

**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 3/8" capped iron pin found at the northwest property corner.

Northing: 627342.08  
Easting: 1838012.91

**Control #2**

A 3/8" capped iron pin found at the southwest property corner.

Northing: 627095.40  
Easting: 1837998.07

**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.

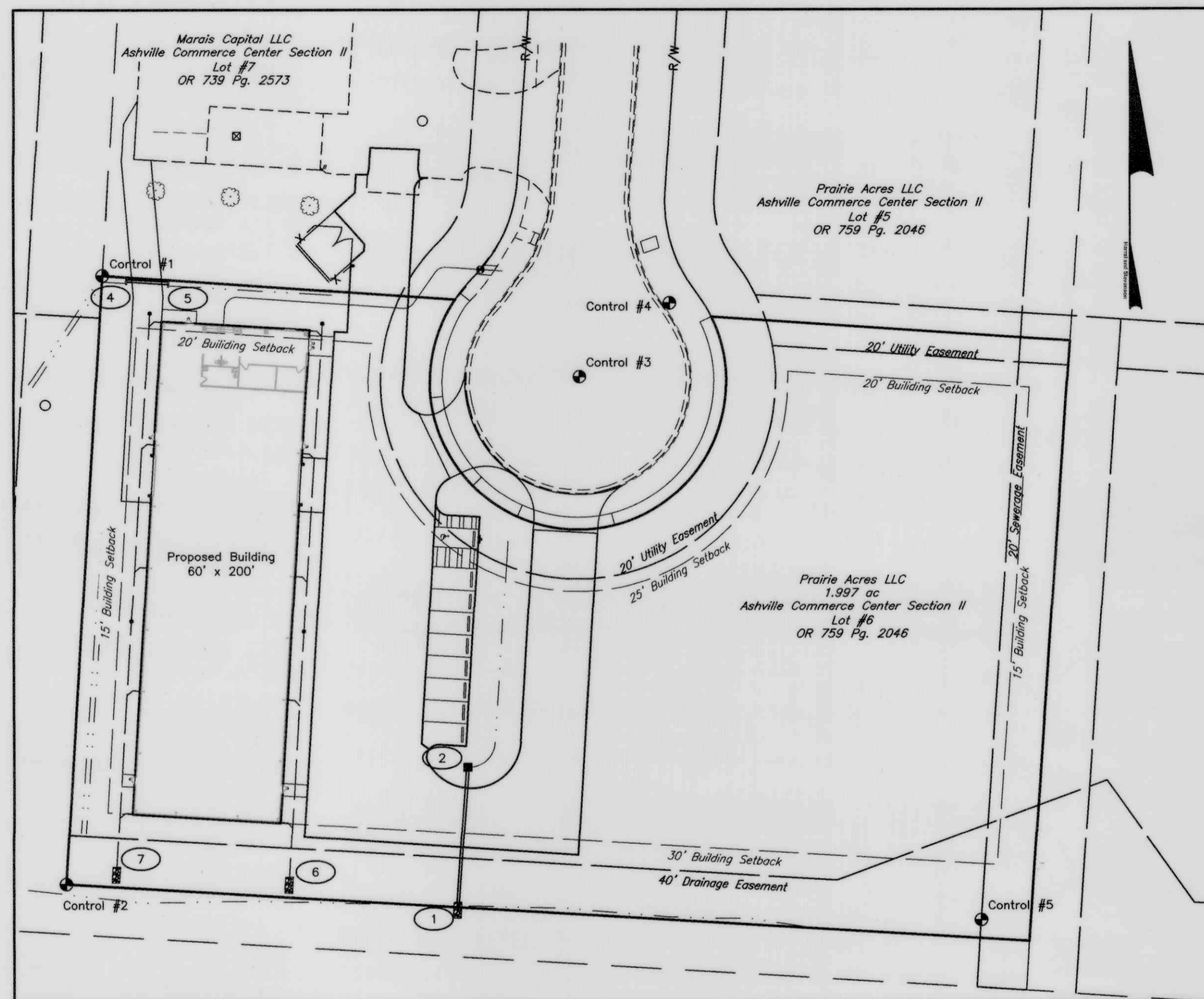
Elevation: 704.31

**Control #5**

The north rim of a manhole found near the southeast corner of the property.

Elevation: 705.73

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



**INDEX MAP**  
1" = 40'

**OWNER**  
Production Plus  
Jeremy Davitz  
101 Business Place  
Ashville, Ohio 43103  
740-983-5178

**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-S149 (10/15/2014)	Type I Bedding
AA-S150 (07/09/2012)	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

**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	1,032	C.Y.	Excavation
203	756	C.Y.	Embankment
204	3,806	S.Y.	Subgrade Compaction
204	2	Hours	Proof Rolling
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	375	C.Y.	8" 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	260	S.Y.	8" Plain Portland Cement Concrete
608	1,084	S.F.	Concrete Walk
SPEC	9	Each	Parking Blocks
601	1	C.Y.	Rock Channel Protection, Type C
604	5	Each	Precast Endwall (AA-S168)
604	1	Each	Catch Basin (AA-S133A)
801	130	L.F.	3/4" Water Service and Fittings, Complete
901	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"x6" 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
651	370	C.Y.	Topsoil Stripped and Stockpiled (2.4")
651	356	C.Y.	Placing Stockpiled Topsoil (7")
659	1,842	S.Y.	Seeding and Mulching
SPEC	5	Each	Bollard

**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*  
Charles K. Wise  
Mayor, Village of Ashville  
Date: 8/23/2022

*Christopher M. Tebbe*  
Christopher M. Tebbe, P.E. No. 68106  
Village Engineer, Village of Ashville  
Date: 8/31/2022

*Franklin Christman*  
Franklin Christman  
Village Administrator, Village of Ashville  
Date: 8/26/2022

*Chris Stupp*  
Chris Stupp  
Service Department Supervisor,  
Village of Ashville  
Date: 8/30/2022

**PREPARED BY:**

**Harral and Stevenson**  
Civil Engineering and Surveying  
2869 North Court Street  
Circleville, Ohio 43113  
Ph: 740.497.4432  
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*Craig E. Stevenson*  
Craig E. Stevenson, PE 80114  
Harral and Stevenson, LLC

**OHIO UTILITIES PROTECTION SERVICE**  
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CALL AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS)  
NON-MEMBERS MUST BE CALLED DIRECTLY

Revisions: \_\_\_\_\_  
Description: \_\_\_\_\_  
Mark: \_\_\_\_\_  
Drafted By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_  
By: CES

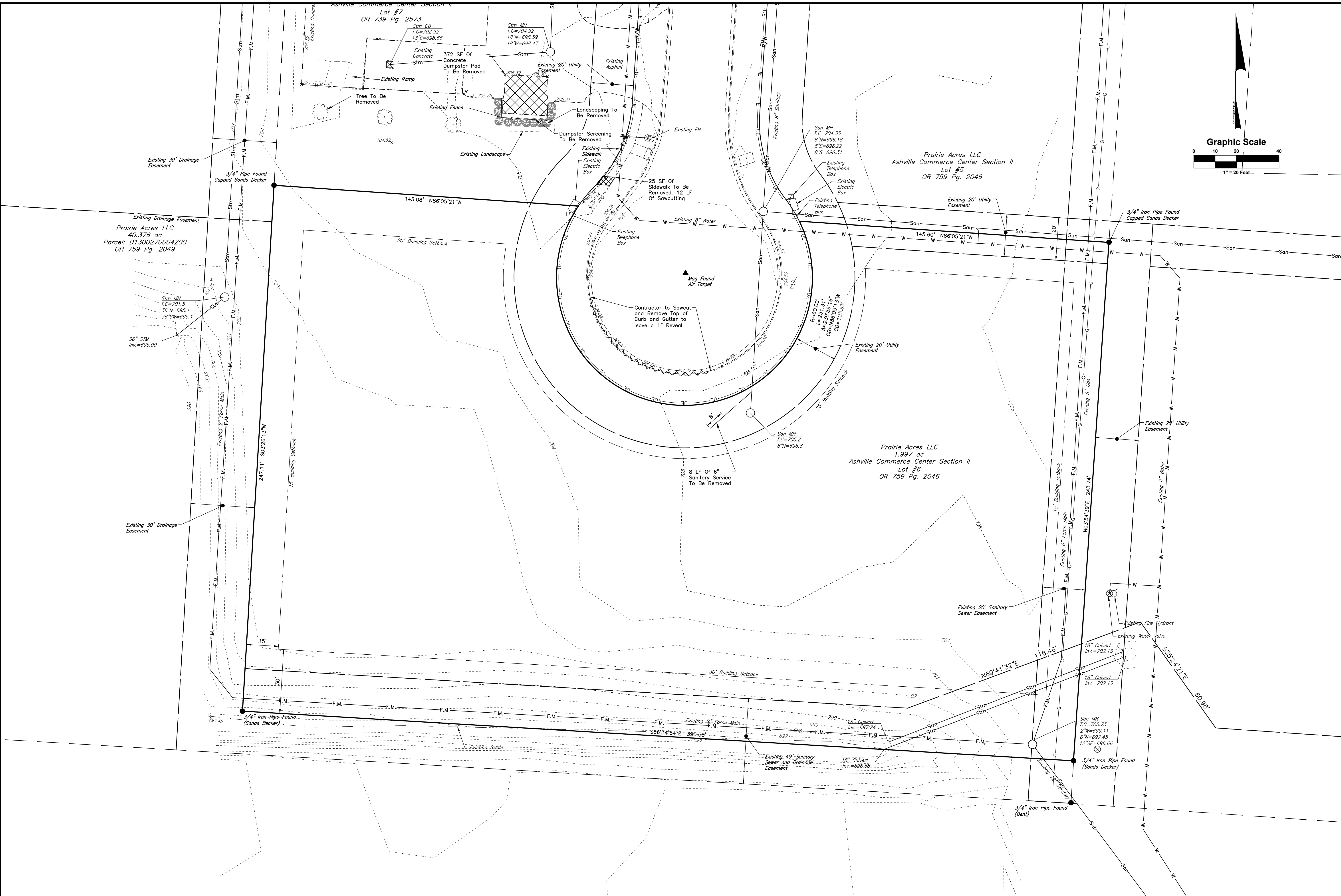
VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO  
**PRODUCTION PLUS**  
SOUTH BUSINESS PLACE  
PLOT, GRADE, AND UTILITY PLAN  
LOCATION MAP, INDEX MAP, AND ESTIMATED QUANTITIES

**Harral and Stevenson**  
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Date: Aug. 25, 2022  
Project: E211020  
Scale: AS NOTED  
Sheet: 1/8



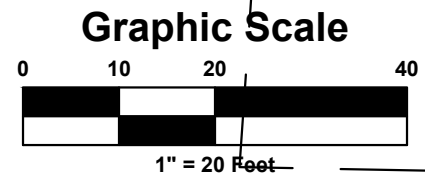




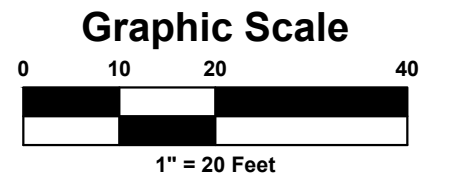
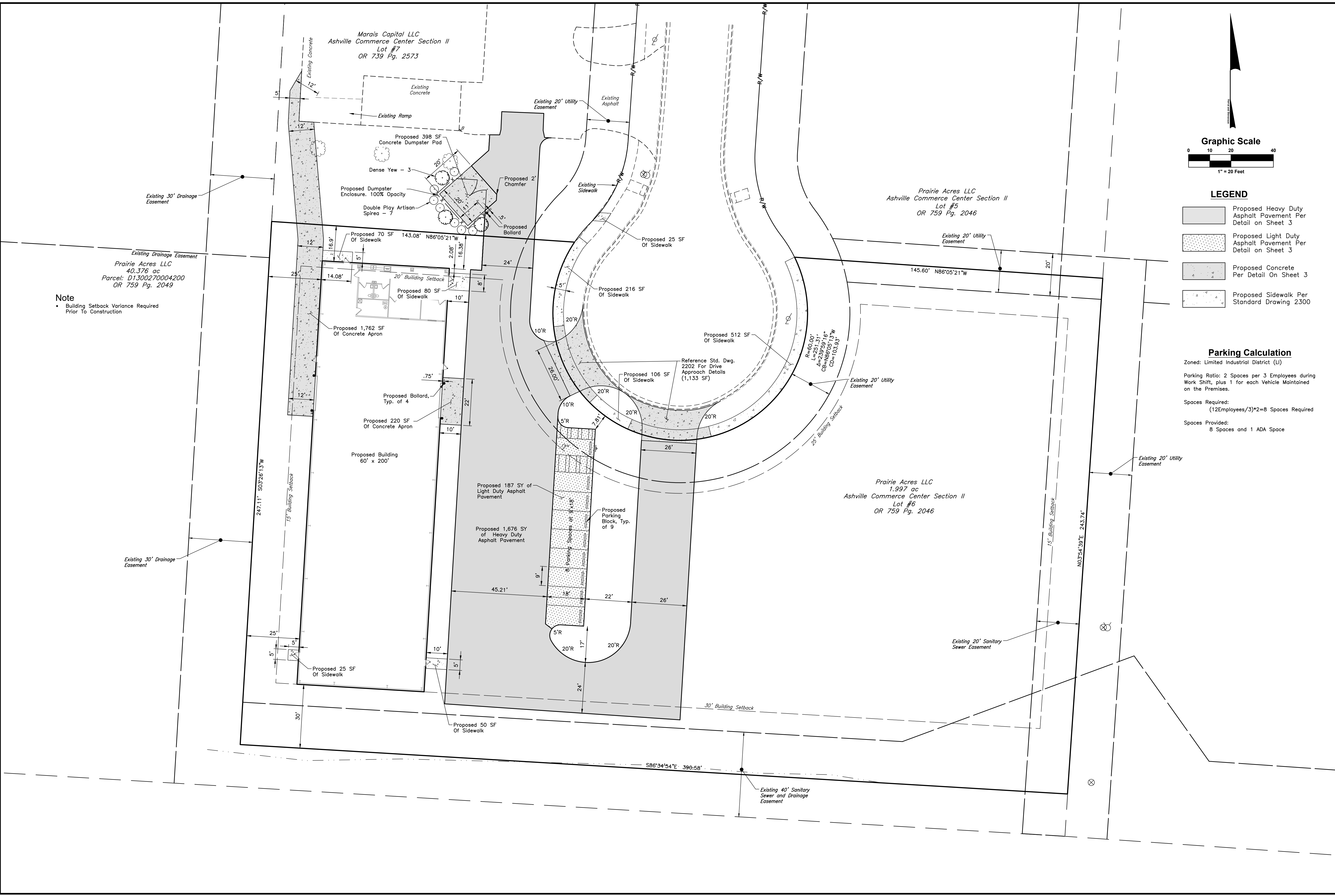
Prairie Acres LLC  
40.376 ac  
Parcel: D1300270004200  
OR 759 Pg. 2049

Prairie Acres LLC  
Ashville Commerce Center Section II  
Lot #5  
OR 759 Pg. 2046

Prairie Acres LLC  
1.997 ac  
Ashville Commerce Center Section II  
Lot #6  
OR 759 Pg. 2046



Project:		Date:	
E211020	Aug. 25, 2022		
Sheet:		Scale:	
4/8	1"=20'		
Project:		Date:	
VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO			
PRODUCTION PLUS			
SOUTH BUSINESS PLACE			
PLOT, GRADE, AND UTILITY PLAN			
EXISTING SITE AND DEMOLITION PLAN			
Harral and Stevenson			
Civil Engineering and Surveying			
2868 North Court Street			
Cincinnati, OH 45211			
Ph: 740.497.4432			
www.harralstevenson.com			
Revisions		Description	
Mark			
Drafted By			
Reviewed By	CES		



**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 Maintained on the Premises.

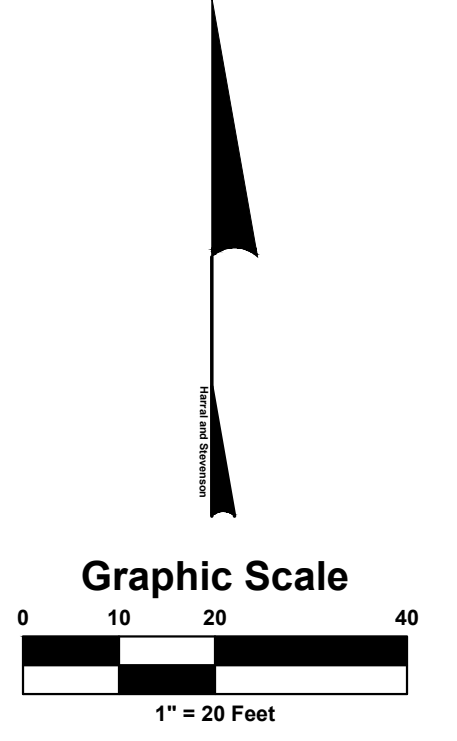
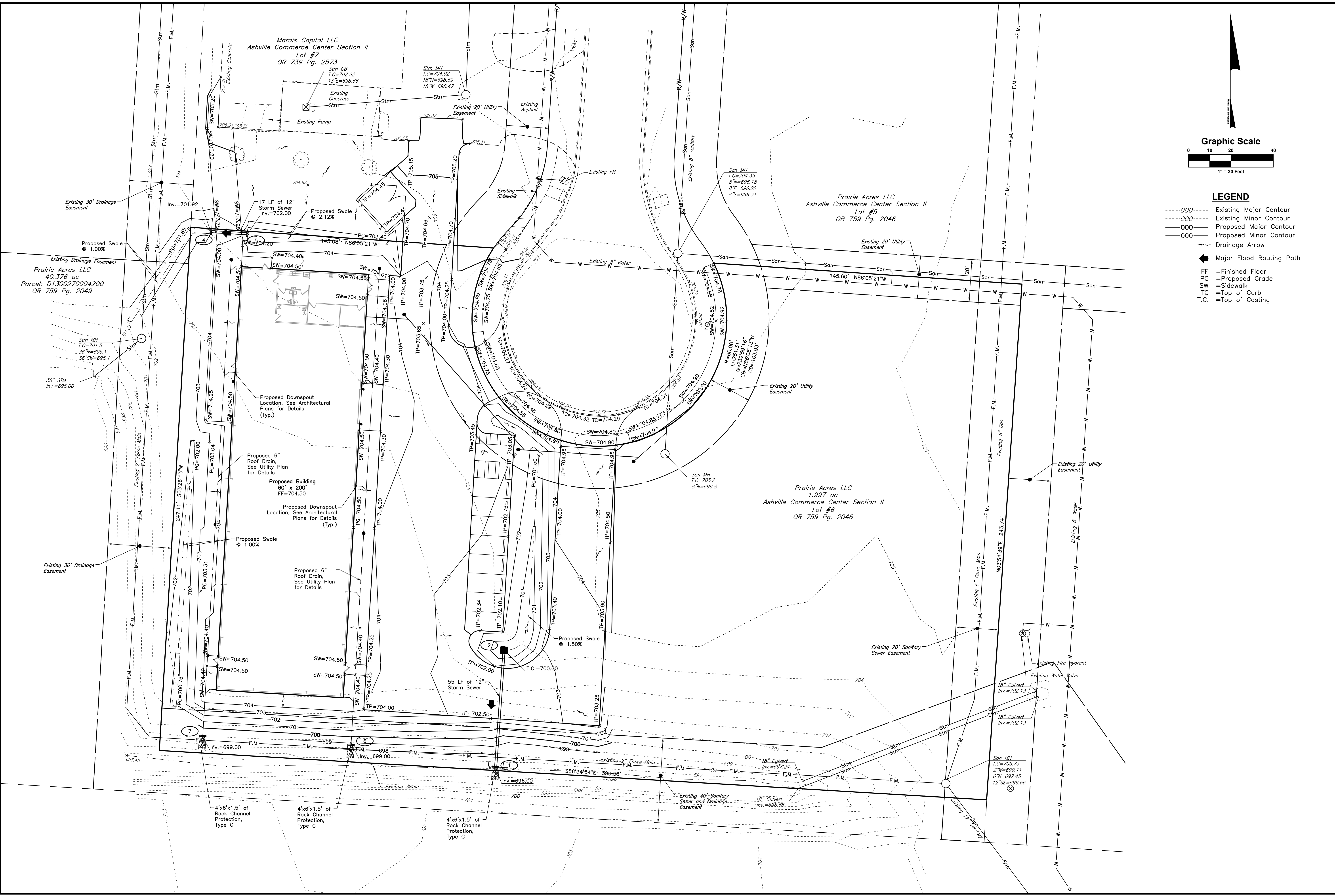
Spaces Required: (12Employees/3)\*2=8 Spaces Required

Spaces Provided: 8 Spaces and 1 ADA Space

**Note**

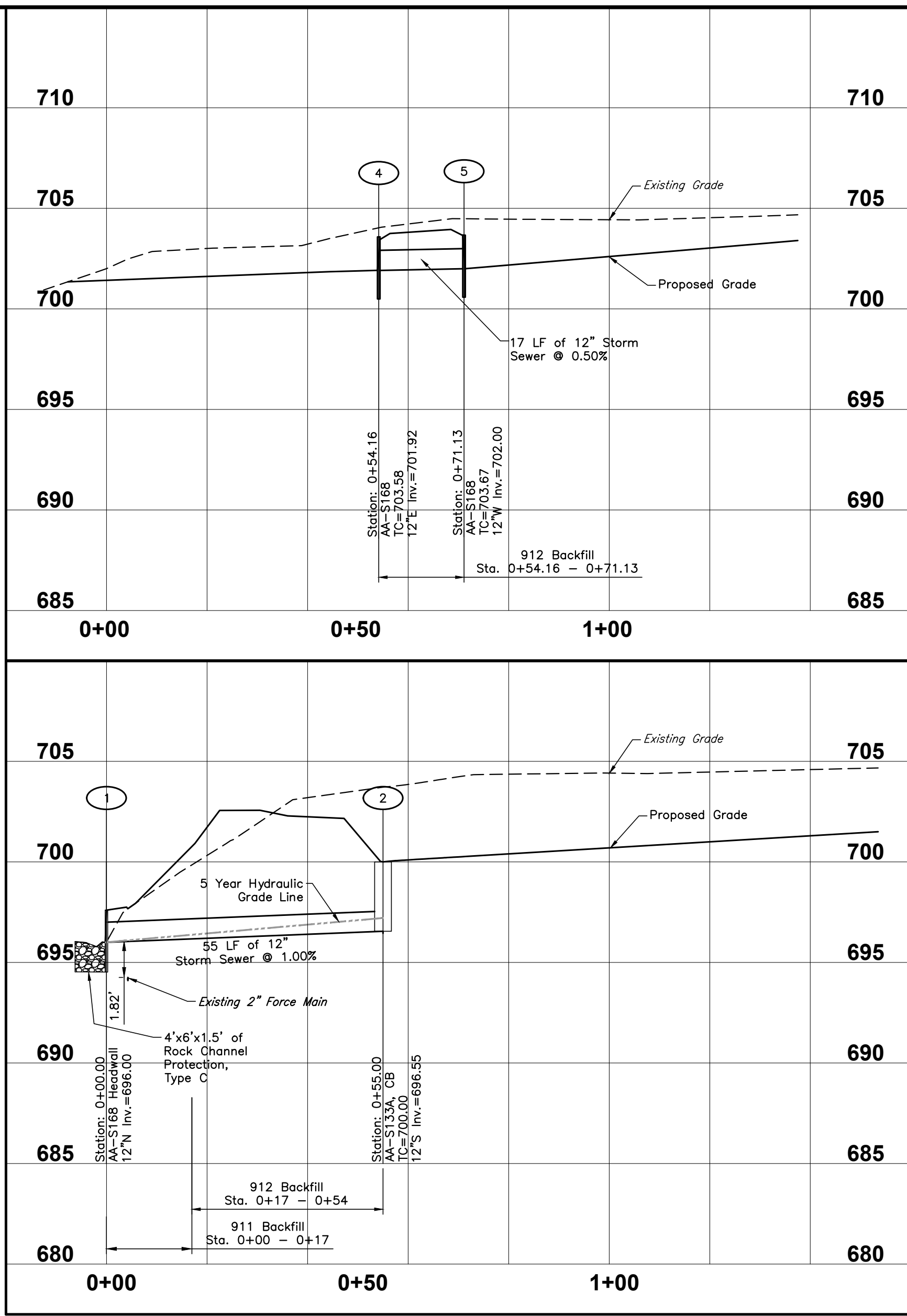
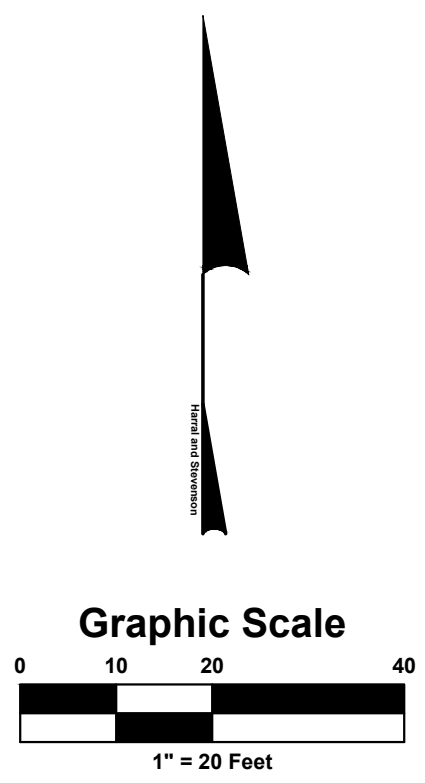
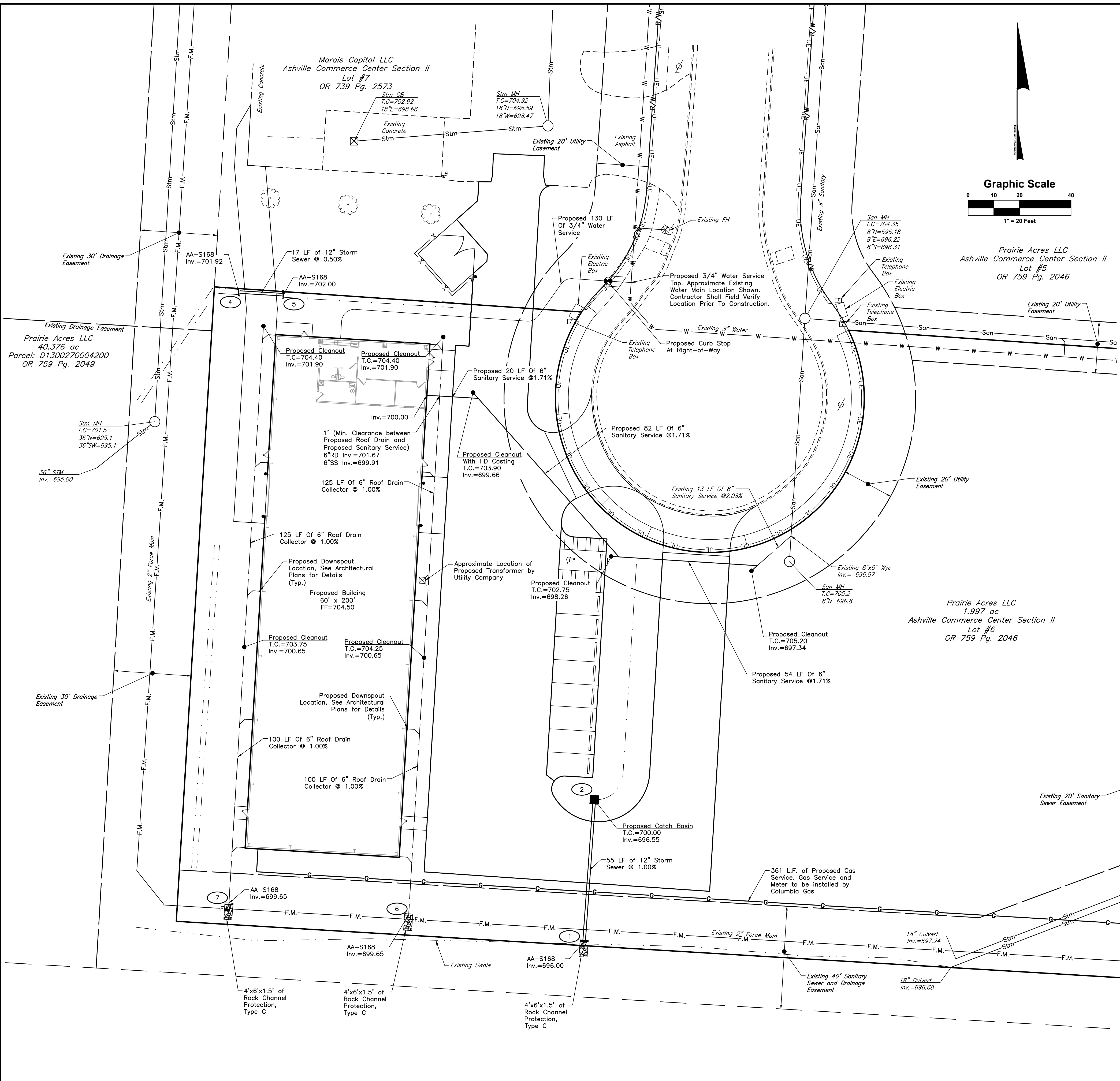
- Building Setback Variance Required Prior To Construction

<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>SITE PLAN</b>	
<b>Harral and Stevenson</b> Civil Engineering and Surveying 2868 North Court Street Cincinnati, OH 45215 Ph: 740.497.4432 www.harralstevenson.com	<b>Revisions</b> Description Mark Drafted By Reviewed By CES
<b>Project:</b> E211020	<b>Date:</b> Aug. 25, 2022
<b>Sheet:</b> 5/8	<b>Scale:</b> 1"=20'



- LEGEND**
- 000--- Existing Major Contour
  - 000--- Existing Minor Contour
  - 000--- Proposed Major Contour
  - 000--- 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

<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>Project:</b> E211020	<b>Date:</b> Aug. 25, 2022
<b>Sheet:</b> 6/8	<b>Scale:</b> 1"=20'
<b>Harral and Stevenson</b> Civil Engineering and Surveying 2869 North Court Street Columbus, Ohio 43115 Ph: 740.497.4432 www.harralstevenson.com	
<b>Revisions</b>	<b>Description</b>
<b>Drafted By</b>	<b>Mark</b>
<b>Reviewed By</b>	<b>By</b>
	<b>CES</b>



**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.

Project:	Date:	Scale:	Sheet:
E211020	Aug. 25, 2022	1"=20'	7/8

Revisions	Description	Mark	Drafted By	Reviewed By

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

**Harral and Stevenson**  
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**EROSION CONTROL**

**Narrative**  
 Developer: Production Plus Corp  
 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 Soils: Ko 0-2% Slopes, CrA 0-2% Slopes, MkB 2-6% Slopes  
 Existing Site: Vacant Field  
 NOI Permit: 4CC08584\*AG

**NOTES**  
 Vegetative 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. OH1C000004 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-so-far as practical. 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 site properties. Topsoil should be removed and stockpiled from all work areas prior to the commencement of construction of basin, swales, pavement 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 cut back with a kerosene-like product. In areas where runoff water is concentrated mulch nettings of jute, biodegradable synthetic materials or is concentrated concentrated mulch netting of jute, bio-degradable 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.

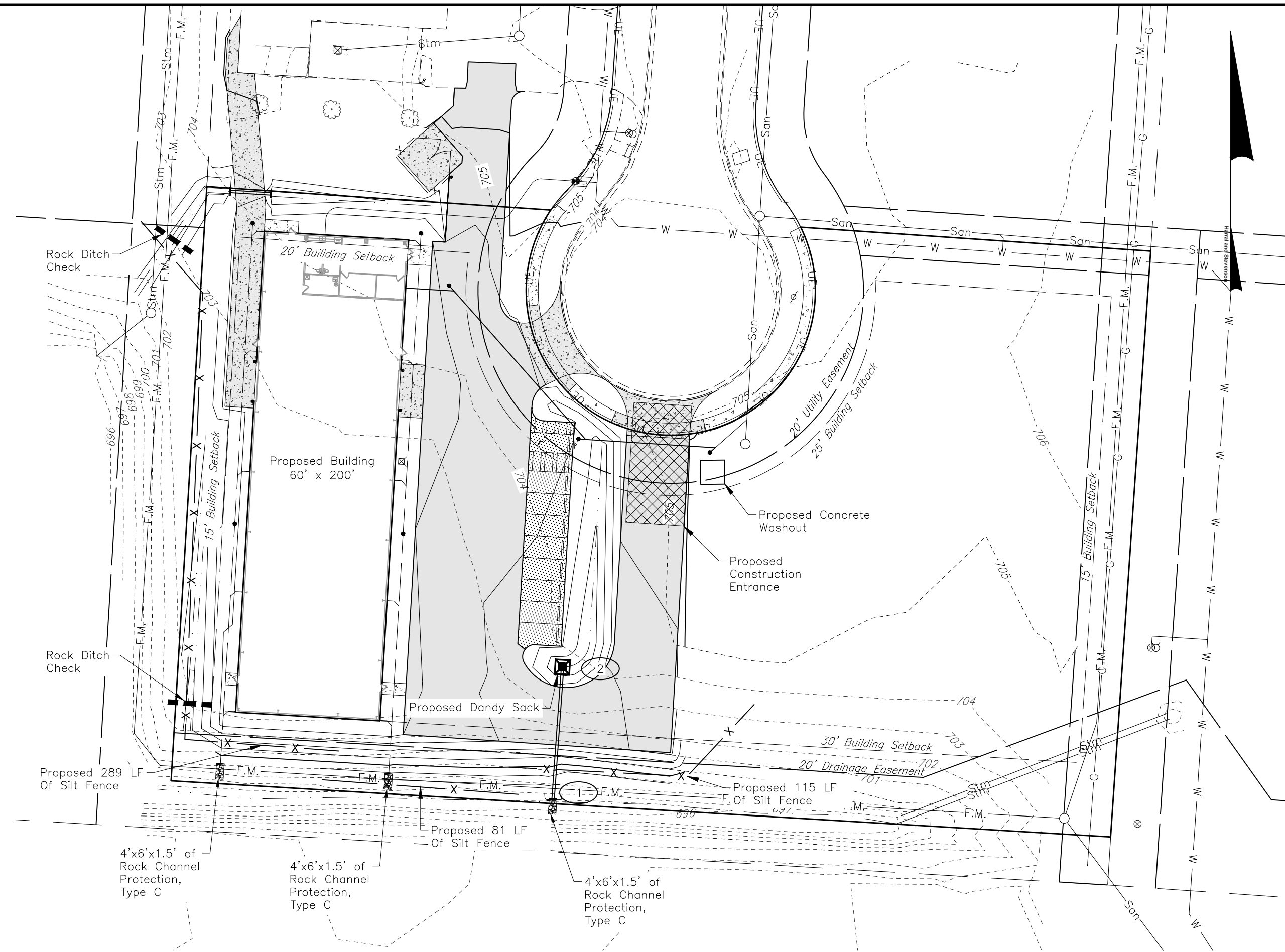
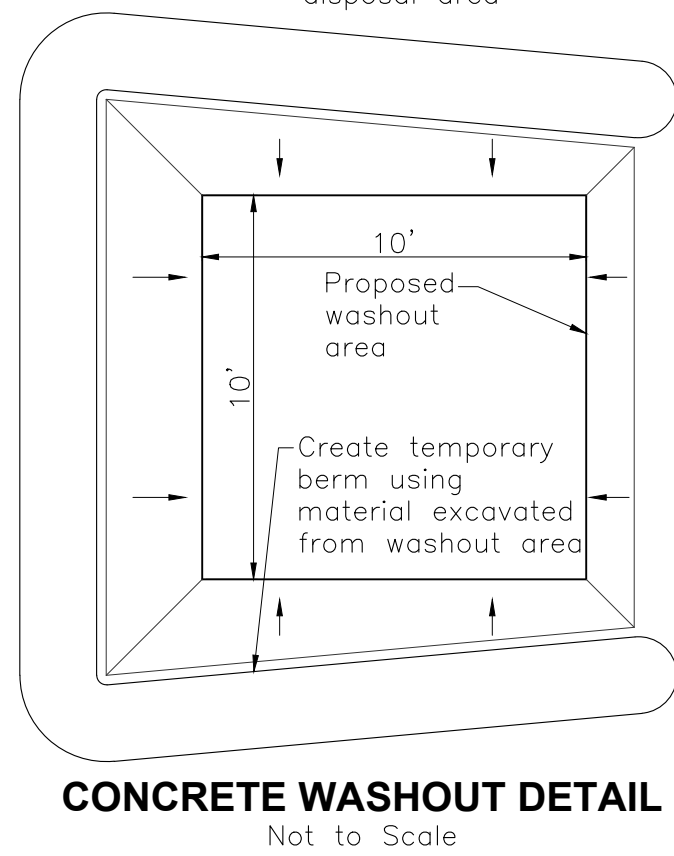
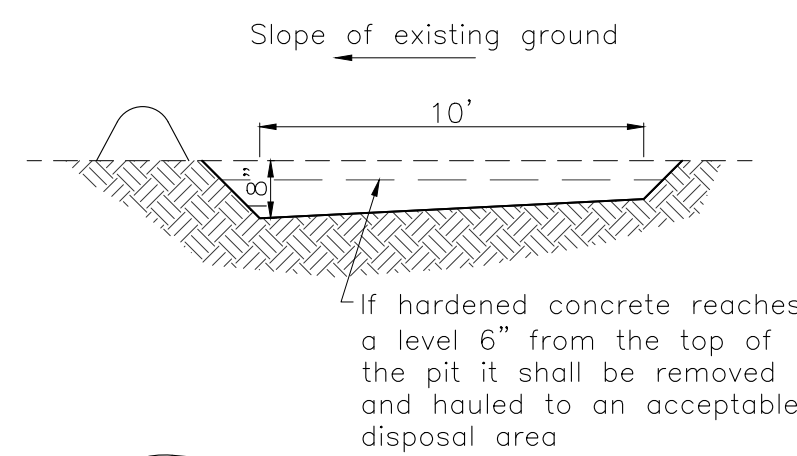
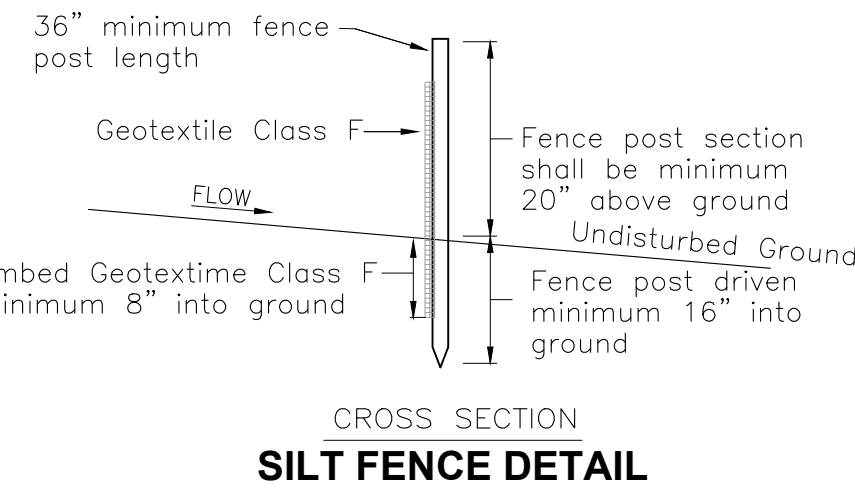
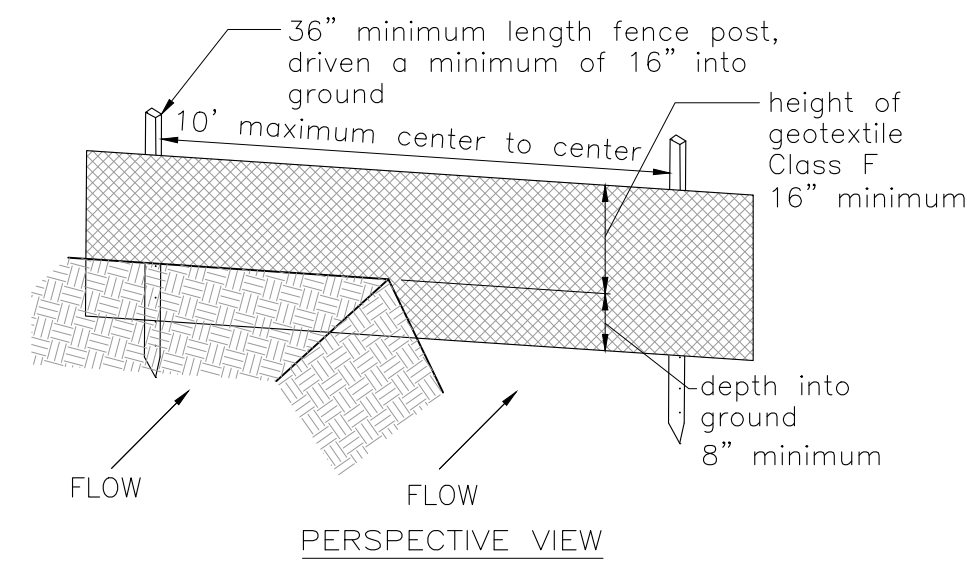
**IMPLEMENTATION SCHEDULE**

- 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).
Disturbed areas that will be idle over winter.	Prior to the onset of winter weather.

PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any areas that will lie dormant for one year or more.	Within seven days of the most recent disturbance.
Any areas within 50 feet of 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.

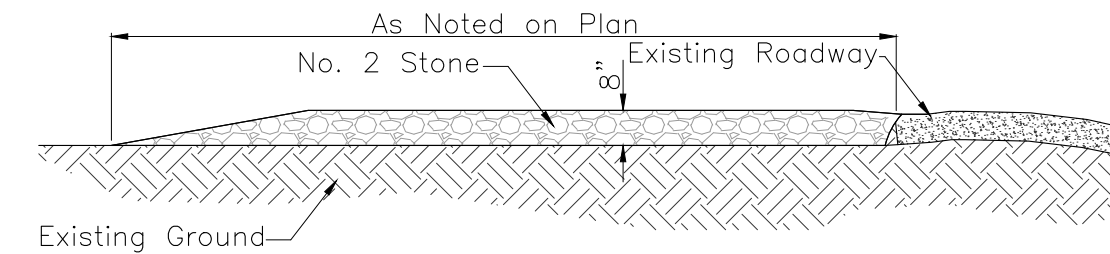


**LEGEND**

- X Silt Fence
- Stabilized Construction Entrance
- Dandy Sack
- Concrete Washout

**STORMWATER SUMMARY**

Year	Predeveloped		Postdeveloped	
	Peak Rate (CFS)	Volume (C.F.)	Peak Rate (CFS)	Volume (C.F.)
1	0.833	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	14,333
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

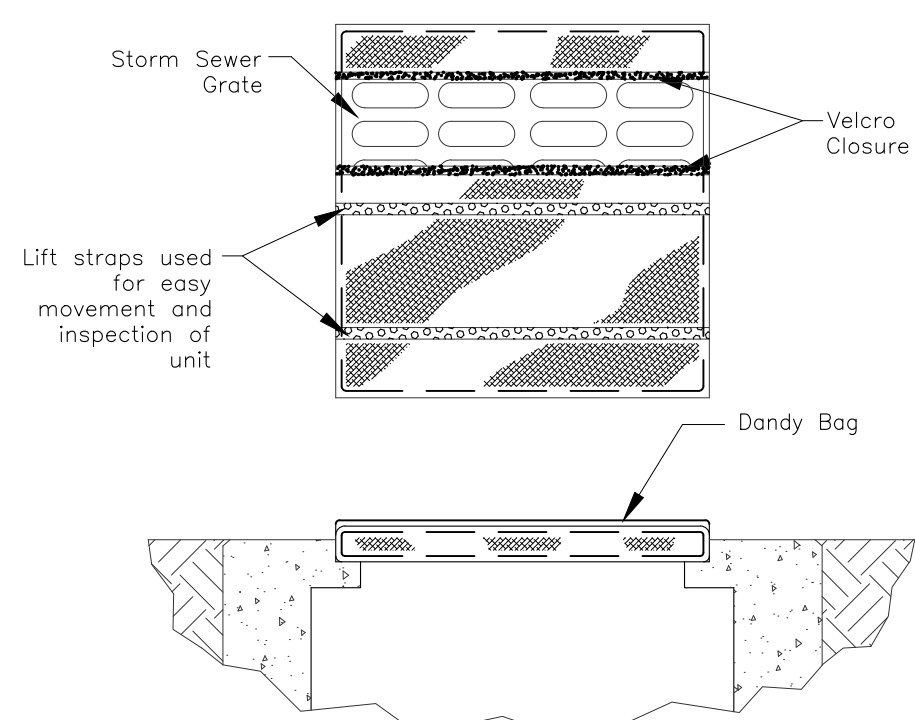


STONE SIZE - No. 2 (2-1/2" to 1-1/2") or its Equivalent  
 LENGTH - As effective, but not less than 50 feet  
 THICKNESS - Not less than eight (8) inches  
 WIDTH - Not less than full width of all points of ingress or egress

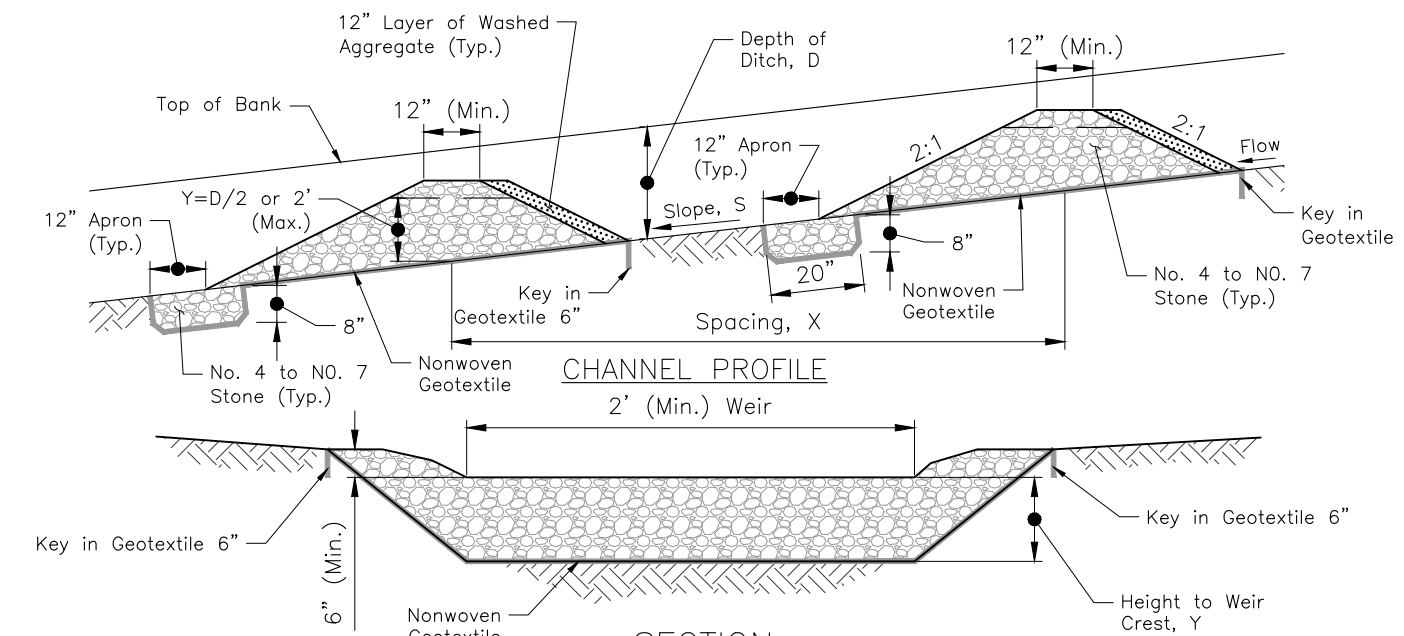
WASHING - When Necessary, wheels shall be cleaned to remove sediment prior to Entrance onto public Right-of-Way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap. All sediment shall be prevented from entering any storm drain, 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 cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public Right-of-Way must be removed immediately.

**STABILIZED CONSTRUCTION ENTRANCE**



**CATCH BASIN PROTECTION DETAIL**



- NOTES:**
- Place Nonwoven Geotextile, under the bottom and 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.
  - 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.
  - Remove accumulated sediment when it reaches one-half of the height of the weir crest. Maintain line, grade, and cross section.

**ROCK DITCH CHECK DETAIL**

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

**Harral and Stevenson**  
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 www.harralstevenson.com

Project: E211020  
 Date: Aug. 25, 2022  
 Sheet: 8/8  
 Scale: 1"=40'

Revisions	Description	Mark	Drafted By	Reviewed By