

OWNER
CITY OF GAHANNA
 200 S HAMILTON RD
 GAHANNA, OH 43230

DESIGN DESIGNATION
 CURRENT ADT (2022) 5760
 DESIGN YEAR ADT (2042) 6960
 DESIGN SPEED 30 MPH
 LEGAL SPEED 25 MPH
 CLASSIFICATION MAJOR COLLECTOR

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 250 OLD WILSON BRIDGE ROAD, SUITE 250
 WORTHINGTON, OHIO 43085
 PHONE: (614) 540-6633
 CONTACT: BRIAN BURKHART, PE
 EMAIL: BBURKHART@CECINC.COM

DEVELOPER
FED ONE DUBLIN, LLC
 8400 INDUSTRIAL PARKWAY
 PLAIN CITY, OHIO 43064
 PHONE: (614) 570-6823
 CONTACT: SARA HANES
 EMAIL: SHANES@FEDONEDUBLIN.COM

STANDARD CONSTRUCTION DRAWINGS		
CITY OF GAHANNA	CITY OF COLUMBUS	ODOT
STD DWG 2010	AA-S102	L-6409A
STD DWG 2190	AA-S125A	L-6309A/B
STD DWG 2300	AA-S149	L-6310
STD DWG 2319, TYPE C	AA-S151	L-6311
STD DWG 4021	AA-S169	L-6312
STD DWG 9190		L-7001

THE STANDARD CONSTRUCTION DRAWINGS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE PLANS.

VARIANCE TABLE	
DESCRIPTION	APPROVAL DATE

BENCHMARKS:
 THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

SOURCE BENCHMARK:
 TOP OF A 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A RED PLASTIC CAP BEARING THE INITIALS "CEC INC TRAVERSE", CEC POINT #1. THE ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON JULY 19 OF THE YEAR 2021 AS BASED ON A NGS OPUS-S SOLUTION USING C.O.D.T. CORS NETWORK, OHIO SOUTH ZONE NAD 83 (2011 ADJUSTMENT), NAVD 88 (GEOID 18) DATUM.

NORTHING: 728415
 EASTING: 1872539
 ELEVATION: 907.59

BENCHMARK 1:
 CHISELED "X" ON THE ARROW BOLT OF THE FIRST HYDRANT SOUTH OF THE INTERSECTION OF SCIENCE BOULEVARD AND TECH CENTER DRIVE BEING LOCATED ON THE EAST SIDE OF SCIENCE BOULEVARD.
 ELEVATION: 907.88

BENCHMARK 2:
 CHISELED "X" ON THE ARROW BOLT OF THE FIRST HYDRANT WEST OF THE INTERSECTION OF SCIENCE BOULEVARD AND TECH CENTER DRIVE BEING LOCATED ON THE NORTH SIDE OF TECH CENTER DRIVE.
 ELEVATION: 907.18

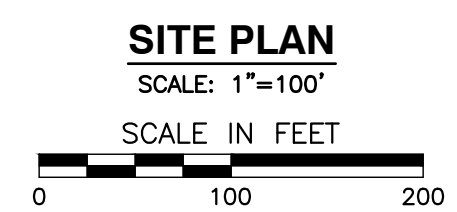
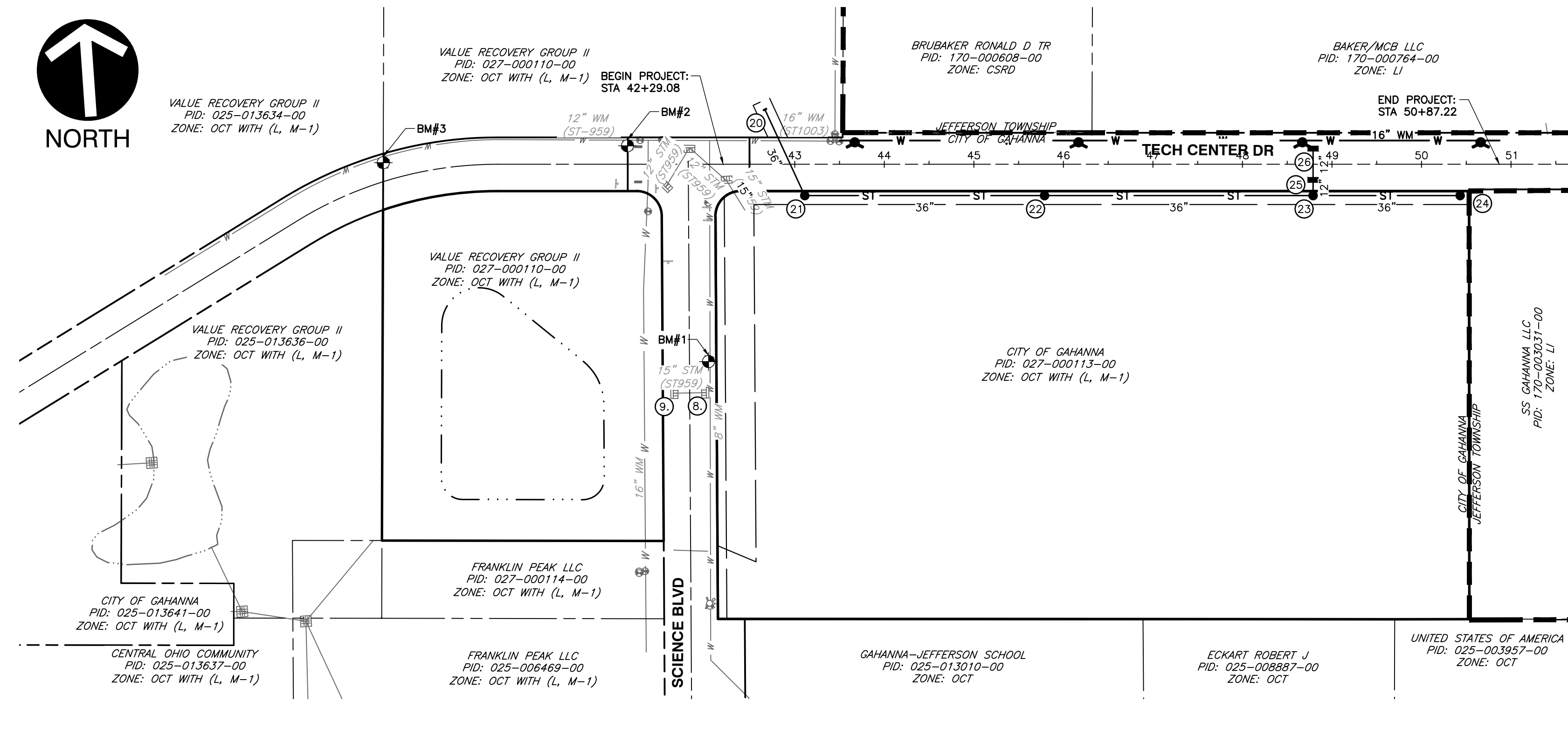
BENCHMARK 3:
 CHISELED "X" ON THE FLANGE BOLT OF THE SECOND HYDRANT WEST OF THE INTERSECTION OF SCIENCE BOULEVARD AND TECH CENTER DRIVE BEING LOCATED ON THE NORTH SIDE OF TECH CENTER DRIVE.
 ELEVATION: 907.80

REFERENCES

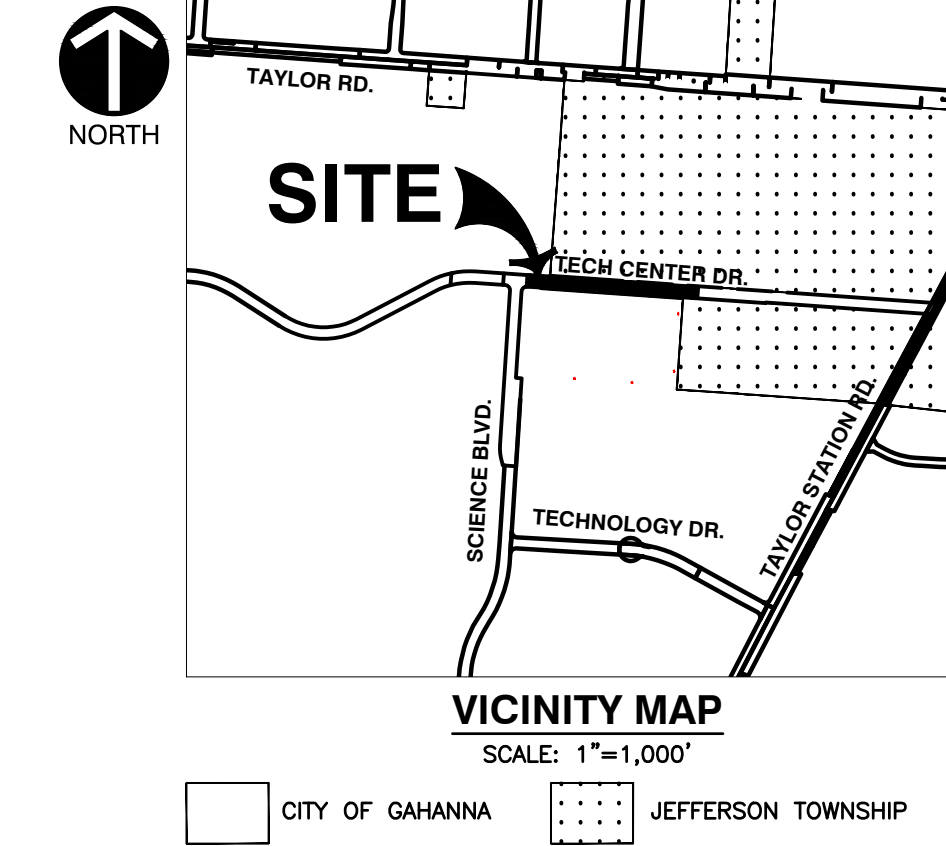
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 8/18/2021.
- EXISTING UTILITY INFORMATION SHOWN PER RECORDS AND PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 8/18/2021.
- ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0351K, EFFECTIVE DATE JUNE 17, 2008

PUBLIC ROADWAY IMPROVEMENT PLAN TECH CENTER DRIVE EXTENSION

ST-1086
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO
2022



NOTE:
 SEE PV-437 FOR STORM WATER MANAGEMENT DETAILS AND EROSION AND SEDIMENT CONTROL DETAILS.



DRAWING INDEX		
NUMBER	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C001	GENERAL NOTES
3	C002	TYPICAL SECTION & ESTIMATE OF QUANTITIES
4	C003	STANDARD DRAWINGS
5	C004	STANDARD DRAWINGS
6	C300	GRADING PLAN
7	C301	CROSS SECTIONS
8	C302	CROSS SECTIONS
9	C303	CROSS SECTIONS
10	C400	STORM PROFILES
11	C500	STREET TREE PLAN
12	C600	PLAN & PROFILE
13	C601	PHOTOMETRIC PLAN
14	C700	PAVEMENT MARKING & SIGNAGE PLAN

CITY OF GAHANNA APPROVAL
 THE CITY OF GAHANNA SIGNATURES ON THIS PLAN SIGNIFIES ONLY CONCURRANCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

WATER RESOURCES ENGINEER _____ DATE _____

DIRECTOR OF PUBLIC SERVICE & ENGINEERING _____ DATE _____

CITY ENGINEER _____ DATE _____

FINANCE DIRECTOR _____ DATE _____

MAYOR _____ DATE _____

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.



Brian Burkhart, PE
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 6/29/2022

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 WWW.CECINC.COM
 614-540-6633 · 888-598-6808

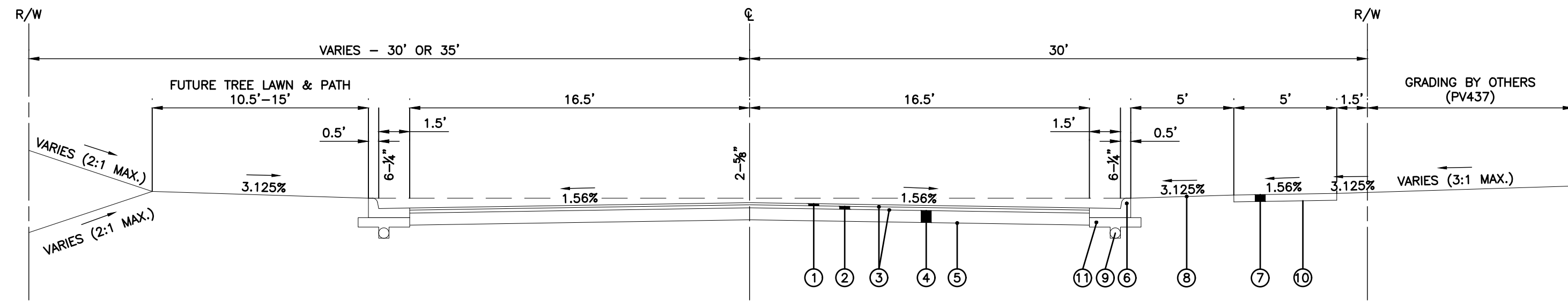
FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

COVER SHEET

DATE: JUNE 2022 DRAWN BY: HKE
 DWG SCALE: AS NOTED CHECKED BY: DJR
 PROJECT NO: 312-263
 APPROVED BY: BAB

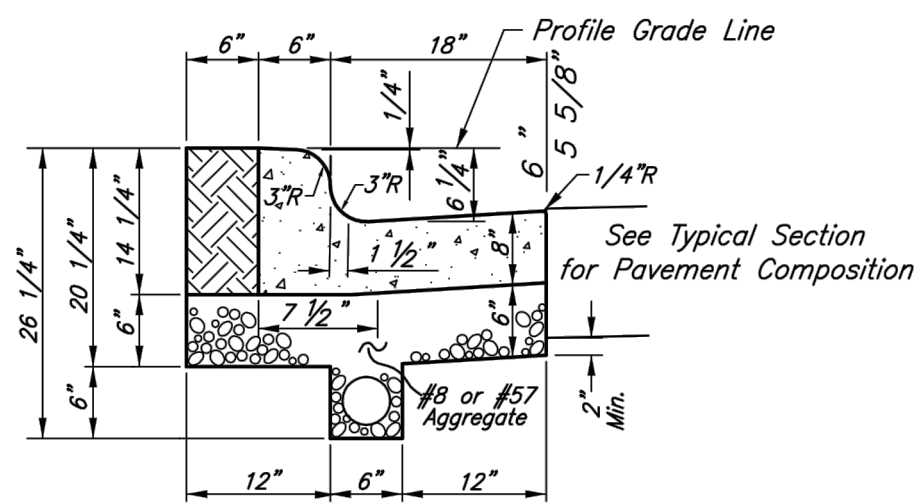
DRAWING NO: **C000**
 SHEET 1 OF 14

P:\310-000\312-263-CAD\DWG\C000 - Roadway\312263-C001-C000 Cover.dwg [COVER] LS:16/29/2022 4:57 PM - LP: 6/29/2022 4:57 PM



TYPICAL PAVEMENT SECTION (TECH CENTER DRIVE)
 SCALE: 1"=5'
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH

- ① ITEM 448, 1 1/2" ASPHALT CONCRETE, SURFACE COURSE (HEAVY TRAFFIC), PG70-22
- ② ITEM 448, 1 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE (HEAVY TRAFFIC), PG70-22
- ③ ITEM 407, TACK COAT (0.1 GAL/SY)
- ④ SPEC, 8" ROLLER COMPACTED CONCRETE
- ⑤ SPEC, 12" CEMENT BASE STABILIZATION
- ⑥ SPEC, COMBINATION CURB & GUTTER, (SEE DETAIL BELOW)
- ⑦ ITEM 608, 4" CONCRETE WALK, COC STD DWG 2300
- ⑧ ITEM 659, SEEDING AND MULCHING
- ⑨ ITEM 605, 6" RIGID PIPE UNDERDRAIN
- ⑩ ITEM 203, COMPACTED SOIL
- ⑪ ITEM 304, #8 OR #57 AGGREGATE BASE



SPECIAL 8" CURB & GUTTER DETAIL
 SCALE: N.T.S.

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
DEMOLITION			
202	628	SY	FULL DEPTH CONCRETE PAVEMENT REMOVAL
202	130	LF	CONCRETE CURB REMOVAL
202	100	LF	STORM SEWER REMOVED
202	1	EA	BARRICADE REMOVED
252	35	LF	SAWCUT
EARTHWORK			
201	LUMP	SUM	CLEARING AND GRUBBING
203	200	CY	EXCAVATION
203	1,550	CY	EMBANKMENT
STREET			
203	421	SY	COMPACTED SOIL
SPEC	3146	SY	8" ROLLER COMPACTED CONCRETE
SPEC	3146	SY	12" CEMENT BASE STABILIZATION
407	630	GAL	NON-TRACKING TACK COAT (0.1 GAL/SY)
448	132	CY	1 1/2" ASPHALT CONCRETE, SURFACE COURSE (HEAVY TRAFFIC), PG70-22
448	132	CY	1 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE (HEAVY TRAFFIC), PG70-22
605	1,716	LF	6" RIGID PIPE UNDERDRAIN
608	3778	SF	4" CONCRETE WALK, COC STD DWG 2300
608	2	EA	CURB RAMP
608	2	EA	DETECTABLE WARNING, TYPE E
609	1,716	LF	COMBINATION CURB & GUTTER, TYPE STANDARD, COC STD DWG 2010
614	1	LS	MAINTENANCE OF TRAFFIC
624	1	LS	MOBILIZATION
637	1	EA	TEMPORARY BARRICADE
TRAFFIC CONTROL			
630	28	LF	U-CHANNEL DRIVE POSTS, 2#/FT POST
630	14	SF	SIGN (FLAT SHEET)
644	88	LF	CROSSWALK LINE
WATER			
801	740	LF	16" WATER LINE & PIPE FITTINGS
802	1	EA	16" VALVE & APPURTENANCES
809	4	EA	FIRE HYDRANTS, TYPE B
SPEC	1	EA	16" PLUG AND THRUST BLOCK
STORM SEWER			
604	4	EA	48" MANHOLE, TYPE "C" (AA-S102)
604	2	EA	INLET, CURB & GUTTER (AA-S125A)
604	1	EA	ENDWALL (AA-S169) FOR 30" PIPE
901	53	LF	12" STORM PIPE, TYPE I, BEDDING W/ ITEM 912 COMPACTED GRANULAR MATERIAL
901	38	LF	36" STORM PIPE, TYPE I, BEDDING W/ ITEM 911 COMPACTED BACKFILL
901	898	LF	36" STORM PIPE, TYPE I, BEDDING W/ ITEM 912 COMPACTED GRANULAR MATERIAL
MISCELLANEOUS			
SPEC	31	EA	1-1 1/2" CALIPER DECIDUOUS TREE (SEE SHEET C500 FOR SPECIES OPTIONS)
601	31	CY	ROCK CHANNEL PROTECTION, TYPE "C"
605	920	LF	4" FIBER OPTIC CABLE CONDUIT
605	820	LF	UNDERGROUND ELECTRIC CONDUIT
605	5	EA	LIGHTPOLE

REVISION RECORD

NO. DATE DESCRIPTION

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 www.cceinc.com

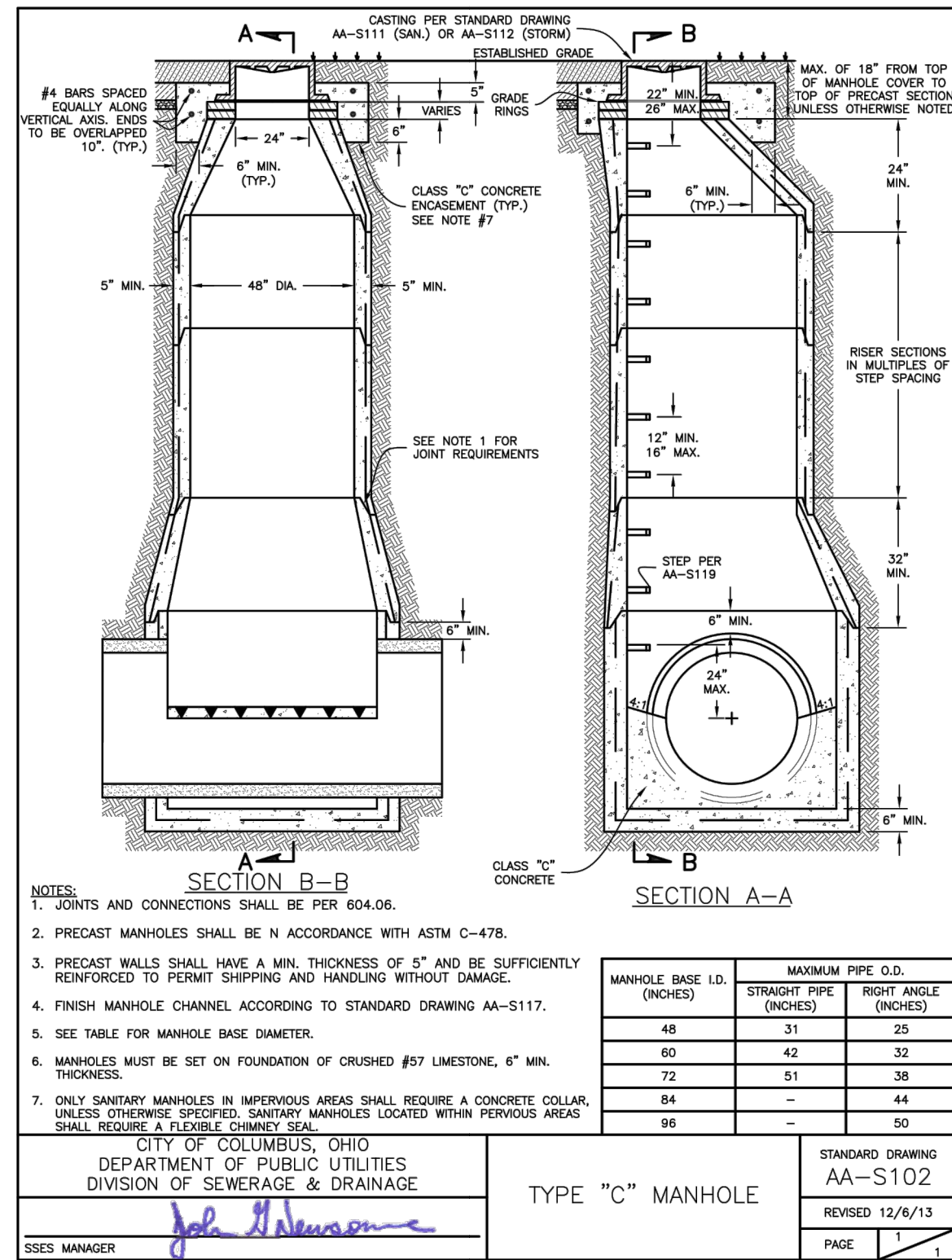
FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

TYPICAL SECTION & ESTIMATE OF QUANTITIES

DATE: JUNE 2022 DRAWN BY: HKE
 DWG SCALE: N/A CHECKED BY: DJR
 PROJECT NO: 312-263
 APPROVED BY: BAB

DRAWING NO: **C002**

P:\310-000\312-263-CAD\DWG\C002-C000 Cover.dwg (TYPICAL SECTION) LS(6/29/2022 - 10:49:40) - LF: 6/29/2022 4:57 PM



MANHOLE BASE I.D. (INCHES)	MAXIMUM PIPE O.D.	
	STRAIGHT PIPE (INCHES)	RIGHT ANGLE (INCHES)
48	31	25
60	42	32
72	51	38
84	-	44
96	-	50

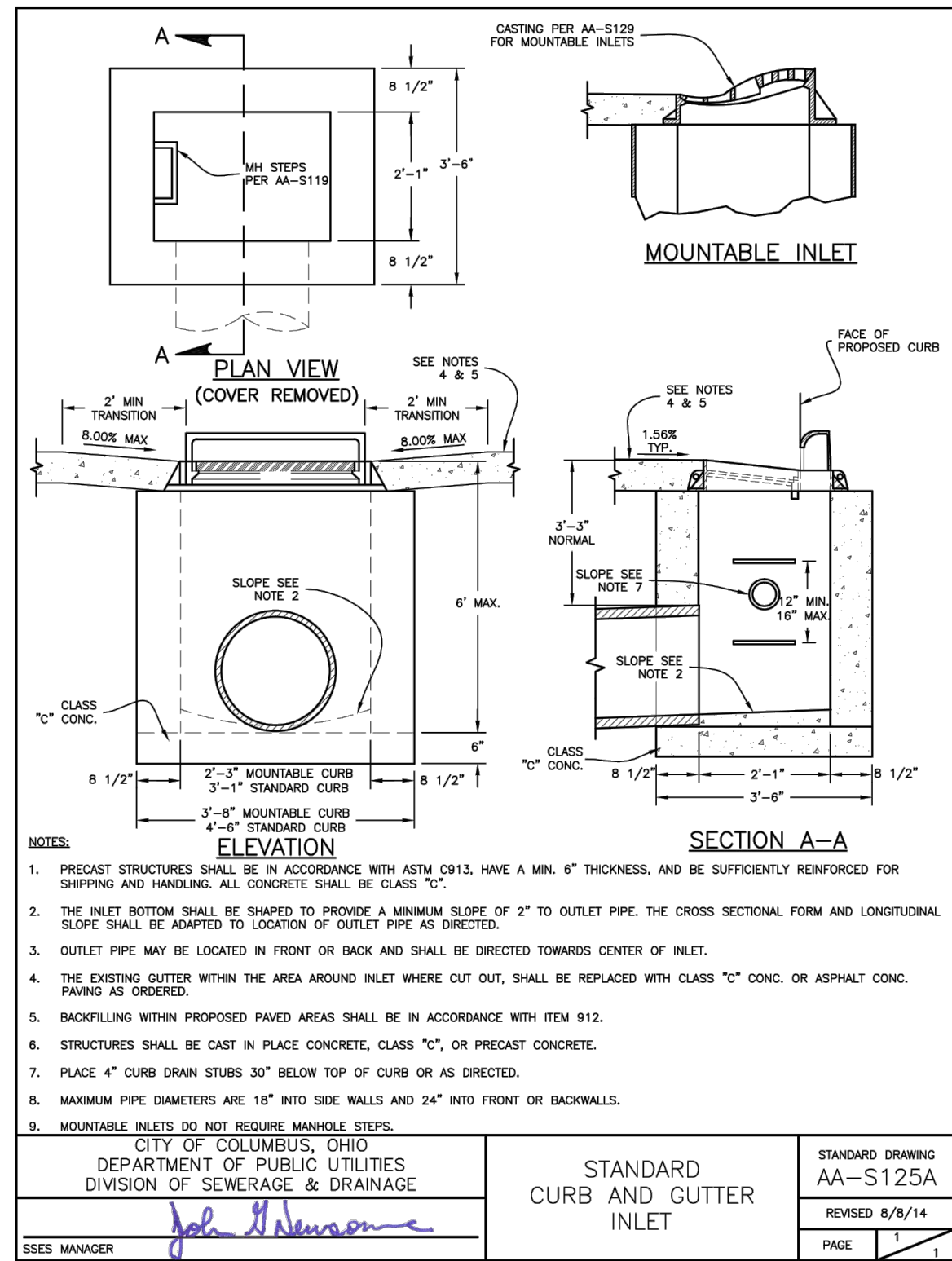
NOTES:

- JOINTS AND CONNECTIONS SHALL BE PER 604.06.
- PRECAST MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C-478.
- PRECAST WALLS SHALL HAVE A MIN. THICKNESS OF 5" AND BE SUFFICIENTLY REINFORCED TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.
- FINISH MANHOLE CHANNEL ACCORDING TO STANDARD DRAWING AA-S117.
- SEE TABLE FOR MANHOLE BASE DIAMETER.
- MANHOLES MUST BE SET ON FOUNDATION OF CRUSHED #57 LIMESTONE, 6" MIN. THICKNESS.
- ONLY SANITARY MANHOLES IN IMPERVIOUS AREAS SHALL REQUIRE A CONCRETE COLLAR, UNLESS OTHERWISE SPECIFIED. SANITARY MANHOLES LOCATED WITHIN PERVIOUS AREAS SHALL REQUIRE A FLEXIBLE CHIMNEY SEAL.

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE & DRAINAGE
SSES MANAGER *John H. Johnson*

TYPE "C" MANHOLE

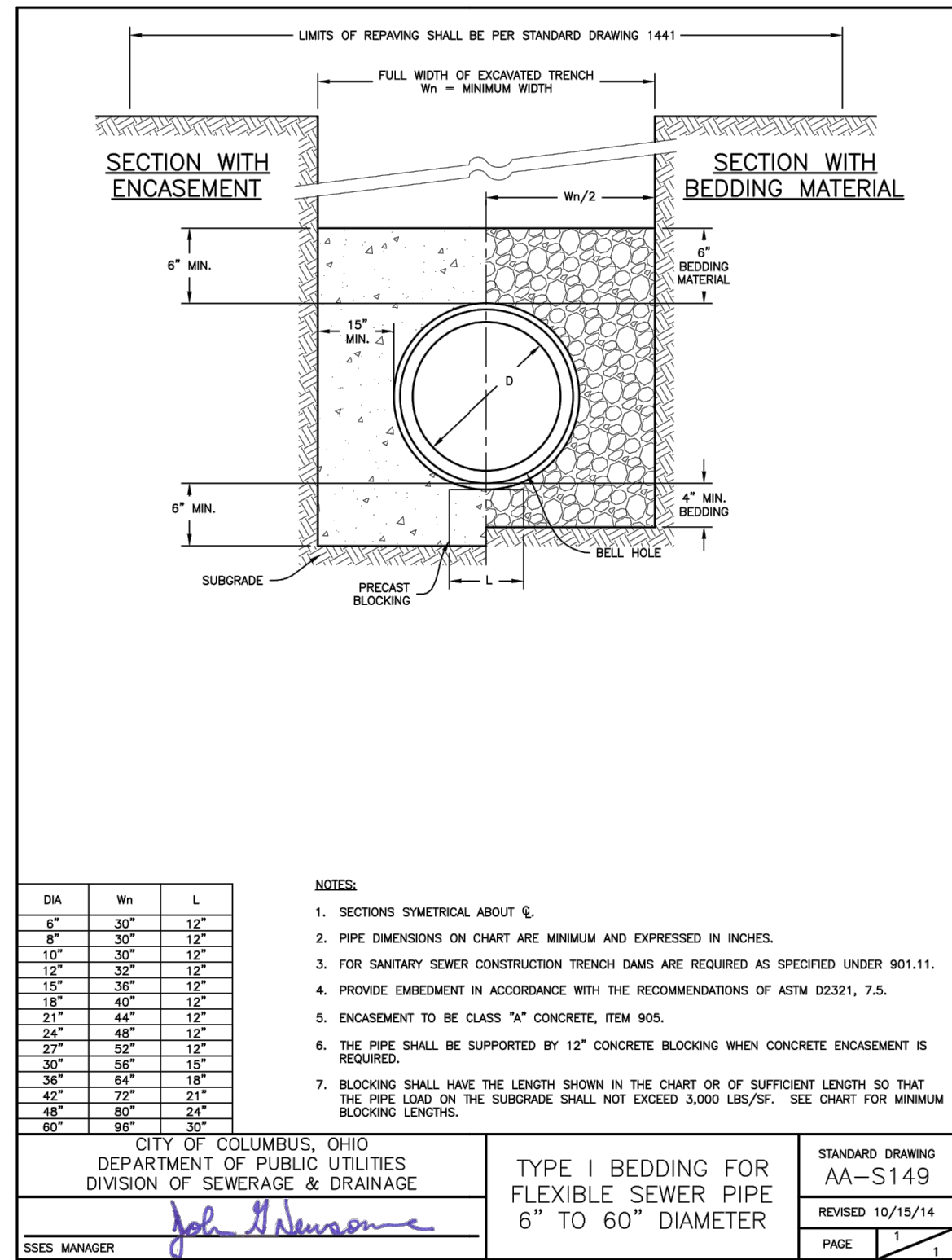
STANDARD DRAWING
AA-S102
REVISED 12/6/13
PAGE 1



- NOTES:
- PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C913, HAVE A MIN. 6" THICKNESS, AND BE SUFFICIENTLY REINFORCED FOR SHIPPING AND HANDLING. ALL CONCRETE SHALL BE CLASS "C".
 - THE INLET BOTTOM SHALL BE SHAPED TO PROVIDE A MINIMUM SLOPE OF 2" TO OUTLET PIPE. THE CROSS SECTIONAL FORM AND LONGITUDINAL SLOPE SHALL BE ADAPTED TO LOCATION OF OUTLET PIPE AS DIRECTED.
 - OUTLET PIPE MAY BE LOCATED IN FRONT OR BACK AND SHALL BE DIRECTED TOWARDS CENTER OF INLET.
 - THE EXISTING GUTTER WITHIN THE AREA AROUND INLET WHERE CUT OUT, SHALL BE REPLACED WITH CLASS "C" CONC. OR ASPHALT CONC. PAVING AS ORDERED.
 - BACKFILLING WITHIN PROPOSED PAVED AREAS SHALL BE IN ACCORDANCE WITH ITEM 912.
 - STRUCTURES SHALL BE CAST IN PLACE CONCRETE, CLASS "C", OR PRECAST CONCRETE.
 - PLACE 4" CURB DRAIN STUBS 30" BELOW TOP OF CURB OR AS DIRECTED.
 - MAXIMUM PIPE DIAMETERS ARE 18" INTO SIDE WALLS AND 24" INTO FRONT OR BACKWALLS.
 - MOUNTABLE INLETS DO NOT REQUIRE MANHOLE STEPS.

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE & DRAINAGE
SSES MANAGER *John H. Johnson*

STANDARD DRAWING
CURB AND GUTTER INLET
AA-S125A
REVISED 8/8/14
PAGE 1

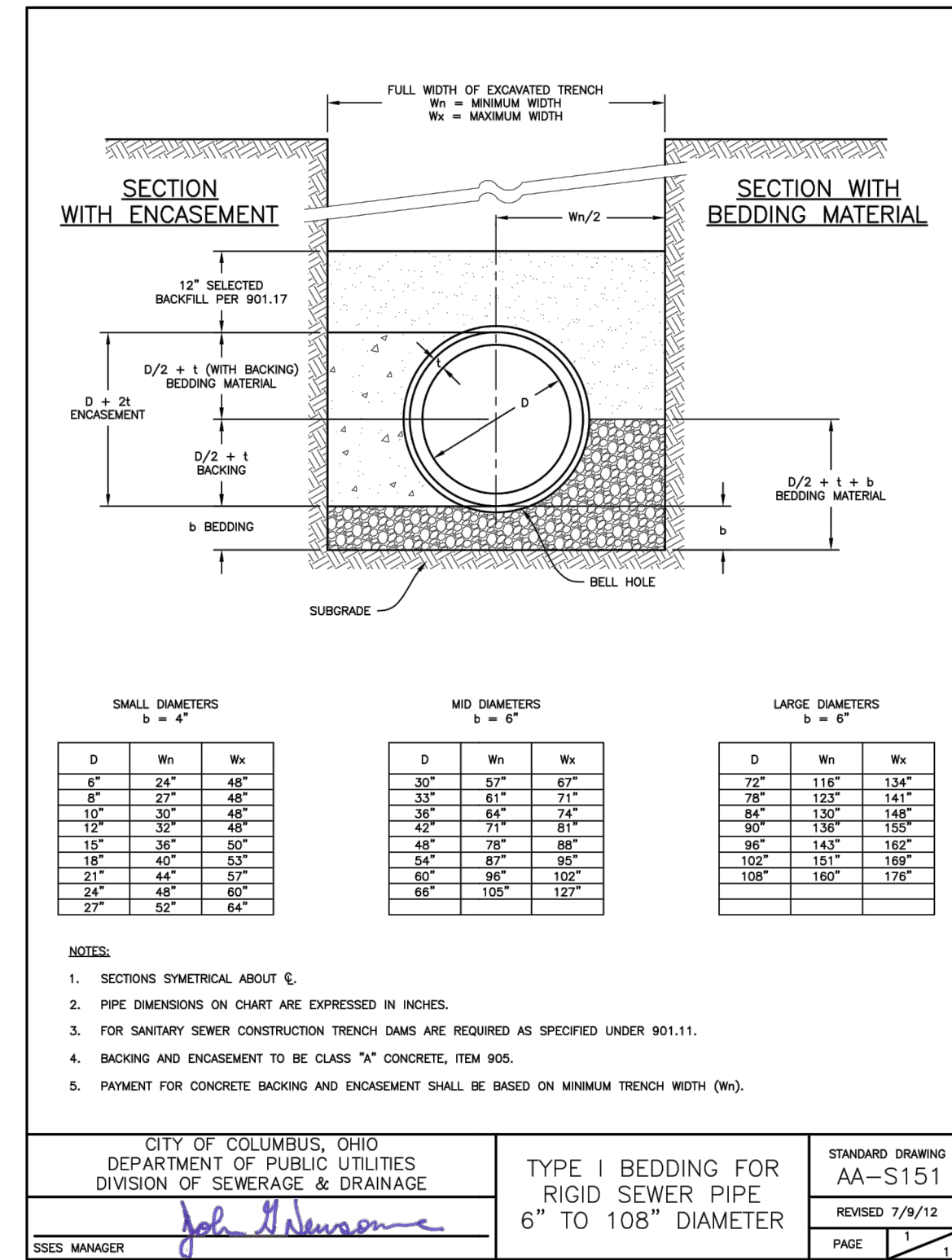


- NOTES:
- SECTIONS SYMMETRICAL ABOUT \bar{C} .
 - PIPE DIMENSIONS ON CHART ARE MINIMUM AND EXPRESSED IN INCHES.
 - FOR SANITARY SEWER CONSTRUCTION TRENCH DAMS ARE REQUIRED AS SPECIFIED UNDER 901.11.
 - PROVIDE EMBEDMENT IN ACCORDANCE WITH THE RECOMMENDATIONS OF ASTM D2321, 7.5.
 - ENCASEMENT TO BE CLASS "A" CONCRETE, ITEM 905.
 - THE PIPE SHALL BE SUPPORTED BY 12" CONCRETE BLOCKING WHEN CONCRETE ENCASEMENT IS REQUIRED.
 - BLOCKING SHALL HAVE THE LENGTH SHOWN IN THE CHART OR OF SUFFICIENT LENGTH SO THAT THE PIPE LOAD ON THE SUBGRADE SHALL NOT EXCEED 3,000 LBS/SF. SEE CHART FOR MINIMUM BLOCKING LENGTHS.

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE & DRAINAGE
SSES MANAGER *John H. Johnson*

TYPE I BEDDING FOR FLEXIBLE SEWER PIPE 6" TO 60" DIAMETER

STANDARD DRAWING
AA-S149
REVISED 10/15/14
PAGE 1



SMALL DIAMETERS b = 4"				MID DIAMETERS b = 6"				LARGE DIAMETERS b = 6"			
D	Wh	L	Wk	D	Wh	L	Wk	D	Wh	L	Wk
6"	24"	48"	48"	30"	52"	67"	67"	72"	116"	134"	134"
8"	22"	48"	48"	33"	61"	71"	71"	78"	123"	141"	141"
10"	30"	48"	48"	36"	64"	74"	74"	84"	130"	148"	148"
12"	32"	48"	48"	42"	71"	81"	81"	90"	138"	155"	155"
15"	36"	50"	50"	48"	78"	88"	88"	98"	145"	162"	162"
18"	40"	53"	53"	54"	85"	95"	95"	105"	151"	169"	169"
21"	44"	57"	57"	60"	92"	102"	102"	108"	160"	178"	178"
24"	48"	60"	60"	66"	100"	110"	110"	110"	167"	185"	185"
27"	52"	64"	64"								

- NOTES:
- SECTIONS SYMMETRICAL ABOUT \bar{C} .
 - PIPE DIMENSIONS ON CHART ARE EXPRESSED IN INCHES.
 - FOR SANITARY SEWER CONSTRUCTION TRENCH DAMS ARE REQUIRED AS SPECIFIED UNDER 901.11.
 - BACKING AND ENCASEMENT TO BE CLASS "A" CONCRETE, ITEM 905.
 - PAYMENT FOR CONCRETE BACKING AND ENCASEMENT SHALL BE BASED ON MINIMUM TRENCH WIDTH (W₀).

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE & DRAINAGE
SSES MANAGER *John H. Johnson*

TYPE I BEDDING FOR RIGID SEWER PIPE 6" TO 108" DIAMETER

STANDARD DRAWING
AA-S151
REVISED 7/9/12
PAGE 1

NO.	DATE	DESCRIPTION

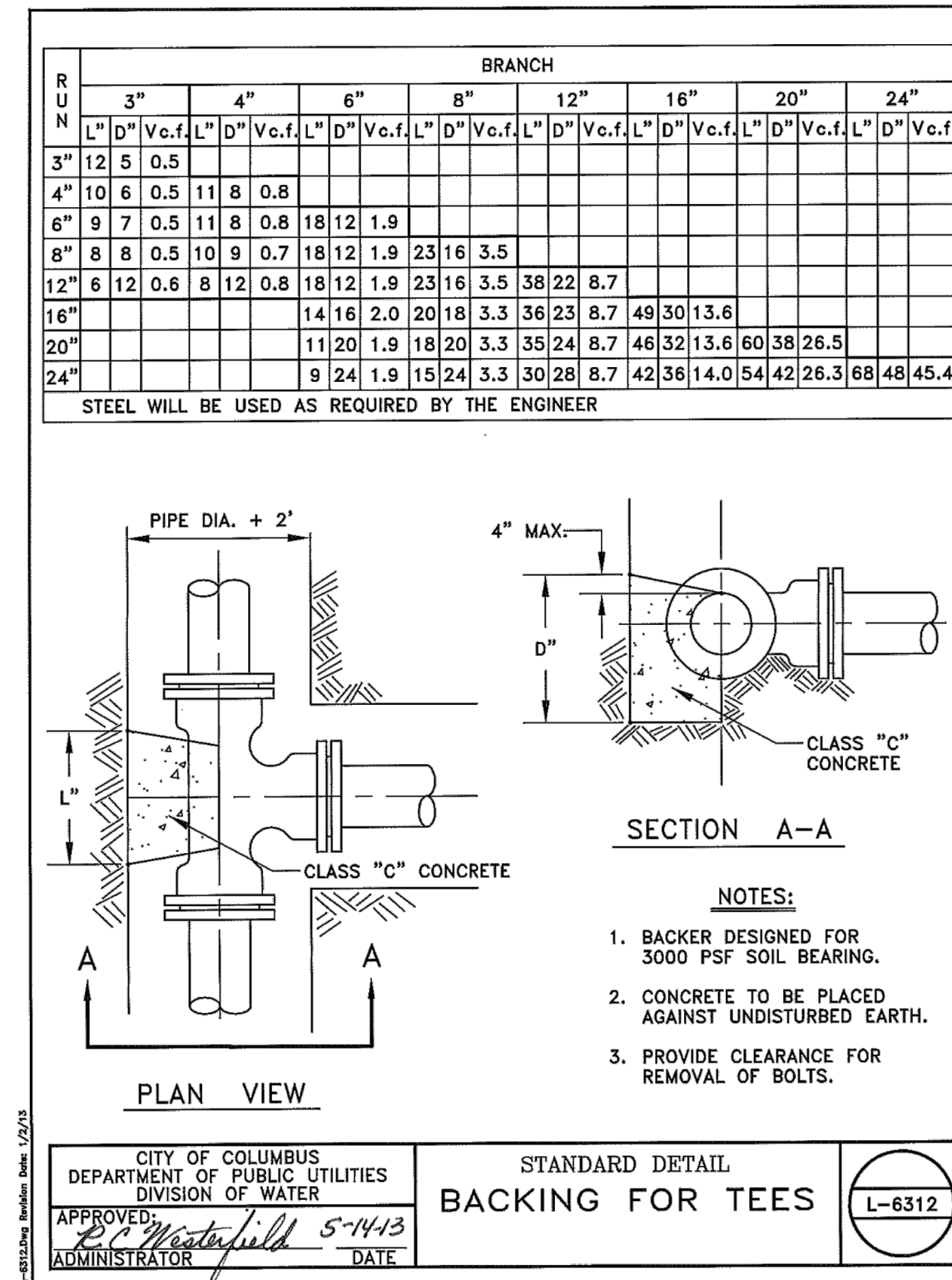
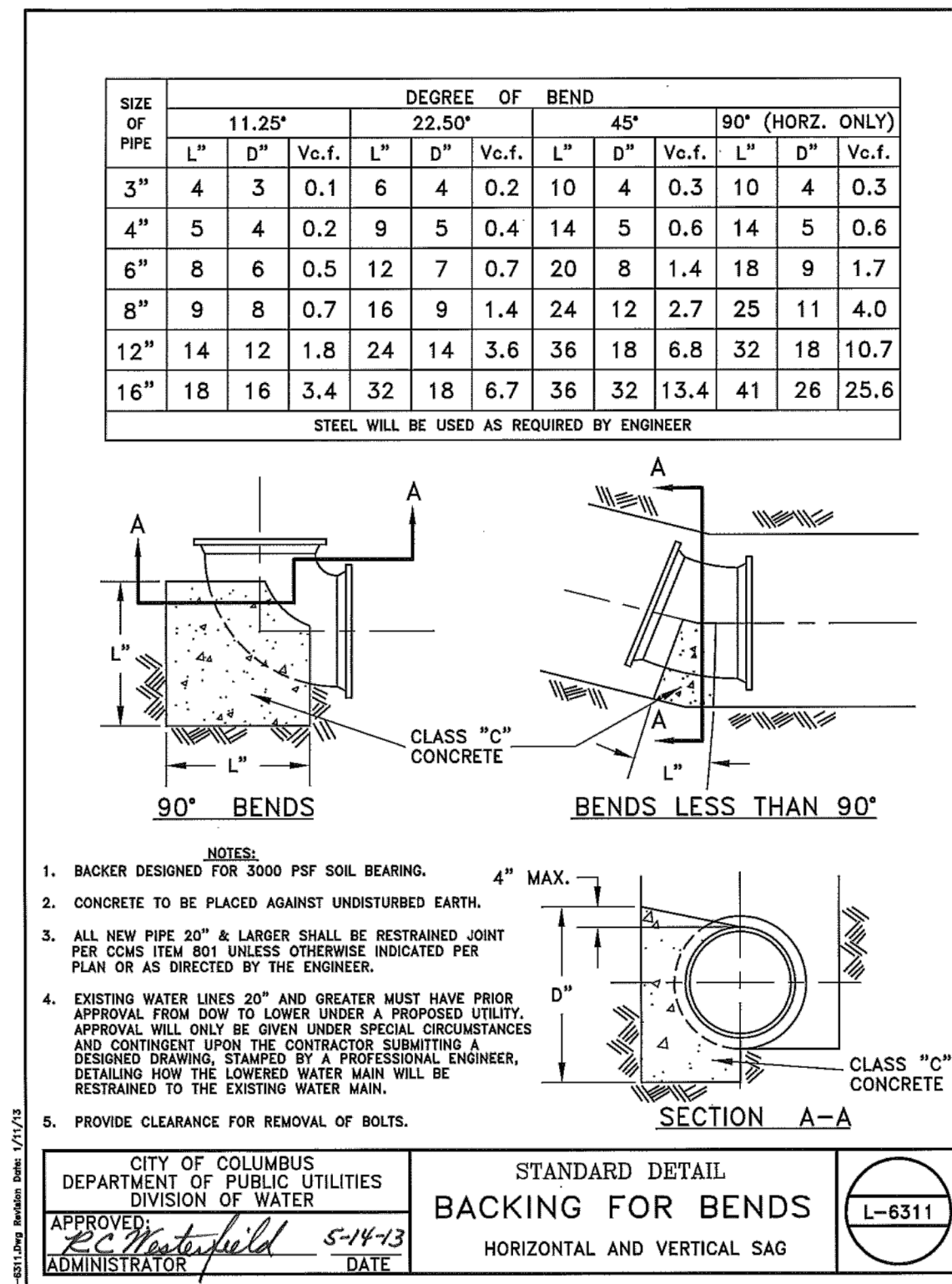
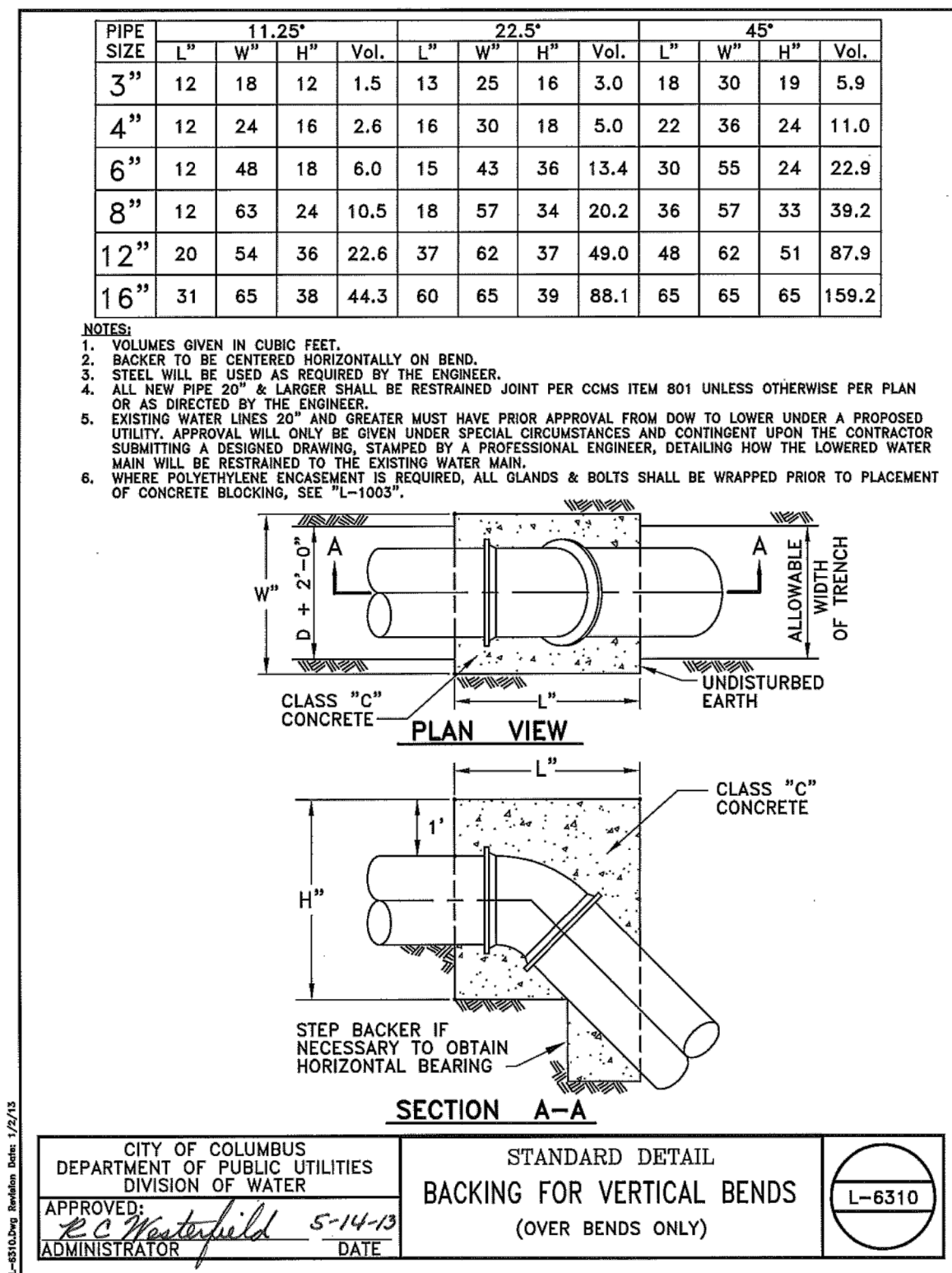
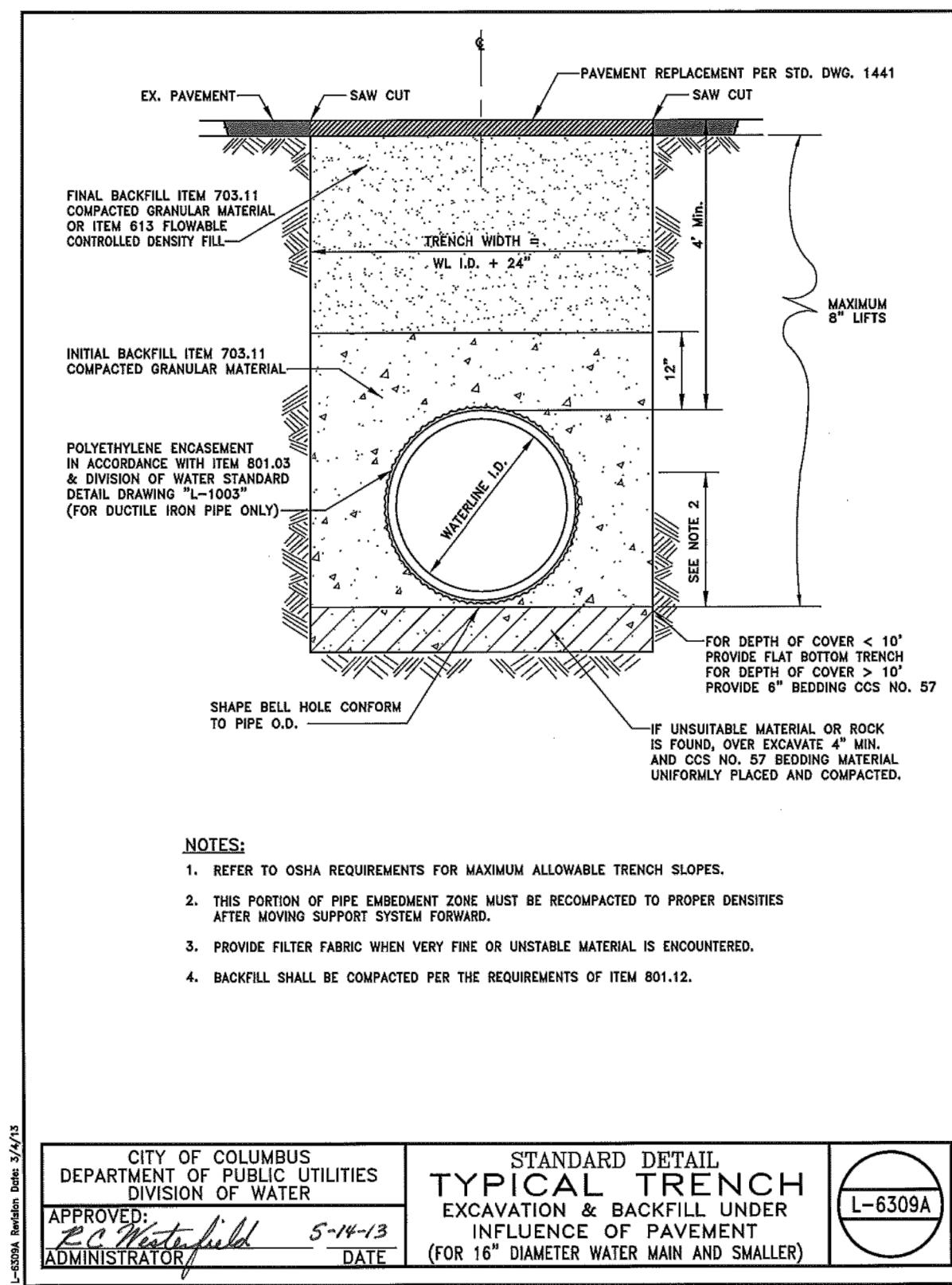
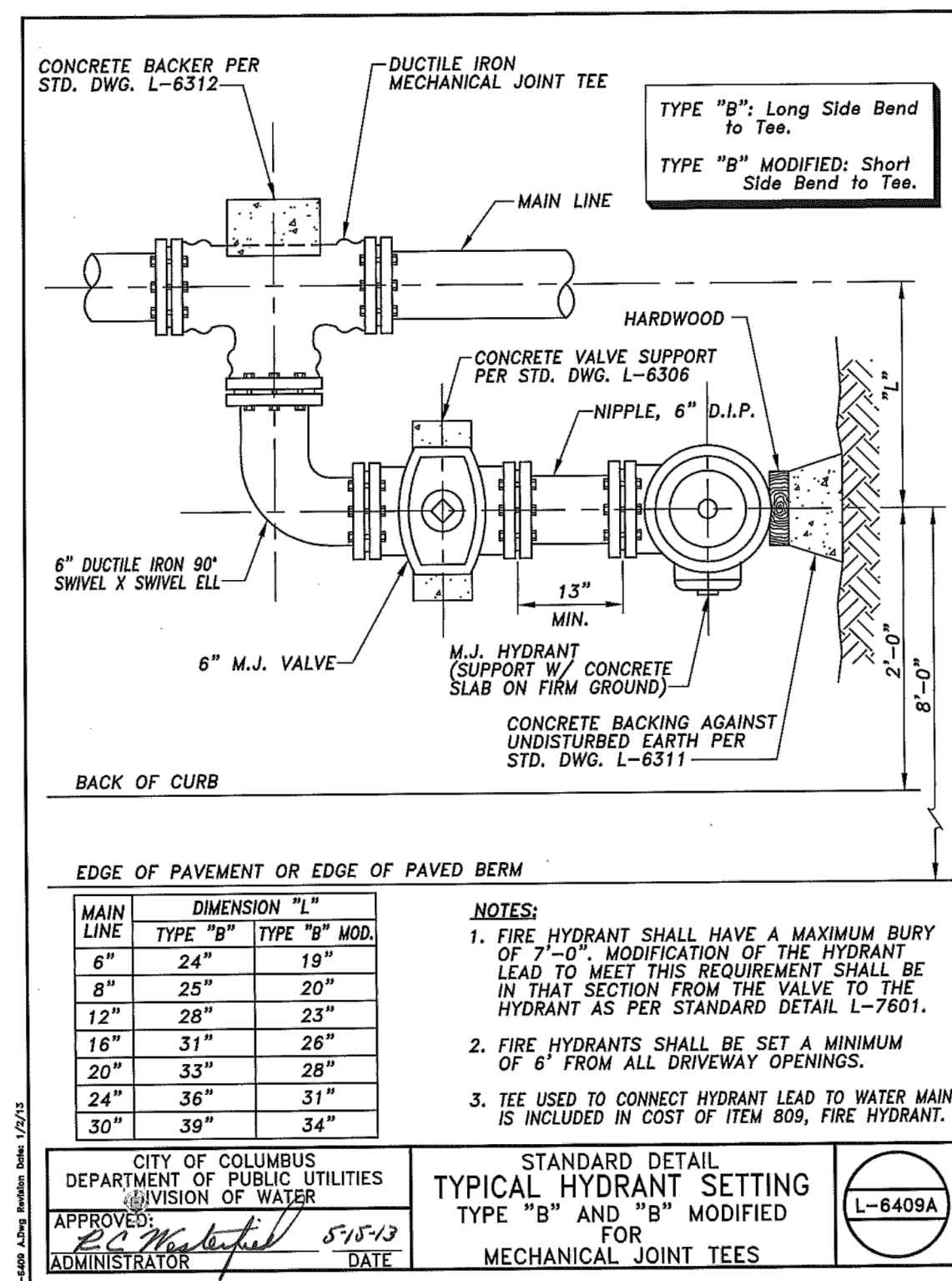
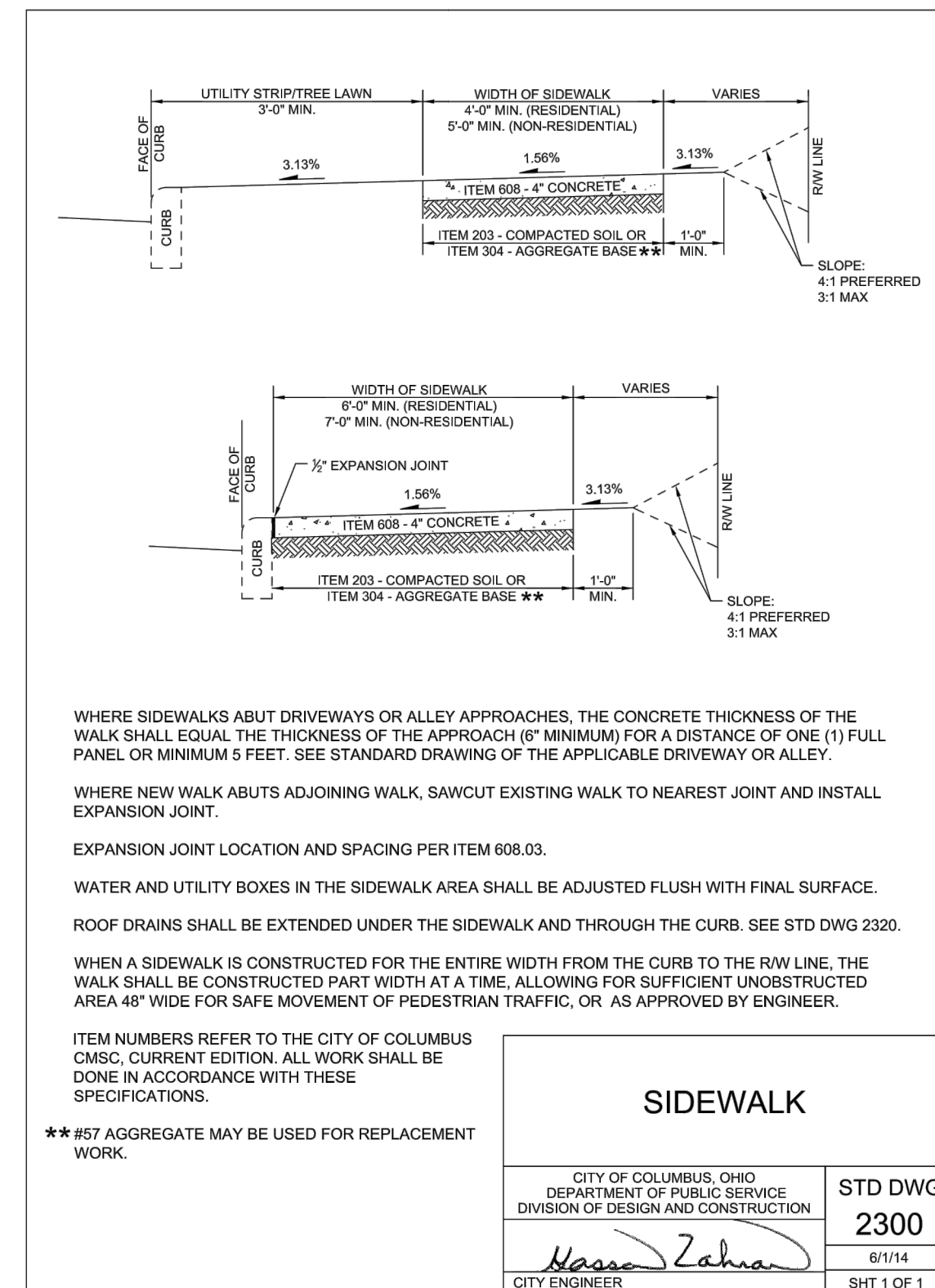
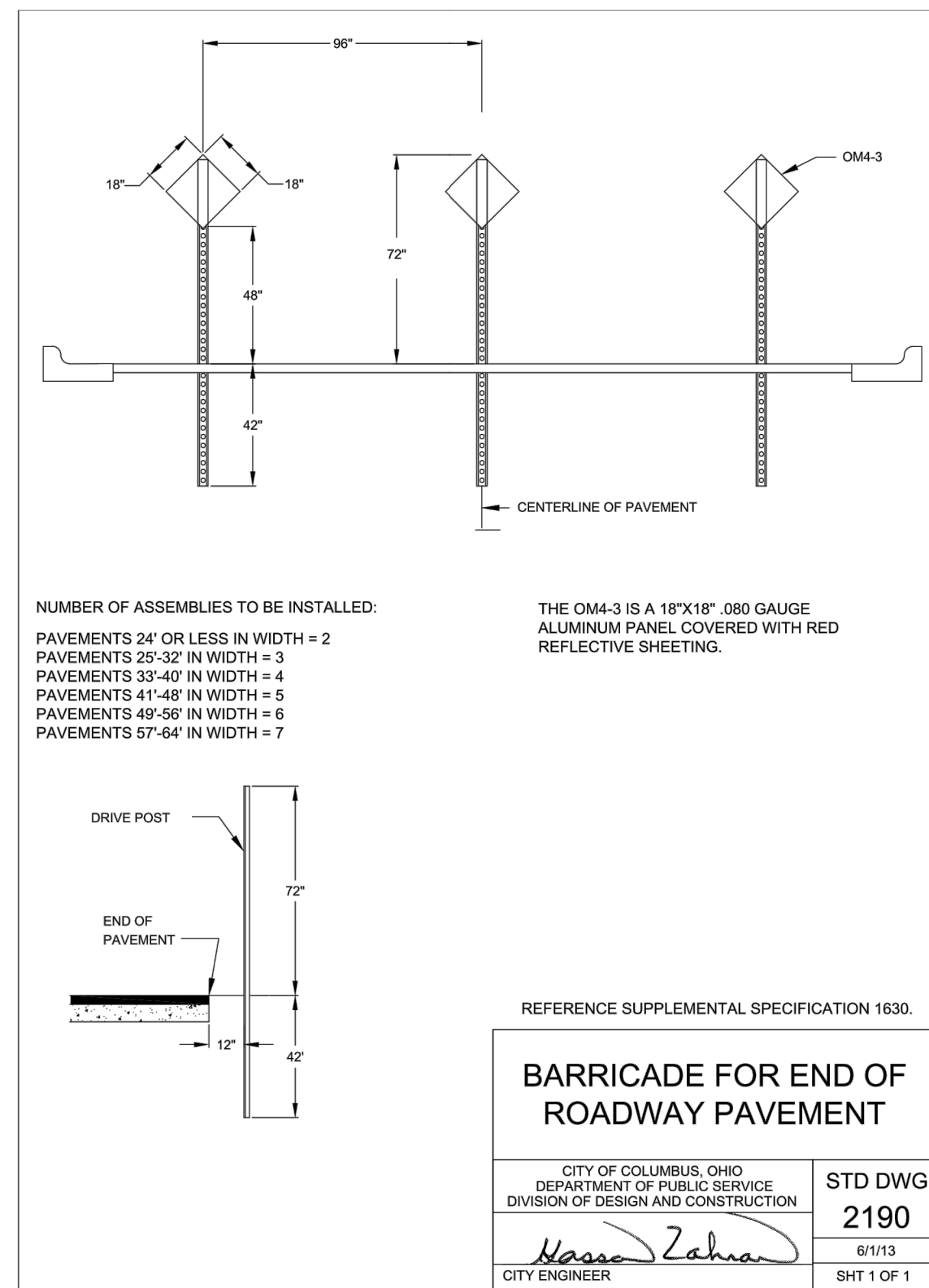
CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

STANDARD DRAWINGS

DATE: JUNE 2022 DRAWN BY: HKE
DWG SCALE: N/A CHECKED BY: DJR
PROJECT NO: 312-263
APPROVED BY: BAB

P:\310-000\312-263-CAD\DWG\C003-003-003-003-003 Standard Drawings.dwg STANDARD DRAWINGS 11 15:12/1/2021 - 11:56:13 AM



REVISION RECORD

NO	DATE	DESCRIPTION

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

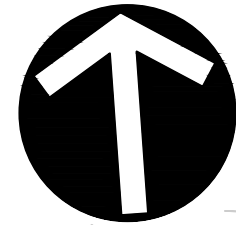
**FED ONE DUBLIN, LLC
 PUBLIC ROADWAY PLAN FOR
 TECH CENTER DRIVE
 CITY OF GAHANNA
 FRANKLIN COUNTY, OHIO**

STANDARD DRAWINGS

DATE: JUNE 2022
 DRAWN BY: HKE
 DWG SCALE: N/A
 CHECKED BY: DJR
 PROJECT NO: 312-263
 APPROVED BY: BAB

DRAWING NO: **C004**
 SHEET 5 OF 14

P:\310-000\312-263-CAD\DWG\C004-003 Standard Drawings.dwg (STANDARD DRAWINGS 2) LS(12/1/2021 - Herring) - LF 6/29/2022 4:57 PM



NORTH

SCALE IN FEET
0 40 80

VALUE RECOVERY GROUP II
PID: 027-000110-00
ZONE: OCT WITH (L, M-1)

5'X10'X1.5' ROCK CHANNEL PROTECTION, TYPE C W/ FILTER

BRUBAKER RONALD D TR
PID: 170-000608-00
ZONE: GSRD

BAKER/MCB LLC
PID: 170-000764-00
ZONE: LI

JEFFERSON TOWNSHIP
CITY OF GAHANNA

TECH CENTER DR

36'X12'X1.5' ROCK CHANNEL PROTECTION, TYPE C W/ FILTER

SCIENCE BLVD

CITY OF GAHANNA
PID: 027-000113-00
ZONE: OCT WITH (L, M-1)

ADB SAFEGATE NORTH AMERICAN HEADQUARTERS (BY OTHERS)

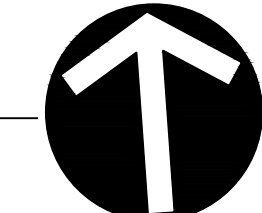
SS GAHANNA LLC
PID: 170-000311-00
ZONE: LI

GAHANNA-JEFFERSON SCHOOL
PID: 025-013010-00
ZONE: OCT

LEGEND

	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING CENTERLINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED WATER SERVICE
	PROPOSED FIRE SERVICE WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED MANHOLE
	PROPOSED STORM SEWER INLET OR CATCH BASIN

NOTE:
SEE PV-437 FOR STORM WATER MANAGEMENT DETAILS AND EROSION AND SEDIMENT CONTROL DETAILS.



NORTH

SCALE IN FEET
0 10 20

CURB RAMP, TYPE C WITH "BRICK RED" DETECTABLE WARNINGS

TECH CENTER DRIVE

CURB RAMP, TYPE C WITH "BRICK RED" DETECTABLE WARNINGS

REVISION RECORD

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
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FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
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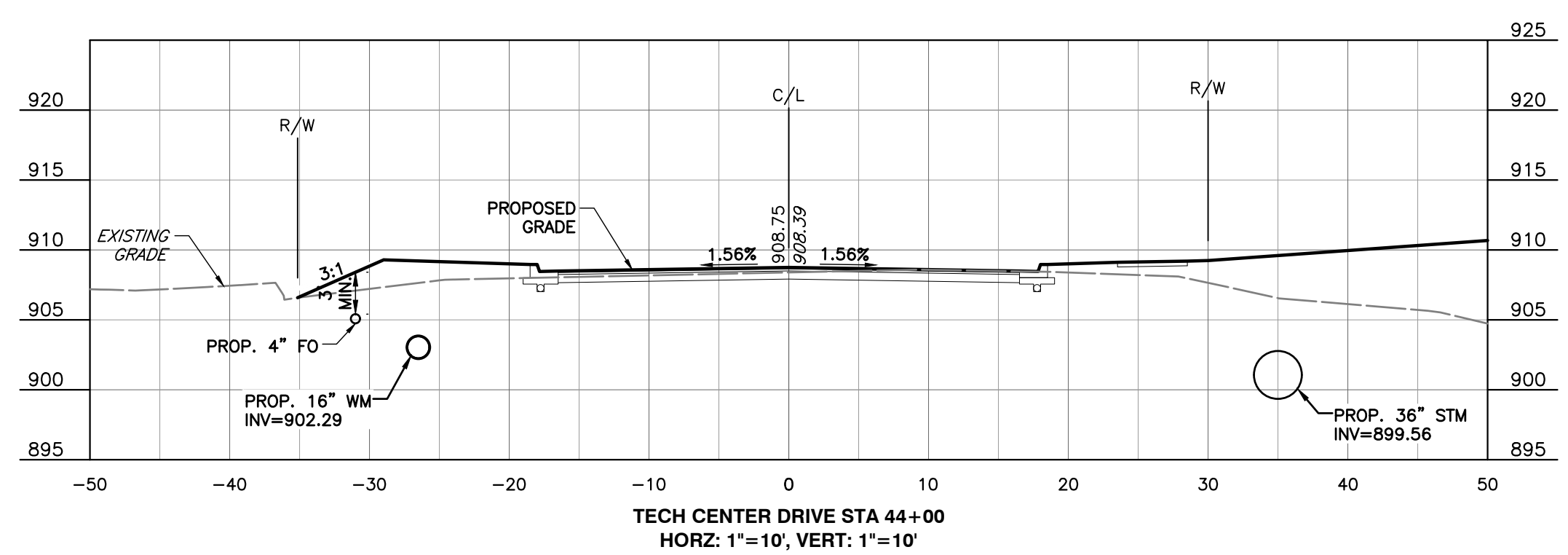
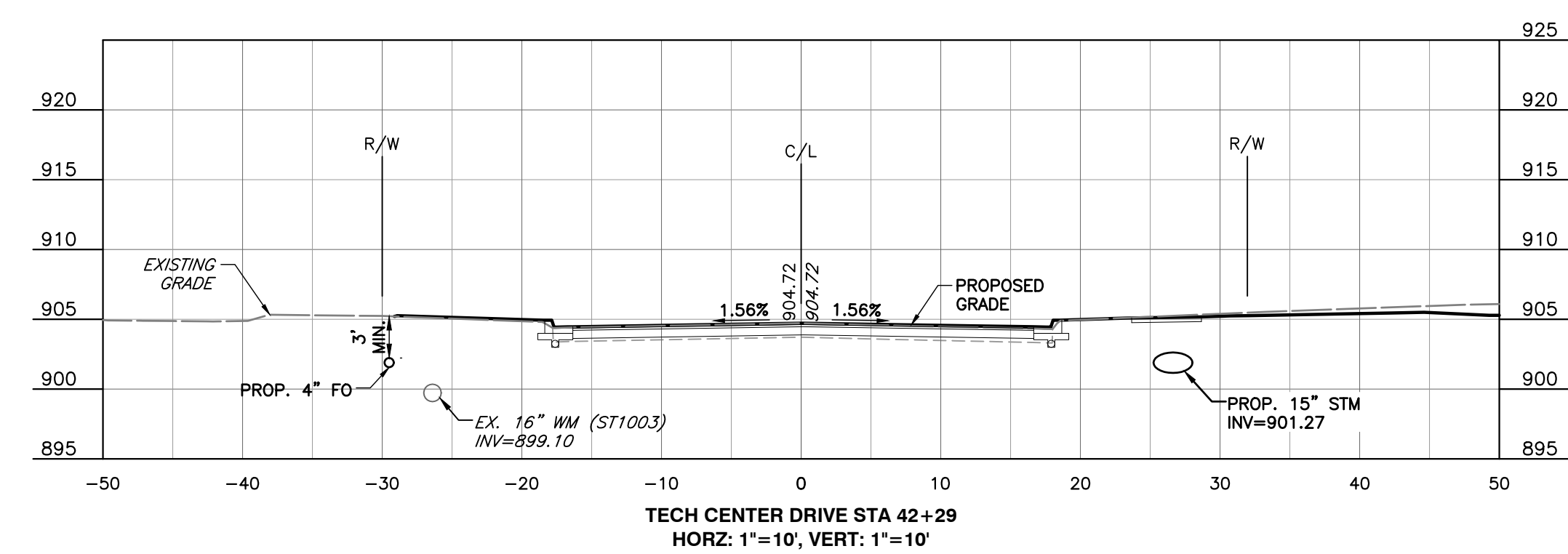
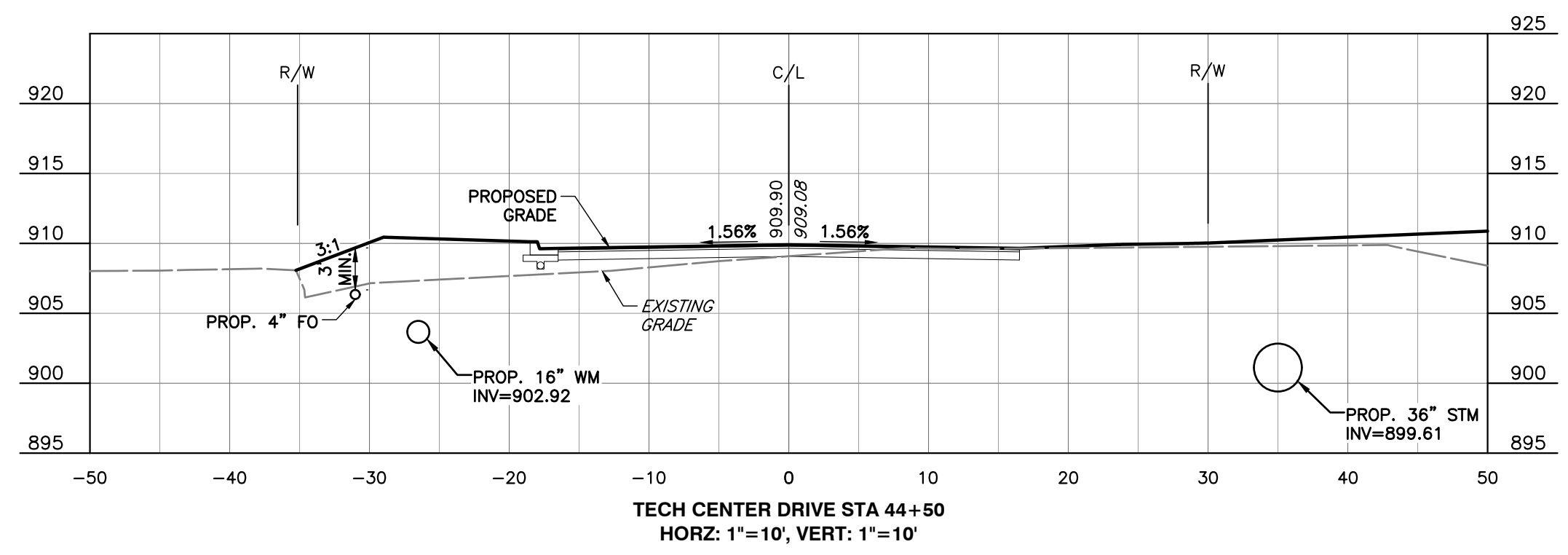
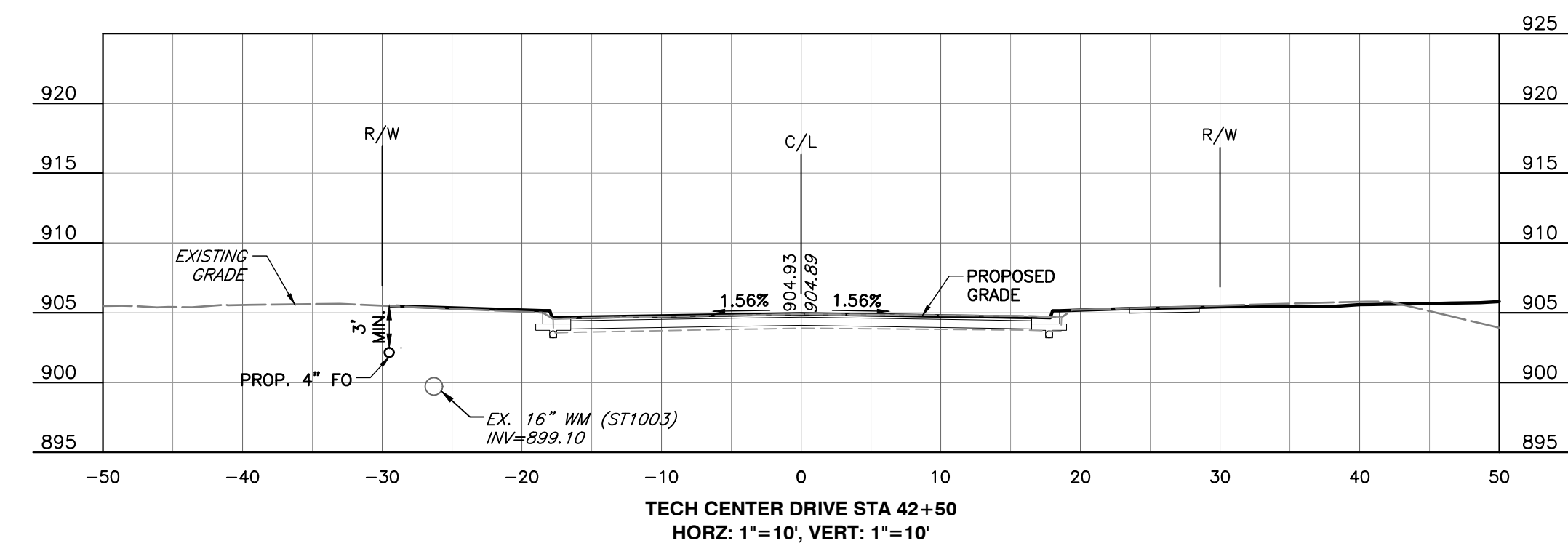
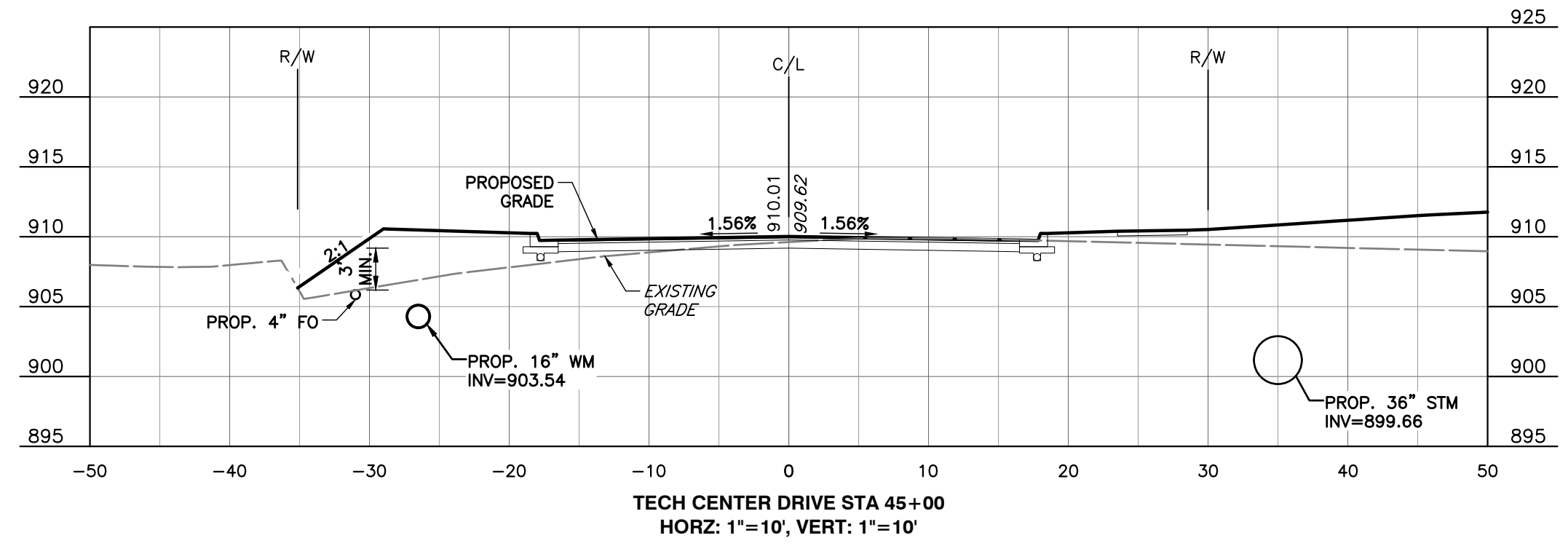
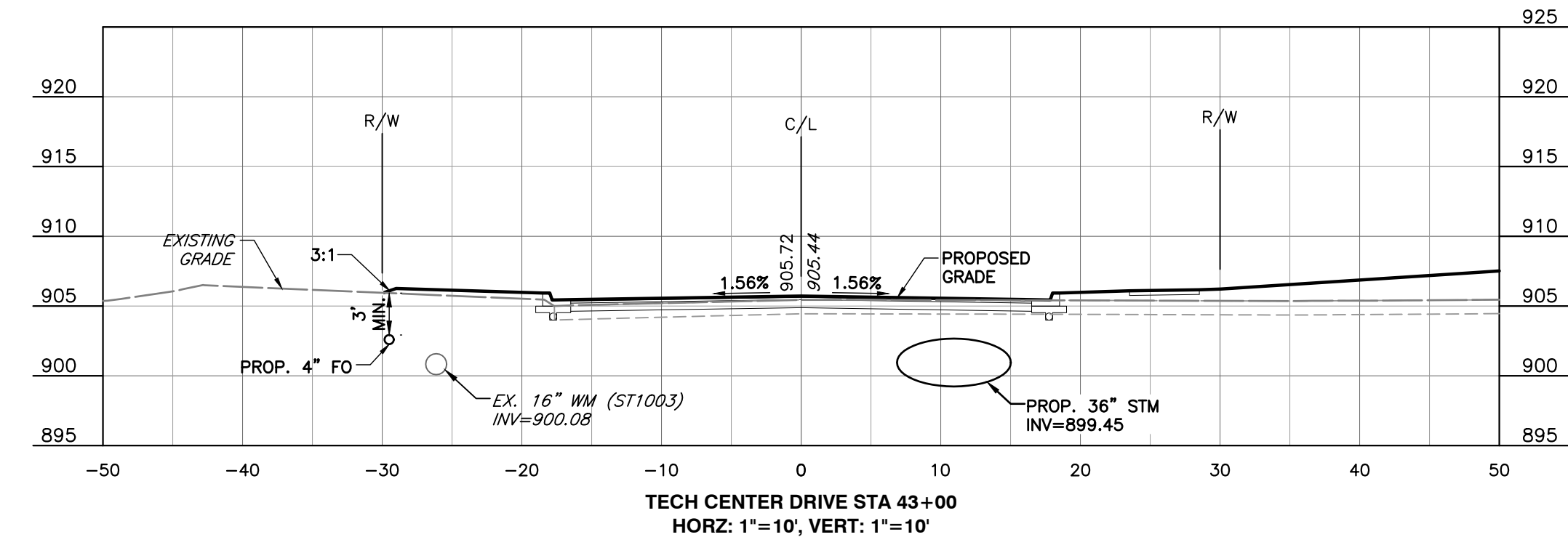
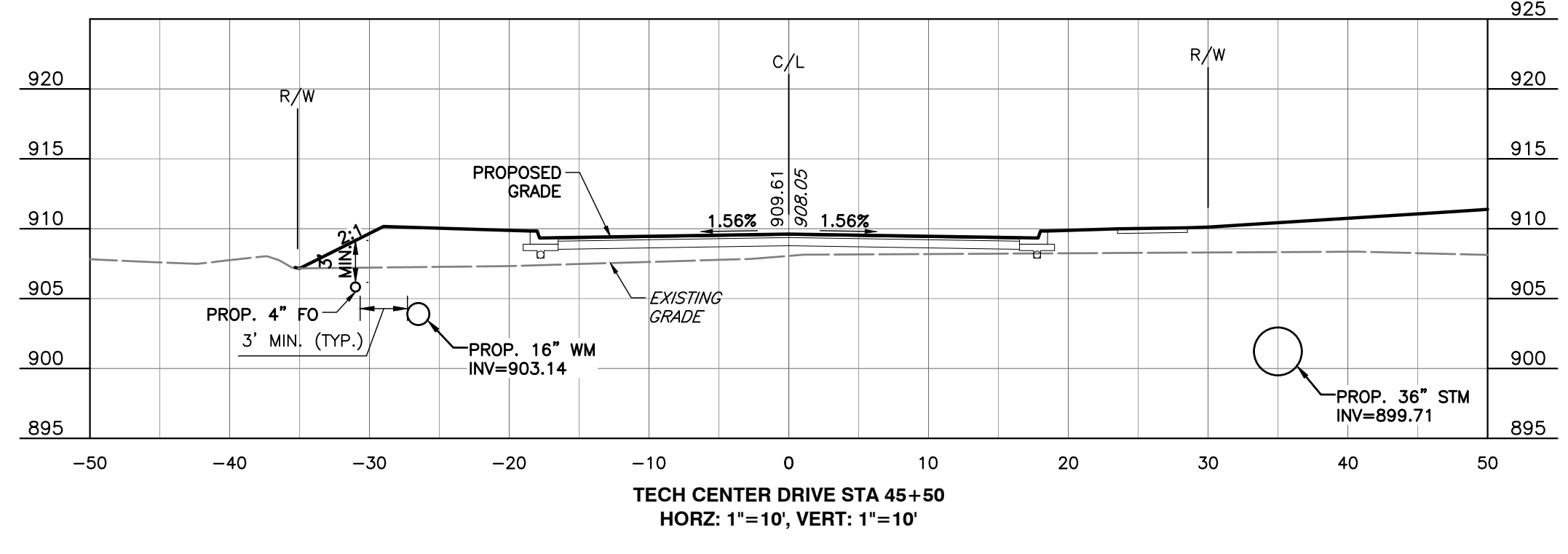
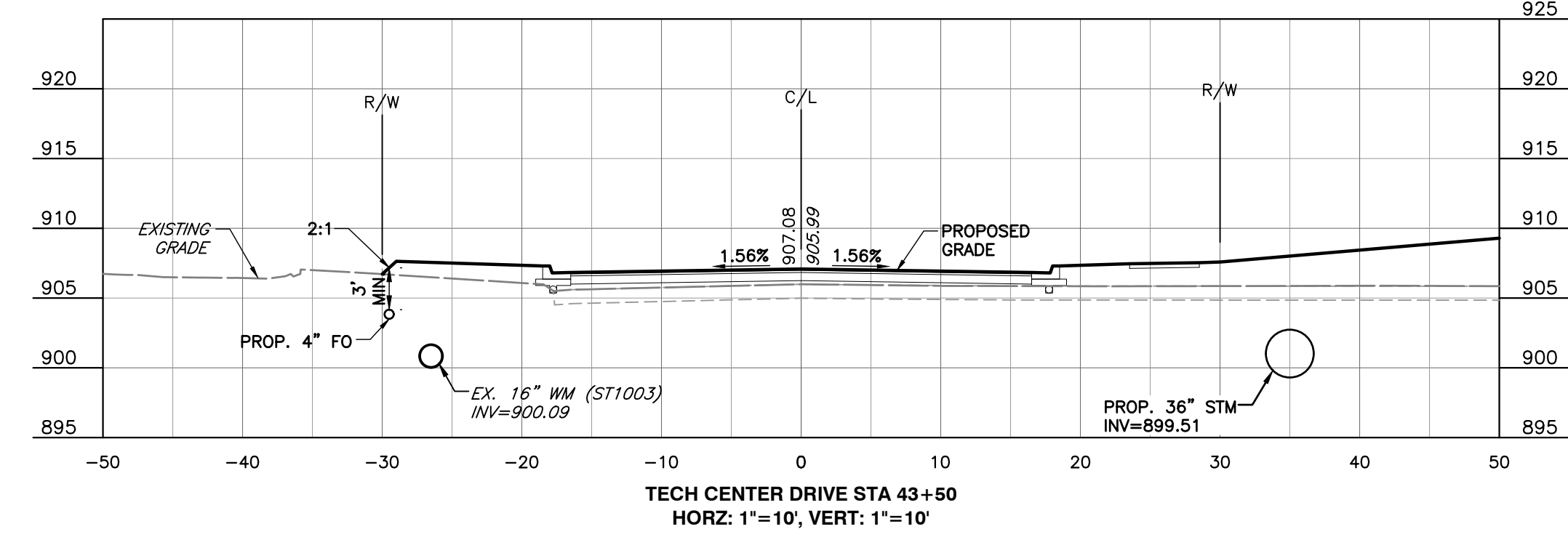
GRADING PLAN

DATE:	JUNE 2022	DRAWN BY:	HKE
DWG SCALE:	1"=40'	CHECKED BY:	DJR
PROJECT NO.:	312-263	APPROVED BY:	BAB

DRAWING NO. **C300**

P:\310-000\312-263-CAD\DWG\312-263-C300 Grading Plan.dwg (L. M-1) - LP: 6/29/2022 4:58 PM

P:\170-000\172-263-CAD\DWG\C301 - Roadway\172263-C301-Cross Sections.dwg CROSS SECTIONS 11 LS(17/18/2022 - haryan) - LP: 6/29/2022 4:58 PM



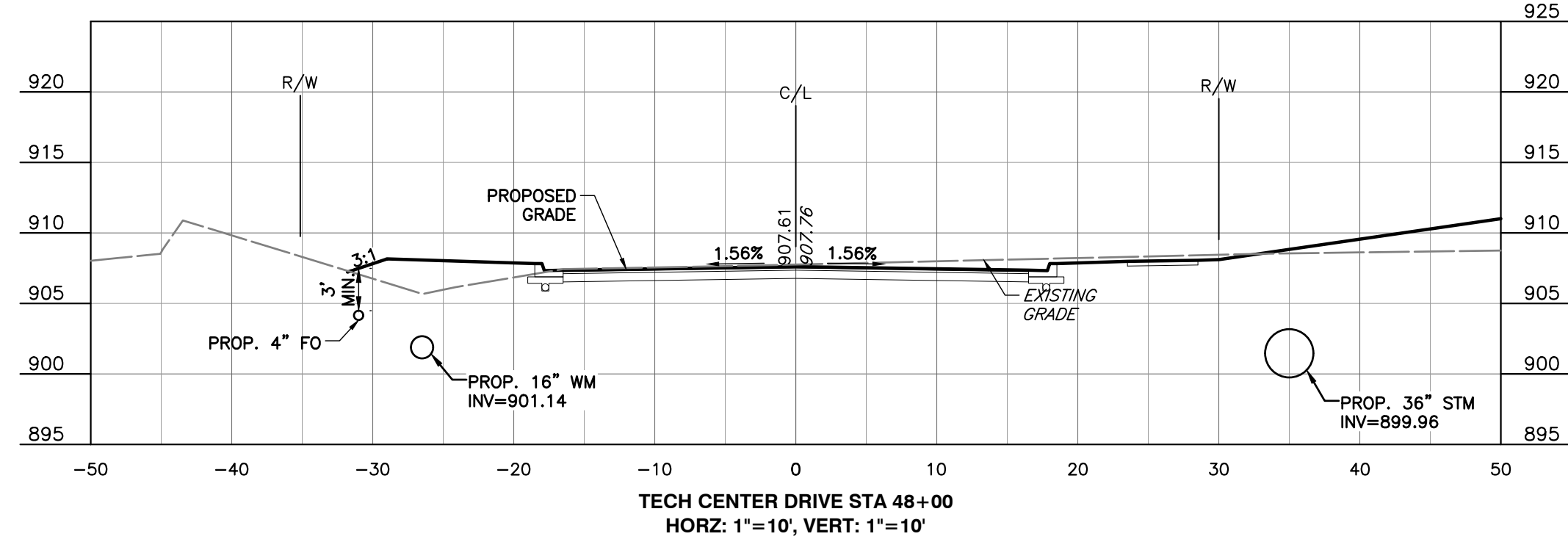
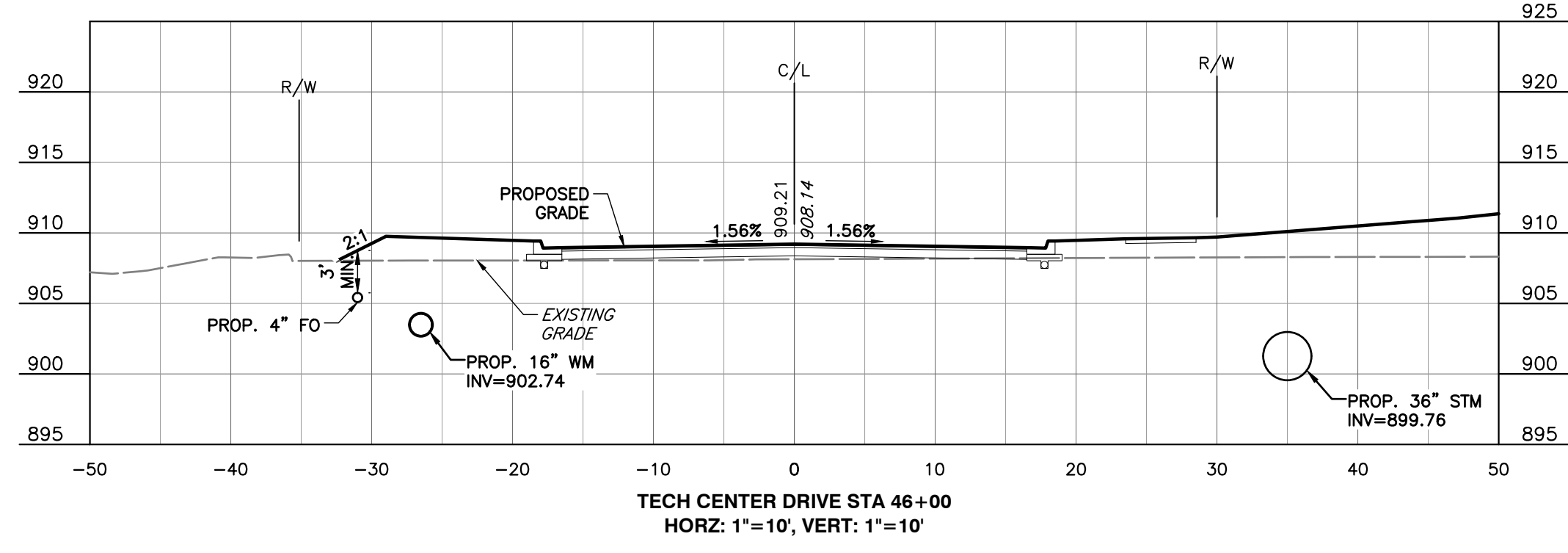
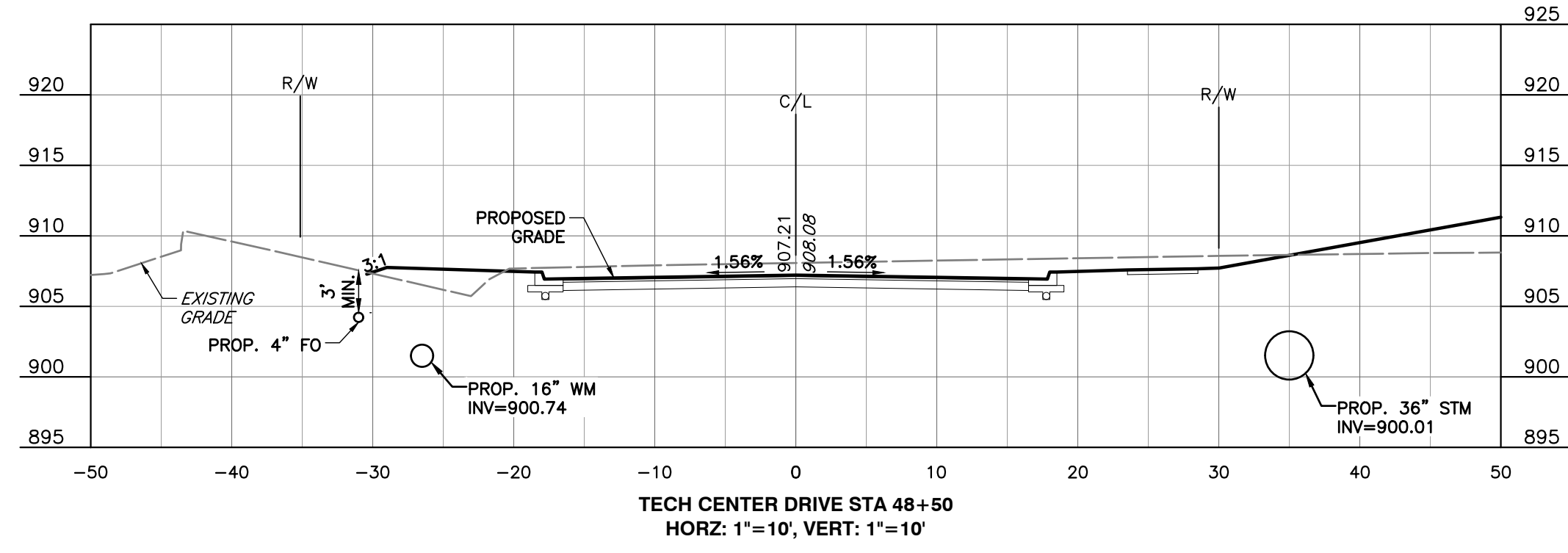
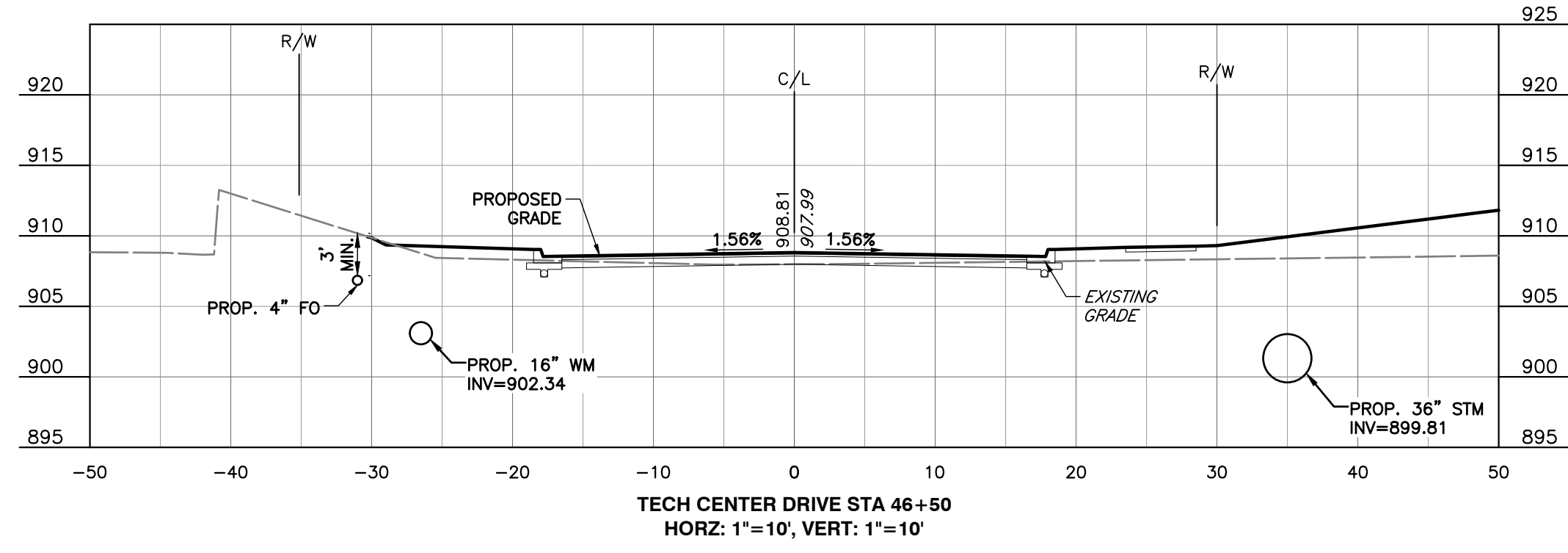
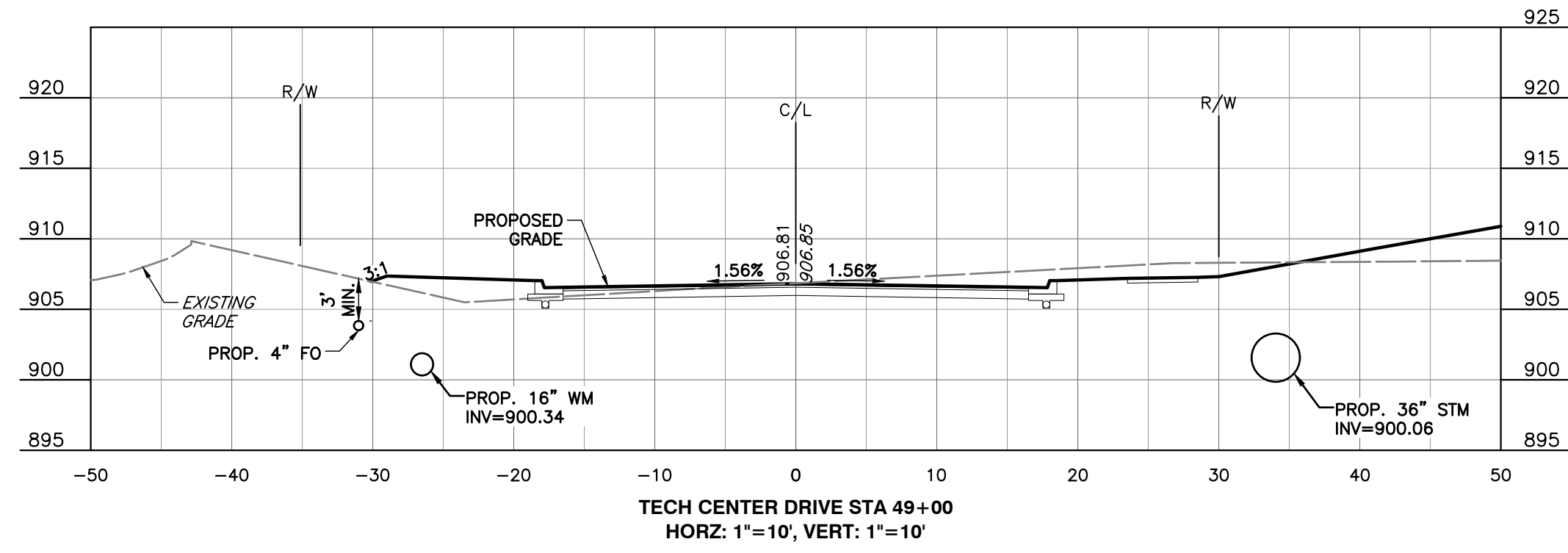
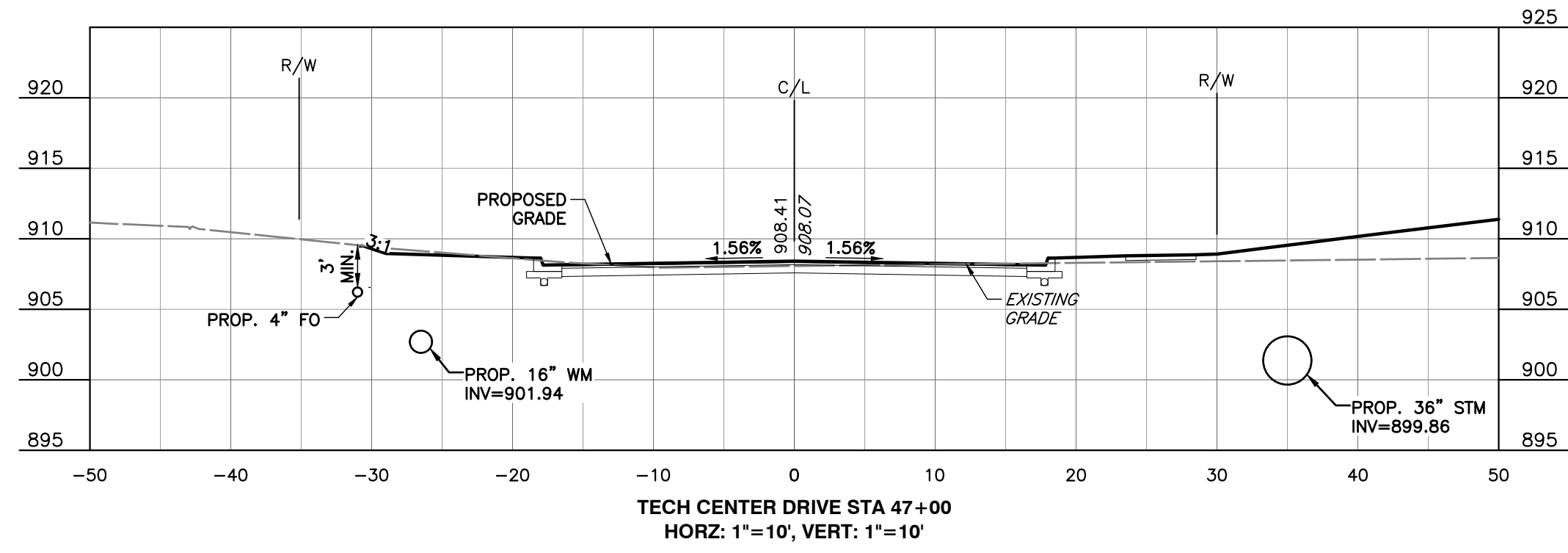
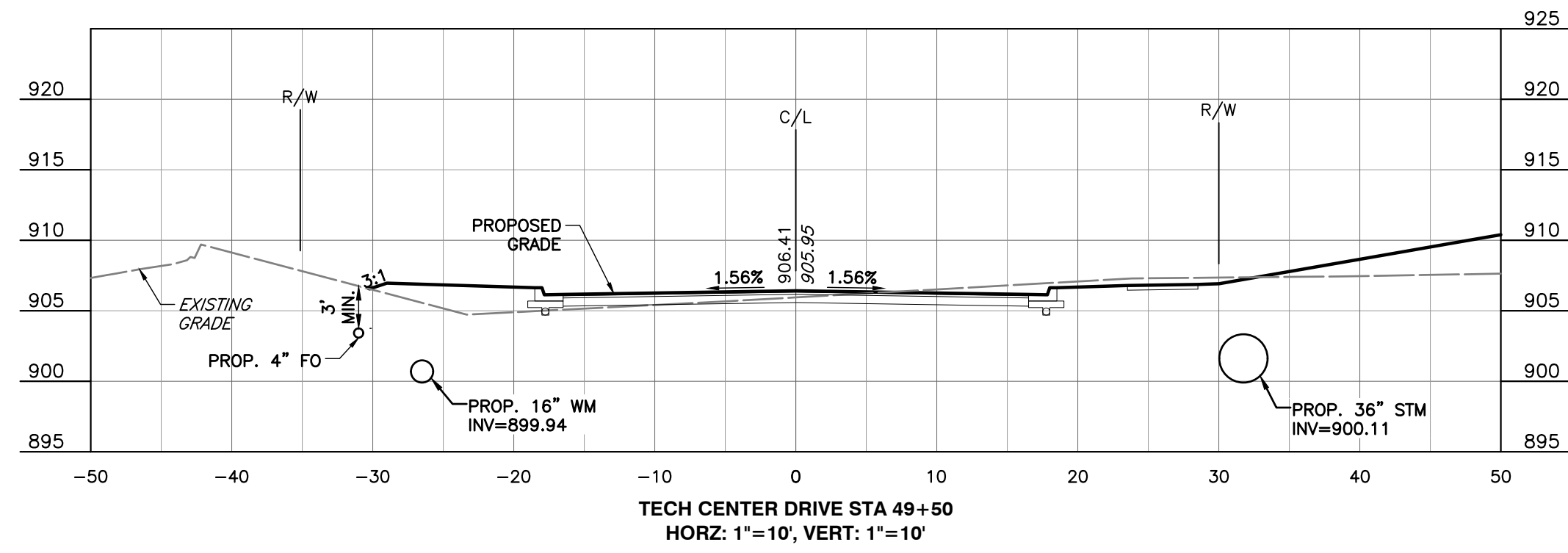
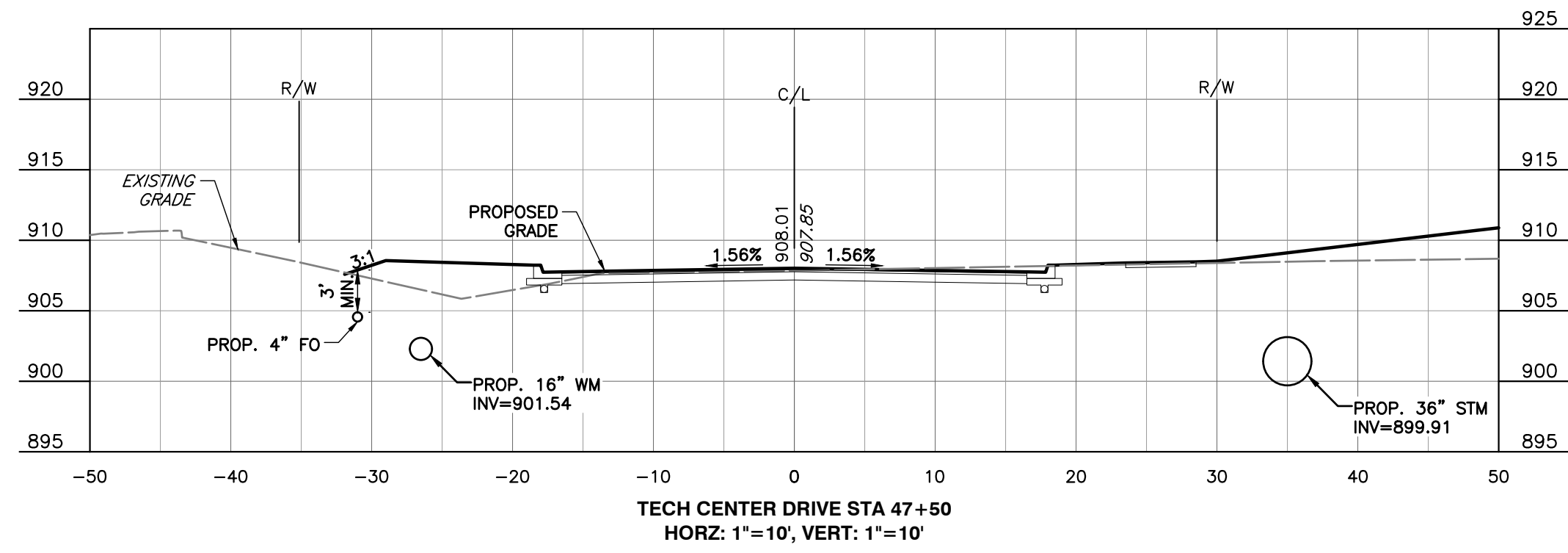
NO.	DATE	DESCRIPTION

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FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CROSS SECTIONS	
DATE:	JUNE 2022
DRAWN BY:	HKE
DWG SCALE:	AS NOTED
CHECKED BY:	DJR
PROJECT NO.:	312-263
APPROVED BY:	BAB

DRAWING NO.:
C301



P:\170-000\172-263-C302 - Roadway\172263-C302-C301 Cross Sections.dwg (Cross Sections.dwg) - LP: 6/29/2022 4:58 PM

NO.	DATE	DESCRIPTION

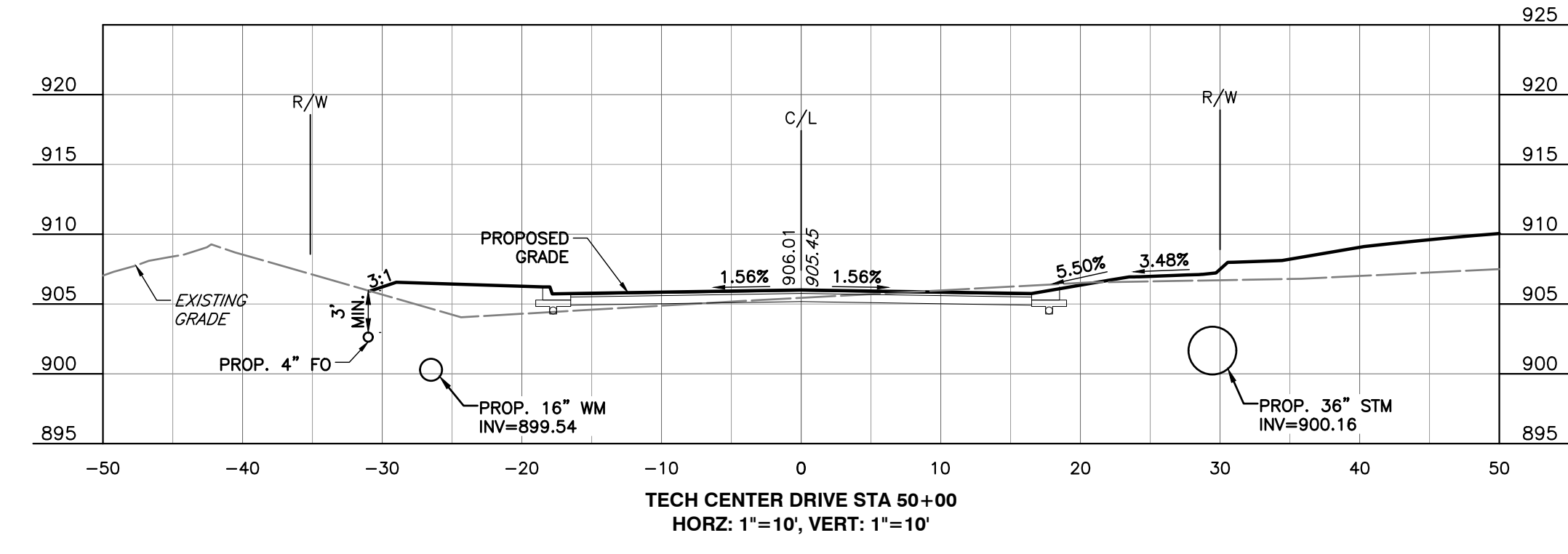
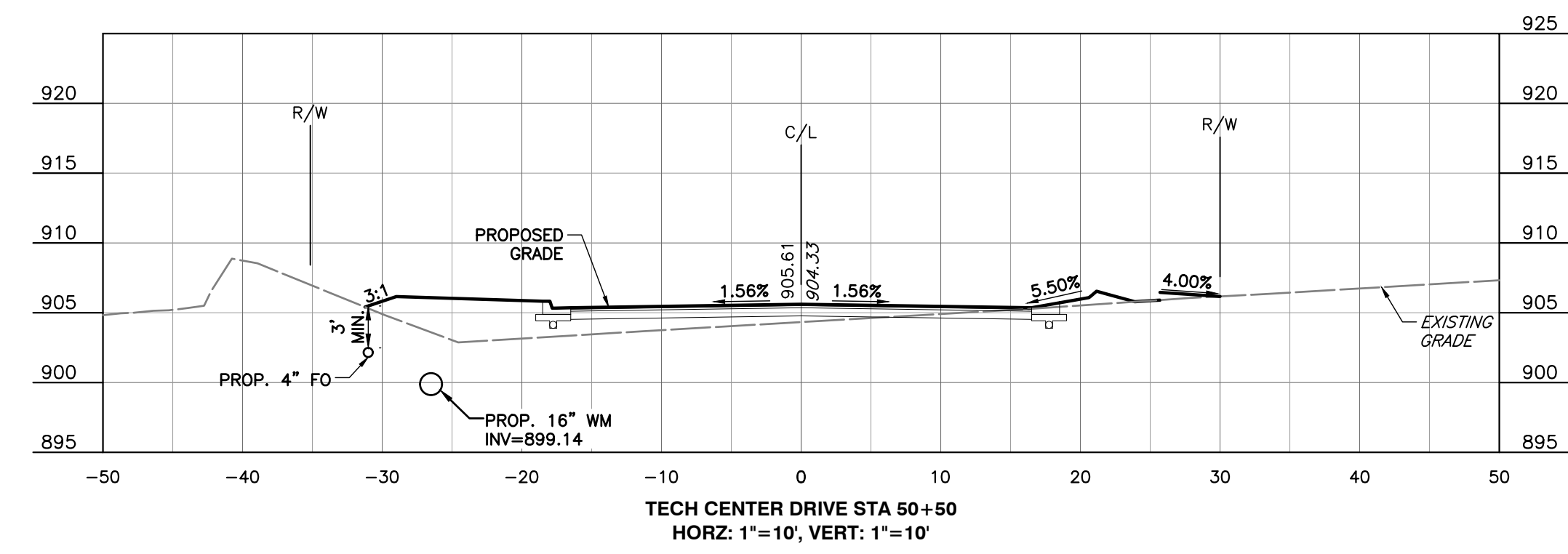
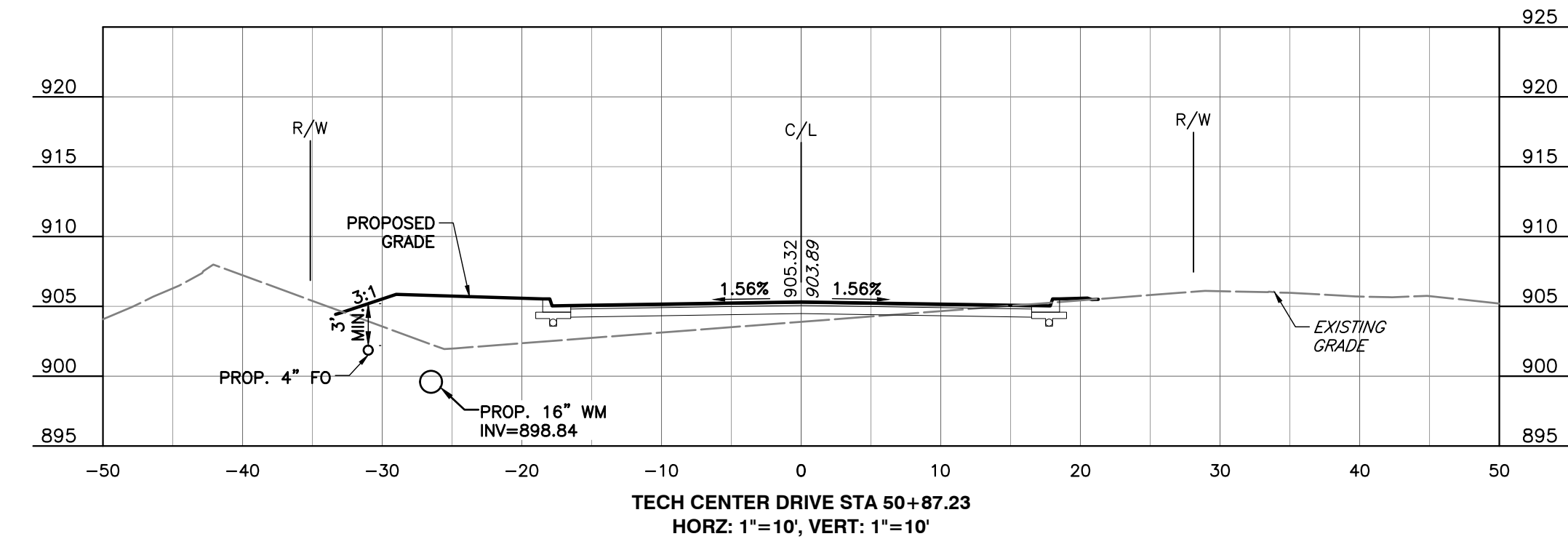
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**FED ONE DUBLIN, LLC
 PUBLIC ROADWAY PLAN FOR
 TECH CENTER DRIVE
 CITY OF GAHANNA
 FRANKLIN COUNTY, OHIO**

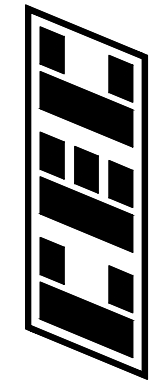
CROSS SECTIONS	
DATE:	JUNE 2022
DRAWN BY:	HKE
DWG SCALE:	AS NOTED
CHECKED BY:	DJR
PROJECT NO.:	312-263
APPROVED BY:	BAB

DRAWING NO.: **C302**
 SHEET 8 OF 14

P:\170-000\172-263-CAD00\DWG\C303 - Roadway\172263-C303-C301 Cross Sections.dwg(CROSS SECTIONS 3) LS(1/18/2022 - henryd) - LP: 6/29/2022 4:58 PM



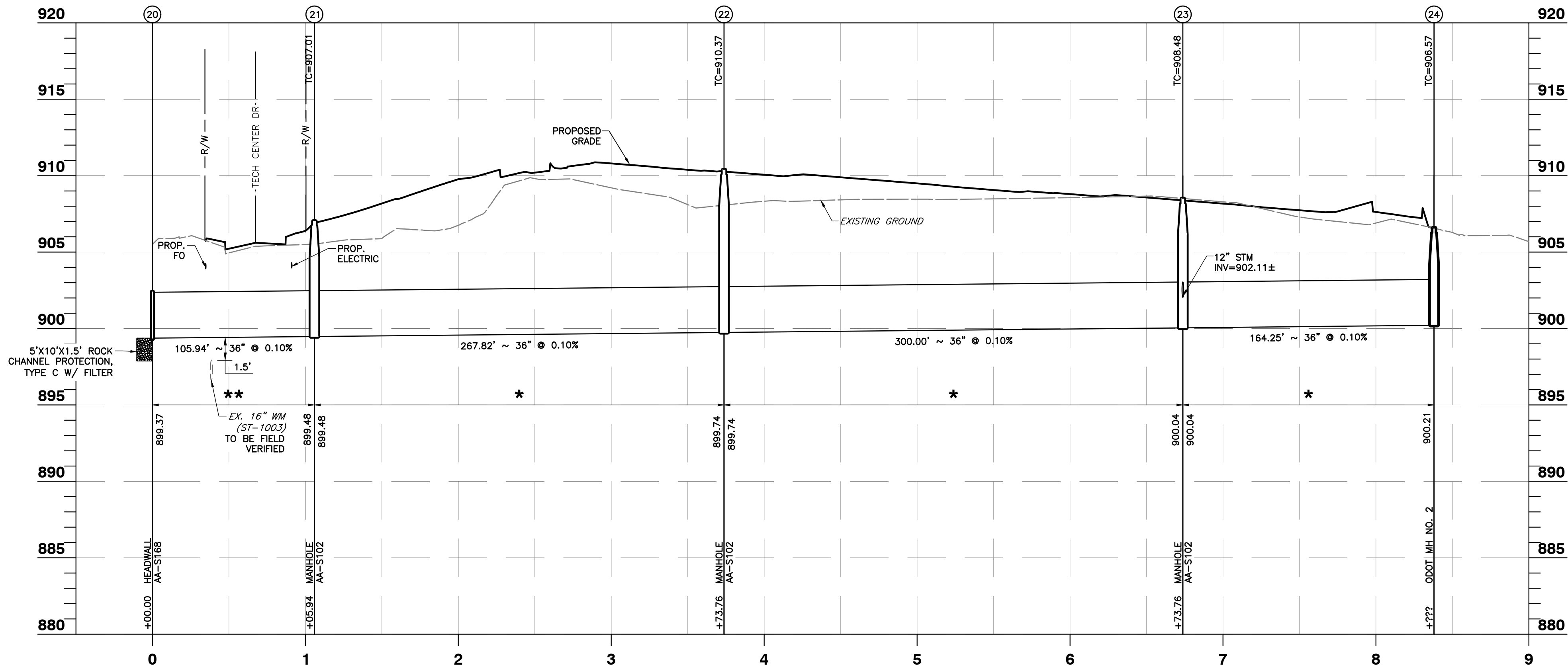
NO.	DATE	DESCRIPTION


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**FED ONE DUBLIN, LLC
 PUBLIC ROADWAY PLAN FOR
 TECH CENTER DRIVE
 CITY OF GAHANNA
 FRANKLIN COUNTY, OHIO**

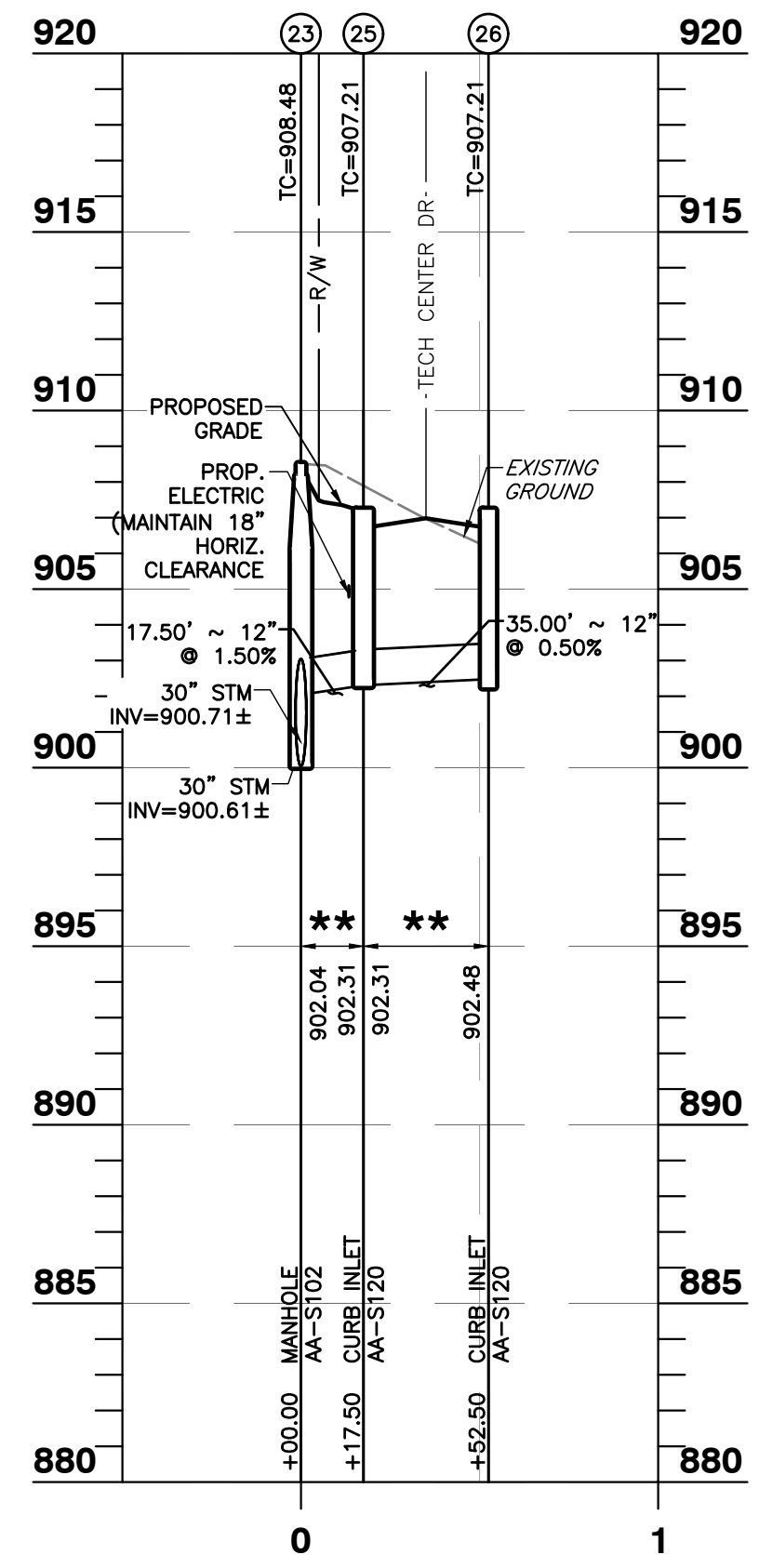
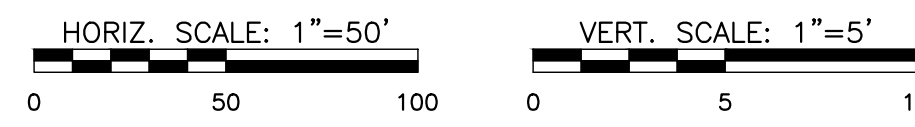
CROSS SECTIONS	
DATE:	JUNE 2022
DRAWN BY:	HKE
DWG SCALE:	AS NOTED
CHECKED BY:	DJR
PROJECT NO.:	312-263
APPROVED BY:	BAB

DRAWING NO.: **C303**
 SHEET 9 OF 14



STM 20-29 PROFILE

SCALE H:1"=50'; V:1"=5'



STM 23-32 PROFILE

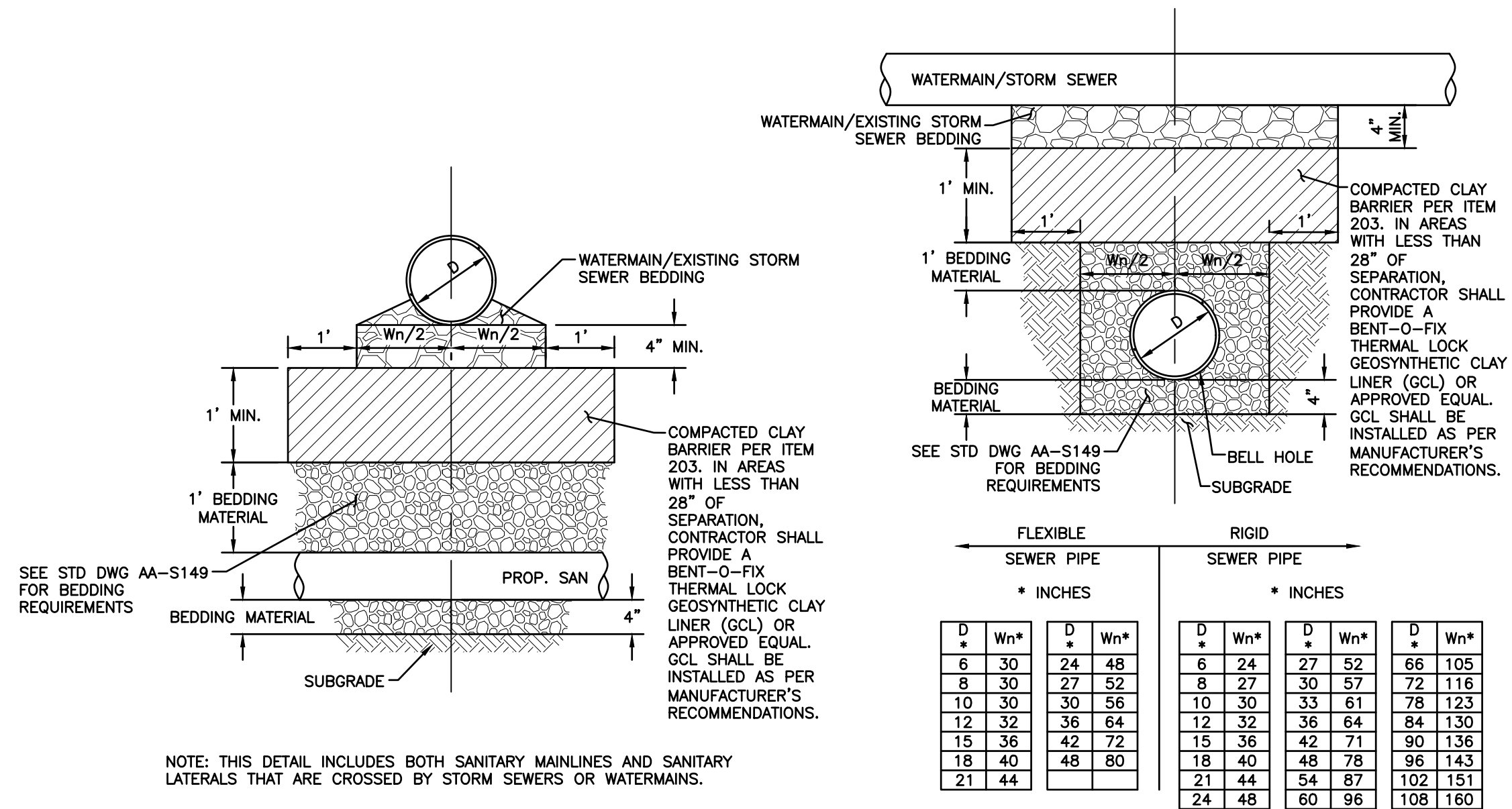
SCALE H:1"=50'; V:1"=5'

STORM STRUCTURE SEWER COORDINATE CHART
STATE PLANE COORDINATES - OHIO SOUTH ZONE*

STRUCTURE NO.	NORTHING	EASTING	NORTHING (AS-BUILT)	EASTING (AS-BUILT)
20	728509.84	1872434.78		
21	728410.79	1872472.35		
22	728391.83	1872739.50		
23	728370.59	1873038.74		
24	728358.96	1873202.58		
25	728388.05	1873039.98		
26	728422.96	1873042.46		

STORM ALIGNMENT TABLE

START STRUCTURE	END STRUCTURE	LENGTH	BEARING
20	21	105.94'	S 20°46'07" E
21	22	267.82'	S 85°56'25" E
22	23	300.00'	S 85°56'25" E
23	24	164.25'	S 85°56'25" E
23	25	17.50'	N 04°03'35" E
25	26	35.00'	N 04°03'35" E

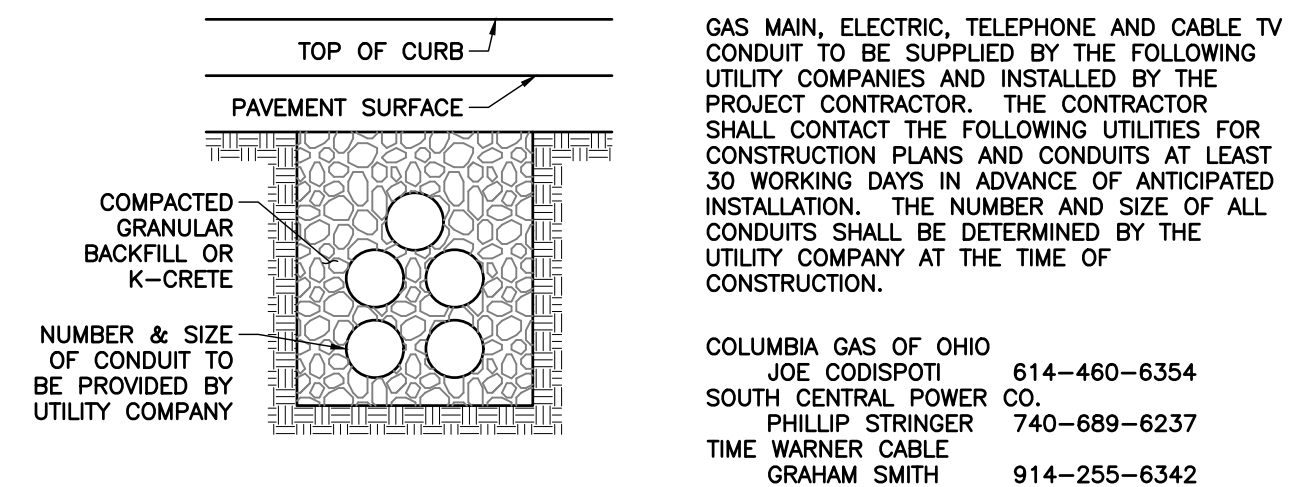


(#) ANTI INFILTRATION AND INFLOW BARRIER DETAIL

NOT TO SCALE

NOTES:

- * BACKFILL SHALL BE COMPACTED IN HORIZONTAL LIFTS, WITH LOOSE THICKNESSES NOT EXCEEDING 8 INCHES. EACH LIFT SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE "STANDARD" COMPACTION TEST (ASTM D-698) PER ITEM 911.
- ** COMPACTED GRANULAR BACKFILL PER ITEM 912
- # ANTI INFILTRATION AND INFLOW BARRIER, SEE DETAIL ON THIS SHEET.
- ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PRIOR TO THE START OF SEWER CONSTRUCTION PER ITEM 203 OF THE CMSC.
- 18" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN ALL STORM, SANITARY, AND WATER LINES.



PRIVATE UTILITY CONDUITS

NOT TO SCALE

REVISION RECORD

NO.	DATE	DESCRIPTION

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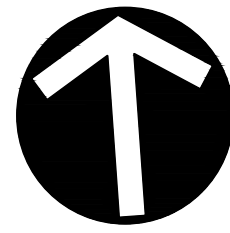
FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

STORM PROFILES

DATE:	HKE	DJR	BAB
JUNE 2022			
DRAWN BY:			
AS NOTED			
CHECKED BY:			
PROJECT NO.:			
312-263			
APPROVED BY:			

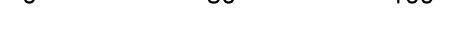
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NORTH

SCALE IN FEET

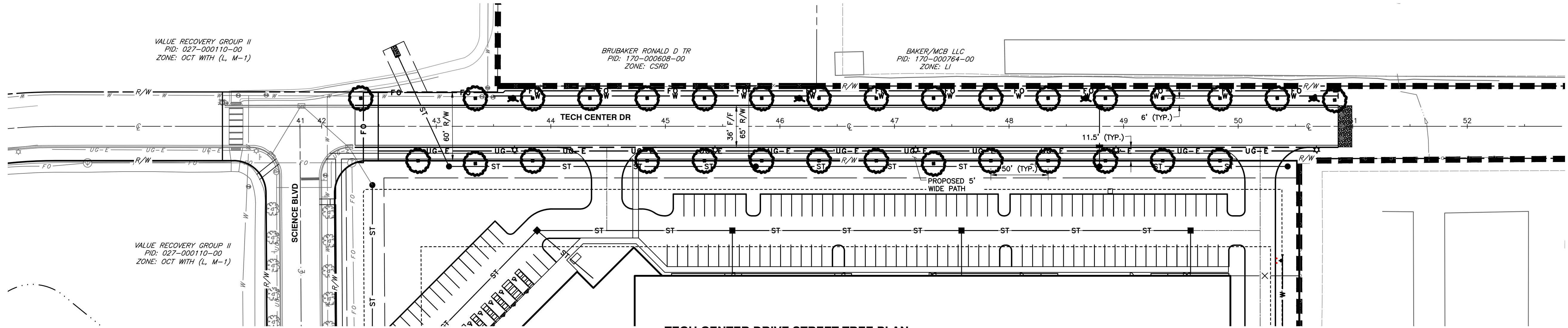


VALUE RECOVERY GROUP II
PID: 027-000110-00
ZONE: OCT WITH (L, M-1)

BRUBAKER RONALD D TR
PID: 170-000608-00
ZONE: CSR2

BAKER/MCB LLC
PID: 170-000764-00
ZONE: LI

VALUE RECOVERY GROUP II
PID: 027-000110-00
ZONE: OCT WITH (L, M-1)



TECH CENTER DRIVE STREET TREE PLAN

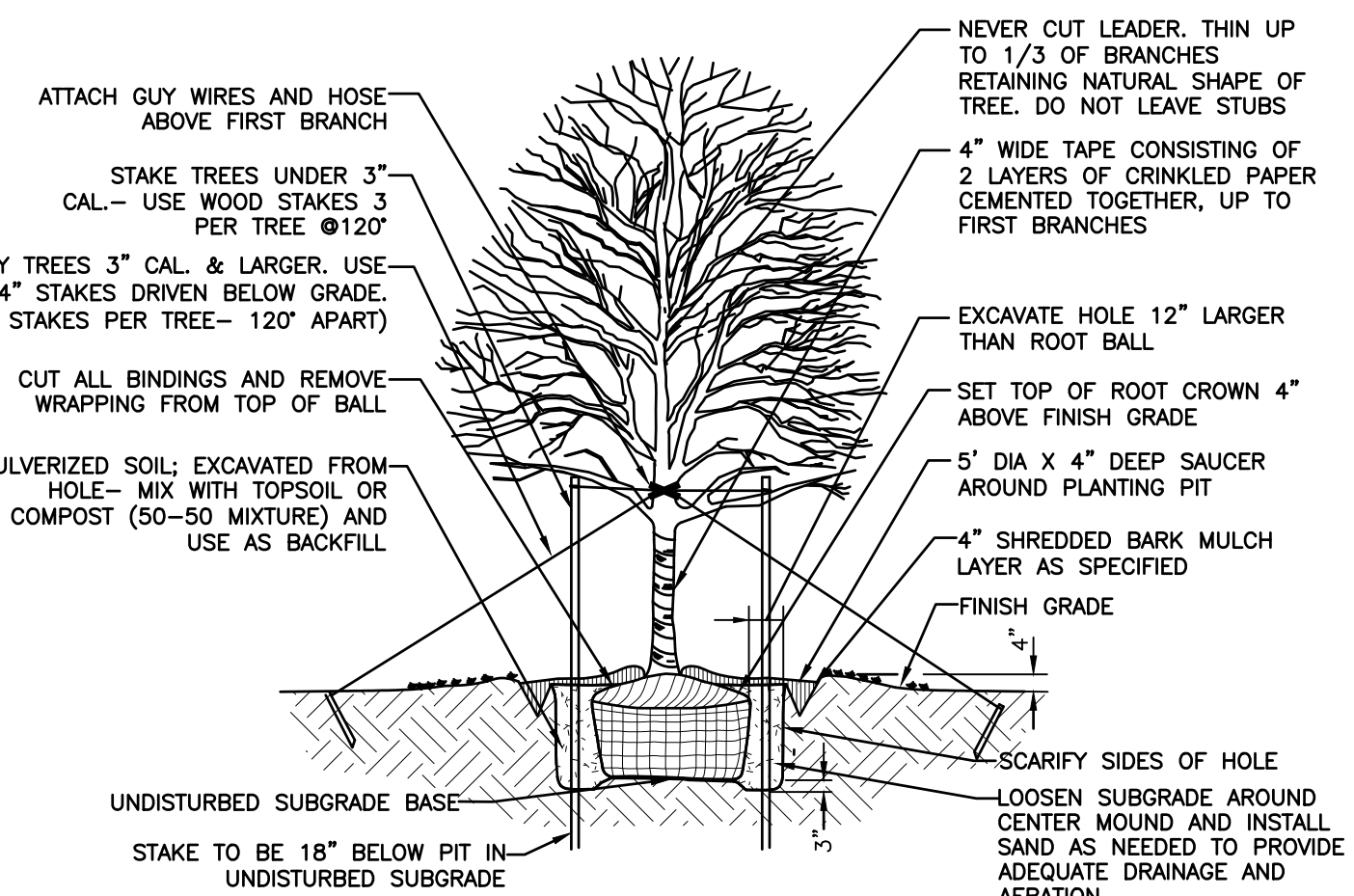
SCALE: 1" = 50'

LEGEND

	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SIGN
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING WATER LINE
	EXISTING WATER STRUCTURE
	EXISTING LIGHT POLE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FIBER OPTICS
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED DOMESTIC WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED FIRE SERVICE WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED MANHOLE
	PROPOSED STORM SEWER INLET OR CATCH BASIN
	PROPOSED HEADWALL
	PROPOSED LIGHT POLE
	PROPOSED TREE

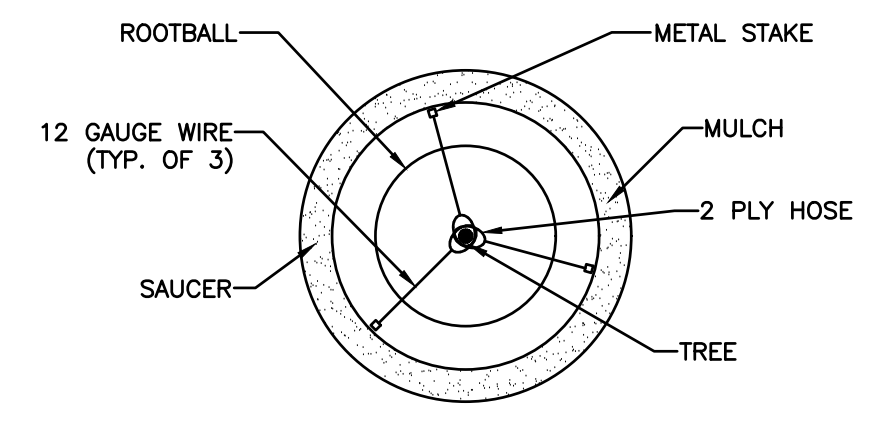
GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL TREES PLANTED ON BERM SHALL BE PLANTED AT EXISTING GRADE.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. REMOVE TO TOP WIRE FROM TREE BASKET. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.



DETAIL 701 - SHADE TREE PLANTING DETAIL

NOT TO SCALE



DETAIL 700 - TREE STAKING DETAIL

NOT TO SCALE

TREE PLAN NOTES:

- LARGE TREES TO BE PLANTED AT 50' SPACING. CONTRACTOR TO USE ULMUS AMERICANA TREES.
- TREES SHALL BE DECIDUOUS, 1-1/2" CALIPER AT 12" ABOVE THE PLANTING LINE. BALED AND BURLAP. SPECIES SHALL BE QUERCUS SP. PREFERRED RED OAK, BLACK OAK OR SIMILAR BUT SHALL MEET THE GAHANNA TREE COMMISSION SPECIFICATIONS FOR "LARGE TREES" FROM PERMITTED LIST.
- DEPTHS OF UTILITIES SHALL ACCOUNT FOR TREE PLACEMENT AND ROOT DEPTHS.

NO	DATE	DESCRIPTION

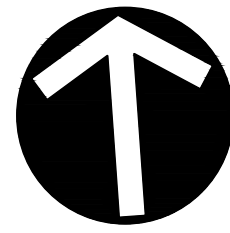
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FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

STREET TREE PLAN	
DATE:	JUNE 2022
DRAWN BY:	HKE
DWG SCALE:	1"=50'
CHECKED BY:	DJR
PROJECT NO.:	312-263
APPROVED BY:	BAB

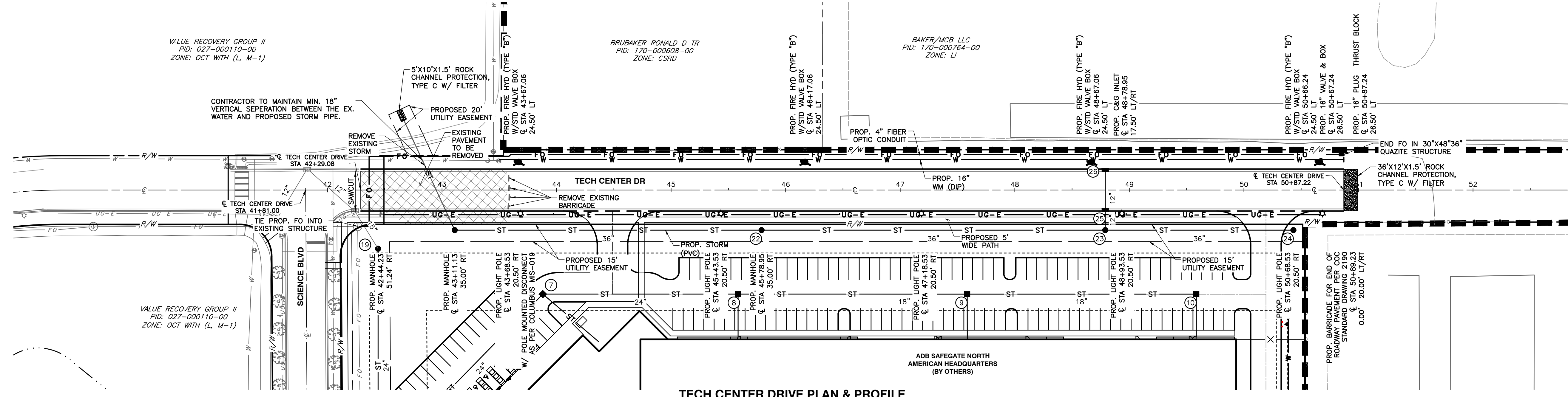
DRAWING NO.:
C500

P:\310-000\312-263-CAD\DWG\C500 - Roadway\312263-C03-C500 Street Tree Plan.dwg(15) STREET TREE PLAN LS(6/21/2022 - herydun) - LF: 6/29/2022 4:59 PM



NORTH

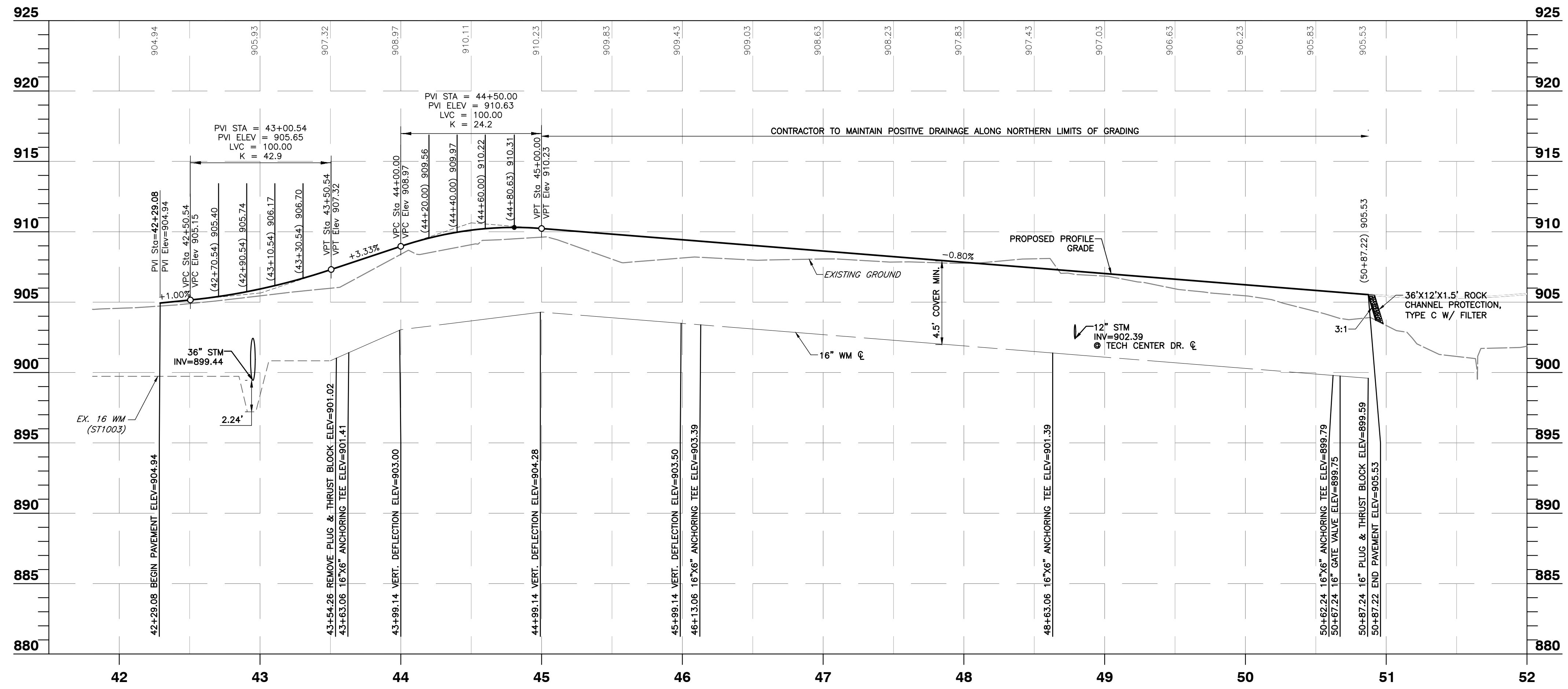
SCALE IN FEET
0 50 100



TECH CENTER DRIVE PLAN & PROFILE

SCALE: 1" = 50'

DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH



TECH CENTER DRIVE PROFILE

SCALE H:1"=50'; V:1"=5'

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SIGN
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING WATER LINE
- EXISTING WATER STRUCTURE
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTICS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED DOMESTIC WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED STORM SEWER INLET OR CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC

1. SUBGRADE FOR THE FILTER AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOIL, LOOSE ROCK, OR OTHER MATERIAL.
2. RIPRAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. NO ABRUPT DEVIATIONS FROM THE DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
4. GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
6. GRAVEL BEDDING SHALL BE 60D NO. 67'S OR 57'S UNLESS SHOWN DIFFERENTLY ON THE DRAWINGS.
7. RIPRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
8. RIPRAP SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.

ROCK CHANNEL PROTECTION
N.T.S

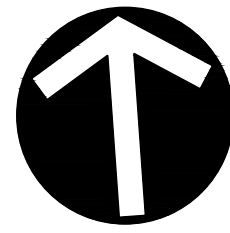
NO	DATE	DESCRIPTION

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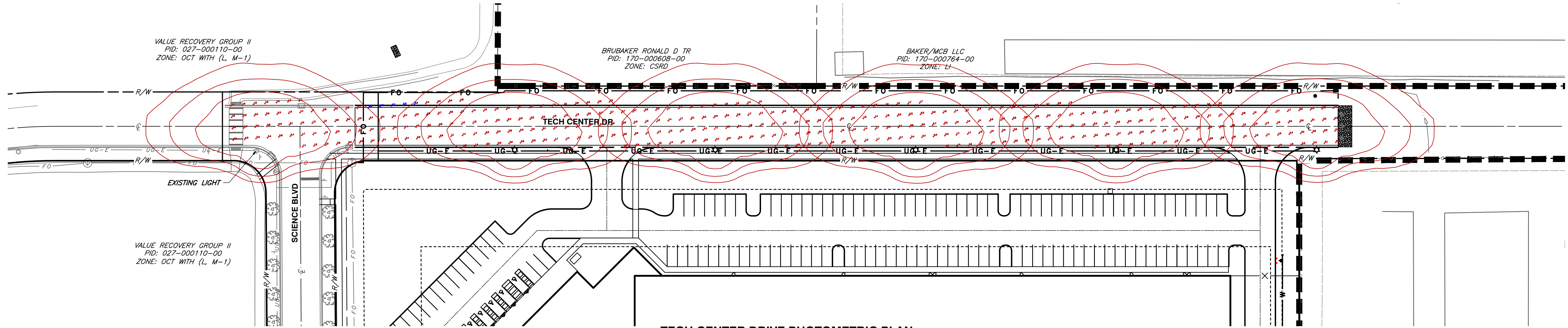
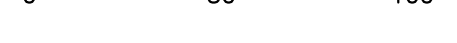
PLAN & PROFILE	
DATE:	JUNE 2022
DRAWN BY:	HKE
CHECKED BY:	DJR
PROJECT NO.:	312-263
APPROVED BY:	BAB

DRAWING NO.:
C600



NORTH

SCALE IN FEET

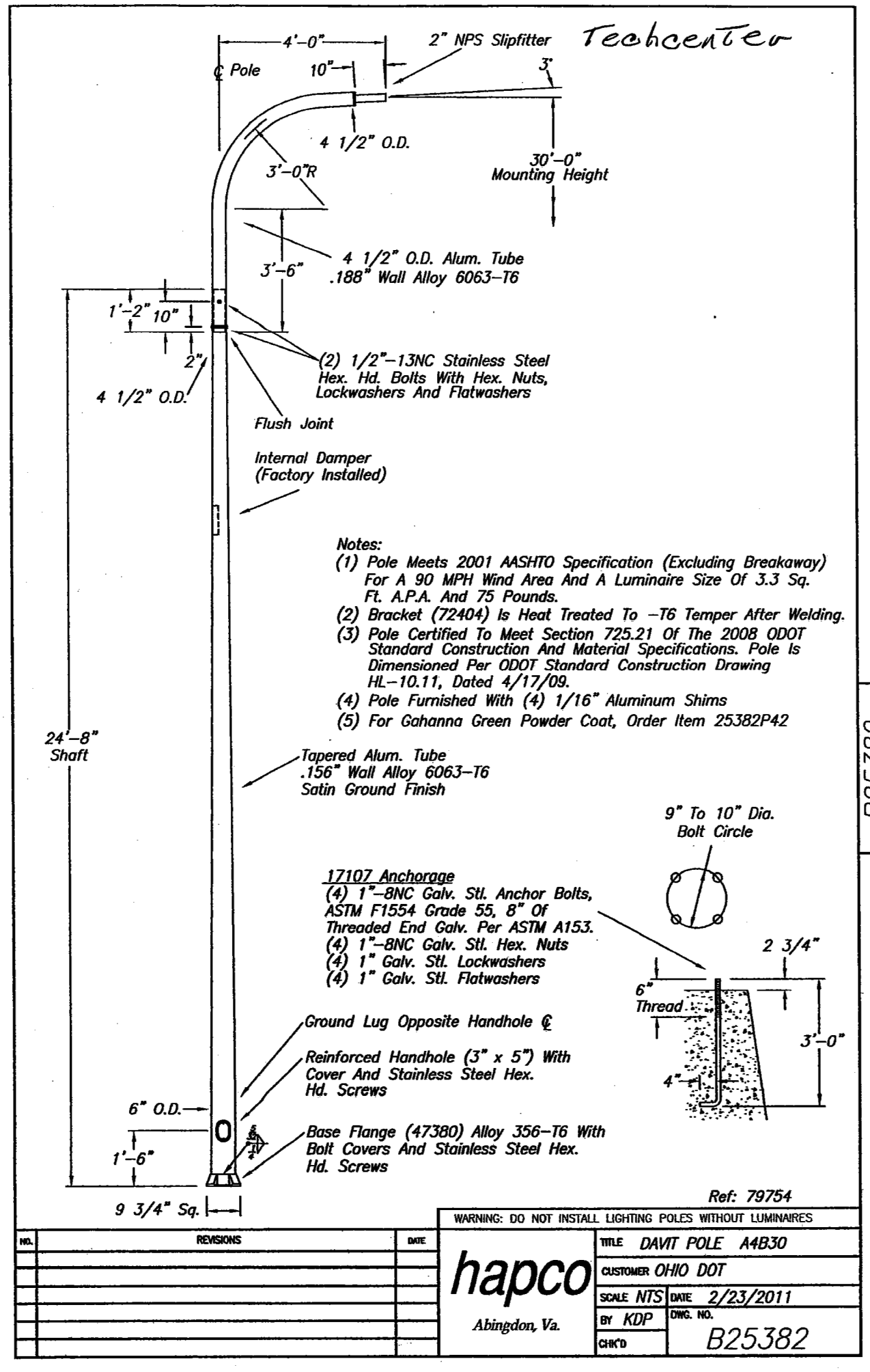
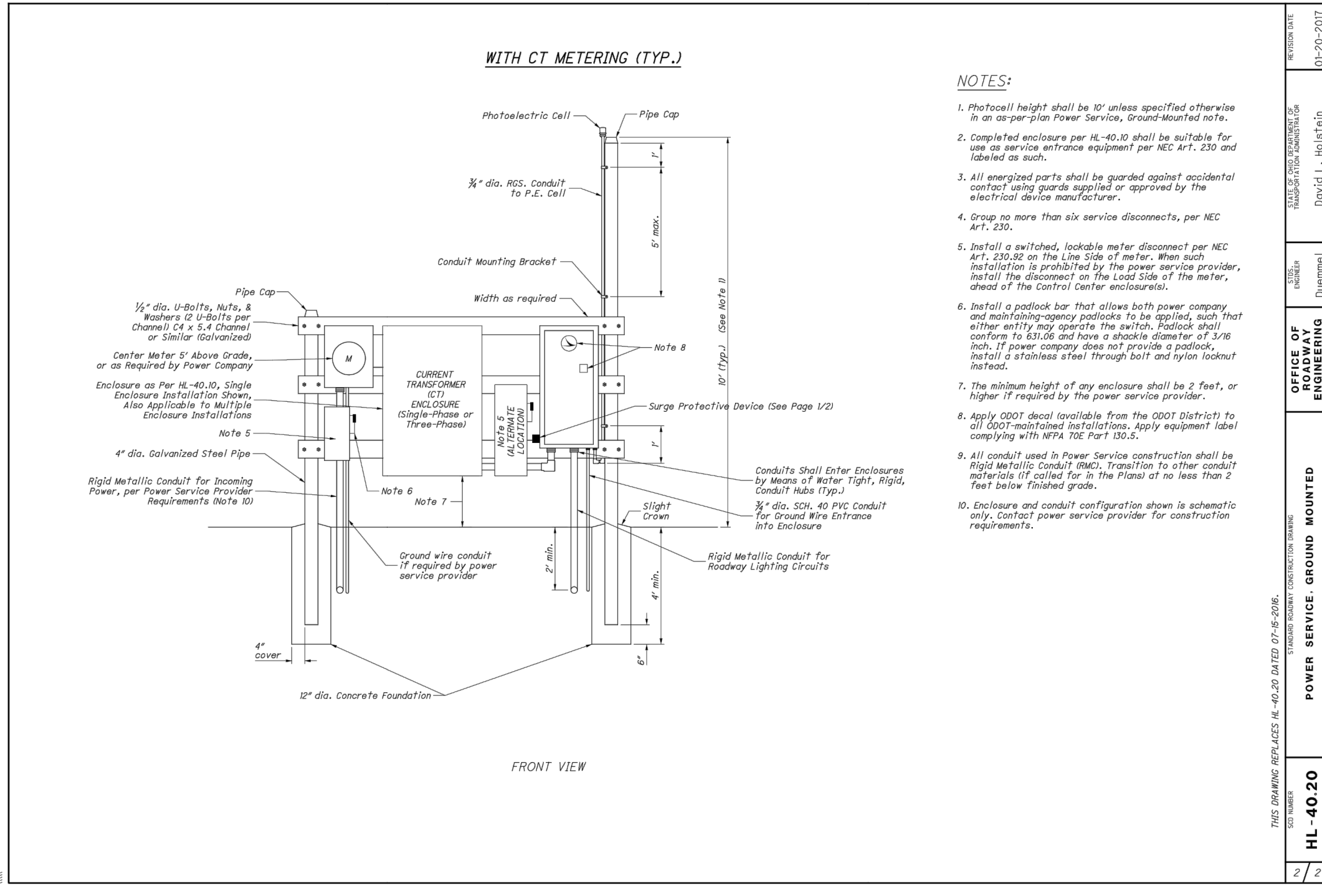
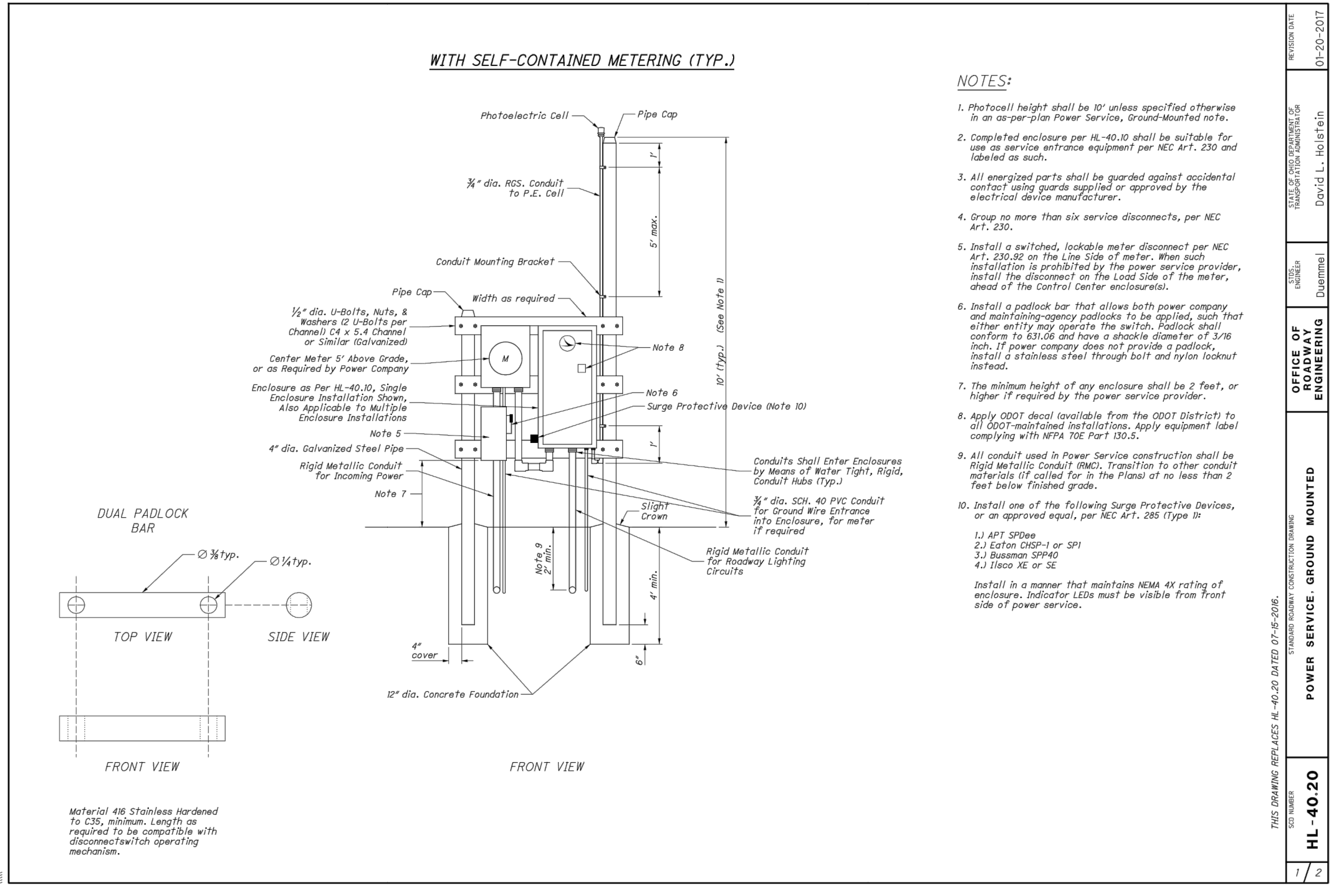


TECH CENTER DRIVE PHOTOMETRIC PLAN

SCALE: 1" = 50'

Quantity	Description	Unit
1	Photometric Cell	Each
1	Photometric Enclosure	Each

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.5 fc	4.1 fc	0.3 fc	13.7:1	5.0:1

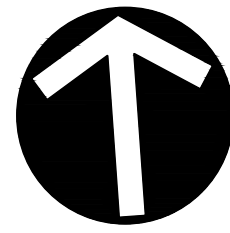


NO	DATE	DESCRIPTION

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

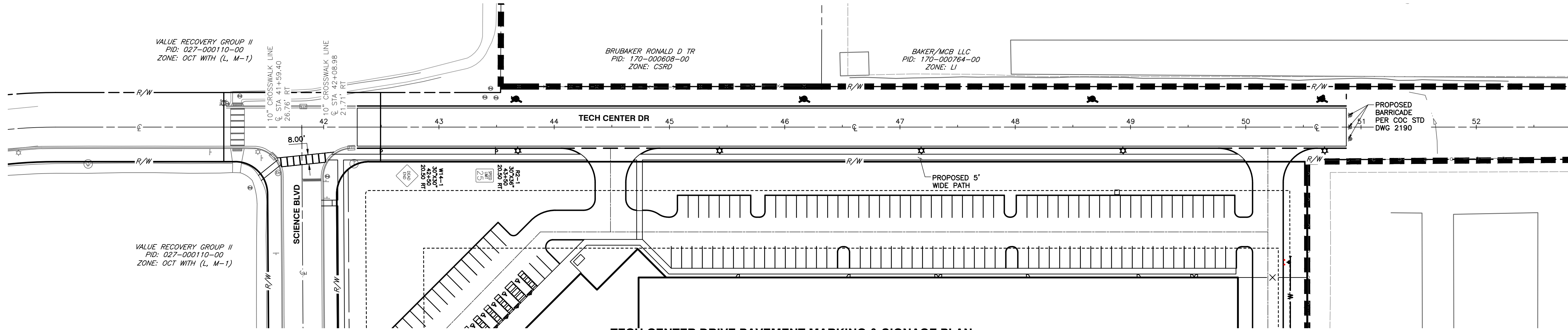
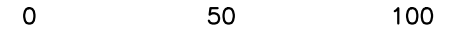
FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

PHOTOMETRIC PLAN
B25382
HL-40-20
POWER SERVICE: GROUND MOUNTED
DATE: 01-20-2017
DRAWN BY: David L. Holstein



NORTH

SCALE IN FEET



TECH CENTER DRIVE PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1" = 50'

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SIGN
- EXISTING STORM STRUCTURE
- EXISTING WATER STRUCTURE
- EXISTING LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED STORM SEWER INLET OR CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED LIGHT POLE
- EXISTING CROSSWALK LINES
- PROPOSED CROSSWALK LINES

NOTES:
SEE OUMUTD FIGURE 2A-1 FOR SIGN INSTALLATION DETAILS.

NO	DATE	DESCRIPTION

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FED ONE DUBLIN, LLC
PUBLIC ROADWAY PLAN FOR
TECH CENTER DRIVE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

PAVEMENT MARKING & SIGNAGE PLAN	
DATE: JUNE 2022	DRAWN BY: HKE
DWG SCALE: 1"=50'	CHECKED BY: DJR
PROJECT NO: 312-263	APPROVED BY: BAB

DRAWING NO: **C700**

P:\310-000\312-263-CAD\DWG\C700 - Roadway\312263-C700-C700 Signing and Pavement Marking Plan.dwg[SCANNED] LS(6/29/2022 5:00 PM) - User: hke - LP: 6/29/2022 5:00 PM