



Engineers, Surveyors, Planners, Scientists

August 10, 2015

Jenny Rauch
Senior Planner
City of Dublin
5800 Shier Rings Road
Dublin, OH 43016

Subject: IGS Amended Final Development Plan

Dear Jenny,

IGS has requested the expansion of their existing parking facilities to accommodate a growing workforce at the 6100 Emerald Parkway office location. A proposed 70 new parking spaces will be located to the north of an existing parking lot. The new lot as shown on the Private Site Improvement Plan is consistent with the layout of the future 'Phase 2' as shown (but not yet approved) on the approved Final Development Plan. A total of 521 spaces are proposed at the site, which exceeds the minimum requirement of 418 spaces for the existing facility.

We are confident that the amendments made to the approved Final Development Plan as shown on the Private Site Improvement Plan meet the review criteria for Final Development Plan approval. The additional parking proposed is consistent with the planned use as shown on the approved Final Development Plan.

Sincerely,

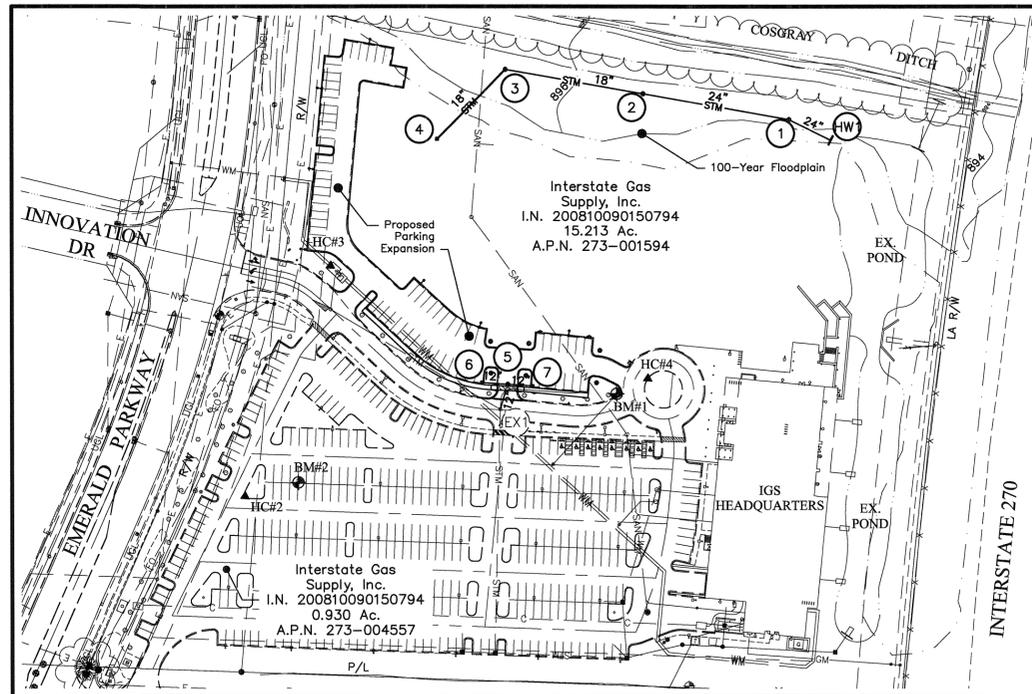
A handwritten signature in green ink, appearing to read 'Cory Wolfe', is written over a light blue horizontal line.

Cory Wolfe
Project Engineer

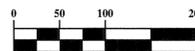
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
 2015

SHEET INDEX

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INDEX MAP
GRAPHIC SCALE



DEVELOPER/OWNER

INTERSTATE GAS SUPPLY INC.
 6100 Emerald Parkway
 Dublin, OH 43017
 Contact: Anna Sommers
 Tel: (614) 659-5061
 Email: asommers@igsenergy.com

STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

- | | |
|-------|----------|
| PD-01 | AA-S133A |
| PD-02 | AA-S102 |
| PD-03 | AA-S188 |
| RD-03 | AA-S116 |
| RD-04 | AA-S149 |
| RD-05 | AA-S151 |
| ST-01 | |
| ST-03 | |
| ST-05 | |

STORM WATER NOTE

Storm water quantity and quality control for this expansion is being handled by the existing detention basin as described in the storm water report for the IGS Headquarters project dated June, 2008.

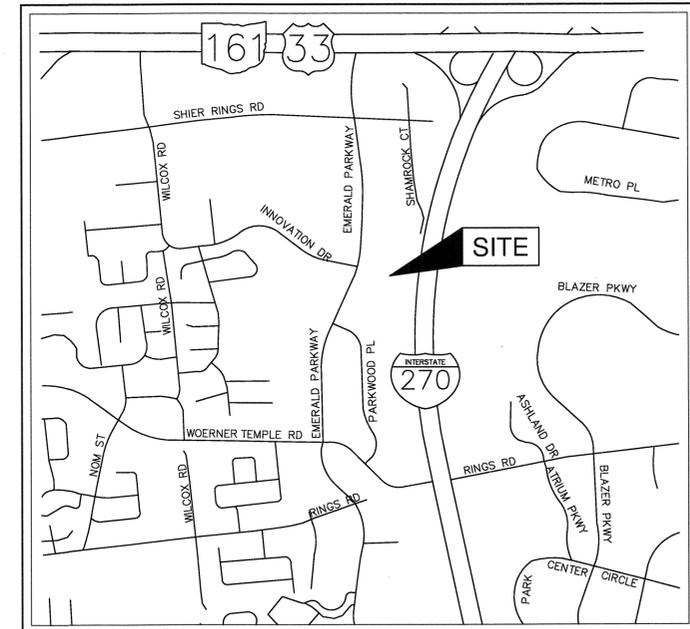


PREPARED BY:

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Christopher M. Fleming E-64019
 Registered Engineer No. Date Aug. 6, 2015



LOCATION MAP
 Not to Scale

CITY OF DUBLIN, OHIO

The signatures below signify only concurrence with the general purposes and 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
 Paul A. Hammersmith, P.E.

Date

Director of Land Use & Long Range Planning, City of Dublin, Ohio

Date

BENCH MARKS
 (NAVD 1988)

- Source BM (V6RESET) Brass plug in the SE headwall of Wilcox Road culvert WAS 40-2.58 over Cosgray Ditch, just south of the intersection of Shier-Rings Road, 19.5 feet east of the centerline, 9 feet east of the edge of pavement, 1.5 feet east of the face of guardrail.
 Elev. = 916.418
- BM#1 Chiseled "X" on the north flange bolt of a fire hydrant located 115 feet northwest of the northwest corner of 6100 Emerald Parkway
 Elev. = 906.68
- BM#2 Chiseled square on the north side of a concrete light pole base, being the 5th light pole west of the main entrance of the building 6100 Emerald Parkway and 150 feet east of Emerald Parkway.
 Elev. = 900.73

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
 TITLE SHEET



DATE	August 5, 2015
SCALE	As Noted
JOB NO.	2013-1211
SHEET	1/11

CITY OF DUBLIN NOTES AND SPECIFICATIONS

GENERAL NOTES

- City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.
- 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.
- 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.
- The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.
- 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.
- 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.
- 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.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
- 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.
- Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.
- 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.
- 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.
- 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.
- 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 613. Item 911 of the Standard Specifications shall be used elsewhere.
- 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.

- 5800 Shier Rings Road
Dublin, Ohio 43016
- 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.
 - 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.
 - Deleted
 - The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
 - Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus Standard Drawing 1441 Dr. A and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and City of Dublin standard construction drawings.
 - 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.
 - Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.
 - Deleted
 - Deleted
 - 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.
 - 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

- The following utilities are known to be located with or near the limits of this project:
Traffic Facilities – City of Dublin (Division of Engineering),
Water Facilities – City of Columbus (Division of Water)
Sewer Facilities – City of Dublin (Division of Engineering)
Electric Facilities – American Electric Power (AEP)
Gas – Columbia Gas
Telephone – AT&T
Cable – Time Warner Cable
- The Contractor shall give notice of intent to construct to Ohio Utilities Protection (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.
- 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.
- 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.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
- 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

- Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.
- 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.

- 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.
- Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
- Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

- 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.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.
- 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.
- The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
- 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)

- Blasting is not permitted on this project.

SANITARY SEWERS - DELETED

WATER LINE - DELETED

STORM SEWERS

- 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.
- Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications of Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.
- 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.
- 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."
- 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.

USE OF FIRE HYDRANTS

- 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.
- 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.

ITEM	QUANTITY	UNIT	DESCRIPTION
SITE IMPROVEMENTS			
201	7500	SY	Clearing & Grubbing
202	130	LF	Concrete Curb and Gutter Removal
204	2888	SY	Subgrade Compaction
304	642	CY	8" Aggregate Base
413	130	LF	Crack Seal
448	101	CY	1.25" Asphalt Concrete, Surface Course, Type 1 PG 64-22 Medium Traffic
448	141	CY	1.75" Asphalt Concrete, Intermediate Course, Type 2 PG 64-22 Medium Traffic
608	1255	LF	Concrete Sidewalk
609	1605 Total	LF	Curb and Concrete Gutter Per Detail I/3
609		LF	Tilt-Out Concrete Curb and Gutter, Per Detail G/3
642	1200	LF	Parking Lot Stall Marking, Type II w/out Glass Beads
659	4700	SY	Seeding and Mulching
SEDIIMENT & EROSION CONTROL			
207	710	LF	Sediment Fence
207	1	EACH	Stabilized Construction Entrance
207	1	EACH	Concrete Washout Area
207	8	EACH	Dandy Bag Inlet Protection
207	4700	SY	Temporary Seeding and Mulching
STORM SEWER			
601	3	CY	Rock Channel Protection, Type "C"
601	9	CY	Rock Channel Protection, No. 2 Stone
604	3	EACH	Standard Catch Basin, AA-S133
604	4	EACH	Standard Manhole, AA-S102 Type "C"
604	1	EACH	Precast Concrete Headwall, AA-S168
605	150	LF	4" Underdrain (Perforated)
901	56	LF	12" Storm Sewer
901	260	LF	18" Storm Sewer
901	214	LF	24" Storm Sewer
Calculated by: CDW		Date: 07.08.2015	Checked by: CF
		Date: 07.09.2015	

ESTIMATE OF QUANTITIES

These quantities have been provided only as an estimate to the scope of the work for inspection purposes only. The Contractor is solely responsible to evaluate the complete project as detailed in the notes, plans and specifications and procedures necessary for the completion of the plan improvements and submit his total project cost accordingly. Deviation between the plans and the quantities shall not be cause for additional compensation. Submission of bid means acceptance of entire project, whether or not described in the table below.

SEDIMENT AND EROSION CONTROL NOTES

MAINTENANCE: It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris which has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the contractor shall repair or replace at no additional cost to the Owner.

INSPECTIONS: The Contractor shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once per every seven calendar days or within 24 hours of a .5" storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

CONTRACTORS RESPONSIBILITIES: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction 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.

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 Owner and the Ohio EPA.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon completion of grading or during any inclement weather.

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 a minimum of twice daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or along-side rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

TEMPORARY AND PERMANENT SEEDING

The limits of seeding and mulching are as shown within the plan as indicated by the limits of disturbance. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING: Any area which will be left dormant (undisturbed) for more than 14 days shall be seeded within 7 days of terminated work. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

Fertilizer 12-12-12	12 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to	Oats	3	4 bushel
November 1	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
November 1 to	Annual Ryegrass	1	40 lb.
	Use mulch only, sodding practices or dormant seeding		
March 1			

NOTE: Other approved seed species may be substituted.

PERMANENT SEEDING: Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding is March 1-May 31 and August 1-September 30.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	lb/acre	lb/1000 sq.ft.	
GENERAL USE			
Creeping Red Fescue	20-40	1/2-1	
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	10-20	1/4-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	

NOTE: Other approved seed species may be substituted.

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
GENERAL NOTES & QUANTITIES



DATE
August 5, 2015

SCALE
None

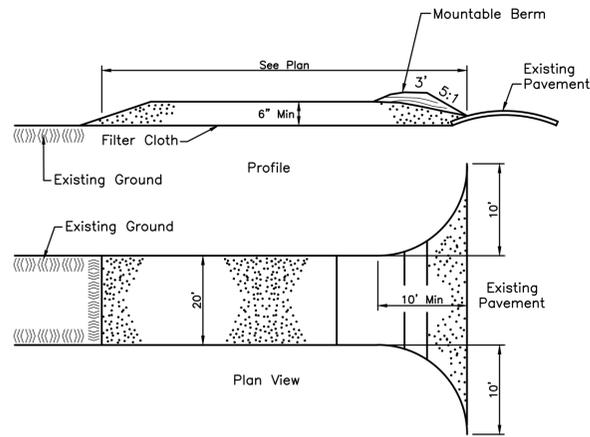
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Construction Specifications

1. Stone Size – Use 2" Stone, or Reclaimed or Recycled Concrete Equivalent.
2. Length – as Required.
3. Thickness – not Less than Six (6) Inches.
4. Width – Twenty (20) Foot Minimum, but not Less than the Full Width at Points where Ingress or Egress Occurs.
5. Filter Cloth – will be Placed Over the Entire Area Prior to Placing of Stone.
6. Surface Water – All Surface Water Flowing or Diverted Toward Construction Entrances shall be Piped Across the Entrance. If Piping is Impractical, a Mountable Berm with 5:1 Slopes will be Permitted. Cost of Pipe shall be Included in the Price Bid for the Stabilized Construction Entrance.
7. Maintenance – The Entrance shall be Maintained in a Condition which will Prevent Tracking or Flowing of Sediment onto Public Right-of-Way. This may Require Periodic Top Dressing with Additional Stone as conditions Demand and Repair and/or Cleanout of any Measures used to Trap Sediment. All Sediment Spilled, Dropped, Washed or Tracked onto Public Rights-of-Way must be Removed Immediately.
8. Washing – Wheels shall be Cleaned to Remove Sediment Prior to Entrance onto Public Right-of-Ways. When Washing is Required, it shall be Done on an Area Stabilized with Stone and which Drains into an Approved Sediment Trapping Device.
9. Periodic Inspection and Needed Maintenance shall be Provided After Each Rain.



A DETAIL CONSTRUCTION ENTRANCE

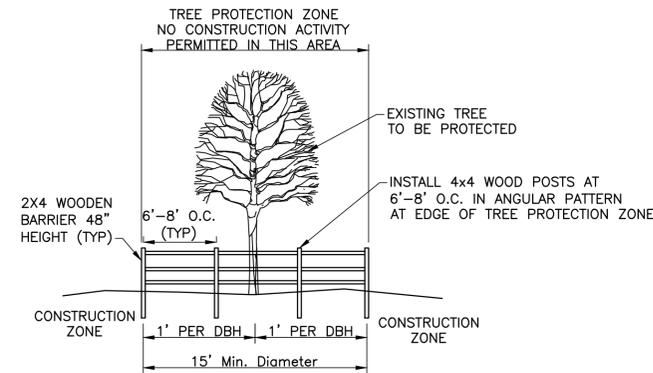
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B DETAIL SEDIMENT FENCE

TREE PROTECTION NOTES

1. Existing vegetation which is to remain shall be protected against cutting; breaking or skinning of roots; skinning and bruising of bark; smothering by stockpiling of construction materials or excavated materials; excess foot or vehicular traffic or parking of vehicles within the Tree Protection Zone.
2. No construction equipment shall be operated or construction material or excavated material stored inside of the Tree Protection Zone.
3. All tree and brush removal inside and adjacent to Tree Protection Zone shall be done by hand, and all stumps are to be ground out, not bulldozed.
4. All tree repair, pruning, and replacement shall be approved by the University Physical Facilities Director.

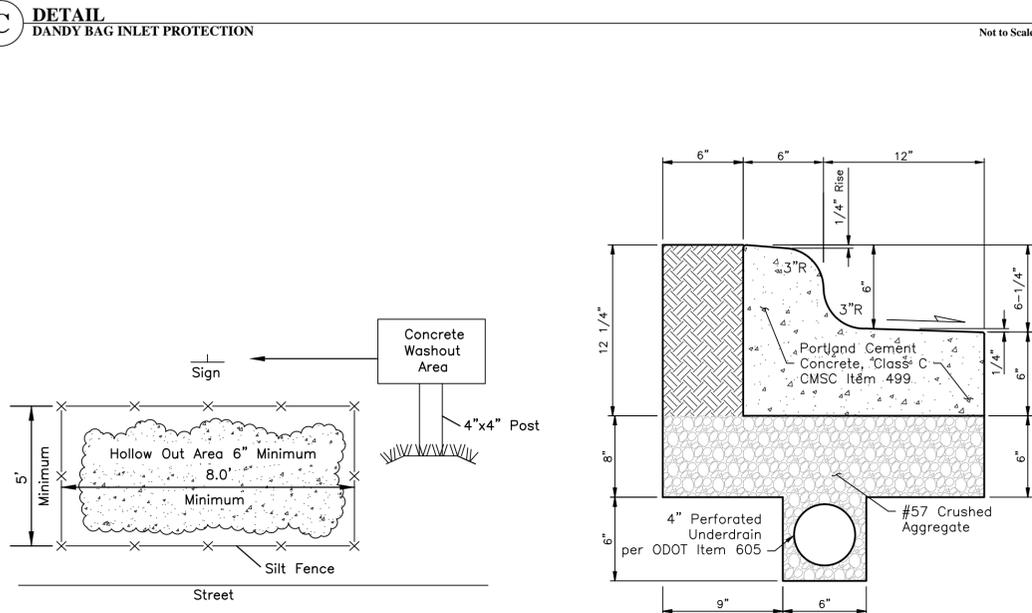
D DETAIL TREE PROTECTION FENCE



Not to Scale

C DETAIL DANDY BAG INLET PROTECTION

Not to Scale



F DETAIL CONCRETE WASHOUT AREA

Not to Scale

G DETAIL TILT-OUT CURB AND GUTTER

Not to Scale

H DETAIL STRAW BALE BARRIER (DITCH CHECK)

Not to Scale

I DETAIL CURB & GUTTER

Not to Scale

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).
4. A Trench shall be Excavated Approximately 6 Inches Wide and 6 Inches Deep Along the Line of Posts and Upslope from the Barrier.
5. The 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.
6. The Trench shall be Backfilled and Soil Compacted Over the Filter Fabric.
7. Silt Fences shall be Removed when they have Served their Useful Purpose, but not Before the Upslope Area has been Permanently Stabilized.

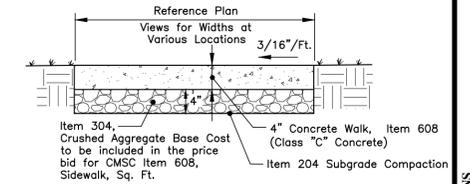
Maintenance:

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.

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.



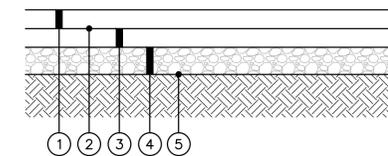
Sidewalk Joints (Price Shall be Included w/item 608) Shall Be in Accordance With CMSC Item 608.03 Unless Otherwise Detailed as a Part of the Architectural Plans.

Joint sealer shall be compatible with joint filler material. If joint sealer is not compatible with joint filler material, bond breaker shall be used. The cost of the bond breaker shall be included in the price bid for joint sealer.

J DETAIL TYPICAL SIDEWALK SECTION

Not to Scale

Not to Scale



1. CMSC Item 448 1.25" Asphalt Concrete, Surface Course, PG 64-22 Medium Traffic
2. CMSC Item 407 Tack Coat (Applied at a rate of 0.1gal per sq. yd.)
3. CMSC Item 448 1.75" Asphalt Concrete, Intermediate Course, PG 64-22 Medium Traffic
4. CMSC Item 304, 8" Aggregate Base
5. CMSC Item 204, Subgrade Compaction

Note:

1. Pavement sections are shown per CTL Geotechnical Report dated April 8, 2008.

E DETAIL ASPHALT PAVEMENT SECTION

Not to Scale

Channel Flow Applications

Bales shall be Placed in a Single Row, Lengthwise, Oriented Perpendicular to the Contour, with Ends of Adjacent Bales Tightly Abutting One Another.

The Remaining Steps for Installing a Straw Bale Barrier for Sheet Flow Applications Apply here, with the Following Addition.

The Barrier shall be Extended to such a Length that the Bottoms of the End Bales are Higher in Elevation than the Top of the Lowest Middle Bale to Assure that Sediment-laden Runoff will Flow Either Through or Over the Barrier but not Around it.

Note

Hay Bales may be Used in Place of Straw Bales.

Maintenance

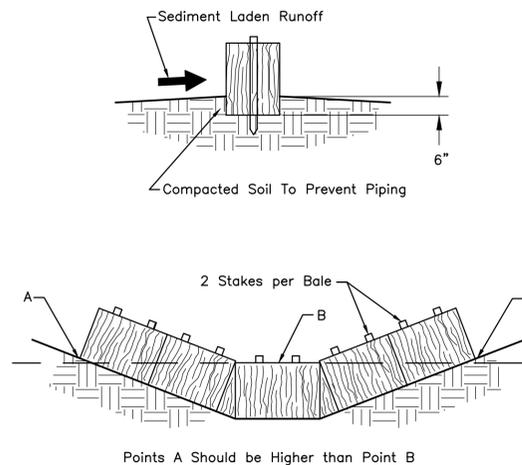
Straw Bales shall be Inspected Immediately After Each Rainfall and at Least Daily During Prolonged Rainfall.

Close Attention shall be Paid to the Repair of Damaged Bales, End Runs and Undercutting Beneath Bales.

Necessary Repairs to Barriers or Replacement of Bales shall be Accomplished Promptly.

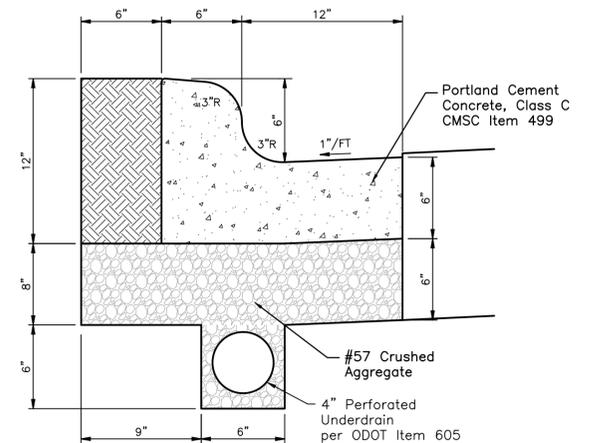
Sediment Deposits Should be Removed After Each Rainfall. They must be Removed when the level of Deposition Reaches Approximately One-half the Height of the Barrier.

Any Sediment Deposits Remaining in Place After the Straw Bale Barrier is no Longer Required shall be Dressed to Conform to the Existing Grade, Prepared and Seeded.



H DETAIL STRAW BALE BARRIER (DITCH CHECK)

Not to Scale



I DETAIL CURB & GUTTER

Not to Scale

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT
FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
DETAILS

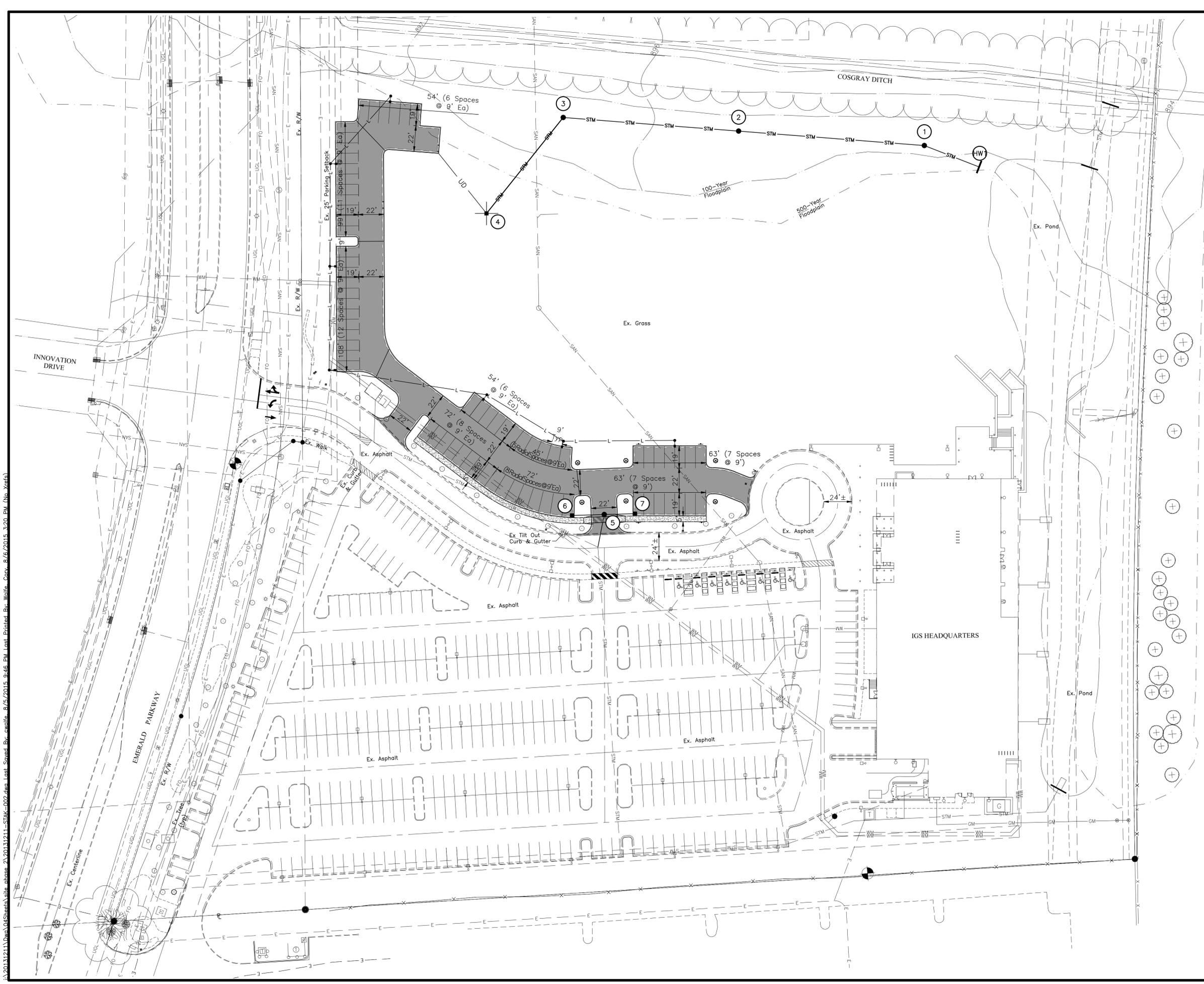


DATE
August 5, 2015

SCALE
None

JOB NO.
2013-1211

SHEET
3/11



LEGEND	
PROPOSED	
Curb & Gutter per G, I/3	
Edge of Pavement	
Asphalt Pavement per E/3	
Light Pole	
Concrete Walk per J/3	
EXISTING	
Curb and Gutter (Remove)	
Curb and Gutter	
Sidewalk or Path	
Tree	

REVISIONS	
MARK	DATE

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
 OVERALL SITE PLAN

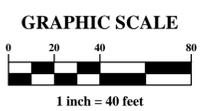


DATE
 August 5, 2015

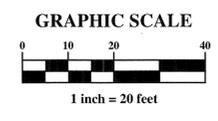
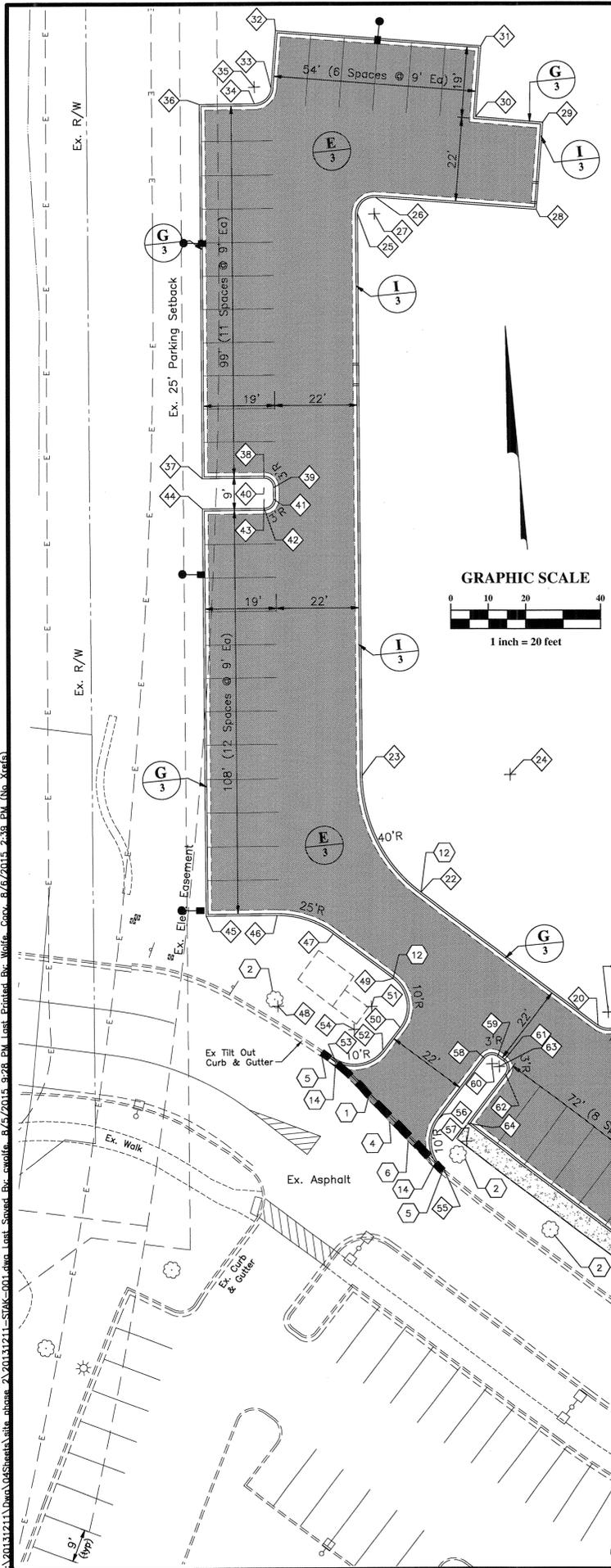
SCALE
 1" = 40'

JOB NO.
 2013-1211

SHEET
 4/11



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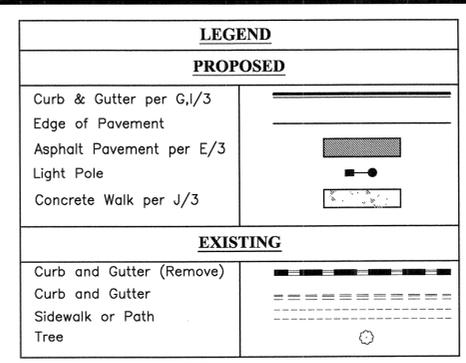
PROPOSED POINT TABLE				
POINT NO	DESCRIPTION	NORTHING	EASTING	
1	BOC PC	762106.05	1789430.30	
2	BOC PT	762104.65	1789424.55	
3	CENTER OF RADIUS	762108.64	1789426.62	
4	BOC PC	762115.93	1789393.36	
5	BOC PT	762120.84	1789389.31	
6	CENTER OF RADIUS	762120.41	1789393.79	
7	CENTER OF RADIUS	762065.48	1789390.37	
8	BOC	762135.27	1789390.71	
9	BOC	762141.46	1789327.01	
10	BOC PC	762127.04	1789325.61	
11	BOC PT	762122.99	1789320.87	
12	CENTER OF RADIUS	762127.48	1789321.14	
13	BOC PC	762125.62	1789276.58	
14	BOC PT	762130.78	1789272.40	
15	CENTER OF RADIUS	762130.11	1789276.85	
16	BOC	762145.07	1789274.56	
17	BOC PT	762163.98	1789234.75	
18	BOC	762201.19	1789194.30	
19	BOC PC	762190.60	1789184.55	
20	BOC PT	762190.34	1789178.19	
21	CENTER OF RADIUS	762193.65	1789181.24	
22	BOC PC	762230.63	1789134.68	
23	BOC PT	762263.20	1789122.19	
24	CENTER OF RADIUS	762259.61	1789161.52	
25	BOC PC	762413.28	1789135.87	
26	BOC PT	762417.30	1789141.13	
27	CENTER OF RADIUS	762412.87	1789140.35	
28	BOC	762409.85	1789183.53	
29	BOC	762432.51	1789187.51	
30	BOC	762435.62	1789169.78	
31	BOC	762454.33	1789173.07	
32	BOC	762463.86	1789118.90	
33	BOC PC	762448.50	1789116.20	
34	BOC PT	762444.80	1789111.36	
35	CENTER OF RADIUS	762449.28	1789111.77	

PROPOSED POINT TABLE				
POINT NO	DESCRIPTION	NORTHING	EASTING	
36	BOC	762446.14	1789096.69	
37	BOC	762346.55	1789087.61	
38	BOC PC	762345.05	1789104.04	
39	BOC PT	762342.34	1789106.31	
40	CENTER OF RADIUS	762342.56	1789103.82	
41	BOC PC	762339.35	1789106.03	
42	BOC PT	762337.09	1789103.32	
43	CENTER OF RADIUS	762339.58	1789103.55	
44	BOC	762338.58	1789086.89	
45	BOC	762230.03	1789076.99	
46	BOC PC	762228.31	1789095.85	
47	BOC PT	762221.89	1789110.27	
48	CENTER OF RADIUS	762203.92	1789093.62	
49	BOC PC	762208.30	1789124.95	
50	BOC PT	762194.90	1789125.49	
51	CENTER OF RADIUS	762201.33	1789118.50	
52	BOC PC	762189.20	1789120.25	
53	BOC PT	762188.30	1789107.22	
54	CENTER OF RADIUS	762195.63	1789113.26	
55	BOC PC	762156.10	1789133.33	
56	BOC PT	762169.19	1789133.10	
57	CENTER OF RADIUS	762162.76	1789140.10	
58	BOC PC	762184.39	1789147.07	
59	BOC PT	762184.53	1789150.61	
60	CENTER OF RADIUS	762182.70	1789148.91	
61	BOC PC	762183.21	1789152.04	
62	BOC PT	762179.68	1789152.18	
63	CENTER OF RADIUS	762181.38	1789150.34	
64	BOC/EDGE OF SIDEWALK	762167.43	1789140.91	
65	BOC PC/EDGE OF SIDEWALK	762119.05	1789193.49	
66	BOC	762084.09	1789270.31	
67	CENTER OF RADIUS	762218.80	1789285.19	
68	BOC PC	762098.59	1789271.97	
69	BOC PT	762102.57	1789276.71	
70	CENTER OF RADIUS	762098.08	1789276.44	

PROPOSED POINT TABLE				
POINT NO	DESCRIPTION	NORTHING	EASTING	
71	BOC PC	762102.29	1789281.52	
72	BOC PT	762097.55	1789281.75	
73	CENTER OF RADIUS	762097.79	1789281.25	
74	BOC PC	762078.45	1789284.70	
75	BOC PT	762069.50	1789274.42	
76	CENTER OF RADIUS	762078.97	1789275.22	
77	BOC PC	762067.13	1789316.25	
78	BOC PT	762077.10	1789307.66	
79	CENTER OF RADIUS	762076.58	1789317.15	
80	BOC PC	762096.14	1789308.70	
81	BOC PT	762100.39	1789313.46	
82	CENTER OF RADIUS	762095.90	1789313.20	
83	BOC PC	762100.10	1789318.31	
84	BOC PT	762095.17	1789322.52	
85	CENTER OF RADIUS	762095.61	1789318.04	
86	BOC/EDGE OF SIDEWALK	762080.74	1789321.12	
87	BOC/EDGE OF SIDEWALK	762074.56	1789384.82	
88	BOC PC	762088.99	1789386.22	
89	CENTER OF RADIUS	762088.56	1789390.70	
90	BOC PT	762092.85	1789393.03	
91	BOC PT	762089.90	1789403.02	
92	BOC PC	762083.75	1789414.88	
93	BOC PC	762076.05	1789419.98	
94	BOC PT	762071.48	1789417.06	
95	CENER OF RADIUS	762075.70	1789415.50	
96	CENTER OF RADIUS	762075.31	1789410.51	
98	EDGE OF SIDEWALK	762069.58	1789384.34	
99	EDGE OF SIDEWALK	762075.77	1789320.65	
100	BOC PC	762110.32	1789413.61	
101	BOC PT	762115.74	1789395.25	

GENERAL NOTES

- Saw cut existing pavement and curbs with neat, straight lines at limits of demolition.
- Remove curb to nearest joint beyond limits of demolition.
- Protect existing site features and utilities to remain. Repair any damage caused by construction at no additional cost to the owner.
- Strip all topsoil encountered on site within the limits of work.
- Dispose all items removed offsite in accordance with local codes.
- The Contractor is responsible for the investigation, location, support, protection, and restoration of all existing utilities and appurtenances whether shown on these plans or not. The Contractor shall expose all utilities and structures prior to construction to verify the vertical and horizontal effect on the proposed construction. The Contractor shall call, toll free, the Ohio Utilities Protection Service (1-800-362-2764) 72 hours prior to construction and shall notify all utility companies at least 48 hours prior to work in the vicinity of their underground lines. The Contractor shall submit in writing, two weeks prior to beginning work a request for markings to the Owner. Cost of said service shall be by the contractor.
- Mechanical digging equipment shall not be used to expose any underground utility. Only hand tools may be used to uncover the utility and the utility company shall be notified and have a representative present when the utility is exposed.
- The Contractor shall locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protecting during excavation operations.
- All curb and gutter radii are 5' unless otherwise noted.
- All dimensions noted are to the face of curb unless otherwise noted.
- All coordinates refer to the back of curb unless otherwise noted.
- All parking stall striping to be white 4" Type II w/out glass beads per ODOT Item 642.
- Refer to electrical plans sheets 9-10 for light pole locations and details.



PARKING SUMMARY

PROVIDED

Surface Parking Lot:

9'x19' Standard Spaces (Existing)	299
9'x17' Compact Spaces (Existing)	80
9'x18' Handicap Spaces (Existing)	8
9'x19' Standard Spaces (Proposed)	70
Total Spaces Provided	457

Garage Parking:

Standard Spaces (Existing)	58
Compact Spaces (Existing)	4
Handicap Spaces (Existing)	2
Total Spaces Provided	64

Total Standard Spaces Provided: 427
 Total Compact Spaces Provided: 84
 Total Handicap Spaces Provided: 10
 Total Spaces Provided: 521

REQUIRED
 (Based on 4.0 spaces per 1000 S.F. of Building
 Building = 104,419 S.F.)

Standard/Compact Spaces	409
Handicap Spaces	9
Total Spaces Required	418



VISITOR PARKING SIGN NOTES

- Relocate visitor parking signs as noted on the plan.
- Provide new post and install signs as located on the plan. Coordinate with IGS facilities prior to installing post.
- Provide arrow sign per M6-1_R (right arrow) and M6-1_L (left arrow) or approved equal.

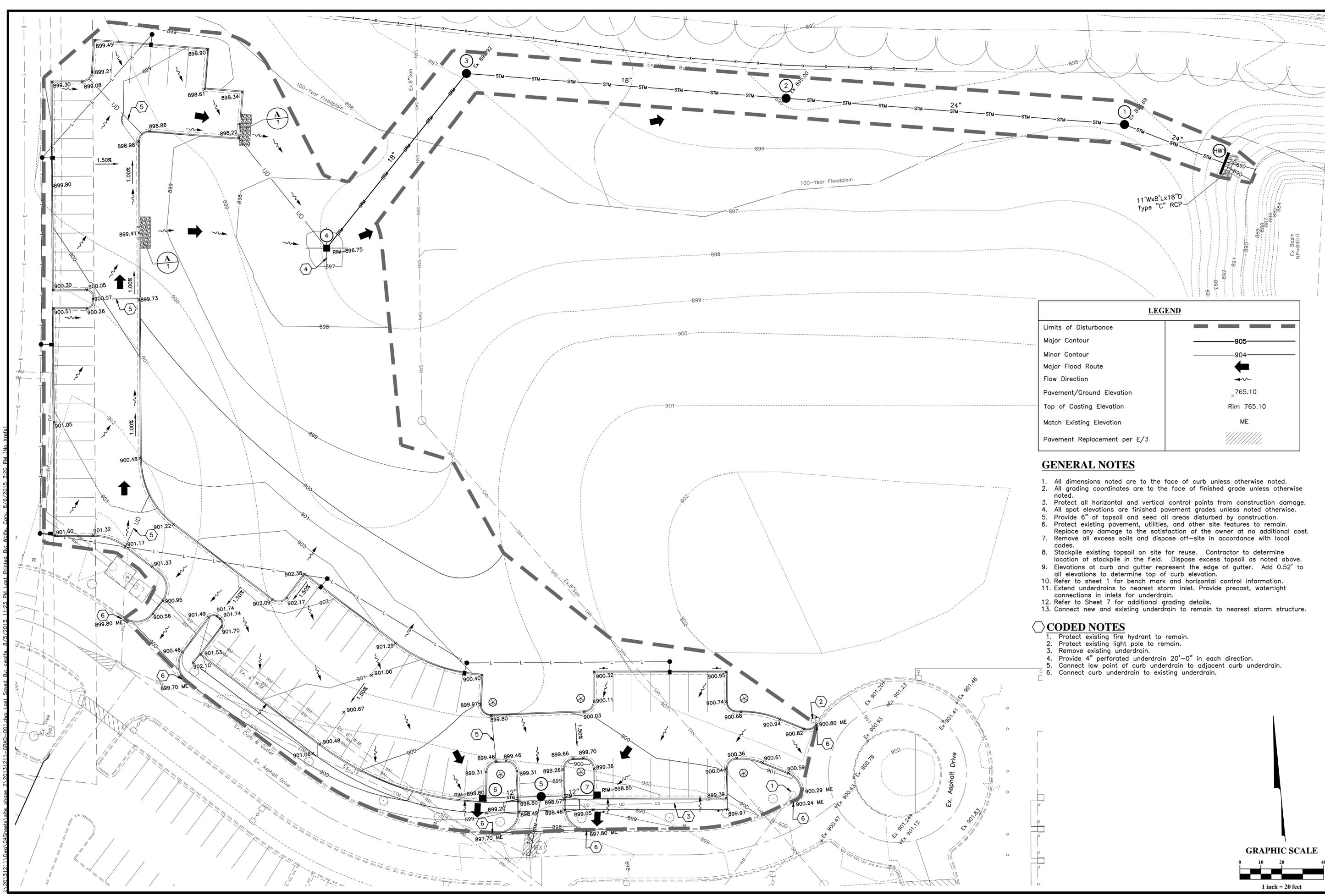
CODED NOTES

- Remove concrete curb and gutter. Protect existing underdrain to remain.
- Protect existing tree to remain.
- Irrigation control valve. Relocate all valves, piping, wiring, laterals, and heads outside the limits of new parking. Coordinate with Irrigation Contractor.
- Sawcut joint between existing pavement and gutter.
- Sawcut existing curb and gutter full depth.
- Crack seal per item 423 between existing and proposed pavement.
- Remove and relocate existing sign. Refer to coded note 8.
- Visitor Parking Only sign per notes, this sheet.
- Visitor Parking way finding sign. Coordinate location and design with IGS facilities.
- Protect existing light pole to remain.
- Provide parking lot tree, Tilia americana 'Boulevard', Boulevard American Linden, 2" Caliper, B&B.
- Transition from curb and gutter per detail I/3 to tilt out curb and gutter per detail G/3 in 2'-0".
- Provide striping to match existing crosswalk striping on site.
- Transition from curb and gutter per detail I/3 to existing tilt out curb and gutter in 2'-0".



Registered Engineer No. *Christopher M. Fleming* E-64019 Aug. 6, 2015 Date

REVISIONS
 MARK DATE DESCRIPTION
 CITY OF DEWAIN FRANKLIN COUNTY OHIO
 FOR
 PRIVATE SITE IMPROVEMENT
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
STAKING PLAN
EMHT
 ERIC M. HARTMAN, P.E. & TERRY L. HARTMAN, P.E.
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.752.6500 Fax: 614.752.6500
 emht.com
 DATE: August 5, 2015
 SCALE: 1" = 20'
 JOB NO.: 2013-1211
 SHEET: 5/11



MARK	DATE	DESCRIPTION

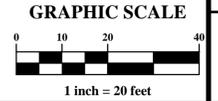
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
GRADING PLAN

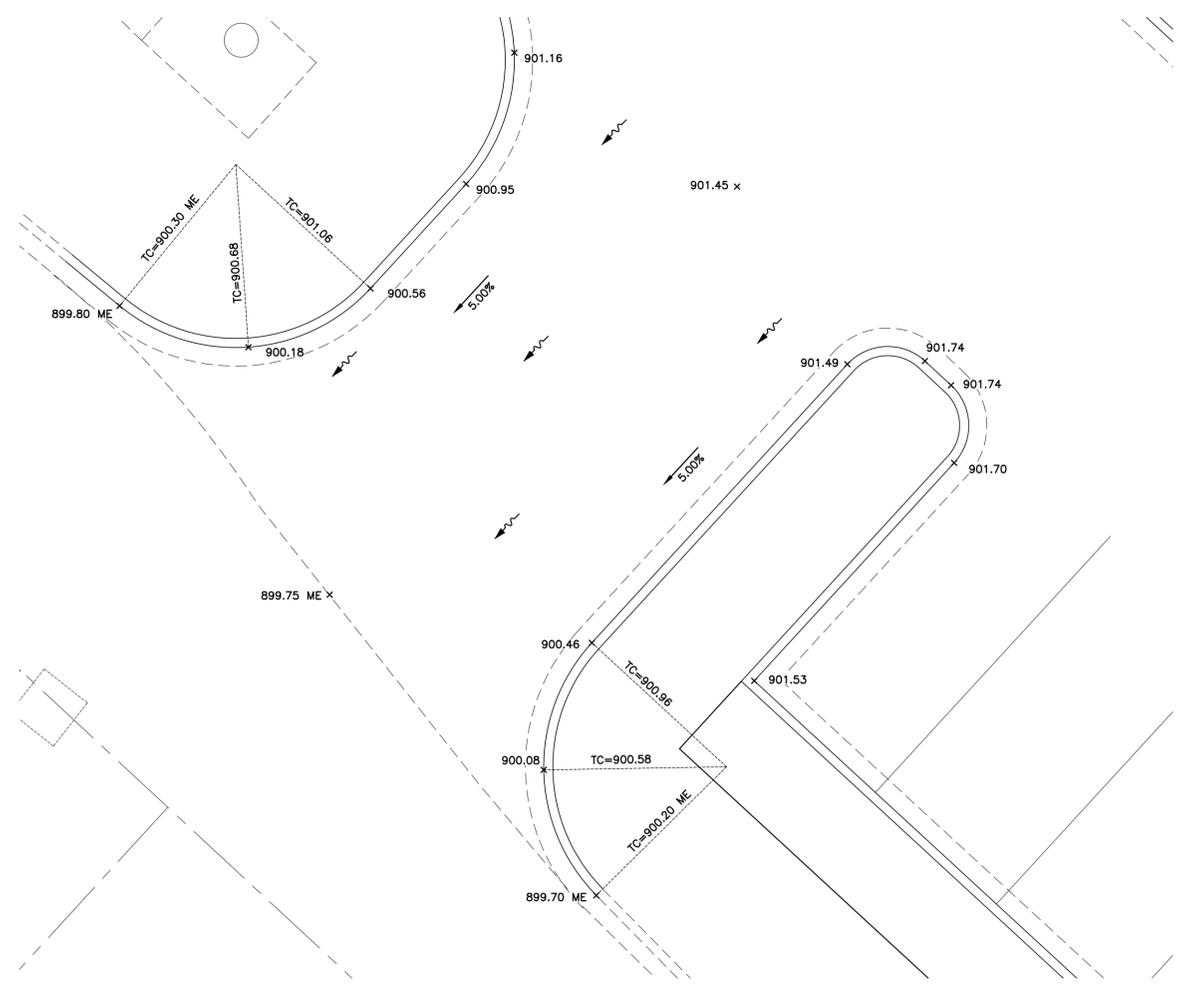
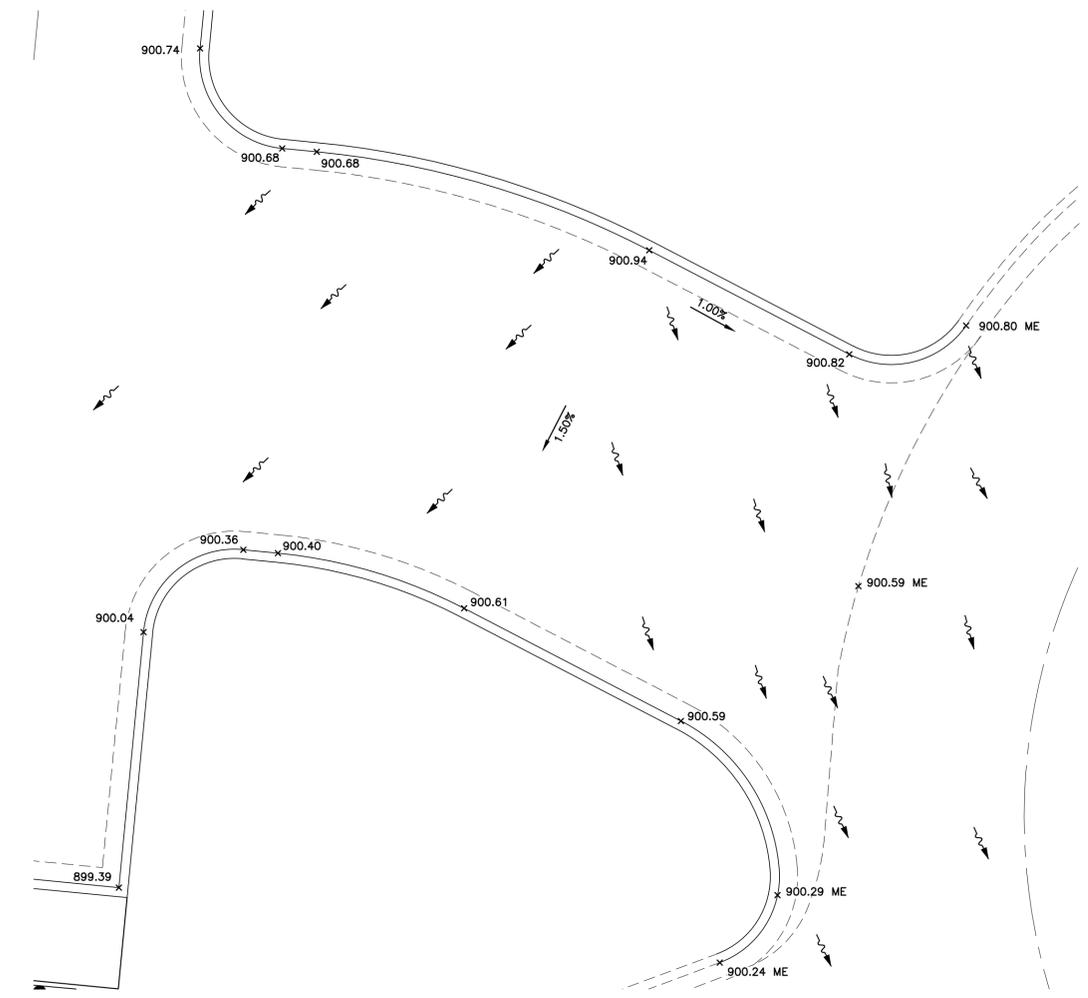
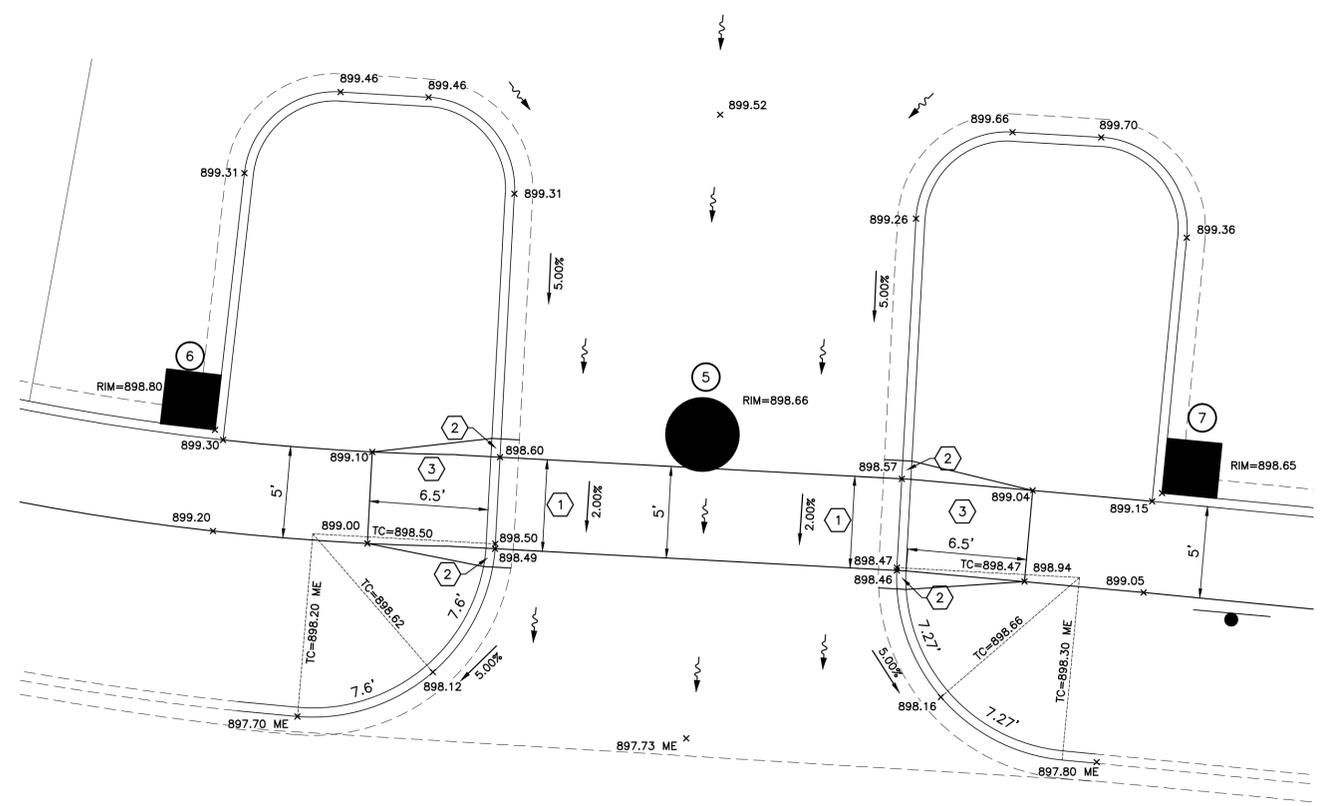
DATE	August 5, 2015
SCALE	1" = 20"
JOB NO.	2013-1211
SHEET	6/11

LEGEND	
Limits of Disturbance	
Major Contour	
Minor Contour	
Major Flood Route	
Flow Direction	
Pavement/Ground Elevation	
Top of Casting Elevation	
Match Existing Elevation	
Pavement Replacement per E/3	

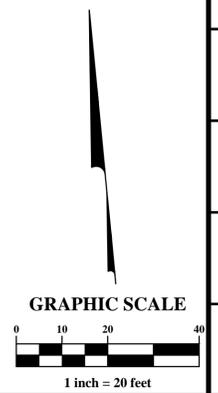
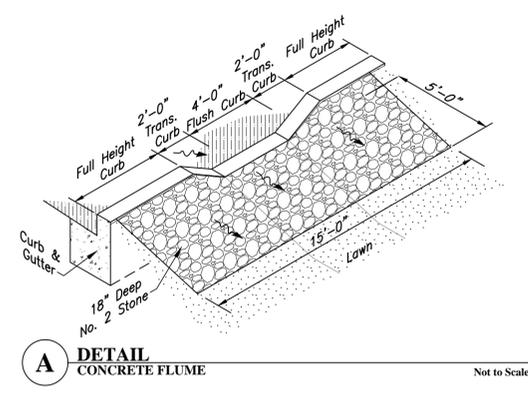
- GENERAL NOTES**
- All dimensions noted are to the face of curb unless otherwise noted.
 - All grading coordinates are to the face of finished grade unless otherwise noted.
 - Protect all horizontal and vertical control points from construction damage.
 - All spot elevations are finished pavement grades unless noted otherwise.
 - Provide 6" of topsoil and seed all areas disturbed by construction.
 - Protect existing pavement, utilities, and other site features to remain. Replace any damage to the satisfaction of the owner at no additional cost.
 - Remove all excess soils and dispose off-site in accordance with local codes.
 - Stockpile existing topsoil on site for reuse. Contractor to determine location of stockpile in the field. Dispose excess topsoil as noted above.
 - Elevations at curb and gutter represent the edge of gutter. Add 0.52' to all elevations to determine top of curb elevation.
 - Refer to sheet 1 for bench mark and horizontal control information.
 - Extend underdrains to nearest storm inlet. Provide precast, watertight connections in inlets for underdrain.
 - Refer to Sheet 7 for additional grading details.
 - Connect new and existing underdrain to remain to nearest storm structure.

- CODED NOTES**
- Protect existing fire hydrant to remain.
 - Protect existing light pole to remain.
 - Remove existing underdrain.
 - Provide 4" perforated underdrain 20'-0" in each direction.
 - Connect low point of curb underdrain to adjacent curb underdrain.
 - Connect curb underdrain to existing underdrain.





- CODED NOTES**
1. Flush Curb. Transition gutter pan minimum 5' either side of curb ramp per Standard Drawing RD-03.
 2. Transition from full-height curb to flush curb in 1'-0" per Standard Detail PD-08.
 3. Curb Ramp per Standard Detail PD-08.



MARK	DATE	DESCRIPTION	REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
 GRADING DETAILS

EMHT
 Evans, McEwen, Hershberger & Tinn, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3448
 emht.com

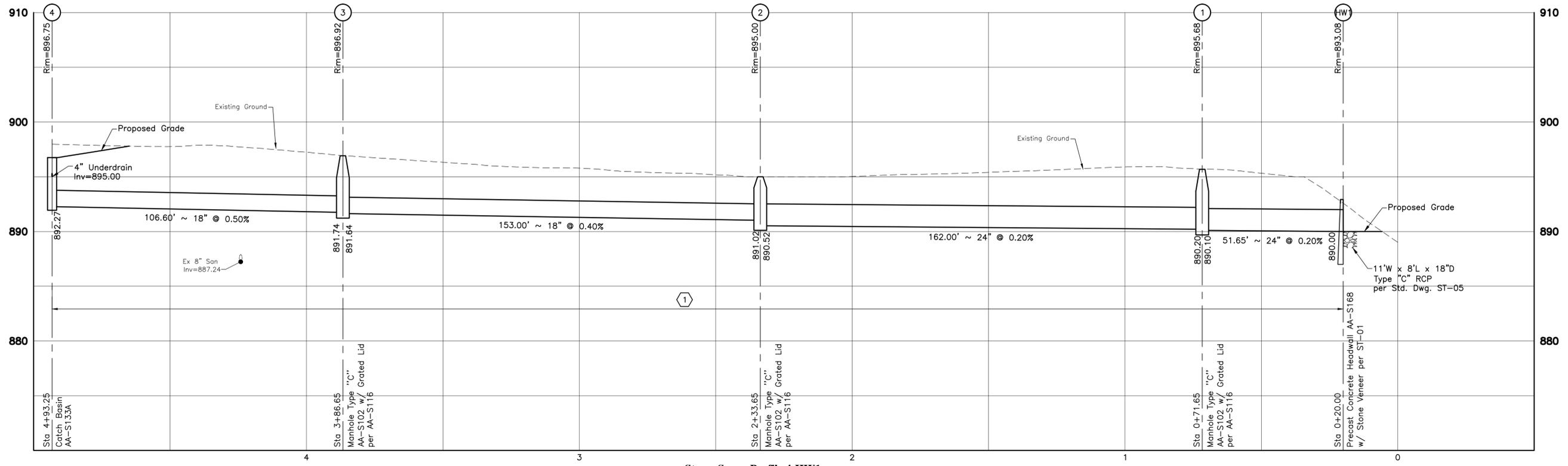
DATE
 August 5, 2015

SCALE
 1" = 20"

JOB NO.
 2013-1211

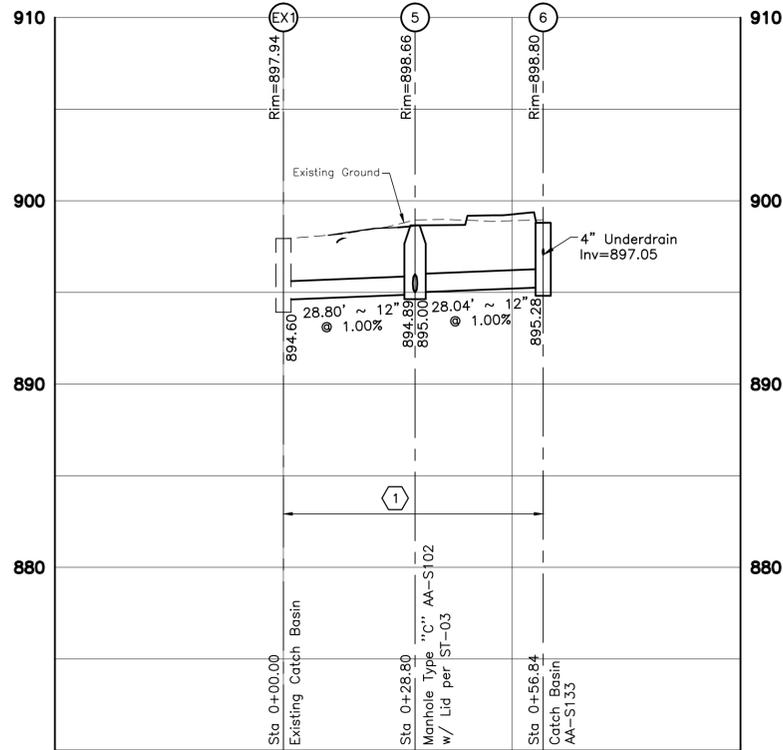
SHEET
 7/11

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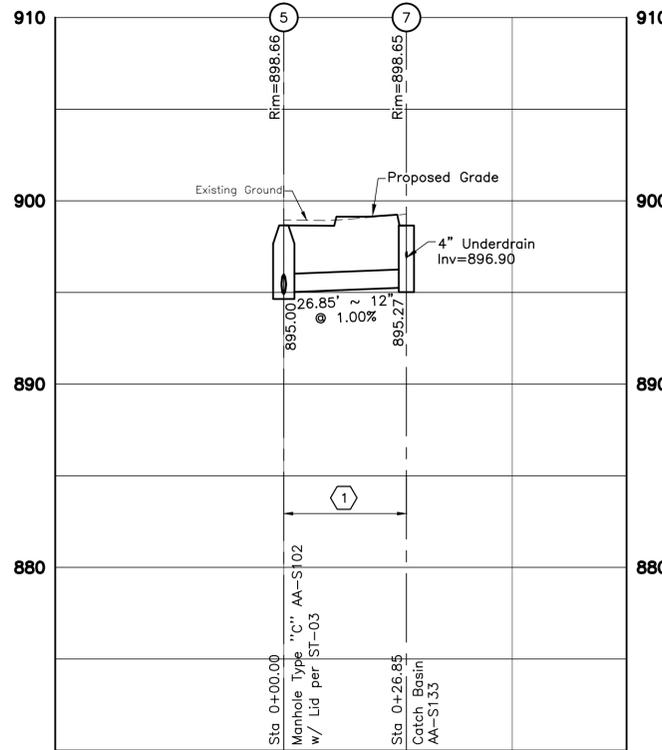
Storm Sewer Profile 4-HW1

Scale: Horiz. 1" = 20'
 Vert. 1" = 5'



Storm Sewer Profile EX1-6

Scale: Horiz. 1" = 20'
 Vert. 1" = 5'



Storm Sewer Profile 5-7

Scale: Horiz. 1" = 20'
 Vert. 1" = 5'

1 Compacted Granular Material Backfill per CMSC Item 912

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
 STORM SEWER PROFILES



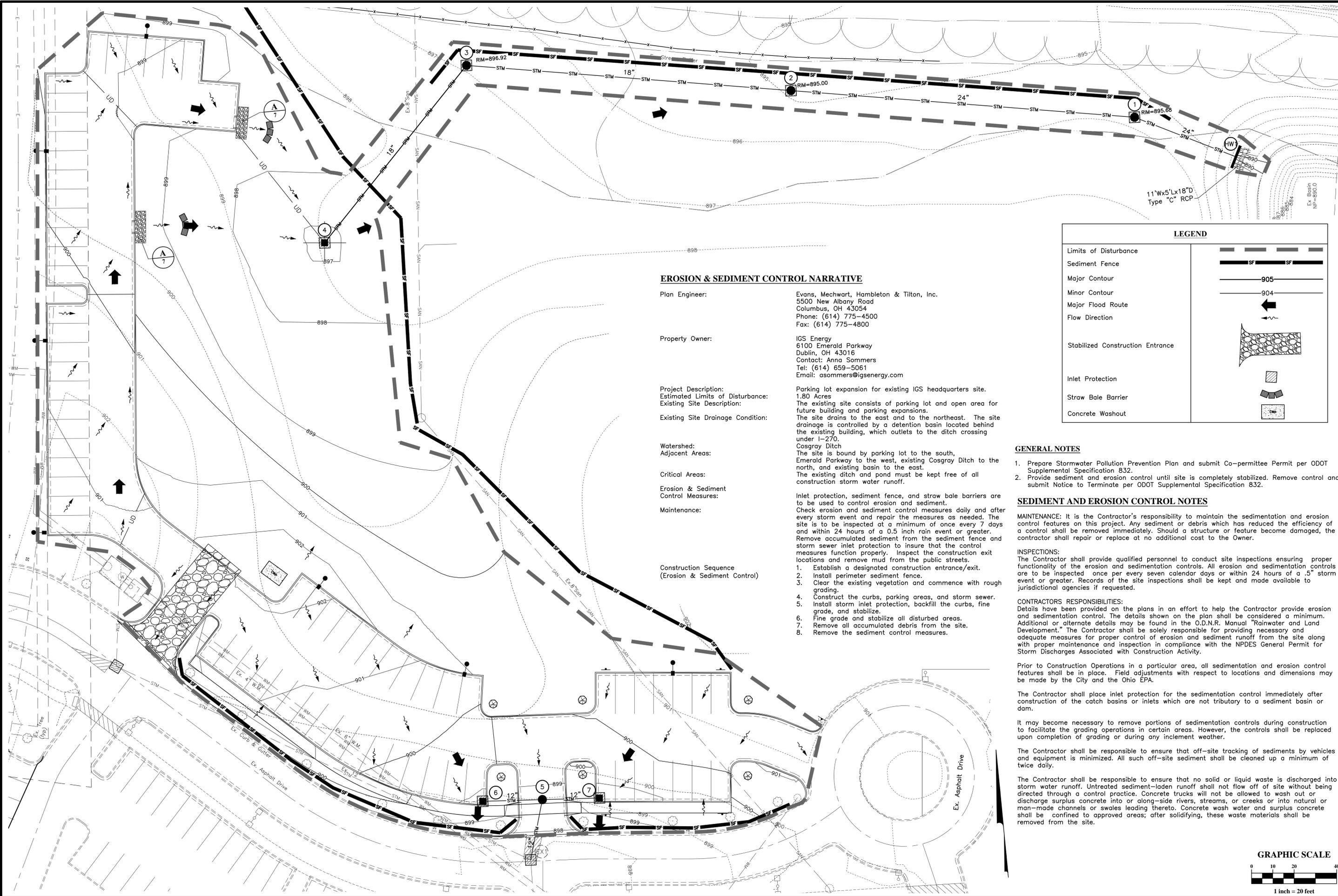
DATE
 August 5, 2015

SCALE
 As Noted

JOB NO.
 2013-1211

SHEET
 8/11

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EROSION & SEDIMENT CONTROL NARRATIVE

Plan Engineer: Evans, Mechwart, Hambleton & Tilton, Inc.
 5500 New Albany Road
 Columbus, OH 43054
 Phone: (614) 775-4500
 Fax: (614) 775-4800

Property Owner: ICS Energy
 6100 Emerald Parkway
 Dublin, OH 43016
 Contact: Anna Sommers
 Tel: (614) 659-5061
 Email: asommers@icsenergy.com

Project Description: Parking lot expansion for existing IGS headquarters site.
 Estimated Limits of Disturbance: 1.80 Acres
 Existing Site Description: The existing site consists of parking lot and open area for future building and parking expansions.
 Existing Site Drainage Condition: The site drains to the east and to the northeast. The site drainage is controlled by a detention basin located behind the existing building, which outlets to the ditch crossing under I-270.

Watershed: Cosgray Ditch
 Adjacent Areas: The site is bound by parking lot to the south, Emerald Parkway to the west, existing Cosgray Ditch to the north, and existing basin to the east.
 Critical Areas: The existing ditch and pond must be kept free of all construction storm water runoff.

Erosion & Sediment Control Measures: Inlet protection, sediment fence, and straw bale barriers are to be used to control erosion and sediment. Check erosion and sediment control measures daily and after every storm event and repair the measures as needed. The site is to be inspected at a minimum of once every 7 days and within 24 hours of a 0.5 inch rain event or greater. Remove accumulated sediment from the sediment fence and storm sewer inlet protection to insure that the control measures function properly. Inspect the construction exit locations and remove mud from the public streets.

Maintenance: Check erosion and sediment control measures daily and after every storm event and repair the measures as needed. The site is to be inspected at a minimum of once every 7 days and within 24 hours of a 0.5 inch rain event or greater. Remove accumulated sediment from the sediment fence and storm sewer inlet protection to insure that the control measures function properly. Inspect the construction exit locations and remove mud from the public streets.

Construction Sequence (Erosion & Sediment Control):

1. Establish a designated construction entrance/exit.
2. Install perimeter sediment fence.
3. Clear the existing vegetation and commence with rough grading.
4. Construct the curbs, parking areas, and storm sewer.
5. Install storm inlet protection, backfill the curbs, fine grade, and stabilize.
6. Fine grade and stabilize all disturbed areas.
7. Remove all accumulated debris from the site.
8. Remove the sediment control measures.

LEGEND	
Limits of Disturbance	
Sediment Fence	
Major Contour	
Minor Contour	
Major Flood Route	
Flow Direction	
Stabilized Construction Entrance	
Inlet Protection	
Straw Bale Barrier	
Concrete Washout	

GENERAL NOTES

1. Prepare Stormwater Pollution Prevention Plan and submit Co-permittee Permit per ODOT Supplemental Specification 832.
2. Provide sediment and erosion control until site is completely stabilized. Remove control and submit Notice to Terminate per ODOT Supplemental Specification 832.

SEDIMENT AND EROSION CONTROL NOTES

MAINTENANCE: It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris which has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the contractor shall repair or replace at no additional cost to the Owner.

INSPECTIONS: The Contractor shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once per every seven calendar days or within 24 hours of a .5" storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

CONTRACTORS RESPONSIBILITIES: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

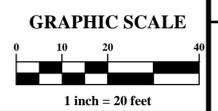
Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the City and the Ohio EPA.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets which are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon completion of grading or during any inclement weather.

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 a minimum of twice daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or along-side rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.



MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
SEDIMENT & EROSION CONTROL PLAN



DATE: August 5, 2015

SCALE: 1" = 20'

JOB NO.: 2013-1211

SHEET: 9/11

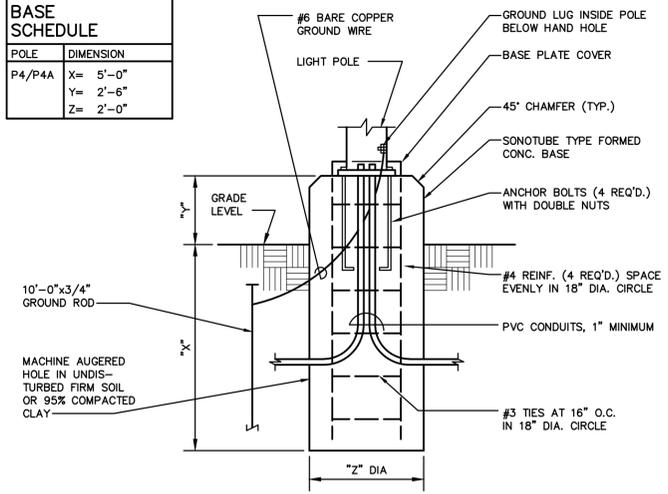
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EXTERIOR LUMINAIRE SCHEDULE

NOTE : FIXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS:
 CL-CEILING MOUNTED; S-STEM SUSPENDED; W-WALL MOUNTED; R-CEILING RECESSED;
 WR-WALL RECESSED; CV-COVE MOUNTED; UC-UNDER CABINET; RF-ROOF MOUNTED;
 P-POST; GR-GROUND; H-MOUNTED IN HOOD; CH-CHAIN MOUNTED.

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
P4	LED AREA LIGHT, FULL CUTOFF, TYPE 4 DIST, 1 HEAD, DARK BRONZE	GARDCO	GL18-1-4-105LA CW UNV SERIES SSA5 STB 18 D1 BRP POLE	105W LED W/FIXTURE 5700K	18 FT x 5 IN. SQUARE ALUMINUM POLE W/ FUSING
P4A	LED AREA LIGHT, FULL CUTOFF, TYPE 4 DIST, 1 HEAD, DARK BRONZE INTERNAL HOUSE SIDE SHIELD	GARDCO	GL18-1-4-105LA CW UNV IS SERIES SSA5 STB 18 D1 BRP POLE	105W LED W/FIXTURE 5700K	18 FT x 5 IN. SQUARE ALUMINUM POLE W/ FUSING

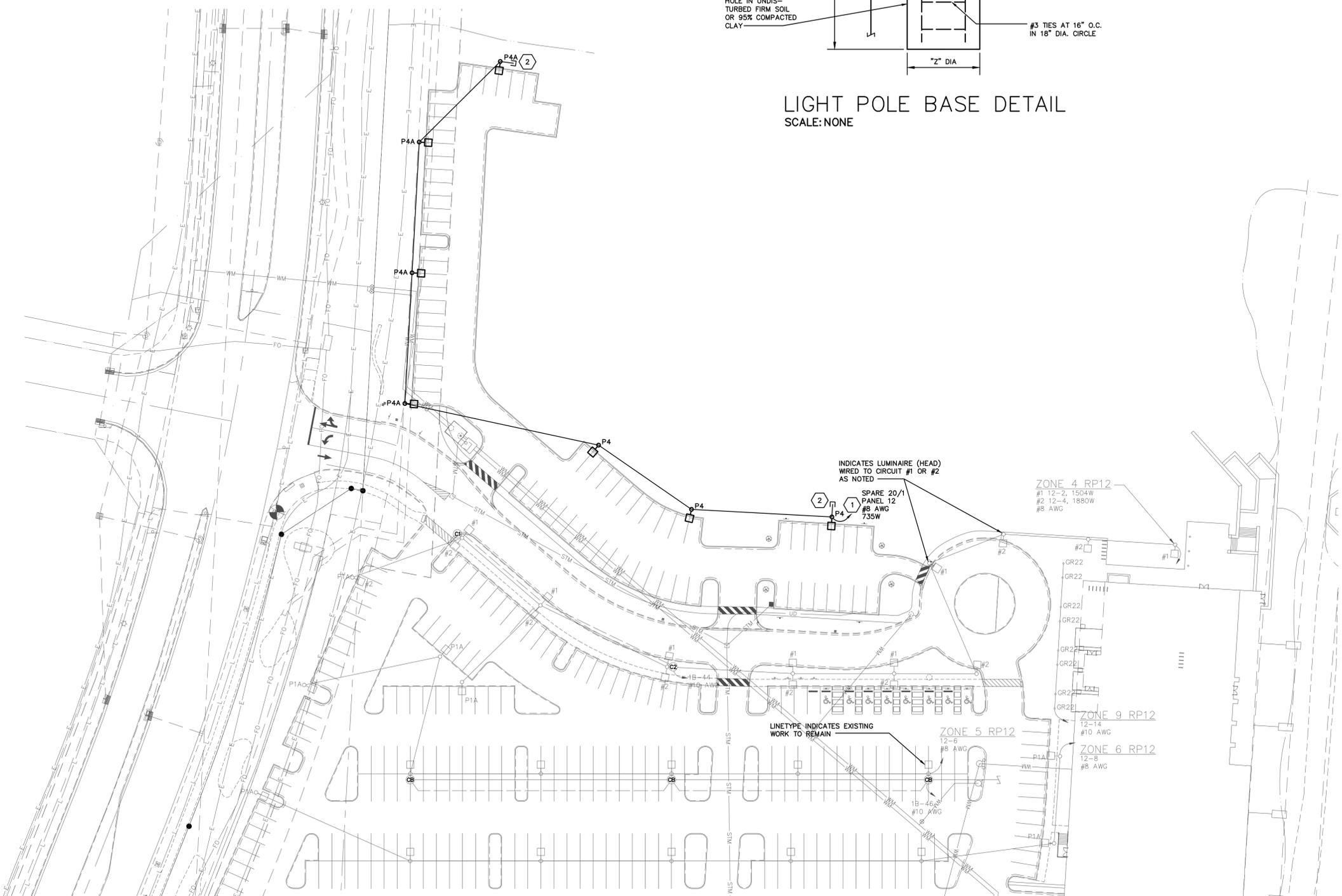
BASE SCHEDULE	
POLE	DIMENSION
P4/P4A	X= 5'-0"
	Y= 2'-6"
	Z= 2'-0"



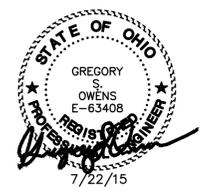
LIGHT POLE BASE DETAIL
SCALE: NONE

CODED NOTES	
1.	RUN THROUGH EXISTING RELAY IN RELAY PANEL. PROGRAM ON/OFF AS DIRECTED BY OWNER.
2.	RUN EMPTY CONDUIT OUT OF POLE BASE FOR FUTURE USE.

GENERAL NOTES	
1.	WHERE WIRE SIZE IS NOTED, USE THROUGHOUT ENTIRE CIRCUIT INCLUDING GROUND.
ZONE 6 RP12 INDICATES CIRCUIT WIRING TO ZONE 6 OF RELAY PANEL RP12 AND POWERED BY CIRCUIT NUMBER 8 IN PANEL 12.	



SITE ELECTRICAL PLAN
SCALE: 1" = 40'-0"



MARK	DATE	DESCRIPTION	REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRIVATE SITE IMPROVEMENT
 FOR
IGS HEADQUARTERS
 6100 EMERALD PARKWAY
 PARKING EXPANSION
 SITE ELECTRICAL PLAN

PRATER
 Engineering Associates, Inc.
 6130 Wilcox Road
 Dublin, Ohio 43016
 (614) 766-4696
 FAX: (614) 766-2354

DATE
 August 05, 2015

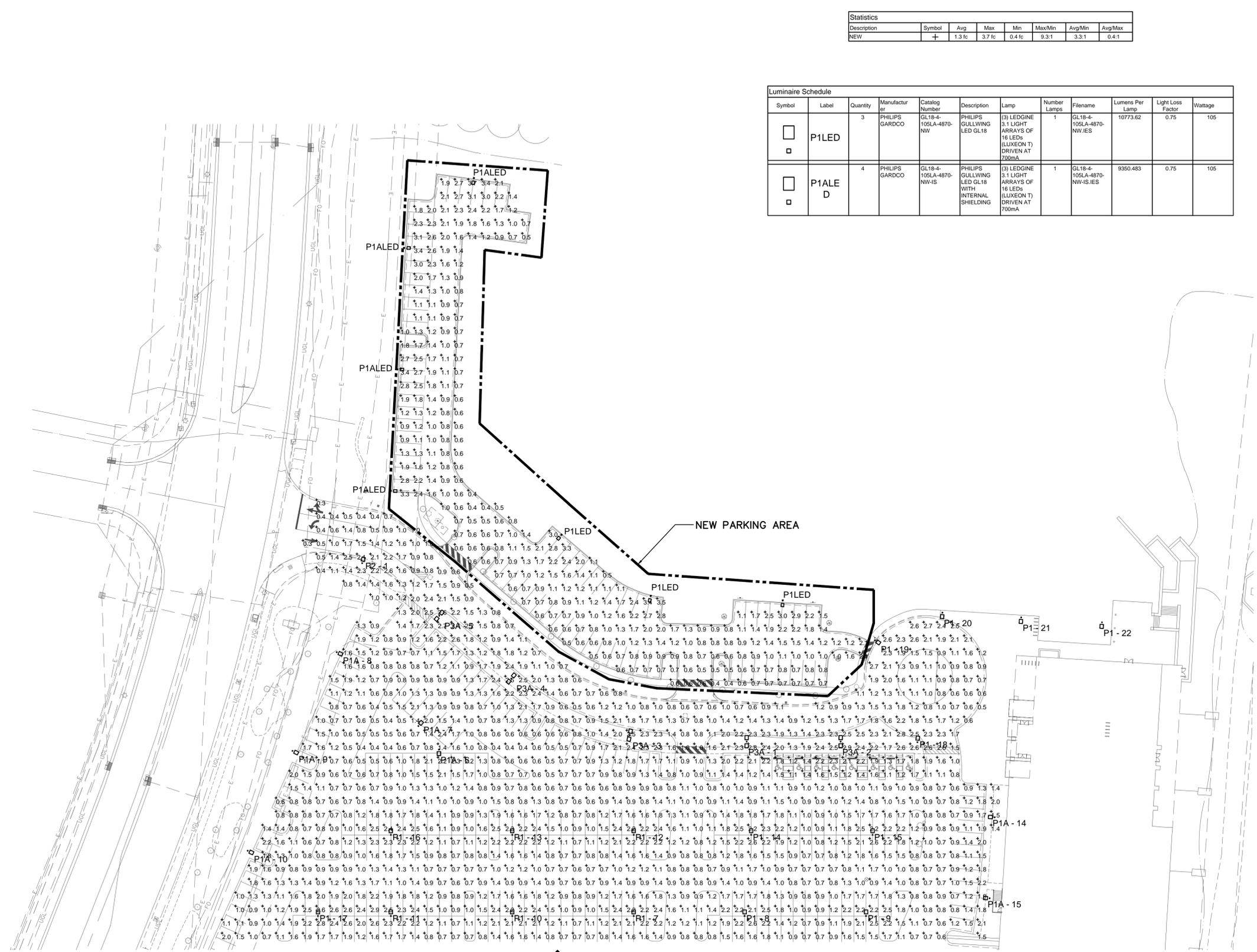
SCALE
 As Noted

JOB NO.
 20121223

SHEET
 10/11

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Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
NEW	+	1.3 fc	3.7 fc	0.4 fc	9.3:1	3.3:1	0.4:1

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	P1LED	3	PHILIPS GARDCO	GL18-4-105LA-4870-NW	PHILIPS GULLWING LED GL18	(3) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDS (LUXEON T) DRIVEN AT 700mA	1	GL18-4-105LA-4870-NW.IES	10773.62	0.75	105
□	P1ALED	4	PHILIPS GARDCO	GL18-4-105LA-4870-NW-IS	PHILIPS GULLWING LED GL18 WITH INTERNAL SHIELDING	(3) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDS (LUXEON T) DRIVEN AT 700mA	1	GL18-4-105LA-4870-NW-IS.IES	9350.483	0.75	105

SITE LIGHTING CALCULATION
SCALE: 1" = 40'-0"



REVISIONS	
MARK	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT
FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
SITE LIGHTING CALCULATION

PRAATER
Engineering Associates, Inc.
6130 Wilcox Road
Dublin, Ohio 43016
(614) 766-4956
FAX: (614) 766-2354

DATE: August 05, 2015

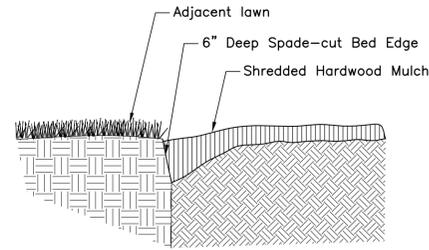
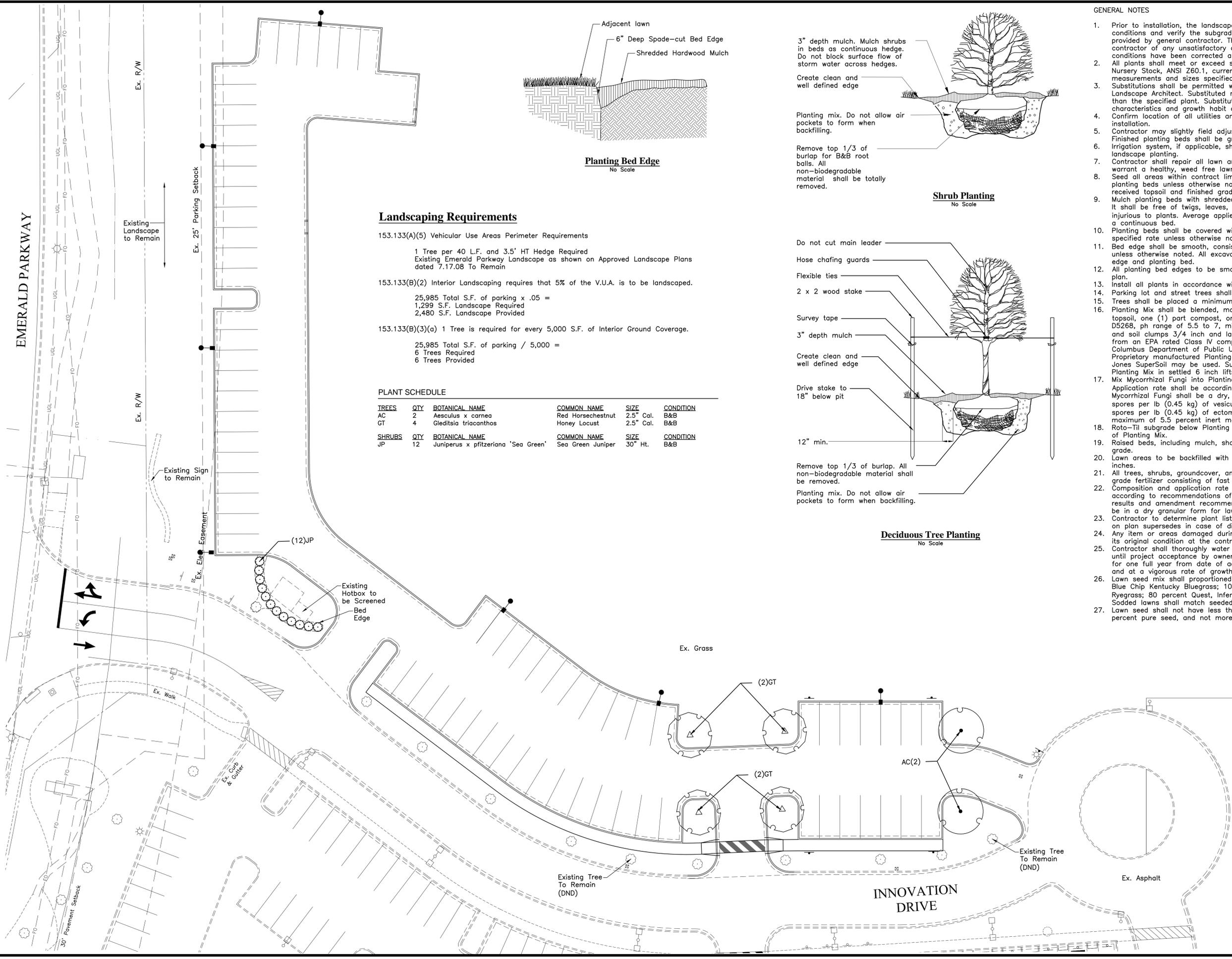
SCALE: As Noted

JOB NO.: 20121223

SHEET: 11/11

7/22/15

EMERALD PARKWAY



Planting Bed Edge
No Scale

Landscaping Requirements

153.133(A)(5) Vehicular Use Areas Perimeter Requirements

1 Tree per 40 L.F. and 3.5' HT Hedge Required
Existing Emerald Parkway Landscape as shown on Approved Landscape Plans dated 7.17.08 To Remain

153.133(B)(2) Interior Landscaping requires that 5% of the V.U.A. is to be landscaped.

25,985 Total S.F. of parking x .05 =
1,299 S.F. Landscape Required
2,480 S.F. Landscape Provided

153.133(B)(3)(a) 1 Tree is required for every 5,000 S.F. of Interior Ground Coverage.

25,985 Total S.F. of parking / 5,000 =
6 Trees Required
6 Trees Provided

PLANT SCHEDULE

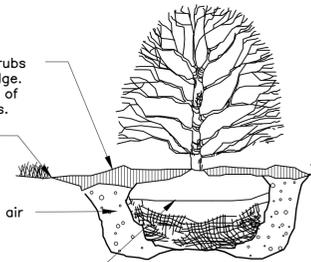
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AC	2	Aesculus x carnea	Red Horsechestnut	2.5" Cal.	B&B
GT	4	Gleditsia triacanthos	Honey Locust	2.5" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
JP	12	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	30" Ht.	B&B

3" depth mulch. Mulch shrubs in beds as continuous hedge. Do not block surface flow of storm water across hedges.

Create clean and well defined edge

Planting mix. Do not allow air pockets to form when backfilling.

Remove top 1/3 of burlap for B&B root balls. All non-biodegradable material shall be totally removed.



Shrub Planting
No Scale

Do not cut main leader

Hose chafing guards

Flexible ties

2 x 2 wood stake

Survey tape

3" depth mulch

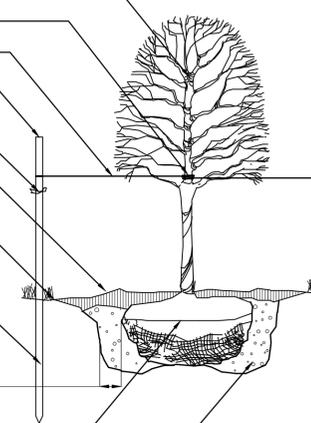
Create clean and well defined edge

Drive stake to 18" below pit

12" min.

Remove top 1/3 of burlap. All non-biodegradable material shall be removed.

Planting mix. Do not allow air pockets to form when backfilling.



Deciduous Tree Planting
No Scale

GENERAL NOTES

- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities.
- Finished planting beds shall be graded to provide positive drainage.
- Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- Bed edge shall be smooth, consistent, hand trenched 6" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 6' min.
- Trees shall be placed a minimum of 3' from sidewalks and curbs.
- Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
- Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing at least 5300 spores per lb (0.45 kg) of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb (0.45 kg) of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.
- Roto-Til subgrade below Planting Mix to a depth of 4 inches prior to placement of Planting Mix.
- Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
- Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
- All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
- Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
- Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddisshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns.
- Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT
FOR
IGS HEADQUARTERS
6100 EMERALD PARKWAY
PARKING EXPANSION
LANDSCAPE PLAN

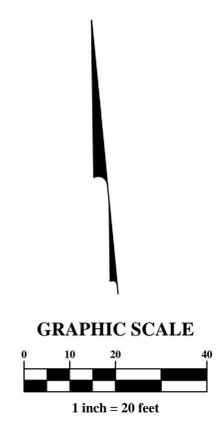
EMHT
Evans, McWhorter, Hensler & Tinn, Inc.
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.6900 Fax: 614.775.3448
emht.com

DATE
August 17, 2015

SCALE
1" = 20'

JOB NO.
2013-1211

SHEET
L1.0



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