



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, November 9, 2023 at 7:00 P.M.**

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

Watch online at [worthington.org/live](https://www.worthington.org/live), and comment in person or at [worthington.org/meeting-public-input](https://www.worthington.org/meeting-public-input)

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the October 26, 2023 meeting
4. Affirmation/swearing in of witnesses.

B. Architectural Review Board – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Mini-split – **594 Hartford St.** (Custom Air) **ARB 85-2023**
2. Fencing – **825 High St.** (Jeremy M. Thiel, DDS) **ARB 86-2023**
3. Replacement Deck – **129 W. North St.** (Cap City Decks and Patios/Seciliano) **ARB 87-2023**
4. Lighting and Window Modifications, Hot Tub – **541 Oxford St.** (RAS Construction/Pasternack) **ARB 89-2023**

C. Architectural Review Board – New Business

1. Signage – **41 W. New England Ave.** (Stephen Poteet) **ARB 90-2023**

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Sale/Storage of Building Materials in the I-2 Zoning District – **6325 Huntley Rd.**
(Jeffrey Hart/Quikrete) **CU 04-2023**

2. Subdivision – Preliminary Plat

- a. Division into 2 Lots – **6325 Huntley Rd.** (Tom Kibbey/Hyperion/Quikrete) **SUB 04-2023**

E. Other

F. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: November 3, 2023

SUBJECT: Staff Memo for the Meeting of November 9, 2023

Architectural Review Board – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Mini-split – **594 Hartford St.** (Custom Air) **ARB 85-2023**

Findings of Fact & Conclusions

Background & Request:

The house on this 100' wide x 253' deep property was constructed in the early 1900's. In 2007, aluminum siding was removed and the original clapboard siding was restored. Also, a front porch was added which was similar to the front porch originally constructed with the house and removed in the early 1970's. In 2012 the windows were replaced with simulated divided light vinyl clad wood windows. An addition and garage were approved for this Dutch colonial house in 2014, as was the removal of the barn. Construction of a carriage house/new barn was also approved. The front porch was replaced in 2020.

This application would allow installation of a ductless split system on the rear of the garage.

Project Details:

1. The wall mounted heat pump system is planned for the east side of the garage and would cool and heat the garage.
2. The outdoor unit would be 21 11/16" x 26 1/2" x 11 3/16".

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Mechanical equipment should be screened from view from the right-of-way.

Code Section 1173.10 Location of Building Service Equipment.

(a) Any building service equipment, including air-conditioning or refrigeration system which includes an exterior compressor, cooling tower, condensing unit, chiller unit, absorber, or emergency generator, either singularly or in any combination of the above, or any other exterior device which expels heat and/or noise detectable from outside the premises on which such system is located shall be installed and maintained with such exterior unit located to the rear of the dwelling unit.

Recommendation:

Staff is recommending approval of this application, as the unit would be installed to the rear of garage on this deep lot.

Motion:

THAT THE REQUEST BY CUSTOM AIR FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A MINI-SPLIT AT 594 HARTFORD ST., AS PER CASE NO. ARB 85-2023, DRAWINGS NO. ARB 85-2023, DATED FEBRUARY 4, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Fencing – 825 High St. (Jeremy Thiel) ARB 86-2023

Findings of Fact & Conclusions

Background & Request:

This commercial property is 134.2' wide and 153' deep with a narrow alley to the rear that provides access for the commercial properties to the north. The one-story office building was constructed in 1996. To the west of the alley is a single-family house.

The applicant is planning to install new fencing to screen the dumpster and HVAC equipment.

Project Details:

1. There is existing fencing that has deteriorated and is slightly different in layout.
2. The new fence style would be solid with dog-eared pickets. The supporting rails would be on the inside of the fencing.
3. The fencing around the dumpsters would be 7' x 14' and 4' high with a gate on the south side.
4. Around the equipment, 3' high fencing would run 5' from the building and be 21' wide. A gate is proposed toward the north end.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance
Mechanical equipment and dumpsters should be screened from view.

Recommendations:

Staff is recommending approval of the application. The proposed fencing is appropriate to screen the dumpsters and mechanicals.

Motion:

THAT THE REQUEST BY JEREMY THIEL FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE FENCING AT 825 HIGH ST. AS PER CASE NO. ARB 86-2023, DRAWINGS NO. ARB 86-2023, DATED OCTOBER 17, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Replacement Deck – 129 W. North St. (Cap City Decks and Patios/Seciliano) ARB 87-2023

Findings of Fact & Conclusions**Background & Request:**

This property is on the south side of West North Street, the second house east of Evening St. The lot is 50' wide x 159' deep and has a 1940's English Cottage style house and a detached garage with a rear storage area, both of which are contributing buildings in the Worthington Historic District.

The applicant is requesting approval to install a new deck to the rear.

Project Details:

1. The existing decking and steps at the rear door would be removed.
2. The new decking is proposed with an upper 8' x 5' area that would step down to a 13' x 7' ground platform with a bench at the west end.
3. Materials include: Timbertech decking and bench with privacy back in Brown Oak; and a cable rail across one side of the steps.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Decks and patios should be limited to the rear of buildings. Decks should be built of wood and kept low to the ground. Finishes should be either paint or an opaque stain to match the color of the building or its trim. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendations:

Staff is recommending approval of the application. The proposed decking is appropriate for this property.

Motion:

THAT THE REQUEST BY CAP CITY DECKS & PATIOS ON BEHALF OF DEBORAH SICILIANO FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE REAR DECKING AT 129 W. NORTH ST. AS PER CASE NO. ARB 87-2023, DRAWINGS NO. ARB 27-2023, DATED OCTOBER 25, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Lighting and Window Modifications, Hot Tub – **541 Oxford St.** (RAS Construction/Pasternack) **ARB 89-2023**

Findings of Fact & Conclusions

Background & Request:

This Cottage style house was built in 1921 and is a contributing property in the Worthington Historic District. The property is at the northwest corner of Oxford and South Streets on a 45' wide x 150' deep lot. The house was purchased and renovated in 2019 and transferred to the current owners in 2020. In 2021, approval was given to construct a two-story addition at the rear of the house, but the project was not executed.

Earlier this year, approval was given for a one-story addition with a balcony for the second floor. This application is a request for revisions to that project.

Project Details:

1. Two coach lights are proposed at the sliding door on the second floor. The fixtures would match the others approved for the addition.
2. A hot tub is planned for the second-floor deck and would be partially screened with the deck railing and 33" tall planter boxes with shrubs.
3. The basement windows on the west side are now planned to be egress windows.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending approval of this application. The changes are appropriate for this project.

Motion:

THAT THE REQUEST BY RAS CONSTRUCTION ON BEHALF OF MATTHEW AND MOLLY PASTERNAK FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE PREVIOUSLY APPROVED ADDITION AT 541 OXFORD ST. AS PER CASE NO. ARB 89-2023, DRAWINGS NO. ARB 89-2023, DATED OCTOBER 26, 2023, BE

APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

B. Architectural Review Board – New Business

1. Signage – 41 W. New England Ave. (Stephen Poteet) ARB 90-2023

Findings of Fact & Conclusions

Background & Request:

The Snow House was built in 1814 by John Snow, who was an influential leader of the Masonic Lodge and held early lodge meetings at the house. The Federal style brick house features a symmetrical five-bay façade, and is listed on the National Register of Historic Places. An addition was later constructed to the rear. The Snow House was used as a residence until approximately 1930; was an annex to the Worthington Inn; and housed an expansion of Igloo Letter Press. The commercial structure was constructed around 1920, likely as a garage/carriage house/utility shed and was converted for commercial use. There is also a shed on the site in the southwest corner.

A new business is locating in the main building and would like signage.

Project Details:

1. A projection sign and wall sign are proposed to the east of the main entrance door.
2. The projection sign would be 2” thick HDU, rectangular with black scalloped edges and 2’10” wide and 1’8 1/2” high. The white logo and text would be raised from the green (PMS#5635) background. The sign would hang from a black steel decorative bracket with the bottom being 7’6” above the adjacent sidewalk.
3. The wall sign would be oval shaped – 2’ wide and 1’2” high aluminum with a painted vinyl overlay. The background is proposed as the same medium, light green as the projection sign, the edge would be black, and the logo and text white. The sign would be mounted with the bottom 4’6” from the sidewalk.
4. Vinyl decals with the logo and business name are proposed for the existing two directional signs. The signs are 12” wide x 18” high and would be mounted with the tops 3’ above the grade to meet the Code. The signs would be used to reserve two spaces along the east side of the parking lot.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

Recommendation:

Staff is recommending approval of this application as the proposed signs are appropriate.

Motion:

THAT THE REQUEST BY STEPHEN POTEET FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNS AT 41 W. NEW ENGLAND AVE., AS PER CASE NO. ARB 90-2023, DRAWINGS NO. ARB 90-2023, DATED OCTOBER 27, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Sale/Storage of Building Materials in the I-2 Zoning District – **6325 Huntley Rd.** (Jeffrey Hart/Quikrete) **CU 04-2022**

&

2. Subdivision – Preliminary Plat

- a. Division into 2 Lots – **6325 Huntley Rd.** (Tom Kibbey/Hyperion/Quikrete) **SUB 04-2022**

Findings of Fact & Conclusions

Background & Request:

Hyperion is requesting approval to split off 8.396 acres from the southern part of its 48.596 acre parcel, planning to sell the lot to Quikrete. Quikrete owns property to the south that fronts on Huntley Rd. and is comprised of 4 parcels that total 3.616 acres. West of Quikrete is Huntley Bowl Park, which is owned by the City and used not only as a park but also as part of the stormwater management for Rush Run as a retention basin. The City allows Quikrete to use the park drive for access.

Quikrete plans initially to use the new parcel for storage, packaging and shipping of its product which is pre-blended, packaged concrete. An agreement was reached with Hyperion that would not allow manufacturing on the 8.396 acre lot for five years. Should Quikrete choose to have manufacturing on that new lot in the future a new Conditional Use Permit would be needed. In the meantime, the manufacturing process would continue to take place on the existing property to the south.

Project Details:

1. Site

- Access to the 8.396 acre site is proposed through a connection between the two properties. A bridge would be needed to cross Rush Run.
- Curb cuts to the existing Quikrete property from Huntley Rd. and the Huntley Bowl Park Dr. would be used.
- The access road to Hyperion could not be used by Quikrete per the purchase agreement.

- The new lot would have a 39,600 square foot building with a 2282 square foot office attached to the east side and parking in front of the building.
 - The drive and bridge would provide access to the parking, along the south side of the building where there would be loading docks, and would lead west to a fenced in storage area. An additional drive to the north would connect the fenced in area to the west side of the building.
 - A landscape plan showing 84 Emerald Green Arbor Vitae across the front of the property is included.
2. Utilities
 - Stormwater is intended to drain to the south as it does now. A detention basin is proposed in the area between the building and rear storage area.
 - Water and sewer are available from Huntley Rd.
 3. Building
 - The proposed warehouse building is 180' wide x 220' deep.
 - The attached office in the front would be 116' wide and 20' deep.
 - Warehouse building height is shown as 26' to the eaves and 33'7" to the low sloping gable peak.
 - The building appears to be all metal – details are needed.
 - Wall packs would provide lighting at the entrances.
 4. Lighting
 - Sixteen light fixtures with 4000k color temperature mounted on 25' poles are proposed along the drives, in the parking lot, and in the outdoor storage area.
 - Nine wall packs are proposed around the building.
 - Light level at the property lines would be 0 footcandles. The average for the site is 1.0 footcandles and the maximum would be 14.2 footcandles.
 5. Materials
 - The storage of building materials would refer to inside and outside storage.
 - A 7' high chain link fence with slats and barbed wire at the top is proposed around the outdoor storage area. The color of the slats has not been identified.
 6. Hours of Operation
 - Quikrete operates two 8- or 10-hour shifts with the longest hours between 5:00 am and 1:30 am the following day.
 - Shipments typically occur between 3:00 am and 3:00 pm Monday – Friday and Saturday between 5:00 am and 12:00 pm.
 7. Employees
 - Six employees are anticipated to work on the new lot. After five years, an additional 10 employees may be added.

8. Subdivision

- The subdivision plat only shows the proposed 8.396 acre lot rather than the entire Hyperion lot.
- An easement for the drive extending between the new lot and the existing Quikrete lot is needed.
- Sidewalk will be needed for the entire parcel and is shown as 7' wide along the back of curb.

Land Use Plans:

Worthington Comprehensive Plan

It is critical that the City protect the industrial corridor as an employment center. The City should strive to make this area attractive to investment and redevelopment. The availability and provision of amenities (like the Recreation Center), services, and infrastructure are important in this effort. The City could adopt stronger aesthetic design controls to improve the appearance of this corridor, but there must be a careful balance with the impact to the users. As long as the industrial corridor continues to be economically attractive to investment and production, it will continue to be a vital part of Worthington's success.

Worthington Code Basic Standards and Review Elements The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Engineering Comments:

1. Traffic Movements

- The truck turning movement utilizing WB-62, could not successfully navigate within the internal site's proposed roadway geometry.
- The truck turning movements utilizing WB-67, could not successfully make a right

- turning movement into the site from Huntley Road without interfering with through traffic on Huntley Road. Left turning movements into the site would interfere with a departing truck exiting the site's driveway (the exiting truck would need to stop well short of the normal stopping position to allow the incoming truck onto site).
- Truck movements from the existing site's circulation route into the proposed expansion have not been analyzed.
2. Easements and R/W
 - A proposed Ingress/egress easement is not shown between two parcels.
 - Verify current R/W locations, specifically as it relates to existing fence location along the proposed subdivision.
 3. Stormwater Management/Drainage
 - Stormwater management for the site shall follow the City of Columbus Stormwater Drainage Manual. From an initial review, the site appears to meet those standards.
 - A stand-alone SWP3 will be ultimately required as well as Post Construction Stormwater Operation & Maintenance plan.
 4. Parking
 - 2 ADA parking spots shall be required with a minimum of one space being van accessible. This is not shown.
 5. Sidewalk
 - The City's preference would be to locate the proposed 5-foot sidewalk 1-foot inside public R/W. The proposed 7-foot sidewalk adjacent to existing curb with no tree lawn separating walk and curb is not desired.
 - Show the installation of sidewalk along the entirety of the parent parcel and remainder parcel subject to this subdivision.

Division of Building Regulation Comments:

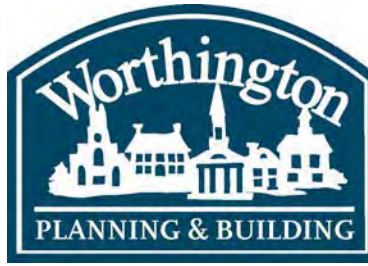
- 1) The site plan provided indicates a roadway to the adjacent property to the south. No specific use group information per [OBC Chapter 3](#) was found and is likely S-1 per [OBC 311.2](#). The proposed utilities to the new building indicates only a single water line, assumed to be for domestic water needs. [OBC 903.2.9](#) will likely require a fire suppression system in the building unless the fire areas within the building can be kept to under 12,000 sf using fire barriers in [OBC Section 707](#). However, if storage exceeds 12', then fire suppression may be required per [OBC 413.1](#) and [OFC Chapter 32](#). [OBC 1028.5](#) requires the exit discharge of a building to provide a direct and unobstructed access to the public way. No such pathway was found.
- 2) Similarly, [OBC 1104.1](#) requires an accessible route from public transportation and public streets or sidewalks to the accessible building entrance. No such pathway was evident.

Planning Comments:

1. Site
 - The allowance for Quikrete to use Huntley Bowl Park Rd. was at least in part to keep truck traffic from backing up on Huntley Rd. With the addition of the extra parcel it seems truck traffic could be a problem again with having to go in and out the northern Quikrete entrance.
 - Some variety in the proposed landscaping may be appropriate.
2. Building
 - More details of the building are needed.
3. Employees
 - Based on the Comprehensive Plan, this corridor should be an employment center. Staff believes a larger number of employees should be on the proposed acreage.
4. Subdivision
 - Although most of the required information has been provided there is not one document that is the preliminary plat.
 - The Hyperion parcel should be shown as part of the plat.
 - A description of the access easement between the properties is needed.
 - Sidewalk placement needs to be discussed.

Recommendation:

Staff is recommending tabling these applications after discussion. Additional information is needed.



ARB APPLICATION ARB 0085-2023 594 Hartford St.

Plan Type: Architectural Review Board	Project:	App Date: 10/16/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$4,252.00		Approval
Description: DUCTLESS SPLIT SYSTEM; OUTDOOR UNIT EAST SIDE; INDOOR IN GARAGE; CA232770		Expire Date:

Parcel: 100-000012	Main	Address: 594 Hartford St	Main	Zone: R-10(Low Density Residence)
		Worthington, OH 43085		

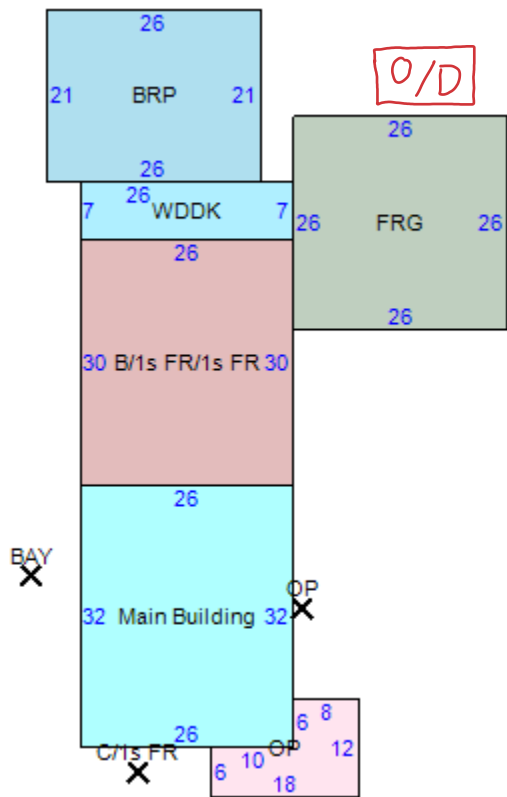
Applicant	Owner	Owner
Mary Moreland	Jeffrey A Silverman, trustee	Deanna L Kroetz, trustee
935 Claycraft Rd.	594 HARTFORD ST	594 HARTFORD ST
Gahanna, OH 43230	Worthington , OH 43085	Worthington , OH 43085
Business: 6145222965		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004739	Architectural Review Board	\$5.00	\$5.00
		Total for Invoice INV-00004739	\$5.00
		Grand Total for Plan	\$5.00

594 Hartford St.



Printable page



Item	Area
Main Building	832
BAY - 18:FRAME BAY	36
FRAME SHED - RS1:FRAME UTILITY SHED	320
C/1s FR - 36/10:CRAWL/ONE STORY FRAME	36
OP - 13:OPEN FRAME PORCH	156
OP - 13:OPEN FRAME PORCH	16
B/1s FR/1s FR - 32/10/10:UNF BASEMENT/ONE STORY FRAME/ONE STORY FRAME	780
BRP - 42:BRICK PATIO	546
WDDK - 38:WOOD DECK	182
FRG - 15:FRAME GARAGE	676



Submittal Data Sheet

FTX12AXVJU / RX12AXVJU

1-Ton Wall Mounted Heat Pump System



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications

Airflow Rate (cfm)	Cooling		Heating	
	H	M	H	M
	436	316	412	316
	L	SL	L	SL
	247	210	247	210
Sound (dBA) H / M / L / SL	45 / 37 / 31 / 26		45 / 37 / 30 / 26	
Dimensions (H × W × D) (in)		11-1/3 × 30-29/32 × 9-27/32		
Weight (Lbs)		22		

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	2.09			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	1,051	H	966
Sound Pressure Level (dBA)	49			
Dimensions (H x W x D) (in)	21-11/16 x 26-1/2 x 11-3/16			
Weight (Lbs)	64			

Efficiency

Cooling		Heating	
SEER	19	HSPF	10.0
EER	12.5	COP	3.80

Performance

Cooling (Btu/hr)	
Rated (Min/Max)	10,900 (4,400 / 13,300)
Sensible @ AHRI	9,090
Moisture Removal gal/h	.19
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

*With field settings and wind baffle

Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	13,500 (4,400 / 16,400)
2: @ 17° Rated	8,600
Operating Range	5°F – 65°F

1: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

2: Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 17°F DB/15°F WB

Electrical

	208/60/1	230/60/1
System MCA	8.7	8.7
System MFA	15.0	15.0
Compressor RLA	8.5	8.5
Outdoor fan motor FLA	.47	.47
Outdoor fan motor W	41	41
Indoor fan motor FLA	.36	.36
Indoor fan motor W	38	38

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)

RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	3/4
Max. Interunit Piping Length (ft)	65.625
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21





ARB APPLICATION ARB 0086-2023 825 High St.

Plan Type: Architectural Review Board	Project:	App Date: 10/17/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$3,400.00		Approval
Description: Replacement of existing failing wood fence on west side of building. Replacement will be similar style and dimensions as previous.		Expire Date:

Parcel: 100-000280	Main	Address: 825 High St Worthington, OH 43085	Main	Zone: C-3(Institutions and Offices)
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Owner T AND T INVESTMENTS LLC 825 HIGH ST Worthington , OH 43085	Applicant / Owner Jeremy Thiel 825 High St Worthington, OH 43085 Business: 6148467828 Mobile: (614) 908-1944
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004749	Architectural Review Board	\$4.00	\$0.00
Total for Invoice INV-00004749		\$4.00	\$0.00
Grand Total for Plan		\$4.00	\$0.00

825 High St.



A: 4'x35'

B: 3'x31'



CITY OF WORTHINGTON
DRAWING NO. ARB 86-2023
DATE 10/17/2023

Proposal Date	6-5-23
Expiration Date	7-5-23
Target Install Date	7-5-23

Name Jeremy Thiel / Signature Dental		811 DIG #
Address 825 N. High St.		Job Address
City, State, Zip Worthington, 43085		Email Signature-dental@jth.net
Home Phone 614-408-1944	Cell	County/ Township/ Subdivision
	Other	

Customer Responsibilities: <input type="checkbox"/> Obtain Permit / Variance <input type="checkbox"/> HOA Approval <input type="checkbox"/> Provide Legal Survey <input type="checkbox"/> Clear Fence Line <input type="checkbox"/> Contain Animals <input type="checkbox"/> Locate Private Utilities	Please Review: <input type="checkbox"/> Dirt removal is not included unless otherwise specified. COST TO REMOVE \$ _____ <input type="checkbox"/> The fence will follow the natural contour of the property unless otherwise specified. <input type="checkbox"/> Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump. <input type="checkbox"/> Customer understands checking (cracking) in wood is normal and will not impact its structural integrity <input type="checkbox"/> A small degree of construction activity and refuse may occur.
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C

$A = 4' \times 35'$
 $B = 3' \times 31'$

Total Footage **66'**
 T.D: FTG **66'**
 Haul: FTG **66'**
☒ Wood
☐ Link
☐ Other _____

Leave Dirt by Post or Haul Dirt Away
 # Breaks ☒ Con ☐ Asp **8**
 Transition Slopes _____
 Removable Panels _____

Permits/Approvals
☒ Yes
☐ No **\$ 250**

City and Association fees are included
PLAT OF SURVEY MUST BE PROVIDED

$A = 4' \times 35'$
 $B = 3' \times 31'$

PAYMENT TERMS: <input checked="" type="checkbox"/> 50 % DEPOSIT Balance to be paid to installation crew chief or office upon completion <input type="checkbox"/> _____ % DEPOSIT Terms: _____		Payment 1 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____		Payment 2 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____		Payment 3 \$ _____ Date _____ V M D A Check # _____ Exp _____ Sec _____		TOTAL \$ 3400 DEPOSIT \$ 1700 BALANCE \$ _____	
---	--	---	--	---	--	---	--	--	--

ACCEPTANCE OF PROPOSAL: *To 5/6/5, 2:45 PM*

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION *To 10/10, 4:25 PM*

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against the property on which the project was installed in accordance with the Mechanic's Lien Act, as amended. Customer agrees to pay all fees and costs associated with default payments. Our employees are fully covered by workman's compensation insurance.

Payment is due immediately following installation.

Company Representative	Customer Signature
Gary Williams	



CITY OF WORTHINGTON
DRAWING NO. ARB 86-2023
DATE 10/17/2023

Name:

Target Install Date:

Height A=4' B=3'	<input checked="" type="checkbox"/> Spaced Picket <input type="checkbox"/> Decorative Top <input checked="" type="checkbox"/> Solid Privacy <input type="checkbox"/> Board on Batton <input type="checkbox"/> Shadow Board <input type="checkbox"/> Rail <input type="checkbox"/> Other: _____	Spacing /	Board Size: 6" Board Cut: _____ Material: _____	
Pattern: Dog ear privacy 				
# of Frames / Rails: 2 <input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Treated Pine <input type="checkbox"/> Other		Framing Construction 		
Post Size: 4" <input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Treated Pine <input type="checkbox"/> Other		Post Top: Bevel Post Caps @ NC 		
# of Gates: 2 # of Single: 1 @ 4' # of Double: 1 @ 10'		<input checked="" type="checkbox"/> Black <input checked="" type="checkbox"/> Gravity Latch <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> 2-Way Latch <input type="checkbox"/> Other <input type="checkbox"/> Drop Rod		
# of Arbors: _____ <input type="checkbox"/> 2 - Post <input type="checkbox"/> Crescent <input type="checkbox"/> 4' Wide <input type="checkbox"/> 4 - Post <input type="checkbox"/> Traditional <input type="checkbox"/> Other: _____		Wire: _____ Notes: _____ Post Set: <input type="checkbox"/> Wet Set Concrete <input checked="" type="checkbox"/> Dry Set Concrete <input type="checkbox"/> Other: _____		

3yr Workmanship Warranty
 14' Gate
 High Wind Framing
 Cedar heart Pickets
 Cedar Core Rails + posts
 36" deep post holes

\$3700 + tax → Spring Special → \$3400. All in
 (\$270) (expires 6-30-23)

50% Down to lock price & be put on install schedule

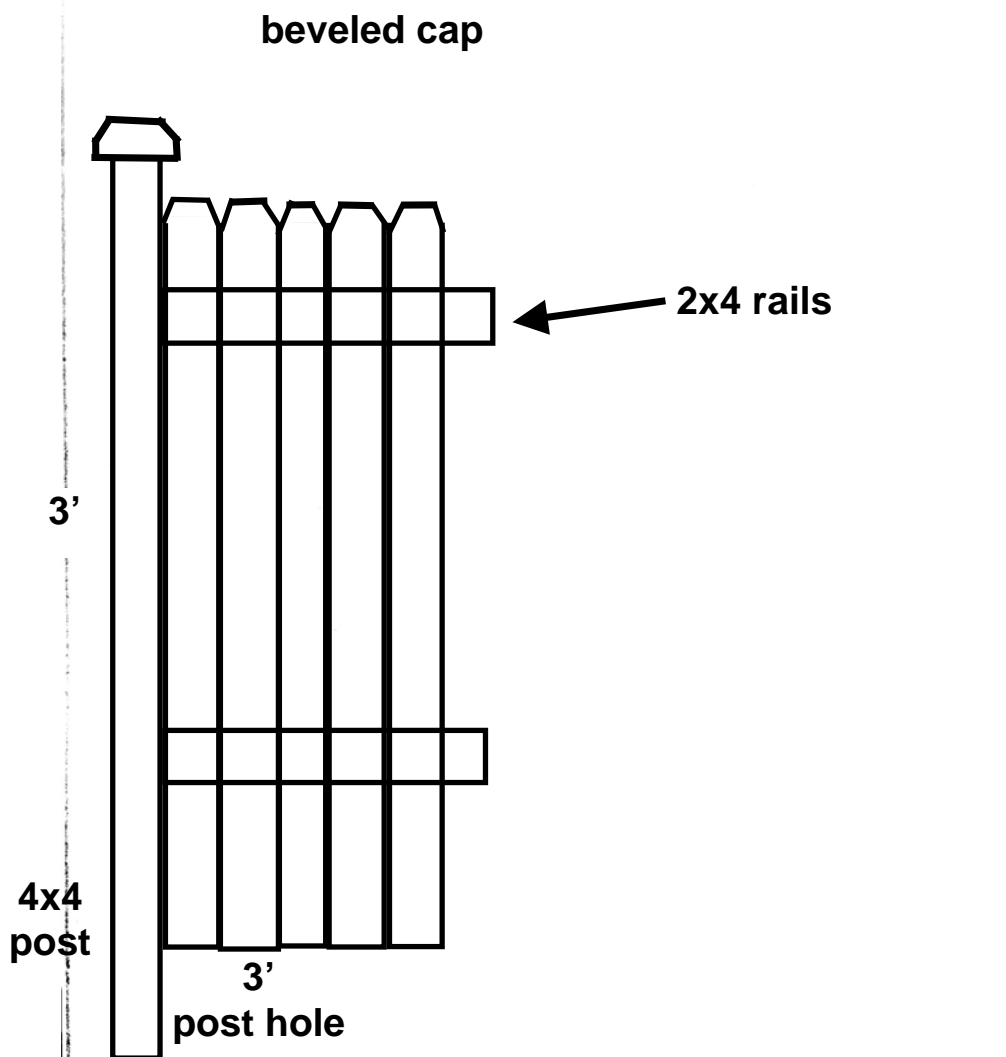
Customer Initial

GRAND TOT

* No additional Coupons/Discounts *

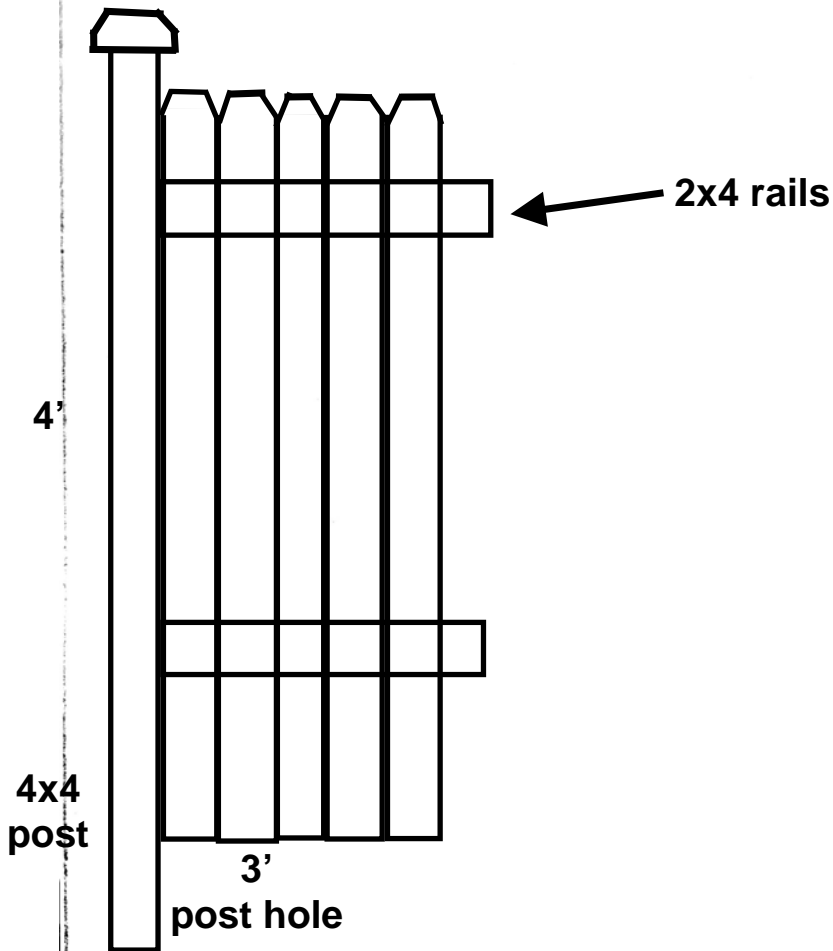


CITY OF WORTHINGTON
 DRAWING NO. ARB 86-2023
 DATE 10/17/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 86-2023
DATE 10/17/2023

beveled cap



4' dog ear straight top privacy



CITY OF WORTHINGTON
DRAWING NO. ARB 86-2023
DATE 10/17/2023



ARB APPLICATION ARB 0087-2023 129 W. North St.

Plan Type: Architectural Review Board	Project:	App Date: 10/25/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: In Review		Completed:
Valuation: \$17,275.00		Approval

Description: Tear out existing decking, railing, steps, and frame. Construct new Timbertech composite deck in color Brown Oak. 8'x5' upper deck with half wrap steps down to a 13'x7' ground platform with 7' wide bench across the back. Cable rail across one side of the upper and down steps. Bench is Timbertech as well in color Brown Oak, 7' wide, 2' depth. Bench by corner of house in lieu of rail. Bench to have privacy back.

Parcel: 100-000282	Main	Address: 129 W North St	Main	Zone:
Worthington, OH 43085				
Owner Deborah Siciliano 129 W. North St. Worthington, OH 43085 Mobile: 614-432-6680	Applicant CAP CITY DECKS & PATIOS 1069 KENCHESTER DR COLUMBUS, OH 43220 Business: 6145700818 Mobile: (614) 496-2957	Contractor CAP CITY DECKS & PATIOS 1069 KENCHESTER DR COLUMBUS, OH 43220 Business: 6145700818 Mobile: (614) 496-2957		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004800	Architectural Review Board	\$18.00	\$18.00
		Total for Invoice INV-00004800	\$18.00
		Grand Total for Plan	\$18.00

129 W. North St.

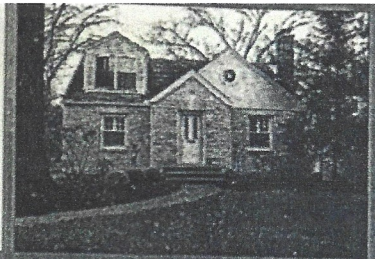


100-000282 08/25/2022

PREPARED EXCLUSIVELY FOR:



POWERED BY
STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



PROPERTY ADDRESS: 129 WEST NORTH STREET WORTHINGTON, OHIO 43085

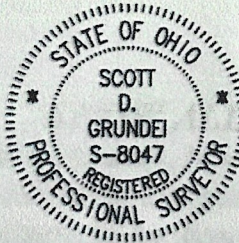
SURVEY NUMBER: 168096

WEST NORTH STREET 49.5'

We have received a copy of this survey and find the conditions acceptable to us

WE HAVE RECEIVED A COPY
OF THIS SURVEY AND FIND THE
CONDITIONS ACCEPTABLE TO
US

[Signature]

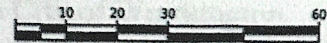


7'x13' ground
platform w/
8'x5' landing
coming out
door & steps
down

Scott D. Grundeir

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 168096



SCALE: 1" = 30'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 1598244

DATE: 4/10/2015

BUYER: ANTHONY & DEBORAH SICILLANO

SELLER: KRISTIN LAIDIG NKA STANTON

SUBLOT / ORIGINAL LOT: 2

SUBDIVISION: CLEARVIEW ADDITION

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: TITLE FIRST AGENCY +

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:



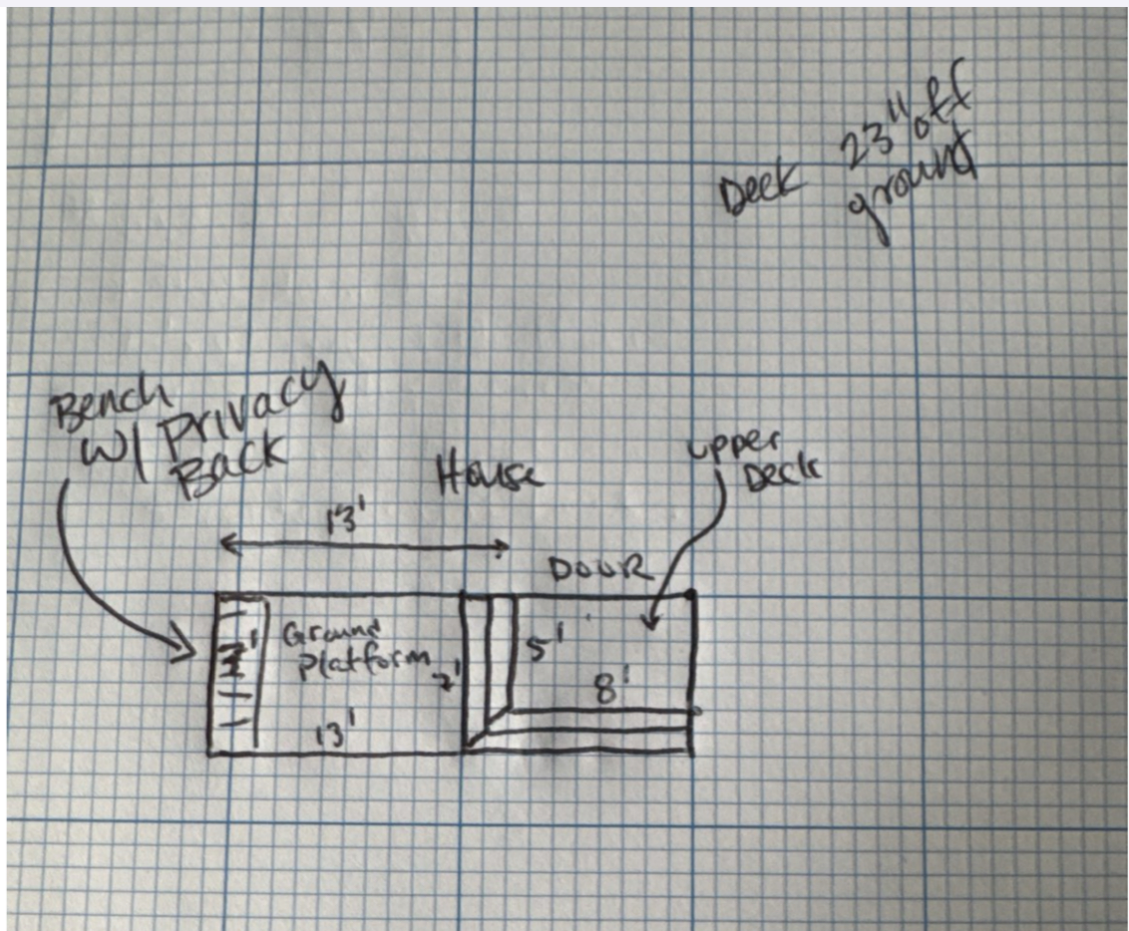
LANDMARK

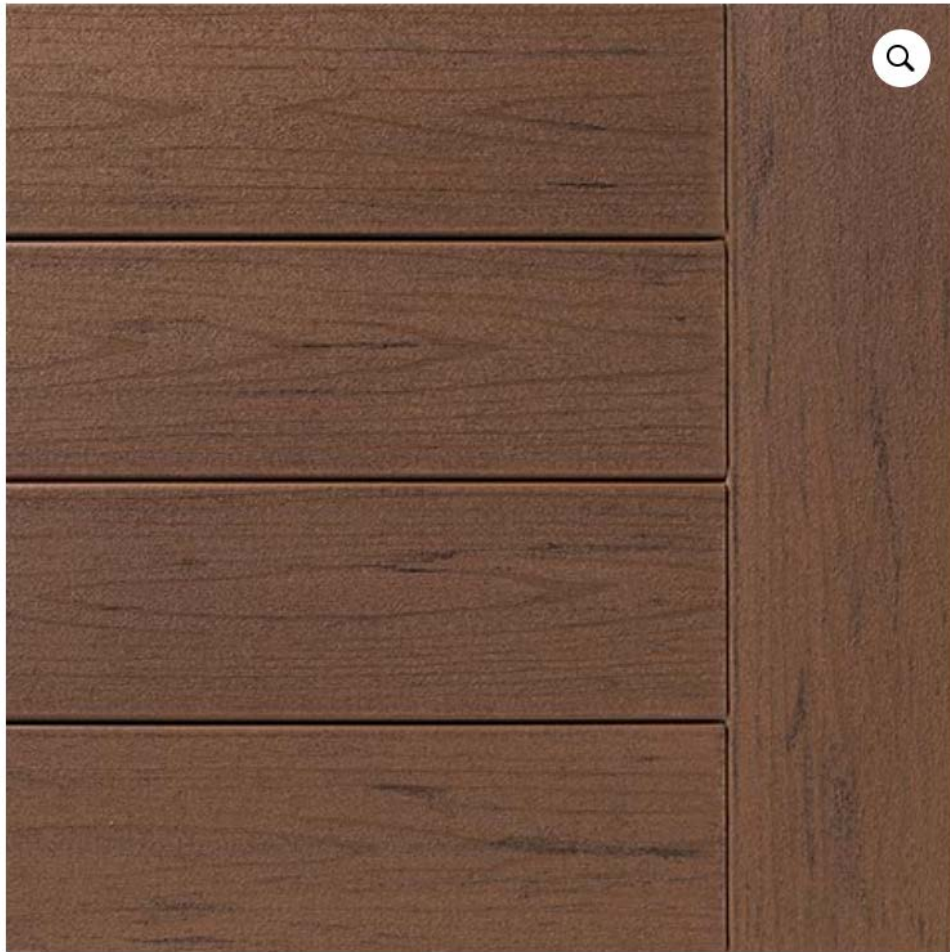
Landmark Survey Group
2100 West Fifth Avenue

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE, CHAPTER 4733-33, MINIMUM STANDARDS FOR MORTGAGE
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



CITY OF WORTHINGTON
DRAWING NO. ARB 87-2023
DATE 10/25/2023





CITY OF WORTHINGTON
DRAWING NO. ARB 87-2023
DATE 10/25/2023



CITY OF WORTHINGTON
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DATE 10/25/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 87-2023
DATE 10/25/2023



CITY OF WORTHINGTON
DRAWING NO. ARB 87-2023
DATE 10/25/2023



ARB APPLICATION ARB 0089-2023 541 Oxford St.

Plan Type:	Architectural Review Board	Project:		App Date:	10/26/2023
Work Class:	Certificate of Appropriateness	District:	City of Worthington	Exp Date:	
Status:	In Review			Completed:	
Valuation:	\$300,000.00			Approval	
Description:	Alteration to the previously reviewed ARB 0059-2023. The alterations include the addition of two exterior coach lights on either side of the second floor sliding door, changing the two west side basement windows into egress windows, the addition of a free-standing hot tub to the second-floor deck, and a variance request for the north side landing and stairs.				
				Expire Date:	

Parcel:	100-000067	Main	Address:	541 Oxford St Worthington, OH 43085	Main	Zone:	
----------------	------------	------	-----------------	--	------	--------------	--

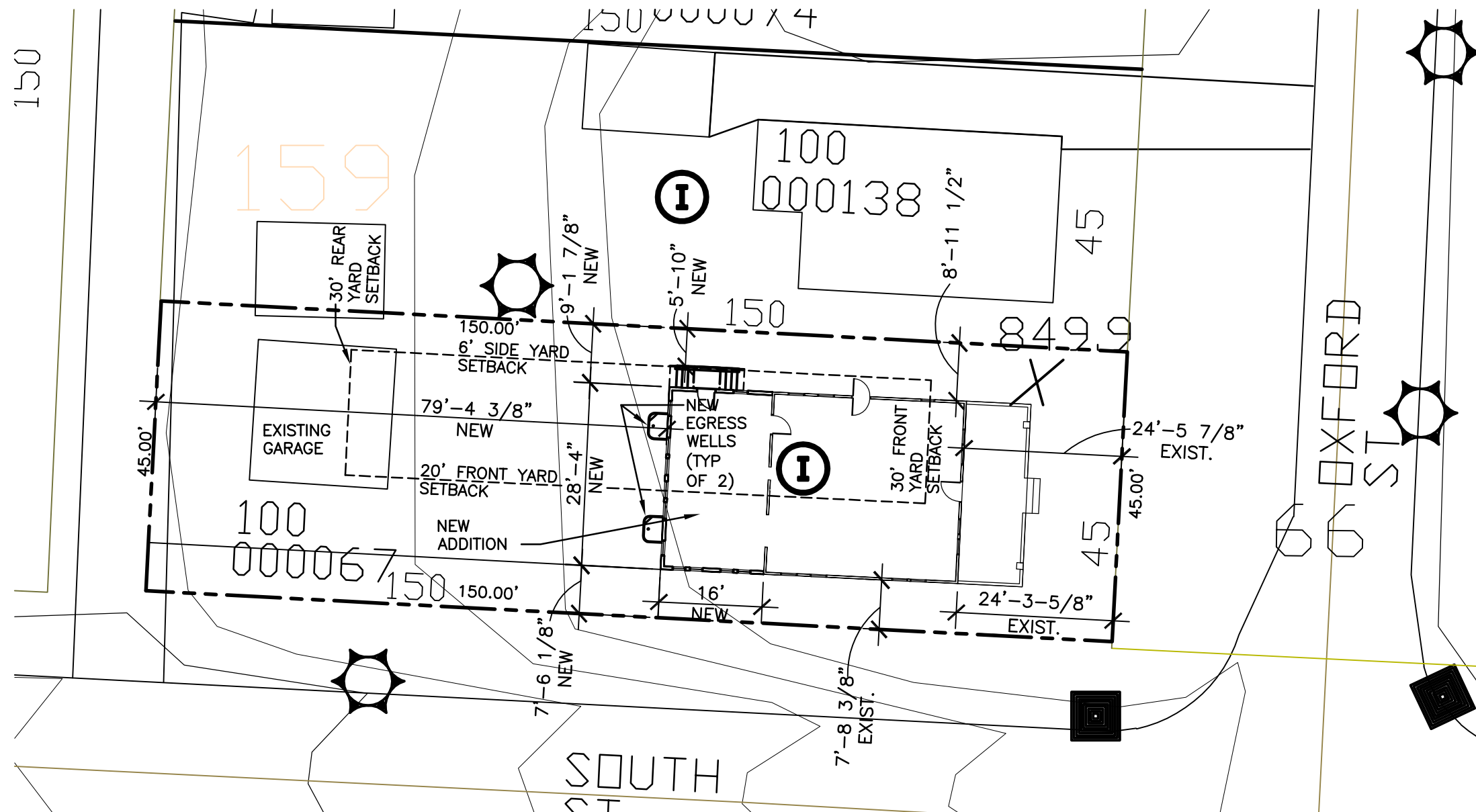
Owner	Applicant
Matthew J Pasternack	RAS Construction
541 OXFORD ST	Kyle Kocheran
Worthington , OH 43085	351 W SOUTH ST
Home: 6145703122	Worthington , OH 43085
	Business: 6146793863

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004801	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00004801		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

541 Oxford St

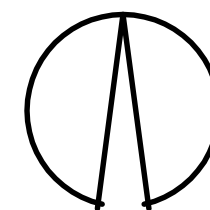


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PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

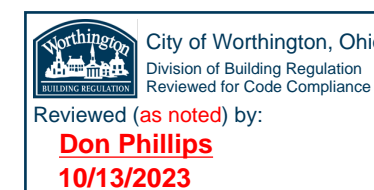


site plan

1" = 20'-0"



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

A
1

DATE: 8/28/2023 SET:
CONSTRUCTION SET

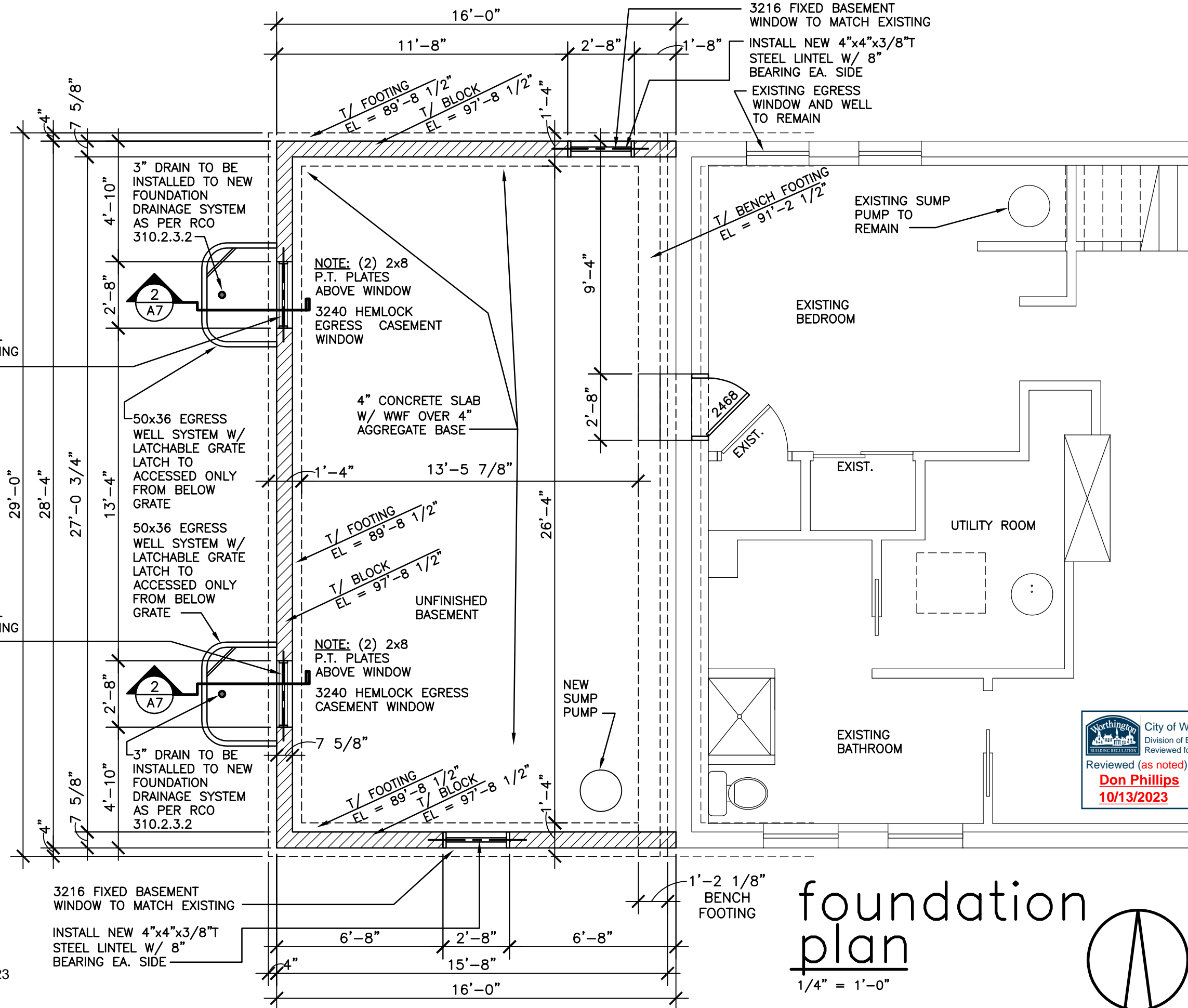
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PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

DATE: 8/28/2023 SET:
CONSTRUCTION SET

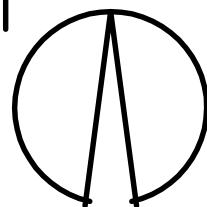
INSTALL NEW
4"x4"x3/8"T
STEEL LINTEL
W/ 8" BEARING
EA. SIDE

INSTALL NEW
4"x4"x3/8"T
STEEL LINTEL
W/ 8" BEARING
EA. SIDE



foundation
plan

1/4" = 1'-0"



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023

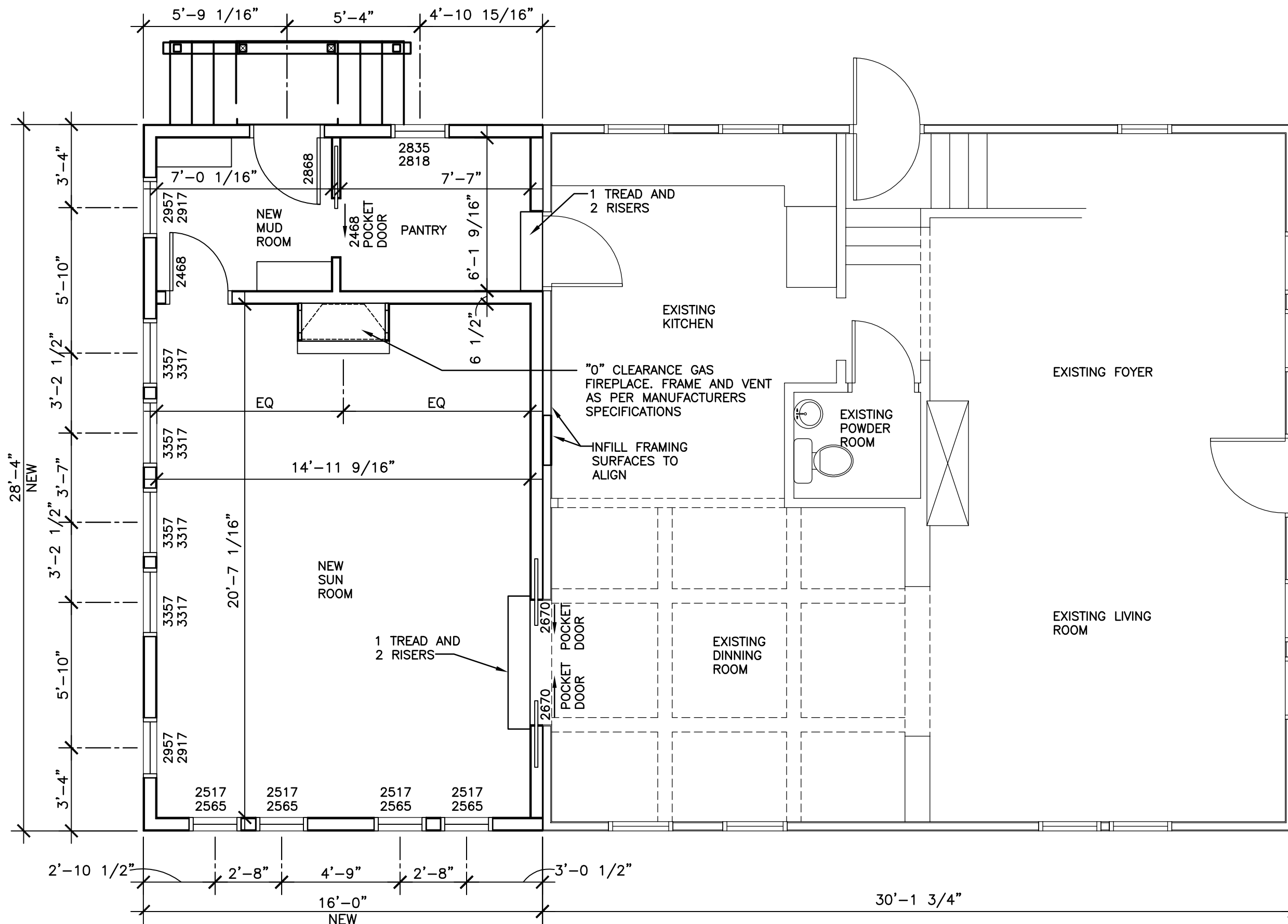
City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance
Reviewed (as noted) by:
Don Phillips
10/13/2023

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PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

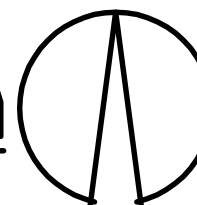
A
4

DATE: 8/28/2023 SET:
CONSTRUCTION SET



partial first floor plan

1/4" = 1'-0"

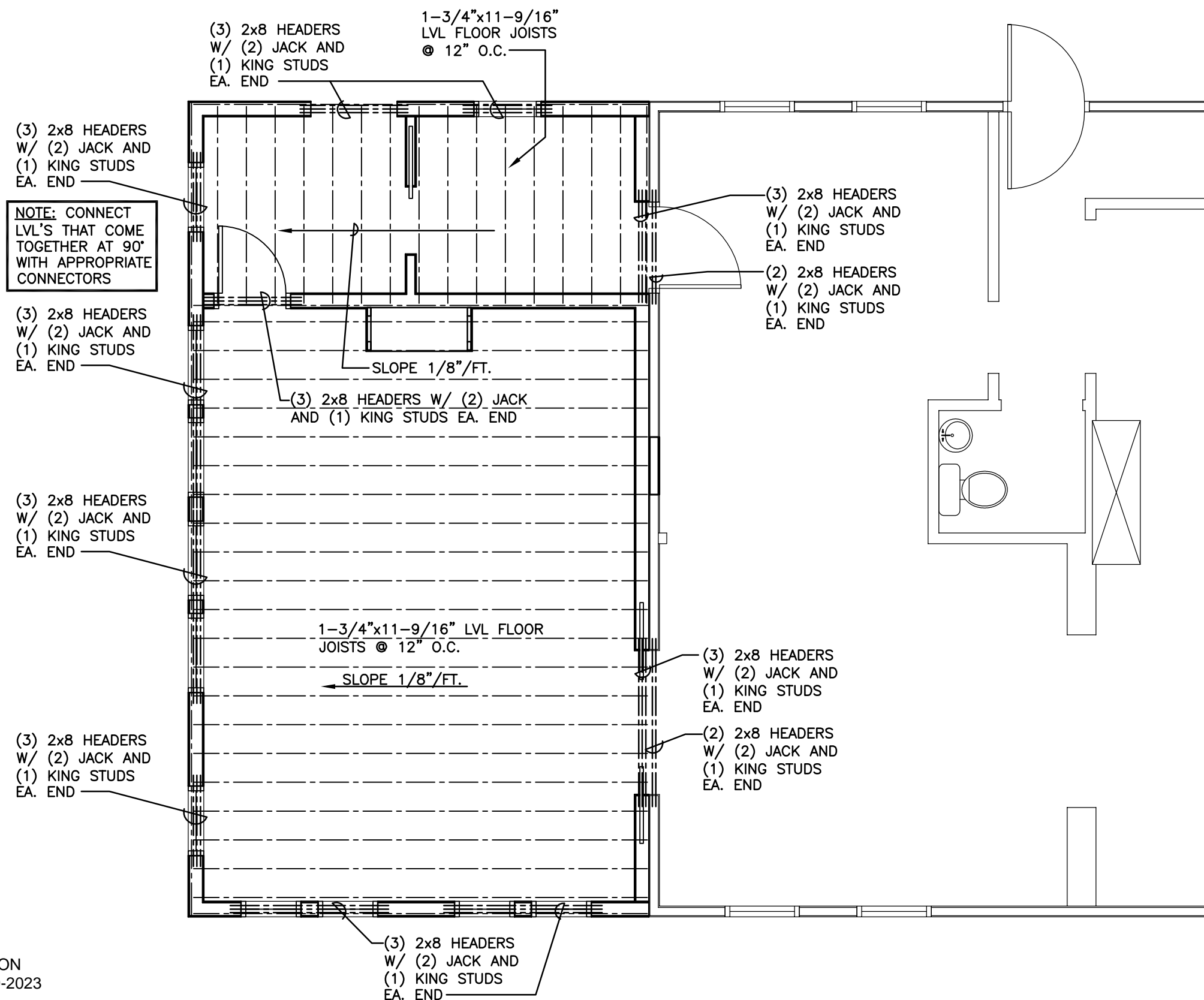


CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance
Reviewed (as noted) by:
Don Phillips
10/13/2023

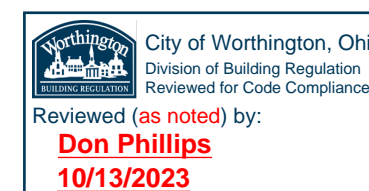
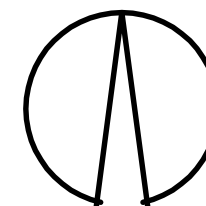
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43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023

partial deck / roof framing plan

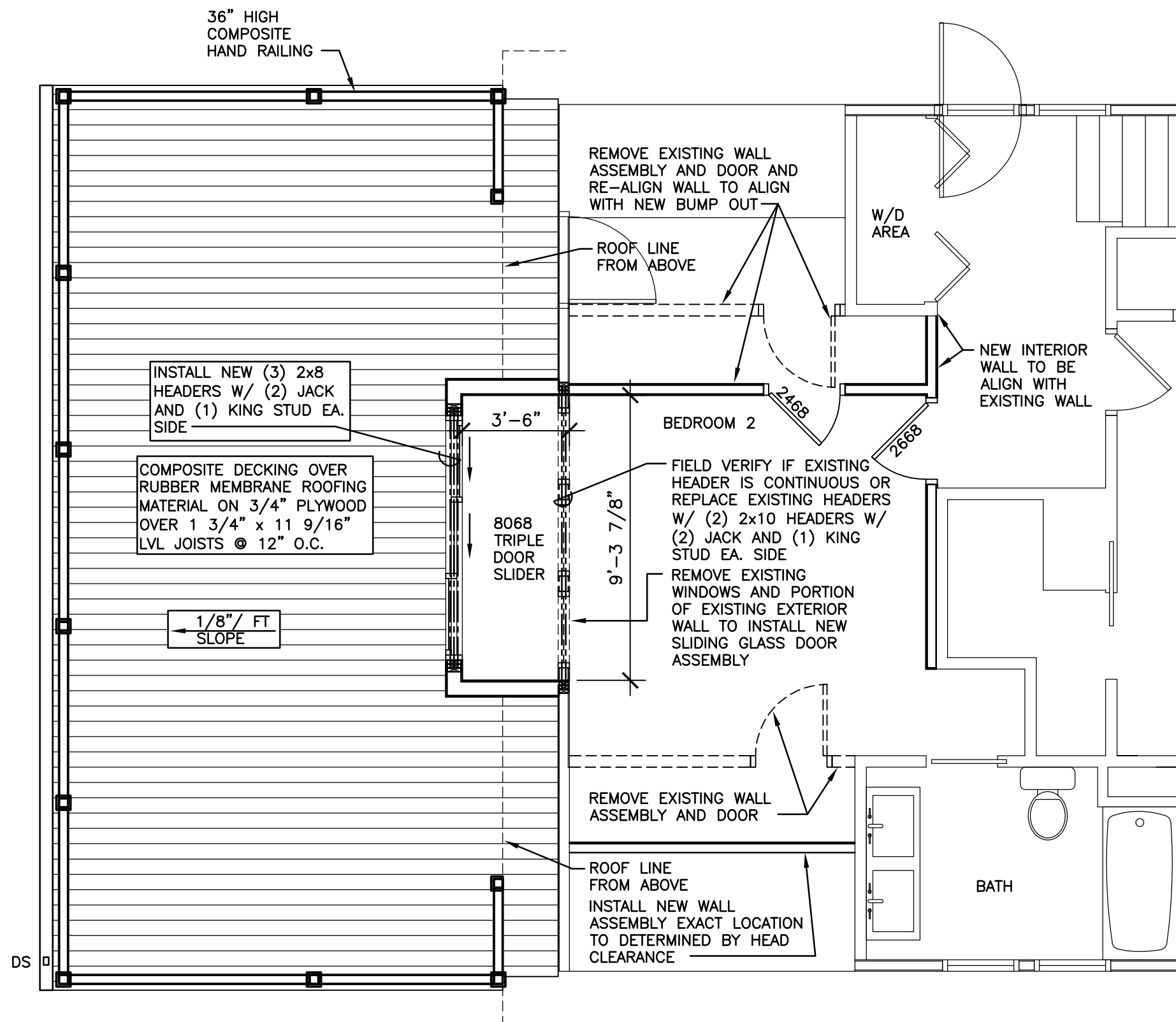
1/4" = 1'-0"



DATE: 8/28/2023 SET:
CONSTRUCTION SET

PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

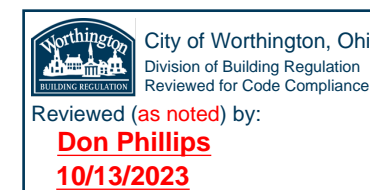
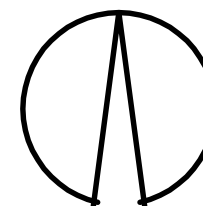
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CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023

partial deck / roof framing plan

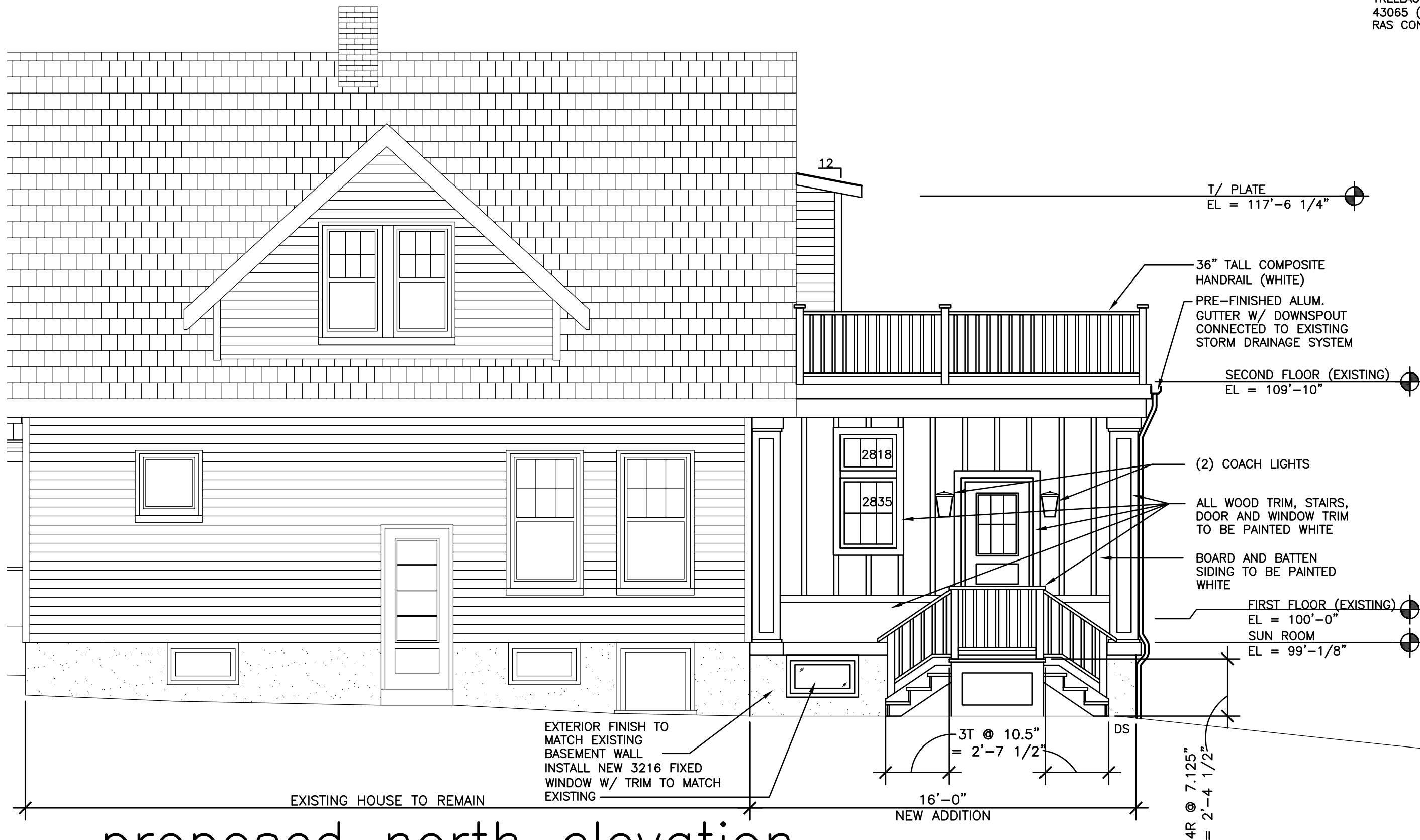
1/4" = 1'-0"



DATE: 8/28/2023 SET:
CONSTRUCTION SET

PROPOSED NEW ADDITION FOR THE RESIDENCE AT
60A 541 OXFORD STREET WORTHINGTON, OHIO 43085

THESE DRAWINGS HAVE BEEN
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TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



proposed north elevation

1/4" = 1'-0"



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance

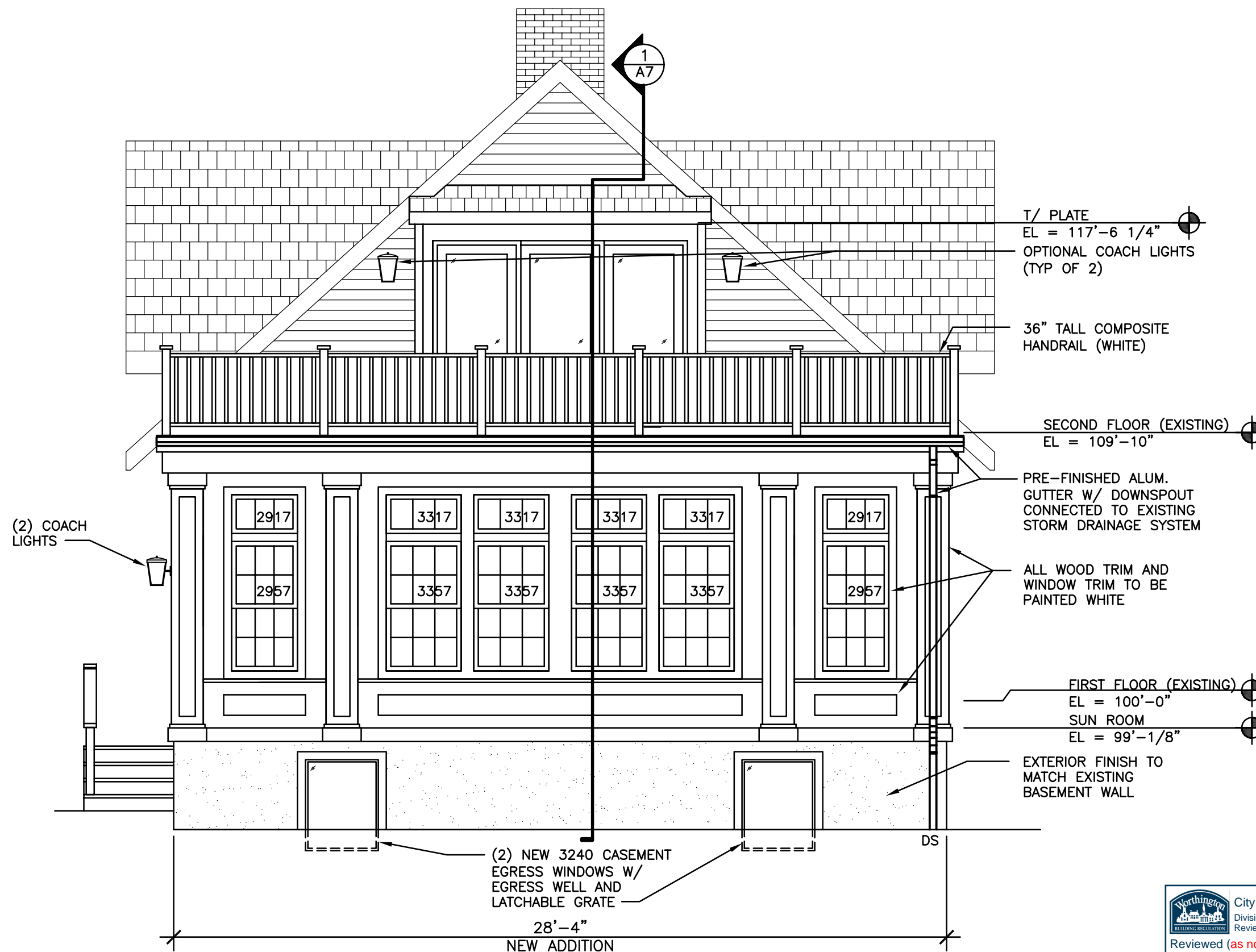
Reviewed (as noted) by:
Don Phillips
10/13/2023

DATE: 8/28/2023 SET:
CONSTRUCTION SET

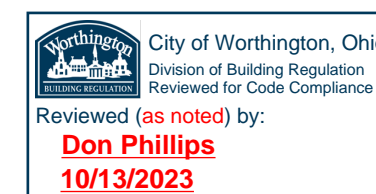
PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

00A

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CITY OF WORTHINGTON
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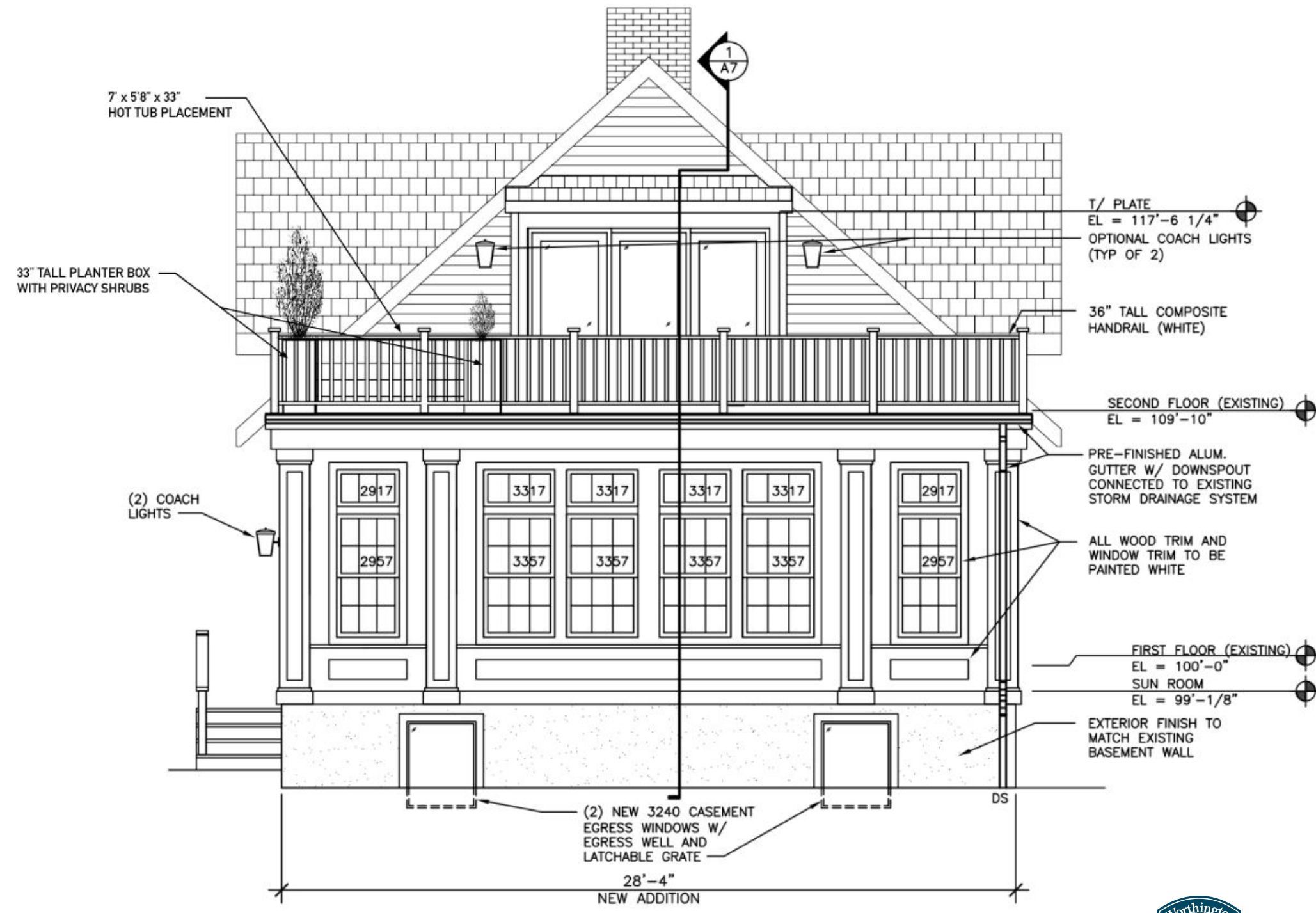


PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

0A

DATE: 8/28/2023 SET:
CONSTRUCTION SET

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RAS CONSTRUCTION.



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023

DATE: 8/28/2023 SET:
CONSTRUCTION SET

PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085
9A

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PREPARED BY JOHN YOUNG
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TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



proposed south elevation

1/4" = 1'-0"



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



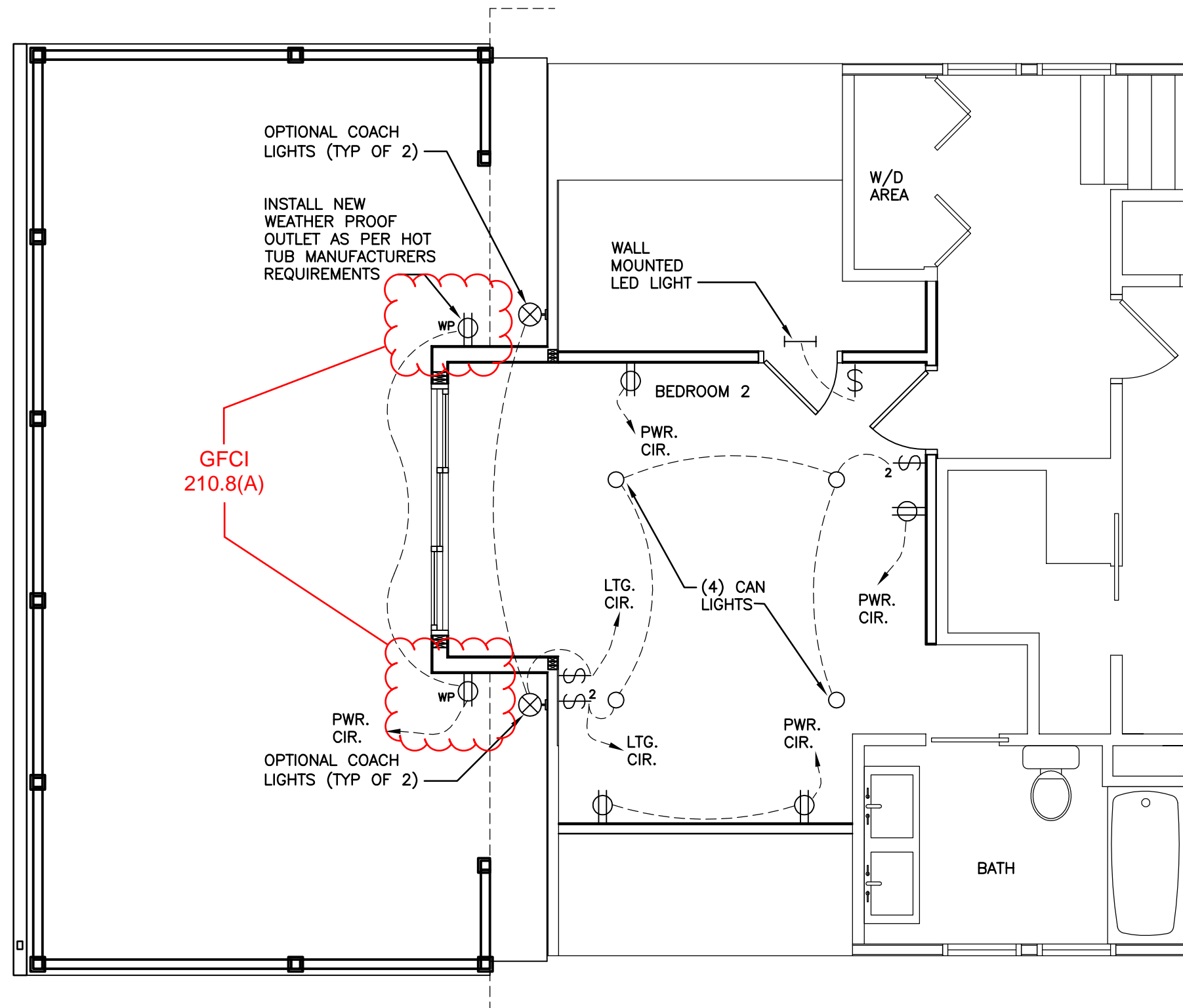
City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance
Reviewed (as noted) by:
Don Phillips
10/13/2023

DATE: 8/28/2023 SET:
CONSTRUCTION SET


PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

A
10

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
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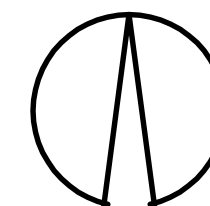


CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023

 City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance
Reviewed (as noted) by:
Don Phillips
10/13/2023

partial second floor electrical plan

1/4" = 1'-0"



PROPOSED NEW ADDITION FOR THE RESIDENCE AT
541 OXFORD STREET WORTHINGTON, OHIO 43085

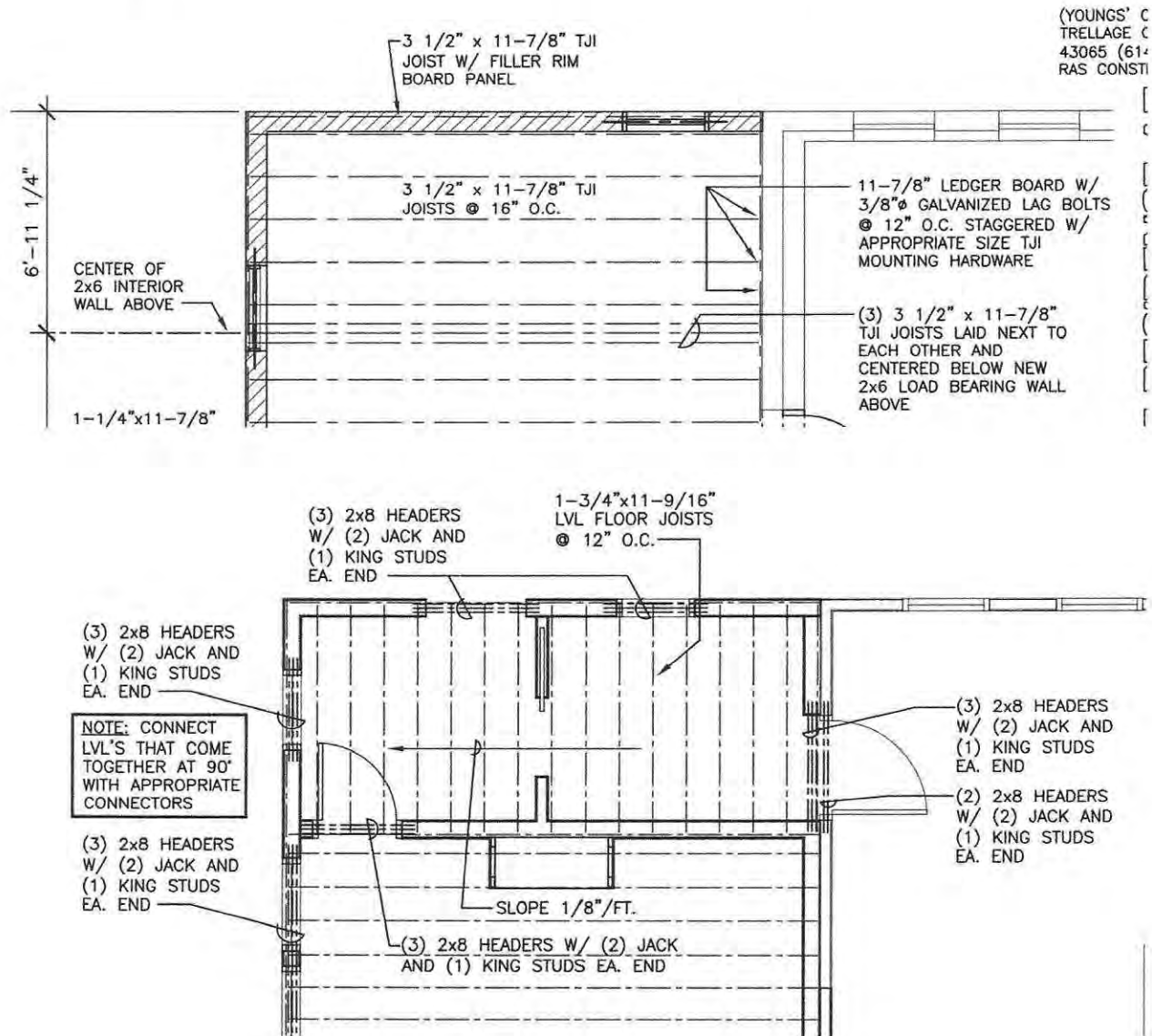
13A

DATE: 8/28/2023 SET:
CONSTRUCTION SET

9425 Shawnee Trail
Powell, Ohio 43065
513-706-8427

To Whom It May Concern:

This letter is in regards to the hot tub installation at 541 Oxford Street. See pictures below:



The hot tub is rated on the manufacturer's website for 78.7 psf total load, however for the sake of conservatism 100 psf load is being considered. Additional conservatism is to apply the 100 psf load across the entire deck housing the hot tub to account for parties, etc.



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance

Reviewed (as noted) by:

Don Phillips
10/13/2023

The deck load with 100 psf plus the 1st floor load of 40 psf live / 10 psf dead requires four 16' LVL beams at 11 7/8" to carry the tributary weight. The (3) 3.5" x 11 7/8" TJI joists are insufficient to manage the deck loading.

The 7' x 11 9/16" LVL joists @ 12" O.C. is extraordinarily conservative. Standard joist load tables show dimensional 2x12's could manage the load at 24" OC spacing. This design is very capable of safe construction as shown in the drawings above.

David Vics

Professional Engineer, State of Ohio

www.TheResidentialEngineer.com



David G. Vics

10-11-2023



CITY OF WORTHINGTON
DRAWING NO. ARB 89-2023
DATE 10/26/2023



City of Worthington, Ohio
Division of Building Regulation
Reviewed for Code Compliance

Reviewed (as noted) by:

Don Phillips
10/13/2023



ARB APPLICATION
ARB 0090-2023
41 W. New England Ave.

Plan Type: Architectural Review Board	Project:	App Date: 10/27/2023
Work Class: Certificate of Appropriateness	District: City of Worthington	Exp Date:
Status: Submitted - Online		Completed:
Valuation: \$3,026.25		Approval
Description: Application for new exterior building signage to include hanging bracket sign on building front and plaque sign on front near door.		Expire Date:

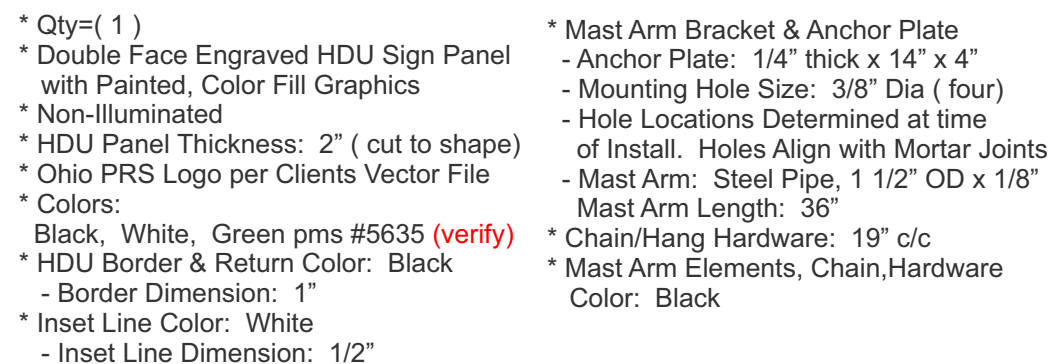
Parcel:	Address: 41 W New England Ave Worthington, OH 43085	Main	Zone:
----------------	---	-------------	--------------

Applicant	Owner
Stephen Poteet	Kevin Royhans
675 MORNING ST	Home: (614) 332-9237
Worthington , OH 43085	Business: (614) 332-9237
Business: 6158185580	Mobile: (614) 332-9237
Mobile: (615) 818-5580	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004797	Architectural Review Board	\$4.00	\$4.00
Total for Invoice INV-00004797		\$4.00	\$4.00
Grand Total for Plan		\$4.00	\$4.00

41 W. New England Ave.





Columbus Sign Co.
SINCE 1911

**Ohio Plastic & Reconst Surgery
142 W. New England Worthington**

10/24/23 rev 10/30/23 7:20

1515 E. Fifth Ave. Columbus, OH 43219 P: (614) 252-3133 F: (614) 252-2494 ColumbusSign.com

<div style="display: flex; justify-content: space-between;"> Project Layout U/L: Yes No </div>		<div style="display: flex; justify-content: space-between;"> Sales: ID </div>
<div style="display: flex; justify-content: space-between;"> 0 Approved Install per NEC 600 </div>	<div style="display: flex; justify-content: space-between;"> 0 Approved as Noted - Grounding </div>	<div style="display: flex; justify-content: space-between;"> Design: LK Dwg: 223-0294 </div>
<div style="display: flex; justify-content: space-between;"> Approval Signature </div>		
<div style="display: flex; justify-content: space-between;"> - Bonding </div>		



Worthington
PLANNING & BUILDING

CITY OF WORTHINGTON
DRAWING NO. ARB 90-2023
DATE 10/27/2023

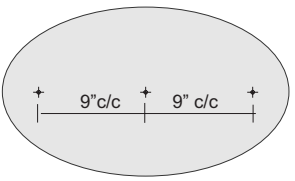


BUILDING ELEVATION - Scale: 3/8"

Aluminum wall sign
• Stud mounted alum
digital print
• 28" x 28"
• Client logo



Modified Logo



BACKSIDE OF ALUM OVAL
Mntg Stud Locations

SINGLE FACE ALUMINUM SIGN PANEL
Scale: 1 1/2"

- * Qty=(1)
- * Single Face Flat Aluminum Sign Panel with Painted Vinyl Overlay
- * Non-Illuminated
- * Alum Panel: 1/8" thick (cut to oval shape)
- * Printed Vinyl Overlay
- * Ohio PRS Logo per Clients Vector File
- * Colors:
Black, White, Green pms #5635 (verify)
- * U/V Overlaminmate
- * Installation:
 - Blind Threaded 1/4-20 Studs (three)
 - Studs Set on Single Horiz Line
 - Studs Set in Silicone Adhesive

- Studs Set in Mortar Lines Only



CITY OF WORTHINGTON
DRAWING NO. ARB 90-2023
DATE 10/27/2023



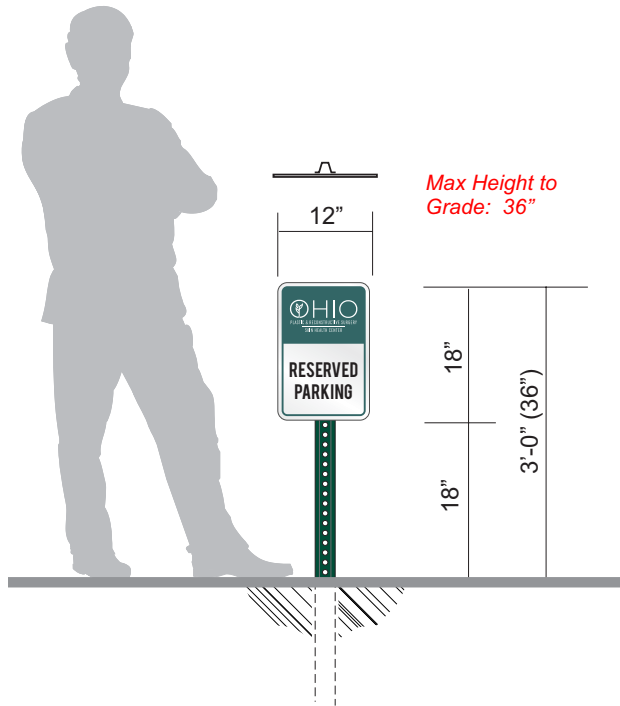
Ohio Plastic & Reconst Surgery
142 W. New England Worthington

10/24/23 rev10/30/23 7:20

Project Layout
0 Approved
0 Approved as Noted
Approval Signature

U/L: Yes No
Install per NEC 600
- Grounding
- Bonding

ID Sales: LK
Design: LK
Dwg: 223-0294

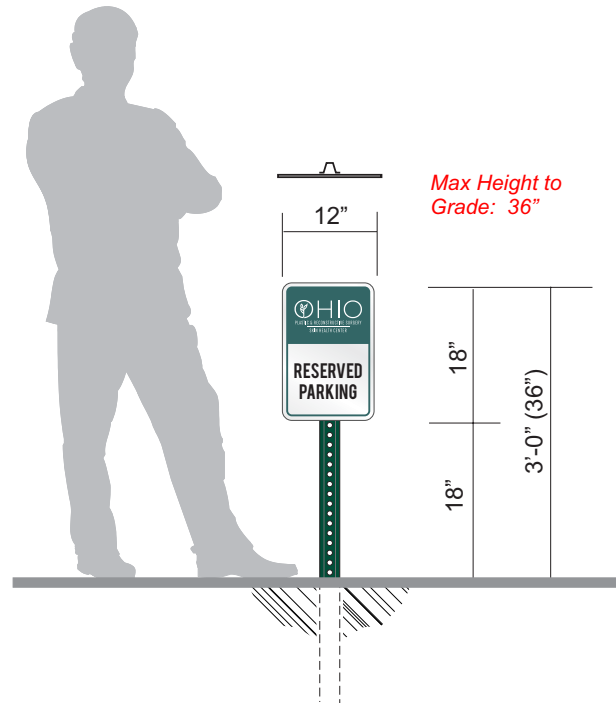


SIGN ELEVATION
Scale: 1/2"



TRAFFIC CONTROL POST & PANEL
Scale: 1 1/2"

- * Qty=(2)
- * Furnish & Install New S/F Aluminum 18" x 12" Panel and Drive Post re: OHIO RESERVED PARKING
- * Sign Panel
 - Flat Aluminum .080" thick
 - Radius Corners
- * Decal Overlay
 - Printed 18" x 12" White Vinyl re: OHIO RESERVED PARKING
 - Ohio Logo per Clients Vector File
 - Header Color: B/G Field: Green pms 5635 Ohio Logo Color: White
 - Inset Line Color: Green pms 5635
 - Text "RESERVED PARKING" Black
- * Background Color: White
- * U/V Overlamine
- * Drive Post: (two)
 - Standard #2 Steel Drive Post 72" Lgth
 - 3/8" Dia Holes set 1" c/c
 - Drive Post Color: Dark Green
- * Installation:
 - Drive Post Set in Dirt (no concrete)
 - Top of Sign to Grade 36"



SIGN ELEVATION
Scale: 1/2"



**MODIFY EXISTING DRIVE POST HEIGHTS
PRINTED VINYL OVERLAY DECALS**
Scale: 1 1/2"

- * Qty=(2)
- * Modify Existing Steel Drive Post Height and Update Graphics on 18" x 12" Sign
- * Remove Existing Sign Panel from Drive Post
- * Reduce Height of Existing Drive Post
 - Cut Drive Post to 36" Above Grade
- * Furnish & Apply New Printed Vinyl Decals
 - Existing 18" x 12" Alum Panels
- * Decal Overlay
 - Printed 18" x 12" White Vinyl re: OHIO RESERVED PARKING
 - Ohio Logo per Clients Vector File
 - Header Color: B/G Field: Green pms 5635 Ohio Logo Color: White
 - Inset Line Color: Green pms 5635
 - Text "RESERVED PARKING" Black
- * Background Color: White
- * U/V Overlamine
- * Reinstall Updated Sign Panel to Drive Posts



CITY OF WORTHINGTON
DRAWING NO. ARB 90-2023
DATE 10/27/2023

3

ID Sales: LK
Design: LK
Dwg: 223-0294

U/L: Yes No
Install per NEC 600
- Grounding
- Bonding

Approval Signature

Project Layout
0 Approved
0 Approved as Noted

Ohio Plastic & Reconst Surgery
142 W. New England Worthington
10/24/23 rev 10/30/23 7:20



1515 E. Fifth Ave. Columbus, OH 43219 P: (614) 252-3133 F: (614) 252-2494 ColumbusSign.com



MPC APPLICATION CU 04-2023 & SUB 04-2023 6325 Huntley Rd.

Plan Type: Conditional Use Permit	Project:	App Date: 10/24/2023
Subdivision - Preliminary Plat	District: City of Worthington	Exp Date:
		Completed:
		Approval Expire Date:

Description: On behalf of The Quikrete Companies, Inc., Civil & Environmental Consultants, Inc. has developed this conditional use permit and supporting documentation for the purchase and proposed development of an approximately 8-acre parcel currently part of Parcel Number 100-002243, owned by Diamond Innovations, Inc. (Hyperion, LLC).

Proposed Lot Split - Huntley Road Industrial Subdivision

Parcel: 100-002243	Main	Address: 6325 Huntley Rd Worthington, OH 43229	Main	Zone: I-2(General Industrial)
---------------------------	------	--	------	--------------------------------------

Owner Quikrete Phil Wegmiller 6225 Huntley Rd. Columbus, OH 43229 Business: 6148854406	Applicant Jeffrey Hart 250 W. Old Wilson Bridge Road Suite 250 Worthington, OH 43085 Business: (614) 564-6633 Mobile: (614) 381-2417	Applicant Tom Kibbey 2000 Huntington Center 41 South High Street Columbus, OH 43215 Home: (614) 558-8314 Business: (614) 365-2718 Mobile: (614) 558-8314	Owner Hyperion MT Steve Wood Business: 6144382878 Mobile: 6143782035
--	---	--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004612	Conditional Use Permit	\$25.00	\$25.00
Total for Invoice INV-00004612		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004808	(Subdivision)Preliminary Plat	\$150.00	\$150.00
Total for Invoice INV-00004808		\$150.00	\$150.00
Grand Total for Plan		\$150.00	\$150.00

6325 Huntley Rd.





September 15, 2023

City of Worthington
Municipal Planning Commission
374 Highland Avenue
Worthington, OH 43085



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

To Whom It May Concern:

Subject: Narrative for Conditional Use Permit
Quikrete Expansion Project
6325 Huntley Road, Worthington, OH 43229
CEC Project 325-839

Founded on May 22, 1940 in Columbus, Ohio, The Quikrete Companies, Inc. is an industry pioneer known for its iconic and unmistakable yellow bag of concrete. During the past 83 years, The Quikrete Companies evolved from a fledgling building materials supplier in Columbus, Ohio to the largest manufacturer of pre-blended, packaged concrete and cementitious products in North America. Today, The Quikrete Companies is a comprehensive building solutions powerhouse proudly contributing to the growth and health of our country's structure and infrastructure every day.

On behalf of The Quikrete Companies, Inc., Civil & Environmental Consultants, Inc. has developed this conditional use permit and supporting documentation for the purchase and proposed development of an approximately 8-acre parcel currently part of Parcel Number 100-002243, owned by Diamond Innovations, Inc. (Hyperion, LLC). The development will consist of approximately 800 linear feet (LF) of paved roadway, a parking lot, storage building with attached office space, an outdoor storage pad area, and stormwater best management practices. It should be noted that at this time, the development of this conditional use permit, application and supporting documentation is being requested as part of the pre-approval requirement to facilitate the sale of the 8-acre parcel (100-002243) from Hyperion, LLC to The Quikrete Companies, Inc.

The manufacturing processes at Quikrete are drying of natural aggregates through a rotary dryer, the blending and mixing of these aggregates with various cements that are stored on site and packaged and palletized. Manufacturing will continue on Quikrete's existing facility located at 6225 Huntley Road (Parcel Number 100-002797), while the proposed development would be used to store finished product, packaging and daily shipping operations.

In an effort to minimize access points along Huntley Road, access to the proposed development on Parcel Number 100-002243 will utilize an existing entrance from Parcel Number 100-002797, currently denoted with existing signage as "Quikrete Gate 3". Access via Quikrete Gate 3 will cross Rush Run via a proposed bridge/stream crossing culvert, as depicted in the attached site plans. The Quikrete manufacturing plant, on Parcel Number 100-2797, had an additional entrance

currently denoted with existing signage as “Quikrete Gate 1” constructed on Huntley Bowl Road in 2021, which allows the staging of shipping/delivery vehicles on Huntley Bowl Road rather than Huntley Road. The use of Quikrete Gate 3 as access to the proposed development site, in conjunction, with the addition of Quikrete Gate 1, is expected to have no impact to the current traffic patterns on Huntley Road as a result of the proposed development.

Based on information provided to CEC by Quikrete, and a pending agreement between Quikrete and Hyperion, Quikrete will not manufacture materials on the proposed site for an initial period of five (5) years. Using phases of implementation of improvements Quikrete intends to construct the proposed site improvements and begin operational activities in conjunction with operations of the main production facility. Quikrete anticipates an estimated 6 employees will be present on the proposed 8-acre parcel development during a typical shipping day after full implementation of the plan. Quikrete has a projected growth rate of an additional 10 employees to be required, over an additional period of 5 years, at both the existing facility at 6225 Huntley Road (Parcel Number 100-002797) and at the new 8-acre parcel. Using the OEPA Greenbook, Division of Surface Water, Design Standards (2013 Edition), a design flow of 25 gallons per day per employee in a factory/warehouse without showers was used to estimate sewage flows from the proposed development. An estimated addition of 250 gallons per day of sewage are expected to be released from the proposed development and tied into the existing sanitary sewer on Huntley Road, after the 5-year waiting period. A total of 500 gallons per day of sewage are expected to be released from the proposed development, based on the additional 5-year projection.

An existing sanitary service exists on the 8-acre parcel, which due to the proposed development will be relocated into an easement along the northern edge of the parcel boundary, continuing south along the edge of the Rush Run easement, maintaining its current connection to the main sanitary sewer on Huntley Road. Sanitary service from the proposed building will be connected to the relocated sanitary service. The existing sanitary sewer on Huntley Road is a 15” diameter sewer. Per the guidance on the OEPA Greenbook, and based on topographic survey information provided to CEC, the existing sewer on Huntley Road has an approximate capacity of 1,131,000 gallons per day. The inclusion of sewage from the proposed development after the 5-year waiting period, and after the expected projected growth rates will result in a 0.02% and 0.04% increase on the existing system, respectively. The impacts on the existing sanitary sewer as a result of the proposed development can be considered negligible, and the proposed development will have no impact on existing sanitary systems.

Existing drainage patterns on the proposed 8-acre parcel drain from west to east and from north to south, utilizing an existing stream (Rush Run). Proposed development of the 8-acre parcel will ensure that existing drainage patterns remain unaffected. Stormwater runoff from the proposed development will be managed on-site, utilizing a dry extended detention basin, which outlets to an existing outfall located the southern edge of the parcel boundary.

Due to the proposed development of the 8-acre parcel, the following utilities will be required: sanitary service (relocated Hyperion service line and proposed building service), water service, electric service, and relocated gas service.



Quikrete is committed to protect the health and safety of every employee, Contractor, vendor, customer, and guest while on Quikrete's premises by complying with federal, state, and local health and safety laws, as well as, health and safety rules, procedures and practices established by The Quikrete Companies, Inc.

As stated previously, the manufacturing processes at Quikrete are drying of aggregates through a rotary dryer, the blending and mixing of these aggregates with various cements that are stored on site that are packaged and palletized. Aggregates and cements are transported to the Columbus location (Parcel Number 100-002797) via dump trailers or trucks and pneumatic tankers. Other products bagged on the site are various aggregates of different sizes that are packaged for customer convenience. Dust collection is utilized throughout the plant to maintain an environment for Quikrete employees that complies with OSHA guidelines for this industry.

Manufacturing will continue at Quikrete's existing facility at 6225 Huntley Road (Parcel Number 100-002797), while the proposed 8-acre site development would be used to store finished product, packaging and daily shipping operations. No manufacturing by Quikrete will take place on the 8-acre site for the next five years pursuant to an agreement with Hyperion, LLC.

Quikrete operations utilizes two (2) production shifts throughout the calendar year: 8 or 10-hour shifts depending on the volume of business the plant needs to service, the expanded 10-hour shift normally occurring from the busier months of March through September of each year. Hours of operation during the expanded hours of operation run from 5:00 am to 1:30 am the following day, running one overtime shift on Saturdays at 6:00 am and finishing at 1:00 pm. Daily shipments occur from 3:00 am to 3:00 pm Monday through Friday, with Saturday during the busy months. Saturday shipments typically occur from 5:00 am to 12:00 pm. The plant does not schedule production of shipping on Sundays.

The proposed building with office space on the 8-acre parcel will comply with all building codes and requirements. The development of this site would take place in phases over a period to be defined once the agreement is in place and the sale completed with Hyperion, LLC.

A proposed site improvement plan has been included in this permit application submittal with the aim of further explaining the proposed development and its effects on the current neighborhood. As part of the site plan, a landscape plan has been included proposing the use of vegetation providing a natural screen/buffer aiding the development in better blending into the Huntley Road corridor.

In closing, we would like to thank the City of Worthington and the respected members of the city's Municipal Planning Commission for their time and consideration in the review of Quikrete's Conditional Use Permit Application. We look forward to discussing the project with you at the City of Worthington Planning and Zoning Commission meeting to be held on September 28, 2023. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact us. We will be more than happy to assist you.

City of Worthington – Municipal Planning Commission
CEC Project 325-839
Page 4
September 15, 2023

Respectfully submitted,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 W. Old Wilson Bridge Road, Suite 250
Worthington, OH 43085
Contact: Jeffrey D. Hart, P.E., CPESC
Phone: (614) 564-6633
Email: jhart@cecinc.com



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

HUNTLEY ROAD INDUSTRIAL SUBDIVISION

State of Ohio, County of Franklin, City of Worthington
Quarter Section 3, Township 2 North, Range 18 West
United States Military District

Situated in the State of Ohio, County of Franklin, City of Worthington, part of Quarter Section 3, Township 2 North, Range 18 West, United States Military District, and being part of a 49.003 acre tract of land conveyed to DIAMOND INNOVATIONS, INC. in Instrument Number 201303280051647, being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned _____ representative of DIAMOND INNOVATIONS, INC., owner of said 49.003 acre tract of land, being all of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "Subdivision", a subdivision consisting of LOT 1, and do hereby accept this plat of the same.

In witness, Whereof, _____, Manager of DIAMOND INNOVATIONS, INC.,

set his/her hand this ____ day of _____, 2023, for and on behalf of said company.

DIAMOND INNOVATIONS, INC., Signed and acknowledged in the presence of:

By: _____

Manager

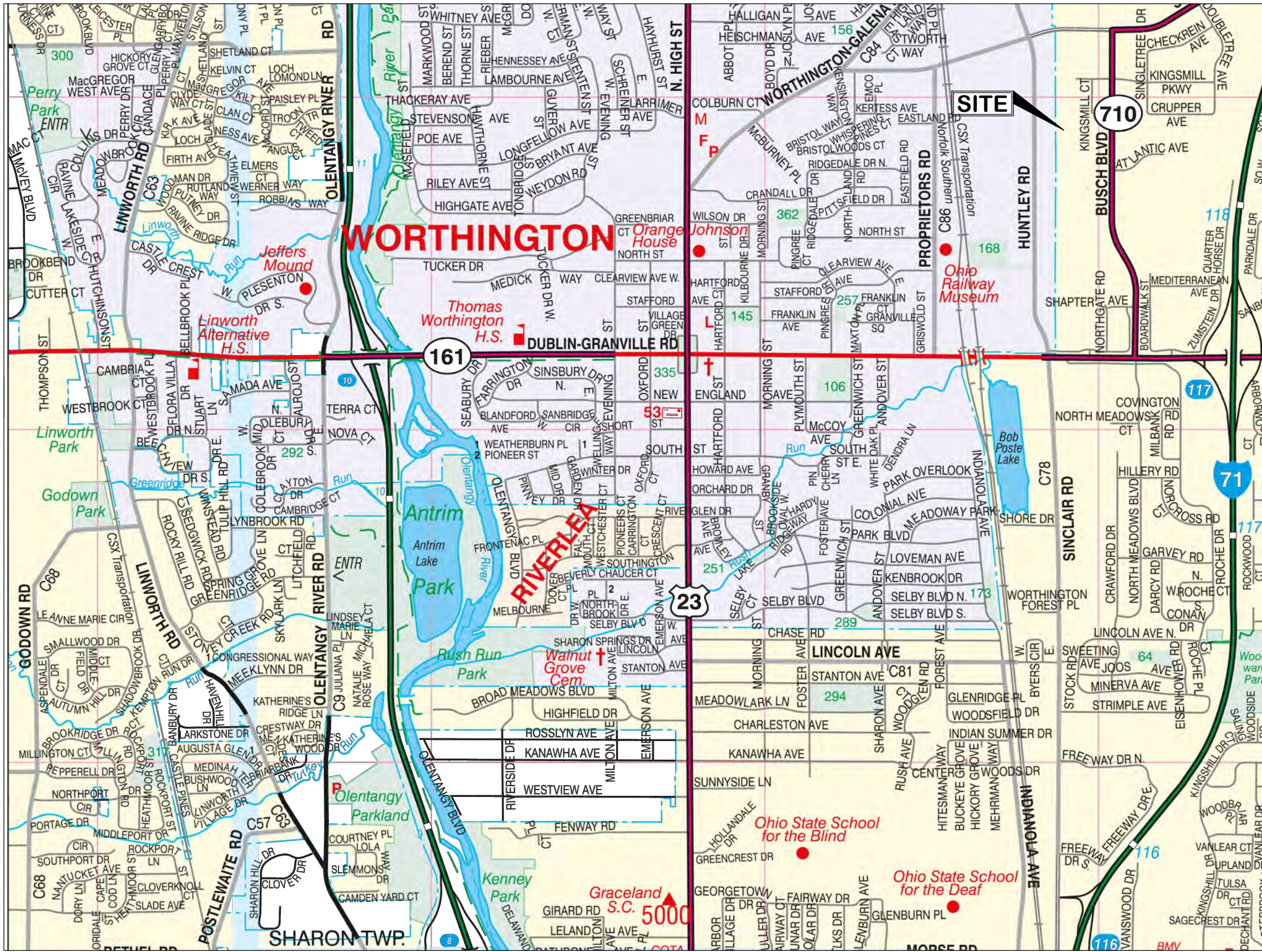
State of Ohio
County of Franklin, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2023

by _____, DIAMOND INNOVATIONS, INC., for and on behalf of said company.

Notary Public, State of Ohio

My Commission Expires _____



LOCATION MAP
Not To Scale

SOURCE OF DATA

The sources of the recorded survey data referenced in the plan and text of this ply are records of the Recorder's Office, Franklin County, Ohio.

FLOOD ZONE

Said described property is located within an area having a Zone Designation of Zone X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Nos. 39049C0157K, 39049C0159K 39049C0176K, and 39049C0178K panels all dated 06/17/2008.

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap.

All Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8797" inscribed on top.

All monuments found are in good conditions unless otherwise noted.

BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Huntley Road bearing South 02°54'32" West.

Approved this ____ day of _____, 2023

Director of Planning and Building

Approved this ____ day of _____, 2023

City Engineer, Worthington, Ohio

City Manager, Worthington, Ohio

Approved and accepted this ____ day of _____, 2023
by Ordinance No. _____ wherein this subdivision is accepted
as such by the council for the City of Worthington, Ohio

Clerk of Council, Worthington, Ohio

Transferred this ____ day of _____, 2023

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 2023

at _____ .M.

Recorder, Franklin County, Ohio

Recorded this ____ day of _____, 2023

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page(s) _____



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

SURVEYOR'S CERTIFICATION

We do hereby certify that we have surveyed the attached premises and prepared the attached plat. The field survey on which the plat is based was completed on February 16, 2023.



PRELIMINARY

By: Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 4/4/23

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

HUNTLEY ROAD INDUSTRIAL SUBDIVISION

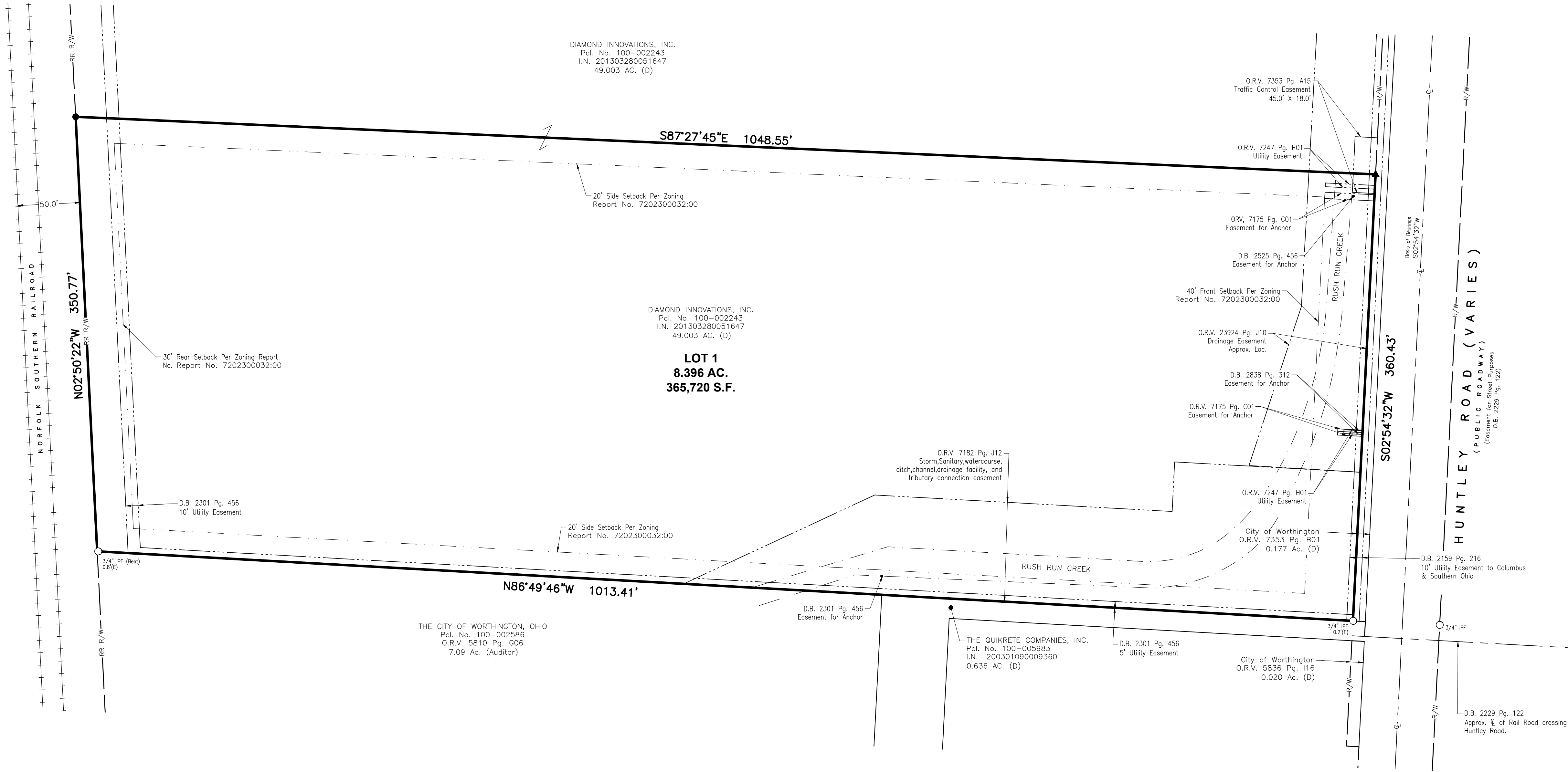
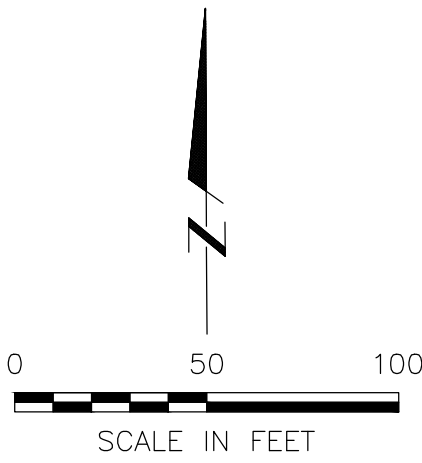
State of Ohio, County of Franklin, City of Worthington
Quarter Section 3, Township 2 North, Range 18 West
United States Military District

NEW LOT ACREAGE BREAKDOWN

New Lot 1
Part of PID: 100-002243 8.396 Ac.

LEGEND

- Iron Pin/Pipe Found
- Iron Pin Set
- ▲ MAG Nail Set
- RR R/W Railroad Right-of-Way
- R/W Right-of-Way
- ⊕ Centerline of Right-of-Way
- Edge of Water
- +++ Railroad Track
- - - Easement
- Setback
- Property Line



E. P. FERRIS
AND
ASSOCIATES
INC.

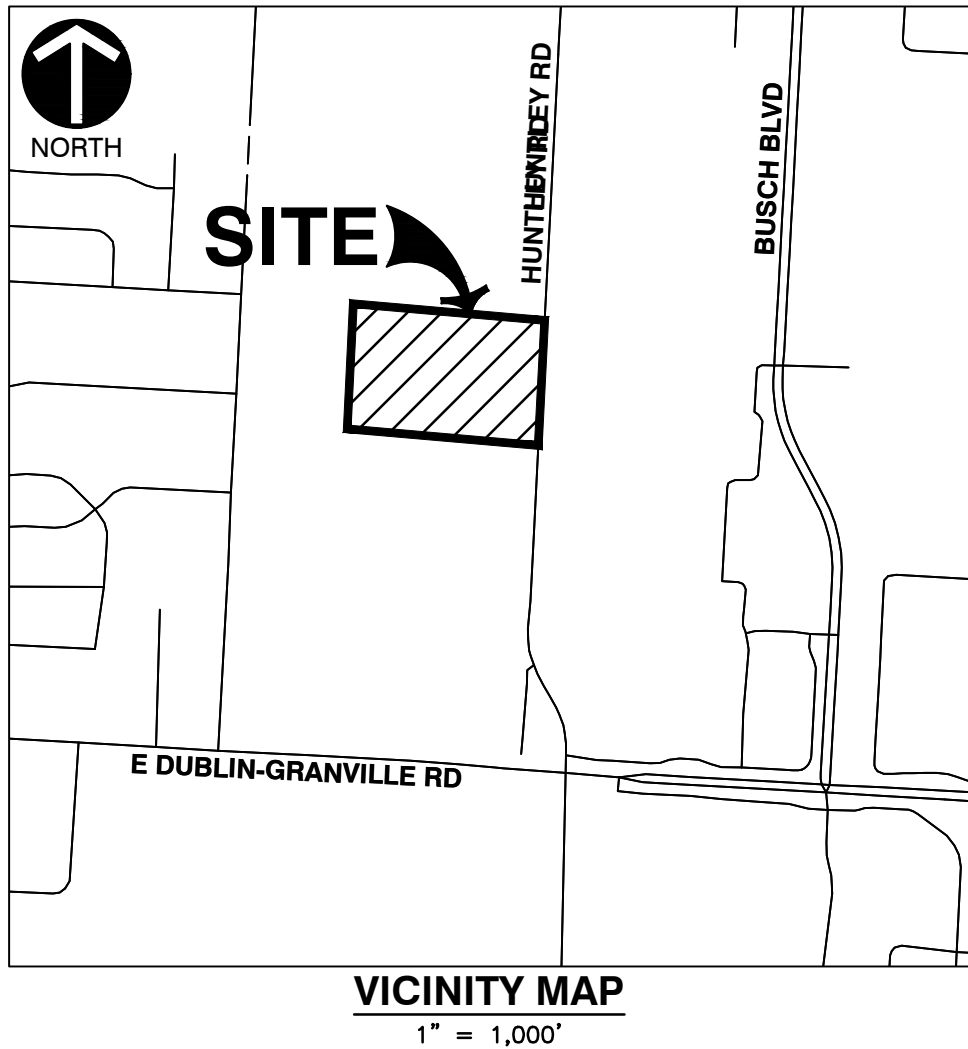
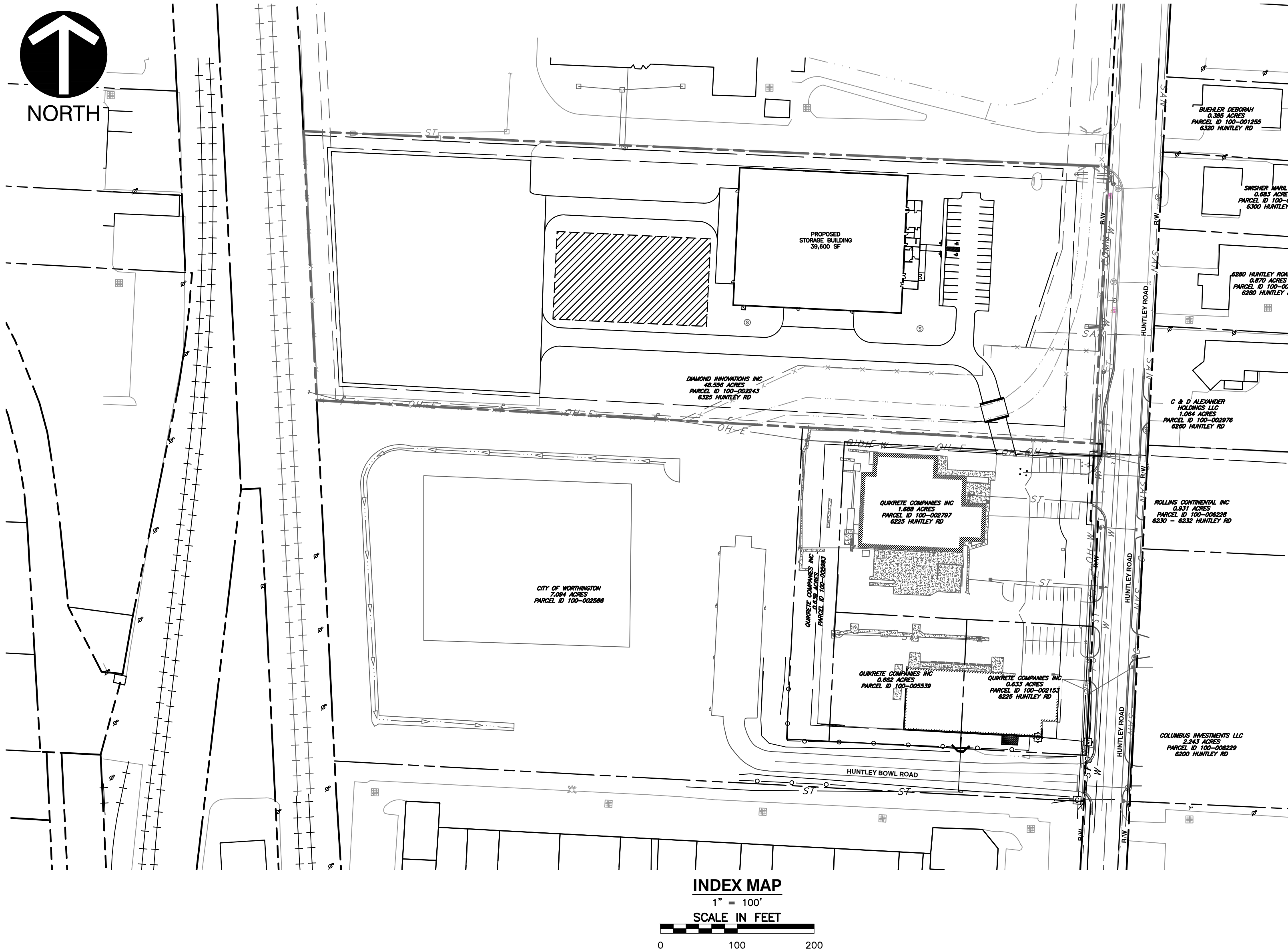
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(614) 299-2992 (Fax)
www.EPFERRIS.com



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

CITY OF WORTHINGTON, OHIO
PRELIMINARY SITE IMPROVEMENT PLAN
QUIKRETE EXPANSION
OCTOBER 2023



CITY OF WORTHINGTON APPROVALS
CITY OF WORTHINGTON SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

STANDARD CONSTRUCTION DRAWINGS	
CITY OF COLUMBUS	
2202 (12/31/2018)	AA-S159 (7/9/2012)
AA-S151 (7/9/2012)	L-7103
1441 (4/22/2019)	L-6317
2179 (12/31/2018)	L-9901
AA-S168 (7/9/2012)	L-1003
AA-S149 (10/15/2014)	L-1004
AA-S153 (7/9/2012)	AA-S111 (12/6/2013)
AA-S102 (12/6/2013)	AA-S161 (12/6/2013)
2319 (07/01/2022)	

THE STANDARD DRAWINGS LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS DRAWING SET.

CITY MANAGER
CITY OF WORTHINGTON, OHIO

DATE

DIRECTOR
CITY OF WORTHINGTON, OHIO

DATE

POLICE CHIEF
CITY OF WORTHINGTON POLICE DEPARTMENT

DATE

FIRE CHIEF
CITY OF WORTHINGTON FIRE DEPARTMENT

DATE

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT. ALL STANDARDS OF THE CITY OF WORTHINGTON, AS WELL AS OTHER RELEVANT STANDARDS HAVE BEEN MET, EXCEPT WHERE, IN THE ENGINEER'S OPINION, A STANDARD GREATER THAN MINIMUM IS REQUIRED. ALL CARE HAS BEEN TAKEN TO ASSURE THAT THE CONSTRUCTION AND IMPLEMENTATION OF THIS PROJECT DOES NOT IMPEDE PUBLIC SAFETY OR CONVENIENCE.



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

REGISTERED ENGINEER NO. DATE

REVISION RECORD	
NO	DATE

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ccecinc.com

THE QUIKRETE COMPANIES, INC.
QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

COVER SHEET	
DATE: OCTOBER 2023	DRAWN BY: JDH
DWG SCALE: AS NOTED	CHECKED BY: JDH
PROJECT NO. 325-939	DRAFT
APPROVED BY:	
DRAWING NO. C000	
SHEET 1 OF 33	

DRAWING INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C100	EXISTING CONDITIONS AND DEMOLITION PLAN
4	C200	SITE LAYOUT PLAN
5	C201	FIRE TRUCK ROUTE
6	C202	VEHICLE TURNING EXHIBIT
7	C301	SITE GRADING PLAN
8	C400	BUILDING ELEVATION
9	C500	SITE UTILITY PLAN
10	C602	STORM SEWER PROFILES
11	C603	STORM SEWER PROFILES
12	C604	STORM SEWER PROFILES
13	C604	DRY EXTENDED DETENTION BASIN DETAIL
14	C605	SANITARY SEWER PROFILES
15	C606	SANITARY SEWER PROFILES
16	C700	SITE LIGHTING PLAN
17	C701	SITE LIGHTING DETAILS
18	C702	LANDSCAPE PLAN
19	C800	CONSTRUCTION DETAILS
20	C801	CONSTRUCTION DETAILS
21	C902	EROSION & SEDIMENT CONTROL PLAN
22	C903	EROSION & SEDIMENT CONTROL DETAILS
23	C904	EROSION & SEDIMENT CONTROL DETAILS
24	D1	STREAM CROSSING BRIDGE DETAILS
25	D2	STREAM CROSSING BRIDGE DETAILS
26	D3	STREAM CROSSING BRIDGE DETAILS
27	D4	STREAM CROSSING BRIDGE DETAILS
28	D5	STREAM CROSSING BRIDGE DETAILS
29	D6	STREAM CROSSING BRIDGE DETAILS
30	D7	STREAM CROSSING BRIDGE DETAILS
31	D8	STREAM CROSSING BRIDGE DETAILS
32	D9	STREAM CROSSING BRIDGE DETAILS
33	D10	STREAM CROSSING BRIDGE DETAILS

OWNER/DEVELOPER:
THE QUIKRETE COMPANIES, INC.
6201 HUNTLEY ROAD
COLUMBUS, OHIO 43229
PHONE: 614-885-4406
CONTACT: PHIL WEGMILLER
EMAIL: PHIL.WEGMILLER@QUIKRETE.COM

ENGINEER/SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: 614-540-6633
CONTACT: JAMES FIELDS
EMAIL: JFIELDS@CECINC.COM

STANDARD SPECIFICATIONS:
THE CITY OF WORTHINGTON, TOGETHER WITH THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMS), LATEST EDITION, INCLUDING ALL REVISIONS AND SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THE PLANS UNLESS NOTED OTHERWISE.

ZONING INFORMATION:
THE SUBJECT PROPERTY IS LOCATED WITHIN THE I-2, GENERAL INDUSTRIAL DISTRICT AS DEFINED IN THE CODIFIED ORDINANCES OF WORTHINGTON, PART ELEVEN, PLANNING AND ZONING CODE, TITLE FIVE, CHAPTER 1141. THE I-2 DISTRICT IS FOR AREAS FOR MANUFACTURING, SERVICE INDUSTRIES, PROCESSING OR ASSEMBLY THAT EMIT NO OBJECTIONABLE OR HAZARDOUS ELEMENTS. PERMITTED USES INCLUDE: MAINTENANCE AND ASSEMBLY, PLANT PRODUCTION AND WAREHOUSING.

SETBACKS:	HUNTLEY ROAD FRONT	SIDE	SIDE	REAR
BUILDING	40'	20'	20'	30'
PARKING	5'	*NS'	*NS'	*NS'
FREE STANDING SIGN	10'	35'	35'	35'
*NS = NOT SPECIFIED				
MINIMUM LOT AREA:		2 ACRES		
MINIMUM LOT WIDTH:		200'		
MINIMUM % LOT COVERAGE:		40%		
MAXIMUM BUILDING HEIGHT:		3 STORIES OR 45'		
MAXIMUM HEIGHT OF FREESTANDING SIGNS:		15'		
PARKING:				
PARKING SPACES REQUIRED — 1 SPACE FOR EACH 2 EMPLOYEES ON THE MAXIMUM WORKING SHIFT AND ONE SPACE FOR EACH VEHICLE USED IN THE BUSINESS AND BASED, FOR OPERATIONAL PURPOSES, UPON THE PREMISES.				
MINIMUM PARKING SPACE SIZE:		171 SQ. FT.		

BASIS OF BEARINGS:
THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE BEARING OF HUNTLEY ROAD, BEING S 02° 53' 08" W, AS CALCULATED THROUGH GPS OBSERVATION OF FRANKLIN COUNTY SURVEY CONTROL MONUMENTATION, AND FOUND PROPERTY CORNER AND ROAD RIGHT-OF-WAY MONUMENTS. FRANKLIN COUNTY SURVEY CONTROL MONUMENTS OBSERVED FOR HORIZONTAL ALIGNMENT WERE STATIONS "WEST1" AND "WEST2", WITH THE BEARING OF THE LINE CONNECTING THE TWO STATIONS BEING N 81° 36' 00" W, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE. BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, PER NAD 83 (NRS 2007).

- REFERENCES:**
- EXISTING TOPOGRAPHY SHOWN OBTAINED FROM SURVEYED PERFORMED BY CEC ON SEPTEMBER 27, 2019, FROM P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FROM SURVEY INFORMATION PERFORMED BY P&L SYSTEMS, INC. PERFORMED ON SEPTEMBER 24, 2010 PROVIDED BY CLIENT.
 - EXISTING BASE MAP INFORMATION OBTAINED FROM CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, FROM P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FROM FRANKLIN COUNTY AUDITOR ACCESSED SEPTEMBER 9, 2019. EXISTING LOT SPLIT PARCEL BOUNDARY INFORMATION PROVIDED TO CEC FROM E.P. FARRIS ON MAY 23, 2023.
 - SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED OCTOBER 15, 2019.
 - EXISTING UTILITIES SHOWN ARE BASED OFF OF CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FRANKLIN COUNTY AUDITORS DATA.



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GENERAL NOTES

- STANDARD SPECIFICATION – THE REQUIREMENTS OF THE CITY OF WORTHINGTON, TOGETHER WITH THE CITY OF COLUMBUS CONSTRUCTION MATERIALS SPECIFICATIONS, LATEST EDITION, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THE PLAN, UNLESS OTHERWISE NOTED.
- CHANGES TO PLANS – ANY MODIFICATION TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL OF THE CITY OF WORTHINGTON ENGINEERING DEPARTMENT.
- PERMITS – ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND CITY OF WORTHINGTON REQUIREMENTS.
- SAFETY – THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL AND STATE SAFETY REQUIREMENTS.
- EMERGENCY TELEPHONE NUMBERS – THE CITY OF WORTHINGTON SHALL BE PROVIDED WITH EMERGENCY TWENTY-FOUR HOUR TELEPHONE NUMBERS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT WORK OF AN IMMEDIATE NATURE MUST BE PERFORMED BY THE CITY, THE CITY WILL BE REIMBURSED FOR 2.5 TIMES THE COST OF LABOR AND MATERIALS.
- RIGHTS-OF-WAY – THE CONTRACTOR SHALL OBSERVE AND CONFORM TO THE SPECIFIC REQUIREMENTS OF ALL RIGHTS-OF-WAY, INCLUDING EASEMENTS, COURT ENTRIES, RIGHTS-OF-ENTRY OR OTHER ACTIONS FILED IN COURT, IN ACCORDANCE WITH THE CODE OF THE APPLICABLE GOVERNING AGENCY.
- SIONS, FENCES, LANDSCAPING – ALL SIGNS, FENCES, SHRUBS, LANDSCAPING OR OTHER PHYSICAL FEATURES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THEIR WORK UNDER THIS PROJECT, SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR UNLESS APPROVED OTHERWISE IN WRITING BY THE CITY OF WORTHINGTON DIRECTOR OF ENGINEERING.
- SURVEYING MARKERS – ANY PROPERTY CORNERS, PERMANENT SURVEY MARKERS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE ESTABLISHED BY A SURVEYOR REGISTERED BY THE STATE OF OHIO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- EROSION AND SEDIMENT CONTROL – EROSION AND SEDIMENT CONTROL SHALL BE REQUIRED DURING CONSTRUCTION ACTIVITIES PER ITEM 207 OF THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS AND IN COMPLIANCE WITH THE OHIO ENVIRONMENTAL PROTECTION AGENCY’S RULES. MUD, SOIL, OR OTHER MATERIAL WHICH ENTER STORM OR SANITARY SEWERS SHALL BE CLEANED OUT IMMEDIATELY.
- PROTECTION OF EXCAVATIONS – EXCAVATION SHALL BE BACK FILLED OR PROTECTED BY ILLUMINATED BARRICADES OR FENCING WHEN WORK IS COMPLETED OR SUSPENDED.

STREETS AND TRAFFIC

- TRAFFIC CONTROL DEVICES – ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED IN ACCORDANCE WITH “THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS”.
- MUD AND DEBRIS – ANY MUD TRACKED OR DEPOSITION OF BUILDING MATERIALS OR DEBRIS ON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THE RISK OF SUCH AN OCCURRENCE.

UTILITIES

- UTILITIES PROTECTION SERVICE NOTIFICATION – OHIO UTILITIES PROTECTION SERVICE SHALL BE CONTACTED AT 1–800–362–2864 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
- PROTECTION OF UTILITIES – ALL UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE SUPPORTED AND PROTECTED WHILE EXCAVATIONS ARE OPEN.
- FIELD TILE – ALL FIELD TILE BROKEN DURING EXCAVATION SHALL BE REPLACED TO ORIGINAL CONDITION, UNLESS SPECIFICALLY DIRECTED BY THE CITY OF WORTHINGTON ENGINEERING DEPARTMENT.
- USE OF FIRE HYDRANTS – THE CONTRACTOR SHALL MAKE THE PROPER ARRANGEMENTS WITH THE CITY OF COLUMBUS, CITY OF WORTHINGTON FIRE DEPARTMENT AND THE CITY OF WORTHINGTON SERVICE DEPARTMENT FOR USE OF FIRE HYDRANTS AS A WATER SUPPLY.

CITY OF WORTHINGTON GENERAL NOTES

THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMSC), 2018 EDITION INCLUDING ALL REVISIONS AND SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE PART OF THE PLANS UNLESS OTHERWISE NOTED.

ANY MODIFICATION TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, CITY OF COLUMBUS.

APPROVAL OF THIS PLAN IS CONTINGENT UPON ALL EASEMENTS REQUIRED FOR CONSTRUCTION OF THE IMPROVEMENT WORK, BE SECURED BY THE OWNER.

INSPECTION

INSPECTION OF THIS PROJECT SHALL BE PROVIDED BY REPRESENTATIVES OF THE CITY OF WORTHINGTON.

PERMITS

THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS. AN ORIGINAL PERMIT WITH RED SIGNATURES SHALL BE KEPT ON SITE AT ALL TIMES.

UTILITIES

THE IDENTITY AND LOCATION OF EXISTING UNDERGROUND UTILITIES LOCATED IN AND AROUND THE CONSTRUCTION AREA HAVE BEEN SHOWN AND LABELED ON THE PLANS BY USING INFORMATION PROVIDED BY THE RESPECTIVE UTILITY OWNERS. THE CITY OF COLUMBUS OR THE CONSULTING ENGINEER WILL NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF LOCATION OR DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN.

SUPPORT AND PROTECTION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS FOR THE REPAIR AND RESTORATION OF EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF COLUMBUS UTILITIES WILL ONLY LOCATE AND MARK MAIN LINE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICE LATERAL AND LINES. COSTS ASSOCIATED WITH THE ABOVE WORK AND RESPONSIBILITIES SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS.

PRIOR TO EXCAVATION, THE CONTRACTOR SHALL GIVE A 48–HOUR NOTICE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) BY CALLING (800) 362–2764. A 48–HOUR NOTICE SHALL BE GIVEN TO THE OWNERS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE.

LISTED BELOW ARE UTILITY COMPANIES THAT HAVE FACILITIES LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT AND SUBSCRIBE TO OUPS.

AMERICAN ELECTRIC POWER COLUMBUS CUSTOMER SERVICE BOULEVARD 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 (800) 672–2231	CITY OF WORTHINGTON DEPARTMENT OF ENGINEERING 380 HIGHLAND AVENUE WORTHINGTON, OHIO 43085 DAN WHITED (614) 431–2425	COLUMBIA GAS OF OHIO – 290 W NATIONWIDE COLUMBUS, OHIO 43215 (800) 344–4077
INSOURCE 3550 JOHNNY APPLESEED COURT AVENUE COLUMBUS, OHIO 43231 (614) 818–2106 RANDALL SEKAVEC	SBC 150 E. GAY STREET, ROOM 7A COLUMBUS, OHIO 43215 (614) 223–4982	INSIGHT COMMUNICATIONS 3770 E LIVINGSTON COLUMBUS, OHIO 43227 (614) 236–1200
XO COMMUNICATIONS FIBER OPTICS ROAD 4449 EASTON WAY, #150 COLUMBUS, OHIO 43219 (614) 629–3200	TIME WARNER CABLE 1266 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481–5000	TW TELECOM 250 OLD WILSON BRIDGE SUITE 130 WORTHINGTON, OHIO 43085 (614) 255–7000
CITY OF COLUMBUS DIVISION OF WATER 910 DUBLIN ROAD COLUMBUS, OHIO 43215 CHUCK TURNER (614) 645–7677	CITY OF COLUMBUS DIVISION OF SEWAGE & DRAINAGE 910 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 645–7175	

CITY OF WORTHINGTON GENERAL NOTES (CONT.)

EMERGENCY PROVISIONS

THE CONTRACTOR SHALL PROVIDE TO THE CITY OF WORTHINGTON PROJECT REPRESENTATIVE A LIST OF 24 HOUR EMERGENCY TELEPHONE NUMBERS (IN WRITING) PRIOR TO THE START OF CONSTRUCTION.

SECURING EXCAVATION & TRENCHES FOR NON-WORKING HOURS

EXCAVATION AND TRENCHES OVER 24 INCHES DEEP SHALL BE SECURELY PLATED OR BACKFILLED DURING NON-WORKING HOURS.

CONSTRUCTION LIMITS

THE CONSTRUCTION LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE OF THESE CONSTRUCTION LIMITS.

MISCELLANEOUS WORK ITEMS

THE CONTRACTOR SHALL PERFORM ALL ITEMS OF WORK CALLED FOR ON THE PLANS, FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED. THE COST OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT IMPROVEMENT.

BENCHMARKS AND SURVEY MONUMENTS

DO NOT DISTURB ANY FRANKLIN COUNTY CERTIFIED BENCHMARKS (VERTICAL AND/OR HORIZONTAL) LOCATED WITHIN THE WORKING LIMITS OF THE PROJECT. CONTRACTOR SHALL CONTACT THE FRANKLIN COUNTY SURVEY DEPARTMENT (614) 462–3026, PRIOR TO CONSTRUCTION, TO COORDINATE THE PROPER PROCEDURES FOR THE RESETTING, RELOCATION, OR REPLACEMENT OF ANY FRANKLIN COUNTY CERTIFIED BENCHMARK OR SURVEY MONUMENT.

COMPACTION TESTING AT UTILITY CROSSINGS

PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL TESTS SHALL BE MADE ON ALL OPEN CUT UTILITY TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH, WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF CMSC 912, ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPLIANCE IS ACHIEVED.

WHEEL CHAIR RAMP TRAINING REQUIREMENT

ANY CONTRACTOR OR SUBCONTRACTOR INVOLVED IN DIRECTING, PLANNING, LAYOUT, AND/OR CONSTRUCTING WHEELCHAIR RAMPS OR OTHER AMENITIES REQUIRED UNDER THE “AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)” SHALL HAVE PREVIOUSLY ATTENDED A CITY SPONSORED TRAINING SESSION TO BE PERMITTED TO EXECUTE WORK ON THIS PROJECT. THIS SHALL NOT BE LIMITED TO PROJECT SUPERINTENDENTS, SUPERVISORS AND FOREMEN. LABORERS ARE ENCOURAGED, BUT NOT REQUIRED, TO ATTEND. FOR MORE INFORMATION CONTACT THE CITY’S ADA SECTION AT 645–0285.

WATER

ALL WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE DIVISION OF WATER, ALL CITY OF COLUMBUS, DIVISION OF WATER STANDARD DRAWINGS SHALL APPLY TO THE PROJECT, UNLESS OTHERWISE NOTED.

ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER’S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.

ALL WATER MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12–INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.13 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.14 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO HOURS 2 OF 4 VERSION 2015–2–27 IN ANY TESTED SECTION. THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS REGARDLESS OF THE AMOUNT OF LEAKAGE.

ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF A.W.W.A. C–651.

ONLY ONE CONNECTION TO AN EXISTING WATER LINE IS PERMITTED BEFORE DISINFECTION OF A NEW WATER LINE HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE LINE HAS BEEN DISINFECTED.

ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST BE APPROVED PRIOR TO THE ISSUING OF ANY SERVICE PERMITS AND MUST CONFORM TO STANDARD DRAWING L–7103 FOR 5/8” THROUGH 1” METERS, OR L–6317 A, B, C, D, & E FOR 1–1/2” OR LARGER METERS.

WATER SERVICE BOXES SHALL BE PLACED 1’ FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L–9901 FOR ADDITIONAL INFORMATION.

MAINTAIN EIGHTEEN (18) INCHES VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ANY SANITARY OR STORM SEWER PIPING AND ALL PROPOSED WATER MAINS.

WHEN CONTROLLED DENSITY FILL (ITEM 613) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER LINE.

WATER MAINS SHALL BE LAID A MINIMUM OF 4”–0” FROM PROPOSED SURFACE TO TOP OF WATER PIPE.

IN CASE OF CONFLICT IN GRADE BETWEEN WATER MAINS AND STORM SEWERS, THE WATER MAINS SHALL BE LOWERED DURING CONSTRUCTION TO MAINTAIN A MINIMUM OF 1.5” CLEARANCE BETWEEN PIPES.

AT ALL POINTS OF CROSSING STORM OR SANITARY SEWERS, THE BACKFILL SHALL BE OF GRANULAR MATERIAL BETWEEN THE DEEPER AND SHALLOWER PIPE. COST FOR COMPACTION OR GRANULAR MATERIAL SHALL BE INCLUDED UNDERPRICE BID FOR VARIOUS WATER MAIN ITEMS.

THE CONTRACTOR SHALL INCLUDE FOR PAYMENT UNDER PRICE BID FOR VARIOUS WATER IMPROVEMENT ITEMS, THE COST OF ALL TEES, BENDS, VALVE BOX EXTENSIONS, HEAVY DUTY BOX INSTALLATIONS, REDUCERS, METER BOX ADJUSTMENTS, AND HYDRANT EXTENSIONS.

CONTRACTOR SHALL WRAP ALL DUCTILE IRON PIPE WITH TUBE STYLE 8 MIL LINEAR LOW DENSITY POLYETHYLENE (LLDPE) FILM MADE FROM VIRGIN POLYETHYLENE ONLY (NO RECYCLE MATERIAL) PER A.W.W.A. C–105. THE COLOR SHALL BE BLACK WITH NOMINAL 2% CARBON BLACK UV INHIBITOR AND PRINTED PER THE A.W.W.A. C–105 STANDARD. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE “POLYETHYLENE ENCASEMENT INSTALLATION GUIDE” WRITTEN BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA).

ALL LUMPS OF CLAY, MUD, CINDERS, ETC. ON THE PIPE SURFACE SHALL BE REMOVED BEFORE THE PIPE IS COVERED WITH POLYETHYLENE. WHEN LIFTING POLYETHYLENE-ENCASED PIPE USE A FABRIC TYPE SLING OR PADDED CABLE. JOINTS SHALL BE OVERLAPPED AND TAPED. FOLD EXCESS SLACK OVER THE TOP OF THE PIPE AND TAPE EVERY THREE (3) FEET. SMALL HOLES OR TEARS SHALL BE REPAIRED WITH A PIECE OF TAPE PLACED OVER THE HOLE. LARGE HOLES OR TEARS SHOULD BE REPAIRED BY TAPING ANOTHER PIECE OF POLYETHYLENE OVER THE HOLE. TO AVOID DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE FILM TUBE AT JOINTS. BACKFILL MATERIAL SHALL BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS OR OTHER MATERIAL THAT WILL DAMAGE THE POLYETHYLENE SLEEVE.

APPURTENANCES SUCH AS BOLTED JOINTS, VALVES, SERVICE TAPS SHALL ALSO BE WRAPPED. FOR SERVICE TAPS, WRAP TWO/THREE LAYERS OF TAPE COMPLETELY AROUND THE POLYETHYLENE-ENCASED PIPE TO COVER THE AREA WHERE TAPPING MACHINE WILL CONTACT THE PIPE. INSTANT CORPORATION STOP DIRECTLY THROUGH THE TAPE AND POLYETHYLENE. WRAP COPPER SERVICE AT LEAST THREE FEET BACK FROM INSTALLATION WITH TAPE AND ADDITIONAL POLYETHYLENE FILM TO PREVENT ELECTROLYSIS.

ALL WORK NECESSARY TO FURNISH AND INSTALL THE POLYETHYLENE ENCASEMENT SHALL BE INCLUDED IN ITEM 801.

WATER

IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS WATER MAIN SYSTEMS WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.

WATER (CONT.)

NO PERSON SHALL BEGIN CONSTRUCTION OR INSTALLATION OF A PUBLIC WATER MAIN UNTIL PLANS HAVE BEEN APPROVED BY THE STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA).

APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE WATER SERVICE AGREEMENT BETWEEN FRANKLIN COUNTY AND THE CITY OF COLUMBUS, OHIO ON MARCH 5, 2013 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, OR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT. PERMITS MUST BE OBTAINED FROM THE RESPECTIVE HYDRANT OWNER (MUNICIPALITY OR TOWNSHIP) PRIOR TO CONTACTING THE DIVISION OF WATER PERMIT OFFICE (645–7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANYTIME IN WHICH THE HYDRANT IS IN USE. PERMITS MAY BE OBTAINED BY ACCESSING HTTP://PORTAL.COLUMBUS.GOV/PERMITS/.

THESE DESIGN PLANS HAVE ASSUMED DUCTILE IRON AS THE BASELINE PIPE MATERIAL FOR DESIGN. ALL FITTINGS, DEFLECTIONS, AND OTHER DESIGN ELEMENTS ARE BASED OFF OF THE DUCTILE IRON STANDARDS. IF PVC PIPING IS TO BE UTILIZED IN THE PERMITTED LOCATIONS FOR CONSTRUCTION, A FORMAL PLAN REVISION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL REGARDING ANY CHANGES TO THE DESIGN PLANS.

ALL WATER MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12–INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.15 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.16 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS, REGARDLESS OF THE AMOUNT OF LEAKAGE.

ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 801.17 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS A.W.W.A. C–651. WHEN THE WATER MAINS ARE READY FOR DISINFECTION, THE CITY OF WORTHINGTON SHALL SUBMIT A WRITTEN REQUEST FOR CHLORINATION OF THE MAINS THAT NEED DISINFECTED, THREE (3) SETS OF “AS–BUILT” PLANS (FULL SIZE SHEETS ONLY), THE AS–BUILT SURVEY COORDINATES, WATER SERVICE REPORTS AND A PRESSURE TEST TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN.

THE CONTRACTOR SHALL PROVIDE CHLORINATION TAPS AND BLOWOFFS AS PER THE REQUIREMENTS OF SECTION 801.17 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS. IN ADDITION TO THE BLOWOFF LOCATIONS NOTED IN 801.17, THE CONTRACTOR SHALL ALSO INSTALL BLOWOFFS AT EVERY 1,100 LINEAR FEET OF THE WARTE MAIN INSTALLED FOR SAMPLING.

ANY SECTION OF WATER MAIN THAT IS LONGER THAN 20 FEET IN LENGTH SHALL BE CHLORINATED. HAND SWABBING METHODS WILL ONLY BE PERMITTED FOR SECTIONS LESS THAN OR EQUAL TO 20 FEET IN LENGTH. USE UNSCENTED HOUSEHOLD BLEACH FOR HAND SWABBING OF PIPE AND FITTINGS. PLEASE NOTE THAT CUT-IN-TEES, SLEEVES, AND ANY OTHER REQUIRED FITTINGS OR PIPING SHALL BE TAKEN INTO ACCOUNT AND ARE INCLUDED IN THE TOTAL LENGTH OF THE SECTION (CUT TO CUT).

ONLY ONE CONNECTION TO AN EXISTING WATER MAIN IS PERMITTED BEFORE DISINFECTION OF A NEW WATER MAIN HAS BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THAT MAIN HAS BEEN DISINFECTED.

WHERE INDICATED ON THE PLANS, THE EXISTING WATER MAIN SHALL BE ABANDONED; AND ANY EXISTING WATER SERVICE LINES OFF THIS MAIN SHALL BE TRANSFERRED TO THE NEW WATER MAIN. PRIOR TO ABANDONMENT OF THE EXISTING WATER MAIN, THE PROPOSED WATER MAIN SHALL BE PIGGED (IF REQUIRED), TESTED, CHLORINATED AND PUT IN SERVICE. AND THEN THE EXISTING WATER SERVICE LINES SHALL BE TRANSFERRED. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL PROPERTIES DURING CONSTRUCTION OF THE NEW WATER MAIN AND SHALL NOTIFY ALL CUSTOMERS AFFECTED BY THE TRANSFER OF WATER SERVICE LINES. TO ENSURE THAT ALL EXISTING WATER SERVICES LINES ARE TRANSFERRED TO THE NEW MAIN, NO WATER MAIN SHALL BE ABANDONED UNTIL THE NEW WATER MAIN HAS BEEN PUT IN SERVICE. ALL AFFECTED WATER SERVICE LINES HAVE BEEN TRANSFERRED; AND THE EXISTING WATER MAIN TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS. ALL VISIBLE VALVE BOXES, FIRE HYDRANTS, AND WATER TAP BOXES ON THE WATER MAIN TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, SHALL BE REMOVED. ALL WATER MAINS TO BE ABANDONED SHALL BE MADE WATER TIGHT. THE REQUIRED SURFACE RESTORATION SHALL BE PAID FOR UNDER THE APPROPRIATE BID ITEM(S).

ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST CONFORM TO STANDARD DRAWING L–7103 FOR 5/8” THROUGH 1” METERS OF L–6317 A, B, C, D, & E FOR 1–1/2” OR LARGER METERS.

NO WATER SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTION MADE TO ANY WATER TAPS UNTIL WATER MAINS HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER. WHEN A 3–INCH OR LARGER TAP IS TO OCCUR ON 20–INCH OR LARGER WATER MAIN, THE CONTRACTOR SHALL NOTIFY THE DIVISION OF WATER OPERATIONS CONTROL CENTER AT (614) 645–7168 TWENTY-FOUR (34) HOURS IN ADVANCE OF PERFORMING THE TAP.

WATER TAP BOXES SHALL BE PLACED 1’ FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L–9901 FOR ADDITIONAL INFORMATION.

WHEN PERFORMING WATER SERVICE LINE TRANSFERS, THE CONTRACTOR SHALL FLUSH THE WATER TAP PRIOR TO CONNECTING TO THE EXISTING SERVICE LINE.

WHEN CROSSING THE EXISTING WATER MAIN, AND LOW STRENGTH MORTAR (ITEM 613) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER MAIN.

IF DURING EXCAVATION, THE POLYETHYLENE ENCASEMENT ON THE EXISTING WATER MAIN BECOMES DAMAGED, THE CONTRACTOR SHALL REPAIR THE POLYETHYLENE ENCASEMENT PER MANUFACTURER’S SPECIFICATIONS AND DOW STANDARD DRAWINGS L–1003 AND L–1004, AT THEIR OWN EXPENSE. ENSURE THAT THE ENTIRE EXPOSED AREA IS COVERED WITH NEW POLYETHYLENE ENCASEMENT AND SECURELY TAPED, PRIOR TO BACKFILLING.

CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE OHIO ADMINISTRATIVE CODE CHAPTER 3745–83–02 WATER DISRUPTION OF SERVICE RULE. EXCAVATE PITS SUFFICIENTLY BELOW THE AREA TO BE CONNECTED TO IN ORDER TO MAINTAIN WATER LEVELS BELOW THE WATER MAIN. IF BELOW FROM THE PIT ENTERS THE EXISTING MAIN, CONTACT DIVISION OF WATER IMMEDIATELY. ENSURE THAT SUFFICIENTLY SIZE PUMPS ARE UTILIZED TO REMOVE WATER FROM THE TRENCH AND BACKUP PUMPS ARE KEPT ON SITE FOR REDUNDANCY.

“ITEM SPECIAL – SURVEY COORDINATES” SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND CENTERLINE OF PIPE ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES SHALL BE OBTAINED FROM THE COMPLETED WATER MAIN CONSTRUCTION AND SHALL INCLUDE VALVES, TEES, CROSSES, BENDS, HORIZONTAL DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, TRACER WIRE BOXES, AND CASING PIPE TERMINI. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200 FEET WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.

ALL SURVEY COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER’S MONUMENTS, AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE (NSRS2011) ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLAN SOUTH COORDINATE SYSTEM (GRID), SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, AND CENTERLINE OF PIPE ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDRETH (N XXXXX.XX, E XXXXX.XX, C/L ELEV. XXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A TENTH OF A FOOT (0.10) OR LESS VERTICAL.

THE COORDINATES SHALL BE DOCUMENTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND IN APPLICABLE ITEM, STATION, NORTHING, EASTING, AND CENTERLINE OF PIPE ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES SHALL ALSO BE REQUIRED TO BE SUBMITTED TO THE DIVISION OF WATER AS PART OF THE REQUEST FOR CHLORINATION.

LUMP SUM PAYMENT IS FULL COMPENSATION FOR ALL WORK INVOLVED IN OBTAINING AND DOCUMENTING THE SURVEY COORDINATES AS DESCRIBED IN THIS SPECIFICATION.

SEWERS AND DRAINS

PRIOR TO THE CONSTRUCTION OF THE STREETS, SOIL TESTS SHALL BE MADE ON ALL SANITARY SEWER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PORT OF THE INFLUENCE LINE OF SAID TRENCH, WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF 912.03 OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS. ALL BACKFILL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF 912.03.

OPEN CUT METHODS FOR CONSTRUCTION OF UNDERGROUND UTILITIES UNDER PAVEMENT WILL NOT BE PERMITTED DURING THE PERIOD OF THREE YEARS AFTER PERMANENT PAVEMENT HAS BEEN RECEPTEED CITY OF WORTHINGTON FOR MAINTENANCE DURING THIS INTERIM PERIOD ANY AND ALL UNDERGROUND UTILITY CROSSINGS WILL BE INSTALLED BY TUNNELING OR BY BORING AND JACKING, NO EXCEPTIONS.

THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR FOR SAFETY ON THE JOB SITE. NOR SHALL THE DESIGN ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR’S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SEWERS AND DRAINS

COMPACTED GRANULAR BACKFILL, AS PER CITY OF COLUMBUS ITEM 912, IS REQUIRED FOR ALL TRENCHES UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY OR WHERE THE FRONT FACE OF TRENCHES, PARALLELING THE PAVEMENT, IS WITHIN 24” OF THE FACE-OF-CURB OR EDGE-OF-PAVEMENT. THE MATERIAL SHALL EXTEND Laterally 36” BEYOND FACE-OF-CURB OR EDGE-OF-PAVEMENT FOR TRENCHES WHICH CROSS THE PAVEMENT. FOR SANITARY SEWERS AND P.V.C. STORM SEWERS, THE FIRST 36” OF BACKFILL ABOVE THE TOP-OF-PIPE SHALL BE FILLED WITH

A MATERIAL MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING (BY WEIGHT)
1 INCH	100%
NO. 8	3–5%

OR, CONTROL DENSITY FILL, AS PER CITY OF COLUMBUS ITEM 912.02. SEWERS DEEPER THAN 15 FEET, AND CONSTRUCTED BETWEEN MAY 1 AND NOVEMBER 15, MAY USE APPROVED MATERIAL EXCAVATED FROM THE TRENCH FOR THE TOP HALF OF THE TRENCH BACKFILL PROVIDED THE OWNER HIRES AN APPROVED TESTING LABORATORY TO TEST THE MATERIAL AND CERTIFY TO THE CITY THAT THE COMPACTION MEETS THE REQUIREMENTS OF ITEM 911, COMPACTED BACKFILL. ELSEWHERE WITHIN RIGHT-OF- WAY, SHALL BE AS PER ITEM 911 (STORM SEWER) OR ITEM 801.09 (WATER MAIN).

UNLESS OTHERWISE INDICATED ON THE PLAN, STORM SEWERS SHALL BE CONSTRUCTED WITH TYPE I BEDDING IN ACCORDANCE WITH ITEM 901 OF THE SPECIFICATIONS.

IF CONTRACTOR CHOOSES TO USE PLASTIC PIPE IN LIEU OF CONCRETE PIPE AS PER ITEM 901, ALL PLASTIC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.

LOCATIONS, SUPPORT, PROTECTION AND RESTORATION OF ALL SEWER LINES, SERVICES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF A FACILITY IS DAMAGED BY THE CONTRACTOR, ALL REPAIRS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS AND AT CONTRACTOR’S EXPENSE.

THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR’S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR USE AND ASSIST THE CITY INSPECTOR IN PERFORMING GRADE CHECKS WHEN REQUESTED BY THE INSPECTOR. THE INSPECTOR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO TIMES CONVENIENT TO THE CONTRACTOR.

THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:

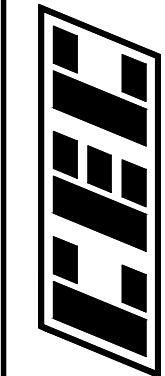
PROPER PLACEMENT OF EACH STRUCTURE.
PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
GRADE, AFTER ON OVERNIGHT OR LONGER SHUTDOWN.
GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION GRADE OF INSTALLATION.

IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNELS PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ECT.

GRADE CHECKS PERFORMED BY THE CITY INSPECTOR IN NO WAY RELIEVE THE CONTRACTOR OF THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.

THE PONDING OR DETENTION AREAS SHOWN ON THE PLANS ARE PART OF A STORM SEWER FACILITIES. THE DEVELOPER/OWNER WILL ASSUME THE RESPONSIBILITY TO MAINTAIN THE PONDING OR DETENTION AREAS SO AS NOT TO REDUCE THE WATER STORAGE AREAS. IF THE OWNER DOES NOT MAINTAIN THE PONDING AND DETENTION AREAS, THE PLAN WILL BECOME VOID AND THE CITY WILL PLUG THE SEWER AT THE OUTLET.

AS A CONDITION OF FINAL ACCEPTANCE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PROVIDING AS–BUILT SURVEYS TO VERIFY THE FINAL GRADES AND ELEVATIONS OF STORMWATER DETENTION BASINS AND WETLANDS THAT ARE TO BE OWNED AND OPERATED BY THE CITY. AT THE COMPLETION OF HOME CONSTRUCTION, THE OWNER/DEVELOPER SHALL FIELD SURVEY THE STORMWATER DETENTION FACILITY TO VERIFY THAT THE FACILITIES ARE CONSTRUCTED ACCORDING TO APPROVED PLANS. SHOULD A DISCREPANCY BETWEEN THE PLANS AND CONSTRUCTED GRADES EXIST, THE DESIGN STORAGE OF THE DETENTION FACILITY SHALL BE RESTORED BY THE OWNER/DEVELOPER AS DIRECTED BY THE CITY OF COLUMBUS.



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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

GENERAL NOTES

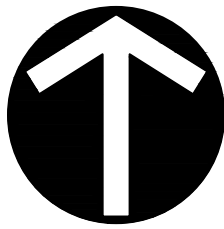
DATE:	JDH
DWG SCALE:	JDH
PROJECT NO:	325-539
APPROVED BY:	DRAFT

DRAWING NO.:

C001

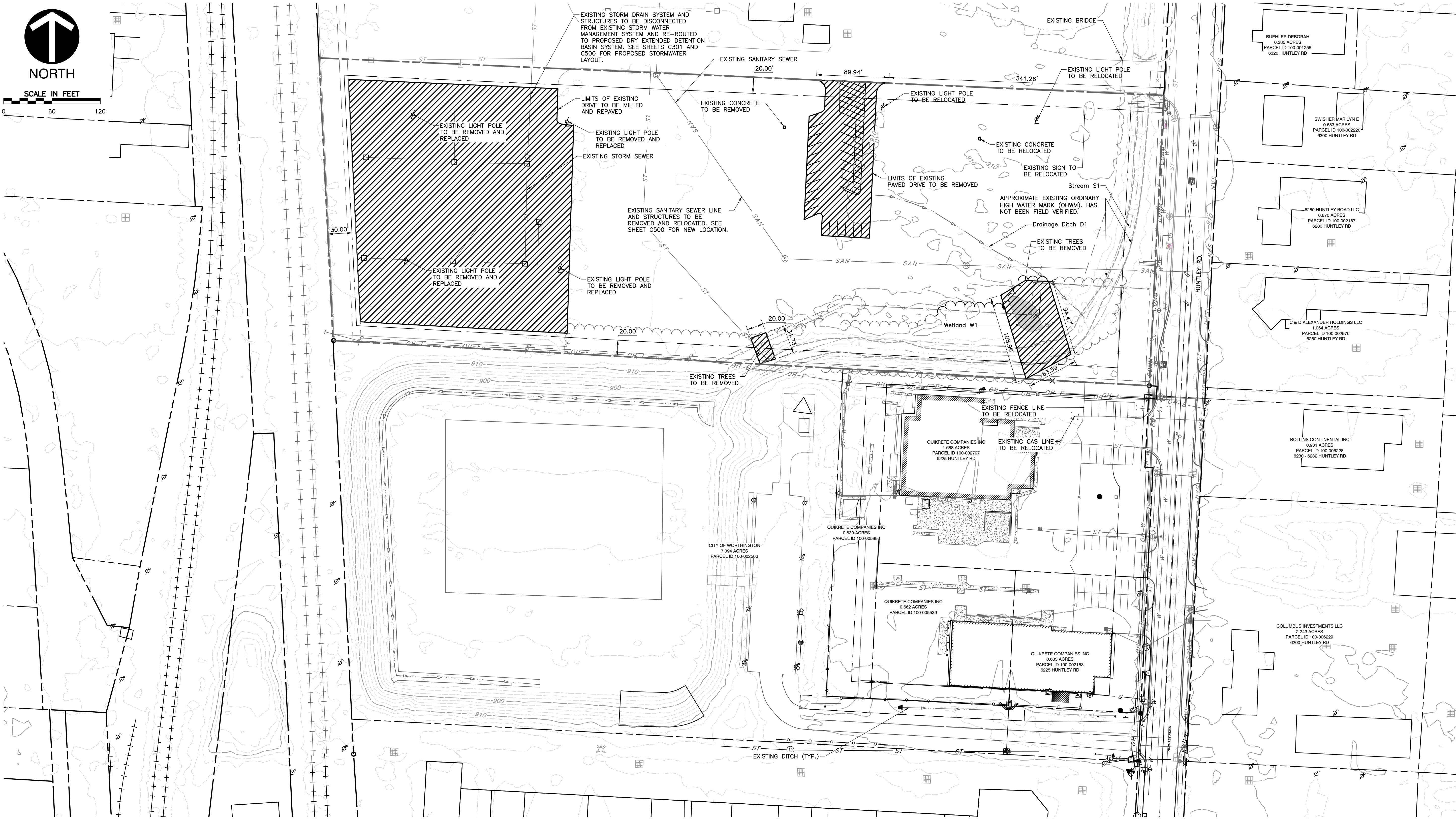
SHEET 2 OF 33

P:\1300-000\1300-839-CAD01\DWG\1300-839-CAD01-Existing Sheets.dwg(C300) LS:10/24/2023 - (Worksheet) - LP: 10/27/2023 10:53 AM



SCALE IN FEET

0 60 120



REFERENCES:

- EXISTING TOPOGRAPHY SHOWN OBTAINED FROM SURVEYED PERFORMED BY CEC ON SEPTEMBER 27, 2019, AND FROM SURVEY INFORMATION PERFORMED BY P&L SYSTEMS, INC. PERFORMED ON SEPTEMBER 24, 2010 PROVIDED BY CLIENT.
- EXISTING BASE MAP INFORMATION OBTAINED FROM CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, FROM P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FROM FRANKLIN COUNTY AUDITOR ACCESSED SEPTEMBER 9, 2019. EXISTING LOT SPLIT PARCEL BOUNDARY INFORMATION PROVIDED TO CEC FROM E.P. FARRIS ON MAY 23, 2023.
- SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED OCTOBER 15, 2019.
- EXISTING UTILITIES SHOWN ARE BASED OFF OF CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FRANKLIN COUNTY AUDITORS DATA.

EXISTING LEGEND

	EXISTING INDEX CONTOUR		EXISTING CONCRETE
	EXISTING INTERMEDIATE CONTOUR		EXISTING BUILDING
	EXISTING PROPERTY LINE		EXISTING BOLLARD
	EXISTING PROPERTY SETBACK		EXISTING STORM SEWER
	EXISTING PAVED DRIVE		EXISTING STORM INLET/MANHOLE
	EXISTING FENCE		EXISTING LIGHT POLE
	EXISTING TREE LINE		EXISTING SANITARY SEWER
	EXISTING EASEMENT		EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE		EXISTING EASEMENT
	EXISTING WALL		EXISTING AREA TO BE REMOVED
	EXISTING FENCE TO BE REMOVED		EXISTING SANITARY MANHOLE
	EXISTING DITCH		EXISTING STREAM
	EXISTING OHWM (NOT VERIFIED)		EXISTING FLOOD BOUNDARY



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

EXISTING CONDITIONS AND DEMOLITION PLAN

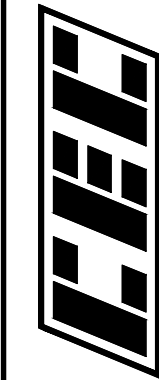
DRAWING NO.:

C100

SHEET 3 OF 33

DATE:	OCTOBER 2023	DRAWN BY:	JDH
DWG SCALE:	1" = 60'	CHECKED BY:	JDH
PROJECT NO.:	325-539	APPROVED BY:	DRAFT

THE QUIKRETE COMPANIES, INC. QUIKRETE EXPANSION CITY OF WORTHINGTON FRANKLIN COUNTY, OHIO

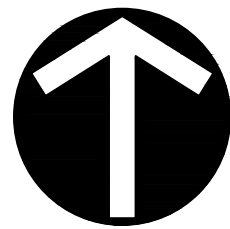


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REVISION RECORD

NO	DATE	DESCRIPTION
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SCALE IN FEET

0 40 80

LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING ADJACENT PROPERTY LINE
	EXISTING PAVEMENT CENTERLINE
	EXISTING PAVED ROADWAY
	EXISTING WATER BODY
	EXISTING PAVED ROADWAY
	EXISTING FENCE
	EXISTING STRUCTURE
	EXISTING DITCH FLOW LINE
	EXISTING STORM INLET/MANHOLE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING SANITARY STRUCTURE
	EXISTING WATER LINE
	EXISTING POWER POLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING RAILROAD
	EXISTING FLOOD BOUNDARY

	PROPOSED SUBJECT PROPERTY LINE
	PROPERTY SETBACK
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED STORMWATER DETENTION FACILITY
	PROPOSED CONCRETE PAD/MATERIAL STORAGE AREA

ZONING DATA	
TOTAL ACREAGE	±8.40
ZONING	I-2: GENERAL INDUSTRIAL
BUILDING SETBACKS	
FRONT (HUNTLEY RD)	40 FT
REAR	30 FT
SIDE	20 FT
PARKING DATA	
WAREHOUSE SQUARE FOOTAGE	38,804 SF
OFFICE SQUARE FOOTAGE	2,282 SF
NUMBER OF SPACES REQUIRED	THE SUM OF 1 FOR EACH 2 EMPLOYEES ON THE MAXIMUM WORKING SHIFT, AND 1 FOR EACH MOTOR VEHICLE USE IN THE BUSINESS AND BASED, FOR OPERATIONAL PURPOSES, ON THE PREMISES. 10 STALLS
NUMBER OF SPACES PROVIDED	31 STALLS

KEY NOTES: SEE SHEET C801 FOR DETAILS	
	1A LIGHT DUTY ASPHALT PAVEMENT
	1B HEAVY DUTY ASPHALT PAVEMENT
	1C MEDIUM DUTY ASPHALT PAVEMENT
	2 HEAVY DUTY CONCRETE PAVEMENT
	3 PARKING BLOCK
	4 ACCESSIBLE PARKING SIGN
	5 ADA PARKING STRIPING



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

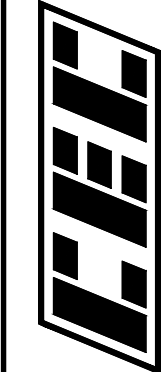
SITE LAYOUT PLAN

DRAWING NO.:
C200

SHEET 4 OF 33

DATE:	OCTOBER 2023	DRAWN BY:	JDH
DWG SCALE:	1" = 40'	CHECKED BY:	JDH
PROJECT NO.:	325-839	APPROVED BY:	JDH
		DRAFT	

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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO



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NO	DATE	DESCRIPTION

SEE HYPERION SUBDIVISION
PRELIMINARY PLAT APPLICATIONS
(SUB 0004-2023) FOR
CONTINUATION OF PROPOSED
SIDEWALK

PROPOSED SIGN
RELOCATION

PROPOSED CURB RAMP
PER CITY OF COLUMBUS
STANDARD DRAWING 2319
(TYP.)

PROPOSED 7' WALK
(SEE SHEET 20
FOR DETAILS)

HUNTLEY RD

Stream S1

Drainage Ditch D1

Wetland W1

PROPOSED CONTECH ALBC
ALUMINUM BOX CULVERT
STREAM CROSSING BRIDGE
(SEE DETAILS SHEETS D1
THROUGH D10)

PROPOSED CURB RAMP
PER CITY OF COLUMBUS
STANDARD DRAWING 2319
(TYP.)

PROPOSED 10' WIDE
UTILITY EASEMENT

PROPOSED 10' WIDE
UTILITY EASEMENT

20' SIDE YARD SETBACK

PROPOSED DOUBLE
SWING GATE

PROPOSED DOUBLE
SWING GATE

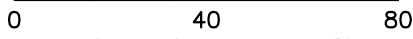
PROPOSED LOCATION OF
STORMWATER MANAGEMENT BMP

PROPOSED 2,282 SF
OFFICE BUILDING

PROPOSED 39,600 SF
BUILDING

PROPOSED FENCE

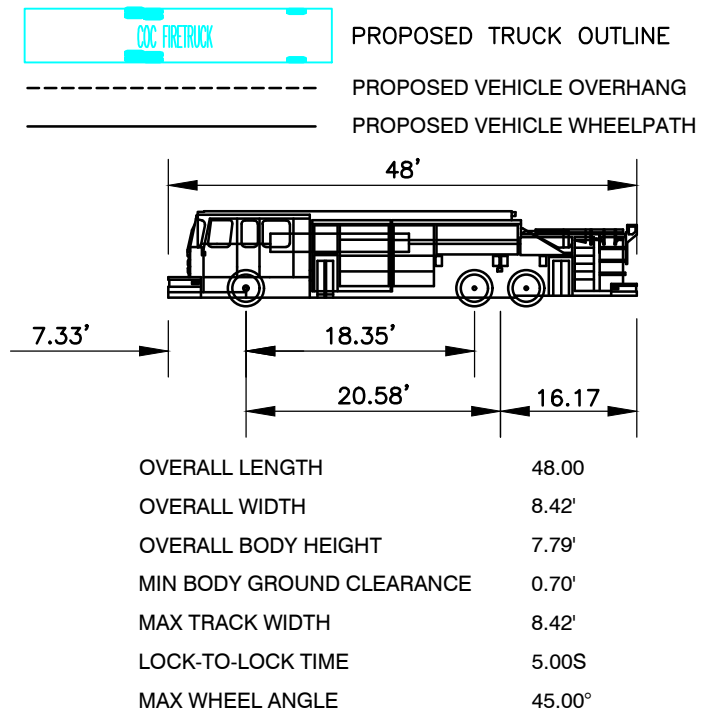
30' REAR YARD SETBACK



A

LEGEND

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING FENCE
	EXISTING CENTERLINE OF ROAD
	EXISTING EDGE OF ROAD
	EXISTING PAVE DRIVE
	EXISTING EDGE OF CONCRETE
	EXISTING RAIL ROAD TRACKS
	EXISTING EDGE OF WATER
	EXISTING DITCH FLOW LINE
	EXISTING STORM LINE/INLET
	EXISTING WATER LINE/HYDRANT
	EXISTING OVERHEAD WIRE/POLE
	EXISTING TRAFFIC POLE
	EXISTING STRUCTURES
	PROPOSED SUBJECT PROPERTY LINE
	PROPERTY SETBACK
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK



CITY OF COLUMBUS
FIRETRUCK
NOT TO SCALE

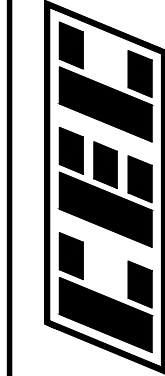
PROPOSED
39,600 SF
BUILDING

PROPOSED 2,282 SF
OFFICE BUILDING

PROPOSED FIRE
HYDRANT (SEE
DETAIL SHEET 20)

REVISION RECORD	DESCRIPTION
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	NO	DATE
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CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO**

FIRE TRUCK ROUTE

DATE:	OCTOBER 2023	DRAWN BY:	JDH
DWG SCALE:	1" = 40'	CHECKED BY:	JDH
PROJECT NO:	325-839		
APPROVED BY:	DRAFT		

DRAWING NO.:

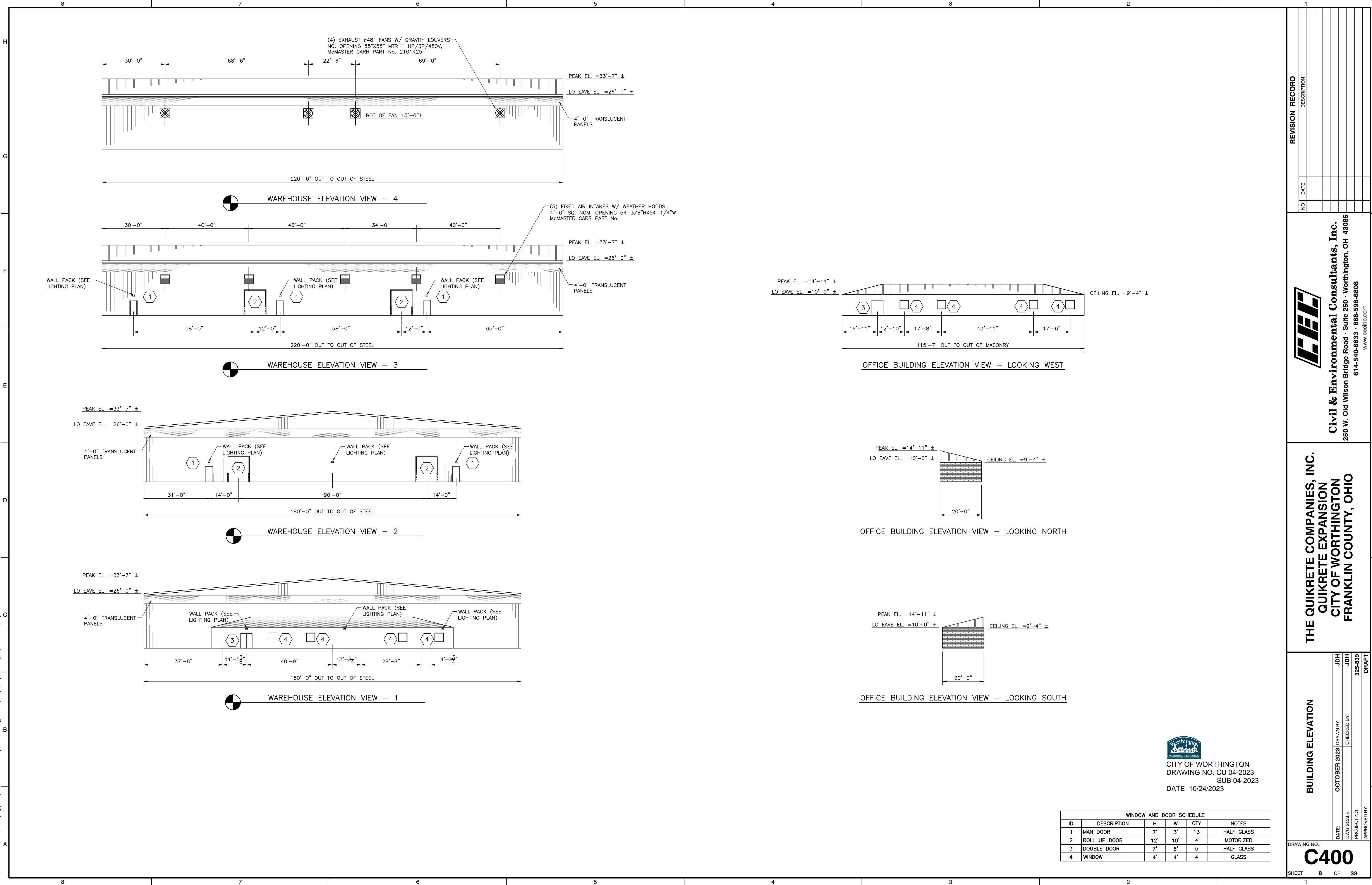
C201

SHEET 5 OF 3




CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

P:\320-3200\325-839-C400\Drawings\325839-C400-Building Elevations.dwg\Layout11 LS:10/26/2023 - JHW - LP: 10/27/2023 11:02 AM



REVISION RECORD	
NO	DATE



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FRANKLIN COUNTY, OHIO

BUILDING ELEVATION

DRAWING NO.: **C400**

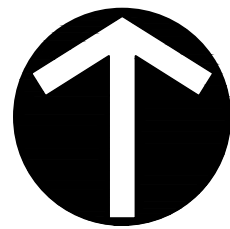
SHEET 8 OF 33

DATE: OCTOBER 2023
DWS SCALE: 1/8" = 1'-0"
PROJECT NO: 325-839
APPROVED BY: JDH

DRAWN BY: JDH
CHECKED BY: JDH
DRAFT



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023



SCALE IN FEET

0 40 80

EXISTING STORM WATER SEWER (TYP.)

PROPOSED RELOCATED AND
REPLACED LIGHT POLE (TYP.)

PROPOSED RELOCATED
SANITARY SERVICE LINE

BUEI C
PARC
632

REVISION RECORD

DESCRIPTION

NO DATE

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CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

SITE UTILITY PLAN

DRAWING NO.:

C500

SHEET 9 OF 33

REFERENCES:

1. EXISTING TOPOGRAPHY SHOWN OBTAINED FROM SURVEYED PERFORMED BY CEC ON SEPTEMBER 27, 2019, AND FROM SURVEY INFORMATION PERFORMED BY P&L SYSTEMS, INC. PERFORMED ON SEPTEMBER 24, 2010 PROVIDED BY CLIENT.
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EXISTING LEGEND

- | | | | |
|--|-------------------------------|--|--------------------------------|
| | EXISTING INDEX CONTOUR | | EXISTING DRAINAGE WATER BODIES |
| | EXISTING INTERMEDIATE CONTOUR | | EXISTING FENCE |
| | EXISTING PROPERTY LINE | | EXISTING GUARDRAIL |
| | EXISTING PROPERTY SETBACK | | EXISTING BUILDING |
| | EXISTING PAVED DRIVE | | EXISTING BOLLARD |
| | EXISTING DRAINAGE WETLAND | | EXISTING STORM SEWER |
| | EXISTING CONCRETE | | EXISTING STORM INLET/MANHOLE |
| | | | EXISTING WALL |

PROPOSED LEGEND

- | | | | |
|--|--------------------------------|--|-----------------------|
| | PROPOSED INDEX CONTOUR | | PROPOSED SLIDING GATE |
| | PROPOSED INTERMEDIATE CONTOUR | | PROPOSED LIGHT POLE |
| | PROPOSED LIMITS OF DISTURBANCE | | |
| | PROPOSED EDGE OF PAVEMENT | | |
| | PROPOSED STORM CULVERT | | |
| | PROPOSED DITCH FLOW LINE | | |
| | PROPOSED DRIVE CENTERLINE | | |
| | PROPOSED CONSTRUCTION EASEMENT | | |



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

EXISTING FENCE
EXISTING OVERHEAD ELECTRIC
EXISTING UTILITY EASEMENT

PROPOSED EMERGENCY SPILL WAY

EXISTING
BUILDING

CURB INLET
T.C.=907.2
GRATE ELEV.=906.6
INV.=902.1 12" RCP(E)

SAN. M.H.
T.C.=907.9
INV.=896.6 15"(N)
INV.=896.6 15"(S)

CURB INLET
T.C.=907.4
GRATE ELEV.=906.7
INV.=901.4 12" RCP(E)
INV.=901.3 12" RCP(W)

STM. SWR. MH T.C.=907.1
CANNOT OPEN LID

40' FRONT YARD SETBACK

100.0 LF 12" RCP @ 0.4%

84.0 LF 15" RCP @ 0.3%

200.0 LF 18" RCP @ 0.3%

12.3 LF 12" RCP @ 0.3%

43.2 LF 12" RCP @ 1.0%

102.1 LF 24" RCP @ 0.2%

89.1 LF 12" RCP @ 0.4%

110.9 LF 12" RCP @ 0.4%

PROPOSED
STORAGE AREA
82,815 SF

PROPOSED
STORAGE BUILDING
39,600 SF

PROPOSED EXTENDED
DETENTION BASIN

OUTLET STRUCTURE
RIM=911.23
INV. OUT (12"SE)=906.50

5 CATCH BASIN
RIM=912.30
INV. IN (12"W)=909.64
INV. OUT (18"S)=909.14

6 CATCH BASIN
RIM=912.70
INV. IN (12"W)=910.79
INV. OUT (12"E)=910.79

7 CATCH BASIN
RIM=913.27
INV. OUT (12"E)=911.27

12 CATCH BASIN
RIM=911.94
INV. OUT (12"S)=909.46

11 CATCH BASIN
RIM=911.94
INV. IN (12"N)=909.02
INV. OUT (12"SW)=909.02

9 CATCH BASIN
RIM=912.25
INV. IN (15"E)=908.22
INV. OUT (18"W)=908.22

10 CATCH BASIN
RIM=912.25
INV. IN (12"NE)=908.74
INV. OUT (15"W)=908.49

8 CATCH BASIN
RIM=912.25
INV. IN (18"E)=907.58
INV. OUT (18"NW)=907.58

60.5 LF 18" RCP @ 0.3%

PROPOSED FIRE
HYDRANT

PROPOSED FIRE
LINE

124.1 LF 18" RCP @ 0.3%

CATCH BASIN
RIM=912.60
INV. IN (12"W)=909.47
INV. IN (18"N)=908.74
INV. OUT (24"NE)=908.74

CATCH BASIN
RIM=912.59
INV. IN (12"W)=909.86
INV. OUT (12"E)=909.86

4 CATCH BASIN
RIM=912.85
INV. OUT (12"E)=910.35

30' REAR SETBACK

20' SIDE YARD SETBACK

PROPOSED WATER/FIRE SERVICE LINE
PROPOSED RELOCATED SANITARY SERVICE LINE

PROPOSED SANITARY
SERVICE LINE

PROPOSED WATER
SERVICE LINE

PROPOSED RELOCATED
SANITARY SERVICE LINE

20' SIDE YARD SETBACK

EXISTING STORM WATER SEWER (TYP.)

ST

SAN

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NVS

NVS

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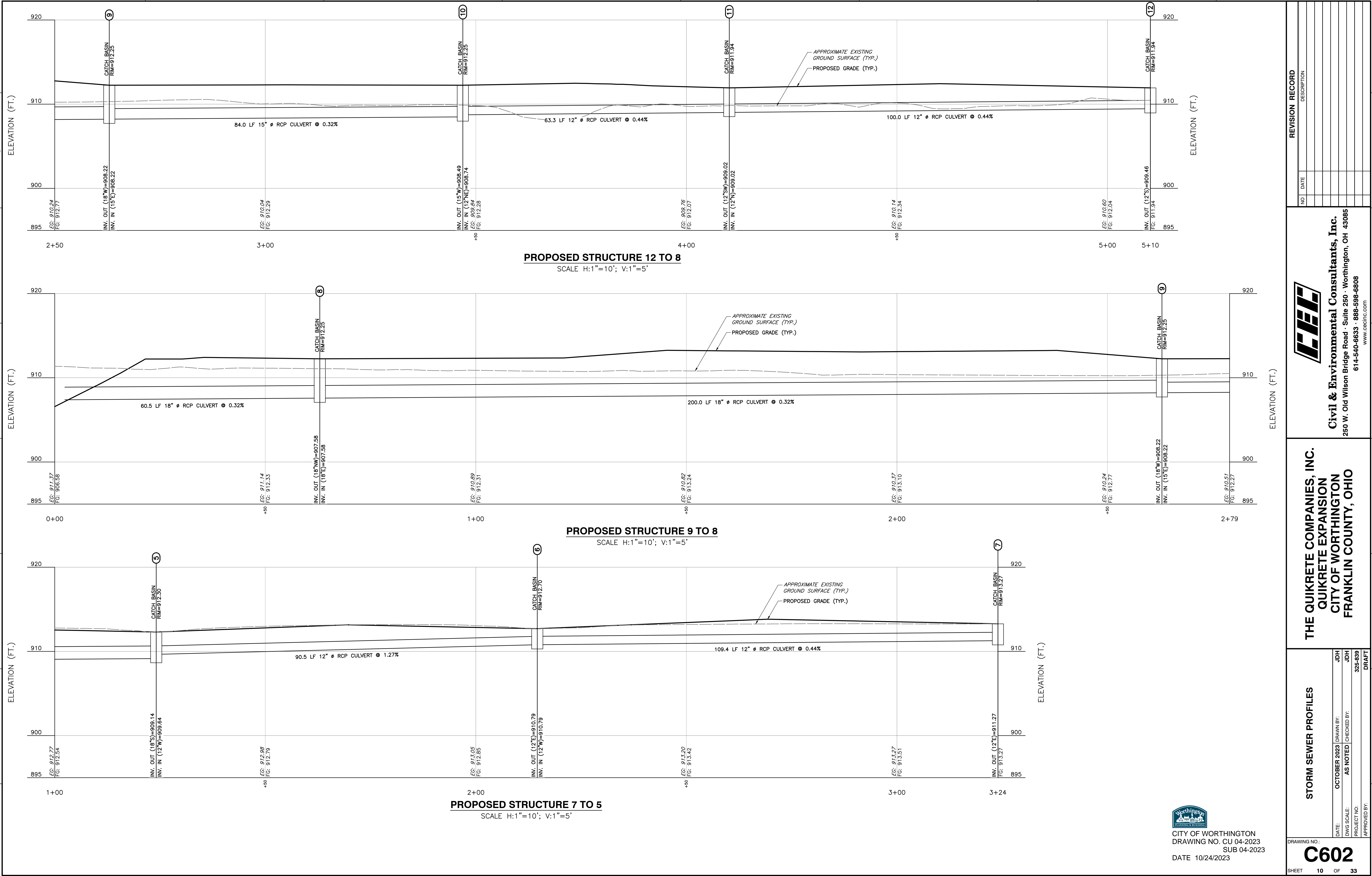
NVS

NVS

NVS

P:\1300-000\1300-839-CAD001\DWG\1300-839-CAD001-Site Utility Plan.dwg(C500) LS(10/27/2023 - 2:38 PM) - LP: 10/27/2023 2:38 PM

P:\1320-000\1320-839-C602\DWG\1320839-C602-Proposed Storm Profiles-Base.dwg(250) / LS(10/26/2023 - 10:07) - LP: 10/27/2023 11:08 AM



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

REVISION RECORD	
NO.	DATE

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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

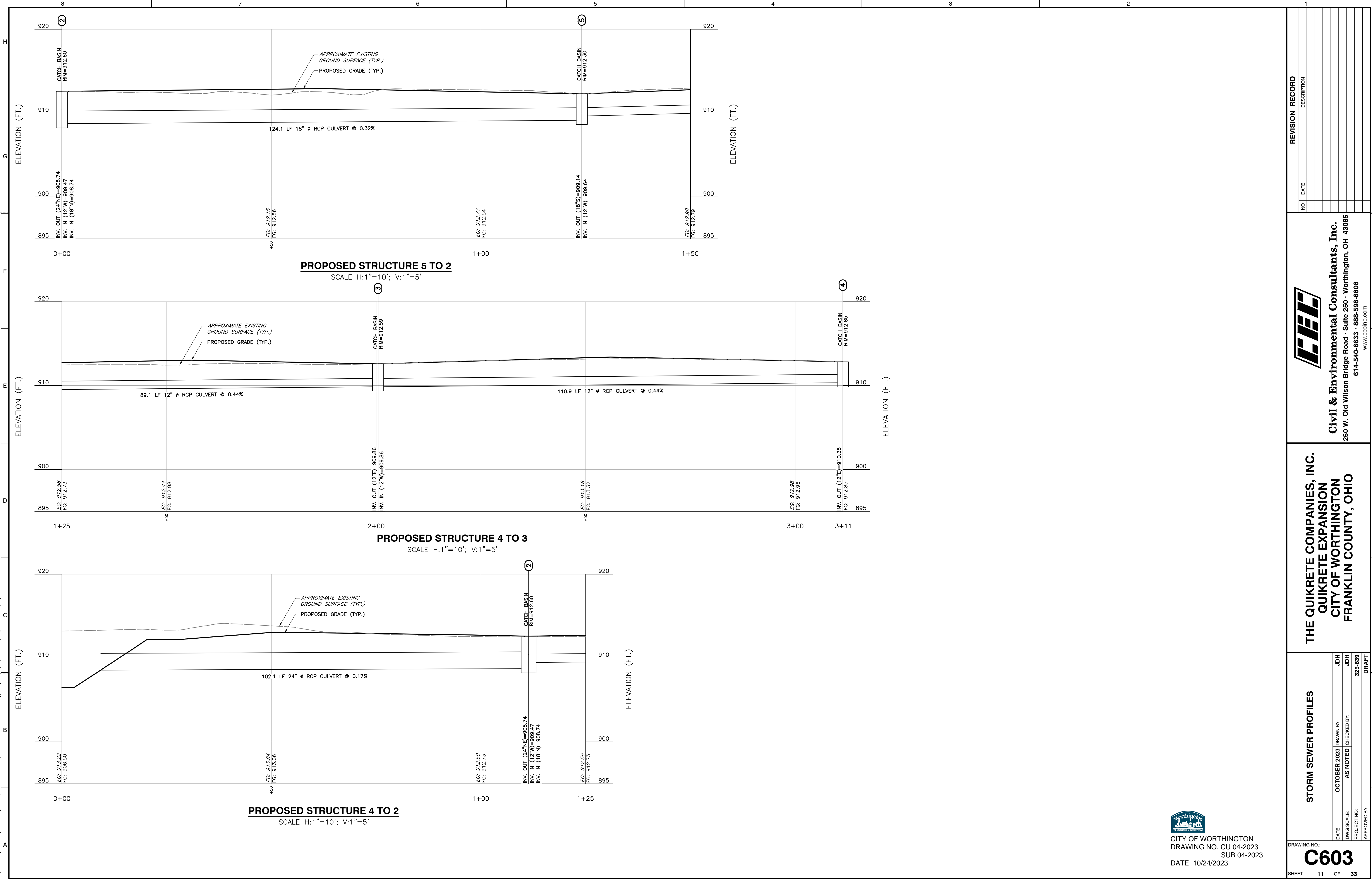
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250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

STORM SEWER PROFILES	
DATE:	OCTOBER 2023
DRAWN BY:	JDH
DWG SCALE:	AS NOTED
CHECKED BY:	JDH
PROJECT NO.	325-539
APPROVED BY:	DRAFT

DRAWING NO.: **C602**

SHEET 10 OF 33

P:\320-000\325-839-C603\DWG\CH01\325839-CH01-Proposed Storm Profiles_Basin.dwg[556] LS[10/26/2023 - 10:07] - LF: 10/27/2023 11:08 AM



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

REVISION RECORD	
NO.	DATE

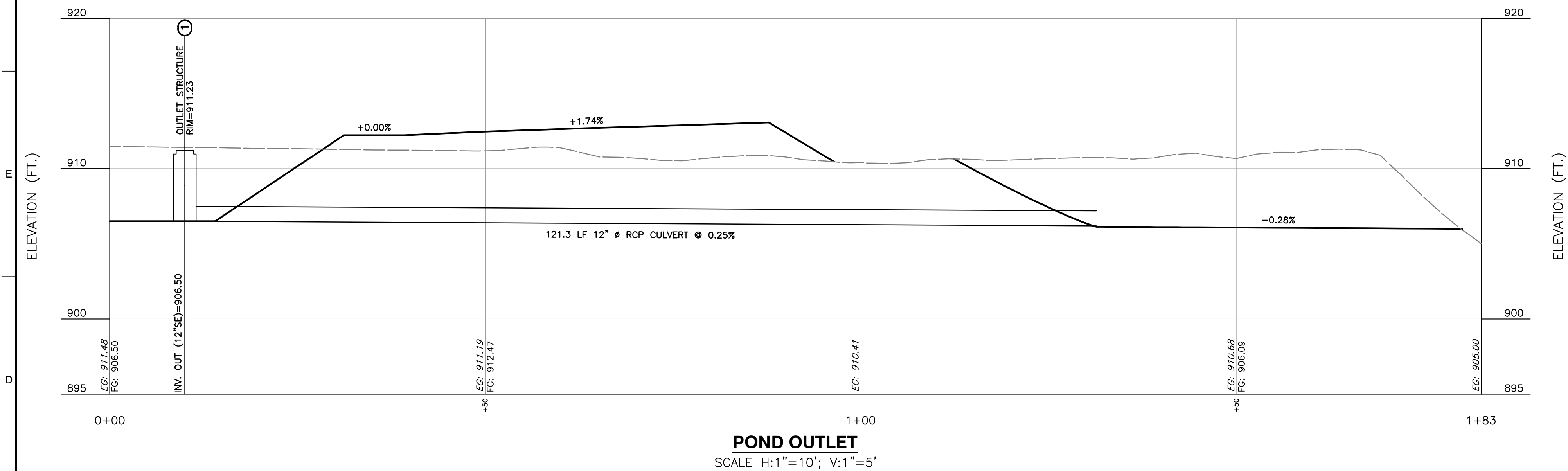
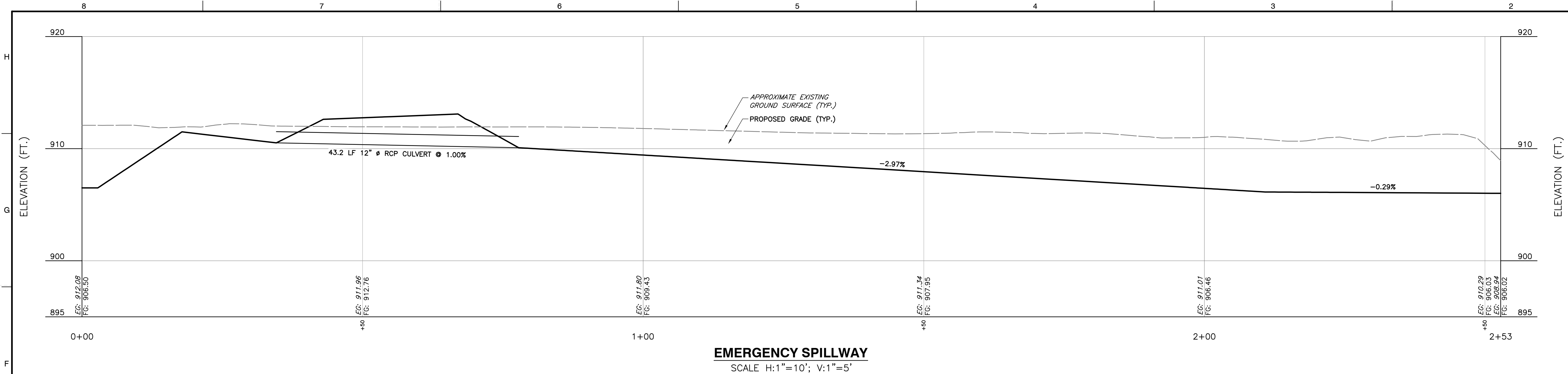
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FRANKLIN COUNTY, OHIO

STORM SEWER PROFILES	
DATE:	OCTOBER 2023
DRAWN BY:	JDH
AS NOTED	CHECKED BY:
PROJECT NO.	325-539
APPROVED BY:	DRAFT

DRAWING NO.: **C603**

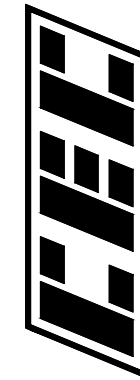
SHEET 11 OF 33



P: | 320-000 | 325-839 | -CADD | Dwg | CV01 | 325839-CV01-Proposed Storm Profiles_Basin.dwg(C503) LS:(10/26/2023 - jhart) - LP: 10/27/2023 11:10 AM



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

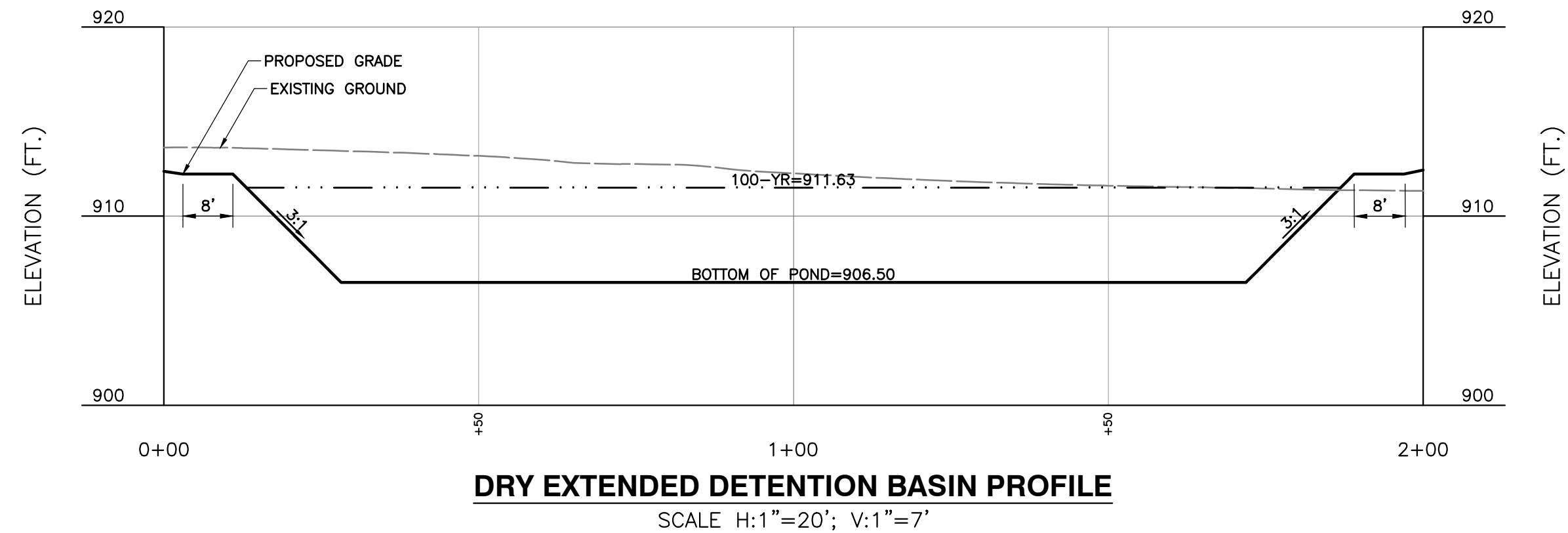
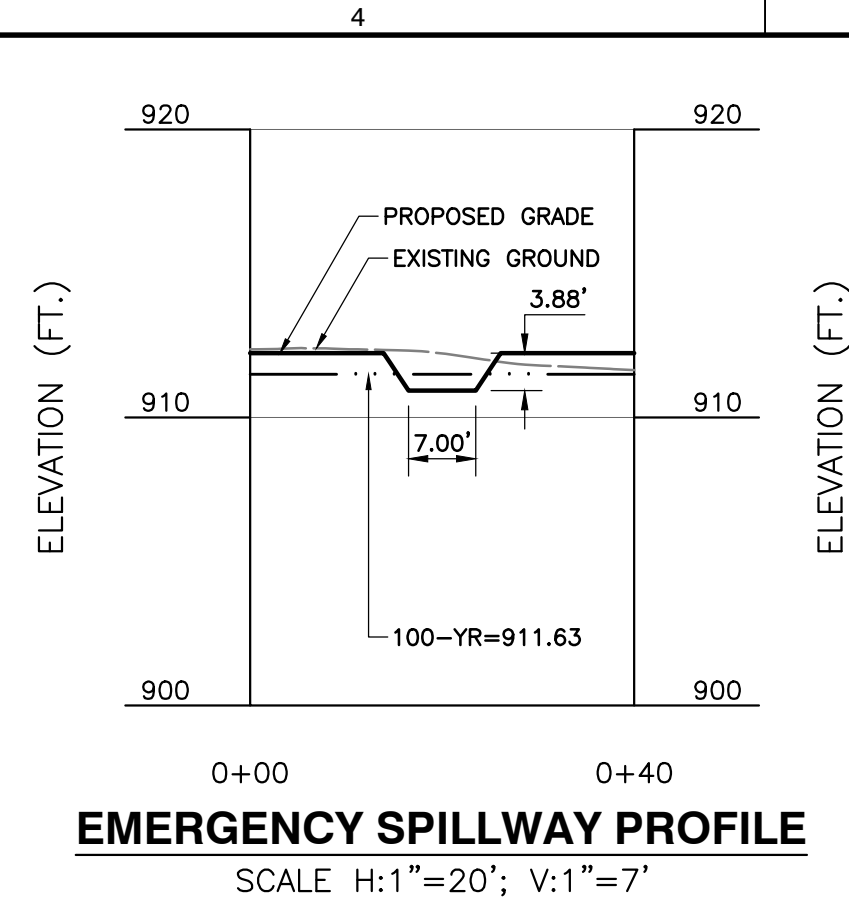
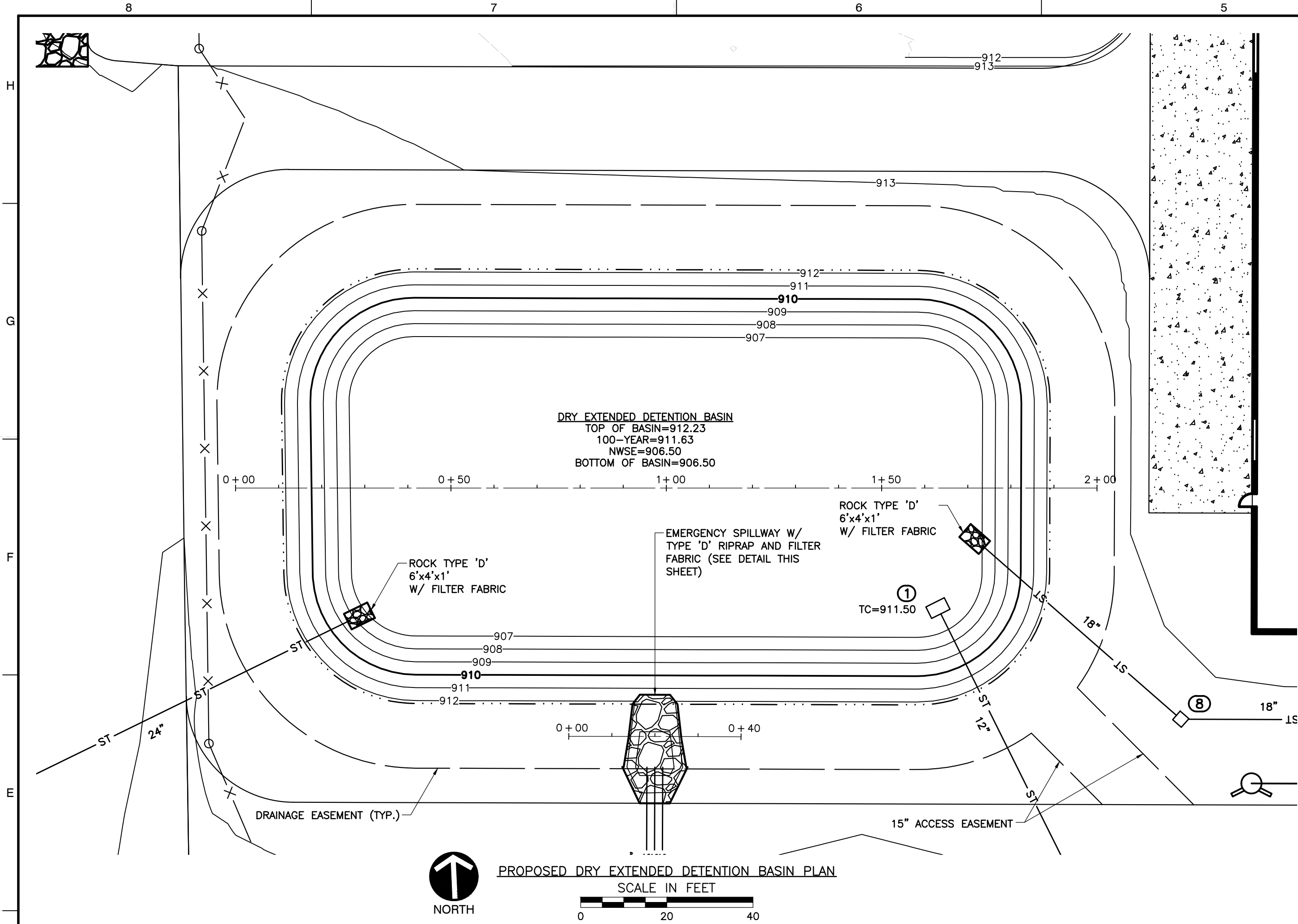
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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO**

<h2 style="margin: 0;">STORM SEWER PROFILES</h2>	
DATE:	OCTOBER 2023
DRAWN BY:	JDH
DWG SCALE:	AS NOTED
CHECKED BY:	JDH
PROJECT NO:	325-839
APPROVED BY:	DRAFT

P:\1320-000\1320-839-C600\DWG\1320-839-C600-DESB Detail.dwg(C:\00\LS\10\26\2023 - JWD) - LP: 10/27/2023 11:14 AM




REFERENCES:

- EXISTING TOPOGRAPHY SHOWN OBTAINED FROM SURVEYED PERFORMED BY CEC ON SEPTEMBER 27, 2019, AND FROM SURVEY INFORMATION PERFORMED BY P&L SYSTEMS, INC. PERFORMED ON SEPTEMBER 24, 2010 PROVIDED BY CLIENT.
- EXISTING BASE MAP INFORMATION OBTAINED FROM CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, FROM P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FROM FRANKLIN COUNTY AUDITOR ACCESSED SEPTEMBER 9, 2019. EXISTING LOT SPLIT PARCEL BOUNDARY INFORMATION PROVIDED TO CEC FROM E.P. FARRIS ON MAY 23, 2023.
- SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED OCTOBER 15, 2019.
- EXISTING UTILITIES SHOWN ARE BASED OFF OF CEC FIELD RUN SURVEY PERFORMED ON SEPTEMBER 27, 2019, P&L SYSTEMS, INC. FIELD RUN SURVEY PERFORMED ON SEPTEMBER 24, 2010, AND FRANKLIN COUNTY AUDITORS DATA.

NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
- ALL ELEVATIONS SHOWN ON PLANS ARE NAVD 88.
- ALL EXISTING INFORMATION IS PER PLAN, UNLESS OTHERWISE NOTED.
- 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL STORM, SANITARY AND WATER LINES.
- ALL BACKFILL SHALL BE COMPACTED TO THE DENSITY OF THE EXISTING GROUND UNLESS OTHERWISE NOTED.
- ALL PIPE MATERIAL SHALL BE RCP PER CMSC 706.02.

REVISION RECORD	
NO	DATE



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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

DATE: OCTOBER 2023 DWG SCALE: 1" = 20' PROJECT NO: 325-539 APPROVED BY: JDH	DRAWN BY: JDH CHECKED BY: JDH	DRAFT

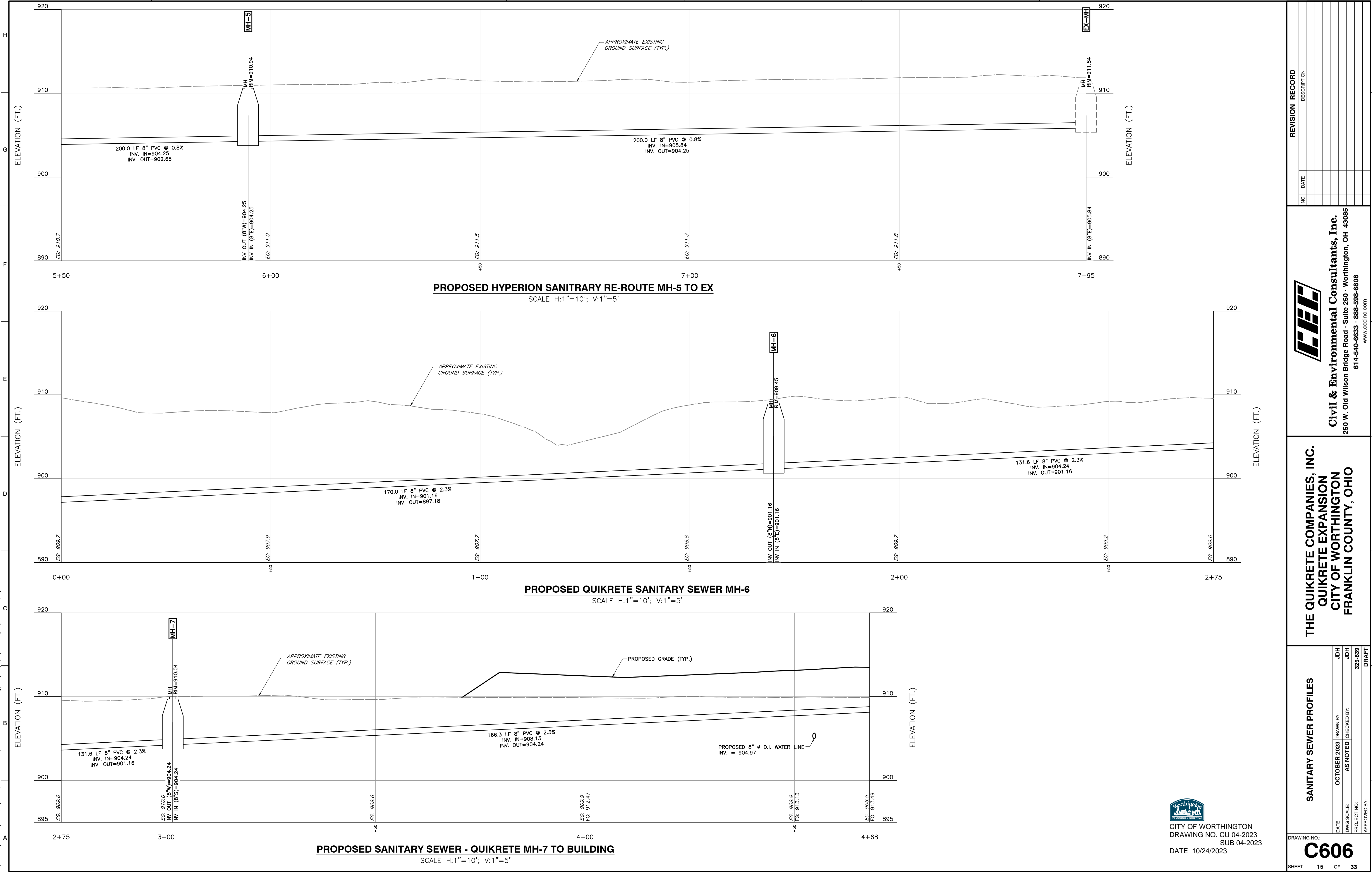
DRY EXTENDED DETENTION BASIN DETAIL

DRAWING NO. **C604**

DATE 10/24/2023



P:\1300-000\1300-839-CADD\DWG\CH01\325839-CH01-Proposed Storm Profiles Basin.dwg(556) L:\10\26\2023 - Jport - LF: 10/27/2023 11:11 AM



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

REVISION RECORD	
NO	DATE

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QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

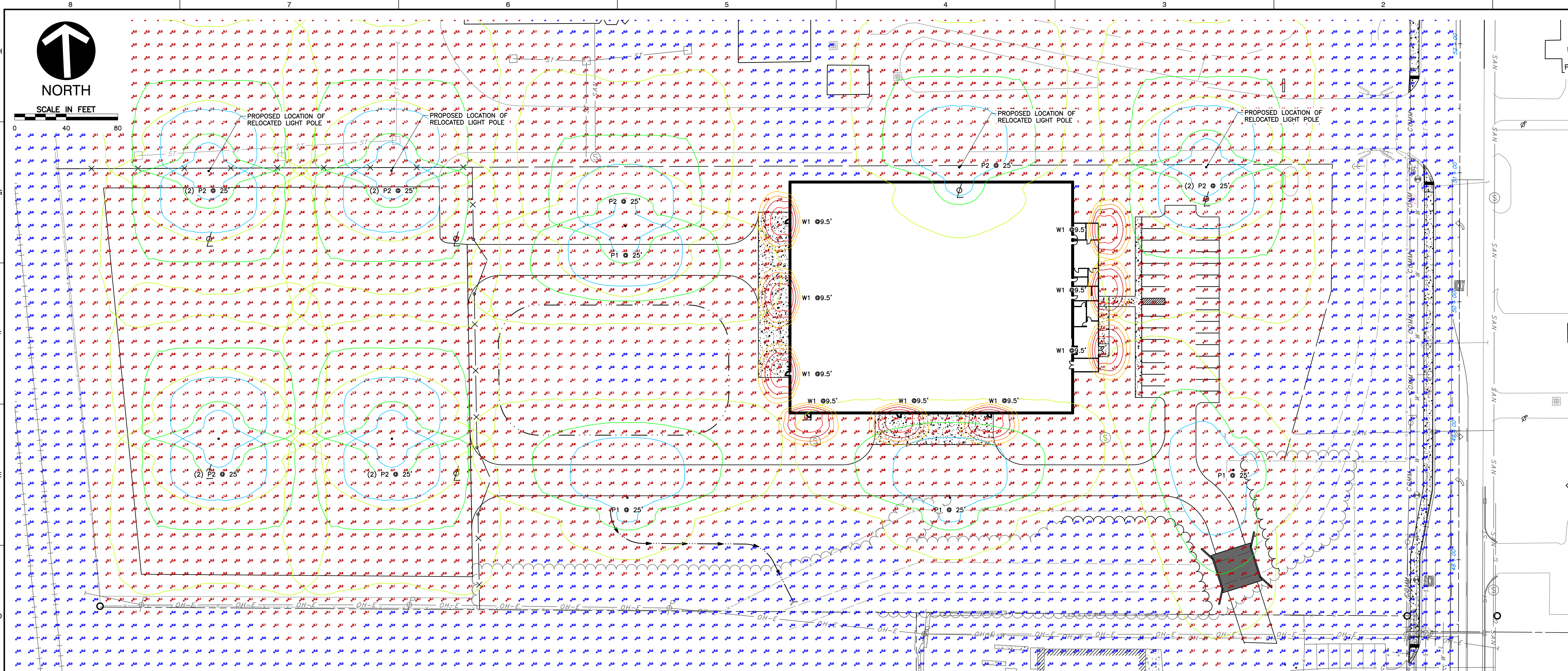
SANITARY SEWER PROFILES










DATE:	OCTOBER 2023	DRAWN BY:	JDH
DWG SCALE: <td>AS NOTED</td> <td>CHECKED BY:<td>JDH</td></td>	AS NOTED	CHECKED BY: <td>JDH</td>	JDH
PROJECT NO. <td>325-539<td>APPROVED BY:<td>DRAFT</td></td></td>	325-539 <td>APPROVED BY:<td>DRAFT</td></td>	APPROVED BY: <td>DRAFT</td>	DRAFT

DRAWING NO.: **C606**

SHEET 15 OF 33

P:\1300-000\1300-8391-CADD\Draw\Lighting\New\cadd\13008391W-CADD-Lighting.dwg(1/10/2023 - jhord) - LP: 10/27/2023 11:15 AM



SCHEDULE											
SYMBOL	LABEL	IMAGE	QUANTITY	MANUFACTURER	CATALOG NO.	DESCRIPTION	NO. LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	PLOT
	P1		4	LITHONIA LIGHTING	DSX1 LED P4 40K 80CRI T3M	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 3 MEDIUM	1	14711.3	1	123.9	
	P2		12	LITHONIA LIGHTING	DSX1 LED P4 40K 80CRI TFTM	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 80 CRI FORWARD THROW	1	15033.9	1	123.9	
	W1		9	LITHONIA LIGHTING	WDGE2 LED P3 40K 80CRI VW	WEDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	3212.9	1	22.6	

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
COMPLETE SITE		1.0 FC	14.2 FC	0.1 FC	142.0:1	10.0:1

- NOTES:**
1. LIGHT FIXTURES ON BUILDING TO BE INSTALLED AT 9.5' ABOVE FINISHED GRADE. LIGHT FIXTURES ON LIGHT POLES TO BE INSTALLED 25' ABOVE FINISHED GRADE.
 2. LIGHT FIXTURES TO BE OF STANDARD FINISH BLACK OR DARK BRONZE.
 3. LIGHT FIXTURES SHALL BE CUT OFF TYPE.
 4. FIXTURE MANUFACTURER SUBJECT TO SUBSTITUTION BASED ON AVAILABILITY OR BUDGET. ALTERNATE FIXTURE IF APPLICABLE SHALL HAVE SIMILAR OR EQUAL PERFORMANCE STANDARDS.
 5. LIGHT LEVELS CALCULATED AT FINISHED GRADE.



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

REVISION RECORD

NO	DATE	DESCRIPTION

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CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

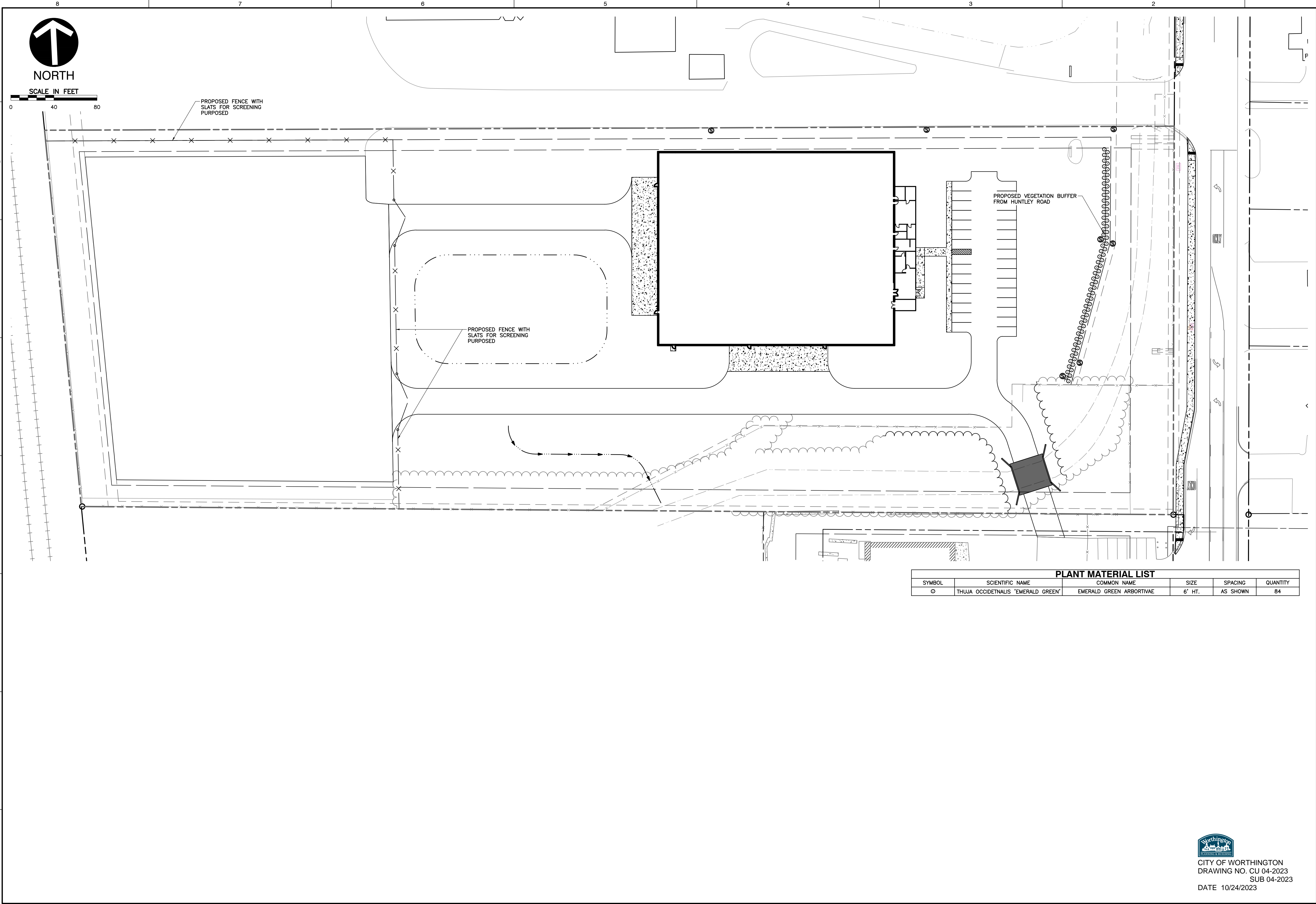
SITE LIGHTING PLAN

DATE: OCTOBER 2023
DWG SCALE: 1" = 40'
PROJECT NO: 325-539
APPROVED BY: JDH

DRAWING NO.: C700

SHEET 16 OF 33

P:\320-000\325-839-CAD00\DWG\CU04\325839-CU04-Landscape Plan.dwg(LA001) LS(10/24/2023 - Jhon) - LP- 10/27/2023 11:17 AM



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

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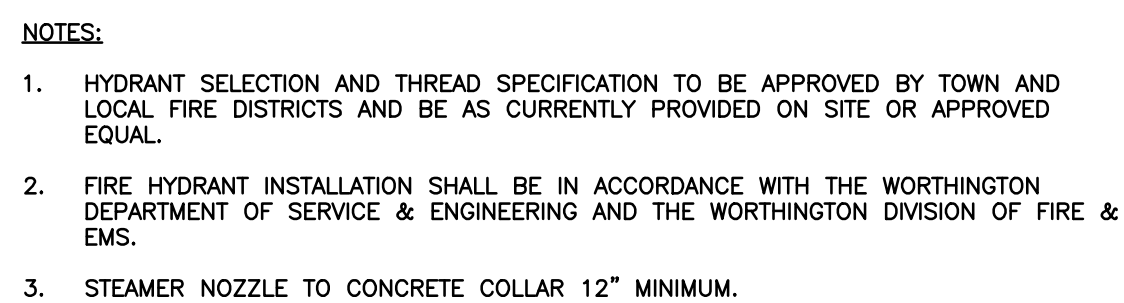
THE QUIKRETE COMPANIES, INC.
QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

LANDSCAPE PLAN


DATE:	OCTOBER 2023	DRAWN BY:	JDH
DWG SCALE:	1" = 40'	CHECKED BY:	JDH
PROJECT NO.	325-539	APPROVED BY:	DRAFT

DRAWING NO.:
C702

SHEET 18 OF 33



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

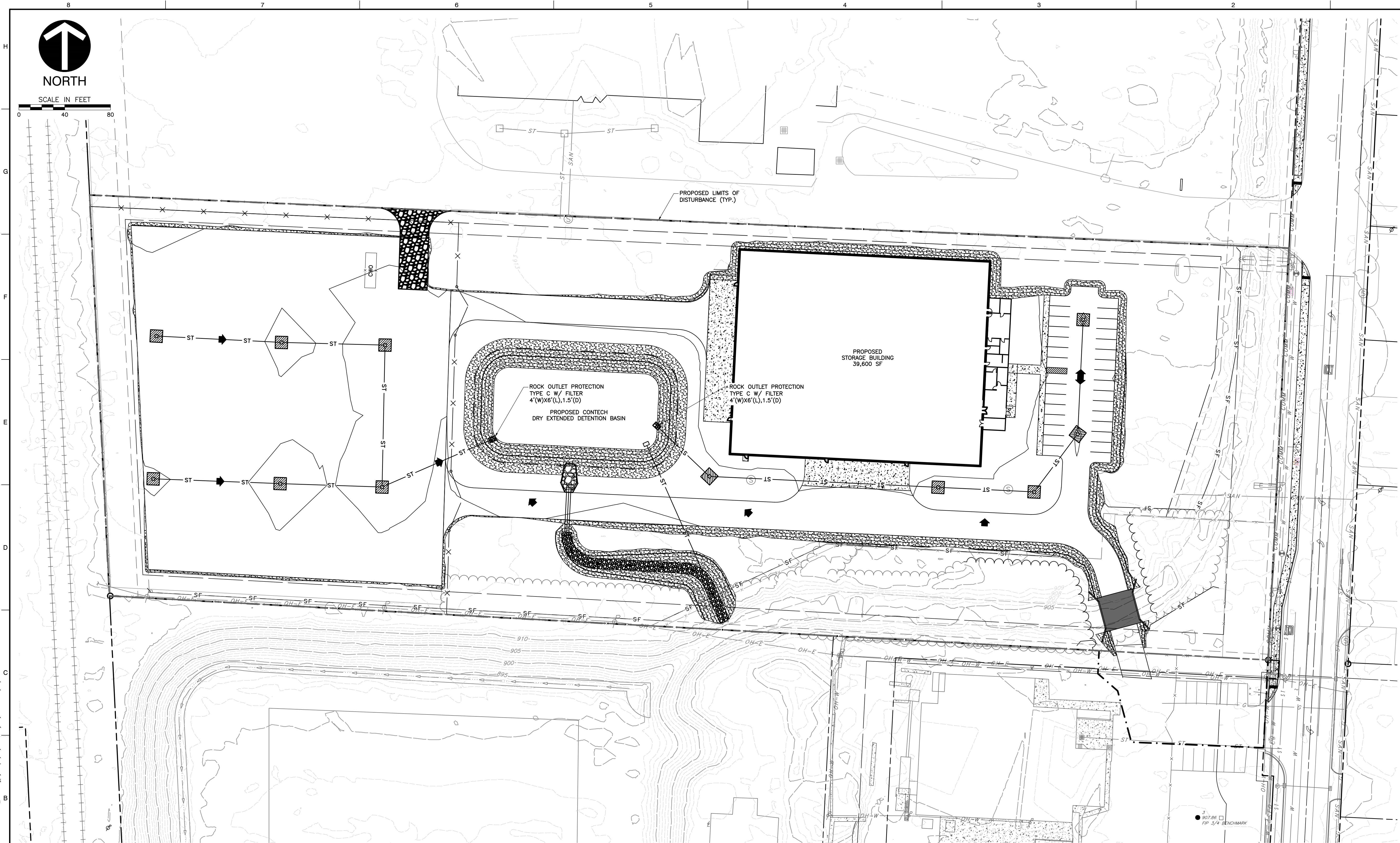
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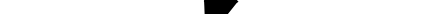


**THE QUIKRETE COMPANIES, INC.
QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO**

DRAWING NO.: C801	
SHEET 20 OF 33	
CONSTRUCTION DETAILS	
DATE:	OCTOBER 2023
DRAWN BY:	JDH
DWG SCALE:	N.T.S.
CHECKED BY:	JDH
PROJECT NO:	325-439
APPROVED BY:	DRAFT

P: 320-000|325-839|-C400|Dwg|CV01|325839-CV01-Details.dwg{2} LS:(10/27/2023 - jhart) - LP: 10/27/2023 2:40 PM



REFERENCES:

LEGEND				
	910	PROPOSED INDEX CONTOUR		FLOOD ROUTING
		PROPOSED INTERMEDIATE CONTOUR		
		PROPOSED LIMITS OF DISTURBANCE		PROPOSED INLET PROTECTION
	SF	PROPOSED SILT FENCE		
	CWO	PROPOSED CONCRETE WASHOUT		EROSION CONTROL BLANKET
		PROPOSED ROCK CONSTRUCTION ENTRANCE		EROSION CONTROL MATTING

[illegible]

P:\1300-000\1300-839-CAD00\Drawings\1300839-C901-Detail.dwg 18/10/27/2023 - (Revised) - LP: 10/27/2023 11:21 AM

8 7 6 5 4 3 2 1

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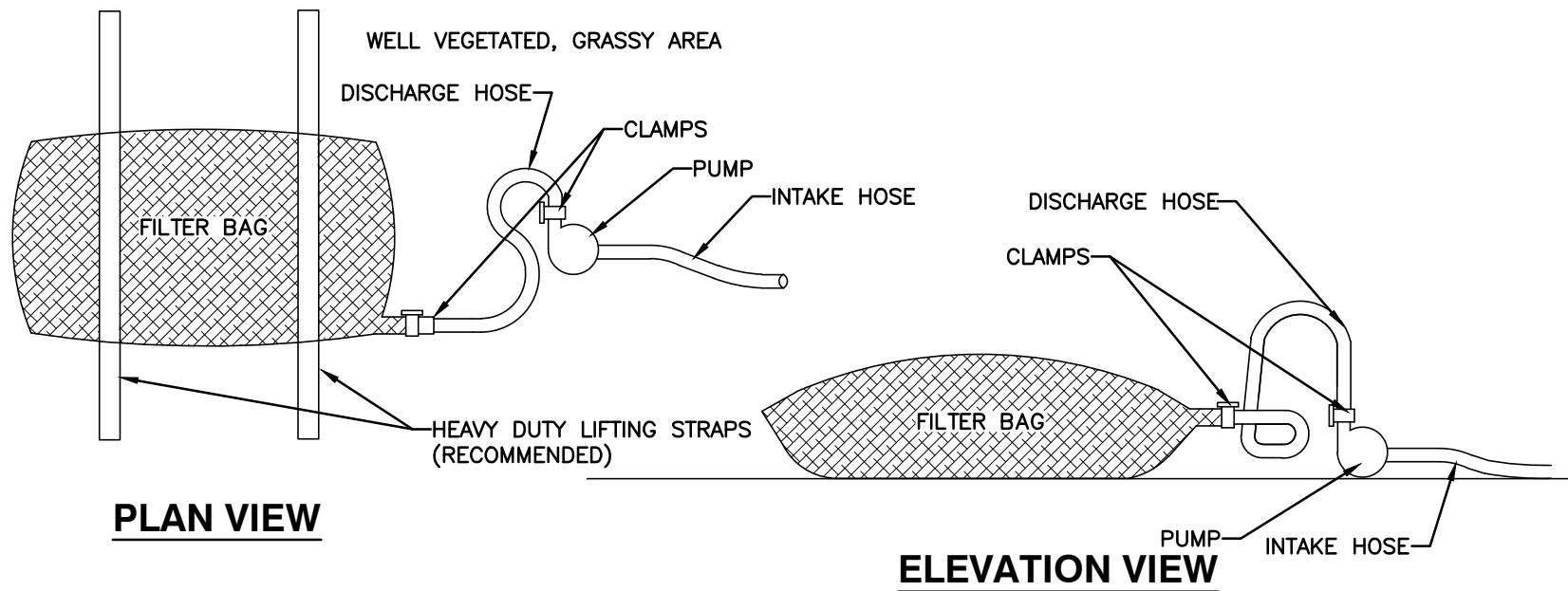
E

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A



NOTES:

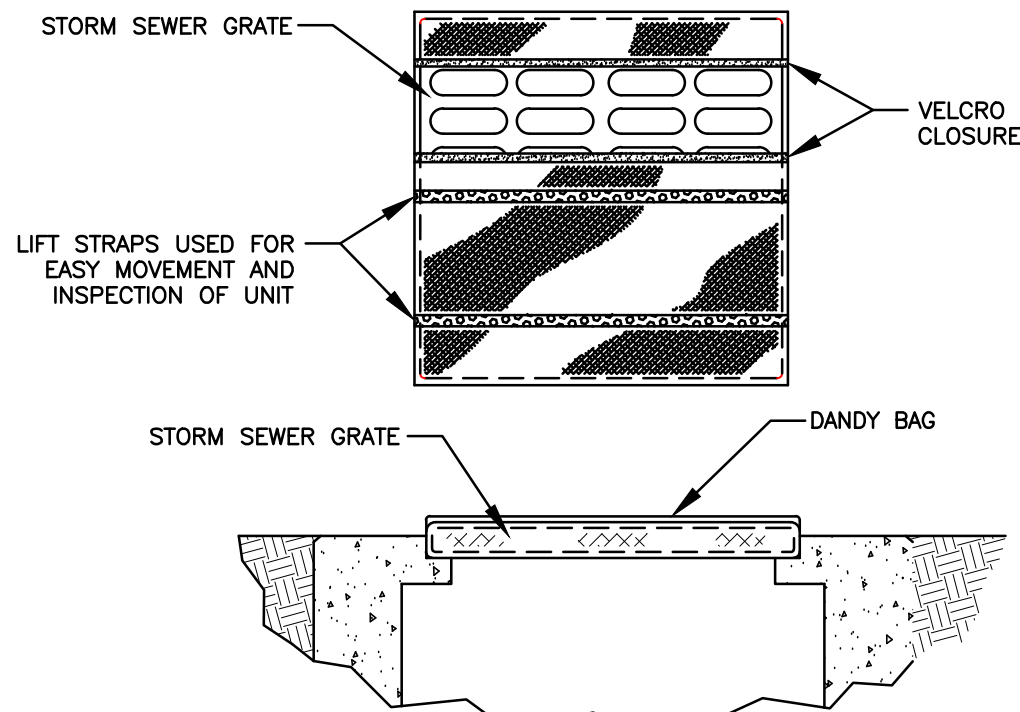
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:
- | PROPERTY | TEST METHOD | MINIMUM STANDARD |
|--------------------------|-------------|------------------|
| AVG. WIDE WIDTH STRENGTH | ASTM D-4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D-4632 | 205 LB |
| PUNCTURE | ASTM D-4833 | 110 LB |
| MULLEN BURST | ASTM D-3786 | 350 PSI |
| UV RESISTANCE | ASTM D-4355 | 70% |
| AOS % RETAINED | ASTM D-4751 | 80 SIEVE |
2. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
 3. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
 4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
 5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

INSPECTION: FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

MAINTENANCE: A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

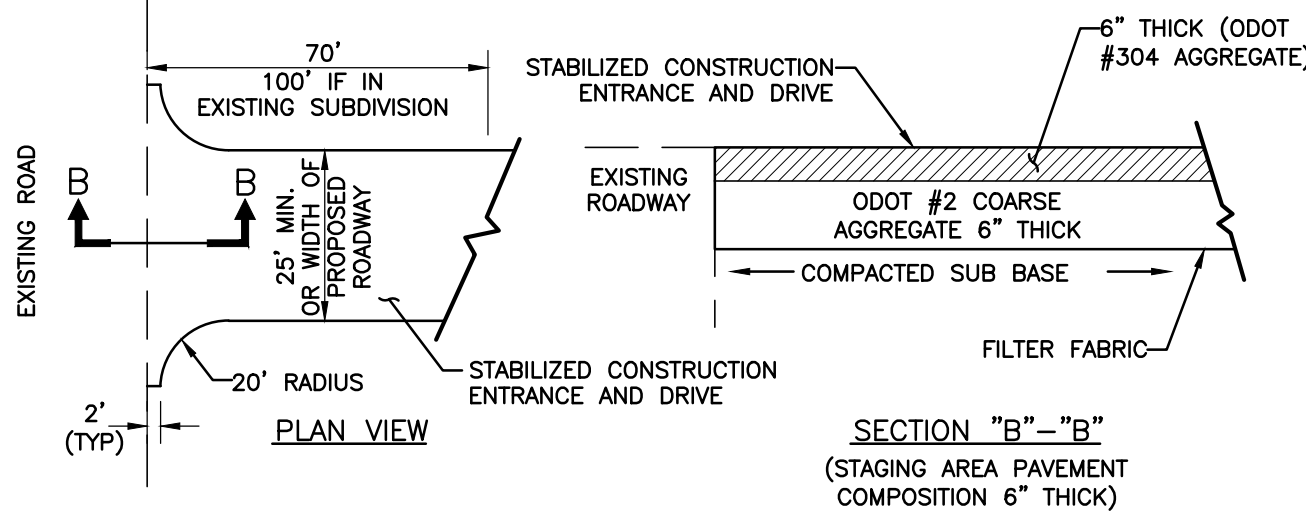
PUMPED WATER FILTER BAG

NOT TO SCALE



DANDY BAG INLET PROTECTION

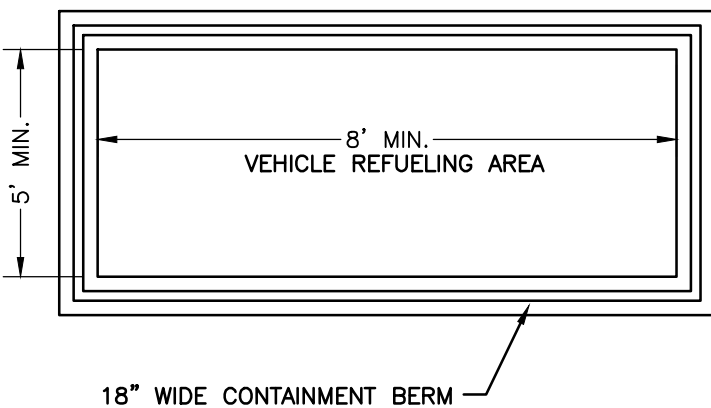
NOT TO SCALE



THE EARTHWORK CONTRACTOR SHALL INSTALL AND MAINTAIN THE CONSTRUCTION ENTRANCE AND STAGING AREA. THE EARTHWORK CONTRACTOR SHALL PERIODICALLY ADD CLEAN STONE AND MAINTAIN THE GRAVEL EDGES FOR THE DURATION OF THE PROJECT. WHEN THE CONSTRUCTION ENTRANCE AND DRIVE ARE NO LONGER NEEDED, THE EARTHWORK CONTRACTOR SHALL REMOVE THE GRAVEL AND RESTORE THE GROUND TO ITS ORIGINAL CONDITION.

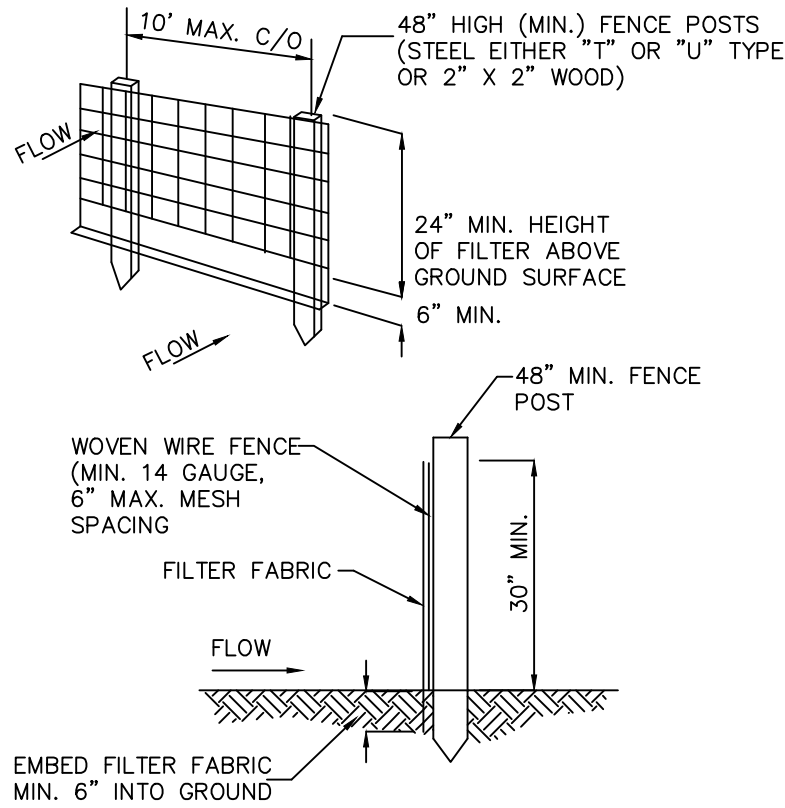
ROCK CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



VEHICLE REFUELING AREA

NOT TO SCALE



SILT FENCES SHALL CONSIST OF FILTER FABRIC AND WOODEN LATHS. FENCES SHALL BE PLACED DOWNGRADIENT OF CONSTRUCTION AREAS, AS NECESSARY TO CONTROL SEDIMENT AND MINIMIZE EROSION UNTIL VEGETATION IS ESTABLISHED. ALL SILT FENCING IS TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. EXTRA STRENGTH FILTER FABRIC (50 lbs./lin.in.min.) MAY BE USED IN LIEU OF THE STANDARD STRENGTH (30 lbs./lin.in.min.) FILTER FABRIC AND THE 14 GAUGE WOVEN WIRE FENCE COMBINATION.

SILT FENCE

NOT TO SCALE



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

EROSION & SEDIMENT CONTROL
DETAILS

DRAWING NO.:

C904

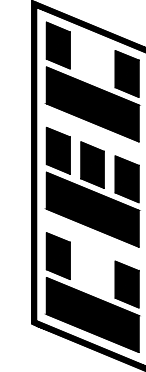
SHEET 23 OF 33

REVISION RECORD

DESCRIPTION

NO

DATE



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THE QUIKRETE COMPANIES, INC.
QUIKRETE EXPANSION
CITY OF WORTHINGTON
FRANKLIN COUNTY, OHIO

DATE:

OCTOBER 2023

DRAWN BY:

JDH

CHECKED BY:

N.T.S.

PROJECT NO.:

325-539

APPROVED BY:

DRAFT

PROJECT SUMMARY

LOCAL BRIDGE CONSULTANT

- NAME = Patrick Herl
- EMAIL = Patrick.Herl@conteches.com
- PHONE NUMBER = 614-310-8770

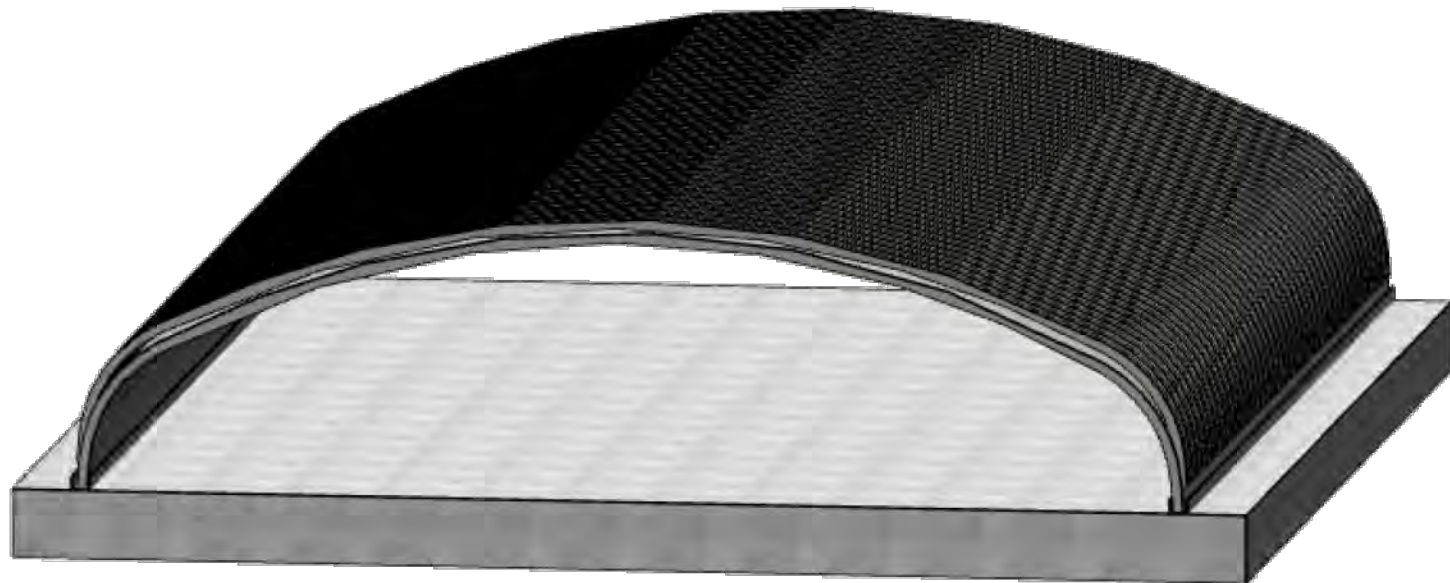
STRUCTURE DETAILS

- STRUCTURE #75
- STRUCTURE SPAN = 24'-0"
- STRUCTURE RISE = 5'-9"
- LOAD = HL-93
- SHELL TYPE = R1
- MIN COVER = 2.2 (ft)
- MAX COVER = 5 (ft)

FOUNDATIONS

- FOUNDATION TYPE = BASE SLAB

ALBC ALUMINUM BOX CULVERT DYOB
STREAM CROSSING BRIDGE



CITY OF WORTHINGTON
DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

NOTES

1. THIS BRIDGE HAS BEEN DESIGNED FOR GENERAL SITE CONDITIONS. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURE'S SUITABILITY TO THE EXISTING SITE CONDITIONS AND FOR THE HYDRAULIC EVALUATION -- INCLUDING SCOUR AND CONFIRMATION OF SOIL CONDITIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY ALL ELEVATIONS SHOWN THROUGH THE ENGINEER.
3. ONLY CONTECH ENGINEERED SOLUTIONS LLC, THE ALUMINUM BOX CULVERT (ALBC) APPROVED MANUFACTURER IN THE PROJECT STATE, MAY PROVIDE THE STRUCTURE DESIGNED IN ACCORDANCE WITH THESE PLANS.
4. THIS DYOB DRAWING IS A CONCEPTUAL DESIGN. PLEASE WORK WITH YOUR LOCAL BRIDGE CONSULTANT FOR FURTHER SOLUTION DEVELOPMENT AND PRICING.

PRELIMINARY
NOT FOR CONSTRUCTION

DYO32333 QUIKRETE EXPANSION
STREAM CROSSING BRIDGE
COLUMBUS,OH

ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
STRUCTURAL PLATE

DYOB
DRAWING

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PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 24	OF 33	

1.0 STANDARDS AND DEFINITIONS

- 1.1 STANDARDS - ALL STANDARDS REFER TO LATEST EDITION UNLESS OTHERWISE NOTED.
- 1.1.1 ASTM B-864 "STANDARD SPECIFICATION FOR CORRUGATED ALUMINUM BOX CULVERTS" (AASHTO DESIGNATION M-219).
- 1.1.2 AASHTO LRFD SPECIFICATION FOR HIGHWAY BRIDGES - SECTION 12 DIVISION I - DESIGN.
- 1.1.3 AASHTO LRFD SPECIFICATION FOR HIGHWAY BRIDGES - SECTION 26 DIVISION II - CONSTRUCTION.

1.2 DEFINITIONS

- 1.2.1 OWNER - IN THESE SPECIFICATIONS THE WORD "OWNER" SHALL MEAN XXXX .
- 1.2.2 ENGINEER - IN THESE SPECIFICATIONS THE WORD "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD OR OWNER'S DESIGNATED ENGINEERING REPRESENTATIVE.
- 1.2.3 MANUFACTURER - IN THESE SPECIFICATIONS THE WORD "MANUFACTURER" SHALL MEAN CONTECH ENGINEERED SOLUTIONS, LLC 800-338-1122.
- 1.2.4 CONTRACTOR - IN THESE SPECIFICATIONS THE WORD "CONTRACTOR" SHALL MEAN THE FIRM OR CORPORATION UNDERTAKING THE EXECUTION OF ANY INSTALLATION WORK UNDER THE TERMS OF THESE SPECIFICATIONS.
- 1.2.5 APPROVED - IN THESE SPECIFICATIONS THE WORD "APPROVED" SHALL REFER TO THE APPROVAL OF THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
- 1.2.6 AS DIRECTED - IN THESE SPECIFICATIONS THE WORDS "AS DIRECTED" SHALL REFER TO THE DIRECTIONS TO THE CONTRACTOR FROM THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

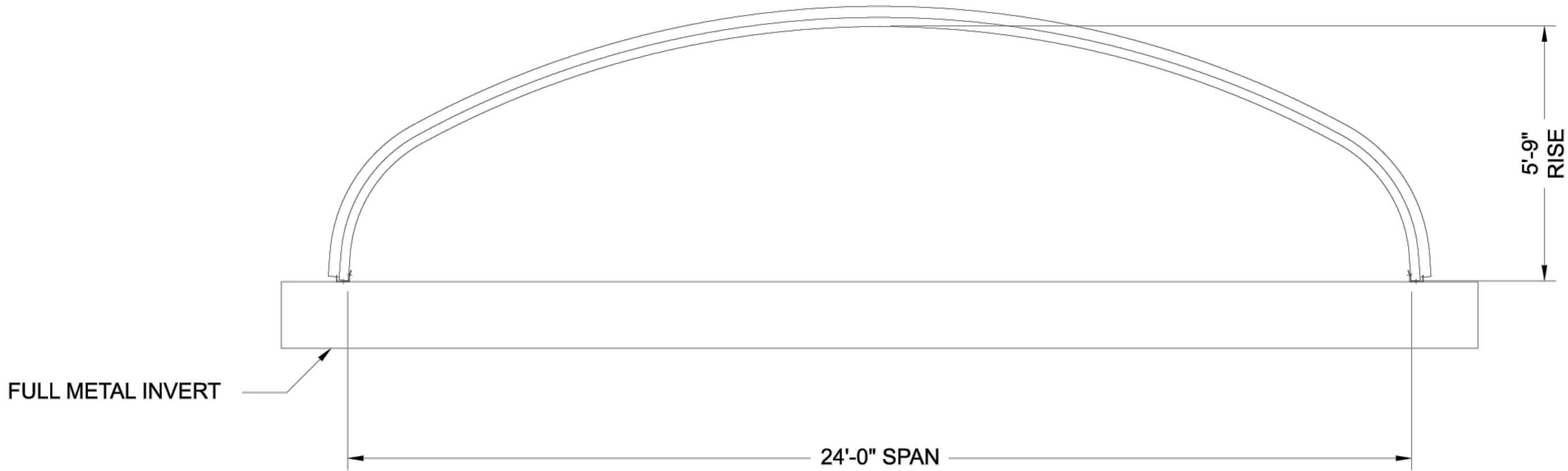
2.0 GENERAL CONDITIONS

- 2.1 THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT AND PERFORM ALL WORK AND SERVICES EXCEPT THOSE SET OUT AND FURNISHED BY THE OWNER, NECESSARY TO COMPLETE IN A SATISFACTORY MANNER THE SITE PREPARATION, EXCAVATION, FILLING, COMPACTION, GRADING AS SHOWN ON THE PLANS AND AS DESCRIBED THEREIN. THIS WORK SHALL CONSIST OF ALL MOBILIZATION CLEARING AND GRADING, GRUBBING, STRIPPING, REMOVAL OF EXISTING MATERIAL UNLESS OTHERWISE STATED, PREPARATION OF THE LAND TO BE FILLED, FILLING OF THE LAND, SPREADING AND COMPACTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES, SLOPES, AND SPECIFICATIONS. THIS WORK IS TO BE ACCOMPLISHED UNDER THE OBSERVATION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
- 2.2 PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL EXAMINE, INVESTIGATE AND INSPECT THE CONSTRUCTION SITE AS TO THE NATURE AND LOCATION OF THE WORK, AND THE GENERAL AND LOCAL CONDITIONS AT THE CONSTRUCTION SITE, INCLUDING WITHOUT LIMITATION, THE CHARACTER OF SURFACE OR SUBSURFACE CONDITIONS AND OBSTACLES TO BE ENCOUNTERED ON AND AROUND THE CONSTRUCTION SITE AND SHALL MAKE SUCH ADDITIONAL INVESTIGATION AS HE MAY DEEM NECESSARY FOR THE PLANNING AND PROPER EXECUTION OF THE WORK.

IF CONDITIONS OTHER THAN THOSE INDICATED ARE DISCOVERED BY THE CONTRACTOR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY. THE MATERIAL WHICH THE CONTRACTOR BELIEVES TO BE A CHANGED CONDITION SHALL NOT BE DISTURBED SO THAT THE OWNER CAN INVESTIGATE THE CONDITION.

- 2.3 THE CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECTION OF THE ENGINEER.
- 2.4 ALL ASPECTS OF THE STRUCTURE DESIGN AND SITE LAYOUT INCLUDING FOUNDATIONS, BACKFILL, END TREATMENTS AND NECESSARY SCOUR CONSIDERATION SHALL BE PERFORMED BY THE ENGINEER.

ANY INSTALLATION GUIDANCE PROVIDED HEREIN SHALL BE ENDORSED BY THE ENGINEER OR SUPERSEDED BY THE ENGINEER'S PLANS AND SPECIFICATIONS.



CROSS SECTION



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DRAWING NO. CU 04-2023
SUB 04-2023
DATE 10/24/2023

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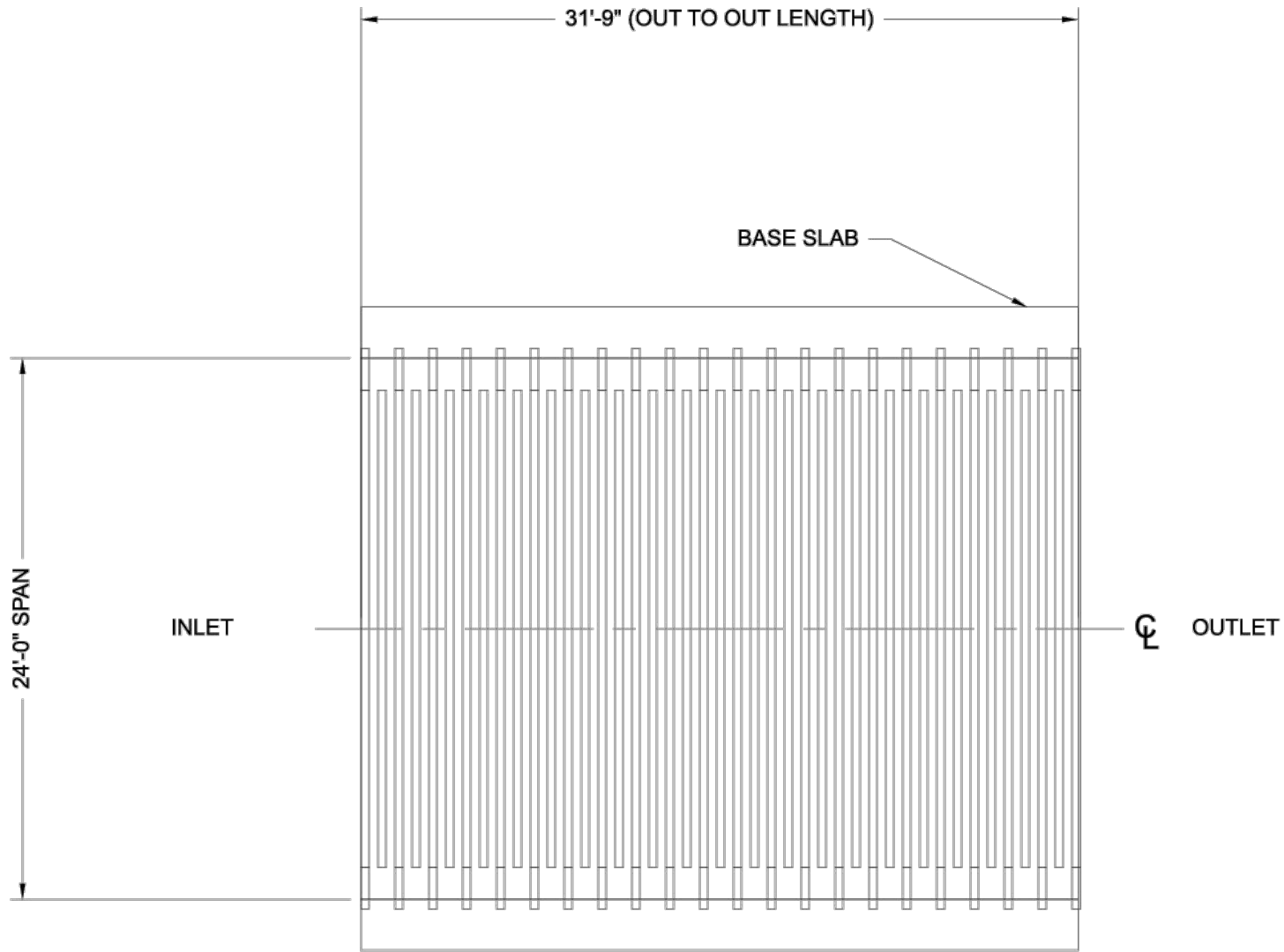
STRUCTURAL PLATE

DYOB
DRAWING

DYO32333 QUIKRETE EXPANSION
STREAM CROSSING BRIDGE
COLUMBUS,OH
ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
DESIGNED: DYO	DRAWN: DYO	
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BRIDGE PLAN



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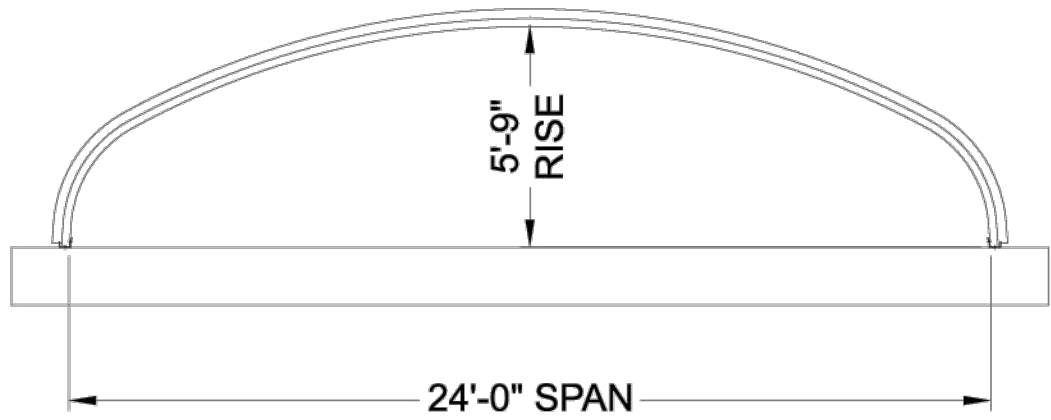
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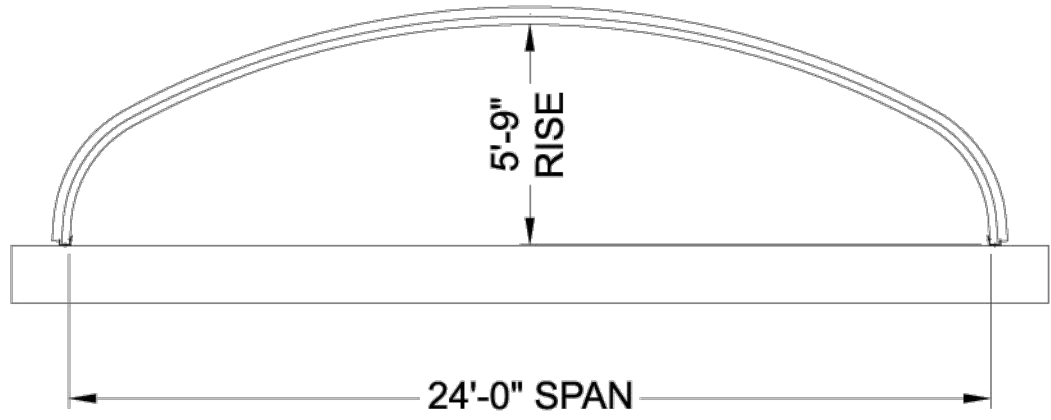
DYO32333 QUIKRETE EXPANSION
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COLUMBUS,OH
ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
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INLET END ELEVATION



OUTLET END ELEVATION



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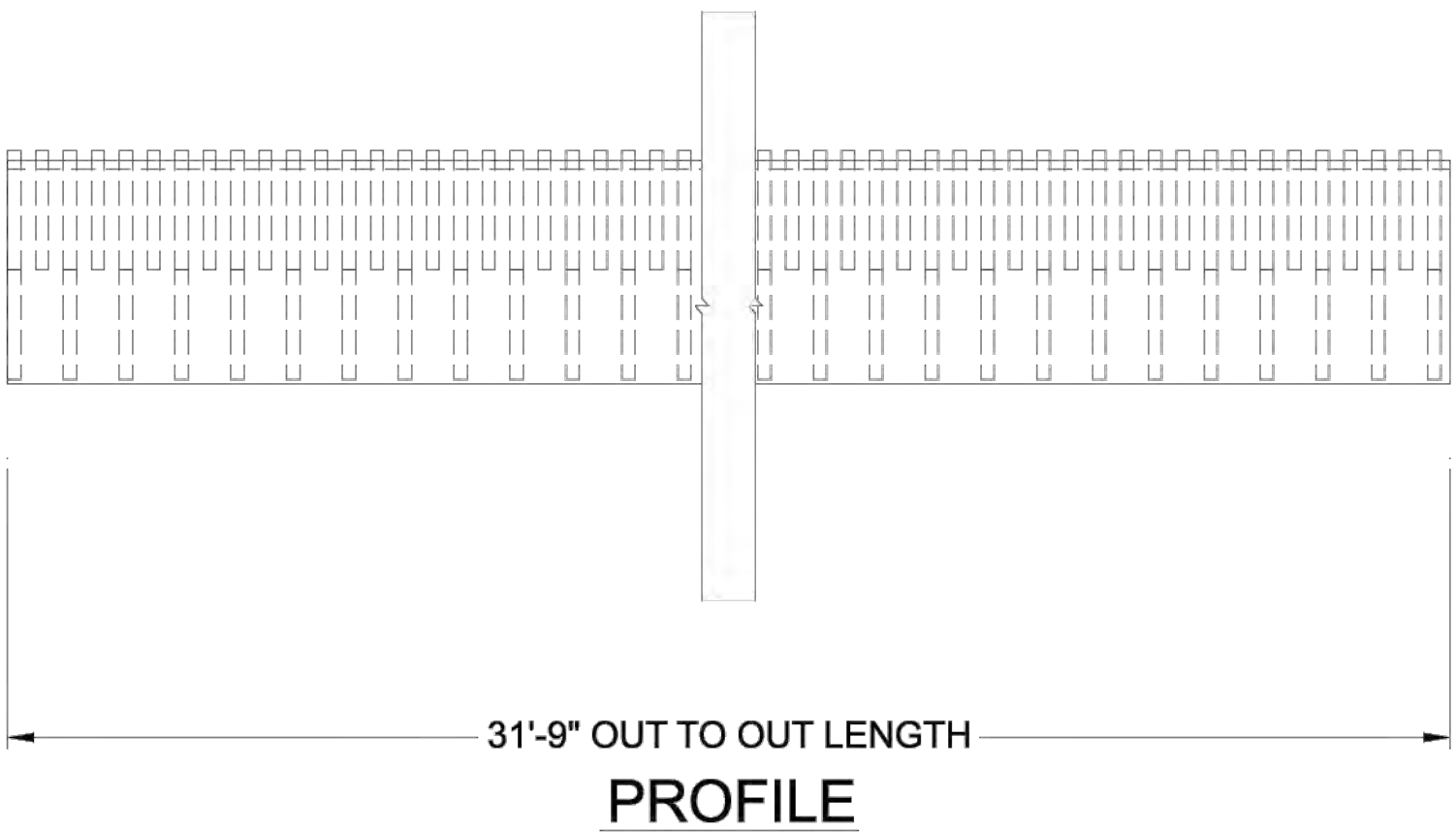
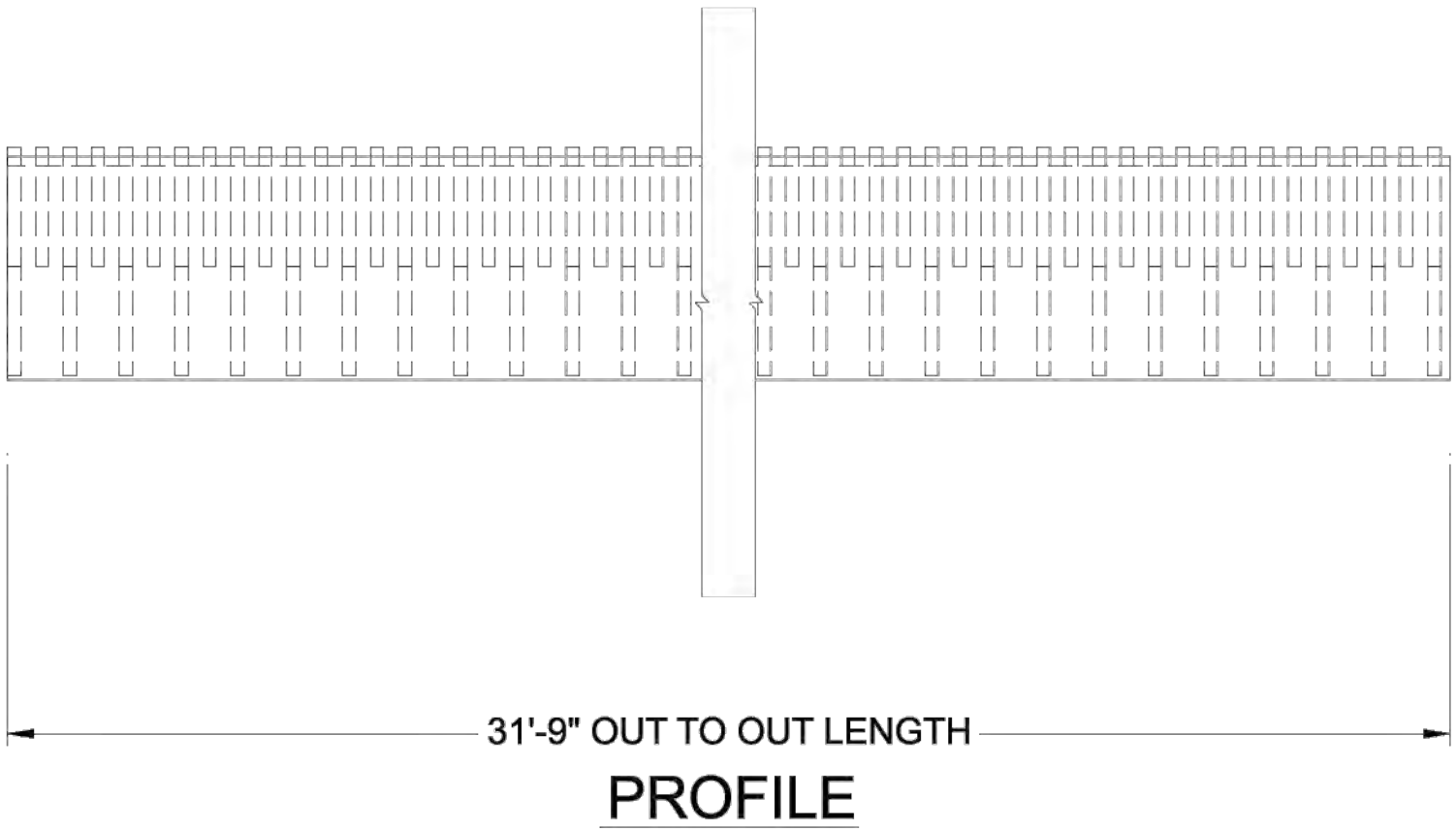
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DRAWING

DYO32333 QUIKRETE EXPANSION
STREAM CROSSING BRIDGE
COLUMBUS, OH
ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
DESIGNED: DYO	DRAWN: DYO	
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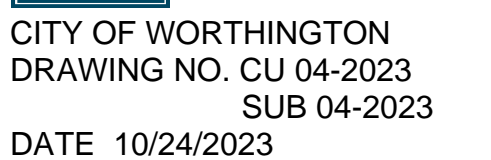
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STREAM CROSSING BRIDGE
COLUMBUS, OH
ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
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(BOTH ENDS)



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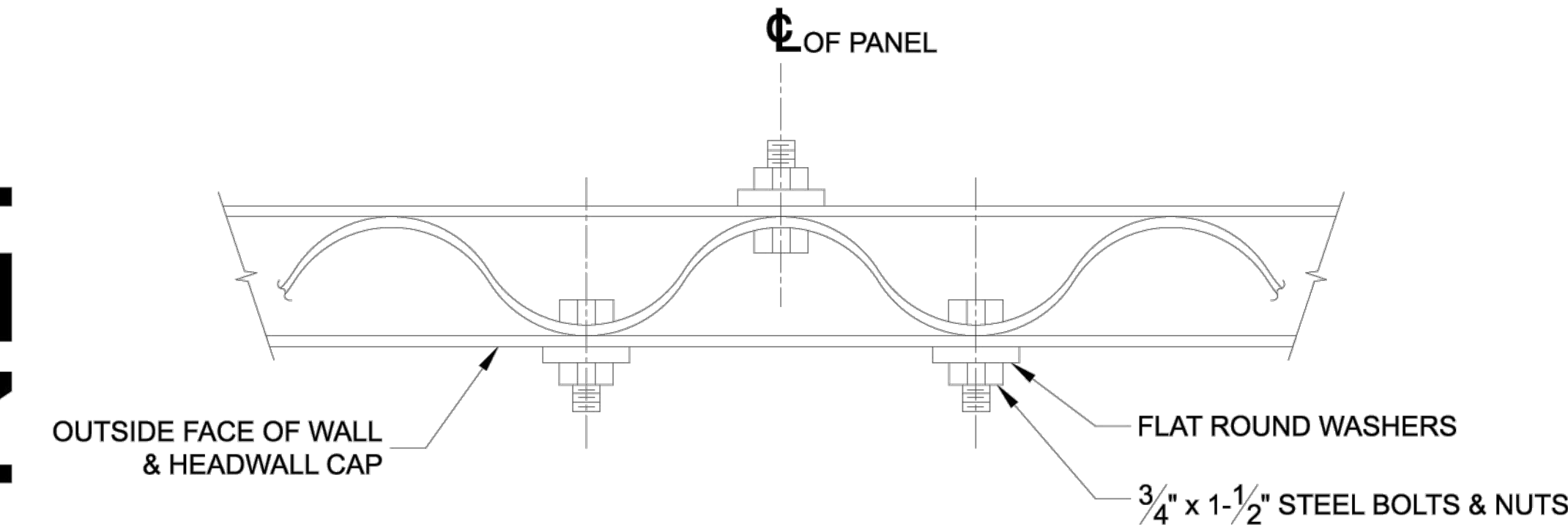
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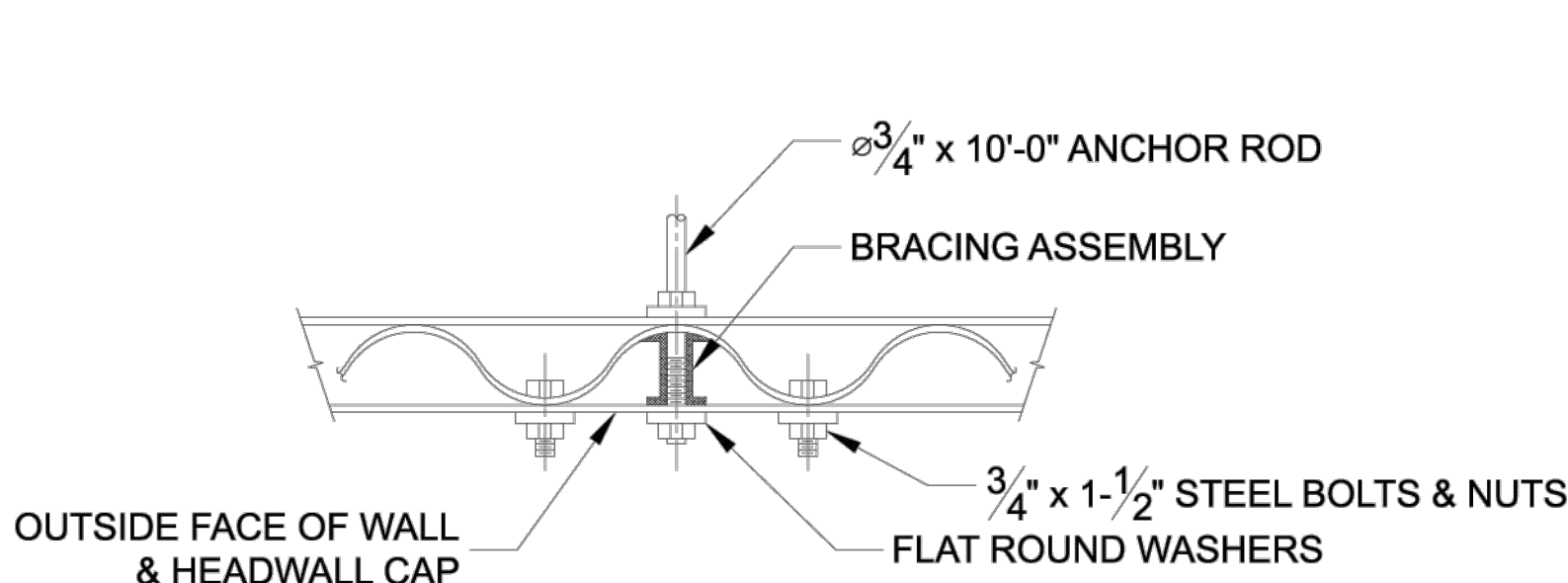
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STREAM CROSSING BRIDGE
COLUMBUS, OH

ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

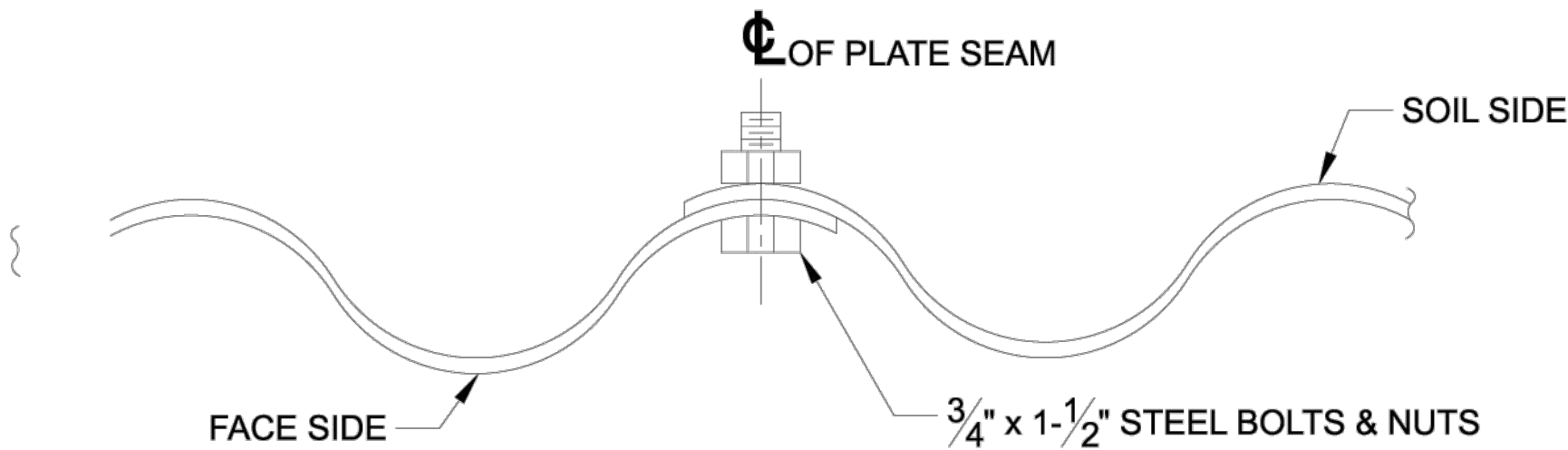
PROJECT No.: 21905	DYO No.: 32333	DATE: 07/12/2023
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SHEET NO.: 29 OF 33		



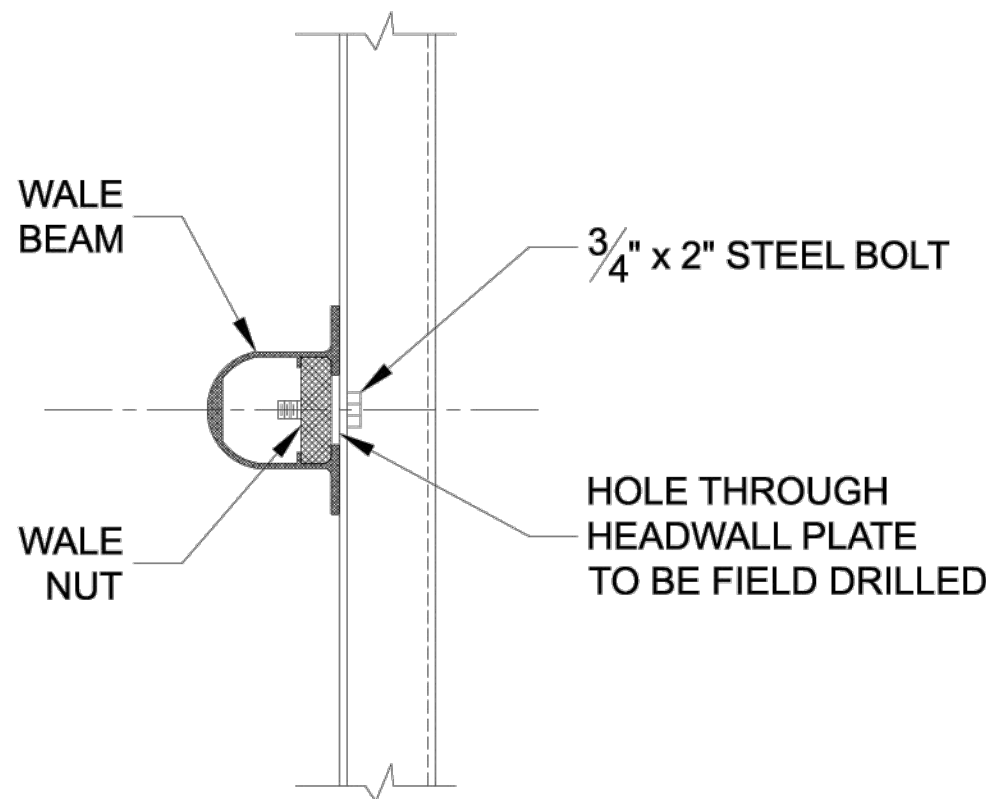
HEADWALL CAP AT ATTACHMENT TO PANEL DETAIL



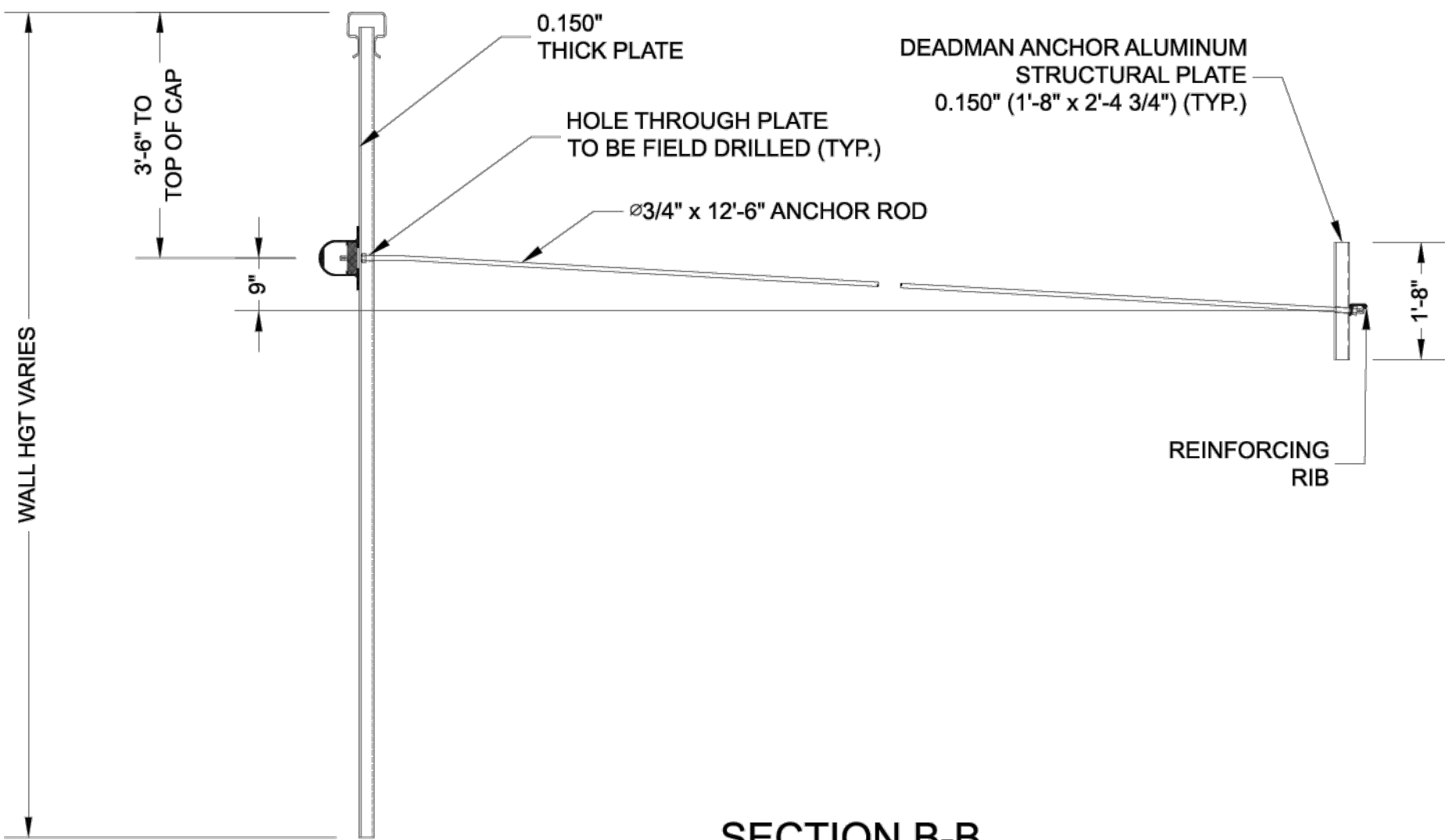
TYPICAL ANCHOR ROD ATTACHMENT DETAIL



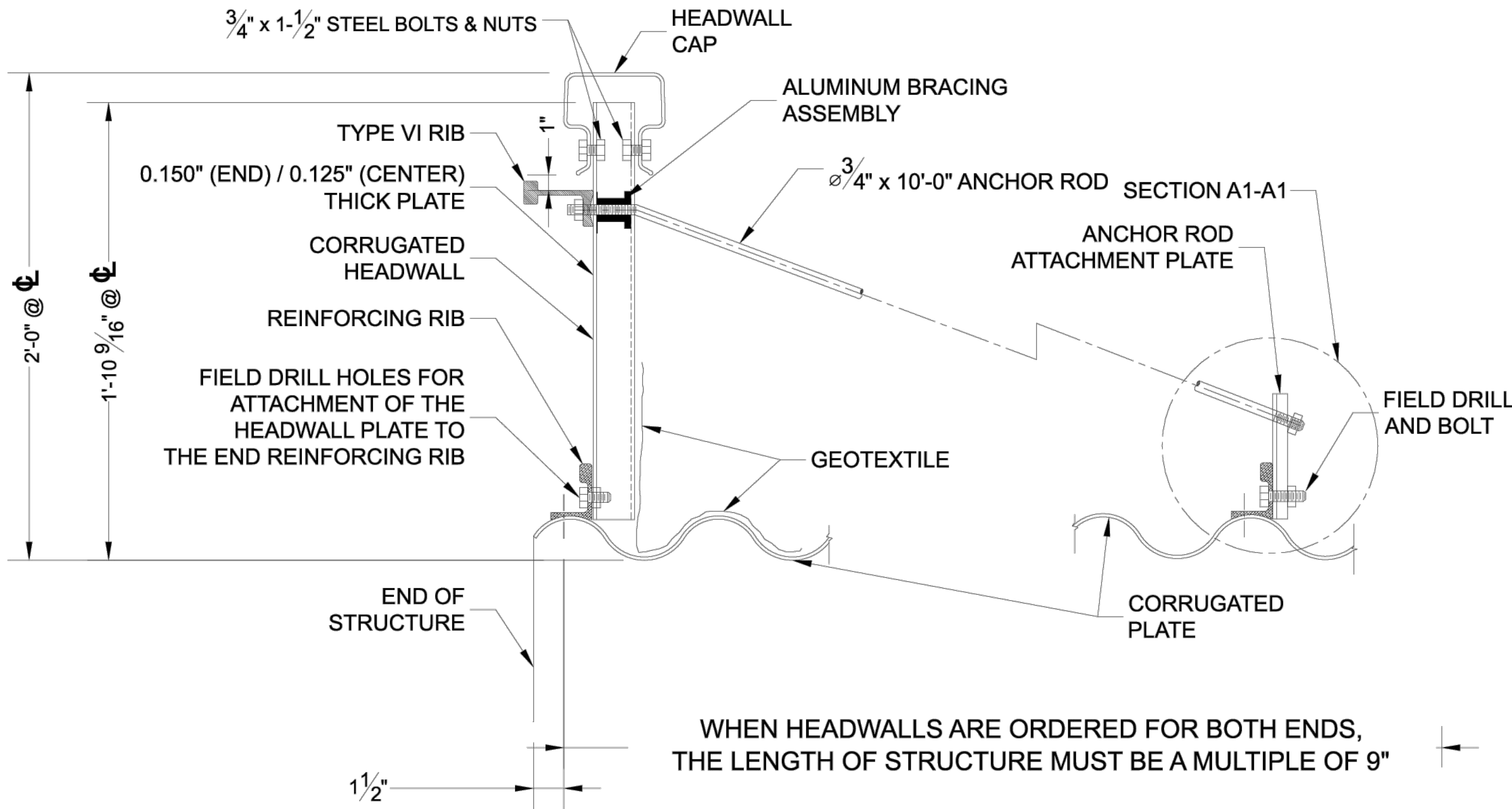
TYPICAL PANEL LAP DETAIL



WALE BEAM ATTACHMENT



SECTION B-B
DEADMAN ANCHOR
ATTACHMENT



SECTION A-A
HEADWALL ATTACHMENT
TO CROWN OF STRUCTURE

- NOTES:
- 1) REVERSE CROWN RIB FOR PROPER ANCHOR ROD ATTACHMENT PLATE ORIENTATION.
 - 2) NO SPLICE PLATES ARE USED FOR THE TYPE IV REINFORCING RIBS ATTACHED TO THE CORRUGATED HEADWALL.
 - 3) REINFORCING RIB AT EACH END OF STRUCTURE MUST BE ORIENTED SUCH THAT THE HEADWALL CAN BE PLACE BEHIND THEM AS SHOWN.
 - 4) MINIMUM TOE DEPTH OF HEADWALL IS 24 INCHES.
 - 5) IF HEADWALL HEIGHT > 24 INCHES, A SPECIAL HEADWALL DETAIL IS REQUIRED.



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DYO32333 QUIKRETE EXPANSION
STREAM CROSSING BRIDGE
COLUMBUS, OH

ALBC ALUMINUM BOX CULVERT 24'-0" SPAN X 5'-9" RISE

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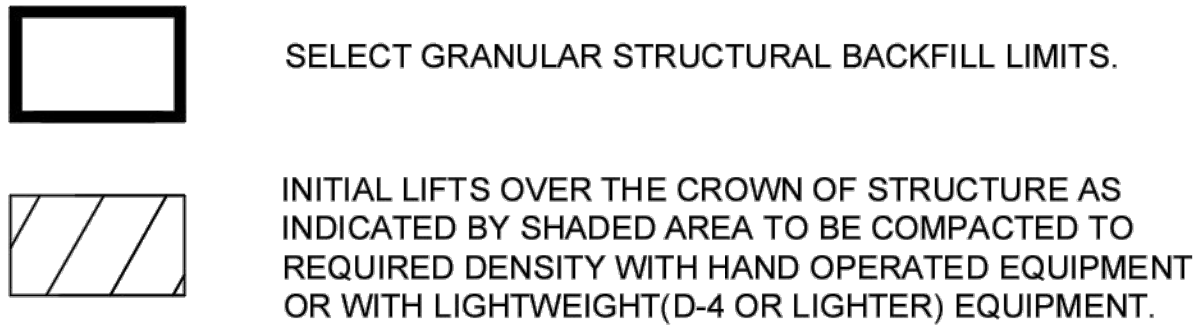
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ADDITIONAL SELECT GRANULAR STRUCTURAL BACKFILL NOTES:

THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND FOREIGN MATERIAL THAT COULD CAUSE HARD SPOTS OR DECOMPOSE TO CREATE VOIDS. BACKFILL MATERIAL SHOULD BE WELL GRADED GRANULAR MATERIAL THAT MEETS THE REQUIREMENTS OF AASHTO M-145 FOR SOIL CLASSIFICATIONS A-1, A-2-4, A-2-5, OR A-3 MODIFIED.

A HIGH PERCENTAGE OF SILT OR FINE SAND IN THE NATIVE SOILS SUGGESTS THE NEED FOR A WELL GRADED GRANULAR BACKFILL MATERIAL TO PREVENT SOIL MIGRATION. IF THE PROPOSED BACKFILL IS NOT A WELL-GRADED MATERIAL, A NON-WOVEN GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE SELECT BACKFILL AND THE IN SITU MATERIAL.

DURING BACKFILL, ONLY LIGHTWEIGHT TRACKED VEHICLES (D-4 OR LIGHTER) SHOULD BE NEAR THE STRUCTURE AS FILL PROGRESSES ABOVE THE CROWN AND TO THE FINISHED GRADE. THE ENGINEER AND CONTRACTOR ARE CAUTIONED THAT THE MINIMUM COVER MAY NEED TO BE INCREASED TO HANDLE TEMPORARY CONSTRUCTION VEHICLE LOADS (HEAVIER THAN D-4).

STRUCTURAL PLATE BACKFILL GROUP CLASSIFICATION, REFERENCE AASHTO M-145					
GROUP CLASSIFICATION	A-1-a	A-1-b	A-2-4	A-2-5	A-3
Sieve Analysis Percent Passing					
No. 10 (2.000 mm)	50 max.	----	----	----	----
No. 40 (0.425 mm)	30 max.	50 max.	----	----	51 max.*
No. 200 (0.075 mm)	15 max.	25 max.	35 max.	35 max.	10 max.
Atterberg Limits for Fraction Passing No. 40 (0.425 mm)					
Liquid Limits	----	----	40 max.	41 min.	----
Plasticity Index	6 max.	6 max.	10 max.	10 max.	Non Plastic
Usual Materials	Stone Fragment, Gravel and Sand		Silty or Clayey Gravel and Sand		Coarse Sand

Reference the most current version of ASTM D2487, Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System), for comparable soil groups.

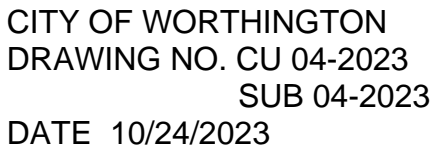
- 1.1 STANDARDS - All standards refer to the current ASTM/AASHTO edition unless otherwise noted.
- 1.1 ASTM B-864 "Standard Specification for Corrugated Aluminum Box Culverts" (AASHTO Designation M-219).
- 1.2 AASHTO Standard Specification for Highway Bridges - Section 12 Division I - Design, AASHTO LRFD Bridge Design Specifications Section 12.
- 1.3 AASHTO Standard Specification for Highway Bridges - Section 26 Division II - Construction, AASHTO LRFD Bridge Construction Specifications - Section 26. ASTM B789, Standard Practice for Installing Corrugated Aluminum Structural Plate Pipe.

2.5 All aspects of the structure design and site layout including foundations, backfill, end treatments and necessary scour consideration shall be performed by the Engineer.



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3.9 If an aluminum headwall and/or wingwall system is specified, the select granular structural backfill limits shall extend past the deadman anchor system. Contact the Engineer if stiff material or rock is encountered where the wingwalls and deadmen are to be installed.



ALBC SPECIFICATIONS

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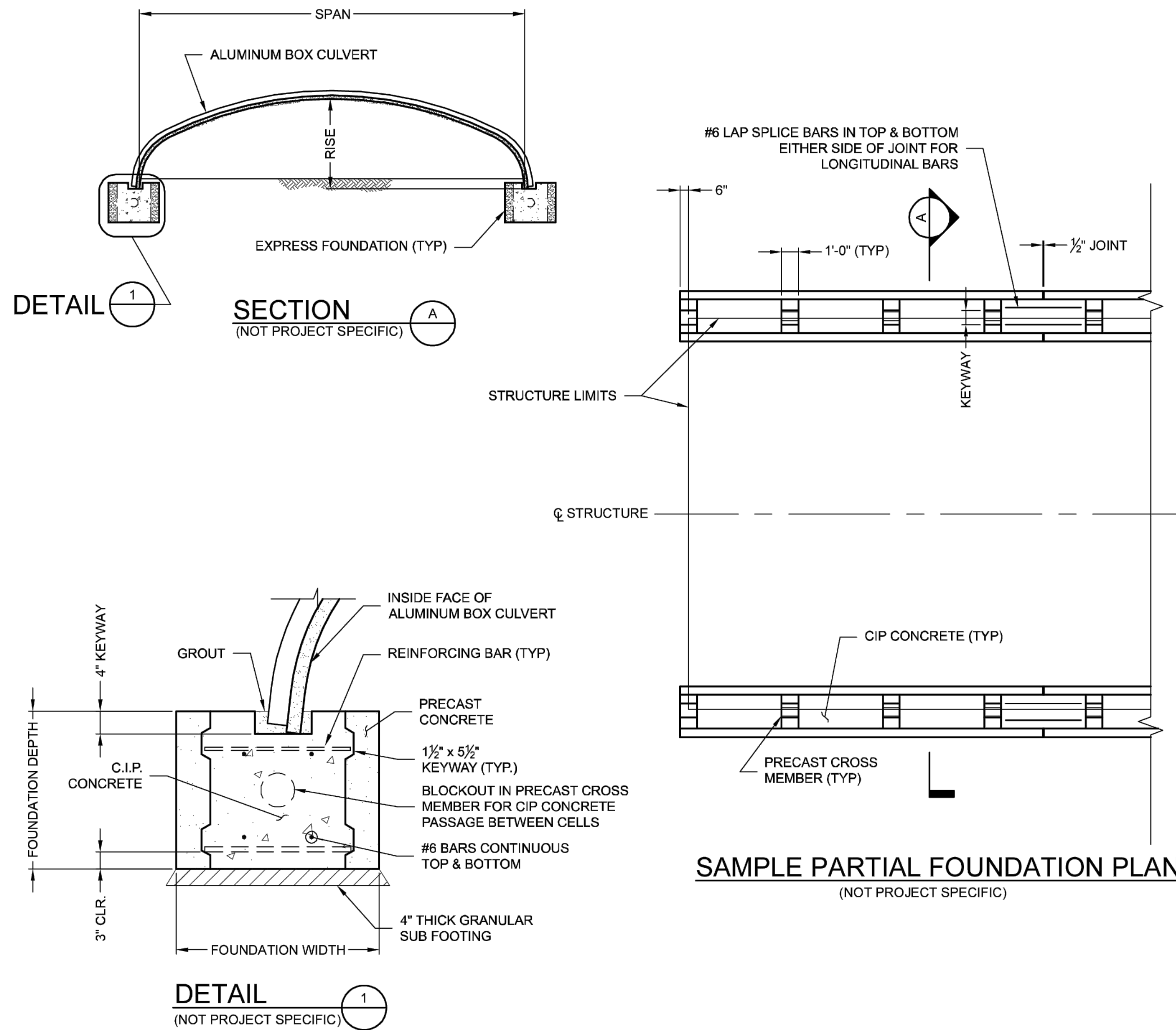
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EXPRESS FOUNDATIONS



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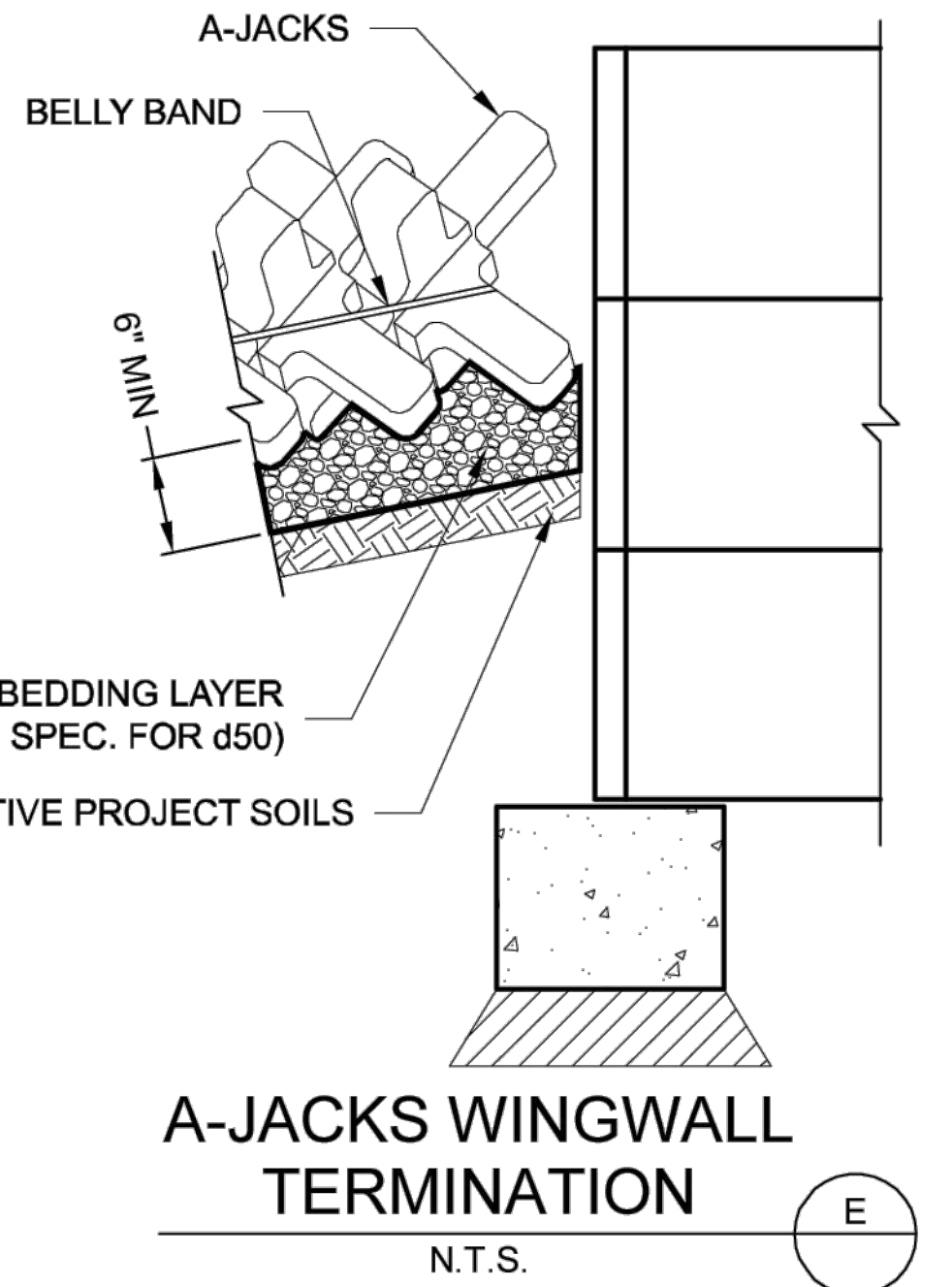
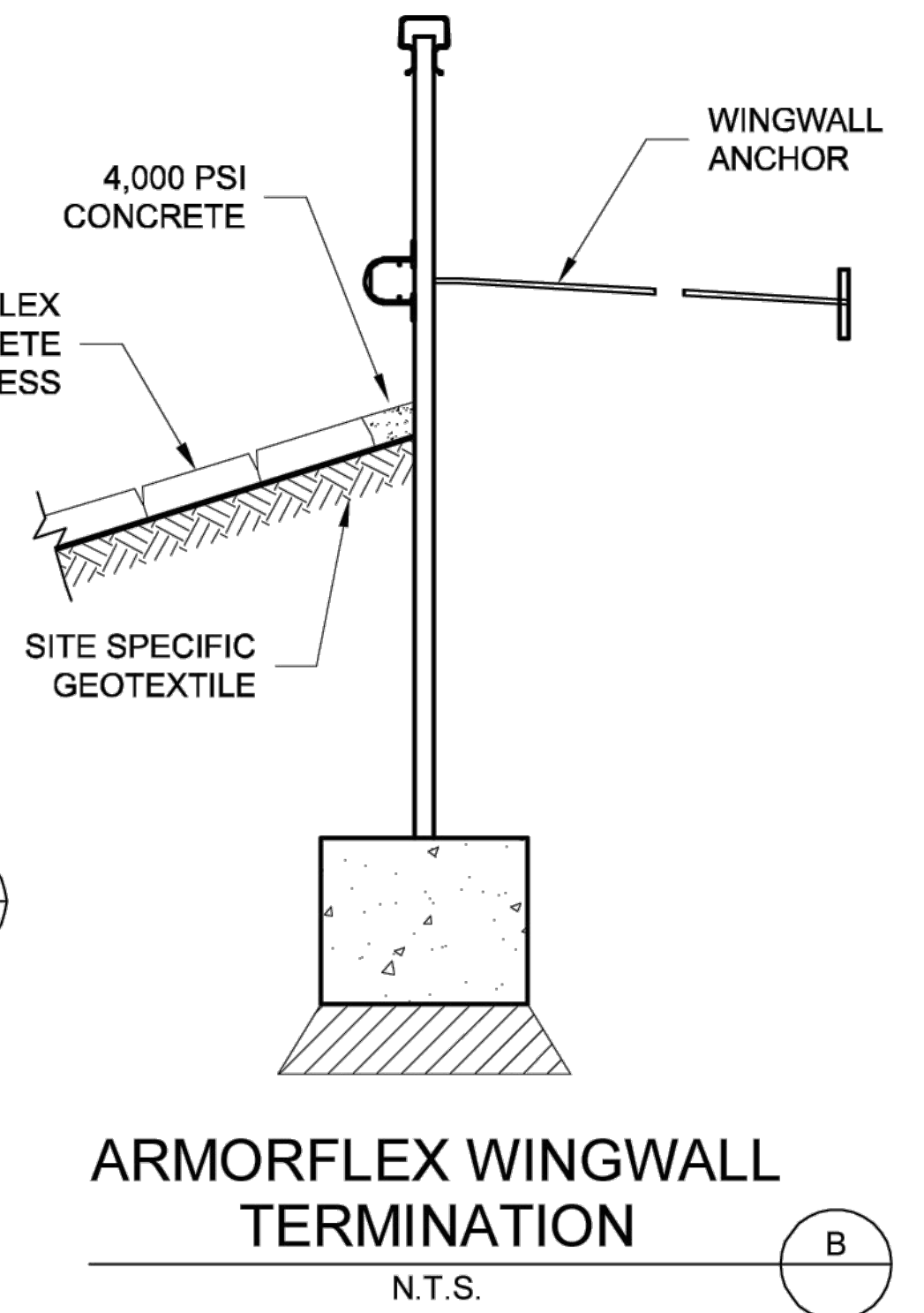
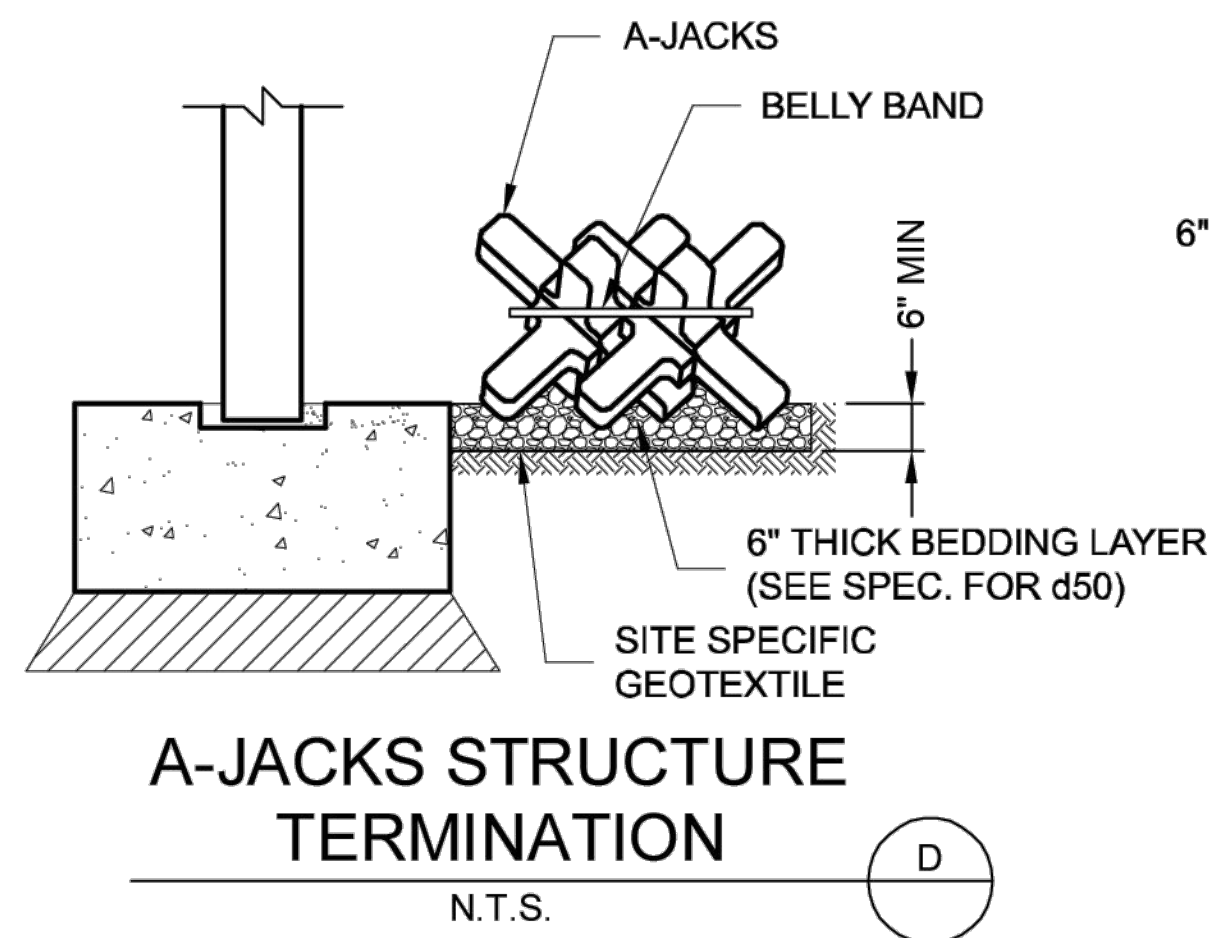
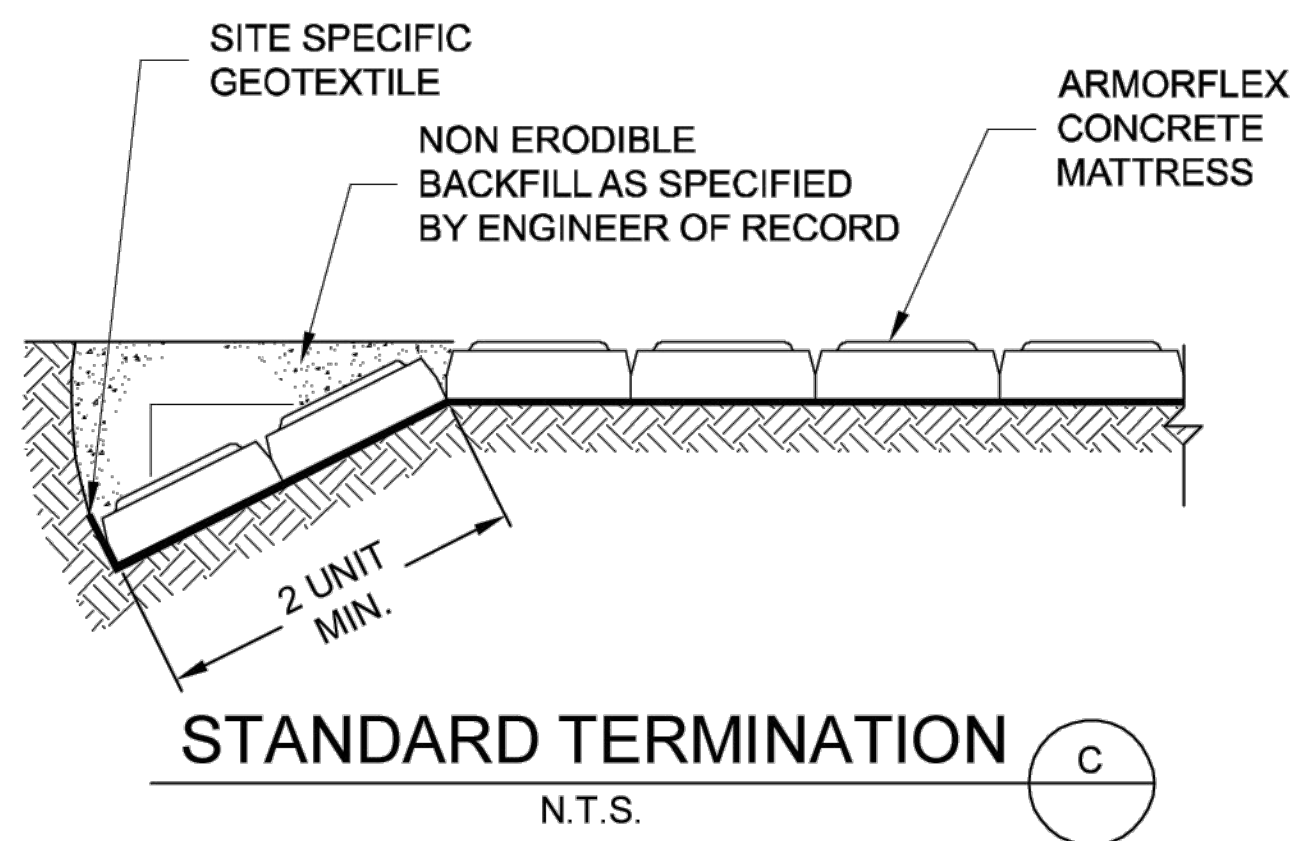
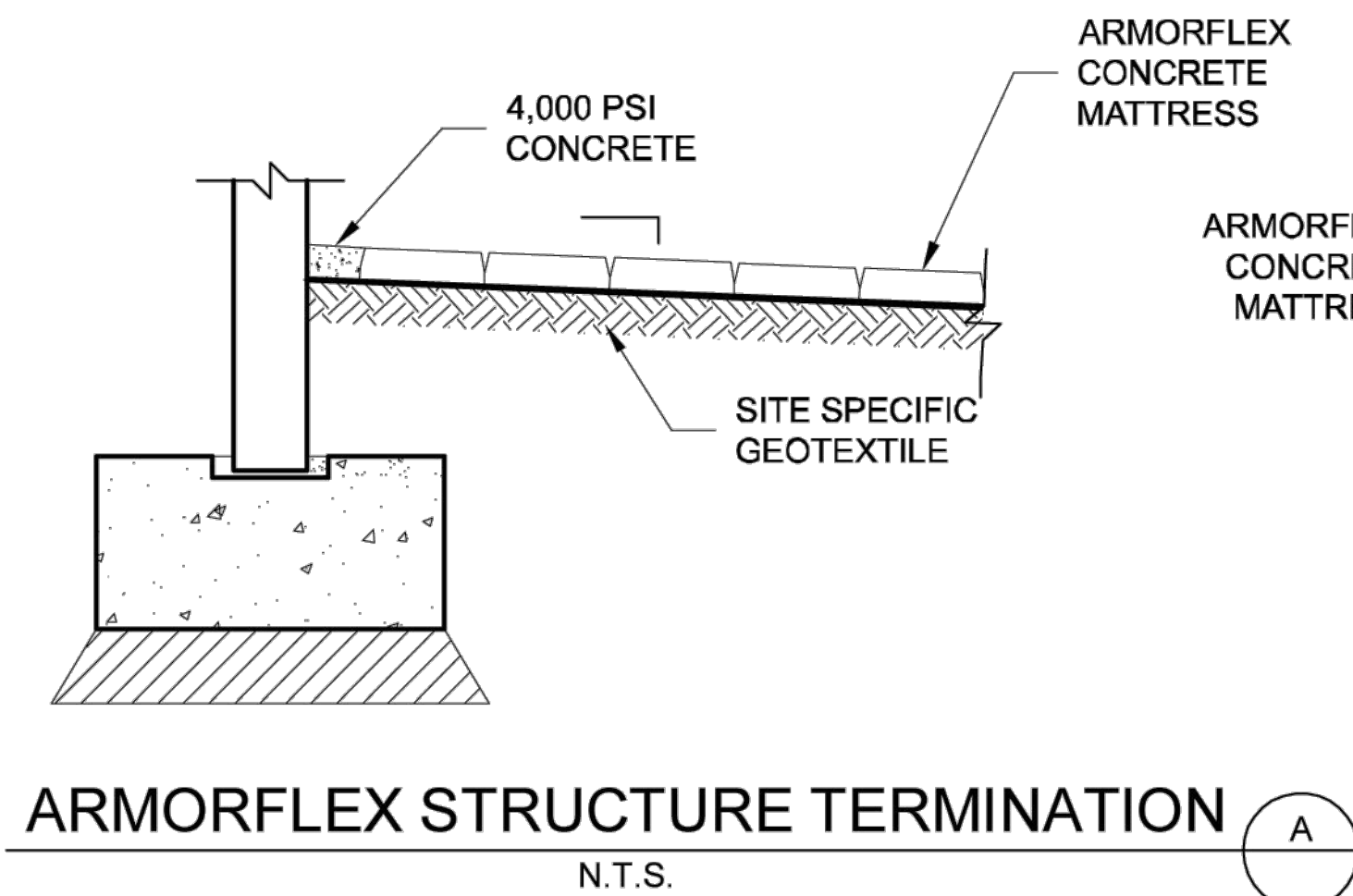
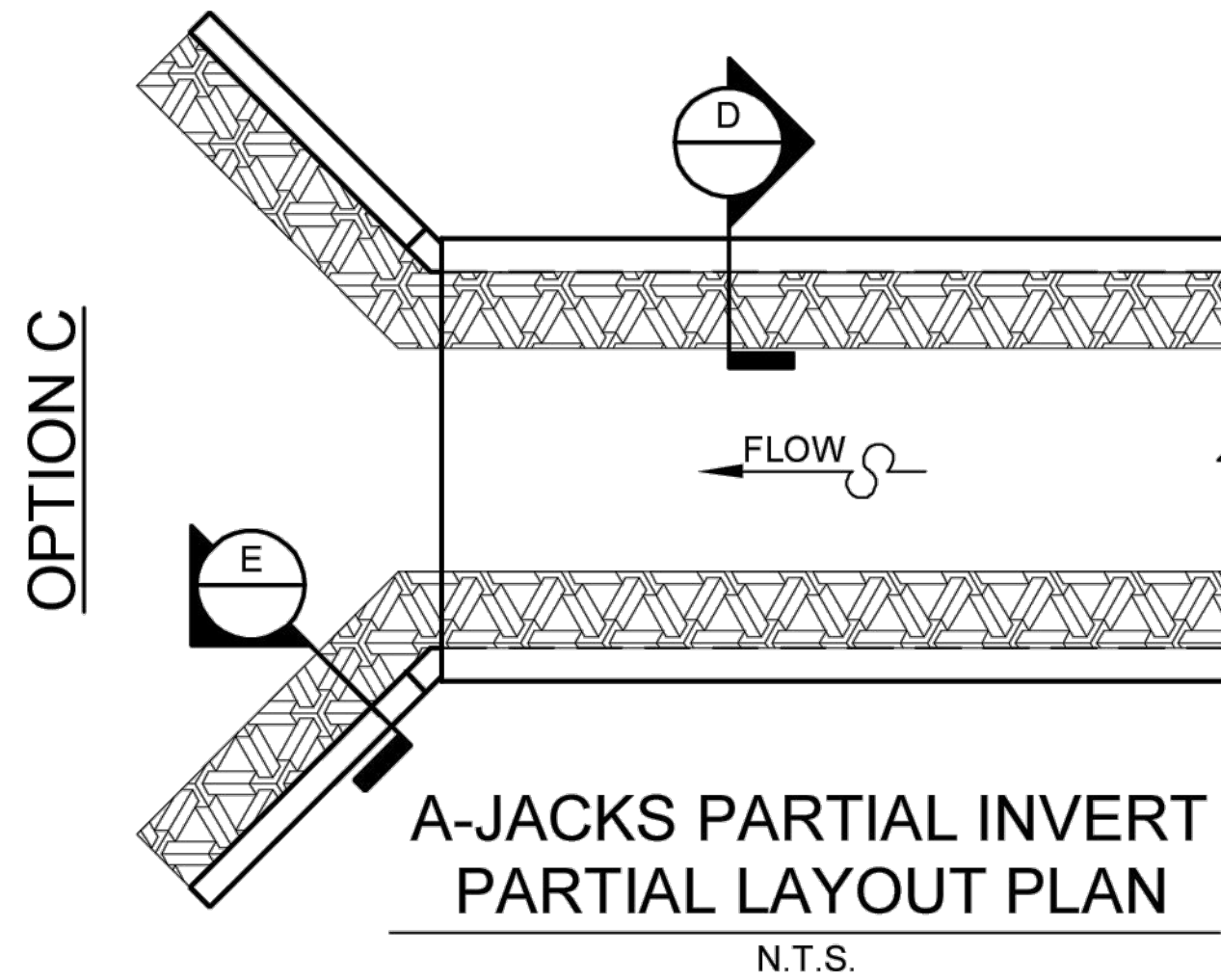
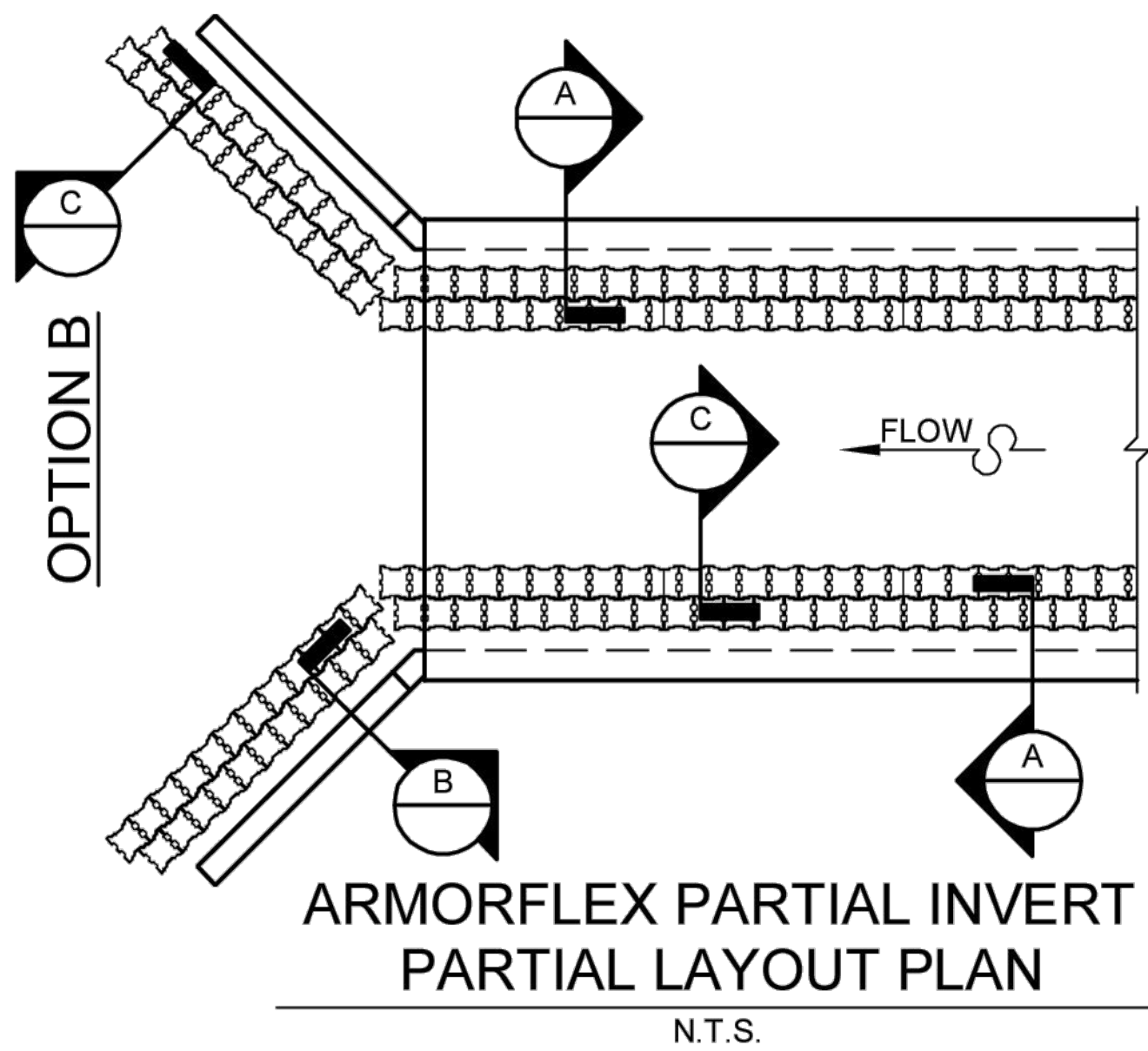
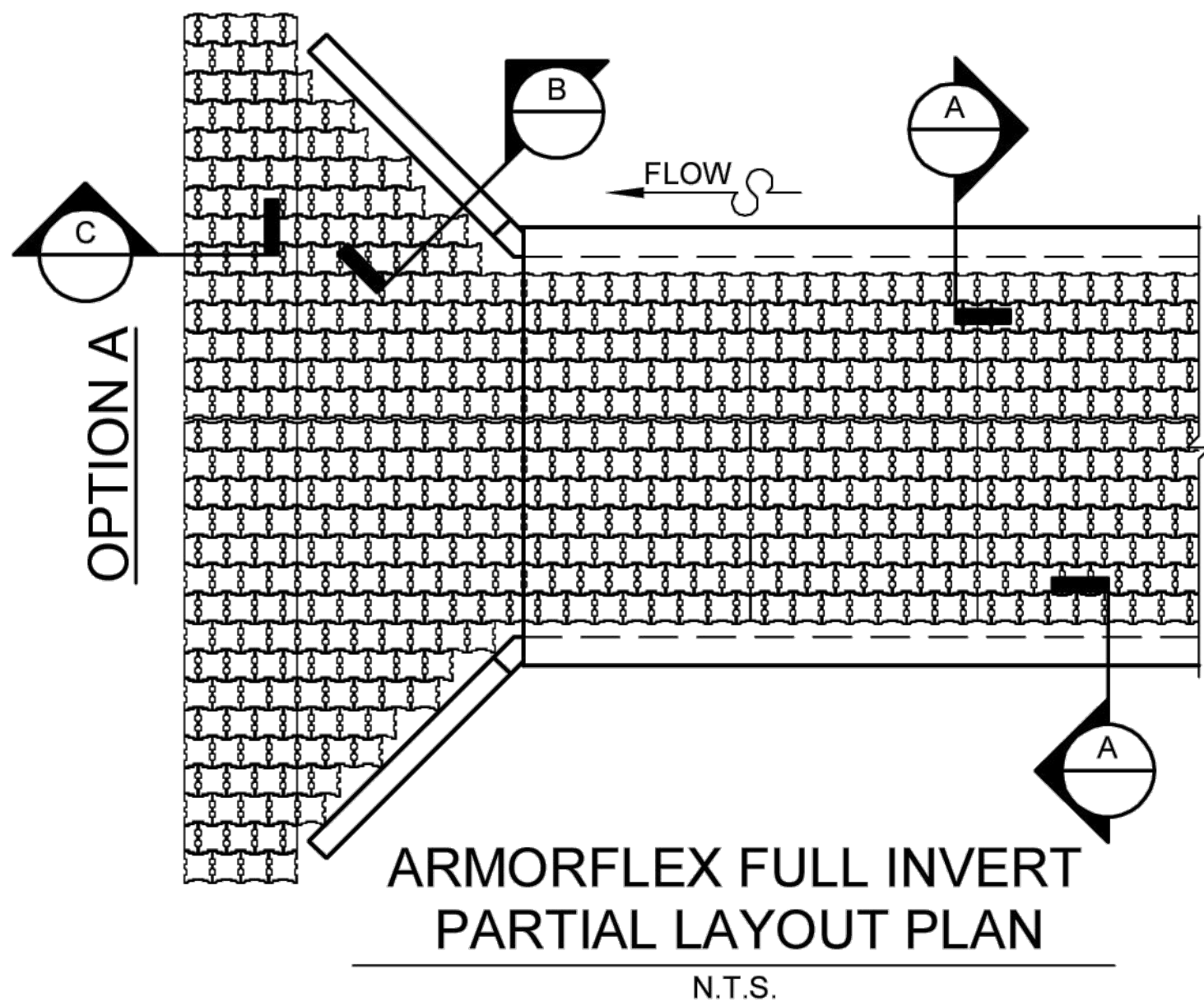
ALBC EXPRESS FOUNDATION SAMPLES


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SAMPLE DRAWING ONLY



A-JACKS PARTIAL INVERT
N.T.S.




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