ORDINANCE NO. 15-94

AN ORDINANCE APPROVING A REZONING FROM R-3 (ONE FAMILY RESIDENTIAL DISTRICT) TO B-2 (CENTRAL BUSINESS DISTRICT) WITH TEXT LIMITATIONS FOR THE DELAWARE COUNTY BOARD OF COMMISSIONERS FOR A NEW COUNTY COURTHOUSE LOCATED AT 110 NORTH SANDUSKY STREET JUST SOUTH OF THE HAYES BUILDING ON APPROXIMATELY 1.99 ACRES.

WHEREAS, the Planning Commission at its meeting of September 2, 2015, recommended approval of a Rezoning from R-3 (One Family Residential District) to B-2 (Central Business District) with Text Limitations for the Delaware County Board of Commissioners for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres (PC 2015-1550), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning from R-3 (One Family Residential District) to B-2 (Central Business District) with Text Limitations for the Delaware County Board of Commissioners for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres, is hereby confirmed, approved, and accepted, with the following conditions that:

1. Any new structure(s) or site plan improvement(s) or any change of use shall require compliance with the B-2 Central Business District zoning regulations and approved text limitations.

2. The text limitations maintain the property shall be used for governmental offices and accessory activities in the B-2 District, except that no portion of the property shall be used for the following:

    - Any residential activity otherwise permitted in the district
    - Any retail or commercial activity services otherwise permitted in the district
    - Any automobile or transportation use (but permitting the parking lot uses accessory to the County facilities)
    - Any outdoor display or storage
    - Any commercial recreational or entrainment activity
    - Any lodging activity

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0
ABSTAIN 0

PASSED: September 28, 2015 YEAS 7 NAYS 0,
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Reese
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-1550-1552
REQUEST: Multiple Requests
PROJECT: Delaware County Courthouse
MEETING DATE: September 2, 2015

APPLICANT/OWNER

Silling Architects	Delaware County Board of Commissioners
405 Capital Street	101 North Sandusky Street
Charleston, West Virginia 25301	Delaware, Ohio 43015

REQUESTS

2015-1550: A request by the Delaware County Board of Commissioners for approval of a Rezoning Amendment from R-3 (One Family Residential District) to B-2 (Central Business District) with Text Limitations for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres.

2015-1551: A request by the Delaware County Board of Commissioners for approval of a Combined Preliminary and Final Development Plan for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres and zoned B-2 (Central Business District) with Text Limitations.

2015-1552: A request by the Delaware County Board of Commissioners for approval of a Street Vacation of Marshall Court right-of way and right-of-way along the southeastern portion of the site for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres and zoned B-2 (Central Business District) with Text Limitations.

PROPERTY LOCATION & DESCRIPTION

The subject development site would encompass four parcels just south of the Hayes Building (Delaware County Services Building) located at 140 North Sandusky Street. Two of the four development parcels (519-431-05-026-000 & 519-431-05-029-000) are zoned R-3 (One-Family Residential District) while the remaining two parcels are zoned B-2 (Central Business District) with text limitations. The zoning to the north is B-2 with text limitations, to the south is R-3 and B-2, to the east is B-2 and to the west across North Sandusky Street is PO/I (Planned Office/Intuitional District). The subject development site is also located in the Downtown Historic District Overlay in the Downtown Core Sub-District.

BACKGROUND/PROPOSAL

The proposed New County Courthouse Building requires several approvals from various commissions to achieve compliance with the City development process. In November 2012, the Historic Preservation Commission approved the demolition of the Leffler House at 116 North Sandusky Street and in January 2014 City Council (Ordinance 14-51) approved the demolition of the Elks Building at 110 North Sandusky Street which are both County owned buildings on parcels that would encompass the proposed new building. In July 2015, HPC approve a Certificate of Appropriateness for building design and materials for the proposed New County Courthouse. Now the applicant is requesting a Rezoning, a Combined Preliminary and Final Development Plan and Street Vacation to complete the zoning approvals for the subject development.

The County is proposing a five story 92,145 square foot building (bottom two levels are garages while the top three levels are offices) on the four subject parcels that encompasses 1.99 acres and is located just south of the Hayes Building on North Sandusky Street. The Elks Building, Leffler garage and all other structures and appurtenances on the subject site would be razed in this application. In addition, site work would include reconstructing the parking lot just east of the building at the Union Street main entrance while installing a new main entry plaza and constructing a new plaza on the north side of the building adjacent to Marshall Court and the Hayes Building. The applicant is planning to initiate site work this fall and start construction of the building in Spring 2016.

STAFF ANALYSIS

- **ZONING:** As mentioned above, two parcels are zoned B-2 with text limitation which permits the proposed new building while two parcels are zoned R-3 which does not. In December 2000, City Council approved Ordinance 00-124 that rezoned the Hayes Building to B-2 with text limitations which staff recommends for these subject properties for consistency. The text limitations maintain the property shall be used for governmental offices and accessory activities in the B-2 District, except that no portion of the property shall be used for the following:
    - Any residential activity otherwise permitted in the district

- Any retail or commercial activity services otherwise permitted in the district
- Any automobile or transportation use (but permitting the parking lot uses accessory to the County facilities)
- Any outdoor display or storage
- Any commercial recreational or entrainment activity
- Any lodging activity

In addition to the Rezoning, a Combined Preliminary and Final Development Plans and a Street Vacation would need to be approved by the Planning Commission and City Council prior to any construction

- **LAND USE**: The proposed New County Courthouse Building is consistent with the Comprehensive Plan of the "Downtown Core" of the plan which identifies these properties for Mixed Use.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC**: The applicant is preparing a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City is still reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject development would have in the area per the City Engineer.

  The proposed County Courthouse would have three access points to the three separate levels of parking proposed for the subject building. The existing curb cut on Union Street would access the renovated parking lot and access the first (bottom) level garage. A curb cut on the east/west alley just south of the proposed building would access the second level parking garage. The County is also proposing the subject alley to be converted to a one way eastbound alley. This issue would be deliberated by the Parking and Safety Committee who desire feedback from the public and Planning Commission during the present process. A third curb cut from North Sandusky Street would access the uncovered at grade parking deck on top of the second floor parking garage just north of the existing church. Existing Marshall Court, located between the Hayes Building and the proposed building, would remain and provide access from North Sandusky to the existing Union Street parking lot. In addition, the existing on street parking (approximately 7 parking spaces which encompasses approximately 150 feet located north of the aforementioned curb cut on North Sandusky Street) in front of the proposed County Courthouse would be eliminated to create an approximate 40 foot clear zone of defensible space to ensure compliance with federal judicial security regulations. Again, this issue would be deliberated by the Parking and Safety Committee who desire feedback from the public and Planning Commission during the present process.
- **STREET VACATION**: The Marshall Court right-of-way, located just north of the proposed County Courthouse parcels and just south of the Hayes Building, was never vacated in the Hayes Building development approvals in 2000. Also, right-of-way that protrudes into the proposed reconstructed parking lot along the southeastern portion of the site should be vacated adjacent to the County owned property. The existing parking lot along the alley is privately owned and the adjacent right-of-way that extends to the alley should remain in this application. All the above mentioned right-of-way shall be vacated to ensure fee simple ownership of the parcels by the County and also the parcels should be split and/or consolidated appropriately based on how the County wants to identify ownership of the subject two buildings.
- **PARKING:** As mentioned above, the proposed plan identifies parking in two new garages and one new deck above the garage which would accommodate county personnel for the new facility and open up the existing Union Street parking lots (adjacent to the Hayes Building and across Union Street) for the public. There would be a total of 170 new parking spaces contained within the building footprint (77 spaces in the first level parking garage, 58 spaces in the second level parking garage and 35 spaces on the parking deck). The first and second level garages would be for county, judicial and law enforcement staff, as well as prisoner transport into the building with access from Union Street and from the alley to the south respectively. The parking deck, with access from North Sandusky Street, would be for the jurors and the like. Each of the parking areas would be gated for security with no vehicular interconnections between the three parking levels.

- **SITE LAYOUT:** The proposed five story 92,114 square foot building, which encompasses approximately two-thirds of the site, would be located on the western portion of the site fronting North Sandusky Street with a front yard setback consistent with the Hayes Building. Because the grade of the site slopes from west to east, the building elevation from North Sandusky Street would be a three story elevation while the elevation from North Union Street would be a five story elevation. The main entrance would be on the west elevation that is preceded with a main entry plaza with pavers and decorative pavement framed by benches on the north and south sides of the plaza. The parking lot with access to Union Street just east of the entrance would be reconstructed as part of the site work with the appropriate number of handicap spaces. A curb and decorative bollards would separate the main plaza from the parking lot. A secondary employee only access is located on the north side of the building that leads to the Marshall Court Plaza which would also have pavers and decorative bollards separating the plaza from Marshall Court.
- **BUILDING DESIGN:** Through the efforts and the vision of the architect, City, County, neighborhood association, and public input, the new judicial center will be an impressive and appropriate landmark on the historic North Sandusky Street streetscape. Fronting Sandusky Street, the easterly sloping grade helps maximize use of the site by allowing construction of a 92,114 square foot five-level facility. As mentioned above, because of the existing grades on the site, the building elevation from North Sandusky Street would be a three story elevation while the elevation from North Union Street would be a five story elevation. The first and second levels would be allocated for parking garages. The upper three levels of the building are slated to house the offices and courtrooms of the Delaware County Common Pleas Court, the Delaware County Clerk of Courts Office, the Delaware County Prosecutor's Office, Adult Court Services, and Adult Probation Authority. Each elevation of the brick, cast-stone, and glass facility has its own set of unique features, such as a clock tower on the west and a glass-enclosed stairwell on the east. However, the overall appearance of the facility mimics the architecture of the adjacent Hayes Building to its north, while blending with the surrounding historic Italianate architectural style of the residential neighborhood, as well as late 1800/early 1900 institutional buildings. The main entrance for visitors into the building would be from the main entry plaza on the Union Street elevation and a secondary employee only entrance would be on the north elevation adjacent to the Hayes Building on Marshall Court. HPC has approved the design materials and per the City's normal and customary process, Planning Commission would review the basic site design only at this point in the process.
- **PARKLAND AND OPEN SPACE:** Although parkland and open space is not required in this application, the applicant is proposing two plazas that would serve as a gathering space for the public and employees.
- **LANDSCAPING:** The applicant submitted a landscape plan which identifies street trees, parking lot landscaping and foundation landscaping which all appear to achieve compliance with the zoning code. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **TREE PRESERVATION:** There are several trees on site which would be removed in the development. The applicant would have to provide a tree survey to document the type and caliper size of the trees and replace any removed trees or make a payment in lieu ($100 per caliper inch removed) to achieve compliance with Chapter 1168 Tree Preservation Regulations. Alternatively, an alternate site could be identified for planting.
- **LIGHTING PLAN:** The proposed plan does not show any proposed building lights but does show a light pole in the reconstructed parking lot. A detailed lighting plan would be required for the entire development and all lighting plans would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.

STAFF RECOMMENDATION (2015-1550 – REZONING AMENDMENT)

Staff recommends approval of a request by the Delaware County Board of Commissioners of a Rezoning Amendment from R-3 (One Family Residential District) to B-2 (Central Business District) with Text Limitations for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres, with the following conditions that:

1. Any new structure(s) or site plan improvement(s) or any change of use shall require compliance with the B-2 Central Business District zoning regulations and approved text limitations.
2. The text limitations maintain the property shall be used for governmental offices and accessory activities in the B-2 District, except that no portion of the property shall be used for the following:

- Any residential activity otherwise permitted in the district
- Any retail or commercial activity services otherwise permitted in the district
- Any automobile or transportation use (but permitting the parking lot uses accessory to the County facilities)
- Any outdoor display or storage
- Any commercial recreational or entrainment activity
- Any lodging activity

STAFF RECOMMENDATION (2015-1551 – COMBINED PRELIMIMARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by the Delaware County Board Commissioners for approval of a Combined Preliminary and Final Development Plan for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres and zoned B-2 (Central Business District) with Text Limitations, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer.
3. The requested one way eastbound alley just south of the site shall be determined by City Council after the Parking and Safety Committee hears the case and makes a recommendation.
4. The requested elimination of the existing on street parking (approximately 150 feet north of the parking deck curb cut on North Sandusky Street) in front of the proposed County Courthouse to create an approximate 40 foot clear zone of defensible space to ensure compliance with federal judicial security regulations shall be determined by City Council after the Parking and Safety Committee hears the case and makes a recommendation.
5. The applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval prior to building permit approval.
6. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
7. Any landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
8. Any lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
9. The subject parcels shall be consolidated to achieve zoning and building compliance prior to final building occupancy permit.

STAFF RECOMMENDATION (2015-1552 –STREET VACATION)
Staff recommends approval of a request by the Delaware County Board of Commissioners for approval of a Street Vacation of Marshall Court right-of-way for a New County Courthouse located at 110 North Sandusky Street just south of the Hayes Building on approximately 1.99 acres and zoned B-2 (Central Business District) with Text Limitations, with the following conditions that:

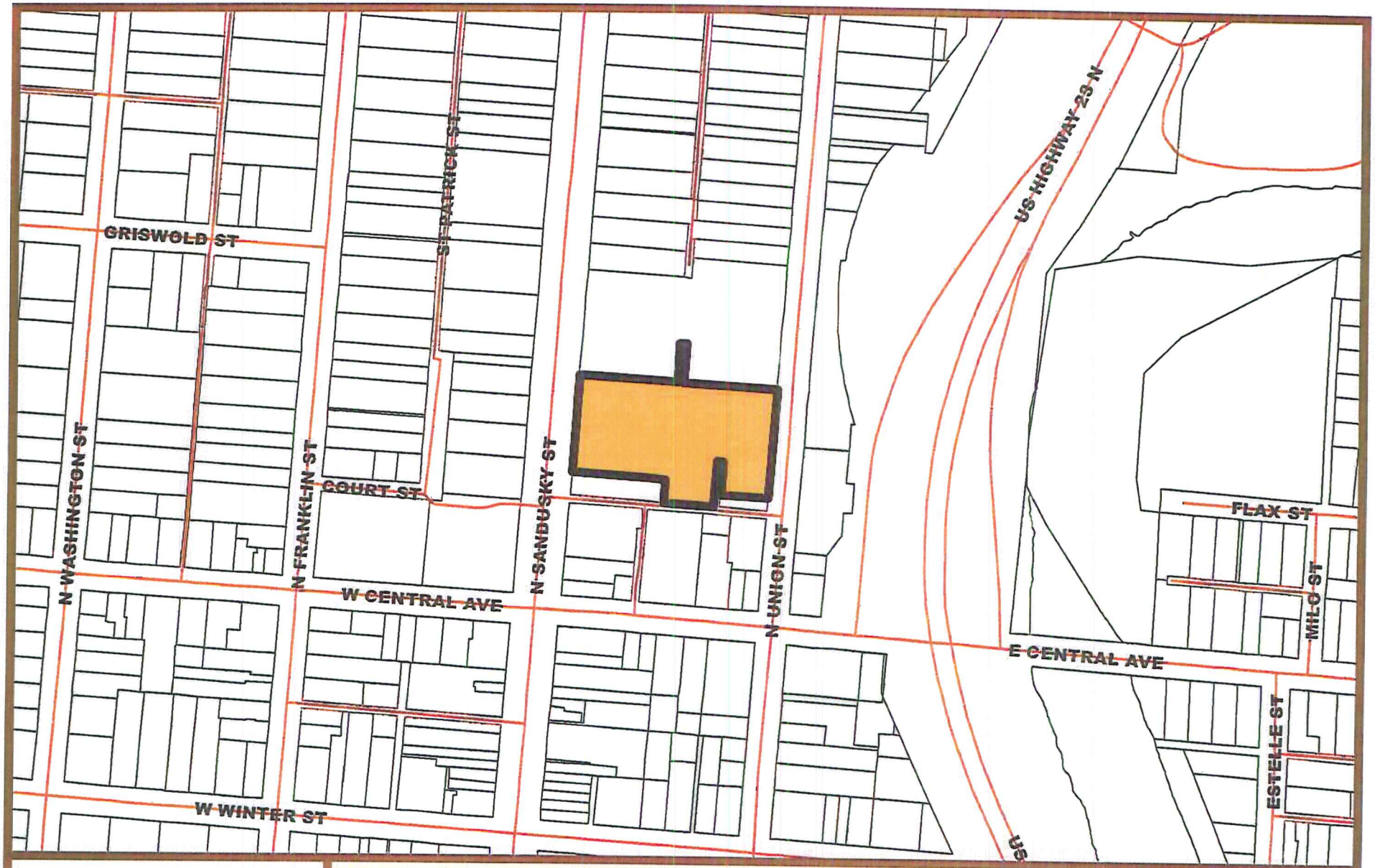
1. The subject Marshall Court right-of-way shall be vacated prior to final building occupancy permit.
2. The right-of-way along the southeastern portion of the site adjacent to county owned property shall be vacated prior to final building occupancy permit.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

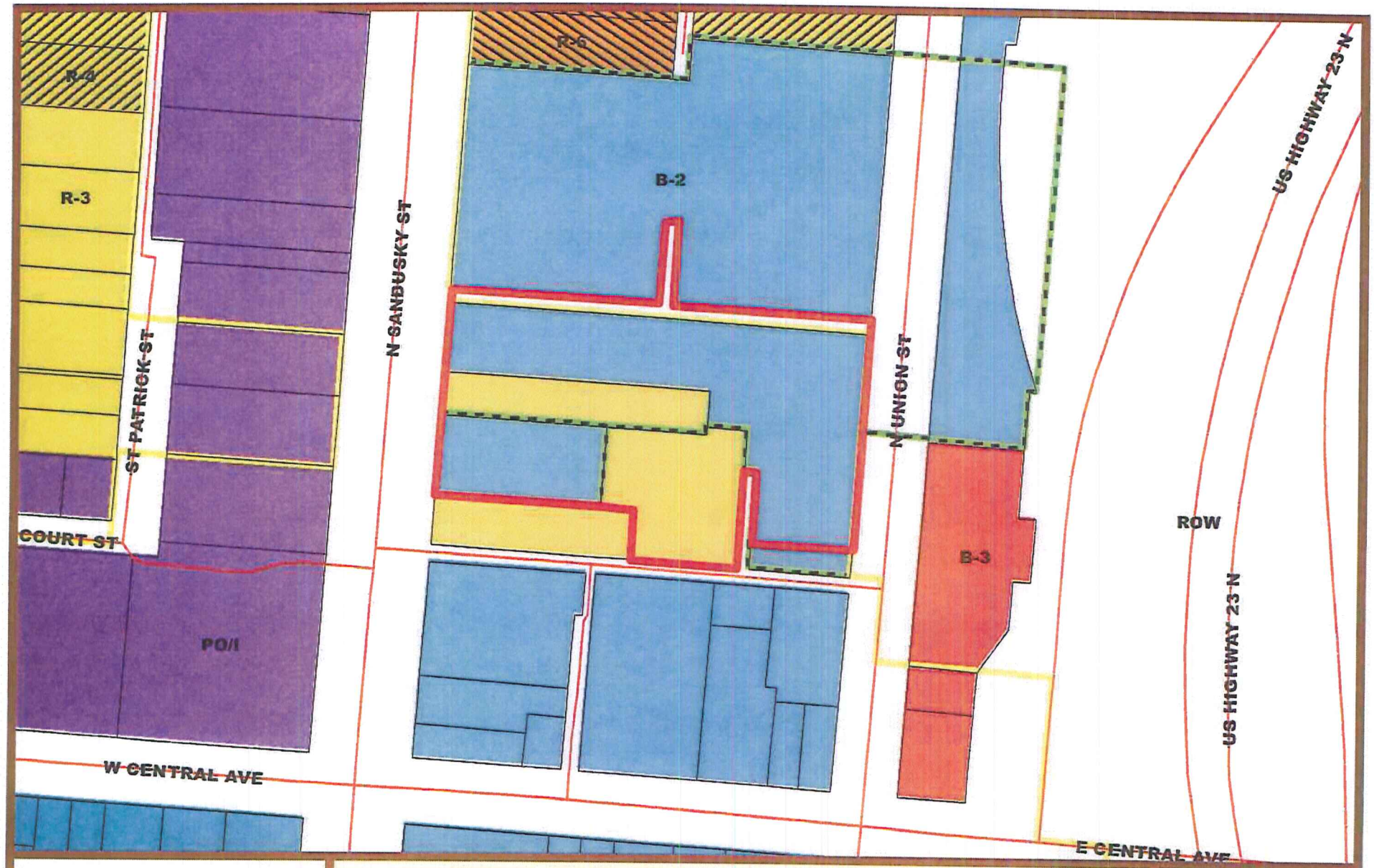
FILE:
ORIGINAL:
REVISED: 08/28/15



EST 1808
CITY OF
DELAWARE
OHIO

2015-1550-1552
Rezoning Amendment, Combined Preliminary and Final Development Plan, and Street Vacation
110 N. Sandusky Street
Location Map

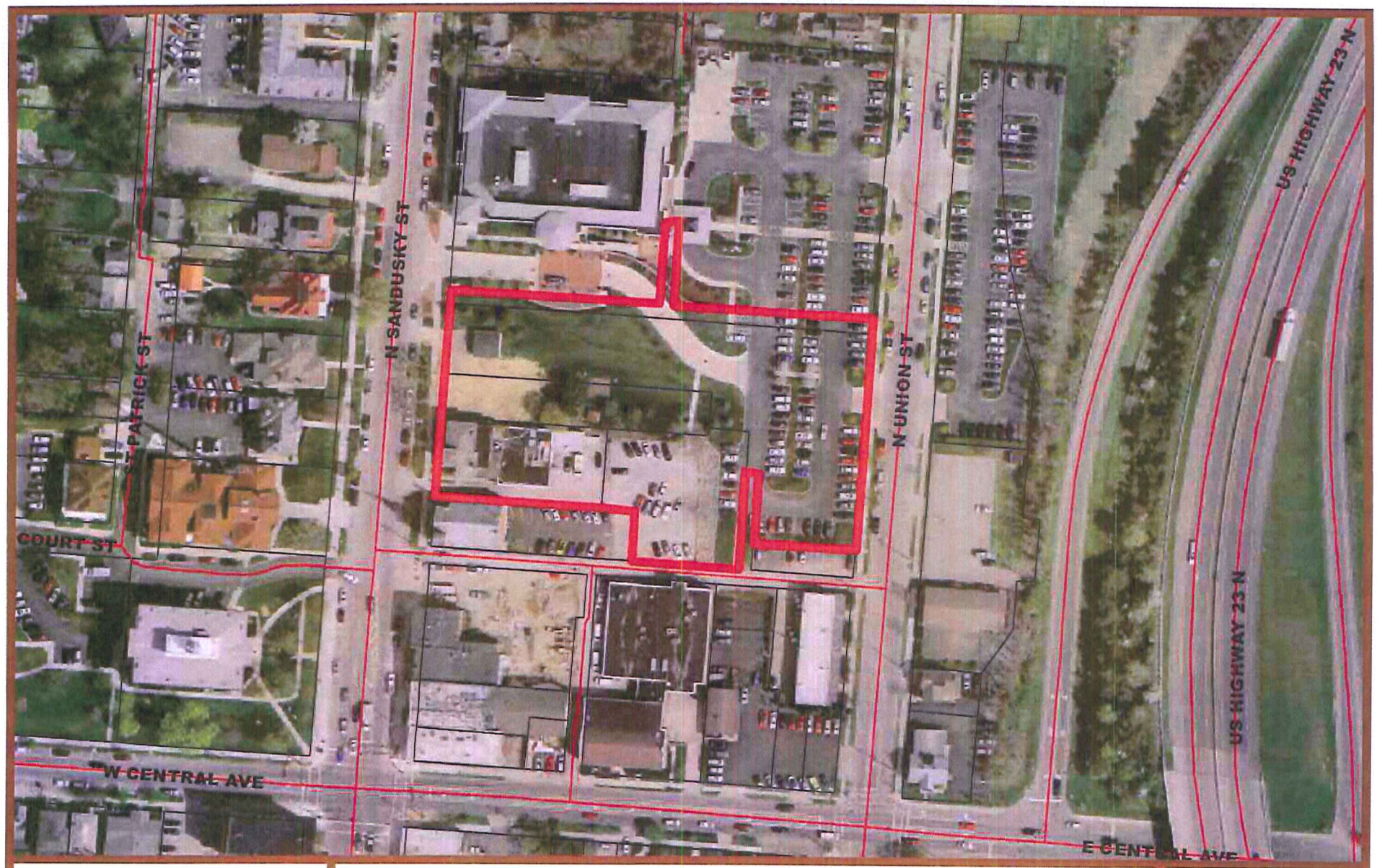
N



EST 1808
CITY OF
DELAWARE
OHIO

2015-1550-1552
Rezoning Amendment, Combined Preliminary and Final Development Plan, and Street Vacation
110 N. Sandusky Street
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2015-1550-1552
Rezoning Amendment, Combined Preliminary and Final Development Plan, and Street Vacation
110 N. Sandusky Street
Aerial (2013)

N



EST 1808
CITY OF
DELAWARE
OHIO

2015-1550-1552
Rezoning Amendment, Combined Preliminary and Final Development Plan, and Street Vacation
110 N. Sandusky Street
Historic District Map

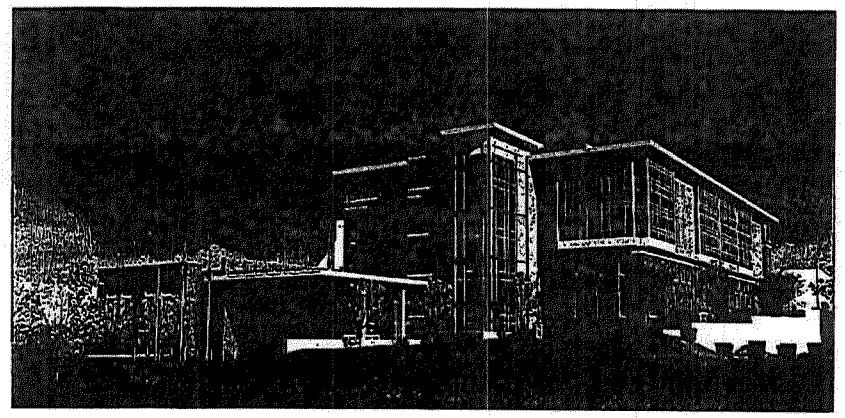
N

DELAWARE COUNTY COURTHOUSE

SITE DEVELOPMENT

120 NORTH SANDUSKY STREET
DELAWARE, OHIO

AUGUST 6, 2015



DRAWING INDEX

COVER SHEET

CIVIL DRAWINGS

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2 GENERAL NOTES
3 EXISTING CONDITIONS
4 SITE DEMOLITION PLAN
5 SITE DIMENSION & LAYOUT PLAN
6 SITE DIMENSION, LAYOUT & GRADING PLAN
7 STORMWATER POLLUTION PREVENTION PLAN
8 STORMWATER POLLUTION PREVENTION NOTES
9 STORMWATER POLLUTION PREVENTION DETAILS
10 SITE GRADING PLAN
11 SITE UTILITY PLAN
12 SITE UTILITY PLAN ENLARGEMENT AND PROFILES
13 SITE CONSTRUCTION DETAILS - PAVEMENT
14 SITE CONSTRUCTION DETAILS - MISC
15 SITE LANDSCAPE PLAN
16 SITE LANDSCAPE DETAILS

SITE ELECTRICAL DRAWINGS

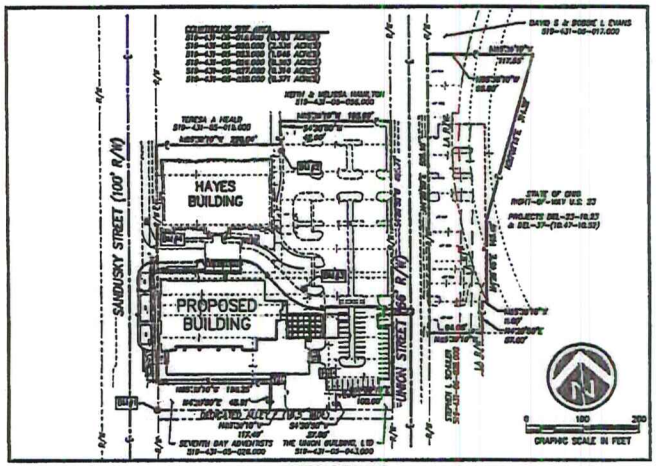
ES1.1 DETAILS
ES1.2 DEMOLITION SITE PLAN
ES1.3 NEW WORK SITE PLAN

SILLING ASSOCIATES, INC.
405 CAPITOL STREET, UPPER ATRIUM, CHARLESTON WEST VIRGINIA 25301
ENVIRONMENTAL DESIGN GROUP
SMBH
SCHEESER BUCKLEY MAYFIELD

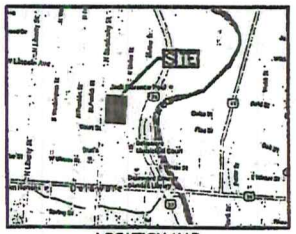
ARCHITECTS + PLANNERS
PHONE (304) 346-0685 • FAX (304) 346-1522
CIVIL ENGINEERS
STRUCTURAL ENGINEERS
MECHANICAL / ELECTRICAL ENGINEERS

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2015
DELAWARE COUNTY COURTHOUSE
DELAWARE COUNTY, CITY OF DELAWARE, OHIO
120 NORTH SANDUSKY STREET



SITE INDEX MAP



LOCATION MAP
SCALE: 1" = 1000'

INFRASTRUCTURE OWNERSHIP

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
SANITARY SEWER			PRIVATE MAIN & SANITARY SERVICE
STORM SEWER			ONSITE STORM TO OUTLET TO ?????
WATER			WATER SERVICE
STREET			EXEMPT DRIVE APRON IN R/W

NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP

SHEET INDEX

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SITE LANDSCAPE DETAILS	16

PROJECT DATA

ARCHITECT
SILLING ASSOCIATES INC.
405 CAPITOL STREET
CHARLESTON, WV 25301
P: 304.346.0565

CIVIL ENGINEER
ENVIRONMENTAL DESIGN GROUP
450 GRANT STREET
AKRON, OH 44311
P: 330.375.1380

DEVELOPER/OWNER
DELAWARE COUNTY COMMISSIONERS
101 NORTH SANDUSKY STREET, 1ST FLOOR
DELAWARE, OH 43015
P: 740.833.2184 (TIM HANSLEY)
P: 740.833.2283 (JON MELVIN)

STANDARD DRAWING

THE FOLLOWING LIST OF STANDARD DRAWING SHALL BE CONSIDERED AS A PART OF THIS PLAN SET. IT IS THE CONTRACTORS RESPONSIBLE TO OBTAIN THE NECESSARY STANDARD DRAWINGS FROM THE GOVERNING AGENCYS.

MODIFIED STANDARD DRAWINGS FOR THIS SET OF CONSTRUCTION DRAWING PLANS HAVE BEEN INCLUDED IN THE PLAN SET.

CITY OF DELAWARE

ROADWAY	UTILITIES	WATER	EROSION
RDWD-10.0	SEWD-1.0	WTRD-1.1	ERSD-1.0
RDWD-10.1	SEWD-10.0	WTRD-1.1	ERSD-2.0
RDWD-10.2	SEWD-11.1	WTRD-1.21	ERSD-3.0
RDWD-10.3	SEWD-12.0	WTRD-9.0	ERSD-4.0
RDWD-10.1	SEWD-13.0	WTRD-10.0	ERSD-6.0
RDWD-10.2	SEWD-14.0	WTRD-11.0	ERSD-6.0
RDWD-10.3	SEWD-10.2	WTRD-12.0	ERSD-7.0
RDWD-10.4	SEWD-20.0	WTRD-13.0	ERSD-10.1
RDWD-22.0		WTRD-14.0	ERSD-10.2
		WTRD-15.0	ERSD-10.3

ODOT

FLOOD DATA

PORTIONS OF THE SUBJECT PROPERTY LIES IN OTHER FLOOD AREAS "ZONE X" AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 39041C0115 J, WITH A REVISION DATE OF APRIL 21, 1998, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

SURVEY DATA

EXISTING CONDITIONS ARE BASED ON AN 2008 ALTA SURVEY PERFORMED BY DLZ INC., 6121 HANLEY RD. COLUMBUS OH 43228.

ALL DISTANCES ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED IN MARCH OF 2008 BY DLZ OHIO, INC., UNDER THE DIRECT SUPERVISION OF RUSSELL NOVAK, OHIO REGISTERED SURVEYOR NUMBER 8368.

SITE CONTROL/BENCHMARKS DATA

SITE CONTROL
HORIZONTAL CONTROL IS PROJECT GROUND DERIVED FROM THE OHIO STATE PLANE GRID COORDINATE SYSTEM, NORTH ZONE, BASED ON THE HARNS (CORS) DATUM. TO OBTAIN STATE PLANE GRID COORDINATES, MULTIPLY THE PROJECT GROUND NORTHING AND EASTING VALUES BY THE PROJECT COMBINED SCALE FACTOR OF 0.99999909.

VERTICAL CONTROL IS BASED ON THE NAVD88 DATUM AND WAS ESTABLISHED FROM CONVENTIONAL LEVELING USING NGS MONUMENT KZ1585 (NAVD88 ELEV = 979.69).

BENCHMARKS
BM#1 – THE SOUTHWEST CORNER OF THE FIRST STEP TO THE MAIN ENTRANCE OF THE SEVENTH DAY ADVENT CHURCH LOCATED AT 104 SANDUSKY STREET. STEP IS APPROXIMATELY 6" ABOVE THE SIDEWALK ALONG SANDUSKY STREET AND IS NOT MARKED.
ELEVATION = 980.294

BM#2 – A CHISELED SQUARE ON THE EAST SIDE OF A CONCRETE LIGHT POLE BASE LOCATED 25' NORTHEAST OF THE NORTHEAST CORNER OF THE HAYES BUILDING.
ELEVATION = 971.646

BM#3 – A CHISELED SQUARE ON THE SOUTH CORNER OF THE LAST LIGHT POLE ON THE LEFT SIDE OF THE MAIN CONCRETE DRIVE TO THE HAYES BUILDING. THE POLE IS LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING.
ELEVATION = 975.074

BM#4 – A CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE CONCRETE POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE MAIN CONCRETE DRIVE TO THE HAYES BUILDING OFF OF SANDUSKY STREET.
ELEVATION = 980.545

OUPS/UTILITY CONTACT DATA

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITIES MARKED BY THE INDIVIDUAL UTILITY COMPANIES WERE IN RESPONSE TO A REQUEST MADE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) UNDER TICKET NUMBERS 0503-500-081, 0319-026-055, AND 0318-026-056.

THE WATER LINE WAS NOT MARKED IN THE FIELD AND IS SHOWN BASED ON THE SITE PLAN FOR THE DELAWARE COUNTY SERVICES BUILDING DATED FEBRUARY OF 2001.

SEWER PIPE SIZES AS SHOWN ARE PER PLAN AND FIELD INSPECTION UNLESS NOTED OTHERWISE. OTHER UTILITY SIZES AS SHOWN ARE PER PLAN ONLY, IF ANY WERE MADE AVAILABLE, AND ARE NOT FIELD VERIFIED.

THERE IS BELIEVED TO BE FIBER OPTIC CABLE IN THE AREA ALONG SANDUSKY STREET, THOUGH THOSE IS NONE SHOWN DUE TO LACK OF USABLE INFORMATION.

THERE IS BELIEVED TO BE A BRICK WATERLINE INSIDE THE RIGHT-OF-WAY ON THE EAST SIDE OF SANDUSKY STREET, BUT NO OTHER INFORMATION IS AVAILABLE

UTILITY OWNERS

AMERICAN ELECTRIC POWER
650 TECH CENTER DRIVE
GAHANNA, OH 43230
ATTN: PATRICK WEYERS

COLUMBIA GAS
200 CIVIC CENTER DRIVE
COLUMBUS, OH 43215
614-460-6988
ATTN: BECKY MCKINLEY

DEL-CO WATER
6773 OLENTANGY RIVER RD.
DELAWARE, OH 43015
740-548-7746

DELAWARE CITY
3600 US 23 N
DELAWARE, OH 43015
740-203-1900

TIME WARNER CABLE
1015 OLENTANGY RIVER RD.
COLUMBUS, OH 43212.

VERIZON
140 WEST STREET
NEW YORK, NY 10007
1-800-483-4000

CONSOLIDATED ELECTRIC
690 SUNBURY ROAD
P.O. BOX 630
DELAWARE, OH 43015
740-363-2641

811 OHIO Utilities Protection Service
1-800-362-2764
Call Before You Dig

CITY OF DELAWARE APPROVALS

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS.

DAVID H. DYLAND, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. FOWKOWS, P.E. (OHIO P.E. 56942) — DATE
DIRECTOR OF ENGINEERING SERVICES

JENNIFER K. STRICKLER, P.E. (OHIO P.E. 068942) — DATE
ASSISTANT CITY ENGINEER - DEVELOPMENT

BRAD STANTON — DATE
DIRECTOR OF PUBLIC UTILITIES

TIMOTHY M. BROWNE — DATE
PUBLIC WORKS DIRECTOR

PLAN REVISIONS

CHANGE #	PREPARED BY	REVISION DESCRIPTION	PAGE #	APPROVED BY	DATE
△		REVISION DESCRIPTION REVISION DESCRIPTION			MM/DD YEAR
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SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
405 CAPITOL STREET - 13TH FLOOR
CHARLESTON, WEST VIRGINIA 25301-1727

Environmental Design Group
450 Grant Street
Akron, OH 44311
P: 330.375.1380
F: 330.375.1005
www.environmentaldg.com

SEALS

DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

COVER SHEET

REVISED

DATE: 03/06/2015
SCALE: SEE SHEET

DRAWING NUMBER
1 OF 17

SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
405 CENTRE STREET - LEWES, DELAWARE
CHARLESTON, WEST VIRGINIA 25301-1727

Environmental Design Group

DELAWARE COUNTY COURTHOUSE
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NOT FOR CONSTRUCTION

GENERAL NOTES

NOTE EXCLUSIONS

THE FOLLOWING CITY OF DELAWARE STANDARD NOTES DO NOT APPLY TO THIS PROJECT

2 OF 17

SURVEY CONTROL

NUMBER	NORTHING	EASTING	ELEVATION	MONUMENT
100	232187.359	1810581.565	870.525	PIPE
101	232242.492	1810436.108	883.330	PIPE
102	232346.160	1810288.730	890.167	MAG NAIL
103	232513.235	1810300.729	885.749	PIPE
104	232486.849	1810558.763	868.421	MAG NAIL
105	232333.547	1810568.682	870.325	MAG NAIL
106	232282.912	1810770.324	864.776	PIPE

BENCHMARKS

BM #1 ELEVATION = 885.294
THE SOUTHWEST CORNER OF THE FIRST STEP TO THE MAIN ENTRANCE OF THE SEVENTH DAY ADVENT CHURCH LOCATED AT 104 SANDUSKY STREET. STEP IS APPROXIMATELY 6" ABOVE THE SIDEWALK ALONG SANDUSKY STREET AND IS NOT MARKED.

BM #2 ELEVATION = 870.046
A CHISELED SQUARE ON THE EAST SIDE OF A CONCRETE LIGHT POLE BASE LOCATED 25' NORTHEAST OF THE NORTHEAST CORNER OF THE HAYES BUILDING.

BM #3 ELEVATION = 870.679
A CHISELED SQUARE ON THE SOUTH CORNER OF THE LAST LIGHT POLE ON THE LEFT SIDE OF THE MAIN CONCRETE DRIVE TO THE HAYES BUILDING. THE POLE IS LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING.

BM #4 ELEVATION = 868.545
A CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE CONCRETE POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE MAIN CONCRETE DRIVE TO THE HAYES BUILDING OFF OF SANDUSKY STREET.

DATUMS

HORIZONTAL CONTROL IS PROJECT GROUND DERIVED FROM THE OHIO STATE PLANE GRID COORDINATE SYSTEM, NORTH ZONE, BASED ON THE NAD83(CORS) DATUM. TO OBTAIN STATE PLANE GRID COORDINATES, MULTIPLY THE PROJECT GROUND NORTHING AND EASTING VALUES BY THE PROJECT COMBINED SCALE FACTOR OF 0.99999089.

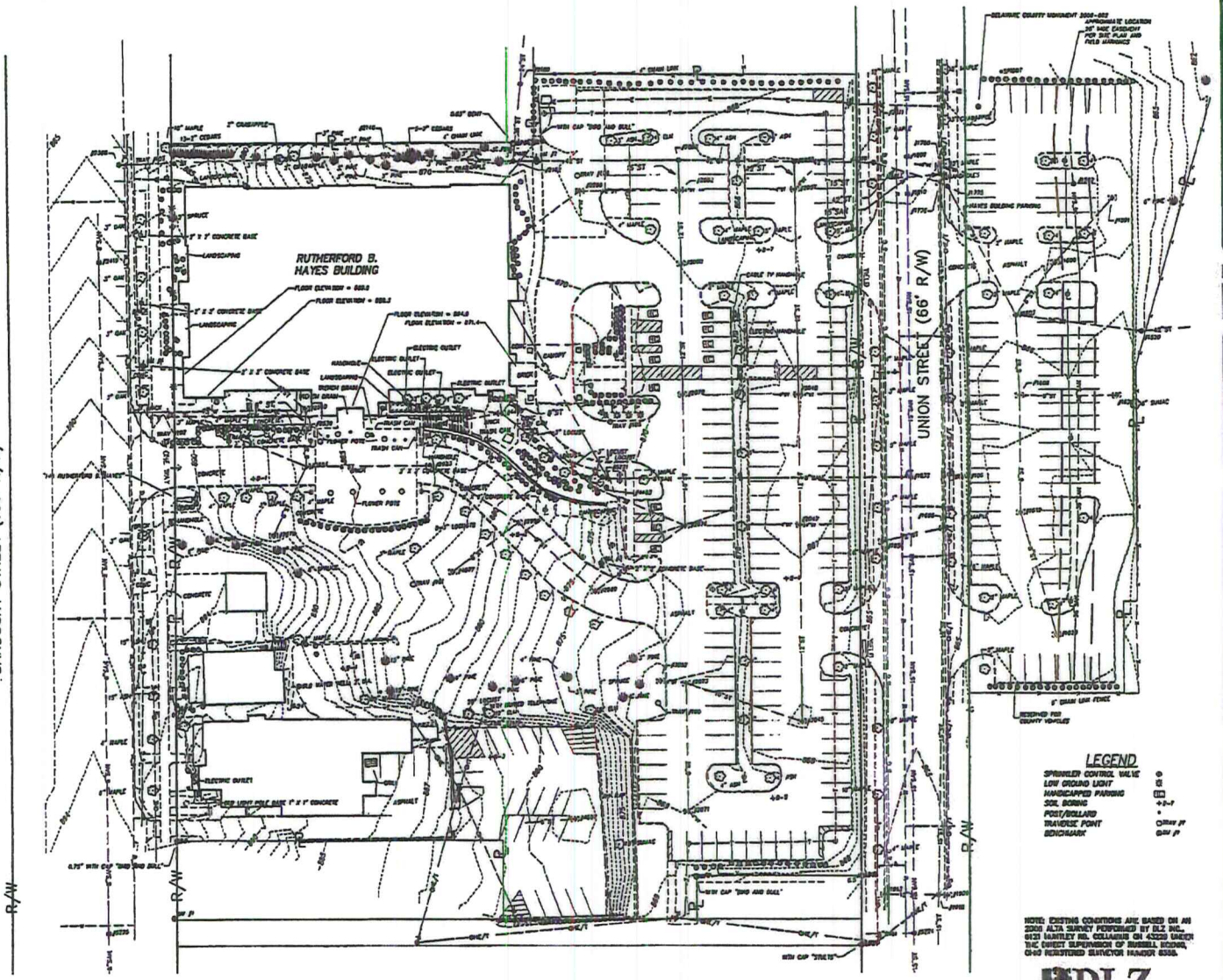
VERTICAL CONTROL IS BASED ON THE NAVD88 DATUM AND WAS ESTABLISHED FROM CONVENTIONAL LEVELING USING NGS MONUMENT K2109 (NAVD88 ELEV = 870.68).

SHEET REFERENCES

REFER TO SHEET BM-02 FOR GROUND ELEVATIONS AT CORNERS OF THE HAYES BUILDING.

REFER TO SHEET UT-01 AND UT-02 FOR DETAILED UTILITY AND SEWER INFORMATION.

REFER TO SHEET PM-01 FOR PROPERTY OWNER INFORMATION.



SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
488 CAPITOL STREET • CHARLESTON, WEST VIRGINIA 25301-1757
Environmental Design Group
488 Grant Street
Akron, OH 44311
P: 330.376.1189
F: 330.376.1999

SEALS

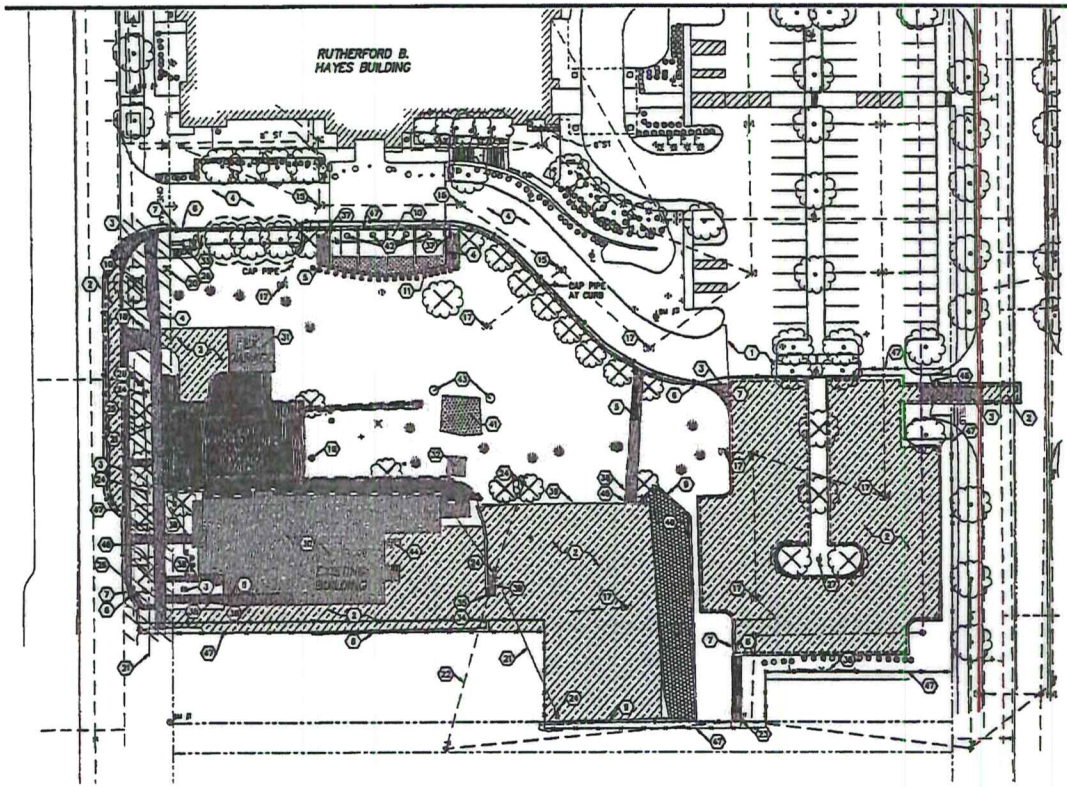
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EXISTING CONDITIONS

REVISED

DATE: 05/05/2010
SCALE: SEE SHEET

DRAWING NUMBER
3 OF 17



DEMOLITION NOTES

- EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A 2008 ALTA SURVEY BY DLZ CORPORATION, 6121 HUNTLEY RD, COLUMBUS OH 43229. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- REFER TO SOILS INVESTIGATION REPORT PREPARED BY CTL ENGINEERING. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
- ELEMENTS EXIST ON THE SURVEY THAT HAVE BEEN PREVIOUSLY DEMOLISHED. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DEMOLISH ALL SURFACE AND BELOW GRADE FEATURES AS NEEDED TO CONSTRUCT THE BUILDING..
- ELEMENTS EXIST ON SITE THAT ARE NOT SHOWN ON THE SURVEY. THE APPROXIMATE LOCATION OF THE ELEMENTS ARE SHOWN BASED ON AERIAL IMAGERY AND SITE PHOTOGRAPHS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEMENTS.
- PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
- COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON-PAVED AREAS.
- ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT.
- NOTIFY AND COORDINATE WITH ALL UTILITIES, UTILITY SHUTOFF, DISCONNECTION AND CAPPING ACTIVITIES.
- CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362-2764.
- AT THE LOCATIONS WHERE DEMOLITION OF ASPHALT PAVEMENT, CONCRETE CURB AND CONCRETE WALK ARE SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE MATERIALS AS REQUIRED IN ORDER TO CONSTRUCT NEW UTILITY CONNECTIONS AND OTHER SITE IMPROVEMENTS INDICATED IN SITE PLANS.
- REMOVE AND REPLACE ANY PUBLIC SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION. REPLACE PER CITY OF DELAWARE DETAILS & SPECIFICATIONS.
- BACKFILL & COMPACT IMMEDIATELY FOLLOWING DEMOLITION TO SUPPORT EXISTING SIDEWALK & DRIVES AT RIGHT-OF-WAY & WITHIN THE AREAS DESIGNATED BY DIAGONAL HATCH (BACKFILL & COMPACT) ON THE PLANS.
- ALL PAVEMENT, SIDEWALK OR CURB TO BE REMOVED SHALL BE SAWCUT FULL DEPTH, TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT.
- STORM AND SANITARY SEWERS BETWEEN DEMOLISHED STRUCTURES OR DEMOLISHED STRUCTURES AND EXISTING INVERTS TO BE CLOSED WILL BE REMOVED, OR WHERE INDICATED ON PLANS.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO PLANS FOR LOCATION AND QUANTITIES.
- CONTRACTOR IS TO NOTIFY ENGINEERING SERVICES AT 740-203-1700 FOR INSPECTION 48 HOURS BEFORE WORK IS TO BEGIN IN THE RIGHT-OF-WAY, AND BEFORE RESTORATION IS TO BEGIN.
- ALL EXISTING STORM SEWER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
- UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.
- ALL WATER LINE VALVES, METERS AND HYDRANTS TO BE RETURNED TO THE CITY OF DELAWARE. FIRE DEPARTMENT CONNECTION & POST INDICATOR VALVE TO BE RETURNED TO OWNER.
- DO NOT SAWCUT THE PAVEMENT IN FRONT OF CURB TO BE REPLACED UNLESS THE NEW CURB IS TO BE SLIP FORMED.
- ALL SEWER INLET CASTINGS AND MANHOLE LIDS TO BE TRANSPORTED AND RETURNED TO THE CITY OF DELAWARE SEWER DEPARTMENT.
- SITE STORM SEWER TO REMAIN SHALL BE REMOVED AT THE CLOSEST JOINT & PLUGGED WITH THE APPROPRIATE FITTING. THE CONTRACTOR SHALL SURVEY THE END OF THE PIPE LOCATION & PROVIDE THAT INFORMATION TO THE OWNER.
- NEW 10' HIGH CHAIN LINK CONSTRUCTION FENCE WILL BE INSTALLED AS INDICATED ON THE PLAN.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING UTILITY SERVICE DISCONNECTION.
- TEMPORARY ACCESS DRIVE SHALL BE COMPOSED OF RIP RAP STONE AND BE A MINIMUM OF 70' LONG.
- SILT FENCE IS REQUIRED TO SURROUND THE PROJECT AREA TO KEEP THE SEDIMENT FROM LEAVING THE PROJECT SITE INTO THE RIGHT OF WAY, ADJOINING PROPERTIES AND SEWERS. INLETS MUST BE PROTECTED ACCORDING TO THE TYPE OF INLET. ALL SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL 75% OF THE FINAL SITE IS VEGETATED OR STABILIZED.

DEMOLITION LEGEND

- BACKFILL & COMPACT
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT & STAIRS TO BE REMOVED
- BRICK TO BE REMOVED & SALVAGED
- BUILDING & STRUCTURE TO BE REMOVED
- GARDEN AREA TO BE REMOVED
- ROCK SLOPE TO BE REMOVED
- EXISTING TREE / SHRUB TO BE REMOVED
- SAWCUT AND REMOVAL
- CONSTRUCTION FENCE
- CONSTRUCTION LIMITS LINE
- EXISTING CONC. CURB TO BE REMOVED
- TREES TO REMAIN & BE PROTECTED

UTILITY CONTACT INFORMATION

COLUMBIA GAS OF OHIO
200 3 CIVIC CENTER DR
COLUMBUS, OH 43215
(614) 460-4674

WINDSTREAM OHIO
AKRON, OH
(216) 430-8001

AEP COLUMBUS SOUTHERN POWER
1 RIVERSIDE PLAZA
COLUMBUS, OH, USA 43215
(614) 716-1000

DELAWARE CITY BOARD OF COMMISSIONERS
1 SOUTH SANDUSKY STREET
DELAWARE, OH, 43015
203-1010

CITY OF DELAWARE (SEWER)
223 CHERRY ST
DELAWARE, OH, 43015
(740) 203-1900

CITY OF DELAWARE (TRAFFIC)
20 EAST WILLIAM STREET
DELAWARE, OH, 43015
(740) 203-1700

CITY OF DELAWARE (WATER)
223 CHERRY ST
DELAWARE, OH, 43015
(740) 203-1900

FRONTIER COMMUNICATIONS (FORMERLY VERIZON)
1594 STATE RTE 511
ASHLAND, OH
(419) 496-2909

TIME WARNER CABLE - COLUMBUS
1015 OLENTANGY RIVER RD
COLUMBUS, OH
(614) 569-1703

DEMOLITION KEYNOTES

HARDSCAPE
1. EXISTING ASPHALT PAVEMENT TO REMAIN.
2. EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED/DISPOSED OF
3. EXISTING CONCRETE PAVEMENT AND BASE TO BE REMOVED/DISPOSED OF
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. EXISTING CONCRETE SIDEWALK TO BE REMOVED/DISPOSED OF.(SEE DEMOLITION NOTES FOR MORE INFORMATION)
6. EXISTING CURB TO REMAIN.
7. EXISTING CURB TO BE REMOVED/DISPOSED OF.
8. EXISTING RETAINING WALL TO REMAIN
9. EXISTING RETAINING WALL & FOUNDATION TO BE REMOVED/DISPOSED OF.
10. EXISTING BRICK PAVEMENT TO REMAIN.
11. EXISTING BRICK PAVEMENT TO BE REMOVED AND SALVAGED FOR REUSE.
12. .
13. .
14. .

UTILITY (SEE SITE UTILITY PLAN FOR COORDINATION)
15. EXISTING STORM SEWER TO REMAIN.
16. .
17. EXISTING STORM STRUCTURE TO BE REMOVED/DISPOSED OF.
18. EXISTING WATER STRUCTURE TO REMAIN
19. EXISTING WATER VAULT STRUCTURE TO BE REMOVED/DISPOSED OF.
20. EXISTING ELECTRICAL STRUCTURE TO REMAIN. REFER TO SITE ELECTRICAL PLANS FOR COORDINATION.
21. EXISTING ELECTRICAL LINE TO BE REMOVED/DISPOSED OF. REFER TO SITE ELECTRICAL PLANS FOR COORDINATION.
22. EXISTING TELEPHONE LINE TO BE REMOVED/DISPOSED OF. REFER TO SITE ELECTRICAL PLANS FOR COORDINATION.
23. EXISTING UTILITY POLE(S) TO REMAIN. REFER TO SITE ELECTRICAL PLANS FOR COORDINATION.
24. EXISTING UTILITY POLE(S) TO BE REMOVED/DISPOSED OF. REFER TO SITE ELECTRICAL PLANS FOR COORDINATION.
25. EXISTING GAS STRUCTURE TO REMAIN.
26. EXISTING UP LIGHT TO BE RELOCATED.
27. EXISTING LIGHT POLE TO BE REMOVED, SALVAGED, & INSTALLED AFTER STORM IS INSTALLED.
28. .
29. .

MISCELLANEOUS
30. EXISTING STONE AND BRICK BUILDING AND ASSOCIATED STRUCTURES TO BE REMOVED/DISPOSED OF. REFER TO ARCHITECTURAL PLANS FOR COORDINATION.
31. EXISTING GARAGE TO BE REMOVED/DISPOSED OF.
32. EXISTING SHED TO BE REMOVED/DISPOSED OF.
33. EXISTING SIGN TO REMAIN.
34. EXISTING BOLLARD(S) TO REMAIN.
35. EXISTING BOLLARD(S) TO BE REMOVED/DISPOSED OF.
36. EXISTING FENCE TO BE REMOVED/DISPOSED OF.
37. EXISTING COLUMNS & LIGHT POLES TO REMAIN.
38. EXISTING STAIRS TO BE REMOVED/DISPOSED OF.
39. EXISTING GUARDRAIL TO BE REMOVED/DISPOSED OF.
40. EXISTING STONE SLOPE AND BASE TO BE REMOVED/DISPOSED OF.
41. EXISTING GARDEN AREA AND ASSOCIATED ELEMENTS TO BE REMOVED/DISPOSED OF.
42. EXISTING PLANTERS TO REMAIN.
43. EXISTING PLANTERS TO BE REMOVED & RETURNED TO OWNER.
44. EXISTING GAS GRILL TO BE REMOVED/DISPOSED OF.
45. EXISTING RAILING TO BE REMOVED & RETURNED TO OWNER.
46. PROVIDE 22' WIDE, 10' HIGH CHAIN LINK SWING GATE WITH LOCKS. PROVIDE OWNER WITH TWO SETS OF KEYS. SITE DEMOLITION IN THIS AREA IS AS NEEDED AND SUBJECT TO CHANGE BASED ON CONTRACTORS DISCRETION/LOGISTIC PLANS.
47. PROVIDE 10' HIGH CHAIN LINK CONSTRUCTION FENCE BETWEEN SWING GATES.

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0 30 60
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SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
CHARLESTON, WEST VIRGINIA
COLUMBUS, OHIO
Environmental Design Group
www.theedesigngroup.com
405 Capitol Street
Suite 604, 25301
P: 304.345.1300
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SEALS

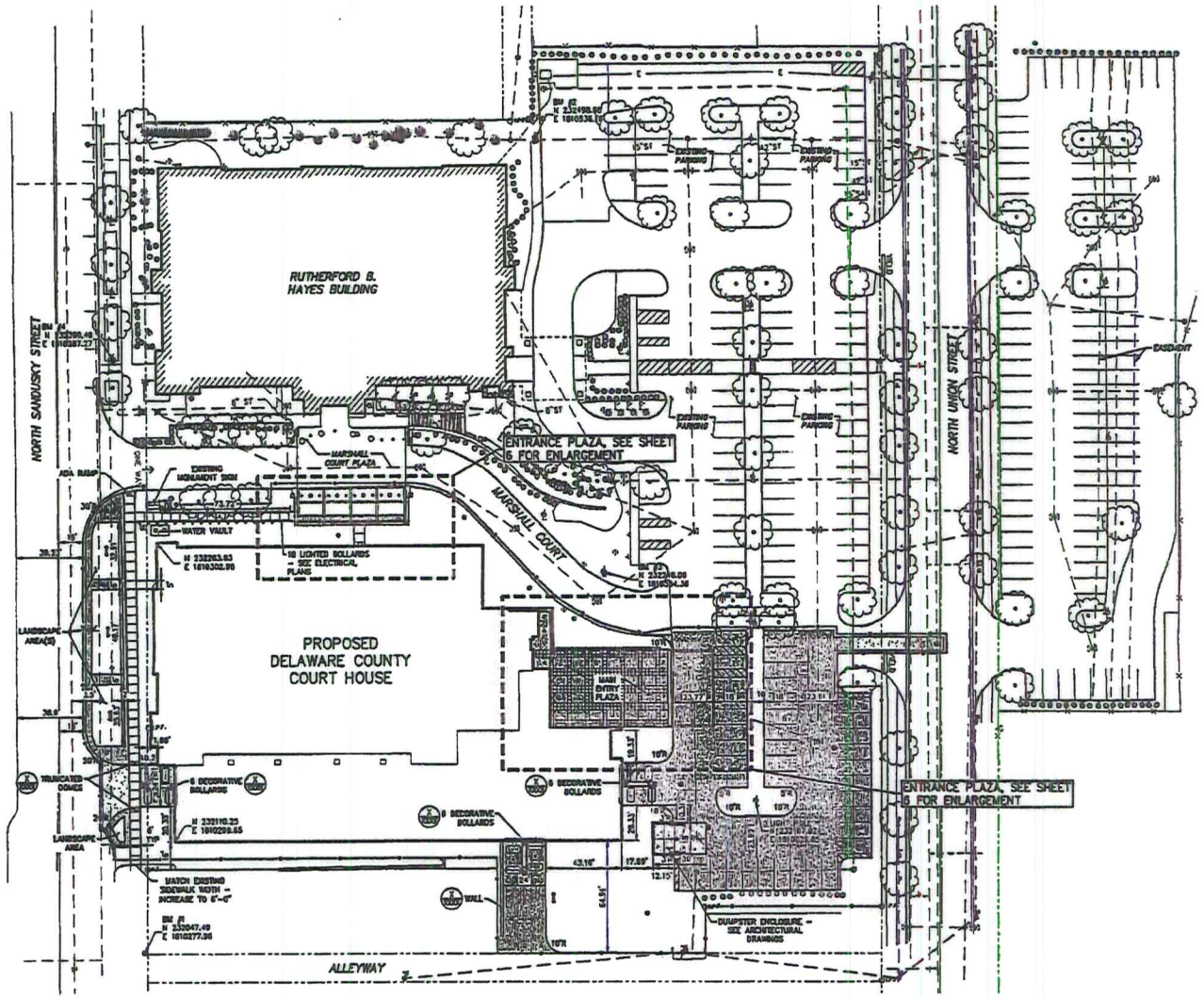
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NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN

REVISED

DATE: 08/07/2015
SCALE: SEE SHEET

DRAWING NUMBER
4 OF 17



SITE LAYOUT NOTES

1. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A 2008 ALTA SURVEY PERFORMED BY OLT INC., 6121 HUNTLEY RD. COLUMBUS OH 43229,(614) 846-4949. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB, ALL RADIUS DIMENSIONS ARE TO THE FACE OF CURB.
3. DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN.
4. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED
5. PRECISE LAYOUT SHALL BE DETERMINED ON THE GROUND BY A REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING, BUT APPLY TO ALL SIMILAR CONDITIONS.
7. REFER TO SITE GRADING SHEETS FOR TAPERED CURB HEIGHT LAYOUT INFORMATION.
8. REFER TO SITE UTILITY SHEET FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.
9. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB & ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
10. CONTRACTOR TO REMOVE AND REINSTALL CITY BRICK PAVERS. ADDITIONAL BRICK MAY BE NECESSARY TO COMPLETE WORK. CONTRACTOR TO PROVIDE AND INSTALL PER CITY STANDARDS.
11. CONTRACTOR TO PROTECT EXISTING UTILITIES AT ALL TIMES. UTILITIES ARE SHOWN ON THIS SHEET FOR CONTRACTOR'S REFERENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS AND PROTECT.
12. EXISTING SIGNS WITHIN THE RIGHT-OF-WAY THAT ARE DISPLACED DUE TO PROPOSED CONSTRUCTION MUST BE REINSTALLED PER CITY STANDARDS.

LEGEND

- CONTROL JOINT / EXPANSION JOINT
- INTEGRAL CONCRETE CURB & WALK
- CONCRETE SIDEWALK TYPE 1 (STANDARD)
- CONCRETE PAVEMENT TYPE 2
- BRICK PAVEMENT TYPE 3 (DECORATIVE)
- ASPHALT PAVEMENT TYPE 4
- PAVERS TYPE 5
- DETECTABLE WARNING TYPE 6 – AS SPECIFIED
- EXISTING STORM STRUCTURES
- PROPOSED STORM STRUCTURES
- SITE LIGHTING, REFER TO SITE ELECTRICAL PLANS
- LAYOUT COORDINATES
- SIGN MARK & SIGN TYPE
- PAVEMENT MARKING TRANSVERSE LINES
- CONSTRUCTION LIMITS LINE

SITE PARKING DATA

STANDARD SPACES	36
HANDICAP SPACES	3
TOTAL	39

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SILLING ASSOCIATES, INC. – ARCHITECTS PLANNERS –
410 SOUTH HIGH STREET, COLUMBUS, OHIO 43215
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www.sillingdesign.com
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SEALS

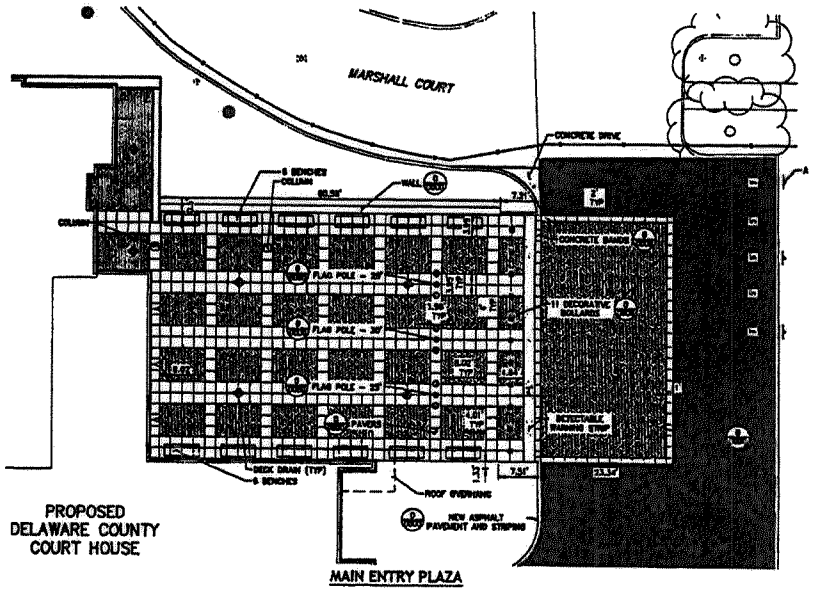
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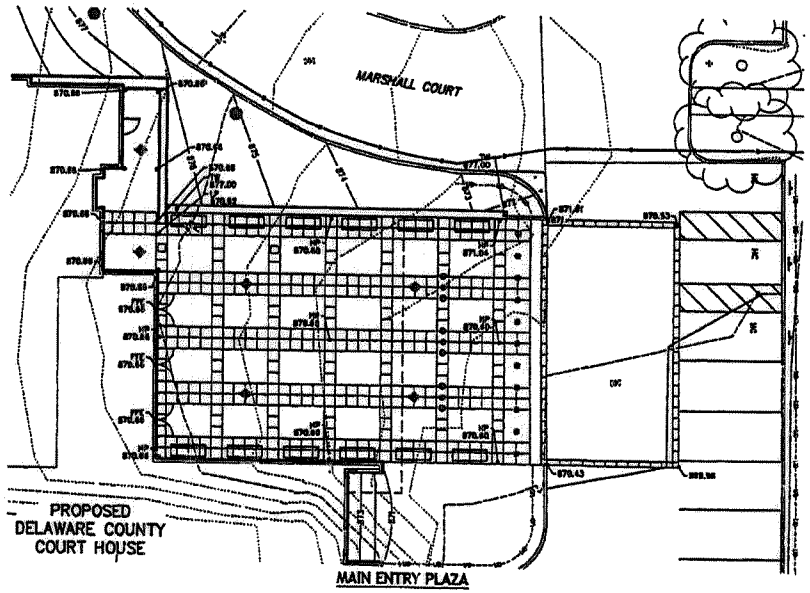
SITE LAYOUT PLAN

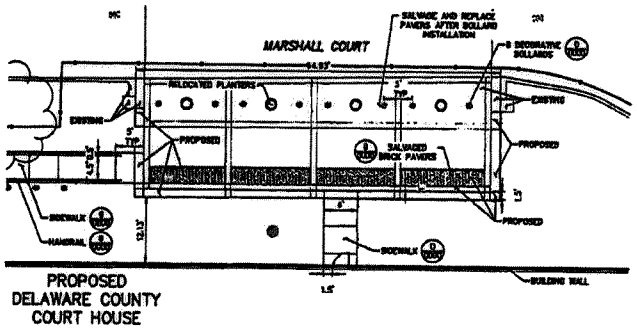
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DRAWING NUMBER 6 OF 17

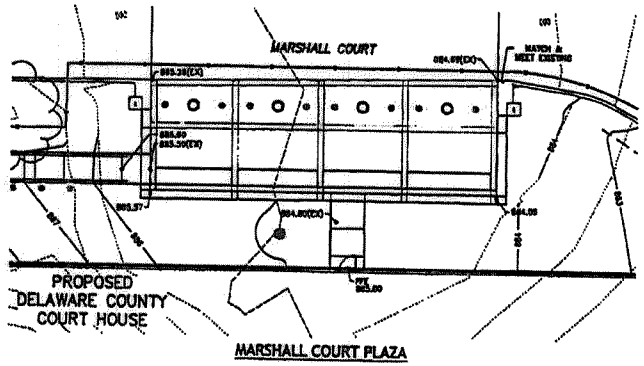






LEGEND

- CONCRETE SIDEWALK TYPE 1 (STANDARD)
- CONCRETE PAVEMENT TYPE 2
- BRICK PAVEMENT TYPE 3 (DECORATIVE)
- ASPHALT PAVEMENT TYPE 4
- PAVERS TYPE 5
- DETECTABLE WARNING TYPE 6 — AS SPECIFIED
- PAVEMENT MARKING TRANSVERSE LINES
- CONSTRUCTION LIMITS LINE



LAYOUT PLAN NOTES

1. SEE PAGE 9 – SITE LAYOUT PLAN FOR LAYOUT PLAN NOTES

SITE DIMENSION / LAYOUT ENLARGEMENT

GRADING PLAN NOTES

1. SEE PAGE 10 – SITE GRADING PLAN FOR GRADING PLAN NOTES

SITE GRADING ENLARGEMENT

811 OHIO Utilities Protection Service

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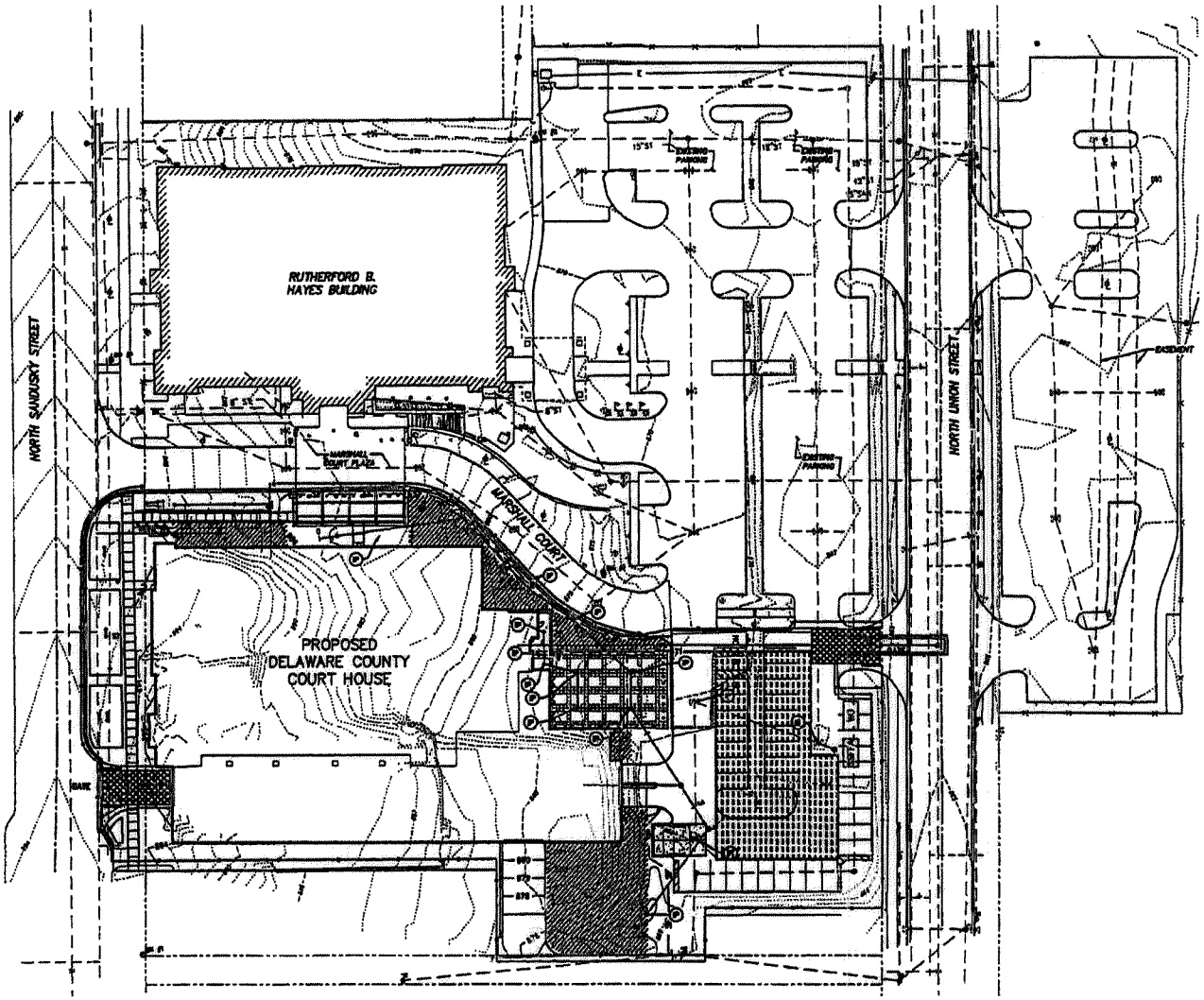
SITE LAYOUT & GRADING PLAN ENLARGEMENT

REVISED

DATE | SCALE

DRAWING NUMBER

6 OF 17



EROSION CONTROL NOTES

1. ALTHOUGH SILT FENCE IS SHOWN AS CONTINUOUS LINE ON PLAN, CONTRACTOR SHALL INSTALL SILT FENCE IN SECTIONS PARALLEL WITH THE CONTOURS ON STEEPLY SLOPED AREAS TO ENSURE SEDIMENT IS TRAPPED BY SILT FENCE.
2. ALL DISTURBED AND PROPOSED SWALES SHALL HAVE DITCH EROSION PROTECTION ALONG THE ENTIRE LENGTH OF THE SWALE AS SHOWN ON THE DETAILS.
3. WORK SHALL BE PERFORMED IN A LINEAR FASHION. STORMWATER AND EROSION CONTROLS SHALL BE INSTALLED 1 WEEK PRIOR TO PROCEEDING WITH ANY EARTH DISTURBANCE. BECAUSE OF THE PROJECT LENGTH, THE CONTRACTOR SHOULD NOT INSTALL ALL THE EROSION CONTROLS AT ONCE. BREAK THE PROJECT INTO PHASES AND MARK THEM ON THIS PLAN. SUBMIT A COPY TO THE ENGINEER AT THE PRE-CONSTRUCTION MEETING.
4. FOR SITUATIONS WHERE AN EXISTING CATCH BASIN IS TO BE REPLACED, INSTALL THE INLET PROTECTION AFTER THE NEW CATCH BASIN IS INSTALLED UNLESS OTHER EARTH DISTURBANCE WILL OCCUR BEFORE THE CATCH BASIN IS REPLACED.
5. SITE FOR POTENTIAL CONTRACTOR STAGING AREA AND REFUELING IS PERMITTED AT THIS LOCATION). CONTRACTOR TO NEGOTIATE WITH PROPERTY OWNER FOR USE OF THIS PROPERTY.

LEGEND

- SF — SILT FENCE
- SS — SS — SILT SOCK
- CONSTRUCTION FENCE
- WORK LIMITS
- INLET — INLET PROTECTION
- RCD — ROCK CHECK DAM
- WO — WASHOUT STATION
- PSFFA — PORTABLE SANITARY FACILITY IN FUELING AREA
- SLOPE PROTECTION MATTING
- TEMPORARY CONSTRUCTION ENTRY

811 OHIO Utilities Protection Service

0 30 60
GRAPHIC SCALE IN FEET

SILLING ASSOCIATES, INC.
- ARCHITECTS, PLANNERS -
Environmental Design Group

DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION PLAN

REVISED

DATE | SCALE
DRAWING NUMBER
7 OF 17

STORMWATER POLLUTION PREVENTION PLAN NOTES

CONSTRUCT IN ACCORDANCE WITH THESE PLANS, THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD CONSTRUCTION DRAWING BP-1.4 AND THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2006). THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) UNDER NPDES PERMIT #OHC000004. IF CONFLICTS EXIST REGARDING THE SOIL AND SEDIMENT CONTROL PRACTICES, THE MORE RESTRICTIVE SHALL APPLY.

- STABILIZATION OF DISTURBED AREAS – DISTURBED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY LIVE STREAM, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, WHEN SEASONAL CONDITIONS PERMIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING. NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.
- INSTALL ALL EROSION AND SEDIMENT CONTROL ITEMS BEFORE ANY CLEARING AND GRUBBING OR EARTHWORK IS BEGUN.
- PROTECT UNDISTURBED AREAS THROUGHOUT CONSTRUCTION. DO NOT STORE EQUIPMENT, VEHICLES OR MATERIALS IN THESE PROTECTED AREAS.
- SEEDING AND FERTILIZER FOR PERMANENT COVER SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
- MULCHING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
- TOPSOILING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
- EXCELSIOR MATTING/EROSION CONTROL BLANKETS WILL BE USED ON TEMPORARY DIVERSION CHANNELS AND DITCHES GREATER THAN 1.5% AND ALL OTHER SLOPES STEEPER THAN 6%. EXCELSIOR MATTING/EROSION BLANKETS SHALL BE AS SPECIFIED.
- SILT FENCE AND/OR SILT SOCK SHALL BE AS DETAILED ON THE DRAWINGS AND AS SPECIFIED.
- ROCK CHANNEL PROTECTION SHALL BE AS SPECIFIED IN ODOT CMS ITEM 601, TYPE D.
- NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS WILL BE MINIMIZED. ALL OFF-SITE TRACKING OF SEDIMENT SHALL BE CLEANED UP AS IT OCCURS.
- SEDIMENT TRAPS AND BASINS WILL BE USED FOR TEMPORARY EROSION CONTROL.
- OTHER EROSION CONTROL AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH CITY OF DELAWARE PRIOR TO BEGINNING WORK.
- VALVE DAMPOUT AND DISCHARGE OF SURPLUS WASH WATER ON SITE IS PERMITTED EXCLUSIVELY IN THE DESIGNATED AREA.
- WINTERIZATION – ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
- TRENCH WATER MUST BE PUMPED THROUGH A SEDIMENT SETTLING FACILITY OR EQUALLY EFFECTIVE DEVICE PRIOR TO DISCHARGE FROM THE SITE.
- STAGING, STORAGE, FUELING AND VEHICLE PARKING ARE SHOWN ON THE SWPP PLAN. IF THE CONTRACTOR WANTS TO UTILIZE A DIFFERENT LOCATION FOR THESE FUNCTIONS, HE SHALL REVISE THE SWPP PLAN AND SUBMIT IT TO CITY OF DELAWARE, FOR APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.
- DISTURBED AREAS REMAINING DORMANT FOR OVER A YEAR AT THE FINAL GRADE WILL HAVE A PERMANENT COVER APPLIED WITHIN 7 DAYS OF LAST DISTURBANCE.

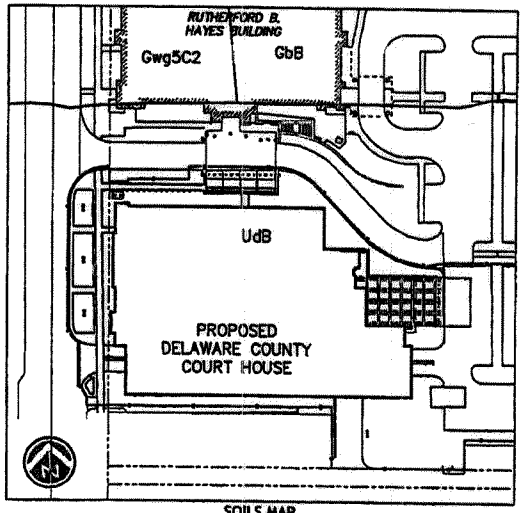
MAINTENANCE AND INSPECTION:
THOROUGH RECORDS OF MAINTENANCE AND INSPECTION MUST BE MAINTAINED THROUGHOUT CONSTRUCTION A MINIMUM OF ONCE EVERY 7 DAYS AND AFTER STORM EVENTS GREATER THAN 0.5 INCH IN A 24 HOUR PERIOD. PROVIDE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION, VERIFICATION OF COMPLIANCE AND CORRECTIVE MEASURES TAKEN.

REPAIRS:
ANY EROSION CONTROL MEASURES, STRUCTURES, DEVICES, OR RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.

MATERIAL MANAGEMENT PRACTICES:
THE FOLLOWING PRACTICES SHALL BE EXECUTED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUN-OFF. THE JOB SITE SUPERINTENDENT IS RESPONSIBLE FOR ENSURING THESE PRACTICES ARE FOLLOWED:

1. STORE THE MINIMUM AMOUNT OF PRODUCT REQUIRED TO COMPLETE THE JOB, IF POSSIBLE, UNDER ROOF OR IN A CONTAINMENT AREA. PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONTAINER, LABEL MUST BE LEGIBLE.
2. MANUFACTURER'S RECOMMENDATION SHALL BE FOLLOWED FOR USE AND DISPOSAL.
3. PRODUCT TO BE USED ENTIRELY (WHEN POSSIBLE) PRIOR TO DISPOSING.
4. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES USED ON THE SITE SHALL BE OBTAINED AND POSTED IN THE IMMEDIATE AREA OF PRODUCT STORAGE AND SHALL BE USED FOR PROPER MANAGEMENT OF POTENTIAL WASTE.
5. ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED BY THE CONTRACTOR IN A MANNER SPECIFIED BY LOCAL, STATE OR FEDERAL REGULATIONS AND PER MANUFACTURERS RECOMMENDATIONS.
6. ALL PERSONNEL SHALL BE TRAINED IN THE PROPER HANDLING AND CLEAN UP OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR WASTE SHALL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF NECESSARY, THE CONTAMINATED STORMWATER WILL BE HELD ON SITE UNTIL IT MEETS LOCAL, STATE AND FEDERAL REGULATIONS.
7. IN THE EVENT OF A SPILL, THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
   - A. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   - B. THE PROJECT MANAGER AND ENGINEER OF RECORD IMMEDIATELY NOTIFIED.
   - C. ANY SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCY. THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) MUST BE NOTIFIED WHEN A SPILL EXCEEDS THE REPORTABLE QUANTITY OF A SUBSTANCE. THE SUBSTANCES AND AMOUNTS ARE LOCATED IN FEDERAL REGULATIONS (40 CFR 110, 116 AND 302).
   - D. IF A SPILL EXCEEDS A REPORTABLE QUANTITY, THE SWPP PLAN MUST BE MODIFIED WITHIN 7 DAYS PROVIDING A DESCRIPTION, DATE AND INCIDENT OF THE RELEASE.

PRODUCT SPECIFIC PRACTICES:
1. PETROLEUM – PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ANY ON SITE PETROLEUM STORAGE TANKS WILL HAVE A CONTAINMENT STRUCTURE AROUND IT FOR POTENTIAL SPILLS. SWPP PLANS SHALL BE POSTED FOR ALL DISPENSERS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED WHEN ANY ASPHALT SUBSTANCES ARE USED ON SITE.
2. FERTILIZERS – THE MANUFACTURER'S RECOMMENDED MINIMAL AMOUNTS SHALL BE APPLIED AND WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. THE CONTENTS OF ANY PARTIALLY USED BAGS WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS AND STORED UNDER COVER, AWAY FROM STORMWATER DRAINAGE WAYS.



SOILS MAP
SCALE: 1" = 50'

SOILS MAP NOTE

1. SEE PAGE 10 FOR CONTOURS.

SITE LOCATION INFORMATION		LATITUDE: 40°18'08" N LONGITUDE: 83°04'09" W
CITY OF DELAWARE CITY, VILLAGE, TOWNSHIP	DELAWARE COUNTY	OHIO STATE
OLENTANGY / CITY OF DELAWARE STORM SYSTEM		
NAME OF WATERSHED/RIVER/CREEK RECEIVING WATER(S)		
120 NORTH SANDUSKY STREET SITE ADDRESS		
DELAWARE COUNTY COMMISSIONERS DEVELOPER		740 833 2104 PHONE
109 NORTH SANDUSKY STREET, 1ST FLOOR, DELAWARE, OHIO 43015 DEVELOPER ADDRESS		
HYDROLOGIC SOIL GROUP: UdB – UDORTHENTS, CLAYEY-URBAN LAND COMPLEX, UNDULATING GbB – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2% TO 6% SLOPES Gwg5C2 – GLYWOOD CLAY LOAM, GROUND MORAINE, 6% TO 12% SLOPES, ERODED		

SITE DESCRIPTION			
MARK ONE		TOTAL AREA	= 1.45 AC
SUBDIVISION		PRE-DEV RUNOFF COEFF	= .87
COMMERCIAL		POST DEV RUNOFF COEFF	= .93
RESIDENTIAL		AREA TO BE CLEARED	= 0.30 AC
PUD		AREA TO BE EXCAVATED	= 1.49 AC
OTHER	X COURTHOUSE	PRE-DEV IMPERVIOUSNESS	= 34%
		POST DEV IMPERVIOUSNESS	= 83%

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS 2015-2017	J	F	M	A	M	J	J	A	S	O	N	D
DEMOLITION							●	●				
CLEARING									●			
ROUGH GRADING			●	●							●	●
STRUCTURE				●	●	●	●	●	●	●	●	●
UTILITIES								●	●	●	●	
FINE GRADING				●	●							
PAVING								●	●			
TOPSOIL, AND SEEDING										●	●	
LANDSCAPING											●	
POST CONSTRUCTION BMPS									●	●	●	
TEMPORARY EROSION CONTROL	●	●	●	●	●	●	●	●	●	●	●	●

ACCEPTABLE EROSION CONTROL TIMETABLE	J	F	M	A	M	J	J	A	S	O	N	D
TEMPORARY SEEDING			●	●	●	●	●	●	●	●		
PERMANENT SEEDING			●	●	●	●	●	●	●	●		
LANDSCAPING			●	●	●					●	●	●
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●
MAINTENANCE	●	●	●	●	●	●	●	●	●	●	●	●

SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
CIVIL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS
Environmental Design Group

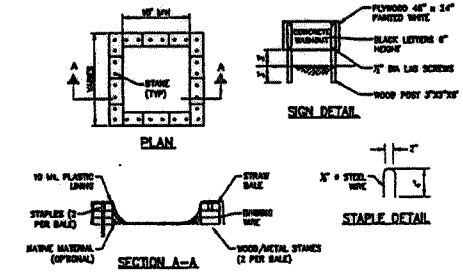
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION NOTES

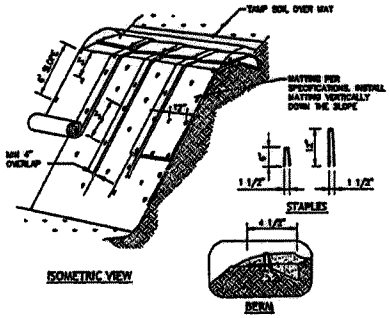
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DATE: 08/03/2015 | SCALE: AS SHOWN

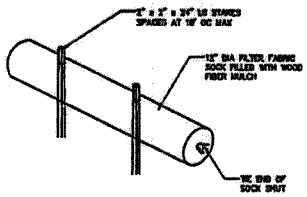
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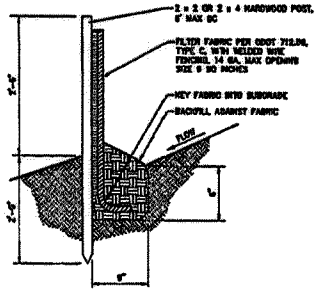
1 / 9 CONCRETE WASHOUT STATION
NOT TO SCALE



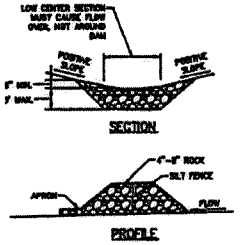
2 / 9 SLOPE PROTECTION MATTING
NOT TO SCALE



3 / 11 SILT SOCK
NOT TO SCALE

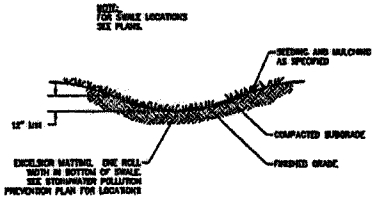


4 / 9 SILT FENCE
NOT TO SCALE



NOTES:
1. THE CHECK DAM SHALL BE CONSTRUCTED OF 6"–8" DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL.
2. THE TOP OF THE CHECK DAM SHALL BE CONSTRUCTED SO THAT THE CENTER IS APPROX. 6" LOWER THAN THE OUTER EDGES, SO WATER WILL FLOW ACROSS THE CENTER AND NOT AROUND.
3. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER OF THE WEIR IS 3 FEET.
4. SPACING OF CHECK DAMS SHALL BE IN A MANNER SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.

5 / 9 ROCK CHECK DAM
NOT TO SCALE



6 / 9 PARABOLIC GRASS SWALE
NOT TO SCALE

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– ARCHITECTS PLANNERS –

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SEALS

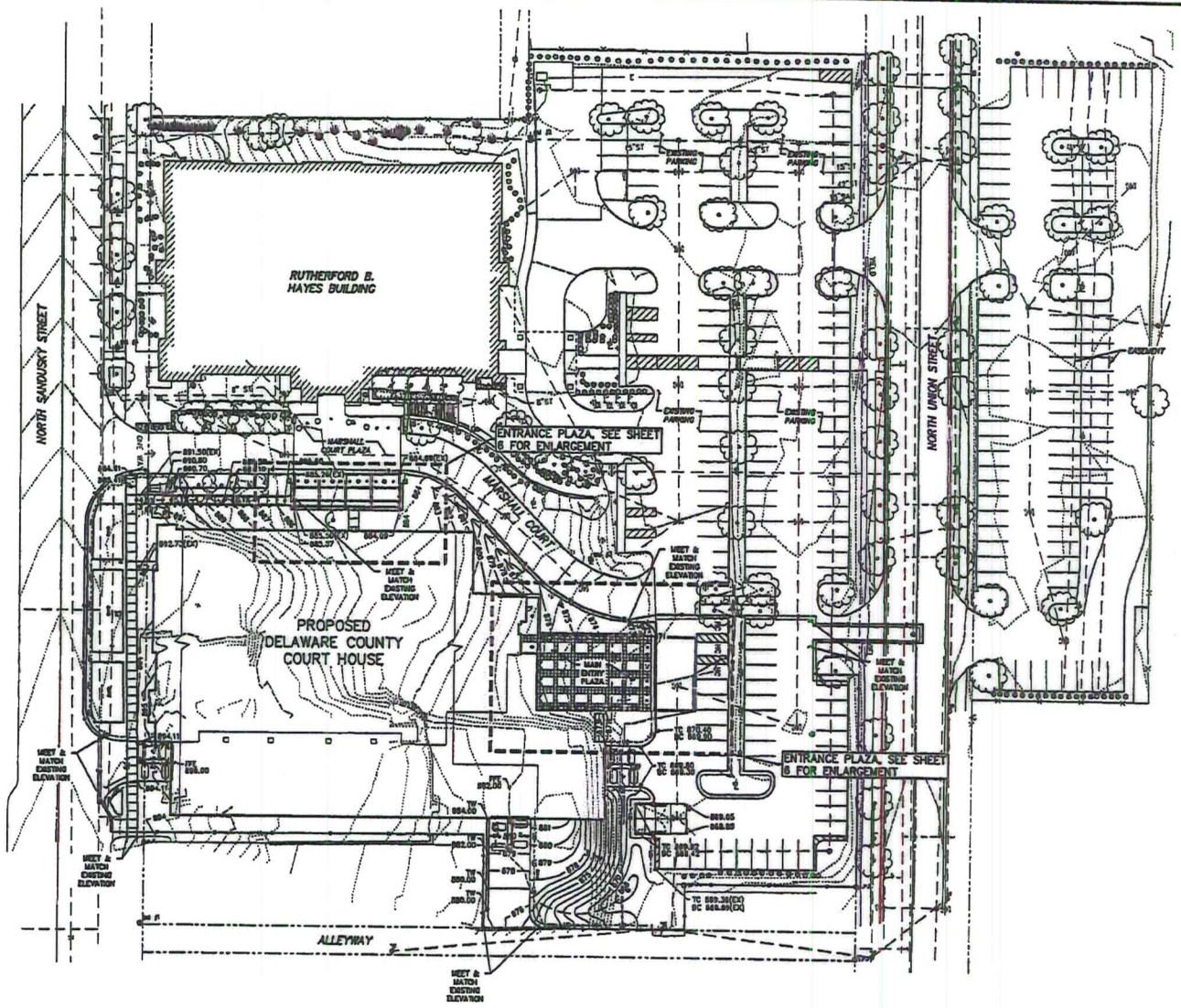
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION DETAILS

REVISED

DATE | SCALE

DRAWING NUMBER
9 OF 17



GRADING PLAN NOTES

1. MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
2. ARCHITECT TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
3. PRIOR TO CONSTRUCTION, PLACE EROSION CONTROL FENCING AS SHOWN ON THE STORM WATER POLLUTION PREVENTION PLAN AND AT THE DRIP LINE OF TREES TO REMAIN. DO NOT PARK OR STORE ANY VEHICLES, EQUIPMENT OR BUILDING MATERIALS WITHIN THE PROTECTED AREAS. OBTAIN FIELD APPROVAL FROM THE OWNER, ARCHITECT.
4. SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
5. CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
6. REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
7. EXISTING CONDITIONS ARE BASED ON AN ALTA SURVEY BY DLZ CORPORATION, 6121 HUNTLEY RD, COLUMBUS OH 43229. IT IS THE CONTRACTOR RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCY TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITIES.
8. SEE SITE SURVEY FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
9. PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
10. CALL ENGINEERING SERVICES FOR INSPECTION 48 HOURS BEFORE WORK IS TO BEGIN WITH RIGHT-OF-WAY (330) 375-2831.

GRADING PLAN LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BEGIN/END CURB TAPER
- TW = TOP OF WALL; BW = BOTTOM OF WALL
- PROPOSED CONTOUR
- EXISTING CONTOURS

UTILITY STRUCTURES

EXISTING	PROPOSED	
		UTILITY MANHOLES
		UTILITY POLES
		STORM STRUCTURES YD: YARD DRAIN DD: DECK DRAIN CB: CATCH BASIN
		WATER STRUCTURES
		ELECTRIC STRUCTURES
		GAS STRUCTURES
		UTILITY VAULT
		CONSTRUCTION LIMITS LINE

811 Ohio Utilities Protection Service — Call before You Dig

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SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
488 CASTRO STREET • AKRON, OHIO 44303-1797
Environmental Design Group
488 Grant Street
Akron, OH 44311
P: 330.376.1380
F: 330.376.1385

SEALS

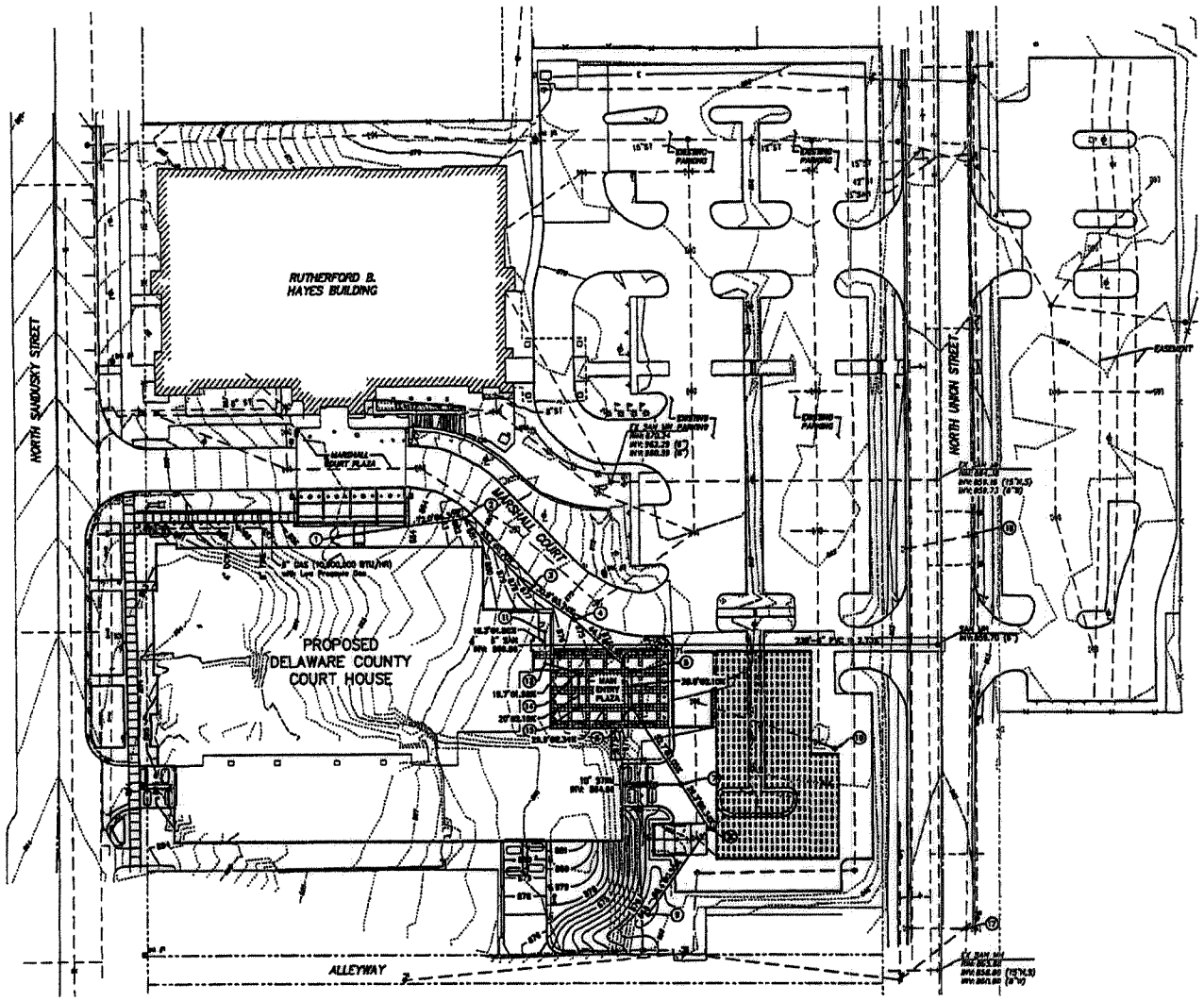
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

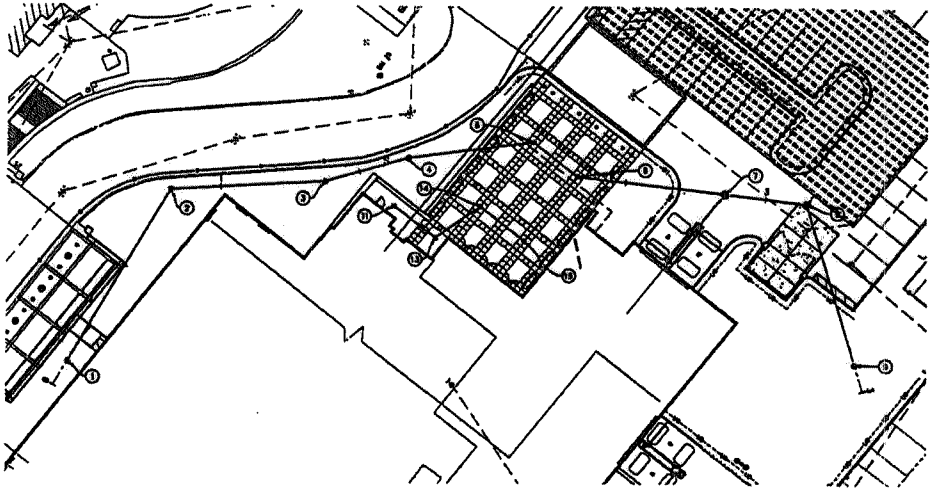
SITE GRADING PLAN

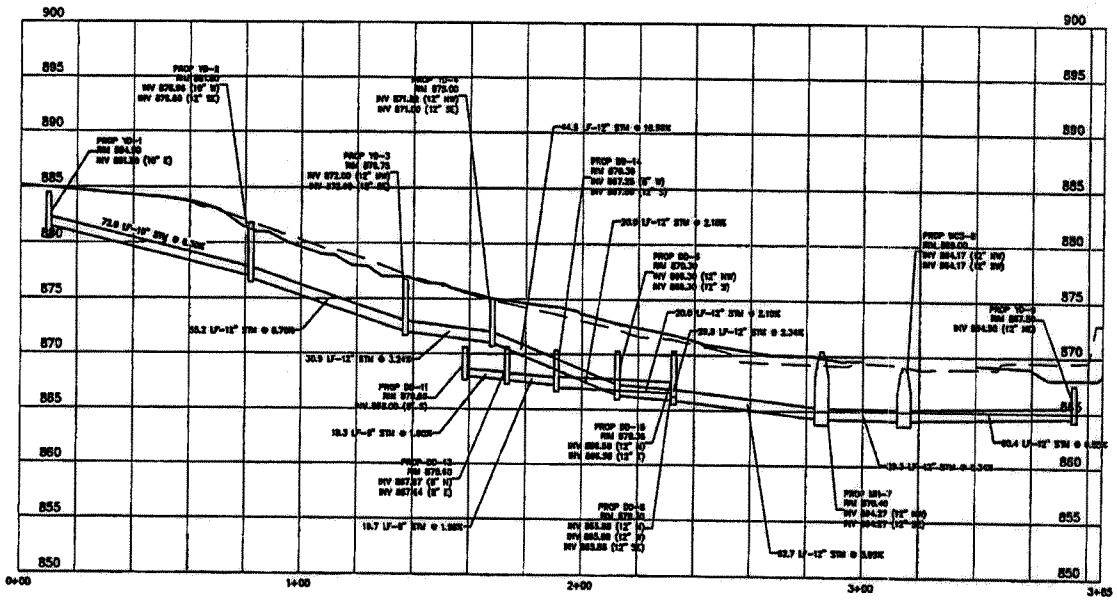
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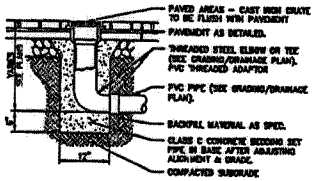
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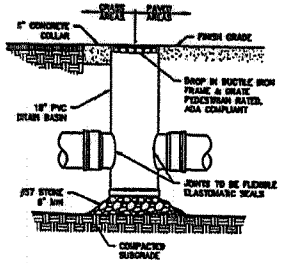

RUTHERFORD B. HAYES BUILDING
NORTH SANDUSKY STREET
NORTH UNION STREET
MARSHALL COURT PLAZA
MARSHALL COURT
PROPOSED DELAWARE COUNTY COURT HOUSE
ENTRY PLAZA
ENTRY PLAZA
ALLEYWAY
EASEMENT
EXISTING PARKING
EXISTING PARKING
EXISTING PARKING
EX. SAN. MH. EXISTING
EX. SAN. MH.
EX. SAN. MH.
EX. SAN. MH.







1/12 DECK DRAIN
NOT TO SCALE



2/12 YARD DRAIN (NYLOPLAST)
NOT TO SCALE

3/12 OUTLET CONTROL STRUCTURE
NOT TO SCALE

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Call Before You Dig

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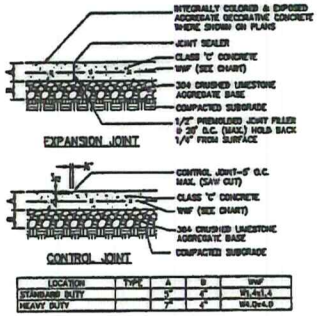
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

SITE UTILITY PLAN
ENLARGEMENT AND
PROFILES

REVISED

DATE | SCALE

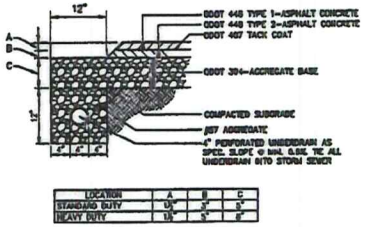
DRAWING NUMBER
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LOCATION	TYPE	A	B	WWF
STANDARD DUTY		5"	2"	W1.4x1.4
HEAVY DUTY		7"	4"	W4.0x4.0

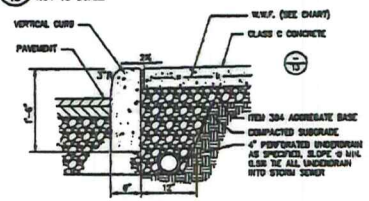
NOTES:
1. 1/2" EXPANSION JOINT-50' O.C. MAX. OR AS SHOWN ON DRAWINGS AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
2. CONTROL JOINTS AS SHOWN ON DRAWINGS.
3. CROSS SLOPE AT 1/4" PER FOOT MIN. TO DRAIN.
4. MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. USE EDGING TOOL AT PERIMETER.
6. ALL SIDEWALKS IN THE RIGHT-OF-WAY SHALL BE 6" THICK.
7. EXPANSION JOINTS SHALL BE PLACED EVERY 30' WITHIN THE RIGHT-OF WAY. NO WIRE IS PERMITTED IN THE RIGHT-OF-WAY, EXCEPT FOR APPROVED REINFORCED CONCRETE PAVEMENT IN ROADWAY.

1/13 CONCRETE PAVEMENT
NOT TO SCALE

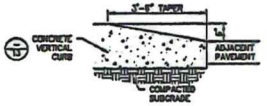


LOCATION	A	B	C
STANDARD DUTY	12"	2"	5"
HEAVY DUTY	18"	5"	8"

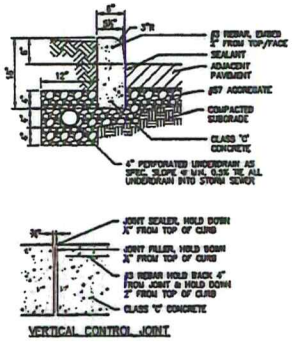
2/13 ASPHALT PAVEMENT
NOT TO SCALE



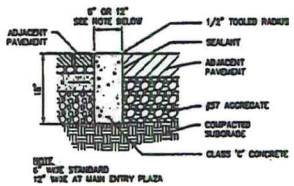
3/13 CONCRETE CURB AND PAVEMENT
NOT TO SCALE



4/13 CURB TAPER
NOT TO SCALE

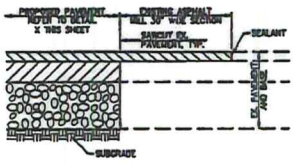


5/13 CONCRETE VERTICAL CURB
NOT TO SCALE

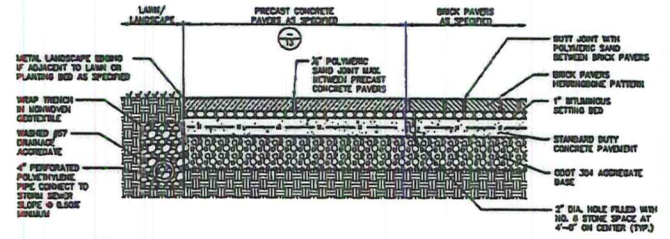


NOTE:
6" WIDE STANDARD
12" WIDE AT MAIN ENTRY PLAZA

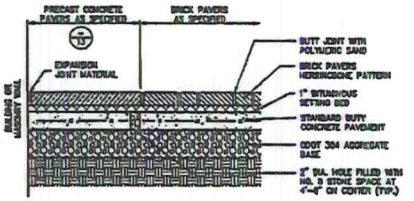
6/13 FLUSH CURB
NOT TO SCALE



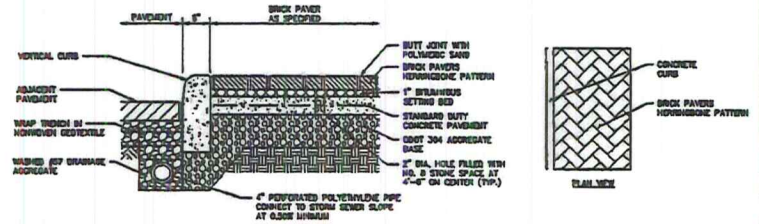
7/13 PAVEMENT PATCH (ON SITE)
NOT TO SCALE



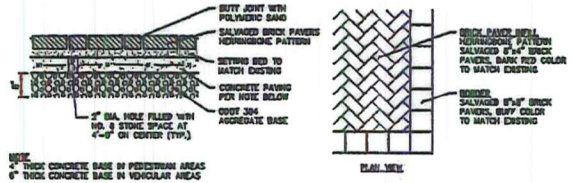
8/13 PRECAST CONCRETE PAVERS AND BRICK PAVERS ADJACENT TO LAWN OR LANDSCAPE
NOT TO SCALE



9/13 PRECAST CONCRETE PAVERS AND BRICK PAVERS ADJACENT TO WALL OR BUILDING
NOT TO SCALE



10/13 BRICK PAVERS AT VERTICAL CURB OR FLUSH CURB
NOT TO SCALE



NOTE:
4" THICK CONCRETE BASE IN PEDESTRIAN AREAS
6" THICK CONCRETE BASE IN VEHICULAR AREAS

11/13 BRICK PAVERS AT MARSHALL COURT
NOT TO SCALE

SILLING ASSOCIATES, INC.
- ARCHITECTS PLANNERS -
409 CASTRO STREET - UPPER A STREETS
CHARLESTON, WEST VIRGINIA 25301-1737
Environmental Design Group
409 Grant Street
Akron, OH 44311
P: 330.376.1880
F: 330.376.1888

SEALS

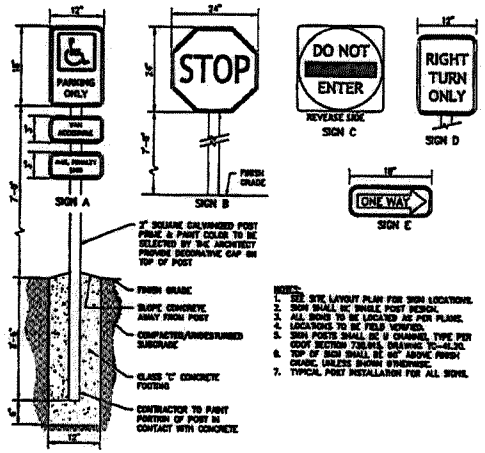
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

SITE CONSTRUCTION DETAILS - PAVEMENT

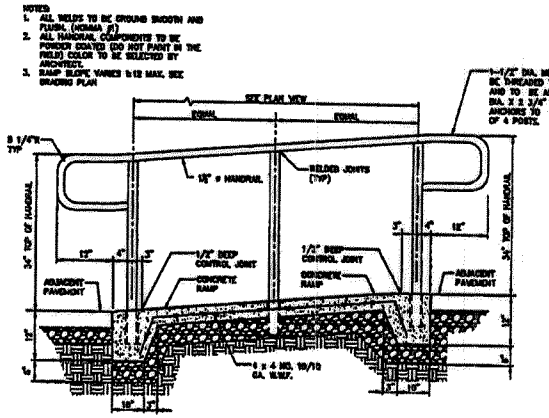
REVISED

DATE	SCALE
06/06/2018	SEE SHEET

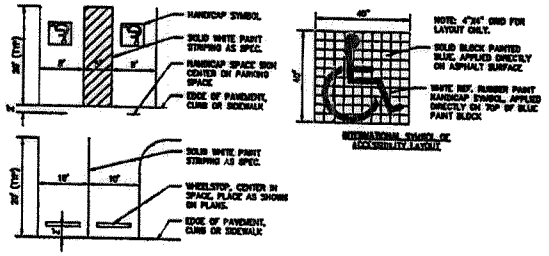
DRAWING NUMBER
13 OF 17



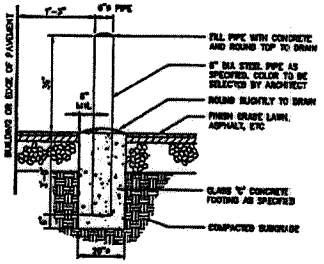
1/14 ACCESSIBLE PARKING & TRAFFIC SIGNAGE
NOT TO SCALE



2/14 RAMP & RAILING DETAIL
NOT TO SCALE

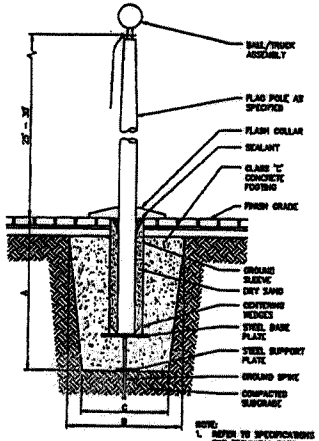


3/14 PARKING DIMENSION PLANS
NOT TO SCALE



6/14 STEEL PIPE BOLLARD
NOT TO SCALE

POLE HEIGHT	A	B	C
25'	3'-0"	2'-6"	2'-0"
30'	3'-0"	2'-6"	3'-0"



5/14 FLAG POLE
NOT TO SCALE

SILLING ASSOCIATES, INC.
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CONSULTANTS, WEST TOWNSEND, SUITE#100
Environmental Design Group

SEAL

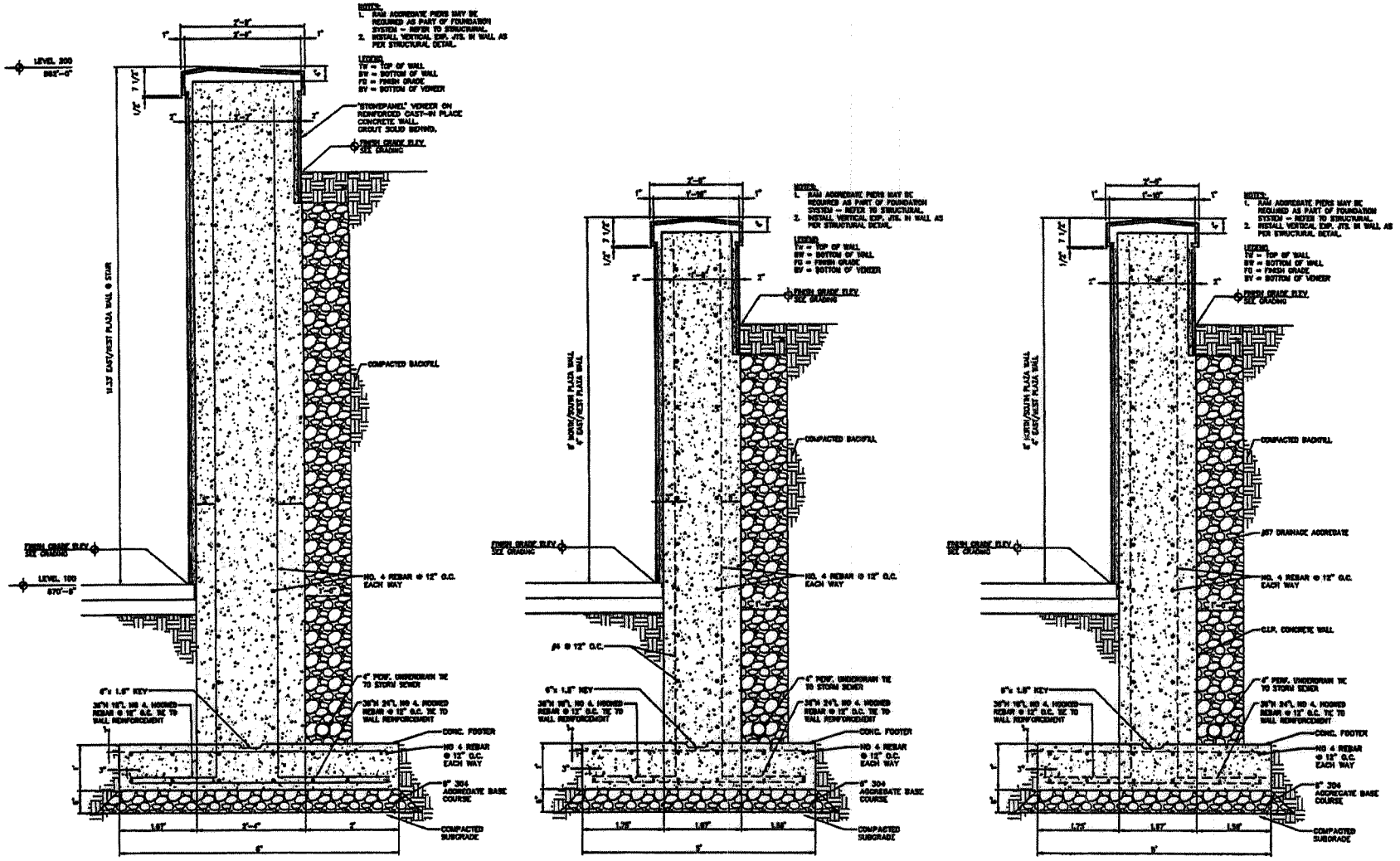
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

SITE CONSTRUCTION DETAILS - MISCELLANEOUS

REVISED

DATE | SCALE

DRAWING NUMBER
14 OF 17



1/15 MASONRY WALL - TYPE A
NOT TO SCALE

2/15 MASONRY WALL - TYPE B
NOT TO SCALE

3/15 MASONRY WALL - TYPE C
NOT TO SCALE

SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
Environmental Design Group

SEALS

DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

SITE CONSTRUCTION DETAILS - MISCELLANEOUS

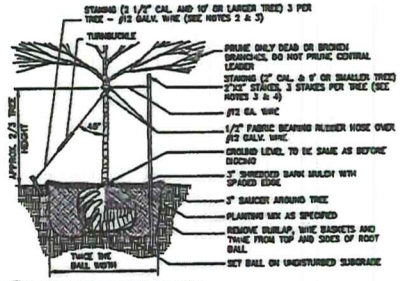
REVISED

DATE | SCALE

DRAWING NUMBER
15 OF 17

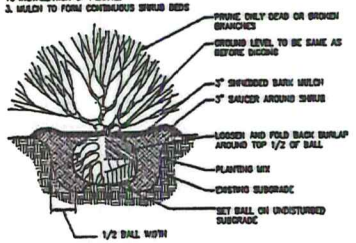
SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
Environmental Design Group
DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION
SITE LANDSCAPE PLAN
16 OF 17
SITE PLANTING NOTES
SYMBOL LEGEND
PLANTING LIST
NORTH UNION STREET
NORTH SANDUSKY STREET
MARSHALL COURT
ALLEYWAY
RUTHERFORD B. HAYES BUILDING
PROPOSED DELAWARE COUNTY COURT HOUSE
PARKING
GRAPHIC SCALE IN FEET

NOTES:
- REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
- STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR ARCHITECT.



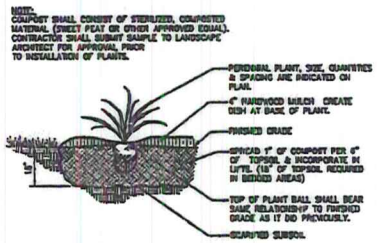
1/17 TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL
2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
3. MULCH TO FORM CONTINUOUS SHRUB BEDS

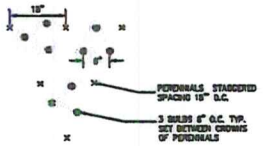


2/17 SHRUB PLANTING DETIAL
NOT TO SCALE

NOTES:
COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.

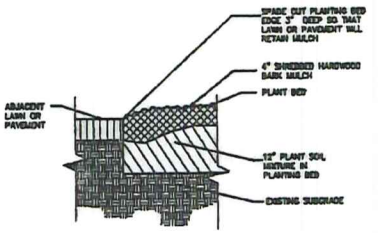


3/17 PERENNIAL PLANTING DETAIL
NOT TO SCALE

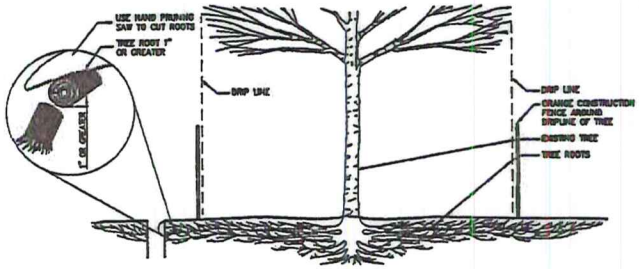


NOTES:
1. SCARIFY SOIL AT BOTTOM OF PIT BEFORE PLANTING
2. PLANT W/ NOSE POINTING TOWARD SURFACE
3. FALL PLANTING ONLY
4. WATER DRY SOIL
5. USE MULCH DEPTH AS SPECIFIED
6. PLANT BULBS 4" DEEP, 6" APART
7. BURY BULBS W/ 1 PART BONE MEAL TO 3 PARTS PLANT MIX

4/17 TYP. BULB PLANTING DETAIL
NOT TO SCALE



5/17 PLANTING BED EDGE DETAIL
NOT TO SCALE



NOTES:
1. ROOT PRUNING WILL BE CONSIDERED WHEN ROOT LOSS IS UNAVOIDABLE IN THE TREE PROTECTION ZONE AND SHALL ONLY BE PERFORMED UNDER AN ARBORIST SUPERVISION.
2. ROOTS THAT ARE ONE (1) INCH IN DIAMETER OR LARGER THAT CAN'T AVOID BEING DESTROYED DURING CONSTRUCTION, MUST BE CLEANLY AND SHARPLY CUT BY HAND AND SHALL BE PERFORMED WITH HAND IMPLEMENTS ONLY. MAKE THE CUT FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE. DO NOT PAINT OR TREAT THE ENDS. ROOTS WITH A SHARPLY CUT END WILL QUICKLY PRODUCE A FLUSH OF NEW ROOTS, HELPING THE TREE RECOVER FROM ITS INJURIES. A CRUSHED OR TORN ROOT LEADS TO DECAY AND FEW NEW ROOTS. THIS PROCEDURE RESULTS IN ROOTS BEING CUT, BUT IF DONE PROPERLY IT WILL MINIMIZE DAMAGE TO THE TREE AND AFFORD THE PRUNED ROOTS AN OPPORTUNITY TO QUICKLY REGENERATE.
3. EXPOSED TREE ROOTS SHALL BE COVERED WITH MULCH FROM A PERIOD IMMEDIATELY FOLLOWING EXCAVATION, UNTIL THE AREA IS BACKFILLED FOLLOWING CONSTRUCTION.
4. TREE PROTECTION: NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PLACED, PARKED, OR STORED UNDER THE DRIPLINES OF THE TREES. NO CHEMICALS, WASTE, OR PETROLEUM PRODUCTS SHALL BE DEPOSITED WITHIN THE DRIPLINES.

6/17 ROOT PRUNING DETAIL
NOT TO SCALE

SILLING ASSOCIATES, INC.
– ARCHITECTS PLANNERS –
428 CHESTNUT STREET · SUITE 200
MEADVILLE, WEST VIRGINIA 16335-1537
Environmental Design Group
428 Chestnut Street
Meadville, PA 16335
P: 814.724.1165
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www.sillingassociates.com

SEALS

DELAWARE COUNTY COURTHOUSE
FOR ZONING APPROVAL
NOT FOR CONSTRUCTION

SITE LANDSCAPE DETAILS

REVISED

DATE: 01/04/2016
SCALE: SEE SHEET

DRAWING NUMBER
17 OF 17

ELECTRICAL SYMBOL LEGEND

SYM.	DESCRIPTION
	LED LIGHTING FIXTURES. REFER TO LIGHTING FIXTURE SCHEDULE FOR DETAILS.
	17"x30"x18" POLYMER CONCRETE STACKABLE HANDHOLE. COVER MARKED "ELECTRIC". STAINLESS STEEL BOLTS WITH STAINLESS STEEL COVER.
	BRANCH CIRCUIT UNDER FLOOR SLAB, UNDERGROUND OR ABOVE ACCESSIBLE CEILING OF FLOOR BELOW. QUANTITY OF THREE INDICATES NUMBER OF CONDUCTORS. ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTOR. NEUTRAL CONDUCTOR SHALL NOT BE SHARED BETWEEN CIRCUITS. ALL RACEWAYS TO CONTAIN SEPARATE EQUIPMENT GROUNDING CONDUCTORS.

LIGHTING FIXTURE SCHEDULE

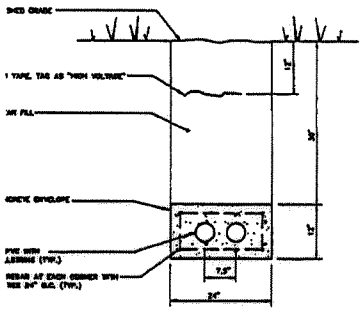
SYMBOL	CATALOG NO.	DESCRIPTION	MOUNTING	LAMP(S)
BOL A	KTY09-LED-WH-U01-3-SL	HOPE AMERICA MONTEGO CYLINDRICAL BOLLARD, 7" DIAMETER, 43.5" TALL, 3000K, 146.4 LUMEN OUTPUT, BLACK FINISH, AND (1) 36W,1=BOLT LED DRIVER. PRIMED WITH CONCRETE-FILLED STEEL PIPE CORE FOR BOLLARD MOUNTING = OR=EQUAL TO THE MANUFACTURER.	BOLLARD	INTEGRAL LED
BOL B	MTY13R-S/S-3-SL	SAME AS "BOL A" EXCEPT UN-ILLUMINATED.	BOLLARD	INTEGRAL LED
POLE A	(2) PHD-SS-3-36-WH-F-S-3-4-3-4-3 WITH GWA1A28	PICTURED: (2) HOLOPHANE GRANVILLE LED POST-TOP FIXTURES WITH 3" POST CAPITALS, FLUTED CASTING, TYPE III DISTRIBUTION, SIDE AND BACK SHIELDING, STANDARD FINISH, BLACK FINISH, 3000K, AND (1) LED DRIVER. VOLTAGE AND WIRING PER CITY SPECS. POLED MAIN STREET LIGHTING (CAMERON, LA)" TALL, (P573 TRIM ARM, BANNER ARMS, AND FLAG BRACKET).	POLE BASE PER CITY SPECS	INTEGRAL LED
POLE B	(2) PHD-SS-3-36-W-3-S-3-4-3 WITH GWA1A28	PICTURED: (2) HOLOPHANE GRANVILLE LED POST-TOP FIXTURES WITH 3" POST CAPITALS, FLUTED CASTING, TYPE III DISTRIBUTION, SIDE AND BACK SHIELDING, STANDARD FINISH, BLACK FINISH, 4000K, AND (1) 144LED-HOLT LED DRIVER. POLED MAIN STREET LIGHTING (CAMERON, LA)" TALL,	POLE BASE PER DETAIL	INTEGRAL LED
HH	HH12H-A-MLED-144T15E-4KVOLT-MPL-HCDB-12S-SFW-LDM-LA-HH	HYDREL MANUAL IN-GRADE ROUND LED FIXTURE, 12" DIAMETER x 16" DEEP, HEAVY-DUTY POLYMER HOUSING WITH ALUMINUM DOME, DOUBLE LENS, 4000K NEXTE LED ARRAY, MEDIUM FLOOD DISTRIBUTION, FLAT CLEAR SUP-=EXPOSURE LENS, BRASS TRIM RING, AND (1) 144LED-HOLT LED DRIVER. FINISH TO BE DETERMINED BY ARCHITECT.	IN-GRADE	INTEGRAL LED
LIGHTING FIXTURE NOTES:				

CODED NOTES

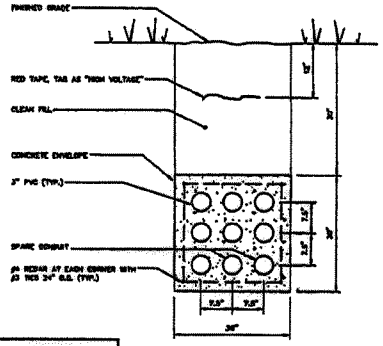
1. SECONDARY DUCTS SHOULD NOT EXTEND MORE THAN 3" ABOVE THE TOP OF FOUNDATION. PRIMARY DUCT SHOULD BE 6IN" OFF 1" BELOW PVC TOP OF THE FOUNDATION TO ALLOW FOR TERMINATION THC CABLES.
2. EXTEND GROUND ROD 3" ABOVE THE TOP OF THE FOUNDATION SO THAT A GROUNDING JUMPER MAY BE ATTACHED.

GENERAL NOTES

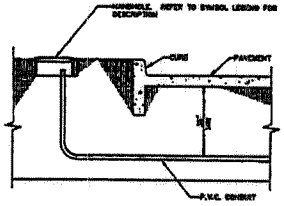
1. VERIFY ALL PAD DIMENSIONS WITH PAD MOUNTED TRANSFORMER SUPPLIER.
2. CONCRETE 3500 PSI. APPROXIMATE VOLUME .8 CU. YARDS. TOP AND SIDES TO BE FINISHED SMOOTH.



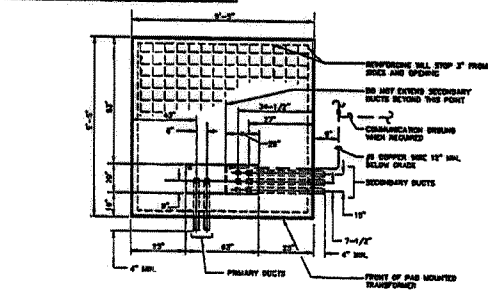
SECTION "A-A"
N.T.S.



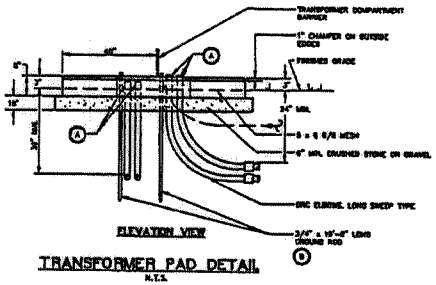
SECTION "B-B"
N.T.S.



HANDHOLE DETAIL
N.T.S.



PLAN VIEW

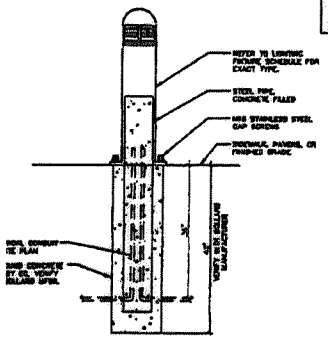


ELEVATION VIEW

TRANSFORMER PAD DETAIL
N.T.S.

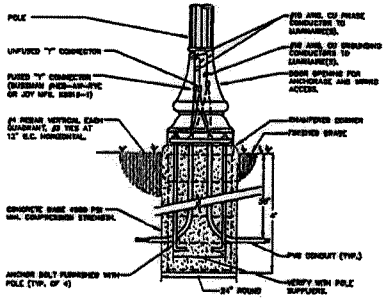
GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILS ON DUCT BANK CONSTRUCTION (I.E. CONCRETE REQUIREMENTS, ETC.)
2. NONMETALLIC SPACERS OR DESIGNED SIDE SHALL BE PROVIDED TO SUPPORT PVC CONDUITS RUN ENCASED IN CONCRETE. SPACERS SHALL BE PROVIDED AT 5' INTERVALS MINIMUM.



(TYPE " BOL A", "BOL B" FIXTURES)

BASE DETAIL FOR BOLLARD FIXTURE
N.T.S.



POLE "B" BASE DETAIL
N.T.S.

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- ARCHITECTS PLANNERS -
DELAWARE COUNTY COURTHOUSE
ZONING REVIEW PLANS - NOT FOR CONSTRUCTION

SEALS

DETAILS - SITE PLAN - ELECTRICAL

REVISED

DATE 08.07.15 | SCALE AS NOTED

DRAWING NUMBER
ES.1

SILLING ASSOCIATES, INC.
- ARCHITECTS PLANNERS -
405 CAPITOL STREET - LOWER ATRIUM
CHARLESTON, WEST VIRGINIA 25301-1727

SEALS

DELAWARE COUNTY COURTHOUSE
ZONING REVIEW PLANS - NOT FOR CONSTRUCTION

DEMOLITION - SITE PLAN -
ELECTRICAL

REVISED	
DATE	08.07.15
DRAWN BY	ROBERT
SCALE	AS NOTED
DRAWING NUMBER	ES.2

CODED NOTES

1. ELECTRICAL UTILITY POLE TO BE REMOVED BY UTILITY.
2. OVERHEAD ELECTRIC LINES TO BE REMOVED BY UTILITY.
3. EXISTING BUILDING TO BE DEMOLISHED. DISCONNECT ELECTRICAL SERVICE AND SAME DATE FOR DEMOLITION. COORDINATE WITH UTILITY.
4. EXISTING LIGHT POLE TO BE REMOVED.
5. EXISTING LIGHT POLE WITH LUMINAIRES AND UTILITY METER TO BE REMOVED. REMOVE METER TO UTILITY.
6. EXISTING POST-TOP LIGHT POLE TO REMAIN.
7. EXISTING AREA LIGHT POLE TO REMAIN.
8. EXISTING HANDHOLE FOR SECURITY FIBER LINES TO REMAIN.
9. EXISTING OVERHEAD WIRING TO BE REMOVED.
10. EXISTING UTILITY POLE TO REMAIN.
11. EXISTING STREETSCAPE LIGHT POLE TO REMAIN.

Call two working days BEFORE YOU DIG
or it's the law!
WEST VIRGINIA 811
Non-members must call directly

DEMOLITION - SITE PLAN - ELECTRICAL

N

SCALE

CODED NOTES
1. EXISTING UTILITY POLE.
2. NEW UTILITY POLE BY UTILITY. COORDINATE EXACT LOCATION WITH UTILITY.
3. NEW OVERHEAD ELECTRIC BY UTILITY.
4. APPROXIMATE LOCATION OF NEW PAD-MOUNTED TRANSFORMER.
5. TO HAVE SWITCHGEAR.
6. EXECUTIVE PAVEMENT OR DIRECTIONAL BORE UNDER PAVEMENT FOR ROOT BANK INSTALLATION.
7. CTL AND CCP CONDUCTORS WERE HANDHOLE FOR FUTURE EXTENSION.
8. CONDUIT AND WIRING PER CITY SPEC.
9. CONNECT TO CITY STREETSCAPE LIGHTING CIRCUIT.
10. TRANSFORMER CONCRETE PAD.
811 TWO WORKING DAYS BEFORE YOU DIG
DELAWARE COUNTY COURTHOUSE
ZONING REVIEW PLANS - NOT FOR CONSTRUCTION
NEW WORK - SITE PLAN - ELECTRICAL
REVISED
DATE 06.07.15
SCALE AS NOTED
DRAWING NUMBER ES.3
SEALS
STILLING ASSOCIATES, INC.
- ARCHITECTS PLANNERS -
408 CHURCH STREET - UPPER ATRIUM
CHARLESTON, WEST VIRGINIA 25301-1737
NEW WORK - SITE PLAN - ELECTRICAL
SCALE

)ELAWARE COUNTY COURTHOUSE

ORTH ELEVATION

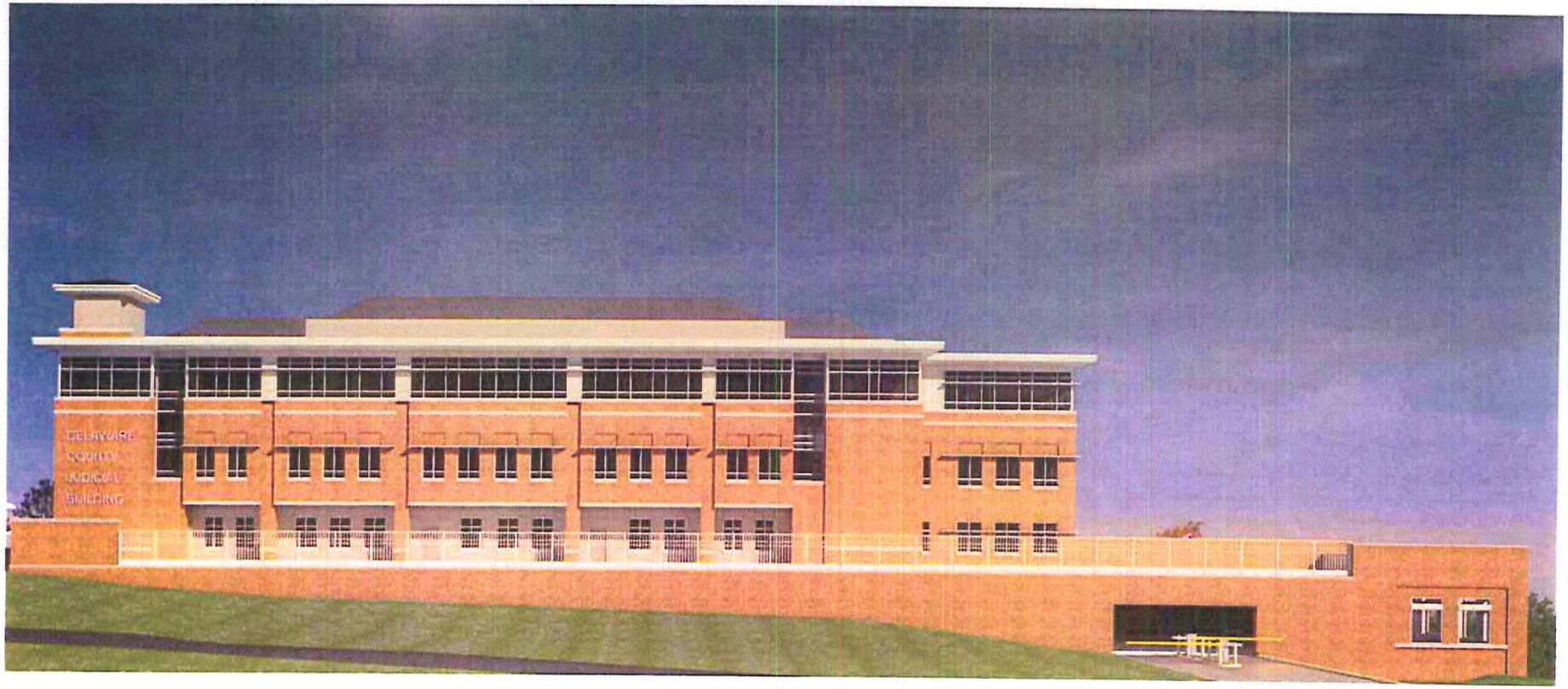
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SOUTH ELEVATION

SILLING
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)ELAWARE COUNTY COURTHOUSE

AST ELEVATION

SILLING
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)ELAWARE COUNTY COURTHOUSE

/EST ELEVATION

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