NEW HOME SITE PLAN

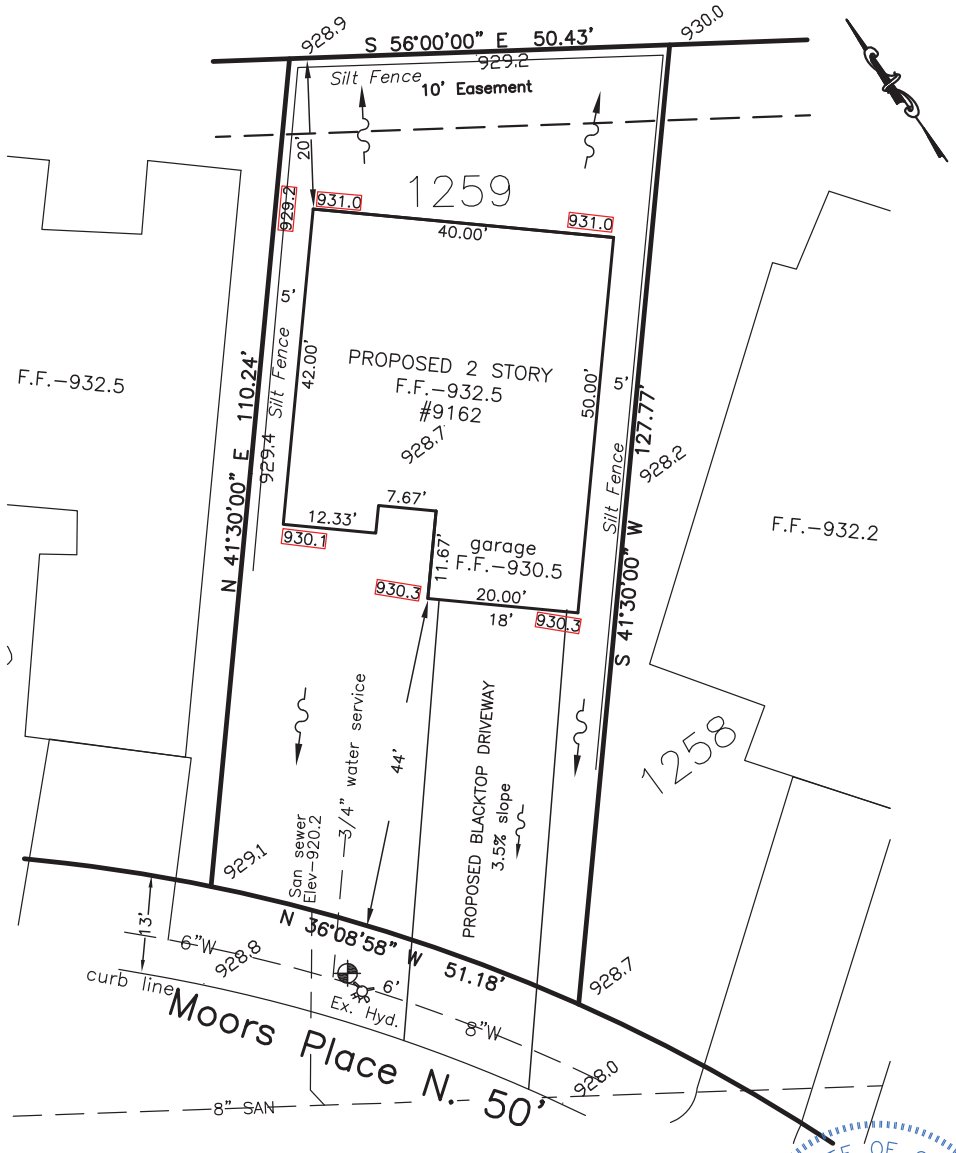
Lot 1259 | Moors at Muirfield | Dublin, Ohio
Plat Book 63, Page 02 | Franklin Co. Recorder's Office

For: Tuscan Group, Ltd.

0 20 40

Scale 1" = 20'
August, 2013

Area in Flood Zone X.
FIRM 39049C0019K
06/17/2008



BENCHMARK: ELEV.=931.0
Fire Hydrant, top bonnet, arrow bolt

FF- 932.5
F.F. Garage - 930.5
F.F. Basement - 924.0
Footer basement - 923.0

STATE OF OHIO
BRADLEY J. PATRIDGE
7068
REGISTERED PROFESSIONAL SURVEYOR

LEGEND
928.1 – ex. elevation
930.5 – Proposed elevation

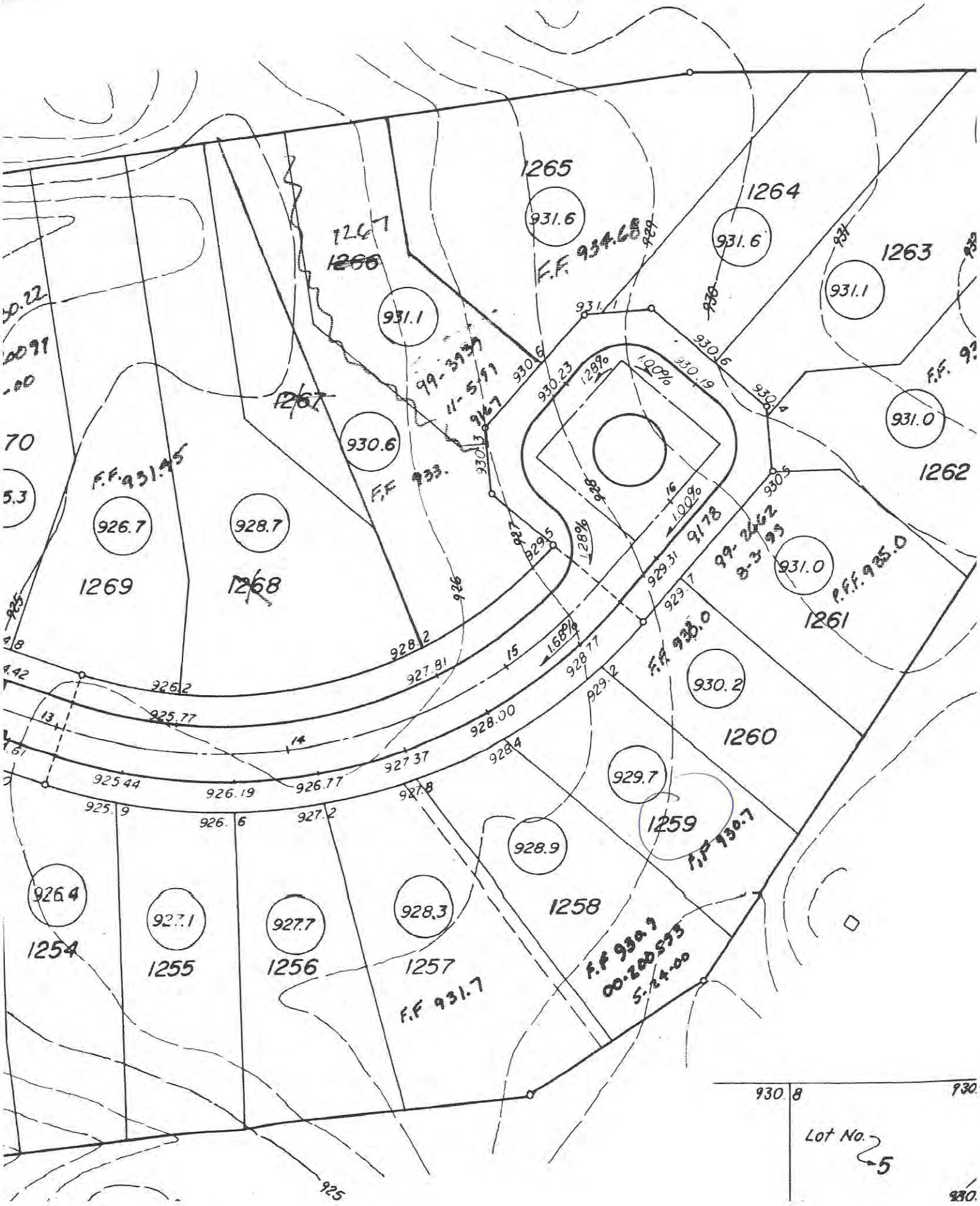
CERTIFICATION: We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and data obtained from the Engineered Subdivision Plan & field measurements. This Plot Plan is to be used by the client for the sole purpose of obtaining a building permit. The use of this Plot Plan for any other purpose is strictly prohibited.

Bradley J. Patridge
Professional Surveyor No.

MAPPERS PLANNERS SURVEYORS ENGINEERS

PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)–799–0031
FAX (614)–300–5076

TG | 11074–13–PP


1265
931.6
F.F. 934.68
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931.6
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931.1
99-3939
11-5-99
1267
930.6
F.F. 933.
931.0
1262
F.F. 931.45
926.7
928.7
1269
1268
931.0
P.F.F. 935.0
1261
F.F. 938.0
930.2
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F.F. 930.7
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926.4
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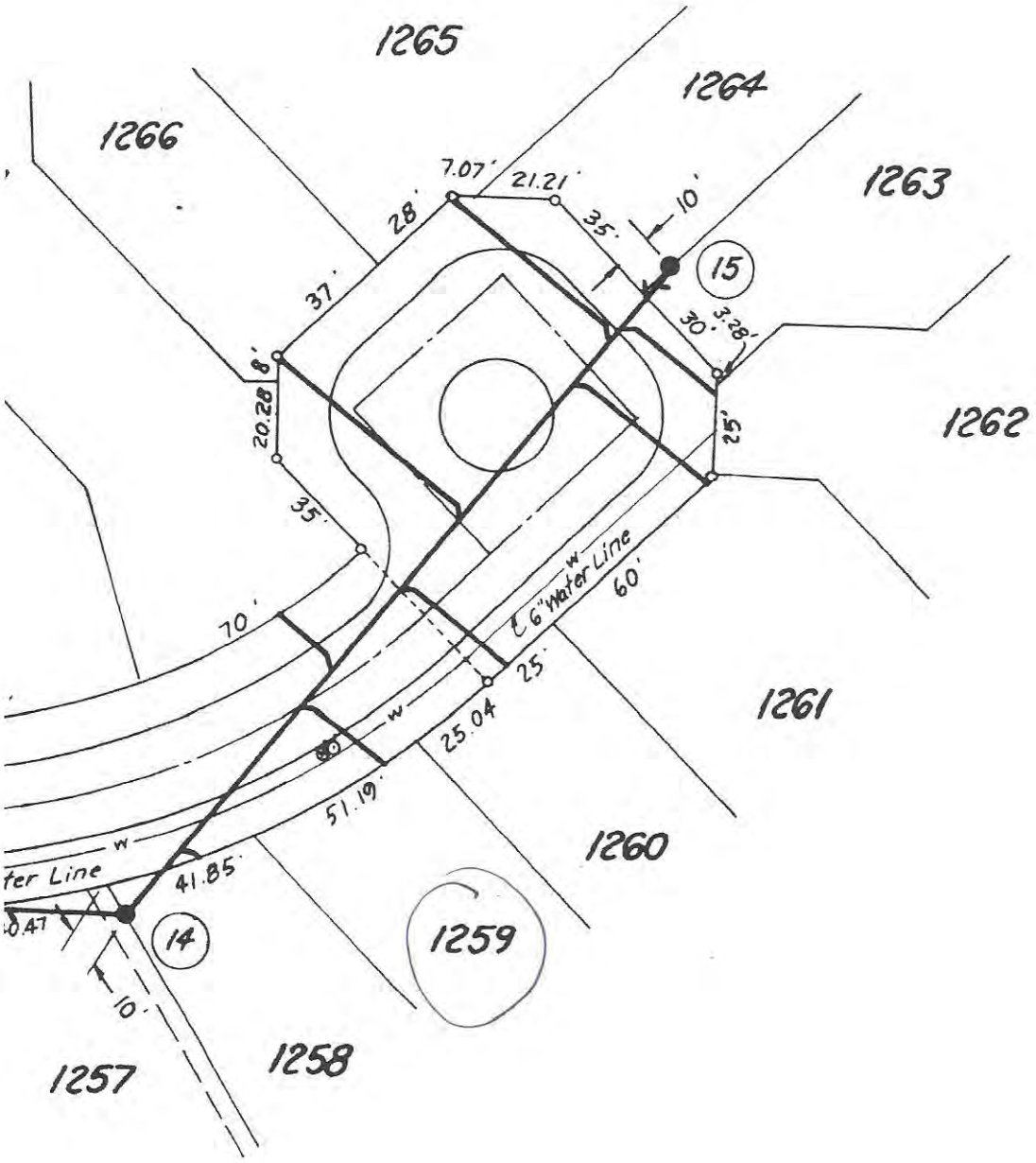
00-200593
5-24-00
930.8
Lot No. 5
925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7.07'
21.21'
28'
35'
10'
37'
15
30'
3.28'
8'
20.28
25'
35'
70'
W
6" Water Line
60'
25'
25.04
51.19'
W
W
ter Line
41.85'
0.47
14
10'

CITY OF COLUMBUS DIVISION OF WATER SERVICE CONNECTION CHARGE SCHEDULE

EFFECTIVE 01/01/05

TAP CHARGE		METER CHARGE				* SYSTEM CAPACITY CHARGE			FRONT FOOTAGE
SIZE	CHARGE	SIZE	TYPE	CHARGE	INST. BY	INSIDE COLUMBUS	# CONTRACT AREA	## NON-CONTRACT AREA	CHARGE
3/4"	$2,200.00	5/8"	DISC	$110.00 $130.00 MB	D.O.W.	$1,225.00	$1,593.00	$1,838.00	$22.00 P.L.F.
3/4"	$2,200.00	3/4"	DISC	$135.00 $170.00 MB	D.O.W.	$1,225.00	$1,593.00	$1,838.00	"
1"	$2,300.00	1"	DISC	$185.00 $220.00 MB	D.O.W.	$2,548.00 $1,274.00 F.P.O.	$3,312.00 $1,656.00 F.P.O.	$3,822.00 $1,911.00 F.P.O.	"
1.5"	$2,500.00	1.5"	DISC	$500.00	D.O.W.	$6,591.00 $3,295.50 F.P.O.	$8,568.00 $4,284.00 F.P.O.	$9,887.00 $4,943.50 F.P.O.	"
2"	$2,700.00	2"	CT	$900.00	CONTR	$11,307.00 $5,653.50 F.P.O.	$14,699.00 $7,349.50 F.P.O.	$16,961.00 $8,480.50 F.P.O.	"
3"	COST PLUS 25%	3"	CT FMCT	$1,180.00 $4,760.00	CONTR	$23,557.00 $11,778.50 F.P.O.	$30,624.00 $15,312.00 F.P.O.	$35,336.00 $17,668.00 F.P.O.	"
4"	COST PLUS 25%	4"	CT FMCT	$1,970.00 $4,760.00	CONTR	$36,750.00 $18,375.00 F.P.O.	$47,775.00 $23,887.50 F.P.O.	$55,125.00 $27,562.50 F.P.O.	"
6"	COST PLUS 25%	6"	FMCT	$6,703.00	CONTR	$83,484.00 $41,742.00 F.P.O.	$108,529.00 $54,264.50 F.P.O.	$125,226.00 $62,613.00 F.P.O.	"
8"	COST PLUS 25%	8"	FMCT	$8,109.00	CONTR	$147,000.00 $73,500.00 F.P.O.	$191,100.00 $95,550.00 F.P.O.	$220,500.00 $110,250.00 F.P.O.	"
10"	COST PLUS 25%	10"	FMCT	$12,686.00	CONTR	$228,977.00 $114,488.50 F.P.O.	$297,670.00 $148,835.00 F.P.O.	$343,466.00 $171,733.00 F.P.O.	"
12"	COST PLUS 25%	10"X12"	FMCT	$17,020.00	CONTR	$329,807.00 $164,903.50 F.P.O.	$428,749.00 $214,374.50 F.P.O.	$494,711.00 $247,355.50 F.P.O.	"
16"	COST PLUS 25%	10"X12"	FMCT	$17,020.00	CONTR	$367,499.00 $183,749.50 F.P.O.	$477,749.00 $238,874.50 F.P.O.	$551,249.00 $275,624.50 F.P.O.	"

	5/8"	3/4"	1"
YOKE:	$50.00	$75.00	$100.00
HORN:	$32.00	$45.00	$65.00

1.5" METERSETTER $255.00

NOTE: MB = METER BOX, USAGE MUST BE PREAPPROVED BY D.O.W.

THE FMCT METER IS USED WHEN COMMERCIAL AND FIRE PROTECTION SERVICE IS COMBINED THROUGH THE SAME SERVICE LINE AND METER.

F.P.O. = FIRE PROTECTION ONLY SERVICE.

 # CONTRACT AREAS

Brice
Brookside Estates
Dublin
Grandview
Grove City
Groveport
Hamilton Meadows
Hilliard
Marble Cliff
Minerva Park
New Albany
Ridgewood Estates
Riverlea
Urbancrest
Upper Arlington
Valleyview
Village Park
Whitehall
Worthington

 # MASTER METERED AREAS

Bexley
Franklin S.D. No. 4
Gahanna
Obetz
Reynoldsburg

..CITY OF DUBLIN

Department of Development
5800 Shier Rings Road
Dublin, OH 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6506
Web Site: www.dublin.oh.us

August 19, 2003

Vicki and Tom Bassett
5461 Glenbervie Court
Dublin, Ohio 43017

Dear Vicki and Tom:

This letter is in response to our phone conversation this morning and your request for information regarding the Dublin tree preservation ordinance. Section 153.140(B)(2) of the Dublin Codified Ordinances states that the tree preservation subchapter shall not apply to sites that have previously approved final development plans, final plat or other similar final approval. The plat for The Moors at Muirfield, which includes Lot 1259, was recorded on May 28, 1985. The tree preservation ordinance was approved by City Council in October of 1998. Therefore, you will not be required to replace protected trees on an inch-for-inch basis.

The City of Dublin prides itself as a Tree City USA and encourages the preservation of trees on sites where it is feasible. If you would be interested in additional information regarding tree preservation during construction, please call me at 410-4600.

Sincerely,

Mary

Mary H. Newcomb
Landscape Planner

c: Brian Martin, Landscape Inspector

Residential Building Guidelines

The Moors at Muirfield

Muirfield Village

Dublin, Ohio

The Moors at Muirfield designed by Trott and Bean Architects contemplates a conceptual Williamsburg theme in exterior design. The entire neighborhood must meet this objective through the use of certain architectural design and finishes to assure continuity and consistency in the total living environment of the Moors. The deed restriction in the Moors requires architectural styling be compatible with the other homes constructed. The following guidelines are to assist homeowners and builders in meeting the Williamsburg objective and theme:

I. All homes must have exterior architectural approval, including landscaping, by the Muirfield Village Design Committee and the developer, The Moors at Muirfield. The Muirfield Village Design Committee requires three applications and three copies of site and building plans. The developer needs one copy of the application, site and building plan. Submit the plans first to the developer for comment and approval before processing with the

Design Committee. Application forms are available by contacting Erwin Mattison, Project Manager Design Control Committee at 889-9480.

II. All construction and improvements must meet side yard minimum set back of five feet and front and rear set back requirements depending on the particular lot chosen. Roof heights must not exceed 35 feet from ground elevation. All homes must have at least two car attached garages and driveway to accommodate two off-street parking spaces. Each home, exclusive of garage and basement, shall have a minimum of 2200 square feet.

III. The following requirements should assist you in expediting architectural approval:

a. Exposed block foundations must be 2 feet from ground elevation to siding and must have brick facing. All chimneys must be of brick construction.

b. Exterior construction may be all brick, all cedar, or a combination of cedar and brick if modular. No vinyl or aluminum siding is permitted.

c. Approved brick schemes are available for selection.

d. Perimeter decking cover may be lattice. Entrances and porches and decks may be cedar or brick or a combination of both. The use of paving brick is encouraged for walkways. Driveways may be asphalt or paving brick. Mail boxes must confirm to those currently in the Moors.

e. All homes must have two or more dormers narrow and elongated in design to project a Williamsburg theme. Dormers on two story homes must conform with existing design on two story homes currently in the Moors. No skylights are permitted on the front roofs of homes.

f. Primary roofs shall not have a pitch of less than 8-12 with a shed roof of not less than 4-12 pitch. Roof design should be configured with appropriate gables and valleys to blend in with other homes in the neighborhood. No cedar shingle roofs are permitted. Roofing material to be used is to be GAF Timberline Weatherwood.

g. Trim must be of cedar with corner boards, facing and edge trim no less than 1" x 4". Overhang and roof lines should not be extended more than 12 inches.

h. Muttens are required for double hung thermopane windows.

i. Available colors for siding and corresponding accent colors are attached; equivalents are acceptable.

j. Rear view design is as important as front view since the design of each home is critical to the overall theme from the golf course as well as the street.

k. Landscaping must be in keeping with other homes in the Moors. Accent fencing, brick or cedar is permitted as are trellises. Each home must have planted a 2" October red maple at street level. Landscaping plans must be submitted for approval.

l. During construction, lot sites must be kept clean and presentable. Each lot owner must keep weeds and grass trimmed in accordance with the restrictions in the Moors.

THE MOORS AT MUIRFIELD
- EXTERIOR COLOR PALETTES -

1.	Siding	Olympic Beachwood
	Trim	Olympic Navaio White
	Accent	Martin Senour W84-1075 James Geddy Green
	Brick	Belden 550
2.	Siding	Olympic Stone Hedge
	Trim	Olympic Navaio White
	Accent	Olympic Heritage Blue or Martin Senour W83-1065 Braken House Blue Slate
3.	Siding	Olympic 916
	Trim	Olympic Beige Gray
	Brick	Belden 530
4.	Siding	Cabot's 0142
	Trim	Olympic 901 or Navaio White
	Accent	Martin Senour W86-1081 Nicolson Shop Red
	Brick	Belden 560
5.	Siding	Olympic 917
	Trim	Beige Gray
	Brick	Belden 530

6.	Siding	Olympic Beige Gray
	Trim	Same
	Accent	Martin Senour W83-1076 Kings Arms Tavern Gray
7.	Siding	Olympic 917
	Trim	Olympic Navaio White
	Accent	Martin Senour W83-1090 Purdie House Gray Slate
	Brick	Belden 550
8.	Siding	Olympic Beachwood
	Trim	Olympic Beige Gray
	Accent	Martin Senour W85-1063 Blair House Gray
9.	Brick	Belden 560
	Trim	Olympic Navaio White
	Accent	Martin Senour W83-1076 Kings Arms Tavern Gray

NOTES:

1. Roofing for all Palettes:

   Flintkote Sierra Driftwood

2. All siding material smooth cedar

CITY OF DUBLIN

Division of Building Standards • 5800 Shier-Rings Road • Dublin, Ohio 43016
Phone: (614) 410-4670 • Inspection Line: (614) 410-4680

RESIDENTIAL PROCESS

After Engineering has accepted the Subdivision and the final plat has been recorded the following will take place:

1. **SUBMITTAL**: The general contractor will submit the following to Building Standards:
   - A. Completed BIA Application including: address, parcel number, lot number, sub-division and a contact name and phone number
   - B. Two Site Plans on 8 1/2" X 14" or 11" X 17" (preferred)
   - C. Two complete sets of Structural Drawings including HVAC.
   - D. Manual J calculations and electrical panel details with loading: if the 1st and 2nd floors gross square footage is over 3,000 sq. ft.
   - E. Model Energy Code calculations
   - F. Current City of Dublin Contractor Registration
2. **REVIEWS**
   - A. *Engineering* will review the site plan. Please direct any questions to Engineering at (614) 410-4600.
   - B. *Zoning* will review the site plan and structural plan. Please direct any questions to Leesa Browand or Velma Coen in Zoning, at (614) 410-4600.
   - C. The Residential Plans Examiner will review the *structural plans* for compliance with the 2004 Residential Code of Ohio (effective March 1, 2005) and the Dublin Codified Ordinances relating to residential structures. Please direct questions to Rod Durbin in Building Standards at (614) 410-4670.
3. **DISAPPROVALS**: If a submittal is disapproved, the applicant will be notified by telephone and will receive a Residential Response Letter, including comments from each reviewer. The applicant ***must*** pick up the submittal, make revisions and resubmit the project. Include the disapproved set in addition to the revised set.
4. **PLAN APPROVAL AND PERMIT ISSUANCE**: When all approvals are granted, the submittal is returned to Building Standards
   - A. The applicant is notified of the total fees due. (See attached fee schedule. Fees based on gross square footage, including basement and garage.)
   - B. Applicant pays fees and picks up the building permit and all associated paperwork. **Applicant may then begin construction work.**
5. **INSPECTIONS**: All approved plans and paperwork must be on site for all inspections. All inspections except plumbing are scheduled by calling the automated inspection line at 410-4680 prior to 6:00 a.m. of the business day of the inspection.
   1. Sewer
   2. Footing
   3. Electric Temporary
   4. Foundation: Inspector verifies Top of Block Certification by surveyor
   5. Radon Pre-Slab
   6. Electric Rough
   7. Plumbing Rough: Inspected by Franklin County
   8. Gas Piping Rough
   9. Zoning Rough: Inspector verifies Appearance Code requirements.
   10. HVAC &Frame: Electrical, Zoning and Plumbing Rough Inspections must be approved prior to this inspection. Inspector collects subcontractor disclosure list. *Engineered truss drawings must be on site.
   11. Insulation: Energy code compliance submitted will be verified.
   12. Curb Walk and Approach
   13. Plumbing Final
   14. Engineering Final: Engineering inspector verifies elevations, grading, erosion control and other site issues.
   15. Zoning Final: Inspector verifies Appearance Code and Landscape requirements.
   16. Gas Piping Final
   17. Electrical Final
   18. Final HVAC & Occupancy: Inspector verifies that all other inspections have been completed. Inspector collects final subcontractor disclosure list.

   If you have further questions about inspections, please feel free to contact the inspectors from either 7:30-8:00 a.m. or 4:00-5:00 p.m. Monday-Friday at (614) 410-4670.
6. OCCUPANCY

   If a final occupancy is not granted at the final occupancy inspection, it may be possible to obtain Conditional Occupancy.
   Conditional Occupancies are allowed when weather related items are the only outstanding issues and they are not considered hazardous to public health and/or safety.
   The Conditional paperwork is taken to Building Standards by the General Contractor for processing and the signature of the Chief Building Official. The Conditional Occupancy is not granted until the Chief Building Official approves it and signs the Conditional Occupancy Agreement. Please refer to "Conditional Occupancy" paperwork (available at the Permit Window) for additional information.
7. The homeowner may move in when either Occupancy has been granted by the **Building Inspector** or a **Conditional Occupancy** has been granted by the **Chief Building Official**.

   IF YOU HAVE FURTHER QUESTIONS ABOUT THESE PROCEDURES, PLEASE FEEL FREE TO CONTACT BUILDING STANDARDS AT (614)410-4670 FROM 8:00 A.M. - 4:00 P.M. MONDAY, TUESDAY, WEDNESDAY, AND FRIDAY AND 9:30 A.M. - 4:00 P.M. THURSDAY.

BIA

THE Builders

APPLICATION FOR BUILDING PERMIT

This form is provided by the Building Industry Association of Ohio as a public service.

PERMIT NUMBER

Property Location

Issued in Ohio Under Authority of

Auditors Taxing District

Parcel Number

Address of Property

Subdivision

Lot

Applicant

Applicant's Name:

Phone Number:

Email Address:

Fax Number:

Owner's Name:

Phone Number:

Address:

Designer's Name:

Phone Number:

Address:

Builder's Name:

Phone Number:

Address:

Builder's ID:

Property Information

Type of Improvement:

Improvement Cost:

Number of Bedrooms:

Heating Fuel:

Number of Gas Appliances per Unit:

Number of Baths:

Sewage Disposal:

Garage

Building Height:

Water Supply:

Number Car Garage:

Building	Zoning
Unfinished Basement	Lot Area
Finished Basement	Total % Occupied by Structure
Lower Level	Front Setback
1st Floor	Rear Setback
2nd Floor	Right Setback
3rd Floor	Left Setback
Other	Lot Width at Building Line
Garage	Zoning District
Deck/Screened In Porch	Existing Use of Property
Gross Square Feet	Flood Plain Yes No
Building Area at Ground Level	
Living Area	

Applicant Signature

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the ordinances of this jurisdiction, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Signature of Applicant _____

Office Use

Zoning Official	Plans Examiner	Issuing Authority
Date Received	Date Received	Date Received
Date Approved	Date Approved	Date Approved

CITY OF DUBLIN™

Division of Engineering

Eric P. Petee
Engineeing Assistant
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
TDD: 614-410-4600
Direct Phone: 614-410-4614
Fax: 614-761-6506
E-mail: epetee@dublin.oh.us
Web Site: www.dublin.oh.us

CITY OF DUBLIN™

Division of Planning

Velma Coen
Development Review Specialist
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/TDD: 614-410-4600
Direct Phone: 614-410-4667
Fax: 614-761-6566
E-mail: vcoen@dublin.oh.us
Web Site: www.dublin.oh.us

CITY OF DUBLIN™

Division of Building Standards

Rod Durbin
Residential Plans Examiner
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Main Phone: 614-410-4600
Permit Phone: 614-410-4670
Direct Phone: 614-410-4613
Fax: 614-761-6566
Web Site: www.dublin.oh.us

CITY OF DUBLIN™

Division of Engineering

Kristin K. Yorko, P.E.
Civil Engineer
5800 Shier-Rings Road • Dublin, OH 43016-1236
Phone: 614-410-4600 • Fax: 614-718-4346
Direct: 614-410-4657

E-mail: kyorko@dublin.oh.us
www.dublin.oh.us

CITY OF DUBLIN

Division of Building Standards
5800 Shier Rings Road
Dublin, Ohio 43016
Phone: V/TDD 614/410-4670
Inspection Line: 614/410-4680

ADDITIONAL BUILDING CODE REQUIREMENTS PER THE CODIFIED ORDINANCES OF THE CITY OF DUBLIN

1. Ceiling heights in basements to be 7'6", except under beams, girders, ducts or other obstructions, where it shall be 6'8". All buildings built prior to December 19, 1983 are exempt.

2. Garage separation shall be 5/8" gypsum "fire-rated" board.

3. Plans reviewed by the City, and not picked up shall expire 90 days after plan approval.

4. Elevation and location certification are required.

5. Carbon monoxide detectors are required outside sleeping areas.

6. Spark arrestors with rain caps are required on chimneys.

7. Passive radon system required.

8. **January 1, 2002, the rise and run for stairs shall be 7 ¾" and 10".**

CITY OF DUBLIN

Division of Building Standards
5800 Shier Rings Road
Dublin, Ohio 43016
Phone: V/TDD 614/410-4670
Inspection Line: 614/410-4680

COMMON REASONS FOR PLAN DISAPPROVAL
BUILDER'S CHECKLIST

STRUCTURAL REVIEW

1. _____Have ***all*** the required sheets been included?
2. _____Have the **MEC-Check** calculations been included? (COM-Check is not an appropriate substitute. COM-Check is for commercial applications only.)
3. _____Has the **engineered foundation sheet** been included? Stamped and signed?
4. _____Have the **species, grade, and spacing** been included for dimensional lumber (i.e. #2 HEM – FIR @ 16" OC)?
5. _____Has the **product been identified** and the conditions of use spelled out for engineered wood products? (Example: 11-7/8" TJI PRO 350's @ 16" O.C. are used for floor joists; or 2 GANG-LAM LVL 2950Fb – 2.0E are used for a beam.)
6. _____Have all headers and beams been **identified and sized** on the plans?
7. _____Is there proper natural light and ventilation (that is at least 8% of the floor area of the room or space with at least ½ able to be opened) or mechanical light and ventilation (shown in schedule format)?
8. _____ Are properly sized **egress windows** shown and identified in sleeping rooms?
9. _____Does the **plan section** accurately reflect what is on the floor plans and/or have the **detail sheets and written notes** been updated for the current submittal?
10. _____Is the basement height shown as **7'6"** minimum?
11. _____Is the **electrical panel** schedule, load data and Manual-J calculations included for homes over 3000-sq.ft.?
12. _____Have all the pages printed out in a **legible** manner?
13. _____Have all **3-season rooms** been identified? Have the **attachment details** been provided? Does this space **comply with energy code** requirements?
14. _____Have **roof ventilation** requirements (per Section 806) been calculated?

SITE PLAN REVIEWS - ENGINEERING AND ZONING

1. _____Has the **plat** been recorded? Has the **Division of Engineering accepted the subdivision**?
2. _____Is the **site plan legible** and drawn to a scale not smaller than1:30? (**Faxed copies** are not to scale and are therefore **not acceptable**.)
3. _____Does the site plan show all **building dimensions, lot dimensions, and clearance dimensions from all property lines**?
4. _____Are the **dimensions consistent** between the **recorded plat**, the **site plan**, the **foundation plan** and any **builder's options**?
5. _____Are all **the setbacks, easements, no-build zones, no-disturb zones, bikepaths, sidewalks, etc.** shown on the site plan? Do the **site plan and recorded plat match**?
6. _____Has the site plan been checked to **verify all builder options, decks, porches, fireplaces, chimneys, egress window wells, and similar items** are shown on the site plan?
7. _____Do any of the items above **project into or physically encroach** the required setbacks, no-build zones, no-disturb zones, easements, etc.?
8. _____Have all plan **options been identified** uniformly throughout the plans?
9. _____Has a walkout basement been proposed when the **master-grading plan indicates the lot is not approved for a walkout?**
10. _____Is the driveway shown at 3 ft. or more from property line and slope shown at **8%** or less?
11. _____Is there more than one curb-cut? (Multiple curb-cuts require the approval of the City Engineer and Director of Planning).

PLEASE NOTE: THIS LIST IS NOT ALL-INCLUSIVE, CONTACT REVIEWER FOR MORE COMPREHENSIVE INFORMATION.

GAS LINE INSPECTION AND TESTING POLICY

All gas piping systems must be inspected, and tested in accordance with the respective Code requirements and this policy, prior to the issuance of an Occupancy Permit.

Gas Piping Rough Inspection (this is a visual inspection, only):

It is not required that Gas Piping inspections are called in, as such. However, prior to scheduling rough framing inspection all gas pipe that will be concealed within the building must be in place (gas pipe that will remain exposed and open to inspection such as in an unfinished basement need not be installed at this time). The rough inspection of concealed gas piping will be completed at the time of rough framing inspection. The inspection will include: proper material usage, proper sizing, proper installation technique including support, proper use of fittings and valves, penetrations through floors/walls, nail protection, firestopping, and similar issues. Should any part of the gas line inspection not be approved the framing inspection will not be approved.

Gas Line Test (normally the final gas line inspection, which is required):

The following testing procedures shall be observed:

- For any single family dwelling a test shall be conducted at 1½ times the working pressure, but not less than 3 psig. The test shall be conducted for at least 10 minutes. This shall also apply to small commercial installations of up to 50' of less than 2" pipe. The test shall be conducted using an approved Kuhlman gauge. If it is necessary to use another type gauge such arrangements shall be made prior to the inspection.
- Piping systems of 2" diameter or larger, or systems over 50' in length, up to 250' in length, shall be tested as described above, except the system shall be tested for a minimum of 30 minutes.
- Commercial systems over 250' in length shall be tested using a 24 hour time clock.
- Regulators that may be damaged from the pressure test should be isolated from the test by use of valves or other approved means.
- ***The City of Dublin will witness the above tests. It is the contractor's responsibility to conduct the test and supply the required equipment.***

Scheduling Inspections:

Rough Inspection: Shall be scheduled as part of the rough framing inspection.

Gas Line Test: The entire gas pipe system must be in place prior to calling for this inspection. The required flues for appliances to be served must also be in place. Requests for inspection are to be made on the Inspection Line (614) 410-4680, the request for inspection must be made not later than 6:00 a.m. on the day the inspection is requested.

Because testing equipment must be set by the installer to do the test, the City of Dublin will honor requested times for gas line tests. If a specific time is requested the requested time must be left at the time of call-in. **The name of an individual with an accessible phone number must also be left so schedule conflicts can be resolved. It will be policy to honor requested times within 60 minutes, or to notify the named person at the given phone number of the schedule conflicts.**

The Building Official may require additional Gas Line Testing, if additional appliances have been installed or if leaks are detected after the original test.

CITY OF DUBLIN

Division of Building Standards • 5800 Shier-Rings Road • Dublin, Ohio 43016
Phone: (614) 410-4670 • Inspection Line: (614) 410-4680

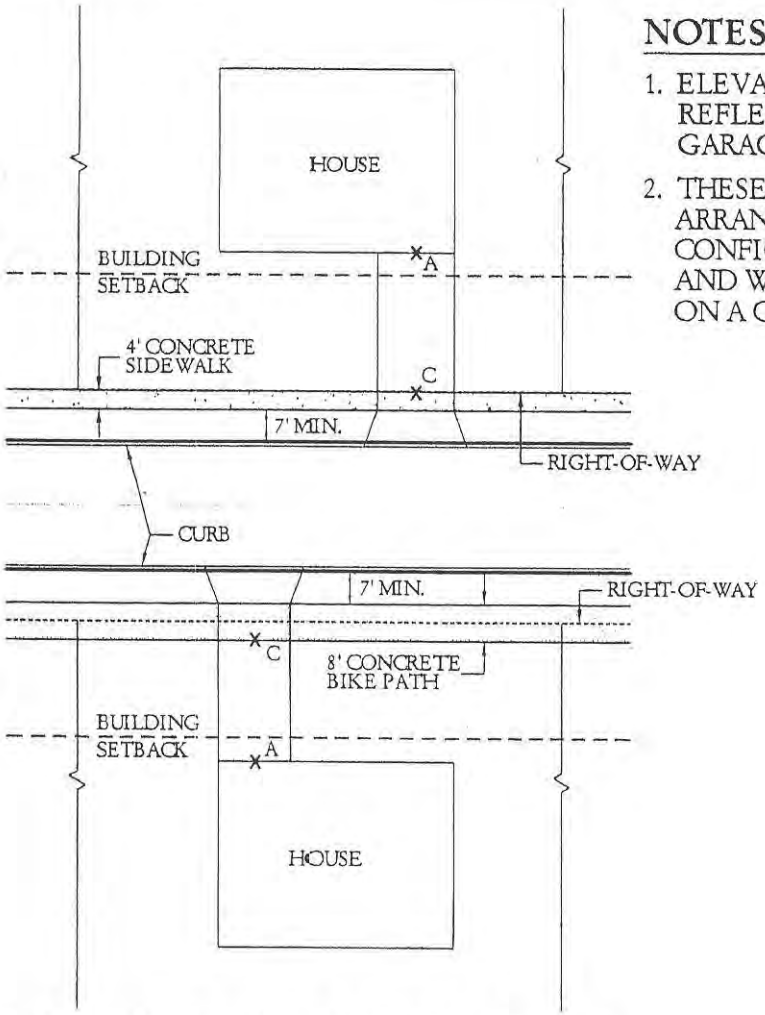
2006 Residential Fees

Service Description	Fee
Home Improvement Permit * See Note Below	50.00
Fence Permit	40.00
Temporary Structure Permit	70.00
Building Permit Extension	20.00
Building Permit Reactivation	50% of original building permit fee excluding water & sewer
Building Plan Revision	20.00 plus $50 per plan review (Building, Engineering, Planning)
Replacement Building Plans	30.00 plus cost of outside services
Replacement Building Card	30.00
Electrical Permit	40.00 first 1,000 square feet plus
	20.00 each additional 500 square feet or fraction thereof
Electrical Permit - Temporary Service	40.00
Electrical Permit - Low Voltage	40.00 first 500 square feet plus
	10.00 each additional 500 square feet or fraction thereof
HVAC Permit	**50.00 first 1,000 square feet plus**
	20.00 each additional 500 square feet or fraction thereof
Plumbing Permit	50.00 first fixture plus
	10.00 each additional fixture
Gas Line Permit	70.00
Sanitary Sewer Inspection	**110.00**
Reinspection Service	100.00
Conditional Occupancy Agreement	300.00 each six month period
Contractor Registration	50.00 all contractors
Document Printing & Copying	0.25 per page (regular copies)
	1.50 per page or actual cost of copying services (blueprint copies)
After/Before Hours Inspections (based on availability)	75.00 per hour (3 hour minimum)
Building Construction Appeal	200.00 (nonrefundable)
Building Demolition Plan Review & Insp	130.00
Prefab. Fireplace, Wood or Coal-burning Stove	20.00
Shoring Permit	30.00
Alternative Building Materials Review	**420.00**
Sewer and Water Capacity Charges	See Schedule A
Special Building Inspection	75.00 plus $60.00 for written report
Building Permits - Other than listed	See Schedule B or City Ordinance

*Note: Including but not limited to:
Gazebo & shed (over 200 sq ft), deck, pool, screened porch, 3 season room, garage less than 500 sq ft
Addition to existing residence less than 500 sq ft
Remodel, basement finish, kitchen remodel, structural repair less than or equal to 1,000 sq ft

NOTES:

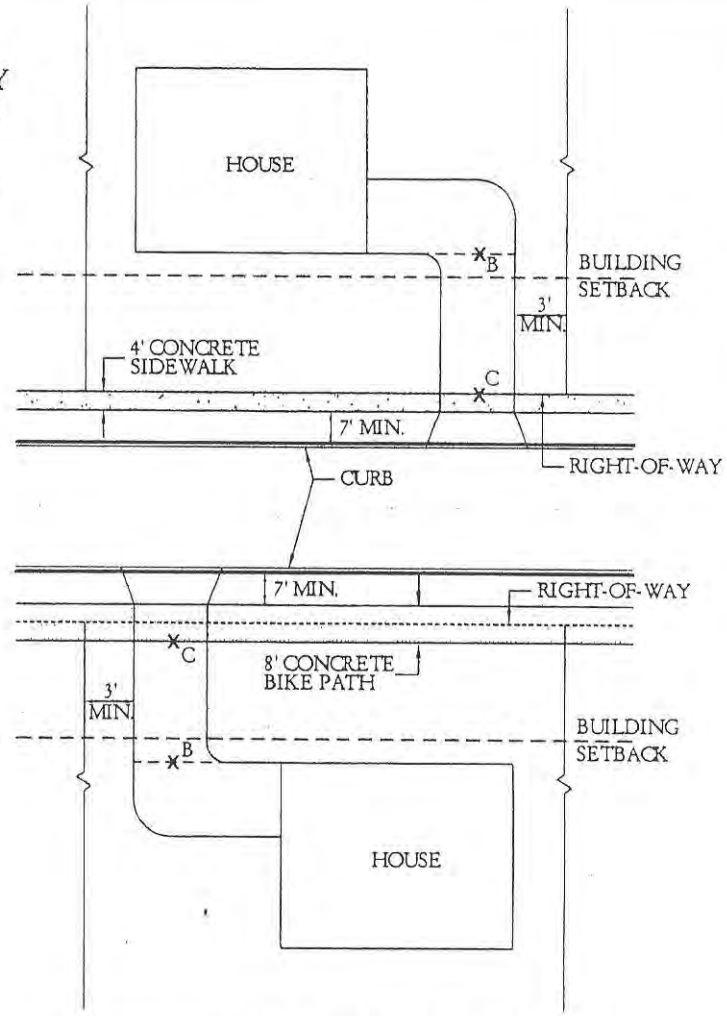
1. ELEVATION 'B' SHALL TYPICALLY REFLECT A 2% SLOPE FROM THE GARAGE FLOOR.
2. THESE ARE TYPICAL DRIVEWAY ARRANGEMENTS. OTHER CONFIGURATIONS CAN OCCUR AND WILL BE REVIEWED ON A CASE BY CASE BASIS.



TYPICAL FRONT LOAD GARAGE

A = ELEVATION OF THE GARAGE FLOOR
C = ELEVATION AT THE BACK EDGE OF THE PEDESTRIAN PATH

$$\text{SLOPE} = \frac{A - C}{\text{DISTANCE BETWEEN A \& C}} \times 100\% \leq 8.00\%$$



TYPICAL SIDE LOAD GARAGE

B = ELEVATION OF THE DRIVEWAY
C = ELEVATION AT THE BACK EDGE OF THE PEDESTRIAN PATH

$$\text{SLOPE} = \frac{B - C}{\text{DISTANCE BETWEEN B \& C}} \times 100\% \leq 8.00\%$$

CITY OF DUBLIN DIVISION OF ENGINEERING	APPROVED: DIRECTOR OF ENGINEERING / CITY ENGINEER — DATE: 3.4.03	DRIVEWAY SLOPES INITIAL DATE: 03.04.03 — REVISED DATE: 00.00.00 STANDARD DRAWING NO. 0000 — PAGE 1 OF 1

CITY OF DUBLIN
DIVISION OF ENGINEERING
ADMINISTRATIVE POLICY AND PROCEDURE

Subject: **Residential Building Permit Site Plan Review**	**Date Initiated:** 6/10/98 **Last Revision Date:** 01/30/03 **Policy No:** 96-019 **Page 1 of 3**

Purpose:

This policy establishes procedures for the review of residential building permit Site plans for compliance with engineering regulations and guidelines in the City of Dublin. This policy, in conformance with **TITLE XV, Land Usage,** of the Dublin Codified Ordinances, applies to all residential building permits for new construction, remodeling, fence construction, deck construction, or other work requiring a building permit.

Design Considerations:

1) Driveway slopes are to be determined from the front of the garage (for a front-loaded garage) or at the street side edge of the apron (for a side-loaded garage) to the rear edge of the pedestrian path. The slope in this area shall not exceed eight percent (8%). Appropriate breaks in grade within the driveway approach shall be provided for the pedestrian paths as shown in the City's Standard drawings. This standard will have a consistent slope of ¼ inch per foot from the back of the curb or edge of pavement to the rear edge of the pedestrian path.
2) A minimum one-foot clearance shall be provided between the floor slab elevation of the basement and the outside top elevation of the sanitary sewer lateral at the foundation. (§51.22 (D))
3) Sanitary sewer laterals are to be 6-inch in size with a minimum slope of 1/8 inch per foot (2.08%). (§51.22 (C) (3))
4) Floodplain (§Chapter 151)
   a) New construction and substantial improvement of any residential structure located within the floodplain shall have the lowest habitable floor including the basement no less than one foot above the 100-year base flood elevation, provided by FEMA. (§151.021(A))
   b) No fill shall be allowed to be placed in the 100-year floodplain without an equivalent volume of soil removed to compensate for the loss of the flood storage. (§53.080 (B))
   c) No gravity basement or footer drains may outlet to a floodplain without backflow preventing devices. (§151.020 (B) (3))
5) Easement Encroachments (§150.055)
   a) Construction of fences, decks, or other privately owned or maintained structures, above or below ground, shall comply with the approved Master Grading Plan. Access to all manholes, pipes, or other publicly owned facilities shall remain free and clear from all obstructions, including landscaping, grading, fences, or other privately maintained structures.
   b) An approved Easement Encroachment must be obtained from the Division of Engineering before a building permit may be issued. Written consent from private utility companies may be required of the Applicant.
6) Sidewalks and bike paths at street intersections shall be provided with curb ramps constructed according to the current City of Dublin Standard Detail Drawing.
7) Residential lots may have one driveway, unless approved by the Director of Planning and the City Engineer. (§153.0210)
8) All utility trenches under paved surfaces and within right-of-way shall be backfilled according to City of

Columbus Item 912, Compacted Granular Backfill, or Item 304, Aggregate Base.

9) The Applicant shall maintain existing and required tree protection and soil erosion control during construction. The Applicant may be required to supplement existing tree protection and/or erosion controls as directed by the City of Dublin. (§153.145 and §53.090 (G))
10) Show size (minimum 12-inch), length, material type and upstream and downstream elevations for pipes under driveways in areas with roadside ditches. (§150.038 (D))
11) Field verified elevations for all existing yards and/or homes adjacent to the structure being reviewed shall be provided.
12) Show proposed or existing drainage paths, swales, or other features which may be required for approval of the site plan. (§150.040)

Review of Site Plans:

Building permit applications shall be submitted to the Division of Building Standards for review by the Division of Engineering and shall include a site plan on ledger size paper. The Site plan shall be clean, clear, crisp and legible. Faxed versions cannot be reviewed and will be disapproved. Upon review and/or approval by the Division of Engineering and other City staff as applicable, building permit applications shall be returned to the Division of Building Standards for processing. Site plan review time by the Division of Engineering will be approximately two weeks.

Deviations from Master Grading Plan:

Deviations from the approved Master Grading Plan shall require review and approval by the Engineer who designed the Master Grading Plan prior to review by the Division of Engineering. Any proposed revisions to the grades shown on the Master Grading Plan shall be limited to no more than 1 foot. Not every proposed grade change may be approved. Grade changes recommended by the Design Engineer must be coordinated with the grades on adjacent lots and properties, respecting existing and proposed building heights. Field adjustment of any approved grades shall be limited to no more than 8 inches, and must be approved by the Building Inspector and Engineering Inspector prior to implementation of the change.

The City of Dublin shall not be responsible for additional costs or delays from failure to follow this policy.

Certification of Elevations:

The builder is reminded that Engineering Administrative Policy 98-027 *Final Grading Inspection of Single Family Residential Construction* requires "as-built" grade elevation certificate confirming compliance with the Master Grading Plan.

Approved:

Paul A. [illegible]

City Engineer

2·10·03

Date

CITY OF DUBLIN

Division of Building Standards • 5800 Shier-Rings Road • Dublin, Ohio 43016
Phone: (614) 410-4670 • Inspection Line: (614) 410-4680

Schedule B
2006 Residenital Fees for New Homes

Square Footage	Plan Review	Bldg Insp	Low Voltage Insp	HVAC Insp	Gas Insp	Occ Cert	Dublin Water	Columbus Sewer	Dublin Sewer	Sewer Insp	Total
0-1000	140	150	40	**50**	70	20	1,600	**3,044**	1,800	**110**	7,024
1001-1500	180	180	50	**70**	70	20	1,600	**3,044**	1,800	**110**	7,124
1501-2000	220	210	60	**90**	70	20	1,600	**3,044**	1,800	**110**	7,224
2001-2500	260	240	70	**110**	70	20	1,600	**3,044**	1,800	**110**	7,324
2501-3000	300	270	80	**130**	70	20	1,600	**3,044**	1,800	**110**	7,424
3001-3500	340	300	90	**150**	70	20	1,600	**3,044**	1,800	**110**	7,524
3501-4000	380	330	100	**170**	70	20	1,600	**3,044**	1,800	**110**	7,624
4001-4500	420	360	110	**190**	70	20	1,600	**3,044**	1,800	**110**	7,724
4501-5000	460	390	120	**210**	70	20	1,600	**3,044**	1,800	**110**	7,824
5001-5500	500	420	130	**230**	70	20	1,600	**3,044**	1,800	**110**	7,924
5501-6000	540	450	140	**250**	70	20	1,600	**3,044**	1,800	**110**	8,024
6001-6500	580	480	150	**270**	70	20	1,600	**3,044**	1,800	**110**	8,124
6501-7000	620	510	160	**290**	70	20	1,600	**3,044**	1,800	**110**	8,224
7001-7500	660	540	170	**310**	70	20	1,600	**3,044**	1,800	**110**	8,324
7501-8000	700	570	180	**330**	70	20	1,600	**3,044**	1,800	**110**	8,424
Add per 500	40	30	10	**20**	-	-	-	-	-	-	100

Note: Does NOT include City of Columbus Water Fees
Note: Separate permits required for Electrical and Plumbing.

FOR OFFICE USE ONLY

RESIDENTIAL SITE PLAN REVIEW

ADDRESS

PERMIT #_____ SUBDIVISION NAME_____

BUILDER'S NAME_____ PHASE #_____ SECTION #_____ LOT #_____

CONTACT PERSON_____ CURRENT ZONING_____

TELEPHONE #_____ FAX # _____ PLAT RECORDED_____

☐ NEW ☐ REMODEL/ADDITION ☐ DECK/PATIO ☐ FENCE ☐ OTHER_____

☐ Approved/NA ☐ Disapproved A. Subdivision, Section and Lot Number Shown

☐ Approved/NA ☐ Disapproved B. Street Name and R/W Dimensions Shown

☐ Approved/NA ☐ Disapproved C. Scale and North Arrow Shown

☐ Approved/NA ☐ Disapproved D. Property Lines Bearings and Distances Shown

☐ Approved/NA ☐ Disapproved E. Building Lines Shown and Dimensioned

☐ Approved/NA ☐ Disapproved F. All Easements Shown and Dimensioned

☐ Approved/NA ☐ Disapproved G. No Build Zones Shown and Dimensioned

☐ Approved/NA ☐ Disapproved H. Minimum Front Setback Confirmed or per Recorded Plat (Min_____)

☐ Approved/NA ☐ Disapproved I. Side Yards Verified (Min _____ Comb _____MDBS _____)

☐ Approved/NA ☐ Disapproved J. Minimum Rear Yard Confirmed or per Recorded Plat (Min _____)

☐ Approved/NA ☐ Disapproved K. Minimum Lot Frontage Confirmed or per Recorded Plat (Min _____)

☐ Approved/NA ☐ Disapproved L. Recorded Plat Information Verified by _____ Date_____

☐ Approved/NA ☐ Disapproved M. Building Footprint Shown and Dimensioned

☐ Approved/NA ☐ Disapproved N. Building Footprint Matches Plans Submitted (Include Reverse Layout)

☐ Approved/NA ☐ Disapproved O. Decks, Patios, Covered Porches and Overhangs Shown and Dimensioned

☐ Approved/NA ☐ Disapproved P. Fireplaces, Bay Windows, Cantilevered Portions of Buildings Shown

☐ Approved/NA ☐ Disapproved Q. Accessory Structures Shown and Dimensioned

☐ Approved/NA ☐ Disapproved R. No Encroachments Shown

☐ Approved/NA ☐ Disapproved S. Air Conditioning Units shown

☐ Approved/NA ☐ Disapproved T. Sidewalks Required _____ Shown _____

☐ Approved/NA ☐ Disapproved U. Street Trees Required _____ Shown _____

☐ Approved/NA ☐ Disapproved V. Tree Protection Required

☐ Approved/NA ☐ Disapproved W. Parkland Conveyed or Park Fee Paid

☐ Approved/NA ☐ Disapproved X. Fence, Wall or Satellite Dish Shown _____ (Separate Permit Required)

☐ Approved/NA ☐ Disapproved Y. Driveway Shown and Dimensioned per Code Section 153.210

☐ Approved/NA ☐ Disapproved Z. Housing Diversity - Model Name _____

SITE PLAN ☐ Approved ☐ Disapproved

COMMENTS: _____

_____

_____

REVIEWED BY _____ DATE _____

P:\PASS\PLAN\FORMS\RESIDENT.RVW (Rev. November 3, 1999)