

PAVEMENT AND DRAINAGE IMPROVEMENTS
FOR

The Reserve at Williamsburg On The River Plat One

WASHINGTON TOWNSHIP, WOOD COUNTY, OHIO

INDEX OF SHEETS

TITLE SHEET	1
GENERAL NOTES AND SPECIFICATIONS	2
GENERAL NOTES, SPECIFICATIONS, & GENERAL SUMMARY	3
INTERSECTION DETAILS AND STREET SIGNING PLAN	4
TYPICAL SECTIONS AND BIORETENTION POND DETAILS	5
BASIN DETAILS	6
EXISTING SITE/TOPO PLAN	7
SITE PLAN	8
SITE GRADING PLAN	9
PLAN AND PROFILES	10-11
CROSS SECTIONS	12-15

BENCH MARK DATA

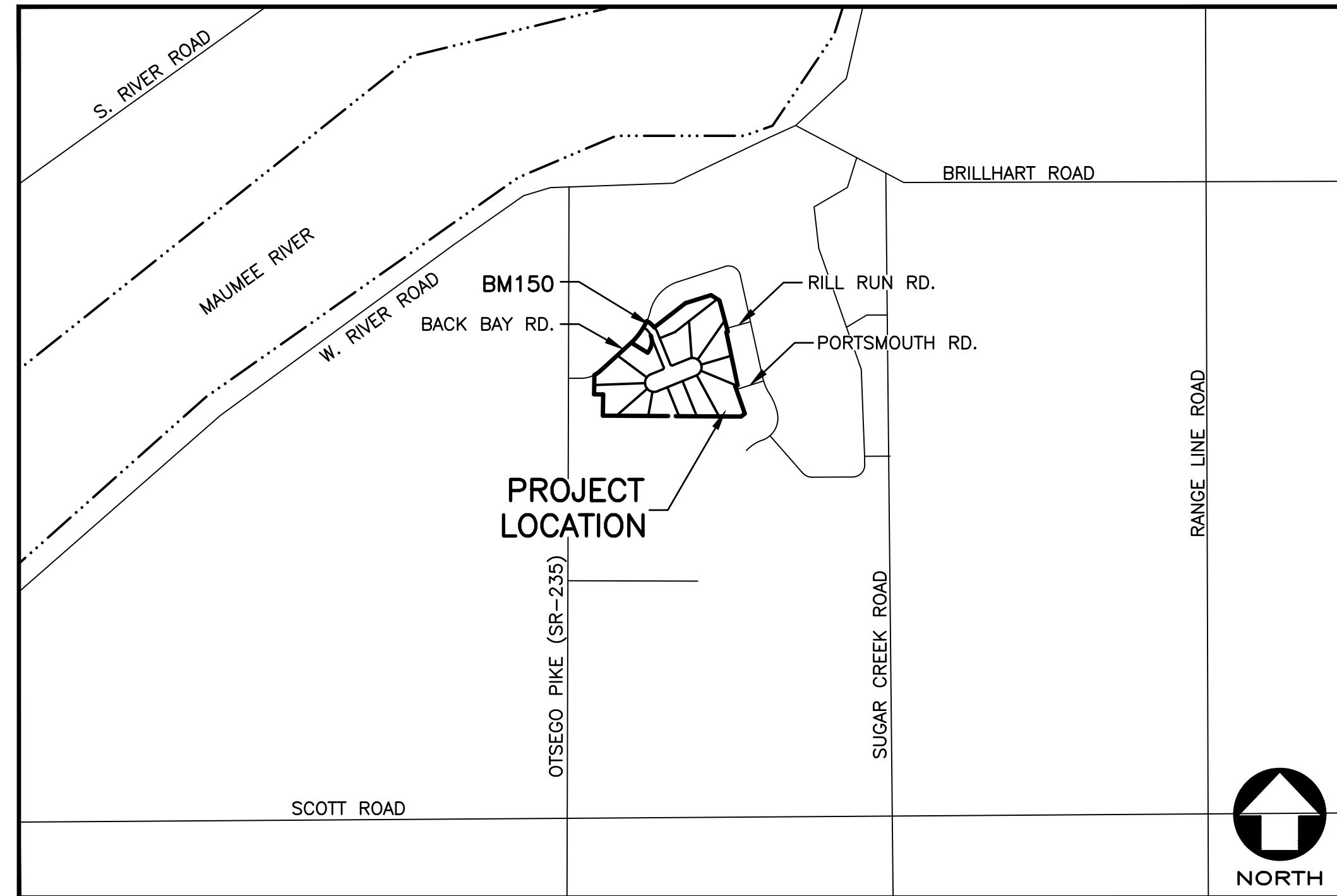
SITE BENCH MARK No. 150
MAG NAIL IN WEST FACE OF POWER POLE AT THE NORTHEAST CORNER OF INTERSECTION OF BACK BAY ROAD AND COACH HOUSE LOOP.

ELEVATION 661.21

THE RESERVE AT WILLIAMSBURG ON THE RIVER PLAT ONE IS A PROPOSED DEVELOPMENT THAT INCLUDES INSTALLATION OF ALL INFRASTRUCTURE TO SERVE 13 SINGLE FAMILY LOTS.

CONVENTIONAL SIGNS

	PROPOSED	EXISTING
SANITARY SEWER		
STORM SEWER		
WATERLINE		
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
YARD BASIN		
WATER VALVE IN MANHOLE		
HYDRANT		
CENTERLINE		
TYPE B MONUMENT		



LOCATION MAP
SCALE: 1" = 1,000'

OHIO UTILITIES
PROTECTION SERVICE
CALL 1-800-362-2764
TWO WORKING DAYS
BEFORE YOU DIG
NON-MEMBERS MUST BE
CALLED DIRECTLY

INSPECTION SCHEDULING

FOR INSPECTION CALL 419-354-9060
BETWEEN 7:30 A.M. AND 4:00 P.M.
48 HOURS IN ADVANCE. IT IS THE
RESPONSIBILITY OF THE CONTRACTOR.

STANDARD DRAWINGS

ODOT

CB-2-2A,B,C	CATCH BASIN NO.'S. 2-2A,B,C	7/16/21
MH-3	MANHOLE NO. 3	7/16/21
RM-1.1	ROADWAY MONUMENTS	1/15/21
CB-2-3, 2-4	CATCH BASINS NO.'S 2-3, 2-4	1/21/22

SUPPLEMENTAL SPECIFICATIONS (ODOT)

SS 800	REVISIONS TO 2013 ODOT CMS	1/21/15
SS 811	CONDUIT AND DRAINAGE STRUCTURES	1/18/13

WOOD COUNTY: <http://engineer.co.wood.oh.us/index.php/standard-drawings>

TRENCH DETAILS	8/05/14
TYPE A AND B MONUMENT ASSEMBLIES	8/05/14
STANDARD BARRICADE AND TURN AROUNDS	8/05/14

SCALES

PLAN	1" = 50'
PROFILE, HORIZONTAL	1" = 50'
PROFILE, VERTICAL	1" = 5'
CROSS-SECTION, HORIZONTAL	1" = 20'
CROSS-SECTION, VERTICAL	1" = 5'

APPROVED BY

JOHN M. MUSTERIC, P.E., P.S.
WOOD COUNTY ENGINEER

02 JUN 2022
DATE

THE ABOVE SIGNATURE CONSTITUTES ACKNOWLEDGEMENT THOSE ITEMS OUTLINED IN THE CURRENT EDITION OF THE "WOOD COUNTY SUBDIVISION AND SITE IMPROVEMENT MANUAL" OR AS AMENDED BY THE WOOD COUNTY ENGINEER, HAVE BEEN UTILIZED. TECHNICAL CORRECTNESS AND INTERPRETATION OF THOSE ITEMS CONTAINED WITHIN THE MANUAL REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. THE ABOVE SIGNATURE IS VALID FOR 18 MONTHS FROM THE DATE OF SIGNING.

DEVELOPED BY:

PRESERVE PROPERTIES, LLC
3242 EXECUTIVE PARKWAY, SUITE 203
TOLEDO, OHIO 43606
866-444-4955

WADE SMITH
OWNER/MEMBER

5/13/2022
DATE

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

NO.	DATE	REVISION

TITLE SHEET
THE RESERVE AT
WILLIAMSBURG ON THE RIVER

STATE OF OHIO
GREGORY N. FELLER
E-69055
REGISTERED
PROFESSIONAL ENGINEER

SIGNED:
DATE: 5/13/22

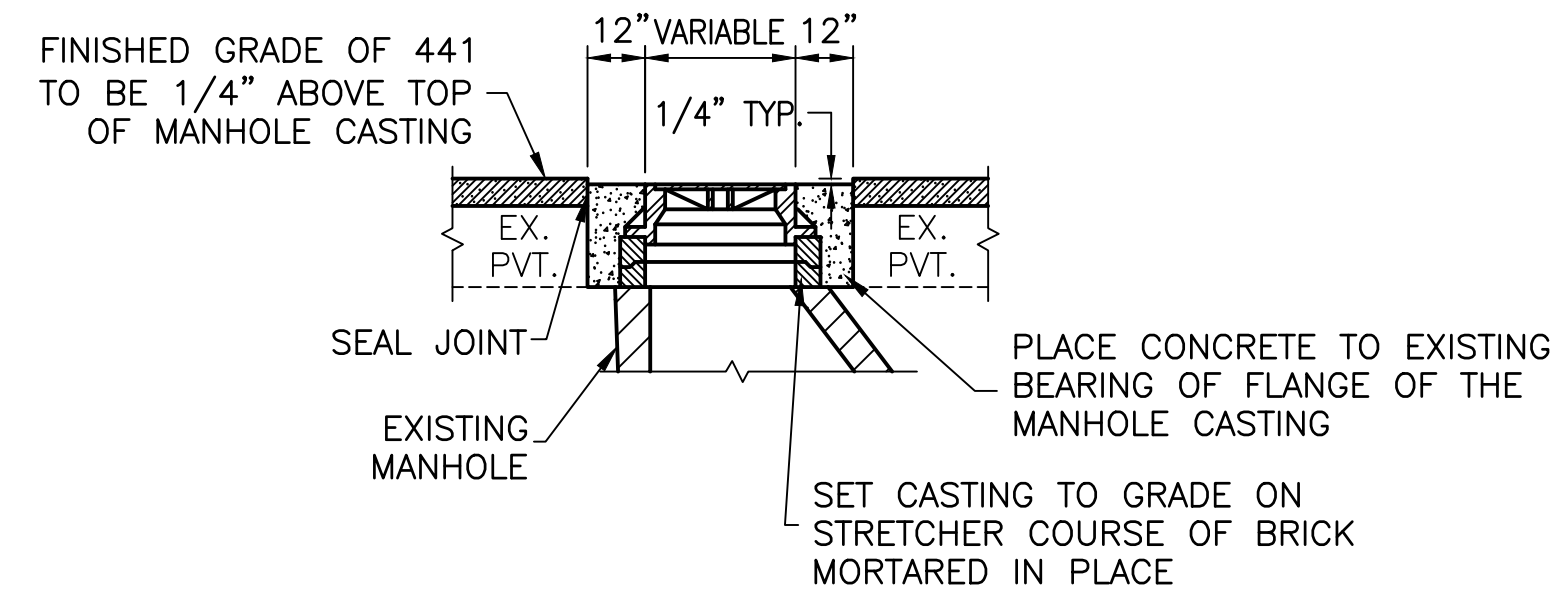
DESIGNED BY: CMG
DRAWN BY: RSP
CHECKED BY: GNF
REVIEWED BY: GNF

DATE: 3-16-22
PROJECT: 10E09360

1
15

5. BACKFILL

TYPE A AND TYPE B PIPE WITHIN FIVE (5) FEET OF THE EDGE OR BACK OF CURB OF EXISTING OR PROPOSED PAVEMENT AND UNDER THE EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH APPROVED GRANULAR MATERIAL TO THE SUBGRADE. GRANULAR MATERIAL SHALL MEET THE GRADING REQUIREMENTS OF ITEM 411 OR 304 STONE, ODOT SPECIFICATIONS, OR 1997 ODOT SPECIFICATIONS AS MODIFIED BY THE WOOD COUNTY ENGINEER (MAXIMUM DRY DENSITY EXCEEDING 105 POUNDS/CUBIC FEET AND 98% COMPACTION AS DETERMINED BY THE STANDARD PROCTOR TEST ASTM D698). THE WOOD COUNTY ENGINEER RESERVES THE RIGHT TO ORDER COMPACTION TESTS IF THE WOOD COUNTY ENGINEER DEEMS NECESSARY. TYPE C PIPE OUTSIDE THE LIMITS OF FIVE (5) FEET FROM THE EDGE OR BACK OF CURB OF THE EXISTING OR PROPOSED PAVEMENT MAY BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL. ITEM 411 OR 304 STONE APPROVED GRANULAR MATERIAL SHALL BE INCLUDED IN THE UNIT PRICE PER LINEAL FOOT OF PIPE.



6. CONNECTING TO/OR CROSSING EXISTING UTILITIES

WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS OVER OR UNDER AN EXISTING UTILITY; IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING UTILITY AS TO LINE AND GRADE BEFORE LAYING THE PROPOSED CONDUIT. WHEN CONNECTING TO AN EXISTING MANHOLE THE CONTRACTOR SHALL CUT A CIRCULAR HOLE AND INSTALL A KOR-N-SEAL BOOT OR APPROVED EQUAL.

7. SERVICE CONNECTIONS

ALL SEWER SERVICE CONNECTIONS SHALL BE PROPERLY PLUGGED, WITH THE COST OF ALL LABOR AND MATERIALS FOR INSTALLATION INCLUDED IN THE UNIT PRICE BID FOR THE CONDUIT. THE ENDS OF ALL SEWER SERVICE CONNECTIONS SHALL BE MARKED WITH A TWO INCH (2") BY FOUR INCH (4") STAKE EXTENDING FROM THE FLOW LINE TO WITHIN 18 INCHES OF PROPOSED FINISHED GRADE.

8. PLUGS AND FITTINGS

ANY PIPE NOT CONNECTED SHALL BE FITTED WITH PREMIUM JOINT PLUGS FASTENED IN AN APPROVED MANNER. ALL PIPE SPECIALS, SUCH AS PLUGS, BENDS, TEES, WYES, ETC., SHALL BE ONE-PIECE FACTORY FORMED AND CONSIDERED PAID FOR IN THE UNIT PRICE FOR THE PERTINENT CONDUIT ITEM.

9. MANHOLES, CATCH BASINS AND HEADWALLS

MANHOLES, CATCH BASINS AND HEADWALLS SHALL BE CONSTRUCTED ACCORDING TO THE ODOT STANDARD CONSTRUCTION DRAWINGS. ALL CATCH BASINS AND MANHOLES SHALL BE BUILT WITHOUT SUMPS UNLESS OTHERWISE NOTED.

10. MANHOLES

ALL MANHOLES SHALL BE PRECAST CONCRETE CONSTRUCTED ACCORDING TO THE ODOT STANDARDS CONSTRUCTION DRAWING. THE RISER SECTIONS WILL BE "O-RING" TYPE CONFORMING TO ASTM C-443.

11. MANHOLE RIM ELEVATIONS

WHEN MANHOLES ARE LOCATED WITHIN THE PAVEMENT, THE UPPERMOST SURFACE OF THE FRAME OR COVER SHALL BE 1/4 INCH BELOW THE PAVEMENT SURFACE. WHEN MANHOLES ARE LOCATED OUTSIDE THE PAVEMENT, THE TOP SHALL BE SET ONE INCH (1") ABOVE THE FINISHED GROUND GRADE TOP ELEVATIONS SHOWN ON THE DRAWINGS ARE GIVEN AT GROUND OR PAVEMENT.

12. STORM SEWER ACCEPTANCE

PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE WOOD COUNTY ENGINEER, ALL STORM SEWERS INSTALLED OR REPAIRED SHALL BE THOROUGHLY CLEANED AND FLUSHED WITH CLEAN WATER AND ALL NEW INLETS AND MANHOLES CONSTRUCTED AS PART OF THE PROJECT SHALL BE FREE OF FOREIGN MATTER AND IN A CLEAN CONDITION.

RESET CASTING BY THE FOLLOWING METHOD:

- STEP 1** THE ASPHALT CONCRETE, INCLUDING LEVELING, BINDER AND WEARING COURSES, SHALL BE LAID CONTINUOUSLY OVER THE CASTING. SPECIAL PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR, THE ENGINEER, AND THE INSPECTORS. FOR THE MARKING AND RE-ESTABLISHMENT OF THE LOCATIONS OF THE CASTINGS.
- STEP 2** AFTER COMPLETELY PLACING AND COMPACTING THE ASPHALT CONCRETE, ONE-HALF THE WIDTH OF THE STREET SHALL BE BARRICADED. THE NEW ASPHALT CONCRETE SURFACE AND THE OLD PAVEMENT SHALL BE NEATLY CUT AWAY WITH AIR SPADES AND REMOVED IN A CIRCULAR AREA OF SPECIFIED DIAMETER AROUND EACH CASTING, DOWN TO THE EXISTING BEARING OF THE FLANGE OF THE CASTINGS AS DETAILED.
- STEP 3** THE CASTING SHALL THEN BE RAISED TO 1/4" BELOW THE NEW ASPHALT CONCRETE SURFACE AND SET TO GRADE. THE EXCAVATED AREA AROUND THE CASTING SHALL THEN BE FILLED AND COMPACTED TO 1/4" BELOW THE NEW SURFACE WITH "HIGH-EARLY STRENGTH" CONCRETE AS SPECIFIED BY THE ENGINEER. THE CONCRETE SHALL BE ALLOWED TO CURE AT LEAST TWENTY-FIVE (24) HOURS BEFORE THIS SIDE OF THE STREET IS OPENED TO TRAFFIC.
- STEP 4** AFTER STEP 3 HAS BEEN COMPLETED THE REMAINING ONE-HALF THE WIDTH OF THE STREET SHALL BE COMPLETED IN THE SAME MANNER AS OUTLINED IN STEP 2 AND 3 ABOVE.
- STEP 5** ALL SANITARY MANHOLES ADJUSTMENT RINGS AND CASTINGS SHALL BE SEALED WITH AN INTERNAL OR EXTERNAL SEAL. INTERNAL SEALS SHALL BE FLEX SEAL. EXTERNAL SEALS SHALL BE WRAPID SEAL OR APPROVED EQUAL. SEALS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NORTHWESTERN WATER AND SEWER DISTRICT.

FOR SPECIFICATIONS ON RESETTING CATCH BASINS REFER TO C.M.S. SPECIFICATION SS811.

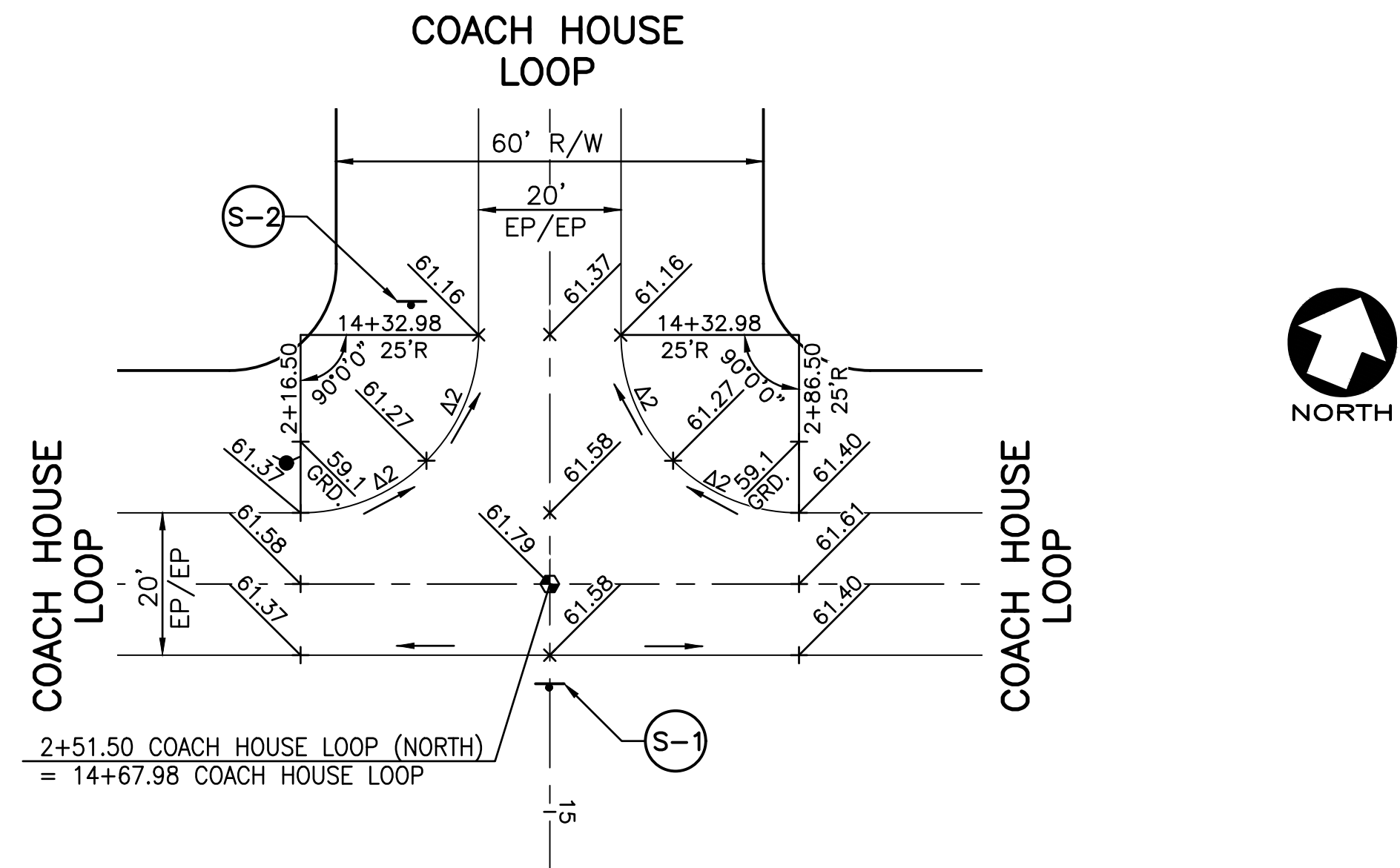
PAYMENT FOR ADJUSTMENT OF EXISTING MANHOLE / CATCH BASIN / CURB BOX CASTINGS SHALL BE PAID FOR UNDER ITEM SS811, ADJUST CASTING TO GRADE. PAYMENT FOR PLACEMENT AND ADJUSTMENT OF NEW CASTINGS TO FINAL GRADE SHALL BE PAID FOR UNDER THE PERTINENT NEW MANHOLE OR CATCH BASIN PAY ITEM.

DETAIL OF ADJUSTMENT AND PLACEMENT OF MANHOLE / CATCH BASIN / CURB BOX CASTINGS INCLUDING NEW CONSTRUCTION

GENERAL SUMMARY

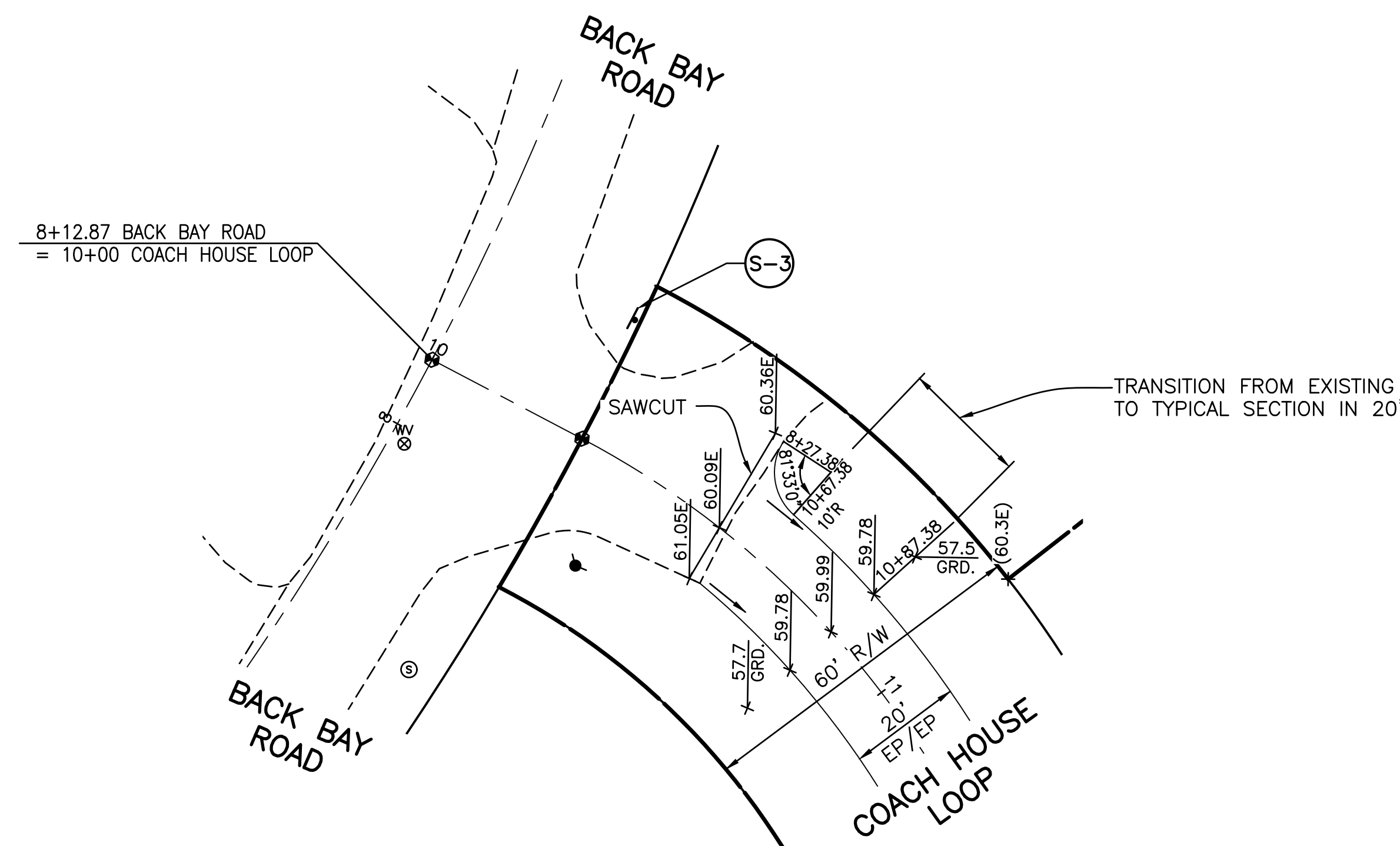
ITEM	QTY.	UNIT	DESCRIPTION
ROADWAY AND PAVEMENT			
203	11,958	CU. YD.	EMBANKMENT, AS PER PLAN
203	14,293	CU. YD.	EXCAVATION, AS PER PLAN
204	3,057	SQ. YD.	SUBGRADE COMPACTION
623	21	EACH	TYPE A MONUMENTS (BY OTHERS)
623	6	EACH	TYPE B MONUMENTS
304	1,119	CU. YD.	AGGREGATE BASE, AS PER PLAN
407	153	GALLON	TACK COAT FOR INTERMEDIATE COURSE
441	213	CU. YD.	ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) PG64-22
441	128	CU. YD.	ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG64-22
SPEC.	2	EACH	GUARDRAIL BARRICADE
SPEC.	300	CU. YD.	SUBGRADE IMPROVEMENT (CONTINGENCY)
SPEC.	416	SQ. FT.	ASPHALT REMOVED
SPEC.	1	LUMP SUM	SUBDIVISION IMPROVEMENT MAINTENANCE BOND
SPEC.	1	LUMP SUM	SUBDIVISION IMPROVEMENT MAINTENANCE BOND
DRAINAGE			
601	850	SQ. YD.	No. 1 AND No. 2 COARSE AGGREGATE, ODOT 703.01
601	9.7	CU. YD.	ROCK CHANNEL PROTECTION, TYPE C W/O FILTER
605	419	FT.	6" UNDERDRAIN, 707.31
611	90	FT.	6" CONDUIT, TYPE B, AS PER PLAN
611	114	FT.	12" CONDUIT, TYPE B, AS PER PLAN
611	66	FT.	15" CONDUIT, TYPE B, AS PER PLAN
611	30	FT.	21" CONDUIT, TYPE B, AS PER PLAN
611	225	FT.	8" CONDUIT, TYPE C, CMP
611	657	FT.	6" CONDUIT, TYPE C, AS PER PLAN
611	326	FT.	12" CONDUIT, TYPE C, AS PER PLAN
611	1,028	FT.	15" CONDUIT, TYPE C, AS PER PLAN
611	169	FT.	18" CONDUIT, TYPE C, AS PER PLAN
611	404	FT.	21" CONDUIT, TYPE C, AS PER PLAN
611	4	EACH	ODOT No. 3 MANHOLE
611	7	EACH	ODOT CATCH BASIN NO. 2-2B
611	1	EACH	ODOT CATCH BASIN NO. 2-4
SPEC.	17,144	SQ. FT.	BIORETENTION AREA

SEE SWP3 PLANS FOR EROSION CONTROL QUANTITIES.

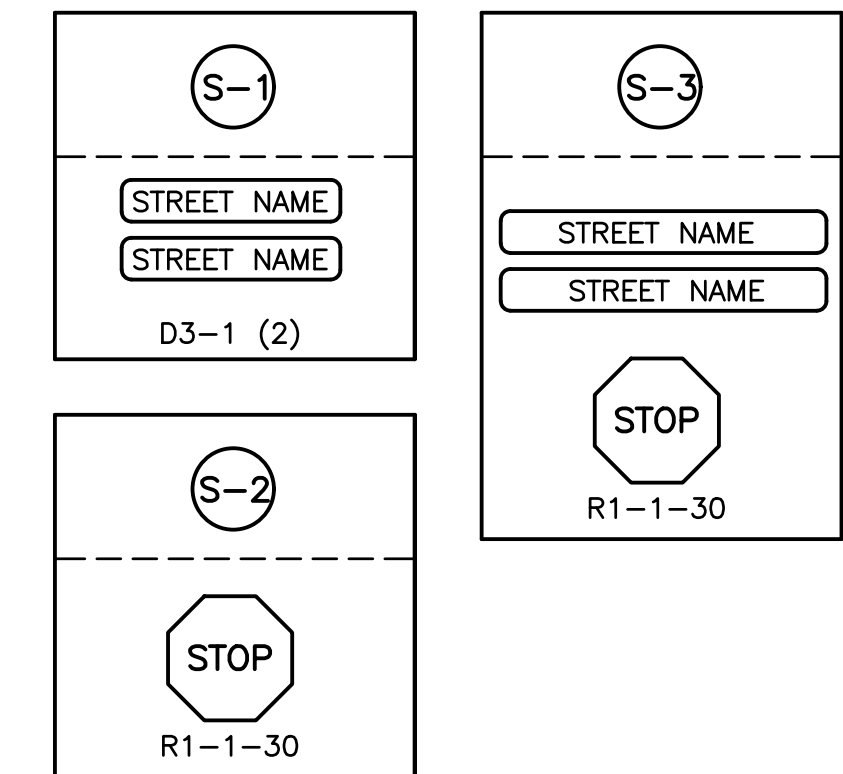


SIGNING QUANTITIES							
SIGN TYPE	LOCATION		SIDE	CODE	SIZE W x H (INCHES)	ODOT ITEM 630	
	STREET	STATION				SIGN, FLAT SHEET	GROUND MOUNTED SUPPORT
						TYPE G SQ. FT.	NO. 3 POST FT.
S-2	COACH HOUSE LOOP	14+28.28	RT.	R1-1-30	30x30	6.25	13.0
S-1	COACH HOUSE LOOP	14+82	ON C	STREET NAME COACH HOUSE LOOP	36x6	1.5	12.0
				STREET NAME COACH HOUSE LOOP	36x6	1.5	
				STREET NAME COACH HOUSE LOOP	36x6	1.5	
S-3	COACH HOUSE LOOP	10+28	LT.	STREET NAME BACK BAY ROAD	36x6	1.5	14.5
				STREET NAME COACH HOUSE LOOP	36x6	1.5	
				R1-1-30	30x30	6.25	
TOTALS						18.5	39.5

TOTAL QUANTITIES HAVE NOT BEEN CARRIED TO THE GENERAL SUMMARY AS ROAD NAME SIGNS AND STOP SIGNS SHALL BE PLACED BY THE WOOD COUNTY ENGINEER. THE COST FOR SUCH SIGNS SHALL BE PAID FOR BY THE DEVELOPER.



SIGN TYPES



BENCH MARK DATA

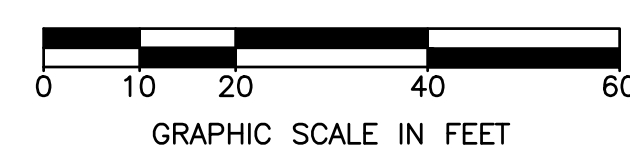
SITE BENCH MARK No. 150
MAG NAIL IN WEST FACE OF POWER POLE AT THE NORTHEAST CORNER OF INTERSECTION OF BACK BAY ROAD AND COACH HOUSE LOOP.

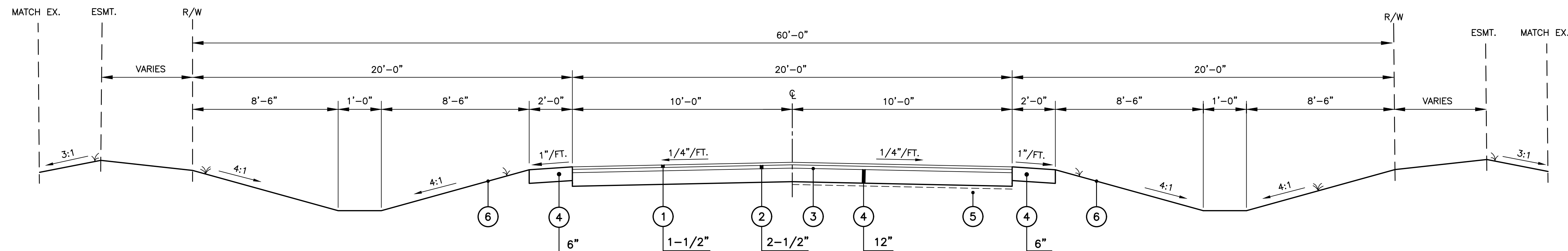
ELEVATION 661.21

NOTES:

- ALL RADII AND DIMENSIONS ARE TO EDGE OF PAVEMENT.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- ADD 600.00 TO ALL ELEVATIONS.
- GRD = PROPOSED GROUND GRADE

INTERSECTION DETAILS
SCALE: 1" = 20'





COACH HOUSE LOOP, STA. 10+87.38 TO STA. 14+32.98 = 345.60 LIN. FT.
 COACH HOUSE LOOP (NORTH), STA. 0+55 TO STA. 2+16.50 = 187.19 LIN. FT. *
 STA. 2+86.50 TO STA. 4+86.12 = 225.31 LIN. FT. *
 COACH HOUSE LOOP (SOUTH), STA. 0+55 TO STA. 4+86.12 = 482.50 LIN. FT. *
 TOTAL = 1240.60 LIN. FT.

* LENGTH BASED ON CENTERLINE LENGTH

TYPICAL ROAD SECTION
N.T.S.

TYPICAL SECTION LEGEND

- ① ITEM 441 1-1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64 - 22
- ② ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449)
- ③ ITEM 407 TACK COAT FOR INTERMEDIATE COURSE @ 0.05 GAL./SQ YD.
- ④ ITEM 304 AGGREGATE BASE (THICKNESS PER PLAN)
- ⑤ ITEM 204 SUBGRADE COMPACTION
- ⑥ ITEM 659 SEEDING AND MULCHING; COMMERCIAL FERTILIZER

PLANTING SOIL REQUIREMENTS

- TEXTURE CLASS: LOAMY SAND. HAVING NO LESS THAT 80% SAND AND GREATER THAN 10% CLAY CONSIDERING ONLY THE MINERAL FRACTION OF THE SOIL.
- pH RANGE: 5.2-8.0
- SOLUBLE SALTS: 500 PPM MAXIMUM
- DECOMPOSED ORGANIC MATTER: 3-5% BY WEIGHT [NOTE: THIS TRANSLATES TO 8-20% ORGANIC MATTER BY VOLUME. SEE NOTE ON "CREATING A SUITABLE SOIL MEDIA" BELOW]
- PHOSPHORUS: PHOSPHORUS OF THE PLANTING MEDIA SHOULD FALL BETWEEN 15 AND 60 MG/KG (PPM) AS DETERMINED BY THE MEHLICH III TEST. FOR SITES IN WATERSHEDS WITH A PHOSPHORUS TMDL OR SITES WITH HIGH PHOSPHORUS LOADS, THE PHOSPHORUS CONTENT OF THE PLANTING MEDIA SHOULD FALL BETWEEN 10 AND 30 MG/KG AS DETERMINED BY THE MEHLICH III TEST.
- SAND ADDED SHALL BE CLEAN AND MEET AASHTO M-6 OR ASTM C-33 WITH A GRAIN SIZE OF 0.02-0.04" INCHES.

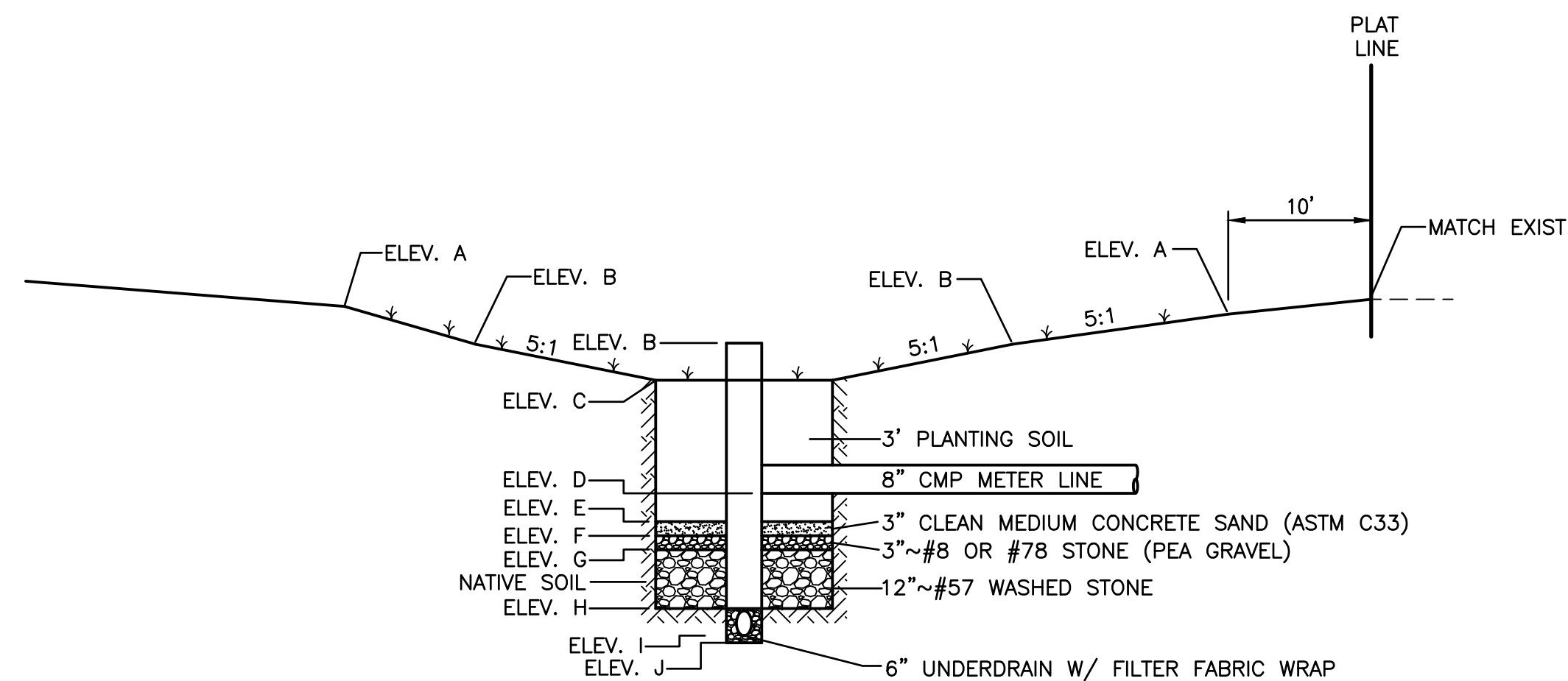
CREATING SUITABLE SOIL MEDIA - TO MEET THE ABOVE SOIL MEDIA CRITERIA, THE FOLLOWING MIX (BY VOLUME) IS RECOMMENDED AS A STARTING POINT:

SAND: 7.5 PARTS CLEAN SAND (I.E., ASTM C-33 OR EQUIVALENT, <1% PASSING NO. 200 SIEVE)

NATIVE SOIL: 1.5 PART (LOAM, SILT LOAM OR CLAY LOAM TEXTURE)

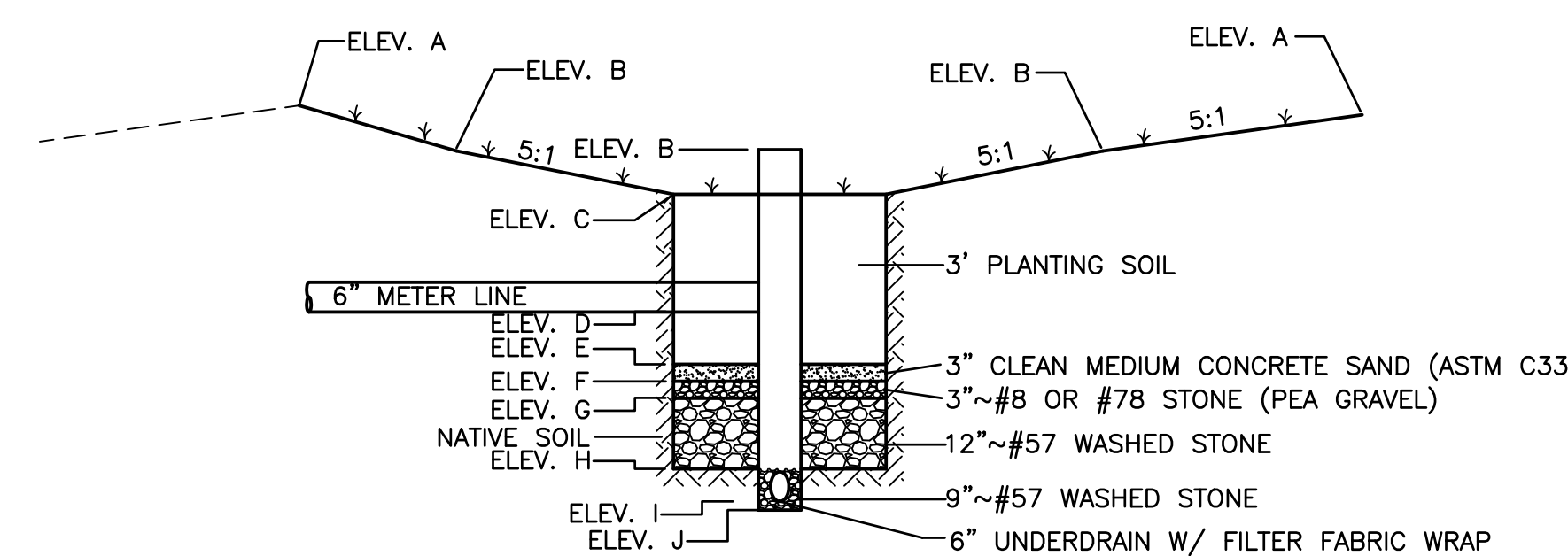
DECOMPOSED ORGANIC MATTER: 1 PART (LEAF COMPOST, PINE BARK FINES, MULCH FINES, ETC.)

BASED ON TESTING, EXPERIENCE AND NATIVE SOIL CHARACTERISTICS THE SAND, SOIL OR ORGANIC MATTER CONTENT CAN BE ADJUSTED TO ACHIEVE THE DESIRED MIX. THE SOIL MIX SUPPLIER SHOULD PRE-TEST THE SAND, NATIVE SOIL AND ORGANIC MATTER TO EVALUATE THEIR PHOSPHORUS CONTENT. THE SOIL MIX SUPPLIER MUST PRESENT A SOIL TEST SHOWING THE PLANTING MEDIA MEETS THE CRITERIA ABOVE.



BIORETENTION POND #1 SECTION

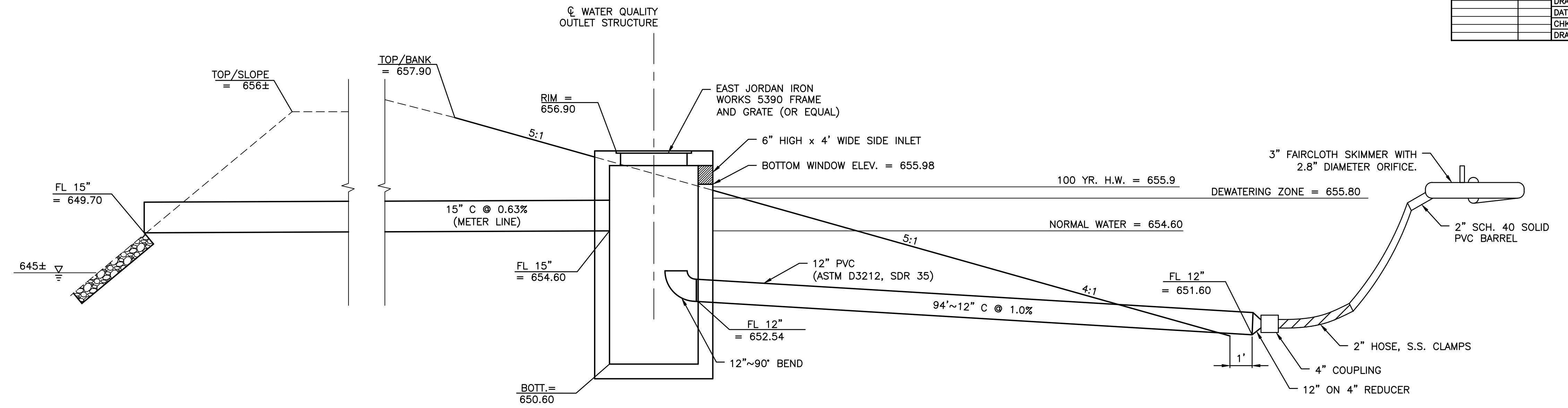
POND	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F	ELEV. G	ELEV. H	ELEV. I	ELEV. J
1	657.8	657.1	656.1	653.60	653.1	652.85	652.60	651.60	651.10	650.85



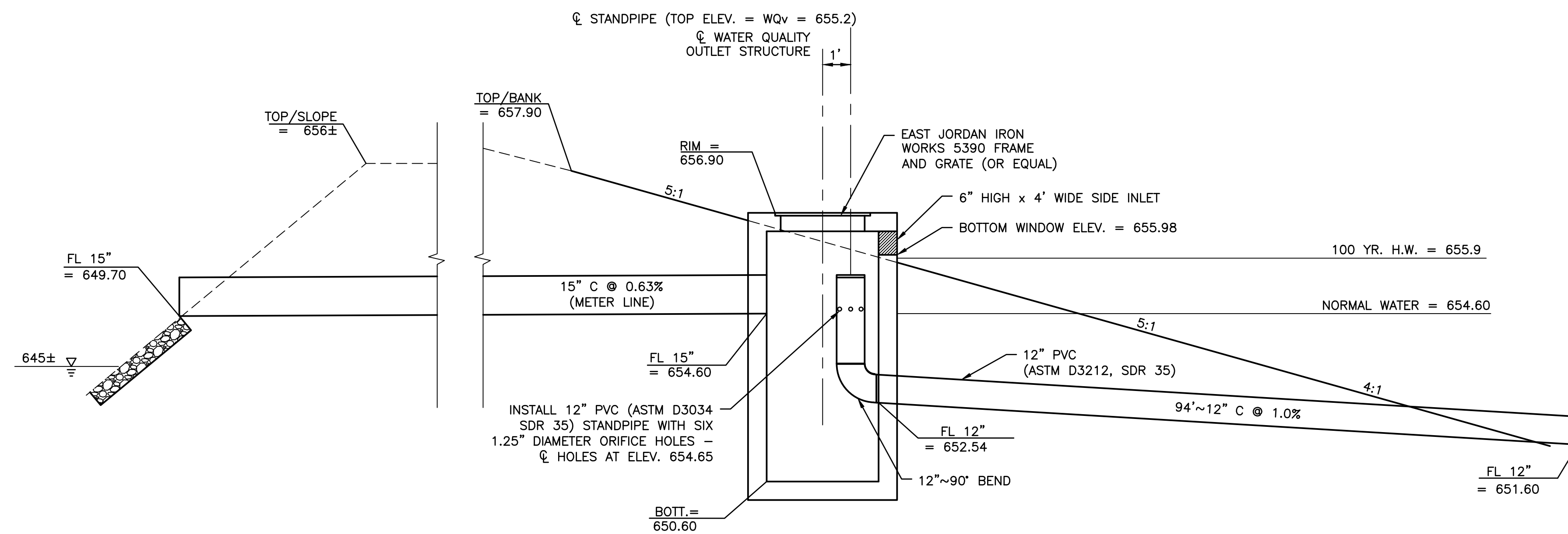
BIORETENTION POND #2 SECTION

POND	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F	ELEV. G	ELEV. H	ELEV. I	ELEV. J
2	658.5	658.0	657.0	654.50	654.0	653.75	653.50	652.50	652.00	651.75

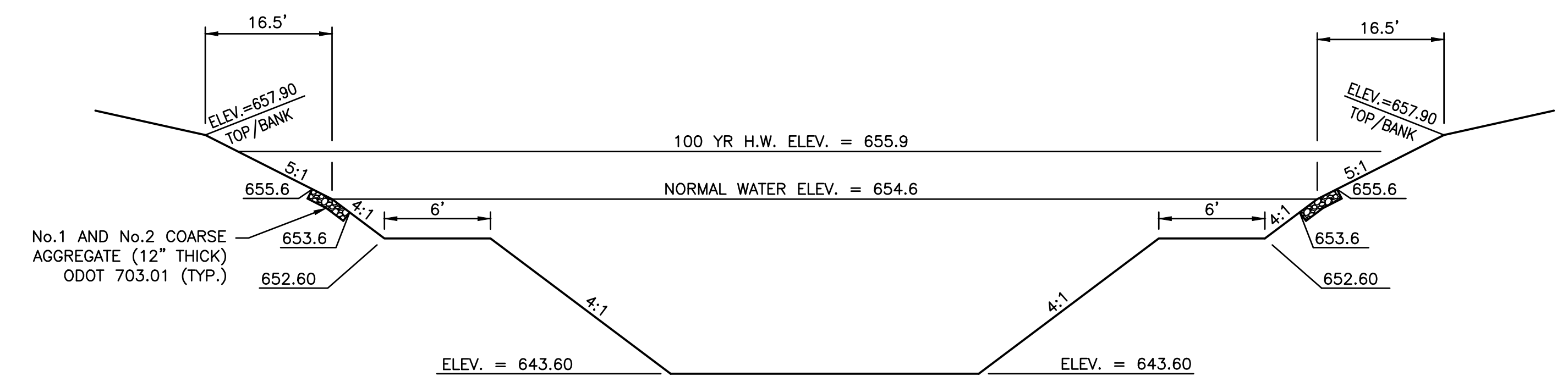
FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSP
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P001



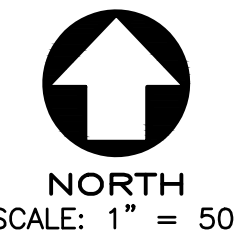
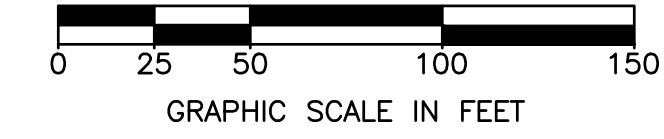
BASIN OUTLET STRUCTURE (DURING CONSTRUCTION)
ODOT 2-4 CATCH BASIN, MODIFIED
 N.T.S.



BASIN OUTLET STRUCTURE (FINAL POST CONSTRUCTION)
ODOT 2-4 CATCH BASIN, MODIFIED
 N.T.S.



RETENTION BASIN SECTION
 NTS



FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSP
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P001

AS PER FEMA COMMUNITY PANEL NUMBER 39173C0108D EFFECTIVE DATE SEPT. 2, 2011, THIS PROJECT IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA.

SOILS TYPE

- AnA - AURAND FINE SANDY LOAM
- EmA - EEL SILT LOAM
- SnA - SLOAN SILTY LOAM
- StC2 - ST CLAIR LOAM
- SuE2 - ST CLAIR SILTY CLAY LOAM
- NpB2 - NAPPANEE SILTY CLAY LOAM
- NpA - NAPPANEE SILTY CLAY LOAM
- NnA - NAPPANEE LOAM

LEGEND

EXISTING CONTOURS 000

MONUMENT LEGEND

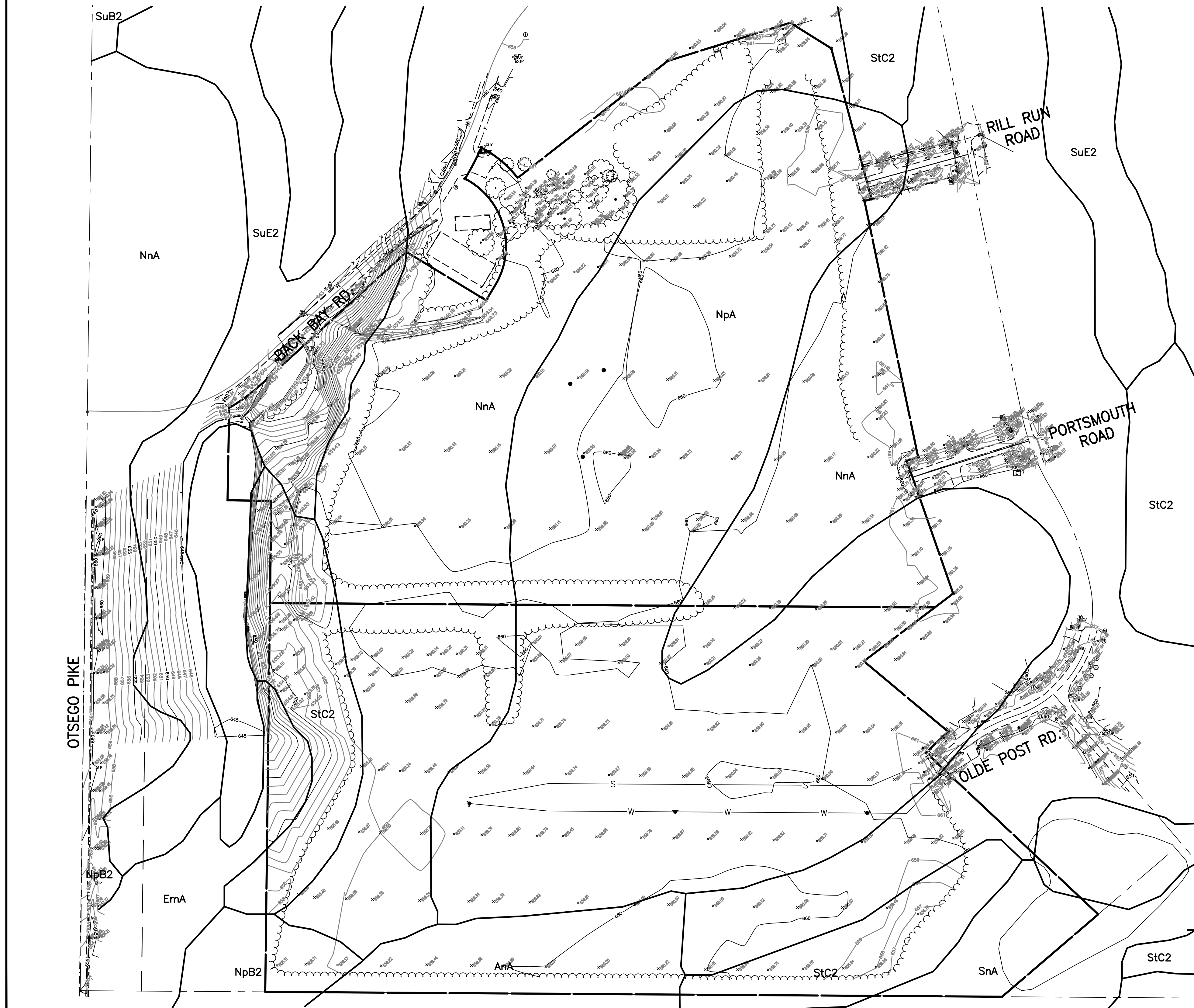
EXISTING WOOD COUNTY TYPE A MONUMENT ⊗
 EXISTING WOOD COUNTY TYPE B MONUMENT ⊕

BENCH MARK DATA

SITE BENCH MARK No. 150

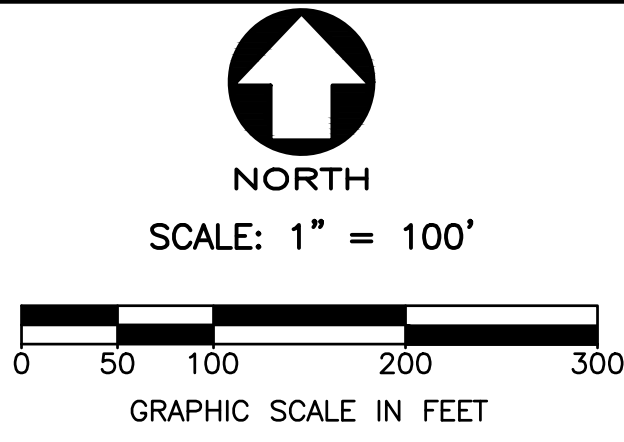
MAG NAIL IN WEST FACE OF POWER POLE AT THE NORTHEAST CORNER OF INTERSECTION OF BACK BAY ROAD AND COACH HOUSE LOOP.

ELEVATION 661.21

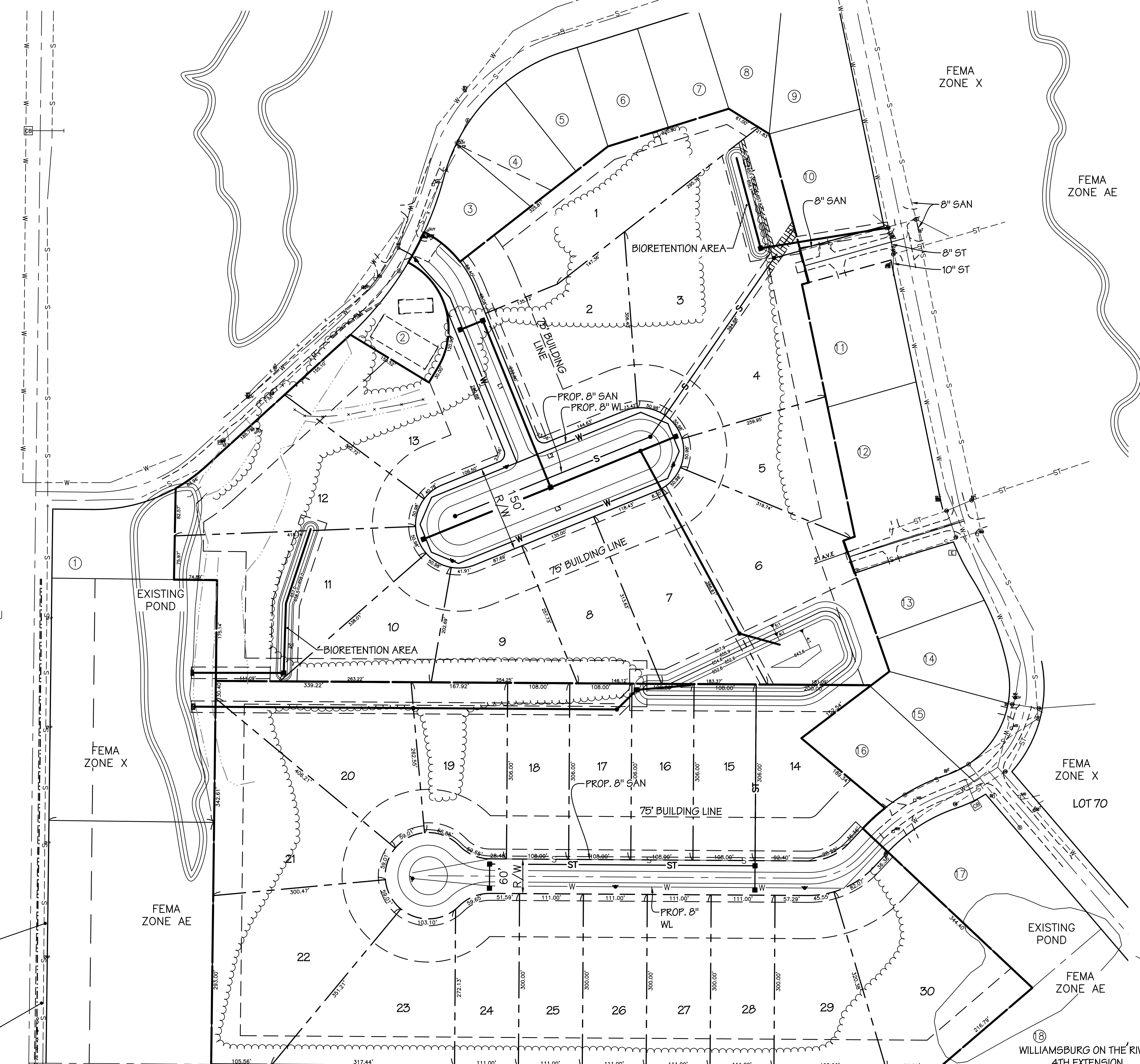


ADJACENT OWNERS INFORMATION

- ① VANDENBERGHE PETER J & JENNIFER M
V72-609-360103019000
ZONED R-2 RESIDENTIAL
- ② WILLIAMSBURG ASSOCIATION
V72-609-360103018000
ZONED R-2 RESIDENTIAL
- ③ WILSON DUKE E & TRACY R
V72-609-360103016000
ZONED R-2 RESIDENTIAL
- ④ MAUER KENNETH & PATRICIA D
V72-609-360103014000
ZONED R-2 RESIDENTIAL
- ⑤ HILTZ CRAIG ALLEN JR
V72-609-360103013000
ZONED R-2 RESIDENTIAL
- ⑥ MASSENGILL ERIC T & ARNDT KELLI JO
V72-609-360103012000
ZONED R-2 RESIDENTIAL
- ⑦ ZISKOVSKY DARREN J & ZISKOVSKY ALICIA
V72-609-360103011000
ZONED R-2 RESIDENTIAL
- ⑧ FALLON THOMAS N & FALLON JENNIFER L
V72-609-360103010000
ZONED R-2 RESIDENTIAL
- ⑨ MICHAEL E DAVIS
V72-609-360103009000
ZONED R-2 RESIDENTIAL
- ⑩ RILEY STEVEN J & KRISTI S
V72-609-360103008000
ZONED R-2 RESIDENTIAL
- ⑪ RYAN LAWRENCE A & MARY E TRUSTEES
V72-609-360103007000
ZONED R-2 RESIDENTIAL
- ⑫ BALAZS MICHAEL L & PAULETTE A
V72-609-360103006000
ZONED R-2 RESIDENTIAL
- ⑬ JOSEPH BRYAN R & JOSEPH MIRANDA
V72-609-360103005000
ZONED R-2 RESIDENTIAL
- ⑭ CUCKLER JOHN T & WENDIE J
V72-609-360103004000
ZONED R-2 RESIDENTIAL
- ⑮ BUTLER TIMOTHY J & DEBORAH K
V72-609-360103003000
ZONED R-2 RESIDENTIAL
- ⑯ CLOVER DAVID W & DOMME LINDA A
V72-609-360103002000
ZONED R-2 RESIDENTIAL
- ⑰ SCHLATTER BENJAMIN
V72-609-360103001000
ZONED R-2 RESIDENTIAL
- ⑱ HICKORY POINT LTD
V72-609-360105006000
ZONED R-2 RESIDENTIAL
- ⑳ NICHOLS PARK FARM LIMITED PARTNERSHIP
V72-609-360000012000
ZONED Ag. AGRICULTURAL



FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSP
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P0001



LOT DATA

EXISTING PARCEL NUMBER
V72-609-360103017000
OWNER: WILSHAR PROPERTIES II LLC.
EXISTING ZONINGR-2

SINGLE FAMILY (30 LOTS)
MINIMUM LOT WIDTH100'
MINIMUM LOT AREA22,000 SF
MINIMUM FRONT YARD75'
MINIMUM REAR YARD40'
MINIMUM SIDE YARD20'
MINIMUM TOTAL SIDE YARD40'

SITE ANALYSIS

- NUMBER OF LOTS = 30
- 60' RIGHT OF WAY
- 20' ASPHALT ROADS WITHOUT CURB AND GUTTER
- ROADSIDE SWALES
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 12' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE
- EX. WATERLINES IN THE DEVELOPMENT ARE 8"
- EX. SANITARY SEWERS IN THE DEVELOPMENT ARE 12" TO 8"
- EX. STORM SEWERS IN THE DEVELOPMENT RANGE FROM 12" TO 8"
- CONSERVATION EASEMENT AREAS ARE INTENDED TO REMAIN UNDISTURBED AND TREES WILL BE PRESERVED IN THE EASEMENT AREAS TO THE GREATEST EXTENT POSSIBLE. BIORETENTION AREAS ARE PERMITTED TO BE WITHIN THE CONSERVATION EASEMENT AREA.
- ACCESS PERMITS FOR LOTS 31 AND 32 WILL BE OBTAINED FROM ODOT PRIOR TO FLATTING THOSE LOTS.

LEGEND

- ⊕ = EXISTING STORM MANHOLE
- ⊞ = EXISTING CATCH BASIN
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING SANITARY MANHOLE
- ⊞ = EXISTING PUMP STATION
- = PROPOSED STORM MANHOLE
- = PROPOSED CATCH BASIN
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY MANHOLE
- - - W - - - EXISTING WATERLINE
- - - FM - - - EXISTING SANITARY SEWER
- - - ST - - - EXISTING FORCE MAIN
- - - ST - - - EXISTING STORM DRAINAGE
- - - W - - - PROPOSED WATERLINE
- - - S - - - PROPOSED SANITARY SEWER
- - - ST - - - PROPOSED STORM DRAINAGE
- - - ST - - - PROPOSED DRAINAGE SWALES
- - - SOILS MAP
- - - FLOOD PLAIN BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED PROPERTY LINES
- - - 000 - - - EXISTING CONTOURS
- - - EXISTING WOODED AREAS
- - - PROPOSED PLAT LINE

NOTES:

- EXISTING BUILDING SETBACK LINES OF ADJACENT PARCELS:
- ZONED AGRICULTURAL:
FRONT YARD = 75'
REAR YARD = 60'
SIDE YARD = 30', 60' TOTAL
- ZONED R-2:
FRONT YARD = 30'
REAR YARD = 30'
SIDE YARD = 10', 25' TOTAL
- AS PER FEMA COMMUNITY PANEL NUMBER 39173C0108D & 39173C0109D EFFECTIVE DATE: SEPTEMBER 2, 2011, PROJECT IS WITHIN THE 100 YEAR FLOOD HAZARD AREA.

ADDITIONAL ROW ALONG SR 235 WILL BE GRADNTED IF REQUIRED BY ODOT.

EX. DRAINAGE PATTERNS ALONG SR 235 WILL BE MAINTAINED. PROPOSED DRIVEWAYS FROM LOTS 31 AND 32 WILL UTILIZE DRIVE CULVERTS TO ALLOW FOR ROADSIDE DRAINAGE



BIORETENTION POND #1 DATA
 NORMAL WATER ELEVATION = 656.1
 100 YR. HIGH WATER ELEVATION = 657.8
 100 YR. STORAGE VOLUME REQUIRED = 8,882 CU. FT.
 100 YR. STORAGE VOLUME PROVIDED = 9,170 CU. FT.

BIORETENTION POND #2 DATA
 NORMAL WATER ELEVATION = 657.0
 100 YR. HIGH WATER ELEVATION = 658.5
 100 YR. STORAGE VOLUME REQUIRED = 7,971 CU. FT.
 100 YR. STORAGE VOLUME PROVIDED = 7,974 CU. FT.

LEGEND
 EXISTING CONTOURS 000
 PROPOSED ELEVATIONS (00.0)
 PROPOSED ELEVATIONS AT HOUSE (00.0)
 PROPOSED = EXISTING (00.0E)
 EXISTING PAVEMENT REMOVED
 ADD 600.00 TO ALL PROPOSED SPOT ELEVATIONS.
 ALL PAVEMENT GRADES ARE TOP OF PAVEMENT.

MONUMENT LEGEND
 EXISTING WOOD COUNTY TYPE A MONUMENT
 PROPOSED WOOD COUNTY TYPE A MONUMENT
 PROPOSED WOOD COUNTY TYPE B MONUMENT
 PROPOSED IRON PIN AT LOT CORNERS
 PROPOSED WOOD COUNTY AND CENTERLINE MONUMENT (DISC TO BE PROVIDED BY WOOD COUNTY)

BENCH MARK DATA
 SITE BENCH MARK No. 150
 MAG NAIL IN WEST FACE OF POWER POLE AT THE NORTHEAST CORNER OF INTERSECTION OF BACK BAY ROAD AND COACH HOUSE LOOP.
 ELEVATION 661.21

CURVE DATA					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.10'	160.00'	40°08'38"	S 42°11'24" E	109.82'
C2	141.37'	45.00'	180°00'00"	N 22°07'05" W	90.00'
C3	141.37'	45.00'	180°00'00"	S 22°07'05" E	90.00'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 22°07'05" E	370.88'
L2	N 67°52'55" E	341.12'
L3	N 67°52'55" E	341.12'

SITE ZONING DATA
 LOCATION: WASHINGTON TWP, WOOD CO.
 ZONING DISTRICT: R-2
 MINIMUM SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 30'
 SUM OF SIDES: 25'

EASEMENT ABBREVIATIONS
 S.E. SANITARY SEWER EASEMENT
 U.T.E. UTILITY & TOLEDO EDISON EASEMENT
 D.E. DRAINAGE EASEMENT
 A.V.A.E. ANTI-VEHICULAR ACCESS EASEMENT

NOTE:
 DRIVES SHALL INCLUDE A 12" CULVERT WHERE THE DRIVES CROSS THE ROADSIDE SWALE.

RETENTION BASIN DATA
 NORMAL WATER ELEVATION = 654.6
 100 YR. HIGH WATER ELEVATION = 655.9
 100 YR. STORAGE VOLUME REQUIRED = 36,905 CU. FT.
 100 YR. STORAGE VOLUME PROVIDED = 39,618 CU. FT.

SITE VOLUME TABLE (UNADJUSTED)

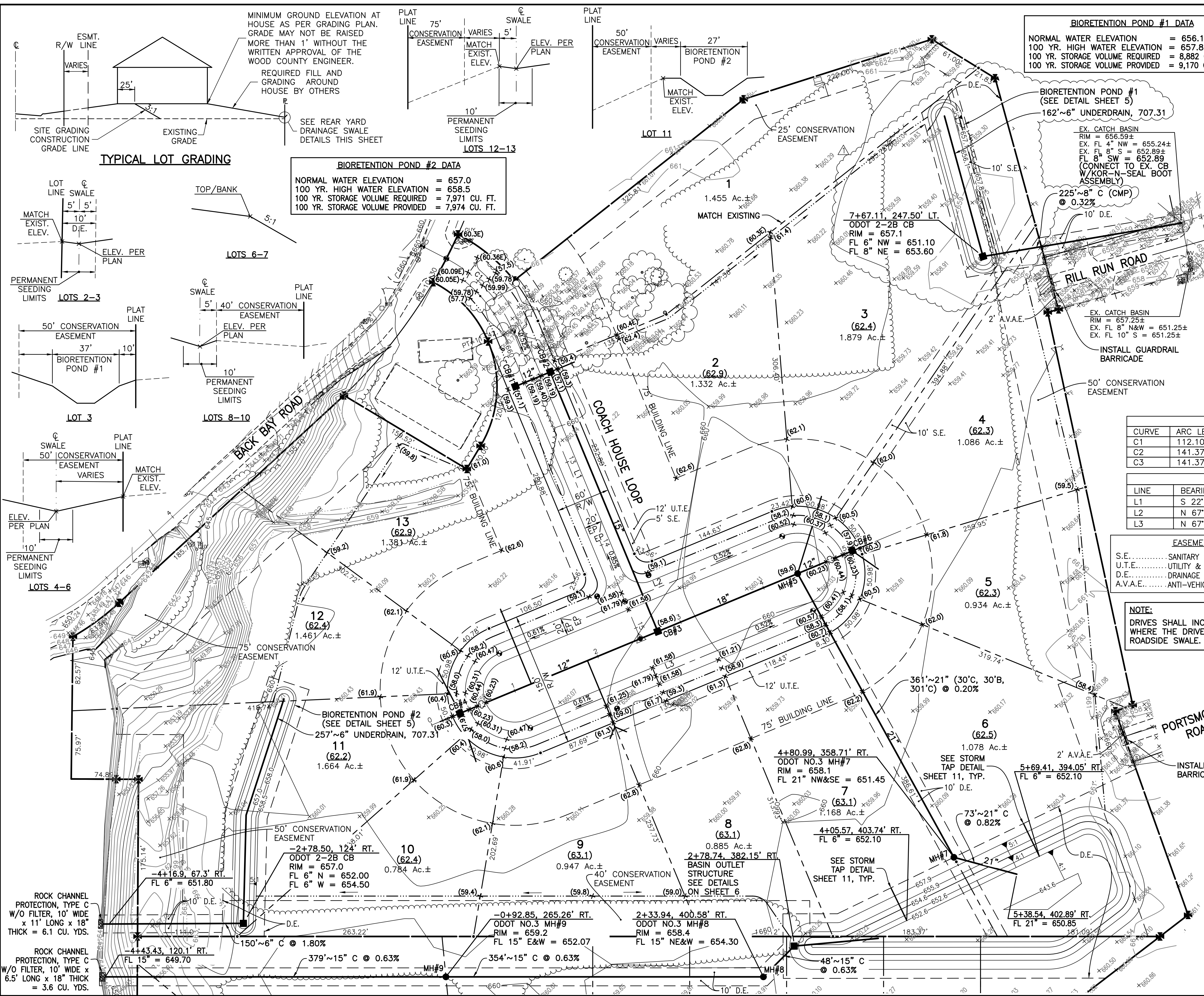
DESCRIPTION	CUT (C) (CU. YDS.)	FILL (F) (CU. YDS.)	NET (CU. YDS.)
ROADWAY & LOTS	1686	11958	10272 (F)
PLAT 1 POND	12607	0	12607 (C)
TOTAL	14293	11958	2335 (C)

* EXCESS CUT TO BE PLACED ON FUTURE LOT 30 AS DIRECTED BY OWNER

SEEDING AND MULCHING
 SEEDING AND MULCHING SHALL BE AS PER ODOT SPECIFICATION ITEM 659, USING SEEDING MIXTURE: 50% CREEPING RED FESCUE, 25% DOMESTIC RYEGRASS AND 25% KENTUCKY BLUEGRASS. SEEDING AND MULCHING SHALL INCLUDE ALL PROPOSED RIGHTS-OF-WAY, REAR YARD SWALES, EASEMENTS PARALLEL TO AND ADJACENT TO THE PROPOSED RIGHT OF WAY, POND SLOPE FROM THE NORMAL WATER ELEVATION TO TOP OF BANK, AND ALL DISTURBED AREAS WITHIN EXISTING COUNTY AND TOWNSHIP RIGHTS-OF-WAY.

LIMITS OF PERMANENT SEEDING & MULCHING SHOWN SHALL BE COMPLETED BY SITE CONTRACTOR.

REAR YARD DRAINAGE SWALES
 REAR YARD DRAINAGE SWALES SHALL BE GRADED AT THE TIME OF ROADWAY GRADING. SWALES SHALL BE SEED, MULCHED AND FERTILIZED AS SOON AS WEATHER PERMITS. TEMPORARY INLET PROTECTION FILTER FABRIC FENCE SHALL BE PLACED AROUND ALL REAR YARD CATCH BASINS AT THE TIME OF CONSTRUCTION.



FELLER, FINCH & ASSOCIATES, INC.		
REVISION	DATE	DESIGN BY: GMG
		DRAWN BY: RSP
		DATE: 3-16-22
		CHK'D BY: GNF
		DRAWING NO: 10E09360

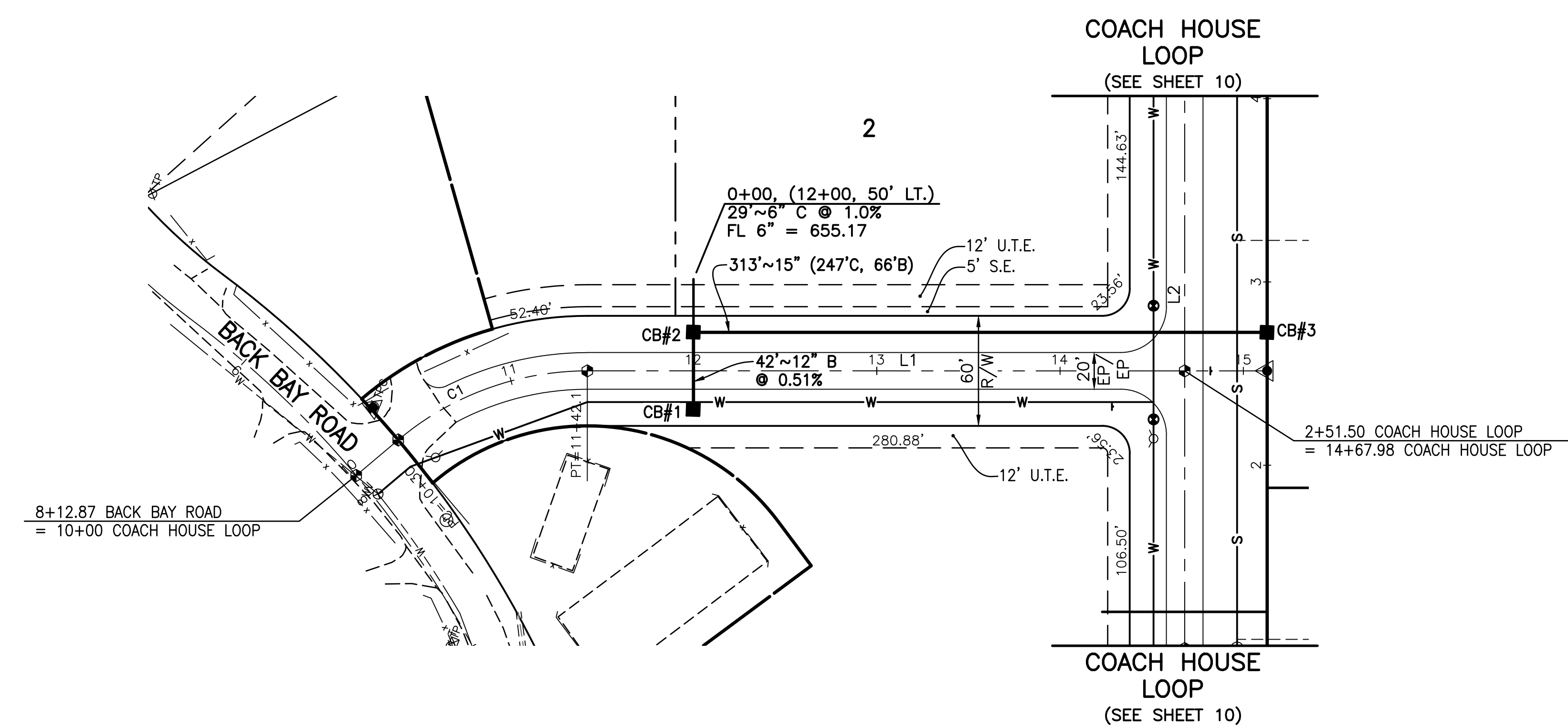


SCALE: 1" = 50'

EASEMENT ABBREVIATIONS
 S.E. SANITARY SEWER EASEMENT
 U.T.E. UTILITY & TOLEDO EDISON EASEMENT

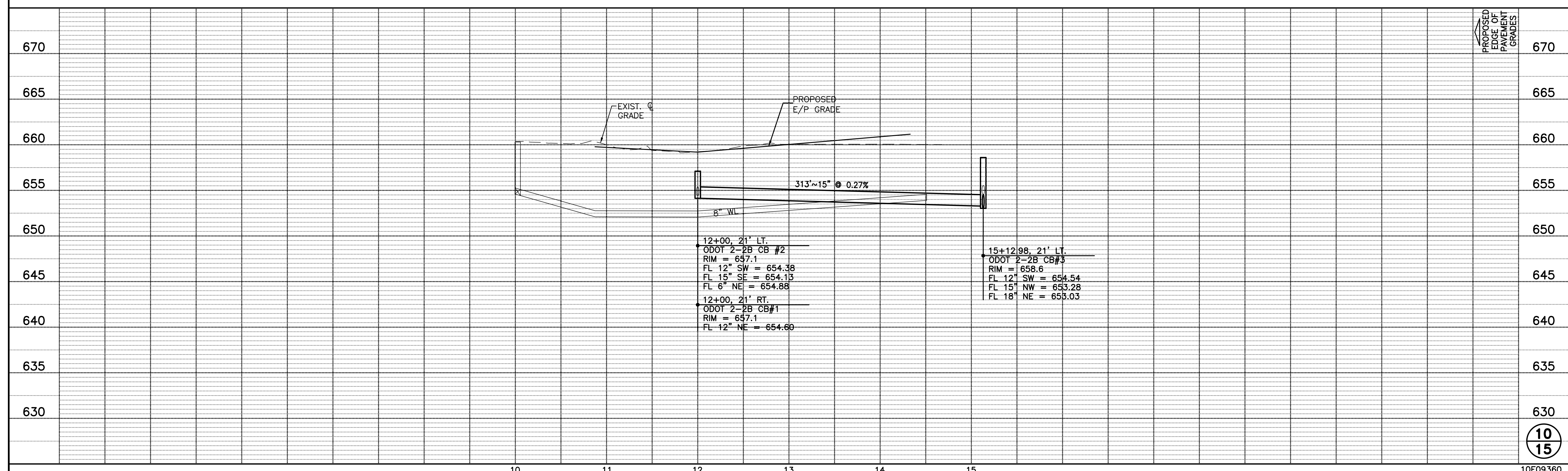
CURVE DATA					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.10'	160.00'	40°08'38"	S 42°11'24" E	109.82'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 22°07'05" E	370.88'



BENCH MARK DATA
 SITE BENCH MARK NO. 150
 MAG NAIL IN WEST FACE OF POWER POLE AT THE
 NORTHEAST CORNER OF INTERSECTION OF BACK BAY
 ROAD AND COACH HOUSE LOOP.
 ELEVATION 661.21

COACH HOUSE LOOP



P:\Projects\10E09360_Dwg\10E09360DPOA1.dwg, 10. 08/2022 8:04:25 AM, rpa\micki

© 2022 FELLER, FINCH & ASSOC., INC.

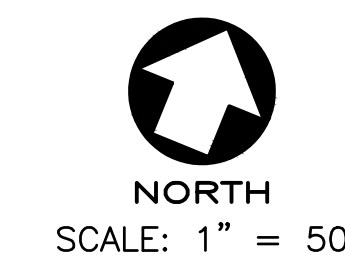
BENCH MARK DATA
SITE BENCH MARK NO. 150

MAG NAIL IN WEST FACE OF POWER POLE AT THE NORTHEAST CORNER OF INTERSECTION OF BACK BAY ROAD AND COACH HOUSE LOOP.

ELEVATION 661.21

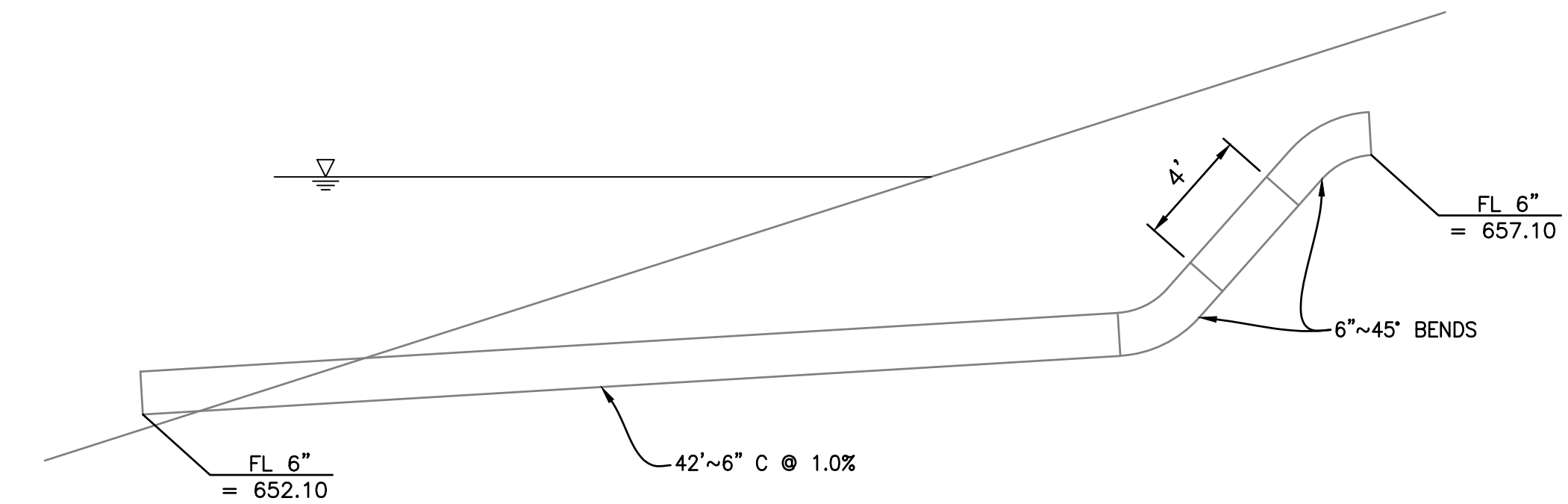
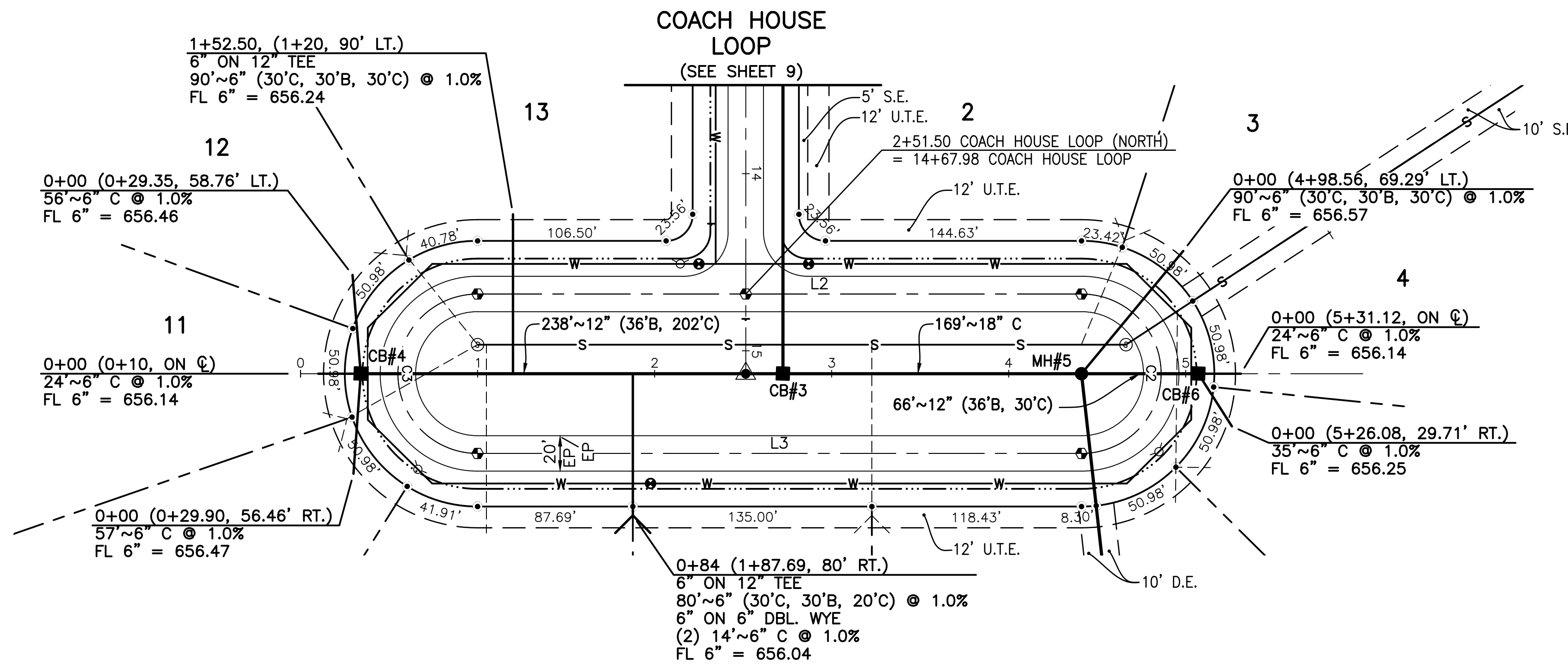
CURVE DATA					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C2	141.37'	45.00'	180°00'00"	N 22°07'05" W	90.00'
C3	141.37'	45.00'	180°00'00"	S 22°07'05" E	90.00'

LINE DATA		
LINE	BEARING	DISTANCE
L2	N 67°52'55" E	341.12'
L3	N 67°52'55" E	341.12'



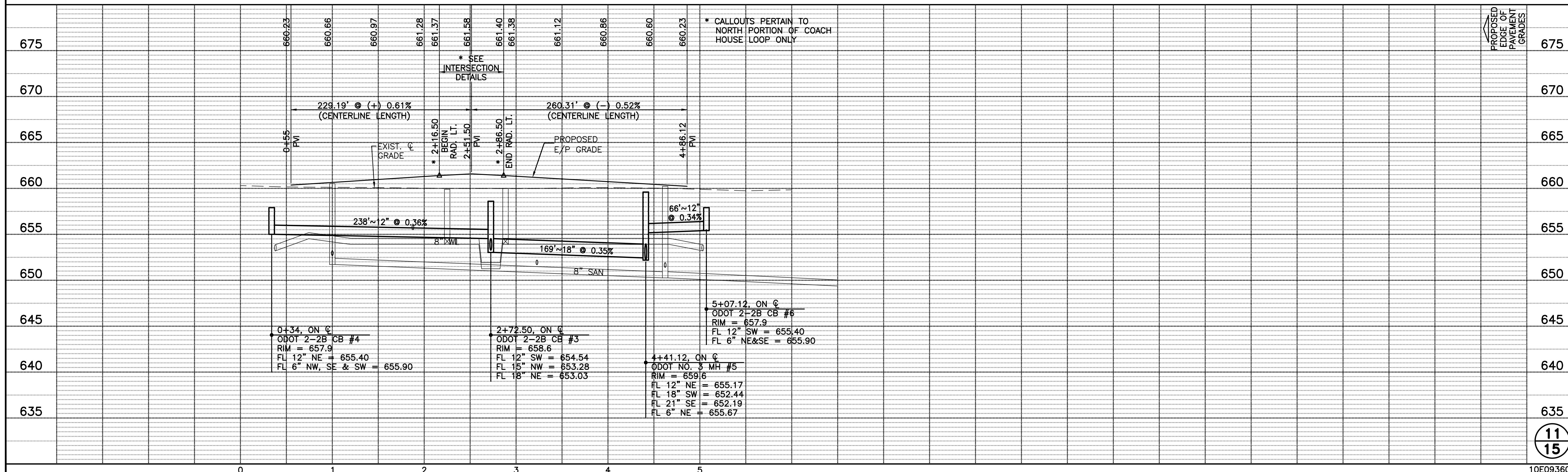
FELLER, FINCH & ASSOCIATES, INC.		
REVISION	DATE	DESIGN BY: GMS
		DRAWN BY: RSP
		DATE: 3-16-22
		CHK'D BY: GNF
		DRAWING NO: 2360P00A1

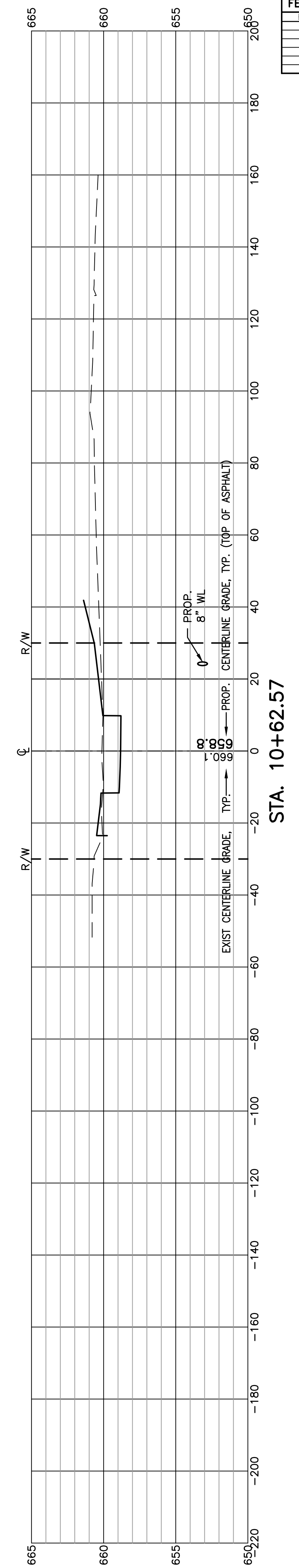
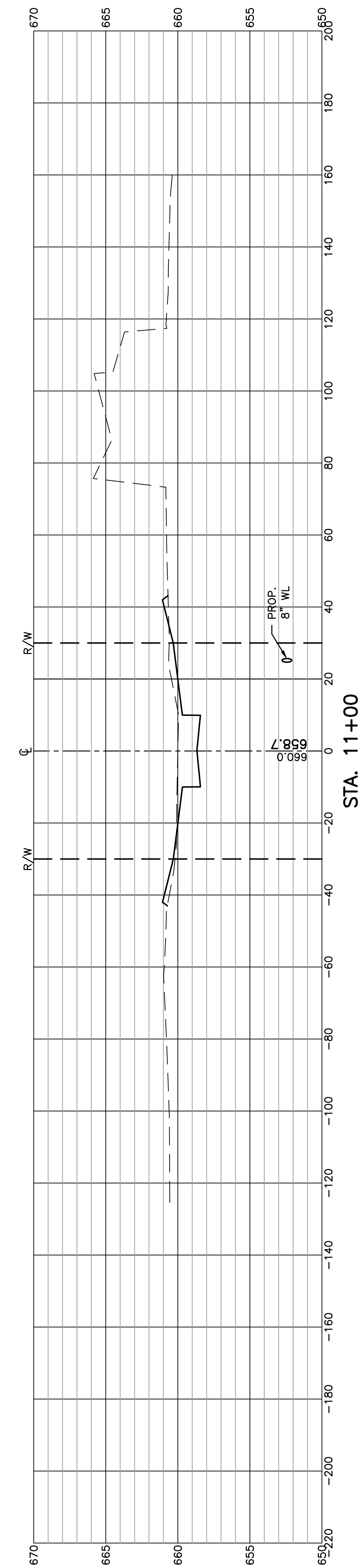
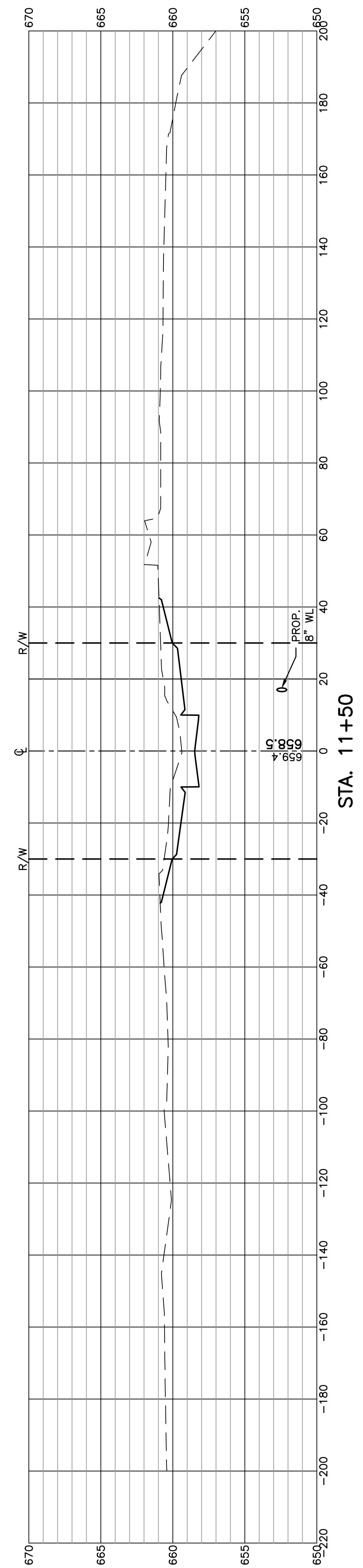
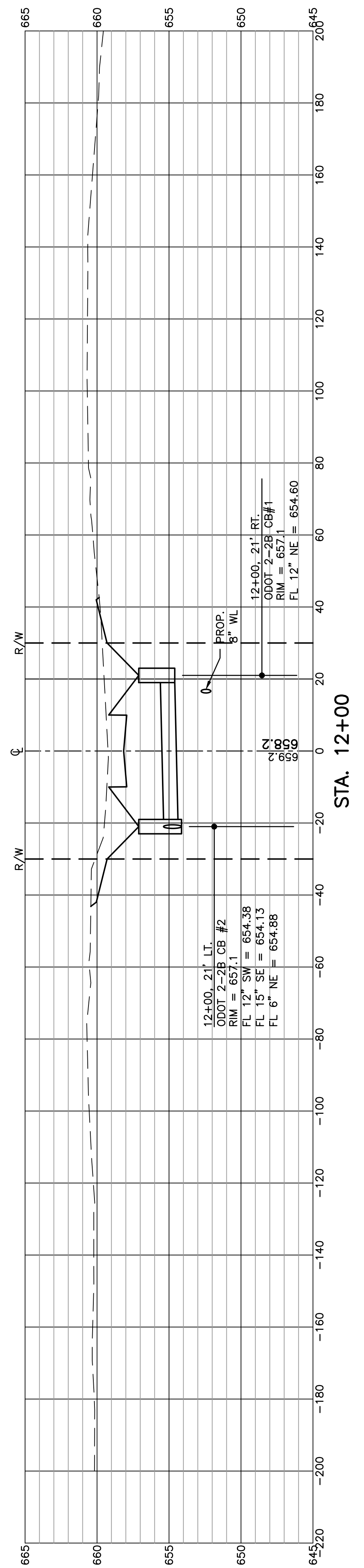
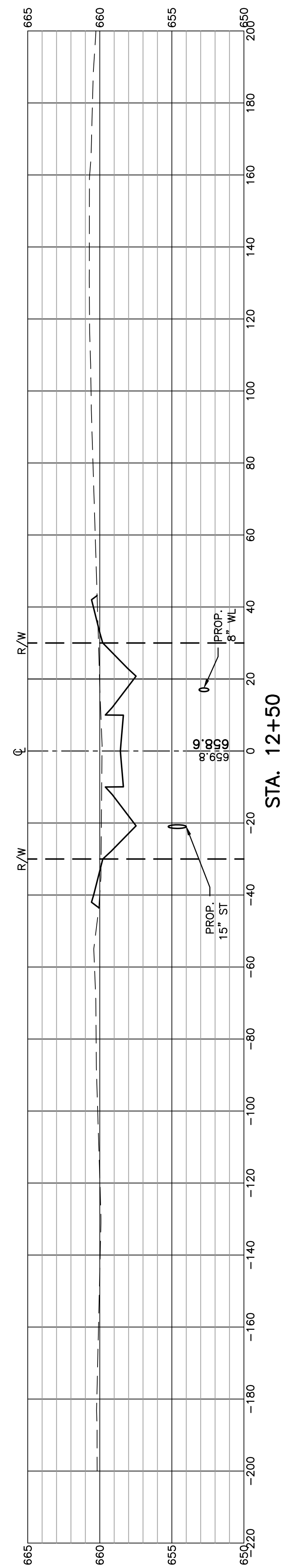
EASEMENT ABBREVIATIONS	
S.E.	SANITARY SEWER EASEMENT
U.T.E.	UTILITY & TOLEDO EDISON EASEMENT
D.E.	DRAINAGE EASEMENT



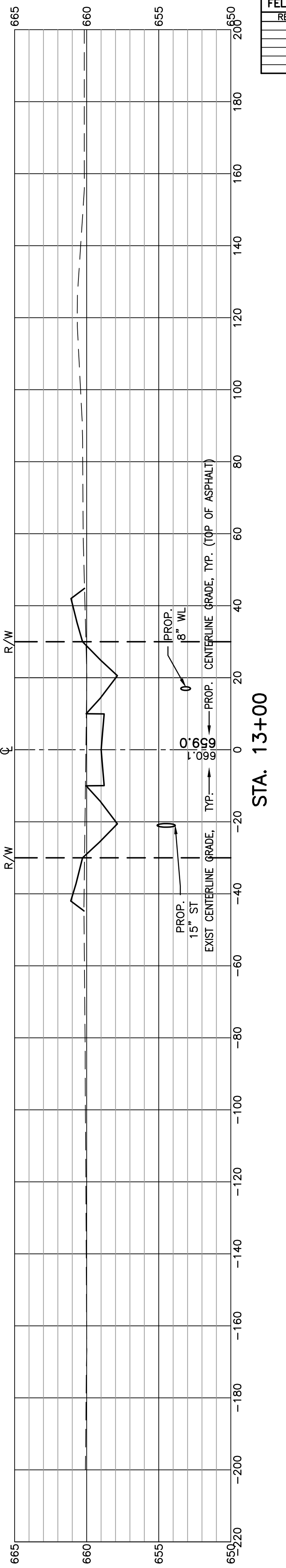
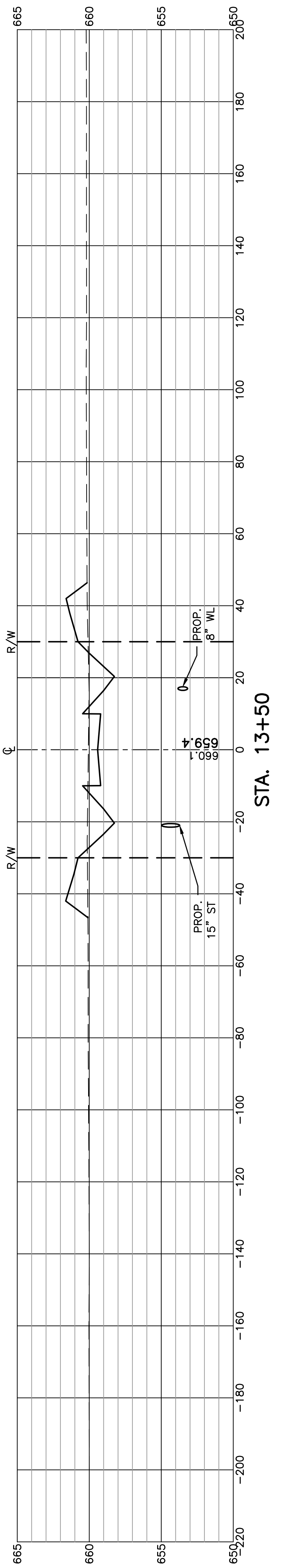
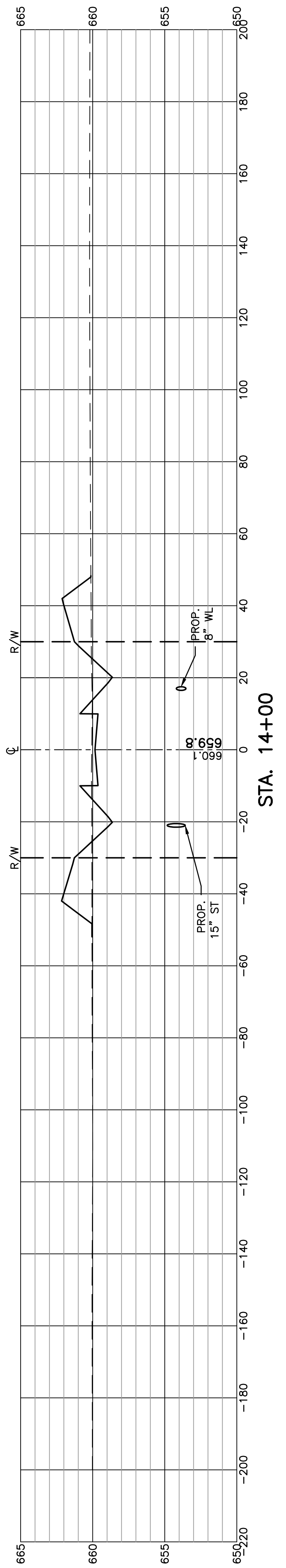
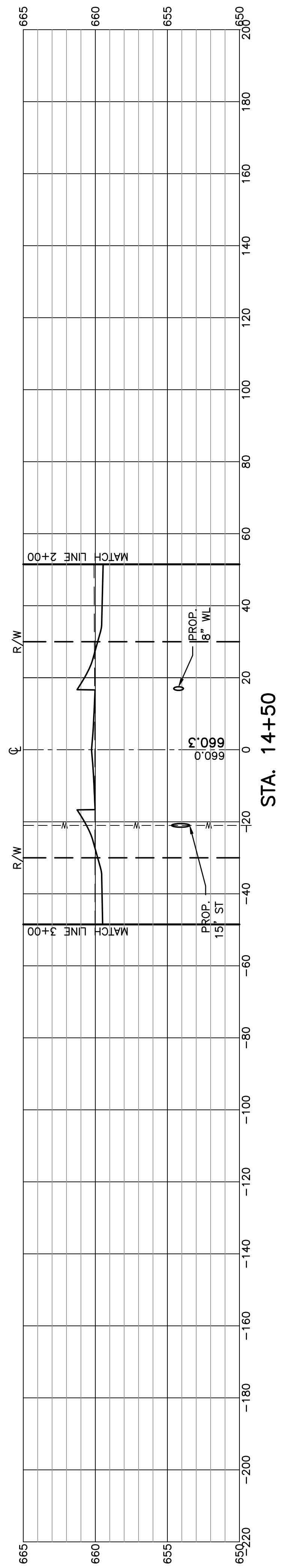
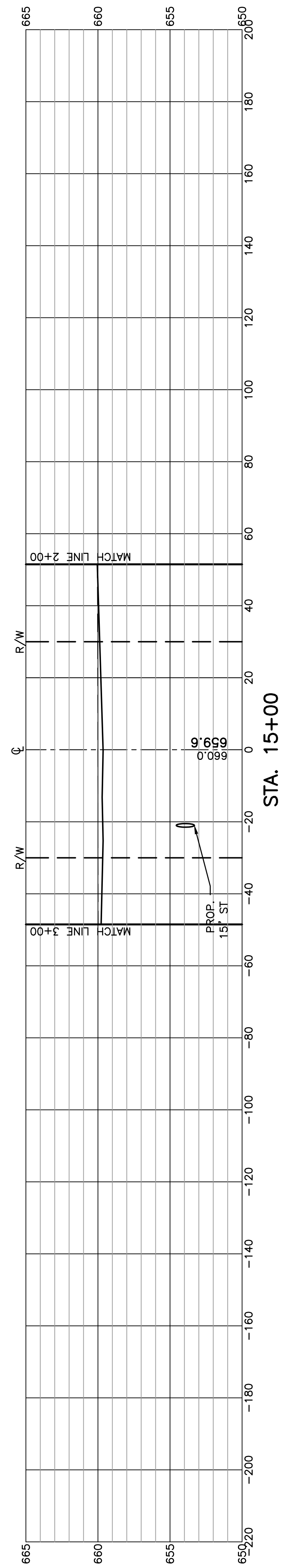
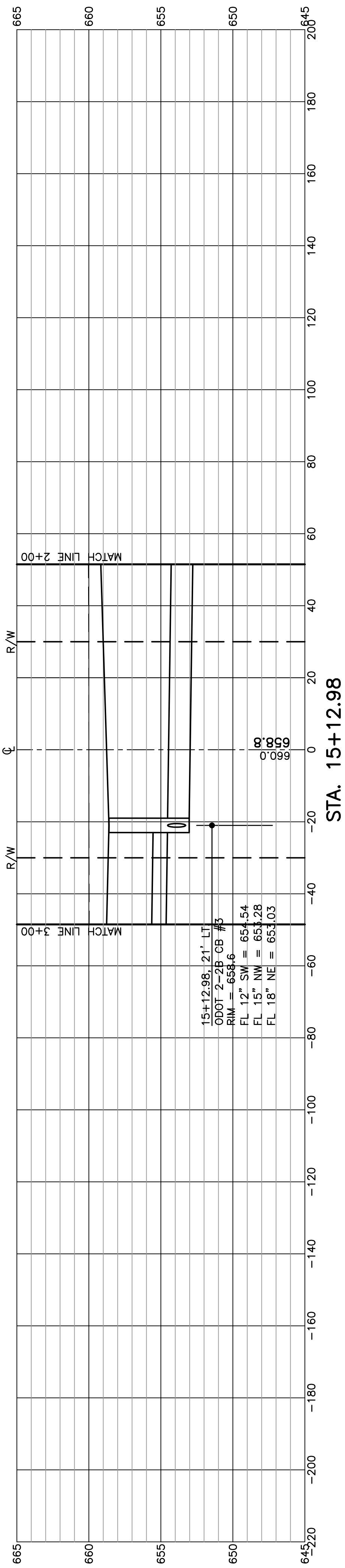
STORM TAP DETAIL (FOR LOTS 6 & 7 ONLY)
N.T.S. SEE SHEET 9

COACH HOUSE LOOP



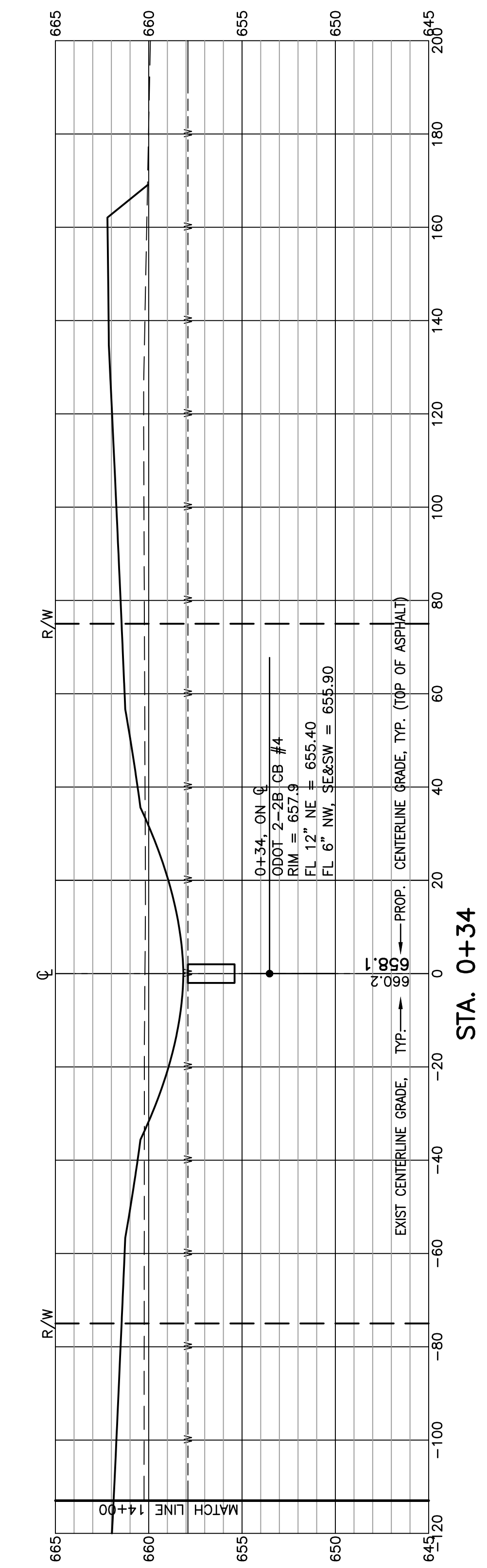
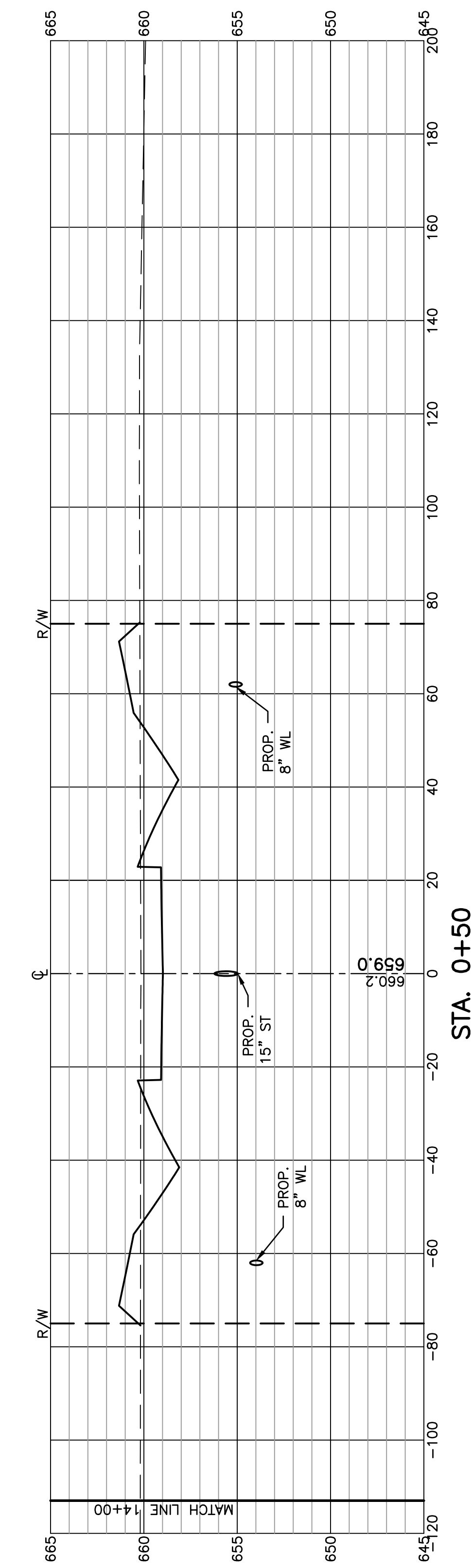
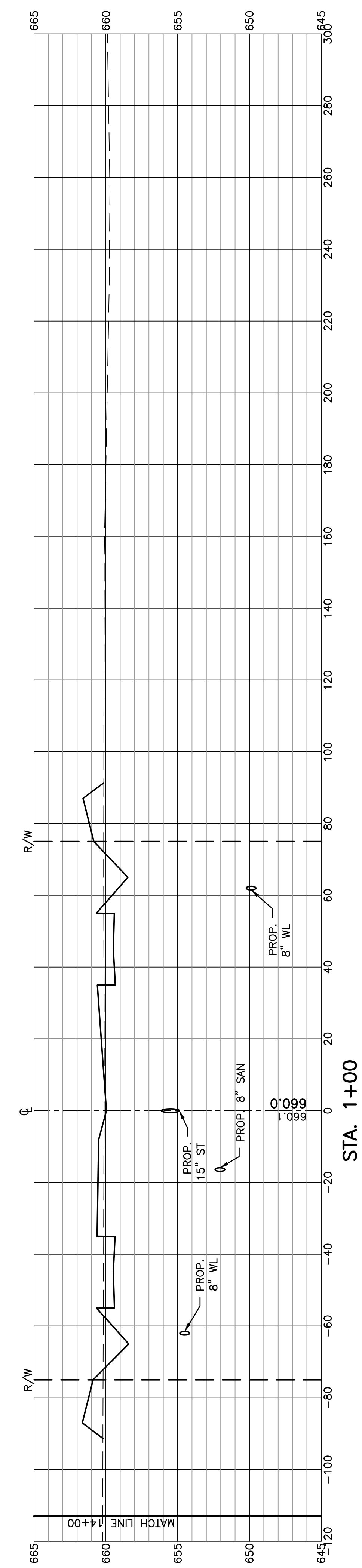
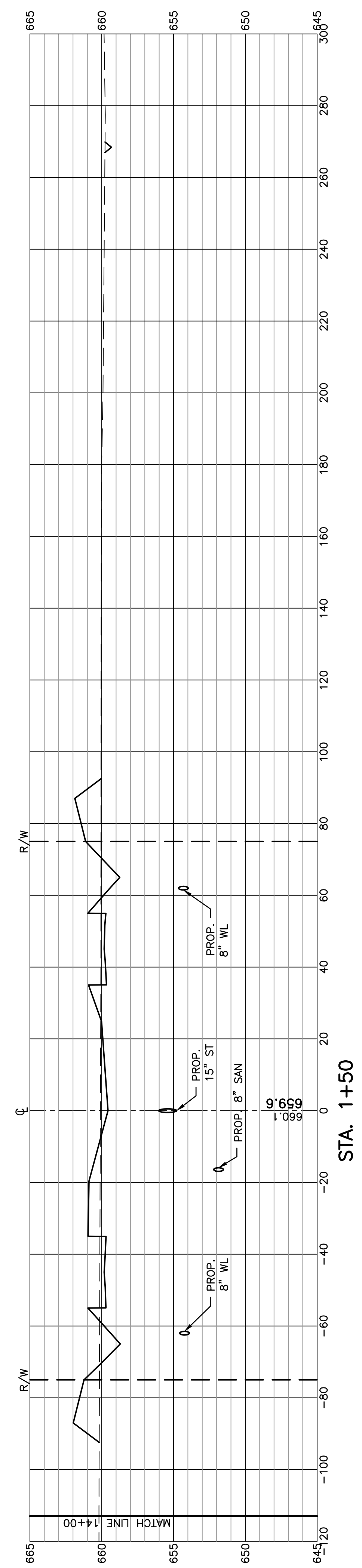
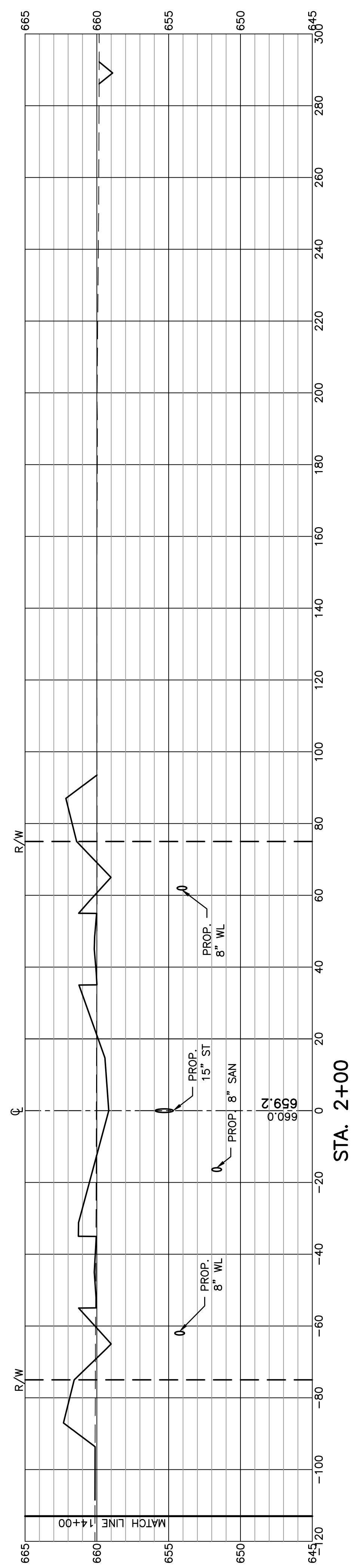


FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSB
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P001



FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSB
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P001

FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSP
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360P001



PAVEMENT AND DRAINAGE CROSS SECTIONS COACH HOUSE LOOP THE RESERVE AT WILLIAMSBURG ON THE RIVER PLAT ONE

P:\Projects\10E09360_Dwg\10E09360P001.dwg, 14, 6/8/2022 8:04:34 AM, rpawlicki

FELLER, FINCH & ASSOCIATES, INC.			
REVISION	DATE	DESIGN BY:	CMG
		DRAWN BY:	RSP
		DATE:	3-16-22
		CHK'D BY:	GNF
		DRAWING:	10E09360DPO01

