



AGENDA
ATHENS CITY COUNCIL
MONDAY, SEPTEMBER 11, 2023
7:00 PM
e-mail: dwalker@ci.athens.oh.us
Streaming is available at www.ci.athens.oh.us/video

COMMITTEE OF THE WHOLE:

- 2024 Fee Increases

FINANCE & PERSONNEL COMMITTEE:

- Athens County Library (Imagination Library)
- Appropriations
 - (\$2,500) to Cemetery Fund, 210.115, services line, to replace a granite bench
 - decrease (\$500) Storm Water Environmental Coordinator Fund, 755.637, capital line
 - increase (\$500) Storm Water Environmental Coordinator Fund, 755.637, for safety supplies
 - (\$200,000) to Recreation Fund, transfer line
- Interfund Transfer
 - (\$200,000) from APR Income Tax Fund to Recreation Fund

CITY & SAFETY SERVICES:

- Athens City Code, Title 9, General Regulations, Chapter 9.05, Fire Control: Petroleum Liquids (amend Section 9.05.99, Penalties)
- Ohio Organized Crime Investigations Commission (Task Force #22-09, MOU & Addendum)

PLANNING & DEVELOPMENT COMMITTEE:

- Homestead Court and Broadmoor Planned Unit Development (University Estates)

Chris Knisely
President of Council

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

Fee Change List

Section	Description	Current Fee	Proposed Fee	Notes	
3.10.04	Alarm Activation and Fees	\$ 50.00		Each false alarm	
3.10.04	Alarm Activation and Fees	\$ 200.00		After 3 false alarms in a calendar year	
3.10.04	Alarm Activation and Fees	\$ 500.00		After 6 false alarms in a calendar year	
3.10.04	Alarm Activation and Fees	\$ 500.00		Alarm systems that are disconnected pursuant to 3.10.04(B)	Added in 2022
5.01.01	Taps; connections to sanitary sotrm sewer; waterlines	\$0.10		Per Square Foot for every 2,500 square feet	
5.01.03	Water service connection rates	\$ 1,300.00		plus labor and costs for new taps/connections	
5.02.03(D)	Citation for garbage/rubbish	\$ 50.00		First Offense	
5.02.03(D)	Citation for garbage/rubbish	\$ 75.00		Second Offense	
5.02.03(D)	Citation for garbage/rubbish	\$ 100.00		Third Offense	
5.02.03(D)	Citation for garbage/rubbish	\$ 125.00		Fourth Offense	
5.02.03(D)	Citation for garbage/rubbish	\$ 150.00		Fifth Offense	
5.03.04	Water Rates	\$ 35.00		Transfer/Turn On Charge	
5.03.04	Water Rates	\$ 15.00		Red Tag Fee	
5.03.04	Water Rates	\$ 40.00		Delinquency turn-on penalty	
5.03.04	Water Rates	\$ 33.00		Non-sufficient funds charge	
5.03.04	Water Rates	\$ 50.00		After hours turn off	
5.03.04	Water Rates	\$ 50.00		After hours turn on	Added in 2022
5.04.05	Wastewater Dischargers	\$ 0.065	\$ 0.075	Per gallon of hauled septage	
5.04.08	Sewer Rates	\$ 5.89	\$ 6.00	Residential Rate	2%
5.04.08	Sewer Rates	\$ 6.66	\$ 6.79	Commercial Rate	2%
5.04.08	Sewer Rates	\$ 7.34	\$ 7.49	Industrial Rate	2%
5.04.08	Sewer Rates	\$ 30.13	\$ 31.34	0-15 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 52.10	\$ 54.18	16-50 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 133.87	\$ 139.22	51-100 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 219.63	\$ 224.42	101-200 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 414.85	\$ 431.44	201-500 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 853.60	\$ 887.74	501-1000 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 1,506.78	\$ 1,567.05	1001-2500 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 1,859.54	\$ 1,933.92	2501-5000 thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 2,385.19	\$ 2,480.60	5000+ thousand gallons base rate	4%
5.04.08	Sewer Rates	\$ 3.00		Residential Stormwater service charge (increased in 2021)	
5.04.08	Sewer Rates	\$ 6.00		Commercial Stormwater service charge (increased in 2021)	
5.04.08	Sewer Rates	\$ 6.00		Industrial Stormwater service charge (increased in 2021)	
5.04.09	Sewer Connections	\$ 3,000.00		EPA residential unit plus labor & costs of installation of new sanitary sewer	
5.06.03	Yard Waste	\$ 2.00		Bags/Bundles of yard waste (increased in 2022)	
5.07.06	Construction Activities	\$ 50.00		Developments of less than one acre plan submittal	
5.07.06	Construction Activities	\$ 150.00		Developments of one, but less than five acres	
5.07.06	Construction Activities	\$ 200.00		Developments of five or more acres	
7.04.40	Processions and parades	\$ 200.00		Per officer, per event	
9.02.06	Fire Inspections New Construction	\$ 100.00		Final Inspection	
9.02.06	Fire Inspections New Construction	\$ 50.00		Re-inspection	
9.02.06	Fire Inspections New Construction	\$ 50.00		Sprinkler hydrostatic	
9.02.06	Fire Inspections New Construction	\$ 50.00		Underground hydro	
9.02.06	Fire Inspections New Construction	\$ 50.00		Fire Alarm	
9.02.06	Fire Inspections Safety	\$ 50.00		Initial annual visit for building under 10,000 sq ft.	
9.02.06	Fire Inspections Safety	\$ 150.00		Initial annual visit for building over 10,000 sq. ft.	
9.02.06	Fire Inspections Safety	\$ -		1st reinspection after initial visit	
9.02.06	Fire Inspections Safety	\$ 25.00		2nd reinspection after initial visit	
9.02.06	Fire Inspections Safety	\$ 50.00		3rd reinspection after initial visit	
9.02.06	Fire Inspections Safety	\$ 50.00		Each subsequent reinspection after 3rd reinspection increases by \$50.00 each time (was originally \$25.00 but also was only included under the 3rd inspection description)	Revised and added in 2022
9.02.06	Fire Inspections Safety	\$ 50.00		Opening Burning Permit Inspection.	Added in 2022
9.02.06	Fire Inspections Safety	\$25.00		Mobile Vendor Inspection.	Added in 2022
9.12.03	Opening Permit Required	\$ 75.00	\$ 100.00	Opening Permit into ROW	
9.12.11	Permit for work Required	\$ 10.00		Sidewalk Permit for constructing or repairing sidewalks	
11.04.06	Vendor's Licenses	\$ 200.00		Per Month Vendor Fee	Updated in 2022
11.04.06	Specialty Vendor's Licenses	\$ -	\$ 100.00	Vendors who have personally manufactured or produced art products for sale to the public	NEW FEE
11.07.05	License Fee, solicitors or peddlers	\$ 25.00		Per month solicitor or peddler	

11.07.05	License Fee, solicitors or peddlers	\$ 25.00		Per month, employees of licensed solicitor or peddler	Updated in 2022
11.08.02	Taxicab; business license	\$ 50.00		Per vehicle license	
11.10.04	Annual Fee Contractor	\$ 100.00		Contractor Registration Fee	
11.12.03	Shared Transportation	\$ 150.00		Application fee + \$10.00 per fleet vehicle	
11.12.03	Shared Transportation	\$ 10,000.00		Permit Fee, + \$10.00 per vehicle	
11.12.03	Shared Transportation	\$ 2,500.00		Permit Renewal Fee + \$10.00 per fleet vehicle	
11.12.03	Shared Transportation	\$ 40.00		Public infrastructure & property maintenance fee per year	
11.12.03	Shared Transportation	FREE		Free Operators are exempt	
13.07.07	Citation for littering violation	\$ 50.00		First Offense	
13.07.07	Citation for littering violation	\$ 75.00		Second Offense	
13.07.07	Citation for littering violation	\$ 100.00		Third Offense	
13.07.07	Citation for littering violation	\$ 125.00		Fourth Offense	
13.07.07	Citation for littering violation	\$ 150.00		Fifth Offense	
21.02.08	Fees Lot Splits	\$ 100.00		Minor Lot Split	
21.03	Application Subdivision	\$ 600.00		Subdivision Preliminary + \$30.00 per lot	
21.03	Application Subdivision	\$ 600.00		Subdivision Final + \$30.00 per lot	
21.03	Application Subdivision	\$ 600.00		Planned Unit Developments Preliminary + \$30.00 per unit	
21.03	Application Subdivision	\$ 600.00		Planned Unit Developments Final + \$30.00 per unit	
21.03.21	Final Plat Amendments	\$ 80.00		Final Plat Amendments (subdivision)	
23.03.13(M)	Sign application and permit	\$ 100.00		Sign permit - permanent	
23.03.13(M)	Sign application and permit	\$ 50.00		Sign permit - temporary	
23.03.13(U)	Penalty	\$ 100.00		Minor misdemeanor (\$100 per occurrence; each day)	
23.06.02(E)	Excavating Permit	\$ 70.00		Excavating Permit	
23.06.02(H)	Fees	\$ 80.00		Application fee	Change the per foot amount
23.06.02(H)	Fees	\$ 100.00		Use permit	
23.06.02(H)	Fees	\$ 150.00	plus \$0.10 per sq ft	New construction permit plus \$0.03 per square foot of gross floor area	
23.06.02(H)	Fees	\$ 75.00	\$ 100.00	Alteration permit plus \$1.50 per thousand dollars of improvement of portion thereof	
23.06.02(H)	Fees	\$ 75.00	\$ 100.00	Accessory structure permit	
23.07.08(D)(4)	Application and standards for variances	\$ 75.00	\$ 100.00	Zoning board variance request + advertising costs	
23.08.01	Off street parking	\$ 30.00		May be paid within the first five days following the time of citation	
23.08.01	Off street parking	\$ 40.00		Paid after the first five days following the time of citation	
23.09.04(K)	Zoning map amendment	\$ 200.00		Zoning map amendment	
23.09.05(E)	Zoning text amendment	\$ 100.00		Zoning text amendment	
25.03.04(F)	Floodplain land permit	\$ 70.00	\$ 100.00	Floodplain land permit application	
27.03.04	Plan content	\$ 30.00	\$ 50.00	Less than one acre	
27.03.04	Plan content	\$ 60.00	\$ 150.00	1-5 acres	
27.03.04	Plan content	\$ 105.00	\$ 200.00	Greater than 5 acres	
29.02.03(E)	Inspection fee for ungrounded complaint	\$ 25.00		Unfounded complaint	
29.02.03(F)	Failure to appear for scheduled inspection	\$ 25.00		Failure to appear for a scheduled inspection (per unit)	Updated language in 2022
29.03.07	Expirations, renewals, and transfers	\$ 50.00		flat fee for each dwelling/rooming house, or short term rental, permit fee unpaid on March 1	
29.03.07	Expirations, renewals, and transfers	\$ 30.00		flat fee for rental permit transfer of ownership	
29.03.08	Rental Permit fee	\$ 150.00		per unit for up to 10 units in one building	
29.03.08	Rental Permit fee	\$ 100.00		per housekeeping unit or owner-occupied unit keeping renters	
29.03.08	Rental Permit fee	\$ 75.00		per unit for over 10 units in one building	
29.03.08	Rental Permit fee	\$ 100.00		per unit for over 10 units in more than one building at one location	
29.03.08.1	Rental Permit fee	\$ 40.00		per bedroom for romming houses, or short-term rentals	
29.03.08.1	Occupancy permit	\$ 5.00		for additional or replacement forms	Updated in 2022
29.03.10(A)	Reinstatement fee	\$ 100.00		reinstatement fee	
29.03.10(B)	Additional Inspection Fee	\$ 40.00		Inspection fee for additional inspections	
29.06.04	Demolition fee	\$ 75.00	\$ 100.00	If equal to or greater than 576 sq. ft.	
29.06.04	Demolition fee	\$ 35.00	\$ 50.00	If less than 576 sq. ft.	
29.08.05	Appeals fee	\$ 25.00		appeals fee	
29.10.02	Dwelling unit, or short term rental inspection	\$ 110.00		Revise description to: OPTIONAL DWELLING UNIT INSPECTION CERTIFICATE	
29.10.02	Report on dwelling unit, or short term rental inspection fee	\$ 35.00		per hour fee. Revise description to: OPTIONAL DWELLING UNIT INSPECTION REPORT	
29.12.02	Citation for Sanitary Violation	\$ 50.00		First Offense	
29.12.02	Citation for Sanitary Violation	\$ 75.00		Second Offense	
29.12.02	Citation for Sanitary Violation	\$ 100.00		Third Offense	
29.12.02	Citation for Sanitary Violation	\$ 125.00		Fourth Offense	

29.12.02	Citation for Sanitary Violation	\$ 150.00		Fifth Offense
29.34.04	Citation for Solid Waste Disposal Violation	\$ 50.00		First Offense
29.34.04	Citation for Solid Waste Disposal Violation	\$ 75.00		Second Offense
29.34.04	Citation for Solid Waste Disposal Violation	\$ 100.00		Third Offense
29.34.04	Citation for Solid Waste Disposal Violation	\$ 125.00		Fourth Offense
29.34.04	Citation for Solid Waste Disposal Violation	\$ 150.00		Fifth Offense
37.02.02(A)	Tree Bank	\$ 225.00		Off-site mitigation fee per tree
37.02.03(B)	Celebration Tree Program	\$ 400.00		Application Fee
37.02.04	Native and Pollinator - Friendly Program	\$ 25.00		Registration Fee
41.04(B)	Procedure for Approval	\$ 100.00	\$ 125.00	Application Fee
43.19	Application Fee for a Special Use Permit	\$ 5,000.00		New tower
43.19	Application Fee for a Special Use Permit	\$ 2,500.00		Modification or co-locating
45.07(B)(1)	Historic preservation design review application	\$ 70.00		Historic perservation design review application
49.03.01	Speical right-of-way permit application fee	\$ 50.00		Special right-of-way permit application fee
49.03.02	Certificate of registration application	\$ 50.00		Certificate of registration application registration certificate
49.03.02	Micro-wireless cell tower permit	\$ 75.00		Micro-wireless cell tower permit (was not listed in Title 1 previously)
49.07.04	Right of way construction permit	\$ 50.00		Flat constrution permit

Updated in 2022

Updated and moved to title 1 in 2022

7.05.22(A)(1)	High Intensity Zones	\$1.00/hr, \$0.25/15 min	\$1.25/hr, \$0.25/10 min	Needs to be moved to Title 1. 7.05.22(A) should state that parking rates are found in Title 1
7.05.22(A)(2)	Moderate Intensity Zones	\$0.75/hr, \$0.25/20 min	\$1.00/hr, \$0.25/15 min	Needs to be moved to Title 1. 7.05.22(A) should state that parking rates are found in Title 1
7.05.22(A)(3)	Low Intensity Zones	\$0.50/hr, \$0.25/30 min	\$0.75/hr, \$0.25/20 min	Needs to be moved to Title 1. 7.05.22(A) should state that parking rates are found in Title 1
7.05.22(A)(4)	Single Space 20 mintue	\$0.50/20 min, \$0.25/10 min	\$0.75/20 min, \$0.40/10 min	Needs to be moved to Title 1. 7.05.22(A) should state that parking rates are found in Title 1
7.05.22(A)(5)	Contractor Bags	\$ 8.00	\$ -	Needs to be moved to Title 1. 7.05.22(A) should state that parking rates are found in Title 1
7.05.26(B)(1)	Parking Garage Rate	\$0.75/hr, \$0.25/20min	\$1.00/hr, \$0.25/15 min	Needs to be move to Title 1. 7.05.26(B) should state that rates are found in Title 1
7.05.26(B)(2)	Parking Garage Card System Rate	\$0.75/hr	\$1.00/hr	Needs to be move to Title 1. 7.05.26(B) should state that rates are found in Title 1
7.05.26(B)(3)	Parking Garage Reserved Spaces	\$150/month	\$ -	Needs to be move to Title 1. 7.05.26(B) should state that rates are found in Title 1
7.05.26(B)(4)	Parking Garage Non-Reserved Spaces	\$125/month	\$ -	Needs to be move to Title 1. 7.05.26(B) should state that rates are found in Title 1
7.05.26(B)(5)	Non-Reserved Written Agreements	\$100/space	\$ -	Needs to be move to Title 1. 7.05.26(B) should state that rates are found in Title 1
7.05.26(D)				REMOVE 7.05.26(D) from Code of Ordinances

Historic Sewer Rate Information

Category	Est. No. of Users	2018 Base Rate	2019 Base Rate (9/1/18)	2020 Base Rate	2021 Base Rate	2022 Base Rate	2023 Base Rate	2024 Base Rate
<15	4833	\$ 14.81	\$24.81	\$ 26.79	\$ 28.40	\$ 29.25	\$ 30.13	\$ 31.34
15+	190	\$ 29.90	\$42.90	\$ 46.33	\$ 49.11	\$ 50.58	\$ 52.10	\$ 54.18
50+	47	\$ 82.22	\$110.22	\$ 119.04	\$ 126.18	\$ 129.97	\$ 133.87	\$ 139.22
100+	31	\$ 135.83	\$180.83	\$ 195.30	\$ 207.02	\$ 213.23	\$ 219.63	\$ 228.42
200+	19	\$ 256.58	\$341.58	\$ 368.91	\$ 391.04	\$ 402.77	\$ 414.85	\$ 431.44
500+	6	\$ 527.83	\$702.83	\$ 759.06	\$ 806.60	\$ 830.80	\$ 853.62	\$ 887.76
1000 - 2500	1	\$ 1,055.64	\$1,240.64	\$ 1,339.89	\$ 1,420.28	\$ 1,462.89	\$ 1,506.78	\$ 1,567.05
5000+	1	\$ 1,758.90	\$1,963.90	\$ 2,121.01	\$ 2,248.27	\$ 2,315.72	\$ 2,385.19	\$ 2,480.60
		67.52% increase		7.39% increase	6% increase	3% increase	3% increase	4% increase

Loan Information

#3873	Final payment has been made and closed ~\$182,000 not needed to pay this annually now
#6426	Final payment is 7/1/2035 - 2 pays per year of \$523,140.39 each (\$1,046,280.78)
Solids Construction	First payment began 1/1/2023 - 2 pays per year of \$51,666.67 each (\$103,333.34)
Regionalization	First payment to begin on 1/1/2024 - 2 pays per year of \$283,333.33 (\$566,666.66)

Annual Loan Payment est.	\$858,140.39	Increase of \$191,258.79
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Bold is the new section and I struck out the old:

9.05.99. – Penalties.

(A) Any person who shall violate any of the provisions of Sections 9.05.01 ~~through 9.05.05, 9.05.07, and 9.05.09, 9.05.11, 9.05.13, and 9.05.14~~ of the Athens City Code shall ~~severally, for each and every such violation and noncompliance respectively,~~ be **deemed** guilty of a fourth degree misdemeanor, **punishable by not more than 30 days in jail and a fine of not more than \$250.00.** ~~as defined in Sections 2929.21 of the Ohio Revised Code.~~

(B) Any person who shall violate Section 9.05.08 of the Athens City Code, on a first offense, shall be deemed guilty of a minor misdemeanor and fined not more than \$150.00; a second offense within a two-year period shall be deemed a misdemeanor of the fourth degree, punishable by not more than 30 days in jail and a fine of not more than \$250.00; a third offense within a two year period shall be deemed a misdemeanor of the third degree, punishable by not more than sixty days in jail and a fine of not more than \$500.00; and a fourth offense within a two-year period shall be deemed a misdemeanor of the second degree, punishable by not more than 90 days in jail and a fine of not more than \$750.00. Each calendar day such violation continues shall constitute a separate and complete offense.

~~(B)~~(C) Whoever is convicted of or pleads guilty to a violation of ~~9.05.06~~ **9.05.12 and 9.05.15** through 9.05.22 herein shall be **deemed** guilty of a minor misdemeanor ~~as defined in Section 2929.21 of the Ohio Revised Code.,~~ **and fined not more than \$150.00.**

MEMORANDUM OF UNDERSTANDING

OHIO ORGANIZED CRIME INVESTIGATIONS COMMISSION

TASK FORCE # 22-09

FORMATION

On April 14, 2022, the Ohio Organized Crime Investigations Commission (hereinafter referred to as "Commission"), established, pursuant to Section 177.02 of the Ohio Revised Code, an organized crime Task Force (TF) # 22-09 to investigate organized criminal activity. TF # 22-09 was established as a Major Crimes Task Force, based upon the Commission's reason to believe that organized criminal activity has occurred and continues to occur in the Ohio counties of Athens, Morgan, Noble, Monroe, Meigs and Washington. The purpose of TF # 22-09 is to investigate violations of the Ohio Revised Code, including but not limited to various violations of:

- * R.C. 2903.01-02 (murder)
- * R.C. 2923.32 (corrupt activity)
- * R.C. 1315.55; 18 USC 1956 (money laundering)
- * R.C. 2925.03 (trafficking in drugs)
- * R.C. 2925.11 (possession of drugs)
- * R.C. 2925.02 (corrupting another with drugs)
- * R.C. 2905.31, *et seq.* (human trafficking)
- * R.C. 2905.01, *et seq.* (kidnapping/abduction)
- * R.C. 2925.04 (cultivation marihuana)
- * R.C. 2907.02 (rape)
- * R.C. 2903.13/2903.12/2903.11 (assault/aggravated/felonious)
- * R.C. 2923.01 (conspiracy)
- * Any statutory crimes that are derived from or connected to or related to or stemming from or are the result of the specified statutory sections.

Any information discovered by Task Force agents pertaining to any other crimes or criminal activity, unrelated to the Task Force investigation or targets thereof, shall not be investigated by the Task Force agents, but shall be reported to the appropriate law enforcement agency as soon as possible.

This Memorandum of Understanding is being executed between the signatory participating agencies ("participating agencies") listed at the conclusion of this document and the Commission. Each signatory to this Memorandum of Understanding requests and expects full cooperation among the respective agencies and the enhancement of each agency's capabilities to combat the targets of TF # 22-09 and the criminal violations for which those targets are being investigated.

COMPOSITION

The investigative jurisdiction of each agent assigned to TF # 22-09 shall be the Ohio counties of Athens, Morgan, Noble, Monroe, Meigs and Washington. For purposes of the investigation, the Task Force Director and agents shall have the powers of a peace officer throughout the counties in which the investigation is to be undertaken when the agent is participating in a Task Force investigation.

All activities of TF # 22-09 shall be governed by Ohio law as set forth in Chapter 177 of the Ohio Revised Code.

The formation, policy formulation, and investigative actions of the Task Force and its agents shall be the joint responsibility of the Executive Director of the Commission ("Executive Director") and the Task Force Director. The Task Force Director, with approval of the Executive Director, may increase the size of the investigatory staff on a temporary basis when a particular investigative need is shown. The Task Force Director may be removed by the Commission at any time.

RIGHTS AND RESPONSIBILITIES

The direct supervision of TF # 22-09 and its agents and/or employees shall be the responsibility of the Task Force Director while the agents are performing their official duties in furtherance of the Task Force's objectives. The Task Force Director shall approve and maintain timesheets for all investigatory staff, and shall provide those timesheets to the Executive Director on a bi-weekly basis. Every agent assigned to TF # 22-09 agrees to abide by the directives of the Task Force Director as to case openings, case and personnel assignments, and other matters necessary for the successful operation of the Task Force. No order or directive of the Task Force supersedes the agent's responsibility to follow the rules, policies or directives of his/her agency.

The Commission shall be responsible for any necessary and actual expenses incurred by the Task Force Director and/or agent(s), including expenses incurred for food, lodging, or travel, and any other necessary and actual expenses of the investigation into organized criminal activity conducted by the Task Force. These costs shall be reimbursed in accordance with the regulations of the Office of the Attorney General for the State of Ohio. For purposes of workers' compensation and the allocation of liability for any death, injury, or damage they may cause in the performance of Task Force duties, a Task Force Director and/or agent(s), during the period for which the Task Force is assembled, and while performing official duties in furtherance of the Task Force's objectives, shall be considered to be employees of the Commission and of the State.

The Commission shall provide funding for TF # 22-09 in an amount to be determined by and consistent with the budget of the Commission. Said funding shall be for office space, office supplies, travel expenses, clerical and support personnel, and other expenses incurred in acquiring evidence and information during the operation of TF # 22-09. The Commission shall provide the Task Force Director and each member of the Task Force with appropriate credentials that identifies the Agent and their position and authority under the Task Force. If necessary, the Commission shall provide office space for the operation of TF # 22-09. The Commission shall provide any necessary clerical and administrative support that the participating agencies cannot provide. All support equipment, necessary for the investigation, for example, vehicles, cameras and radios, shall be,

primarily, the collective responsibility of the participating agencies. The Commission shall provide all additional reasonably necessary equipment.

CONFIDENTIALITY

The existence of TF # 22-09, all information relating to the formation and operation of the TF # 22-09, as well as all investigative activity of TF # 22-09, shall remain confidential and undisclosed until an indictment is returned or a criminal action or proceeding is initiated in a court of proper jurisdiction. Once an indictment is returned or a criminal action or proceeding is initiated in a court of proper jurisdiction, the Task Force participating agencies may waive confidentiality as to the subject of the indictment or criminal action or proceeding. However, where the Task Force adopts new targets or has parallel investigations that are not the subject of the indictment or criminal action or proceeding the confidentiality provisions of Chapter 177 remain in effect.

Any information gathered and/or report(s) generated by TF # 22-09 during the course of its investigation that is maintained by the Task Force, a prosecutor, the Attorney General, a special prosecutor, or the Commission is deemed a confidential law enforcement investigatory record for purposes of O.R.C. 149.43. This determination does not, however, affect or limit the right of discovery granted under the Ohio Revised Code, the Rules of Criminal Procedure, and/or the Rules of Juvenile Procedure. The Executive Director or the Task Force Director shall periodically inform the agency heads of the participating agencies on the status of the investigation. Information relating to the status of the Task Force investigation shall only be provided to the agency head or his designee.

Each Agent assigned to TF # 22-09 shall agree, as a condition of assignment to the Task Force, that the duties, responsibilities, and assignments of TF # 22-09 take precedence over any outside or secondary employment. Any conflicts between TF # 22-09 responsibilities and outside or secondary employment shall be resolved in favor of the TF # 22-09 work assignment. Failure to abide by this shall be considered cause for dismissal of the agent by the Task Force Director from TF # 22-09.

CUSTODIAN OF THE RECORDS

As soon as reasonably practicable, but not later than sixty (60) days after the creation of TF # 22-09, the Task Force Director shall designate which of the participating agencies will be the custodian for all records, documents and/or evidence seized, created or stored during the existence of and after the conclusion of TF # 22-09. Without delay, the Task Force Director shall advise the Commission of the participating agency designated as the custodian of the records for TF # 22-09. Upon conclusion of TF # 22-09, all records, documents and/or evidence seized, created or stored during the existence of TF # 22-09 will be given to the agency deemed the custodian of the records to maintain pursuant to its records retention schedule.

FORFEITURE

Absent the express authorization of the OOCIC Executive Director, all assets, subject to forfeiture, seized by TF # 22-09, shall be forfeited to OOCIC TF # 22-09 for distribution in

CONFIDENTIAL-NOT FOR DISSEMINATION

accordance with this MOU as set forth below. In the event that assets of any individual or entity are forfeited to TF # 22-09, the proceeds from the forfeited assets shall be shared in the following manner:

1. All costs and expenses incurred by The Commission related to this investigation shall be paid first. The Executive Director has discretion to cap this restitution at 25% of the total assets forfeited. These costs and expenses include, but are not limited to, any necessary and actual expenses incurred by the Task Force Director and/or agent(s) for food, lodging, or travel; payments to informants or cooperating witnesses; monies expended for the purchase of contraband, stolen property, and any other necessary expenses of the investigation into organized criminal activity incurred by the Task Force. These costs shall be reimbursed in accordance with the regulations of the Office of the Attorney General for the State of Ohio.
2. All costs and expenses related to the forfeiture shall be paid next. These costs and expenses include, but are not limited to, payments to informants or cooperating witnesses, costs for filing fees, and costs for storage, transportation and/or sale or disposal of the forfeited asset.
3. Participating county prosecutor's offices shall receive twenty-five percent (25%) of all assets, including administrative seizures, forfeited in a County Court of Common Pleas, after the provisions of paragraphs one and two are met. Distribution of the forfeiture will be based on the active prosecution by the county prosecutor's office as determined by the prosecutors as a group.
4. For all assets forfeited in a County Court of Common Pleas, the participating agencies shall each receive shares pro-rated on the number of total hours their officers participated in the Task Force, after expenses are paid pursuant to paragraphs one and two, and three.
5. For all assets forfeited in the United States Federal Court, Northern or Southern District of Ohio, the participating agencies shall each receive shares pro-rated on the number of total hours their officers participated in the Task Force, after expenses are paid pursuant to paragraphs one and two, and three (if applicable), above.

(For purposes of determining shares, an agency's total hours will be based on timesheets detailing hours spent on Task Force business that have submitted to and approved by the Task Force director.)

The following signatures indicate each person has read and accepts the conditions of this Memorandum of Understanding. This Memorandum of Understanding is not intended to confer any rights, privileges, or benefits upon any individuals or entities beyond those conferred by Chapter 177 of the Ohio Revised Code.

McConnelsville Police Department


Thomas Jenkins II, Chief
McConnelsville Police Department

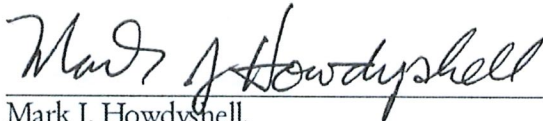
9-1-22
Date

Washington County Prosecutor's Office

Nicole T. Coil
Nicole Coil,
Washington County Prosecutor

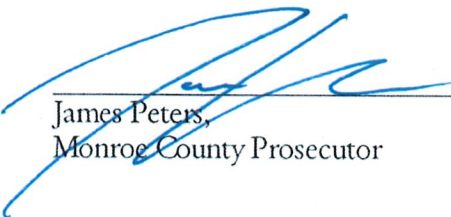
4/20/23
Date

Morgan County Prosecutor's Office


Mark J. Howdysnell,
Morgan County Prosecutor

04/05/2023
Date

Monroe County Prosecutor's Office


James Peters,
Monroe County Prosecutor

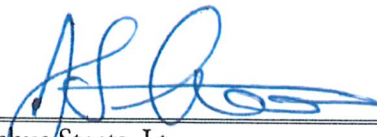
10/25/22
Date

Noble County Prosecutor's Office


Jordan Croucher,
Noble County Prosecutor

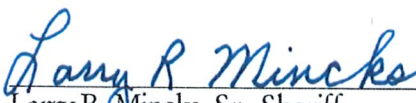
6/7/22
Date

22-09 Task Force Director


Joshua Staats, Lt.
Washington County Sheriff's Office

6-7-2022
Date

Washington County Sheriff's Office


Larry R. Mincks, Sr., Sheriff
Washington County Sheriff's Office

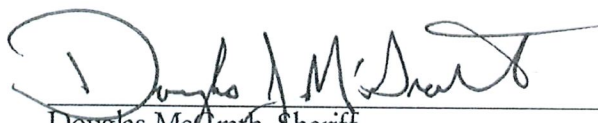
6-8-2022
Date

Monroe County Sheriff's Office


Charles Black, Sheriff
Monroe County Sheriff's Office

6-7-2022
Date

Morgan County Sheriff's Office


Douglas McGrath, Sheriff
Morgan County Sheriff's Office

9-1-2022
Date

Noble County Sheriff's Office


Jason Mackie, Sheriff
Noble County Sheriff's Office

6/7/2022
Date

Athens County Sheriff's Office

Rodney Smith
Rodney Smith, Sheriff
Athens County Sheriff's Office

4/14/22
Date

Meigs County Sheriff's Office

Keith Wood
Keith Wood, Sheriff
Meigs County Sheriff's Office

7-21-2022
Date

Middleport Police Department

Mony Wood
Mony Wood, Chief
Middleport Police Department

6/8/22
Date

Marietta Police Department

Chief Katherine A. Warden
~~Aaron Nedeff, Chief~~ Katherine A. Warden
Marietta Police Department

06/08/22
Date

Belpre Police Department

Michael Stump
~~Terry Williams, Chief~~ Michael Stump Chief
Belpre Police Department

4/8/23
Date

Meigs County Prosecutor's Office


James Stanley ,
Meigs County Prosecutor

07/14/2020
Date

Athens County Prosecutor's Office


Keller Blackburn,
~~Meigs~~ County Prosecutor
ATHENS

6/23/22
Date

Ohio Attorney General

Rocky W. Nelson, Executive Director
Ohio Organized Crime Investigations Commission

Date

Ohio Bureau of Criminal Identification & Investigation

Joseph Morbitzer, Superintendent

Date

ADDENDUM

MEMORANDUM OF UNDERSTANDING

OHIO ORGANIZED CRIME INVESTIGATIONS COMMISSION

TASK FORCE #22-09

FORMATION

On April 14, 2022, the Ohio Organized Crime Investigations Commission (hereinafter referred to as "Commission"), established, pursuant to Section 177.02 of the Ohio Revised Code, an organized crime Task Force (TF) #22-09 to investigate organized criminal activity. TF #22-09 was established as a Major Crimes Task Force, based upon the Commission's reason to believe that organized criminal activity has occurred and continues to occur in the Ohio counties of Athens, Morgan, Noble, Monroe, Meigs and Washington. The purpose of TF #22-09 is to investigate violations of the Ohio Revised Code, including but not limited to various violations of:

- * R.C. 2903.01-02 (murder)
- * R.C. 2923.32 (corrupt activity)
- * R.C. 1315.55; 18 USC 1956 (money laundering)
- * R.C. 2925.03 (trafficking in drugs)
- * R.C. 2925.11 (possession of drugs)
- * R.C. 2925.02 (corrupting another with drugs)
- * R.C. 2905.31, *et seq.* (human trafficking)
- * R.C. 2905.01, *et seq.* (kidnapping/abduction)
- * R.C. 2925.04 (cultivation marihuana)
- * R.C. 2907.02 (rape)
- * R.C. 2903.13/2903.12/2903.11 (assault/aggravated/felonious)
- * R.C. 2923.01 (conspiracy)
- * Any statutory crimes that are derived from or connected to or related to or stemming from or are the result of the specified statutory sections.

Any information discovered by Task Force agents pertaining to any other crimes or criminal activity, unrelated to the Task Force investigation or targets thereof, shall not be investigated by the Task Force agents, but shall be reported to the appropriate law enforcement agency as soon as possible.

This Memorandum of Understanding is being executed between the signatory participating agencies ("participating agencies") listed at the conclusion of this document and the Commission. Each signatory to this Memorandum of Understanding requests and expects full cooperation among the respective agencies and the enhancement of each agency's capabilities to combat the targets of TF #22-09 and the criminal violations for which those targets are being investigated.

equipment, necessary for the investigation, for example, vehicles, cameras and radios, shall be, primarily, the collective responsibility of the participating agencies. The Commission shall provide all additional reasonably necessary equipment.

CONFIDENTIALITY

The existence of TF #22-09, all information relating to the formation and operation of the TF #22-09, as well as all investigative activity of TF #22-09, shall remain confidential and undisclosed until an indictment is returned or a criminal action or proceeding is initiated in a court of proper jurisdiction. Once an indictment is returned or a criminal action or proceeding is initiated in a court of proper jurisdiction, the Task Force participating agencies may waive confidentiality as to the subject of the indictment or criminal action or proceeding. However, where the Task Force adopts new targets or has parallel investigations that are not the subject of the indictment or criminal action or proceeding the confidentiality provisions of Chapter 177 remain in effect.

Any information gathered and/or report(s) generated by TF #22-09 during the course of its investigation that is maintained by the Task Force, a prosecutor, the Attorney General, a special prosecutor, or the Commission is deemed a confidential law enforcement investigatory record for purposes of O.R.C. 149.43. This determination does not, however, affect or limit the right of discovery granted under the Ohio Revised Code, the Rules of Criminal Procedure, and/or the Rules of Juvenile Procedure. The Executive Director or the Task Force Director shall periodically inform the agency heads of the participating agencies on the status of the investigation. Information relating to the status of the Task Force investigation shall only be provided to the agency head or his designee.

Each Agent assigned to TF #22-09 shall agree, as a condition of assignment to the Task Force, that the duties, responsibilities, and assignments of TF #22-09 take precedence over any outside or secondary employment. Any conflicts between TF #22-09 responsibilities and outside or secondary employment shall be resolved in favor of the TF #22-09 work assignment. Failure to abide by this shall be considered cause for dismissal of the agent by the Task Force Director from TF #22-09.

CUSTODIAN OF THE RECORDS

As soon as reasonably practicable, but not later than sixty (60) days after the creation of TF #22-09, the Task Force Director shall designate which of the participating agencies will be the custodian for all records, documents and/or evidence seized, created or stored during the existence of and after the conclusion of TF #22-09. Without delay, the Task Force Director shall advise the Commission of the participating agency designated as the custodian of the records for TF #22-09. Upon conclusion of TF #22-09, all records, documents and/or evidence seized, created or stored during the existence of TF #22-09 will be given to the agency deemed the custodian of the records to maintain pursuant to its records retention schedule.

FORFEITURE

22-09 Task Force Director

Joshua Staats, Lt.
Washington County Sheriff's Office

Date

Athens Police Department/ City of Athens

Andrew B. Stone, Service Safety Director
City of Athens

Date

Ohio Attorney General

Rocky W. Nelson, Executive Director
Ohio Organized Crime Investigations Commission

Date

MEMORANDUM

To: Athens City Council
From: Athens City Planning Commission
Subject: Recommendation
Date: September 7, 2023

Case #23-02 Homestead Court and Broadmoor Planned Unit Development

On September 7, 2023 the Athens City Planning Commission held a Public Hearing (see attached Affidavit of Publication) to receive public input on Case #23-02. There was no one in attendance at the Public Hearing.

At the September 7, 2023 Regular Meeting of the Athens City Planning Commission, the commissioners voted unanimously to recommend to City Council approval of the Homestead Court and Broadmoor Planned Unit Development submitted by Patrick Lawson/Cornerstone.

The Commission finds that the facts submitted with the application establish that:

1. The proposed development can be initiated within two years of approval in accordance with the law.
2. The streets proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.
3. Any exception from requirements is warranted by design and other amenities incorporated in the final plan, in accordance with the PUD requirements and the need to provide a variety of housing opportunities with regard to type and price.
4. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

The approval was contingent on the developer adequately addressing anticipated future staff review comments.

Previous meetings held to discuss this case occurred on July 6th and August 3rd. Minutes from these previous meetings and the September 7th Public Hearing and Regular Meeting are enclosed. Thank you for your time and consideration in this matter.

Enclosures

The Athens Messenger

Affidavit of Publication
The State of Ohio
Athens County SS

CITY OF ATHENS (LEGALS)
PATRICIA MORRIS-WITMER
8 E. WASHINGTON STREET
ATHENS, OH 45701

Account: 164137
Ticket: 695395
RE: Planning Commission Mtg 9-7-23

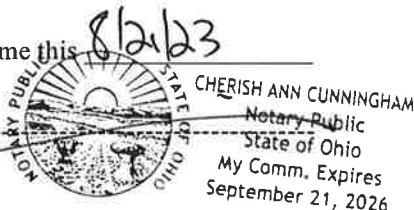
Before, the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Tom Leake, Who being first duly sworn, deposes and says: that he is the Agent of The Athens Messenger, published, issued and entered as second class mail in the city of Athens: that he is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a true copy of which is shown here to, was published in The Athens Messenger on the following date(s): 08/19/23

Tom Leake

Signature of sworn person above

Sworn to and subscribed before me this 8/21/23

Signature of Notary Public



LEGAL NOTICE PUBLIC HEARING

Pursuant to the public hearing notification requirements of Athens City Code 21.09.13, the Athens City Planning Commission will hold a Public Hearing on Thursday, September 7, 2023, at 12:00 p.m., in City Council Chambers on the third floor of the City Building, 8 E. Washington Street, Athens, Ohio.

The purpose of the meeting is to receive public input concerning a Planned Unit Development, Homestead Court and Broadmoor, at University Estates proposed by Cornerstone Builders.

All papers relating to this application are available for review at the office of the zoning inspector at 28 Curran Drive in Athens.

Anyone needing special accommodations to attend the meeting should contact the Mayor's Office, 8 East Washington Street, Athens, Ohio (740) 592-3338.
Athens Messenger - 695395 8-19

Cost of Notice: \$48.50
Published on: 08/19/2023

The Athens Messenger
9300 Johnson Rd.
P.O. Box 4210
Athens, OH 45701

FED ID 61-1731416

Athens City Planning Commission
Minutes of PUBLIC HEARING and Regular Meeting
Thursday, September 7, 2023 12:00 p.m.

A Public Meeting followed by a Regular Meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on September 7, 2023.

PUBLIC HEARING

University Estates Planned Unit Development (PUD) Homestead Court and Broadmoor

Steve Patterson called the Public Hearing to order at 12:00 p.m. No attendees were present. The case will be discussed during the regular meeting.

REGULAR MEETING

Attendees: Rob Delach

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:03 p.m. and quorum was established with all members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Absent
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2. Disposition of Minutes

John Kotowski moved to approve the August 3, 2023 minutes. Nancy Bain seconded. All present voted aye, motion passed 5:0.

3. Cases

**Case #23-02 University Estates P.U.D.
Homestead Court & Broadmoor
Affordable Housing Development**

Andy Stone (for David Riggs)

- This case has come back to the Planning Commission again today because there wasn't an officially stated and advertised Public Hearing. Two previous Planning Commission meetings

were held on this PUD, July 6th and August 3rd. The commission voted to approve this case on August 3rd, so the question is whether the commission needs to vote again.

- The developer has since notified the city that the development is no longer financially viable. The original engineer's estimate for this development has doubled. Additionally, the interest rates have increased, and even with the TIF revenue, the project is no longer feasible.
- This city wants this project to happen, but understands the constraints that the developer is under. His recommendation is to follow through with the PUD process and vote again to approve the case in hopes that the financial situation changes for the developer in the future.

Discussion

- Steve P: disappointed with the lack of affordable housing in the city. He would like to hold a vote again and move forward as well. The developer may be able to finance and find a path forward.
- John K: supportive of going ahead and voting, however, he fears that if the developer does find a way forward that the plan will look different and have to come before the Planning Commission again anyway.
- Austin P: feels this is a great project but would like to have a traffic light included at the intersection with Rt. 682.
- Andy S: commented that homes don't generate traffic like restaurants or theaters. Originally, the plan for UE was to have multiple access points, however, because Phases 3 & 4 weren't built these access roads were not built.
- John K: commented that the roundabout that is planned at 56/682 may help with congestion and also suggested the addition of a slow-down lane and/or a traffic light. The intersection does need to be investigated further.

John Kotowski moved to approve Case #23-02, Nancy Bain seconded. All present voted aye. Motion passed 5:0. This will now go to City Council as a Recommendation from the Planning Commission.

4. **Communications**

None

5. **Reports from City Planner and Director of Development & Code Enforcement**

- Andy S: reported that David Riggs is looking at several changes to code to facilitate housing in the city, like changes to sub-division regulations regarding lot size requirements. Alternate construction options may help (tiny houses, barns, container homes, etc.).
- John K: commented that it is important to build where infrastructure already exists. He inquired about the status of the Stimson corridor.

- Andy S: American Structurepoint is the firm that the city is working with on the Stimson Avenue corridor. They will be submitting their recommendations by the end of October, which will include an overlay zone.
- John K: asked what is different about the housing being proposed at the Ridges, will developers be faced with the same issues that the UE PUD developer has encountered?
- Steve P: The Ridges falls under the New Community Authority. More opportunities will be available for developers. There will be a need for some zoning changes as well.
- Andy S: currently there is new infrastructure being installed along Dairy Lane so that will already be in place for the developers, and there won't be any land costs.
- John K: glad to hear about other methods that can be utilized to encourage housing development in Athens.
- Ron Delach/Morris Avenue: hasn't heard discussion of Accessory Dwelling Units. Freezing R-1 neighborhoods in time is the wrong approach in his opinion. Loosening the regulations in R-1 zones would be beneficial to promote in-filling.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting September 21, 2023

8. **Adjournment**

Austin Phillips moved to adjourn, Nancy Bain seconded, all present voted aye. The meeting was adjourned at 12:35 p.m.

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, August 3, 2023 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on August 3, 2023.

Attendees: John Wharton, Pat Lawson, Bret Howard, Rob Delach, Jim McDonald, Hoy Seckinger

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:00 p.m. and administered the oath to those in attendance planning to speak before the commission. Quorum was established with four members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Absent
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Present
--	---------

2. Disposition of Minutes

John Kotowski moved to approve the July 6, 2023 minutes. Nancy Bain seconded. All present voted aye, motion passed 4:0.

3. Cases

PUBLIC HEARING

**Case #23-02 University Estates P.U.D.
 Homestead Court
 Affordable Housing Development**

David Riggs

- The purpose of the PUD is that if the city has a project they want to move forward, the PUD process enables the city to vary from the strict interpretation of the code that is set before other types of developments. There are a lot of extra steps. The Planning Commission will review and make a recommendation to City Council.
- This proposal has 163 non-conformities to the bulk controls (ACC 23.10), 6 non-conformities to the total lot coverage, and 6 non-conformities to the depth setback. Additionally the Planning Commission will look at non-conformity to 21.09.05 & 06 open space, non-conformity to 21.07.05 street tree plan, and non-conformity to 27.02.04 storm water retention.

Andy Stone

- The PC must establish four findings of fact as part of this process:
 1. The development can proceed within two years of approval
 2. The streets are adequate to handle the increased traffic
 3. Exceptions from code
 4. That the existing/proposed utilities will serve the development (TIF will offset)

Discussion

- John K: Two concerns are 1. The way the sidewalks are being put in and if they will be continuous, 2. Street lighting concerns. Observed that most of the mailboxes in UE have light posts on them. As you get deeper into UE the street lighting becomes sporadic and he has safety concerns about that.
- John Wharton/UE HOA Board: The lights on mailboxes are set dusk to dawn but aren't enough to illuminate the streets. The UE HOA have approached the city and AEP about their desire to install additional street lighting.
- John K: Inquired about the mailboxes and if they could be grouped together.
- Andy S: Suggested that the mailboxes be installed on the building/doors because they would be crowded if they were placed along the street.
- Pat Lawson/Cornerstone: The sidewalks will be put in as each lot is developed and they will fill in the gaps as they go.
- John K: The sidewalks on Walnut Court are not continuous and they don't tie in to anything. It is important for the residents to feel connected and able to walk on the sidewalks safely.
- Pat L: They estimate that the development will be built out in 4-5 years so at that time all the sidewalk gaps will be filled in.
- John K: For the lots where the gas lines cross, will the sidewalks be built over the gas lines?
- Pat L: The sidewalks will be built over the gas line and the gas company is aware. The developer pays for the sidewalks.
- John K: There are a lot of variances being requested. The sidewalks are important, especially with the senior demographic that is expressing interest in these lots.
- Pat L: This project is the first of its kind in Athens. There will be problems but they can be worked through.
- Andy S: Regarding the street tree plan, there is not enough room in front of the properties for trees. Suggested that trees could be added in the ROW along Broadmoor.
- Pat L: Planting additional trees there will be no problem. The existing large white oaks will not be disturbed.
- Andy S: The TIF agreement has a universal design requirement. Will the steps out of a car and into the unit be on one level and accessible?
- Bret Howard/Cornerstone: The accessibility is lot-dependent. Some of the lots are straight slabs, some in the cul-de-sac will be trickier to engineer the access.

- David R: the TIF requirement is only for 3 bedroom units. The 3 bedrooms all have the master and kitchen on the 1st floor, have 36" entry ways and are all open floor plan. For some they have a step up to the porch but ramps can be installed.
- Bret H: the 3 bedroom units have their utility rooms on the 1st floor.

Questions/comments from audience

- Hoy Seckinger/11 Walnut Court: Expressed concerns that Route 682 will be an issue, especially turning left from UE.
- Jim McDonald/ UE Blvd Renter: Currently renting his former home on UE Blvd. and waiting for his purchased unit to be built at Woods Edge. Suggested a bank off mailboxes for the development. Supports the addition of more street lights further back into the development.
- Andy S: A bank of mailboxes requires common ownership. The developers are making this a fee simple development, but there should also be a governing document to address things like mailboxes, rear access, etc. This was discussed at the last meeting and wanted to know if they have worked something out.
- John W: Would like to see the HOA extend to Homestead Court which would address this. They did this with Walnut Court after they petitioned to become part of the HOA. Access to back for mowing will only be an issue for the triplexes and the plan is to have an easement. He doesn't feel that we should worry about issues that come up 20 years from now.
- Andy S: Two neighbors with a dispute always go through Code. Being proactive now about future issues is important and these items can be written in the deed.
- Jim M: Does not want to be part of an HOA. He purchased the unit partly based on not being required to be part of an HOA.
- Steve P: the Planning Commission is not going to make being part of the HOA a requirement. This is up to the residents. The city is aware of the traffic issues on Rt 682 and this will continue to be monitored. The speed limit was recently reduced to 35 mph there.
- Hoy S: Already know what is going to happen traffic wise there with the apartments going in across the street and these 43 units. Even today a train crossing already backs up traffic to the UE entrance.

David Riggs commented that he is still waiting on all the staff comments to the updated plans. Steve Patterson suggested that the Planning Commission vote contingent on receiving the additional staff comments.

Andy Stone moved to approve Case #23-02, approving the non-conformities, validating the four findings of fact, and contingent upon receipt of the additional staff comments. Nancy Bain seconded. All present voted aye. Motion passed 4:0. This will now go to City Council as a Recommendation from the Planning Commission.

4. **Communications**

Proposed Zoning Amendments/Chickens

- David R: Continuing the discussion from the last meeting in regards to allowing poultry/chickens in residential zones, the suggested language changes to 23.04.01 (attached for reference) was included in the commissioner's packets. The change is allowing up to four chickens in residential areas and no roosters.
- Andy S: Read through the suggested changes to 23.04.01. With Planning Commission approval, this will go to City Council as a recommendation for their consideration.
- David R: Title 9 (09.01.01 and .07) currently exists and contains language to control at large and nuisance animals.
- John K: Commented that there wasn't any language outlining what a predator-proof structure is.
- Steve P: This will be on the agenda at the next meeting for a vote.

5. Reports from City Planner and Director of Development & Code Enforcement

David Riggs

- Provided an update on the Chipotle/Starbucks development on E. State St. The developers are working on a few minor changes to the site plan that he will review.

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

- Next meeting August 17, 2023

8. Adjournment

John Kotowski moved to adjourn, Nancy Bain seconded, all present voted aye. The meeting was adjourned at 12:39 p.m.

**Athens City Planning Commission
Minutes of Regular Meeting
Thursday, July 6, 2023 12:00 p.m.**

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on July 6, 2023.

Attendees: John Wharton, Pat Lawson, Bret Howard, Clinton Kuenzli, Rob Delach

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:00 p.m. and administered the oath to those in attendance planning to speak before the commission. Quorum was established with four members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Absent
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Present
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2. Disposition of Minutes

John Kotowski moved to approve the June 15, 2023 minutes with one correction on Page 2 under Discussion. Nancy Bain seconded. All present voted aye, motion passed 4:0.

3. Cases

None

4. Communications

University Estates (UE) P.U.D./Affordable Housing Development

David Riggs

- The PUD process is a bit complicated. It starts with Planning Commission review/approval of preliminary plans, then the final plan will come up after a Public Hearing and then a recommendation (if approved) would go to City Council for review.
- The plan is to take 15 undeveloped lots on Homestead Court and turn them into 43 lots, some with zero setbacks.
- In 2019, City Council created the Affordable Housing Plan for low and moderate income housing, and then in 2020 a TIF was included as part of the plan. Some TIF money will be used as part of this project.

- A public hearing has to be held – it has to be advertised 14 days in advance so the earliest to hold the hearing would be July 20th.

Discussion

- Steve P: These units will be built but the lots may not line up where the unit is placed. Have party walls with these units that you have to build around, so this is a challenge.
 - David R: The Planning Commission is approving the preliminary plan, not a plat. Minor adjustments can be made to this plan as the development progresses. The final plat will be created/recorded after final completion of the development.
 - Andy S: The TIF is offsetting the cost. They will have to build in phases, and so phasing will also happen when it comes to approving the plats. Can't sell units until plat approval.
 - David R: Spoke with the law director about the re-plating process. Re-plating does not need to go through the Planning Commission at each step.
- Andy S: Asked Patrick Lawson/Cornerstone to establish the structure by which maintenance will be able to be done on each building in the future. Language should be included in the deeds.
 - John Wharton/Ohio Realty and UE HOA: They will address this by a deed restriction that will grant a solution. They don't want an HOA, but they (UE HOA) would like them to join their HOA.
 - Andy S: The HOA is between them. The deed restriction is a good method.
- Andy S: They will need to identify access to the rear of the properties, maybe a cross access easement. He is supportive of this unique affordable housing development in the city.
- John K: If something were to come up during the development and they wanted to increase the number of units they would have to come back to the commission for approval.
 - Patrick L: Does not anticipate coming back and asking to add units, however, there is flexibility in the number of units if they need to reduce them for some unforeseen issue during development.
- Andy S: Requested utility tap information.
 - Clinton Kuenzli/The Buckley Group noted that this detail is available on page C-5 of the plan. (This page was not provided prior to the meeting so he shared this plan page with the commissioners.)
 - Andy S: Asked if the 1" line is inside or outside the public right of way and Clinton K. affirmed that it is outside. Plan and Profile Sheet, C11.
- Andy S: Regarding the shared access question he mentioned earlier, utility access should be considered in the deed restriction as well.
- Nancy B: Asked if there be space for playground equipment for children.
 - Clinton K: No room for play equipment.
 - John W: The UE HOA controls the installation of play equipment for UE, so they are recommending that this new development become members of the UE HOA. Most of

the interest in this development has been from folks who are older and wanting to downsize.

- Rob Delach/Morris Avenue: Asked if there were any street trees in the preliminary plan.
 - John W: The development is surrounded by trees, it is called “Wood’s Edge”.
 - David R: During the PUD process, the Planning Commission (and City Council) can waive this requirement along with other requirements that can’t be met, like 20% open space, setbacks, and bulk controls, etc.

Steve P. commented that this has been in planning for some time and he is supportive of affordable housing in Athens. This will come back as a case.

Proposed Zoning Amendments/Chickens

David Riggs

- Continuing the discussion from the last meeting. Regarding allowing poultry/chickens in residential zones, he distributed the suggested language (attached for reference) to the commissioners. Mr. Riggs read through the suggested changes to 23.04.01 that included two (B) choices he drafted to be considered. Some communities require licensing for the keeping of chickens but he would not recommend that for Athens. Current Title 9 (09.01.01 and .07) contains language to control nuisance animals.

Discussion

- Andy S: The Environment and Sustainability Commission shared survey results that they distributed previously on this topic – the feedback was generally positive in support of this. He is in support but does want to review the regulations of the zoning code to avoid any unforeseen issues. He asked for a definition of “predator proof structure”.
- David R: Noted that “animals at large” can’t be running loose, chickens can fly out of structures that aren’t enclosed on the top.
- John K: Recently built a chicken coop and it can be built with a covered pen for running.
- David R: The first B choice is very open, the 2nd B choice (his recommendation) is more detailed.
- Ron D: The first choice still seems too onerous, so something less restrictive than that would be better. There are already chickens being kept in the city and roaming the streets. At the last meeting it was suggested that making sure that immediate neighbors were okay with a neighbor keeping chickens was included in the language. Are these suggestions including this or any permitting or licensing requirement?
- David R: This is not included in his proposal. Several communities require licensing/permitting but he doesn’t recommend this for Athens as it would be too much for his department as far as inspection/enforcing.
- Andy S: The city does receive complaints of chickens running loose but no owners step up and claim ownership.
- Steve P: There is a mechanism in Code (Title 9) for a neighbor to lodge a complaint.

Proposed Zoning Amendments/Sign Regulations

David Riggs

- This was discussed at the last meeting. The proposed changes are good to go and could go to City Council.

Steve P. reviewed the suggested changes to 23.03.13. Sign regulations (attached for reference), and asked for a motion.

Andy Stone moved to accept the 23.03.13. Sign regulations suggested changes as discussed during the June 15, 2023 Planning Commission meeting and to submit a recommendation to City Council for review/approval. John Kotowski seconded. All present voted aye, motion passed 4:0.

5. Reports from City Planner and Director of Development & Code Enforcement

Andy Stone/Stimson Avenue Corridor Technical Assistance Planning Update

- He has been working with ACEDC through a Technical Assistance Grant awarded to the city by Ohio Southeast (JobsOhio) for assistance in planning in corridors.
- American Structurepoint was hired to draft an Existing Conditions Report (he will share this with the commissioner's) and a Redevelopment Design of this corridor.
- This is an Opportunity Zone in Athens.
- The city did some rezoning in this corridor recently as related to parking.
- He reviewed American Structurepoint's Future Transects Map and redevelopment concept drawings that were included in the packet (attached for reference).

The commissioners discussed the concept drawings. Steve P. noted that the "Recreational Commercial Zone" indicated on the Future Transects Map is not within the Opportunity Zone, yet there is opportunity there. David R. said that he has received calls of interest in portions of this zone. Andy S. noted that a zoning overlay in would show flexibility to allow other uses. Nancy B. does not want the redevelopment to displace housing. John K. agreed and added that he did not want the character of the area to be altered negatively. Steve P. mentioned that when the new AFD Headquarters was in design a lot of thought was given to this being a major entry into Athens.

David Riggs/No Report

6. Opportunity for Citizens to Speak

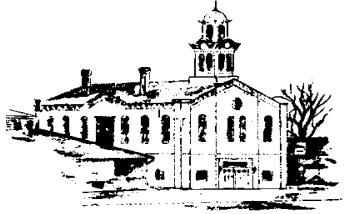
None

7. Announcements & Other Business

- Next meeting July 20, 2023

8. **Adjournment**

The meeting was adjourned at 1:02 p.m.



*City of Athens
Engineering and Public Works
Department
30 Curran Drive
Athens, Ohio 45701
(740) 593-7636 fax 592-4907*

**City of Athens Engineering and Public Works
Private Development Plan Review Response Summary**

Review Date: July 10, 2023

Property Name: University Estates, Broadmoor Court Extension, Homestead Court Extension

Property Location: Broadmoor Court and Homestead Court

Property Status (circle one): PUD Title 41 Other

Check one:

X Preliminary (Prior to Planning Commission Hearing)

 Preliminary / In-Progress Review (revised plans with these changes will require another review prior to final approval)

 Final Review (developer can generally expect plan approval and issuance of the building permit once these changes are made)

Plan Review Notes:

Streets

1. Have geotechnical reports or pavement designs been completed? At a minimum the typical section should be increased to 4-1/2" of 301 and 1-1/2" of 448 material.
Typical Section amended.
2. Please provide details on who will be completing compaction testing and proof-rolling.
PSI or GCI to be compaction testing and proof-rolling consultant.
3. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness proof-rolls, aggregate installation, and paving. Inspection reports for compaction and materials should be provided to the City.
Note added to typical section.

Storm Drainage

1. Please review the storm outfall on Sheet C-13. There appears to be a steep grade below the storm outlet.
Vertical Exaggeration is 5:1 on the profile. Discharge point is on the opposite side of the ravine of the Homestead Ct development. This is the only place to discharge within the boundaries of the owner's property and maintain space for construction of the density of structures required for this project.

2. A post-construction storm BMP is needed.
Existing post-construction BMP designed for UE Phase II (including Homestead Ct) is located at the bottom of the ravine. See original UE Phase II drawings.
3. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation of the storm lines.
Note added to Storm Details Sheet.

Water

1. Provide additional information on the location of the water meters. Will these be installed in a mechanical room?
Plans updated to show water meters.
Please provide an updated meter detail with the standard setter.
Coordinating with EPW.
2. Provide backflow prevention details.
Coordinating with EPW.
3. One physical tap will be allowed per unit. A 4" tap can be made and reduced to 2" behind the curb. Curb valves are needed for the service lines that are installed under the street.
Detail provided that shows curb valves.
4. Please see updated waterline specifications. Mechanical restraints can be used in addition to thrust blocking.
Notes added to Water General Notes sheet.
5. Please confirm material of water line main line. If C900 is requested, a tracer wire shall be installed with the main line and with each service line. If C900 is requested, please coordinate directly with Brian Dupler, Water Services Supervisor, for clamp requirements.
C900 is requested, coordinating with EPW for clamp requirements. Tracer wire note added to Water General Notes sheet.
6. Please provide copies of the OEPA Plan Approval for city records.
Will provide upon OEPA approval.
7. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation and testing of the waterline.
Note added to Water General Notes sheet.

Sanitary Sewer

1. Please review depth of the proposed sewer to determine if it can be shallower.
Sanitary sewer shallowed where possible, see revised plan and profile.
2. Please change the external drop manhole detail to an internal bowl drop manhole.
Detail changed.
3. Provide copies of the OEPA Permit to Install Approval for city records.
Will provide upon OEPA approval.
4. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation and testing of the sewer line.
Note Added to Sanitary General Notes sheet and sanitary sewer plan and profile sheet.

Pump Station / Lift Station

No comments.

Other

1. Preliminary capacity fees are pending.
2. Please provide geotechnical report.
No geotechnical investigation performed.
3. Are street lights included in this development?
No.

Line Table		
Line #	Bearing	Length
L1	S44°31'33"E	217.20
L2	S41°10'30"E	232.60
L3	S44°31'33"E	255.86
L4	S41°10'30"E	6.27
L5	S41°10'30"E	140.78
L6	S41°10'30"E	68.60
L7	S24°43'19"W	93.61
L8	S23°59'44"E	3.85
L9	S66°01'30"W	173.31
L10	N23°59'46"W	20.12
L11	N66°01'48"E	146.37
L12	N24°43'19"E	94.62
L13	N41°10'30"W	123.05
L14	N66°01'58"E	20.94
L46	N21°02'00"E	35.40
L47	S68°58'00"E	35.30

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	19.33'	21.00'	N87° 37' 12"W	18.66'
C2	67.10'	55.00'	S83° 26' 06"W	63.02'
C3	46.72'	55.00'	S24° 08' 58"W	45.33'
C4	43.35'	55.00'	S22° 45' 52"E	42.24'
C5	45.73'	55.00'	S69° 09' 55"E	44.43'
C6	61.13'	55.00'	N55° 10' 15"E	58.03'
C7	9.67'	55.00'	N18° 17' 24"E	9.66'
C8	19.33'	21.00'	N39° 37' 40"E	18.66'

Distance Table	
Line #	Length
D15	53.75
D16	77.77
D17	132.32
D18	71.48
D19	54.54
D20	48.26
D21	71.47
D22	71.47
D23	85.09
D24	113.80
D25	79.50
D26	102.46
D27	124.73
D28	7.25
D29	73.20
D30	73.20
D31	112.72
D32	46.04
D33	118.45
D34	51.83
D35	49.48
D36	47.54
D37	41.47
D38	51.56
D39	85.02
D40	19.72
D41	52.11
D42	71.47
D43	71.47
D44	146.82
D45	76.93

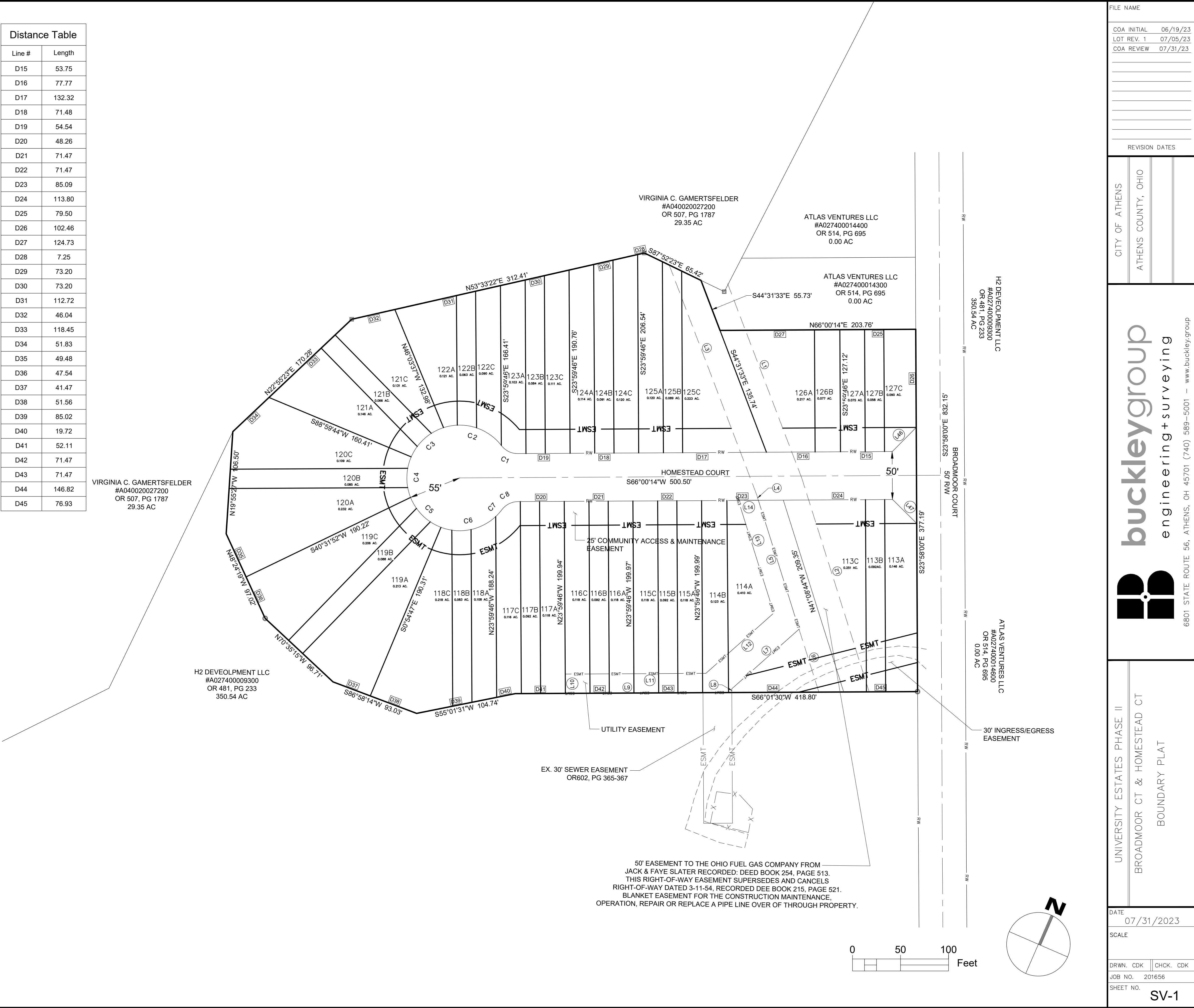
CITY OFFICIALS
APPROVED _____
DATE _____ STEVE PATTERSON, MAYOR

APPROVED _____
DATE _____ ANDREW B. STONE, P.E.,
SERVICE-SAFETY DIRECTOR

LISA ELIASON.....LAW DIRECTOR
KATHY HECHT.....AUDITOR
JOSH THOMAS.....TREASURER

PLANNING COMMISSION
STEVE PATTERSON
ANDREW B. STONE, P.E.
NANCY BAIN
JOHN KOTOWSKI
AUSTIN PHILLIPS
APPROVED _____
DATE _____

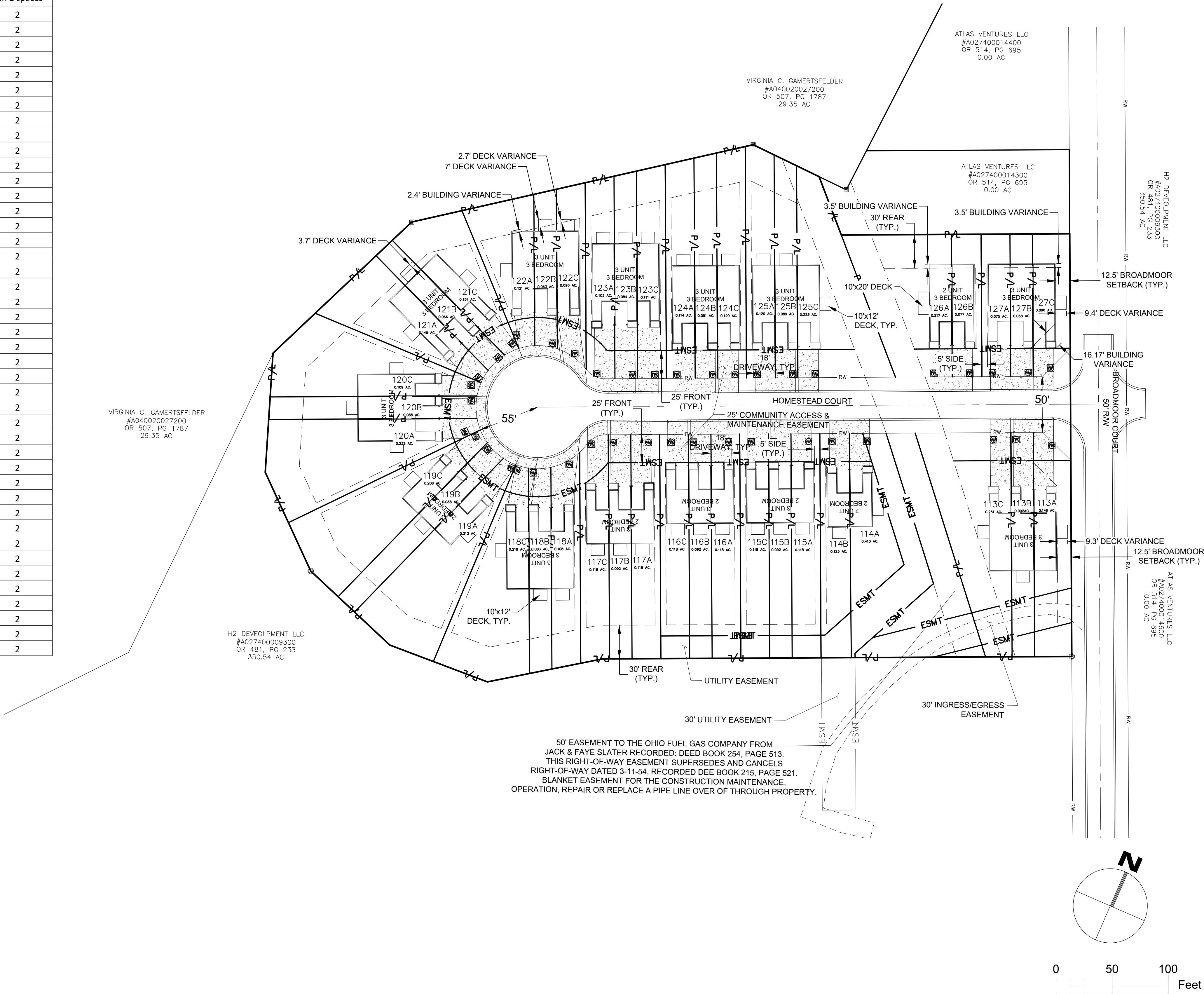
COUNCIL MEMBERS
CHRISTINE KNISELY, PRESIDENT
SARAH GRACE
JEFFREY RISNER
MICAH MCCAUREY
DEBBIE WALKER, CLERK
SOLVEIG SPJELDNES
ALAN SWANK
SAM CROWL
BEN ZIFF
APPROVED _____
DATE _____



FILE NAME	
COA INITIAL	06/19/23
LOT REV. 1	07/05/23
COA REVIEW	07/31/23
REVISION DATES	
CITY OF ATHENS	
ATHENS COUNTY, OHIO	
buckleygroup engineering+surveying	
6801 STATE ROUTE 56, ATHENS, OH 45701 (740) 589-5001 - www.buckleygroup	
UNIVERSITY ESTATES PHASE II BROADMOOR CT & HOMESTEAD CT BOUNDARY PLAT	
DATE 07/31/2023	
SCALE	
DRWN. CDK	CHKD. CDK
JOB NO. 201656	
SHEET NO.	SV-1

Lot #	Lot Size min 8,000 sf	Lot Width min 66 ft	Front Setback min 25 ft	Rear Setback min 30 ft	Side Yard Setback min 8/20	Lot Coverage max 30%	On-site Parking min 2 spaces
113A	6348	33	48	77	3.2/0	39%	2
113B	4010	20	48	66	0/0	62%	2
113C	10923	74	48	66	0/25	23%	2
114A	17861	67	29	116	45/0	10%	2
114B	5337	26	29	106	0/5	33%	2
115A	5144	26	25	110	5/0	32%	2
115B	4008	20	25	110	0/0	42%	2
115C	5140	26	25	110	0/5	32%	2
116A	5143	26	25	110	5/0	32%	2
116B	4007	20	25	110	0/0	42%	2
116C	5140	26	25	110	0/5	32%	2
117A	5143	26	43	92	5/0	39%	2
117B	4007	20	43	92	0/0	50%	2
117C	5056	26	25	92	0/5	39%	2
118A	4702	26	35	57	5/0	52%	2
118B	3627	20	32	61	0/0	59%	2
118C	9476	21	32	75	0/5	23%	2
119A	9283	22	35	102	5/0	19%	2
119B	3818	20	33	92	0/0	49%	2
119C	8970	22	33	101	0/5	20%	2
120A	10127	21	33	80	5/0	21%	2
120B	3701	20	30	68	0/0	59%	2
120C	4766	22	31	76	0/5	46%	2
121A	6338	23	32	37	5/0	35%	2
121B	2857	20	31	26	0/0	78%	2
121C	5707	23	31	32	0/5	38%	2
122A	5272	25	27	27	5/0	40%	2
122B	2765	20	27	23	0/0	79%	2
122C	3931	25	28	27	0/5	61%	2
123A	4520	25	30	45	5/0	54%	2
123B	3667	20	45	49	0/0	67%	2
123C	4840	25	45	53	0/5	51%	2
124A	4981	25	25	80	5/0	42%	2
124B	3981	20	25	84	0/0	52%	2
124C	5237	25	25	88	0/5	40%	2
125A	5261	25	25	80	5/0	40%	2
125B	3889	20	25	72	0/0	54%	2
125C	9714	77	25	70	0/28	22%	2
126A	9468	60	25	26	38/0	23%	2
126B	3362	26	25	26	0/5	60%	2
127A	3269	25	25	26	5/0	60%	2
127B	2547	20	25	26	0/0	77%	2
127C	3911	33	8	26	0/3	52%	2

NOTE: LOT LINES ALONG PARTY WALLS ARE APPROXIMATE AND SHALL BE ESTABLISHED AND RECORDED UPON CONSTRUCTION.



FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS
ATHENS COUNTY, OHIO

buckleygroup
engineering + surveying

6801 STATE ROUTE 56, ATHENS, OH 45701 (740) 589-5001 - www.buckleygroup

UNIVERSITY ESTATES PHASE II
BROADMOOR CT & HOMESTEAD CT
BUILDING VARIANCE EXHIBIT

DATE 07/31/2023
SCALE
DRWN. CDK CHCK. CDK
JOB NO. 201656
SHEET NO. SV-2

HOWARD AND LAWSON, LTD.

UNIVERSITY ESTATES - PHASE II

BROADMOOR CT AND HOMESTEAD CT

ATHENS, OH

OWNER

HOWARD & LAWSON LTD
39403 STATE ROUTE 689
ALBANY, OH 45710
CONTACT: PATRICK LAWSON
PHONE: 740-591-8547

FUTURE OWNER

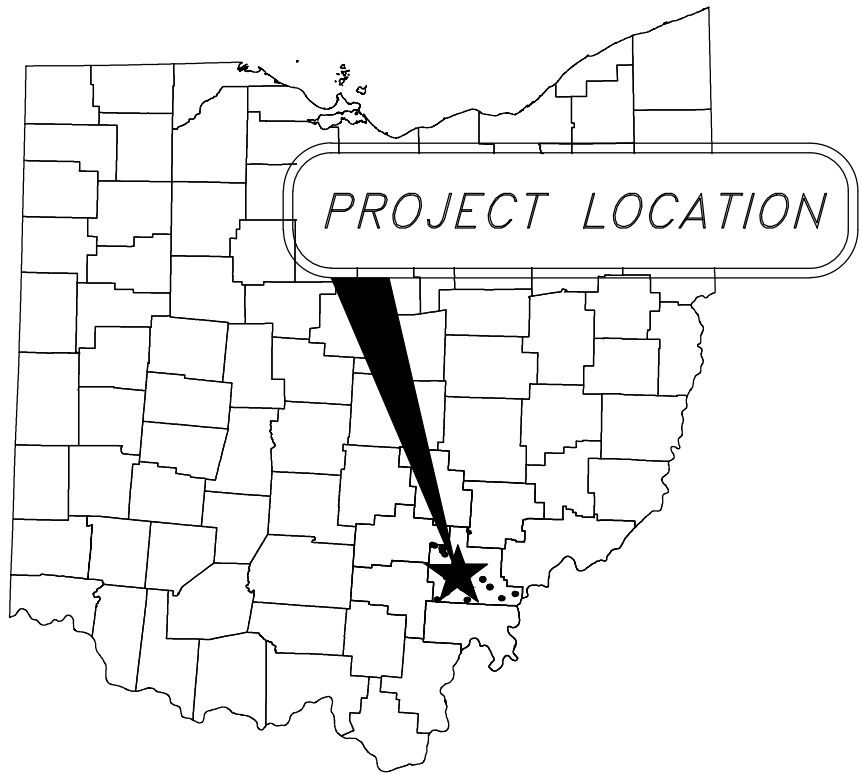
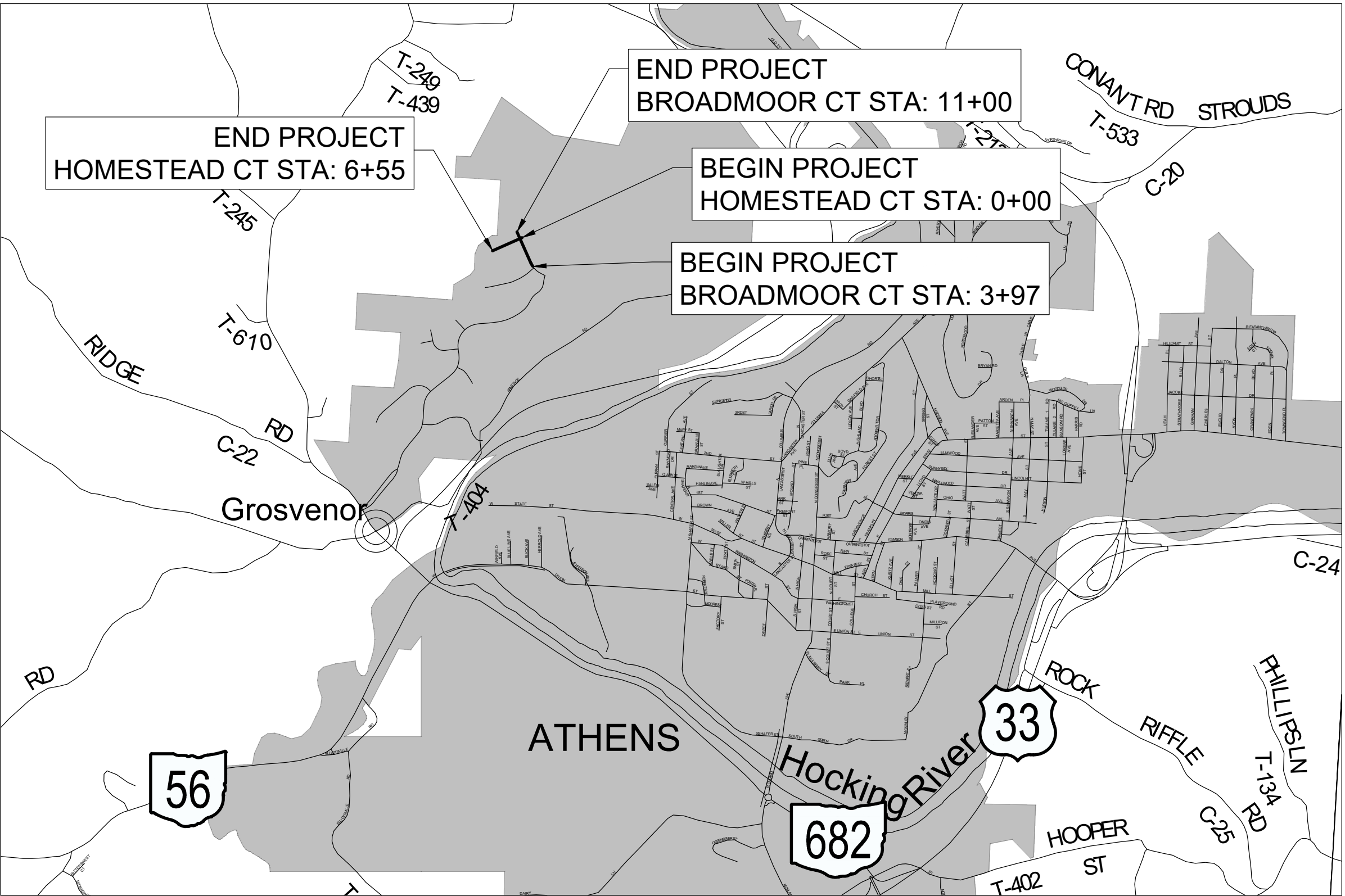
CITY OF ATHENS
ENGINEERING & PUBLIC WORKS
30 CURRAN DR.
ATHENS, OHIO, 45701
PHONE: (740) 593-7636
CONTACT: SALEH ELDABAJA, P.E.

CITY OFFICIALS
STEVE PATTERSON.....MAYOR
ANDREW B. STONE, P.E.....SERVICE-SAFETY DIRECTOR
LISA ELIASON.....LAW DIRECTOR
KATHY HECHT.....AUDITOR
JOSH THOMAS.....TREASURER

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SOLVEIG SPJELDNES
ALAN SWANK
SAM CROWL
BEN ZIFF

ENGINEER / SURVEYOR

BUCKLEY GROUP, LLC
6801 STATE ROUTE 56
ATHENS, OH 45701
PHONE:(740) 589-5001
FAX: (740) 592-5817
CONTACT: CLINTON KUENZLI, P.E.



LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF CONSTRUCTION OF THE EXTENSION OF BROADMOOR CT. AND HOMESTEAD CT. IN THE UNIVERSITY ESTATES SUBDIVISION IN THE CITY OF ATHENS, OHIO.

SPECIFICATIONS

THE CITY OF ATHENS DIVISION OF SEWER CONSTRUCTION SPECIFICATIONS FOR SEWER LINE INSTALLATION, CITY OF ATHENS WATER CONSTRUCTION SPECIFICATIONS, AND OHIO DEPARTMENT OF TRANSPORTATION 2019 CONSTRUCTION AND MATERIAL SPECIFICATIONS AND ASSOCIATED STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT.

UNDERGROUND UTILITIES

OHIO
Utilities Protection
SERVICE
Click, Call or Tap Before You Dig

TWO WORKING DAYS
BEFORE YOU DIG
CALL 811 OR
(TOLL FREE) 1-800-362-2764
NON-MEMBERS MUST BE
CALLED DIRECTLY

SHEET NO.	SHEET INDEX DESCRIPTION
C-1	TITLE SHEET
C-2	TYPICAL SECTION
C-4 TO C-7	GENERAL NOTES
C-8	SITE OVERVIEW
C-9	GRADING PLAN
C-10	EROSION CONTROL PLAN
C-11 & C-12	BROADMOOR CT PLAN AND PROFILE & ESTIMATED QUANTITIES
C-13 & C-14	HOMESTEAD CT PLAN AND PROFILE & ESTIMATED QUANTITIES
C-15 & C-16	SANITARY SEWER PLAN AND PROFILE & ESTIMATED QUANTITIES
C-17 & C-18	STORM SEWER PLAN AND PROFILE & ESTIMATED QUANTITIES
C-19	STORM SEWER DETAILS
C-20	INTERSECTION DETAILS

FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS

ATHENS COUNTY, OHIO

buckleygroup

engineering+surveying

6801 STATE ROUTE 56, ATHENS, OH 45701 (740) 589-5001 - www.buckleygroup

UNIVERSITY ESTATES PHASE II

BROADMOOR CT & HOMESTEAD CT

TITLE SHEET

DATE 07/31/2023

SCALE

DRWN. CDK | CHCK. CDK
JOB NO. 201656
SHEET NO. C-1

The diagram illustrates a cross-section of a curb ramp. Key components and their specifications are as follows:

- Sidewalk:** The elevated surface on either side of the ramp.
- Buffer:** The area between the sidewalk and the ramp.
- Ramp Surface:** The sloped area connecting the sidewalk to the street. It is divided into two sections:
 - Top Section:** A flat area with a maximum slope of 64:1.
 - Bottom Section:** A sloped area with a maximum slope of 13:1, indicated by a dashed line and a stippled texture.
- Street:** The road surface at the bottom of the ramp.
- Curb Height:** The vertical distance from the street surface to the top of the curb.
- Dimensions and Slopes:**
 - 64:1 max.:** Maximum slope for the top section of the ramp.
 - 13:1 max.:** Maximum slope for the bottom section of the ramp.
 - 4'-0" min. 5'-0" pref.:** Minimum and preferred width for the buffer and the top section of the ramp.
 - 1'-0" min.:** Minimum width for the bottom section of the ramp.

NOTES

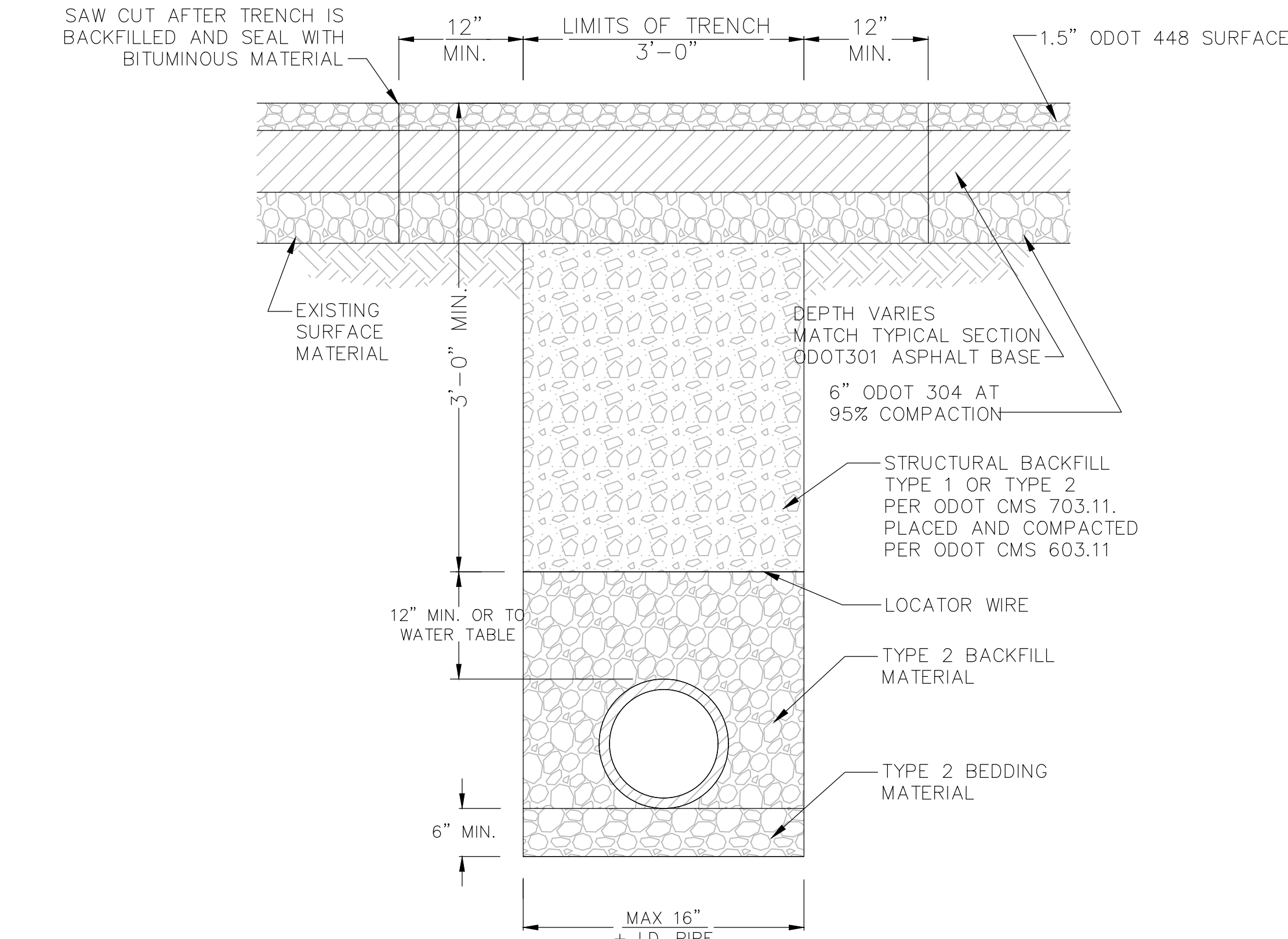
The running slope of the curb ramp shall be a 13:1 maximum or flatter. In existing sidewalks, where the maximum ramp slope is not feasible due

$\frac{1}{2}$ " Item
705.03
 20:1 max.
 13:1 max. Slope
 4" min.
 24" Wide
4" Thick*
Concrete
 1'-6"
 2'-6" Gutter
 Ramp
 Landing
 New gutter shown.

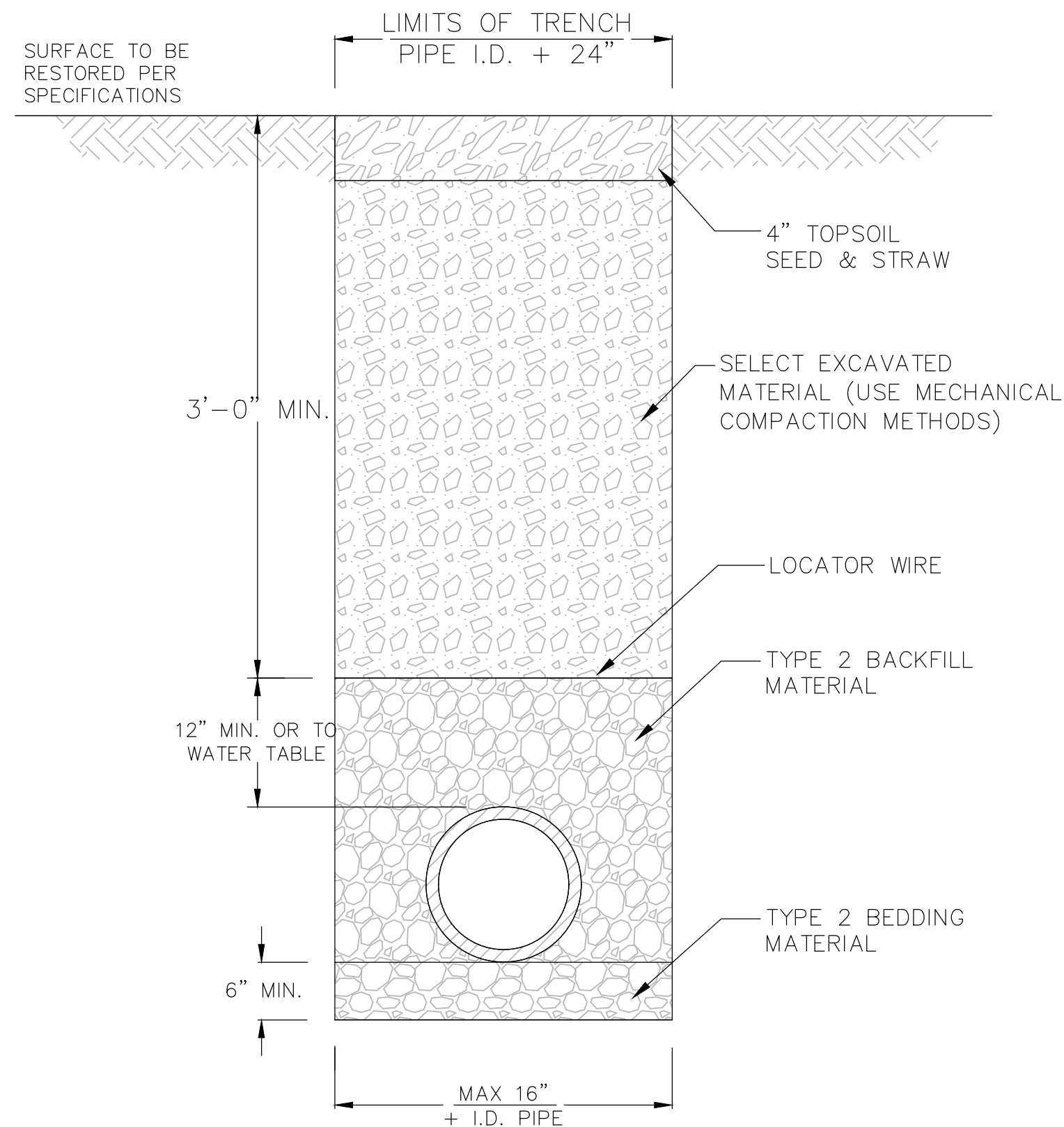
New gutter shown.

GENERAL NOTES:

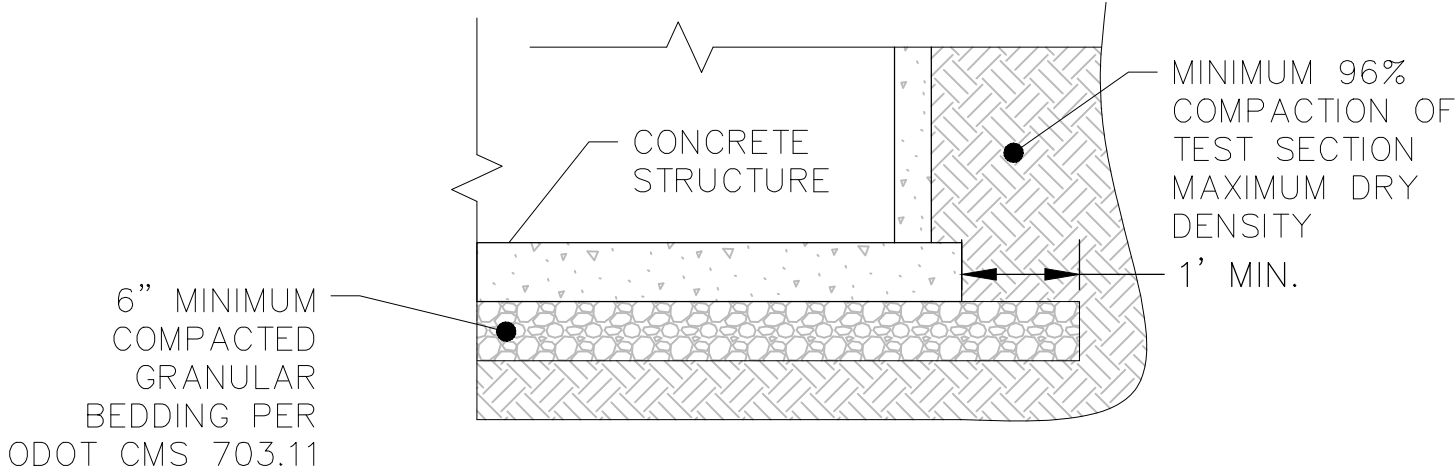
1. **CONTRACT SPECIFICATIONS**
THE CITY OF ATHENS DIVISION OF SEWER CONSTRUCTION SPECIFICATIONS FOR SEWER LINE INSTALLATION, CITY OF ATHENS WATER CONSTRUCTION SPECIFICATIONS, AND THE JANUARY 1, 2019 VERSION OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS AS PUBLISHED BY THE OHIO DEPARTMENT OF TRANSPORTATION, AND ASTM SHALL GOVERN ALL APPLICABLE ASPECTS OF THE CONTRACT WORK. THE CONTRACTOR SHOULD BE FAMILIAR WITH THESE SPECIFICATIONS AND THEIR PROCEDURAL REQUIREMENTS.
2. **SAFETY**
THE CONTRACTOR AND SUB-CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 IS REQUIRED OF ALL CONTRACTORS ON THE PROJECT.
3. **OUPS CALL**
THE CONTRACTOR IS RESPONSIBLE FOR CALLING THE OHIO UTILITIES PROTECTION SERVICE AT LEAST TWO DAYS BEFORE DIGGING. THE TOLL-FREE NUMBER IS (800) 362-2764.
4. **UTILITIES**
THE FOLLOWING UTILITIES ARE LOCATED IN THE VICINITY OF THE PROJECT WHERE CONSTRUCTION IS TO TAKE PLACE:
- | | |
|--|--|
| 1) AEP OHIO
9135 SR 682
ATHENS, OH 45760
CONTACT: CLARK SAUNDERS
PHONE: 740-985-3054 | 2) CITY OF ATHENS (SEWER)
30 CURRAN DR.
ATHENS, OH 45701
CONTACT: SALEH ELDAHAJA
PHONE: 740-593-7636 |
| 3) CITY OF ATHENS (WATER)
30 CURRAN DR.
ATHENS, OH 45760
CONTACT: SALEH ELDAHAJA
PHONE: 740-593-7636 | 4) COLUMBIA GAS TRANSMISSION
700 LOUISIANA STREET, SUITE 700
HOUSTON, TX 77002
US_CROSSING@TRANSCANADA.COM
800-562-8931
ATTN: JOSHUA WILLIAMS
740-688-9466 |
- LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL UTILITY LINES, SERVICES, AND APPURTENANCES, WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT THE EXACT ELEVATION MAY BE DETERMINED AND THE NECESSARY ADJUSTMENTS MADE. COST OF THE ABOVE WORK SHALL BE INCLUDED WITH THE PRICE BID FOR THE PERTINENT ITEM. ANY EXISTING UTILITY OR APPURTENANCE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR, OR AT THE CONTRACTOR'S EXPENSE.
5. **ENGINEER'S LIABILITY**
BUCKLEY GROUP, LLC, HEREIN CALLED "THE ENGINEER," SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. **DAMAGE TO PUBLIC OR PRIVATE PROPERTY**
CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT IS INCURRED ON PUBLIC OR PRIVATE PROPERTY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPAIR OR REPLACE THE DAMAGED PROPERTY AT THE CONTRACTOR'S EXPENSE.
7. **WORK HOURS AND NOISE CONTROL**
IN ORDER TO MINIMIZE ADVERSE CONSTRUCTION NOISE IMPACTS, NO POWER OPERATED CONSTRUCTION TYPE DEVICE SHALL BE OPERATED BETWEEN THE HOURS OF 8:00 P.M. TO 7:00 A.M MONDAY THROUGH SATURDAY, UNLESS COORDINATION OCCURS AND PERMISSION IS GRANTED BY THE SERVICE-SAFETY DIRECTOR. IN ADDITION, NO POWER-OPERATED CONSTRUCTION TYPE DEVICE SHALL BE OPERATED IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT.
8. **NO STEEL TRACK EQUIPMENT ON ROADS**
STEEL TRACK EQUIPMENT SHALL BE USED WHERE FINISH AREAS OF OVERLAID. USE IN OTHER AREAS IS PROHIBITED. EXCEPTIONS MAY BE GRANTED BY THE CITY OF ATHENS FOR SPECIAL SITUATIONS BUT MUST BE IN WRITING WITH THE UNDERSTANDING THAT ANY DAMAGE MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF ATHENS.
9. **BACKFILLING**
TRENCH BACKFILLING REQUIREMENTS, AS SPECIFIED IN THE CONTRACT DOCUMENTS, SHALL BE STRICTLY ENFORCED. BACKFILLING WITH UNACCEPTABLE MATERIALS OR CONSTRUCTION METHODS WILL RESULT IN NON ACCEPTANCE AND NONPAYMENT OF THE VARIOUS BID ITEMS AFFECTED BY SUCH WORK. ALL BACKFILL UNDER OR WITHIN 2' OF ROADS, DRIVES, AND PARKING LOTS SHALL BE GRANULAR BACKFILL PER SPECIFICATIONS.
10. **LINE CROSSINGS**
A TWELVE INCH (12") THICK SAND ENVELOPE SHALL BE USED AROUND ALL WATER AND GAS LINES TO PROTECT SAID LINES FROM ABRASIVE AND PROTRUDING AGGREGATE. THIS SAND SHALL BE FINE GRADED AGGREGATE PER ODOT 703.02.A AND FREE OF LARGE PARTICLES
11. **PAVEMENT CLEANING**
THE CONTRACTOR IS HEREBY NOTIFIED THAT IT IS HIS/HER RESPONSIBILITY TO KEEP STREETS AND ROADS CLEAR OF ALL MUD, DIRT, GRAVEL, AND/OR STONES OF ANY KIND DEPOSITED AS A RESULT OF HIS/HER OPERATIONS. PAVEMENTS SHALL BE CLEANED AT THE END OF EACH WORK DAY.
12. **STORM SEWER**
STORM SEWER PIPE SHALL BE SMOOTH INTERIOR DUAL WALL CORRUGATED HDPE OR PP PIPE MEETING ASTM F2648 OR ASTM F2881 WITH WATERTIGHT JOINTS MEETING ASTM D3212. GROUT ALL OPENINGS IN MANHOLES AROUND PIPE WITH NONSHRINK GROUT.
13. **CONCRETE COLLARS**
PROVIDE CONCRETE COLLARS AROUND ALL STRUCTURE WITHIN PAVEMENT PER DETAIL PROVIDED.



**CONDUIT DETAIL TYPICAL SECTION
UNDER FLEXIBLE PAVEMENT
(ROAD/DRIVE)**

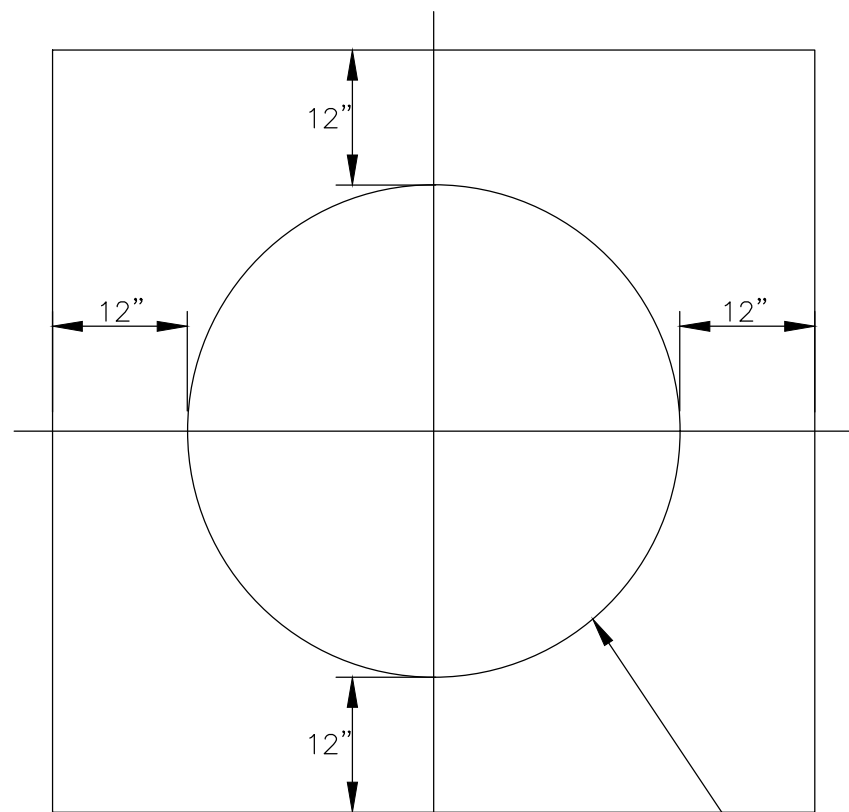


**CONDUIT DETAIL TYPICAL SECTION
UNDER SOD/WOODED AREAS**

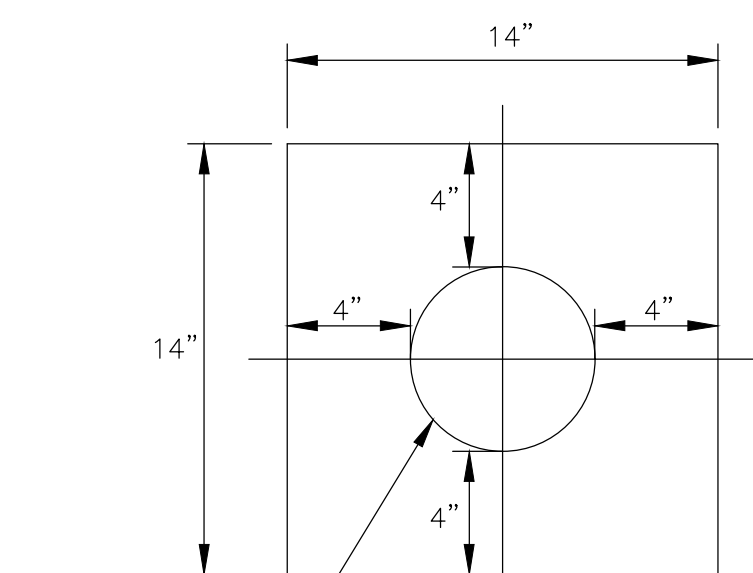


STRUCTURE BEDDING DETAIL

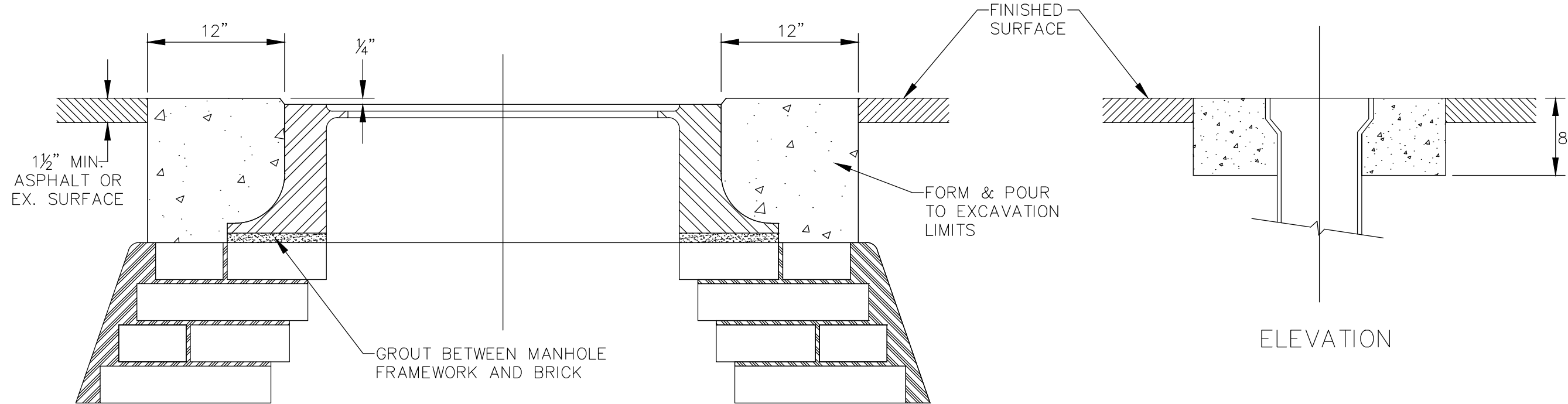
NO SCALE



**MANHOLE FRAME AND
COVER MARKED "SANITARY SEWER"
OR "STORM SEWER" AS APPLICABLE**



**VALVE BOX COVER
MARKED "WATER"**



- NOTES:
1. THE MANHOLE FRAME SHALL BE SET TO GRADE AND CONCRETE BASE POURED AHEAD OF RESURFACING OPERATIONS.
 2. CONCRETE BASE SHALL BE HIGH EARLY STRENGTH CONCRETE.
 3. THE WORK SHALL BE PROTECTED BY BARRIERS, LIGHTS, ETC. AND SHALL NOT BE REMOVED FOR A PERIOD OF 24 HOURS AFTER THE POUR IS MADE.

**CONCRETE COLLARS FOR
MANHOLES & VALVE BOXES**

NOT TO SCALE

FILE NAME	
COA INITIAL	06/19/23
LOT REV. 1	07/05/23
COA REVIEW	07/31/23
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CITY OF ATHENS	
ATHENS COUNTY, OHIO	
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GENERAL NOTES	
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SCALE	
DRWN. CDK	CHCK. CDK
JOB NO.	201656
SHEET NO.	C-3

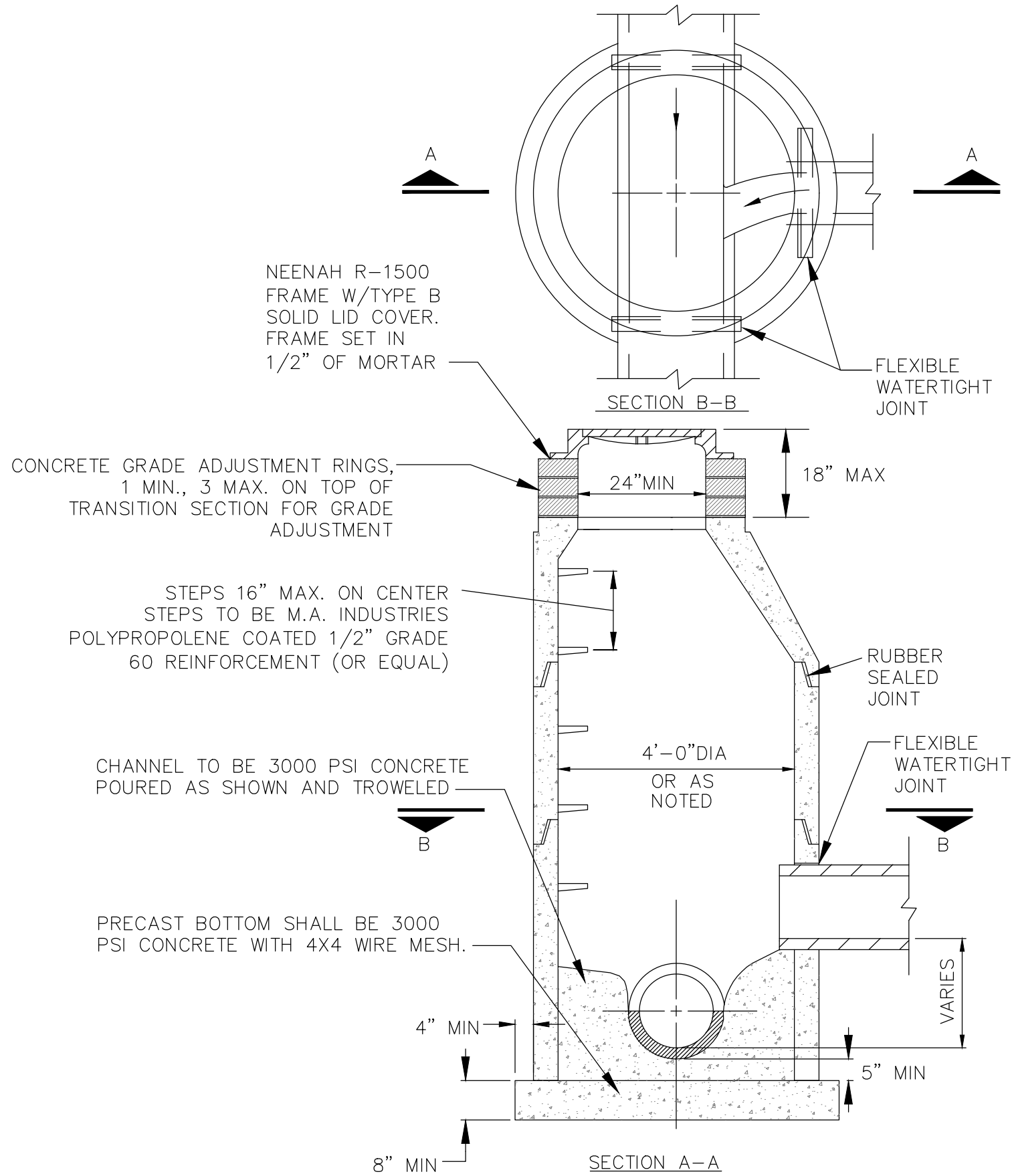
SANITARY NOTES:

- ALL SANITARY SEWER SHALL CONFORM TO ASTM D3034, JOINT SPECIFICATION ASTM D3212, BEDDING CLASSIFICATION ODOT TYPE 2, AND MEET OR EXCEED SDR-35 PVC.
- ALL CONNECTORS AND FITTINGS REQUIRED TO MAKE CONNECTIONS TO EXISTING MANHOLES OR SEWER PIPES SHALL BE FURNISHED BY THE CONTRACTOR AND ALL NECESSARY CONNECTIONS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO THE OWNER. SAID COST SHALL BE INCLUDED IN THE APPLICABLE SEWER LINE ITEMS.
- CONTRACTOR TO LOCATE AND VERIFY LOCATIONS AND ELEVATIONS OF CROSSING UTILITIES PRIOR TO CONSTRUCTION.
- IF SITE CONDITIONS REQUIRE THE INSTALLATION OF THE SYSTEM TO DEVIATE FROM THESE PLANS, ALL SITE WORK SHALL STOP IMMEDIATELY AND THE DESIGNER SHALL BE NOTIFIED. ANY ONGOING WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- NO WET WEATHER INSTALLATION IS PERMITTED.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED.
- MINIMUM COVER OVER SANITARY PIPES SHALL BE 3'.
- INTERNAL SANITARY BOWL DROPS SHALL BE IMPLEMENTED ON ALL INVERTS OF MANHOLES THAT ARE 24" OR MORE ABOVE THE OUTLET INVERT.
- CONTRACTOR SHALL INSTALL DOUBLE CLEANOUTS ON ALL SANITARY SEWER LATERALS.
- SEWERS SHALL MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION BELOW WATER LINES AT ALL WATER MAIN CROSSINGS.
- SEWERS SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION FROM ALL WATERLINES.
- SANITARY SEWER LINES SHALL MAINTAIN REQUIRED HORIZONTAL ISOLATION DISTANCES OF 10' FROM ALL WATER LINES, 50' FROM ALL PRIVATE WATER SOURCES, AND 50' FROM ALL SOURCES OF WATERS OF THE STATE INCLUDING WETLANDS, DITCHES, AND STREAMS.
- ALL PIPE IN THE WORK AREA SHALL HAVE THE ENDS COVERED WITH DUCT TAPE TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE PIPE. PRIOR TO FUSING, ALL JOINTS SHALL BE INSPECTED FOR AND CLEARED OF ANY CONSTRUCTION DEBRIS.
- ALL CUTTING OF PVC PIPE SHALL BE ACCOMPLISHED WITH PIPE CUTTERS APPROVED BY MANUFACTURER, NO SAWING OF PVC IS ALLOWED.
- THE INSTALLATION OF THIS SYSTEM SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND PROCEDURES AS SUPPLIED BY THE MANUFACTURERS OF THE MATERIALS.

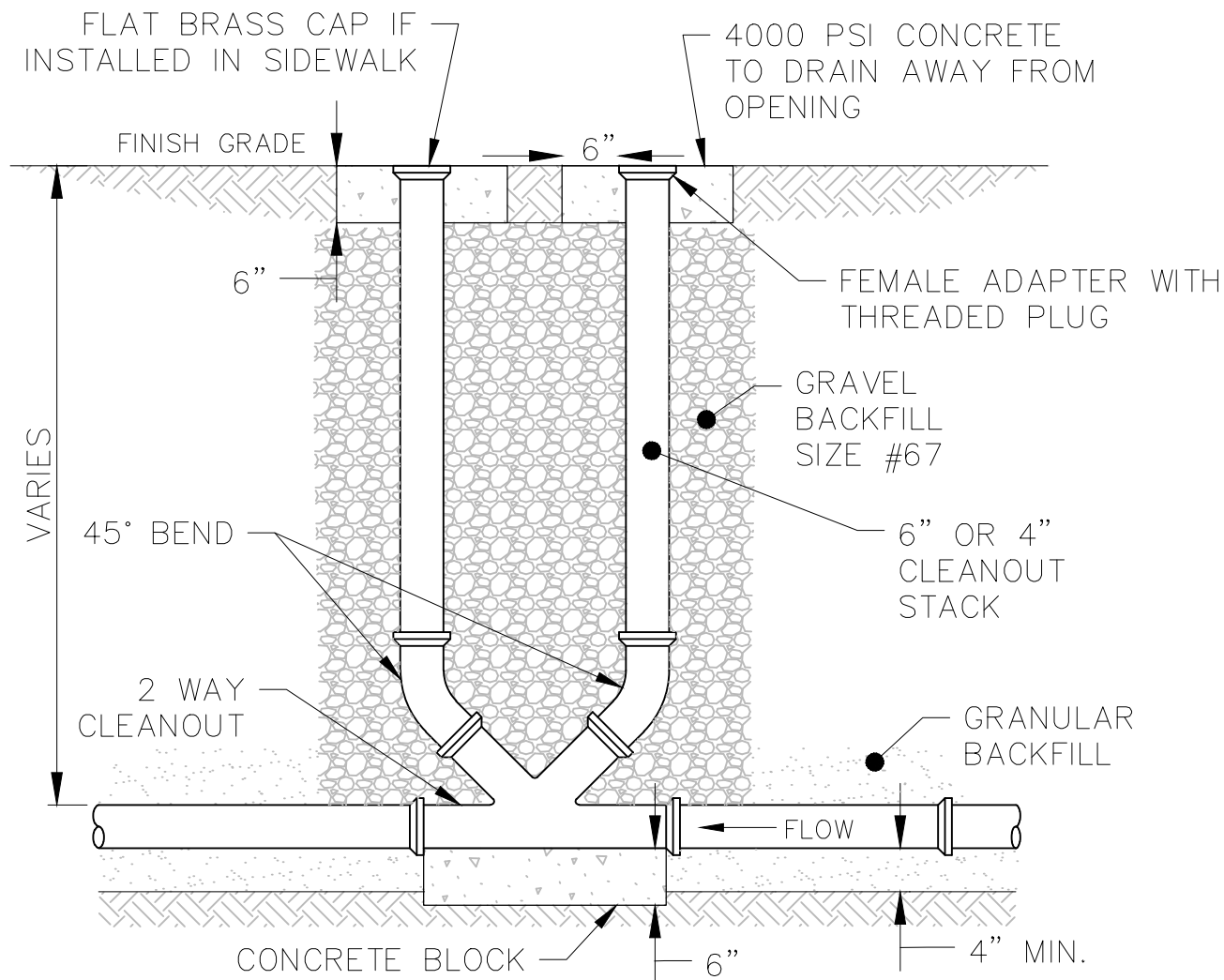
SANITARY CONSTRUCTION & TESTING NOTES

- ALL SANITARY SEWERS SHALL BE SUBJECTED TO AN AIR FILTRATION, OR EXFILTRATION TEST OR COMBINATION OF SAME PRIOR TO ACCEPTANCE. THE AIR TEST SHALL CONFORM TO ASTM F-1417 FOR PLASTIC PIPE. ALL SEWERS OVER 24 INCH DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24 INCH DIAMETER OR LESS, WHERE THE GROUNDWATER LEVEL ABOVE THE TOP OF THE SEWER IS OVER 2 FEET, SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24 INCH DIAMETER OR LESS, WHERE THE GROUNDWATER LEVEL ABOVE THE TOP OF THE SEWER IS 2 FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS. EXFILTRATION OR INFILTRATION LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
- CONTRACTOR SHALL PERFORM ALL TESTS AND CCTV INSPECTIONS PER STANDARD ASTM AND NASSCO GUIDELINES UNLESS OTHERWISE NOTED.
- LEAKAGE, DEFLECTION, MANHOLE TESTING, AND POST TELEVISIONING SHALL BE REQUIRED FOR THIS PROJECT AND OBSERVED BY A CITY OF ATHENS REPRESENTATIVE. COST SHALL BE INCLUDED IN THE UNIT PRICE BID FOR APPROPRIATE SEWER ITEMS.
- CONTRACTOR SHALL CONDUCT TESTING ON ALL NEW PIPE LINES AS SPECIFIED: ALL WORK SHALL BE INSPECTED, TESTED, AND APPROVED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL RULES AND REGULATIONS. UTILITY INSTALLATIONS THAT FAIL TO MEET THE TEST LIMITS SHALL BE REPAIRED IN A MANNER ACCEPTABLE TO ENGINEER. IN GENERAL, DEFECTIVE PIPE INSTALLATIONS SHOULD BE UNCOVERED AND RE-LAID, WITH NEW PIPE IF NECESSARY, TO REPAIR THE DEFECT. UNDER NO CIRCUMSTANCES SHALL DEFECTS BE SEALED FROM THE INTERIOR OF THE PIPE, AND ONLY WHERE SPECIFICALLY ALLOWED BY ENGINEER, SHALL DEFECTS BE SEALED FROM THE EXTERIOR OF THE PIPE.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE SANITARY PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. IF DEFLECTION EXCEEDS 5 PERCENT, REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH REQUIREMENTS IN THE APPROVED SPECIFICATIONS. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95 PERCENT OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. THE TESTING DEVICE SHALL BE CONTROLLED USING CABLES AT BOTH THE UPSTREAM AND DOWNSTREAM MANHOLES. THE TESTING DEVICE MUST PASS FREELY THROUGH THE SEWER WITHOUT THE USE OF UNREASONABLE FORCE ON THE CONTROL CABLES. ANY LINE THAT WILL NOT PASS THE TEST CYLINDER WILL NOT BE ACCEPTED UNTIL THE FAULTY SECTIONS HAVE BEEN REMOVED AND REPLACED AND THE LINE RETESTED.

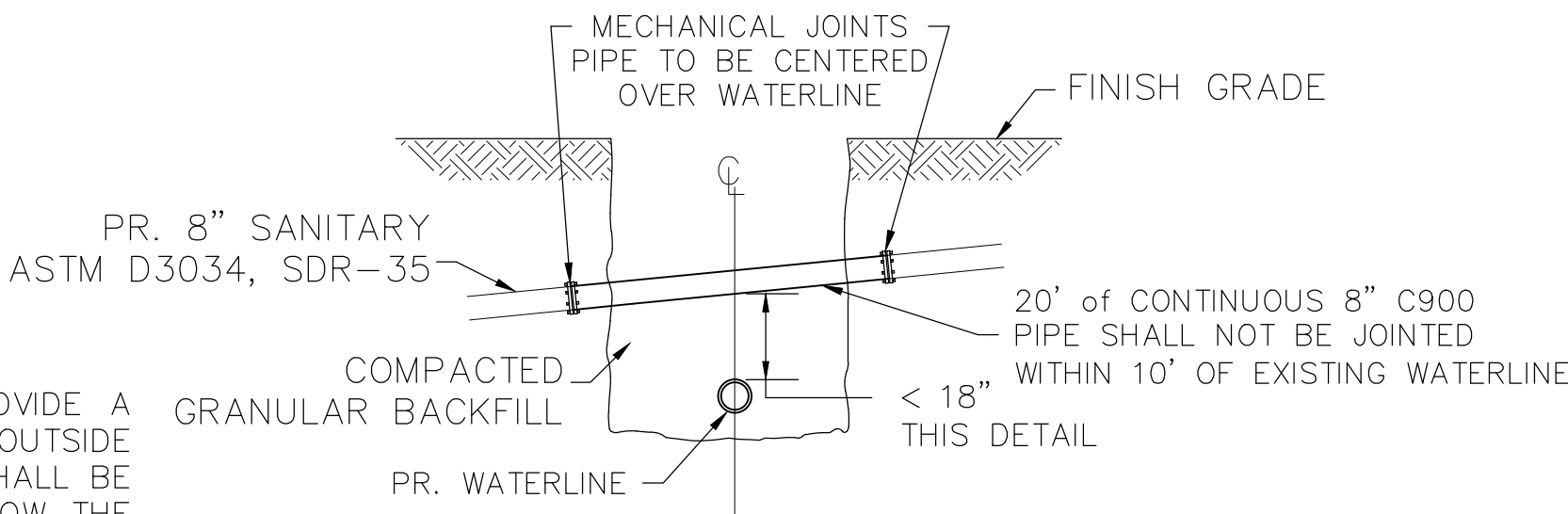
NOTE:
SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF SEWER. THIS SHALL BE THE CASE WHERE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.



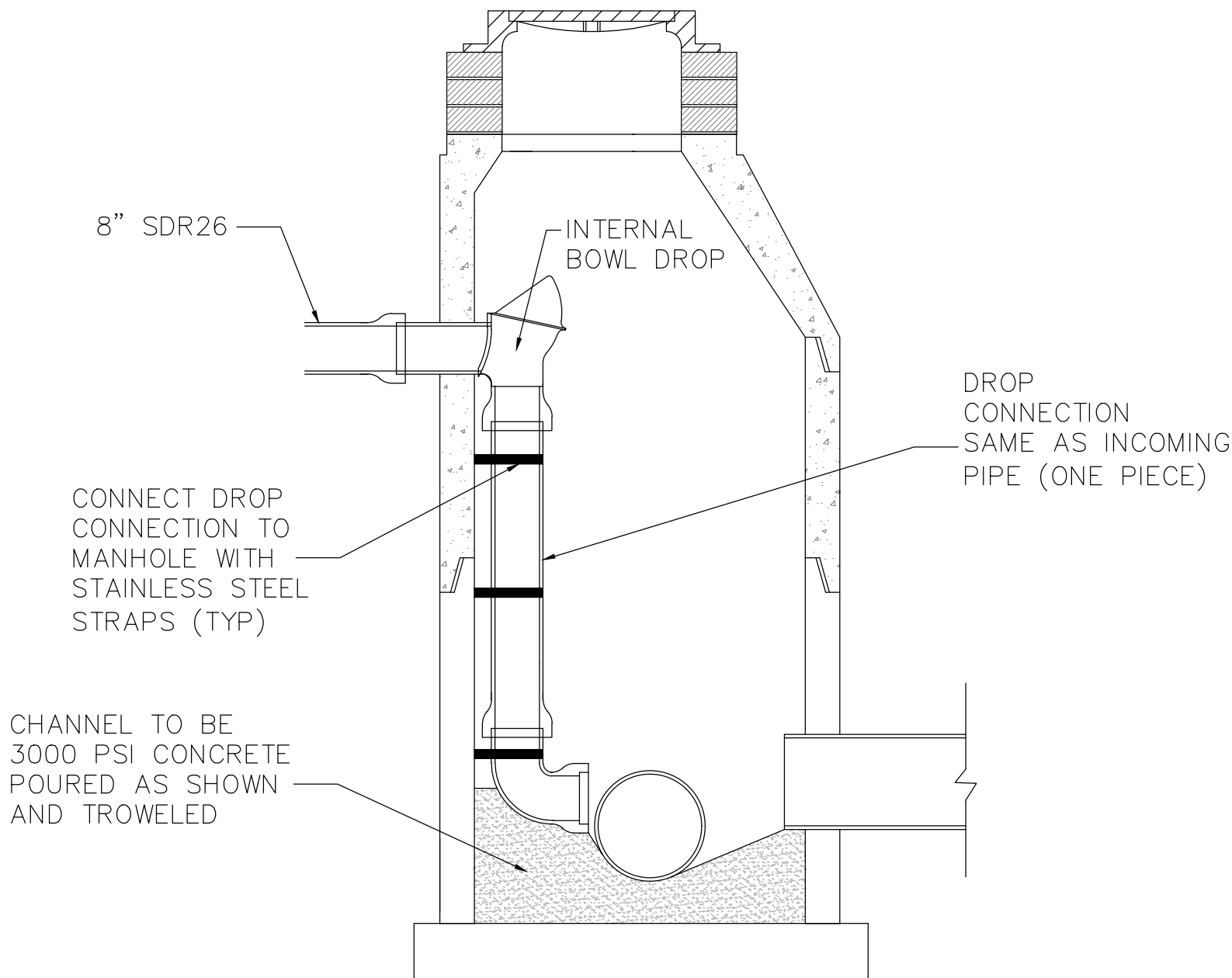
SANITARY MANHOLE W/LEAD
NO SCALE



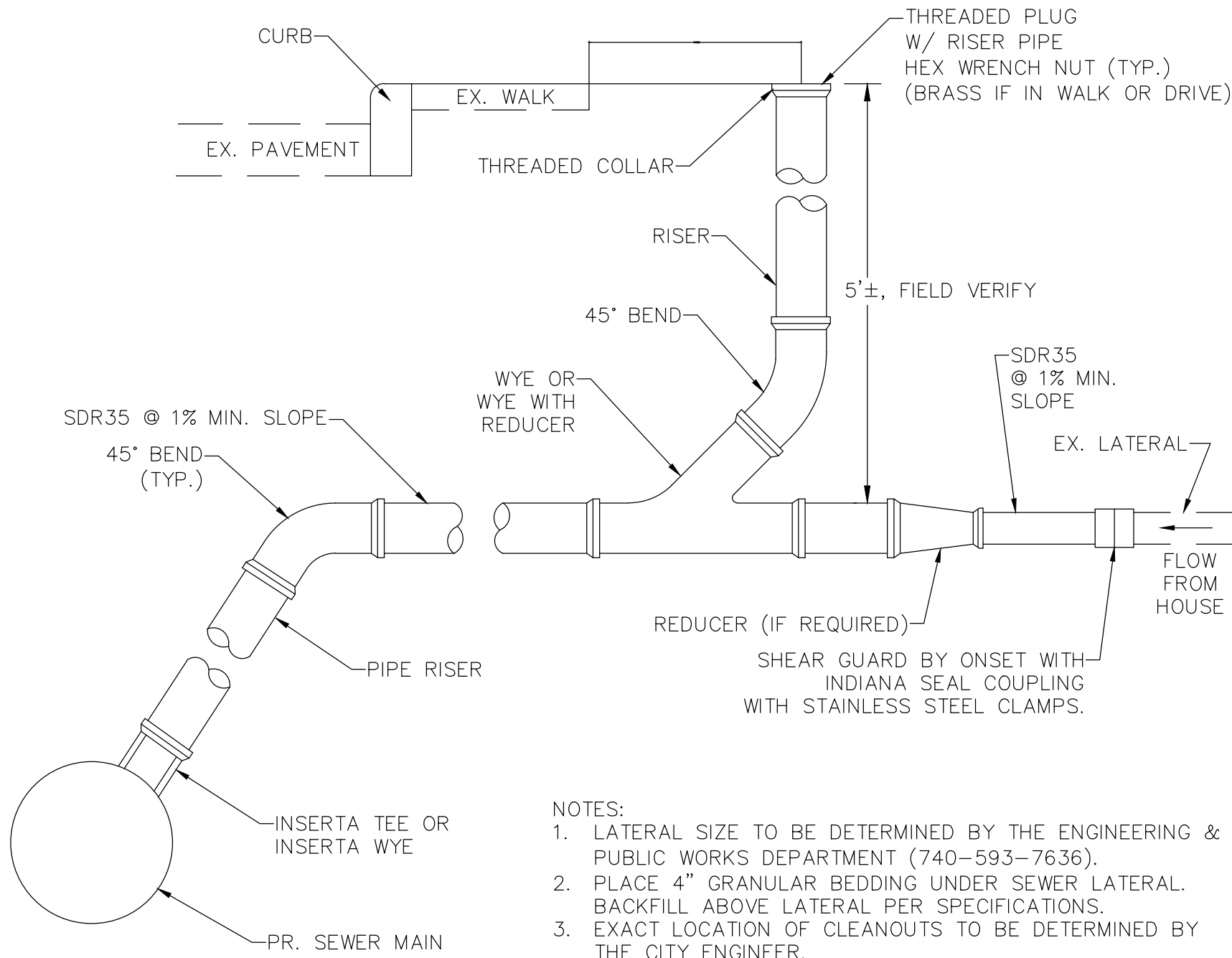
DOUBLE CLEANOUT DETAIL
NO SCALE



SANITARY SEWER
WATERLINE CROSSING DETAIL
NO SCALE



INTERNAL SANITARY BOWL DROP CONNECTION DETAIL
NO SCALE



SEWER LATERAL
CONNECTION DETAIL
NOT TO SCALE

** NOTE: CONTRACTOR SHALL PROVIDE 48 HOURS OF ADVANCE NOTICE TO THE CITY ENGINEERING AND PUBLIC WORKS DEPARTMENT TO WITNESS INSTALLATION AND TESTING OF ALL SANITARY SEWER.

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LOT REV. 1 07/05/23
COA REVIEW 07/31/23

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UNIVERSITY ESTATES PHASE II
BROADMOOR CT & HOMESTEAD CT

GENERAL NOTES

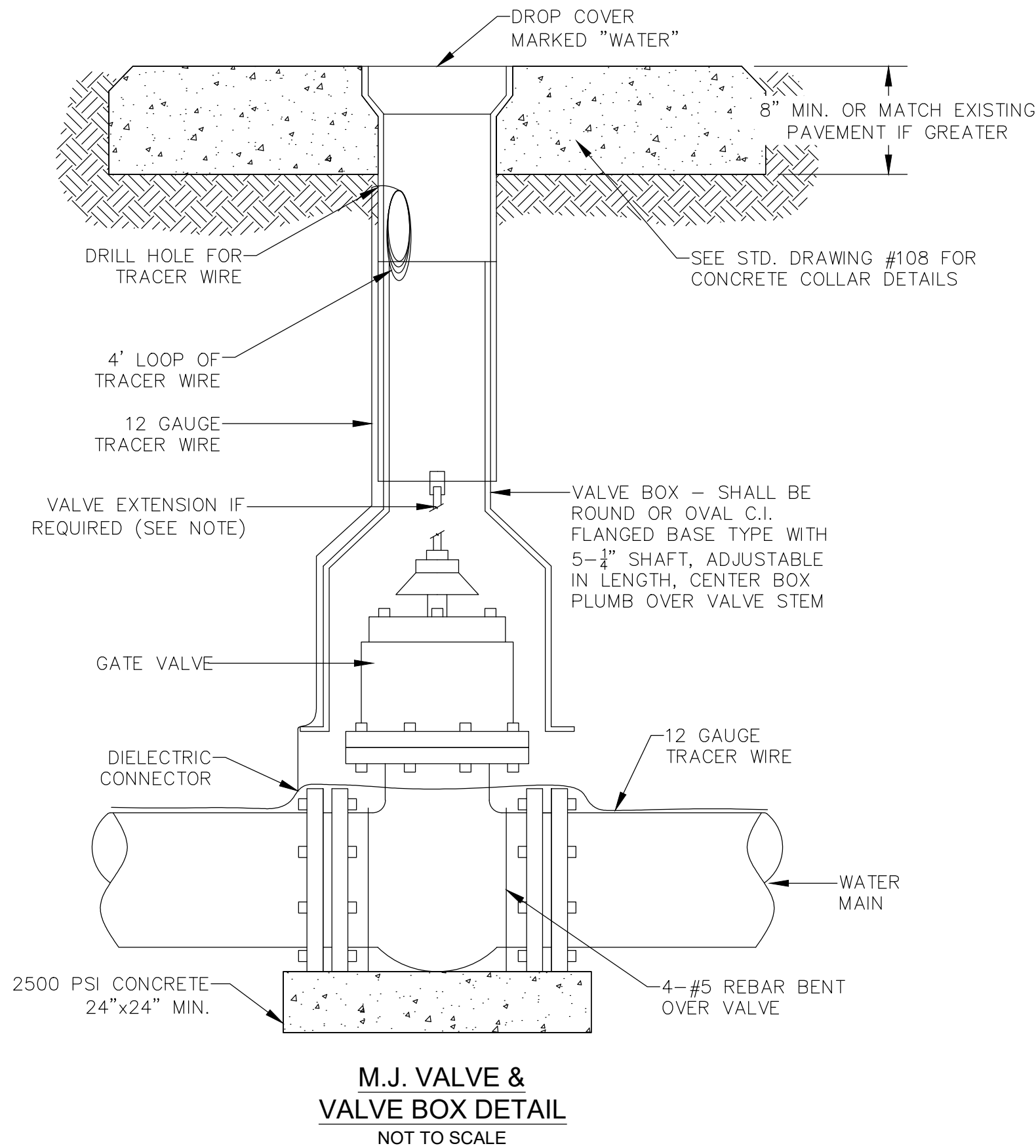
DATE
07/31/2023

SCALE

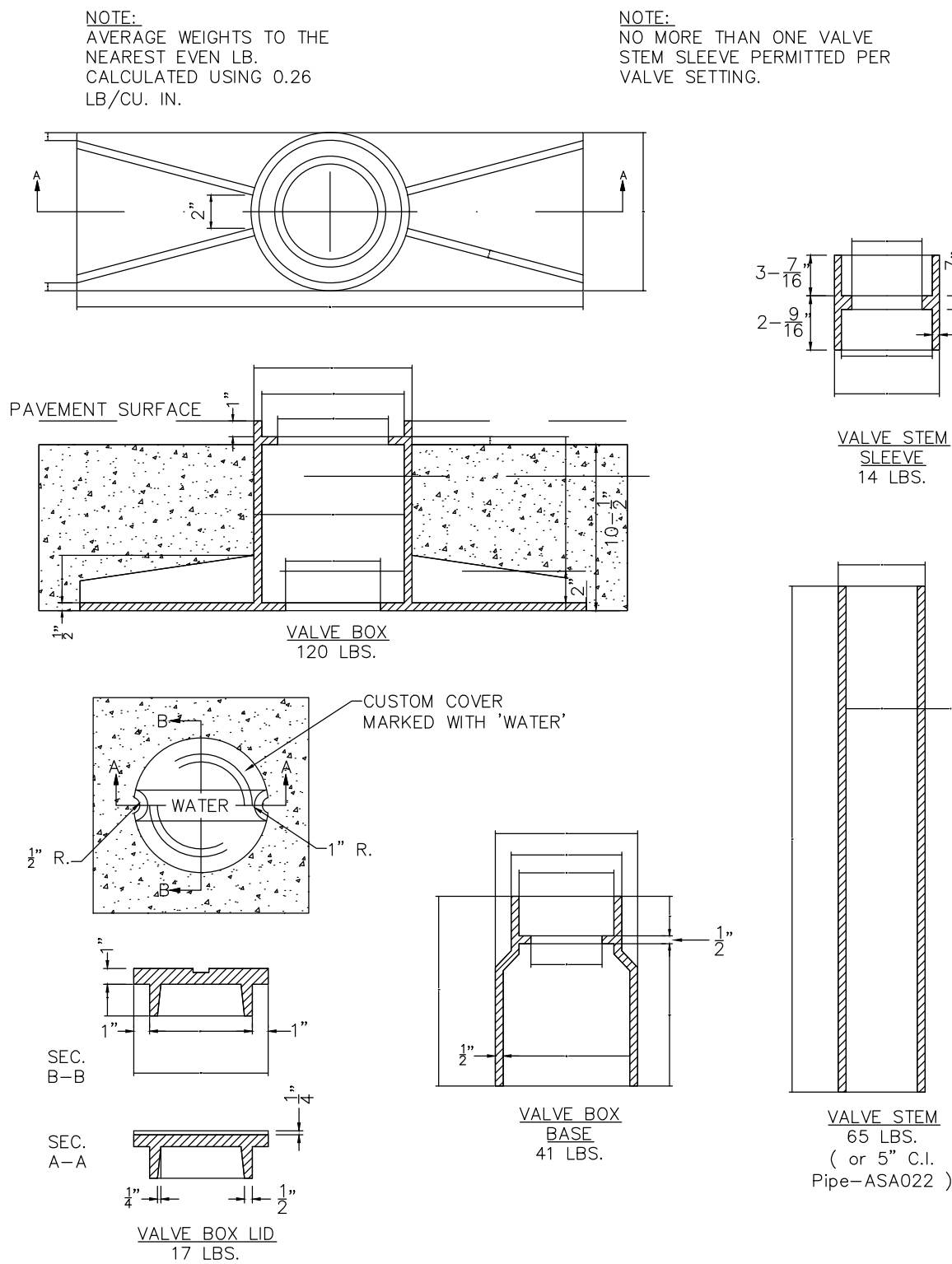
DRWN. CDK
JOB NO. 201656
SHEET NO. C-4

WATERLINE NOTES

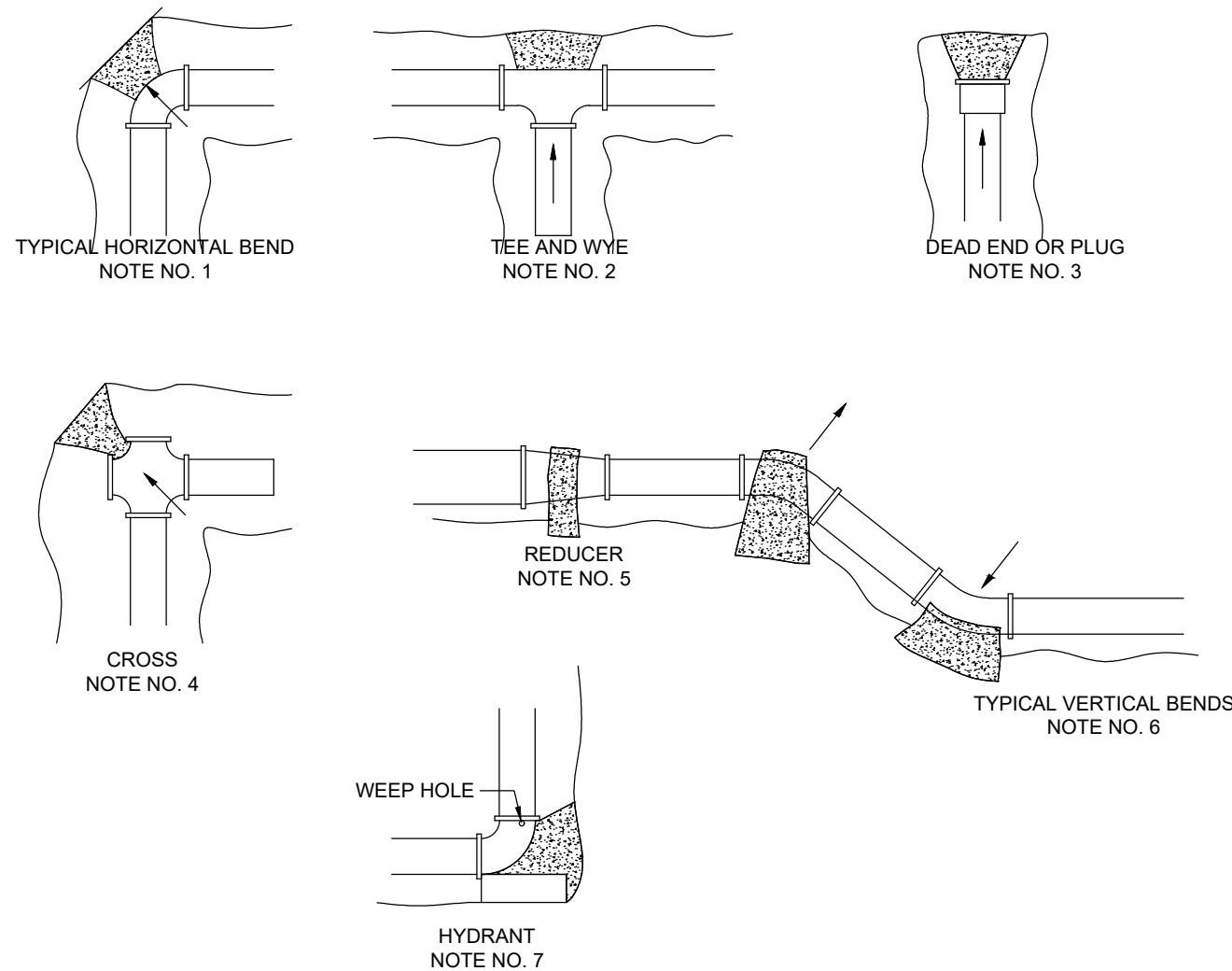
1. WATER MAINS SHALL BECOME THE OWNERSHIP OF THE CITY OF ATHENS UPON FINAL ACCEPTANCE.
2. CONTRACTOR SHALL PROVIDE 48 HOURS OF ADVANCE NOTICE TO THE CITY ENGINEERING AND PUBLIC WORKS DEPARTMENT TO WITNESS INSTALLATION AND TESTING OF ALL WATERLINE.
3. FOR PIPE 4-INCH AND LARGER: USE C-900 CLASS 200 DR 14 PIPE AND MECHANICAL JOINT FITTINGS.
4. TRACER WIRE SHALL BE INSTALLED WITH ALL MAIN LINE AND EACH SERVICE LINE.
5. ALL 12-INCH DIAMETER AND SMALLER VALVES SHALL BE MECHANICAL JOINT GATE VALVES.
6. HEAVY-DUTY VALVE BOXES SHALL BE USED FOR VALVES LOCATED UNDER PAVEMENT.
7. PROVIDE CONCRETE THRUST BLOCKING FOR ALL FITTINGS, VALVES AND ANCHOR TEES.
8. PROVIDE MECHANICAL RESTRAINTS TO REDUCE CONCRETE THRUST BLOCKING WHEN CHANGING DIRECTION OF THE WATER LINE WITH MECHANICAL FITTINGS OR AT THE END OF A PIPE RUN. WHEN THRUST BLOCKING IS NOT ACCEPTABLE, PIPE JOINTS MUST BE RESTRAINED 60 FEET PRIOR TO THE FITTING AND 60 FEET OF STRAIGHT PIPE AFTER THE FITTING.
9. ROMAC GRIP RING RESTRAINT KITS SHALL BE USED AT ALL MECHANICAL FITTINGS, TEES AND BENDS OR WEDGE ACTION RETAINER GLANDS APPROVED BY THE PIPING MANUFACTURER.
10. PRIOR TO AND AFTER EACH BEND OR MECHANICAL JOINT FITTING, CLEATED RUBBER GASKETS SHALL BE USED TO LOCK AT A MINIMUM OF 60 FEET OF PIPE TOGETHER (TO KEEP BELL JOINTS FROM SEPARATING). GASKETS ARE PIPE MANUFACTURER SPECIFIC AND CANNOT BE INTERCHANGED.
11. ALL VALVES, HYDRANTS, AND WATERLINE COMPONENTS SHALL BE IN ACCORDANCE WITH AWWA SPECIFICATIONS.
12. WATERLINES SHALL BE BURIED WITH A MINIMUM OF 4 FEET OF COVER TO THE TOP OF THE WATERLINE.
13. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF AWWA C-651. SPECIAL ATTENTION IS DIRECTED TO THE REQUIREMENTS OF FLUSHING AND CHLORINATING VALVES AND HYDRANTS. THE CHLORINATED WATER SHALL BE DE-CHLORINATED AND DISCHARGED INTO SANITARY MANHOLES.
14. A HYDROSTATIC TEST AS REQUIRED IN AWWA C-605 SHALL BE APPLIED TO THE WATERMAIN. IF THIS PRESSURE TEST INDICATES THAT LEAKS ARE PRESENT, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AT THEIR COST AND EXPENSE AND UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.
15. SCHEDULE TEST BETWEEN 8:00 AM AND 2:00 PM WEEKDAYS. NOTIFY CITY OF ATHENS 24 HOURS PRIOR TO TEST.
16. OBTAIN WRITTEN APPROVAL OF MATERIAL AND MANUFACTURERS LIST FROM CITY OF ATHENS WATER PRIOR TO BEGINNING CONSTRUCTION.
17. A MINIMUM OF 35 PSI SHALL BE SUPPLIED TO ALL SERVICE CONNECTIONS UNDER NORMAL OPERATING CONDITIONS AND A MINIMUM OF 20 PSI UNDER ALL CONDITIONS OF FLOW.
18. CONNECTIONS TO EXISTING WATER LINES WILL BE MADE BY CITY OF ATHENS WATER AT THE CONTRACTOR'S EXPENSE, OR PERFORMED BY CONTRACTORS WHO ARE APPROVED FOR MAKING CONNECTIONS.
19. DO NOT FILL NEW WATER LINES UNTIL APPROVED BY CITY OF ATHENS WATER.



- GATE VALVE NOTES:
1. STEM EXTENSIONS: PROVIDE TO BRING OPERATING NUT TO BETWEEN 30 AND 48 INCHES OF FINISHED GRADE IF VALVE-OPERATING NUT IS GREATER THAN 48 INCHES DEEP
 2. USE FOR WATERLINE UP TO 14 INCHES DIAMETER
 3. CONFORMANCE AWWA C509 FOR RESILIENT SEATED VALVES.
 4. PRESSURE CLASS 250.
 5. JOINTS: MECHANICAL JOINT WITH GRIP RING RESISTANT.
 6. OPERATION: NON-RISING STEM, 2" SQUARE OPERATING NUT AND OPEN COUNTER CLOCKWISE.
 7. APPROVED MANUFACTURERS:
A. AMERICAN FLOW CONTROL
B. WATEROUS
C. CLOW

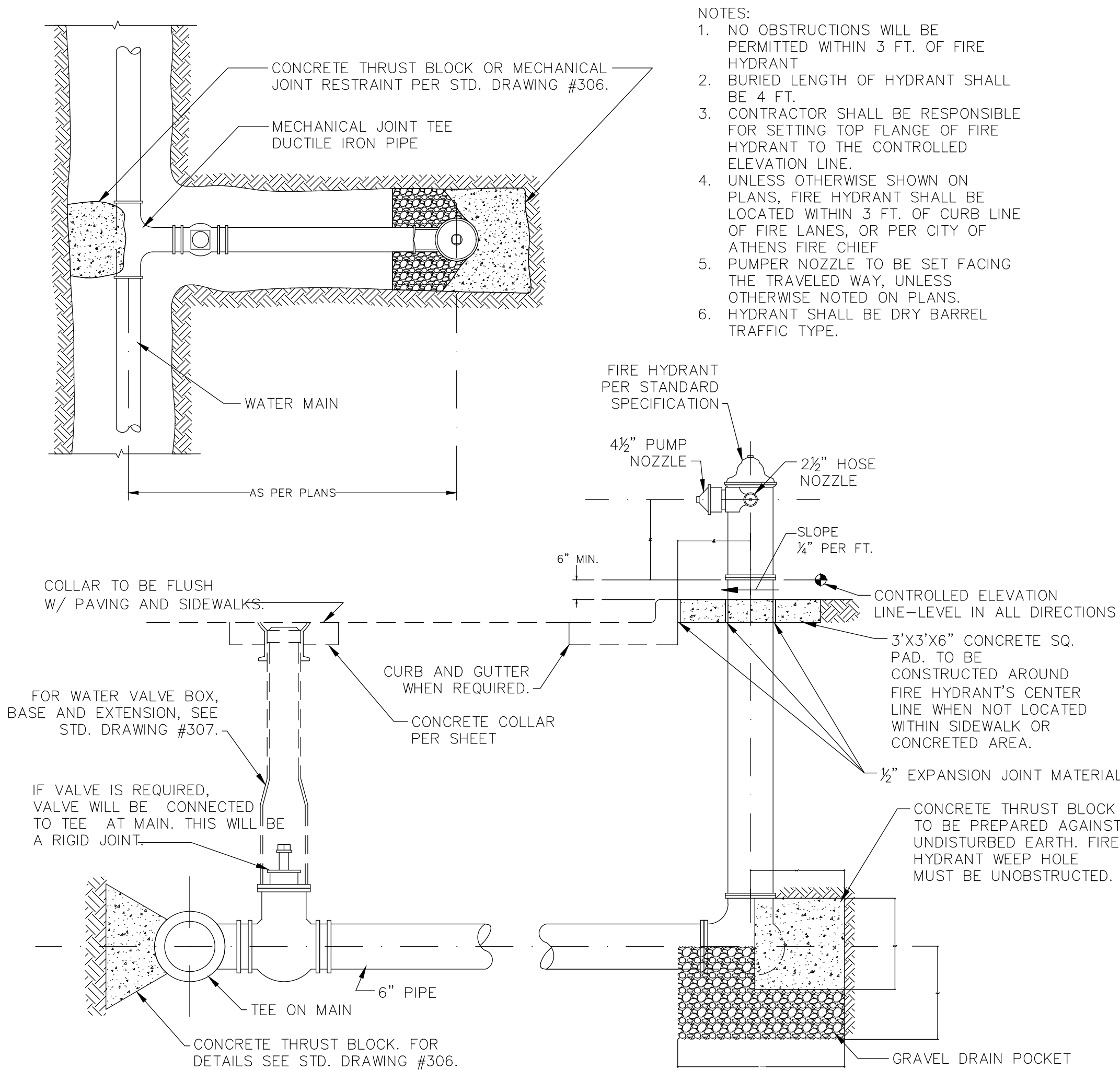


TYPICAL HEAVY DUTY
VALVE BOX
NOT TO SCALE



TYPICAL CONCRETE
THRUST BLOCKING

- NOT TO SCALE
- NOTE NO. 1 BLOCKING OF TYPICAL HORIZONTAL BEND WILL INCLUDE ALL BENDS 11 1/4 (1/32) TO 90 (1/4).
NOTE NO. 2 BLOCK TEE AS SHOWN. IN THE EVENT THAT ONE SIDE OF THE MAIN IS PLUGGED, 2 THRUST BLOCKS WILL BE REQUIRED.
NOTE NO. 3 BLOCKING OF PLUG IS TO INCLUDE PLYBOARD BETWEEN THE PLUG AND THE CONCRETE.
NOTE NO. 4 BLOCKING OF CROSS WITH 2 PLUGS IS AS SHOWN. WITH ONLY ONE PLUG, PROCEED SAME AS TEE.
NOTE NO. 5 INSTALL CONCRETE ANCHOR AS SHOWN IF SIZE IS REDUCED BY 2 PIPE SIZES.
NOTE NO. 6 ALL VERTICAL BENDS TO BE BLOCKED AS SHOWN.
NOTE NO. 7 ALL HYDRANTS TO BE BLOCKED AS SHOWN. KEEP CONCRETE AWAY FROM WEEP HOLES.
NOTE NO. 8 THE END AREA OF CONCRETE THRUST BLOCKS SHALL BE SUBMITTED WITH SOIL BEARING CHARACTERISTICS TO THE ENGINEER FOR APPROVAL.



DETAIL OF FIRE HYDRANT
SETTING WITH BLOCKING

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LOT REV. 1 07/05/23
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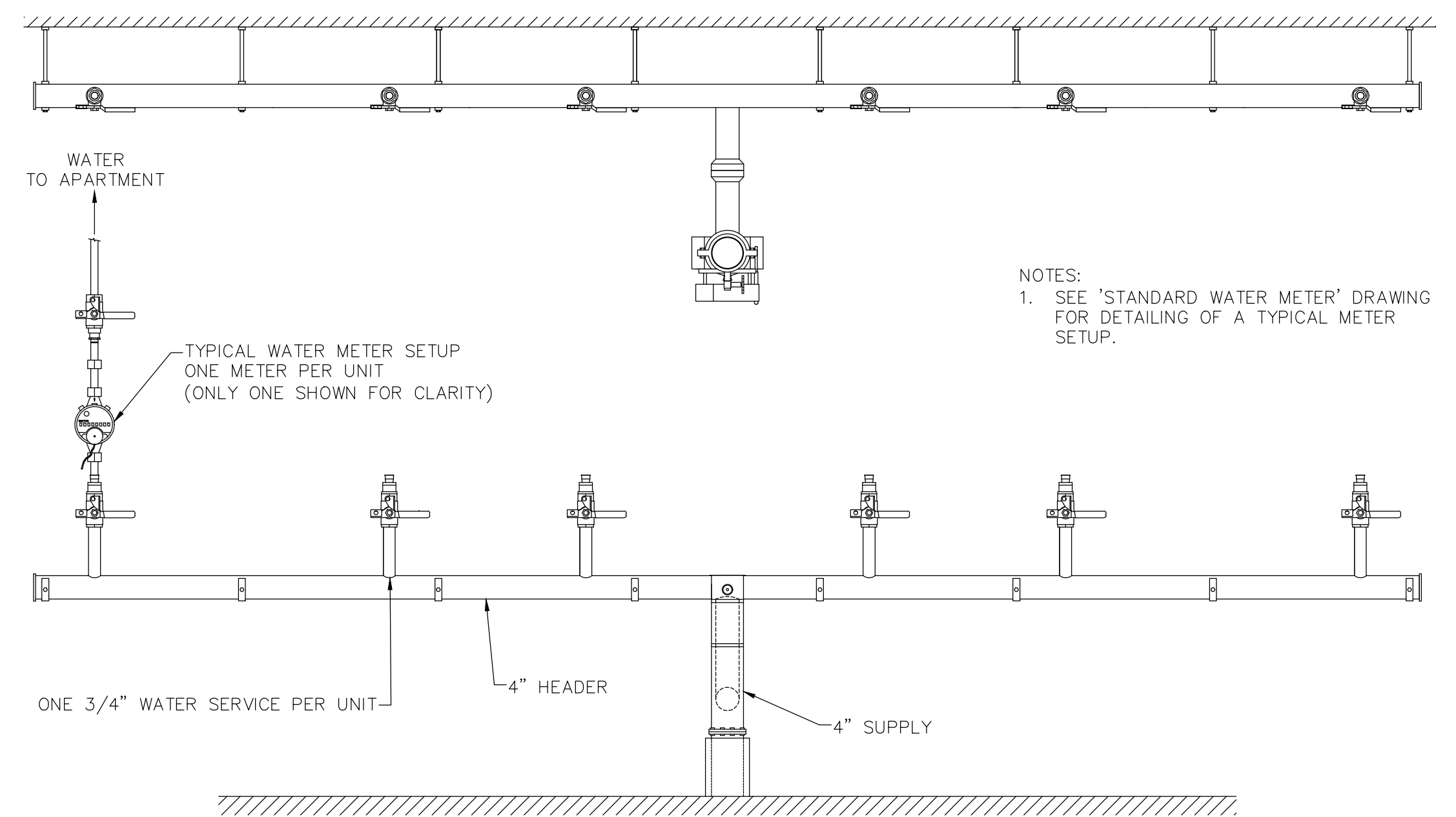
UNIVERSITY ESTATES PHASE II
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GENERAL NOTES

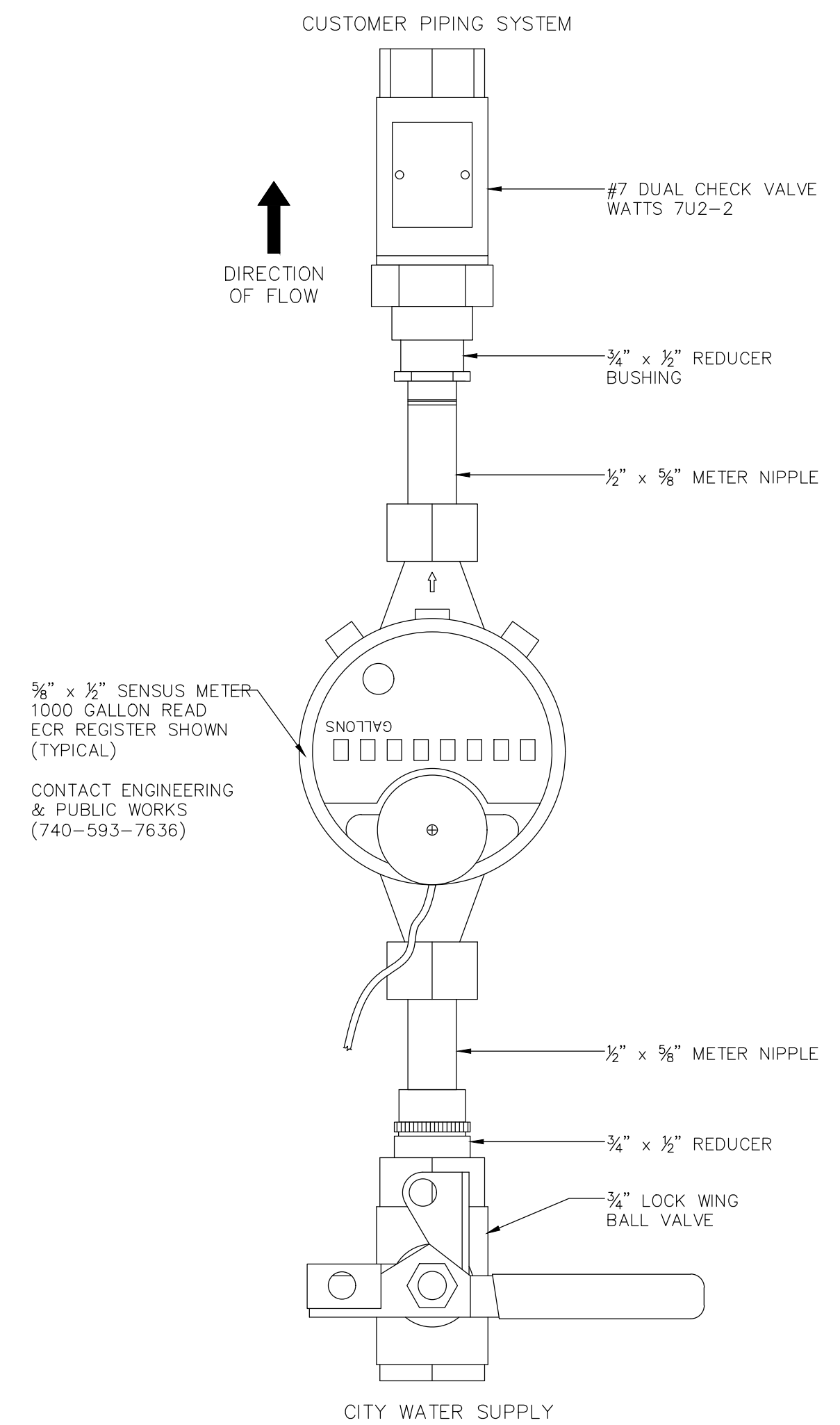
DATE
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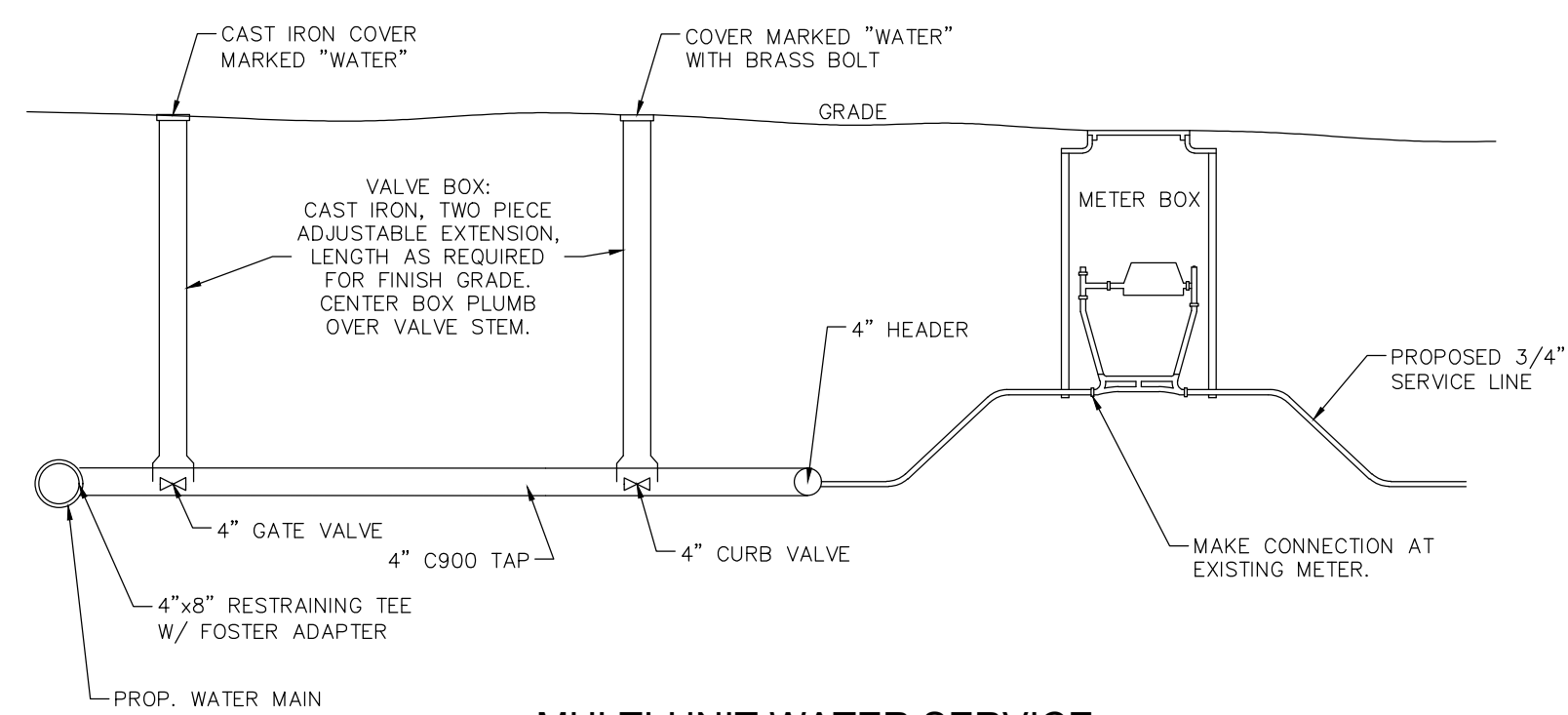
DRWN. CDK CHCK. CDK
JOB NO. 201656
SHEET NO. C-5



TYPICAL MULTI-UNIT
DISTRIBUTION SYSTEM
NOT TO SCALE



STANDARD WATER METER
NOT TO SCALE



MULTI-UNIT WATER SERVICE CONNECTION DETAIL

LEGEND

- CL CENTERLINE
R/W RIGHT OF WAY
PL PROPERTY LINE
--- EX. SAN. SEWER
--- EX. GAS LINE
□ PR. CATCH BASIN
--- PR. SAN. SEWER

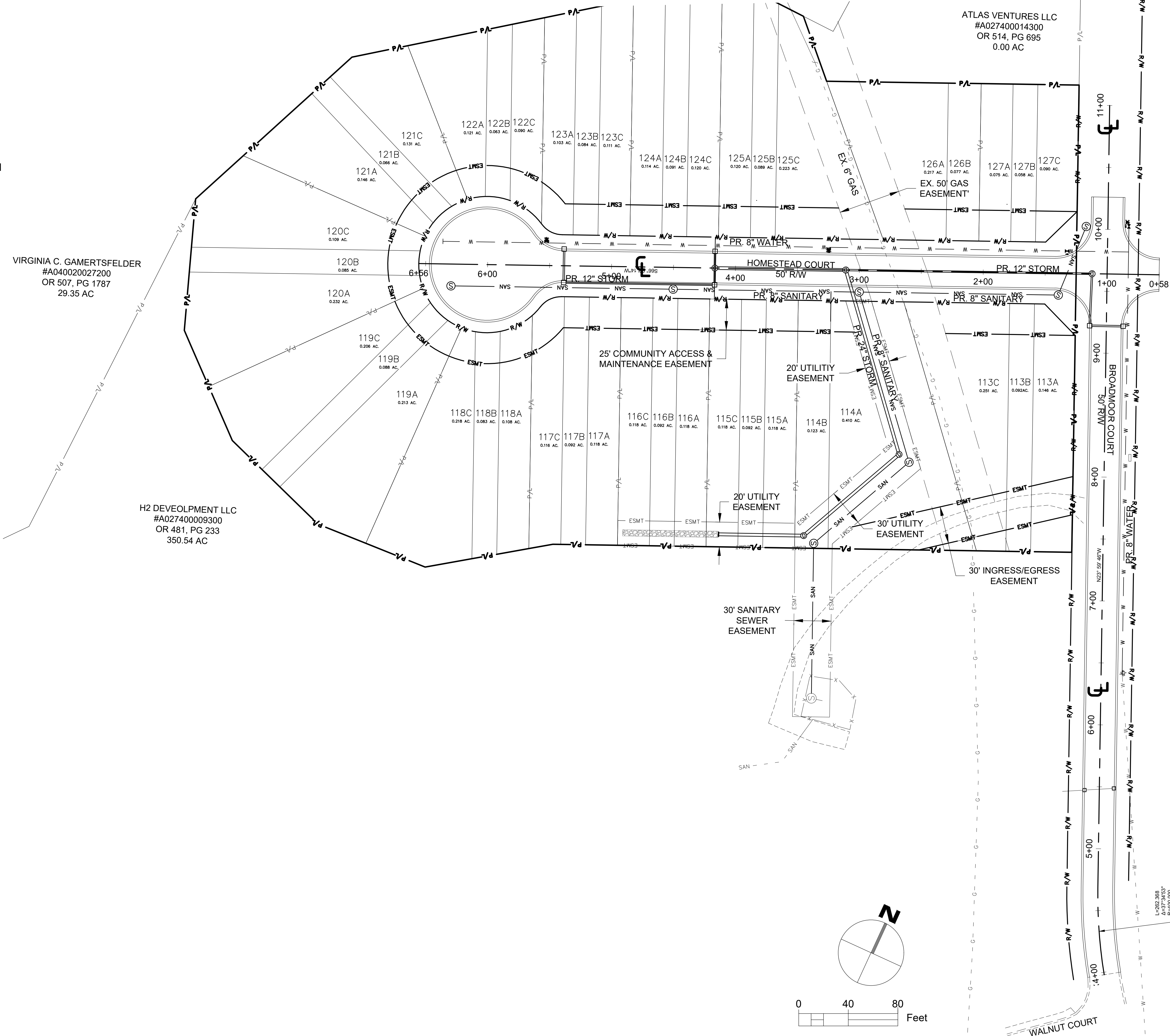
VIRGINIA C. GAMERTSFELDER
#A040020027200
OR 507, PG 1787
29.35 AC

H2 DEVEOLPMENT LLC
#A027400009300
OR 481, PG 233
350.54 AC

H2 DEVEOLPMENT LLC
#A027400009300
OR 481, PG 233
350.54 AC

ATLAS VENTURES LLC
#A027400014600
OR 514, PG 695
0.00 AC

ATLAS VENTURES LLC
#A027400014300
OR 514, PG 695
0.00 AC



L=262.268
A=27°24'55"
T=118.10
C=RG=N42°47'13"W
L=118.10
DEB C=11°02'28"

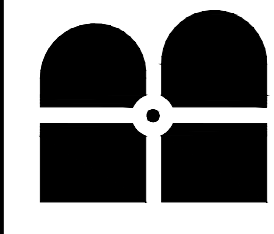
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UNIVERSITY ESTATES PHASE II
BROADMOOR CT & HOMESTEAD CT
SITE OVERVIEW

DATE
07/31/2023

SCALE

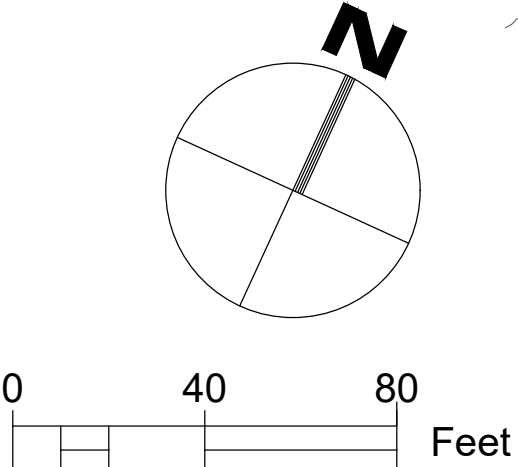
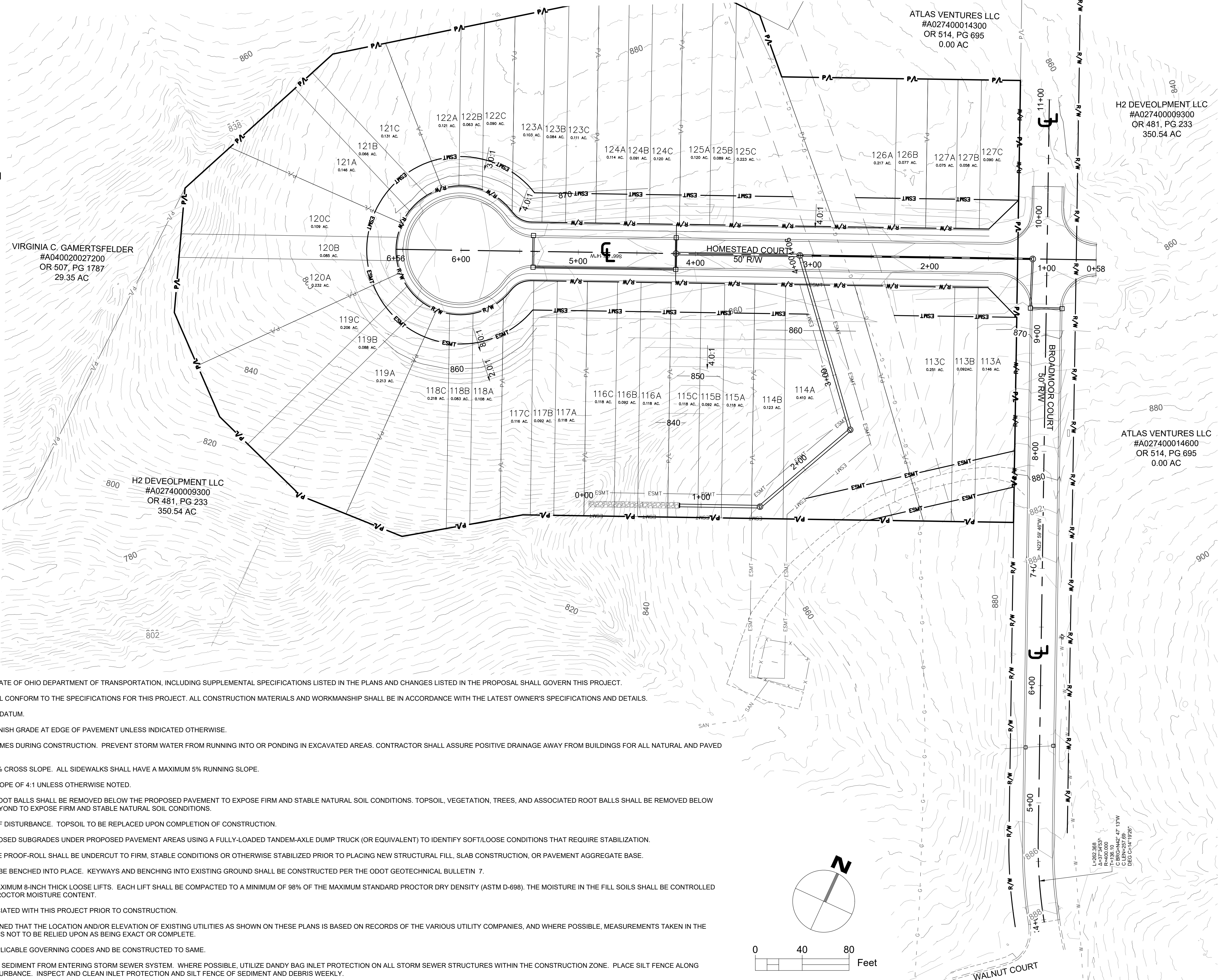
DRWN. CDK CHCK. CDK
JOB NO. 201656
SHEET NO. C-8

LEGEND

- CL CENTERLINE
R/W RIGHT OF WAY
PL PROPERTY LINE
--- EX. SAN. SEWER
--- EX. GAS LINE
-100- EX. CONTOUR
□ PR. CATCH BASIN
--- PR. SAN. SEWER
-100- PR. CONTOUR

GENERAL GRADING NOTES

1. THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PLANS AND CHANGES LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT.
2. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE SPECIFICATIONS FOR THIS PROJECT. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST OWNER'S SPECIFICATIONS AND DETAILS.
3. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
4. ALL PROPOSED ELEVATIONS ARE TOP OF FINISH GRADE AT EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
5. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR PONDING IN EXCAVATED AREAS. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% RUNNING SLOPE.
7. ALL CUT AND FILL SLOPES SHALL HAVE A SLOPE OF 4:1 UNLESS OTHERWISE NOTED.
8. TOPSOIL, VEGETATION, AND ASSOCIATED ROOT BALLS SHALL BE REMOVED BELOW THE PROPOSED PAVEMENT TO EXPOSE FIRM AND STABLE NATURAL SOIL CONDITIONS. TOPSOIL, VEGETATION, TREES, AND ASSOCIATED ROOT BALLS SHALL BE REMOVED BELOW ALL FILL AREAS PLUS 5 FEET LATERALLY BEYOND TO EXPOSE FIRM AND STABLE NATURAL SOIL CONDITIONS.
9. STRIP AND STOCKPILE TOPSOIL IN AREAS OF DISTURBANCE. TOPSOIL TO BE REPLACED UPON COMPLETION OF CONSTRUCTION.
10. CONTRACTOR SHALL PROOF ROLL THE EXPOSED SUBGRADES UNDER PROPOSED PAVEMENT AREAS USING A FULLY-LOADED TANDEM-AXLE DUMP TRUCK (OR EQUIVALENT) TO IDENTIFY SOFT/LOOSE CONDITIONS THAT REQUIRE STABILIZATION.
11. SOFT/LOOSE AREAS IDENTIFIED DURING THE PROOF-ROLL SHALL BE UNDERCUT TO FIRM, STABLE CONDITIONS OR OTHERWISE STABILIZED PRIOR TO PLACING NEW STRUCTURAL FILL, SLAB CONSTRUCTION, OR PAVEMENT AGGREGATE BASE.
12. FILL PLACED INTO EXISTING SLOPES SHALL BE BENCHED INTO PLACE. KEYWAYS AND BENCHING INTO EXISTING GROUND SHALL BE CONSTRUCTED PER THE ODOT GEOTECHNICAL BULLETIN 7.
13. CONTROLLED FILLS SHALL BE PLACED IN MAXIMUM 8-INCH THICK LOOSE LIFTS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698). THE MOISTURE IN THE FILL SOILS SHALL BE CONTROLLED WITHIN ±3% OF THE OPTIMUM STANDARD PROCTOR MOISTURE CONTENT.
14. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THIS PROJECT PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE EXISTING UTILITY INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. CONTRACTOR TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING STORM SEWER SYSTEM. WHERE POSSIBLE, UTILIZE DANDY BAG INLET PROTECTION ON ALL STORM SEWER STRUCTURES WITHIN THE CONSTRUCTION ZONE. PLACE SILT FENCE ALONG CONTOUR AT THE EXTENTS OF EARTH DISTURBANCE. INSPECT AND CLEAN INLET PROTECTION AND SILT FENCE OF SEDIMENT AND DEBRIS WEEKLY.



FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS
ATHENS COUNTY, OHIO

buckleygroup
engineering+surveying

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UNIVERSITY ESTATES PHASE II
BROADMOOR CT & HOMESTEAD CT
GRADING PLAN

DATE 07/31/2023
SCALE
DRWN. CDK CHCK. CDK
JOB NO. 201656
SHEET NO. C-9

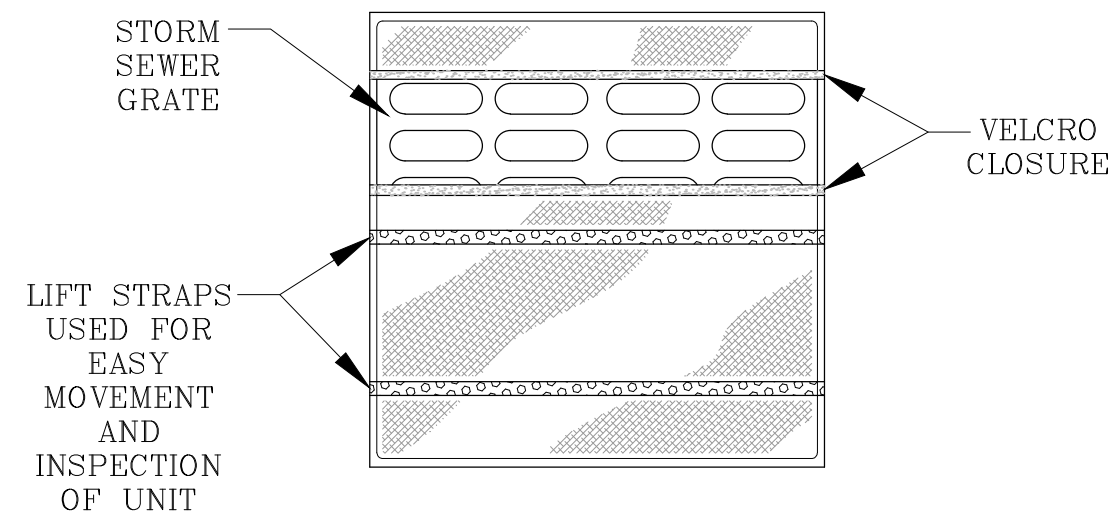
GENERAL EROSION CONTROL NOTES:

1. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
2. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING AND GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENT AND EROSION CONTROL, AND TREE PROTECTION MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DIRECTION OF THE CITY OF ATHENS ENGINEERING DEPARTMENT.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE PAVING IS COMPLETE.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED BY VEHICLE OFF-SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED.
6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PATTERNS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVES HAVE BEEN PAVED.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE IMPROVEMENTS ARE BEING MADE. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH ODOT AND CITY OF ATHENS.
10. ALL SILT FENCE MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT FENCE INSTALLATION AND DETENTION FACILITIES, IF REQUIRED, ARE CONSTRUCTED.
11. CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS REGULARLY AND IMMEDIATELY FOLLOWING HEAVY RAIN STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE FAILED SYSTEMS AT THE EARLIEST POSSIBLE DATE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13. ALL DISTURBED AREAS WITH NO SPECIFIED GROUND COVER ARE TO BE RESTORED WITH MINIMUM SIX (6) INCHES OF TOPSOIL AND SEEDING.

TEMPORARY & PERMANENT STABILIZATION:

- TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATION TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 14 DAYS.
- MULCHING PRACTICES AND SOD SHALL BE APPLIED TO THE PARKING LOT ISLANDS.
- FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

DANDY BAG®



DANDY BAG® SPECIFICATIONS

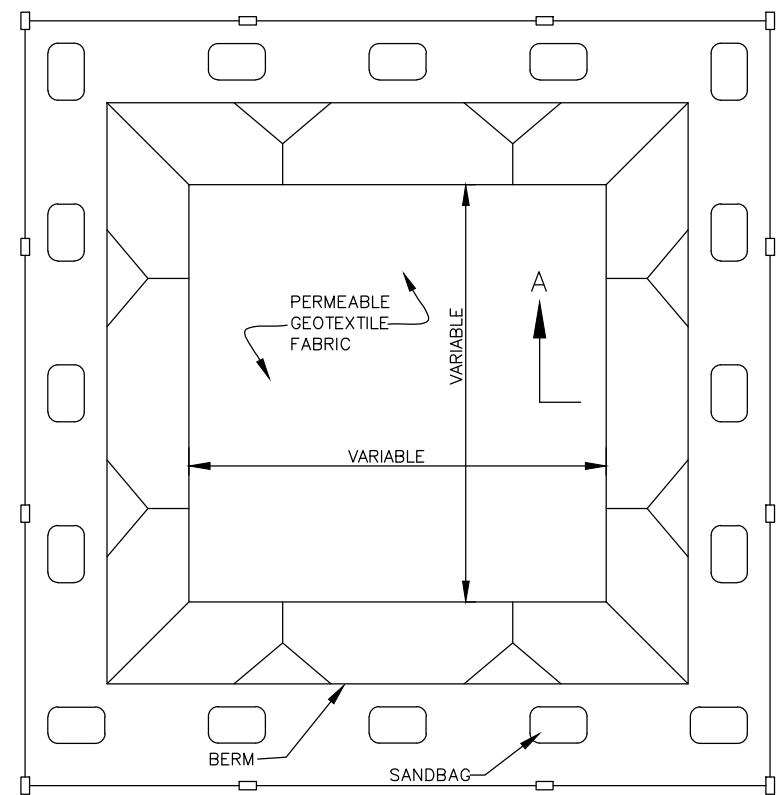
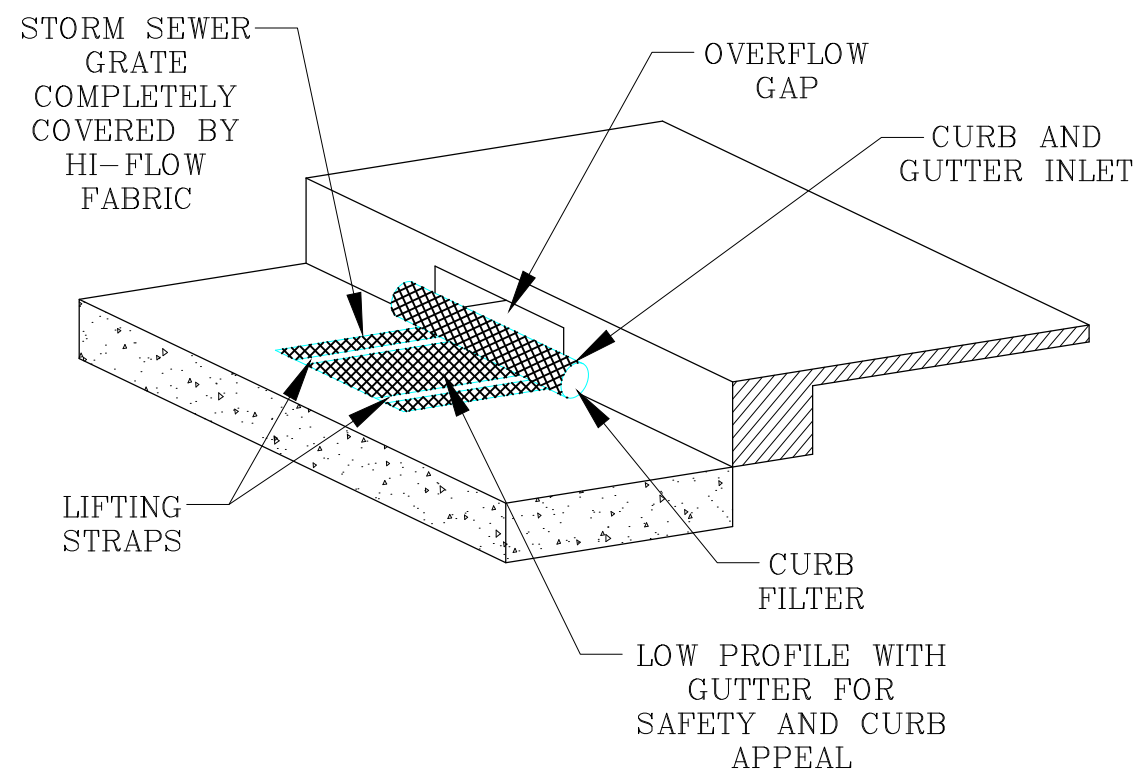
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

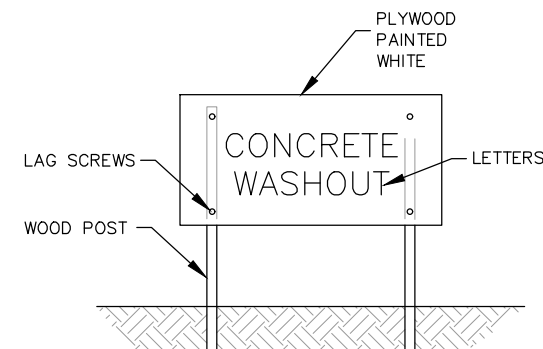
*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

DANDY CURB BAG™

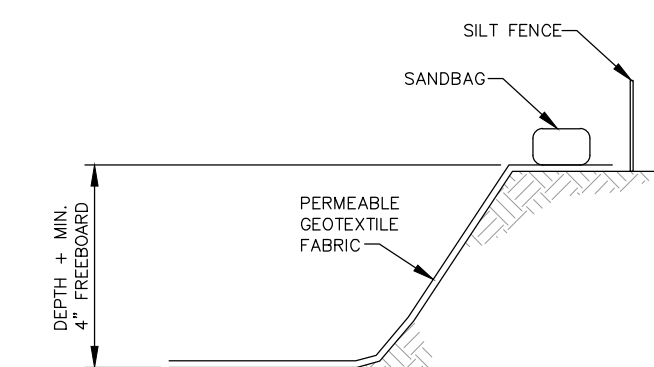


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)



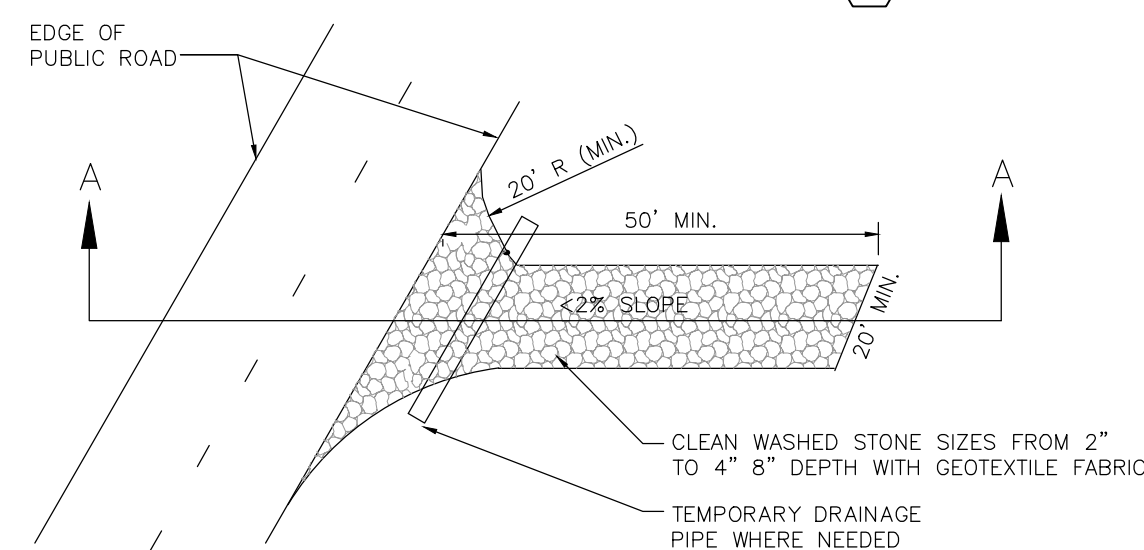
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

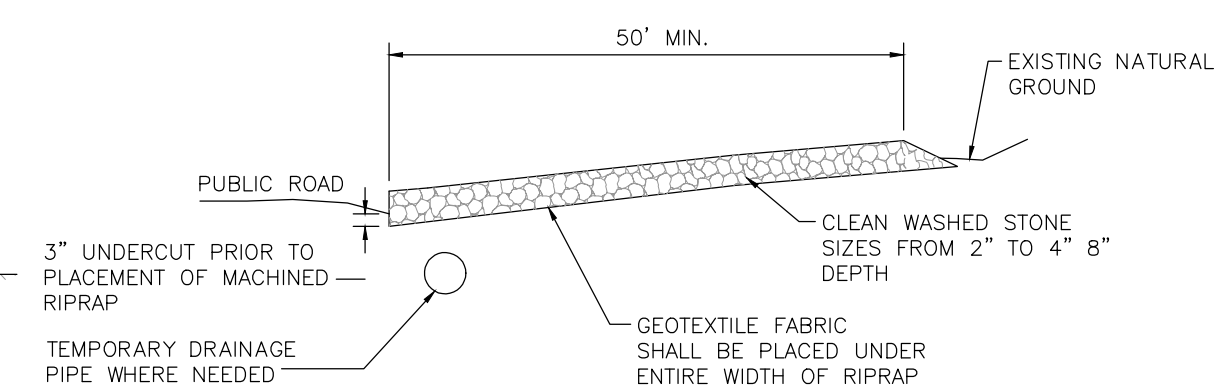
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT DETAIL



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A-A

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

POTENTIAL POLLUTANTS DURING CONSTRUCTION:

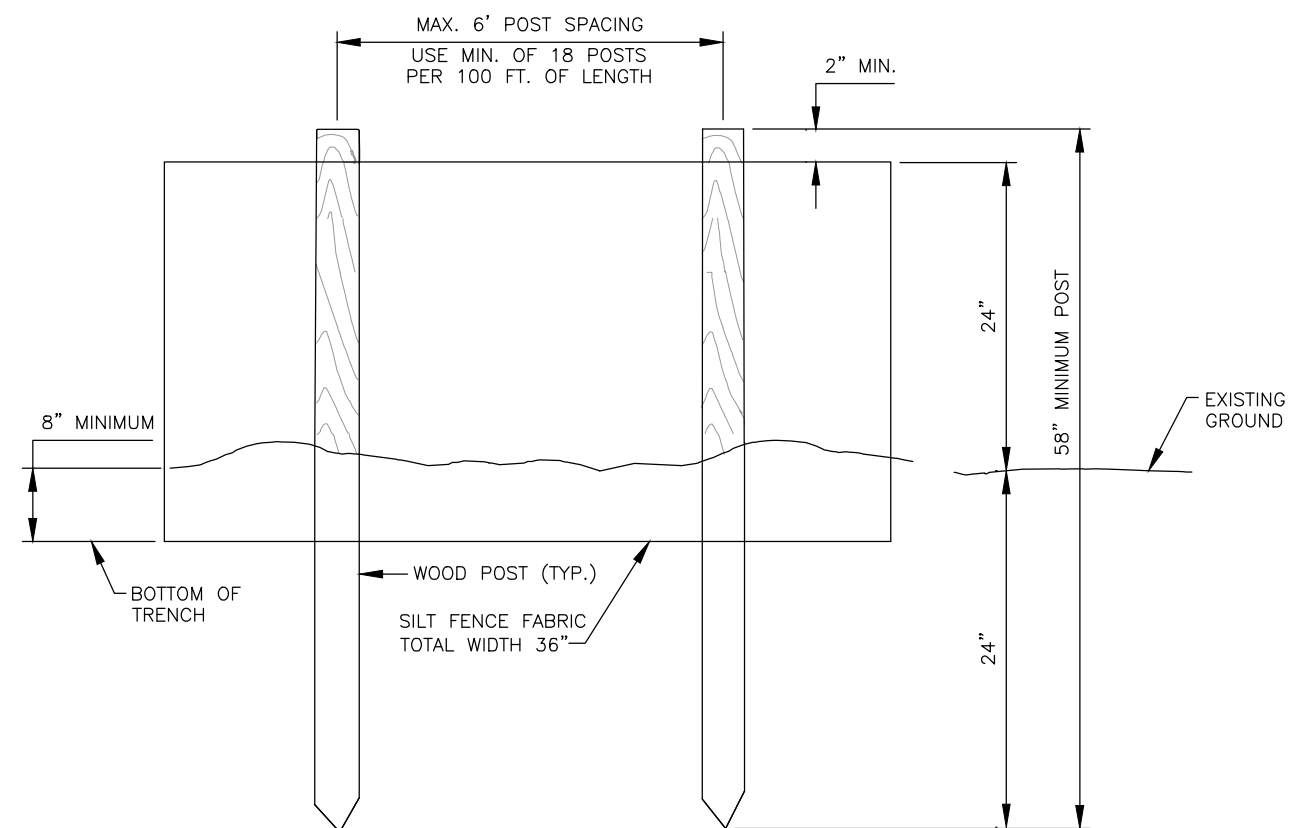
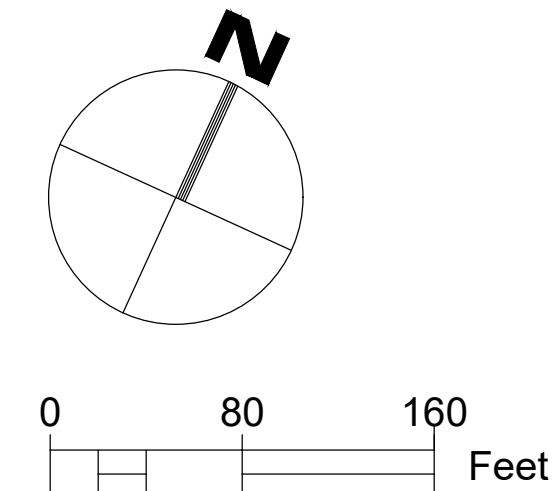
- ALL CONSTRUCTION WASTE AND TRASH (PAPER, PLASTIC, WOOD, SCRAP, METALS, RUBBER, ETC.) SHALL BE COLLECTED AND STORED IN CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL. THE WASTE SHALL BE DISPOSED OF ACCORDING TO STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS.
- SANITARY WASTE THAT IS GENERATED ON THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- DUST ON THE SITE SHALL BE CONTROLLED BY ANY OF THE FOLLOWING METHODS: VEGETATIVE COVER, MULCH (INCLUDING GRAVEL MULCH), WATER SPRINKLING, BARRIERS, TILLAGE, AND CALCIUM CHLORIDE APPLICATION BY MECHANICAL SPREADER AS LOOSE DRY GRANULES AT A RATE THAT DOES NOT CAUSE WATER POLLUTION OR PLANT DAMAGE, APPROVED SPRAY ON ADHESIVES OR ANY OTHER APPROVED METHOD. THE USE OF MOTOR OILS AND OTHER TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED BY PROVIDING A CONSTRUCTION ENTRANCE AS DETAILED ON THE EROSION CONTROL PLAN.
- FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES.
- ALL HAZARDOUS WASTE (PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, CONCRETE CURING COMPOUNDS, AND ADDITIVES, ETC.) SHALL BE DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS AFFILIATED WITH THE CONSTRUCTION PROJECT SHALL ABIDE BY FEDERAL EPA, STATE, AND LOCAL REQUIREMENTS FOR THE CONSTRUCTION, WASTE DISPOSAL, SANITARY SEWER, AND SEPTIC SYSTEM REGULATIONS.

EROSION CONTROL KEYNOTES

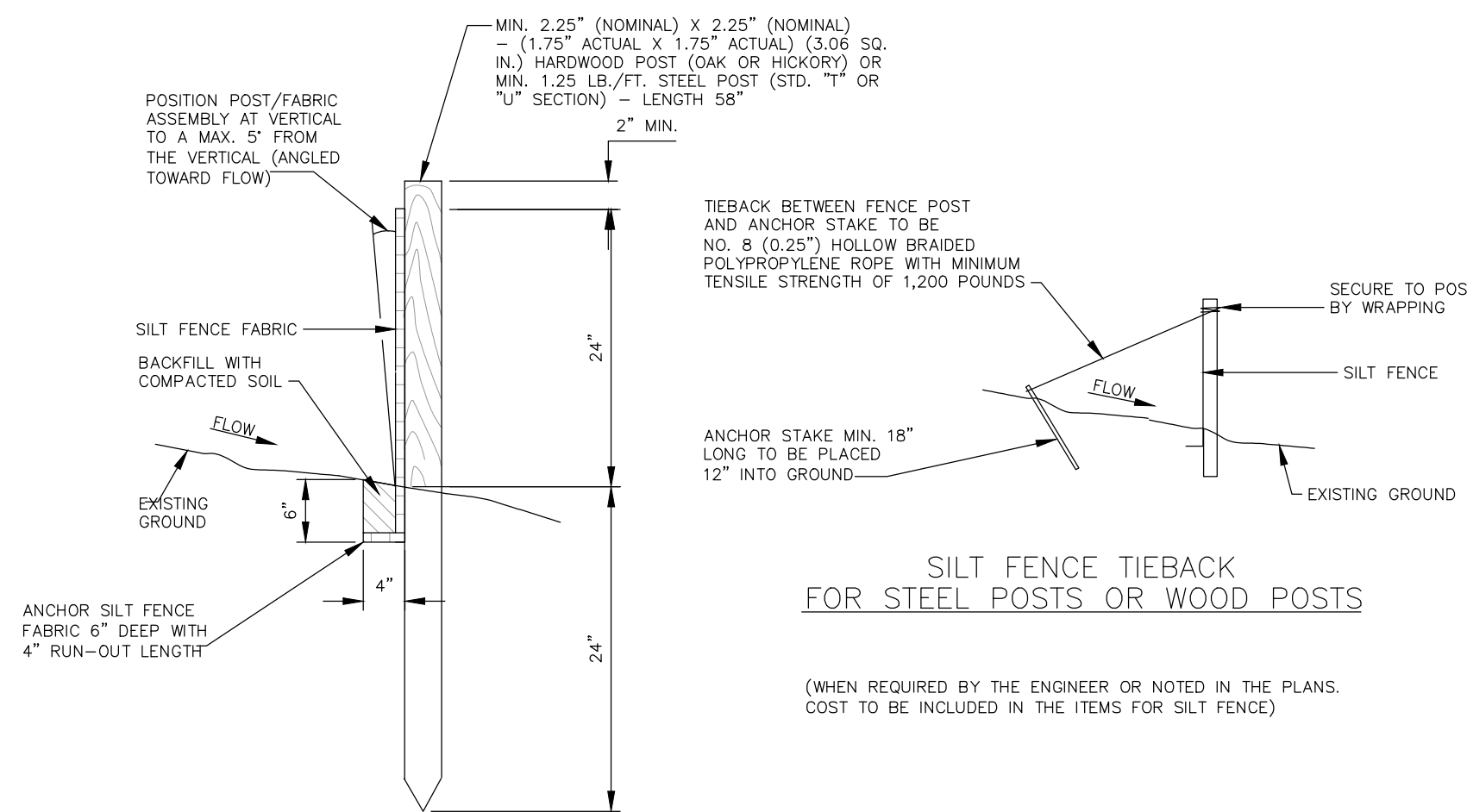
- E1 PROPOSED SILT FENCE (TYPICAL)
- E2 PROPOSED DANDY CURB BAG INLET PROTECTION
- E3 PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
- E4 PROPOSED CONCRETE WASHOUT
- E5 PROPOSED EROSION CONTROL MATTING

LEGEND

- EXISTING DRAINAGE STRUCTURES
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORM SEWER PIPE
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT
- PROPOSED EROSION CONTROL MATTING



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE DETAIL

FILE NAME

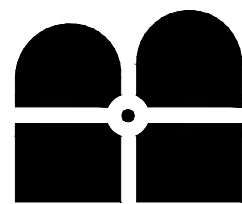
COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS

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UNIVERSITY ESTATES PHASE II

BROADMOOR CT & HOMESTEAD CT

EROSION CONTROL PLAN

DATE
07/31/2023

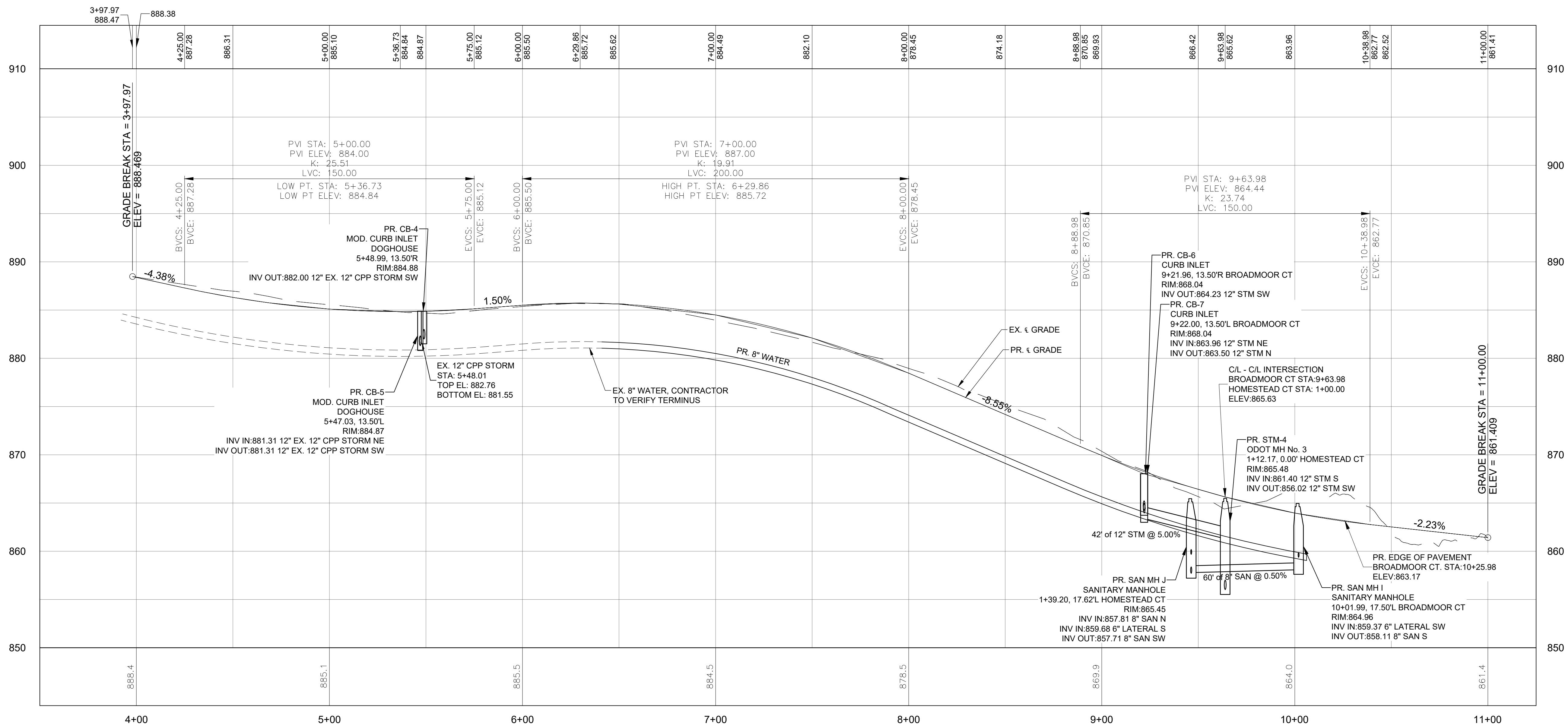
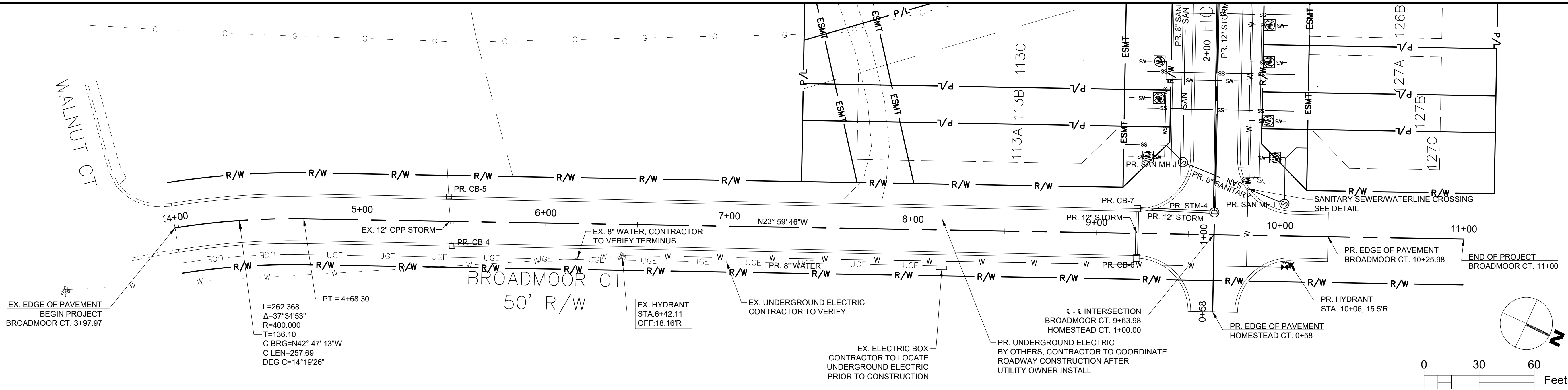
SCALE

DRWN. CDK CHCK. CDK

JOB NO. 201656

SHEET NO.

C-10



BROADMOOR CT (STA 3+50 TO 11+25)
VERT. EXAGGERATION:5:1

FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS

ATHENS COUNTY, OHIO



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UNIVERSITY ESTATES PHASE II

BROADMOOR CT

PLAN AND PROFILE

STA: 3+97.97 - 10+05.98

DATE

07/31/2023

SCALE

0 15 30

DRWN. CDK

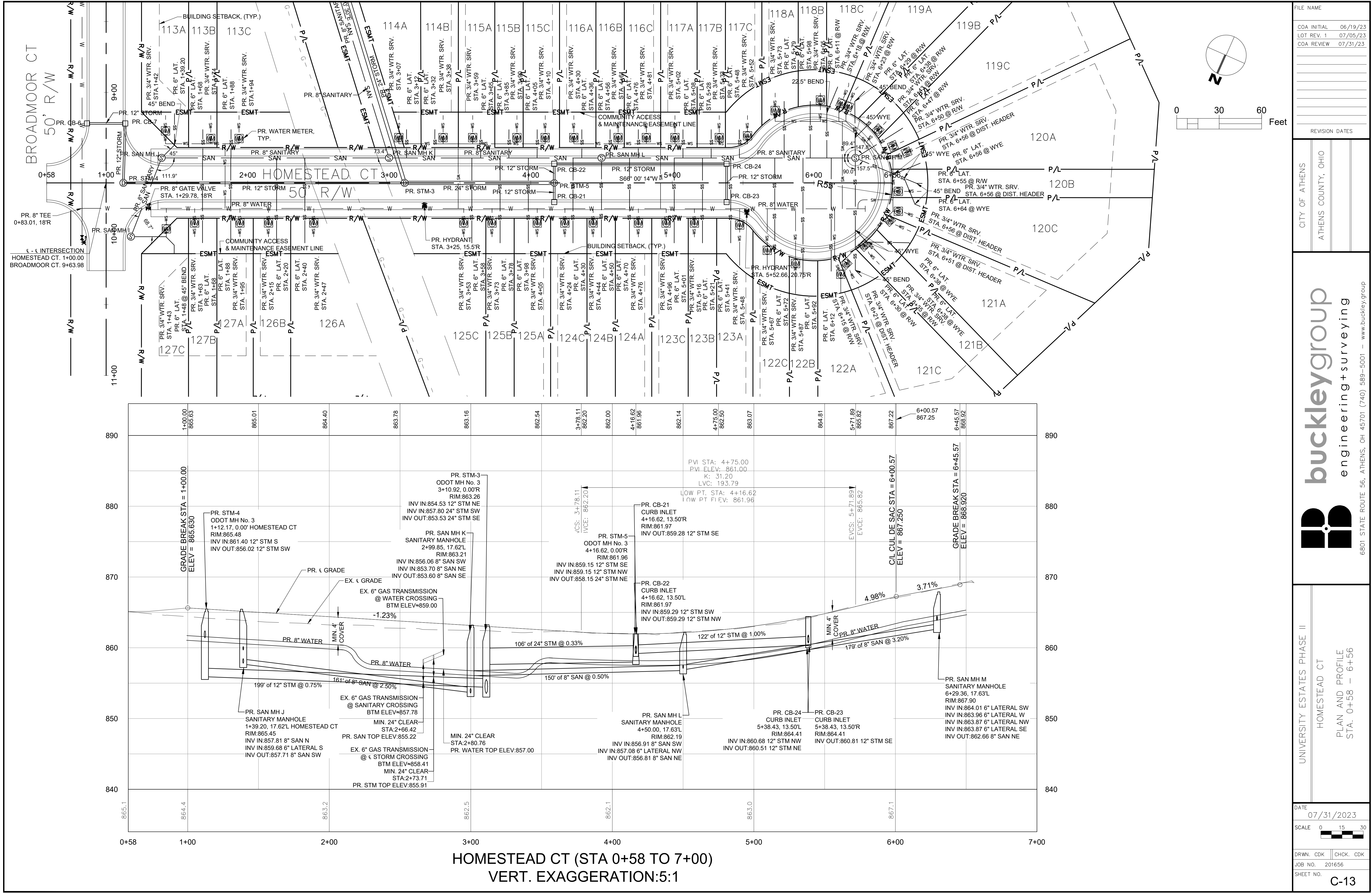
CHCK. CDK

JOB NO.

201656

SHEET NO.

C-11



FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS

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UNIVERSITY ESTATES PHASE II

HOMESTEAD CT

PLAN AND PROFILE

STA. 0+58 - 6+56

DATE

07/31/2023

SCALE

0 15 30

DRWN. CDK

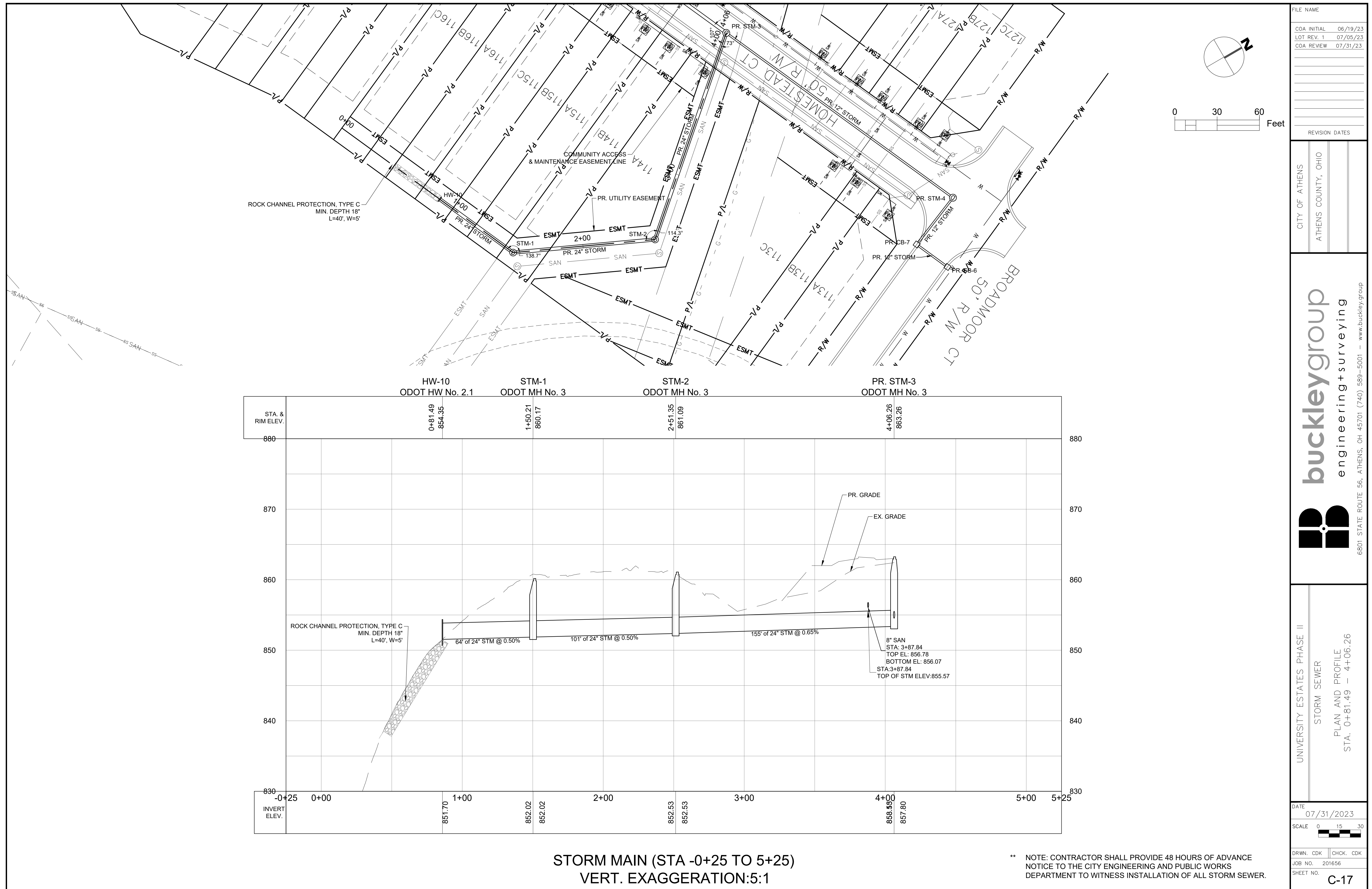
CHCK. CDK

JOB NO.

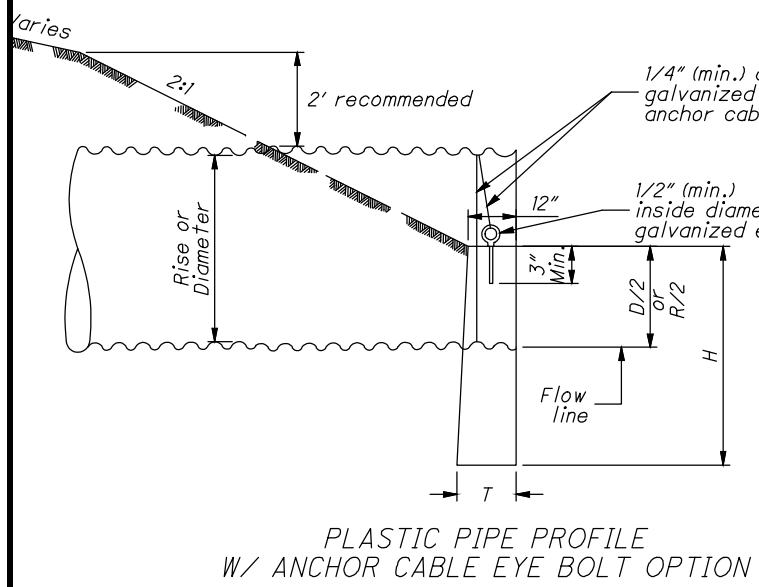
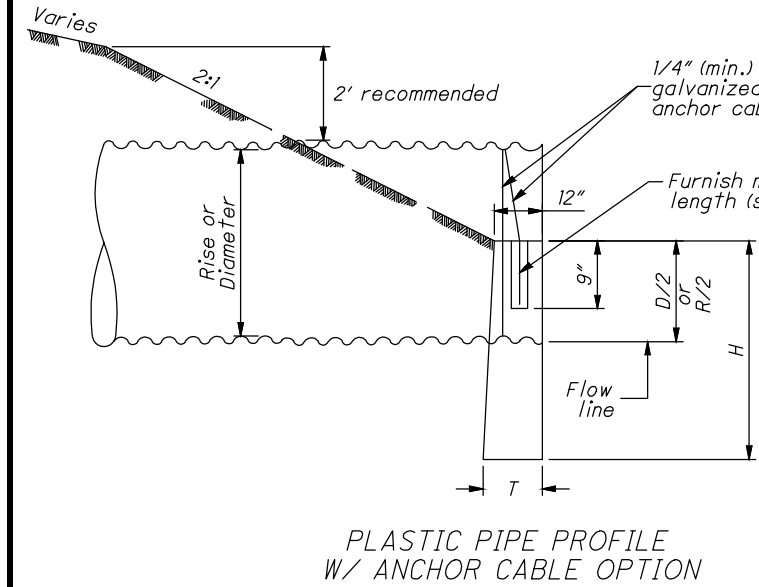
201656

SHEET NO.

C-13



CAST-IN-PLACE HW FOR CORRUGATED PLASTIC PIPE				
CIRCULAR				
D	W	H	T	CONC. cu. yds.
12"	2'-0"	3'-0"	12"	0.21
15"	2'-6"	3'-2"	12"	0.27
18"	3'-0"	3'-3"	12"	0.33
21"	3'-6"	3'-4"	12"	0.39
24"	4'-0"	3'-6"	12"	0.46
27"	4'-6"	3'-8"	12"	0.53
30"	5'-0"	3'-9"	12"	0.60
33"	5'-6"	3'-10"	12"	0.68
36"	6'-0"	4'-0"	12"	0.76
39"	6'-6"	4'-2"	12"	0.84
42"	7'-0"	4'-3"	12"	0.92
48"	8'-0"	4'-6"	12"	1.10



NOTES

GENERAL: Provide a riprap reinforced concrete slab according to SCD QM-1.1 if the pipe is depressed or if it is specified in the plan. Payment for the slab is made per square yard of Item 601 Riprap Using 6" Reinforced Concrete Slab and includes the cost of the cutoff wall.

This drawing is for cast-in-place half-height concrete headwalls. When furnishing precast half-height headwalls, conform to pre-approved designs on file with the Office of Materials Management. Precast half-height headwalls are only approved for round conduits with a maximum conduit diameter of 18". When precast headwalls are furnished, provide openings for the anchor cable as shown and fill with grout after placement of the anchor cable. If anchor bolts are to be used with a precast headwall, fill the anchor cable openings with grout.

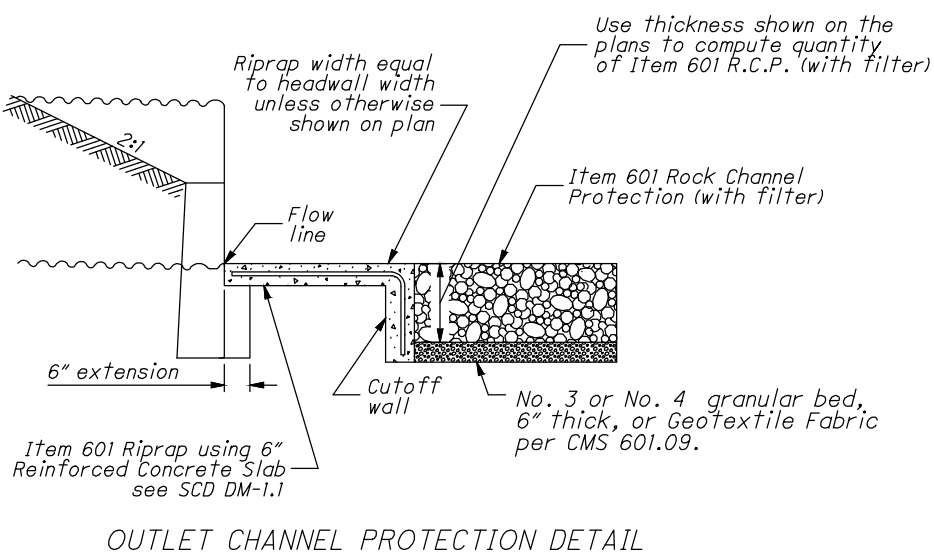
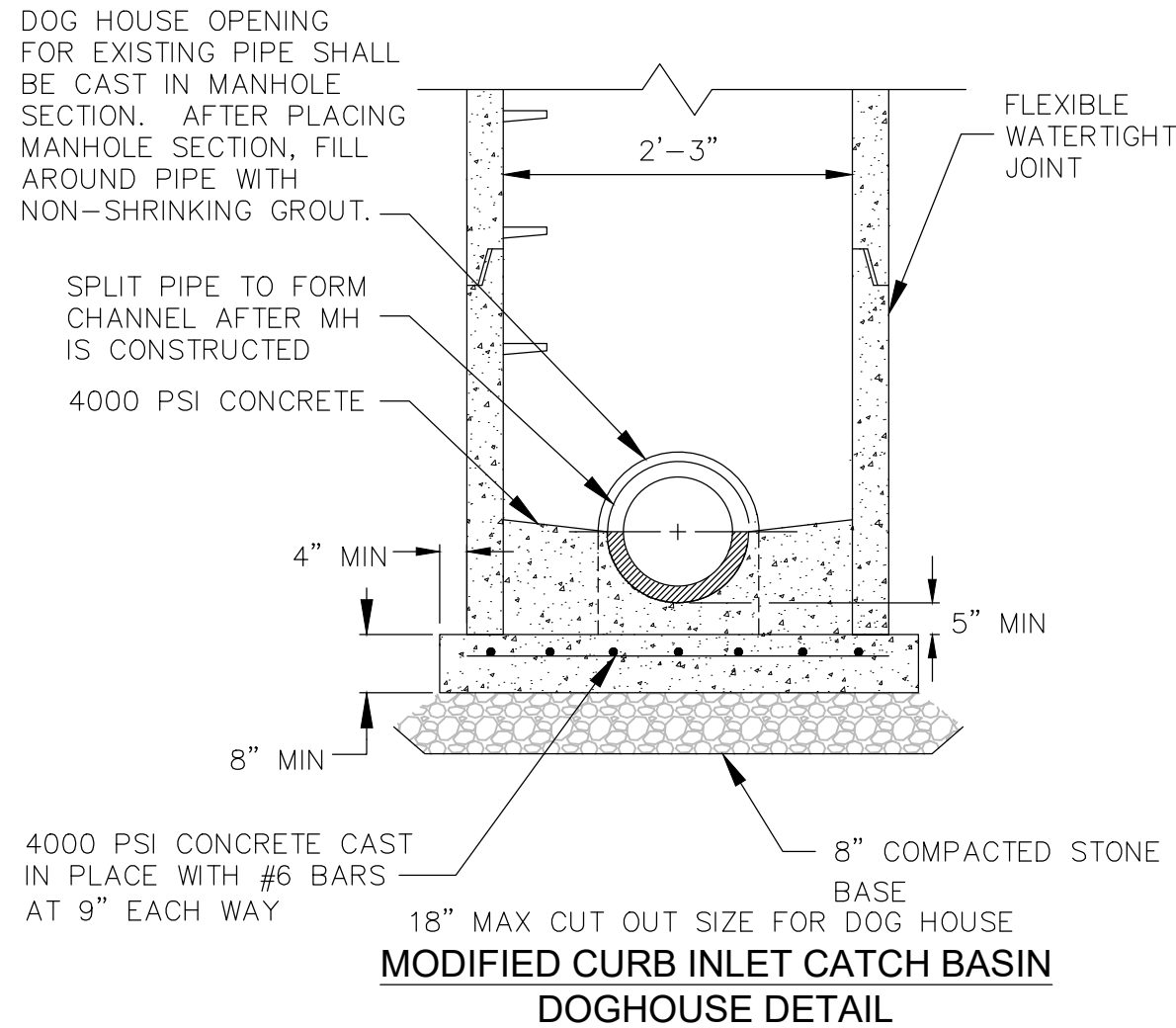
CONCRETE: Use 4000 psi compressive strength concrete for headwall. Concrete quantities are based on headwalls without the 6" extension under the channel protection.

PLASTIC PIPE: Plastic pipe may not be available in all the sizes specified on this drawing.

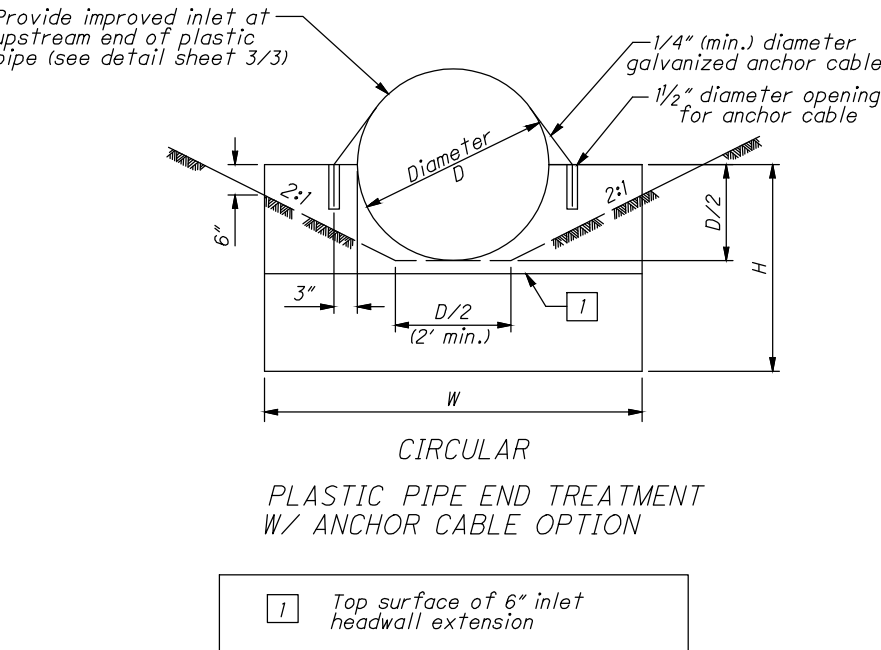
ANCHOR CABLES: Furnish galvanized anchor cable (see detail sheet 2/4 & 3/4) that meets ASTM A 1023 for anchoring both ends of plastic or metal pipe. Wire rope clip must be galvanized according to ASTM A 153. Cost of anchor cable and wire rope clip is included in the unit price bid per foot of Item 611.

EYEBOLTS: Furnish eyebolts (see detail sheet 3/4) that meet ASTM A 489 for anchoring both ends of metal or plastic pipe. The eyebolts must be galvanized according to ASTM A 153. Furnish eyebolts with a min. I.D. eye of 1/2" and a min. shank length of 3". Cost of eyebolts is included in the price bid per foot of Item 611.

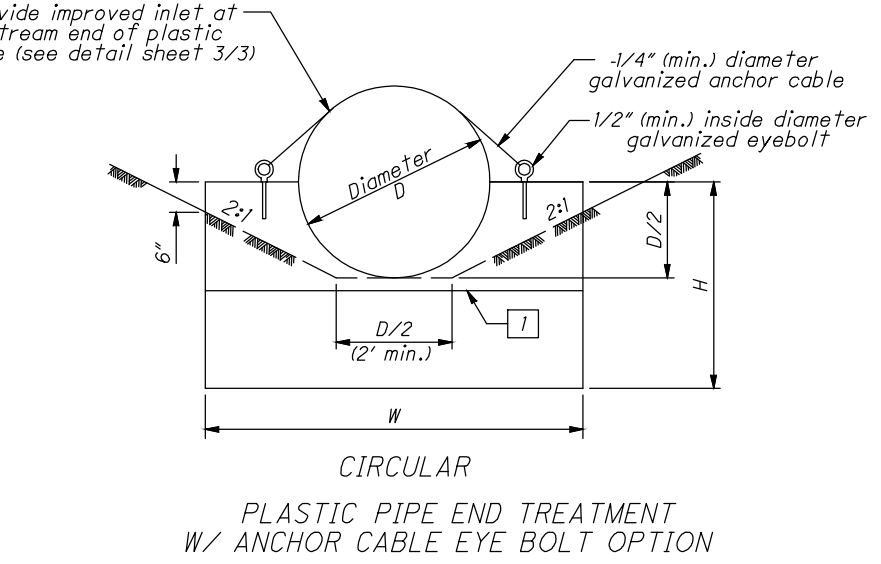
**** NOTE: CONTRACTOR SHALL PROVIDE 48 HOURS OF ADVANCE NOTICE TO THE CITY ENGINEERING AND PUBLIC WORKS DEPARTMENT TO WITNESS INSTALLATION OF ALL STORM SEWER.**



OUTLET CHANNEL PROTECTION DETAIL



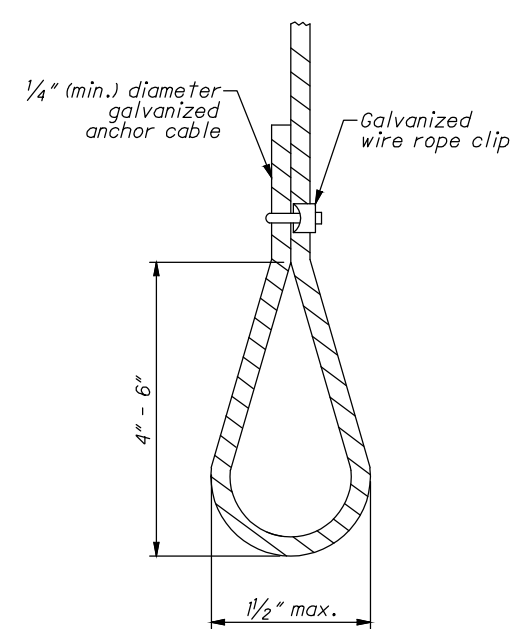
CIRCULAR PLASTIC PIPE END TREATMENT W/ ANCHOR CABLE OPTION



CIRCULAR PLASTIC PIPE END TREATMENT W/ ANCHOR CABLE EYE BOLT OPTION

ODOT HW-2.1 HALF-HEIGHT HEADWALL DETAILS

NOT TO SCALE



ANCHOR CABLE DETAIL

NOTES

Tightly wrap galvanized anchor cable one time completely around the circumference of the conduit. Furnish hook at least 4" long as shown above.

Form or drill 1 1/2" diameter openings for anchor cable at locations shown. Alternatively, place anchor cable in wet concrete at the dimensions shown above to secure conduit to headwall.

Fill any openings made for anchor cables with grout after the cables are placed to a taut fit.

Secure cables such that they are taut after the grout or concrete hose cured.

Cut galvanized anchor cable to length required.

Form or drill 1 1/2" diameter openings for anchor cable at locations shown. Alternatively, place anchor cable in wet concrete at the dimensions shown above to secure conduit to headwall.

Fill any openings made for anchor cables with grout after the cables are placed to a taut fit.

Secure cables such that they are taut after the grout or concrete hose cured.

NOTES

Drill openings a min. of 3" deep for eyebolts at the locations shown. Insert entire length of bolt shank into opening. Fill openings with grout and allow to harden before securing anchor cable. Alternatively, place eyebolts in wet concrete at locations shown above.

Tightly wrap galvanized anchor cable one time completely around the circumference of the conduit.

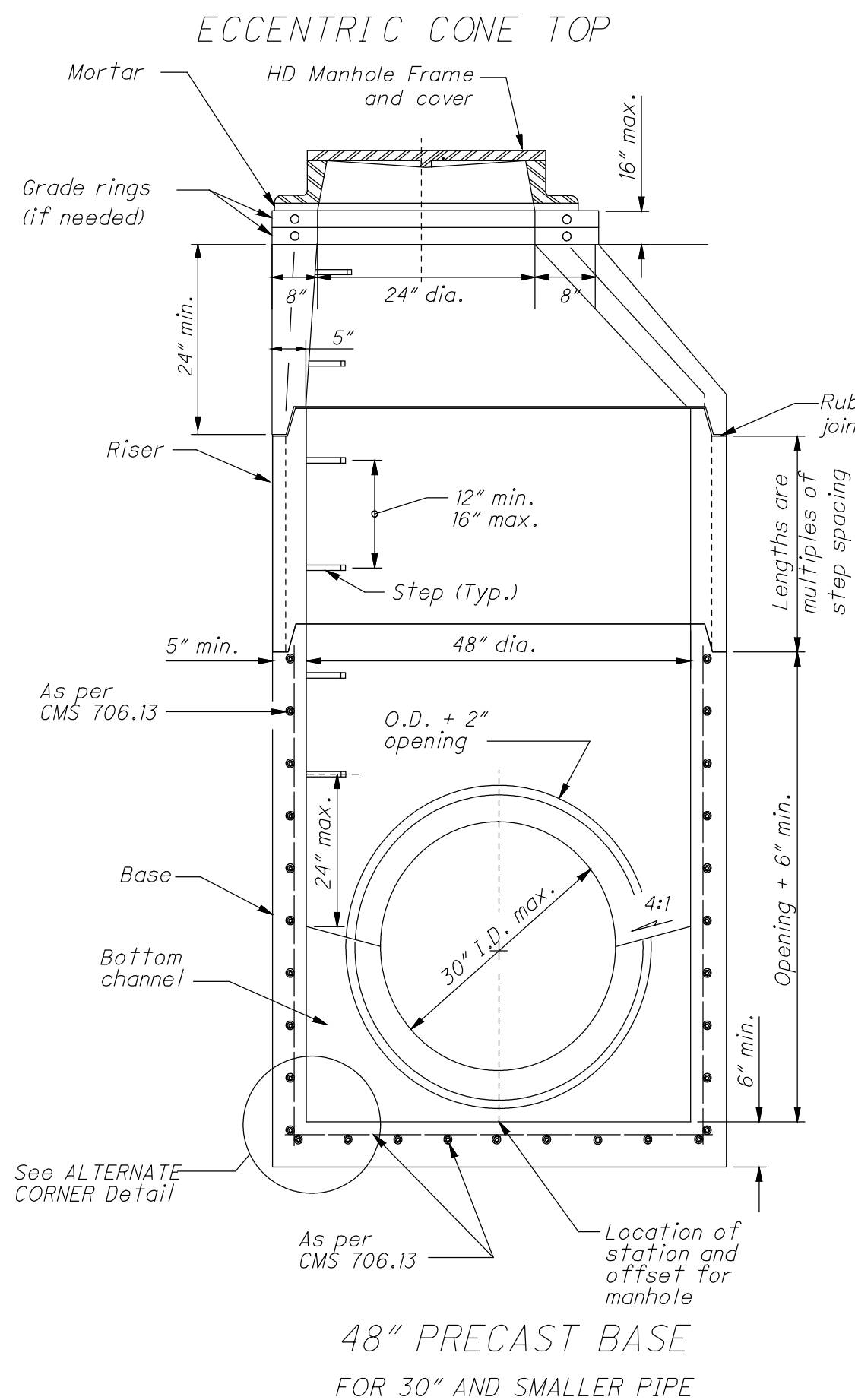
Cut galvanized anchor cable to length required.

Place cable through eyebolt and form a loop as shown in the above detail. Ensure the cable is pulled to a tight fit and secured with a galvanized wire rope clip.

Tightly wrap galvanized anchor cable one time completely around the circumference of the conduit.

Cut galvanized anchor cable to length required.

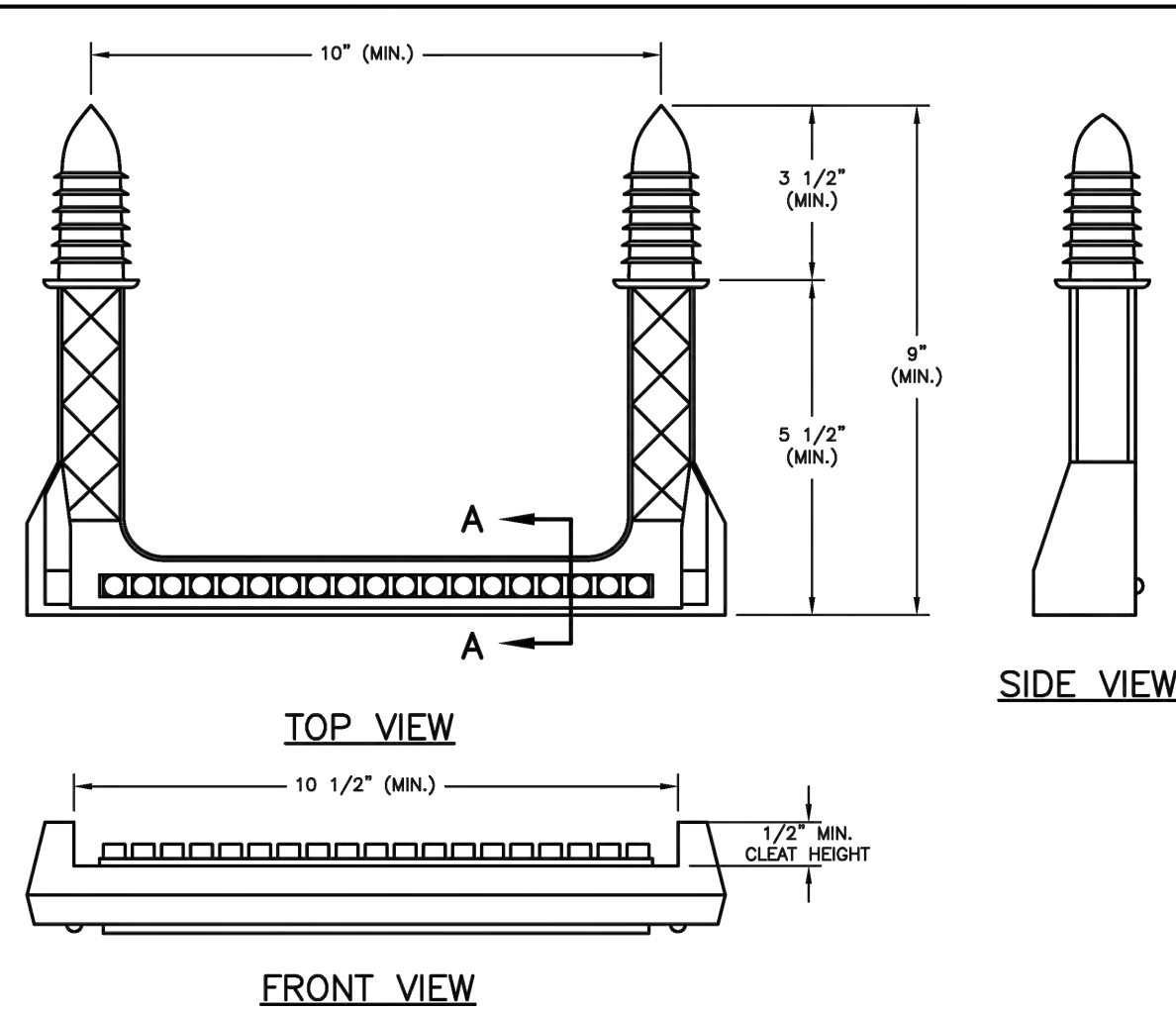
Place cable through eyebolt and form a loop as shown in the above detail. Ensure the cable is pulled to a tight fit and secured with a galvanized wire rope clip.



48" PRECAST BASE FOR 30" AND SMALLER PIPE

ODOT MANHOLE NO. 3 DETAIL

N.T.S.

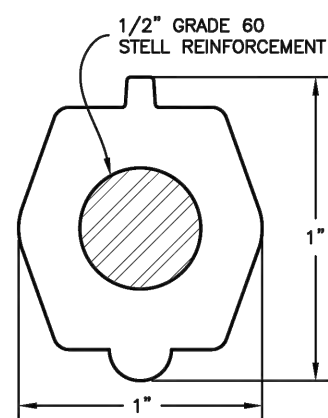


TOP VIEW

FRONT VIEW

SIDE VIEW

- NOTES:**
- STEPS SHALL MEET THE REQUIREMENTS OF ASTM C478, AND SHALL BE INSTALLED WITH A UNIFORM VERTICAL SPACING OF 12" TO 18"
 - STEPS INSTALLED IN EXISTING STRUCTURES SHALL BE SET IN A QUICK SETTING NON-SHRINK EPOXY.
 - STEPS SHALL CONFORM TO MATERIAL REQUIREMENTS OF CMS 711.31. ALL STEPS SHALL HAVE A DEPRESSED TREAD OR 1/2" MINIMUM CLEAT HEIGHT AT THE ENDS.
 - THE ENGINEER MAY REQUIRE THE CONTRACTOR TO TEST LOAD A MAXIMUM OF ONE STEP PER STRUCTURE PER ASTM C478. IF THE SELECTED STEP FAILS THE ASTM TEST, THE REMAINING STEPS IN THAT STRUCTURE SHALL ALSO BE TESTED. ALL STEPS NOT PASSING THE ASTM TEST SHALL BE REMOVED. ALL NEW STEPS SHALL BE TESTED PER ASTM C478. THE COST OF TESTING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR SAID STRUCTURE.



SECTION A-A

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE & DRAINAGE		MANHOLE STEP		STANDARD DRAWING AA-S119	
SSES MANAGER <i>John H. Henshaw</i>				REVISED 8/8/14	
				PAGE 1	

NOTES

GENERAL: With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth. Cast and assemble sections of the precast manhole with either all tongue or all groove ends up. Lift holes may be provided in each section for handling. Leave handling device for the flat slab in place.

TRANSITION (OR REDUCER): This section can be either eccentric cone or flat slab.

BASE: Manhole No. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and ship the floor and barrel separately. Provide openings for inlet and outlet pipes, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete, precast in the base or field constructed as shown on SCD MH-1.1 and MH-3.1.

RISER SECTIONS: Openings for 18" and smaller inlet pipes may be either prefabricated or cut in the field provided the sides of the pipe at the springline do not project into the manhole.

CONNECTIONS: Connections between precast manhole sections and pipes on sanitary sewers may be sealed with resilient connectors conforming to ASTM C 923.

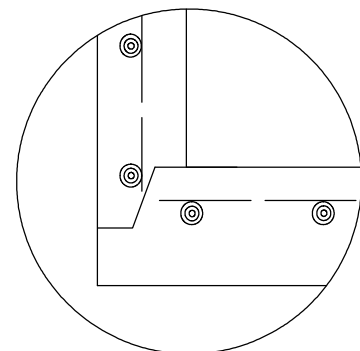
JOINT SEAL: Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per CMS 706.11.

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

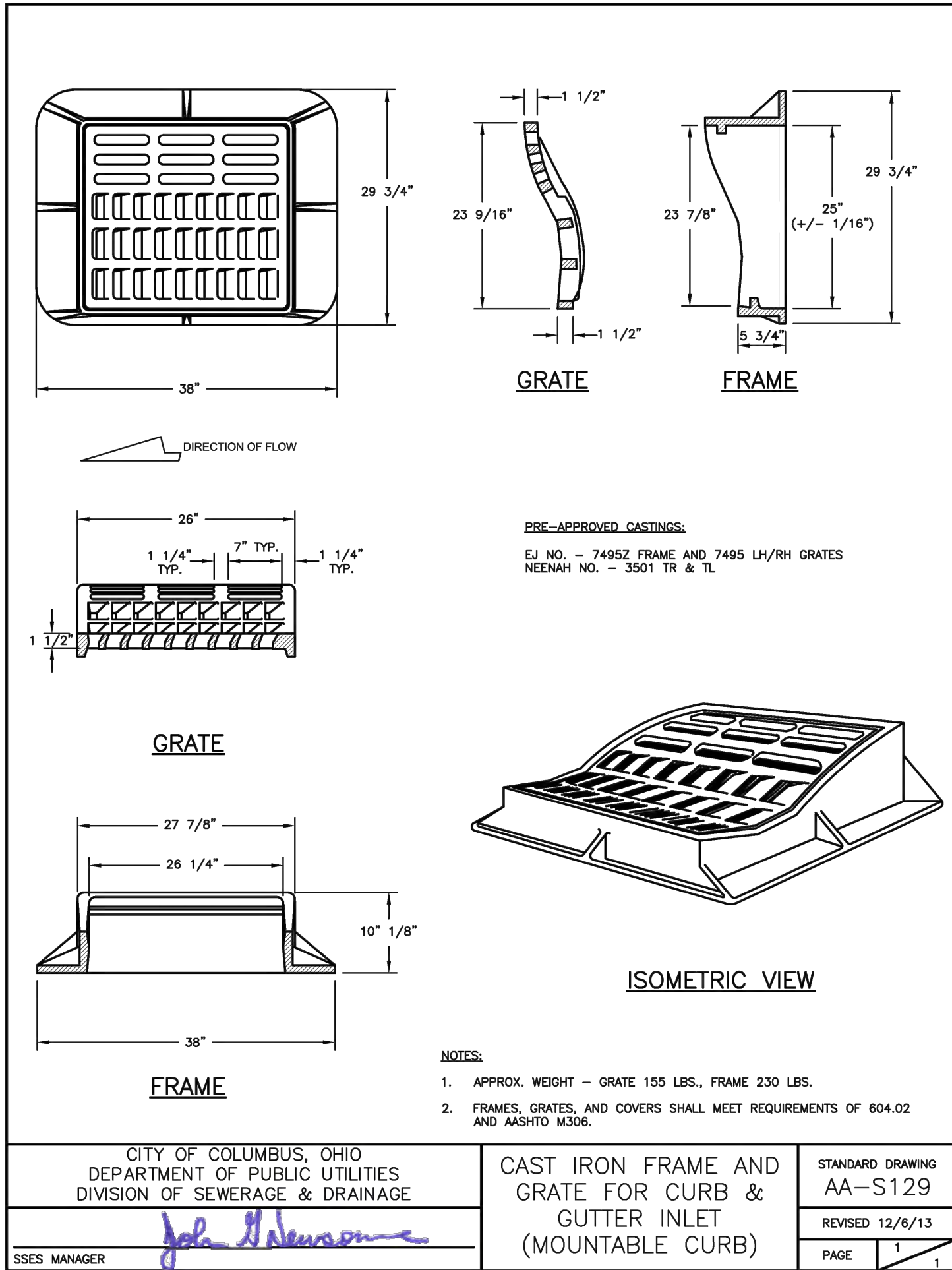
MATERIALS: Provide materials for bases and other precast sections, including reinforcement not specified here, that meet the requirements of CMS 706.13.

DROP PIPE: When specified on the plans, construct drop pipe as shown on SCD MH-3.1.

STEPS, FRAMES AND COVERS: Meet the requirements shown on SCD MH-1.1.



ALTERNATE CORNER DETAIL

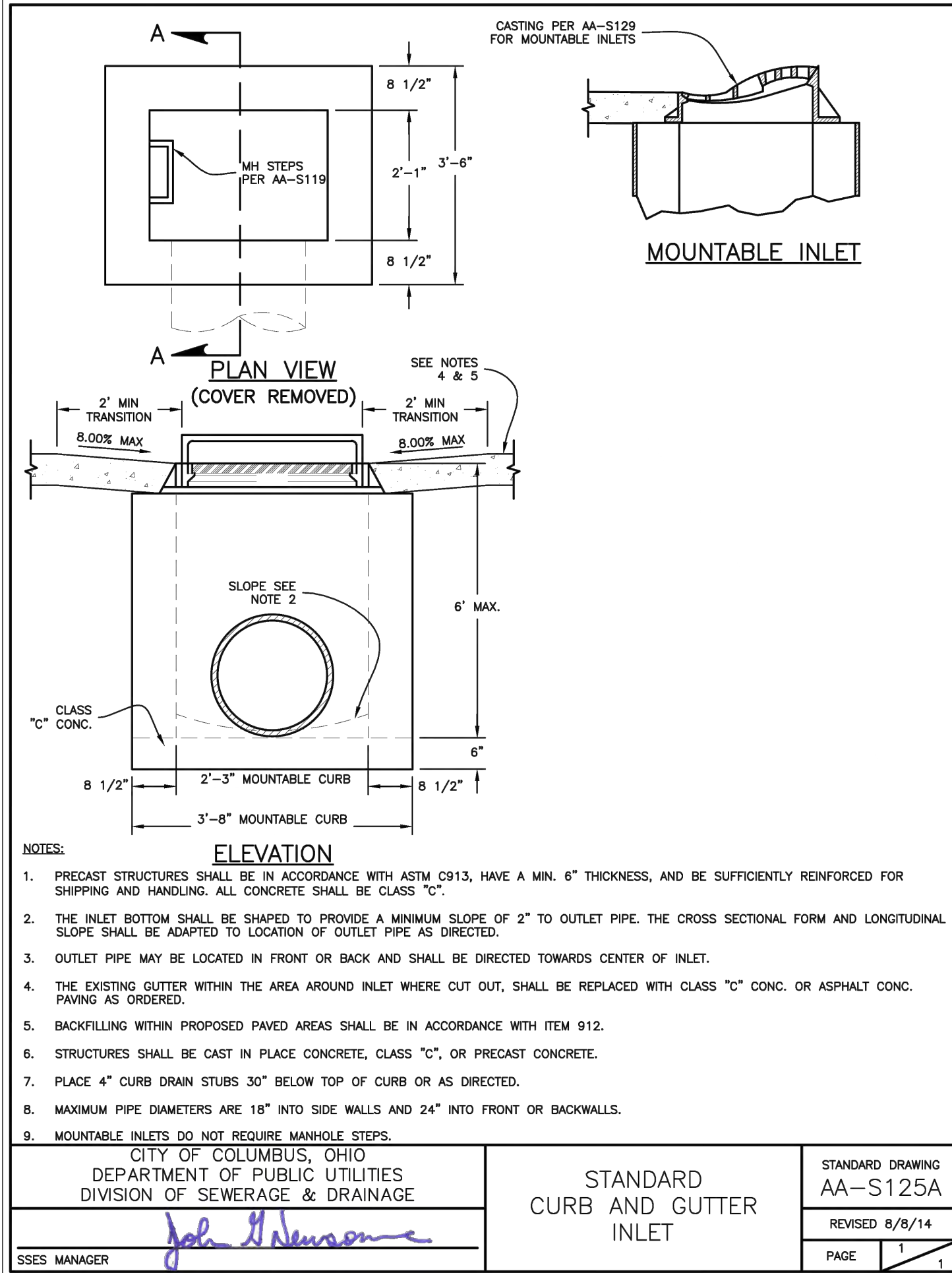


PRE-APPROVED CASTINGS:
EJ NO. - 7495Z FRAME AND 7495 LH/RH GRATES
NEENAH NO. - 3501 1R & 1L

ISOMETRIC VIEW

- NOTES:**
- APPROX. WEIGHT - GRATE 155 LBS., FRAME 230 LBS.
 - FRAMES, GRATES, AND COVERS SHALL MEET REQUIREMENTS OF 604.02 AND AASHTO M306.

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE & DRAINAGE		CAST IRON FRAME AND GRATE FOR CURB & GUTTER INLET (MOUNTABLE CURB)		STANDARD DRAWING AA-S129	
SSES MANAGER <i>John H. Henshaw</i>				REVISED 12/6/13	
				PAGE 1	



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

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE & DRAINAGE		STANDARD CURB AND GUTTER INLET		STANDARD DRAWING AA-S125A	
SSES MANAGER <i>John H. Henshaw</i>				REVISED 8/8/14	
				PAGE 1	

FILE NAME	
COA INITIAL	06/19/23
LOT REV. 1	07/05/23
COA REVIEW	07/31/23

REVISION DATES

CITY OF ATHENS			
ATHENS COUNTY, OHIO			

DATE
07/31/2023

SCALE

DRWN. CDK CHCK. CDK

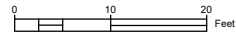
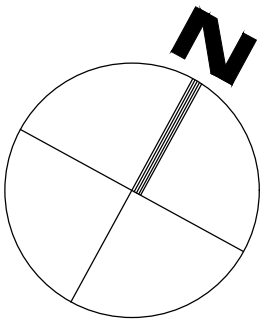
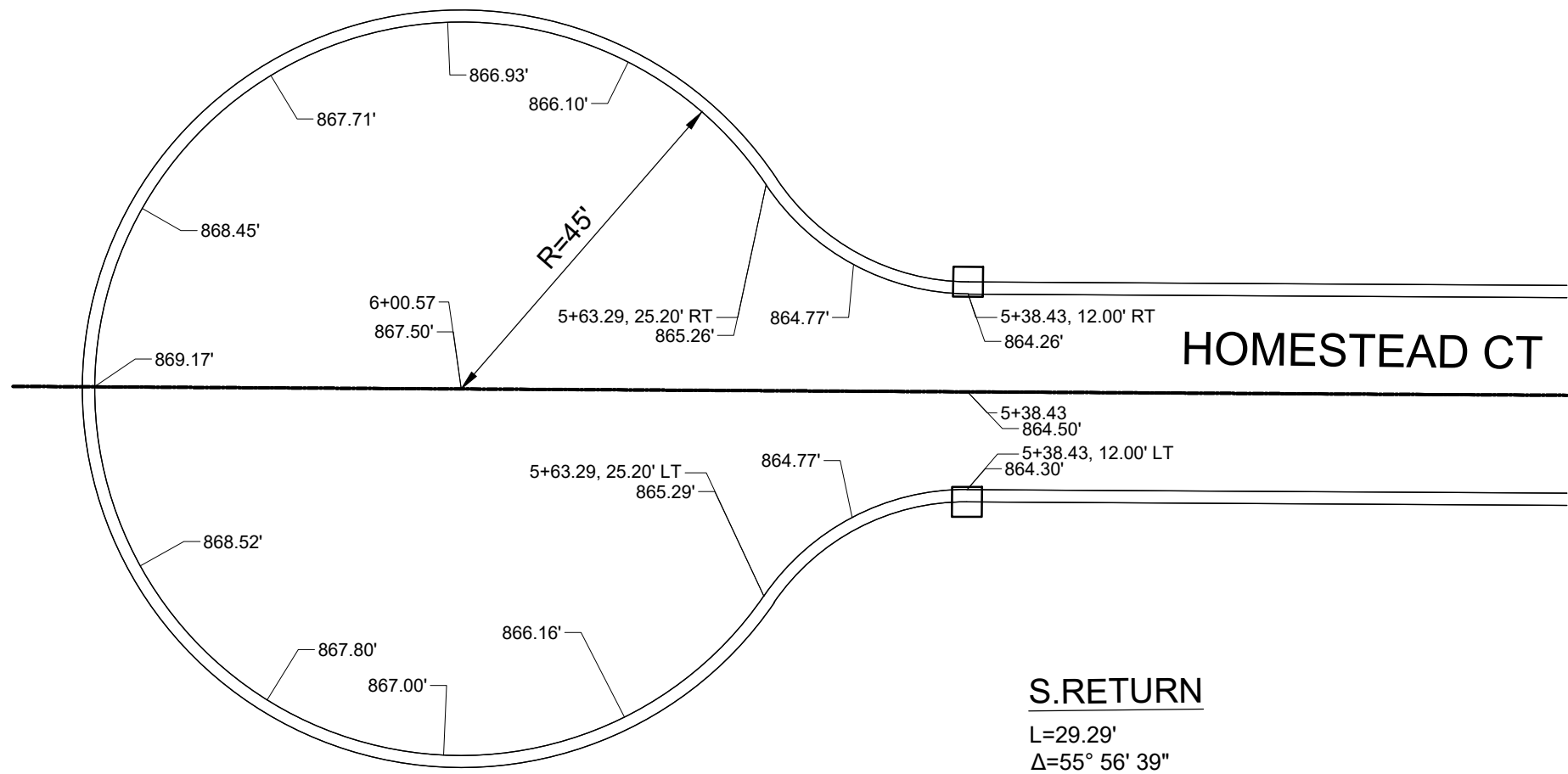
JOB NO. 201656

SHEET NO.

C-19

CUL-DE-SAC

L=236.89'
Δ=291° 53' 18"
R=46.50'
C LEN=52.08'
BRG=S23° 59' 46"E



N. RETURN

L=47.14'
Δ=90° 01' 44"
R=30.00'
C LEN=42.44'
BRG=S21° 01' 06"W

N. RETURN

L=47.11'
Δ=89° 58' 16"
R=30.00'
C LEN=42.42'
BRG=N69° 00' 38"W

HOMESTEAD CT

S. RETURN

L=47.11'
Δ=89° 58' 16"
R=30.00'
C LEN=42.42'
BRG=S68° 58' 54"E

S. RETURN

L=47.12'
Δ=90° 00' 00"
R=30.00'
C LEN=42.43'
BRG=S20° 58' 30"W

BROADMOOR CT

FILE NAME

COA INITIAL 06/19/23
LOT REV. 1 07/05/23
COA REVIEW 07/31/23

REVISION DATES

CITY OF ATHENS
ATHENS COUNTY, OHIO

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engineering + surveying
6801 STATE ROUTE 56, ATHENS, OH 45701 (740) 589-5001 - www.buckleygroup

UNIVERSITY ESTATES PHASE II
BROADMOOR CT & HOMESTEAD CT
INTERSECTION DETAILS

DATE
07/31/2023

SCALE

DRWN. CDK CHCK. CDK
JOB NO. 201656
SHEET NO. C-20