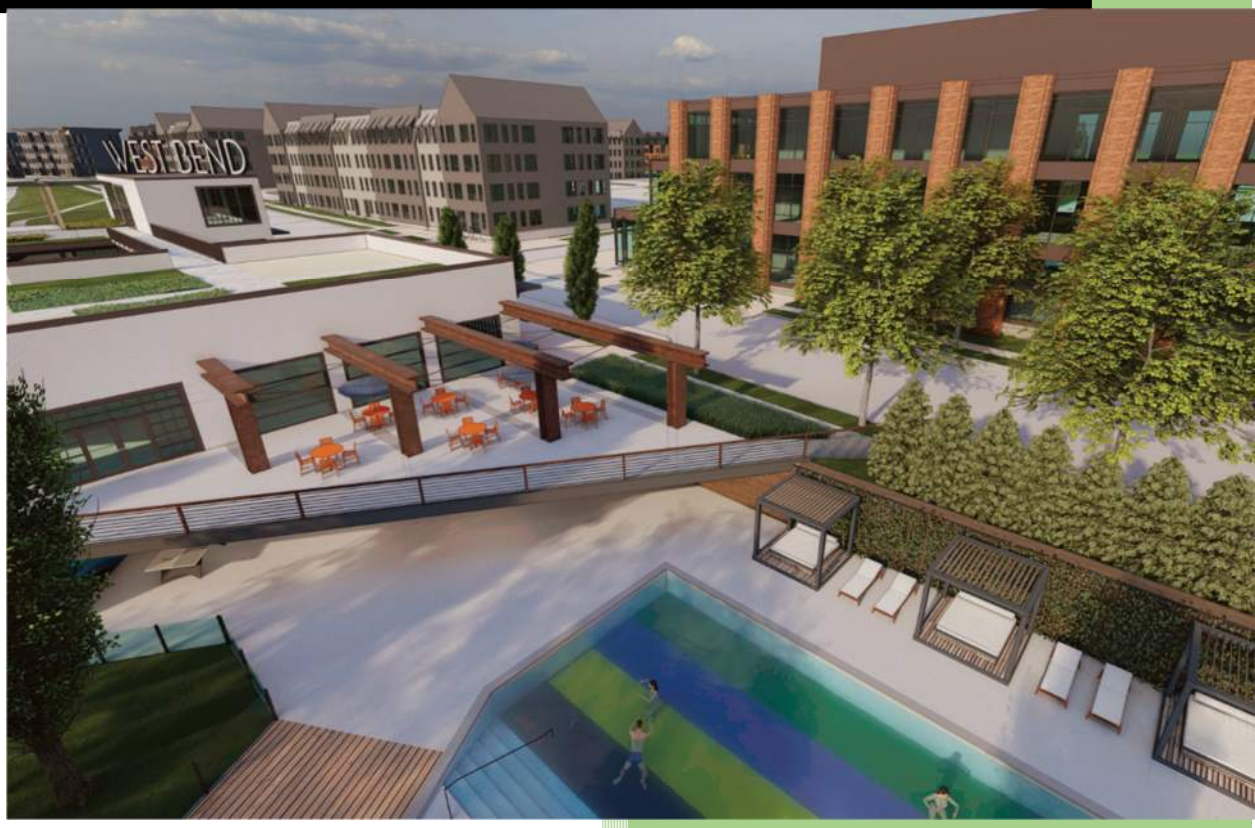
2474 McKinley Avenue
Columbus, Ohio 43204

PID: 010-146234, 010-146253, 010-200913, 010-146278, 010-104705, 010-107406, 010-200912

WestBend Development

Type III Variance Request Package



E. P. FERRIS AND ASSOCIATES INC

Consulting Civil Engineers and Surveyors

E. P. Ferris and Associates Inc.

Attn. Chad Buckley

(614) 299-2999

cbuckley@epferris.com

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

May 25th, 2023

Rob S. Prestas P.E., Administrator, DOSD
City of Columbus
Attn: Greg Fedner, P.E., Private Development Section Manager
Stormwater and Regulatory Management Section
111 N. Front Street
Columbus, Ohio 43215

Re: **WestBend Development** -
Type III Variance Request

Project Name: WestBend Development
Property Address: 2474 McKinley Avenue, Columbus, Ohio 43204
PID: 010-146234, 010-146253, 010-200913, 010-146278
Site Disturbance: 43 Ac.
Total Site Area: 55 Ac.
Primary Contact: E.P. Ferris & Associates, Inc.
Attn: Chad Buckley, P.E.
(614) 299-2999
cbuckley@epferris.com

Dear Mr. Fedner,

On behalf of Westbend QOZB, LLC, E.P. Ferris and Associates, Inc. (EPF) is seeking approval of a Type III, Section 1.3 variance from the City of Columbus (COC) Stormwater Drainage Manual (SWDM). This variance is being requested for the purpose of completing site improvements related to a new mixed-use development throughout a former landfill / dumping site currently used as a junkyard located east of the intersection of McKinley Avenue and Fisher Road, south and west of Larrison Lake and west of the Scioto River. The proposed site will support a variety of multi-family and commercial uses as well as future park land centered around the existing Larrison Lake, providing recreational opportunities for the community and surrounding area.

The development is located on a former quarry turned to a landfill / dumping site and will require remediation through the Ohio Environmental Protection Agency (OEPA) Division of Materials and Waste Management (DMWM) Ohio Administrative Chapter (OAC) 513 Authorization (Rule 513). To adequately maximize the developable area of the site and fully remediate the existing landfill / dumping site and provide preferred development plans, an encroachment into the Stream Corridor Protection Zone (SCPZ) of the Scioto River is required. This conflicts with

Section 1.3 of the COC SWDM. The areas in question are outlined in the attached exhibits (Appendix F) as prepared by EPF. All encroachments outlined in this Type III variance request will be adequately mitigated within this project site with new protected and dedicated SCPZ areas. Additionally, Westbend QOZB, LLC plans to dedicate appropriate area to the SCPZ of the Scioto River at a ratio of 1.14:1.

Our team respectfully requests approval of this variance for this project's preferred alternative. These will not only benefit the overall development of the area, but also ensure the proper remediate of the existing landfill / dumping site. Please find enclosed our technical request in support of the variances briefly mentioned above.

Sincerely,
E. P. FERRIS & ASSOCIATES, INC.

Chad Buckley, PE
Project Manager

Table of Contents

Appendices

Introduction

On behalf of Westbend QOZB, LLC, EPF is seeking approval of a Type III and variance from the COC SWDM Sections 1.3.

This variance is being sought to relieve the unique constructability hardship associated with redeveloping the existing landfill / dumping site. Approval of this variance will also ensure the proper remediation of the project site following the OEPA Rule 513. The approved Authorization can be found in Appendix D.

Type III, SWDM Section 1.3 WestBend Development Variance – Section 1.3.2 of the COC SWDM states that the SCPZ shall be kept in as natural state as possible so that it can perform its inherent ecological and hydraulic functions. As part of this policy, various activities are prohibited such as filling and construction that results in direct impacts to an existing stream. However, it is necessary to impact the SCPZ for the Scioto River in order to complete the OEPA's VAP and to properly remediate the existing solid waste conditions to allow for developable and recreational uses on the site.

In order to develop the project site's intended mixed-use and recreational areas and clean up an environmental nuisance, an OEPA Rule 13 authorization agreement is being acquired due to existing solid waste areas that result from a former landfill. To follow the plan outlined in this permit and the Rule 513 Authorization, all areas within the project site's Rule 513 boundary are to be capped to obtain a minimum clay cover of four (4) feet, including those found within the Scioto River's SCPZ. This variance will allow necessary capping and grading to improve these former landfill areas in addition to adjacent areas either with deeper trash or without contaminated materials for future development. Capping of the solid waste in the SCPZ will improve the riparian area along the river and reduce the potential of pollution from the landfill entering the river. It will ultimately promote environmental safety and will accept the development plan's incorporation of newly dedicated SCPZ sections along the Scioto River. The current junkyard operations extend into the delineated SCPZ in a similar fashion as the landfill areas and will also be included with the improvements to the riparian areas. This project is committed to providing a preservation type easement along the Scioto River corridor at a 1.14:1 ratio providing more mitigated SCPZ area than the minimum required 1:1 ratio.

Project and Site Information

The proposed project site is located in an industrial area east of the intersection of McKinley Road and Fisher Road in the west central portion of the COC. The project site consists of approximately 55 acres of land (including approximately 12.3 acres being Larrison Lake) previously used as an active quarry, then a landfill / dumping site and later a junkyard. The Franklin County Parcel Identification numbers for this site are 010-146234, 010-146253, 010-200913, and 010-146278. The Scioto River borders the project site to the east, Larrison Lake

borders the northwestern portion and McKinley Avenue borders the western half. There is also an approximate 5.21 acre tract southwest of the intersection of McKinley Avenue and Fisher Road, bordered by both roads and a railroad track to the west. The approximate latitude/longitude coordinates at the center of the site are 39.9754, -83.0663.

Much of the project site consists of flat ground that is currently used as an automobile junkyard, and consists of portions of asphalt pavement, gravel drives, vegetation, and tree cover. The northwestern portion of the project site consists of steep grades and tree cover that leads down to the edge of Larrison Lake. Along the southeastern portion of the project site, there is also tree cover and steep grades that make up the western bank of the Scioto River.

Investigation of the site's current conditions revealed that approximately 28.2 acres of the site contain solid waste. See Appendix H for the sites Geotechnical Report and Boring Logs. This area is located in the center of the project site, making up most of the developable area. However, a significant portion of the OEPA Rule 513 area overlaps with the existing SCPZ area for the Scioto River. The encroachment area in question for this variance request is located both within the OEPA Rule 513 area and the existing SCPZ. This encroachment will allow these areas to be properly mitigated following the OEPA's Rule 513 Authorization. Exhibit showing the SCPZ adjustment areas can be found in Appendix F.

The existing site generally flows from west to east, with the northern portion directed into Larrison Lake and the southern portion directed into the Scioto River. The site currently does not have any stormwater control practices in place. Approval of this variance will allow the project site to be fully developed and mitigated, with all required stormwater control practices for post-construction water quality and detention put in place per the COC SWDM.

Upon reviewing the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 39049C0302K, the project site has been determined to include both Zone X and Zone AE. The western majority of the project site is located in Flood Zone X, and the eastern edges along Larrison Lake and the Scioto River are located in Flood Zone AE. The Designation Zone AE is described as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be conveyed without substantial increases in flood heights. There will be areas of the 100-year floodplain that are filled during the development of this site, however these areas will be mitigated with compensatory cut into the 100 year floodplain at a different location on the project site per the requirements of the SWDM. Compensatory cut and fill is detailed within the Mass Excavation plan for Phase 1, see Appendix G, and the Storm and Grading CC Plan to be designed and reviewed.

Section 1 – Reason Variances are Requested

Type III, SWDM Section 1.3 WestBend Development Variance:

The project site's existing conditions present an additional unusual design challenge that requires the development and design teams to obtain a variance from Section 1.3 of the SWDM and encroach upon the Scioto River's SCPZ on the eastern side of the project site. Despite this section's restrictions from certain construction activities within a stream's SCPZ, this project site resides on a formerly active landfill / dumping area with areas of existing solid waste under less than two (2) feet of cover that currently overlap the Scioto's SCPZ. Due to this overlap and in accordance with the Rule 513 Authorization, the project's preferred plan incorporates capping this area and grading its surrounding sections in preparation for future development.

Filling within waste areas overlapping the Scioto SCPZ will not only adequately prepare the project site, but it will also help eliminate the local environment's direct exposure to waste and reduce potential contamination of surface and ground water. By granting this Type III variance, the project will be able to significantly improve conditions within the Scioto River's SCPZ and will mitigate these necessary encroachments by dedicating new SCPZ Conservation Easements directly adjacent to these areas on-site at a ratio of 1.14:1 in favor of the SCPZ area.

If full compliance with the SWDM was required, this project would not be permitted to complete the clean clay capping plan per its Rule 513 along the northern and eastern sides of this project site currently within the SCPZ. Additionally, if these landfill sections within the SCPZ were not capped, then development along the entire northern and eastern side of the project site would not be possible due to OEPA Solid Waste Regulations and the potential negative health impacts. These conditions would certainly deprive the development of the reasonable use of this land and the original intent to improve the site's poor environmental conditions.

For these various reasons, the WestBend Development is requesting this Type III Variance from SWDM Section 1.3 to encroach upon the Scioto River SCPZ. As previously explained, these encroachments will be mitigated at a ratio of 1.14:1 and the variance will grant the project's reasonable use of this land to adequately complete the Rule 513 and maximize its developable/recreational potential.

Section 2 – Site Development Alternatives

Type III, SWDM Section 1.3 WestBend Development Variance

No Impact/Degradation Development Alternative Fully Complying with SWDM:

An alternative development plan for this project that fully complies with the SWDM would involve avoiding any encroachments to the Scioto River SCPZ. This would significantly reduce all

mixed-use development proposed across the subject parcels in the project and would effectively diminish the remediation of the project site in the most critical areas, directly adjacent to the Scioto River and Larrison Lake.

Restricting encroachment into the Scioto River and Larrison Lake SCPZ would not allow capping of shallow landfill areas currently spread across the eastern edge of the project site, which would significantly limit any potential development due to OEPA Solid Waste Regulations. These regulations require strict waste management to protect public and environmental health and the isolation of contaminated materials to prevent their exposure when development is proposed. These conditions are why the project is following a Rule 513 Authorization through the OEPA to provide four (4) foot capping of solid waste areas prior to development. Failing to properly cap all areas of solid waste would breach this plan, effectively preventing the team from developing the project site as previously stated (See Appendix E).

Additionally, a lack of development across the project's eastern parcels would eliminate the opportunity to provide unique recreational opportunities at the areas around existing Larrison Lake, which is planned to public use park space as a part of the project.

This alternative would certainly introduce planning, programming, and constructability hardships to the redevelopment of this project site. It would also prevent efforts to contain contaminated materials within the Scioto River SCPZ to avoid their potential spread into the surrounding environment. Absence of landfill capping in this plan would allow rain and snowmelt to continue seeping through contaminants to the groundwater, runoff to carry contaminated material offsite or into the Scioto River, waste gas to be released, and surrounding residents/wildlife to potentially come into contact with hazardous material.

Minimal Impact/Degradation Development Alternative Plan:

The minimal impact plan alternative for this project involves no impact to the SCPZ and only developing the western portion of the site, southwest of the intersection of McKinley Avenue and Fisher Road (See Appendix E). This plan would allow the capping and remediation of the western portion of the site per the OEPA's VAP and minimal development in that area. The majority of the project site, including all the area east of McKinley Avenue, would remain undeveloped.

In this plan, the development of the site would no longer be economically viable, as the developable area would be reduced significantly. With the eastern portion of the site remaining undeveloped there would be no improvements to the banks of the Scioto River and Larrison Lake, which would result in no improvement to the water quality runoff. Additionally, there would no longer be any recreational opportunities around the banks of the Scioto River or surrounding Larrison Lake.

Preferred Development Plan:

The preferred plan for this project involves encroaching upon the Scioto River SCPZ. These preferred encroachments will allow our team to complete the OEPA's Rule 513 Authorization by capping existing shallow landfill areas within the Scioto River's SCPZ and to complete grading adjacent to these areas in preparation for future mixed-use development. The overall preferred development site plan is shown in Appendix E.

As previously stated, former landfill sections within the Scioto River SCPZ are being capped not only for the preferred development of the eastern side, but to contain contaminated materials along the Scioto River's banks that can harm the environment.

Encroachments to the Scioto River SCPZ in the preferred plan will amount to 1.778 acres of SCPZ encroachment, with only 0.489 acres permanently encroached upon. Total SCPZ Conservation Easement dedication to mitigate these encroachments will occur on the eastern edge of the project site directly adjacent to the Scioto River at a ratio of 1.14:1 and will result in 0.070 acres of new SCPZ Conservation Easement area to be protected from future development.

There is a significant portion of the SCPZ along the eastern and northern edge of the project site that is currently junkyard and within the Rule 513 area. These areas will be remediated and improved with the rest of the site, ensuring all the Rule 513 area on site is remediated per the Rule 513. As shown in Appendix F, 1.289 acres of this area will not be developed and will remain a part of the SCPZ. These areas within the SCPZ will be improved by a clean cap of clay being placed on top of the existing trash layer, stabilization of the clay cap after it has been placed and adjusting the adjacent land use from an active junkyard to a new development adhering to the standards of the CoC SWDM. These areas will also be remediated per the SCPZ Mitigation Plan in Appendix K returning these areas to a proper riparian corridor. All these actions will serve as improvements to the function of the SCPZ for the Scioto River.

Section 3 – Demonstration of Adequate Mitigation

Impact to SCPZ:

As previously discussed, this project's preferred alternative directly impacts the Scioto River delineated SCPZ by proposing landfill capping along the eastern edge of the project site. Landfill capping within the SCPZ is necessary to adhere to an active Rule 513 with the OEPA and to adequately improve this project's environment for future development. This disturbance will be accomplished while providing proper mitigation in accordance with the COC SWDM.

Based on conceptual plans, approximately 1.778 acres of the Scioto River delineated SCPZ along the northern and eastern sides of the project site will be impacted for necessary landfill capping and development grading, with 0.489 acres permanently removed from the SCPZ. This encroachment will be mitigated at a ratio of approximately 1.14:1 in the location as depicted in Appendix F, by dedicating 0.559 acres of new SCPZ. This area dedicated to new SCPZ will remain onsite and directly west of the Scioto River on the site's eastern side. There will be approximately 1.289 acres of SCPZ that is encroached upon for remediation purposes then will be returned to the SCPZ. It is the intent when dedicating this new SCPZ to provide areas that will perform the same function as the disturbed SCPZ but in a more environmentally preferable location as shown on the SCPZ Mitigation Plan in Appendix K.

Section 4 – Executive Summary

Unique conditions of the WestBend Development present various unusual design and constructability challenges to be considered. However, by granting the Type III SWDM variance sought by this request, the COC will allow improvements to be completed through this project's preferred alternative plan. This plan will allow the proper remediation of the site per the OEPA's Rule 513 Authorization and improve the corridors of the Scioto River SCPZ by enhancing the environmental conditions and setting aside a 1.14:1 ratio of additional SCPZ acreage than the SWDM currently requires. Repurposing this brownfield site into an active mixed-use development with recreational opportunities is only possible with the approval of the requested variances.

The unusual design challenges that this site possesses warrants the request of the above-mentioned variances from the SWDM.

APPENDIX A

SITE LOCATION MAP

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0DS 3URGXFHG 0D\

3ODQLPHWULF /HJHQ
6RXUFH $HULDO 3KRWRJUDSK\
(GJH RI 3DYHPHQW
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3DUFHO 'LPHQVLRQV
/RW 1XPEHUV
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&RXQW\ %RXQGDU\
&LW\ RU 9LOODJH %R
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6FKRRO 'LVWULFW %
=LS &RGH %RXQGDU\

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E\ WKH)UDQNOLQ &RXQW\ $XGLWR
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LQIRUPDWLRQ VRXUFH VKRXOG EH F
YHULILFDWLRQ RI WKH LQIRUPDWL
RQ WKLV VLWH 7KH FRXQW\ DQG YH
QR OHJDO UHVSRQVLELOLWLHV IRU WKH
RQ WKLV VLWH 3OHDVH QRWL\ WKH)U
5HDO (VWDWH 'LYLVLRQ RI DQ\ GLV

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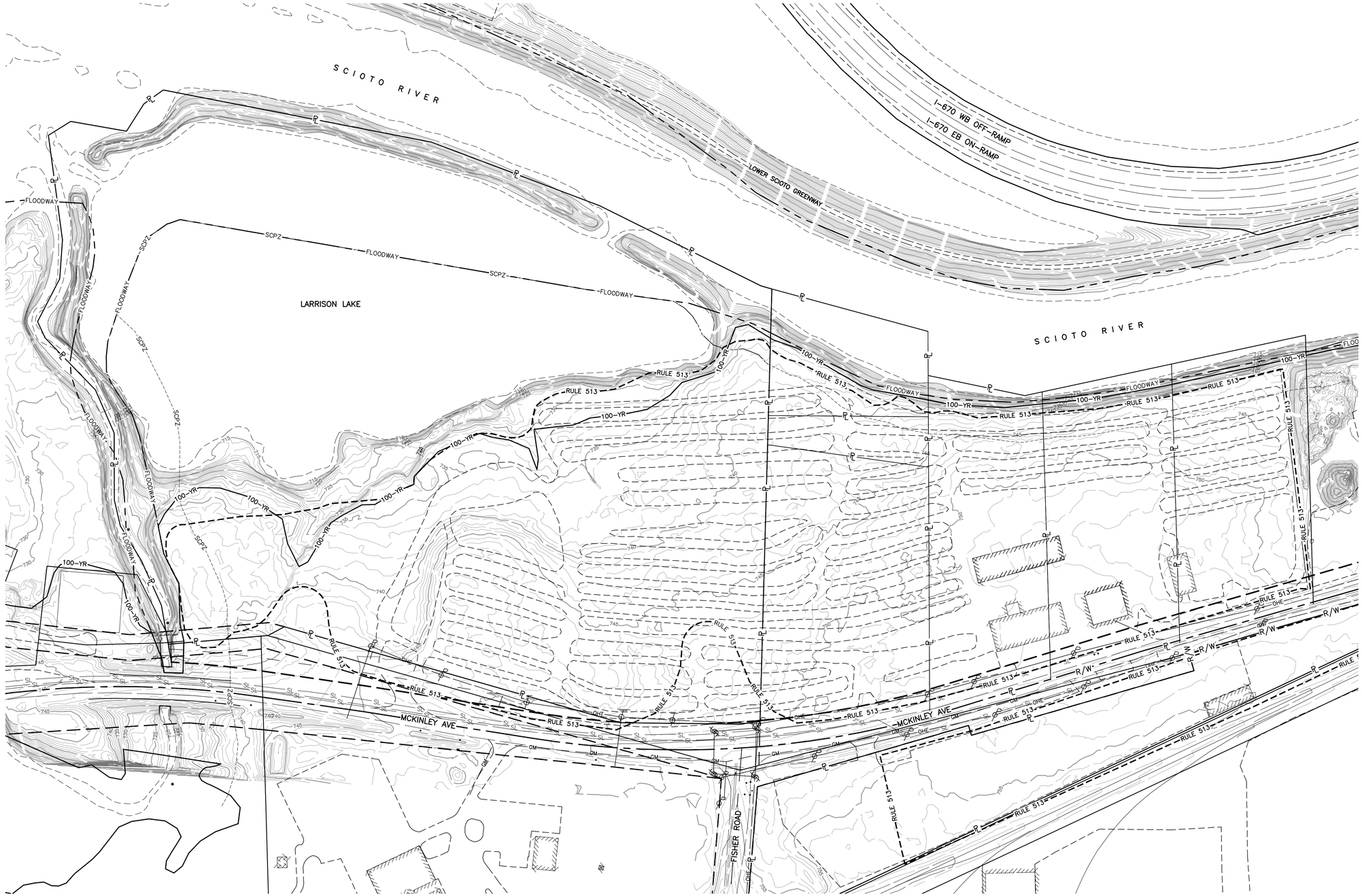
7KH GDWD RQ WKLV PDS ZDV RULJLQDOO\ FRPSLOHG DW
EDVHG RQ WKH 2KLR 6WDWH 3ODQH 6RXWK &RRUGLQDWH 6\VWHP
1RUWK $PHULFDQ 'DWXP ZLWK ¶ FRQWRXU EDVHG
RQ WKH 1RUWK $PHULFDQ 9HUWLFDO 'DWXP

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

APPENDIX B

EXISTING CONDITIONS OVERVIEW MAP



	REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
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COLUMBUS, OHIO 43228
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www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

THRIVE COMPANIES

JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	5/17/2023

EXISTING CONDITIONS OVERVIEW MAP

SCALE: 1" = 100'

SHEET NO. 1 OF 1

0 100 200

SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
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CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

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JOB NO.:	1005.036
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APPROVED BY:	CJB
DATE:	5/17/2023

EXISTING CONDITIONS OVERVIEW MAP

SCALE: 1" = 100'

SHEET NO. 1 OF 1

E.P. FERRIS & ASSOCIATES INC

M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\Site Conditions Exhibit.dwg -Existing Conditions Overview Map LAST EDITED BY:CUNNINGHAM ON 05/17/23 12:57

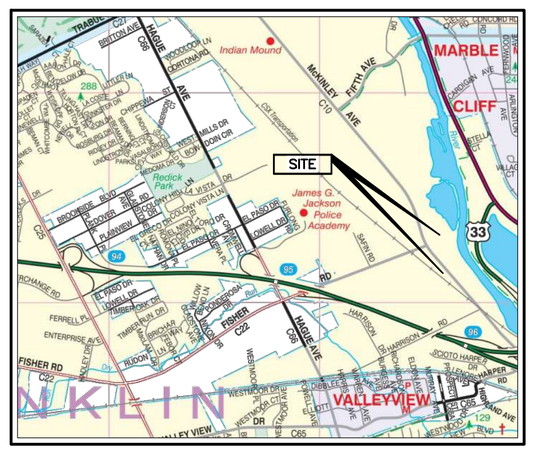
APPENDIX C

ALTA SURVEY

ALTA / NSPS LAND TITLE SURVEY
2474 McKinley Ave

Part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette L. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, page 501, also being a portion of an original 32.5+ acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78

City of Columbus
Franklin County, Ohio



Location Map
Not To Scale

POSTED ADDRESS:
2474 McKinley Ave

GRANTOR / CURRENT OWNER:
PAINE–MCKINLEY PROPERTIES II LLC

RECORDED DEED
Paine–McKinley Properties II, LLC Who acquired said interest in Instrument 201011170154929, filed November 17, 2010 in the Franklin County records. (As to Parcels I–II)
Paine–McKinley Avenue, LLC Who acquired said interest in Instrument 201011170154930, filed November 17, 2010 in the Franklin County records. (As to Parcels III–VI)
Paine–McKinley Avenue, LLC Who acquired said interest in Instrument 200212300334742, filed December 30, 2002 in the Franklin County records. (As to Parcel VII)

FLOOD ZONE:
Said described property is located within an area having a Zone Designation "X" and "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39049C0302K with a date of identification of June 17, 2008, for Community Number 390181, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

NOTES:
1. This property has direct access to McKinley Ave.
2. There is no observed evidence of current earthmoving, work, building construction or building additions.
3. There is no observed evidence of recent street or sidewalk construction or repairs.
4. By field observation only, the property appears to have access to water service, electric service, gas service, sanitary sewer, telephone service, and storm water drainage.
5. Due to heavy brush and over grown vegetation not all the improvements on the subject property have been shown.

SURVEYOR NOTE:

This survey has been completed using the provided documentation in Title Commitment Number 346808 issued by Stewart Title Company effective date January 25, 2019.

The property described hereon is the same as the property described in Stewart Title Company Commitment Number 346808 with an effective date of Jaunuay 25, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The legal description provided in Commitment No. 346808 for Parcel III does not mathematically close.

RESPONSE TO SCHEDULE B – SECTION II
(Stewart Title Company Commitment Number 346808 Effective Date January 25, 2019 @ 6:00am

10. Easement granted to the City of Columbus, Ohio, as more fully set forth in the document recorded as Deed Book 2443 Page 520. (As to Parcels I–II)	Shown on Survey.
11. Easement contained in the Deed of record in Deed Book 466 Page 128. (As to Parcels III, IV and VII)	Shown on Survey.
12. Easement granted to The Columbus, Railway, Power & Light Company, as more fully set forth in the document recorded as Deed Book 968 Page 236. (As to Parcel V)	Easement for pole line along McKinley Ave. Affects subject property. Exact location unknown.
13. Easement granted to The Ohio Bell Telephone Company, as more fully set forth in the document recorded as Deed Book 1033 Page 227. (As to Parcel V)	Not on Property.
14. Easement granted to The Columbus Railway, Power & Light Company, as more fully set forth in the document recorded as Deed Book 1033 Page 422. (As to Parcels III–IV)	Easement for pole line along McKinley Ave. Affects subject property. Exact location unknown. Width of easement not specified.
15. Easement granted to The Ohio Bell Telephone Company, as more fully set forth in the document recorded as Deed Book 1033 Page 232. (As to Parcels III–IV)	Easement for anchor placement along McKinley Ave. Affects subject property. Exact location unknown.
16. Easement granted to The Columbus Railway, Power & Light Company, as more fully set forth in the document recorded as Deed Book 1048 Page 599. (As to Parcels III–IV)	Easement for pole line along McKinley Ave. Affects subject property. Exact location unknown. Exhibit "A" not provided.
17. Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1356 Page 533. (As to Parcels III–IV)	Easement for pole line. Affects subject property. Exact location unknown.
18. Easement granted to the City of Columbus, Ohio, as more fully set forth in the document recorded as Deed Book 1809 Page 451. (As to Parcels III–IV)	Affects subject property. Exact location unknown. The documents are illegible.
19. Right of Entry Easement, as more fully set forth in the document recorded as Deed Book 2544 Page 368. (As to Parcels III–IV)	Shown on Survey.
20. Right of Entry Easement, as more fully set forth in the document recorded as Deed Book 2544 Page 371. (As to Parcels III–IV)	Shown on Survey.
21. Easement as more fully set forth in the document recorded as Deed Book 2879 Page 394. (As to Parcels III–IV)	Shown on Survey.
22. Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2564 Page 80. (As to Parcels VI–VII)	Not on Property.
23. Easement granted to The Ohio Bell Telephone Company, as more fully set forth in the document recorded as Deed Book 3126 Page 149. (As to Parcels III–IV)	Shown on Survey.
24. Easement granted to the City of Columbus, Ohio, as more fully set forth in the document recorded as Deed Book 3251 Page 630. (As to Parcels III–IV)	Affects subject property. Easements do not mathematically close. Exact location unknown.
25. Agreement between Adjoining Owners Fixing Common Line by and between Joseph B. Ridolfo and Lula Ridolfo and Robert Lyman Dye and Eva Delie Dye Butts, Trustees of record in Miscellaneous Record 143 Page 244. (As to Parcels III–V)	No survey items to plot.
26. Agreement between Adjoining Owners Fixing Common Line by and between Joseph B. Ridolfo and Lula Ridolfo and the City of Columbus, Ohio of record in Miscellaneous Record 143 Page 247. (As to Parcels III–V)	No survey items to plot.
27. Lease by and between Ace Outdoor Advertising, as Lessee and Buckeye Auto Parts of Columbus, Inc., as Lessor of record in Instrument 200010230214444; as assigned to Infinity Outdoor, Inc. of record in Instrument 200010230214446. (As to Parcel VII)	Shown on Survey.
28. Lease by and between Ace Outdoor Advertising, as Lessee and Buckeye Auto Parts of Columbus, Inc., as Lessor of record in Instrument 200010230214442; as assigned to Infinity Outdoor, Inc. of record in Instrument 200010230214445. (As to Parcel V)	Shown on Survey.
29. Easement as more fully set forth in the document recorded as Deed Book 645 Page 371. (As to Parcel V)	Shown on Survey.
30. Easement granted to the City of Columbus, as more fully set forth in the document recorded as Deed Book 941 Page 78. (As to Parcels III–IV)	
31. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 20030828027275; Acknowledgment and Waiver of Reciprocal Right of First Refusal for Limited Purpose of record in Instrument 201008260109709. (As to Parcels III–VI)	No survey items to plot.

EXISTING UTILITIES:
All existing utilities have been shown as field located by O.U.P.S. (Ref No A917202090).

EXISTING ON–SITE PARKING:
Regular parking spaces 8
Handicap parking spaces 0
Total Spaces Available 8

APPARENT ENCROACHMENTS:
1. Appears existing fence encroaches. Ownership unknown.
2. Existing sanitary sewer appears to encroach outside of existing easement.
3. Existing waterline appears to encroach easement not provided.
4. Existing Billboard appears to encroach. Easement not provided,

ZONING
Not provided.

PROPERTY DESCRIPTION
PARCEL I: (010–104705)
TRACT I:
Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette L. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, page 501, in the office of the Recorder of Franklin County, Ohio, and being more particularly described as follows:
Being the Northern one–third (1/3) of the above 9.46 acre tract and being bounded as follows:
Beginning at the Northwesterly corner of said 9.46 acre tract, thence N. 67° 56' 11" E. a distance of 659.52 feet to a point in the Northeasterly corner of said 9.46 acre tract;
thence S. 10° E. with the Easterly line of said 9.46 acre tract a distance of 191.56 feet to a point;
thence continuing with the Easterly line of said 9.46 acre tract, S 34° E. a distance of 34.56 feet to a point;
thence S. 66° 30' W. parallel to the Southerly line of said 9.46 acre tract, a distance of 559.66 feet to a point in the Westerly line of said 9.46 acre tract;
thence N. 38° W. with the Westerly line of said 9.46 acre tract, a distance of 244.56 feet to the place of beginning and containing 3.19 acres of land, more or less.
TRACT II:
Situated in the County of Franklin, in the State of Ohio and in the City of Columbus, and bounded and described as follows:
Being a part of the 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. Huston and Bette L. Huston and Harry Barr by deed of record in Deed Book 3329, Page 501, the Recorder's Office, Franklin County, Ohio and being particularly described as follows:
Being the middle one–third (1/3) of the above 9.46 acre tract and being bounded as follows:
Beginning for reference at the southwesterly corner of said 9.46 acre tract, thence N 38° W a distance of 270.01 feet to the true place of beginning;
Thence continuing N 38° W a distance of 260.77 feet to a point;
Thence N. 66° 30' E crossing said 9.46 acres, a distance of 559.66 feet to a point in the easterly line of said 9.46 acre tract;
Thence S 34° E with the easterly line of said 9.46 acre tract a distance of 256.76 feet to a point;
Thence S. 66° 30' W parallel to the southerly line of the 9.46 acre tract a distance of 541.16 feet to the place of beginning containing 3.19 acres of land, more or less.
PARCEL II: (010–104706–00)
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:
Being a part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette A. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, Page 501, in the office of the Recorder of Franklin County, Ohio, and being more particularly described as follows:
Being the southerly one–third (1/3) of the above 9.46 acre tract and being bounded as follows:
Beginning at the Southwesterly Corner of the said 9.46 acre tract, thence N. 38° W a distance of 270.01 feet to a point;
thence N. 66° 30' E. crossing the said 9.46 acre tract, a distance of 541.16 feet to a point in the Easterly line of said 9.46 acre tract;
thence S. 34° E with the Easterly line of said 9.46 acre tract, a distance of 265.86 feet to the Southeasterly corner of said 9.46 acre tract;
thence S. 66° 30' W, with the Southerly line of said 9.46 acre tract a distance of 522 feet to the place of beginning and containing 3.19 acres of land, more or less.
PARCEL III: (010–146234–00)
Situated in the County of Franklin, in the City of Columbus and in the State of Ohio, and bounded and described as follows:
Beginning at a stone in the center of the stone quarry pike where the north line of the original survey intersects the same; thence S. 49 deg. E. 49.20 poles to a corner of the Macon Trabue heirs' 8.40 acre tract held in common for stone quarry purposes, thence S. 6 1/2 deg. E. 28 poles to a large boulder; thence N. 66 deg. E. 16 poles to the west bank of the Scioto River; thence up the river with its meanders thereof N. 1 3/4 deg. W. 21.21 poles, N. 9 1/2 deg. E. 21.21 poles, thence N. 3 1/2 deg. E. 21.27 poles, thence N. 6 deg. W. 32.12 poles to the mouth of a large run; thence up the run and with the meanders thereof N. 60 deg. W. 6 poles, thence N. 47 deg. W. 9.72 poles, thence S. 74 1/2 deg. W. 7.36 poles, thence S. 45 deg. W. 9.46 poles, thence S. 78 1/2 deg. W. 10.84 poles, thence S. 2 1/2 deg. W. 9.72 poles, thence S. 52 1/2 deg. W. 9.06 poles, thence S. 64 3/4 deg. W. 7.20 poles, thence S. 42 1/2 deg. W. 13.32 poles to a stone in the center of the Trabue Free Pike, thence with the center of said Free Pike, S. 33 1/2 deg. E. 10.24 poles to the place of beginning. Said premises being Lots 7 and 8 of John P. Trabue's Heirs Subdivision as same is shown in Plat Book 5, Page 265, Recorder's Office, Franklin County, Ohio.
PARCEL IV: (010–146278–00)
Situated in the County of Franklin, in the City of Columbus and in the State of Ohio, and bounded and described as follows:
Beginning at a point on the line between the 21.64 acre tract owned by John Dye, as described in Deed Book 200, Page 414, and the above mentioned 31 acre tract, more or less, owned by the City of Columbus, said point beginning being 811.8 feet southeasterly, measured along said line from the intersection of said line with the center line of McKinley Avenue (Stone Quarry Road); thence with the continuation of said line and a bearing of S. 49 deg. E. a distance of 69.2 feet to a point; thence S. 13 deg. 45' E. a distance of 384.00 feet to a point; thence S. 66 deg. W. a distance of 99.8 feet to a point; thence N. 6 deg. 30' W. a distance of 462.00 feet, more or less, to the place of beginning, and containing 0.68 of an acre.
PARCEL V: (010–146253–00)
Situated in the County of Franklin, State of Ohio, and City of Columbus, and bounded and described as follows:
Commencing at a found spike at the intersection of the centerline of Fisher Road with the centerline (old location) of McKinley Avenue; thence North 8 degrees 39 minutes West along the centerline (old location) of said McKinley Avenue, the centerline, (old location) of said McKinley Avenue, is shown on Sheets 2 and 3 of Right of Way Plan of McKinley Avenue, County Road 10, 1962, in the office of the County Engineer of Franklin County, Ohio, a distance of 507.58 feet to a found spike; thence North 81 degrees 21 minutes East along a line perpendicular to the centerline (old location) of said McKinley Avenue, a distance of 25.0 feet to a found iron pin in the easterly right of way line of said McKinley Avenue (old location) and the true point of beginning of this description; thence North 8 degrees 39 minutes West along the Easterly right of way line of said McKinley Avenue (old location) and along a line 25 feet (measured at right angles) easterly of and parallel to the centerline (old location) of said McKinley Avenue a distance of 433.59 feet to a point; thence South 52 degrees 05 minutes East, a distance of 597.1 feet to a found iron pin; thence South 81 degrees 21 minutes West, a distance of 410.5 feet to the place of beginning, containing 2.043 acres.
PARCEL VI: (010–200913–00)
Being situated in the State of Ohio, County of Franklin, City of Columbus and being a portion of an original 32.5+ acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78 as shown of record in the Franklin County Recorder's Office, said portion being herein designated as Parcel "A" and also being a part of Survey 530 in the Virginia Military District, being bounded and described as follows:
Beginning for reference at a railroad spike (found) N 8° 33' 21" W (by this survey) along the old centerline of McKinley Avenue a distance of 507.92 feet from the intersection of Fisher Road and McKinley Avenue (formerly known as the Stone Quarry Road),
thence, N 81° 26' 39" E with a line being at a right angle to the aforementioned McKinley Avenue a distance of 25.00 feet to a 1" diameter pipe (found), said pipe being the southwest corner of a 2.043 acre tract of land as recorded in Deed Volume 2966, Page 268 in the Franklin County Recorder's Office, said pipe also being the true place of beginning of the herein described Parcel "A",
thence, N 81° 26' 39" E a distance of 410.50 feet to a point, said point being the southeast corner of the above mentioned 2.043 acre tract of land,
thence, S 51° 59' 20" E along the westerly line of a certain 21.64 acre tract of land being recorded in O.R. 03696E14 in the Franklin County Recorder's Office a distance of 227.59 feet to a point,
thence, S 16° 29' 00" E along the westerly line of the above mentioned 21.64 acre tract, a distance of 539.97 feet to a point in the north line of a certain 3.19 acre tract of land being of record in Deed Volume 3506, Page 342,
thence, S 65° 31' 00" W along the north line of the above mentioned 3.19 acre tract a distance of 439.30 feet to a 3/4" re–bar (found) said re–bar being in the easterly right of way, 40.00 feet from and at a right angle to the old centerline of McKinley Avenue,
thence, N. 36° 50' 03" W along the easterly right of way of McKinley Avenue a distance of 120.87 feet to a 3/4" re–bar (found),
thence, N. 31° 59' 55" W a distance of 252.08 feet to an angle point in the easterly right of way of McKinley Avenue N. 65° 18' 30" E a distance of 90.00 feet from the intersection of Fisher Road and McKinley Avenue,
thence, N. 23° 50' 00" W a distance of 233.23 feet to a 1/2" re–bar (found), said re–bar being in the easterly right of way, 25.00 feet from and at a right angle to, the older centerline of McKinley Avenue,
thence, N. 8° 33' 21" W along the easterly right of way of McKinley Avenue a distance of 257.92 feet to the true place of beginning, containing 9.246 acres of land, more or less.
The basis of bearings for this description are based upon a certain plan prepared by the Franklin County Engineer's Office (establishing, altering, widening and relocating McKinley Avenue Section "C" Part, County Road No. 10, Franklin Township, Franklin County, Ohio), being on file in Road Record Book 19, Page 194 and 195, and right of way portion of said plan also being on file in the City Engineer's Office Map Section (being known as ROW–38) and the bearing shown as S 40° 44' E on McKinley Avenue was used as the basis.
This description was prepared by Donald E. Tobias, Registered Surveyor #5977 (State of Ohio) for the City of Columbus based upon a survey conducted in 1984 by the City of Columbus.
PARCEL VII: (010–200912–00)
Being situate in the State of Ohio, County of Franklin, City of Columbus and being a portion of an original 32.5+/– acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78 as shown of record in the Franklin County Recorder's Office, said portion being herein designated as Parcel "B" and also being a part of Survey 530 in the Virginia Military District, being bounded and described as follows:
Beginning for reference at a railroad spike (found) N 8° 33' 21" W (by this survey) along the old centerline of McKinley Avenue a distance of 507.92 feet from the intersection of Fisher Road and McKinley Avenue (formerly known as the Stone Quarry Road),
thence, S 8° 33' 21" E a distance of 507.92 feet to the above mentioned road intersection,
thence, S 69° 58' 30" W along the centerline of Fisher Road a distance of 29.53 feet to a point,
thence, S 20° 01' 30" E a distance of 35.00 feet to a point, said point being the most northeasterly corner and the true place of beginning of the herein described parcel "A",
thence, S 40° 44' 00" E with line parallel to and 40.00 feet from the old centerline of McKinley Avenue, a distance of 527.70 feet to a point,
thence, S 49° 16' 00" W a distance of 20.00 feet to a point,
thence, S 40° 44' 00" E a distance of 450.00 feet to a point,
thence, N 49° 16' 00" E a distance of 35.00 feet to a point,
thence S 40° 44' 00" E along the original west line of McKinley Avenue, said west line being formerly described in the above mentioned description of the original 32.5+/– acre tract a distance of 748.49 feet to a point in the easterly right of way of the present Conrail Railroad (formerly known as the Toledo and Ohio Central Railway), said point being at a right angle from the centerline of the mainline tract a distance of 33.0 feet, said point being the most southerly corner of the herein described tract of land,
thence, N 49° 46' 47" W along the easterly line of the above mentioned Conrail Railroad right of way a distance of 1853.77 feet to a point, said point being 35.00 feet south of and at a right angle to the centerline of Fisher Road, said point being the most northwesterly corner of the herein described tract of land,thence, N 69° 58' 30" E along the southerly right of way of Fisher Road a distance of 295.57 feet to the true place of beginning, containing 5.214 acres, more or less.
The basis of bearings for this description are based upon a certain plan prepared by the Franklin County Engineer's Office (establishing, altering, widening and relocating McKinley Avenue Section "C" Part, County Road No. 10, Franklin Township, Franklin County, Ohio), being on file in Road Record Book 19, Pages 194 and 195, and right of way portion of said plan also being on file in the City Engineer's Office Map Section (being known as ROW–38) and the bearing shown as S 40° 44' E on McKinley Avenue was used as the basis.
This description was prepared by Donald E. Tobias, Registered Surveyor #5977 (State of Ohio) for the City of Columbus based upon a survey conducted in 1984 by the City of Columbus.

Legend

G	Gas Marker Post
T	Electrical Transformer
A C	Air Conditioning Unit
Sac	Ex. Telephone Pedestal
	Ex. Valve, WV– Water, GV– Gas
PL	Property Line
R/W	Right–of–Way
	Ex. Fire Hydrant
	Ex. Electric/Telephone Pole w/ Light
	Ex. Drop Pole / Traffic Signal Pole
	Ex. Ground Light
	Ex. Utility Pole
	Ex. Light Pole
— stm —	Ex. Storm Sewer
— SAN —	Ex. Sanitary Sewer
— OHE —	Ex. Overhead Electric
— UGE —	Ex. Underground Electric
	Ex. Catch Basin (CB)
	Ex. Manhole (MH)
6	Ex. Parking Count
	Iron Pin Found (IPF)
	Iron Pin Set (IP Set) or MAG Nail Set w/ Brass Survey marker
	Pony Spike Set
	Ex. Street Sign
MB	Ex. Mailbox
	Yard Drain (YD)
— UGT —	Ex. Underground Telephone
— G —	Ex. Gas Line
— W —	Ex. Water Line
— FO —	Ex. Fiber Optic
— X —	Ex. Fence
PL	Property Line
R/W	Right–of–Way
20.25' (D) S87°51'30"E (D)	Deed bearing and distance
20.33'(M) S88°05'11"E(M)	Measured bearing and distance
POC	Point of Commencement
POB	Point of Beginning

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733–37 Ohio Administrative Code.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8230" inscribed on top.

CERTIFICATION
To Riverbend Commercial Title Services LP., SB Columbus LLC., JHI Realty, LLC, an Indiana limited liability company, First American Title Insurance Company that:
The undersigned certifies that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7(a),7(b)(1),8,9,11,13,14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF OHIO · MATTHEW LEE SLOAT S-8342 · REGISTERED PROFESSIONAL SURVEYOR

PRELIMINARY

BY: _____
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 08–23–19

708763

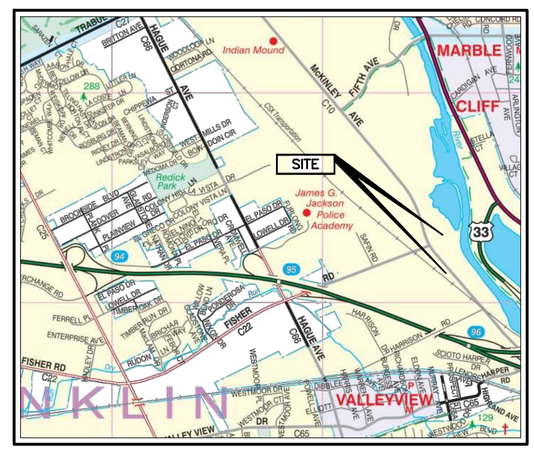
E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com

M:\708763_2472MckinleyAve\DWG\Basemaps\ALTA\McKinley Ave ALTA.dwg ~ALTA LAST EDITED BYckraft ON 8/23/19

ALTA / NSPS LAND TITLE SURVEY
2474 McKinley Ave

Part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette L. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, page 501, also being a portion of an original 32.5+ acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78

City of Columbus
Franklin County, Ohio



Location Map
Not To Scale

HIDDEN LAKE ASSOCIATION INC
Pcl. No. 010-153702

N80°38'49"E 121.44'
N51°08'49"E 156.09'
N84°38'49"E 178.86'
N08°38'49"E 160.38'
N58°38'49"E 149.49'
N70°53'49"E 118.80'
N48°38'41"E 219.72'
S12°28'43"E 131.46'
S79°47'41"E 62.71'
S58°07'33"E 46.40'
S11°27'07"E 530.36'
S01°45'29"E 348.76'
S04°00'52"W 349.96'
PL

SUBDIVISION AMONG THE JOHN P. TRABUE HEIRS
PLAT BOOK 5 PG. 265
LOT 7 & 8

SCIOTO RIVER

Item 24
DB. 3251 PG. 630
Sewer Easement

R/W

N27°20'14"W 219.31' (M)

Item 19
DB. 2544 PG. 368
20' Sanitary Sewer Easement

Item 20
DB. 2544 PG. 371
20' Sanitary Sewer Easement

Ex. 84" San. Sewer
(Per Plan RP02707)

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-146234
PARCEL III
44.881 Ac.(M)
1,955,052 Sq. Ft. (M)

Item 21
DB. 2879 PG. 394
20' Sanitary Sewer Easement

EXISTING POND

MCKINLEY AVE
(Public Roadway)
(WIDTH VARIES)

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-146253
PARCEL V

SCPZ SETBACK

S52°05'00"E 597.10' (D)

100 YEAR FLOOD ±

N06°33'11"W 708.27' (M)
N08°39'00"W 433.59' (D)

POB PARCEL V
POB PARCEL VI

Ex. 84" San. Sewer
(Per Plan RP02707)

N81°26'39"E 25.00' (D)
N81°21'00"E 25.00' (D)

S81°21'00"W 410.50' (D)
N81°26'39"E 410.50' (D)

S51°59'20"E 227.59' (D)

POB PARCEL VII

Item 28
Inst. No. 200010230214442
(Approx. Lease Area)

MH
(Field Located)

S49°00'00"E
69.20' (D)

POB PARCEL IV

Ex. 84" San. Sewer
(Appears to be outside of existing easement)

Ex. 36" Waterline
(Easement not provided)

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-146278
PARCEL IV

S16°29'00"E 539.97' (D)
N06°30'00"W 462.00' (D)
S13°45'00"E 384.00' (D)

CITY OF COLUMBUS
Pcl. No. 010-146289
DB. 941 PG. 78
11.75 AC.

PARCEL VI
PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-200913

Item 11
DB. 466 PG. 128
50' Right of Way
Item 29
DB. 643 PG. 371
50' Right of Way
Item 30
DB. 941 PG. 78
50' Right of Way

N08°33'21"W 507.92' (D)
S08°33'21"E 507.92' (D)
N08°33'21"W 257.92' (D)

N21°49'40"W 233.23' (M)
N23°50'00"W 233.23' (D)

POC PARCEL V
POC PARCEL VI

Orig. R/W McKinley Road

Item 21
DB. 2879 PG. 394
20' Sanitary Sewer Easement

Ex. 36" Waterline Per Plan
(Easement not provided)

Ex. 84" San. Sewer
(Appears to be outside of existing easement)

S07°12'16"E 336.02'

S66°00'00"W
99.80' (D)

S67°18'00"W 85.44'

S10°38'11"E 191.56'
S10°E 191.56' (D)

FISHER ROAD
(Public Roadway)
(WIDTH VARIES)

S20°01'30"E
35.00' (D)

S69°58'30"W
29.53' (D)

N72°14'14"E 295.64' (M)
N69°58'30"E 295.57' (D)

POB PARCEL VII

N29°56'22"W 250.76' (M)
N31°59'55"W 252.08' (D)

S38°38'11"E 426.66' (M)
S40°44'00"E 527.70' (D)

POB PARCEL I TRACT I

N34°55'08"W 121.06' (M)
N36°50'03"W 120.87' (D)

Item 23
DB. 3126 PG. 149
10' OBT Easement

S65°31'00"W 439.30' (D)
N67°56'11"E 659.52' (D)

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-140705
PARCEL I
TRACT I

Item 10
DB. 2443 PG. 520
20' Sanitary Sewer Easement

S34°E
34.56' (D)

S34°E 256.76' (D)
S34°38'11"E 557.18'
S34°E 265.86' (D)

S51°21'49"W
20.00' (M)
S49°16'00"W
20.00' (D)

N67°18'00"E
41.60' (M)

N36°W 244.56' (D)

S66°30'W 559.66' (D)
N66°30'E 559.66' (D)

SCPZ SETBACK

VACANT LOT

TRACT II

POB TRACT II

S66°30'W 541.16' (D)
N66°30'E 541.16' (D)

Ex. 84" San. Sewer
(Per Plan RP02453)

Item 10
DB. 2443 PG. 520
20' Sanitary Sewer Easement

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-104706
PARCEL II

CONRAIL

PAINE-MCKINLEY PROPERTIES II LLC
Pcl. No. 010-200912
PARCEL VII
5.213 Ac.(M)
227,098 Sq. Ft. (M)

N51°21'49"E
35.00' (M)
N49°16'00"E
35.00' (D)

N38°38'11"W 775.35' (M)
N38°W 260.77' (D)

S38°38'11"E 450.00' (M)
S40°44'00"E 450.00' (D)

N49°46'47"W 1853.77' (D)
N47°42'57"W 1845.55' (M)

S65°51'48"W 522.00' (M)
S66°30'W 522' (D)

Item 27
Inst. No. 200010230214446
(Approx. Lease Area)

POB PARCEL II
POC TRACT II

N38°W 270.01' (D)

S38°38'11"E 840.43' (M)
S40°44'00"E 748.49' (D)

COLVIN GRAVEL CO INC
Pcl. No. 010-146231

MCKINLEY AVE
(Public Roadway)
(WIDTH VARIES)

RR R/W

PRELIMINARY

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Scale: 1"= 100'
0 50 100 200

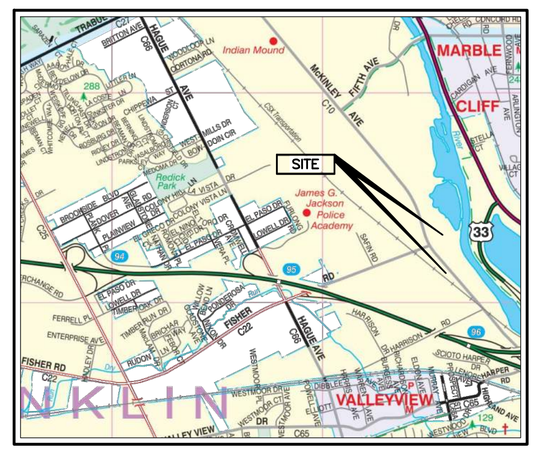
DRWN BY CRK CHK BY MLS DATE 08-23-19
708763

M:\708763_2472McKinleyAve\DWG\Basemaps\ALTA\McKinley Ave ALTA.dwg ~ALTA LAST EDITED BYckraft ON 8/23/19

ALTA / NSPS LAND TITLE SURVEY
2474 McKinley Ave

Part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette L. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, page 501, also being a portion of an original 32.5+ acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78

City of Columbus
Franklin County, Ohio



Location Map
Not To Scale

SEE SHEET 4 FOR ROADWAY DETAILS

MCKINLEY AVE (Public Roadway) (WIDTH VARIES)

FISHER ROAD (Public Roadway) (WIDTH VARIES)

CONRAIL

SCIOTO RIVER

EXISTING POND

100 YEAR FLOOD ±

SCPZ SETBACK

Orig. R/W McKinley Road

Item 24 DB. 3251 PG. 630 Sewer Easement

Item 19 DB. 2544 PG. 368 20' Sanitary Sewer Easement

Item 20 DB. 2544 PG. 371 20' Sanitary Sewer Easement

Item 28 Inst. No. 200010230214442 (Approx. Lease Area)

Item 11 DB. 466 PG. 128 30' Right of Way

Item 29 DB. 543 PG. 371 30' Right of Way

Item 30 DB. 941 PG. 78 30' Right of Way

Item 21 DB. 2879 PG. 394 20' Sanitary Sewer Easement

Item 23 DB. 3126 PG. 149 10' OBT Easement

Item 10 DB. 2443 PG. 520 20' Sanitary Sewer Easement

Item 27 Inst. No. 200010230214446 (Approx. Lease Area)

Ex. 84" San. Sewer (Per Plan RP02707)

Ex. 84" San. Sewer (Appears to be outside of existing easement)

Ex. 84" San. Sewer (Per Plan RP02453)

Ex. 36" Waterline (Easement not provided)

Ex. 36" Waterline Per Plan (Easement not provided)

Ex. HDWL

Ex. Ditch

Ex. Billboard

Ex. Fence (Typ.)

Ex Tree/Brush line (Typ.)

MH (Field Located)

1 Story Frame Commercial Building

* Observed Access to Public Roadway

PRELIMINARY

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Scale: 1"= 100'
0 50 100 200

DRWN BY CRK CHK BY MLS DATE 08-23-19

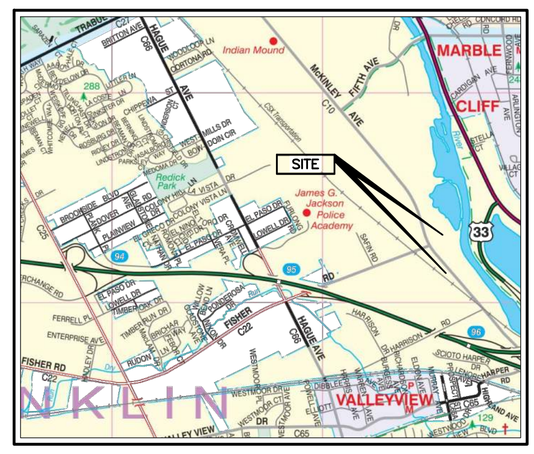
708763

M:\708763_2472McKinleyAve\DWG\Basemaps\ALTA\McKinley Ave ALTA.dwg ~ALTA LAST EDITED BYckraft ON 8/23/19

ALTA / NSPS LAND TITLE SURVEY
2474 McKinley Ave

Part of that 9.46 acre tract of land conveyed to Harry A. Coleman, Robert J. and Bette L. Huston and Harry Barr, by deed of record as shown in Deed Book 3329, page 501, also being a portion of an original 32.5+ acre tract of land deeded to the City of Columbus by Louis Golden through Deed Volume 941, Page 78

City of Columbus
Franklin County, Ohio



Location Map
Not To Scale

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–146234
PARCEL III
44.881 Ac.(M)
1,955,052 Sq. Ft. (M)

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–146253
PARCEL V

PARCEL VI
PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–200913

PARCEL VI
PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–200913

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–140705
PARCEL I
TRACT I

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–200912
PARCEL VII
5.213 Ac.(M)
227,098 Sq. Ft. (M)

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–104706
TRACT II
PARCEL II

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–104706
PARCEL II

PAINE–MCKINLEY PROPERTIES II LLC
Pcl. No. 010–200912
PARCEL VII
5.213 Ac.(M)
227,098 Sq. Ft. (M)
VACANT LOT

MCKINLEY AVE (Public Roadway) (WIDTH VARIES)
FISHER ROAD (Public Roadway) (WIDTH VARIES)
R/W
RR R/W
Ex. Edge of Pavement
Ex. Fence (Typ.)
Ex. Berm
Ex. Billboard
Ex. Panel
Hyd.
MH
MB
OHE
TSC
Signal Span
Cross Walk Signal (Typ.)
Orig. R/W McKinley Road
Ex. Culvert
Elec. Meter
ASPHALT PAVEMENT
SCPZ SETBACK
Observed Access to Public Roadway
Item 11 DB. 466 PG. 128 30' Right of Way
Item 29 DB. 645 PG. 371 30' Right of Way
Item 30 DB. 941 PG. 78 30' Right of Way
Item 27 Inst. No. 200010230214446 (Approx. Lease Area)
Item 28 Inst. No. 200010230214442 (Approx. Lease Area)
1 Story Frame Commercial Building
143.9'
41.1'
3.0'
3.9'
19.4'
40.1'
60.1'
60.3'
80'
Scale: 1"= 50'
0 25 50 100

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com

PRELIMINARY

DRWN BY CRK CHK BY MLS DATE 08–23–19

708763

APPENDIX D

OHIO ADMINISTATIVE CHAPTER 513 AUTHORIZATION

Ohio Environmental Protection Agency

Mike DeWine, Governor
Jon Husted, Lt. Governor
Anne M. Vogel, Director

April 4, 2023

Mr. Joseph M. Reidy
Thrive Companies
842 N. 4th Street #200
Columbus, OH 43215

Re: Huston Landfill – Buckeye Auto Parts
Director's Authorization
Approval
Municipal Solid Waste Landfills
Franklin County
MSWL023769

Subject: Huston Landfill – Buckeye Auto Parts, Franklin County
Ohio Administrative Code (OAC) Chapter 513 Authorization

Dear Mr. Reidy:

On February 22, 2023, the Ohio Environmental Protection Agency (Ohio EPA), Division of Materials and Waste Management (DMWM), Central District Office (CDO) received a revised application titled, *OAC 3745-513-300 Request – Former McKinley Ave Landfill* (Application), dated February 21, 2023. The Application was submitted by Thrive Companies (Thrive), for the closed Huston Landfill (Facility) located at 2474 McKinley Avenue, Columbus, Ohio.

OAC Rule 3745-513-20(A) requires authorization from the director of Ohio EPA (director) before engaging in filling, grading, excavating, building, drilling, or mining on land where a solid waste facility was operated (Chapter 513 activities). The Facility operated as a solid waste landfill from the 1950s to the early 1970s. This authorization is being requested to clear and grade the property, provide a protective soil cover over waste of a minimum thickness of two (2) feet, and ultimately construct a mixed-use development, to be called WestBend, that consists of office, retail, restaurant, and multi-family residential buildings. Construction will also include the installation of utility trenches below the soil cap and the completion of soil improvements and utilization of deep foundation elements to support the structures.

Based upon a review of the Application submitted in accordance with the requirements of OAC Rule 3745-513-300, I have determined, pursuant to OAC Rule 3745-513-20(A), that the proposed activities, if conducted in accordance with the Application as submitted on January 28, 2022 and as revised through February 22, 2023, and the following conditions, will not result in violation of applicable laws and regulations, will not create a nuisance, and are unlikely to adversely affect public safety or health or the environment. Therefore, Thrive is hereby authorized to perform the activities outlined in this letter in accordance with the plans, specifications, and information submitted as part of the Application.

As part of this approval, Thrive is subject to the following conditions:

CONDITIONS

General Conditions:

1. This approval grants authorization to perform activities at the Facility in accordance with the Application as submitted on January 28, 2022 and last revised on February 22, 2023. All activities shall be conducted in strict accordance with the plans, specifications, and other information submitted as part of the Application. There may be no deviation from the approved plans without prior written authorization from Ohio EPA. Any future activities at the Facility may require additional Ohio EPA approval.

2. Not later than 72 hours prior to the start of the activities associated with this authorization, Thrive shall submit written notification, which specifies the anticipated date of commencement, to Ohio EPA, DMWM, CDO and Columbus Public Health.

3. Access shall be allowed at the Facility to the director or a representative authorized by the director at any time to make inspections, conduct tests, or examine records and reports pertaining to the authorized activities.

4. All on-site activities shall be accomplished in compliance with all applicable state and federal laws and regulations pertaining to environmental protection, including but not limited to the control of air pollution, leachate, surface water run-on and run-off, and protection of ground water.

Operational Conditions:

5. For the purposes of erosion control, Thrive shall use best management practices and standards as specified in the National Resources Conservation manual titled Rainwater and Land Development prepared by the Ohio Department of Natural Resources, Division of Soil & Water Conservation.

   ORC Chapter 6111

6. Any liquids, semi-solids, industrial wastes, and other wastes regulated by ORC Chapter 6111 that are removed during intrusive activities shall be collected and securely stored until these materials are properly characterized and disposed of in accordance with ORC Chapter 6111 and the regulations promulgated thereunder.

   OAC Rule 3745-513-20(D)(1)

7. This authorization shall terminate 3 years from the date of this letter if Thrive has not begun the activities authorized herein.

   OAC Rule 3745-513-20(E)

8. The director may revoke this authorization if Thrive violates, or is likely to violate, any applicable law or if continued implementation of the approved plans may cause a threat to human health or safety or the environment.

OAC Rule 3745-513-350(B)

9. Any person engaging in Chapter 513 activities shall perform activities in a manner that prevents migration of leachate, explosive gas, or toxic gas from the facility.

OAC Rule 3745-513-350(C)

10. No boring or excavation shall occur within the limits of waste placement unless any excavated waste is replaced within previously existing horizontal limits of waste placement or is treated or disposed of at a licensed, permitted treatment or disposal facility, in accordance with ORC Chapter 3734 and the regulations promulgated thereunder.

11. If boring or excavation occurs outside the limits of waste placement at the Facility, Thrive shall not use material consisting of solid waste or hazardous waste to backfill the bored or excavated areas.

12. Any solid and/or hazardous waste to be removed from the Facility shall be collected and securely stored until these materials are properly characterized and disposed of in accordance with Ohio Revised Code (ORC) Chapters 3734. and 6111. and the regulations promulgated thereunder.

OAC Rule 3745-513-350(D)

13. Prior to any disposal of waste or contaminated soil from the Facility, Thrive shall submit copies of sample analysis results, the treatment or disposal method selected, and a letter of acceptance from the treatment or disposal facility, to Ohio EPA, DMWM, CDO, pursuant to OAC Rule 3745-513-350(D).

OAC Rule 3745-513-350(E)

14. Upon completion of Chapter 513 activities at the Facility, Thrive shall restore the facility cap to the conditions specified in the provisions of Chapter 3734. of the Revised Code and pursuant to OAC Rule 3745-513-350(E).

OAC Rule 3745-513-370

15. Not later than 60 days after completing the activities authorized through this approval, Thrive shall submit to Ohio EPA, DMWM, CDO, a certification report in accordance with OAC Rule 3745-513-370.

Special Conditions:

16. Upon completion of construction activities, Thrive shall submit to Ohio EPA, DMWM, CDO an explosive gas management plan as per OAC Rule 3745-27-12 that accounts for explosive gas pathways, if any, and any potential migration toward occupied structures occurring within one thousand feet of the Facility.

END OF CONDITIONS

Nothing in this letter shall be construed to authorize any waiver from the requirements of any applicable federal or state laws or regulations except as specified herein. This authorization shall not be interpreted to release Thrive from responsibility under ORC Chapters 3704, 3714, 3734, or 6111; under the Federal Clean Water Act, the Resource Conservation and Recovery Act, the Toxic Substances Control Act, or the Comprehensive Environmental Response, Compensation, and Liability Act; or from other applicable requirements for remedying conditions resulting from any release of contaminants to the environment.

You are hereby notified that this action of the director of Environmental Protection (director) is final and may be appealed to the Environmental Review Appeals Commission pursuant to Ohio Revised Code Section 3745.04. The appeal must be in writing and set forth the action complained of and the grounds upon which the appeal is based. The appeal must be filed with the Commission within thirty (30) days after notice of the director's action. The appeal must be accompanied by a filing fee of $70.00, made payable to "Treasurer, State of Ohio." The Commission, in its discretion, may reduce the fee if by affidavit it is demonstrated that payment of the full amount of the fee would cause extreme hardship. Notice of the filing of the appeal shall be filed with the director within three (3) days of filing with the Commission. Ohio EPA requests that a copy of the appeal be served upon the Ohio Attorney General's Office, Environmental Enforcement Section. An appeal may be filed with the Environmental Review Appeals Commission at the following address:

Environmental Review Appeals Commission
30 East Broad Street, 4th Floor
Columbus, Ohio 43215

If you have any questions regarding this authorization, please contact Jessica Hirashima of Ohio EPA, DMWM, CDO at (614) 728-3889.

Sincerely,

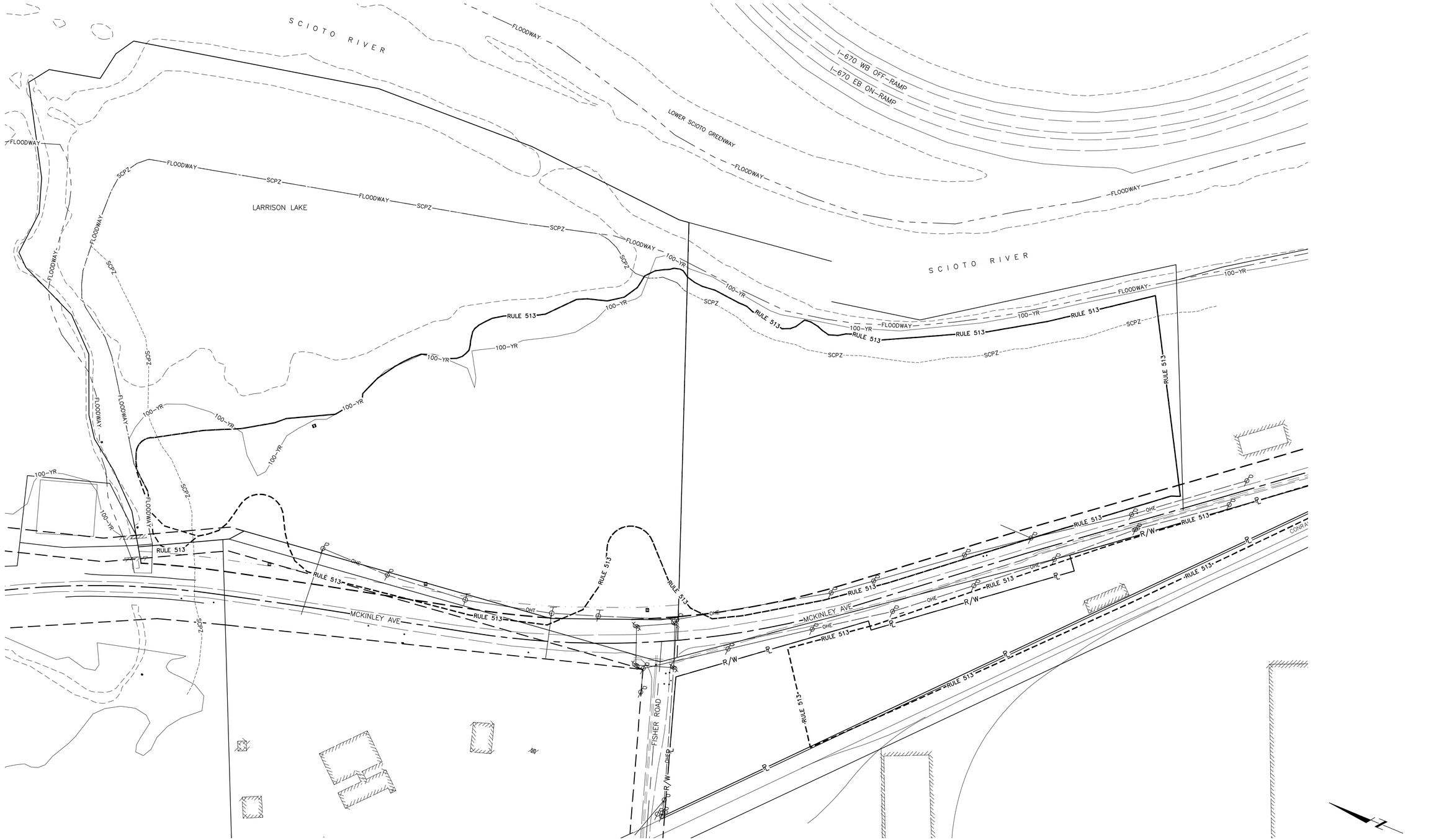
Anne M Vogel

Anne M. Vogel
Director

ec: Constance Livchak, DMWM, CDO
Jeremy Carroll, DMWM, CO
Sarah Badenhop, Columbus Public Health

APPENDIX E

WESTBEND DEVELOPMENT ALTERNATIVES



REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

THRIVE COMPANIES

JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	3/15/2023

NO IMPACT ALTERNATIVE

SCALE: 1" = 100'

SHEET NO. 1 OF 1

M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\No Impact Alternative.dwg -Exhibit LAST EDITED BY:CUNNINGHAM ON 03/15/23 12:03

SCIOTO RIVER

FLOODWAY

LOWER SCIOTO GREENWAY

I-670 WB OFF-RAMP

I-670 EB ON-RAMP

LARRISON LAKE

SCPZ

100-YR

RULE 513

OHE

MCKINLEY AVE

FISHER ROAD

BUILDING Q

BUILDING R

R/W

TRUE

CONRAIL

0 100 200

SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC

Consulting Civil Engineers and Surveyors

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

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

THRIVE COMPANIES

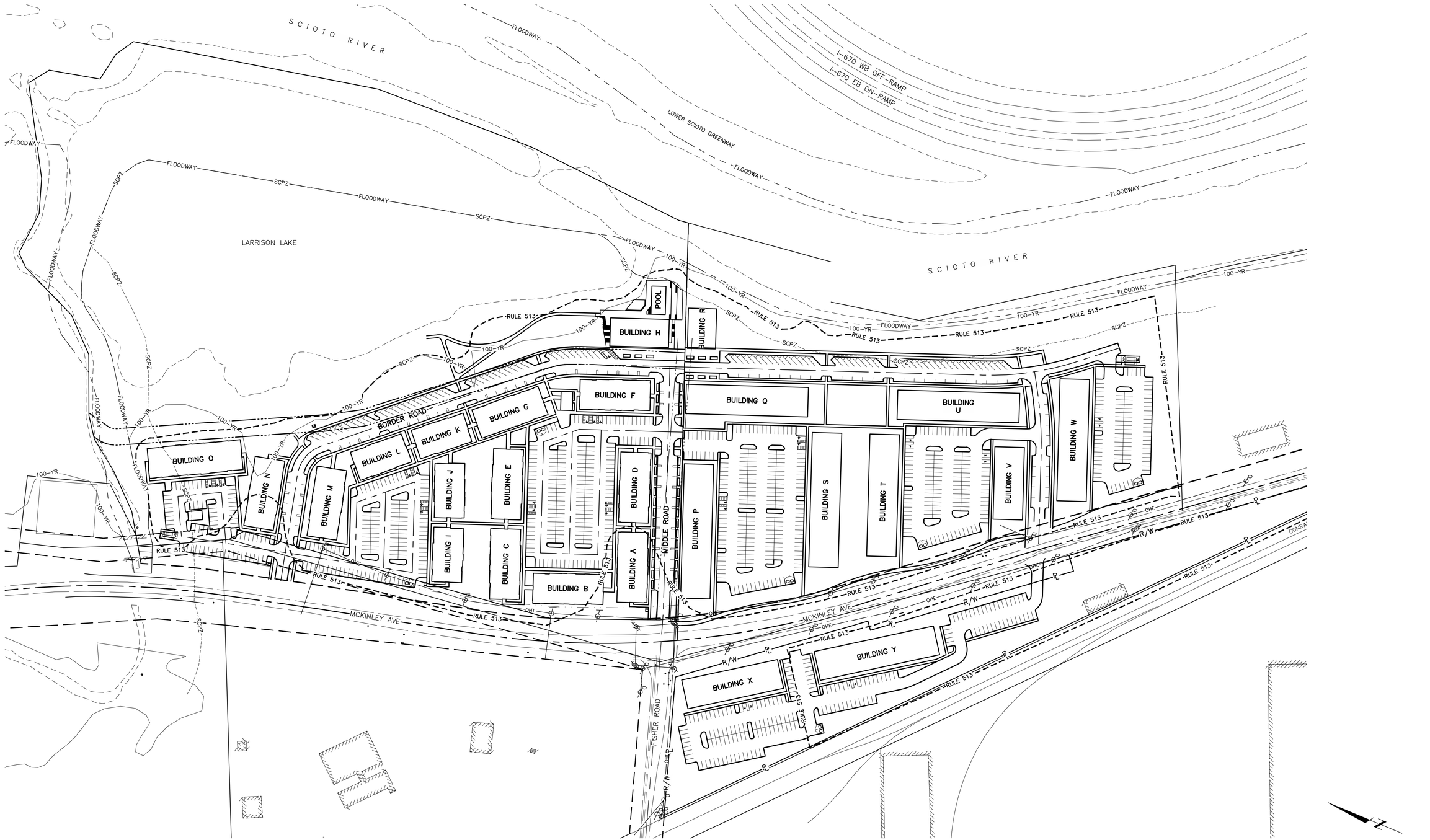
JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	3/15/2023

MINIMAL IMPACT ALTERNATIVE

SCALE: 1" = 100'

SHEET NO. 1 OF 1

M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\Minimal Impact Alternative.dwg ~Exhibit LAST EDITED BYCUNNINGHAM ON 03/15/23 12:00



M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\Preferred Alternative.dwg -Exhibit LAST EDITED BY:CUNNINGHAM ON 05/12/23 08:42

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

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

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

THRIVE COMPANIES

JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	5/12/2023

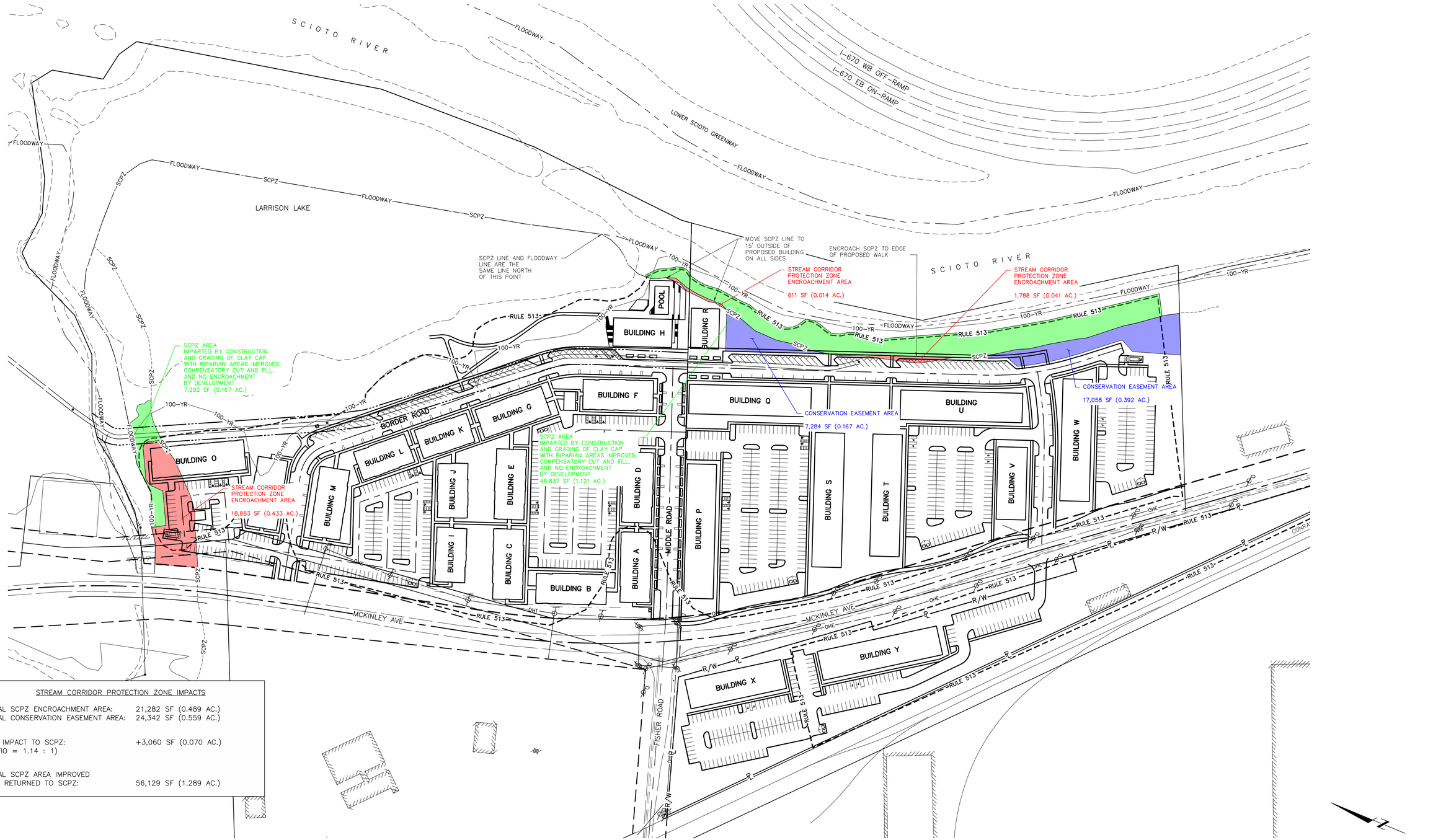
PREFERRED ALTERNATIVE

SCALE: 1" = 100'

SHEET NO. 1 OF 1

APPENDIX F

PREFERRED ALTERNATIVE SCPZ ENCROACHMENT EXHIBIT



STREAM CORRIDOR PROTECTION ZONE IMPACTS	
TOTAL SCPZ ENCROACHMENT AREA:	21,282 SF (0.489 AC.)
TOTAL CONSERVATION EASEMENT AREA:	24,342 SF (0.559 AC.)
NET IMPACT TO SCPZ: (RATIO = 1.14 : 1)	+3,060 SF (0.070 AC.)
TOTAL SCPZ AREA IMPROVED AND RETURNED TO SCPZ:	56,129 SF (1.289 AC.)

0 100 200
SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

THRIVE COMPANIES

JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	5/15/2023

PREFERRED ALTERNATIVE SCPZ ENCROACHMENT EXHIBIT

SCALE: 1" = 100'

SHEET NO. 1 OF 1

M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\Preferred Alternative - SCPZ Encroachment Exhibit.dwg ~Exhibit LAST EDITED BYCUNNINGHAM ON 05/15/23 13:40

E.P. FERRIS & ASSOCIATES INC

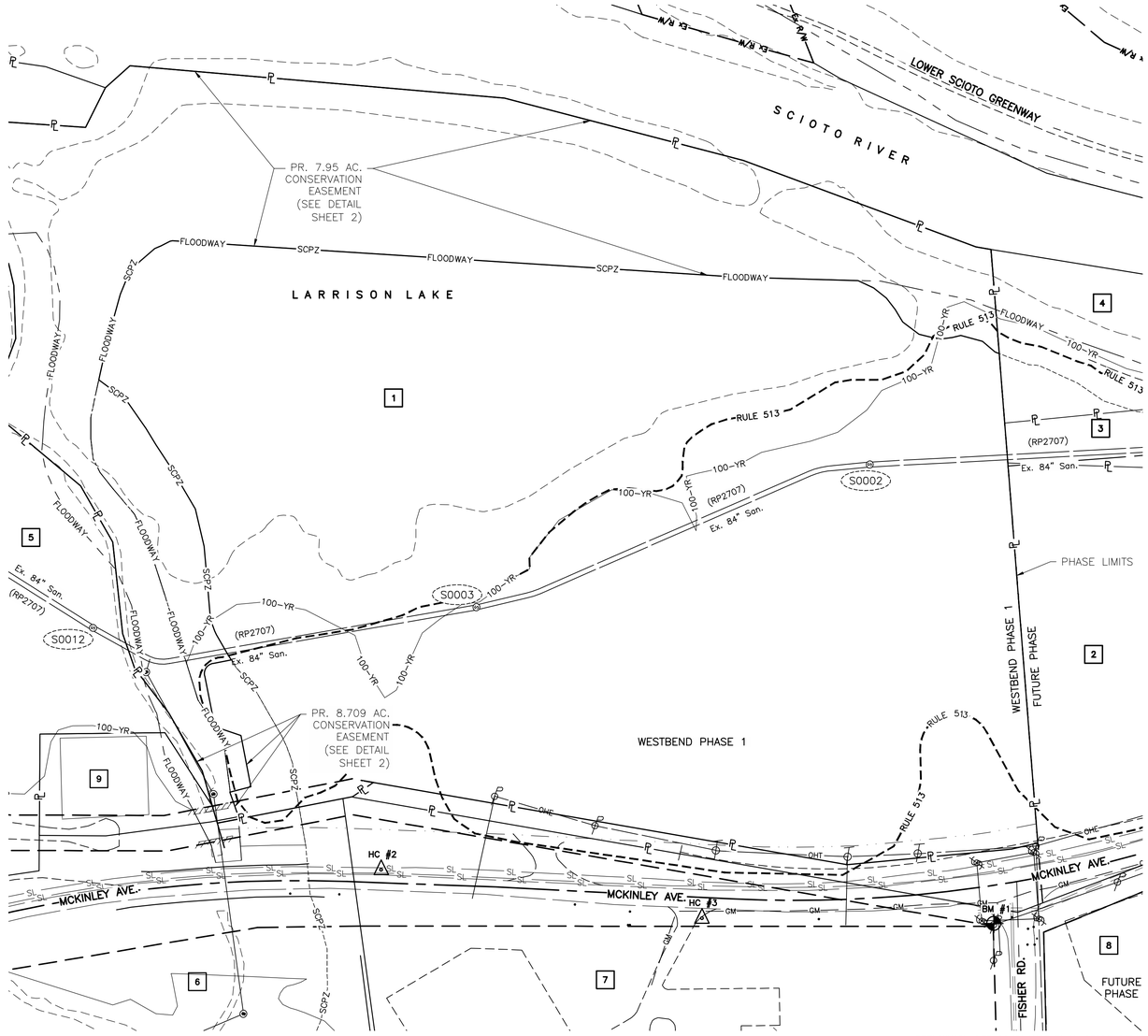
APPENDIX G

WESTBEND DEVELOPMENT PHASE 1 MASS EXCAVATION PLAN

OWNER/DEVELOPER INFORMATION:
WESTBEND QOZB, LLC
842 N 4TH STREET SUITE #200
COLUMBUS, OHIO 43215
CONTACT: MICHAEL AMICON
PH: (614) 286-2143
EMAIL: mamicon@thrivecos.com

CIVIL ENGINEER INFORMATION:
E.P. FERRIS & ASSOCIATES
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHAD BUCKLEY
PH: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com

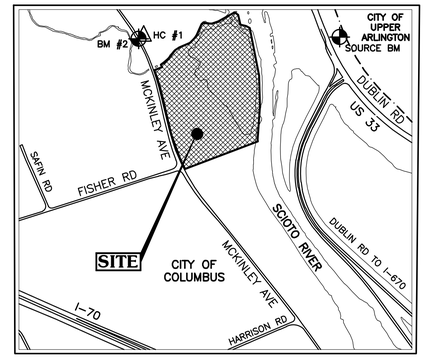
ZONING INFORMATION:
EXISTING ZONING: M, MANUFACTURING, Z67-005
PROPOSED REZONING: Z22-XXXX
PROPOSED VARIANCE: CV22-XXX
PARCEL ID NUMBERS: 010-146234, 010-146253, 010-200913, 010-146278, 010-104705, 010-104706, 010-200912



NOTE: SITE IS LOCATED IN FEMA FIRM MAP PANEL 39049C0302K (EFFECTIVE 06/17/2008). THE SITE INCLUDES BOTH FLOOD ZONES AE AND X. THE BASE FLOOD ELEVATION THROUGHOUT THE SITE IS GENERALLY 732.90 FEET.

INDEX MAP
SCALE: 1" = 100'
0 100 200
SCALE IN FEET

PRELIMINARY SITE COMPLIANCE PLAN: 23601-00011



LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION
MASS EXCAVATION PLAN REQUIRED FOR REMEDIATION OF EXISTING LANDFILL PER OHIO ENVIRONMENTAL PROTECTION AGENCY RULE 513 AUTHORIZATION, INCLUDING COMPENSATORY CUT AND FILL WITHIN THE 100-YEAR FLOODPLAIN.

SITE DATA TABLE

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	13.27	AC.
TOTAL DISTURBED AREA (ON-SITE)	13.27	AC.
DISTURBED IMPERVIOUS AREA	3.84	AC.
TOTAL DISTURBED AREA (R/W)	0.00	AC.
TOTAL DISTURBED AREA (OFF-SITE)	0.00	AC.
TOTAL DISTURBED AREA	13.27	AC.
PRE-DEVELOPED IMPERVIOUS AREA	3.84	AC.
POST-DEVELOPED IMPERVIOUS AREA	0.00	AC.

PARCEL INFORMATION

NO.	OWNER	ADDRESS	PARCEL ID.	ACREAGE (DEED)	ZONING	HEIGHT DISTRICT
1	WESTBEND QOZB LLC	2610 MCKINLEY AVE	010-146253	29.86	M, MANUFACTURING (Z67-005)	H-35
2	PAINE-MCKINLEY AVENUE LLC	MCKINLEY AVE	010-200913	3.75	M, MANUFACTURING (Z67-005)	H-35
3	PAINE-MCKINLEY AVENUE LLC	MCKINLEY AVE	010-146278	0.59	M, MANUFACTURING (Z67-005)	H-35
4	PAINE-MCKINLEY AVENUE LLC	MCKINLEY AVE	010-146234	1.54	M, MANUFACTURING (Z67-005)	H-35
5	HIDDEN LAKE ASSOCIATION INC	MCKINLEY AVE	010-153702	16.96	M, MANUFACTURING (ANNEX1424)	H-35
6	CITY OF COLUMBUS	MCKINLEY AVE	010-153709	64.61	M, MANUFACTURING (ANNEX5599)	H-35
7	CITY OF COLUMBUS	2609 MCKINLEY AVE	010-146289	15.22	M, MANUFACTURING (Z67-005)	H-35
8	PAINE-MCKINLEY AVENUE LLC	MCKINLEY AVE	010-200912	5.18	M, MANUFACTURING (Z67-005)	H-35
9	HIDDEN LAKES CONDOMINIUM PHASE 5	MCKINLEY AVE	010-153702	0.69	M, MANUFACTURING (Z67-005)	H-35

HORIZONTAL CONTROL

ID	NORTHING	EASTING	DESCRIPTION
HC #1	721321.39	1808985.85	MAG NAIL WITH ORANGE FLASHER SET IN THE PAVEMENT OF A SERVICE DRIVE TO LAKE SHORE DR ON THE EAST SIDE OF MCKINLEY AVE
HC #2	720784.82	1809192.13	IRON PIN SET ON THE EAST SIDE OF MCKINLEY AVE APPROXIMATELY 895' NORTH OF THE INTERSECTION OF MCKINLEY AVE AND FISHER RD
HC #3	720331.13	1809254.77	MAG NAIL WITH ORANGE FLASHER SET IN THE SOUTH EDGE OF PAVEMENT OF THE ENTRANCE DRIVE TO 2609 MCKINLEY AVE ON THE WEST SIDE OF MCKINLEY AVE APPROXIMATELY 450' NORTH OF THE INTERSECTION OF MCKINLEY AVE AND FISHER RD.
HC #4	718854.16	1810254.6	IRON PIN SET ON THE EAST SIDE OF MCKINLEY AVE IN FRONT OF 2290 MCKINLEY AVE APPROXIMATELY 1,355 FEET SOUTHEAST OF THE INTERSECTION OF MCKINLEY AVE AND FISHER RD.

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT) AS DETERMINED BY ODOT RTN OBSERVATIONS ALONG WITH RTK CORRECTIONS.

BENCHMARKS

ID	ELEVATION	DESCRIPTION
SOURCE BM	732.30	BRASS DISK IN THE SOUTHWEST CORNER OF THE CONCRETE BASE OF A FLAG POLE ON THE EAST SIDE OF DUBLIN ROAD AT #1328, 915 FEET SOUTHEAST OF STELLA COURT, ON THE WEST SIDE OF THE FRONT PARKING AREA, 135 FEET NORTHWEST OF THE CENTERLINE OF THE DRIVEWAY, 73 FEET WEST OF A BUILDING, 45 FEET NORTHEAST OF THE CURB.
BM #1	752.87	CHISELED SQUARE ON THE SOUTHEAST CORNER OF A CONCRETE PAD FOR "FISHER RD" STREET SIGN AND TRAFFIC SIGNAL POLE ON THE NORTHWEST CORNER OF THE INTERSECTION OF MCKINLEY AVE AND FISHER RD.
BM #2	745.95	BENCH TIE SET IN THE EAST FACE OF A TELEPHONE AND POWER POLE ON THE WEST SIDE OF MCKINLEY AVE, ACROSS THE STREET FROM A SERVICE ENTRANCE TO LAKE SHORE DR.

ALL BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88), REFERENCED BY DIFFERENTIAL LEVELING FROM A FRANKLIN COUNTY ENGINEER'S OFFICE BENCHMARK.
THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCHMARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

STANDARD CONSTRUCTION DRAWINGS

SEWERAGE AND DRAINAGE			DESIGN & CONSTRUCTION
			2230 (04/30/18)

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

FLOODPLAIN NOTE:
COMPENSATORY FLOODPLAIN CUT AND FILL WILL TAKE PLACE ON THIS SITE. SEE SHEET 6 FOR INFORMATION ON COMPENSATORY FLOODPLAIN CUT AND FILL.

CUT: 1,097.00 C.Y.
FILL: 1,047.65 C.Y.

NET: 49.35 C.Y. CUT

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

SHEET INDEX

EASEMENT REFERENCE

CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

STATE OF OHIO
CHAD J. BUCKLEY
E-74383
REGISTERED PROFESSIONAL ENGINEER

BY _____ DATE
REGISTERED ENGINEER

APPROVALS: SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. APPROVED FOR STORM SEWERS ONLY.

CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION	DATE
ADMINISTRATOR, DIVISION OF POWER	DATE
ADMINISTRATOR, DIVISION OF SEWERAGE & DRAINAGE	DATE
ADMINISTRATOR, DIVISION OF WATER	DATE

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT: RPD CKD — COMPLETED: CLD CON. DR.

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: 1" = 100'
SHEET: 1/7
CONTRACT DRAWING NO. CC-19850
RECORD PLAN NO.

PROJECT NO.: 1005.036

E.P. FERRIS & ASSOCIATES INC

DRAWING M:\1005\036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005.036_MASSEX_TITLE.DWG SAVED ON: 05/17/23 16:02 REVISED BY: JOHNINGHAM

GENERAL NOTES

SPECIFICATIONS
THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION, REVISION (07/01/2022), INCLUDING ALL REVISIONS AND SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS NOTED OTHERWISE.

NOTIFICATIONS
THE CONTRACTOR SHALL NOTIFY THE FOLLOWING DIVISIONS AT LEAST 24–HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION:

DIVISION OF SEWERAGE AND DRAINAGE (614) 645–7102

DIVISION OF DESIGN AND CONSTRUCTION, CONSTRUCTION SECTION (614) 645–0433

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

THE DEVELOPER SHALL DEPOSIT WITH THE CITY OF COLUMBUS THE TOTAL ESTIMATED COST OF CONSTRUCTION INSPECTION.

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

THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1–800–362–2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

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

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

WHERE PLANS PROVIDE FOR A PROPOSED SEWER TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED SEWER. THESE LOCATIONS ARE NOTED THUS: EXPOSE THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CMSC ITEM 901.

CITY OF COLUMBUS CONTACTS
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC SERVICE
TRAFFIC MANAGEMENT
1820 EAST 17TH AVENUE
COLUMBUS, OHIO 43219
OFFICE: (614) 645–7393

CITY OF COLUMBUS
DEPARTMENT OF TECHNOLOGY
1355 MCKINLEY AVENUE
BUILDING C
COLUMBUS, OHIO 43222
CONTRACTOR LINE: (614) 645–7756

CITY OF COLUMBUS
SUPPORT SERVICES DIVISION – COMMUNICATIONS
4211 GROVES ROAD
COLUMBUS, OHIO 43232
TELEPHONE: (614) 724–7047
RADIO ROOM: (614) 724–4006

COMMENCEMENT OF WORK
CONSTRUCTION OF THIS PROJECT MAY NOT BEGIN UNTIL THE EASEMENTS INDICATED HAVE BEEN RECORDED BY THE CITY.

THE DEVELOPER/OWNER SHALL, PRIOR TO ANY CONSTRUCTION OPERATION, DEPOSIT WITH THE CITY THE TOTAL ESTIMATED COSTS FOR INSPECTION AND WHERE REQUIRED A REPAVING GUARANTEE.

MODIFICATIONS
ANY MODIFICATION TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ADMINISTRATOR, DIVISION OF SEWERAGE AND DRAINAGE.

DEFLECTION TESTING
ALL PLASTIC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION (2018).

CERTIFICATION OF PIPE AND STRUCTURES
ALL CONCRETE PIPE, STORM AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.

EROSION CONTROL
EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. EROSION AND SEDIMENT CONTROL MEASURES SPECIFIC TO THIS SITE MAY BE FOUND ON SHEET NUMBERS 3–5 OF THIS PLAN. LAND–DISTURBING ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF THE DIVISION OF SEWERAGE AND DRAINAGE EROSION AND SEDIMENT CONTROL REGULATION. ALL LAND–DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS AND/OR THE OHIO EPA.

IT IS THE RESPONSIBILITY OF THE SITE OWNER TO NOTIFY THE CITY OF COLUMBUS TWO WORKING DAYS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE OR MORE ACRES. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATION TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY. PLEASE CONTACT THE STORMWATER AND REGULATORY MANAGEMENT SECTION AT (614) 645–6311. DETAILS OF THIS REQUIREMENT MAY BE FOUND IN THE REGULATION FOR CONTROL OF STORMWATER POLLUTION FROM LAND DISTURBANCE. FAILURE TO COMPLY MAY RESULT IN ENFORCEMENT ACTION.

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

THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:
1. PROPER PLACEMENT OF EACH STRUCTURE.
2. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
3. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
4. GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION GRADE OF INSTALLATION.

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

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

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

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

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

WHEN OCCUPYING OR EXCAVATING WITHIN PUBLIC RIGHT–OF–WAY LIMITS, THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC SERVICE – PERMIT OFFICE BETWEEN THE HOURS OF 7:30 AM AND 4:00 PM MONDAY THROUGH FRIDAY. PHONE: (614) 645–7497; FAX: (614) 645–1876; EMAIL: COLSPERMITS@COLUMBUS.GOV.

CITY WATER

FIRE HYDRANT PERMIT
THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, FOR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT. PERMITS MAY BE OBTAINED THROUGH THE DIVISION OF WATER PERMIT OFFICE (614–645–7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANY TIME IN WHICH THE HYDRANT IS IN USE. PERMITS MAY BE OBTAINED BY ACCESSING HTTP://PORTAL.COLUMBUS.GOV/PERMITS/. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS.

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

WHEN OCCUPYING OR EXCAVATING WITHIN PUBLIC RIGHT–OF–WAY LIMITS, THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC SERVICE – PERMIT OFFICE BETWEEN THE HOURS OF 7:30 AM AND 4:00 PM MONDAY THROUGH FRIDAY. PHONE: (614) 645–7497; FAX: (614) 645–1876; EMAIL: COLSPERMITS@COLUMBUS.GOV.

AGGREGATE CERTIFICATION NOTE
CONTRACTOR TO PROVIDE AGGREGATE SIEVE ANALYSIS FROM THE SUPPLIER TO COLUMBUS INSPECTOR FOR REVIEW. AGGREGATE PROVIDED MUST MEET CITY OF COLUMBUS SPECIFICATION ITEM 703.

MISCELLANEOUS NOTES

SUB–GRADE NOTE:
CONTRACTOR IS RESPONSIBLE FOR REVIEWING GEOTECHNICAL REPORT SPECIFIC TO THE PROJECT SITE AND FOLLOWING THE SITE PREPARATION RECOMMENDATIONS, INCLUDING THE REMOVAL AND MITIGATION OF UNSUITABLE MATERIAL. IF A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THE PROJECT SITE, CONTRACTOR SHALL TAKE ALL RISKS ASSOCIATED WITH SUBSURFACE FINDINGS.

UTILITY NOTE:
UTILITIES SHOWN IN THIS PLAN SET ARE AS TAKEN FROM OUPS MARKINGS, EXISTING RECORD MAPS AND OTHER INFORMATION MADE AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE IN THE BASE BID ALLOWANCES TO DETERMINE EXISTING UTILITY LOCATIONS AND EXACT ROUTING

SANITARY SEWER CAPOFF NOTE
SEWER CAPOFF PERMIT IS REQUIRED PRIOR TO ISSUANCE OF DEMOLITION PERMIT. OBTAIN A CAPOFF PERMIT FROM SEWER PERMIT OFFICE, 111 N. FRONT STREET, 1ST FLOOR, (614) 645–7490.

SANITARY NOTE
PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT STREET, 1ST FLOOR, (614) 645–7490.

CONNECTIONS TO SANITARY CANNOT BE MADE UNTIL PERMIT IS OBTAINED FROM SEWER PERMIT OFFICE AT 111 N. FRONT STREET, 1ST FLOOR, (614) 645–7490.

SIDEWALK
PROPOSED PUBLIC SIDEWALK TO BE INSTALLED PER CITY OF COLUMBUS STD. DRAWING 2300.

FOR THE DIVISION OF POWER
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OPUS AT 811 OR 1–800–362–2764 FORTY–EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PRERFORMMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE–INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.08 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS–1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645–7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

PAVEMENT CUTTING, SAWING, AND EXCAVATION OPERATIONS NOTE
ALL PUBLIC AGENCIES AND PRIVATE CONTRACTORS PERFORMING PAVEMENT–CUTTING OPERATIONS ON CITY OF COLUMBUS STREETS AND ROADWAYS SHALL PROTECT THE ENVIRONMENT FROM DISCHARGES CREATED BY THEIR PAVEMENT CUTTING OPERATIONS. NOTE THAT COLUMBUS CITY CODE 1145 PROHIBITS NON–STORMWATER DISCHARGE INTO THE CITY OF COLUMBUS SEWER SYSTEM, CURB INLETS AND ANY PART OF ITS MS4 (MUNICIPAL SEPARATE STORM SEWER SYSTEM).

THE REQUIREMENT INCLUDES BUT IS NOT LIMITED TO WET OR DRY SAW–CUTTING, JACK HAMMERING, EXCAVATION EQUIPMENT USE, ETC. THE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR WORK CREWS SHALL RECOVER AND DISPOSE OF DEBRITUS, POLLUTED WATERS, OR OTHER SUCH DISCHARGES RESULTING FROM THEIR PAVEMENT CUTTING OPERATIONS AND PROTECT ALL STORM SEWER INLETS FROM RECEIVING ANY DISCHARGES FROM THE CONSTRUCTION OPERATIONS. THE AGENCY OR CONTRACTOR RESPONSIBLE FOR EACH PAVEMENT CUTTING ACTIVITY SHALL BE SOLELY LIABLE FOR NOTICE OF VIOLATIONS (NOV/S) AND FINES ISSUED BY CITY OF COLUMBUS AND/OR STATE OF OHIO AUTHORITIES.

EQUIPMENT, MATERIALS AND METHODS SHALL BE PROVIDED BY THE RESPONSIBLE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR TO WORK CREWS PERFORMING THE PAVEMENT CUTTING ACTIVITY AND MADE AVAILABLE TO WORK CREWS FOR USE IN CLEANING UP DISCHARGES RESULTING FROM SUCH CUTTING ACTIVITIES AND PREVENTING RUNOFF. ALL WORK CREWS SHALL BE TRAINED TO EXERCISE AND EMPLOY EQUIPMENT, MATERIALS, AND ENVIRONMENTAL PROTECTIVE MEASURES TO PREVENT POLLUTED DISCHARGES FROM ENTERING THE CITY OF COLUMBUS STORM SEWER SYSTEM AND WATERS OF THE STATE OF OHIO.

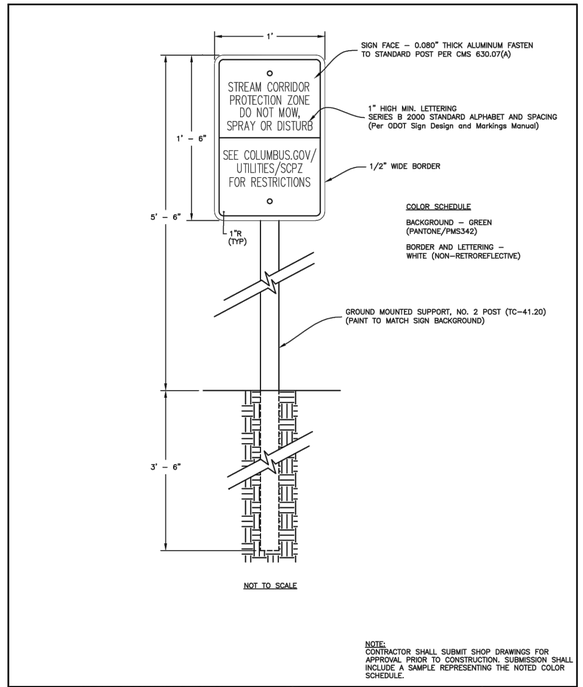
THE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT THE INLET PROTECTION IS ADEQUATE. THE MOST STRINGENT PROJECT PLANS, NOTES AND/OR DRAWINGS INCLUDING STORMWATER POLLUTION PREVENTION PLAN (SWP3) OR SPILL PREVENTION/REMEDIATION PLAN SHALL APPLY TO ALL PAVEMENT CUTTING, SAWING OR EXCAVATION OPERATIONS.

PUBLIC TREE PRESERVATION NOTE

ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY EITHER OF THE CRPD/CITY FORESTER SHALL BE PAID FOR UNDER CMSC ITEM 201, CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. ALL CLEARING AND GRUBBING DONE ON CRPD PROPERTY, RIGHT–OF–WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD INSPECTOR, KEITH MAY, AT (614) 645–3014 OR KAMAY@COLUMBUS.GOV BEFORE WORK BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO THE CITY FORESTRY SECTION [(614) 724–1276] AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015–01 FOR TREE REPLACEMENT STANDARDS.

PUBLIC TREE PROTECTION NOTE

A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRPD STANDARD DRAWING FOR TREE PROTECTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED, OR PARKED WITHIN THE DRIPLINE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES – MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5. IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT (614) 724–1276. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015–01 FOR TREE PROTECTION AND REPLACEMENT.

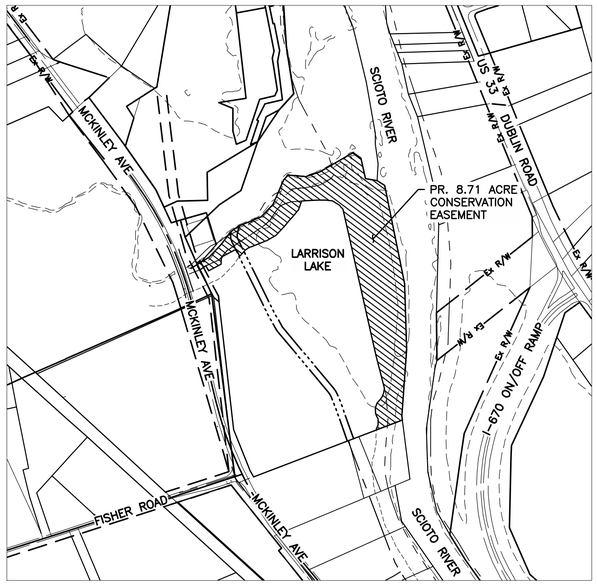


CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE & DRAINAGE	STREAM BUFFER SIGN WITH NO. 2 POST	STANDARD DRAWING AA–S178
APPROVED: 9/10/20		REVISED 9/3/20
SSES MANAGER DATE		PAGE 1 / 1

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
			IMPROVEMENTS OUTSIDE R/W
203	1,200	C.Y.	EXCAVATION
203	75,000	C.Y.	EMBANKMENT
207	1	EA	CONCRETE WASHOUT AREA
207	64,227	S.Y.	TEMPORARY SEEDING AND MULCHING
207	5,979	L.F.	SILT FENCE
207	2,352	L.F.	POLLUTION PREVENTION FENCE, AS PER PLAN
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE
616	15	MGAL	WATER
616	15	TONS	CALCIUM CHLORIDE
671	4,336	S.Y.	EROSION CONTROL MAT, TYPE C
SPEC	5	EA	STREAM CORRIDOR PROTECTION ZONE SIGN, COMPLETE

NOTE:
THE QUANTITIES HAVE BEEN ESTABLISHED AS A MEANS FOR THE ENGINEER TO TO ESTIMATE A PRELIMINARY COST AND FOR THE CITY OF COLUMBUS TO ESTABLISH INSPECTION FEES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE REQUIRED BID QUANTITIES NECESSARY FOR THE COMPLETION OF THE PLAN IMPROVEMENTS.

THE SPECIFIC PRODUCTS SPECIFIED IN THESE DOCUMENTS CAN BE SUBSTITUTED WITH AN EQUIVALENT ALTERNATIVE PRODUCT IF APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF COLUMBUS. IT IS THE CONTRACTORS RESPONSIBILITY TO PAY ALL FEES ASSOCIATED WITH REVISIONS TO THE PLANS, ENGINEERING DRAWING OR CALCULATION CHANGES, AND JURISDICTIONAL REVIEW (LOCAL, STATE, AND/OR FEDERAL) IF THE PLANS HAVE BEEN SIGNED BY THE CITY OF COLUMBUS OR ARE SUBSTANTIALLY COMPLETE/REVIEWED.



FULL SITE CONSERVATION EASEMENT DETAIL
SCALE: 1" = 400'

EASEMENT REFERENCE				REVISIONS		
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

GENERAL NOTES

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER		
	CONTRACTOR		
	INSPECTOR		
	AGREEMENT	COMPLETED	
	RPD / CKD	CLD / CON. DR.	

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: NONE | SHEET: 2/7
CONTRACT DRAWING NO. CC–19850 | RECORD PLAN NO.

DRAWING: M:\1005036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005036_MASSEX_TITLE.DWG SAVED ON: 05/17/23 07:59 REVISED BY: JCUNNINGHAM

E.P. FERRIS & ASSOCIATES INC

PROJECT NO.: 1005.036

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. EROSION AND SEDIMENT CONTROL MEASURES SPECIFIC TO THIS SITE MAY BE FOUND ON SHEET NO(S). 2-X OF THIS PLAN. LAND-DISTURBING ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF THE DIVISION OF SEWERAGE AND DRAINAGE EROSION AND SEDIMENT CONTROL REGULATION. ALL LAND-DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS AND/OR THE OHIO EPA.

ALL EROSION SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DISCRETION OF THE CITY OF COLUMBUS, PROJECT ENGINEER AND/OR THE OHIO EPA.

IT IS THE RESPONSIBILITY OF THE SITE OWNER TO NOTIFY THE CITY OF COLUMBUS TWO WORKING DAYS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE OR MORE ACRES. THIS INCLUDES SITE CLEARING, GRUBBING, AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATION TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY. PLEASE CONTACT THE STORMWATER AND REGULATORY MANAGEMENT SECTION AT (614) 645-6311. DETAILS OF THIS REQUIREMENT MAY BE FOUND IN THE REGULATION FOR CONTROL OF STORMWATER POLLUTION FROM LAND DISTURBANCE. FAILURE TO COMPLY MAY RESULT IN ENFORCEMENT ACTION.

THE NPDES PERMIT HOLDER SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT SITE INSPECTIONS ENSURING PROPER FUNCTIONALITY OF THE EROSION AND SEDIMENTATION CONTROLS. ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A ½" STORM EVENT OR GREATER THAT OCCURS OVER A 24 HOUR PERIOD. RECORDS OF THE SITE INSPECTIONS SHALL BE KEPT BY THE CONTRACTOR AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUIRED.

THIS PLAN MUST BE POSTED ON SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON SITE AT ALL TIMES.

EROSION/SEDIMENT/DUST CONTROL CONSTRUCTION PRACTICES

UTILIZE EROSION AND SEDIMENT CONTROL PRACTICES PER THE SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS AND THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL. EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND UNTIL THE CONSTRUCTION AREA HAS BEEN PERMANENTLY STABILIZED. THE CONTRACTOR SHALL CONSULT WITH SOIL CONSERVATION SERVICE AND THE ENGINEER CONCERNING PROPER EROSION AND SEDIMENT PRACTICES.

STOCKPILED TOPSOIL AND EXCAVATED MATERIAL IS TO BE PROTECTED THROUGH THE USE OF TEMPORARY SEEDING, OR COVERED WITH ANCHORED STRAW MULCH.

FINAL GRADING WILL BE CONSISTENT WITH PRE-CONSTRUCTION TOPOGRAPHY TO MAINTAIN DRAINAGE AND AESTHETICS.

REMOVE ONLY THOSE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED TO PERMIT ACTUAL CONSTRUCTION: PROTECT THE REMAINING TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUE.

BACKFILL TRENCHES IMMEDIATELY AFTER COMPACTION. SEED AND MULCH TRENCHES WITHIN TWO WEEKS AFTER TRENCHES ARE OPENED.

SILT FROM CONSTRUCTION OPERATIONS SHALL NOT BE PERMITTED TO ENTER THE STORM DRAIN SYSTEM, WATERWAYS (NATURAL OR MAN-MADE), OR ADJACENT PRIVATE PROPERTY. CONSTRUCTION OCCURRING NEAR STORM DRAIN INLETS OR WATERWAYS (NATURAL OR MAN-MADE) SHALL REQUIRE EROSION CONTROL MEASURES, SUCH AS SILT FENCE AND STRAW BALE BARRIERS, TO PREVENT SILT FROM ENTERING THE STORM DRAIN, WATERWAYS (NATURAL OR MAN-MADE) OR ADJACENT PRIVATE PROPERTY.

ALL EROSION/SEDIMENT/DUST CONTROL PRACTICES SHALL BE PERFORMED AS RECOMMENDED BY THE SOIL CONSERVATION SERVICE PUBLICATION "ODNR'S RAINWATER AND LAND DEVELOPMENT MANUAL".

STABILIZATION OF DENUDED AREAS

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN DAYS OF DISTURBANCE IF THEY ARE TO REMAIN SUBSTANTIALLY UNWORKED FOR MORE THAN 14 DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WHICH WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS.

SEDIMENT CONTROLS

STORM WATER RUNOFF FROM DENUDED AREAS SHALL PASS THROUGH A SEDIMENT BASIN OR OTHER SUITABLE SEDIMENT TRAPPING FACILITY. THESE CONTROLS SHALL BE SELECTED AND LOCATED AS DIRECTED BY THE ENGINEER.

CONSTRUCTION ACCESS ROUTES

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES, EQUIPMENT, AND WORKERS IS MINIMIZED.

SLOUGHING AND DUMPING

NO SOIL, ROCK, DEBRIS OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO A WATER RESOURCE OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP, OR ERODE INTO A WATER RESOURCE UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE ENGINEER. UNSTABLE SOILS PRONE TO SLIPPING OR LAND SLIDING SHALL NOT BE GRADED, EXCAVATED, FILLED OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS DONE IN ACCORDANCE WITH A QUALIFIED PROFESSIONAL ENGINEER'S RECOMMENDATIONS TO CORRECT, ELIMINATE OR ADEQUATELY ADDRESS THE PROBLEMS.

ESTABLISHMENT OF PERMANENT VEGETATION

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

SEEDING AND MULCHING:

1. TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYE-GRASS AS PER ITEM 207. SEED AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH ITEM 659.

1. PERMANENT SEEDING AND MULCHING SHALL BE TREATED IN ACCORDANCE WITH ITEM 659.

TIMING OF SEDIMENT-TRAPPING PRACTICES

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING OR CONSTRUCTION AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED. THESE CONTROLS SHALL BE SELECTED AND LOCATED AS DIRECTED BY THE ENGINEER.

NOTE: LOCATIONS SHOWN FOR SEDIMENT FILTERING BARRIERS ARE SUGGESTED LOCATIONS; THE FINAL AND MOST APPROPRIATE LOCATION FOR THESE DEVICES SHALL BE APPROVED BY THE ENGINEER, BASED ON SITE CONDITIONS AND OBSERVED TOPOGRAPHY. PROPER IMPLEMENTATION, INSTALLATION, MAINTENANCE, AND REPAIR OF SEDIMENT FILTERING BARRIERS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

OUTFLOWS FROM DEWATERING OPERATIONS

ALL WATER PRODUCED FROM CLEANING AND DEWATERING OPERATIONS, WHETHER SPECIFICALLY FROM TRENCH DEWATERING OPERATIONS OR FROM MORE EXTENSIVE DEWATERING OPERATIONS, SHALL BE DISCHARGED IN SUCH A MANNER AS TO ELIMINATE EROSION FROM SUCH A DISCHARGE BY DIVERTING THE WATER THROUGH ONE OR MORE FILTER FENCES. PRIOR TO PUMPING, THE ENGINEER SHALL APPROVE THE INSTALLATION OF THE FILTER FENCE.

ADDITIONAL CONTROLS

THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENTS ARE TRACKED OFF-SITE BY CONSTRUCTION EQUIPMENT, VEHICLES, AND WORKERS. THE CONTRACTOR SHALL ALSO ENSURE THAT NO OTHER SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE IS DISCHARGED INTO ANY STORM WATER FLOW.

PROHIBITED CONSTRUCTION ACTIVITIES

THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY. PROHIBITED CONSTRUCTION PROCEDURES, ACTIVITIES, OR OPERATIONS INCLUDE BUT ARE NOT LIMITED TO:

1. DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL IN WETLANDS OR FLOOD PLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER.

2. INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR OUTSIDE THE EASEMENT LIMITS.

3. PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS, OR STORM DRAINS.

4. DISCHARGING POLLUTANTS SUCH AS CHEMICALS, FUELS, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE AND OTHER HARMFUL WASTE INTO OR ALONGSIDE OF RIVERS, STREAMS, IMPOUNDMENTS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.

5. PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOW LINE OF A STREAM.

6. DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.

7. DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR AT UNSPECIFIED LOCATIONS.

8. OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.

9. STORING CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED BY THE ENGINEER FOR SAID PURPOSES.

MAINTENANCE AND INSPECTION

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE MAINTENANCE REQUIREMENTS. THEY SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND INSPECTION OF ALL EROSION/SEDIMENT CONTROL DEVICES REQUIRED BY THE ENGINEER SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INSPECTION SHALL BE PERFORMED AS PRESCRIBED IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) GENERAL PERMIT. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR, IN THE PRESENCE OF THE ENGINEER ONCE EVERY 7 CALENDAR DAYS AND/OR WITHIN 24 HOURS AFTER ANY RAIN EVENT OF GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. THESE INSPECTIONS SHALL IDENTIFY AREAS CONTRIBUTING TO STORM WATER DISCHARGES ASSOCIATED WITH THE PROJECT; EVALUATE THE ADEQUACY, IMPLEMENTATION, AND MAINTENANCE OF EXISTING AND PROPOSED EROSION/ SEDIMENTATION MEASURES; AND DETERMINE WHETHER ADDITIONAL MEASURES ARE REQUIRED.

ACCEPTABLE INSPECTION REPORTS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER, IF REQUESTED, WITHIN 48 HOURS OF INSPECTION COMPLETION. THE REPORT SHALL CONTAIN THE RESULTS OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PLAN, A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE PLAN, AND IDENTIFICATION OF ANY INCIDENTS OF NON-COMPLIANCE.

POLLUTION PREVENTION PLAN AVAILABILITY AND UPDATES

THE OWNER SHALL BE SOLELY RESPONSIBLE TO ENSURE THE IMMEDIATE AVAILABILITY OF THE POLLUTION PREVENTION PLAN ON-SITE. THE OWNER SHALL ALSO BE SOLELY RESPONSIBLE TO PERFORM ALL UPDATES AND AMENDMENTS TO THE POLLUTION PREVENTION PLAN.

NOTE

STREET CLEANING, AS NEEDED, IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND MANUAL (IF NECESSARY) REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF COLUMBUS AND/OR THE OHIO EPA.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.

STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12 INCHES IN DIAMETER NOW (OEPA).

THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWPPP PLANS AND CONSTRUCTION SITES.

ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT.

THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF COLUMBUS.

EROSION AND SEDIMENTATION CONTROL NARRATIVE

OEPA NOTICE OF INTENT PERMIT NUMBER: 4GC08870*AG

PLAN DESIGNER: E.P. FERRIS & ASSOCIATES
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43212
PHONE: 614-299-2999 FAX: 614-299-2992 EMAIL: cbuckley@epferris.com

OWNER/DEVELOPER: WESTBEND QOZB, LLC
842 NORTH FOURTH STREET, SUITE #200
COLUMBUS, OH 43215
CONTACT: MICHAEL AMICON
PH: 614-286-2143

PROJECT DESCRIPTION: THE EXISTING SITE CONSISTS OF A FORMER JUNK YARD BORDERED ON THE WEST BY MCKINLEY AVENUE, THE EAST BY THE SCIOTO RIVER, AND THE NORTH BY LARRISON LAKE. CONSTRUCTION ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF MULTI-FAMILY BUILDINGS, ROADWAYS, AND DRIVEWAYS. THE OVERALL DISTURBED AREA CONSISTS OF APPROXIMATELY 13.27 AC.

SITE DRAINS TO: THE SITE GENERALLY DRAINS TO THE WEST AND NORTH TO LARRISON LAKE AND ULTIMATELY THE SCIOTO RIVER, WHICH IS THE NEAREST WATER COURSE.

EXISTING SITE CONDITIONS: THE SITE SLOPES GENERALLY FROM THE SOUTH TO THE NORTH AND THE WEST TO THE EAST, TOWARDS LARRISON LAKE AND THE SCIOTO RIVER.

ADJACENT AREAS: THE EXISTING ADJACENT DEVELOPMENTS HAVE BEEN TAKEN INTO ACCOUNT FOR THE STORM SYSTEM AND FLOOD ROUTING FOLLOWING EXISTING DRAINAGE PATH.

CRITICAL AREAS: SCIOTO RIVER

EROSION CONTROL MEASURES: EROSION AND SITE RUN-OFF WILL BE CONTROLLED THROUGH THE USE OF FILTER FABRIC FENCE PLACED AT LOW LYING AREAS AROUND THE SITE AS WELL AS EROSION CONTROL MATTING ON SLOPES 4:1 OR GREATER.

SEDIMENT CONTROL MEASURES: SEDIMENT WILL BE CONTROLLED THROUGH THE USE OF TEMPORARY SEDIMENT BASINS LOCATED THROUGHOUT THE SITE.

PERMANENT STABILIZATION: ALL DISTURBED AREAS ARE TO BE SEEDED. SEE SHEET 2 FOR SEEDING NOTES.

MAINTENANCE: ALL EROSION CONTROL DEVICES WILL BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED DEVICES WILL BE REPAIRED AND/OR REPLACED IMMEDIATELY OR AS NECESSARY.

CONSTRUCTION SEQUENCE:
1. INSTALL ROCK CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER POLLUTION PREVENTION FENCE ALONG THE EDGES OF THE SITE AS PER PLAN.
3. INSTALL INTERMITTENT SILT FENCE, STRAW WATTLES, FILTER SOCKS, DIVERSION SWALES, AND DITCH CHECK DAMS THROUGHOUT THE SITE AS PER PLAN.
4. CLEAR & GRUB AS NECESSARY FOR THE INSTALLATION OF EROSION & SEDIMENT CONTROL DEVICES.
5. BEGIN MASS EXCAVATION ACTIVITIES.
6. PERMANENTLY STABILIZE/SEED & MULCH OR SOD DISTURBED AREAS PER SPECIFICATION.
7. NOTICE OF INTENT (NOI) TO STAY OPEN THROUGH FINAL CONSTRUCTION.

SITE CONTACT: WESTBEND QOZB, LLC
842 NORTH FOURTH STREET, SUITE #200
COLUMBUS, OH 43215
CONTACT: MICHAEL AMICON
PH: 614-286-2143
EMAIL: mamicon@thrivecos.com

NOTE:
THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

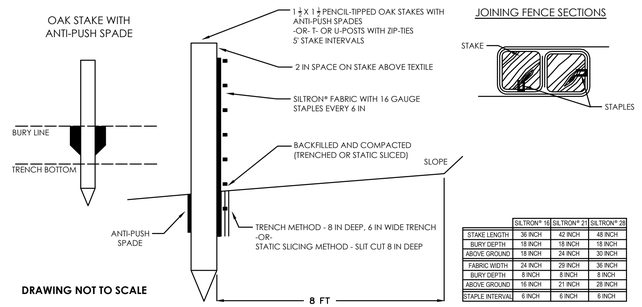
TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED.

STANDARD CONSTRUCTION DETAIL

SILTRON® POLLUTION PREVENTION FENCE



DRAWING NOT TO SCALE

	SILTRON® 16	SILTRON® 21	SILTRON® 28
STAKE LENGTH	36 INCH	42 INCH	48 INCH
BURY DEPTH	18 INCH	18 INCH	18 INCH
ABOVE GROUND	18 INCH	24 INCH	30 INCH
FABRIC WIDTH	24 INCH	29 INCH	36 INCH
BURY DEPTH	8 INCH	8 INCH	8 INCH
ABOVE GROUND	16 INCH	21 INCH	28 INCH
STAPLE INTERVAL	6 INCH	6 INCH	6 INCH

WOOD STAKES SHALL BE A 1 ¼ IN X 1 ¼ IN PENCIL-TIPPED OAK STAKE AND **MUST** INCLUDE INTEGRATED ANTI-PUSH SPADE -OR- EQUIVALENT STEEL (U OR T) STAKE. STAKES PLACED AT 5 FT INTERVALS.
FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF FENCE SHALL BE EXTENDED AT LEAST 8 FT UP SLOPE AT 45 DEGREES TO MAIN FENCE ALIGNMENT.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
ANY SECTION OF FENCE WHICH HAS BEEN COMPROMISED THROUGH PHYSICAL DAMAGE OR IS BLINDED WITH SEDIMENT OR HYDROCARBONS SHALL BE IMMEDIATELY REPLACED WITH SILTRON, ROCK FILTER OUTLET CONFIGURATION, OR FILTRER SOCK (COMPOST OR SWITCHGRASS).
IF UNDERCUTTING OCCURS, FILL MUST BE ADDED TO TRENCH AND AREA RE-COMPACTED.
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

PARAMETERS	REGULATORY MINIMUMS	EXAMPLE (Siltron®)
Fabric Construction Type	3-layer needle-punched composite	3-layer needle-punched composite
Hydrocarbon Retention	5 oz per square foot	5 oz per square foot
Fabric Width		
16 inch above ground, 8 inch bury	24 inches	24 inches (Siltron® 16)
21 inch above ground, 8 inch bury	29 inches	29 inches (Siltron® 21)
28 inch above ground, 8 inch bury	36 inches	36 inches (Siltron® 28)
Fabric Thickness (ASTM 5199)	7.50 mm ±10% (295 mils)	7.95 mm ±10% (313 mils)
Fabric Weight, oz/yd²	30 oz/yd²	33.7 oz/yd²
Grab Tensile (ASTM D 4632)		
MD	300 lbs	405 lbs
TD	200 lbs	210 lbs
Elongation (ASTM D 4632)		
MD	25% at failure (300 lbs)	21% at failure (405 lbs)
TD	25% at failure (200 lbs)	8.7% at failure (210 lbs)
Puncture Strength (ASTM D 4833)	200 lbs	224 lbs
Trapezoidal Tear (ASTM D 4533)		
MD	125 lbs	142 lbs
TD	125 lbs	135 lbs
Mullen Burst Strength (ASTM D 3786, modified)	700 lbs	759 lbs
Apparent Opening Size (ASTM D 4751)	.120 mm (non-woven composite)	.142 mm (non-woven composite)
Permittivity (ASTM D 4491)	45 gpm/ft²	46.2 gpm/ft²
UV Stability (ASTM D 4355)	100%	100%
Filtering Efficiency and Flow rate (ASTM 5141)		
Clear Water Rate, gpm/ft²	15 gpm/ft²	17.8 gpm/ft²
Silty Clay Rate	1.5 gpm/ft²	1.51 gpm/ft²
Filtering Efficiency and Flow rate (ASTM 5141)	96.0%	97.9%

Slope %	Siltron 16	Siltron 21	Siltron 28	Siltron 36
2	700	1000	1300	1750
5	375	500	650	875
10	240	300	400	550
15	200	250	350	475
20	140	200	250	335
25	100	150	180	245
30	75	100	125	175
35	60	85	100	135
40	50	75	90	120
45	45	60	80	110
50	40	50	60	80

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

SWPPP NOTES

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER		
	CONTRACTOR		
	INSPECTOR		
	AGREEMENT	COMPLETED	
	RPD CKD	CLD CON. DR.	

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

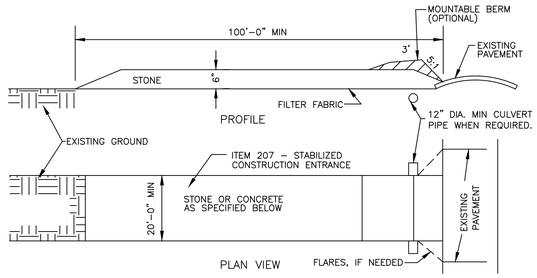
SCALE: NONE | SHEET: 3/7

CONTRACT DRAWING NO. CC-19850 | RECORD PLAN NO.

E.P. FERRIS & ASSOCIATES INC

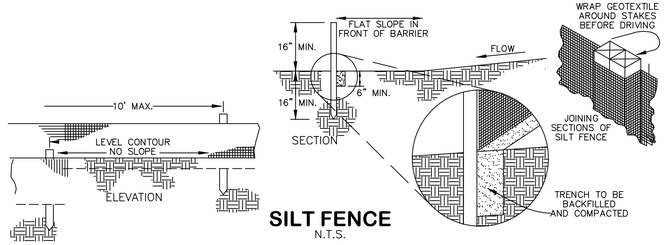
PROJECT NO.: 1005.036

DRAWING: M:\1005036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005.036_MASSEX_TITLE.DWG SAVED ON: 05/17/23 07:59 REVISED BY: JCUNNINGHAM



STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – A MINIMUM OF 100', BUT MAY BE LONGER AS DETERMINED BY THE CITY OF COLUMBUS.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. MAY BE WIDER AS DETERMINED BY THE CITY OF COLUMBUS.
5. FLARES OR RADII SHALL BE INSTALLED AT THE ENTRANCE IF THE PUBLIC ROADWAY SPEEDS AND/OR TRAFFIC CONDITIONS WARRANT IT, OR IF DIRECTED BY C.O.C. PERSONNEL.
6. FILTER FABRIC – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
7. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
8. CULVERT PIPE – 12" MINIMUM PIPE IS REQUIRED IF A STORM DITCH OR SWALE EXISTS AT THE PROPOSED ENTRANCE.THE CULVERT PIPE INVERTS SHALL MATCH THE EXISTING DITCH AT BOTH SIDES OF THE ENTRANCE.
9. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
10. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
11. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
12. MAINTENANCE OF TRAFFIC SIGNAGE SHALL BE A 48" x 48" CONSTRUCTION ENTRANCE AHEAD, 200' (ADEQUATE SIGHT DISTANCE SHALL BE CONSIDERED) BEFORE THE ENTRANCE ON BOTH SIDES OF THE ROAD OR AS APPROVED BY THE C.O.C. TEMPORARY TRAFFIC CONTROL COORDINATOR. YOU SHALL CALL THE TTCC @ (614) 645-6269 OR 645-5845 BEFORE STARTING THE ENTRANCE WORK.



SILT FENCE
N.T.S.

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE PLACED BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP PRIOR TO DRIVING INTO THE GROUND, SEE DETAIL.
10. MAINTENANCE: SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC, FLOWS AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING OPTIONS SHALL BE PERFORMED:

10.1. THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED,
10.2. ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
10.3. OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

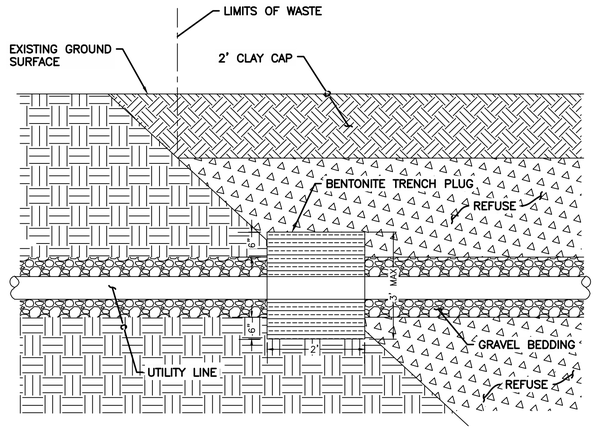
CRITERIA FOR SILT FENCE MATERIALS:

1. FENCE POST: THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS SHALL BE 2-BY-2-INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. POSTS SHALL BE FREE OF KNOTS, SPLITS, AND OTHER VISIBLE IMPERFECTIONS THAT WOULD WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET. POSTS SHALL BE DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC: SEE CHART BELOW.

NOTES: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. THE USE OF COMPOST FILLER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON CITY OF POWELL PLANS AND CONSTRUCTION SITES.

STRAW WATTLES OR COMPOST ROLLS HAVE A MINIMUM DIAMETER OF 12" (OEPA).

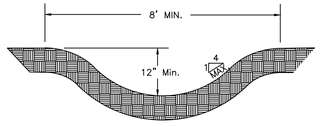
FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355



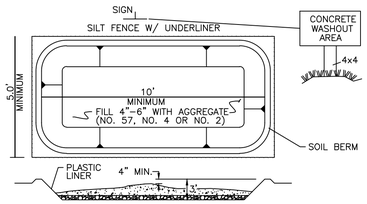
NOTES:

1. BENTONITE PLUG TO BE KEYED INTO SURROUNDING MATERIAL A MINIMUM OF 6 INCHES.
2. HYDRATE BENTONITE CHIPS IN 6 IN. MAX. LIFTS AND PER MANUFACTURER'S RECOMMENDATIONS.
3. WHERE UTILITIES ARE TWO PER TRENCH, BENTONITE PLUG TO BE EXTENDED TO ENCOMPASS BOTH.

BENTONITE TRENCH PLUG
N.T.S.

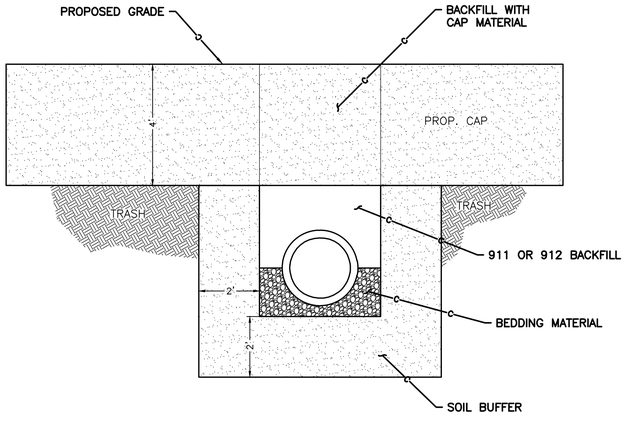


CUT SWALE DETAIL
N.T.S.

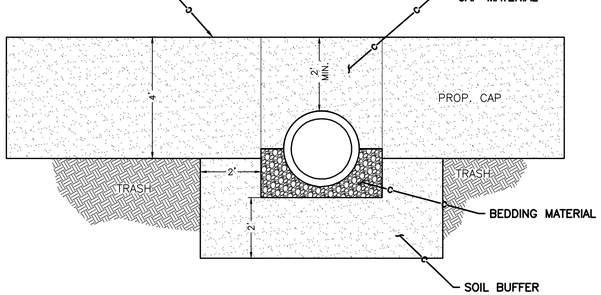


CONCRETE WASHOUT AREA
N.T.S.

NOTE:
THE USE OF PORTABLE CONCRETE WASHOUT UNITS IN APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF COLUMBUS.



UTILITY BELOW CAP
N.T.S.



UTILITY IN CAP
N.T.S.

AS PER PLAN: UTILITY IN CAP
SOME OF THE UTILITY LINES MAY BE INSTALLED BELOW THE EXISTING SOIL CAP LAYER. WHERE THIS OCCURS, THE TRENCHES WILL BE OVER EXCAVATED AND A MINIMUM OF 2 FEET OF CLEAN, COMPACTED FILL PLACED PRIOR TO THE INSTALLATION OF THE UTILITY LINE.

BENTONITE TRENCH PLUGS WILL BE INSTALLED WHERE UTILITY TRENCHES ENTER THE SITE AND ARE EXCAVATED BELOW THE SOIL CAP.

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

SWPPP DETAILS

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER			
	CONTRACTOR			
	INSPECTOR			
	AGREEMENT	COMPLETED		
	RPD	CKD	CLD	CON. DR.

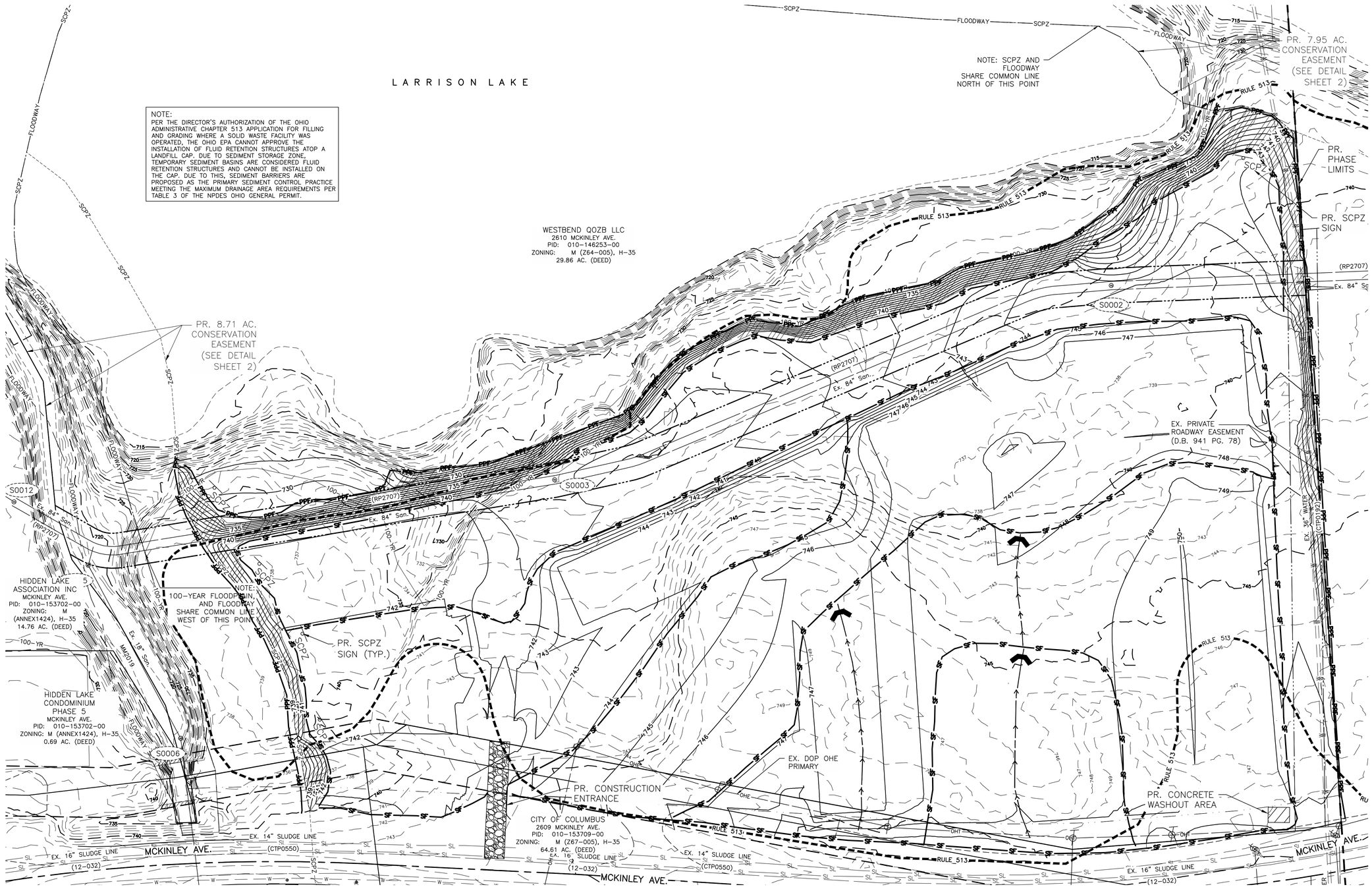
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: NONE | SHEET: 4/7

CONTRACT DRAWING NO. CC-19850 | RECORD PLAN NO.

E.P. FERRIS & ASSOCIATES INC

PROJECT NO.: 1005.036



DRAWING: M:\1005036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005036_MASSEX_GRADING.DWG SAVED ON: 05/17/23 08:04 REVISED BY: JCUNNINGHAM

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

SWPPP AND GRADING PLAN

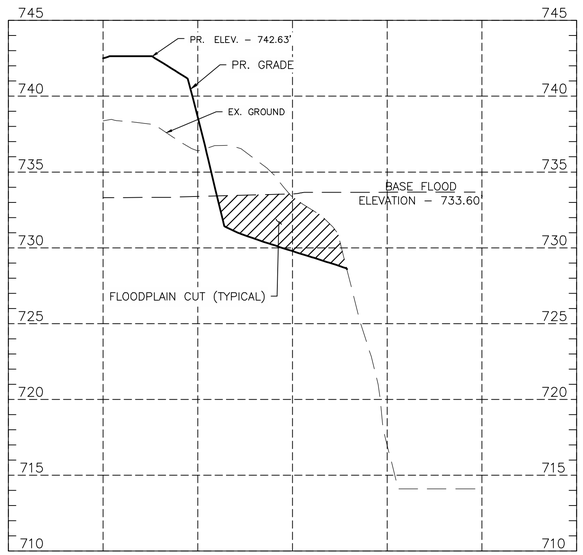
PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER			
	CONTRACTOR			
	INSPECTOR			
	AGREEMENT		COMPLETED	
	RPD	CKD	CLD	CON. DR.

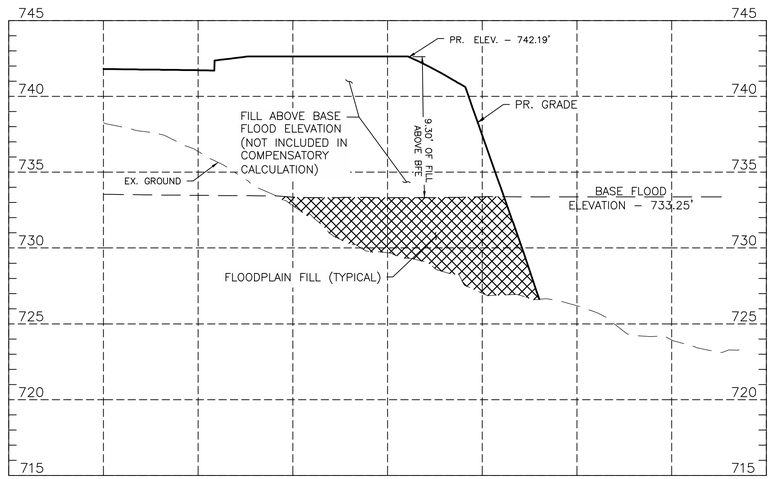
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: 1" = 50'
SHEET: 5/7
CONTRACT DRAWING NO. CC-19850
RECORD PLAN NO.

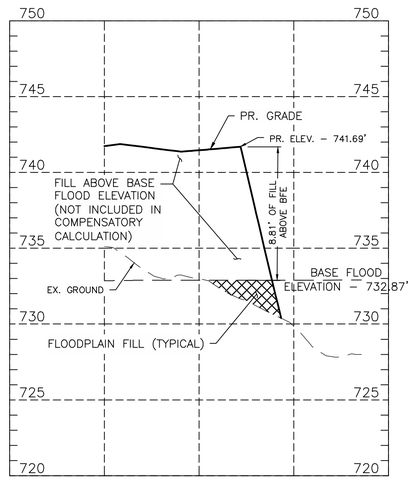
E.P. FERRIS & ASSOCIATES INC
PROJECT NO.: 1005.036



CROSS SECTION A-A
HORIZ. SCALE: 1" = 40'
VERT. SCALE = 1" = 5'



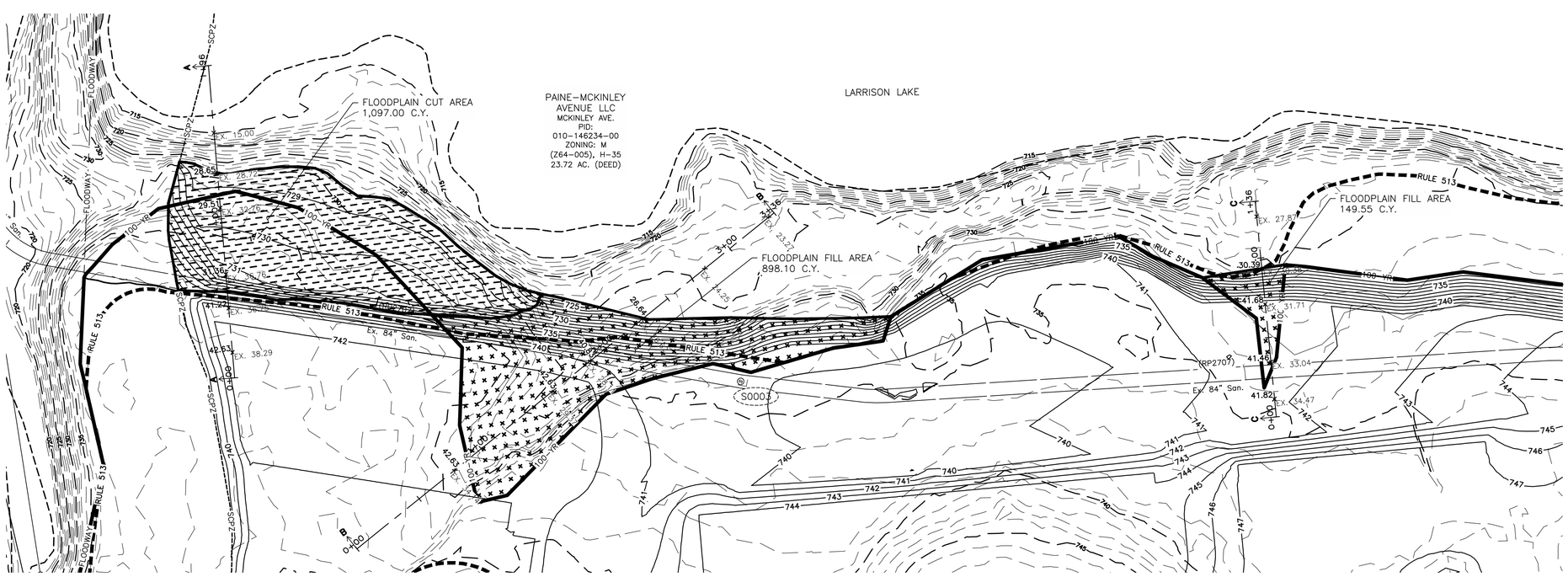
CROSS SECTION B-B
HORIZ. SCALE: 1" = 40'
VERT.SCALE = 1" = 5'



CROSS SECTION C-C
HORIZ. SCALE: 1" = 40'
VERT.SCALE = 1" = 5'

LEGEND

- 780 — PROPOSED CONTOUR (1 FOOT INTERVAL)
- –780– EX. CONTOUR (1 FOOT INTERVAL)
- OEPA RULE 13 LIMITS
- FLOODWAY
- SCIOTO RIVER / LARRISON LAKE NORMAL WATER LEVEL
- 100–YR 100–YEAR FLOODPLAIN LIMITS
- SCPZ STREAM CORRIDOR PROTECTION ZONE LIMITS (SCPZ)
- AREAS OF 100–YEAR FLOODPLAIN FILL (AREAS REMOVED FROM 100–YEAR FLOODPLAIN)
- AREAS OF 100–YEAR FLOODPLAIN CUT (AREAS ADDED TO 100–YEAR FLOODPLAIN)



NOTE:
COMPENSATORY FLOODPLAIN CUT AND FILL WILL TAKE PLACE ON THIS SITE AS SHOWN ON THIS SHEET.

CUT: 1,097.00 C.Y.
FILL: 1,047.65 C.Y.

NET: 49.35 C.Y. CUT

NOTES FOR MASS GRADING PLANS GOING TO FEMA:
UPON COMPLETION OF THE FILL IN CONJUNCTION WITH THIS MASS GRADING PLAN, AN APPLICATION FOR A LETTER OF MAP REVISION (LOMR) WILL BE SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). PRIOR TO THE EFFECTIVE DATE OF THE LOMR, A BUILDING CONSTRUCTED WITHIN THE DESIGNATED FILL AREA WILL BE ELEVATED AND/OR DRY FLOOD PROOFED IN ACCORDANCE WITH THE REQUIREMENTS OF C.C. CHAPTER 1150, FLOODPLAIN MANAGEMENT, OF THE COLUMBUS WATER, SEWER AND ELECTRICITY CODE.

FILLING MAY BE ALLOWED IN THE FLOODWAY FRINGE ONLY IF ASSOCIATED WITH A GRADE AND FILL PLAN. THE GRADE AND FILL PLAN SHALL BE FULLY DETAILED AND SUBMITTED AS PART OF AN APPLICATION FOR A CERTIFICATE OF ZONING CLEARANCE. FILL SHALL NOT BE PLACED UNTIL AFTER THE CERTIFICATE OF ZONING CLEARANCE HAS BEEN ISSUED FOR GRADING AND FILLING.

REGARDLESS OF ANY DETERMINATION ISSUED BY FEMA TO REMOVE AN AREA FILLED AS PERMITTED AND APPROVED FROM THE DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA), DEVELOPMENT WITHIN THAT AREA OF FILL SHALL BE CONSTRUCTED WITH THE LOWEST FLOOR LEVEL, EXCLUDING A BASEMENT OR CRAWL SPACE, AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

THE LOWEST GRADE ADJACENT TO A BUILDING OR STRUCTURE TO BE CONSTRUCTED WITHIN THE DESIGNATED FILL AREA SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION, WITH THAT GRADE ELEVATION TO EXTEND AT LEAST TWENTY (20) FEET FROM THE PROPOSED BUILDING TOWARDS THE FLOODWAY OR FLOODING SOURCE.

IN ADDITION, A RESIDENTIAL DWELLING WITHIN THE DESIGNATED FILL AREA MUST HAVE A MEANS OF INGRESS AND EGRESS AT OR ABOVE THE BASE FLOOD ELEVATION THAT EXTENDS CONTINUOUSLY FROM THE DWELLING TO A LOCATION OUTSIDE THE SPECIAL FLOOD HAZARD AREA WITHIN THE SUBJECT SITE.

REASONABLY SAFE FROM FLOODING: ALL STRUCTURES ASSOCIATED WITH FUTURE DEVELOPMENT WITHIN THE AREA OF THE FLOODPLAIN FILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD OF BEING "REASONABLY SAFE FROM FLOODING", AS OUTLINED IN TECHNICAL BULLETIN 10–01 DATED MAY 2001, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR SUCCESSOR DOCUMENTS.

NOTE: ALL FILL WITHIN THE 100 YEAR FLOODPLAIN SHALL BE AT LEAST 1.5 FEET ABOVE THE BASE FLOOD ELEVATION.

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

100 YEAR CUT AND FILL

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER			
	CONTRACTOR			
	INSPECTOR			
	AGREEMENT		COMPLETED	
	RPD	CKD	CLD	CON. DR.

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: AS SHOWN
SHEET: 6/7
CONTRACT DRAWING NO. CC–19850
RECORD PLAN NO.

E.P. FERRIS & ASSOCIATES INC
PROJECT NO.: 1005.036

DRAWING: M:\1005036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005.036_MASSEX_100YRCUTFILL.DWG SAVED ON: 05/12/23 08:44 REVISED BY: JCUNNINGHAM

LEGEND

780 — PROPOSED CONTOUR (1 FOOT INTERVAL)

780 — EX. CONTOUR (1 FOOT INTERVAL)

OEPA RULE 13 LIMITS

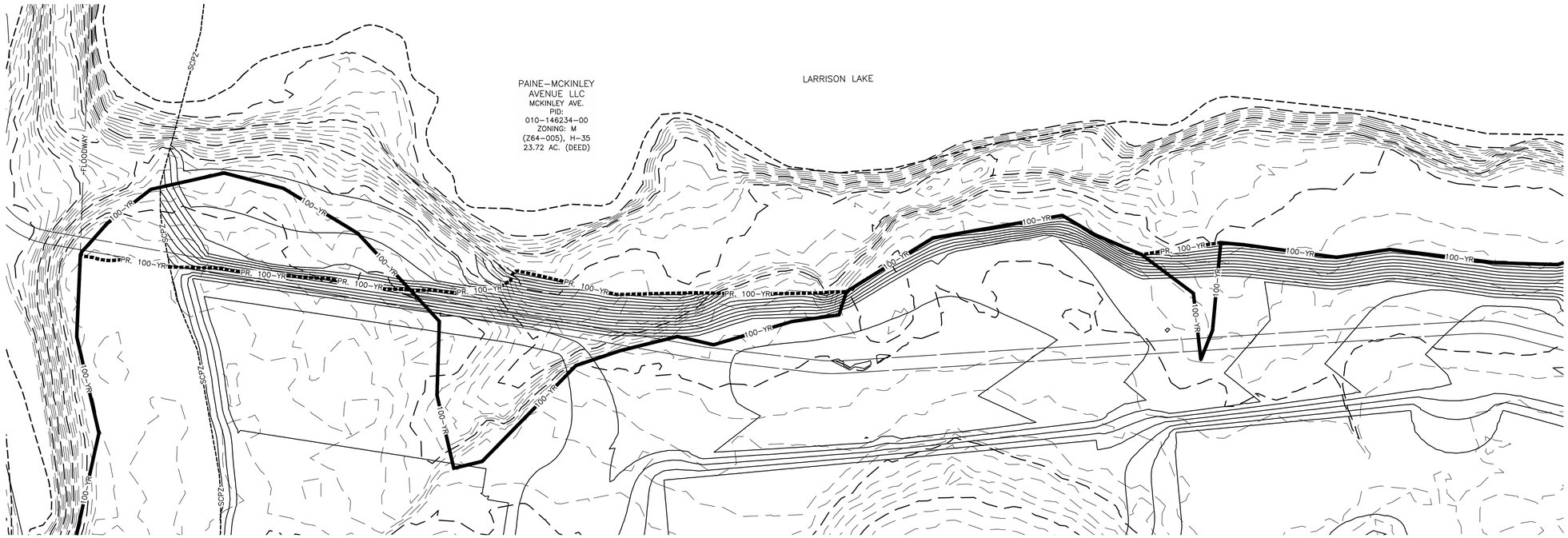
FLOODWAY

SCIOTO RIVER / LARRISON LAKE NORMAL WATER LEVEL

100-YR — EXISTING 100-YEAR FLOODPLAIN LIMITS

PR. 100-YR — PROPOSED 100-YEAR FLOODPLAIN LIMITS

SCPZ — STREAM CORRIDOR PROTECTION ZONE LIMITS (SCPZ)



EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER		GRANTOR
	VOL.	PAGE	

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

100 YEAR FLOODPLAIN ADJUSTMENT

PROJECT TITLE:
PRIVATE STORM SEWER IMPROVEMENTS FOR
WESTBEND DEVELOPMENT PHASE 1
MASS GRADE AND FILL
2474 MCKINLEY AVE

DIVISION USE ONLY	OWNER			
	CONTRACTOR			
	INSPECTOR			
	AGREEMENT		COMPLETED	
	RPD	CKD	CLD	CON. DR.

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: AS SHOWN

SHEET: 7/7

CONTRACT DRAWING NO.
CC-19850

RECORD PLAN NO.

E.P. FERRIS & ASSOCIATES INC

PROJECT NO.: 1005.036

DRAWING: M:\1005036_MCKINLEY\DWG\PRODUCTION DRAWINGS\MASS EXCAVATION PLAN\1005.036_MASSEX_100YRCUTFILL.DWG SAVED ON: 05/12/23 08:44 REVISED BY: JCUNNINGHAM

APPENDIX H

GEOTECHNICAL REPORT AND BORING LOGS

GEOTECHNICAL
CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

GEOTECHNICAL CONSULTANTS INC.

MAIN OFFICE
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614.895.1171 fax

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330.965.1400 phone
330.965.1410 fax

www.gci2000.com

January 6, 2020

Mr. Joseph M. Reidy
McKinley Avenue Acquisitions, LLC
842 North 4th Street, Suite 200
Columbus, Ohio 43215

Reference: Preliminary Geotechnical Assessment
Buckeye Auto Parts
2474 McKinley Avenue - Columbus, Ohio
GCI Project 19-G-22606-A

Dear Mr. Reidy:

As you authorized, GCI performed a series of test borings at the site as part of an environmental assessment of the subsurface conditions at the site. This report discusses the findings of the 16 test borings that were performed as part of the environmental study and provides a preliminary geotechnical assessment of the impact of the encountered subsurface conditions on the proposed mixed-use development.

SITE AND PROJECT DESCRIPTION

The project site is located due west of the Scioto River, straddling McKinley Avenue. A majority of the site is east of McKinley Avenue, with the Scioto River along its east boundary. A small segment of the site is located west of McKinley Avenue, with existing railroad tracks along its southwest boundary. Houses, a quarry, and a landfill have historically occupied parts of the property. The Buckeye Auto Parts salvage yard has occupied the property since the 1970s. An aerial image of the site is shown below. The photographs on the following pages show the site conditions near the time of the borings.

Site Aerial (obtained from Google Earth, dated March 2018)

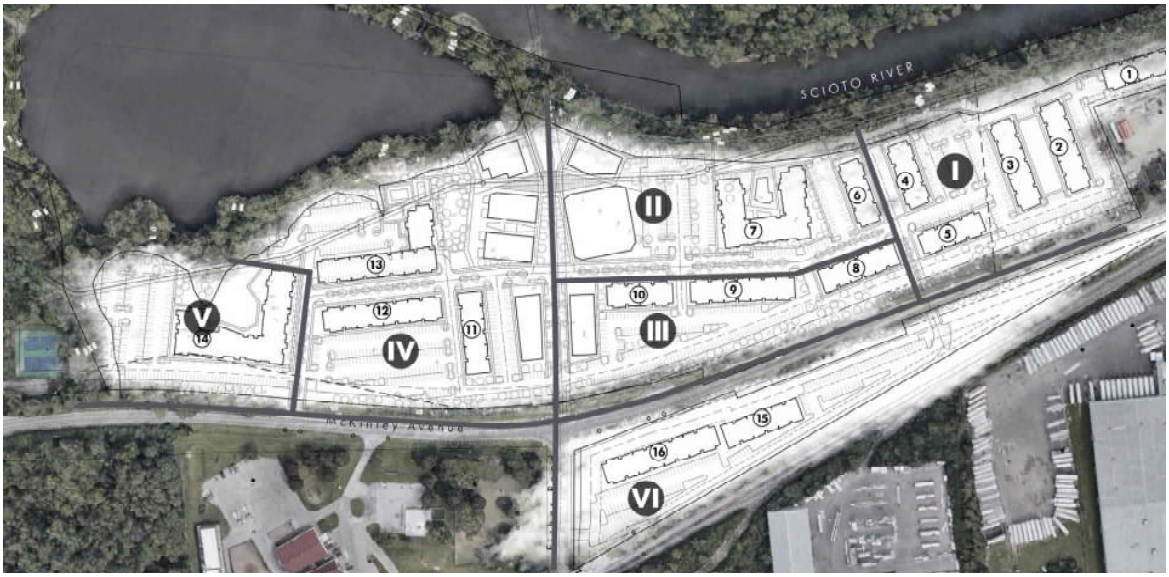
Photo 1 (Taken from north-central portion of site, facing southeast)

Photo 2 (Taken from far northern end of site, facing east)

Photo 3 (Taken from eastern-central part of site, facing west)

Photo 4 (Taken from southern part of site, facing northwest)

We were provided with the Conceptual Master Plan, prepared by POD design, and dated December 19, 2019. The plan displays a layout of the proposed buildings and pavement areas. The layout also divides site into six zones as show on the image below.



Conceptual Master Plan (prepared by POD design)

A Site Data sheet is included within the Conceptual Master Plan and describes each zone as follows:

- Zone I: Five 3-story residential buildings;
- Zone II: One 3-story residential building, one 4-story residential building, one 1-story office building, and one 2-story office building;
- Zone III: Three 3-story residential buildings and one 1-story office building;
- Zone IV: Two 4-story residential buildings, one 5-story residential building, and four 1-story office buildings;
- Zone V: One 4-story residential building;
- Zone VI: Two 4-story residential buildings.

SUBSURFACE CONDITIONS

On November 11, 12, 13, 15, and 18, 2019, Envirocore (drilling contractor) performed sixteen (16) standard penetration test borings at the site. GCI representative Andy Shipley was on-site during drilling operations, noting auger spoil constituents and subsurface strata changes. Soil samples retrieved from the borings were classified by a GCI engineer in our laboratory. Attached to this report are two boring location plans (one over a site aerial and one over the site plan) and logs of the test boings. We summarize the subsurface findings below. Refer to the individual boring logs for more detailed information at specific boring locations.

Each of our borings encountered fill of variable constituents. In general, the encountered fills contained a soil-based matrix. This matrix consisted of sands, gravels, silts, and

clays, with sands being the most frequently observed component in our borings. Intermixed within the soil-based matrix were various components as described below:

- Wood was noted within many of our borings; in particular, borings DB-1, DB-8, and DB-12 contained depth ranges over which wood was the primary component.
- Cloth, glass, and metal were noted in some borings in relatively small quantities (significantly less than the observed wood).
- Cinders of an ash-like consistency were noted in many of our borings; the cinders were typically mixed with sands and other fines, giving the materials a dark gray color.
- Concrete fragments and brick fragments.

If we deemed appropriate, some fills were classified under the Unified Soil Classification System; these included Silty Sand with Gravel (SM), Silt (ML), Lean Clay (CL), Lean Clay with Sand (CL), Sandy Lean Clay (CL), and Sandy Lean Clay with Gravel (CL). A majority of the fill materials were noted as" mixes", which we deemed as not fitting into a classification. On the logs, "mix" components are listed from highest quantity to lowest quantity constituents as noted in the split spoon samples.

Standard penetration testing N-values varied within the fills. Loose to dense granular fills and soft to hard cohesive fills were noted. N-values were random between borings and at various depth ranges within borings.

We noted moist, very moist, and wet (saturated) materials within our borings; these are noted as such on our logs. Groundwater seepage was encountered during drilling at respective depths of 23.5', 23', 8', 13', 20', and 18', in borings DB-1, DB-2, DB-8, DB-9, DB-11, and DB-12. Wet materials were noted below seepage levels. Practical implications with regards to moisture condition are discussed in the Geotechnical Evaluation section of this report. Note that soil moisture conditions and groundwater observations fluctuate due to changes in precipitation, climate, stabilization time, and other factors that may differ from the time the measurements were made.

Borings DB-1 to 6, DB-10, and DB-16 terminated within the fill at a depth of 25' below existing grade. Borings DB-7 and DB-11 encountered sampler refusal in fill and were terminated at respective depths of 7.1' and 24.4'. Borings DB-8, DB-9, and DB-12 to 15 encountered sampler refusal on what may be limestone bedrock at respective depths of 15', 10', 22', 14', 5.5', and 13.7'. The borings are summarized in the table on the following page.

Boring	Groundwater Level During Drilling (ft)	Groundwater Level at Drilling Completion (ft)	Bottom of Boring Depth (ft)	Notes
DB-1	23.5	24	25	-
DB-2	23	24.5	25	-
DB-3	-	-	25	-
DB-4	-	-	25	-
DB-5	-	-	21.3	Sampler refusal in fill at 21.3'
DB-6	-	-	25	-
DB-7	-	-	7.1	Sampler refusal in fill at 7.1'
DB-8	8	13	15.2	Possible Bedrock at 15'
DB-9	13	13	25	Possible Bedrock at 10'
DB-10	-	-	10.2	-
DB-11	20	23.5	24.4	Sampler refusal in fill at 24.4'
DB-12	18	18	22.2	Possible Bedrock at 22'
DB-13	-	-	15.1	Possible Bedrock at 14'
DB-14	-	-	5.9	Possible Bedrock at 5.5'
DB-15	-	-	13.7	Possible Bedrock at 13.7'
DB-16	-	-	25	-

No borings penetrated through the fill. As such, the fill depths and natural soils are not known. Additional “geotechnical” specific borings are recommended to evaluate fill depths and natural soils as they may impact foundation / site preparation approaches for the project.

ADDITIONAL BORINGS

This study consisted of 16 standard penetration test borings and is considered to be limited in scope considering the size of the property, the newness and potential fluidity of development plans, and the varying nature of the existing fills. Additional geotechnical specific borings will need to be performed to better characterize the fill conditions and fill depths, assess the natural soils, and presence of bedrock. This information is need to better assess appropriate foundation approaches.

PRELIMINARY GEOTECHNICAL EVALUATION

The fill poses geotechnical challenges for development, particularly with regards to settlement of structures and pavements. In our opinion, multiple foundation approaches may need to be utilized, depending upon the proposed development feature and the geotechnical conditions encountered. We discuss four foundation approaches in the following subsections. These approaches should be considered preliminary because the project scope has not been finalized and the depth of fill and natural soil has not been determined.

Approach 1 – Deep Dynamic Compaction

Based on the borings, ground improvement using deep dynamic compaction (DDC) is a viable approach for areas of the site although the high concentration of wood may be an

issue and will need further evaluation. A DDC specialty contractor should be consulted regarding attainable bearing capacities. Based on our experience with DDC in similar fill conditions, a 3,000 pounds per square foot (psf) bearing capacity will likely be the maximum achievable capacity under this approach. High building loads may preclude the use of DDC.

Based on our experience with DDC, the upper ± 20 feet of material exhibits the most "improvement" (i.e., densification) from the process. DDC will be challenging in areas of the site exhibiting excessive moisture contents and significant wood content. Materials shown on our boring logs as "very moist" or "wet" may be difficult to "densify" due to the development of excess pore pressures, especially those with higher amounts of fine-grained materials.

Comments:

- Within favorable fill conditions (i.e., "normal" moisture content and minor wood content), DDC should be feasible for single-story commercial structures or light-weight residential structures (2- to 3-story wood-framed). Additional compactive effort should be applied along wall lines and at column locations for heavier and more settlement sensitive structures to reduce settlement potential. The other foundation approaches presented in this report would need to be utilized if the fill conditions are unfavorable to DDC (i.e., too wet to respond to DDC or too much deleterious materials, such as wood).
- A pre- and post-DDC boring plan will need to be implemented prior to starting any DDC activities to help assess the "improvement" of fills under the procedure.
- DDC will have a tendency to loosen the materials between the craters. GCI should be consulted prior to site activities to provide recommendations for remediation of DDC areas.
- The project team should anticipate challenges with DDC performed in late fall, winter, and early spring due to the upper level soils generally having higher moisture contents.
- As a minimum, the area to be compacted should be the building limits plus at least 20 feet outside the building perimeter. We also recommend DDC where sanitary lines are constructed. The DDC contactor should determine whether additional drops are needed.
- We recommend DDC be performed at the lowest possible elevation (i.e., before any new fill placement is performed).
- The DDC process could lower the densified area by 1 to 2 feet. Therefore, additional fill will be needed to complete site grading.

Approach 2 – Geopiers

This approach would consist of modifying the existing fills using geopiers. Temporary casing may be needed to install geopier elements through loose/soft zones of fills and below groundwater seepage. Obstructions in the fill (brick, concrete, metal, tanks, etc.) could be a problem during installation and will have to be dealt with on a case-by-case basis; this could include removing the obstruction. We anticipate that groundwater will be encountered during geopier installation; the specialty contractor will need to plan accordingly. Once the geopiers are installed, a shallow foundation system would be

used. Additional geotechnical specific borings will need to be performed to aid the geopier designer with pier spacing, size, depth, and bearing capacities.

Slab settlement could also be an issue with the geopiers option unless geopiers are installed below the entire building footprint to provide slab support. This will need to be further assessed in final design phases.

Approach 3 – Driven Piles

Based on the preliminary borings, this approach would involve driving piles through the fill to bear on bedrock. Shallow rock depths and/or excessively loose in-place materials may preclude this approach due to lateral support concerns. Additional borings will need to be performed to assess bedrock depths at building areas; rock coring will need to be performed as well.

Piles driven to refusal on bedrock would eliminate structure settlement concerns related to the existing fill. However, there is a potential for large obstructions within the fill, such as cobbles, boulders, metal, etc. Additional piles and pile cap/grade beam redesign would be needed if obstructions prevent piles from being installed to bedrock at the design locations. Slab constructed on fill could settle. This will need to be addresses in final design.

Approach 4 – Drilled Shafts

Shafts bearing on bedrock would eliminate structure settlement concerns related to the existing fill. The shafts should be designed to gain their support through end bearing, mostly likely on limestone bedrock. Additional borings with rock coring will need to be performed to attain approximate fill depths at proposed building areas and assess rock quality and hardness. We anticipate drilled shafts bearing in limestone bedrock can be designed for a preliminary end bearing capacity in the range of 20,000 to 40,000 psf. A negative skin friction value would need to be used for the depth of the fill, which can be provided after additional borings are performed. Note that groundwater seepage will be an issue with the construction of drilled shafts and will need to be addressed by the contractor.

Comments

In our opinion, portions of the site should respond well to DDC. However, the success of the DDC will depend largely on fill composition and moisture levels in the fill. Provided the site is prepared as recommended, we feel that total and differential settlement for light-weight structures should be within tolerable limits. However, settlement of footings supported on fill modified using DDC may vary due to variations in the fill, which presents risk.

Heavier and/or settlement sensitive buildings could settle more than desired under DDC-improved ground. If a particular tenant has a very strict settlement criterion, then the structure will need to be supported on deep foundations. There is still a risk of settlement associated with the existing fills if geopiers are used; however, we would consider the risk to be lower with geopier-improved ground in comparison to DDC-improved materials. Obstructions in the fill could present problems with pile installations as well as augering activities for geopiers or drilled shafts.

ADDITIONAL PRELIMINARY RECOMMENDATIONS

Site Preparation
Proposed development areas should be completely stripped of existing trees, vegetation, buildings, utilities, and scrap metal / auto parts, to expose the existing fill materials. This stripping process should be performed prior to any foundation or ground modification procedures. If a geopier or deep foundation approach is chosen, the earthwork contractor should proof-roll the exposed subgrade using a fully-loaded, tandem-axle dump truck (or equivalent) to identify potential soft, yielding subgrade areas. Soft spots

identified during the proof-roll should be undercut to firm, stable conditions, or otherwise stabilized.

Subgrade Stabilization
The stabilization of soft subgrades by disking, aerating/drying, and re-compaction may be feasible during traditionally drier times of the year. During wet seasons, partial undercutting and replacing of wet soils with structural fill, drying with soil additives such as lime, or use of geosynthetics may be needed to create a stable subgrade before placing controlled fills. The use of soil additives, such as lime and fly ash, or installation of geosynthetics should be reviewed by GCI prior to use in the field. Fewer problems with soft subgrades are expected if work is performed during traditionally drier times of the year (i.e., late spring, summer, and early fall). Traditionally wetter seasons (i.e., late fall, winter, and early spring) will contribute to more problems associated with soft, very moist subgrades.

New Fill Placement
Structural fill can be placed to design grade once subgrades are brought to firm and stable conditions. Non-organic site soils can be used as structural fill provided proper moisture control is maintained (if unsuitable items are found within the fill, they should be removed). Imported fill materials should be reviewed by our office prior to placement. Depending on the time of year of earthwork, the fill may require drying to achieve proper compaction.

Foundations and Floor Slabs
After additional borings are performed and ground improvement / deep foundation approaches are further assessed, recommendations can be provided.

Seismic Factor
Based on our preliminary borings, and provided the site is prepared as recommended, we would estimate the site as a Site Class D – stiff soil profile.

Pavements
Provided the site is prepared as described herein, conventional aggregate base and flexible asphalt wearing course pavements should be feasible. A specific pavement design is beyond the scope of work of this report; GCI can provide one if requested. Properly compacted, it is our opinion the site materials would have a preliminary CBR value of at least 3 (no actual testing has been performed during this subsurface exploration; this is based on our observation of the on-site materials and experience with similar project sites).

ENVIRONMENTAL

This report deals with geotechnical considerations for land development. There are environmental issues which are beyond the scope of this report. GCI has been providing environmental consulting to the project. Items such as the location and thickness of a clay cap, installation of a methane extraction system, the need for a vapor barrier below the floor slabs, etc., are environmental items that should be considered for the project. It is critical that these and other pertinent environmental considerations be coordinated with geotechnical aspects of site preparation.

CONSTRUCTION MATERIAL ENGINEERING AND TESTING

GCI provides construction materials engineering and testing (CoMET) services. For project continuity throughout construction, we recommend that GCI be retained to observe, test, and document the following:

- DDC, geopier and deep foundation installation,
- earthwork procedures (stripping, cut and fill earthwork, etc.),
- foundation and slab preparation (proof-rolling, excavations, etc.)
- concrete placement (footings, grade beams, slabs) and compressive strength testing, and
- structural steel (welds, bolts, etc.).

The purpose of this work is to assess that the intent of our recommendations is being followed and to make timely changes to our recommendations (as needed) in the event site conditions vary from those encountered in our borings. Please contact our field department to initiate these services.

FINAL

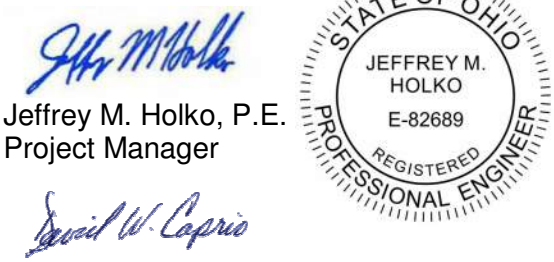
In the event that any changes in the nature or design of the project are planned, conclusions and recommendations contained in this report shall not be considered valid unless changes are reviewed and conclusions of this report are modified or verified in writing.

The preliminary recommendations contained in this report are the opinion of Geotechnical Consultants, Inc. based on the subsurface conditions found in the borings and available development information. The nature and extent of variations between borings might not become evident until construction. Due to the nature of this site (i.e., random fill placed many years ago), abrupt variations in fill components and density should be anticipated. Depending on the encountered conditions, it may be necessary to re-evaluate the recommendations of this report.

This letter report has been prepared for the exclusive use of McKinley Avenue Acquisitions, LLC, and their consultants for specific application to the proposed development at 2474 McKinley Avenue in Columbus, Ohio in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

It has been a pleasure to be of service to you on this project. If you have any questions or need for additional service, please contact GCI.

Respectfully submitted,
Geotechnical Consultants, Inc.



Jeffrey M. Holko, P.E.
Project Manager

David W. Caprio, P.E.
Principal

Attachments: General Notes for Soil Sampling and Classifications
General Site Location Map
Boring Location Plan
Borings Logs

Distribution: Mr. Joseph Reidy – McKinley Avenue Acquisitions - pdf copy via email
GCI File

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GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

BORINGS, SAMPLING AND GROUNDWATER OBSERVATIONS:

Drilling and sampling were conducted in accordance with procedures generally recognized and accepted as standard methods of exploration of subsurface conditions. The borings were drilled using a truck-mounted drill rig using auger boring methods with standard penetration testing performed in each boring at intervals ranging from 1.5 to 5.0 feet. The stratification lines on the logs represent the approximate boundary between soil types at that specific location and the transition may be gradual.

Water levels were measured at drill locations under conditions stated on the logs. This data has been reviewed and interpretations made in the text of the report. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time the measurements were made.

The Standard Penetration Test (ASTM-D-1586) is performed by driving a 2.0 inch O.D. split barrel sampler a distance of 18 inches utilizing a 140 pound hammer free falling 30 inches. The number of blows required to drive the sampler each 6 inches of penetration are recorded. The summation of the blows required to drive the sampler for the final 12 inches of penetration is termed the Standard Penetration Resistance (N). Soil density/consistency in terms of the N-value is as follows:

COHESIONLESS DENSITY		COHESIVE CONSISTENCY	
0-10	Loose	0-4	Soft
10-30	Medium Dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	Very Stiff
		30 +	Hard

SOIL MOISTURE TERMS

Soil Samples obtained during the drilling process are visually characterized for moisture content as follows:

MOISTURE CONTENT	DESCRIPTION
Damp	Soil moisture is much drier than the Atterberg plastic limit (where soils are cohesive) and generally more than 3% below Standard Proctor “optimum” moisture conditions. Soils of this moisture generally require added moisture to achieve proper compaction.
Moist	Soil moisture is near the Atterberg plastic limit (cohesive soils) and generally within ±3% of the Standard Proctor “optimum” moisture content. Little to no moisture conditioning is anticipated to be required to achieve proper compaction and stable subgrades.
Very Moist	Soil moisture conditions are above the Atterberg plastic limit (cohesive soils) and generally greater than 3% above Standard Proctor “optimum” moisture conditions. Drying of the soils to near “optimum” conditions is anticipated to achieve proper compaction and stable subgrades.
Wet	Soils are saturated. Significant drying of soils is anticipated to achieve proper compaction and stable subgrades.

SOIL CLASSIFICATION PROCEDURE:

Soil samples obtained during the drilling process are preserved in plastic bags and visually classified in the laboratory. Select soil samples may be subjected to laboratory testing to determine natural moisture content, gradation, Atterberg limits and unit weight. Soil classifications on logs may be adjusted based on results of laboratory testing.

Soils are classified in accordance with the ASTM version of the Unified Soil Classification System. ASTM D-2487 “Classification of Soils for Engineering Purposes (Unified Soil Classification System) describes a system for classifying soils based on laboratory testing. ASTM D-2488 “Description and Identification of Soil (Visual-Manual Procedure) describes a system for classifying soils based on visual examination and manual tests.

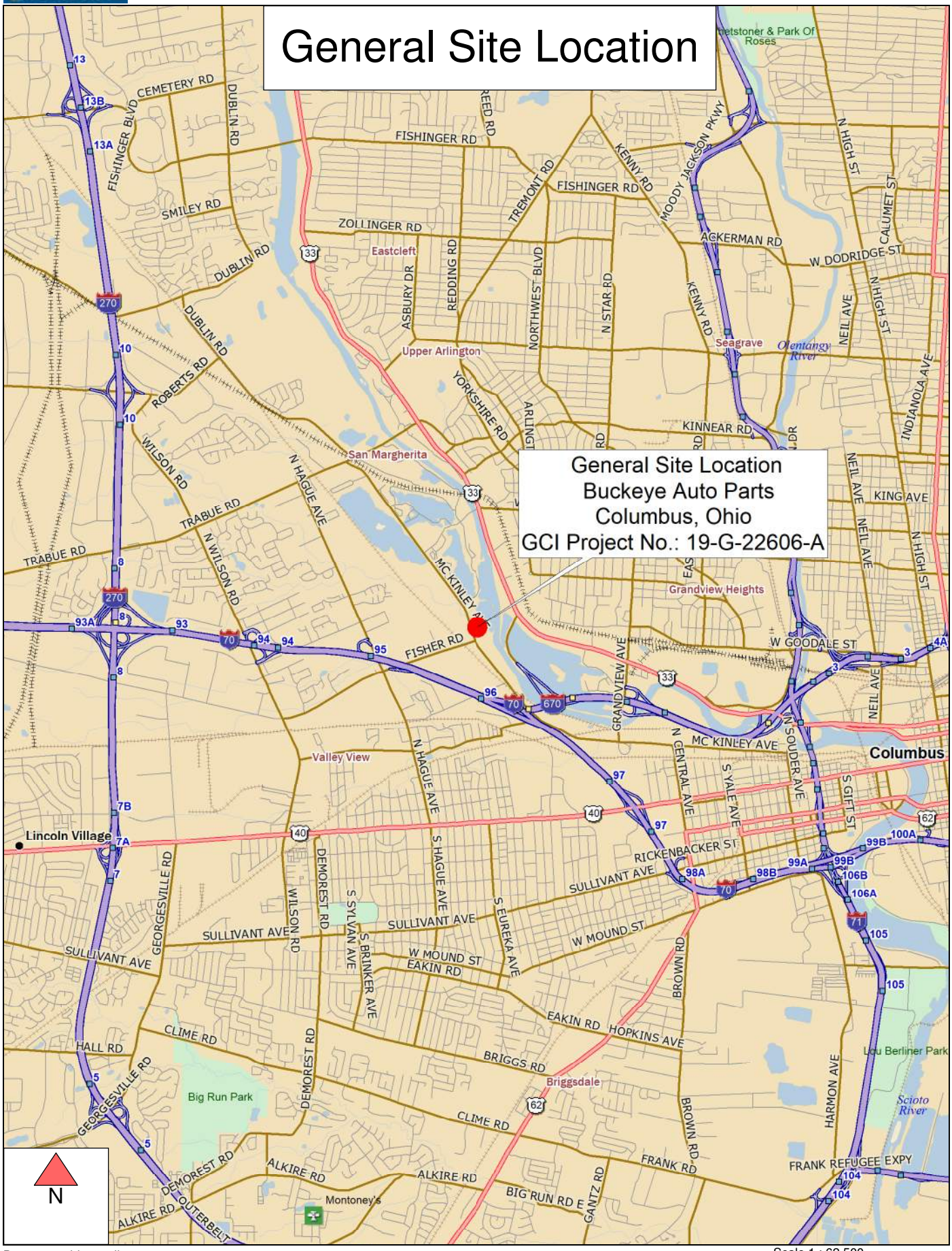
Soil classifications are based on the following tables (see reverse side):

GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

PARTICLE SIZE DEFINITION			CONSTITUENT MODIFIERS	
Boulders:		>12"		
Cobbles:		3" to 12"	Trace	Less than 5%
Gravel:	Coarse:	3/4" to 3"	Few	5-10%
	Fine:	No. 4 (3/16") to 3/4"	Little	15-25%
Sand:	Coarse	No. 10 (2.0mm) to No. 4 (4.75mm)	Some	30-45%
	Medium	No. 40 (0.425mm) to No. 10 (2.0mm)	Mostly	50-100%
	Fine	No. 200 (0.074mm) to No. 40 (0.425mm)		
Silt & Clay		<0.074mm; classification based on overall plasticity; in general clay particles <0.005mm.		

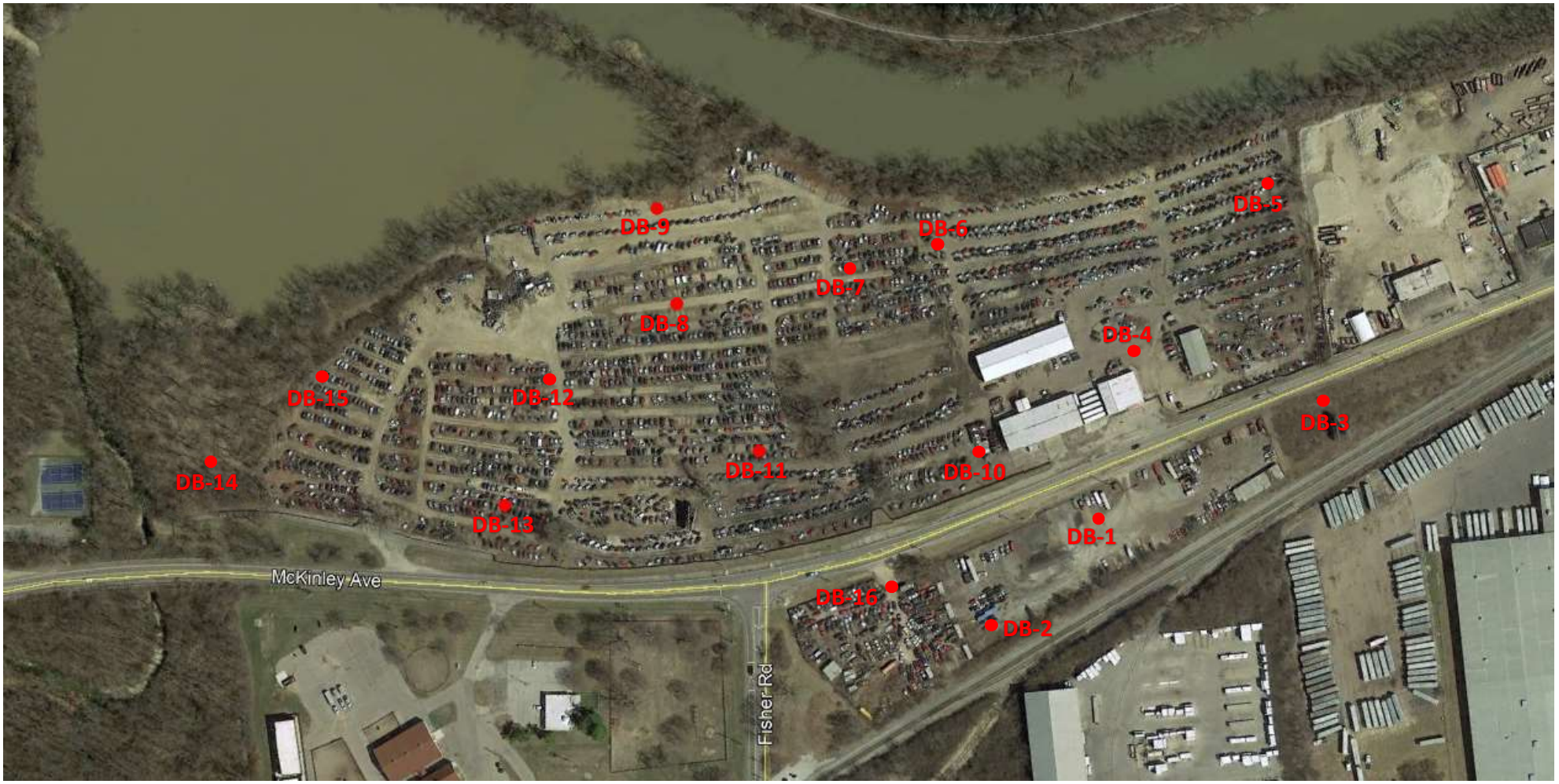
ASTM/UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART		
COARSE-GRAINED SOILS (more than 50% of materials is larger than No. 200 sieve size)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	*Clean Gravel (less than 5% fines)*	
	GW	Well-graded gravel, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel sand mixtures, little or no fines
	Gravels with fines (more than 12% fines)	
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS More than 50% of coarse fraction smaller than No. 4 sieve size	*Clean Sands (Less than 5% fines)*	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly-graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent ……GW, GP, SW, SP Greater than 12 percent ……GM, GC, SM, SC 5 to 12 percent ……Borderline cases requiring dual symbols: SP-SM, GP-GM, etc.		
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size)		
SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	CL-ML	Inorganic silty clay of slight plasticity, P.I. between 4 and 7
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid Limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays or medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils

General Site Location



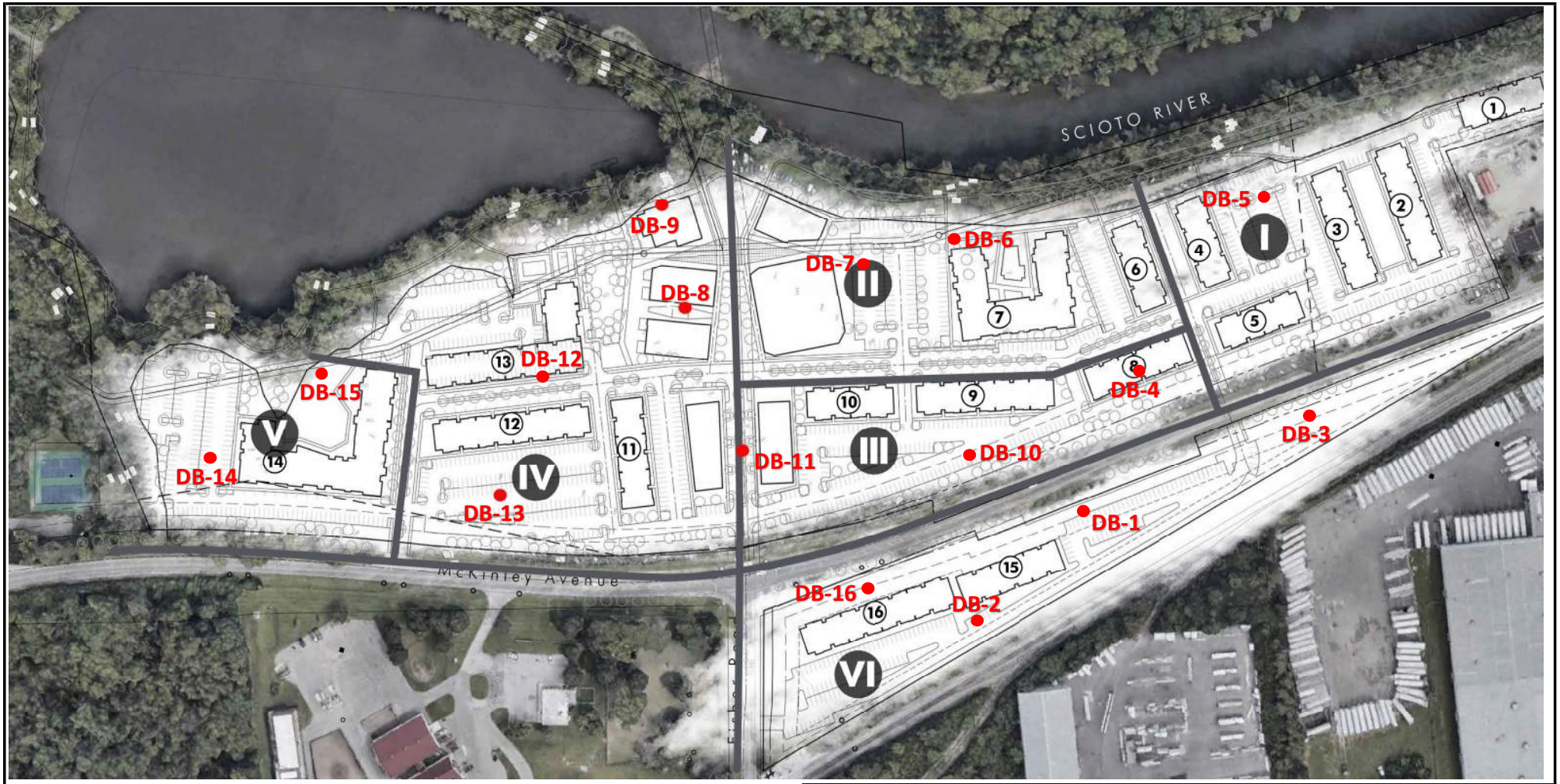
Scale 1 : 62,500

1" = 5,208.3 ft Data Zoom 11-6



● Boring Location

BORING LOCATION PLAN - Aerial	
2474 McKinley Avenue	
Columbus, Ohio	
Aerial image obtained from Google Earth, dated March 2018	
Project No.: 19-G-22606-A	
Date: 01/06/2020 Drawn By: Jeffrey Holko	
Scale: Not to Scale	



● Boring Location

BORING LOCATION PLAN - Conceptual Master Plan	
2474 McKinley Avenue	
Columbus, Ohio	
Plan Prepared by POD design, dated December 19, 2019	
Project No.: 19-G-22606-A	
Date: 01/06/2020 Drawn By: Jeffrey Holko	
Scale: Not to Scale	

TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 1**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/11/2019**

GROUND WATER OBSERVATION

24.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	11	33	6	Moist		FILL: Dark Gray Silty Sand with Gravel; contains cinders and brick
				7				1.5	
									FILL: Light Gray Silty Sand with Gravel; contains concrete
		2.0-4.0	SS	7	8	2	Moist	2.5	
				3					FILL: Dark brown mix of clay/silt fines, sand, wood, gravel, and cinders
		4.0-6.0	SS	6	7	6	Very Moist		Low recovery for 4' - 6' depth sample
5				1				6.0	
		6.0-8.0	SS	3	2	4	Very Moist		FILL: Mostly wood with brick fragments, sand, and gravel Low recovery for 6' - 8' depth sample
				9					
		8.0-10.0	SS	3	6	8	Moist	8.5	
				9					FILL: Brown mix of clay/silt fines, sand, gravel, glass, cinders, and wood
10								10.0	
		10.0-12.0	SS	8	5	7	Very Moist		FILL: Mostly wood with sand, clay/silt fines, and gravel
				13					
		13.5-15.0	SS	7	6	4	Moist		
15									
		18.5-20.0	SS	3	1	3	Very Moist	18.5	
									FILL: Dark brown mix of clay/silt fines, sand, wood, gravel, and brick
20									
		23.5-25.0	SS	5	6	3	Wet	23.5	**Water Seepage at 23.5'**
									FILL: Dark gray mix of sand, clay/silt fines, gravel, and wood
25								25.0	
									BOTTOM OF BORING: 25'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 2**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/11/2019**

GROUND WATER OBSERVATION

24.5 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	12	9	2	Moist	0.6	Topsoil
				1				1.5	FILL: Gray mix of silty sand, gravel, and concrete
		2.0-4.0	SS	4	2	3	Moist		FILL: Brown mix of sand, clay/silt fines, gravel, concrete, brick, and cinders
				4				4.0	
		4.0-6.0	SS	4	4	3	Moist		FILL: Brown mix of clay/silt fines, sand, and wood
5				1				6.0	
		6.0-8.0	SS	7	1	1	Moist		FILL: Brown mix of silty sand, gravel, concrete, wood, and cloth
				1					
		8.0-10.0	SS	3	1	2	Very Moist		
				3				10.0	
10		10.0-12.0	SS	2	3	7	Very Moist		FILL: Brown mix of clay/silt fines, sand, gravel, concrete, cloth, cinders, and glass
				10					
		13.5-15.0	SS	3	1	1	Very Moist		
15									
								18.0	
		18.5-20.0	SS	3	2	2	Very Moist		FILL: Dark gray mix of clay/silt fines, cinders, sand, cloth, and glass
20									
								23.0	**Water Seepage at 23'**
		23.5-25.0	SS	6	2	2	Wet		FILL: Mix of brown sandy lean clay, wood, and cloth
25									
								28.0	
		28.5-30.0	SS	5	5	4	Wet		FILL: Mix of dark gray sand, wood, and glass
								30.0	
30									BOTTOM OF BORING: 30'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 3**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/11/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	5	9	10	Moist	0.2	Topsoil
				9					FILL: Brown mix of sand, gravel, concrete, and clay/silt fines
		2.0-4.0	SS	5	9	9	Moist	3.0	Mostly clay noted from a 2' - 3' depth
				3				4.0	FILL: Gray mix of lean clay and cinders
		4.0-6.0	SS	5	9	6	Moist		FILL: Brown mix of sand, clay/silt fines, cinders, gravel, and glass
5				6				6.0	
		6.0-8.0	SS	6	2	2	Moist		FILL: Dark gray mix of clay/silt fines, sand, gravel, cinders, concrete, wood, cloth, and glass
				2					
		8.0-10.0	SS	6	2	2	Very Moist		
10				2					
		13.5-15.0	SS	8	6	3	Very Moist	13.5	FILL: Dark brown mix of sand, gravel, concrete, clay/silt fines, wood, and cloth
15									
		18.5-20.0	SS	10	10	10	Very Moist		Very low recovery for 18.5' - 20' depth sample
20									
		23.5-25.0	SS	8	4	8	Moist	23.5	
								25.0	FILL: Light Brown Silt (similar to limestone tailings); contains sand and gravel
25									BOTTOM OF BORING: 25'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 4**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/12/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	26	13	14	Moist	0.6	FILL: Gray Silty Sand with Gravel; contains concrete
				6					FILL: Dark brown mix of clay, sand, gravel, wood, brick, and glass
		2.0-4.0	SS	8	6	6	Moist	3.0	
				4					FILL: Brown mix of sand, gravel, concrete, wood, and clay/silt fines
		4.0-6.0	SS	6	36	29	Moist	5.0	
5				4				6.0	FILL Light Brown Silty Sand with Gravel
		6.0-8.0	SS	12	6	4	Moist		FILL: Brown mix of gravel, sand, brick, clay/silt fines, cinders, and glass
				8				8.0	
		8.0-10.0	SS	5	5	6		9.0	FILL: Brown Sandy Lean Clay; contains wood
				19					FILL: Gray Sandy Lean Clay; contains wood, cinders, and brick
10									
								13.0	
		13.5-15.0	SS	3	4	5	Moist		FILL: Gray mix of clay, sand, brick, concrete, and wood
15									
		18.5-20.0	SS	5	4	5	Very Moist		
20									
								23.0	
		23.5-25.0	SS	1	0	0	Very Moist		FILL: Gray mix of wood, clay/silt fines, and sand
								25.0	**Possible void; spoon dropped with no hammer from 24'-25'**
25									BOTTOM OF BORING: 25'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 5**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/12/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	10	8	3	Moist		FILL: Gray mix of sand, clay/silt fines, gravel, concrete, glass, brick, and cinders
				3				2.0	
		2.0-4.0	SS	3	3	4	Very Moist		FILL: Brown mix of clay/silt fines, sand, gravel, and cloth
				5				4.0	
		4.0-6.0	SS	5	4	2	Very Moist		FILL: Gray mix of clay/silt fines, sand, and gravel
5				3					Low recovery at 4' - 6' depth sample
								6.0	
		6.0-8.0	SS	4	0	0	Very Moist		FILL: Dark brown mix of clay/silt fines, sand, gravel, brick, cinders, and glass
				0					Low recovery at 6' - 8' depth sample
		8.0-10.0	SS	2	1	1	Very Moist		**Possible void(s) in 6.5'-8' depth range**
				1				9.0	
10									FILL: Gray Lean Clay; contains cinders, gravel, and glass
		13.5-15.0	SS	2	1	2	Very Moist		Odor at 13.5' - 15' depth sample interval
15									
	1.0-2.25	18.5-20.0	SS	4	4	3	Very Moist	18.5	
									FILL: Gray Lean Clay
20		21.0-21.3	SS	50/4"					
								21.3	FILL: Sample contained concrete fragments and fines
									BOTTOM OF BORING: 21.3'
25									

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 6**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/12/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-2.0	SS	6	4	8	Moist		FILL: Brown Sandy Lean Clay with Gravel; contains brick and cinders
				10					
		2.0-4.0	SS	6	8	4	Moist		
				4					
		4.0-6.0	SS	3	5	6	Moist	5.0	
5				6					FILL: Brown mix of sandy lean clay and fine sand
	4.0	6.0-8.0	SS	8	5	26	Moist		Dark Gray Sandy Lean Clay with Gravel noted at 7' - 7.5' depth
				4				8.0	Gray mix of sand and gravel noted at 7.5' - 8' depth
		8.0-10.0	SS	4	1	1	Moist		FILL: Dark gray mix of sand, gravel, and clay/silt fines
				14					
10									Wood pieces noted at 9' - 10' depth interval
		13.5-15.0	SS	4	4	4	Very Moist	13.5	
									FILL: Mix of dark gray sand, cinders, clay/silt fines, gravel, concrete, and wood
15									
		18.5-20.0	SS	8	3	4	Very Moist		Very low recovery for 18.5' - 20' depth sample
20									
								23.0	
		23.5-25.0	SS	5	1	4	Very Moist		FILL: Dark gray mix of sand, cinders, clay/silt fines, wood, and gravel
								25.0	
25									BOTTOM OF BORING: 25'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 7**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/12/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	10	10	7	Moist	0.2	Topsoil
				6					FILL: Dark brown mix of silty sand and concrete fragments
		2.0-4.0	SS	6	3	3	Moist		
				3				3.0	
									FILL: Dark gray mix of sand, clay/silt fines, cinders, concrete fragments, and gravel (odor noted)
		4.0-6.0	SS	3	1	1	Moist	4.0	
				1					Sample from 4' - 6' depth contains metal (odor noted)
5								6.0	
		6.0-7.1	SS	6	29	50/1"	Very Moist		FILL Dark brown mix of clay/silt fines, sand, and wood (odor noted)
								7.1	
									BOTTOM OF BORING: 7.1'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 8**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/13/2019**

GROUND WATER OBSERVATION

13.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	6	19	18	Moist	0.2	Topsoil
				14				1.0	FILL: Gray mix of concrete fragments, sand, and clay/silt fines
									FILL: Light gray mix of sand and gravel
								2.0	
	3.75-4.25	2.0-4.0	SS	6	8	8	Moist		FILL: Brown, Olive, and Gray Sandy Lean Clay with Gravel
				8					
		4.0-6.0	SS	3	6	7	Very Moist		
				9					
5								5.0	
									FILL: Dark gray mix of clay, sand, cinders, and gravel
								6.0	
	1.0-2.0	6.0-8.0	SS	3	3	4	Very Moist		FILL: Mostly wood with sand and clay/silt fines
				4					
									Water Seepage at 8'
		8.0-10.0	SS	3	3	3	Wet		Low recovery for 8' - 10' depth sample
				4					
10									
		13.5-14.3	SS	37	50/3"		Wet	13.5	
									FILL: Mix of limestone fragments and fines
		15.0-15.2	SS	50/2"				15.0	
15								15.2	Possible Limestone Bedrock
									BOTTOM OF BORING: 15.2'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB- 9**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/13/2019**

GROUND WATER OBSERVATION

13.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	12	7	7	Moist		FILL: Brown mix of sand, clay/silt fines, gravel, and cinders
				6				1.5	
		2.0-4.0	SS	6	6	8	Moist		FILL: Dark brown mix of sand, clay/silt fines, gravel, concrete, and cinders
				10					
		4.0-6.0	SS	9	16	3	Moist	5.0	
5				5				6.0	FILL: Brown mix of sandy lean clay, sand, and gravel
		6.0-8.0	SS	4	4	6	Moist		FILL: Gray mix of sand, cinders, clay/silt fines, gravel, wood, and brick
				3				8.0	
		8.0-10.0	SS	2	3	2	Very Moist		FILL: Brown mix of clay, sand, gravel, brick, and cinders
				2					
10									
		13.5-15.0	SS	1	2	1	Wet	13.5	**Water Seepage at 13'**
									FILL: Mix of sand, cinders, wood, and gravel
15									
	0.75-1.5	18.5-20.0	SS	1	2	3	Very Moist	18.5	
									FILL: Olive Lean Clay with Sand
20									
		23.5-25.0	SS	5	8	17	Wet	23.5	
									FILL: Mix of limestone fragments and fine sand
25								25.0	
									BOTTOM OF BORING: 25'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-10**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/15/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	47 16	18	16	Moist	2.0	FILL: Dark gray mix of concrete fragments, gravel, and sand
		2.0-4.0	SS	10 7	8	7	Moist		FILL: Brown mix of sand, gravel, cinders, brick, and clay/silt fines
		4.0-6.0	SS	4 1	3	2	Moist		No recovery for 4' - 6' depth sample
5									
		6.0-8.0	SS	4 6	8	7	Moist		
		8.0-9.4	SS	3	2	50/5"	Moist	9.0	
		10.0-10.2	SS	50/2"				10.2	Possible Limestone Bedrock
10									BOTTOM OF BORING: 10.2'
15									

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-11**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/15/2019**

GROUND WATER OBSERVATION

23.5 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	21	17	8	Moist		FILL: Brown and gray mix of sand, cinders, concrete fragments, glass, and gravel
				5					
		2.0-4.0	SS	8	4	2	Moist		
				2					
		4.0-6.0	SS	1	2	1	Moist		
5				1					
		6.0-8.0	SS	1	2	1	Moist		
				1				8.0	
		8.0-10.0	SS	5	4	3	Very Moist		FILL: Brown mix of sand, clay/silt fines, gravel, and cinders
				2					Low recovery for 8' - 10' depth sample
10									
		13.5-15.0	SS	15	6	8	Very Moist	13.5	
									FILL: Dark gray mix of sand, gravel, concrete fragments, and cinders
15									
		18.5-20.0	SS	6	8	3			No recovery for 18.5' - 20' depth sample
								20.0	**Water Seepage at 20'**
20									FILL: Mix of limestone fragments and gravel
		23.5-24.4	SS	14	50/5"		Wet		
								24.4	
25									BOTTOM OF BORING: 24.4'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-12**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/15/2019**

GROUND WATER OBSERVATION

18.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	21	19	20	Moist		FILL: Brown Sandy Lean Clay
				18				2.0	
	4.5+	2.0-4.0	SS	8	16	26	Moist		FILL: Olive and Gray Sandy Lean Clay with Gravel
				18				4.0	
	2.25	4.0-6.0	SS	7	9	12	Moist		FILL: Gray mix of sandy lean clay, sand, cinders, and gravel
5				12				6.0	
		6.0-8.0	SS	2	3	4	Moist		FILL: Dark gray mix of lean clay, sand, wood, and glass
				4				8.0	
		8.0-10.0	SS	6	8	4	Very Moist		FILL: Mix of wood and gray clay
				2					No recovery for 8' - 10' depth sample
10									
								13.0	
		13.5-15.0	SS	5	3	5	Very Moist		FILL: Mix of wood and clay/silt fines
15									
								18.0	**Water Seepage at 18'**
		18.5-20.0	SS	11	6	9	Wet		FILL: Mix of limestone fragments, wood, sand, and fines
20									
		22.0-22.2	SS	50/2"				22.0	
								22.2	Possible Limestone Bedrock
									BOTTOM OF BORING: 22.2'
25									

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-13**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/15/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	6	4	7	Moist	0.4	Topsoil
				7					FILL: Brown mix of sand, gravel, and clay/silt fines
		2.0-4.0	SS	5	7	7	Moist		
				5				4.0	
		4.0-6.0	SS	5	7	7	Moist		FILL: Brown mix of clay/silt fines, sand, and gravel
				7					Low recovery for 4' - 6' depth sample
5									
		6.0-8.0	SS	4	3	3	Moist		Limestone fragments in sample
				2					
		8.0-10.0	SS	3	4	4	Moist		
				5					
10									
		13.5-14.6	SS	8	25	50/1"	Moist		
								14.0	
		15.0-15.1	SS	50/1"				15.1	Possible Limestone Bedrock
15									BOTTOM OF BORING: 15.1'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-14**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/18/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	4	5	6	Moist	0.2	Topsoil
				8					FILL: Brown mix of sand, gravel, clay/silt fines, and cinders
								2.0	
	4.5+	2.0-4.0	SS	12	10	5	Moist		FILL: Brown Sandy Lean Clay
				8					
		4.0-5.9	SS	2	1	2	Moist		No recovery for 4' - 5.9' depth sample
				50/5"					
5								5.0	
									FILL: Brown Silty Sand with Gravel
								5.5	
									Possible Limestone Bedrock
								5.9	
									BOTTOM OF BORING: 5.9'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

720 Greencrest Drive • Westerville, Ohio 43081 • 614-895-1400

TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-15**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/18/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT ____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	3 8	17	8	Moist		FILL: Brown mix of clay/silt fines, sand, and cinders No recovery for 0' - 2' depth sample
								2.0	
		2.0-4.0	SS	8 5	6	5	Moist		FILL: Mix of clay/silt fines, cinders, and gravel No recovery for 2' - 4' depth sample
	4.5+	4.0-6.0	SS	6 7	6	8	Moist	4.5	
5									Brown mix of silty sand, gravel, and sandy lean clay
	4.5+	6.0-8.0	SS	7 13	8	13	Moist		
	4.5+	8.0-10.0	SS	9 22	17	16	Moist		
10									
		13.5-13.7	SS	50/2"				13.5	No recovery for 13.5' - 13.7' depth sample
								13.7	Possible Limestone Bedrock
15									BOTTOM OF BORING: 13.7'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Buckeye Auto Parts - 2474 McKinley Ave., Columbus, OH** BORING NO. **DB-16**

PROJ. SURF. ELEV.

CLIENT **McKinley Avenue Acquisitions, LLC** NO. **19-G-22606-A** DATE DRILLED **11/18/2019**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
		0.0-2.0	SS	4	9	8	Moist		FILL: Brown mix of clay/silt fines, sand, gravel, and brick
				7				2.0	No recovery for 0' - 2' depth sample
		2.0-4.0	SS	5	6	11	Moist		FILL: Gray Silty Sand with Gravel
				14				4.0	
		4.0-6.0	SS	1	1	13	Moist		FILL: Brown mix of sand, gravel, concrete fragments, and cinders
5				17				6.0	
	3.0	6.0-8.0	SS	10	6	5	Moist		FILL: Brown mix of silty sand, sandy lean clay, and gravel
				6				8.0	
		8.0-10.0	SS	7	8	9	Moist		FILL: Brown mix of clay/silt fines, sand, gravel, brick, and cinders
				12					No recovery fro 8' - 10' depth sample
10									
		13.5-15.0	SS	3	1	1	Very Moist	13.5	FILL: Brown Sandy Lean Clay; contains brick fragments
15									
	1.0	18.5-20.0	SS	7	5	5	Very Moist	18.5	FILL: Brown Sandy Lean Clay; contains wood and brick fragments
20									
		23.5-25.0	SS	8	6	3	Very Moist		
								25.0	
25									BOTTOM OF BORING: 25.0'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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APPENDIX I

SCPZ DELINEATION DETERMINATION

Stream Corridor Protection Zone Delineation Determination

The stream corridor protection zone for this development along the Scioto River has been determined using the COC SWDM 1.3.1 (Stream Corridor Protection Zone Delineation). Within this site, there are three separate locations in which the SCPZ had to be determined independently.

Southern Portion – Scioto River SCPZ

From the southern edge of Larrison Lake to the south, the SCPZ has been determined to be 50 feet from the top of bank of the Scioto River. This width is the largest of the three methods of determination, therefore it is the appropriate determination for the Scioto River.

Northeastern Portion – Larrison Lake Area

From the southern edge of Larrison Lake to the north, the SCPZ has been determined to be the same as the Federal Emergency Management Agency designated 100-year floodway. See Mass Excavation plans sheet 5 (Appendix G) for exact locations.

Northern Portion – Unnamed Tributary of the Scioto River

From the northern border of the site to the west edge, the SCPZ has been determined to be the maximum width of 250'. The total tributary area of this stream is 5.88 square miles. Using the formula from COC SWDM 1.3.1, the width of the SCPZ equates to 288.2'. However, the maximum for this formula is 250' total width, therefore the SCPZ line for this portion of the site has been determined to be 125' offset from the centerline of the stream.

APPENDIX J

FEMA FIRMette

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Ohio State Plane South Zone 5001 (FIPSZONE 3402). The **horizontal datum** was NAD83. Differences in datum, spheroid, projection or state plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by Franklin County. This information was produced at a scale of 1:1,200 from aerial photography dated 2004.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

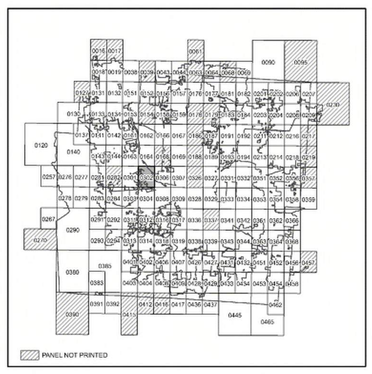
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

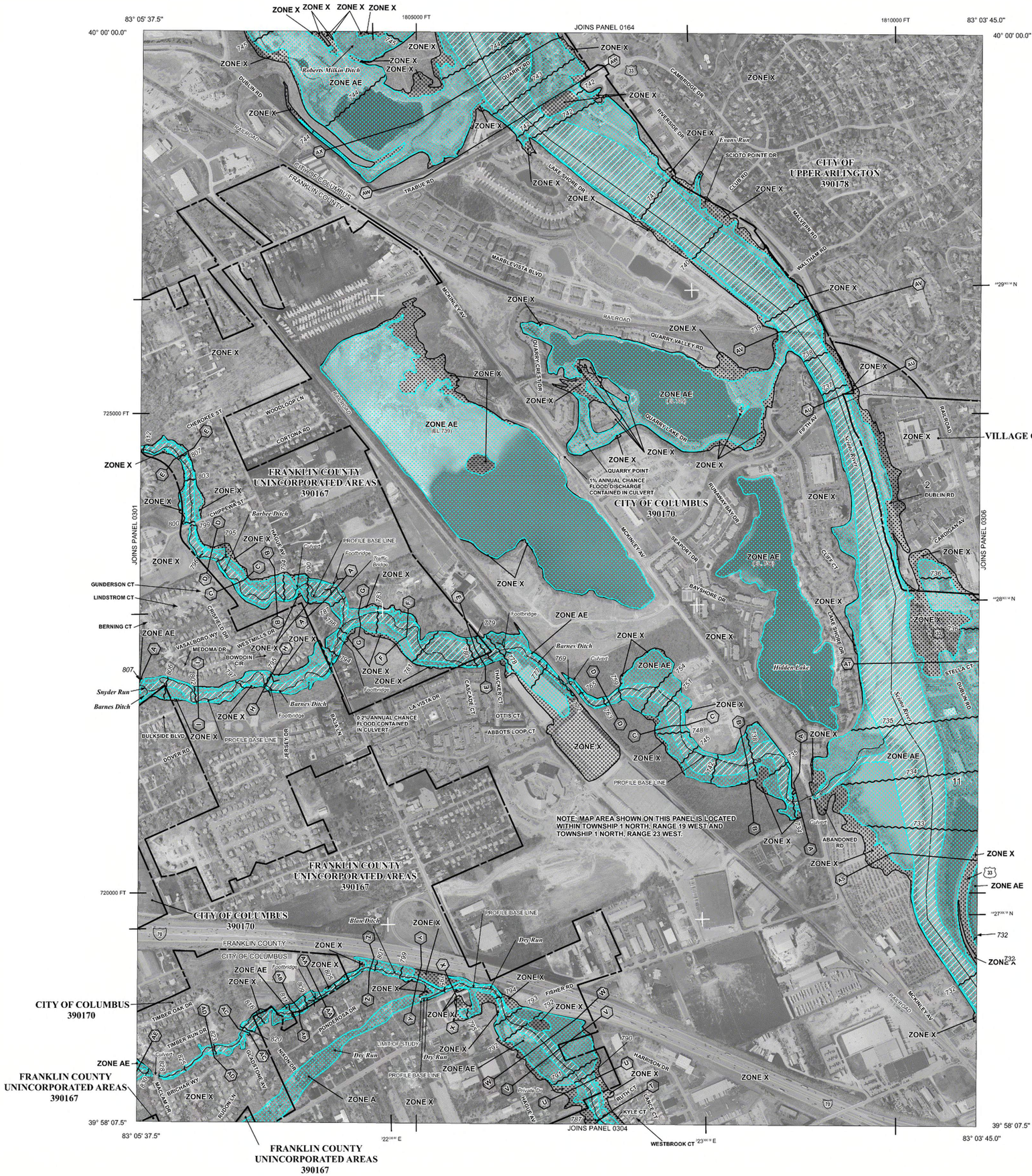
Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

The "profile base lines" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

PANEL INDEX





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard may include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside of the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 10) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A) — (A) Cross section line
- (23) — (23) Transect line
- 85° 03' 45.0", 41° 24' 22.5" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4587000 M — 1000-meter Universal Transverse Mercator grid values, zone 17
- 2250000 FT — 5000-foot grid ticks: Ohio State Plane South Coordinate System, 5001 Zone (FIPSZONE 3402) Lambert Conformal Conic
- KA0015 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- • M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
AUGUST 2, 1995

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
7/16/1997
4/21/1999
3/16/2004
9/19/2007

June 17, 2008 - to update corporate limits, to change Special Flood Hazard Areas, to update map format, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0302K

FIRM

FLOOD INSURANCE RATE MAP

FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS

PANEL 302 OF 465

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLUMBUS, CITY OF	390170	0302	K
FRANKLIN COUNTY	390167	0302	K
MARBLE CLIFF, VILLAGE OF	390896	0302	K
UPPER ARLINGTON, CITY OF	390178	0302	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

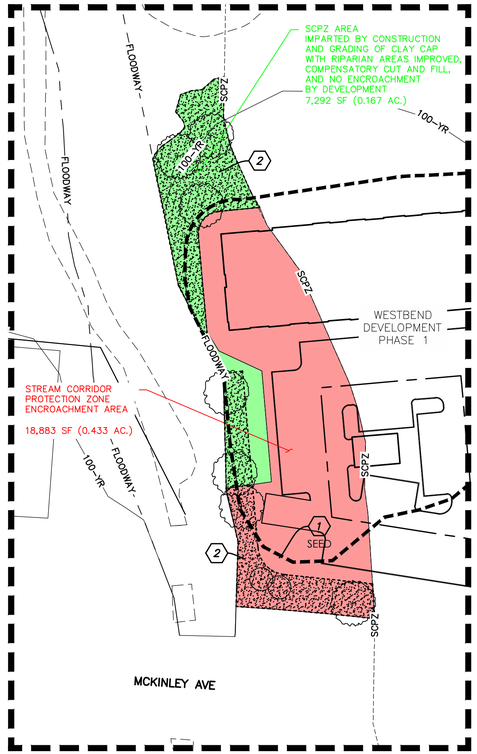
MAP NUMBER
39049C0302K

MAP REVISED
JUNE 17, 2008

Federal Emergency Management Agency

APPENDIX K

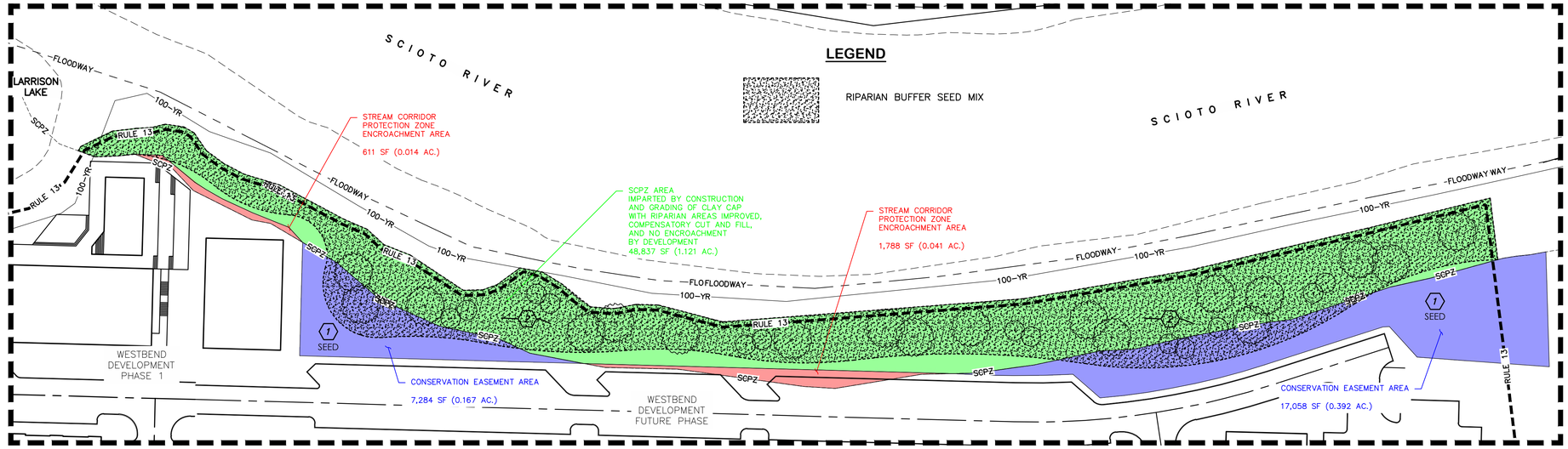
STREAM CORRIDOR PROTECTION ZONE MITIGATION PLAN & TREE SURVEY



NORTH MITIGATION AREA DETAIL

0 50 100

SCALE IN FEET



LEGEND

RIPARIAN BUFFER SEED MIX

PHASE 1 SCPZ MITIGATION TREES PROVIDED

SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	REMARKS	COUNT	TOTAL CALIPER INCHES	SYMBOL
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX	25	50	+
QUERCUS RUBRA	NORTHERN RED OAK	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX			
ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX			
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX			
TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX			

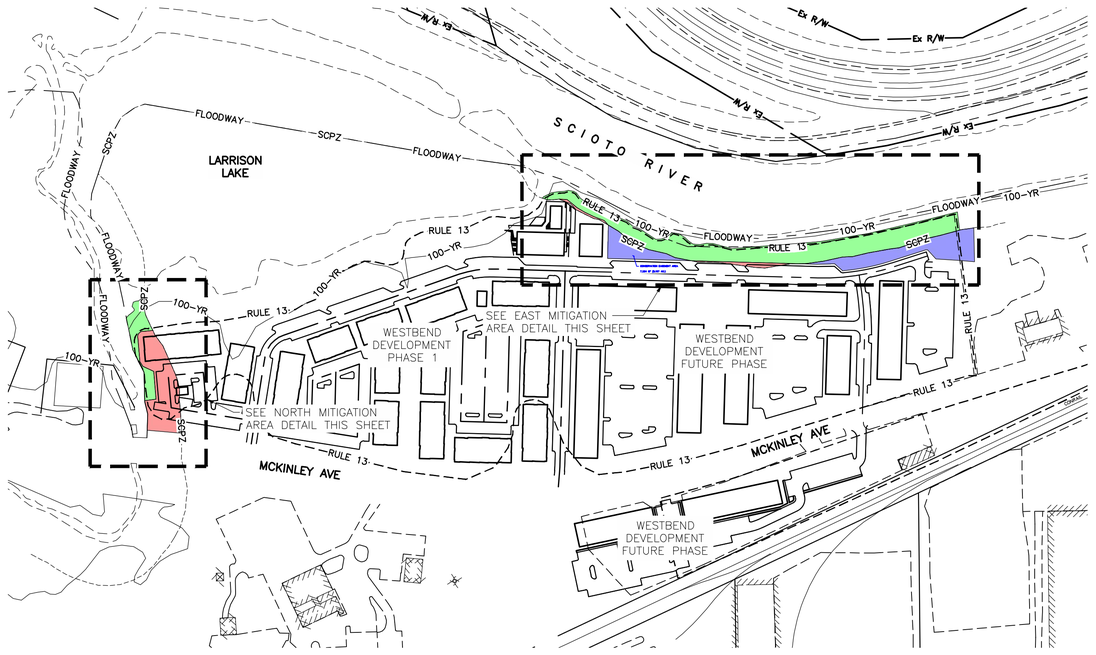
ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	REMARKS	COUNT	TOTAL CALIPER INCHES	SYMBOL
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX	15	30	·
AMERLANCHIER ARBOREA	SERVICEBERRY	2" CAL.	B&B	PER PLAN	PHASE 1, SLOPED AREA MIX			
					TOTAL	50	100"	

EAST MITIGATION AREA DETAIL

0 50 100

SCALE IN FEET



SITE OVERVIEW

0 200 400

SCALE IN FEET

CONSTRUCTION NOTES

(7) LAWN AREA, FILL WITH PLANTING SOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) NATIVE SHORT MEADOW SEED MIX – OPN SEED (WWW.OPNSEED.COM) ITEM# ENSGM01.
SEED RATES: HYDROSEEDED/ BROADCAST – 15.0 LB/ ACRE, 0.34 LB/1,000SF, 48 SEEDS/ SF
DRILLED – 12.0 LB/ ACRE, 38 SEEDS/ SF

GENERAL PRODUCT INFORMATION:
THIS MIX OF NATIVE GRASSES AND WILDFLOWERS TYPICALLY GROWS TO A HEIGHT OF 3 TO 5 FEET.
FLOWER COLOR: YELLOW, PURPLE, GREEN, WHITE, PINK, BLUE
HEIGHT: 3 TO 5 FEET
LIGHT REQUIREMENTS: FULL SUN
SOIL HYDROLOGY: MESIC SOILS
BLOOM TIME: SPRING THROUGH FALL
PLANT TYPE: ANNUALS/PERENNIALS
ATTRACTS: BIRDS, BEES, BUTTERFLIES, POLLINATORS

SPECIES NAME	COMMON NAME	%
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	25.00%
ELYMUS CANADENSIS	NODDING WILD RYE	25.00%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	20.31%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	10.00%
BOUTELOUA CURTIPENDULA S	IDE-OATS GRAMA	4.12%
TRIDENS FLAVUS	PURPLE TOP	3.12%
DESMANTHUS ILLINOENSIS	ILLINOIS BUNDLEFLOWER	2.94%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	2.62%
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER	1.62%
RUDBECKIA HIRTA	BLACK-EYED SUSAN	1.37%
GAILLARDIA PULCHELLA	INDIAN BLANKET	1.25%
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	0.69%
ASCLEPIAS SYRIACA	COMMON MILKWEED	0.50%
CENTAUREA CYANUS	CORNFLOWER	0.31%
DALEA PURPUREA	PURPLE PRAIRIE CLOVER	0.31%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	0.31%
MONARDA CITRIODORA	LEMON MINT	0.25%
LESPEDEZA CAPITATA	ROUNDHEADED BUSHCLOVER	0.06%
DALEA CANDIDA	WHITE PRAIRIE CLOVER	0.06%
MONARDA FISTULOSA	WILD BERGAMOT	0.06%
ASTER AZUREUS SKY	BLUE ASTER	0.06%

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

2474 MCKINLEY AVENUE

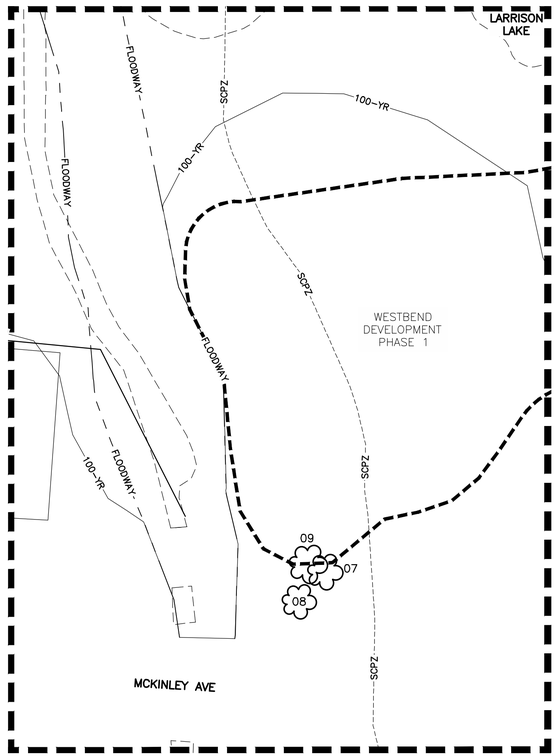
JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	5/17/2023

TREE MITIGATION PLAN

SCALE: AS SHOWN

SHEET NO.	OF
1	1

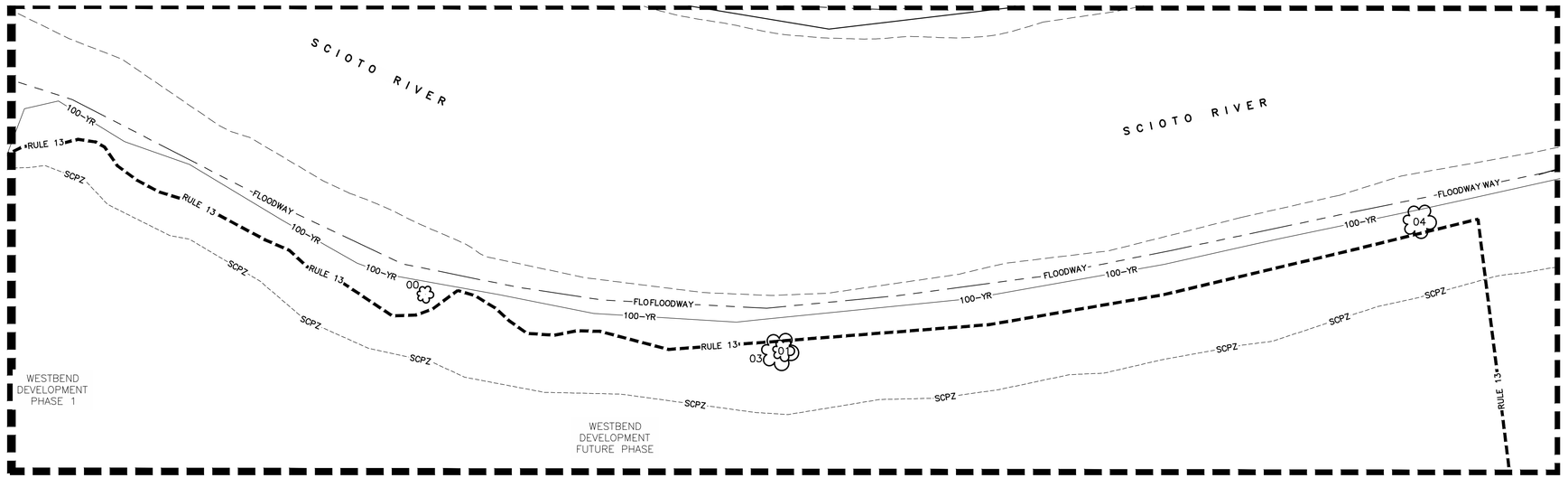
M:\1005036_McKinley\DWG\Exhibits\Variance Exhibits\Tree Mitigation Plan.dwg -Tree Mitigation Plan LAST EDITED BY:CUNNINGHAM ON 05/17/23 12:16



NORTH MITIGATION AREA DETAIL

0 50 100

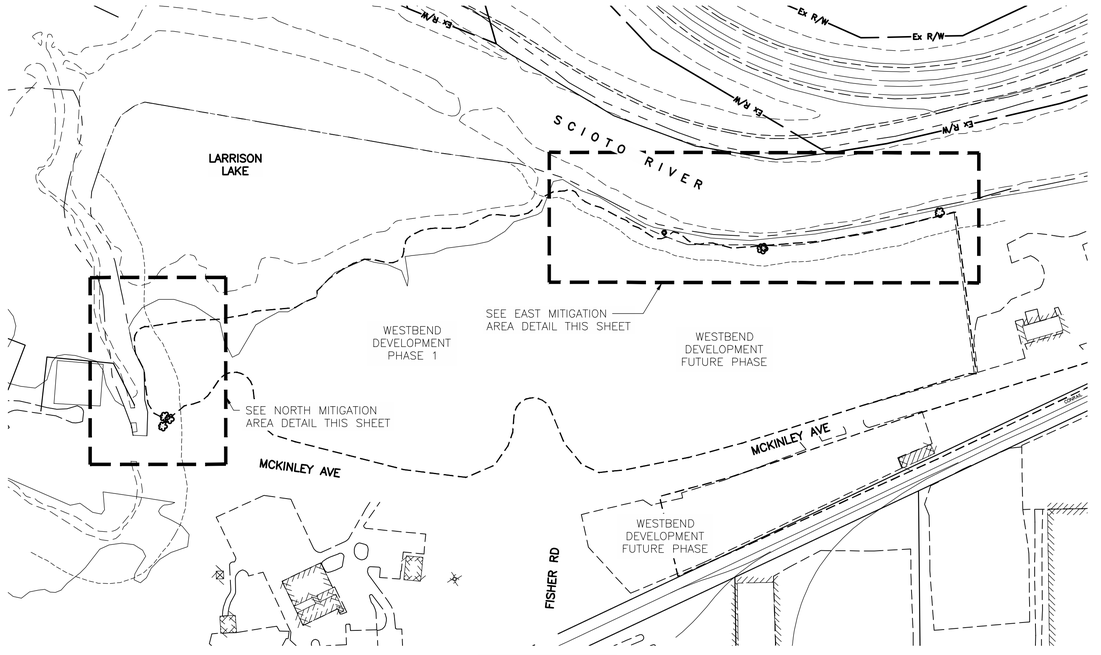
SCALE IN FEET



EAST MITIGATION AREA DETAIL

0 50 100

SCALE IN FEET



SITE OVERVIEW

0 200 400

SCALE IN FEET

EXISTING TREE DATA TABLE

TREE ID	SPECIES	CONDITION	BOTANICAL	SIZE (IN. DIA.)	NOTES
00	UNSPECIFIED	GOOD		13	
01	COTTONWOOD	GOOD	POPULUS DELTOIDES	17	
02	UNSPECIFIED	GOOD		16	
03	COTTONWOOD	GOOD	POPULUS DELTOIDES	29	
04	COTTONWOOD	GOOD	POPULUS DELTOIDES	26	
07	MAPLE	GOOD	ACER NEGUNDO	25	OUTSIDE FENCE LINE
08	MAPLE	GOOD	ACER NEGUNDO	24	OUTSIDE FENCE LINE
09	COTTONWOOD	GOOD	POPULUS DELTOIDES	27	OUTSIDE FENCE LINE
TOTAL INCHES DIAMETER				177	

	REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

WESTBEND DEVELOPMENT

2474 MCKINLEY AVENUE

JOB NO.:	1005.036
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	5/18/2023

EXISTING TREE SURVEY

SCALE: AS SHOWN

SHEET NO. 1 OF 1

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