Christoff

6465 Sawmill Rd

Dublin, Ohio 43017

Minor Project Application

City of Dublin
Land Use & Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016

October 14, 2013

THOMAS BEERY ARCHITECTS, INC.

1890 NORTHWEST BLVD - SUITE 310
COLUMBUS, OHIO 43212
614.569.2844

Christoff

October 14, 2013

6465 Sawmill Road
Dublin, Ohio 43017

Development Team –

Developer & Project Manager:	Chris Christoff	Christoff Land & Development
Architect:	Tom Beery, RA	Thomas Beery Architects, Inc.
Civil Engineer:	Shawn Goodwin, PE	American Structurepoint, Inc.
Landscape Design:	Todd Foley	POD Design
General Contractor:	Mike Kochovski	Kochovski Construction, LLC

Development Statement –

Christoff Land & Development proposes to design, construct and manage a new high-end retail building within the Bridge Street Corridor (BSC) Sawmill Neighborhood District area of Dublin, Ohio. The building will incorporate all of the unique and important design elements of the new Dublin Bridge Street Corridor code requirements (e.g. active, walkable destination, bicycle parking, pocket plaza, etc.).

With an eye toward high design, the smart new retail center is a handsome minimalist scheme, which aims to recapture the tradition of leisurely destination and bring a renewed dignity that is an extension of the minimalistic design that the Piada building recently brought to this corridor.

The 3.064 square foot building will consist of glass and black metal storefront-style facade on all four sides of the building with canopies (protect pedestrians from the elements) with building entrances facing Sawmill Road to the west & the parking lot to the east. The wood-frame structure supports the horizontal box clad in manganese iron-spot brick with 9-foot high glass storefronts that admit ample daylight and put wares on full display for a potential retailer.

To break up the scale of the development, which sits on a .045 acre site, an open area was established to the south of the building that includes a 300 SF pocket plaza and spaces for bicycle parking. In addition, the building is surrounded to the south, east and west with sidewalks extending the length of the building inviting pedestrian access to both the front street entrances and the rear parking. The dumpster is screened by walls consisting of clean-lined manganese iron-spot brick, matching the building's materials.

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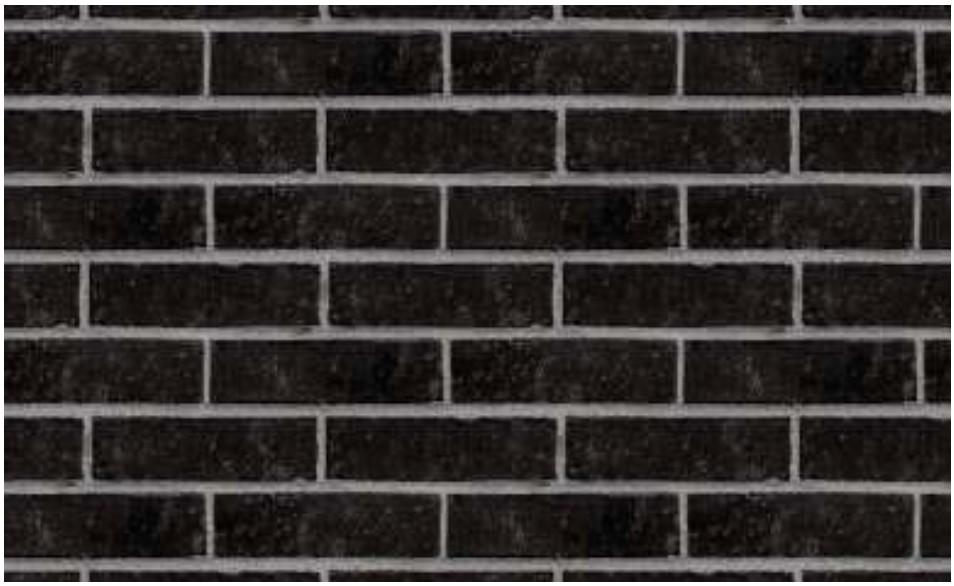
Materials –

COLOR SCHEDULE	
Brick	Manganese Ironspot w/ Dark Gray Mortar
Storefront	Black Anodized Finish by Manufacturer
Canopy	Sherwin Williams 'Black Fox' #SW7020
Coping & Downspots	Sherwin Williams 'Black Fox' #SW7020
Sign Field	Dryvit - 'Black', Smooth Finish
Site Lighting	Black Anodized Finish by Manufacturer

Brick: Manganese Ironspot w/ Dark Gray Mortar (see sample)



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Storefront: Black Anodized Finish by Manufacturer

Site Lighting: Black Anodized Finish by Manufacturer

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INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE

BUILDING TYPE REQUIREMENT (Refer to 153.062(O) for Building Types)	CODE REQUIREMENT	PROVIDED	MET, N.A., OR DEPARTURE/ WAIVER NEEDED
Proposed Building Type ***(Example: Mixed Use Building)***:			
Example: Front Property Line Coverage (%)	***Min. 95%***	***75%***	***Waiver***
Number of Principal Buildings Provided (per lot)	MULTIPLE	ONE	MET
Front Property Line Coverage (%)	MIN 45%	61%	MET
Occupation of Corner Required (Yes/No)	NA	NA	NA
Front Required Building Zone Required (range, ft)	5-25 FT	5'	MET
Corner Side RBZ Required (range, ft)	5-25 FT	5'	MET
Front Setback Required (if no RBZ) (ft)	NA	NA	NA
Corner Side Setback Required (if no RBZ) (ft)	NA	NA	NA
Side Yard Setback Required (ft)	5'	5'	MET
Rear Yard Setback Required (ft)	5'	5'	MET
Minimum Lot Width Required (ft)	50'	110'	MET
Maximum Lot Width Required (ft)	NONE	NA	NA
Maximum Building Length or Depth Required (ft)	NONE	48'-4"X67'-4"	NA
Minimum Lot Depth (Single Family Detached Building Types only) (ft)	NA	NA	NA
Maximum Impervious Lot Coverage (%)	75%	75%	MET
Semi-Pervious Lot Coverage (%)	15%	25%	MET
Parking Permitted (location relative to principal structure)	REAR/SIDE	REAR	MET
Loading Facility Permitted (location relative to principal structure)	REAR	REAR	MET
Entry for Parking Within Building (relative to principal structure)	SIDE/REAR/CORNER	NA	NA
Permitted Vehicular Access Location (relative to principal structure)	REAR/SIDE	SIDE	MET
Minimum Building Height Permitted (ft)	ONE STORY	ONE STORY	MET
Maximum Building Height Permitted (ft)	THREE STORIES	ONE STORY	MET
Accessory Structure Height (number of stories)	NA	NA	NA
Minimum Finished Floor Elevation Permitted (ft)	NA	NA	NA
Minimum Occupied Space Required (ft)	30'	0'	MET
Ground Story Street Façade Transparency Required (%)	65% MIN	65%	MET
Upper Story Street Façade Transparency Required (%)	NA	NA	NA
Ground Story Non-Street Façade Transparency (%)	15%	39%	MET
Upper Story Non-Street Façade Transparency (%)	NA	NA	NA
Parking Lot Ground Story Transparency Requirement (%)	50%	65%	MET
Blank Wall Limitations (Yes/No)	YES	NO	MET
Principal Entrance Location Required (relative to principal structure)	NA	NA	NA
Number of Street Façade Entrances Required (per ft of façade)	1/75 FT	1/67'-4"	MET
Number of Parking Lot Entrances Required (per ft of façade)	1/100 FT	1/67'-4"	MET
Mid-Building Pedestrianways Required (# per ft of façade)	NOT REQU'D	NA	NA
Vertical Increments Required (location on principal structure)	NONE GREATER THAN 45'	18'-8"	MET
Horizontal Façade Divisions Required (per ft of façade)	NA	NA	NA
Permitted Primary Materials (types)	STONE, BRICK, GLASS	BRICK & GLASS	MET
Changes in Roof Plane/Type Required (per ft of façade)	NA	NA	NA
Roof Type(s) Permitted (types)	PARAPET	PARAPET	MET
Tower(s) Permitted (Y/N)	YES	NONE	MET

STORMWATER DRAINAGE REPORT

For:

6465 Sawmill Road
City of Dublin, Ohio

Prepared For:

Christoff

Prepared By:

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

Prepared: October 2013

Prepared By:

AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

Shawn L. Goodwin, PE **Date**

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STORMWATER DRAINAGE REPORT
for
6465 Sawmill Road

City of Columbus, Ohio

I. PROJECT DESCRIPTION

The proposed project is located on the west side of Sawmill Road just north of State Route 161 in the City of Dublin, Ohio. The project consist of re-development of 0.448 acres of urban residential single-family to a 3,064 square foot commercial building along with associated parking and drives.

An aerial map can be found in Appendix A and a soils map can be found in Appendix B of this report.

II. PRE-DEVELOPED DRAINAGE

The "pre-developed" drainage for the re-developed area drains overland to Sawmill Road to the east, to an alley to the west and to commercial parking lots to the north and south, respectively. The subject parcel is relatively flat and consists of 0.118 acres of existing pavement and 0.330 acres urban grasses, which results in "pre-developed" a weighted runoff coefficient (CN) of 80. Additionally, a 10.0 minute time of concentration was assumed.

A pre-developed tributary area map can be found in Appendix C of this report. Additionally, pre-developed runoff calculations using HydroCAD Version 9.00 by HydroCAD Software Solutions, LLC, and can be found in Appendix D of this report.

III. POST-DEVELOPED DRAINAGE

An onsite storm sewer system designed for the 2-year design storm will be installed to convey stormwater for the re-development to the provided detention areas. Since the storm sewer system is being used as detention a 5-year check storm is not valid and has not been provided. The overall "post-developed" area consists of 0.312 acres of building/pavement and 0.136 acres of grassed open space, which results in a weighted runoff coefficient (CN) of 91.

Per chapter 2 of the *City of Dublin Stormwater Management design manual*, the percent of increase in runoff volume due to development was calculated by comparing the 1-year, 24-hour storm event using the SCS Type II distribution curve for existing and proposed conditions. The percent increase from the pre-developed total runoff volume to post-developed total runoff is shown below:

Location	Pre-Dev 1-year Release Rate (cfs)	Post-Dev 1-year Release Rate (cfs)
Site	0.46	0.92

[(Total 1 yr Post-Dev) – (Total 1 yr Pre-Dev)]/[Total 1 yr Pre-Dev] x 100% = % Increase
[0.92 cfs – 0.46 cfs]/[0.46 cfs] x 100% = **70% (10-year Critical Storm)**

Using Table 2-5 in the *City of Dublin Stormwater Management Design Manual*, a 70% increase in runoff volume assigns the critical storm for this project as the 10-year storm event. Additionally, Storms of less frequent occurrence than the 10-year storm event shall have the allowable peak rate of runoff not greater than the allowable peak rate of runoff for the same storm under predeveloped conditions. See the pre-development and post-development release rate table on page 3.

STORMWATER MANAGEMENT SUMMARY			
Storm Event	Allowable Release Rates	Post-Developed Release Rates	Ponding Elevation
	(cfs)	(cfs)	(feet)
1-year	0.46	0.39	907.13
2-year	0.46	0.39	907.22
5-year	0.46	0.40	907.33
10-year	0.46	0.40	907.41
25-year	1.66	0.40	907.52
50-year	2.00	0.41	907.59
100-year	2.36	0.41	907.67

STORMWATER STORAGE SUMMARY	
Storage Elevation	Volume Provided
(feet)	(ac-ft)
906.83	0.000
907.33	0.023
907.83	0.080
Total Storage Utilized:	0.057 ac-ft
Total Storage Provided:	0.080 ac-ft

Orifice plates will be used to provide detention and to control the release rate. Refer to Sheet 5 of Minor Site Plan for the outlet control structure and orifice plate details.

Post-Developed Tributary Area Exhibits can be found in Exhibit E of this report. Post-developed runoff calculations using HydroCAD Version 9.00 by HydroCAD Software Solutions, LLC, and can be found in Appendix F of this report.

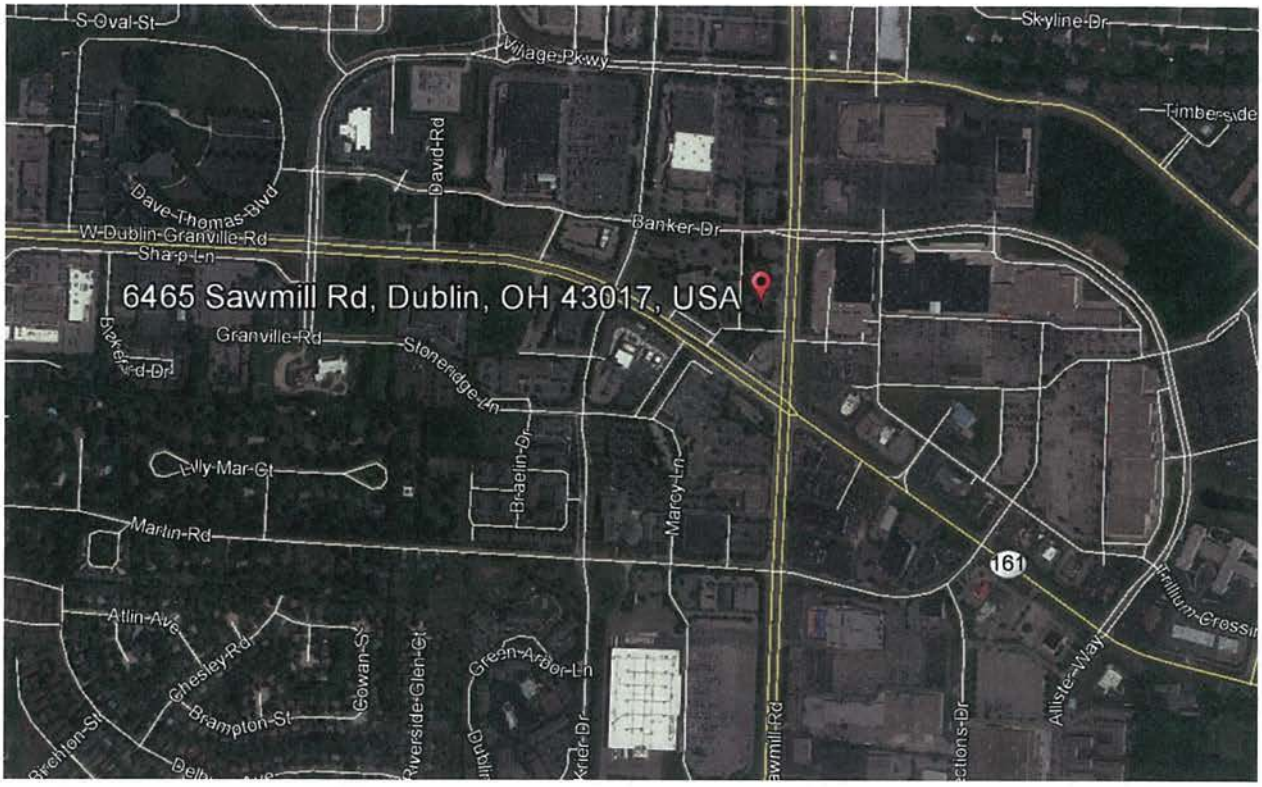
IV. SUMMARY AND CONCLUSIONS

The re-development of this property meets or exceeds Ohio EPA water quality requirements for "small construction activities" and detention requirements per the *City of Dublin Stormwater Management Design Manual*.

Accordingly, we believe the proposed improvements will not adversely affect this site, adjacent property owners or the City of Dublin.

APPENDIX A

PROJECT LOCATION MAP


6465 Sawmill Rd, Dublin, OH 43017, USA
S Oval St
Village Pkwy
Skyline Dr
Timberside
David Rd
Dave Thomas Blvd
W Dublin-Granville Rd
Sharp Ln
Banker Dr
Granville Rd
Stoneridge Ln
Lily Mar Ct
Braelin Dr
Marcy Ln
Martin Rd
161
Atlin Ave
Chesley Rd
Gowan St
Riverside Glen Ct
Green Arbor Ln
Brampton St
Sawmill Rd
Allister Way

APPENDIX B

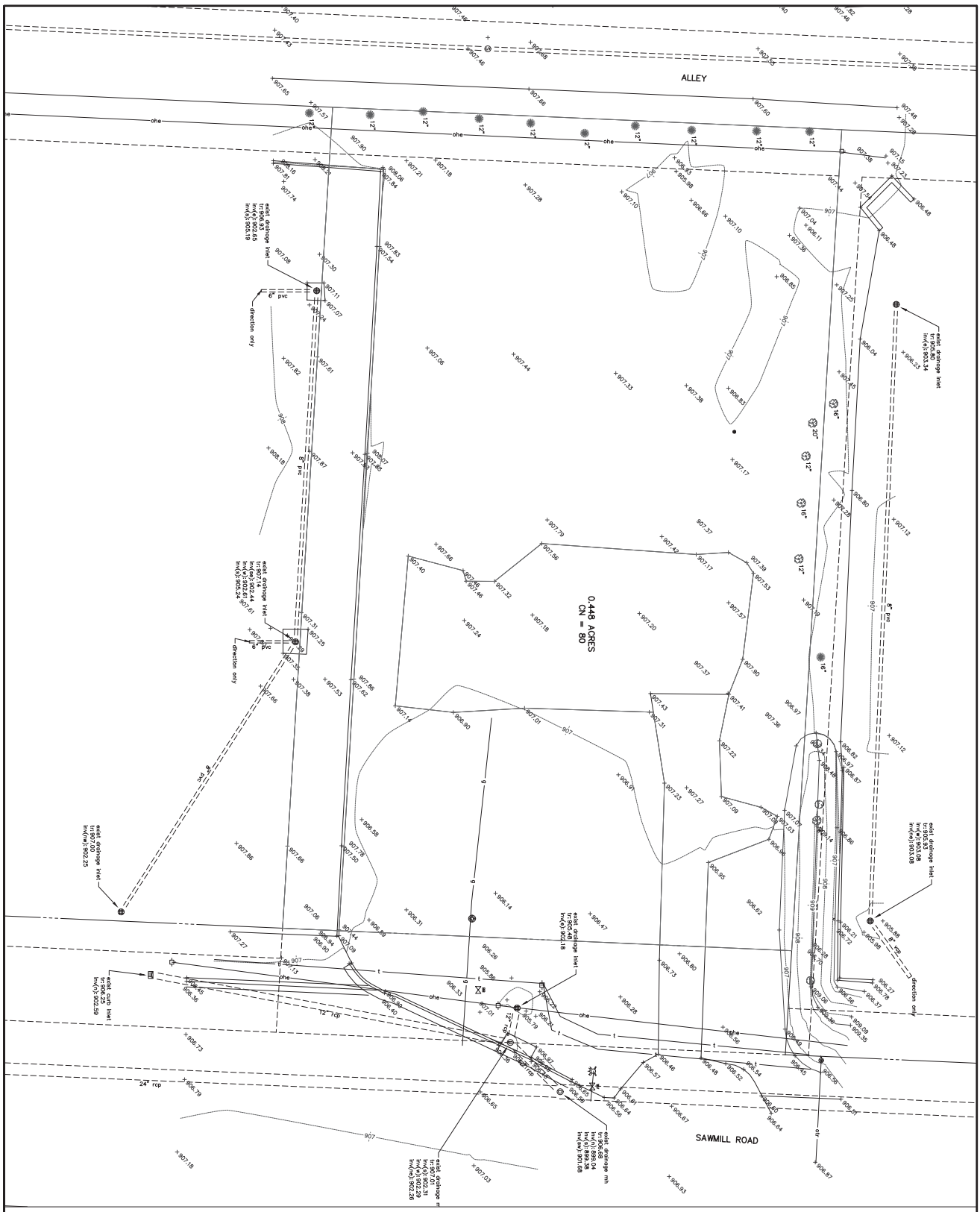
SOILS MAP

SOIL MAP – CITY OF DUBLIN, OHIO

SOIL MAP – CITY OF DUBLIN, FRANKLIN COUNTY, OHIO			
Map Unit Symbol	Map Unit Name	Area of Site	Percent of Site
CrA	Crosby Silt Loam, 0% to 3% slopes	0.448 acres	100.0%

APPENDIX C

PRE-DEVELOPED TRIBUTARY AREA EXHIBIT



CITY OF DUBLIN, OHIO
MINOR SITE PLAN

6465 SAWMILL ROAD

DUBLIN, OHIO 43017

PRE-DEVELOPED TRIBUTARY AREA EXHIBIT

Christoff

STRUCTUREPOINT LLC

2550 CORPORATE EXCHANGE DR, STE 300
COLUMBUS, OH 43231
TEL 614.901.2235 · FAX 614.901.2236
www.structurepoint.com

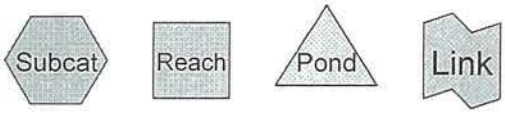
DATE:	10-04-2013
DRAWN BY:	CSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 10'

REVISIONS

SHEET NO. 1 OF 1

APPENDIX D
PRE-DEVELOPED RUNOFF CALCULATIONS

Overall Pre-Developed



Routing Diagram for 02013.01025 Detention.Current
Prepared by American Structurepoint, Printed 10/4/2013
HydroCAD® 10.00 s/n 00818 © 2011 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 0.46 cfs @ 12.03 hrs, Volume= 0.026 af, Depth= 0.69"

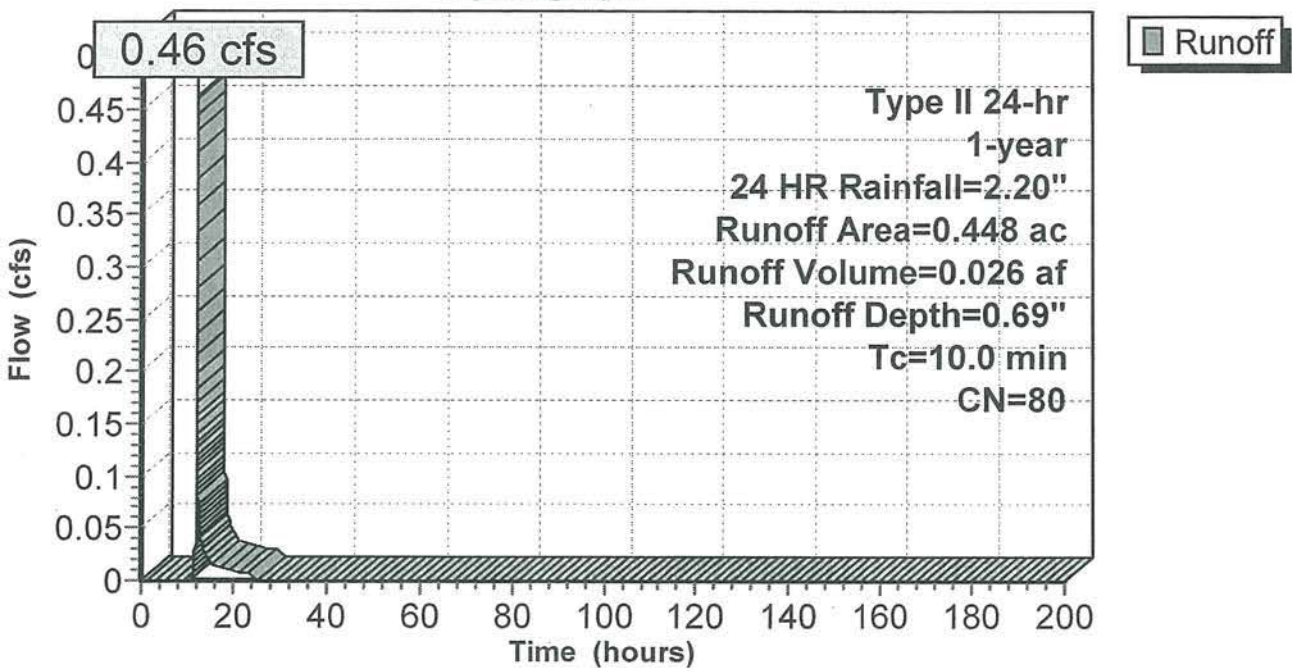
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-year, 24 HR Rainfall=2.20"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 0.67 cfs @ 12.02 hrs, Volume= 0.037 af, Depth= 0.98"

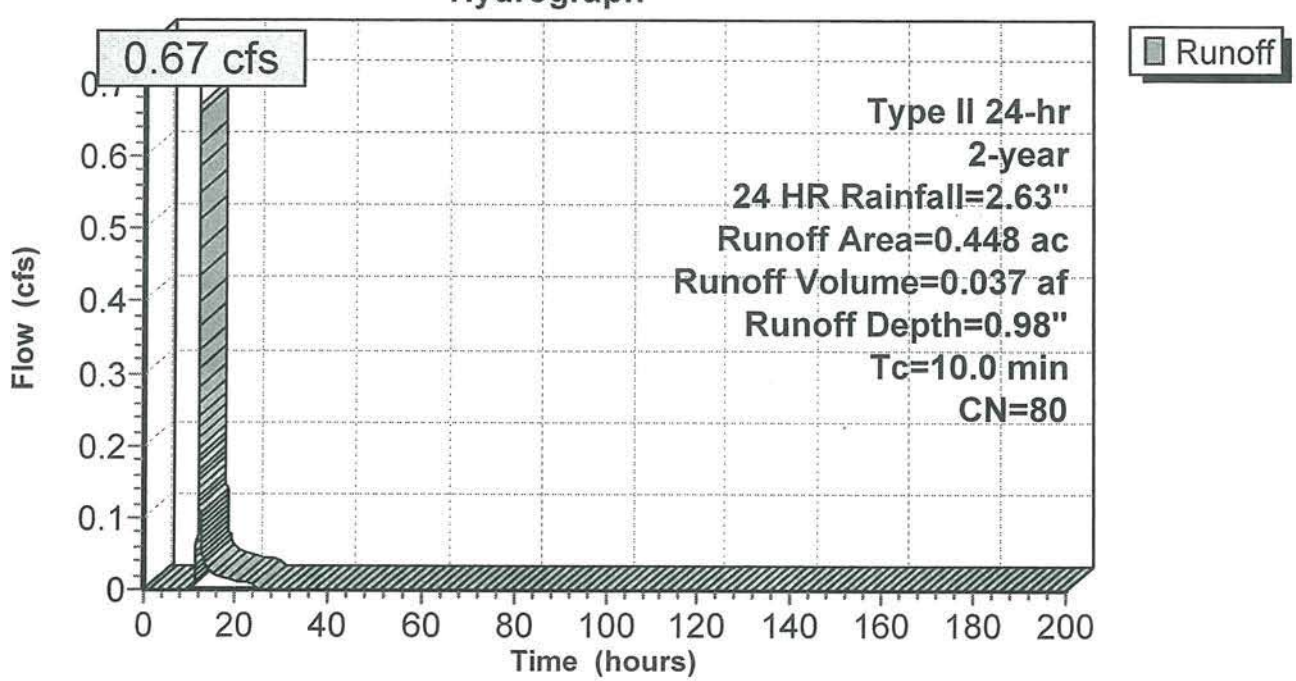
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-year, 24 HR Rainfall=2.63"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 0.99 cfs @ 12.02 hrs, Volume= 0.053 af, Depth= 1.43"

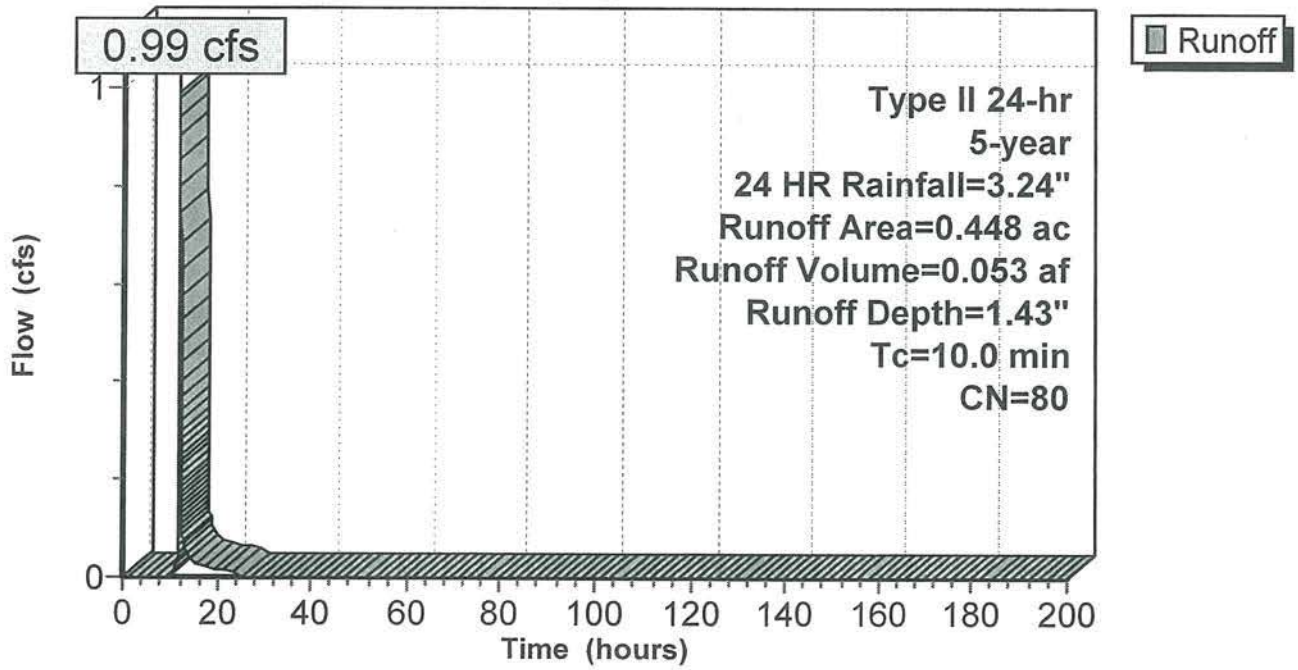
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-year, 24 HR Rainfall=3.24"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 1.26 cfs @ 12.02 hrs, Volume= 0.068 af, Depth= 1.83"

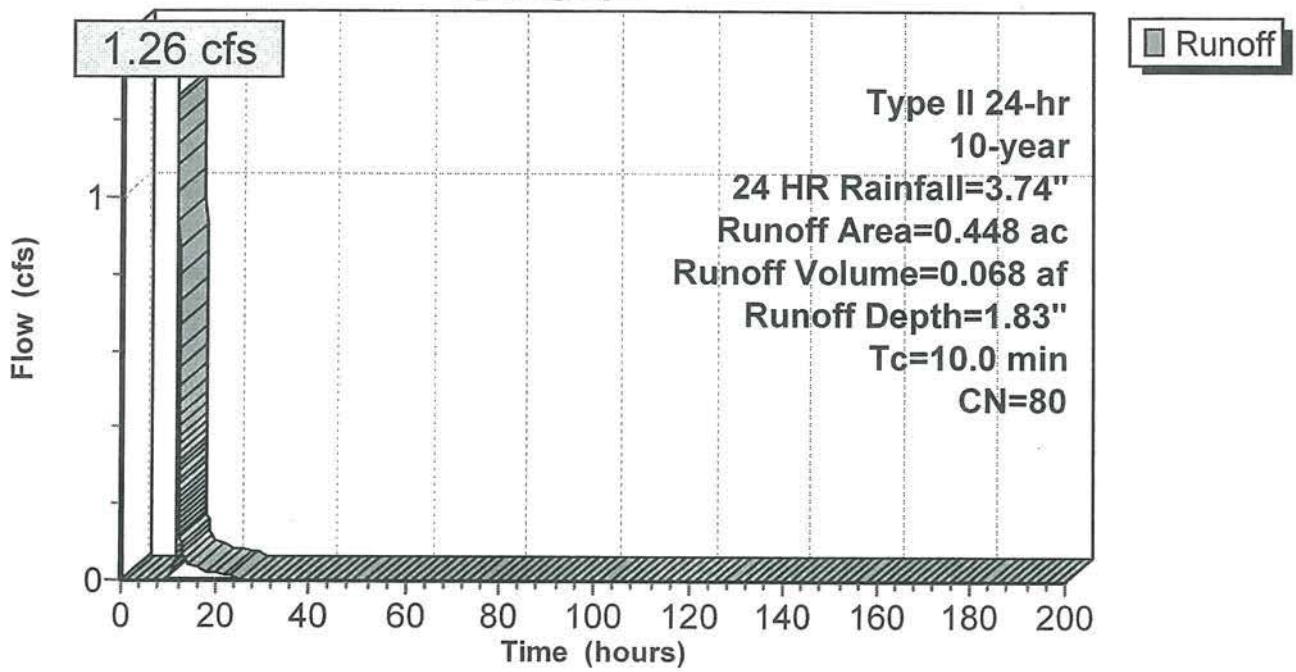
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-year, 24 HR Rainfall=3.74"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 1.66 cfs @ 12.02 hrs, Volume= 0.090 af, Depth= 2.41"

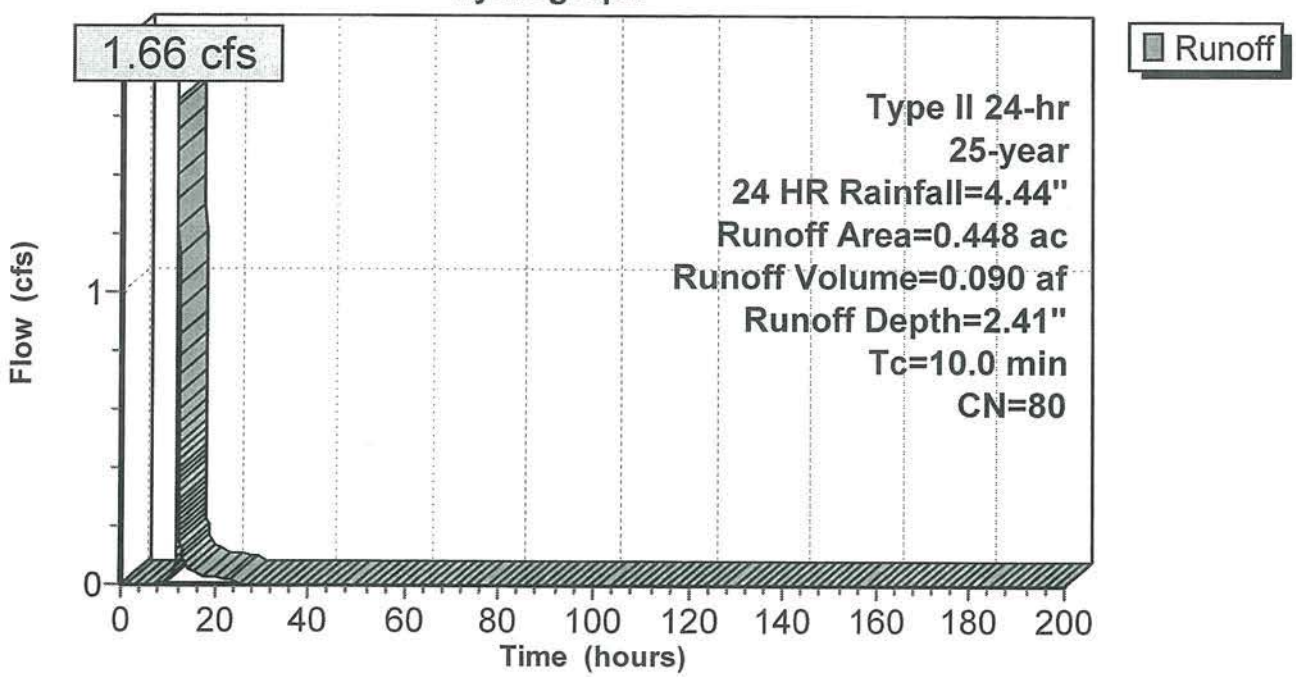
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-year, 24 HR Rainfall=4.44"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 2.00 cfs @ 12.02 hrs, Volume= 0.109 af, Depth= 2.91"

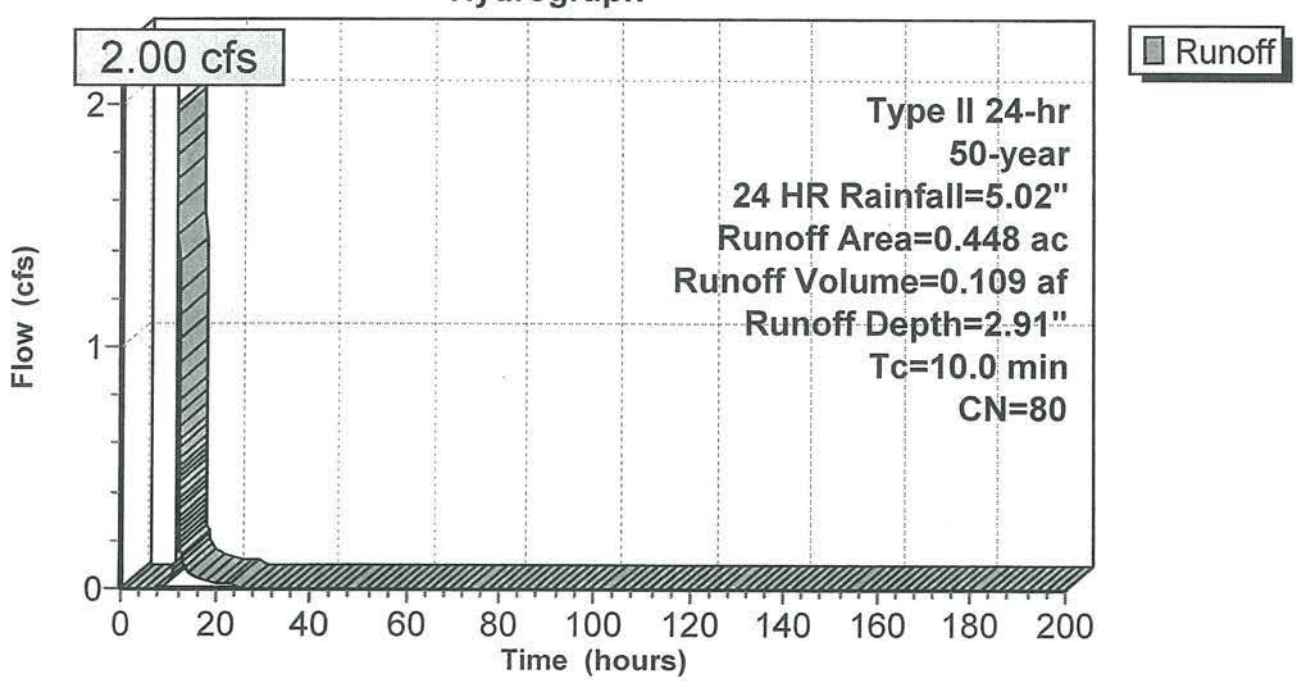
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-year, 24 HR Rainfall=5.02"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

Subcatchment 1S: Overall Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Overall Pre-Developed

Runoff = 2.36 cfs @ 12.01 hrs, Volume= 0.129 af, Depth= 3.45"

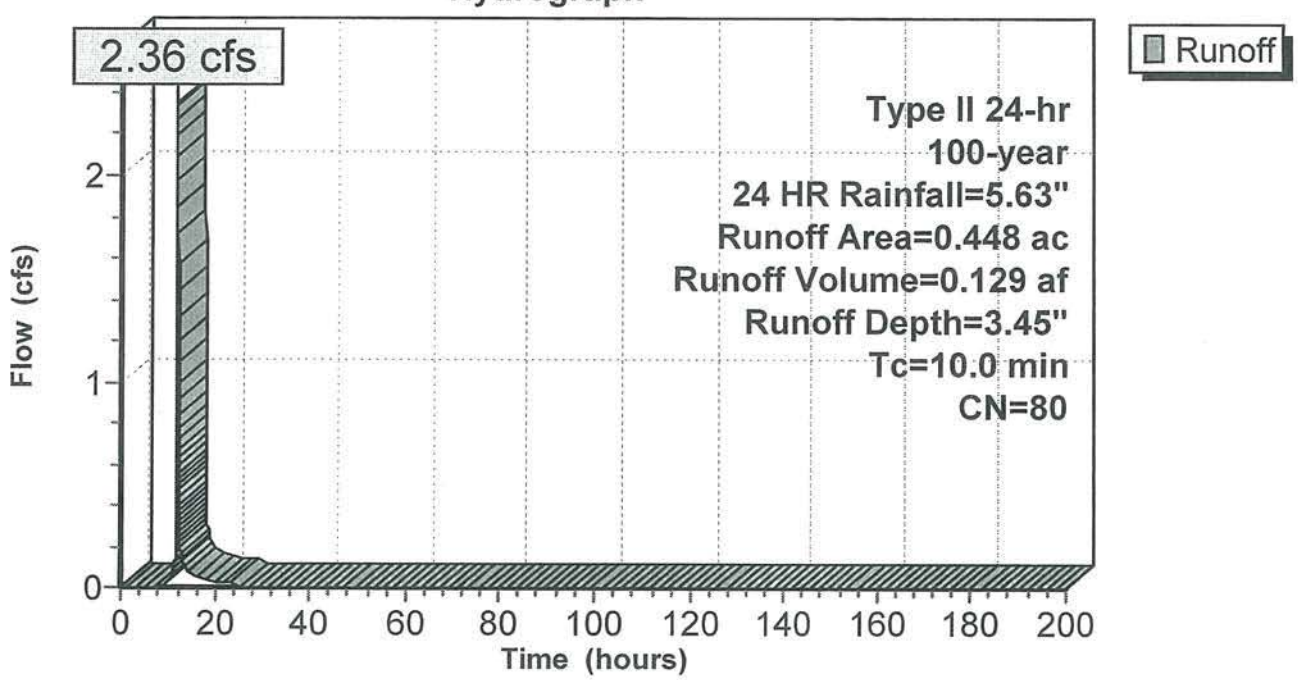
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-year, 24 HR Rainfall=5.63"

Area (ac)	CN	Description
0.448	80	1/2 acre lots, 25% imp, HSG C
0.336		75.00% Pervious Area
0.112		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Pre-Developed**

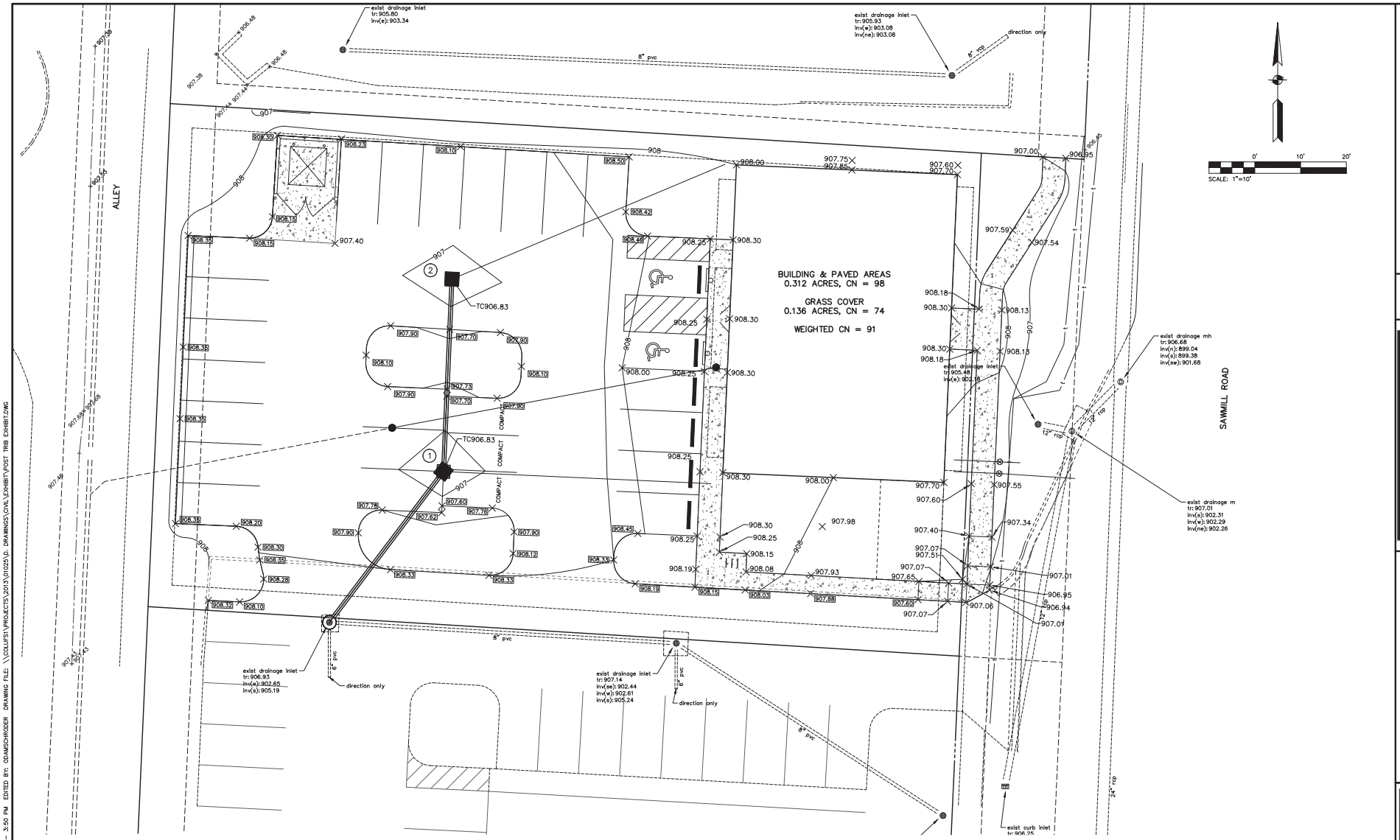
Subcatchment 1S: Overall Pre-Developed

Hydrograph



APPENDIX E

POST-DEVELOPED TRIBUTARY AREA EXHIBIT



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STRUCTUREPOINT INC.

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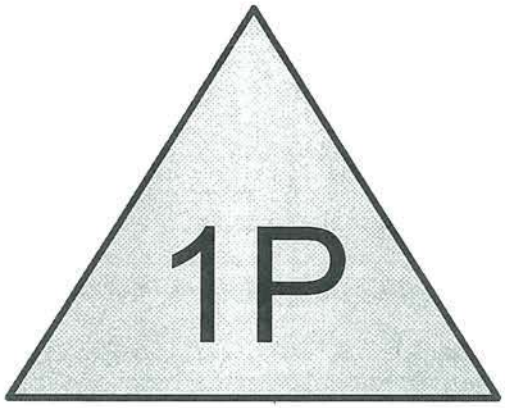
CITY OF DUBLIN, OHIO
MINOR SITE PLAN
6465 SAWMILL ROAD
DUBLIN, OHIO 43017
POST-DEVELOPED TRIBUTARY AREA EXHIBIT

REVISIONS	

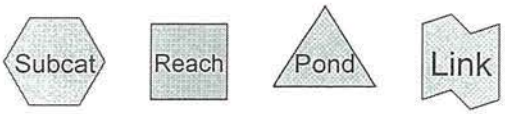
DATE:	10-04-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 10'

SHEET NO.
1 OF 1

APPENDIX F
POST-DEVELOPED RUNOFF CALCULATIONS



Site Detention



Routing Diagram for 02013.01025 Detention.Current
Prepared by American Structurepoint, Printed 10/4/2013
HydroCAD® 10.00 s/n 00818 © 2011 HydroCAD Software Solutions LLC

Summary for Pond 1P: Site Detention

Inflow Area = 0.448 ac, 69.64% Impervious, Inflow Depth = 1.34" for 1-year, 24 HR event
Inflow = 0.92 cfs @ 12.01 hrs, Volume= 0.050 af
Outflow = 0.39 cfs @ 12.15 hrs, Volume= 0.050 af, Atten= 58%, Lag= 8.2 min
Primary = 0.39 cfs @ 12.15 hrs, Volume= 0.050 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.13' @ 12.15 hrs Surf.Area= 0.048 ac Storage= 0.008 af

Plug-Flow detention time= 4.2 min calculated for 0.050 af (100% of inflow)
Center-of-Mass det. time= 4.2 min (822.1 - 817.9)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

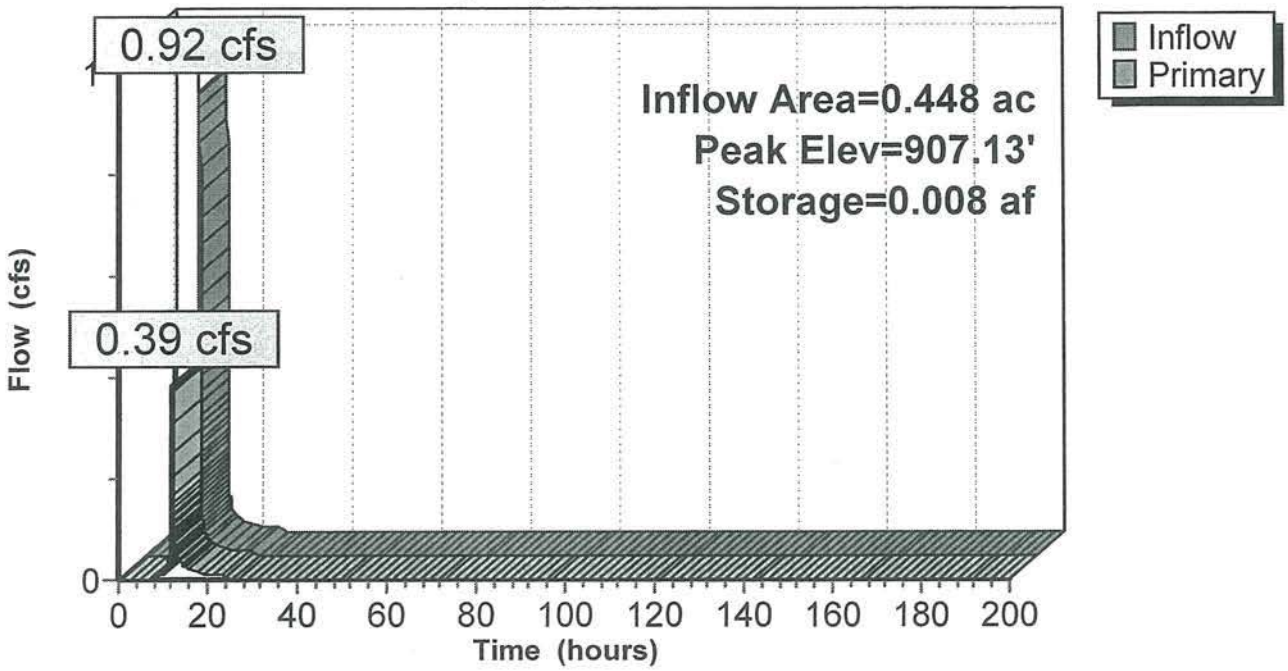
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.39 cfs @ 12.15 hrs HW=907.13' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.39 cfs @ 9.70 fps)

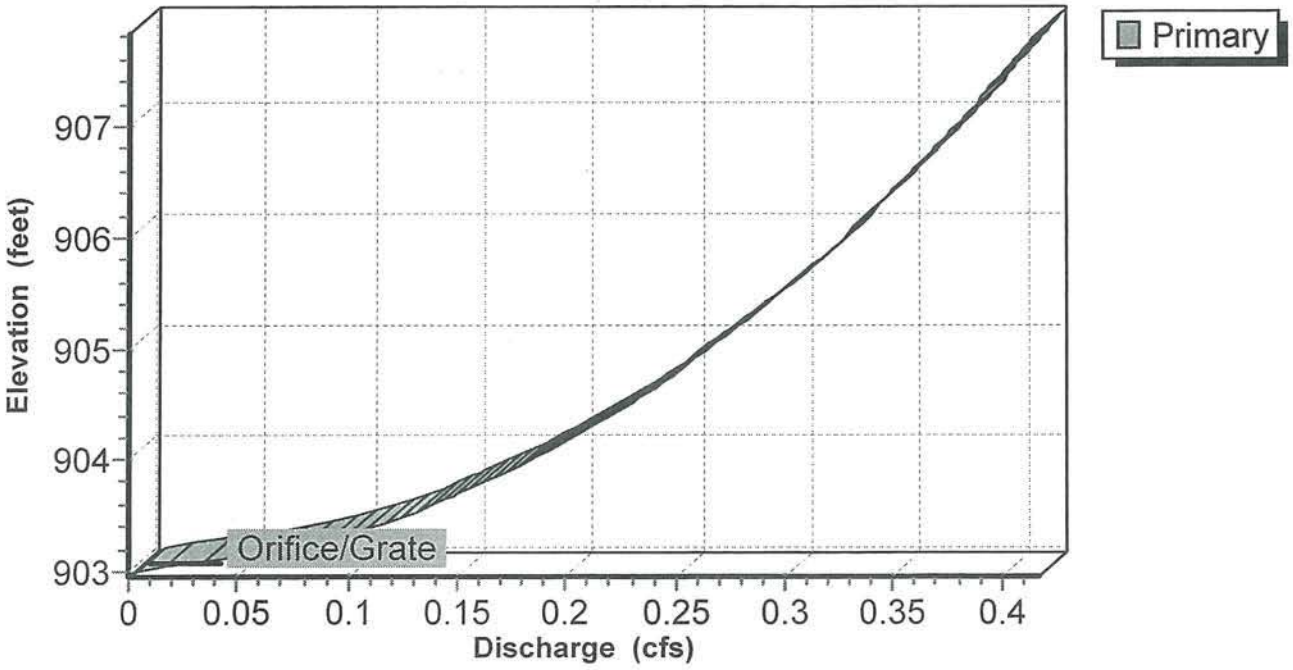
Pond 1P: Site Detention

Hydrograph



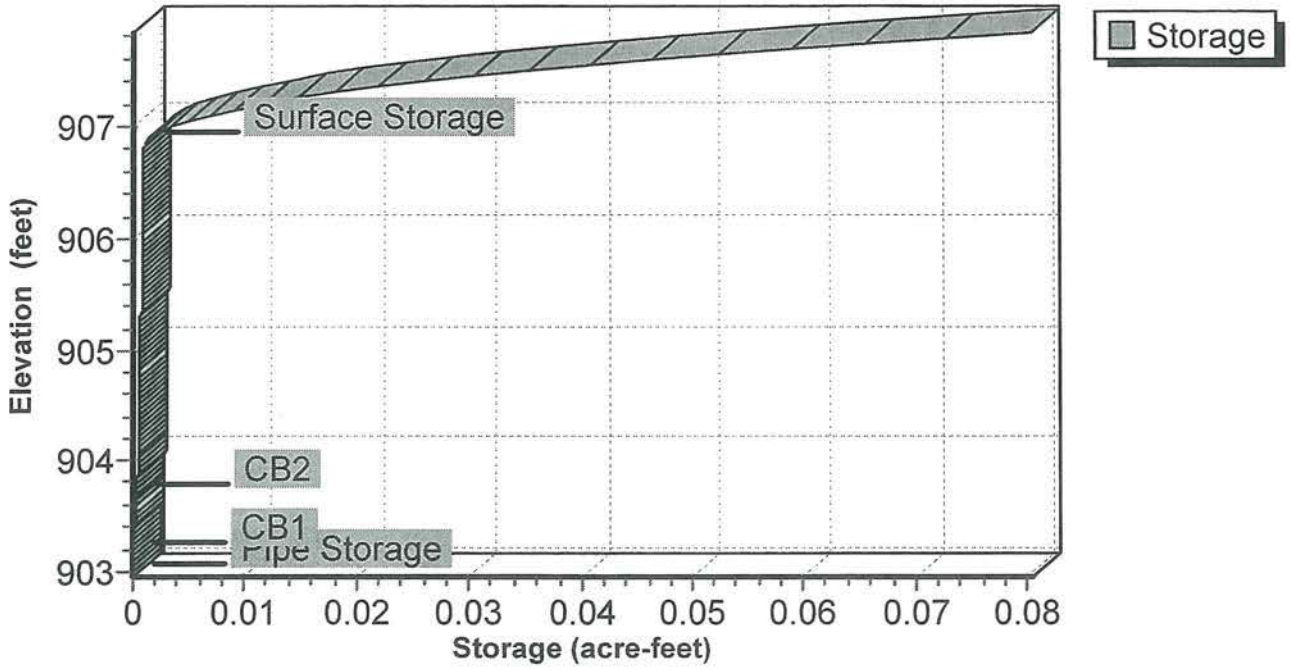
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area =	0.448 ac, 69.64% Impervious, Inflow Depth = 1.73" for 2-year, 24 HR event				
Inflow =	1.17 cfs @	12.01 hrs, Volume=	0.065 af		
Outflow =	0.39 cfs @	12.18 hrs, Volume=	0.065 af, Atten= 67%, Lag= 9.9 min		
Primary =	0.39 cfs @	12.18 hrs, Volume=	0.065 af		

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.22' @ 12.18 hrs Surf.Area= 0.062 ac Storage= 0.013 af

Plug-Flow detention time= 7.1 min calculated for 0.065 af (100% of inflow)
Center-of-Mass det. time= 7.1 min (817.8 - 810.7)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

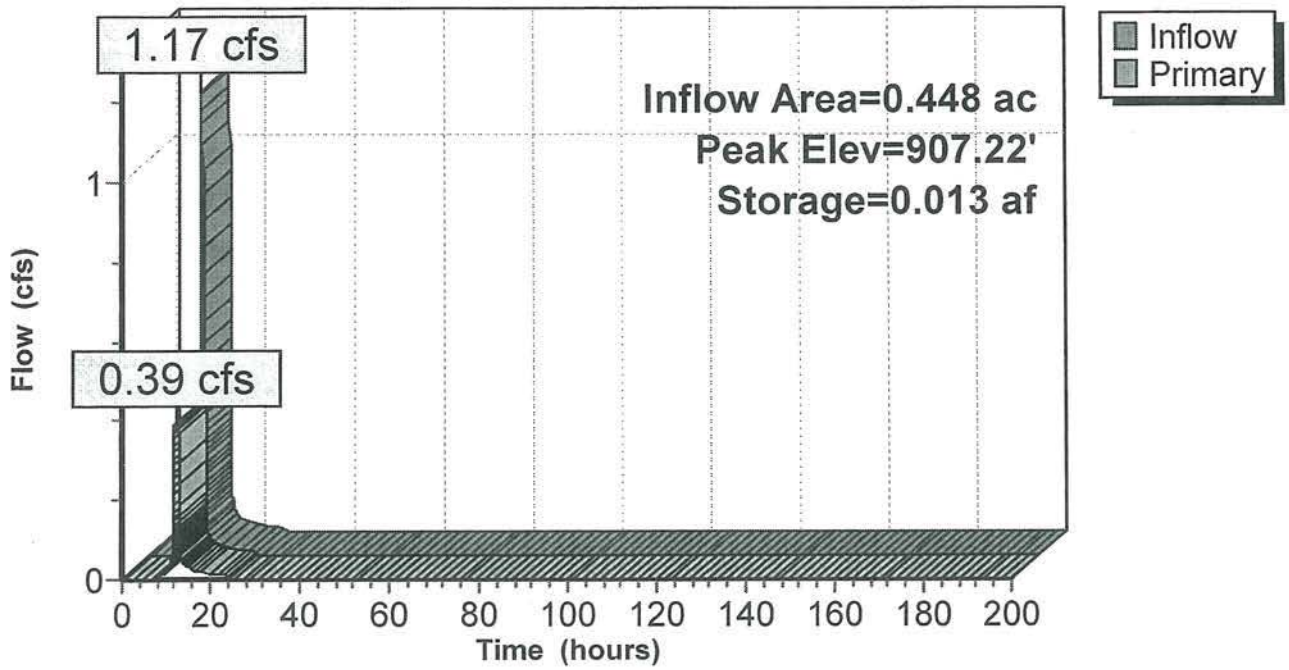
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.39 cfs @ 12.18 hrs HW=907.22' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.39 cfs @ 9.81 fps)

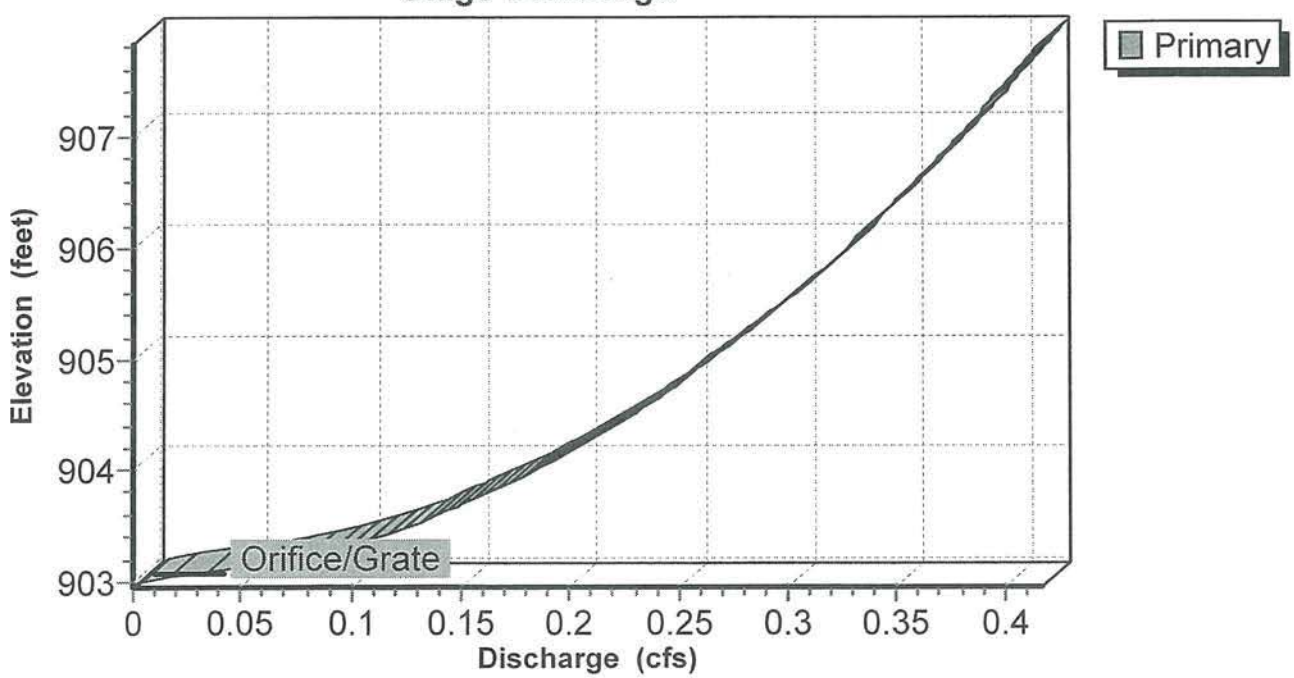
Pond 1P: Site Detention

Hydrograph



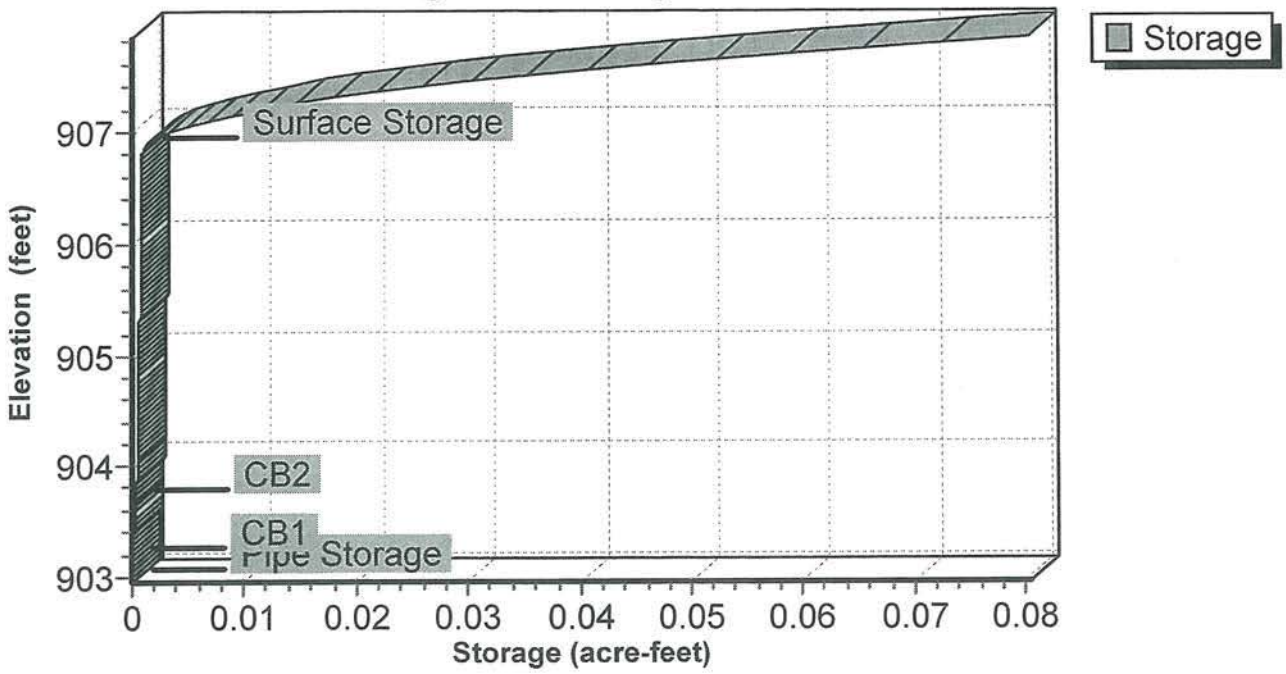
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area =	0.448 ac, 69.64% Impervious, Inflow Depth = 2.30" for 5-year, 24 HR event				
Inflow =	1.53 cfs @	12.01 hrs, Volume=	0.086 af		
Outflow =	0.40 cfs @	12.21 hrs, Volume=	0.086 af, Atten= 74%, Lag= 12.0 min		
Primary =	0.40 cfs @	12.21 hrs, Volume=	0.086 af		

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.33' @ 12.21 hrs Surf.Area= 0.080 ac Storage= 0.021 af

Plug-Flow detention time= 12.1 min calculated for 0.086 af (100% of inflow)
Center-of-Mass det. time= 12.1 min (814.7 - 802.6)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

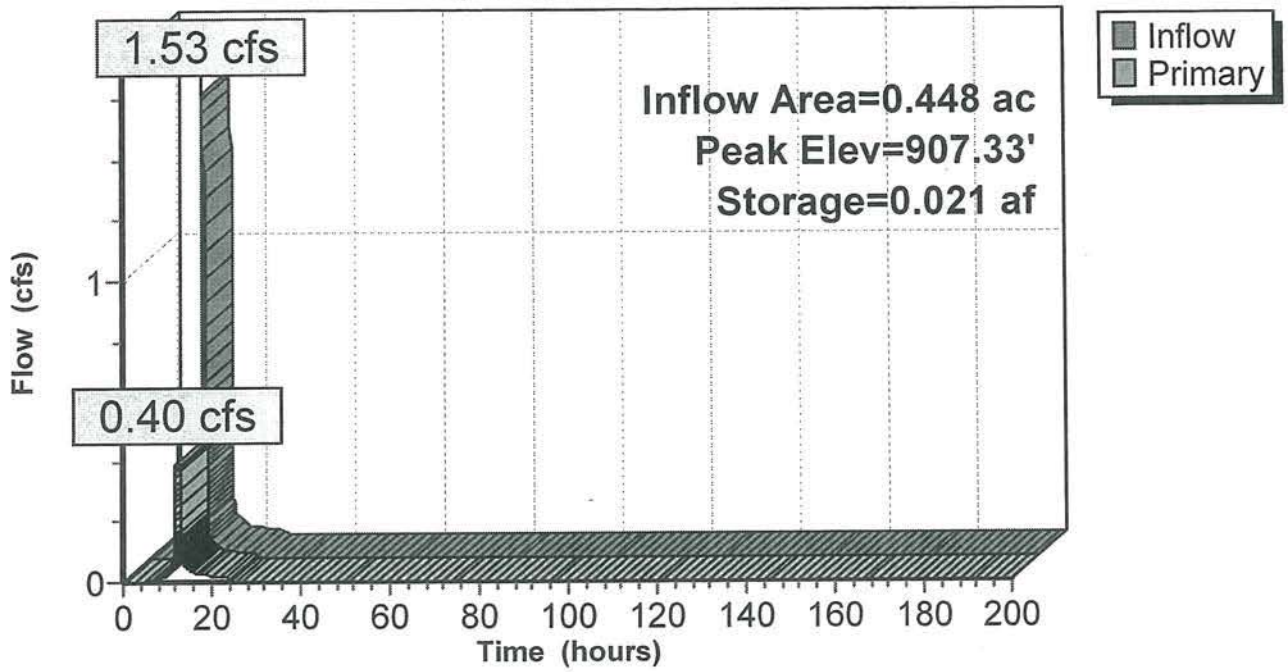
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.40 cfs @ 12.21 hrs HW=907.33' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 9.94 fps)

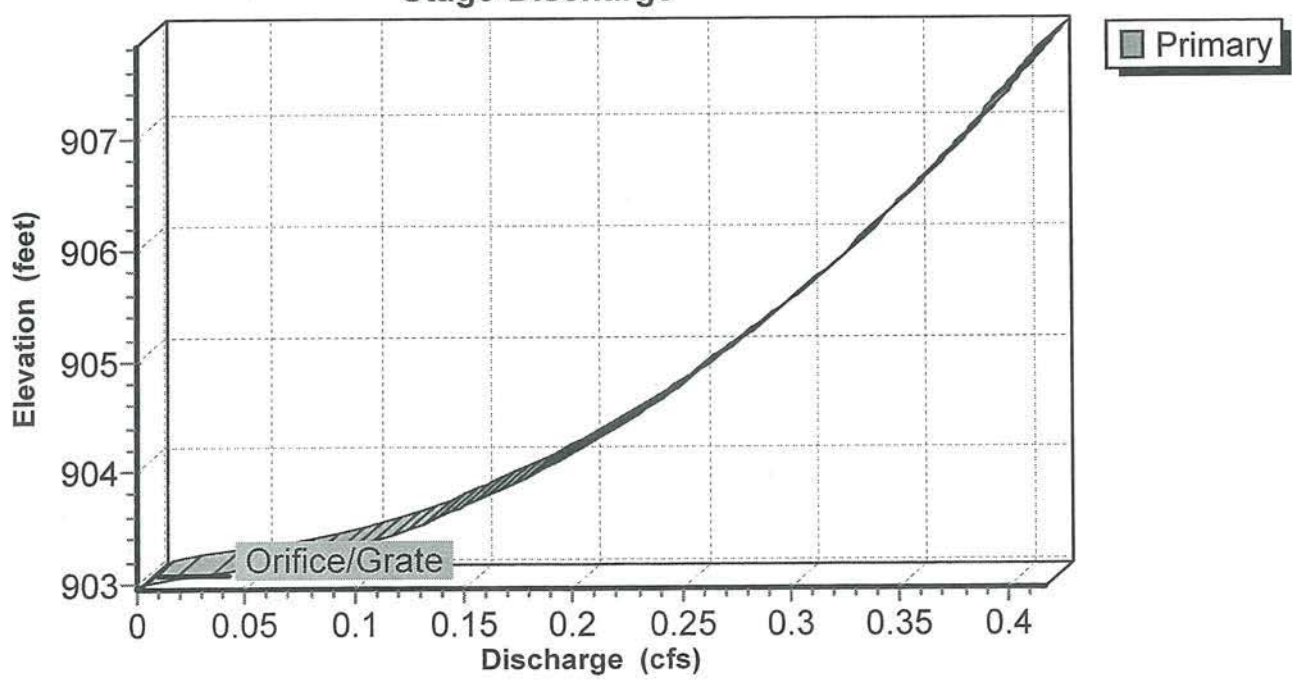
Pond 1P: Site Detention

Hydrograph



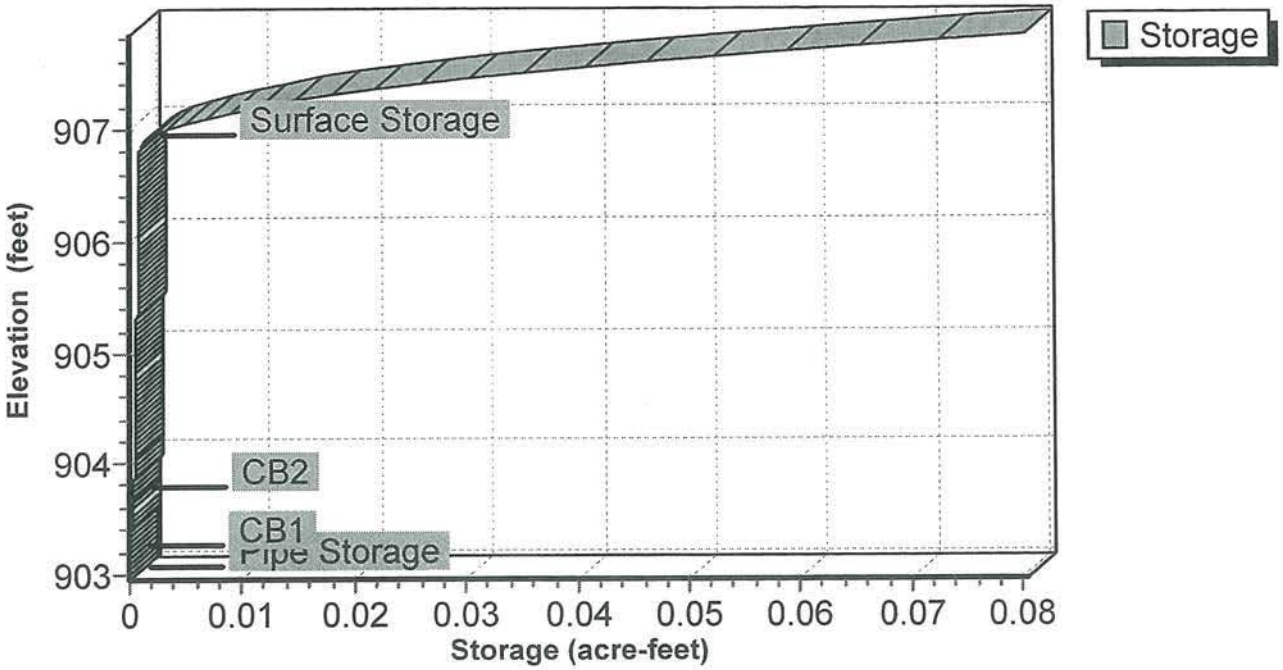
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area = 0.448 ac, 69.64% Impervious, Inflow Depth = 2.77" for 10-year, 24 HR event
Inflow = 1.83 cfs @ 12.01 hrs, Volume= 0.103 af
Outflow = 0.40 cfs @ 12.24 hrs, Volume= 0.103 af, Atten= 78%, Lag= 13.7 min
Primary = 0.40 cfs @ 12.24 hrs, Volume= 0.103 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.41' @ 12.24 hrs Surf.Area= 0.093 ac Storage= 0.028 af

Plug-Flow detention time= 16.8 min calculated for 0.103 af (100% of inflow)
Center-of-Mass det. time= 16.8 min (814.1 - 797.3)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

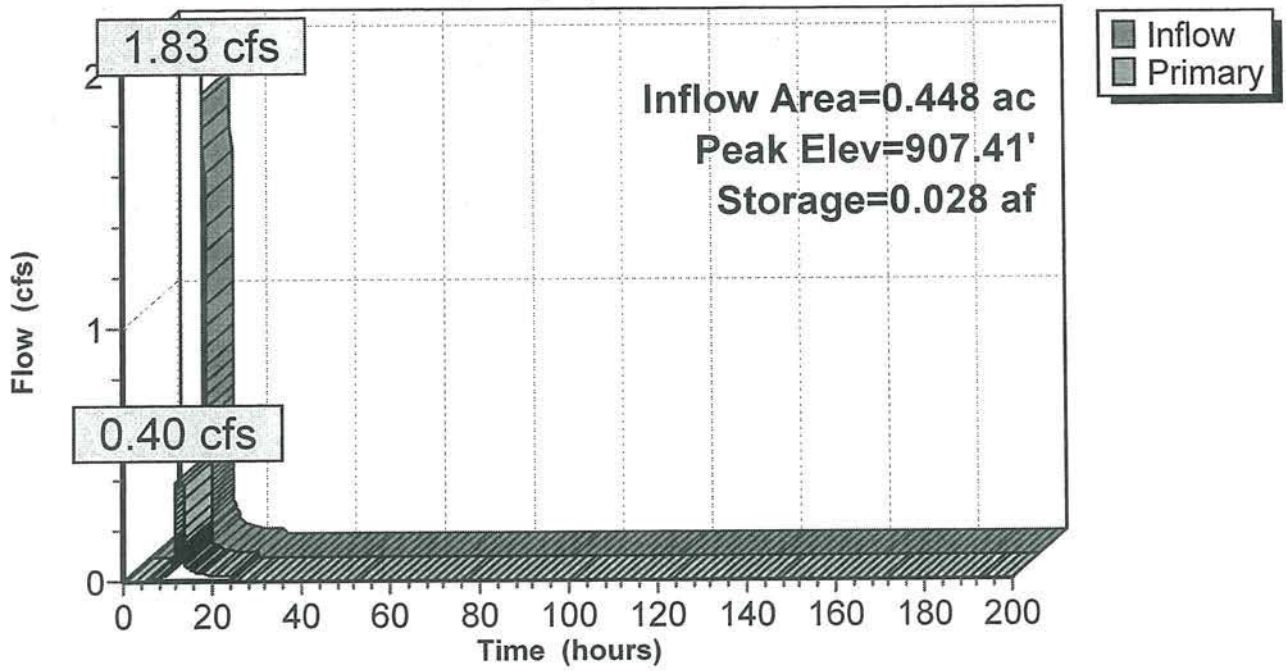
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.40 cfs @ 12.24 hrs HW=907.41' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 10.03 fps)

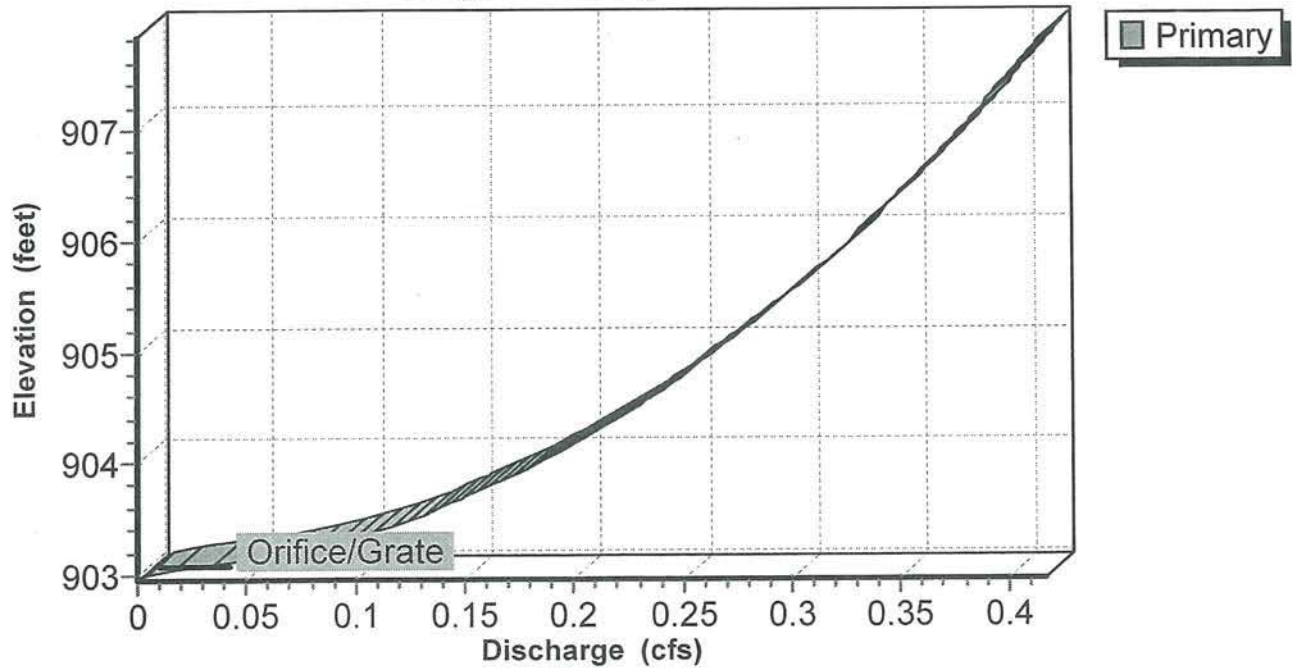
Pond 1P: Site Detention

Hydrograph



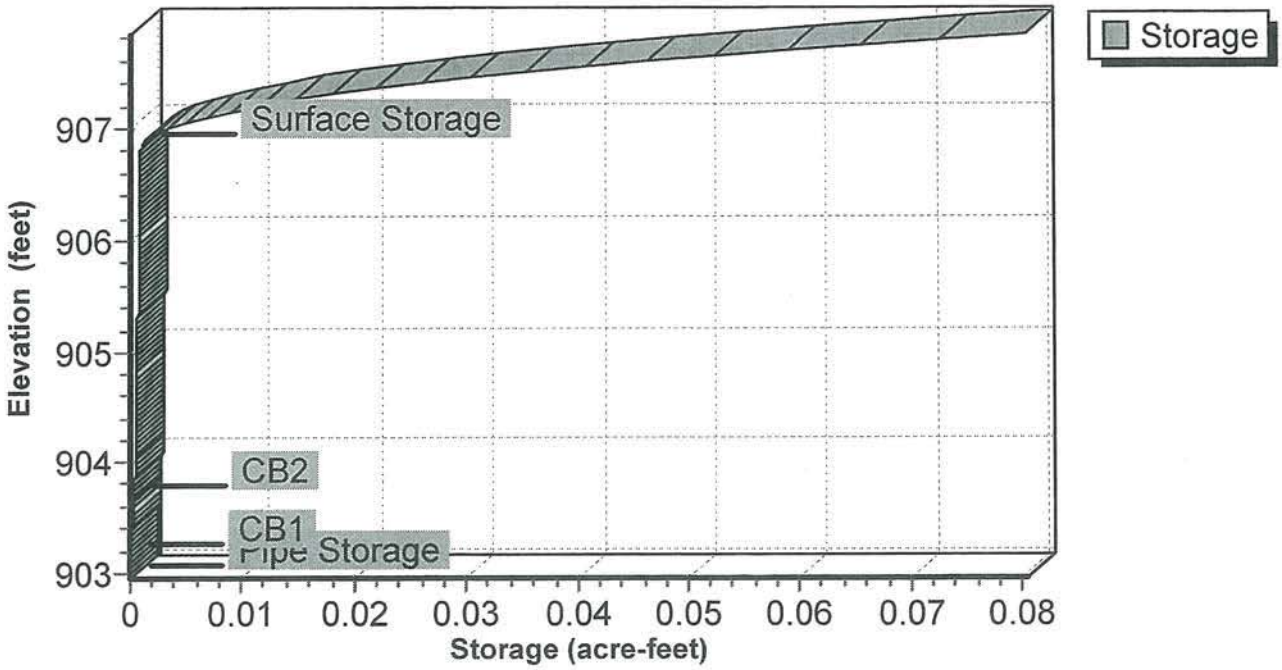
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area = 0.448 ac, 69.64% Impervious, Inflow Depth = 3.44" for 25-year, 24 HR event
Inflow = 2.25 cfs @ 12.01 hrs, Volume= 0.128 af
Outflow = 0.40 cfs @ 12.28 hrs, Volume= 0.128 af, Atten= 82%, Lag= 16.1 min
Primary = 0.40 cfs @ 12.28 hrs, Volume= 0.128 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.52' @ 12.28 hrs Surf.Area= 0.109 ac Storage= 0.039 af

Plug-Flow detention time= 23.9 min calculated for 0.128 af (100% of inflow)
Center-of-Mass det. time= 23.9 min (815.2 - 791.3)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

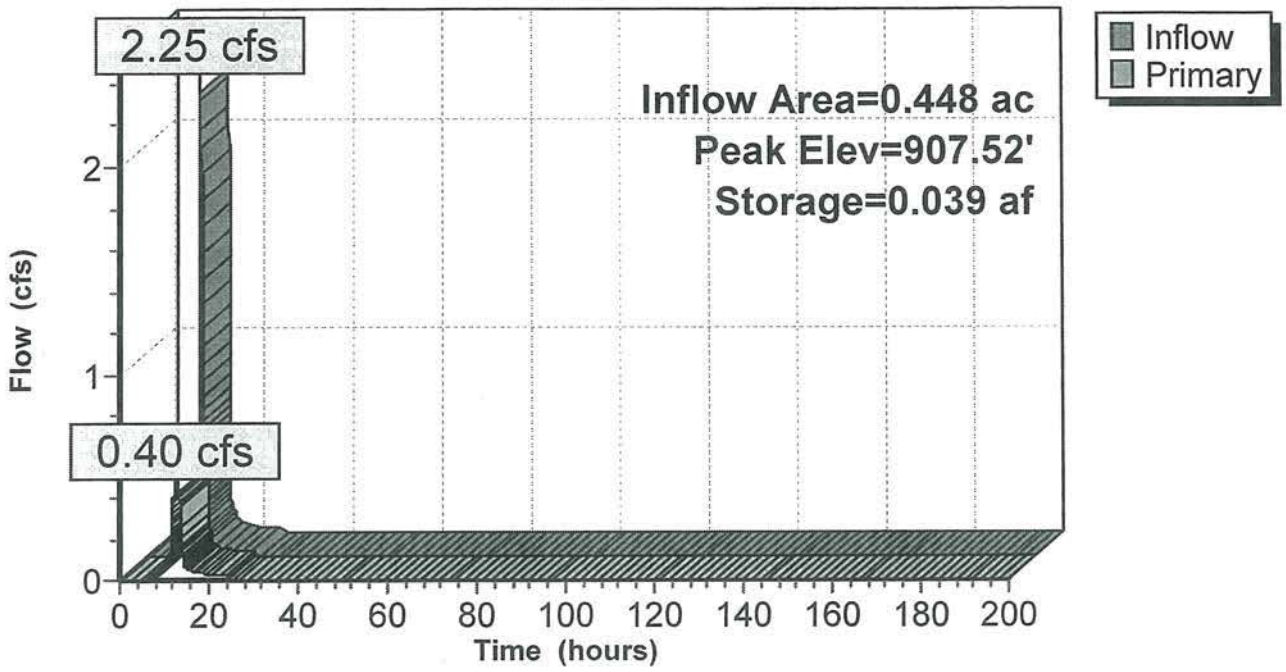
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.40 cfs @ 12.28 hrs HW=907.52' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.40 cfs @ 10.15 fps)

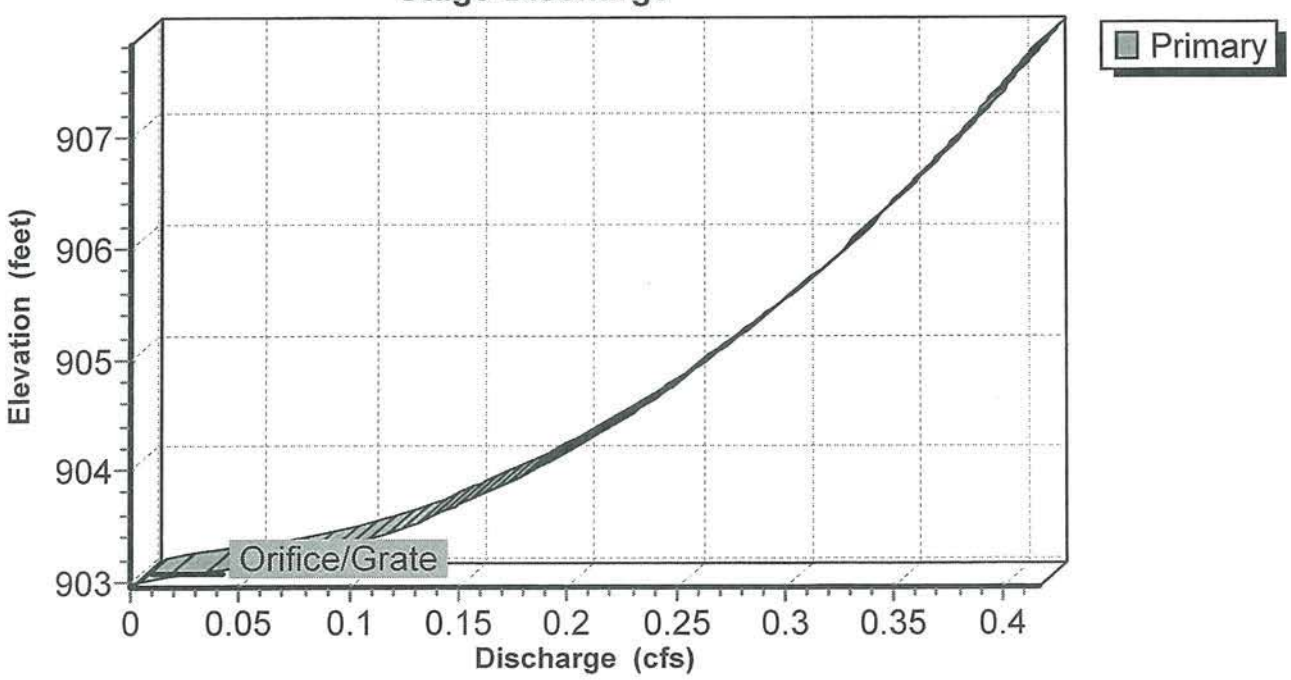
Pond 1P: Site Detention

Hydrograph



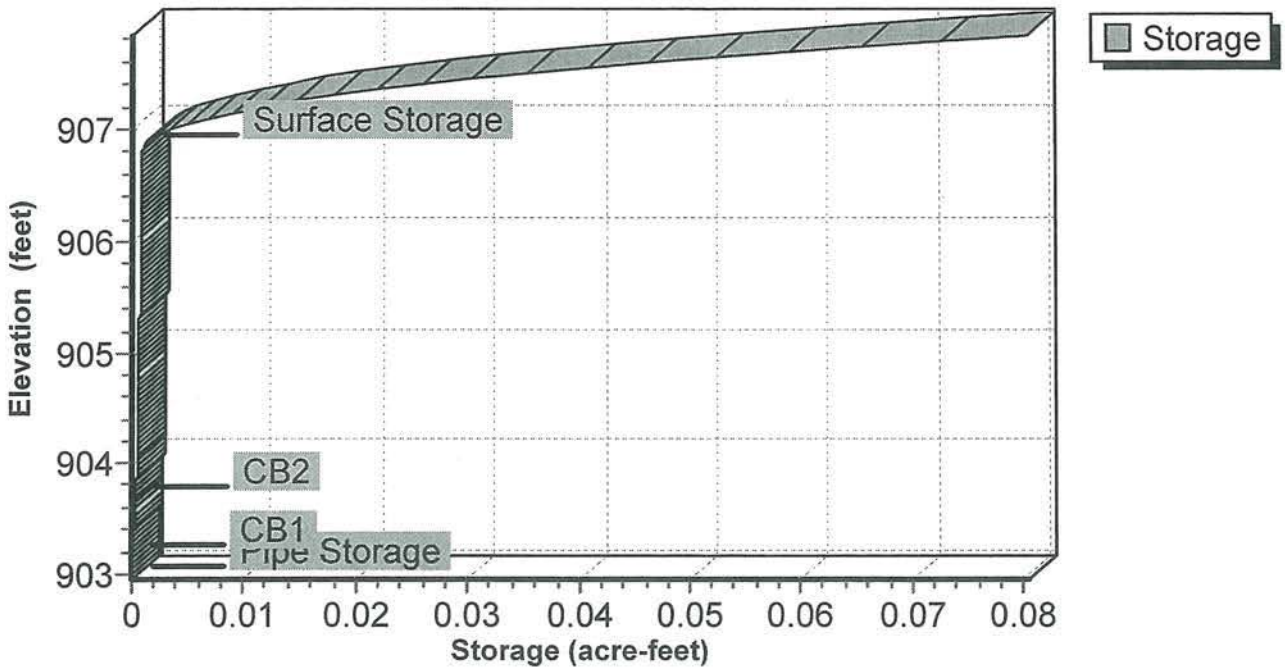
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area = 0.448 ac, 69.64% Impervious, Inflow Depth = 4.00" for 50-year, 24 HR event
Inflow = 2.59 cfs @ 12.01 hrs, Volume= 0.149 af
Outflow = 0.41 cfs @ 12.32 hrs, Volume= 0.149 af, Atten= 84%, Lag= 18.3 min
Primary = 0.41 cfs @ 12.32 hrs, Volume= 0.149 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.59' @ 12.32 hrs Surf.Area= 0.122 ac Storage= 0.047 af

Plug-Flow detention time= 30.2 min calculated for 0.149 af (100% of inflow)
Center-of-Mass det. time= 30.2 min (817.4 - 787.1)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

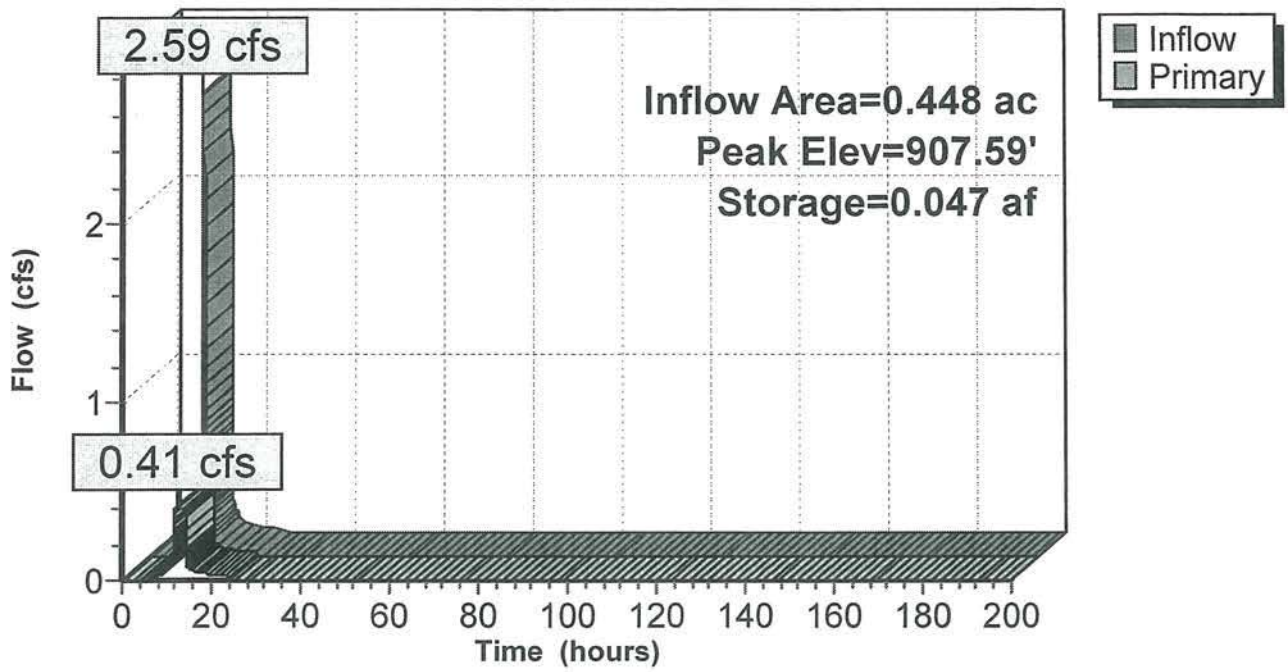
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.41 cfs @ 12.32 hrs HW=907.59' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.41 cfs @ 10.24 fps)

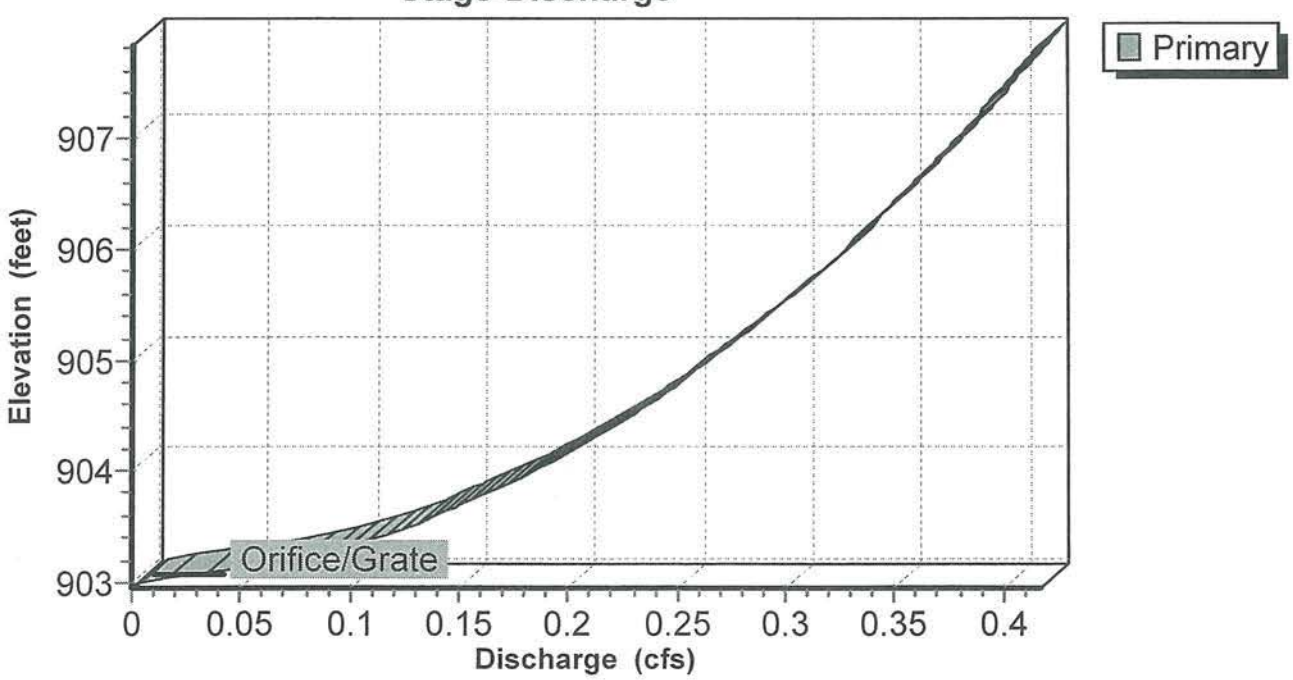
Pond 1P: Site Detention

Hydrograph



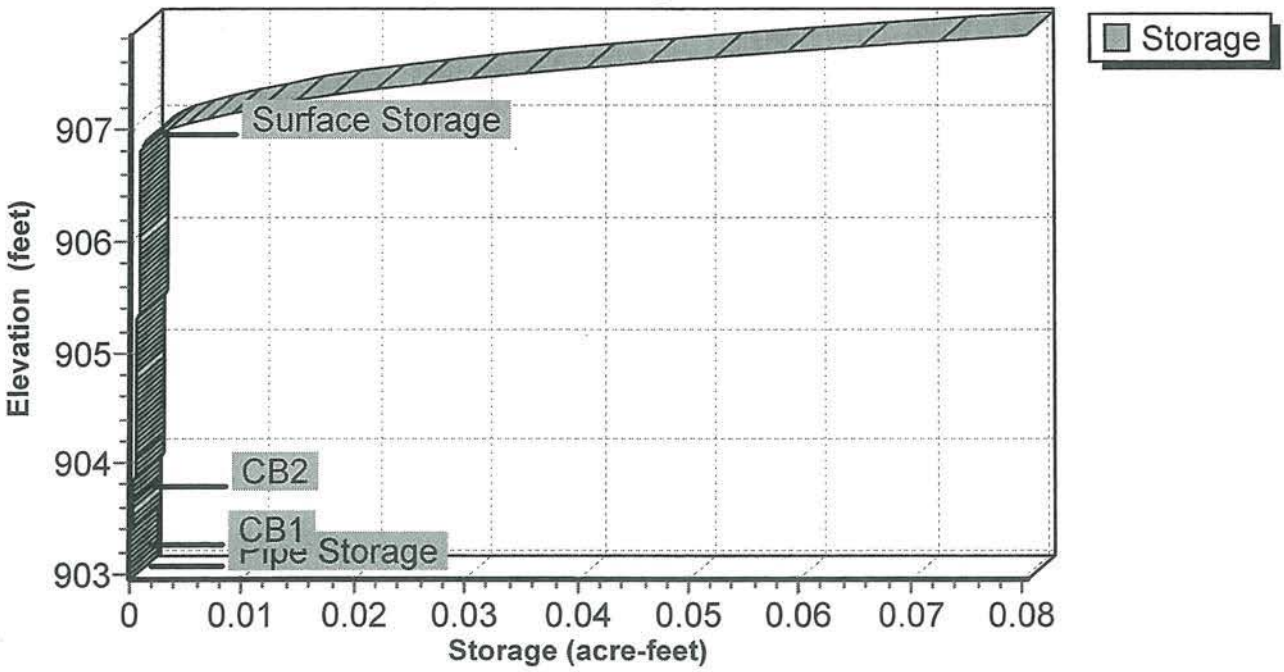
Pond 1P: Site Detention

Stage-Discharge



Pond 1P: Site Detention

Stage-Area-Storage



Summary for Pond 1P: Site Detention

Inflow Area =	0.448 ac, 69.64% Impervious, Inflow Depth = 4.60" for 100-year, 24 HR event				
Inflow =	2.95 cfs @ 12.01 hrs, Volume=	0.172 af			
Outflow =	0.41 cfs @ 12.36 hrs, Volume=	0.172 af, Atten= 86%, Lag= 20.7 min			
Primary =	0.41 cfs @ 12.36 hrs, Volume=	0.172 af			

Routing by Dyn-Stor-Ind method, Time Span= 0.00-200.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 907.67' @ 12.36 hrs Surf.Area= 0.134 ac Storage= 0.057 af

Plug-Flow detention time= 37.2 min calculated for 0.172 af (100% of inflow)
Center-of-Mass det. time= 37.2 min (820.6 - 783.4)

Volume	Invert	Avail.Storage	Storage Description
#1	902.96'	0.000 af	**8.0" D x 42.1'L Pipe Storage S= 0.0100 '/'**
#2	903.16'	0.000 af	**2.00'W x 2.00'L x 3.67'H CB1**
#3	903.68'	0.000 af	**2.00'W x 2.00'L x 3.15'H CB2**
#4	906.83'	0.079 af	**Surface Storage (Prismatic)** Listed below (Recalc)
		0.080 af	Total Available Storage

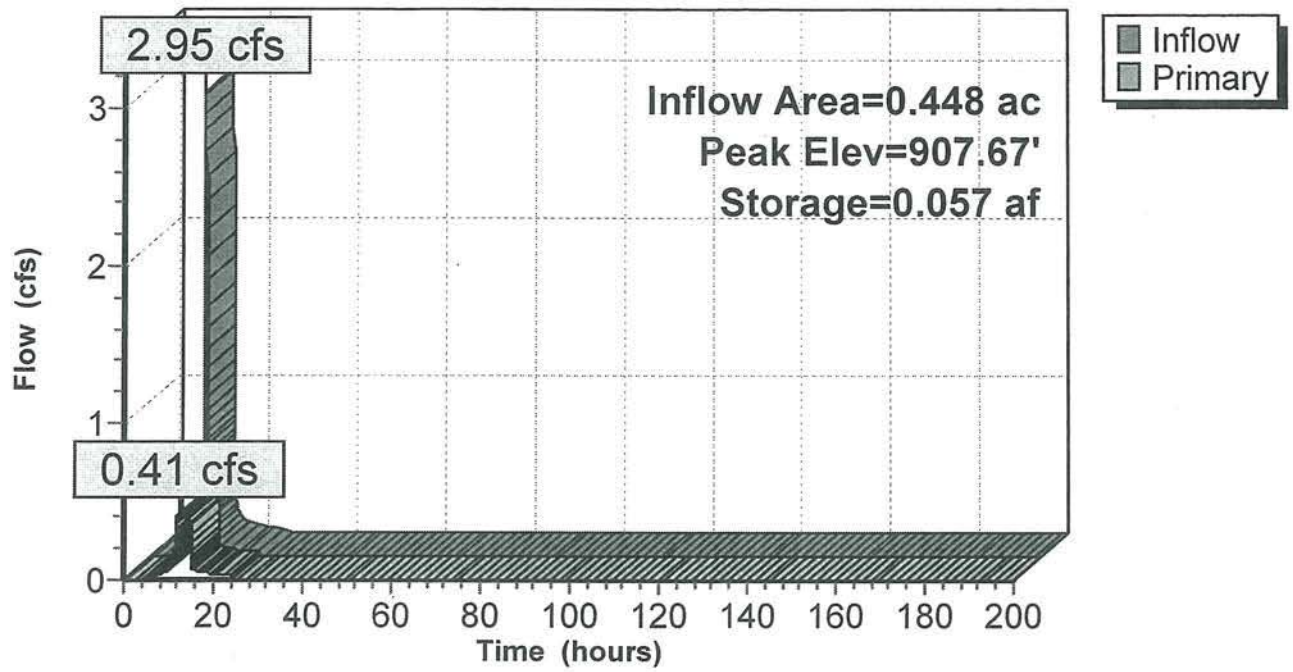
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
906.83	0.000	0.000	0.000
907.83	0.159	0.079	0.079

Device	Routing	Invert	Outlet Devices	
#1	Primary	902.96'	**2.7" Vert. Orifice/Grate**	C= 0.600

Primary OutFlow Max=0.41 cfs @ 12.36 hrs HW=907.67' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.41 cfs @ 10.32 fps)

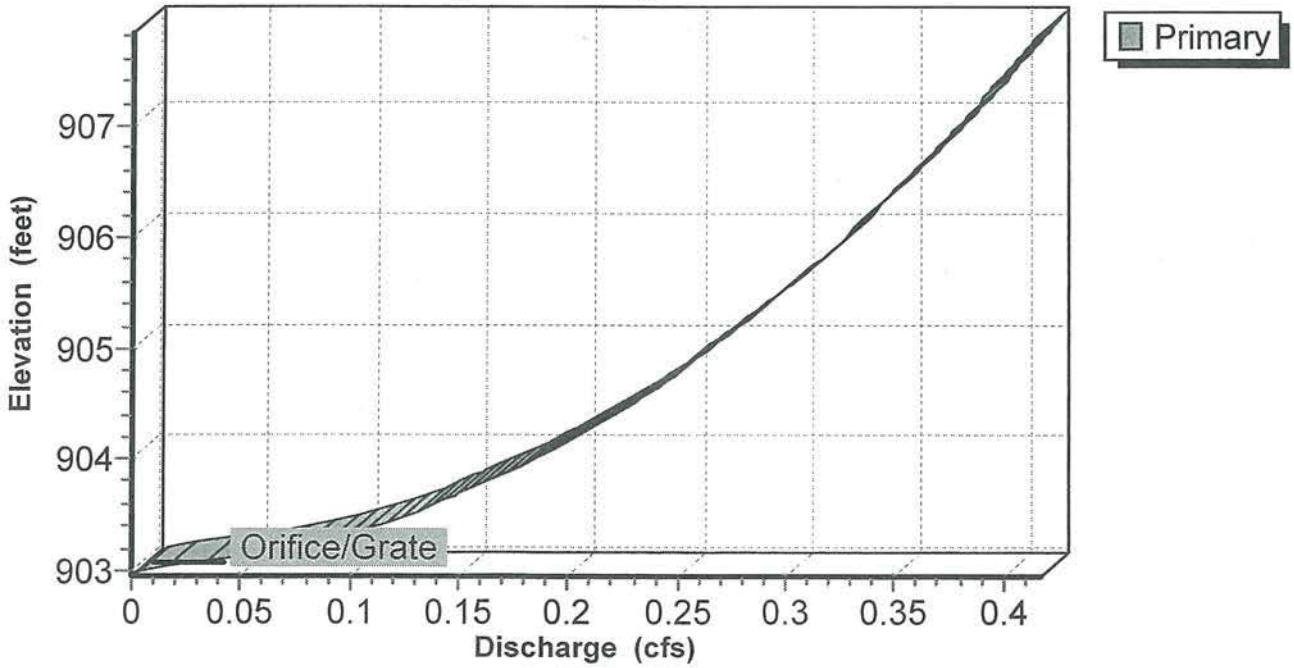
Pond 1P: Site Detention

Hydrograph



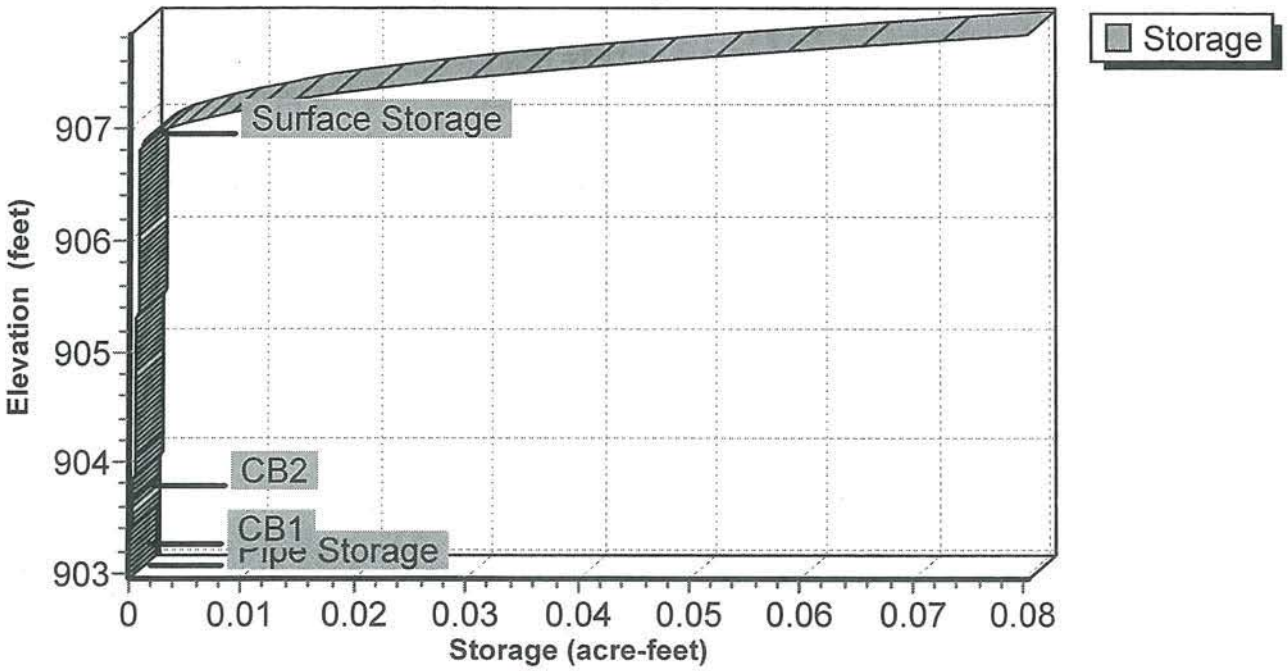
Pond 1P: Site Detention

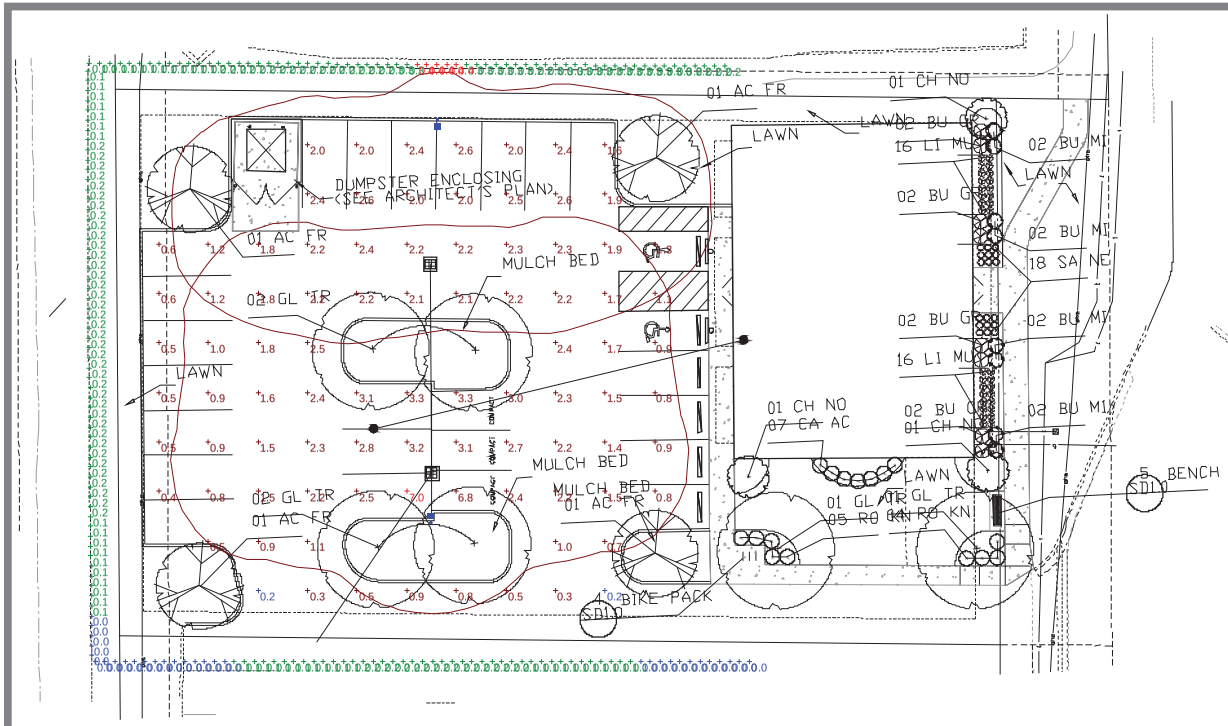
Stage-Discharge



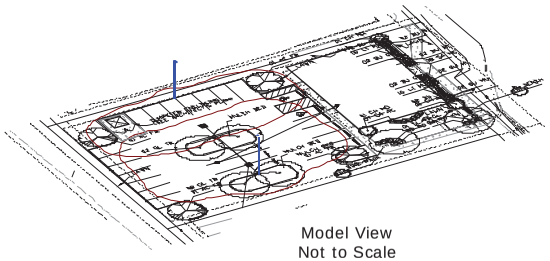
Pond 1P: Site Detention

Stage-Area-Storage





Plan View
Scale - 1" = 25'



Model View
Not to Scale

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
10ft Beyond Property Line	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A	0.5:1
Parking Lot	+	1.8 fc	7.0 fc	0.2 fc	35.0:1	9.0:1	0.3:1

Note

1. Area fixtures on 20ft overall poles height.
2. Isolines displays 1/2 fc contribution of an individual fixture/pole assembly.
3.Calculations are the expected average maintianed inllumination at grade during rated nomal life of lamps.

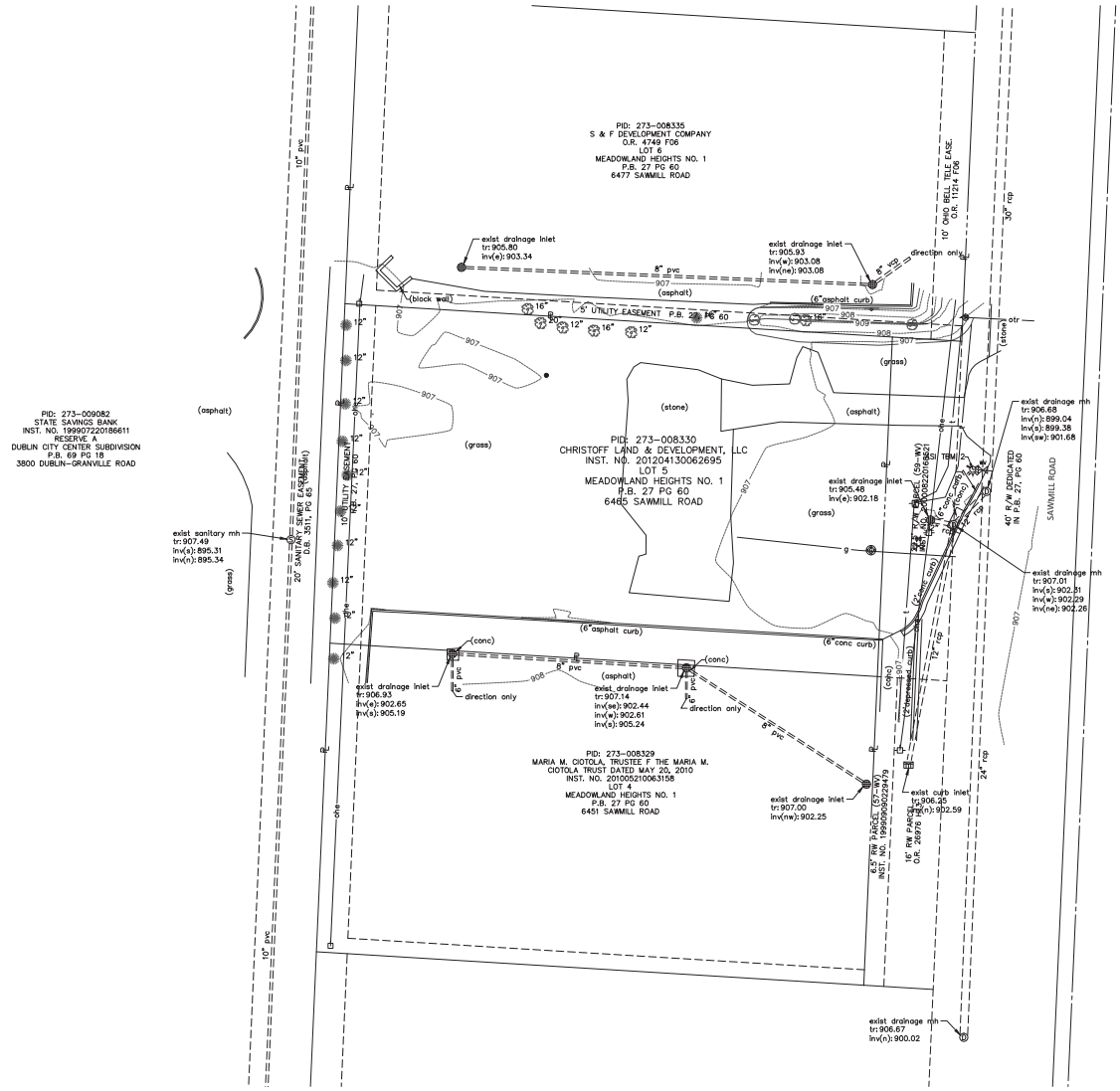
Luminaire Schedule

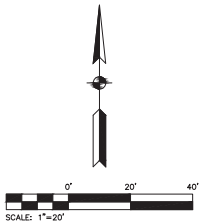
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	1	U.S. ARCHITECTURAL LIGHTING	DSAP25-III-120VLED-WW-525mA-HS RAL-9005-T	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 112 OPTICS WITH MOLDED BLACK PLASTIC HOUSE SIDE SHIELD. CLEAR FLAT GLASS LENS.	120	DSAP25-3S-120VLED-WW-525.ies	71.0971	0.95	190.3
	P2	1	U.S. ARCHITECTURAL LIGHTING	DSAP25-IV-120VLED-NW-525mA	METAL HOUSING, 1 LED MODULE CONSISTING OF: 120 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.	120	DSAP25-4-120VLED-NW-525.ies	123.9576	0.95	192

LIGHTING UNLIMITED

6465 SAWMILL ROAD SITE
LIGHTING ANALYSIS
LED

Designer
MMF
Date
10/14/2013
Scale
Not to Scale
Drawing No.
13-13627
Summary





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-908.72

2500 CORPORATE EXCHANGE DR. STE 300
COLUMBUS, OH 43231
TEL 614.901.2235 FAX 614.901.2238
www.structurepoint.com
STRUCTUREPOINT INC.

Christoff

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

REVISIONS	

DATE:	10-14-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 20'

SHEET NO.
7 OF 7

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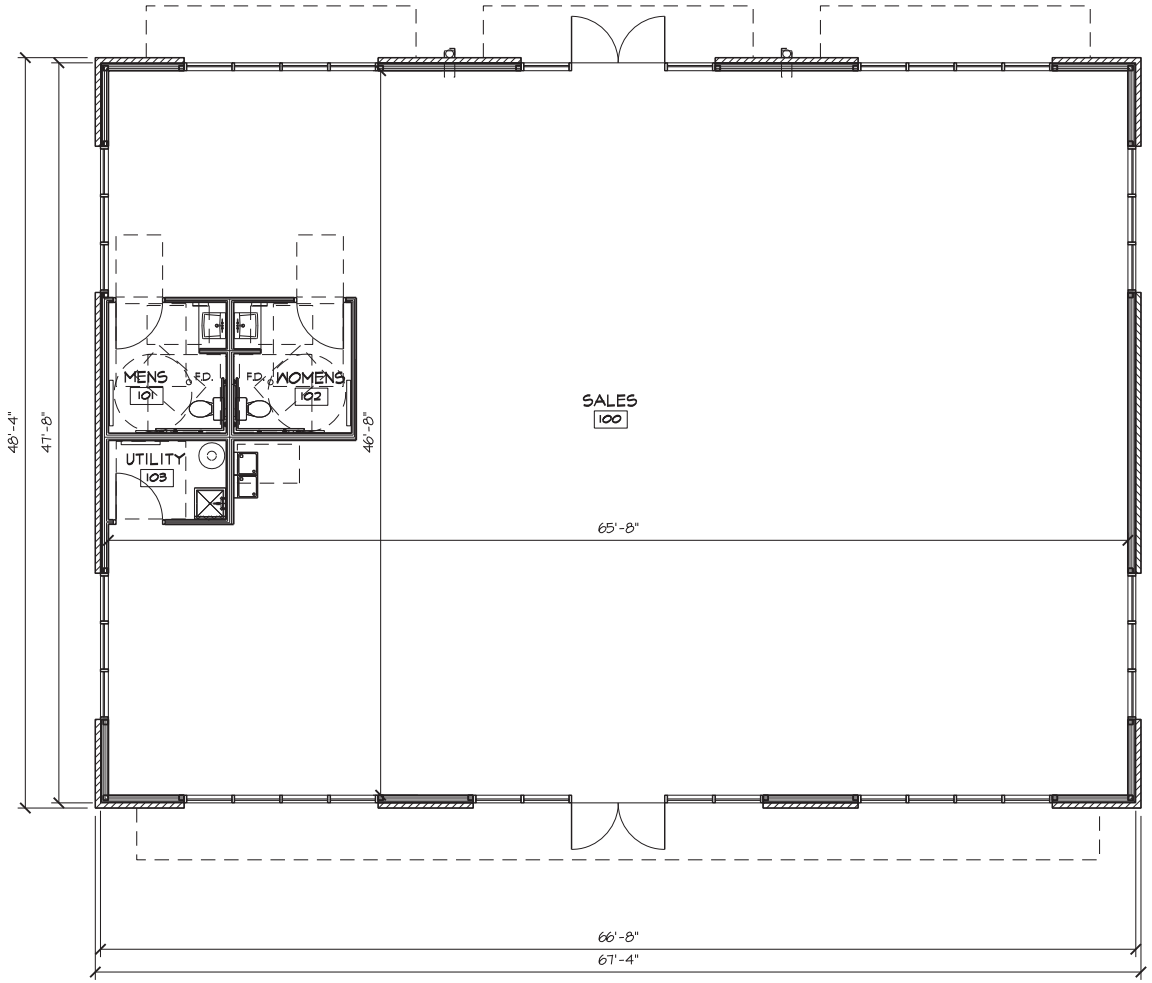
THOMAS BEERY ARCHITECTS, INC.
1890 NORTHWEST BLVD • SUITE 310 • COLUMBUS, OHIO 43212
614.569.2844 • FAX 614.569.2845



BUILDING PLAN

SCALE: 1/8" = 1'-0"

NORTH

6465 SAWMILL RD
DUBLIN, OHIO

INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE - #155.062
PERMITTED BUILDING TYPES - COMMERCIAL CENTER -
SAWMILL CENTER NEIGHBORHOOD

A-1 FLOOR PLAN
OCTOBER 9, 2013

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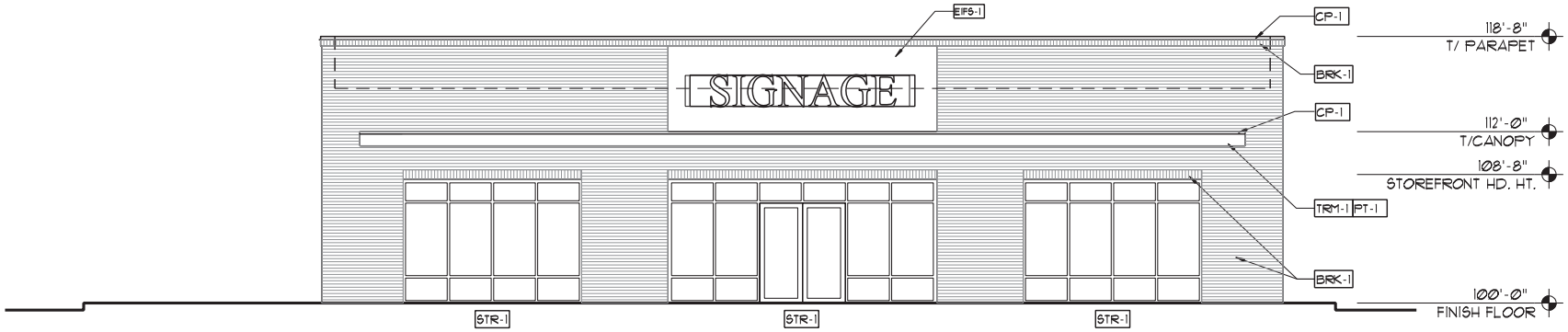


EAST ELEVATION

SCALE: 1/8" = 1'-0"

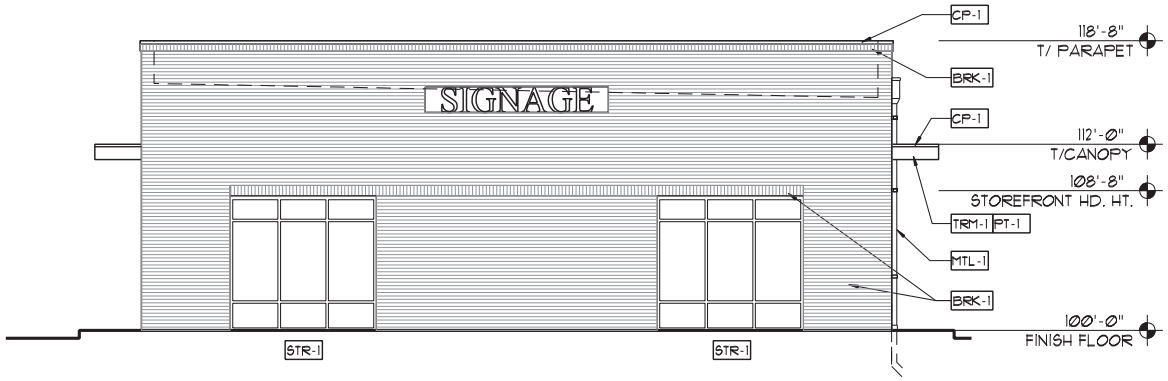
STR-1 = 30% TRM-1 = 5% EIFS-1 = 9% BRK-1 = 56%

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
STR-1	KAUNEER COMPANY INC.	PREFINISHED ALUM. STOREFRONT SYS.- TRIFAB VG. #451T - BLACK ANODIZED FINISH	THERMALLY BROKEN INSULATED SYS. W/ CLEAR 1" GLAZING W/ ANODIZED FIN.
BRK-1	---	MANGANESE IRONSPOT FACE BRICK UNITS	RUNNING BOND & SOLDIER COURSING BRICK
CP-1	DURO-LAST INC.	PREFINISHED METAL DRIP EDGE W/ DRIP (18-22 GA)-"MATTE BLACK"	CONTINUOUS (2) PIECE COMPRESSION METAL EDGING
TRM-1	JAMES HARDIE HARDIE TRIM BRDS.	PREFINISHED EXTERIOR GRADE BOARDS -NT3 SMOOTH FINISH	PRIME & PAINT
MTL-1	---	PREFINISHED (22GA) METAL SCUPPER BOX, DOWN SPOUT LEADER, DECORATIVE ANCHOR STRAPS- "MATTE BLACK"	METAL FINISH/COLOR TO MATCH METAL COPING
EIFS-1	DRYVIT SYS. INC.	OUTSULATION PLUS MD - MOISTURE DRAINAGE SYS. - "BLACK"	SMOOTH FINISH BACKDROP FOR SIGNAGE
WD-1	---	CEDAR WOOD FRAMING & TRIM	PRIME & PAINT
PT-1	SHERWIN WILLIAMS	#SW7020 - "BLACK FOX"	2 COATS PRIMER & PAINT (MIN.)

OVERALL BUILDING MATERIAL PERCENTAGES -

STR-1 = 24% TRM-1 = 3% EIFS-1 = 3% MTL-1 = 5% BRK-1 = 69.5%



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

STR-1 = 18% BRK-1 = 82%

6465 SAWMILL RD
DUBLIN, OHIO

A-2A EXTERIOR ELEVATIONS
OCTOBER 9, 2013

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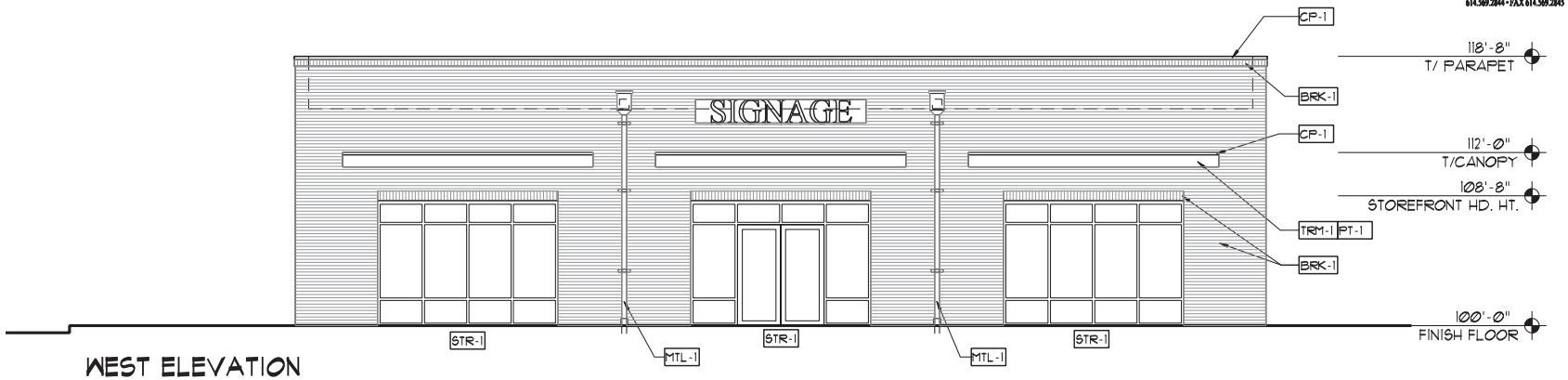


WEST ELEVATION

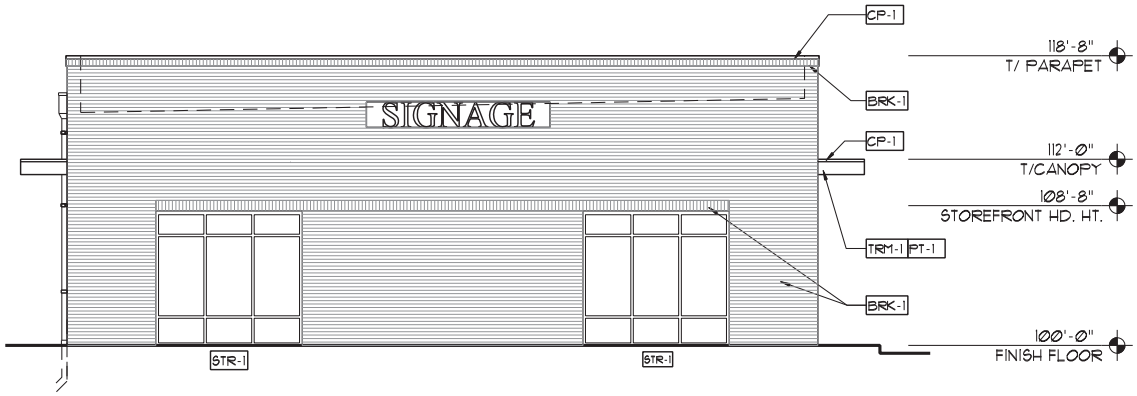
STR-1 = 26% TRM-1 = 4% MTL-1 = 1% BRK-1 = 69%

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
STR-1	KAUNEER COMPANY INC.	PREFINISHED ALUM. STOREFRONT SYS.- TRIFAB VG. #451T - BLACK ANODIZED FINISH	THERMALLY BROKEN INSULATED SYS. W/ CLEAR 1" GLAZING W/ ANODIZED FIN.
BRK-1	---	MANGANESE IRONSPOT FACE BRICK UNITS	RUNNING BOND & SOLDIER COURSING BRICK
CP-1	DURO-LAST INC.	PREFINISHED METAL DRIP EDGE W/ DRIP (18-22 GA)- "MATTE BLACK"	CONTINUOUS (2) PIECE COMPRESSION METAL EDGING
TRM-1	JAMES HARDIE HARDIE TRIM BRDS.	PREFINISHED EXTERIOR GRADE BOARDS -NT3 SMOOTH FINISH	PRIME & PAINT
MTL-1	---	PREFINISHED (22GA) METAL SCUPPER BOX, DOWN SPOUT LEADER, DECORATIVE ANCHOR STRAPS- "MATTE BLACK"	METAL FINISH/COLOR TO MATCH METAL COPING
EIFS-1	DRYVIT SYS. INC.	OUTSULATION PLUS MD - MOISTURE DRAINAGE SYS. - "BLACK"	SMOOTH FINISH BACKDROP FOR SIGNAGE
WD-1	---	CEDAR WOOD FRAMING & TRIM	PRIME & PAINT
PT-1	SHERWIN WILLIAMS	#SW7020 - "BLACK FOX"	2 COATS PRIMER & PAINT (MIN.)

OVERALL BUILDING MATERIAL PERCENTAGES -

STR-1 = 24% TRM-1 = 3% EIFS-1 = 3% MTL-1 = .5% BRK-1 = 69.5%



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

STR-1 = 18% BRK-1 = 82%

6465 SAWMILL RD
DUBLIN, OHIO

A-2B EXTERIOR ELEVATIONS
OCTOBER 9, 2013

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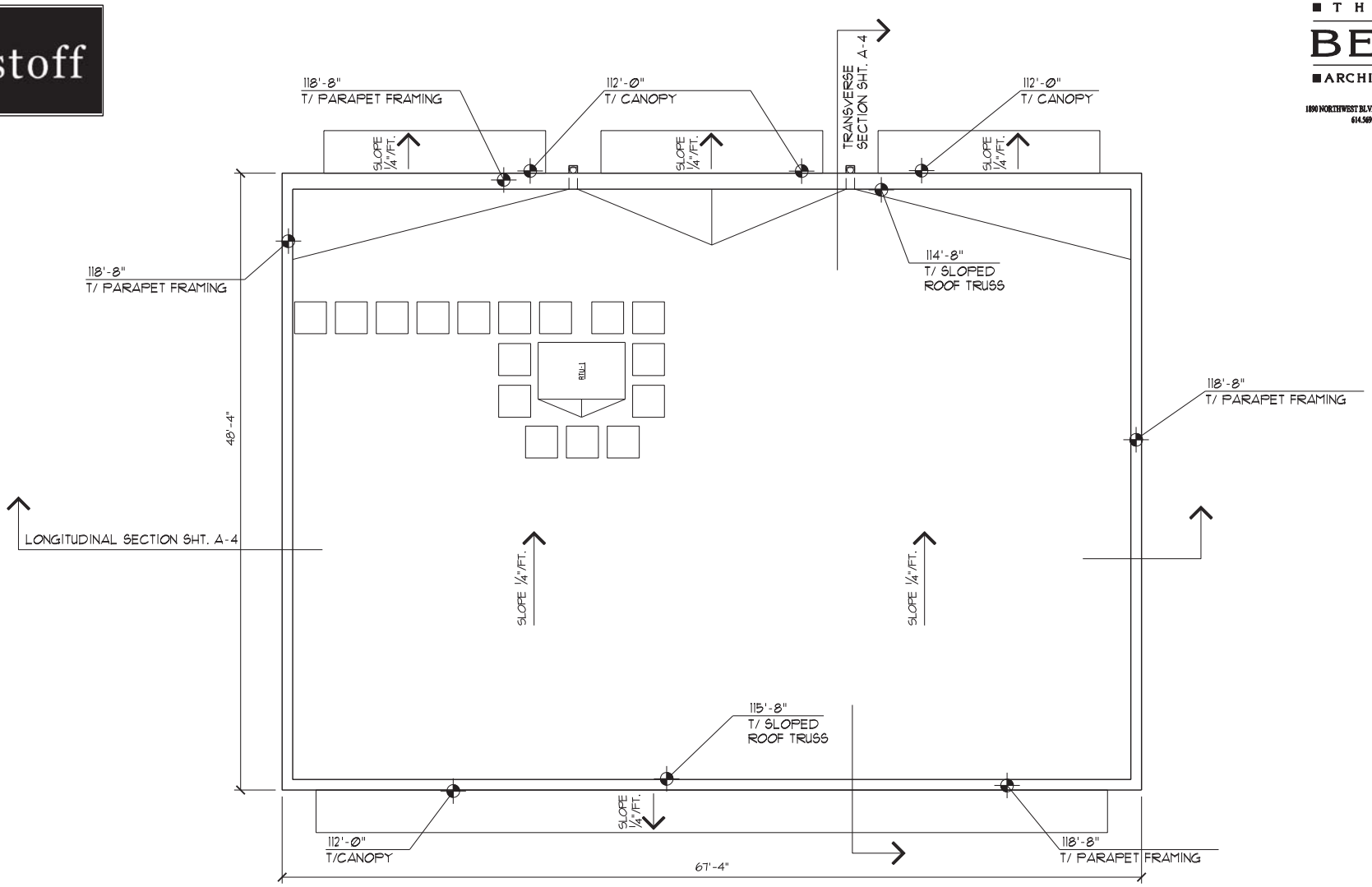

BUILDING ROOF PLAN

SCALE: 1/8" = 1'-0"

NORTH

6465 SAWMILL RD
DUBLIN, OHIO

A-3 ROOF PLAN
OCTOBER 9, 2013

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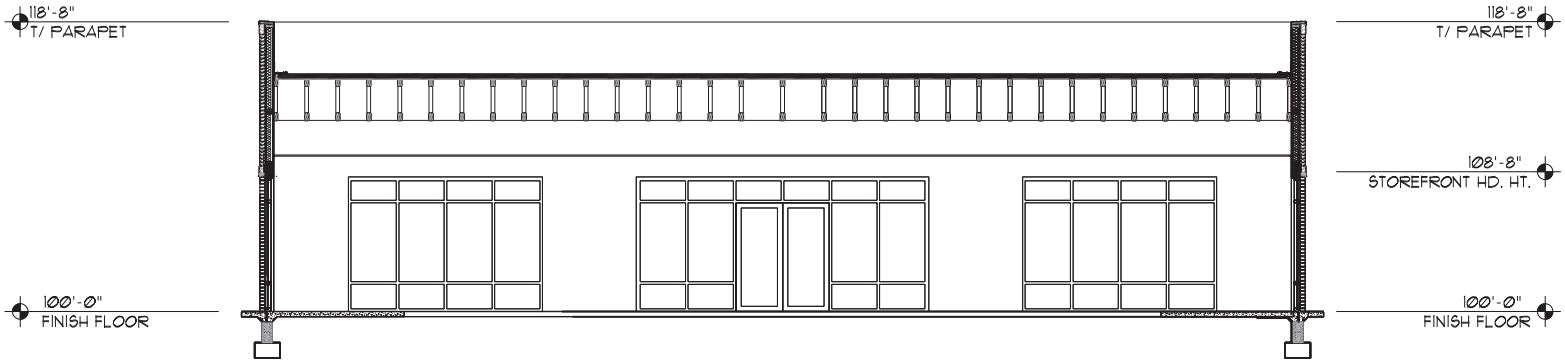
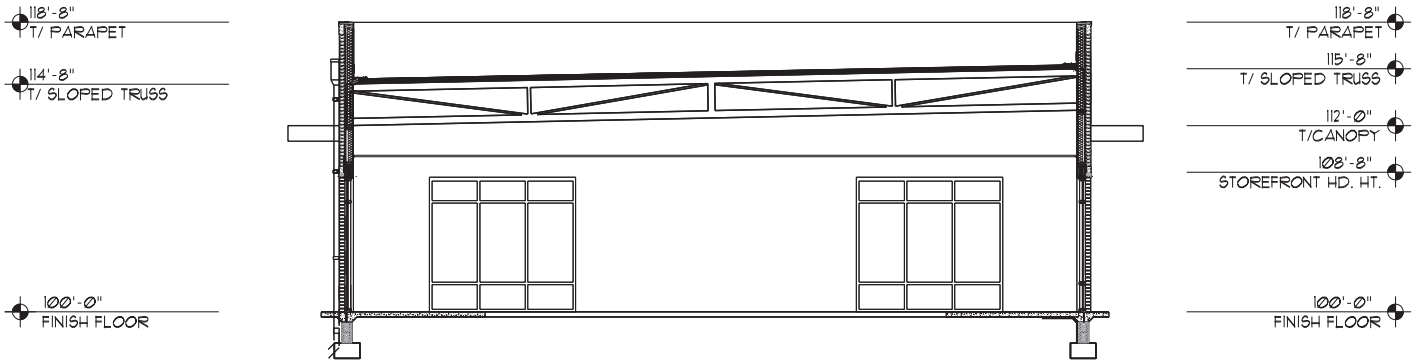


LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



TRANSVERSE SECTION

SCALE: 1/8" = 1'-0"

6465 SAWMILL RD
DUBLIN, OHIO

A-4

BUILDING SECTIONS

OCTOBER 9, 2013

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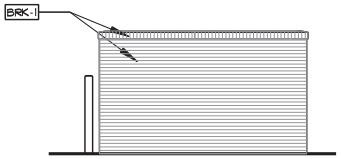
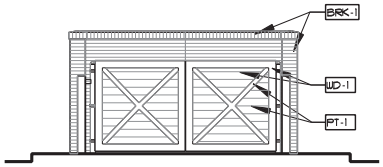


DUMPSTER SIDE ELEV.

SCALE: 1/8" = 1'-0"



DUMPSTER FRONT ELEV.

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
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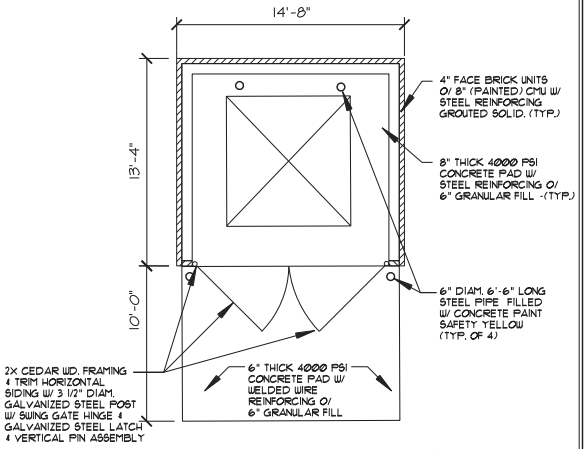


DUMPSTER PLAN

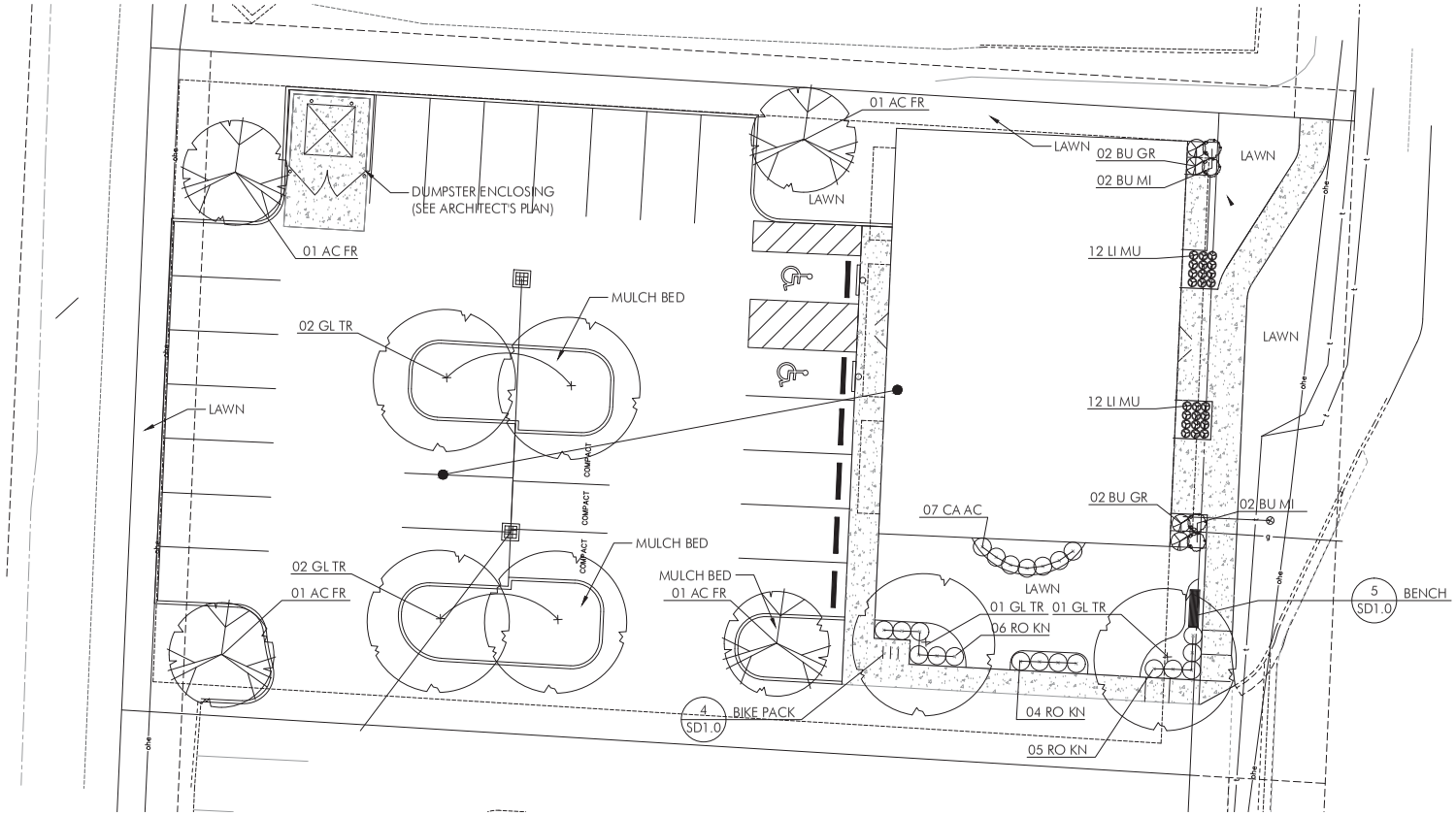
SCALE: 1/8" = 1'-0"

A-5

DUMPSTER PLAN & ELEVATIONS

OCTOBER 9, 2013

6465 SAWMILL RD
DUBLIN, OHIO



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 Laddsburne, 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.

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.

LANDSCAPE CALCULATIONS

1. Interior green space calculation - 153.065 (D)(5)(c.)
   - Total pavement: 9,797 S.F.
   - Required green space: 490 S.F. (5%)
   - Provided green space: 1,664 S.F. (17%)
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 - 23

MASTER PLANT LIST

QTY	KEY	BOTANICAL & COMMON NAME	SIZE	COND.	REMARKS
TREES					
06	GL TR	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2.5" cal.	B & B	Match Form
04	AC FR	Acer x freemanii 'Jeffers Red' Autumn Blaze Maple	2.5" cal.	B & B	As Shown
SHRUBS					
04	BU MI	Buxus mic. var. kor. 'Wintergreen' Wintergreen Boxwood	18" Ht	Cont.	As Shown
04	BU GR	Buxus x 'Green Mountain' Green Mountain Boxwood	18" Ht	Cont.	As Shown
15	RO KN	Rosa Knockout 'RADrazz' Knockout Shrub Rose	24" Ht	Cont.	As Shown
24	LI MU	Liriope muscari 'Big Blue' Big Blue Lily Turf	1 gal.	Cont.	As Shown
07	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Forester Feather Reed 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	10/08/13
By	KAT/PB
Scale	1"=10'-0"

Revisions

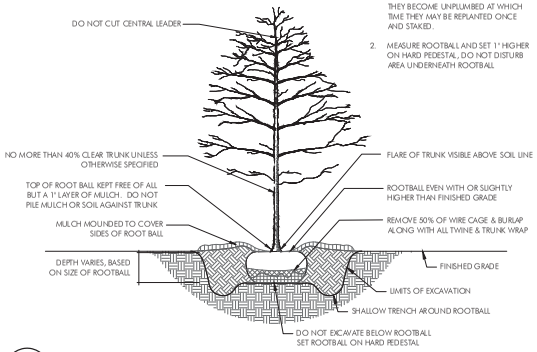
Sheet Title

Landscape Plan

Sheet #

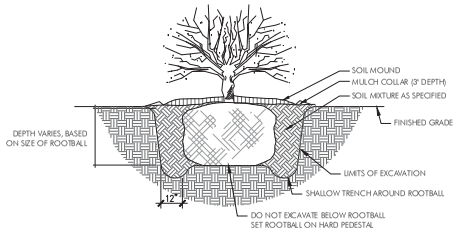
L 1.0

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

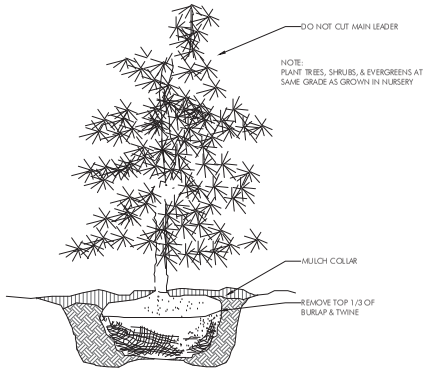


1 Tree Planting
N.T.S.

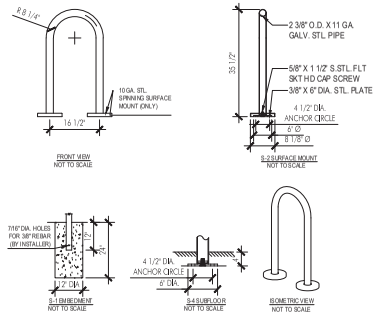
NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL



2 Shrub Planting
N.T.S.



3 Evergreen Planting
N.T.S.

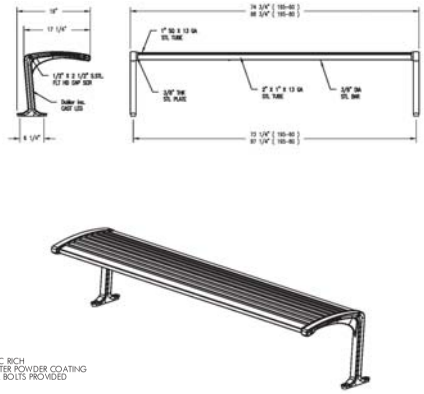


DuMor, Inc.

DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
1-800-598-4018
PHONE:(717) 436-2106
FAX:(717) 436-9859
www.dumor.com

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"



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 Bike Rack
3/4"= 1'-0"

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CALL TOLL FREE 800-362-2764

POD design

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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	10/08/13
By	KAT/PB
Scale	

Revisions

Sheet Title
Site Details

Sheet #
SD 1.0

6465 Sawmill Road

POD Design	Project:		Legend	*Cost Adj. Multipliers (CAM)
100 Northwoods Blvd. Suite A	Location:	6465 Sawmilll	EA - Each	A. Bid Market
Columbus, Ohio 43235	POD Project #	13032	LF - Linear Foot	B. Time Frame
614.255.3399 phone	Date:	8-Oct-13	LS - Lump Sum	C. Installation factor
614.255.3999 fax	Est. based on dwg's	Zoning	SF - Square Foot	D. Complexity of project
			SY - Square Yard	E. Quantity Factor

Deciduous Trees

Item	Description	Total Quantity	Unit	Unit Price ($)	*C.A.M. - C	Total Price	Remarks
	Acer freemanii 'Jeffers Red'	4	EA	$139.00	2.5	$ 1,390	
	Gleditsia triacanthus 'Skyline'	6	EA	$85.00	2.5	$ 1,275	
					Subtotal Deciuous Trees	$ 2,665	

Shrubs

Item	Description	Total Quantity	Unit	Unit Price ($)	*C.A.M. - C	Total Price	Remarks
	Buxus 'Green Velvet'	4	EA	$49.00	2.5	$ 490	
	Buxus 'Wintergreen'	4	EA	$39.00	2.5	$ 390	
	Rosa Knockout 'Radrazz'	15	EA	$15.00	2.5	$ 563	
					Subtotal Shrubs	$ 1,443	

Perennials & Ornamental Grasses

Item	Description	Total Quantity	Unit	Unit Price ($)	*C.A.M. - C	Total Price	Remarks
	Calamagrostis acutiflora 'Karl Forester'	7	EA	$8.80	2.5	$ 154	
	Liriope Muscari 'Big Blue'	24	EA	$3.95	2.5	$ 237	
					Subtotal Perennials & Ornamental Grasses	$ 237	

Lawn

Item	Description	Total Quantity	Unit	Unit Price ($)	*C.A.M.	Total Price	Remarks
	Seeding	1,885	SY	$0.85		$ 1,602	
	Sod	1,270	SF	$3.00		$ 3,810	
					Subtotal Lawn	$ 5,412	

Others

Item	Description	Total Quantity	Unit	Unit Price ($)	*C.A.M.	Total Price	Remarks
	Dumor Bench	1	EACH	$680.00	2.5	$ 1,700	80sf/ton - 1 ton is appx 300
	Bike Rack	3	EACH	$75.00	2.5	$ 563	
					Subtotal Lawn	$ 2,263	

Summary

Subtotal Deciduous Trees	$ 2,665
Subtotal Shrubs	$ 1,443
Subtotal Perennials & Ornamental Grasses	$ 237
Subtotal Lawn	$ 5,412
Subtotal Others	$ 2,263
10% Contingency	$ 1,202
TOTAL	$ 13,221

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

SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
GENERAL NOTES, DETAILS & QUANTITIES	3
SITE & UTILITY PLAN	4
STORM & GRADING PLAN & STORM PROFILE	5
EROSION CONTROL NOTES & DETAILS	6

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

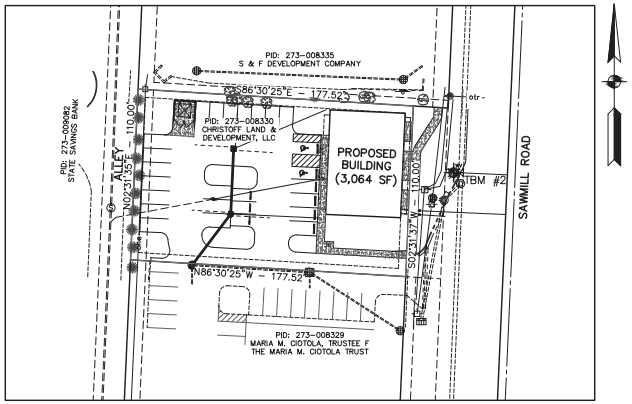
FRANK 73
STAINLESS STEEL ROD DRIVEN 16' IN A TRIANGULAR SHAPED GRASS MEDIAN AT NW QUAD OF DUBLIN-GRANVILLE ROAD AND RIVERSIDE DRIVE, 59.9' SE OF THE N. CORNER OF THE MEDIAN, 28.4' NW OF SE CORNER OF THE MEDIAN, 20.2' NE OF SW CORNER OF MEDIAN, 2' N. OF A WITNESS POST, ACCESS THROUGH ALUMINUM COVER LEVEL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

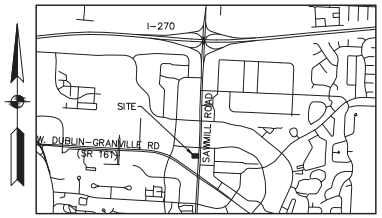
FRANK PP1
BRASS PLUG IN CONCRETE MONUMENT ON THE SOUTH SIDE OF THE INTERSECTION OF DUBLIN-GRANVILLE ROAD AND DANBURY PLACE, 74.6 FEET SOUTHEAST OF POWER POLE #176 B 34, 25.1 FEET SOUTH OF THE CENTER OF THE INTERSECTION, 4 FEET NORTH OF A WITNESS POST.
ELEV-893.477

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:	2,000 SF RESTAURANT, 1064 SF RETAIL
BUILDING AREA:	3,064 SF (FOOTPRINT)
PARKING SPACES REQUIRED:	MINIMUM: RESTAURANT = 20 (10 PER 1,000 SF) RETAIL = 4 (3 PER 1,000 SF) TOTAL = 24 MAXIMUM: TOTAL = 30 (125% OF MINIMUM)
PARKING SPACES PROVIDED:	26 (21 + 2 ACCESSIBLE + 3 COMPACT)
SITE AREA:	0.448 ACRES (19,525 SF)
TOTAL GREEN SPACE:	0.112 ACRES (4,888 SF) (25.03%)
AVERAGE SLOPE:	EXISTING: 0% TO 3% PROPOSED: 0% TO 3%
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 614.901.0225 FAX 614.901.0226
www.structurepoint.com
STRUCTURE POINT INC.

Christoff

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

REVISIONS	

DATE:	10-14-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	AS NOTED

SHEET NO.
1 OF 6

PLOT SCALE: 1:1 EDIT DATE: 10/8/13 - 2:43 PM EDITED BY: ODAMSCHRODER DRAWING FILE: \\CDLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_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. CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE II) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 636 OF THE STANDARD SPECIFICATIONS.

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. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

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. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.

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. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM WASHINGTON TOWNSHIP FIRE DEPARTMENT PRIOR TO BLASTING FOR ROCK EXCAVATION. THE CONTRACTOR SHALL SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS-BUILT" CONSTRUCTION DRAWINGS.

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. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS GREATER THAN 15 INCHES SHALL BE REINFORCED CONCRETE PIPE ASTM C76 WITH CLASS DESIGNATION SPECIFIED IN THE APPROVED CONSTRUCTION DRAWINGS.

5. ALL IN-LINE WYE AND TEE CONNECTIONS IN CONCRETE SEWERS, 18-INCH DIAMETER AND LARGER, SHALL BE EITHER KOR-N-TEE OR KOR-N-SEAL CONNECTIONS CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.

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. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF DUBLIN SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO.

8. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.ALL OTHER REQUIREMENTS SHALL BE ACCORDING TO ITEM 901.21 OF THE STANDARD SPECIFICATIONS.

9. TEMPORARY BULKHEADS SHALL BE PLACED IN PIPES AT LOCATIONS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE UNTIL THE PERMIT TO INSTALL (PTI) HAS BEEN ISSUED BY THE OEPA AND THE SEWERS HAVE BEEN APPROVED FOR USE BY THE CITY ENGINEER. THE COST FOR FURNISHING, INSTALLING, MAINTAINING, AND REMOVING BULKHEADS SHALL BE INCLUDED IN THE CONTRACT UNIT BID PRICE FOR THE VARIOUS SANITARY SEWER ITEMS.

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. FOR SANITARY SEWER INFILTRATION, LEAKAGE THROUGH JOINTS SHALL NOT EXCEED 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT. ALL SANITARY SEWERS SHALL BE TESTED.

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. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

16. SERVICE RISERS SHALL BE INSTALLED WHERE THE DEPTH FROM WYES TO PROPOSED GROUND ELEVATION EXCEEDS 10 FEET. TOPS OF RISERS SHALL BE NO LESS THAN 9 FEET BELOW PROPOSED GROUND ELEVATION IF BASEMENT SERVICE IS INTENDED.

17. WHERE SERVICE RISERS ARE NOT INSTALLED, A MINIMUM 5-FOOT LENGTH OF SANITARY SEWER SERVICE PIPE OF THE SAME SIZE AS THE WYE OPENING SHALL BE INSTALLED.

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.

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

REVISIONS	

DATE:	10-14-2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	NONE

SHEET NO.
2 OF 6

PLOT SCALE: 1:1 EDIT DATE: 10/8/13 – 2:43 PM EDITED BY: ODAMSCHRODER DRAWING FILE: \\CDLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_PGJ_01-03_GENERAL_NOTES.DWG

SANITARY SEWERS CONTINUED

20. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTIONS FOR ALL SANITARY SEWERS SHALL BE FLEXIBLE AND WATERTIGHT. ALL HOLES SHALL BE NEATLY CORED. THE SEWER PIPE BARREL AT THE SPRINGLINE SHALL NOT EXTEND MORE THAN 1 INCH BEYOND THE INSIDE FACE OF THE MANHOLE. TO MAINTAIN FLEXIBILITY IN THE CONNECTION, A 1–INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL; THIS SPACE SHALL BE FILLED WITH A WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE TYPE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE ANY OF THE FOLLOWING.

TYPES: A. RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
1)KOR–N–SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
2)LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERPACE CORPORATION.
3)OR EQUAL AS APPROVED BY THE CITY ENGINEER.

B. RUBBER GASKET COMPRESSION.
1)PRESS WEDGE II AS MANUFACTURED BY PRESS–SEAL GASKET CORPORATION.
2)DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
3)LINK–SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.
4)OR EQUAL AS APPROVED BY THE CITY ENGINEER.

THE COST FOR THIS WORK ALONG WITH A NEW CHANNELIZED BASE FOR THE MANHOLE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR THE RELATED ITEMS OF WORK.

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.

CITY OF COLUMBUS PRIVATE WATER NOTES

NO WATER SERVICE CONSTRUCTION **BEFORE AND AFTER** METERS SHALL BEGIN PRIOR TO WATER SERVICE PERMIT BEING ISSUED BY THE COLUMBUS DIVISION OF POWER AND WATER.

THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE PRIVATE WATER SYSTEM CHLORINATION DONE BY A STATE OF OHIO CERTIFIED LAB, AND PROVIDE A COPY TO THE CITY OF COLUMBUS DIVISION OF WATER. INDIVIDUAL BUILDING SERVICES SHALL NOT BE CONNECTED TO UNTIL A CHLORINATION OF THE PRIVATE WATER SYSTEMS IS COMPLETED AND SAMPLES ARE APPROVED BY A STATE OF OHIO CERTIFIED TESTING LABORATORY. SEND APPROVED TEST COPIES TO THE ATTENTION OF DOUG WILSON AT DHWILSON@COLUMBUS.GOV OR BY FAX AT 614–645–6165.

ALL 2" WATER SERVICE PIPE AFTER METERS SHALL BE K SOFT COPPER OR CITY OF COLUMBUS APPROVED POLY TUBING.

METER SETTING AS PER COLUMBUS DIVISION OF WATER STD DWGS. L–6317 A,B,C,D&E (DATED 4/1/01).

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.

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.

BACKFLOW PREVENTION ASSEMBLY INSTALLATION WHERE NEEDED, AS PER COLUMBUS, DIV. OF WATER STD. DWG. L–9002–A&B (DATED 4/1/01).

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.

ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER.

ALL PRIVATE WATER TAPS SHALL BE PVC, 200 PSI.

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.

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.

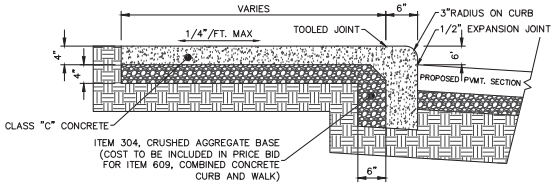
THE CONTRACTOR SHALL CONSTRUCT WATER AND SANITARY SEWER SERVICES TO A POINT 5' FROM THE STRUCTURE WHICH IT IS TO SERVE, UNLESS OTHERWISE INSTRUCTED BY THE OWNER.

ALL WATER LINES SHALL BE LAID WITH A MINIMUM OF 4' OF COVER FROM THE FINISHED GRADE TO THE TOP OF THE WATERMAIN.

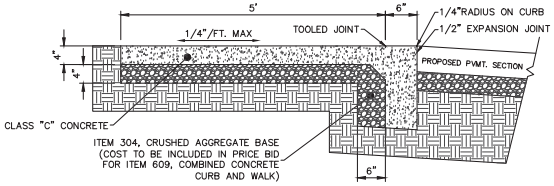
AN EXTENSION STEM SHALL BE FURNISHED FOR ALL VALVES WITH THE TOP OF ITS OPERATING NUT MORE THAN 36" BELOW FINISHED GRADE. THE TOP OF THE OPERATING NUT SHALL BE BROUGHT TO WITHIN 24" OF FINISHED GRADE.

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.

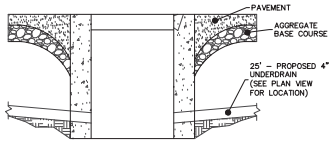
ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON–WORKING HOURS.



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



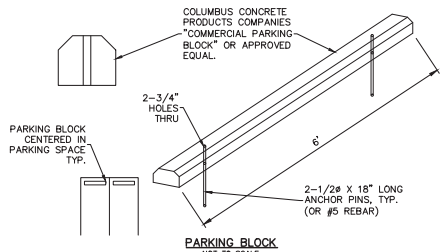
STANDARD COMBINED CURB AND SIDEWALK (NO REVEAL)
NOT TO SCALE



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

HANDICAP PARKING STRIPING
NOT TO SCALE

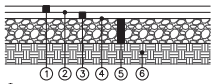


PARKING BLOCK
NOT TO SCALE

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 STOP & 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	605	LF	4" PIPE UNDERDRAIN (CURB)
608	2	EA	CURB RAMP
608	1,300	SF	CONCRETE WALK (4")
609	605	LF	STRAIGHT 18" CURB
617	35	SY	SHOULDER PREPARATION
617	5	CY	COMPACTED AGGREGATE
630	2	EA	HANDICAP PARKING SIGN W/ NO. 2 POST
642	230	LF	4" PARKING LOT STRIPING
642	2	EA	HANDICAP SYMBOL MARKING
642	3	EA	WORD "COMPACT" ON PAVEMENT
SPEC.	6	EA	PARKING BLOCK
SPEC.	LUMP	SUM	MAINTENANCE OF TRAFFIC
			STORM
604	2	EA	STANDARD CATCH BASIN (COC AA-S133A) HEAVY DUTY GRATED LID (AA-S141)
604	1	EA	ORIFICE PLATE (COC AA-S145)
605	125	LF	4" PIPE UNDERDRAIN (STRUCTURES)
901	125	LF	6" ROOF DRAIN
901	85	LF	8" PIPE W/TYPE 1 BEDDING
			WATER
805	1	EA	3/4" CURB STOP & BOX
805	15	LF	3/4" WATER SERVICE
			SANITARY
918	75	LF	6" SANITARY HOUSE CONNECTION SERVICE EXTENSION (COC AA-S160)
918	2	EA	CLEANOUT W/HEAVY DUTY LID (COC AA-S161)
			EROSION CONTROL
207	2	EA	DANDY BAG
207	1	EA	SILT FENCE INLET PROTECTION
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE (COC 2222)
207	310	LF	SILT FENCE
SPEC.	1	EA	CONCRETE WASHOUT AREA
			PAVEMENT (BID OPTION 1)
301	38	CY	ASPHALT CONCRETE BASE
304	155	CY	AGGREGATE BASE
407	140	GAL	TACK COAT
408	93	GAL	BITUMINOUS PRIME COAT
448	33	CY	ASPHALT CONCRETE SURFACE COURSE (PG64-22)
448	46	CY	ASPHALT CONCRETE, INTERMEDIATE COURSE (PG64-22)
			PAVEMENT (BID OPTION 2)
304	930	SY	7" NON-REINFORCED CONCRETE PAVEMENT
452	78	CY	AGGREGATE BASE

Calculated by: OSD Date:10/08/2013 Checked by: SLG Date:10/08/2013

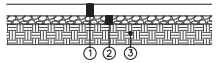
NOTE:
PAVEMENT SECTIONS ARE NOT BASED ON A GEOTECHNICAL ENGINEERS RECOMMENDATION. AMERICAN STRUCTUREPOINT, INC. ASSUMES NO RESPONSIBILITY FOR PAVEMENT DESIGN.



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 408, BITUMINOUS PRIME COAT (0.10 GAL/SY)
5. ITEM 304, 6" AGGREGATE BASE
6. ITEM 204, SUBGRADE COMPACTION

NOTE:
THIS SECTION IS BASED ON CITY OF DUBLIN STD. DWG RD–04.

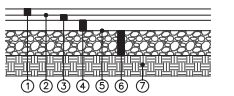
LIGHT DUTY ASPHALT PAVEMENT SECTION (BID OPTION 1)
NOT TO SCALE



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

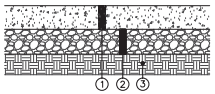
NOTE:
THIS SECTION IS TO BE USED ON ALL PARKING LOT AREAS EXCEPT FOR THE PAVEMENT REPLACEMENT ON THE EXISTING DRIVEWAY. THE HEAVY DUTY ASPHALT PAVEMENT SECTION SHALL BE USED IN EXISTING DRIVEWAY.

CONCRETE PAVEMENT SECTION (BID OPTION 2)
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

HEAVY DUTY ASPHALT PAVEMENT SECTION (BID OPTION 1)
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

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

REVISIONS	

DATE:	10–14–2013
DRAWN BY:	OSD
CHK'D BY:	SLG
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SHEET NO. 3 OF 6

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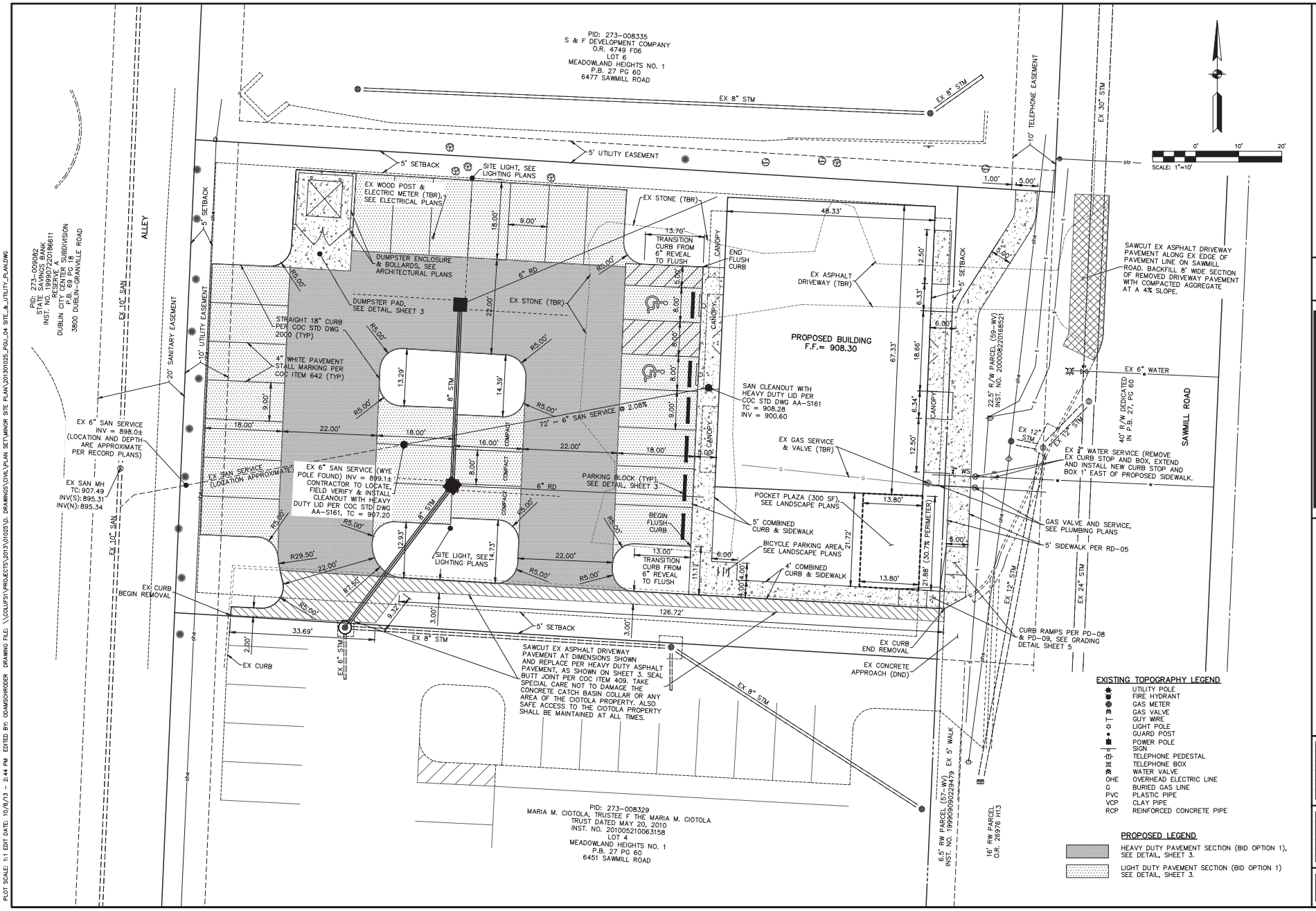

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CITY OF DUBLIN, OHIO
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DUBLIN, OHIO 43017
SITE & UTILITY PLAN

REVISIONS	

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SCALE:	1" = 10'

SHEET NO.
4 OF 6

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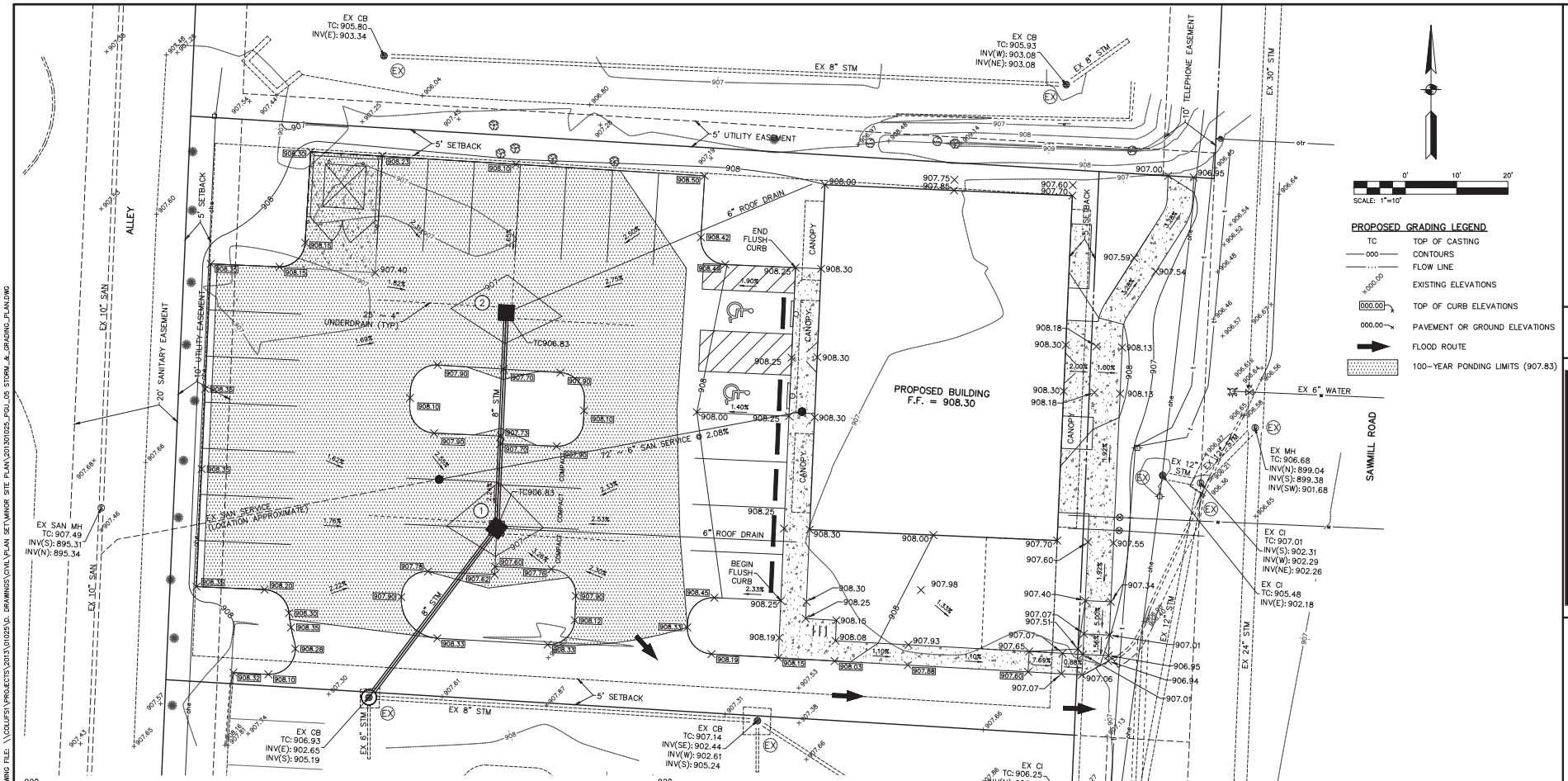
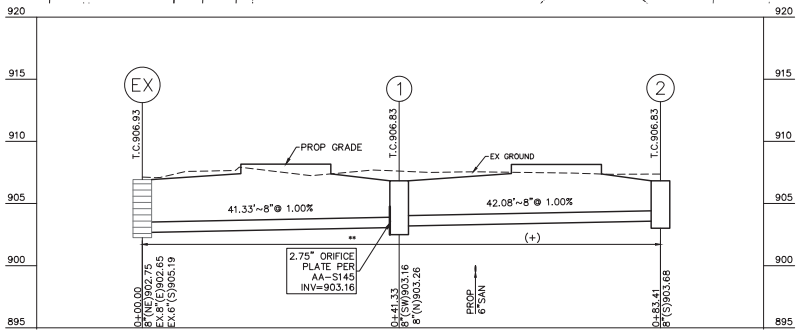


PROPOSED GRADING LEGEND

TC	TOP OF CASTING
000	CONTOURS
	FLOW LINE
x000.00	EXISTING ELEVATIONS
000.00	TOP OF CURB ELEVATIONS
000.00	PAVEMENT OR GROUND ELEVATIONS
	FLOOD ROUTE
	100-YEAR PONDING LIMITS (907.83)



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:

(+) PIPE RUNS (DENOTED WITH "+") ARE TO HAVE SANITARY GRADE PIPE JOINTS TYPE "A" RUBBER GASKETS PER 901.15.

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6465 SAWMILL ROAD
DUBLIN, OHIO 43017
STORM & GRADING PLAN & STORM PROFILE

REVISIONS	

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SHEET NO.
5 OF 6

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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.

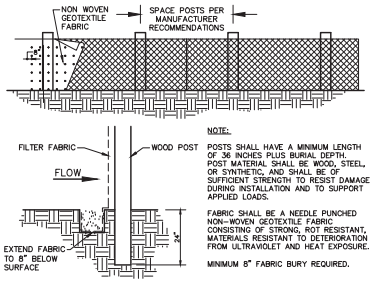
GENERAL CONSTRUCTION SEQUENCE:

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.



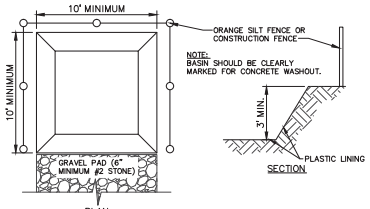
NOTE:
POSTS SHALL HAVE A MINIMUM LENGTH OF 36 INCHES PLUS BURIAL DEPTH. POST MATERIAL SHALL BE WOOD, STEEL, OR SYNTHETIC, AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST DAMAGE DURING INSTALLATION AND TO SUPPORT APPLIED LOADS.

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.

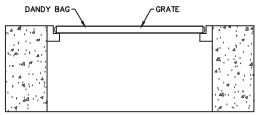
PLAN

SECTION

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

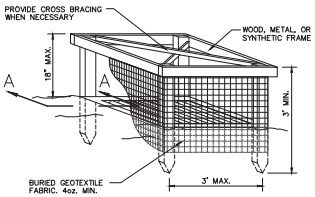


INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH THE GRATE INSERTED INTO CATCH BASIN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

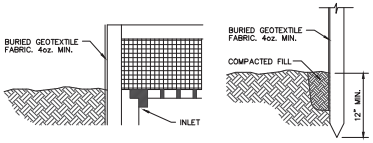
MAINTENANCE: AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BROOM.

PROVIDE FOR INLETS: 1 & 2

DANDY BAG INLET PROTECTION
NOT TO SCALE



FRAME DETAIL

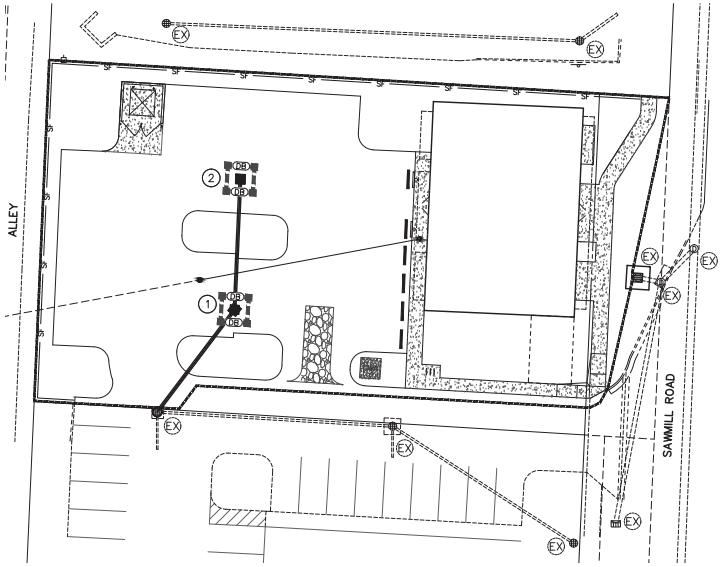


SECTION A–A

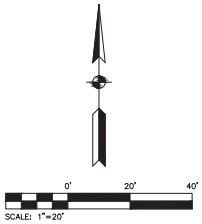
TRENCH DETAIL

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. 2222)
- 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:	10–14–2013
DRAWN BY:	OSD
CHK'D BY:	SLG
JOB NO.	2013.01025
SCALE:	1" = 20'

SHEET NO.
6 OF 6

PLOT SCALE: 1:1 EDIT DATE: 10/8/13 – 2:48 PM EDITED BY: ODAMSCHRODER DRAWING FILE: \\COLUFS1\PROJECTS\2013\01025\D_DRAWINGS\CIVIL\PLAN SET\MINOR SITE PLAN\20130102S_PGJ_06 EROSION_CONTROL_NOTES_&_DETAILS.DWG