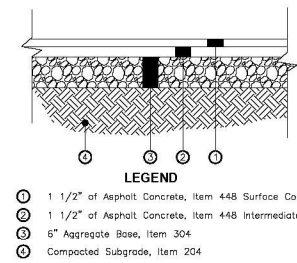
**STORMWATER NOTES**

- SNM.1**  
THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE WITH THE VILLAGE RIGHT-OF-WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C500 OR ASTM C776 AND OR REINFORCED CONCRETE PIPE NEW CH4 OR CONDUIT POLYETHYLENE SMOOTH LINED PIPE M-254, TYPES 5, AS PER CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 722.12.
- SNM.2**  
STORM SEWERS ARE SUBJECT TO MANHOLES, TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE VILLAGE ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 240 DAYS AFTER WATER MAINS HAS BEEN GRADEDE AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM LENGTH SHALL NOT EXCEED 75% OF THE BASE DESIGN. DRAINAGE COST OF TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- SNM.3**  
ALL STORM MANHOLES SHALL BE MARKED WITH A 4" x 4" x 12" - OR PRESSURE TREATED WOODEN POST PROTRUDING 4" - OR ABOVE THE FINISHED GRADE AND WITH THE TOP 1" - PAINTED GREEN ON FOUR SIDES.
- SNM.4**  
THE COST OF ANY DOWNGRADE OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS SEWER ITEMS.
- SNM.5**  
THE COST OF ANY ROCK EXCAVATION SHALL BE INCLUDED IN THE PRICE BID FOR THE COST OF THE STORM SEWER. THE BIDDER SHALL DETERMINE IF ANY ROCK EXCAVATION WILL BE REQUIRED AND ADJUST THEIR BID ACCORDINGLY.
- SNM.6**  
THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PRODUCTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
- SNM.7**  
ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. COST OF THIS WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- SNM.8**  
EROSION CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR DURING CONSTRUCTION TO PREVENT SOILS AND CURB INLETS FROM SOIL, SLOTT, AND DEBRIS.
- SNM.9**  
ALL DRAINAGE FLOOD ROUTES, SLOTTES, AND DIVERTS ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF TWO (2) PERCENT, AND A MAXIMUM SIDE SLOPE OF 4:1.
- SNM.10**  
ALL CURB BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS PROVIDED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
- SNM.11**  
PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN HOB WORKS NUMBER 1960 - 42 OR EQUIVALENT AND EMBOSSED VILLAGE OF ASHVILLE STORM SEWER.
- SNM.12**  
STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN 1" OF PLAN ELEVATION USING STEEL SHIMS.
- SNM.13**  
FIRE-CAST IRINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1" - 3/4" ABOVE FINISHED GRADE.
- SNM.14**  
OPENINGS SHALL BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDER DRAIN CURBLES. UNDER DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS.
- WATER MAINLINE NOTES**
- WM.1**  
ALL IRON/STEEL SERVICE SIZES SHALL BE DOUBLE BOLT STAINLESS STEEL STYLE 306 AS MANUFACTURED BY ROMAC, OR EQUAL.
- WM.2**  
LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL WATER LINES, SERVICES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT HIS DETAILS AND METHODS OF SUPPORTING THE WATER LINES ACROSS THE STREET TO THE ENGINEER FOR APPROVAL. BY THE WATER DEPARTMENT. SUPPORT METHOD AND DETAIL APPROVAL SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF EXCAVATION OPERATIONS.
- WM.3**  
WATER MAINS SHALL, WHERE POSSIBLE, BE DEFLECTED AROUND STRUCTURES WITHOUT THE USE OF SPECIAL FITTINGS AND WITHOUT EXCEEDING THE MANUFACTURER'S ALLOWABLE DEFLECTION.
- WM.4**  
THE CONTRACTOR SHALL HAND SWAB ALL PIPE AND FITTINGS THAT ARE NOT OTHERWISE IDENTIFIED. THE AMOUNT OF CHLORINE TO BE USED DURING HAND SWABBING OPERATIONS SHALL BE DETERMINED BY THE VILLAGE OF ASHVILLE, WATER DEPARTMENT.
- WM.5**  
ANY TESTING PERFORMED AGAINST EXISTING VALVES SHALL BE DONE AT THE CONTRACTOR'S RISK AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE ENGINEER. IF SATISFACTORY TEST RESULTS CANNOT BE OBTAINED AN EXISTING VALVE, IF NOW LINE SHALL BE DISCONNECTED FROM THE EXISTING LINE, PLUGGED AND RE-TESTED. DAMAGE CAUSED TO EXISTING LINES AND VALVES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- WM.6**  
ALL COST TO PLUG AND BLOCK THE ENDS OF WATER MAINS AT LOCATION SHOWN IN THE PLANS SHALL BE INCLUDED IN THE PRICE BID FOR PIPE.
- WM.7**  
WATER SERVICE BOXES SHALL BE LOCATED 6" TO 12" FROM THE ROADWAY RIGHT-OF-WAY LINE, UNLESS OTHERWISE AUTHORIZED BY THE VILLAGE ENGINEER.
- WM.8**  
A DETECTABLE UNDERGROUND UTILITY MARKING TAPE SHALL BE INSTALLED APPROXIMATELY 16" BELOW GRADE. THIS TAPE SHALL CONSIST OF A MINIMUM 5 MIL. ENVOLP THICKNESS, WITH A SMOOTH ALUMINUM TOL. CORE, WITH A 2 MIL. CLEAR FILM RESISTIVE PAINT LAMINATED TO AN ALUMINUM FOIL TO 2 MIL. CLEAR FILM, MAKING THE FILM PERMANENTLY PRINTED. COLOR CODE SHALL BE BLUE INDICATING WATER AND ASSOCIATED LINES. THE TAPE SHALL BE MANUFACTURED TO WITHSTAND ALKALINE, ACIDIC AND NEUTRAL. SOIL CONDITIONS ANY DIRECTION. BORED PIPE SHALL HAVE A NO. 8 BRASS WIRE, INSTALLED WITH THE PIPE. COST SHALL BE INCLUDED WITH THE PRICE OF PIPE. NO SEPARATE PAYMENT WILL BE MADE.
- WM.9**  
THE CONTRACTOR SHALL SUBMIT TO THE VILLAGE ENGINEER FOR REVIEW, FIVE COPIES OF SHOP DRAWINGS FOR ALL MATERIALS, STRUCTURES, EQUIPMENT AND ACCESSORIES AND EQUIPMENT BEFORE ANY OF THE SAID MATERIALS, STRUCTURES AND EQUIPMENT IS ORDERED. THE OWNER NOT THE VILLAGE OF ASHVILLE BEAR ANY RESPONSIBILITY TO ACCEPT ANY OF THE ABOVE-MENTIONED ITEMS WITHOUT A COMPLETE REVIEW OF SHOP DRAWINGS. THE SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO SUBMISSION TO THE VILLAGE. THESE DRAWINGS SHALL BE BOUND INTO A FOLDER WITH EITHER AN INDEX WITH F SHEETS FOR EACH ITEM OR PAGES IDENTIFIED THROUGHTOUT.

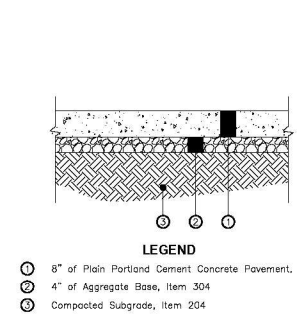
- WM.10**  
ALL WATER PIPES AND FITTINGS AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN IN THESE PLANS SHOULD CONFORM TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, WITH THE APPLICABLE REFERENCES THEREIN. CURRENT ON THE DATE OF CONTRACT, UNLESS THE CONTRACTOR HAS BEEN ADVISED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING NOTES OR BY THE CONTRACTOR DETAILS SET FORTH HEREIN.
- WM.11**  
WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE VILLAGE OF ASHVILLE WATER DEPARTMENT (407)-257-4800. ALL WORK PRIOR TO THE SCHEDULED WORK BEING PERFORMED, ALL AFFECTED CUSTOMERS SHALL BE NOTICED BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SHUT DOWN.
- WM.12**  
WATER MAINS SHALL BE DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH THE LATEST REVISIONS OF A.N.S.I./A.W.W.A. C150/A.150 FOR A MINIMUM 150 PSI (OR PROJECT REQUIREMENTS), WHICHEVER IS GREATER SAVED WORKING PRESSURE PLUS A 100 LB/100 MINIMUM SURGE ALLOWANCE; A 2 TO 1 FACTOR OF SAFETY ON THE SUM OF WORKING PRESSURE PLUS SURGE OR PRESSURE.
- WM.13**  
WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 50 (AWWA C151) WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA/C104) IN ACCORDANCE WITH VILLAGE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKET PUSH-IN MECHANISM (AWWA C111). WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND SHALL CONFORM TO AWWA C153.
- WM.14**  
DUCTILE IRON PIPE SHALL BE MANUFACTURED IN THE U.S.A. IN ACCORDANCE WITH THE LATEST REVISION OF A.N.S.I./A.W.W.A. C151/A.151. EACH PIPE SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST OF AT LEAST 500 PSI AT THE POINT OF MANUFACTURE.
- WM.15**  
PIPE SHALL HAVE STANDARD ASPHALTIC COATING ON THE EXTERIOR PIPE SHALL ALSO HAVE A CEMENT MORTAR ON THE INTERIOR IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C104/A.104 OF THE LATEST REVISION.
- WM.16**  
PIPE CLASS OR NOMINAL THICKNESS, NET WEIGHT WITHOUT LINING, AND CASTING PERIOD SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. ADDITIONALLY, THE MANUFACTURER'S MARK, COUNTY WHERE CAST, YEAR IN WHICH THE PIPE WAS PRODUCED, AND LETTERS "M" OR "D" SHALL BE CAST OR STAMPED ON THE PIPE.
- WM.17**  
PVC PLASTIC PIPE, AWWA C900 OR 18 FOR SIZES 4" TO 12" AND AWWA C905 OR 18 FOR SIZES 14" AND ABOVE MAY BE USED ONLY WHEN APPROVED BY THE VILLAGE OF ASHVILLE.
- WM.18**  
ALL PIPING TWO (2) INCHES OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR THE METER PIT SHALL BE AS PER DOMESTIC WATER SERVICE TUBING (DWS) CONFORMING IN ALL RESPECTS TO A.S.T.M. 27273, AWWA C901 AND NSF STANDARDS 41 & 11. FITTINGS SHALL BE HIGH QUALITY COPPER BRASS WITH ANNN APPROVED COMPRESSION TYPE JOINTS. IN GENERAL, THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
- WM.19**  
THE VILLAGE WILL ALLOW THE USE OF TYPE K, SOFT TENSORED COPPER TUBING CONFORMING IN ALL RESPECTS TO A.S.T.M. A88 ONLY WITH PRIOR WRITTEN APPROVAL.
- WM.20**  
DEAD END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND A WATER VALVE OR TWO 1/4" INCH WATER SERVICE TUBING BY SUBSTITUTING THE WATER LINE TO RESTRAIN THE VALVE AND SHALL BE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINED PLUGGED AND BLOCKED FOR THE "REMANENT DRAWINGS".
- WM.21**  
WATERLINES SHALL BE INSTALLED WITH A MINIMUM OF FOUR (4) FEET OF COVER MAINTAINED FOR THE FINISHED GRADE TO THE TOP OF THE WATER MAIN.
- WM.22**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BOWS OF THE WATER LINES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 1"-8" VERTICAL AND 10"-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
- WM.23**  
IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINES AND GRAVITY SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION. CLEARANCES STATED MUST BE MAINTAINED.
- WM.24**  
A PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE VILLAGE OF ASHVILLE, PRIOR TO MAKING A CONNECTION TO THE WATER SERVICE INSTALLED AS PART OF THIS PROJECT AND PRIOR TO MAKING ANY ADDITIONAL PAPS INTO THESE WATER LINES.
- WM.25**  
THE WATER SERVICE TAPE SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS AND APPURTENANCES REQUIRED FROM AND INCLUDING THE WATER MAIN CONNECTION TO AND INCLUDING THE CONTROL VALVE AND BOX OR METER PIT.
- WM.26**  
THE CURB AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE CURB AND INSIDE OF ALL FIRE HYDRANT DATE VALVE BOXES SHALL BE PAINTED RED WITH TWO COATS OF ROOF RESTRICTION PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY RED, SHOWN WILLIAMS BRAND FOR VILLAGE OF ASHVILLE 1502(D8X12). PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED AND WHITE CURB AND BOXES FOR THE VILLAGE OF ASHVILLE 1507 I (R9X6). HYDRANT'S PLACES IN A FACTORY LOADED SYSTEM SHALL BE PRINTED ALL FEDERAL SAFETY RED AND WHITE CURB AND BOXES ARE TO BE FORD METER BOX STYLE F153 ALL STAINLESS STEEL OR JCM 432 ALL STAINLESS STEEL.
- WM.27**  
ALL DATE VALVES SHALL BE DUCTILE IRON RESIDENT WEIGTS, TWO HUNDRED AND FIFTY (250) POUNDS PER SQUARE INCH (PSI), AS MANUFACTURED BY ANDERSON FLOW CONTROL, OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANS / AWWA C206.
- WM.28**  
VALVE BOXES ARE TO BE TYLER 8000 SERIES TYPE FOR MAIN AND WATER VALVES WITH FORD F-1000 CORPORATION STOPS, AND TYLER 946 CURB BOXES. VALVE BOXES ARE TO BE HEAVY DUTY IF LOCATED IN PAVED AREAS. CONTROL VALVES SHALL BE FORD 244-333 VALVES.
- WM.29**  
WATER MAIN CLEANING AND FLUSHING SHALL CONFORM TO ITEM 801.11 CMSC.
- WM.30**  
HYDROSTATIC TESTS AS REQUIRED IN SECTION 5 OF A.W.W.A. C200 SHALL CONFORM TO ITEM 801.12 CMSC. 33. COLORMATING OF COMPLETED PIPE LINE SHALL CONFORM TO ITEM 801.13 CMSC.
- WM.31**  
FOR WATER SERVICE TAPS, WATER MAIN CONNECTION SHALL BE MADE USING FORD F-1000 CORPORATION STOPS, CONTROL VALVES SHALL BE FORD 244-333 VALVES.



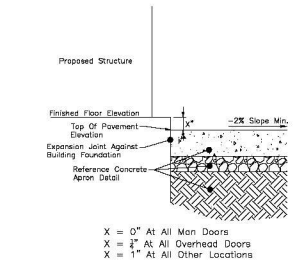
HEAVY DUTY ASPHALT PAVEMENT SECTION  
Not to Scale



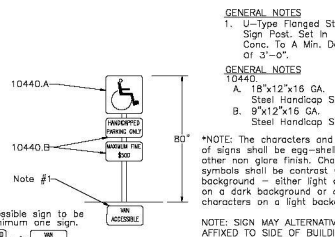
LIGHT DUTY ASPHALT PAVEMENT SECTION  
Not to Scale



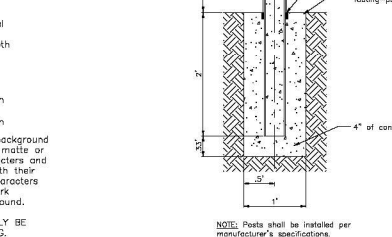
DUMPSTER PAD/CONCRETE APRON SECTION  
Not to Scale



CONCRETE APRON ELEVATION DETAIL  
Not to Scale



HANDICAP SIGN DETAIL  
Not to Scale  
To Be Installed @ All H/C Spaces



BOLLARD DETAIL  
Not to Scale

Revisions		Date	Scale

Drawn By	Mark	Checked By	Reviewed By

Project	Date	Scale
LEP1109	June 21, 2022	N/A

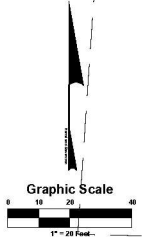
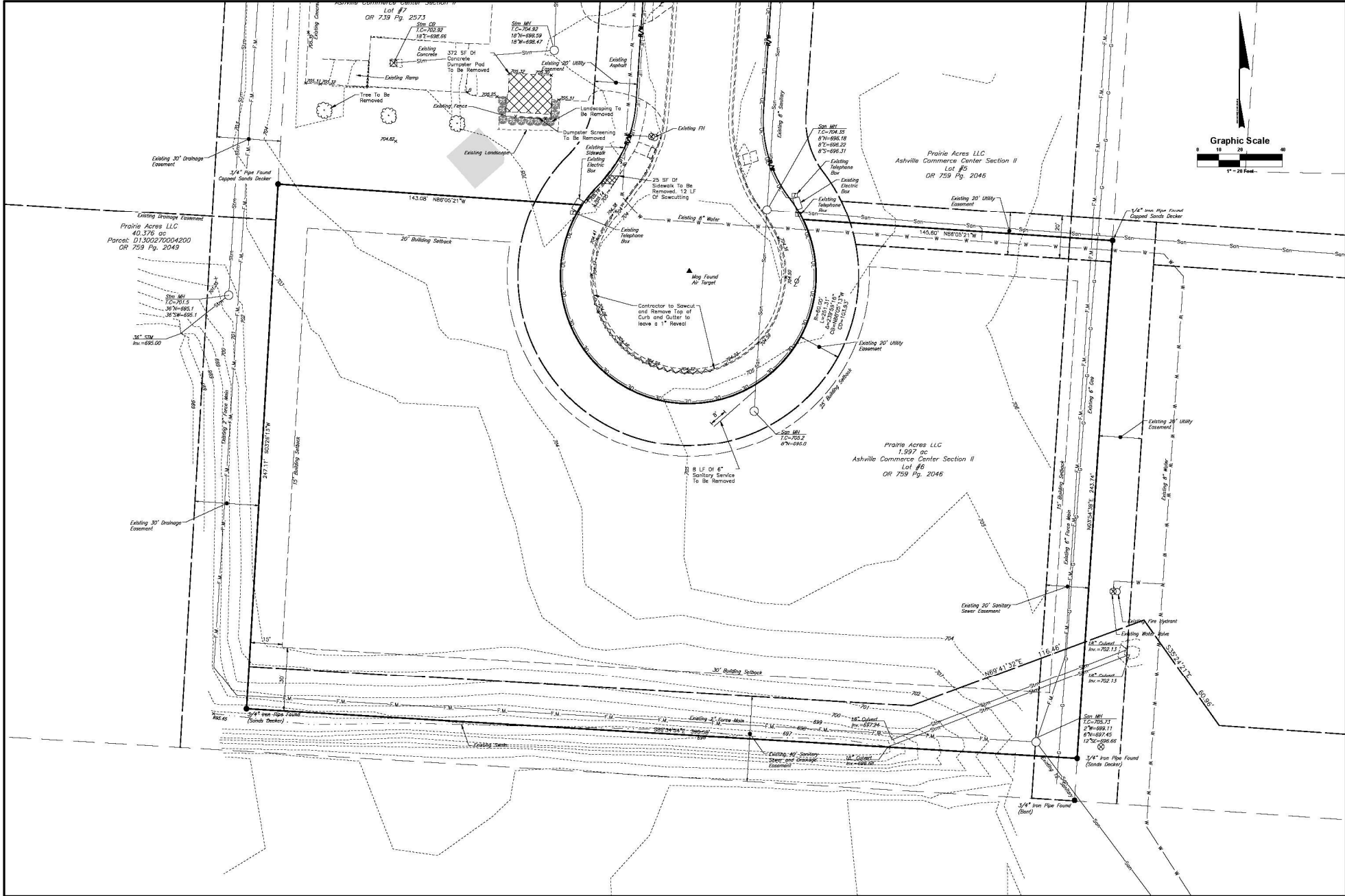
  

Sheet	Scale
3/8	N/A

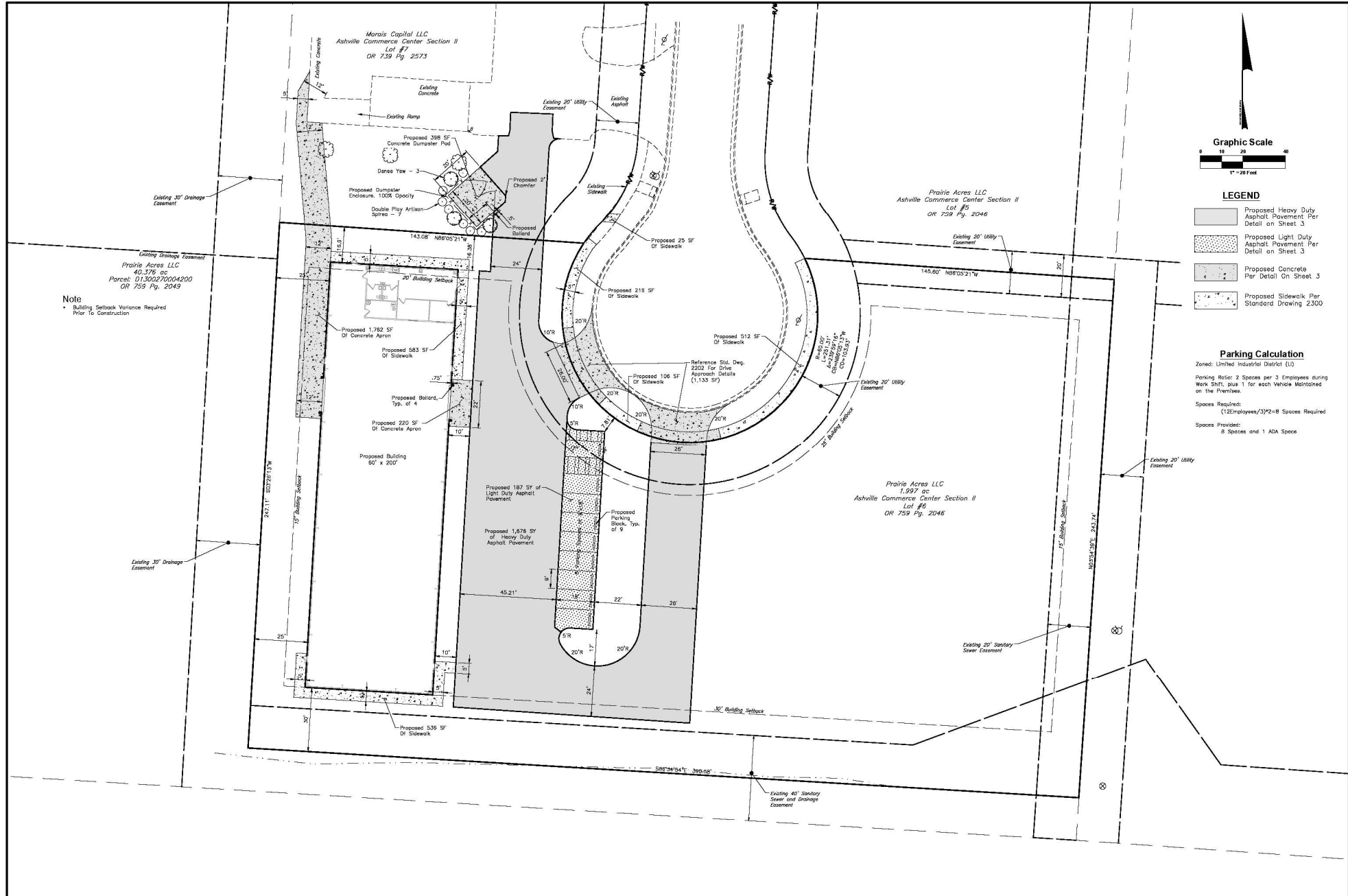
  

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO <b>PRODUCTION PLUS</b> SOUTH BUSINESS PLANS PLOT, GRADE, AND UTILITY PLAN GENERAL NOTES AND DETAILS	<b>Harral and Stevenson</b> Civil Engineering and Surveying 2806 North Center Street Columbus, OH 43215 Ph: 614.997.4437 www.harralstevenson.com
--	---

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO <b>PRODUCTION PLUS</b> SOUTH BUSINESS PLANS PLOT, GRADE, AND UTILITY PLAN GENERAL NOTES AND DETAILS	<b>Harral and Stevenson</b> Civil Engineering and Surveying 2806 North Center Street Columbus, OH 43215 Ph: 614.997.4437 www.harralstevenson.com
--	---



Project:	EX1109	Date:	June 22, 2022
	Sheet:		4/8
Scale:	1"=20'	Revisions:	
<b>Harral and Stevenson</b> Civil Engineering and Surveying 2549 North Central Expressway Columbus, Ohio 43231 Phone: 740.697.4437 www.harralstevenson.com		VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO <b>PRODUCTION PLUS</b> SOUTH BUSINESS PLACE PLOT, GRADE, AND UTILITY PLAN EXISTING SITE AND DEMOLITION PLAN	
Drafted By: _____ Reviewed By: _____ Checked By: _____ Date: _____		Revisions: _____ Description: _____	



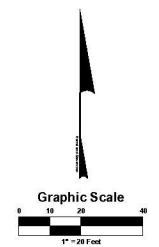
**Note**  
• Building Setback Variance Required Prior To Construction

Existing Driveway Easement  
Prairie Acres LLC  
40.37% ac  
Parcel: 01300270004200  
OR 759 Pg. 2049

Morris Capital LLC  
Ashville Commerce Center Section II  
Lot #7  
OR 739 Pg. 2573

Prairie Acres LLC  
Ashville Commerce Center Section II  
Lot #6  
OR 759 Pg. 2049

Prairie Acres LLC  
1.997 ac  
Ashville Commerce Center Section II  
Lot #8  
OR 759 Pg. 2046



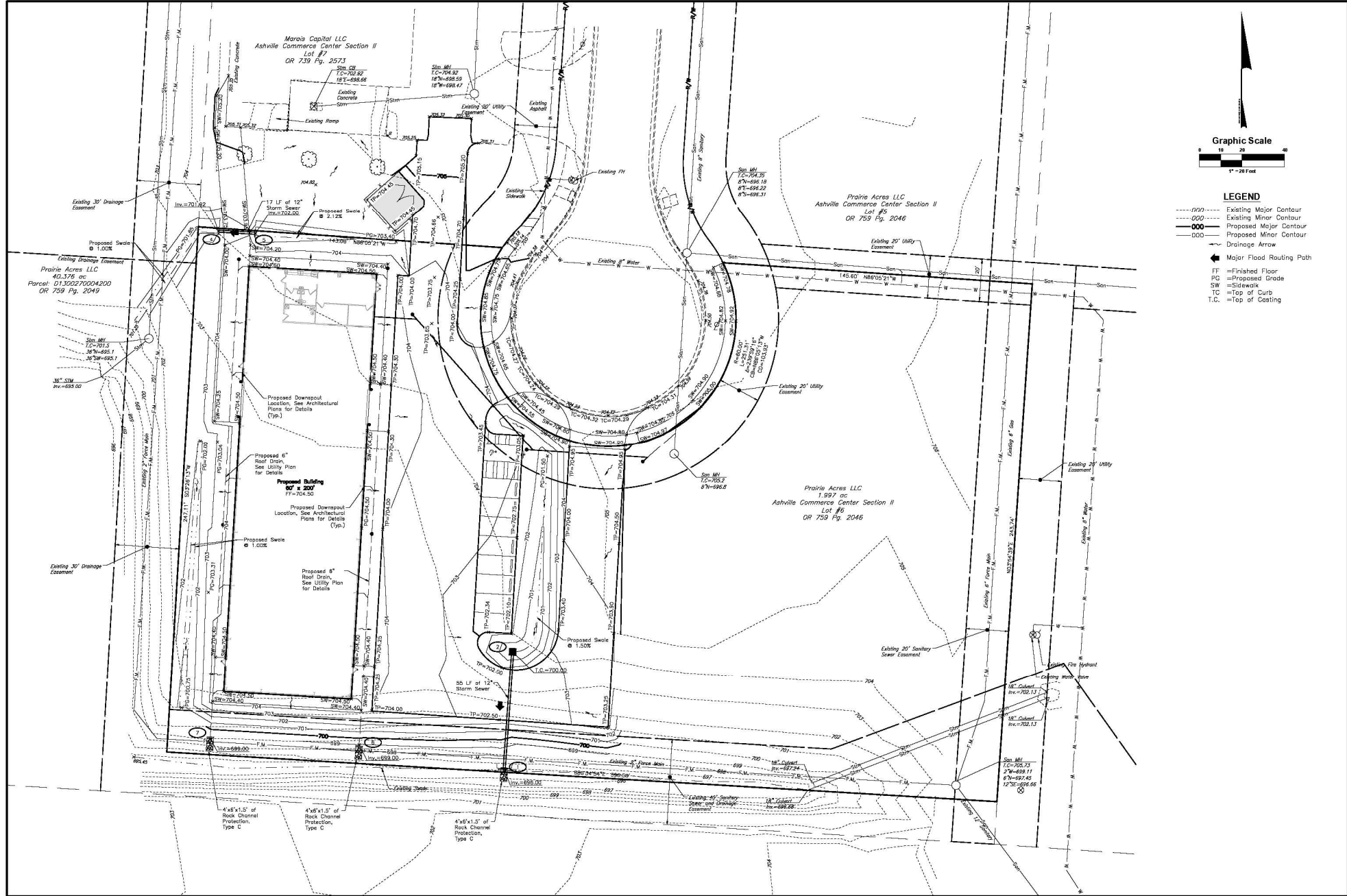
- LEGEND**
- Proposed Heavy Duty Asphalt Pavement Per Detail on Sheet 3
  - Proposed Light Duty Asphalt Pavement Per Detail on Sheet 3
  - Proposed Concrete Per Detail On Sheet 3
  - Proposed Sidewalk Per Standard Drawing 2300

**Parking Calculation**  
Zoned: Limited Industrial District (LI)  
Parking Ratio: 2 Spaces per 3 Employees during Work Shift; plus 1 for each Vehicle Mentioned on the Premises.  
Spaces Required: (12Employees/3)\*2=8 Spaces Required  
Spaces Provided: 8 Spaces and 1 ADA Space

Revisions	Mark	Description

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO  
**PRODUCTION PLUS**  
SOUTH BUSINESS PLACE  
PLOT, GRADE, AND UTILITY PLAN  
SITE PLAN

**Harral and Stevenson**  
Civil Engineering and Surveying  
2549 North Center Court, #131  
Asheville, NC 28804  
Ph: 766.997.4437  
www.harral-and-stevenson.com



- LEGEND**
- Existing Major Contour
  - Existing Minor Contour
  - Proposed Major Contour
  - Proposed Minor Contour
  - > Drainage Arrow
  - ↖ Major Flood Routing Path
  - FF = Finished Floor
  - PG = Proposed Grade
  - SW = Sidewalk
  - TC = Top of Curb
  - T.C. = Top of Casting

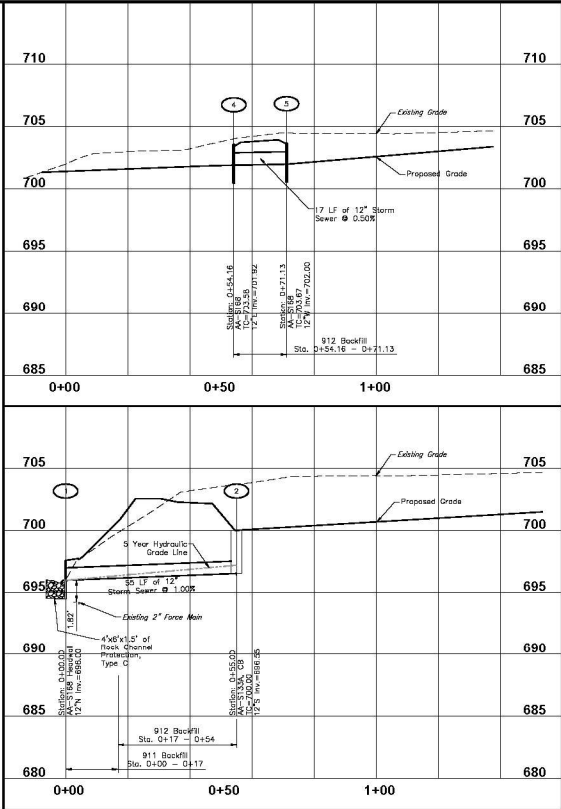
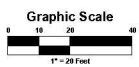
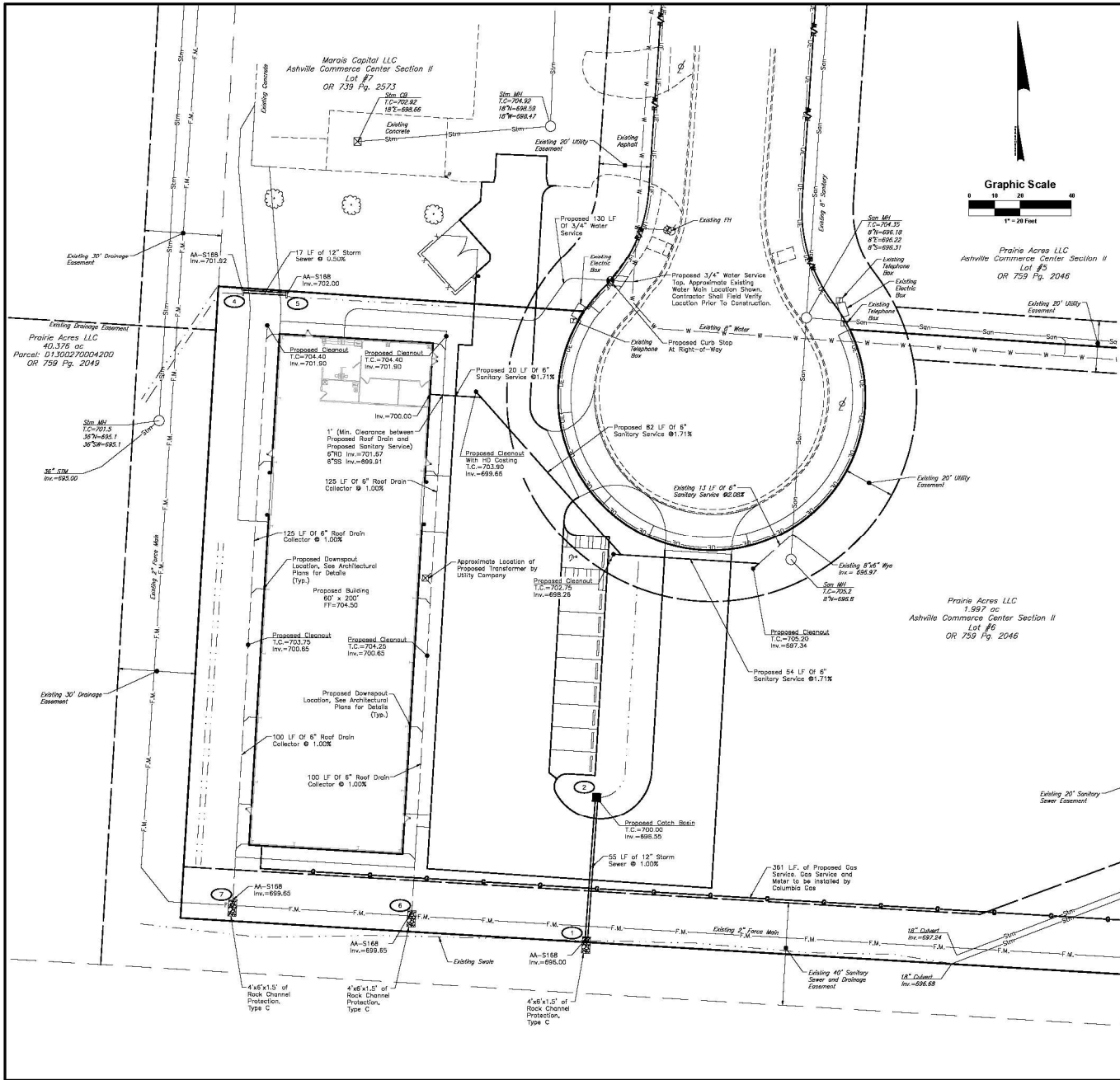
Date	Description
June 22, 2022	

Revisions	Mark	Description

<b>PROJECT:</b> EPT1109	<b>DATE:</b> June 22, 2022	<b>SCALE:</b> 1"=20'	<b>VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO</b> <b>PRODUCTION PLUS</b> <b>SOUTH BUSINESS PLACE</b> <b>PLOT, GRADE, AND UTILITY PLAN</b> <b>GRADING PLAN</b>
<b>CLIENT:</b> Prairie Acres LLC 40,376 sq. ft. Parcel: 01303270004200 OR 759 Fig. 2049	<b>DESIGNED BY:</b> Harrai and Stevenson Civil Engineering and Surveying 2589 North Coonrod Street Columbus, OH 43231 Ph: 742.697.4437 www.harraiandstevenson.com	<b>DRAWN BY:</b> C.E.S.	<b>PROJECT NO.:</b> 618



**Note**  
 Backfill With Item 912, Compacted Granular Material, For All Pipes Under Or Within 5 Feet Of Pavement, Otherwise Backfill With Item 911, Compacted Material.

Revision	Mark	Description

Drafted By	
Reviewed By	
Checked By	
CEES	

DATE	June 22, 2022
SCALE	1" = 20'
PROJECT	EP1109
SHEET	7/8

**Harrai and Stevenson**  
 Civil Engineering and Surveying  
 2599 North Co. Rd. #113  
 P.O. Box 742, 97, 4432  
 www.harraistevenson.com

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO  
**PRODUCTION PLUS**  
 SOUTH BUSINESS PLACE  
 PLOT, GRADE, AND UTILITY PLAN

**EROSION CONTROL**

**Narrative:** Production Plus Corp  
**Developer:**  
**Project:** Ashville Commerce Center  
**Type:** Private  
**Receiving Water:** Mud Run  
**Description:** Development of an undeveloped lot with a building and parking. Regional detention water quality treatment provided offsite.

**Schedule:** July 2022 to November 2022  
**Total Site Area:** 1.997 acres  
**Disturbed Area:** 1.057 acres  
**Construction:** Construction activity will consist of earthwork, paving, and utility installation  
**Erosion Control:** Erosion and sedimentation will be controlled through a combination of inlet protection, silt fence, and seeding and mulching in appropriate areas.

**Existing Solls:** Ko 0-2% Slopes, CR 0-2% Slopes, MKB 2-6% Slopes  
**Existing Site:** Vacant Field  
**NOI Permit:** TBD Provide

**NOTES:**  
 Negative Practices Shall Be Initiated within 7 days for areas that have been disturbed that will remain dormant for 14 days or more.  
 Silt Fence To Be Placed In All Areas Indicated Prior To Commencement Of Work Where Applicable.  
 All Erosion And Sediment Control Measures Are To Be Inspected At Least Once Every 7 Days And Within 24 Hours After Any Storm Event Greater Than 0.5 Inches Of Rain Per 24 Hour Period.  
 Upon Completion Of Construction The Entire Site Is To Be Permanently Seeded or Sodded Per Alternate.

All Temporary Erosion And Sediment Control Measures Shall Be Maintained In Working Order Until Final Site Stabilization Is Obtained. After These Controls Are No Longer Needed, They Shall Be Disposed Of Within 30 Days. Trapped Sediment Shall Be Permanently Stabilized To Prevent Further Erosion.  
 This Storm Water Pollution Prevention Plan Is Intended to Meet Or Exceed The Minimum Standards For Controlling Sources Or Pollutants On This Construction Site As Set Forth Under The Ohio EPA NPDES permit No. OH01000004 Which Requires The Use Of Guidelines For Best Management Practices.  
 This Erosion Control Plan has been prepared to offer a recommended Best Management Practice for the improvements to be made. It shall be the responsibility of the Contractor to prepare their own SWP3 plan prior to the commencement of work on the site and gain co-permit status with Ohio EPA under the general permit. No extra payment will be made to the contractor for any work in connection with any sedimentation and erosion control. Sediment is to be removed from wheels 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. 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 Stone As Conditions Demand And Repair And/Or Spilled Dropped, Washed Or Tracked Onto Public Right Of Way Must Be Removed Immediately.  
 All Storm sewer inlets shall be protected so that sediment-laden water will not enter the storm sewer system without first being filtered or otherwise treated to remove sediment.

The contractor is responsible for controlling soil erosion, resulting from his operations. It shall be the objective of the Contractor to contain erosion siltation and sedimentation to the project site in-situ for as long as possible. The Engineer may require additional activities when and where the work as set forth herein is not sufficient to control the effects of erosion, siltation, and sedimentation on non-project areas. Topsoil should be removed and stockpiled from all work areas prior to the commencement of construction of construction of foundation or building pad. Topsoil from the stockpile shall be spread over the exposed areas and graded as required to prepare areas for permanent seeding, agricultural lime, fertilizing, and mulching. Seeding should be applied the same day that grading operations are complete. All constructed slopes and cuts shall be seeded as each vertical interval of no more than ten (10) feet is completed. The Contractor shall irrigate or water as necessary to establish a healthy, erosion resistant cover crop or grass stand. When grading operations shall cease for a period of ten (10) calendar days or more, temporary seeding shall be immediately applied. If an unexpected delay is encountered, seed immediately when recognized. If construction takes place from October 1 to February 28, all exposed areas are to be temporarily mulched until March 1 and then permanently seeded as previously specified. Mulching shall be applied at a rate of 100 pounds per 1000 square feet. It shall be anchored with liquid asphalt rapid curing (R.C. 70 250 or 800) at a rate of 0.04 gallons per square yard. When applied during freezing weather, it shall be applied to a sere-sere-like product. In areas where runoff water is concentrated mulch nettings of jute, biodegradable synthetic materials or light weight paper shall be used to hold the mulch in place. Substitute anchoring methods may be used such as straight disk or notched disk to tuck the straw into the seeded three (3) inches horizontal to the slope.

This plan must be posted on-site. A copy of the SWPPP plan and the approved EPA Stormwater Permit (with the site-specific NOI number) shall be kept on-site at all times.

All erosion and sediment control practices are subject to field modification at the discretion of the City of Columbus and/or the Ohio EPA.

Street cleaning (on an as-needed basis) is required through the duration of this construction project. This includes sweeping, power cleaning and (if necessary) manual removal of dirt or mud in the street gutters.

**IMPLEMENTATION SCHEDULE**

- Install Temporary Sedimentation Control Devices
- Grade Site
- Temporary Seeding and Mulching
- Construct Building
- Install Utilities
- Install Parking Lot
- Remove Temporary Sedimentation Control Devices
- Final Seeding and Mulching

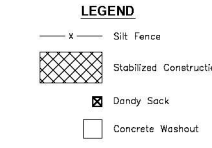
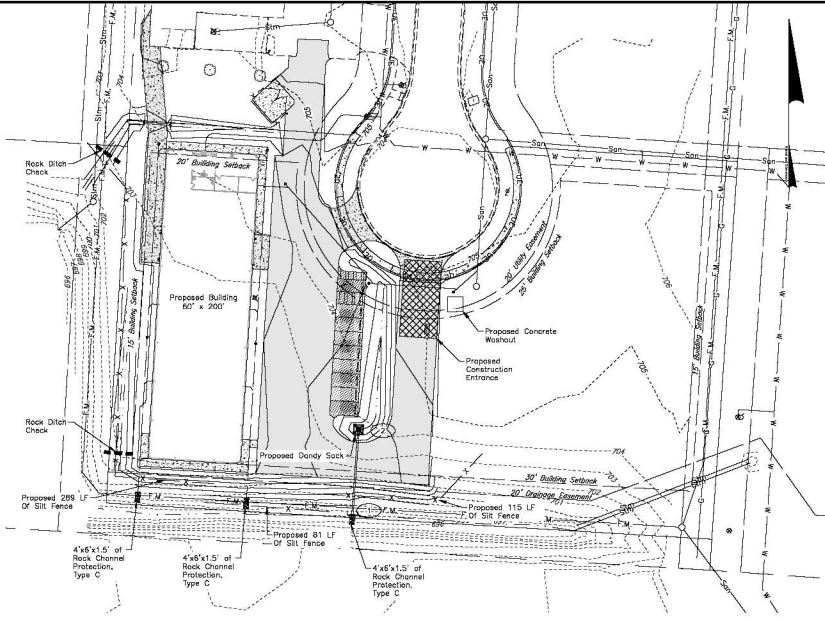
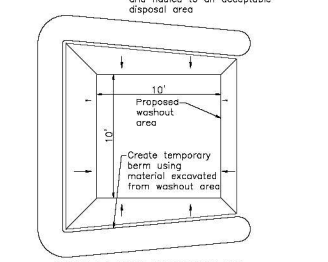
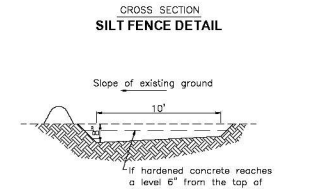
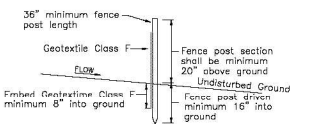
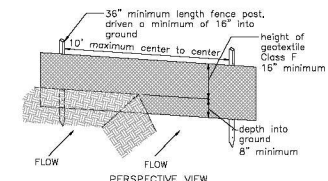
**TEMPORARY STABILIZATION**

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any disturbed areas within 50 feet of a surface water of the State and not at final grade.	Within four days of the most recent disturbance if the area will remain idle for more than 21 days.
For all construction activities, any disturbed areas that will be dormant for more than 21 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).	Prior to the onset of winter weather.
Disturbed areas that will be idle over winter.	

**PERMANENT STABILIZATION**

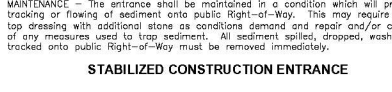
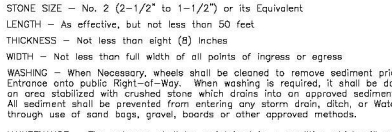
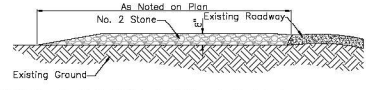
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any areas that will lie dormant for one year or more.	Within seven days of the most recent disturbance.
Any areas within 50 feet of a surface water of the State and at final grade.	Within two days of reaching final grade.
Any other areas at final grade.	Within seven days of reaching final grade within that area.

NOTE: Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed. These techniques may include mulching or erosion matting.

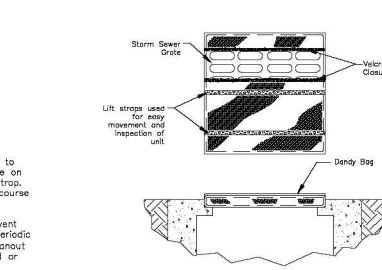


**STORMWATER SUMMARY**

Year	Predeveloped		Postdeveloped	
	Peak Rate (CFS)	Volume (C.F.)	Peak Rate (CFS)	Volume (C.F.)
1	0.853	3,171	1.721	5,591
2	1.417	4,909	2.476	7,891
5	2.334	7,669	3.610	11,342
10	3.153	10,162	4.580	14,353
25	4.442	14,082	6.039	18,883
50	5.543	17,437	7.239	22,679
100	6.756	21,161	8.532	26,817



**STONE SIZE** - No. 2 (2-1/2" to 1-1/2") or its Equivalent  
**LENGTH** - As effective, but not less than 50 feet  
**THICKNESS** - Not less than eight (8) inches  
**WIDTH** - Not less than full width of all points of ingress or egress  
**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 cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public Right-of-Way must be removed immediately.



**NOTES:**  
 1. Place Nonwoven Geotextile, under the bottom end sides of the dam prior to placement of stone. Construct the check dam with washed 4 to 7 inch stone with side slopes of 2:1 or flatter and a minimum top width of 12 inches. Place the stone so that it completely covers the width of the channel and channel banks. Form the weir so that top of the outlet crest is approximately 6 inches lower than the outer edges.  
 2. Set the height for the weir crest equal to one-half the depth of the channel or ditch. To avoid scour the maximum height of the weir crest must not exceed 2.0 feet.  
 3. Remove accumulated sediment when it reaches one-half of the height of the weir crest. Monitor line, grade, and cross section.

Revisions: [Table with 2 columns: Revision, Description]  
 Drafted By: [Blank]  
 Checked By: [Blank]  
 Drawn By: [Blank]  
 Scale: 1"=40'  
 Sheet: 8/8  
 Project: EPT1009  
 Date: June 22, 2022  
 Village of Ashville, Pickaway County, Ohio  
 Production Plus  
 South Business Place  
 Plot, Grade, and Utility Plan  
 Storm Water Pollution Prevention Plan  
 Harral and Stevenson  
 Civil Engineering and Surveying  
 2549 North Central Expressway  
 Columbus, Ohio 43231  
 Phone: 614.997.4437  
 www.harralandstevenson.com  
 HS logo