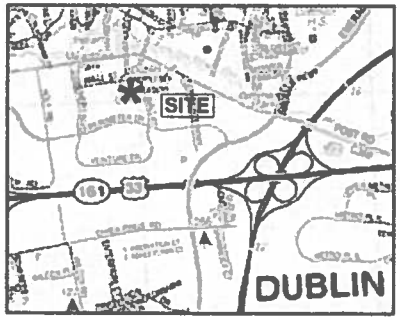
CITY OF DUBLIN, OHIO
SITE IMPROVEMENT PLAN
FOR
5555 WALL STREET



LOCATION MAP
NO SCALE

BENCHMARKS

BASED ON NAVD 1988 DATUM.

Source – Elevations were established using 45 minute (or greater) static observations utilizing Global Positioning System (GPS) procedures. The GPS data was submitted to the National Geodetic Survey's (NGS) Online Positioning User Service (OPUS) system for processing. The system uses the Continually Operating Reference System (CORS86) to establish geodetic positions.

Site BM 1 – North Arrow Bolt of fire hydrant located on the west side of Wall Street, just south of entrance drive to subject property. Shown on Base Map as "Site BM #1".

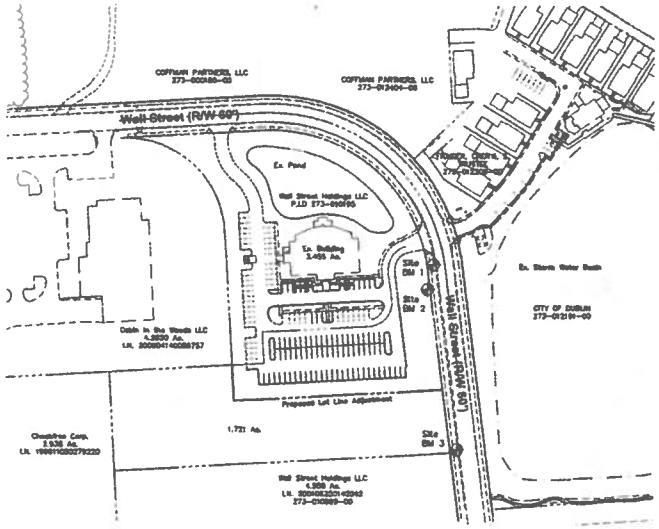
Elevation = 902.82

Site BM 2 – North rim of storm manhole located 33' west of the centerline of Wall Street, 80' south of entrance drive to subject property. Shown on Base Map as "Site BM #2".

Elevation = 900.97

Site BM 3 – North Arrow Bolt of fire hydrant located on the west side of Wall Street, 380' south of entrance drive to subject property. Shown on Base Map as "Site BM #3".

Elevation = 902.32



INDEX MAP
SCALE: 1"= 100'

GRAPHIC SCALE

1 inch = 100 feet

INDEX OF DRAWINGS

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3 GENERAL DETAILS
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CITY OF DUBLIN APPROVAL

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND THE GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OHIO — DATE

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

STANDARD CONSTRUCTION DRAWINGS

CITY OF DUBLIN	CITY OF COLUMBUS	ODOT
MD-01	AA-S119	2-3 CB
ST-03	AA-S149	
	AA-S150	
	AA-S151	

Ohio Utilities Protection Service
800-362-2764 or 8-1-1

OWNER/DEVELOPER
THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946
EMAIL: STEVE@THESPAATRIVERIDGE.COM

PREPARED BY:
ADVANCED CIVIL DESIGN
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7700
fax 614.428.7765

REGISTERED ENGINEER — NUMBER — DATE

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN
FINAL DEVELOPMENT PLAN
FOR
5555 WALL STREET
TITLE

Issue Dates: 07-31-2014 – ADDED SITE LIGHTING

Date: 07-31-2014
Scale: 1" = 100'

Drawn By: CDS
Checked By: DW

Project Number: 14-0001-653

Drawing Number: 1/8

GENERAL NOTES

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current edition, 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 construction 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 restoration. 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.

10. 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.

11. 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.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.

13. 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.

14. 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.

15. 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.

16. 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 II according to Item 636. Item 911 of the Standard Specifications shall be used elsewhere.

17. 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

18. 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.

19. 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.

20. Delete

21. Delete

22. Delete

23. 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.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

25. All inlets shall be channelized.

26. 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.

27. 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.

28. 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:

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

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6817

COMMUNICATION
TIME WARNER CABLE
1266 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-5000

FRONTIER COMMUNICATIONS
(800) 983-8772

AT&T
111 N. 4TH STREET
COLUMBUS, OHIO 43215
(614) 223-5780

DUBLIN
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

SANITARY, STORM, WATER
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

CITY OF COLUMBUS
DIVISION OF POWER
3500 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
(614) 645-7627

CITY OF COLUMBUS
DIVISION OF SEWERS AND DRAINS
910 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 645-6276

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 prepared 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, 15-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 II 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 30 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 watermains 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 wye 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 lines shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

20. 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.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.

3. Only fire hydrants conforming to City of Columbus standards will be approved for use.

4. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line disinfection shall be made through the City of Dublin Division of Engineering. The cost for disinfection shall be paid for by the Contractor.

5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.

6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.

8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.

9. All water main stationing shall be based on street centerline stationing.

10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.

11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger meters.

13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.

14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.

15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.

16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

17. Two ¾ inch taps shall be installed within 2 feet of the end of the line on all dead-end water lines.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and 659 of the Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.

3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type II of the Standard Specifications as directed by the City Engineer.

4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and endwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or endwalls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall include engraved lettering: "DUMP NO WASTE; DRAINS TO RIVER."

7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

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.

ESTIMATED QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
			MISC. SITE
[illegible]	1700	SQ. FT.	CONCRETE WALK REMOVED
[illegible]	[illegible]	SQ. YD.	PAVEMENT REMOVED & DISPOSED OF
[illegible]	[illegible]	LN. FT.	EXISTING CURB REMOVED
SPEC.	LUMP	SUM	LANDSCAPE AREAS DISTURBED AND REPLACED
			EROSION CONTROL
207	LUMP	SUM	EROSION CONTROL SYSTEM MAINTENANCE
207	[illegible]	LIN. FT.	SEDIMENT FENCE
207	3	EACH	INLET PROTECTION
207	1	EACH	CONCRETE WASHOUT AREA
			PAVEMENT
304	[illegible]	C.Y.	8" CRUSHED AGGREGATE BASE
203	[illegible]	SQ. YD.	SUBGRADE COMPACTION
448	[illegible]	TON	1-1/4" ASPHALT CONCRETE, SURFACE COURSE
448	[illegible]	TON	1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE
608	[illegible]	SQ. FT.	CONCRETE WALK
609	[illegible]	LIN. FT.	STRAIGHT 18" CONCRETE CURB
608	[illegible]	SQ. FT.	COMBINED CONCRETE CURB & WALK
SPECIAL	[illegible]	EACH	CONCRETE WHEEL STOPS
SPECIAL	LUMP	SUM	SIGNAGE AND STRIPING
			STORM
604	1	EACH	ODOT 2-2 CATCH BASIN
603	144	LIN. FT.	12" STORM PIPE, W/ TYPE 1 BEDDING
SPECIAL	1	EACH	CONNECTION TO EX. STRUCTURE

THE QUANTITIES HAVE BEEN ESTABLISHED AS A MEANS FOR THE CITY TO ESTIMATE THE NECESSARY DEVELOPMENT FEES. THE CONTRACTOR SHALL COMPLETE HIS OWN QUANTITY TAKEOFF IN DETERMINING THE BID PRICE FOR THE PLAN REQUIREMENTS.

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN
FINAL DEVELOPMENT PLAN
FOR
5555 WALL STREET
GENERAL NOTES

Issue Dates:
07-31-2014 – ADDED SITE LIGHTING

Date: 07-31-2014
Scale: N/A

Drawn By: DDS
Checked By: [illegible]

Project Number:
14-0001-653

Drawing Number:
2/8

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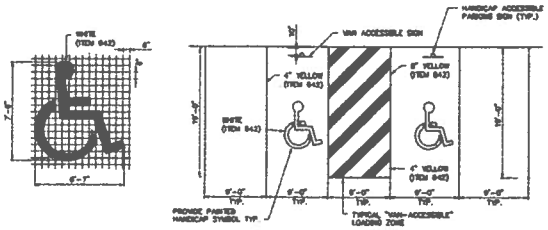
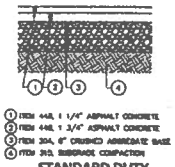


TYPICAL PARKING AND HANDICAP SPACE

(NO SCALE)

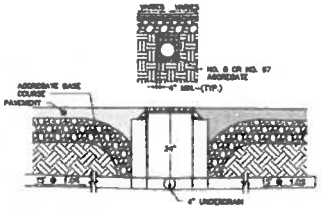


STANDARD DUTY

NOTES: ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTION

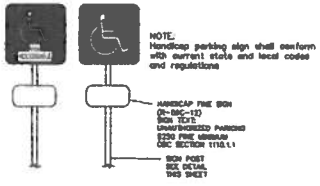
(NO SCALE)



* 4" PERFORATED UNDERDRAIN – SEE STORM SEWER PLAN FOR LOCATIONS. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF PROPOSED PAVING.

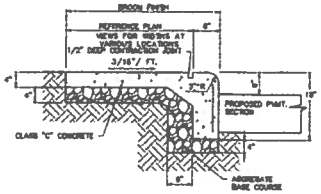
TYPICAL 4" UNDERDRAIN DETAIL

(NO SCALE)



HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

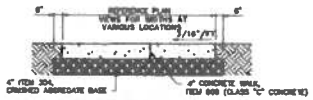
(NO SCALE)



NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH OHDC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

STANDARD COMBINED CURB AND WALK

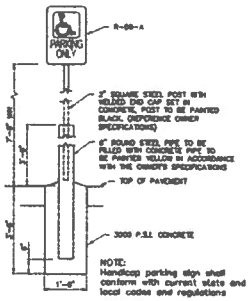
(NO SCALE)



SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH OHDC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

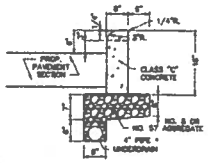
SIDEWALK SECTION

(NO SCALE)



HANDICAP PARKING SIGN DETAIL

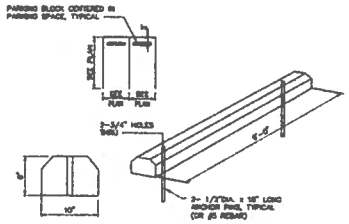
(NO SCALE)



* CONTRACTOR SHALL VERIFY REQUIREMENTS FOR CURB UNDERDRAIN WITH THE OWNER. ANY UNDERDRAIN PLACED SHALL BE PROVIDED AN OUTLET TO THE PROPOSED STORM SYSTEM. POSTING DRAINAGE SHALL BE MAINTAINED.

STRAIGHT 18" CONCRETE CURB

(NO SCALE)



CONCRETE WHEEL STOP DETAIL

(NO SCALE)

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE IMPROVEMENT PLAN

FINAL DEVELOPMENT PLAN

FOR

5555 WALL STREET

GENERAL DETAILS

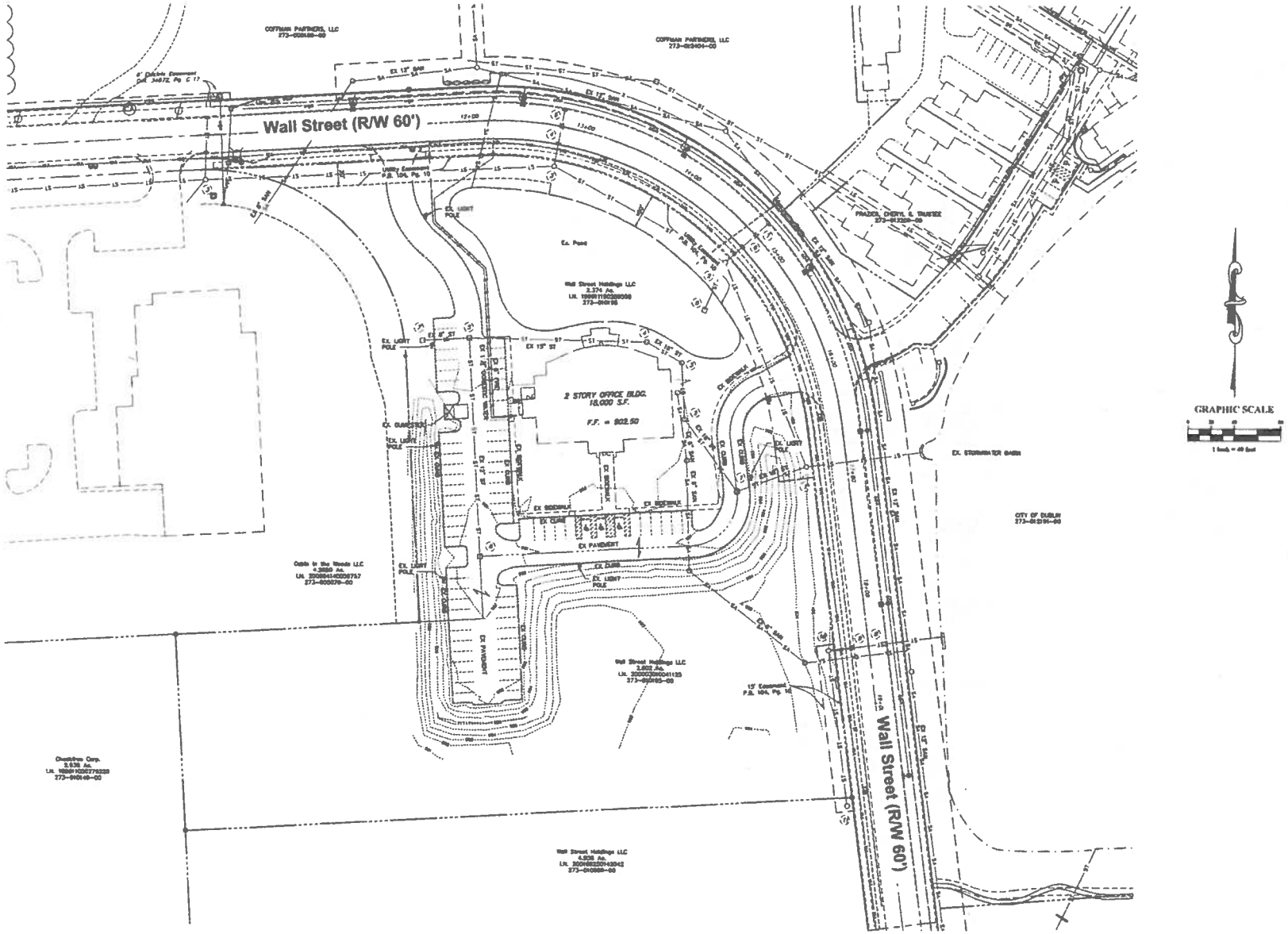
Issue Date	Description
07-31-2014	ADDED SITE LIGHTING

Date: 07-31-2014
Scale: NONE

Drawn By: DCS
Checked By: TWD

Project Number: 14-0001-653

Drawing Number: 3 / 8



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE IMPROVEMENT PLAN

FINAL DEVELOPMENT PLAN
FOR
5555 WALL STREET

EXISTING CONDITIONS

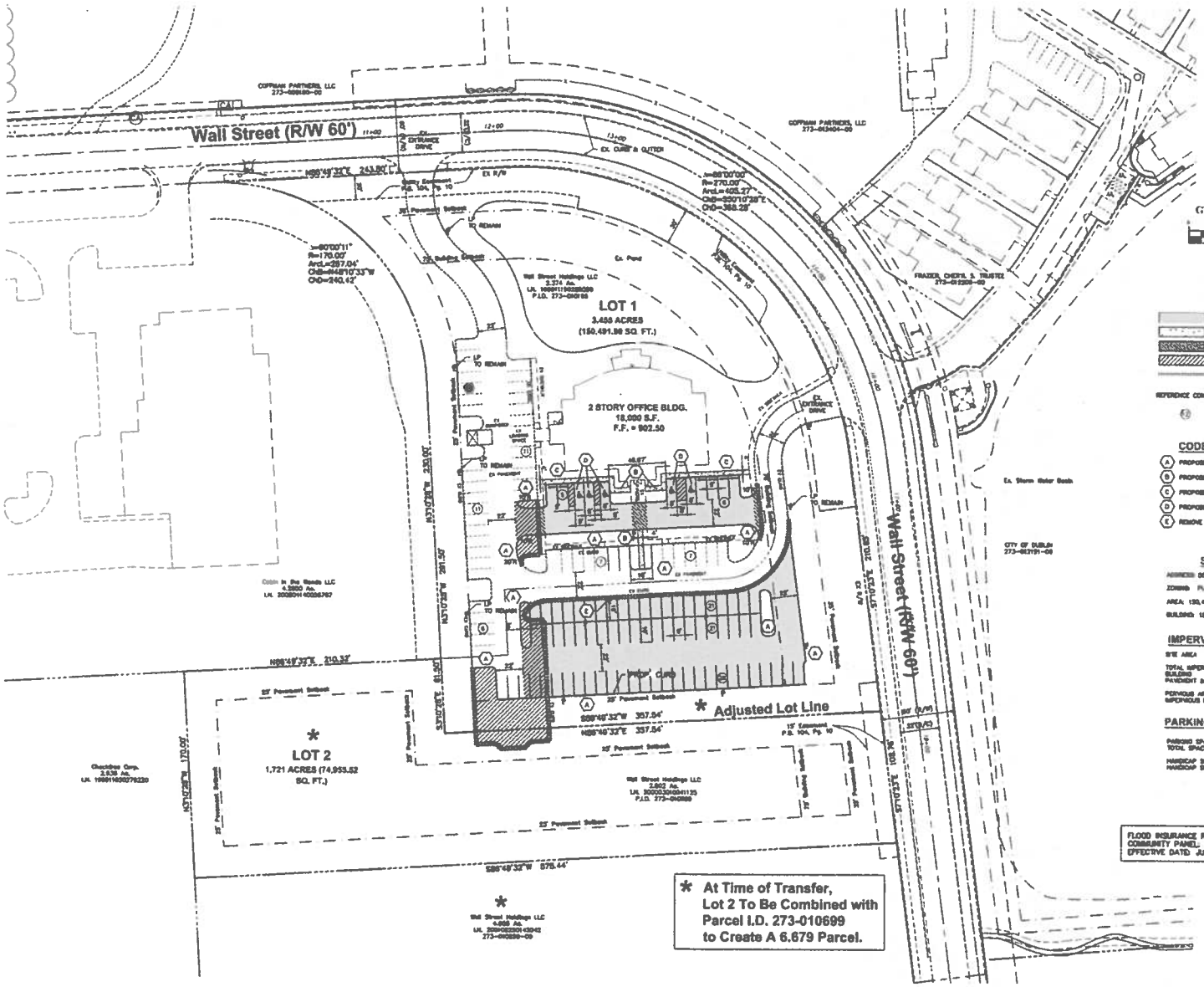
Issue Dates:
07-31-2014 - ADDED SITE LIGHTING

Date: 07-31-2014
Scale: 1" = 40'

Drawn By: DGS
Checked By: BJB

Project Number:
14-0001-653

Drawing Number:
4 / 8



LEGEND

- STANDARD DUTY PAVEMENT SECTION
- CONCRETE SIDEWALK/PAVEMENT SECTION
- CONCRETE SIDEWALK TO BE REMOVED
- PAVEMENT TO BE REMOVED
- CURB TO BE REMOVED

REFERENCE CONSTRUCTION DOCUMENTS FOR PAVEMENT SECTION DETAILS

PARKING COUNT SYMBOL (TYP.)

CODED NOTES

- (A) PROPOSED STRAIGHT 18" CONCRETE CURB
- (B) PROPOSED CONCRETE SIDEWALK
- (C) PROPOSED STANDARD STANDARD COMBINED CURB AND WALK
- (D) PROPOSED HANDICAP PARKING SPACE WITH BOLLARD SIGN
- (E) REMOVE EXISTING LIGHT POLE

SITE STATISTICS

ADDRESS: 5555 WALL STREET

ZONING: PUD

AREA: 150,492 SQ. FT. (3.455 AC.)

BUILDING: 18,000 SQ. FT.

IMPERVIOUS CALCULATIONS

SITE AREA = 150,492 SQ. FT. (3.455 AC.)

TOTAL IMPERVIOUS AREA = 65,776 SQ. FT.
BUILDING = 18,000 SQ. FT.
PAVEMENT & SIDEWALK = 47,776 SQ. FT.

PERVIOUS AREA = 84,716 SQ. FT.
IMPERVIOUS FRACTION = 43.71%

PARKING CALCULATIONS

PARKING SPACES REQUIRED = 1 / 250 SQ. FT.
TOTAL SPACES PROVIDED = 130 SPACES

HANDICAP SPACES REQUIRED = 5 SPACES
HANDICAP SPACES PROVIDED = 6 SPACES

FLOOD INSURANCE RATE MAP NUMBER: 39049C0132K
COMMUNITY PANEL: 132
EFFECTIVE DATE: JUNE 17, 2008

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE IMPROVEMENT PLAN

FINAL DEVELOPMENT PLAN FOR 5555 WALL STREET

SITE PLAN/STAKING PLAN

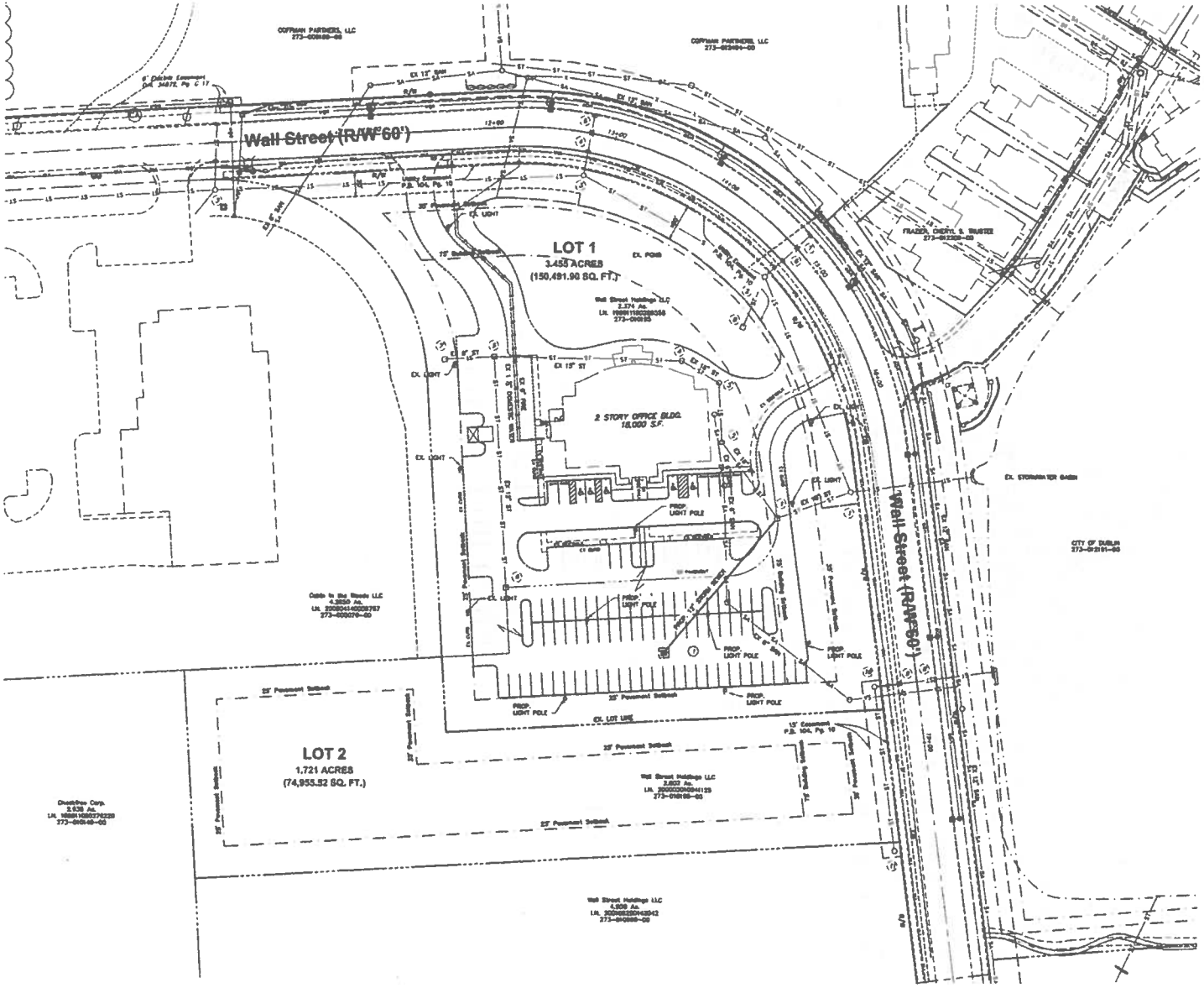
Issue Dates: 07-31-2014 - ADDED SITE LIGHTING

Date: 07-31-2014
Scale: 1" = 40'

Drawn By: CDS
Checked By: TMB

Project Number: 14-0001-653

Drawing Number: 5 / 8



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE IMPROVEMENT PLAN

FINAL DEVELOPMENT PLAN

FOR

5555 WALL STREET

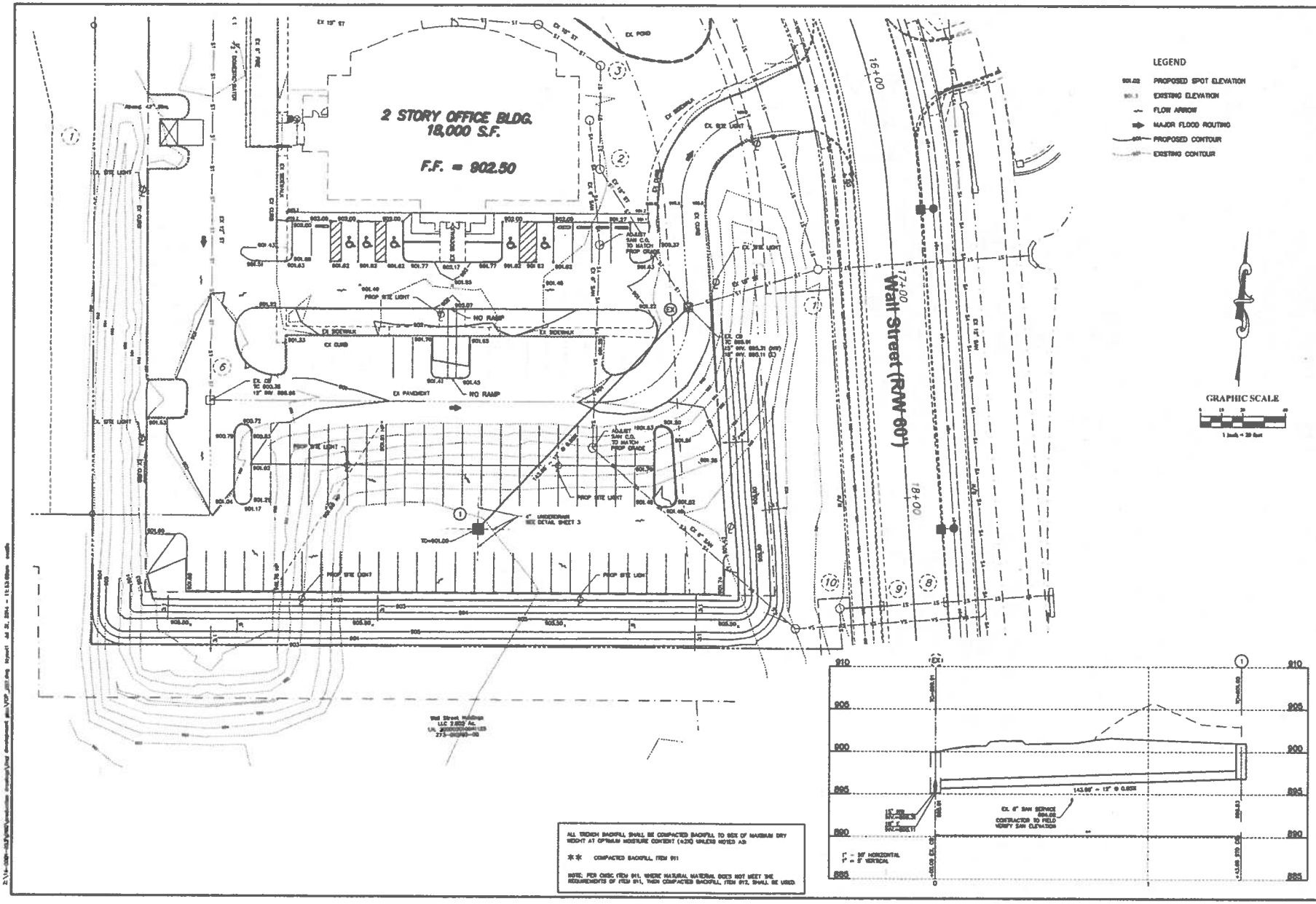
UTILITY PLAN

Date: 07-31-2014
Scale: 1" = 40'

Drawn By: DOB
Checked By: MM

Project Number: 14-0001-653

Drawing Number: 6 / 8



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
(614) 766-9946

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE IMPROVEMENT PLAN

FINAL DEVELOPMENT PLAN
FOR
5555 WALL STREET

GRADING AND STORM SEWER

Issue Status: 07-31-2014 - ADDED SITE LIGHTING

Date: 07-31-2014
Scale: 1" = 20'

Drawn By: DDS
Checked By: SW

Project Number: 14-0001-653

Drawing Number: 7/8

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN ENGINEERS: ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
PH (614) 428-7750
FAX (614) 428-7755
CONTACT: TOM WARNER
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

SITE MANAGER: STEVE HILBERT
SITE CONTACT: 5555 WALL STREET
DUBLIN, OH 43017

PROPERTY OWNER: THE SPA AT RIVER RIDGE
5555 WALL STREET
DUBLIN, OH 43017

EXISTING SITE DESCRIPTION: THE SITE IS A DEVELOPED OFFICE PARCEL
OVERALL SITE ACREAGE: 5.176 ACRES
DISTURBED ACREAGE: +/- 1.3 ACRES

EXISTING SITE DRAINAGE CONDITION: THE EXISTING SITE DRAINS INTO A STORM SEWER SYSTEM THAT FLOWS EAST OF WALL STREET AND INTO AN EXISTING STORM WATER MANAGEMENT BASIN THAT PROVIDES STORM WATER QUANTITY AND QUALITY CONTROL.

ADJACENT AREAS: THE SITE IS BOUNDED BY WALL STREE TO THE NORTH AND EAST, AN EXISTING OFFICE DEVELOPMENT TO THE WEST AND AN UNDEVELOPED PARCEL TO THE SOUTH.

CRITICAL AREAS: N/A.

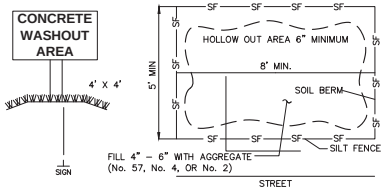
EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND INLET PROTECTION. INLET PROTECTION AT ALL EXISTING INLETS SHALL BE PLACED PRIOR TO GRADING ACTIVITIES.

MAINTENANCE: MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED WITHIN THIS PLAN.

CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

1. OBTAIN PROPER CITY OF DUBLIN, COUNTY, STATE, AND FEDERAL PERMITS.
2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF DUBLIN ENGINEER AS REQUIRED.
3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES:
4. ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS (PRESERVED TREES) PRIOR TO COMMENCEMENT OF WORK.
6. CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE.
7. WHILE PERFORMING SITE GRADING ACTIVITIES. DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD OR HAULED OFFSITE.
8. AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE SITE, EROSION CONTROL MEASURES SHALL BE USED. STOCKPILES SHALL BE SURROUNDED BY SEDIMENT FENCE AND TEMPORARY SEEDING APPLIED.
9. SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION

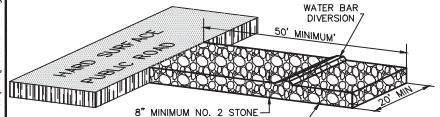
CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." 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 WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.



CONCRETE WASHOUT AREA

ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT CONTROL.

WATER BAR – A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.



CONSTRUCTION ENTRANCE
(NO SCALE)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADING TO BE COMPLETED. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

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.

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

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. 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.

TEMPORARY SEEDING

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbance areas within 50 feet of a surface water of the State and not at final grade	Within two days of the most recent Disturbance if the area will remain idle for more than 21 days
For all construction activities, any disturbed areas that will be dormant for more than 21 days but less than one year, and not within 50 feet of a surface water of the State	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

PERMANENT SEEDING

Area requiring Permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a surface water of the State and at final grade	Within two days of reaching final grade
Any other areas at final grade	Within seven days of reaching final grade within that area

DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT	
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE	MIX OF – CREEPING RED FESCUE @ 20-40 LB/AC; DOMESTIC RYEGRASS @ 10-20 LB/AC; KENTUCKY BLUEGRASS @ 10-20 LB/AC
		STEEP BANKS	TALL FESCUE @ 40 LB/AC
		ROAD DITCHES	
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF – PERENIAL RYEGRASS @ 40 LB/AC; TALL FESCUE @ 40 LB/AC; ANNUAL RYEGRASS @ 40 LB/AC	
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDBED, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTEDSEED MIXTURE AT A 50% INCREASE IN RATE	
	NOV 20-MARCH 15	PREPARE SEEDBED, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH	
MULCH	ANY TIME OF YEAR	STRAW	2 TONS/AC OR 90 LB/1000FT
		HYDROSEED (WOOD CELLULOSE FIBER)	1 TON/AC OR 46 LB/1000FT

MAINTENANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREATER THAN 0.5" PER 24 HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

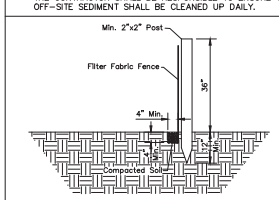
SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CONSTRUCTION MANAGER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

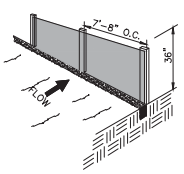
CONTRACTOR RESPONSIBILITY

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 S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." 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 WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

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 THE EARTH MOVING ACTIVITIES.

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





SEDIMENT FENCE DETAIL
(No Scale)

SEDIMENT FENCE NOTES

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

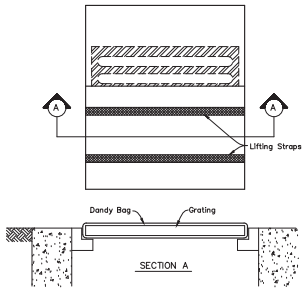
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAINTENANCE

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



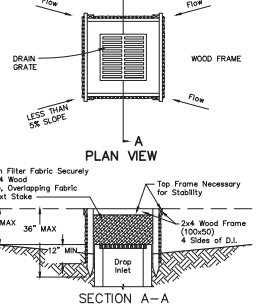
DANDY BAG

INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL 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 GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:
WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION DETAIL
(No Scale)

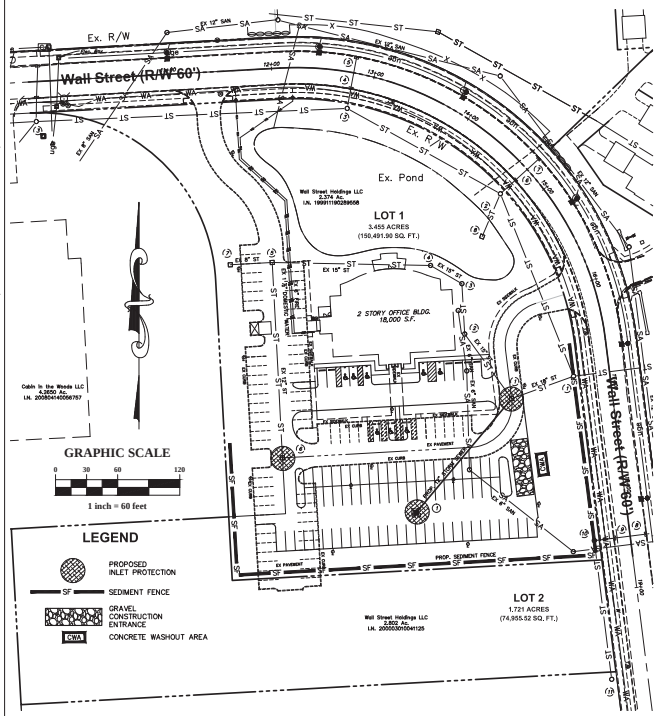
DANDY BAG MAY ONLY BE USED IF IT IS NOT POSSIBLE TO USE THE SILT FENCE INLET FILTER



SECTION A-A

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY- PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET FILTER
(No Scale)
Use for all inlets.



PLAN PREPARED BY:
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PLAN PREPARED FOR:
THE SPA AT RIVER RIDGE
6570 RIVERSIDE DR.
DUBLIN, OH 43017
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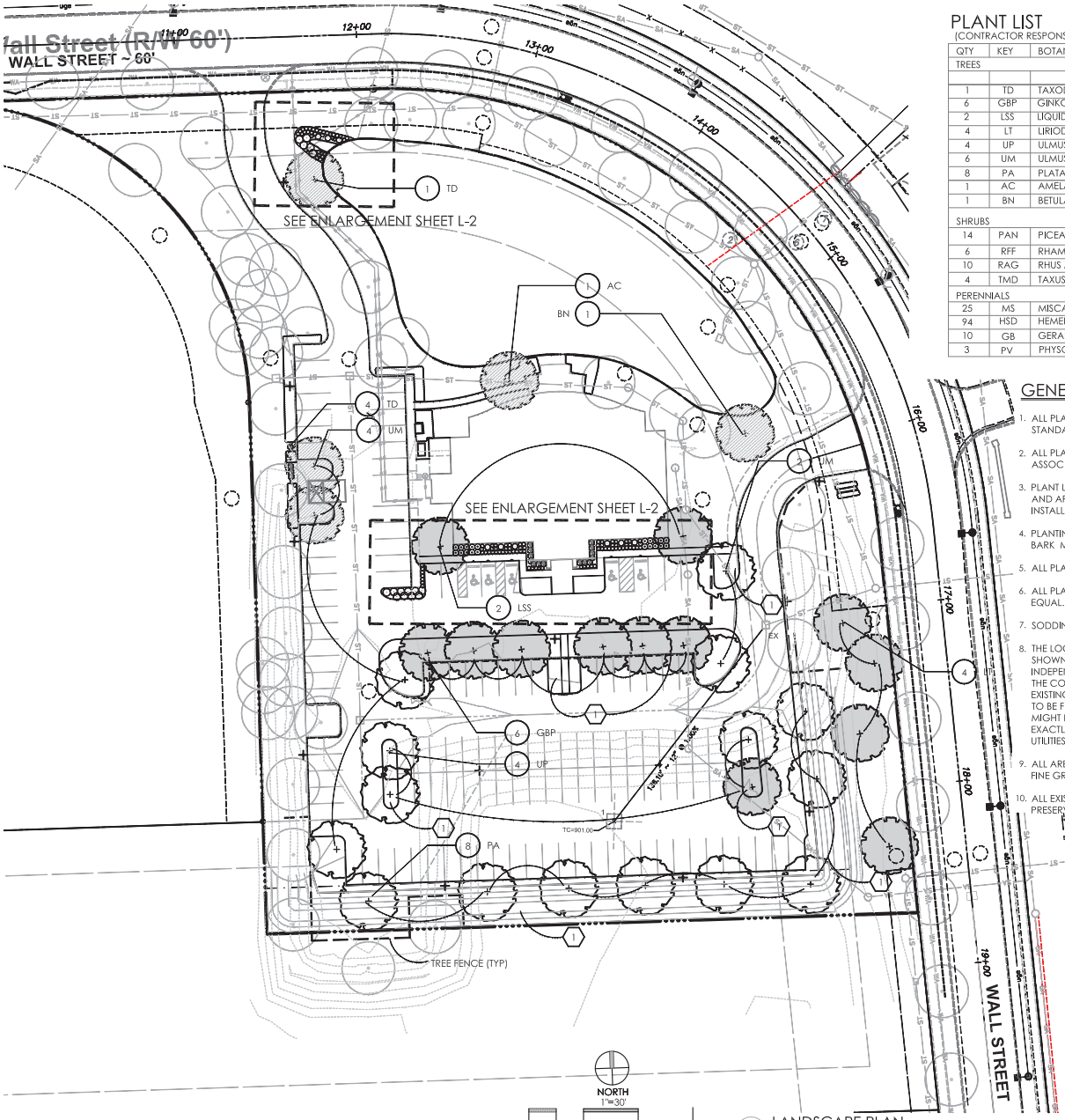
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN
FINAL DEVELOPMENT PLAN
FOR
5555 WALL STREET
EROSION CONTROL NOTES AND DETAILS

Issue Dates:
07-31-2014 - ADDED SITE LIGHTING

Date: 07-31-2014
Scale: 1" = 60'
Drawn By: DDS
Checked By: TMW
Project Number: 14-0001-653
Drawing Number: 8 / 8

Z:\14-0001-653\DWG\production drawings\final development plan\FDP_008.dwg layout1 Jul 31, 2014 - 11:53:15am cwallis



1 LANDSCAPE PLAN
SCALE: 1" = 30'

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
1	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B & B	
6	GBP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3.5" CAL.	B & B	MATCHED FORM
2	LSS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILOUHETTE'	SLENDER SILOUHETTE SWEETGUM	3" CAL.	B & B	MATCHED FORM
4	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3.5" CAL.	B & B	MATCHED FORM
4	UP	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL.	B & B	MATCHED FORM
6	UM	ULMUS X MORTON	ACCOLADE ELM	2" CAL.	B & B	MATCHED FORM
8	PA	PLATANUS ACERIFOLIA	LONDON PLANETREE	2" CAL.	B & B	MATCHED FORM
1	AC	AMELANCHEIR CANADENSIS	SHADBLOW SERVICEVBERRY	8' HGT	B & B	MULTISTEM
1	BN	BETULA NIGRA	RIVER BIRCH	12" HGT	B & B	MULTISTEM
SHRUBS						
14	PAN	PICEA ABIES NIDIFORMIS	DWARF BIRDS NEST SPRUCE	24" SPR	B & B	
6	RFF	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE BUCKTORN	30" HGT.	CONT.	
10	RAG	RHUS AROMATICA 'GROW LOW'	GROW LOW FRAGRANT SUMAC	24" HGT	CONT.	
4	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT.	CONT.	
PERENNIALS						
25	MS	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL.	CONT.	
94	HSD	HEMEROCALLIS STELLA D' ORRO	STELLA D' ORRO DAYLILLY	1 GAL.	CONT.	
10	GB	GERANIUM BALLERINA	BALLERINA GERANIUM	1 GAL.	CONT.	
3	PV	PHYSOSTEGIA VIRGINIANA MISS MANNERS	MISS MANNERS OBEDIENT PLANT	1 GAL.	CONT.	

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

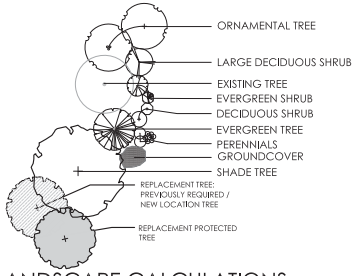
PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE CALCULATIONS

LOT COVERAGE	
- VEHICULAR USE AREA	52,216 S.F.
- BUILDING AREA	9,245 S.F.
INTERIOR GREENSPACE REQUIRED	
- 52,216 S.F. X 5% = 2610 S.F. REQUIRED	
- 3,487 S.F. PROVIDED = 6.7%	
GROUND COVERAGE TREE REQUIREMENTS - 1 / 5000 S.F.	
- 61,461 S.F. OF PROPOSED TOTAL GROUND COVERAGE	
- 13 MIN. TREES REQUIRED AT 2" MIN. CALIPER INCHES	
EXISTING TREES PRESERVED ALONG POND FULFILL THIS REQUIREMENT	
- 9,245 S.F. OF PROPOSED BUILDING COVERAGE	
- 9245 / 1,500 = 6.1 CALIPER INCHES REQUIRED	
EXISTING TREES PRESERVED ALONG POND FULFILL THIS REQUIREMENT	

PERIMETER REQUIREMENTS

SCREENING OF VEHICULAR USE AREA REQUIREMENTS	PROVIDED WEST BOUNDARY	PROVIDED SOUTH BOUNDARY	PROVIDED EAST BOUNDARY
EVERGREEN HEDGE, MOUND OR WALL 3.5' HT. AVG.	EX. TAXUS-REPLACE 4, AND EX. MOUND	NEW MOUND	NEW MOUND AND EXISTING MOUND
SHADE TREE 1/40'	PREVIOUSLY PROVIDED	7 TOTAL- 6 NEW AND 1 EXISTING	5 TOTAL- 2 NEW AND 3 EXISTING
TRASH RECEPTACLES FENCING/MASONRY			

REVISIONS	

OVERALL LANDSCAPE PLAN

5555 WALL STREET IMPROVEMNTS
PREPARED FOR
THE SPA AT RIVER RIDGE
6670 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
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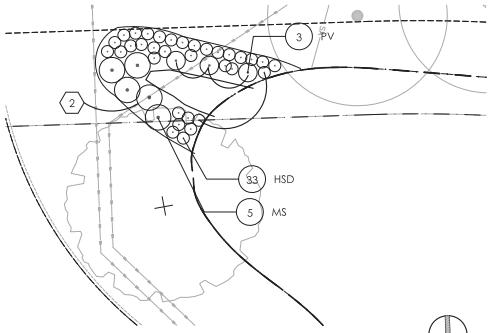
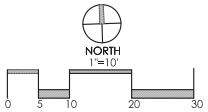
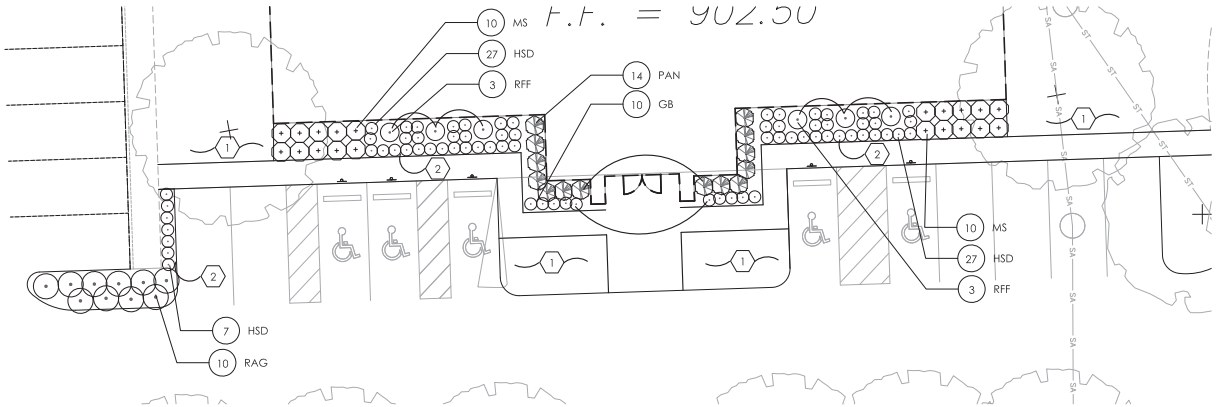
DATE	7/30/14
PROJECT	XXXXXX
SHEET	

L-1

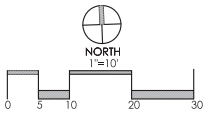


4 LANDSCAPE PLAN-WATER FALL
SCALE: 1" = 10'



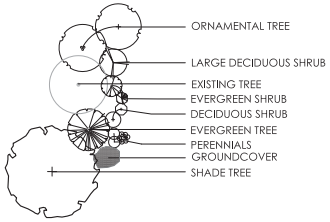


1 LANDSCAPE PLAN-FRONT ENTRY
SCALE: 1" = 10'



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



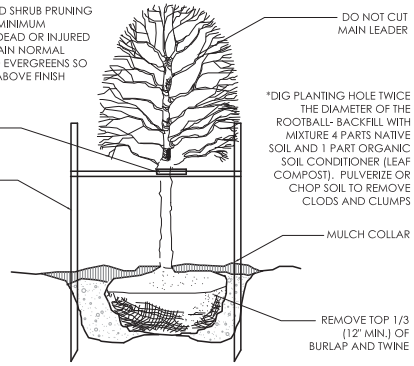
CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

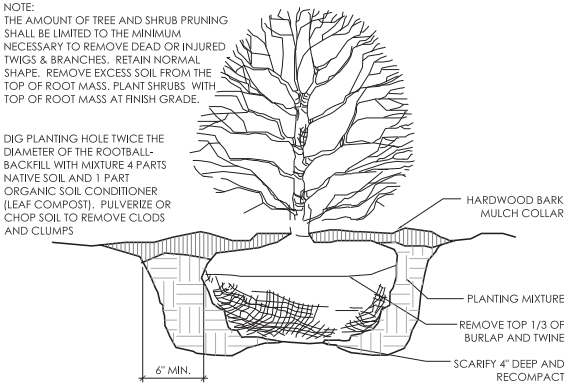
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



3 DECIDUOUS TREE 01-1001
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



2 SHRUB PLANTING DETAIL 01-1300
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

LANDSCAPE ENLARGEMENT PLAN

5555 WALL STREET IMPROVEMNTS
THE SPA AT RIVER RIDGE
PREPARED FOR
6670 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

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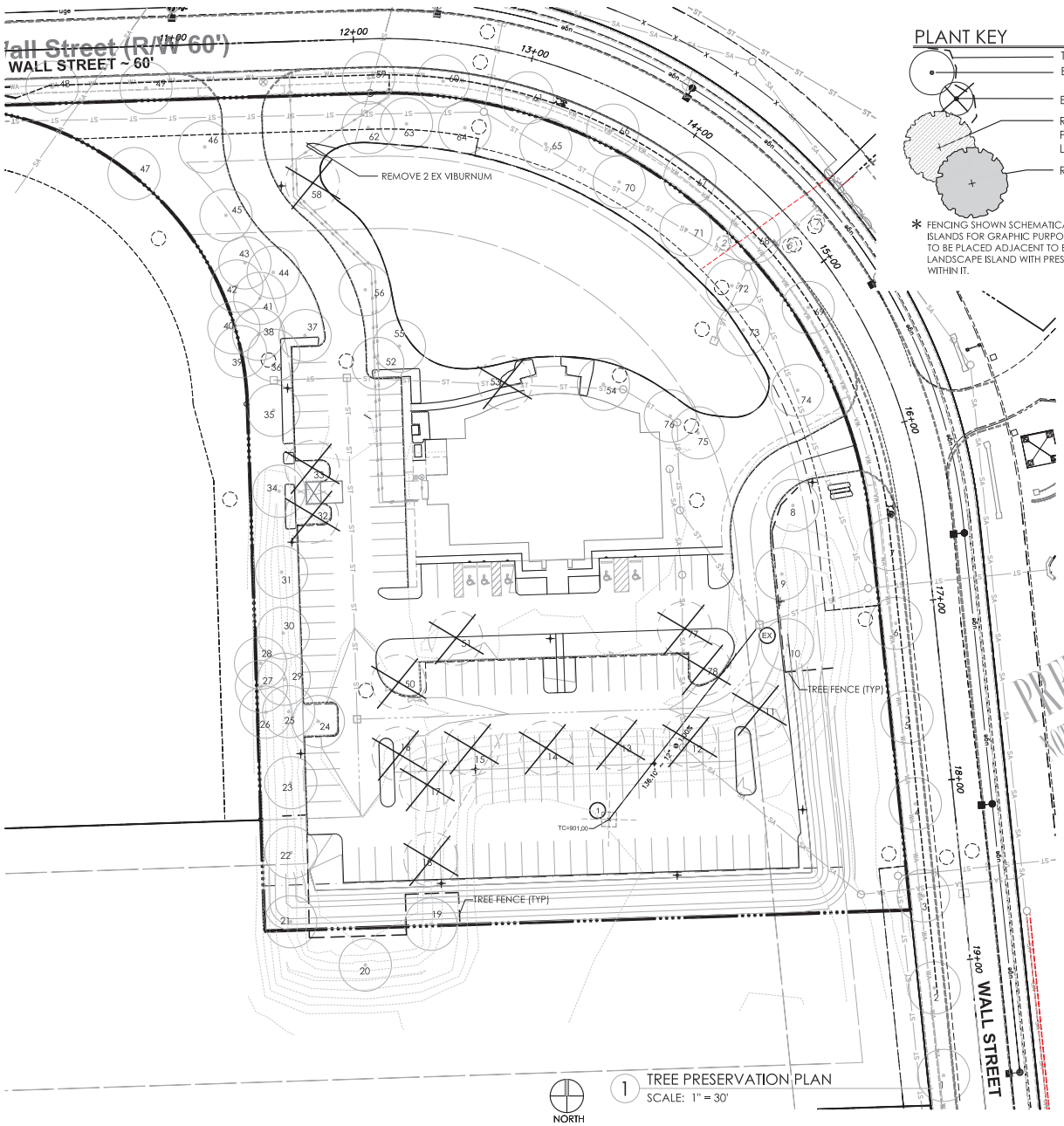
243 N. 5th Street Suite 401 Columbus, OH 43215
p. (614) 487-1964 www.farisplanninganddesign.com

DATE	7/30/14
PROJECT	XXXXXX
SHEET	L-2



1 TREE PRESERVATION PLAN
SCALE: 1" = 30'

PRELIMINARY
NOT FOR CONSTRUCTION

PLANT KEY

- TREE FENCE *
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREE: PREVIOUSLY REQUIRED / NEW LOCATION TREE
- REPLACEMENT PROTECTED TREE

* FENCING SHOWN SCHEMATICALLY IN LANDSCAPE ISLANDS FOR GRAPHIC PURPOSES ONLY. FENCING IS TO BE PLACED ADJACENT TO BACK OF CURB IN ANY LANDSCAPE ISLAND WITH PRESERVED TREES LOCATED WITHIN IT.

EXISTING TREES

NO.	SIZE	SPECIES	CONDITION	STATUS	REPLACEMENT
1	2.25"	CHERRY	G	P	
2	2.25"	CHERRY	G	P	
3	2.25"	CHERRY	G	P	
4	2.25"	CHERRY	G	P	
5	2.25"	CHERRY	G	P	
6	2.25"	CHERRY	G	P	
7	2.25"	CHERRY	G	P	
8	5"	HONEYLOCUST	G	P	
9	5"	HONEYLOCUST	G	P	
10	7"	HONEYLOCUST	G	P	
11	6"	HONEYLOCUST	G	R	6"
12	7"	HONEYLOCUST	G	R	7"
13	8"	HONEYLOCUST	G	R	8"
14	7"	HONEYLOCUST	G	R	7"
15	5"	HONEYLOCUST	G	R	0"
16	6"	ASH	P	R	0"
17	7"	HONEYLOCUST	G	R	7"
18	8"	HONEYLOCUST	G	R	8"
19	9"	HONEYLOCUST	G	P	
20	8"	HONEYLOCUST	G	P	
21	12"	HONEYLOCUST	G	P	
22	11"	HONEYLOCUST	G	P	
23	13"	HONEYLOCUST	G	P	
24	6"	ASH	G	P	
25	10"	HONEYLOCUST	G	P	
26	6"	SPRUCE	G	P	
27	6"	SPRUCE	G	P	
28	6"	SPRUCE	G	P	
29	6"	SPRUCE	G	P	
30	11"	HONEYLOCUST	G	P	
31	9"	HONEYLOCUST	G	P	
32	5"	ASH	P	R	2"
33	STUMP	ASH	P	R	2"
34	11"	HONEYLOCUST	G	P	
35	8"	HONEYLOCUST	G	P	
36	11"	HONEYLOCUST	G	P	
37	8"	ASH	G	P	
38	9"	SPRUCE	G	P	
39	9"	SPRUCE	G	P	
40	9"	SPRUCE	G	P	
41	9"	SPRUCE	G	P	
42	9"	SPRUCE	G	P	
43	9"	SPRUCE	G	P	
44	7"	OAK	G	P	
45	7"	OAK	G	P	
46	7"	OAK	G	P	
47	13"	MAPLE	G	P	
48	2.25"	CHERRY	G	P	
49	2.25"	CHERRY	G	P	
50	5"	ASH	P	R	0"
51	7"	ASH	P	R	0"
52	7"	ASH	G	P	
53	8"	GOLDENRAINTREE	P	R	
54	8"	GOLDENRAINTREE	G	P	
55	18"	BIRCH (MS)	G	P	
56	5"	OAK	G	P	
57	NOT USED				
58	5"	ASH	P	R	2"
59	2.25"	CHERRY	G	P	
60	2.25"	CHERRY	G	P	
61	2.25"	CHERRY	G	P	
62	29"	BIRCH (MS)	G	P	
63	19"	BIRCH (MS)	G	P	
64	4"	CRAB	G	P	
65	3"	CRAB	G	P	
66	2.25"	CHERRY	G	P	
67	2.25"	CHERRY	G	P	
68	2.25"	CHERRY	G	P	
69	2.25"	CHERRY	G	P	
70	5"	CRAB	G	P	
71	6"	CRAB	G	P	
72	18"	BIRCH (MS)	G	P	
73	18"	BIRCH (MS)	G	P	
74	11"	OAK	G	P	
75	18"	BIRCH (MS)	G	P	
76	18"	BIRCH (MS)	G	P	
77	5"	ASH	P	R	0"
78	STUMP	ASH	P	R	0"

EXISTING PLANT LIST KEY

CONDITION:	STATUS:
EXCELLENT	P. PRESERVE
GOOD	R. REMOVE
FAIR	
POOR	
DEAD	

GENERAL NOTES

1. DIAMETER SHOWN ON THIS SHEET REPRESENT THE CRITICAL ROOT ZONE (1' RADIUS PER 1" CALIPER OR 15' WHICHEVER IS GREATER).

TREES REMOVED

43 CALIPER INCHES OF TREE WHICH ARE REMOVED TO BE REPLACED DUE TO TREE NOT BEING POOR OR DEAD

REVISIONS

TREE PRESERVATION PLAN

5555 WALL STREET IMPROVEMNTS
PREPARED FOR
THE SPA AT RIVER RIDGE
6670 RIVERSIDE DRIVE
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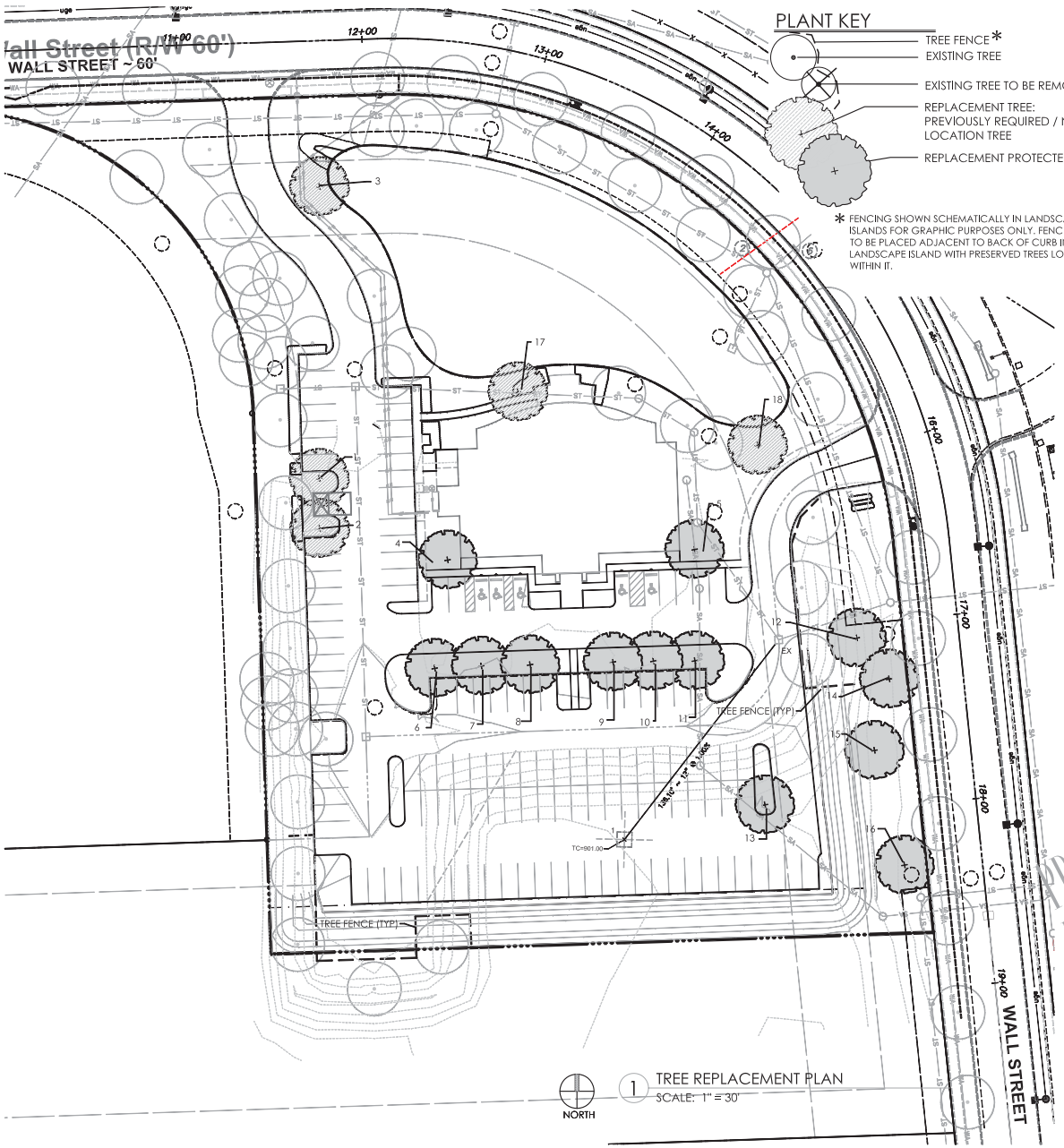
DATE	7/30/14
PROJECT	XXXXXX
SHEET	L-3



1 TREE REPLACEMENT PLAN
SCALE: 1" = 30'

PLANT KEY

- TREE FENCE *
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREE: PREVIOUSLY REQUIRED / NEW LOCATION TREE
- REPLACEMENT PROTECTED TREE

* FENCING SHOWN SCHEMATICALLY IN LANDSCAPE ISLANDS FOR GRAPHIC PURPOSES ONLY. FENCING IS TO BE PLACED ADJACENT TO BACK OF CURB IN ANY LANDSCAPE ISLAND WITH PRESERVED TREES LOCATED WITHIN IT.

REPLACEMENT PLANT LIST

(for removing ex. trees previously required and replacing ash trees in poor health in work areas)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
REPLACEMENT TREES				
1		ULMUS X MORTON	ACCOLADE ELM	2 " CAL.
2		ULMUS X MORTON	ACCOLADE ELM	2 " CAL.
3		TAXODIUM DISTICHUM	BALD CYPRESS	2 " CAL.
4		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUTTE	SLENDER SILHOUTTE SWEETGUM	3 " CAL.
5		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUTTE	SLENDER SILHOUTTE SWEETGUM	3" CAL.
6		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2 " CAL.
7		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2 " CAL.
8		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2" CAL.
9		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2" CAL.
10		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2" CAL.
11		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3 1/2" CAL.
12		LIRIODENDRON TULIPIFERA	TULIP TREE	3 1/2" CAL.
13		ULMUS PARVIFOLIA	LACEBARK ELM	2 1/2" CAL.
14		LIRIODENDRON TULIPIFERA	TULIP TREE	3 1/2" CAL.
15		LIRIODENDRON TULIPIFERA	TULIP TREE	3 1/2" CAL.
16		LIRIODENDRON TULIPIFERA	TULIP TREE	3 1/2 " CAL.
17		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HGT
18		BETULA NIGRA	RIVER BIRCH	12' HGT
TOTAL CALIPER INCHES				49.5 CAL. INCHES
TOTAL CALIPER INCHES OF REQUIRED PROTECTED TREE REPLACEMENTS				43 CAL. INCHES

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

1. COORDINATE ANY STREET TREE REMOVAL FOR ACCESS DRIVE WITH PAULA CHOPE, CITY FORESTER, AT 614-410-4701
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
3. FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL..
4. PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
5. OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
6. ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
7. ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
8. FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLANS SHALL BE UNLAWFUL

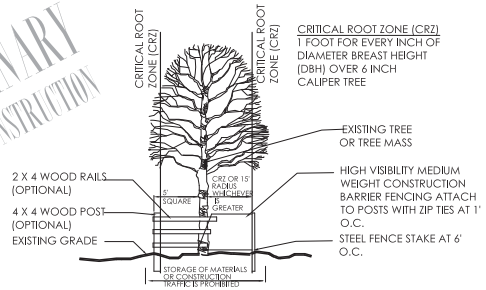
GENERAL NOTES

1. DIAMETER SHOWN ON PLAN SHEET L-3 REPRESENT THE CRITICAL ROOT ZONE (1' RADIUS PER 1" CALIPER OR 15' WHICHEVER IS GREATER).

TREES REMOVED

43 CALIPER INCHES OF TREE WHICH ARE REMOVED TO BE REPLACED DUE TO TREE NOT BEING POOR OR DEAD

PRELIMINARY
NOT FOR CONSTRUCTION



NOTES:
- INSPECTION OF INSTALLATION IS REQUIRED CALL (614) 410- 4600
- THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHEMNT OF PRESERVATION AREA

1 TREE PRESERVATION
N.T.S.

01-1201

REVISIONS	

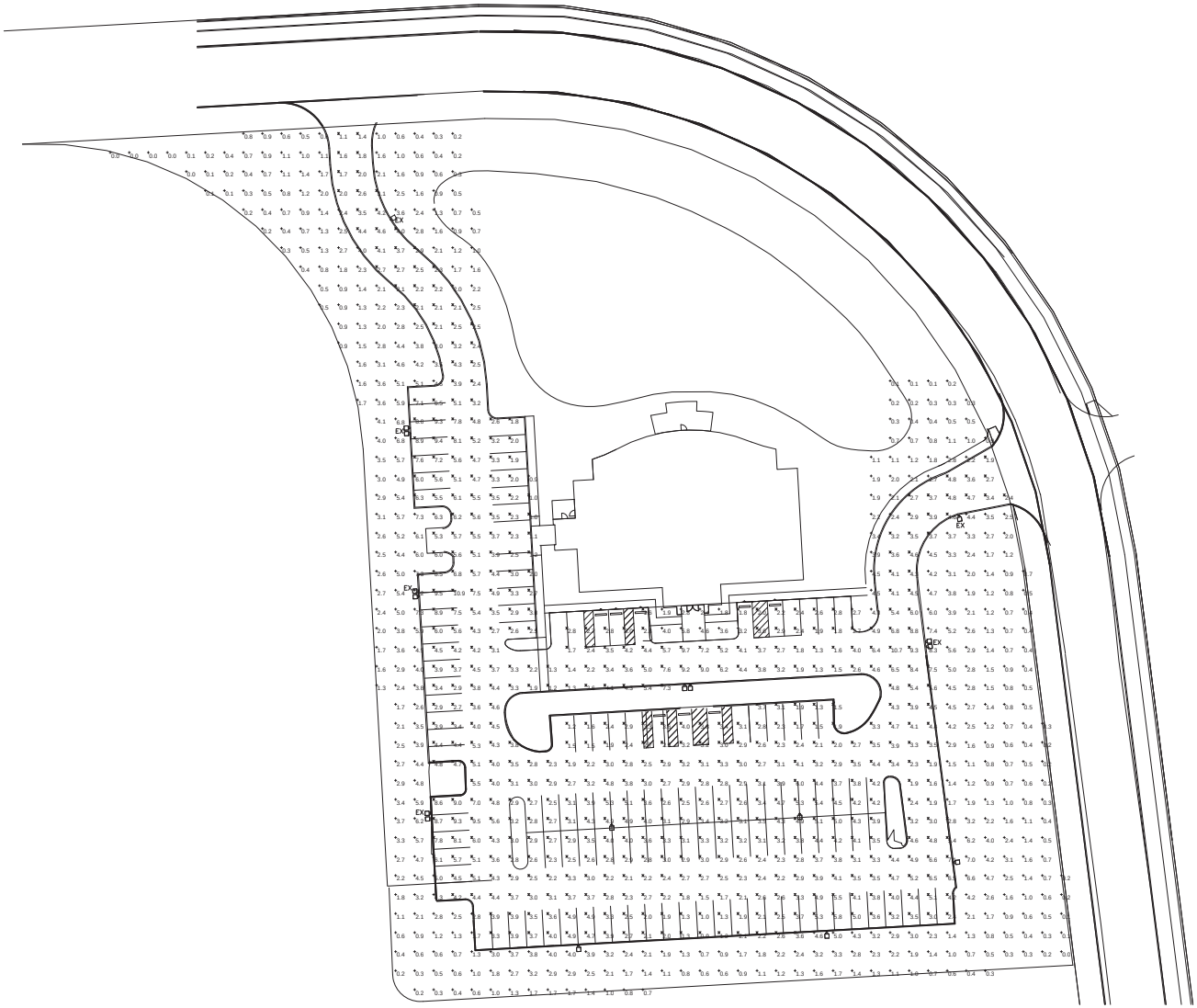
TREE REPLACEMENT PLAN

5555 WALL STREET IMPROVEMNTS
THE SPA AT RIVER RIDGE
PREPARED FOR
6670 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p. (614) 487-1964 www.farisplanninganddesign.com

DATE	7/30/14
PROJECT	XXXXXX
SHEET	

L-4



SITE LIGHTING
FOOTCANDLE PLOT
SCALE: 1"=30'

LIGHTING NOTES

A. LIGHT FIXTURES ARE 400W METAL HALIDE MOUNTED ON A 28' POLE WITH A 2'-0" BASE.

B. CALCULATED VALUES FOR DRIVES AND PARKING AREAS ARE AS FOLLOWS.

AVERAGE: 3.7 FC
MAXIMUM: 10.9 FC
MINIMUM: 0.9 FC
MAX/MIN: 12.1:1
AVG/MIN: 4.1:1

C. THE EXISTING GROUND MOUNTED FLOOD LIGHTS ARE TO BE REMOVED AND ARE NOT INCLUDED IN THESE CALCULATIONS.

PRATER ENGINEERING ASSOCIATES, INC
CONSULTING ENGINEERS
6130 Wilcox Road
DUBLIN, OHIO 43016
PHONE (614) 766-4896
FAX (614) 766-2354

project title
THE SPA AT RIVER RIDGE
6570 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

sheet title
SITE LIGHTING CALCULATIONS

CADD#: 14214-E-1

project number
14214

drawn DLP
design DLP
checked

issued for date

sheet
E-1

COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

Catalog #	MPTR	Type
Project	The Spa at River Ridge	
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector
Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective odized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul base lampholders for High Pressure Sodium and 200-400W Metal Halide assemblies or medium-base lampholders for Metal Halide 150W and below.

Electrical
Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Mounting
Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface.

Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish
Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

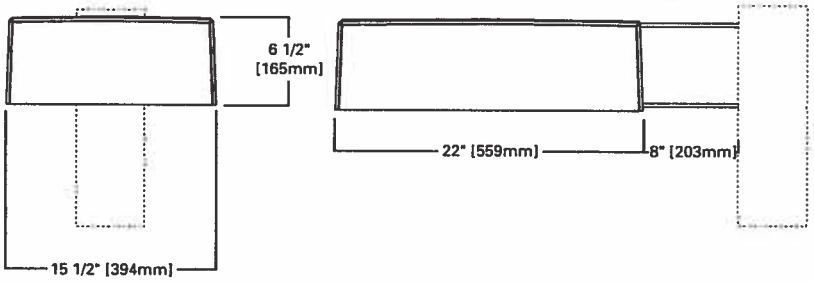
TR
TRIBUTE

70 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

AREA LUMINAIRE

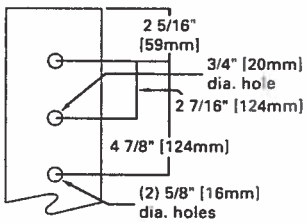
DARK SKY COMPLIANT FCO Full Cutoff

DIMENSIONS

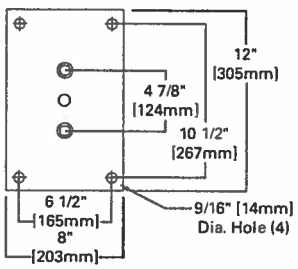


DRILLING PATTERNS

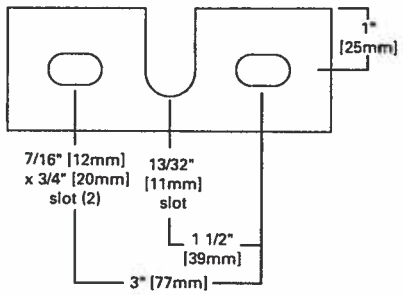
TYPE "M"



WALL MOUNT (MA1219-XX)



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
CSA Certified
EISA Compliant Ⓔ

ENERGY DATA

Hi-Reactance Ballast Input Watts
70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWI Ballast Input Watts
250W HPS HPF (300 Watts)

CWA Ballast Input Watts
175W MH HPF (210 Watts)
200W MP HPF (227 Watts) Ⓔ
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (283 Watts) Ⓔ
320W MP HPF (365 Watts) Ⓔ
350W MP HPF (397 Watts) Ⓔ
400W MP HPF (452 Watts) Ⓔ
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

EPA
Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)

ORDERING INFORMATION

Sample Number: MPTR-SL-400-MT-LL

MP	TR	3F/4F	400				

Lamp Type
MP=Pulse Start Metal Halide
MH=Metal Halide
HP=High Pressure Sodium

Series [1]
TR= Tribute (Arm Included)

Distribution
2F=Type II Formed
2S=Type II Segmented
3F=Type III Formed
3S= Type III Segmented
4F= Type IV Formed
4S= Type IV Segmented
5F= Type V Formed
5S= Type V Segmented
SL= Spill Light Eliminator

Lamp Wattage [2]
MP
70=70W
100=100W
150=150W
200= 200W
250= 250W
320= 320W
350= 350W
400= 400W[3]
MH
175= 175W[4]
250= 250W[4]
400= 400W[3, 4]
HPS
70= 70W
100= 100W
150= 150W
250= 250W
400= 400W[3]

Voltage [5]
120V=120V
208V=208V
240V=240V
277V=277V
347V=347V[6]
480V=480V
DT=Dual-Tap
MT=Multi-Tap, wired 277V
TT=Triple-Tap, [6] wired 347V
5T=5 Tap Wired[6] 480V

Options
F1=Single Fuse (120, 277 or 347V[7] only)
F2=Double Fuse (208, 240 or 480V[7] only)
Q= Quartz Restrike (Hot Strike Only)[8]
EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts) [8]
EM/SC= Emergency Separate[8] Circuit
LL= Lamp Included
S= 1 1/4" - 2 3/8" Internal Mast Arm Mount
TM= Trunnion Mount
CEC= California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP only)
PT= Electrical Power Tray
PER= NEMA Twistlock Photocontrol Receptacle
PC= Button Type Photocontrol[9]
HS=House Side Cutoff[10]
LA=Less Arm (Order Mounting Separately)

Standard Color
__=Bronze (Standard)
WH=White
BK=Black
AP=Grey
DP=Dark Platinum
GM=Graphite Metallic

Accessories [11]
MA1201-XX=Direct Wall Mount Kit[1]
MA1218-XX=Direct Mount for Pole[1]
MA1219-XX=Wall Mounting Plate
OA1090-XX=Adjustable slipfitter Arm for Tenon Mount 2 3/8" O.D.[1]
MA1221-XX= External House Side Shield Kit (EPA= 0.38)
MA1222= Internal House Side Shield Kit for 2S/3S
MA1223= Internal House Side Shield Kit 4S
MA1224= Internal House Side Shield Kit for 2F/3F
MA1225= Internal House Side Shield Kit for 4F
MA1010-XX= SingleTenon Adapter for 3 1/2" O.D. Tenon
MA1011-XX= 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon
MA1012-XX= 3 @ 120 degrees Tenon Adaptor for 3 1/2" O.D. Tenon
MA1013-XX= 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon
MA1014-XX= 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon
MA1015-XX= 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon
MA1016-XX= 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon
MA1017-XX= Single Tenon Adapter for 2 3/8 " O.D. Tenon
MA1018-XX= 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon
MA1019-XX= 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon
MA1045-XX= 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon
MA1048-XX=2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon
MA1049-XX=3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon
TR/VS=Field Installed Vandal Shield[12]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1016=NEMA Photocontrol - Multi-Tap
OA/RA1027=NEMA Photocontrol 480V
OA/RA1201=NEMA Photocontrol 347V

Notes: 1 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately. 2 150W and below in Pulse Start Metal Halide are medium base sockets. All other wattages are mogul base. 3 Requires reduced envelope lamp. 4 175W, 250W, and 400W MH available in non-U.S. markets only. 5 Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availabiltiy and ordering information. 5T only available in 400W MH. 6 88% efficient EISA Compliant MP fixtures not available in 347V or TT Voltages. 7 Must specify voltage. 8 Quartz options not available with SL optics. 9 Specify 120V, 208V, 240V, or 277V only. 10 House side shield not available on 5S, 5F, or SL optics. 11 Order separately/replace XX with color specification. 12 Not available with SLE or House Side Sheild.

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MPTR2340

MP	TR	23	

Lamp Type
MP=Pulse Start Metal Halide
HP=High Pressure Sodium [2]

Series [1]
TR=Tribute

Distribution
23=Type II/III Formed

Lamp Wattage
15=150W
25=250W
32=320W
40=400W

NOTES:
[1] Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. [2] Available in 150, 250 and 400 Watt.
Refer to In Stock Guide for availability.

VOLTAGE CHART	
DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)
5T=5-Tap	120/208/240/277/480 (wired 480V)

LAMP TYPE	WATTAGE
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W