CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
2013

SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
GENERAL NOTES, DETAILS & QUANTITIES	3
EXISTING CONDITIONS PLAN	4
SITE & UTILITY PLAN	5
STORM & GRADING PLAN & STORM PROFILE	6
EROSION CONTROL NOTES & DETAILS	7
WATER QUALITY BMP DETAILS	8

UTILITY CONTACTS

AMERICAN ELECTRIC POWER (AEP)
850 TECHCENTER DRIVE
GAHANNA, OHIO 43230
CONTACT: GARY HAYS
PHONE: (614) 883-6803
EMAIL: GDHAYS@AEP.COM

COLUMBIA GAS OF OHIO
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
PHONE: (614) 481-1000

AT&T
150 E. GAY STREET, ROOM 6C
COLUMBUS, OHIO 43215
PHONE: (614) 223-5780

BENCH INFORMATION
NAVD 88

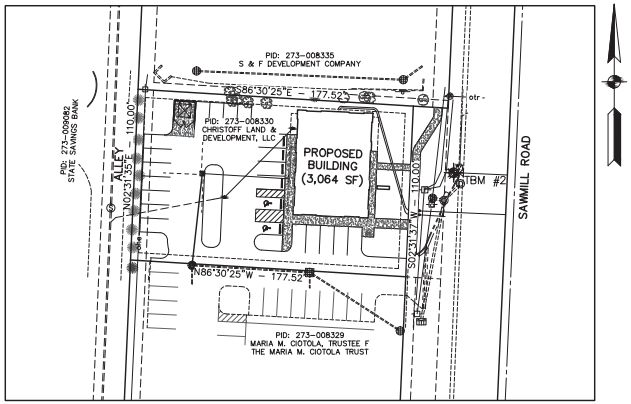
FRANK 73
STAINLESS STEEL ROD DRIVEN 16' IN A TRIANGULAR SHAPED GRASS MEDIAN AT NW QUAD OF DUBLIN-GRANVILLE ROAD AND RIVERSIDE DRIVE, 59.9' SE OF THE N. CORNER OF THE MEDIAN, 28.4' NW OF SE CORNER OF THE MEDIAN, 20.2' NE OF SW CORNER OF MEDIAN, 2' N. OF A WITNESS POST, ACCESS THROUGH ALUMINUM COVER LEVEL WITH SIDEWALK.
ELEV-801.706

ASI TBM #2
CHISELED "X" N. BOLT FIRE HYDRANT ON W. SIDE SAWMILL ROAD; ±300' S. OF BANKER DRIVE.
ELEV-908.72

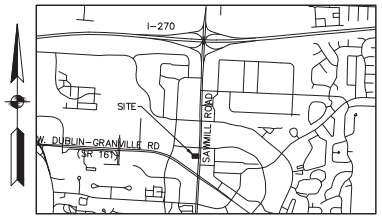
FRANK PP1
BRASS PLUG IN CONCRETE MONUMENT ON THE SOUTH SIDE OF THE INTERSECTION OF DUBLIN-GRANVILLE ROAD AND DANBURY PLACE, 74.6 FEET SOUTHEAST OF POWER POLE #176 B 34, 25.1 FEET SOUTH OF THE CENTER OF THE INTERSECTION, 4 FEET NORTH OF A WITNESS POST.
ELEV-893.477

STANDARD CONSTRUCTION DRAWINGS
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

CITY OF DUBLIN	CITY OF COLUMBUS	
MD-01	AA-S133A	L-1001
PD-02	AA-S141	L-7102A
PD-08	AA-S145	L-9002E
PD-09	AA-S149	L-9901
RD-04	AA-S150	2000
RD-05	AA-S151	2300
SA-03	AA-S160	
	AA-S161	



INDEX MAP
1" = 40'



VICINITY MAP
1" = 2,000'

DEVELOPER/OWNER

CHRISTOFF LAND & DEVELOPMENT, LLC
CHRIS CHRISTOFF
102 WEST MAIN STREET, SUITE 507
NEW ALBANY, OHIO 43054
PHONE: (614) 304-1078
EMAIL: INFO@CHRISTOFF.COM

DEVELOPMENT DATA

PROPERTY:	PID: 273-008330
DEVELOPER/OWNER:	Christoff
ZONING:	BSN-SCN
PROPOSED USE:	1,532 SF RESTAURANT, 1,532 SF RETAIL
BUILDING AREA:	3,064 SF (INTERIOR)
PARKING SPACES REQUIRED:	MINIMUM: RESTAURANT = 16 (10 PER 1,000 SF) RETAIL = 5 (3 PER 1,000 SF) TOTAL = 21 MAXIMUM: TOTAL = 27 (125% OF MINIMUM)
PARKING SPACES PROVIDED:	22 (20 + 2 ACCESSIBLE)
SITE AREA:	0.448 ACRES
TOTAL GREEN SPACE:	0.110 ACRES (25%)
AVERAGE SLOPE:	EXISTING: 0% TO 3% PROPOSED: 0% TO 4%
ADJACENT AREAS:	COMMERCIAL BUILDINGS N, S, E & W

Ohio Utilities Protection Service Call 811 before you dig

OHIO Utilities Protection SERVICE Call Before You Dig

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED ENGINEER E-72732 DATE

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OHIO DATE

DIRECTOR OF LAND USE & LONG RANGE PLANNING DATE
CITY OF DUBLIN, OHIO

2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL: 614.901.2255 FAX: 614.901.2258
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
TITLE SHEET

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	AS NOTED

SHEET NO.
1 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/15/13 - 8:53 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130025_PGL_01-03_GENERAL_NOTES.DWG

GENERAL NOTES

1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.

2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.

7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.

8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.

9. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

   THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

10. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.

12. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

15. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE III ACCORDING TO ITEM 636. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.

16. THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

    SEND THE INFORMATION TO THE FOLLOWING ADDRESS:

    CONSTRUCTION INSPECTION DIVISION
    CITY OF COLUMBUS
    1800 EAST 17TH AVENUE
    COLUMBUS, OHIO 43219

    SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:

    DIVISION OF ENGINEERING
    CITY OF DUBLIN
    5800 SHIER RINGS ROAD
    DUBLIN, OHIO 43016

17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

18. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

19. DELETED.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.

21. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 DR. A AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.

22. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.

23. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.

24. ALL INLETS SHALL BE CHANNELIZED.

25. PARK AREAS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:

    IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS) IMPROVED
    PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS) GERMINATION RATE: 85%
    APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.

26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.

27. DELETED.

UTILITIES

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

AMERICAN ELECTRIC POWER (AEP)	COLUMBIA GAS OF OHIO	AT&T
850 TECHCENTER DRIVE	1600 DUBLIN ROAD	150 E. GAY STREET, ROOM 6C
GAHANNA, OHIO 43230	COLUMBUS, OHIO 43215	COLUMBUS, OHIO 43215
CONTACT: GARY HAYS	PHONE: (614) 481-1000	PHONE: (614) 223-5780
PHONE: (614) 883-6803		
EMAIL: GDHAYS@AEP.COM		

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.

3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.

4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.

2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE TWO-WAY TRAFFIC. UNIFORMED, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE-LANE, TWO-WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF-DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.

4. STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

1. DELETED.

2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.

3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.

4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.

5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

BLASTING (IF PERMITTED)

1. DELETED.

SANITARY SEWERS

1. CONNECTIONS TO THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OEPA PERMIT TO INSTALL (PTI), AND UPON RECEIVING A SATISFACTORY LETTER FROM THE DESIGN ENGINEER STATING THAT THE PROJECT HAS BEEN CONSTRUCTED AS PER THE PLANS, AND ALL OF THE CONDITIONS OF THE PTI HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING REVIEW FEES.

2. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF DUBLIN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.

3. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.

4. DELETED.

5. DELETED.

6. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.

7. DELETED.

8. DELETED.

9. DELETED.

10. ALL SANITARY SEWERS INCLUDING SANITARY SEWER SERVICE LINES SHALL BE SUBJECTED TO AND PASS INFILTRATION OR EXFILTRATION TESTS ACCORDING TO ITEM 901 OF THE STANDARD SPECIFICATIONS AND MUST BE APPROVED FOR USE BY THE CITY ENGINEER BEFORE ANY SERVICE CONNECTIONS ARE TAPPED INTO SEWERS.

11. DELETED.

12. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.

13. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.

14. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO SECTION 51.23 OF THE DUBLIN CODE OF ORDINANCES.

15. DELETED.

16. DELETED.

17. DELETED.

18. THE CONTRACTOR SHALL FURNISH AND PLACE, AS DIRECTED, APPROVED WYE POLES MADE OF 2 INCHES X 2 INCHES LUMBER AT ALL WYE LOCATIONS, ENDS OF EXTENDED SERVICES, OR AT THE END OF EACH RISER WHERE RISERS ARE REQUIRED. WYE POLES SHALL BE VISIBLE BEFORE ACCEPTANCE BY THE CITY. THE COST OF THESE POLES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS SEWER ITEMS.

19. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.

20. DELETED.

MAIL DELIVERY

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.

2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.

2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

STRUCTURESPOINT INC.
2550 CORPORATE EXCHANGE DR. STE.300
COLUMBUS, OH 43231
TEL: 614.901.1776 FAX: 614.901.2278
www.structurespoint.com

Christoff

CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
GENERAL NOTES

REVISIONS	

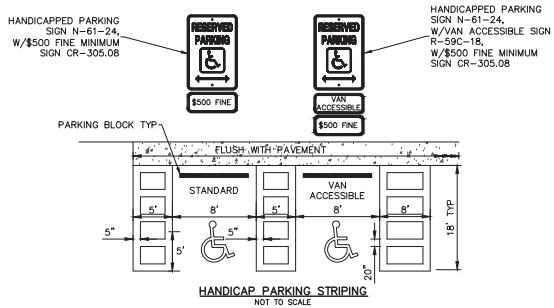
DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	NONE

SHEET NO.
2 OF 8

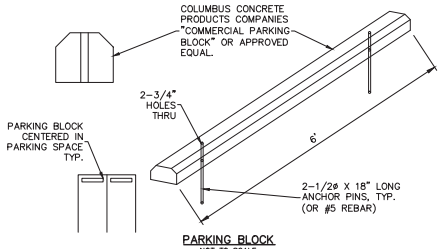
PLOT SCALE: 1:1 EDIT DATE: 11/15/13 - 8:41 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_PGL_01-03_GENERAL_NOTES.DWG

CITY OF COLUMBUS PRIVATE WATER NOTES

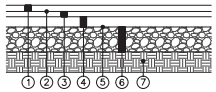
1. NO WATER SERVICE CONSTRUCTION **BEFORE AND AFTER** METERS SHALL BEGIN PRIOR TO WATER SERVICE PERMIT BEING ISSUED BY THE COLUMBUS DIVISION OF WATER.
2. DELETED.
3. ALL 2" & SMALLER WATER SERVICE PIPE SHALL BE K SOFT COPPER OR CITY OF COLUMBUS APPROVED POLY TUBING.
4. METER SETTING AS PER COLUMBUS DIVISION OF WATER STD. DWGS. L-8503 & L-9002E (DATED 5/16/13).
5. THERE SHALL BE A MINIMUM TEN FOOT SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ANY SANITARY OR STORM SEWER SYSTEM PER THE 10-STATES STANDARDS 8.8.2 AND 8.8.3.
6. THE CITY OF COLUMBUS "C.M.S.C." 2012 EDITION SHALL GOVERN ALL WATER LINE WORK UP TO AND INCLUDING THE METER AND METER SETTING.
7. BACKFLOW PREVENTION ASSEMBLY INSTALLATION WHERE NEEDED, AS PER COLUMBUS, DIV. OF WATER STD. DWG. L-9002 A THRU G (DATED 5/16/13).
8. ALL WATER SERVICES ARE TO BE CONSTRUCTED PRIVATELY. NO CONSTRUCTION SHALL BE PERFORMED UNTIL A PERMIT TO TAP IS OBTAINED FROM THE CITY OF COLUMBUS DIVISION OF WATER.
9. ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER.
10. DELETED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTION AND/OR BENDS OF THE WATER LINES OR SERVICES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
12. WATER LINES SHALL BE DEFLECTED AS REQUIRED TO PROVIDE A MINIMUM 1'-6" VERTICAL CLEARANCE FROM STORM SEWER AND SANITARY SEWER LINES. A 10'-0" HORIZONTAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER LINES SHOULD BE PROVIDED.
13. THE CONTRACTOR SHALL CONSTRUCT WATER AND SANITARY SEWER SERVICES TO A POINT 5' FROM THE STRUCTURE WHICH IT IS TO SERVE, UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
14. ALL WATER LINES SHALL BE LAID WITH A MINIMUM OF 4' OF COVER FROM THE FINISHED GRADE TO THE TOP OF THE WATERMAIN.
15. AN EXTENSION STEM SHALL BE FURNISHED FOR ALL VALVES WITH THE TOP OF ITS OPERATING NUT MORE THAN 36" BELOW FINISHED GRADE. THE TOP OF THE OPERATING NUT SHALL BE BROUGHT TO WITHIN 24" OF FINISHED GRADE.
16. ALL WATER LINES/SERVICES UNDER PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH COMPACTED MATERIAL AS PER ITEM 911. WATER SERVICES NOT WITHIN PAVEMENT OR SIDEWALK LIMITS MAY BE BACKFILLED WITH SUITABLE SOIL COMPACTED TO THE DENSITY OF THE EXISTING GROUND.
17. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.



HANDICAP PARKING STRIPING
NOT TO SCALE

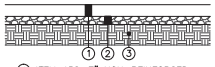


PARKING BLOCK
NOT TO SCALE



1. ITEM 448, 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (PG64-22)
2. ITEM 407, TACK COAT (0.15 GAL/SY)
3. ITEM 448, 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (PG64-22)
4. ITEM 301, 3" ASPHALT CONCRETE BASE
5. ITEM 408, BITUMINOUS PRIME COAT (0.10 GAL/SY)
6. ITEM 304, 6" AGGREGATE BASE
7. ITEM 204, SUBGRADE COMPACTION

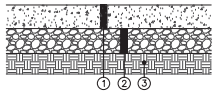
ASPHALT PAVEMENT SECTION (BID OPTION 1)
NOT TO SCALE



1. ITEM 452, 7" NON-REINFORCED CONCRETE PAVEMENT
2. ITEM 304, 3" AGGREGATE BASE
3. ITEM 204, SUBGRADE COMPACTION

NOTE:
THIS SECTION IS TO BE USED ON ALL PARKING LOT AREAS EXCEPT FOR THE PAVEMENT REPLACEMENT ON THE EXISTING DRIVEWAY. THE ASPHALT PAVEMENT SECTION SHALL BE USED IN THE EXISTING DRIVEWAY.

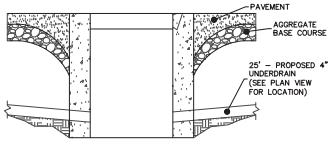
CONCRETE PAVEMENT SECTION (BID OPTION 2)
NOT TO SCALE



1. ITEM 451, 8" REINFORCED CONCRETE PAVEMENT (CLASS C)
2. ITEM 304, 6" AGGREGATE BASE
3. ITEM 204, SUBGRADE COMPACTION

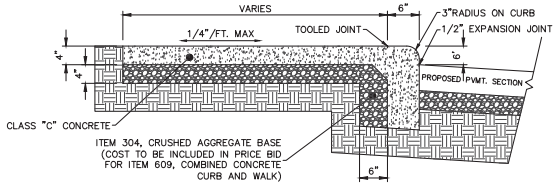
DUMPSTER PAD PAVEMENT SECTION
NOT TO SCALE

NOTE:
PAVEMENT SECTIONS ARE NOT BASED ON A GEOTECHNICAL ENGINEERS RECOMMENDATION. AMERICAN STRUCTUREPOINT, INC. ASSUMES NO RESPONSIBILITY FOR PAVEMENT DESIGN.

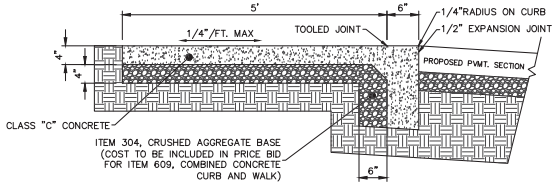


THE CONTRACTOR SHALL INITIALLY SET THE TOP OF CASTING FOR AN INLET STRUCTURE WITHIN THE PAVED AREAS TO THE ELEVATION OF THE INTERMEDIATE PAVEMENT COURSE, ITEM 448. PRIOR TO FINAL PAVING OF SURFACE COURSE, ITEM 448, THE CONTRACTOR SHALL ADJUST THE TOP OF CASTING TO FINISH PAVEMENT GRADE. COST OF THE ABOVE SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED PAVING ITEMS.

PIPE UNDERDRAIN FOR STRUCTURES WITHIN PAVEMENT
NOT TO SCALE



STANDARD COMBINED CURB AND SIDEWALK (6" REVEAL)
NOT TO SCALE

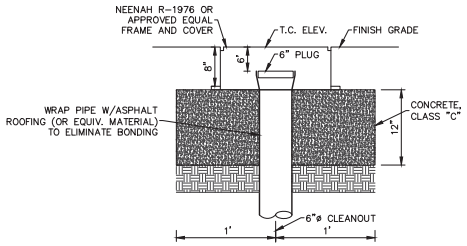


STANDARD COMBINED CURB AND SIDEWALK (NO REVEAL)
NOT TO SCALE

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
			DEMOLITION
201	LUMP	SUM	CLEARING AND GRUBBING
202	180	LF	CURB REMOVED
202	220	SY	PAVEMENT REMOVED
202	270	SY	STONE REMOVED
202	50	LF	GAS VALVE & SERVICE REMOVED
202	1	EA	WOOD POST W/ELECTRIC METER
202	1	EA	CURB BOX REMOVED
			EARTHWORK
203	LUMP	SUM	EXCAVATION INCLUDING EMBANKMENT CONSTRUCTION
204	1,200	SY	SUBGRADE COMPACTION
			SITE
301	7	CY	ASPHALT CONCRETE BASE
304	20	CY	AGGREGATE BASE
407	12	GAL	TACK COAT
408	8	GAL	BITUMINOUS PRIME COAT
409	40	LF	SAWCUT
409	170	LF	SAWCUTTING AND SEALING ASPHALT CONCRETE PAVEMENT JOINTS
448	3	CY	ASPHALT CONCRETE SURFACE COURSE (PG64-22)
448	4	CY	ASPHALT CONCRETE, INTERMEDIATE COURSE (PG64-22)
451	9	SY	REINFORCED CONCRETE PAVEMENT, CLASS C (DUMPSTER PAD)
605	578	LF	4" PIPE UNDERDRAIN (CURB)
608	1	EA	CURB RAMP
608	2,330	SF	CONCRETE WALK (4")
609	578	LF	STRAIGHT 18" CURB
630	2	EA	HANDICAP PARKING SIGN W/ NO. 2 POST
642	230	LF	4" PARKING LOT STRIPING
642	2	EA	HANDICAP SYMBOL MARKING
SPEC.	6	EA	PARKING BLOCK
SPEC.	LUMP	SUM	MAINTENANCE OF TRAFFIC
			STORM
604	1	EA	STANDARD CATCH BASIN (COC AA-S133A) HEAVY DUTY GRATED LID (AA-S141)
604	1	EA	ORIFICE PLATE (COC AA-S145)
605	75	LF	4" PIPE UNDERDRAIN (STRUCTURES)
901	80	LF	6" ROOF DRAIN
901	60	LF	8" PIPE W/TYPE 1 BEDDING
SPEC.	1	EA	ADS FLEXSTORM 62MSQFX
			WATER
805	1	EA	3/4" CURB STOP & BOX
805	107	LF	3/4" WATER SERVICE
			SANITARY
918	70	LF	6" SANITARY HOUSE CONNECTION SERVICE EXTENSION (COC AA-S160)
918	2	EA	CLEANOUT W/HEAVY DUTY LID (COC AA-S161)
			EROSION CONTROL
207	1	EA	DANDY BAG
207	1	EA	SILT FENCE INLET PROTECTION
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE (COC 2230)
207	310	LF	SILT FENCE
SPEC.	1	EA	CONCRETE WASHOUT AREA
			PAVEMENT (BID OPTION 1)
301	68	CY	ASPHALT CONCRETE BASE
304	136	CY	AGGREGATE BASE
407	123	GAL	TACK COAT
408	82	GAL	BITUMINOUS PRIME COAT
448	29	CY	ASPHALT CONCRETE SURFACE COURSE (PG64-22)
448	40	CY	ASPHALT CONCRETE, INTERMEDIATE COURSE (PG64-22)
			PAVEMENT (BID OPTION 2)
304	815	SY	7" NON-REINFORCED CONCRETE PAVEMENT
452	68	CY	AGGREGATE BASE

Calculated by: OSD Date:11/15/2013 Checked by: SLG Date:11/15/2013



CLEANOUT DETAIL
NOT TO SCALE

2550 CORPORATE EXCHANGE DR. STE.300
COLUMBUS, OH 43231
TEL: 614.901.1776 FAX: 614.901.2278
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

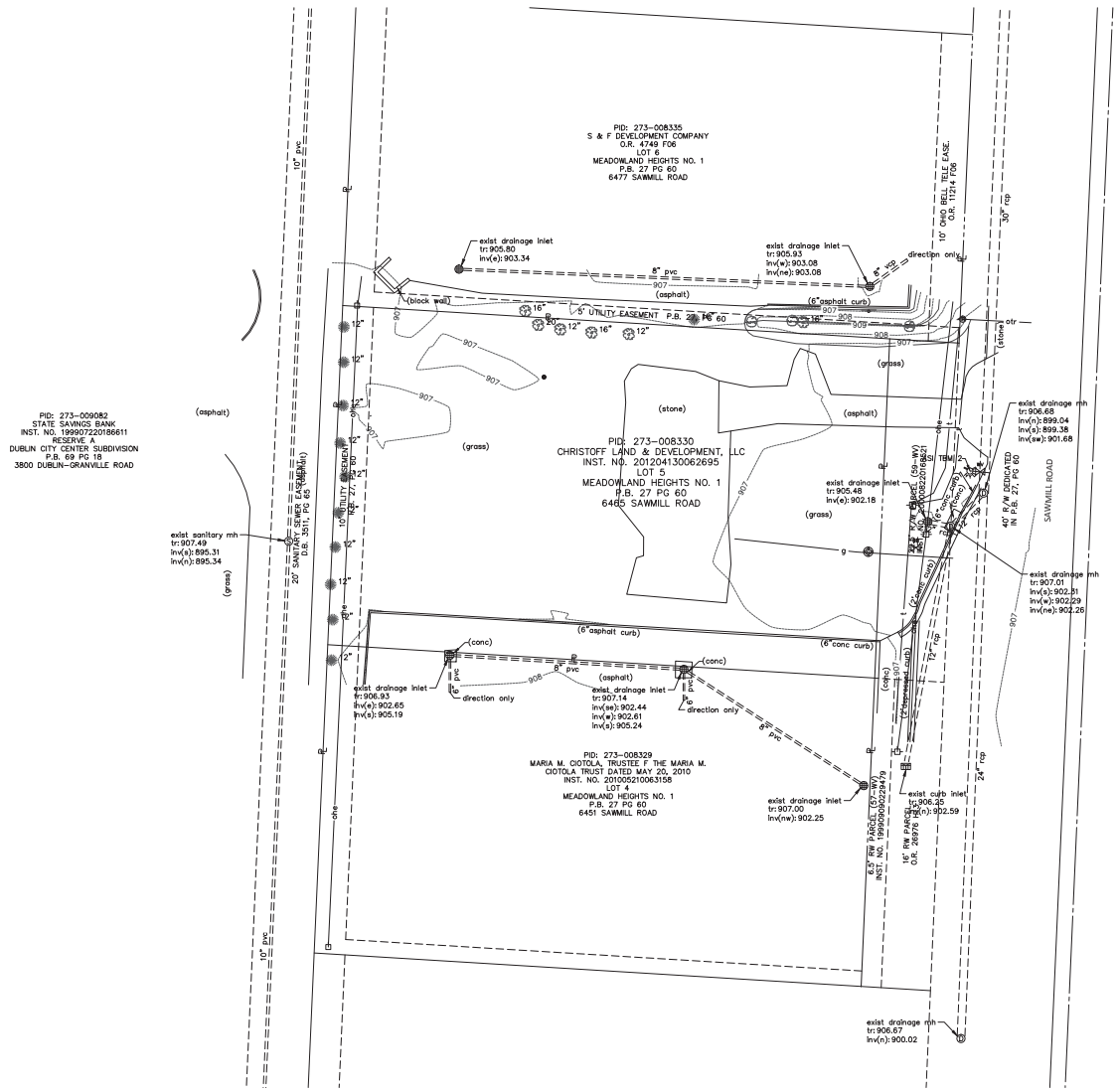
CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
GENERAL NOTES, DETAILS & QUANTITIES

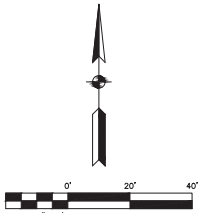
REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	NONE

SHEET NO.
3 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/15/13 - 8:41 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D. DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_PGS_01-03_GENERAL_NOTES.DWG





LEGEND

- CURB INLET
- DRAINAGE MANHOLE
- DRAINAGE INLET
- POST
- SANITARY MANHOLE
- SIGN
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER POLE
- GAS METER
- UTILITY POLE
- TELEPHONE PEDESTAL
- TRAFFIC POLE
- WATER VALVE
- BUFFALO BOX
- FIRE HYDRANT
- ohe OVERHEAD ELECTRIC LINE
- g BURIED GAS LINE
- t BURIED TELEPHONE LINE
- otr OVERHEAD TRAFFIC LINE
- w BURIED WATER LINE

BENCH INFORMATION
NAVD 88

FRANK 73
STAINLESS STEEL ROD DRIVEN 16' IN A TRIANGULAR SHAPED GRASS MEDIAN AT NW QUAD OF DUBLIN-GRANVILLE ROAD AND RIVERSIDE DRIVE, 59.9' SE OF THE N. CORNER OF THE MEDIAN, 28.4' NW OF SE CORNER OF THE MEDIAN, 20.2' NE OF SW CORNER OF MEDIAN, 2' N. OF A WITNESS POST, ACCESS THROUGH ALUMINUM COVER LEVEL WITH SIDEWALK.
ELEV-801.706

ASI TBM #2
CHISELED "X" N. BOLT FIRE HYDRANT ON W. SIDE SAWMILL ROAD; ±300' S. OF BANKER DRIVE.
ELEV-906.72

2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL 614.901.2255 FAX 614.901.2278
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

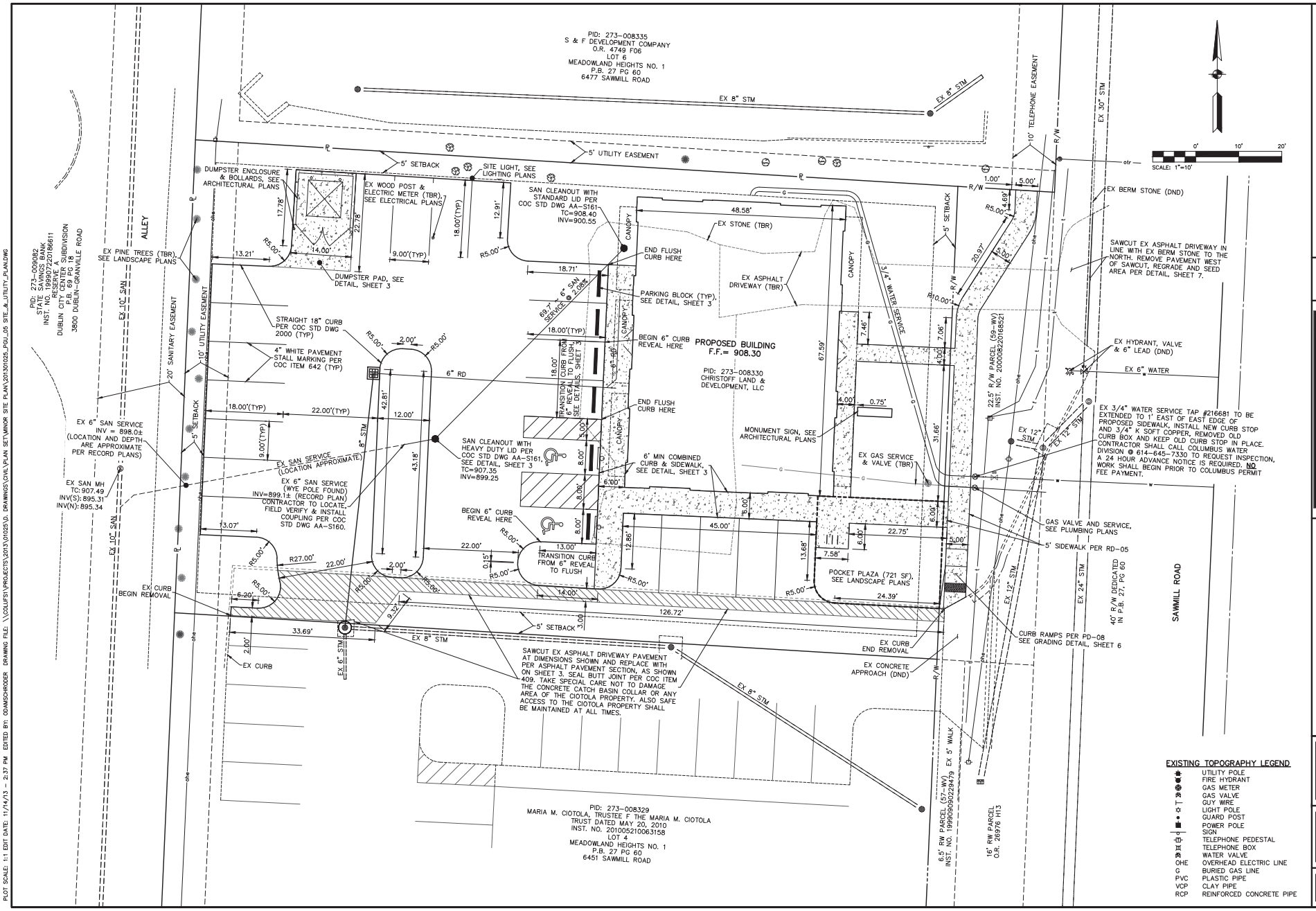
CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
EXISTING CONDITIONS PLAN

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 20'

SHEET NO.
4 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/14/13 – 2:37 PM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D. DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130225_PG5_05 SITE_&_UTILITY_PLAN.DWG



STRUCTURE POINT INC.
2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL 614.901.2020 FAX 614.901.2028
www.structurepoint.com

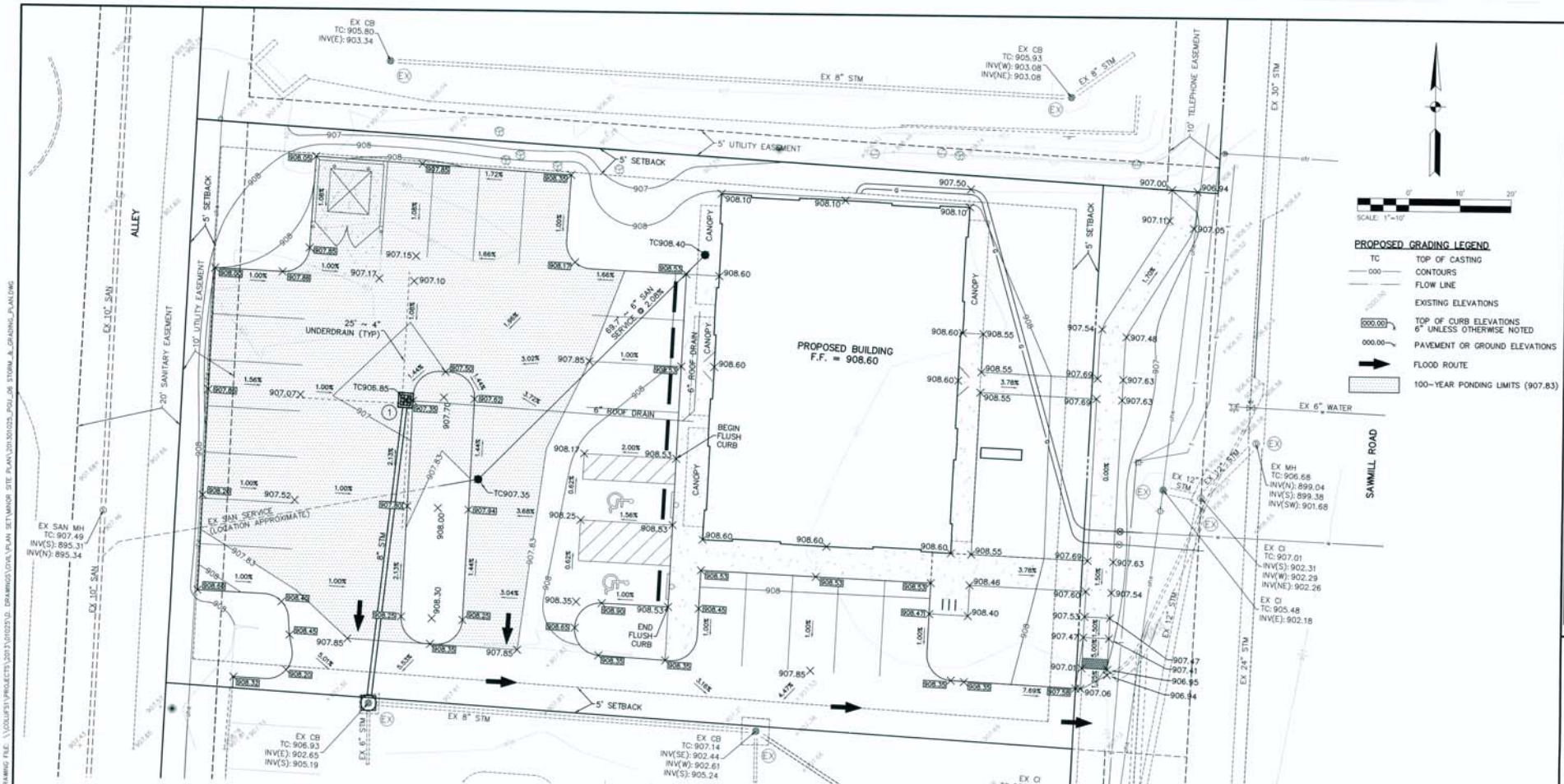
Christoff

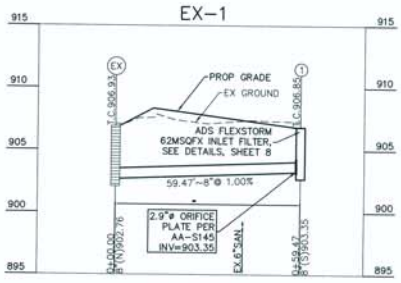
CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
SITE & UTILITY PLAN

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 10'

SHEET NO.
5 OF 8





STORM PROFILE
HORIZ. 1" = 20'
VERT. 1" = 5'

STORM SEWER NOTES:

PROFILE DATUM NAVD '88

MAINTAIN A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL CLEARANCE FROM WATER MAINS.

ALL BACKFILL SHALL BE COMPACTED TO THE DENSITY OF THE SURROUNDING GROUND UNLESS OTHERWISE NOTED:

** COMPACTED GRANULAR BACKFILL PER ITEM 912.

ALL FILLS ARE TO THE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PER ITEM 203 PRIOR TO THE START OF STORM SEWER CONSTRUCTION.

DENOTED THUS:

2500 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL 614.901.1780 FAX 614.901.1785
www.structurepoint.com
AMERICAN STRUCTUREPOINT INC.

Christoff

CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
STORM & GRADING PLAN & STORM PROFILE

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	DSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 10'

SHEET NO.
6 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/15/13 - 10:55 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D. DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\2013.01025_PSD_08 STORM_&_GRADING_PLAN.DWG

SEDIMENT AND EROSION CONTROL NOTES

MAINTENANCE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH REDUCES THE EFFICIENCY OF A CONTROL FEATURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

INSPECTIONS:
THE NPDES PERMIT HOLDER ALONG WITH THE CONTRACTOR 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 PER EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A ½" STORM EVENT OR GREATER. RECORDS OF THE SITE INSPECTIONS SHALL BE KEPT ON SITE AND SHALL BE MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED.

CONTRACTORS RESPONSIBILITIES:
DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE ODNR MANUAL "RAINWATER AND LAND DEVELOPMENT". THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT EARTH MOVING ACTIVITIES.

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER AND/OR THE OHIO EPA.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE SEDIMENTATION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF SEDIMENTATION CONTROLS DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE CONTROLS SHALL BE REPLACED UPON GRADING OR DURING ANY INCLEMENT WEATHER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFFSITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFFSITE SEDIMENT SHALL BE CLEANED UP DAILY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO STORM WATER RUNOFF. UNTREATED SEDIMENT-LADEN RUNOFF SHALL NOT FLOW OFFSITE WITHOUT BEING DIRECTED THROUGH A CONTROL PRACTICE.

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE INTO OR ALONG SIDE RIVERS, STREAMS, CREEKS, NATURAL OR MAN-MADE CHANNELS OR SWALES LEADING THERETO. CONCRETE WASH WATER AND SURPLUS CONCRETE SHALL BE CONFINED TO APPROVED AREAS. AFTER SOLIDIFYING THESE WASTED MATERIALS SHALL BE REMOVED FROM THE SITE.

TEMPORARY AND PERMANENT SEEDING

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN AS INDICATED BY THE LIMITS OF DISTURBANCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

PERMANENT SEEDING:
ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER AND WATER. SOIL TEST ARE RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 15 THROUGH NOVEMBER 15. PERMANENT SEEDING MIX AND SEEDING RATES PER CMSC ITEM 659.

TEMPORARY SEEDING:
ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

TEMPORARY SEEDING

SEEDING DATES	SPECIES	LB/1000 SF	PER ACRE
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	4 BUSHEL 40 LB 40 LB
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB 40 LB 40 LB
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB 40 LB
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	2 BUSHEL 40 LB 40 LB
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 LB 40 LB 40 LB
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

SITE NARRATIVE

PLAN DESIGNER: AMERICAN STRUCTUREPOINT, INC.
2550 CORPORATE EXCHANGE DR., STE 300
COLUMBUS, OHIO 43231

OWNER/DEVELOPER: CHRISTOFF LAND & DEVELOPMENT, LLC
ATTN: CHRIS CHRISTOFF
102 W. MAIN STREET
NEW ALBANY, OHIO 43054

PROJECT DESCRIPTION: ACTIVITIES INCLUDE THE CONSTRUCTION OF A 3,064 SQUARE FOOT COMMERCIAL BUILDING, PRIVATE DRIVE AND ASSOCIATED UTILITIES. APPROXIMATELY 100% OF THE SITE WILL BE DISTURBED.

EXISTING SITE CONDITIONS: THE EXISTING PROPERTY CONSISTS OF 0.448 ACRES OF OPEN URBAN LOT AND DRAINS TO CITY OF COLUMBUS STORM SEWERS.

RECEIVING STREAM: SCIOTO RIVER.

ADJACENT AREAS: EAST – SAWMILL ROAD
NORTH – COMMERCIAL (BEDS N' STUFF)
WEST – ALLEY
SOUTH – COMMERCIAL (DENT WIZARD)

CRITICAL AREAS: NONE.

GRADING: DISTURBED AREAS WILL BE PROTECTED BY SILT FENCE AND CATCH BASINS AS SHOWN ON THE PLAN. GRADED AREAS WILL BE STABILIZED WHEN GRADED TO PREVENT EROSION ON THE SITE.

EROSION AND SEDIMENT MEASURES: A COMBINATION OF MEASURES WILL BE USED TO PROVIDE EROSION AND SEDIMENT CONTROL. THESE INCLUDE SEVERAL FORMS OF INLET PROTECTION, SILT FENCE AND SEEDING.

PERMANENT STABILIZATION: THE SITE WILL BE STABILIZED BY THE USE OF SEEDING OR SODDING IN LAWN AREAS.

MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT WEEKLY AND AFTER SIGNIFICANT RAINFALLS. ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

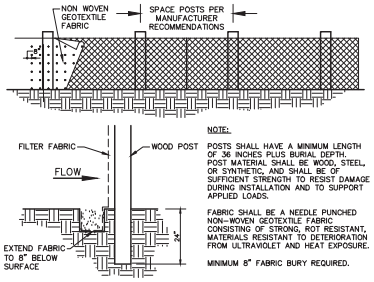
GENERAL CONSTRUCTION SEQUENCE:

1 – ESTABLISH CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT CONSTRUCTION AREA.
2 – INSTALL SILT FENCE, AND STORM SEWER INLET PROTECTION ON EXISTING STORM SEWER STRUCTURES.
3 – PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.
4 – ESTABLISH A SOIL STOCKPILE AREA AND COMMENCE WITH STRIPPING THE TOPSOIL AND ROUGH GRADE THE SITE.
5 – INSTALL UTILITIES AND STORM SEWER INLET PROTECTION
6 – CONSTRUCT THE DRIVES, PARKING AREAS AND BUILDINGS.
7 – FINE GRADE THE SITE AND STABILIZED THE DISTURBED AREAS.
8 – REMOVE THE TEMPORARY SEDIMENT CONTROLS UPON ESTABLISHMENT OF PERMANENT VEGETATION.

SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

OEPA NOI#: NOT REQUIRED – SITE LESS THAN AN ACRE.

NOTE:
ALL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT DISCRETION OF THE CITY OF DUBLIN AND/OR THE OHIO EPA.



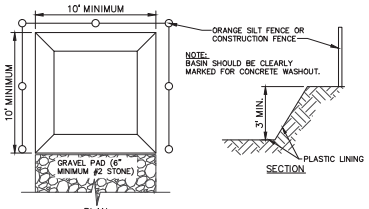
NOTE:
POSTS SHALL HAVE A MINIMUM LENGTH OF 36 INCHES PLUS BURIAL DEPTH. POST MATERIAL SHALL BE WOOD, STEEL, OR SYNTHETIC, AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST DAMAGE DURING INSTALLATION AND TO SUPPORT APPLIED LOADS.

FABRIC SHALL BE A NEEDLE PUNCHED NON-WOVEN GEOTEXTILE FABRIC CONSISTING OF STRONG, ROT RESISTANT, MATERIALS RESISTANT TO DETERIORATION FROM ULTRAVIOLET AND HEAT EXPOSURE.

MINIMUM 8" FABRIC BURY REQUIRED.

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

SILT FENCE
NOT TO SCALE

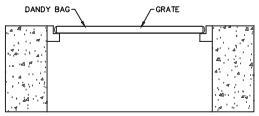


NOTE:
BASIN SHOULD BE CLEARLY MARKED FOR CONCRETE WASHOUT.

NOTE:
CONTRACTOR CAN USE PORTABLE CONCRETE WASHOUT AREAS IN LIEU OF CONCRETE WASHOUT BASINS (RECOMMENDED).

*NEW OEPA REQUIREMENT– WASHOUT AREAS MUST HAVE SOME FORM OF PLASTIC LINING.

CONCRETE WASHOUT AREA
NOT TO SCALE

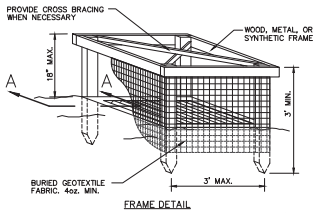


INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH THE GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

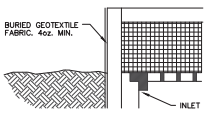
MAINTENANCE: AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

PROVIDE FOR INLETS: 1 & 2

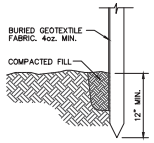
DANDY BAG INLET PROTECTION
NOT TO SCALE



FRAME DETAIL



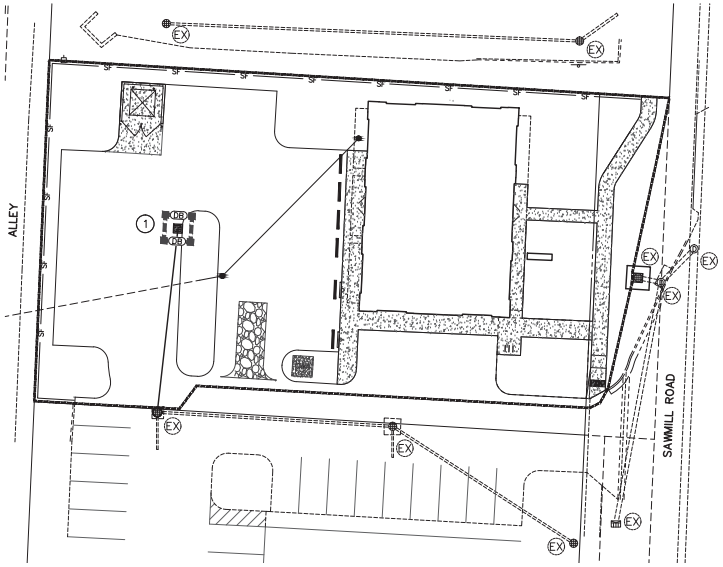
SECTION A–A



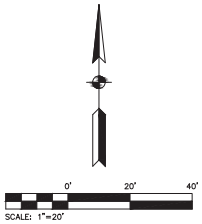
TRENCH DETAIL

PROVIDE FOR INLETS: EX.

SILT FENCE INLET PROTECTION
NOT TO SCALE



EROSION CONTROL PLAN



EROSION CONTROL LEGEND

- DANDY BAG INLET PROTECTION
- SILT FENCE INLET PROTECTION
- SF — SILT FENCE
- CONCRETE WASHOUT AREA
- STABILIZED CONSTRUCTION ENTRANCE (COC STD. DWG. 2230)
- DISTURBED AREA (0.455 AC.)

2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL 614.901.1776 FAX 614.901.2238
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
EROSION CONTROL NOTES & DETAILS

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 20'

SHEET NO.
7 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/15/13 – 8:00 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_PGL_07 EROSION_CONTROL_NOTES_&_DETAILS.DWG

FLEXSTORM INLET FILTERS

OPERATION & MAINTENANCE PLAN

Installation Instructions:

1. Remove the grate from the casting or concrete drainage structure.
2. Clean the ledge (lip) of the casting frame or drainage structure to ensure it is free of stone and dirt.
3. Drop in the FLEXSTORM Inlet Filter through the clear opening and be sure the suspension hangers rest firmly on the inside ledge (lip) of the casting.
4. Replace the grate and confirm it is elevated no more than 1/8", which is the thickness of the steel hangers.

Frequency of Inspections:

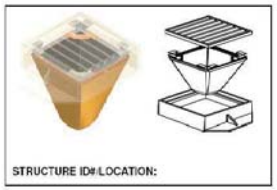
1. Construction site inspection should occur following each ½" or more rain event.
2. Post Construction inspections should occur three times per year (every four months) in areas with year round rainfall and three times per year (every three months) in areas with rainy seasons before and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than three times per year.

Maintenance Guidelines:

1. Empty the sediment bag iF more than half filled with sediment and debris, or as directed by the Engineer.
2. Remove the grate, engage the lifting bars or handles with the FLEXSTORM Removal Tool, and lift from the drainage structure.
3. Dispose of the sediment or debris as directed by the Engineer or Maintenance Contract in accordance with EPA guidelines.
4. As an alternative, an industrial vacuum may be used to collect the accumulated sediment.
5. Remove any caked on silt from the sediment bag and reverse flush the bag with medium spray for optimal filtration.
6. Replace the bag if torn or punctured to ½" diameter or greater on the lower half of the bag.
7. Post Construction PC Bags maint: At 50% saturation, the average 2' x 2' Adsorb-it lined PC filter will retain approximately 75 oz (4.2 lbs) of oil and should be serviced. It can be centrifuged or passed through a wringer to recover the oils, and the fabric reused with 85% to 90% efficacy. It may also be recycled for its fuel value through waste to energy incineration.
8. MyCelx Skimmer Pouches: The skimmers start yellow in color and will gradually turn brown as they become saturated, indicating time for replacement. Each MyCelx skimmer pouch will absorb approximately 89 oz (5 lbs) of oil before requiring replacement.
9. Dispose of all oil contaminated products in accordance with EPA guidelines.

Sediment Bag Replacement:

1. Remove the bag by loosening or cutting off the clamping band.
2. Take the new sediment bag, which is equipped with a stainless steel worm drive clamping band, and use a screw driver to tighten the bag around the frame channel.
3. Ensure the bag is secure and that there is no slack around the perimeter of the band.



STRUCTURE ID#LOCATION:

DATE	TASK PERFORMED	INSPECTOR

FLEXSTORM INLET FILTERS

FILTER BAG OPTIONS

FLEXSTORM offers seven different filter bag options for any of the framing styles. For complete test results visit www.inletfilters.com

FLEXSTORM FILTER BAGS	STANDARD BAG P/N (22" depth)	SHORT BAG P/N (12" depth)
FX: Standard Woven Bag	FX	FX-S
FX+: Woven w/ MyCelx	FXP	FXP-S
FXO: Woven w/ Oil Boom	FXO	FXO-S
PC: Post Construction Bag	PC	PC-S
PC+: PC Bag w/ MyCelx	PCP	PCP-S
LL: Litter and Leaf Bag	LL	LL-S
IL: IDOT NonWoven Bag	IL	IL-S

FILTER BAG TEST RESULTS

FX FILTRATION EFFICIENCY = 82% †

† Large scale, 3rd party testing per ASTM D 7351, Standard Test Method for Determination of Sediment Retention Device Effectiveness in Sheet Flow Application using 7% USDA Sandy Loam

PC/PC+ TSS = 99% TPH = 97% ‡

‡ Large scale testing at 90 GPM. 3rd party results using US Silica OK-110 sand at 1750 mg/L, measuring TSS per SM 2540D. TPH tested at 243 mg/L used motor oil using EPA Method 1664A.

FILTER BAG SPECIFICATIONS & CAPABILITES

Bag Type (P/N)	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
Woven (FX)	200	40
Post Construction (PC)	137	140
NonWoven (IL)	145	70
Litter & Leaf Bag (LL)	High	3.5

Total Bypass Capacity: Bypass capacity will vary with each size drainage structure. Flexstorm designs filter bypass to meet the minimum design flow of the particular drainage structure.

Standard Bag Sizes (match frame sizes) §	Solids Storage Capacity (CuFt)	Filtered Flow Rate at 50% Max (CFS)			Oil Retention (Oz)		
		FX	PC	IL	PC*	PCP**	FX+
Small	1.6	1.2	0.8	0.9	66	155	89
Medium	2.1	1.8	1.2	1.3	96	185	89
Large	3.8	2.2	1.5	1.6	120	209	89
XL	4.2	3.6	2.4	2.6	192	370	178

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity
§ Bag Sizes match the framing sizes based on clear opening dimensions. Standard bags are 22" in depth. Short bags are 12" in depth, reducing solids storage capacity by approximately 50%.

2550 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL: 614.901.0225 FAX: 614.901.0228
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

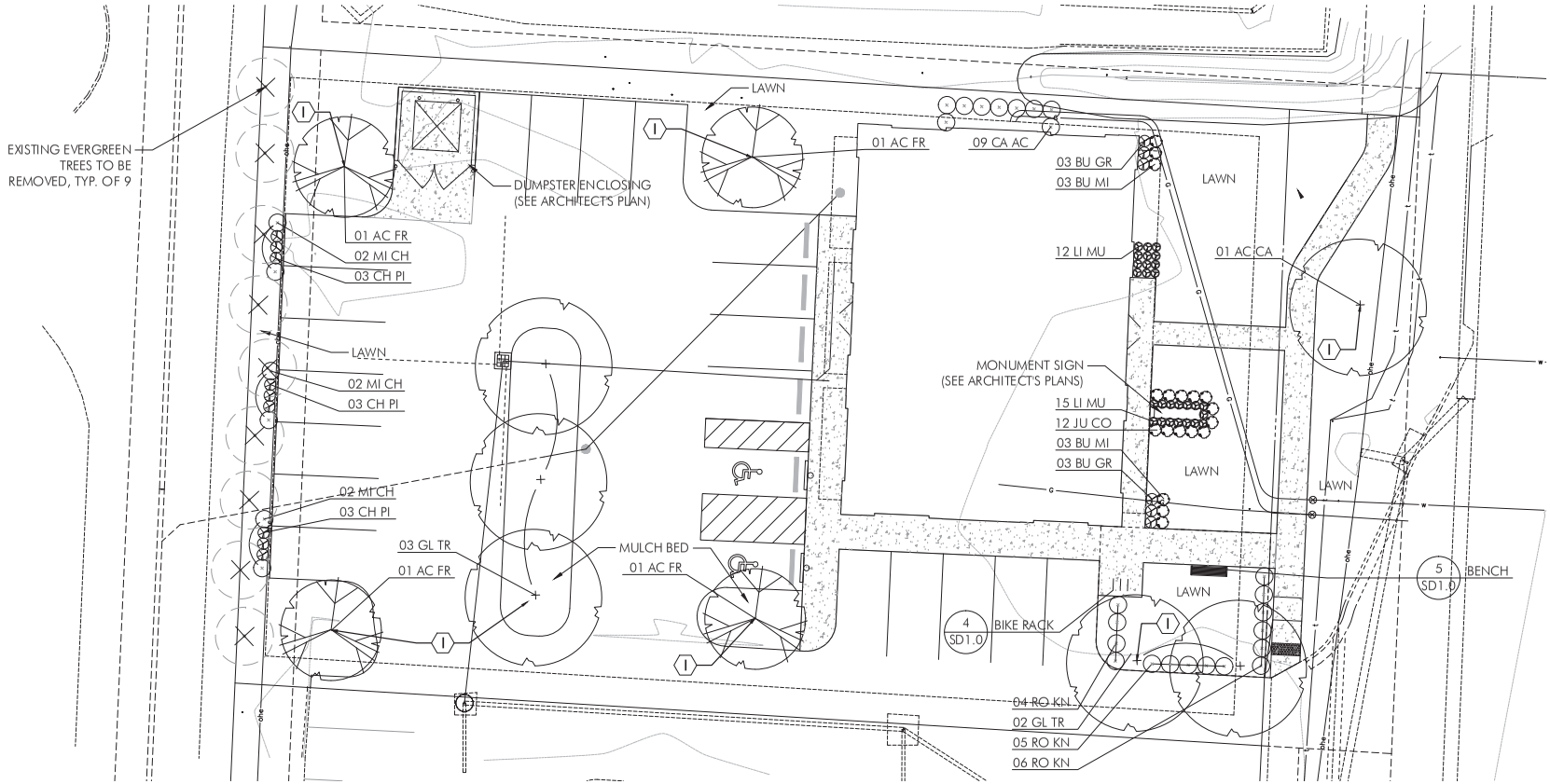
CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
WATER QUALITY BMP DETAILS

REVISIONS	

DATE:	11-15-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	NONE

SHEET NO.
8 OF 8

PLOT SCALE: 1:1 EDIT DATE: 11/15/13 – 8:00 AM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130025_PGL_07 EROSION_CONTROL_NOTES_&_DETAILS.DWG



GENERAL PLANT INSTALLATION NOTES

1. Contractor to verify with the owner's representative and utility companies the locations of the existing utilities prior to start. Call Ohio Utilities Protection Services at (800)362-2764. Contractor to repair all damages to existing utilities, curbs, pavements, etc. resulting from landscape installations which occur during the construction of the project.
2. Plant material shall be furnished in the quantities and/or spacing as shown or noted. In case of discrepancies between the plan and the plant list, the plan shall dictate.
3. Contractor shall verify sizes and locations of all site elements and immediately inform the owner's representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is a discrepancy without owner's representative approval.
4. Contractor shall be responsible for all finish grading in the project required to provide a proper seed and planting bed.
5. Contractor shall provide the following soil amendments:
   - Soil Amendment: 'Com-Til' organic compost (or equal) 7000 State Route 104 South Lockbourne, Ohio 43137 (614)645-3152
   - Turf & Shrub Bed areas: Spread 3" of 'Com-Til' over new landscape areas and incorporate into the top 8" of the soil by mechanical tiller.
   - Trees and Shrubs: Mix 30% 'Com-Til' to 70% existing soil from plant pit excavation. If excavated soil is not suitable, supplement with imported topsoil.
6. All plant material to meet or exceed American Standard for Nursery Stock, current edition, as set forth by American Association of Nurserymen.
7. All plant materials subject to inspection prior, during and after installation. Any plant not meeting the requirements will be cause for rejection by the owner's representative. All rejected plants shall be immediately removed and disposed of by the contractor and the replacement material shall be provided.

LANDSCAPE CALCULATIONS

1. Interior green space calculation - 153.065 (D)(5)(c)
   - Total pavement: 7,680 S.F.
   - Required green space: 384 S.F. (5%)
   - Provided green space: 1,429 S.F. (19%)
2. Foundation planting - 153.065 (D)(7)(b)
   - Required 1 shrub per each 10 linear feet of building facade (230 LF total) - 23 shrubs required
   - Provided - 27

1. All substitutions and plan changes must be approved by owner's representative prior to any action taken. Trees shall be protected and handled carefully at all times during transport & handling to prevent drying of tree or root ball by winds and to prevent any damage or breakage of the root ball. Bark shall be protected from bruising or abrasion.
2. Water trees immediately after planting and continue to water until final acceptance by owner's representative.
3. Plant locations and beds shall be located by contractor and approved by owner's representative prior to plant installation.
4. Bed line to be 18" from base of plant material unless otherwise indicated on the drawings.
5. All shrub and bed areas to be mulched with two inches (2") depth minimum shredded hardwood mulch. Submit sample to owner for approval.
6. All areas outside of planting beds shall be sod as shown on the plans.
7. Finished turf (sod) to be flush with top of adjacent curb or walk. Coordinate with owner's representative in field as required.
8. The contractor shall guarantee all trees, shrubs and ground covers for a period of one (1) year from date of final acceptance. Replace material within seven (7) days of notification of the owner's representative.
9. Perform cleaning during installation of landscape work and upon completion. Remove from site all excess landscape related material, soil debris and equipment. Repair damage resulting from landscaping operations. Sweep and hose down paved surfaces affected by landscaping operations. Coordinate with owner's representative and other contractors for final cleanup prior to cleaning.
10. Maintenance: The landscape contractor shall maintain the completed landscape and irrigation systems until the date of final acceptance.
    - Mowing - Minimum once per week, except in future expansion areas which will require a minimum of once per three weeks.
    - Trimming - Shrubs, trees, ground covers, perennials, and annuals, minimum two times per year or as required.
    - Fertilizing - Apply fertilizer at a rate equal to 1 lb. of actual nitrogen/1000 s.f. in the spring and fall to all turf and plantings except in future expansion turf areas (where applicable).
    - Bed Edging - Edge all beds by hand, spade at least two times per year and top-mulch with dress wood mulch in fall and spring.

CODED NOTES

1. Structural soil to be used. Extend 3' beyond edge of all parking lot peninsulas and area islands

MASTER PLANT LIST

QTY	KEY	BOTANICAL & COMMON NAME	SIZE	COND.	REMARKS
TREES					
05	GL TR	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2.5" cal.	B & B	Match Form
01	AC CA	Acer campestre Hedge Maple	2.5" cal.	B & B	As Shown
04	AC FR	Acer x freemanii 'Celebration' Celebration Maple	2.5" cal.	B & B	As Shown
SHRUBS					
18	BU MI	Buxus mic. var. kor. 'Wintergreen' Wintergreen Boxwood	18" Ht	Cont.	As Shown
06	BU GR	Buxus x 'Green Mountain' Green Mountain Boxwood	18" Ht	Cont.	As Shown
09	CH PI	Chamaecyparis pisifera 'Golden Mop' Golden Mop Threadleaf False Cypress	18" Ht	Cont.	As Shown
15	RO KN	Rosa Knockout 'RADrazz' Knockout Shrub Rose	24" Ht	Cont.	As Shown
12	JU CO	Juniperus Conferta 'Blue Pacific' Blue Pacific Shore Juniper	24" Sprd.	Cont.	As Shown
27	LI MU	Liriope muscari 'Big Blue' Big Blue Lily Turf	1 gal.	Cont.	As Shown
09	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Forester Feather Reed Grass	2 gal.	Cont.	As Shown
06	MI CH	Miscanthus sinensis Maiden Grass	2 gal.	Cont.	As Shown

0 5 10 20

2 WORKING DAYS BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE
CALL TOLL FREE 800-362-2764

POD design

Columbus
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

Raleigh
51 Kilmayne Drive, Suite 203
Cary, North Carolina 27511
p 919.853.7788
f 704.625.1343

PODdesign.net

Project Name

6465 Sawmill Rd

Dublin, Ohio

Prepared For

Christoff Land & Development, LLC
102 W Main St, Suite 507
New Albany, Ohio 43054

Project Info

Project #	13032
Date	11/15/13
By	TF/BKA
Scale	1"=10'-0"

Revisions

Sheet Title

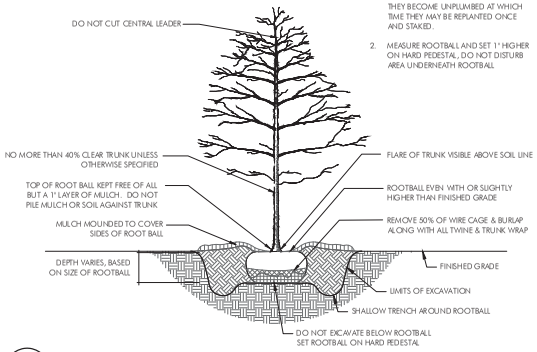
Landscape Plan

STATE OF OHIO STEVEN KOLWICZ 936 REGISTERED LANDSCAPE ARCHITECT

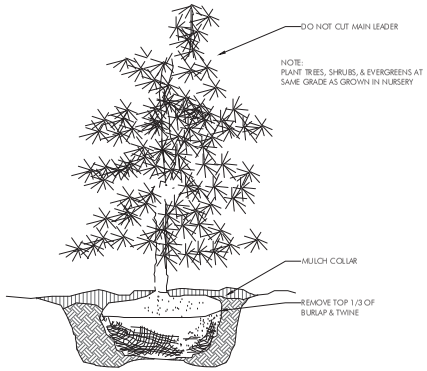
Sheet #

L 1.0

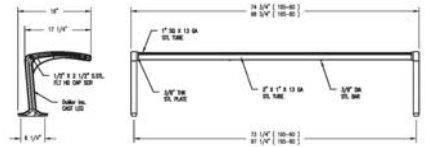
NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL



1 Tree Planting
N.T.S.



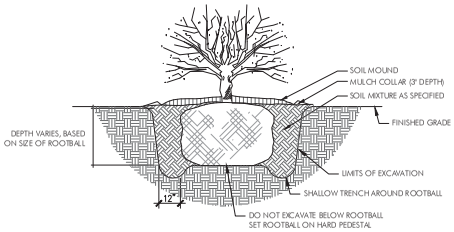
3 Evergreen Planting
N.T.S.



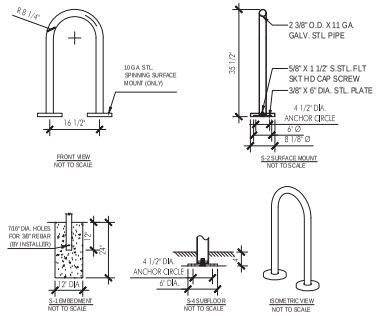
NOTES:
1. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING
2. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED

5 DuMor 83 Series Bench
3/4"=1'-0"

NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL



2 Shrub Planting
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2 & S-4.
4. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 017-410.

4 DuMor 83 Series Bike Rack
3/8"=1'-0"

DuMor, Inc.
DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
1-800-598-4018
PHONE:(717) 436-2106
FAX:(717) 436-9889
www.dumor.com

2 WORKING DAYS BEFORE YOU DIG
OHIO UTILITIES PROTECTION SERVICE
CALL TOLL FREE 800-362-2764

POD design

Columbus
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

Raleigh
51 Kilmayne Drive, Suite 203
Cary, North Carolina 27511
p 919.853.7788
f 704.625.1343

PODdesign.net

Project Name

6465 Sawmill Rd

Dublin, Ohio

Prepared For

Christoff Land & Development, LLC
102 W Main St, Suite 507
New Albany, Ohio 43054

Project Info

Project #	13032
Date	11/15/13
By	KAT/PB
Scale	

Revisions

Sheet Title

Site Details

Sheet #

SD 1.0