Rockin' Jump Dublin

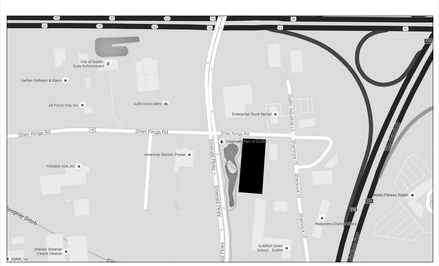
Shier-Rings Rd
Dublin, OH, 43017

Conditional Use Application

Date: 18 Februrary 2016

Vicinity Map

Site Location



Submittal Notes

1. The submittal drawing package represents project in schematic design or design development posture.
2. The site plans and site engineering are more developed than building design.
3. The building size, character, and materiality depicted represent an accurate delinlation of design intent.
4. Building material selections may be refined as we move through budget analysis and further design.

Drawing Index

CU0 Cover

Architectural
CU1 Zoning and Building Information
CU2 Site Layout and Staking Plan
CU3 Landscape Plan
CU4 Site Details
CU5 Conceptual Floor Plans
CU6 Conceptual Elevations

Civil
Sht 1 Cover Sheet
Sht 2 General Notes and Quantities
Sht 3 Site Layout and Staking Plan
Sht 4 Utility Plan
Sht 5 Grading Plan
Sht 6 Erosion and Sediment Control/ Tree Preservation Plan
Sht 7 Existing Topographic/ Tree Survey
Sht 8 Sight Distance

BASS STUDIO ARCHITECTS

36 KING AVENUE
Columbus, OH 43201
ph. 614.294.4893
fax. 614.294.2709

Rockin' Jump Dublin - Building Information

Building Footprint	24,306 SF		
Building Height	29'0"		
Vehicle Use Area	43,488 SF		
Use	Entertainment		
Building SF with Mezzanine	29,000 SF		

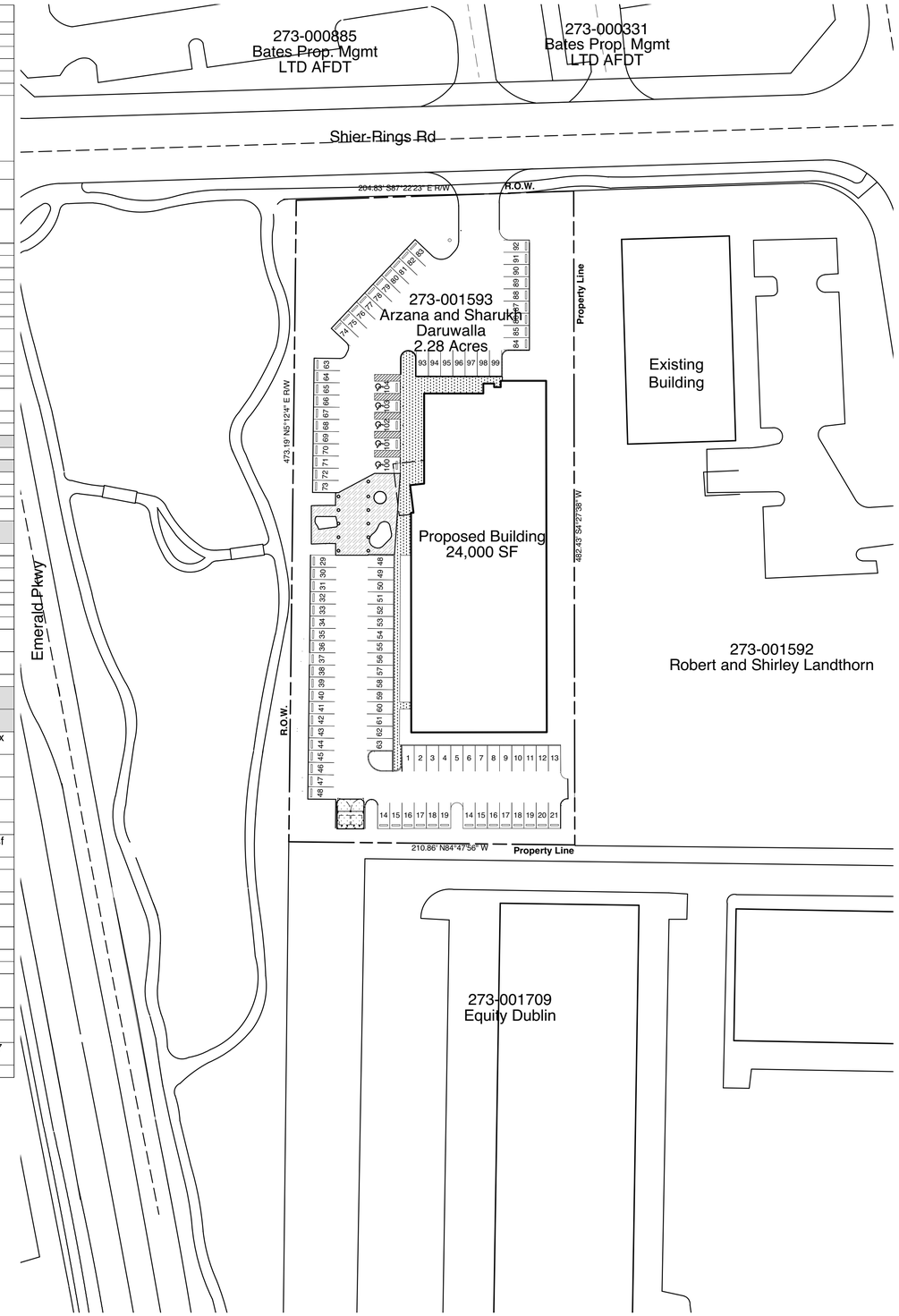
This building will be a steel frame, type IIB entertainment/recreational facility to house Rockin' Jump's proposed Dublin location. The proposed building will be one ground floor containing a lobby, snack bar, waiting area, and all Rockin' Jump attractions, with a mezzanine level containing space for more private gatherings. The site will provide parking for Rockin' Jump patrons, and will be landscaped both to code and to accentuate its context.

Building Information - Fire Suppression

The building will be fully sprinkled with an FDC provided at the front of the parking lot. Fire supression riser will be located in the service room in the Northeast corner of the building near the stairwell.

Preliminary Zoning Analysis

Parcel ID	**273 001593**		
Address			
Zoning District	**Technology Flex**		
Parcel Size	2.279 Acre	99,273 square feet	
Section	**Proposed**	**Status**	**Note**
153.039.C.13.B	1,128 SF of Accent Color = 5% of Elevation	Complies	21,604 sf = total area of all elevations
153.044 Use	Recreation - Indoor	Conditional Use	
13044.D.1 INTENSITY			
13044.D.1. Lot Size	99,292 Square Feet	Complies	
13044.D.1a. Maximum Lot Coverage	approximately 68%	Complies	67,794 SF of coverage
13044.D.1b. Building Height	29'0"	Acceptable	related to setback
13044.F.1	Style Non-Perscriptive	Complies	
13044.F.4	Architectural Metal and Glass	Complies	See Materials Sheet
13044.D.2 SETBACK REQUIREMENTS			
13044.D.2.a Lot Width	204'0"	Complies	
13044.D.2.b Front Yard		(per 153.072)	
By 153.072 A	no structure in yard	Complies	
By 153.072 B	30'0"	Complies	
By 153.072 C	Parking in setback less than 40%	Complies	
By 153.072 F	Visibility Triangles	Will comply	
13044.D.2.c Side and Rear Yards	20' min. based on 29' Bldg Height	Complies	
13044.D.2.d Side yard pavement setback	5'0"	Complies	
13044.D.2.e Rear yard pavement setback	10'0"	Complies	
153.070 GENERAL DEVELOPMENT STANDARDS			
153.130 LANDSCAPING REQUIREMENTS			
153.133.A.1 PERIMETER BUFFER	will be provided at ROW	Complies	135.135 indicates 3' minimum, Appendix B 3.5' average heights.
153.133.A.2 Opacity	will achieve 100 % opacity in 4 years	Will Comply	
153.133.A.5 VUA Perimeter	Condition 1 attached chart	Will Comply	135.135 indicates 2' minimum height, Appendix B 3.5' average height.
153.133.A.8 Existing Landscape Material	Discuss west edge at park		Can we omit Perimeter where evergreens exist?
153.133 B INTERIOR LANDSCAPING			peninsula or island with tree to count
153.133 B.1	Providing 2,949 SF	2,137 req'd	5 sf of landscaped area per every 100 sf total
153.133 B.1.a	Min width of all >7'		area of 112 sf 7' min w, 4 ft to tree
153.133 B.1.b	Max area = 975 SF		no area > 350 or 1500 for parking >30,000
153.133 B.3 TREE PLANTING			
153.133 B.3.A	13 trees req'd for 67,794 SF impervious	exceeded	1 PER 5,000 SF
153.134 STREET TREES			Requirement? Met through existing trees.
153.200 Off Street Parking	Aisle = 22' @ 90°	exceeded	20' min.
	Space = 9' x 19'		
153.201 Calculation	Provided spaces @ > 1/300 SF	Not specifically defined	we do not have "court sports" driving occupancy. Count in consistant with similar occupancies regionally.
	ADA Spaces at 1/25 4 provided.		
153.210. C Driveway	30 Max at ROW - 40' w/flares at curb		
153.212 Number of Spaces	1/300 provided see 155.201		1/250. Fitness and rec sports center (97 req spaces w/o mezzanine)



1 **Zoning and Building Information Site Plan**
Scale: 1" = 50'-0"

N

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PROJECT

Date: 18 February 2016

DATE & ISSUES

Zoning and Building Information

SHEET TITLE

CU1

SHEET NO.

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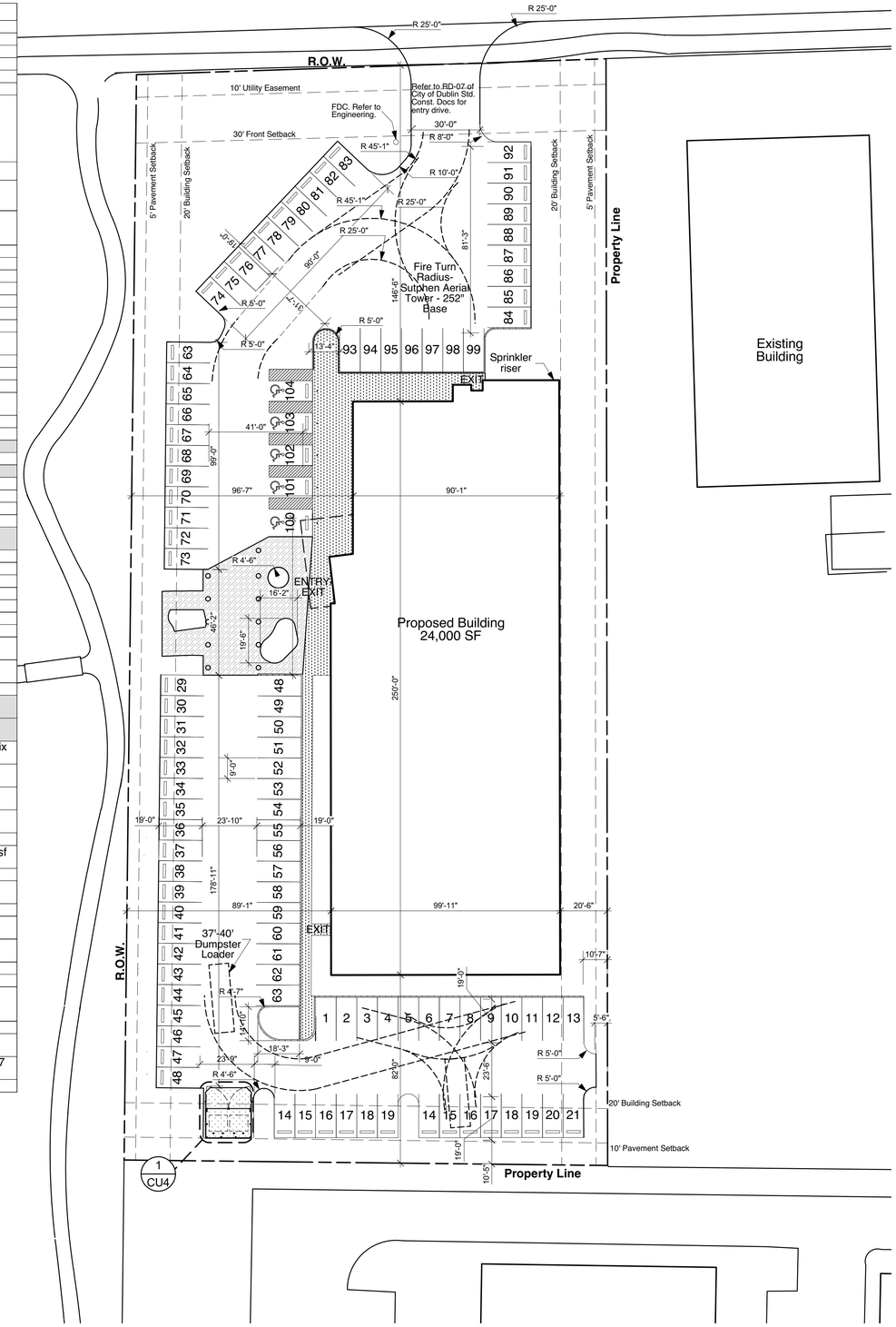

1 **Site Dimension Plan**
Scale: 1" = 30'-0"

N

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PROJECT

Date: 18 February 2016

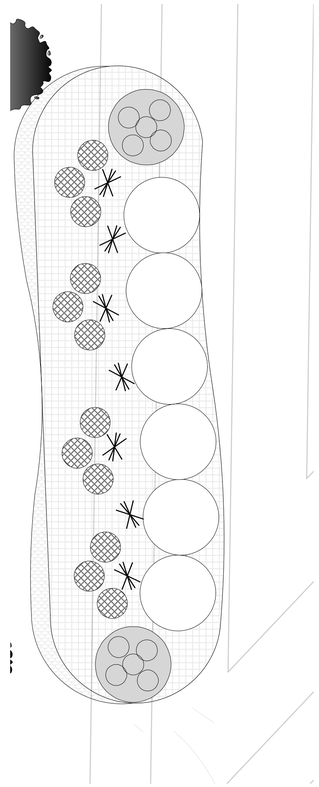
DATE & ISSUES

Site Layout and Staking Plan

SHEET TITLE

CU2

SHEET NO.



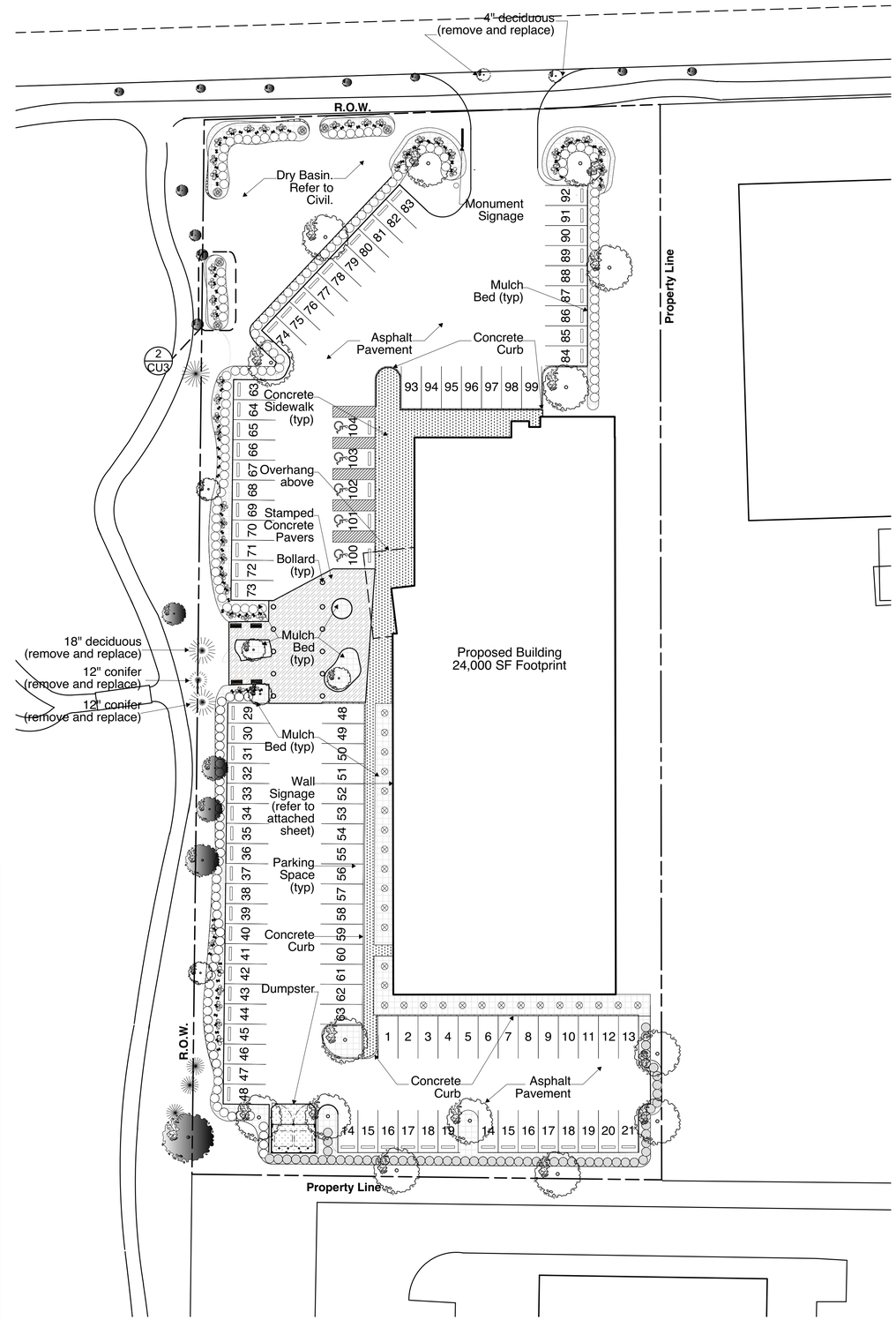
2 Typical Array of Planted Elements where Layered

Scale: 1/4"=1'

N

Materials/ Planting Schedule

Symbol	Quantity	Name	Size	Notes
	-	Existing Tree	—	
	5	Existing Tree Proposed to be Removed	—	
	18	Proposed Tree	20'-35'	
	198	Taxus Hicksi	3 gallon	
	62	Globe Arborvitae	3 gallon	
	-	Turf Grass	—	
	10,193 sf	Mulch Bed		
	153	Stonecrop Sedum	1 gallon	
	111	Karl Foerster	1 gallon	
	369 sf	Liriope	Mass	Refer to planting details
	6	Limelight - White Hydrangeas	3 gallon	
	29	Dwarf Cotoneaster	3 gallon	
	2620 sf	Stamped Concrete Pavers		
	3609 sf	Poured Concrete		



1 Landscape Plan

Scale: 1" = 30'-0"

N

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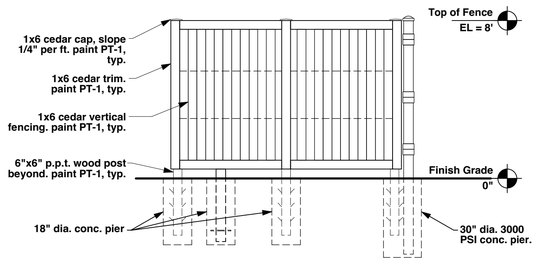
Landscape Plan

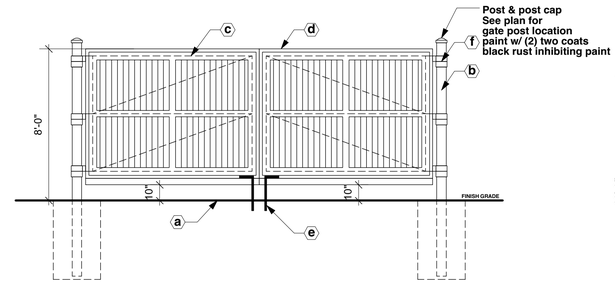
SHEET TITLE

CU3

SHEET NO.

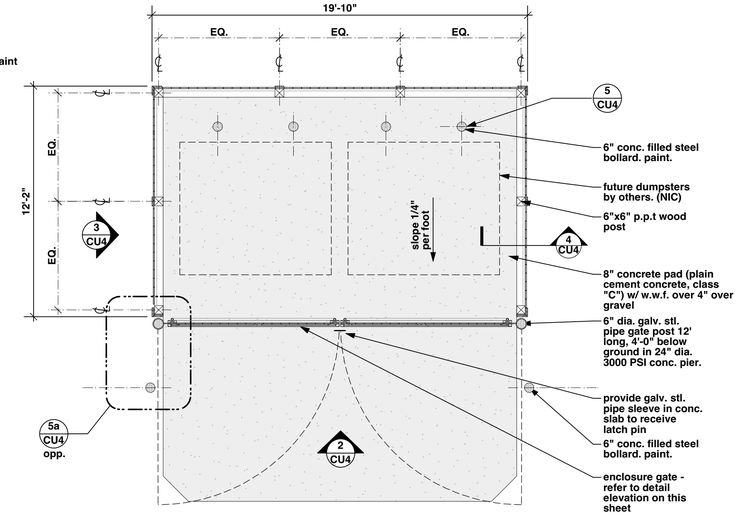


3 Dumpster Enclosure Elevation
Scale: 1/4" = 1' - 0"

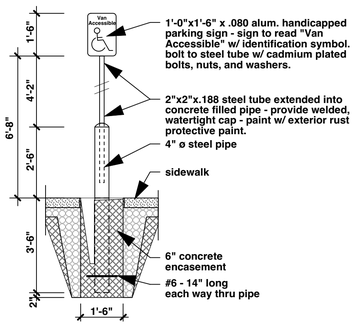


a. Heavy duty concrete pavement per engineer.
b. 6" dia. galv. stl. pipe gate post 12' long, 4'-0" below ground in 30" dia. 3000 PSI conc. pier.
c. Stl. tube frame - inside, submit shop dwg for approval. Prime & (2) two coats black rust inhibiting paint.
d. Wood gate - Submit shop dwg for approval. Paint w/ (2) coats exterior latex paint. Paint color selected by architect.
e. Gate latch w/ locking device, 1" dia. pipe sleeve into conc. slab. Provide 1" dia. sleeve in conc slab for gate in open position.
f. Hinge - 6-3/ 6" I.D. (4" hgt) steel ring welded to steel frame on gate, resting on 6-3/16" I.D. (4" hgt) ring welded to post. (Typ. of 6). All metal hardware shall be galvanized or primed w/ black rust inhibiting paint.

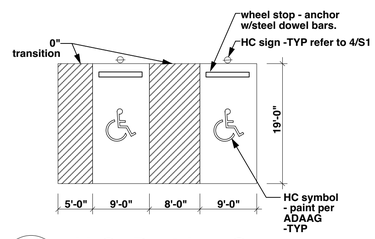
2 Dumpster Enclosure Elevation
Scale: 1/4" = 1' - 0"



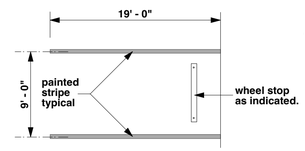
1 Dumpster Enclosure Plan
Scale: 1/4" = 1' - 0"



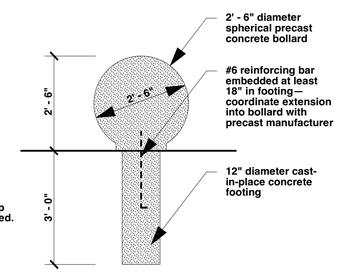
8 H.C. Sign Detail
Scale: not to scale



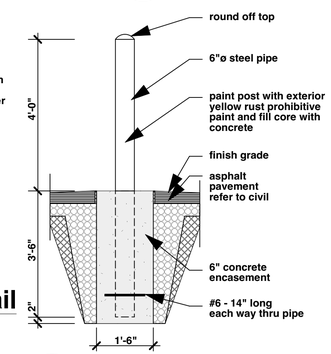
7 H.C. Parking Space
Scale: not to scale



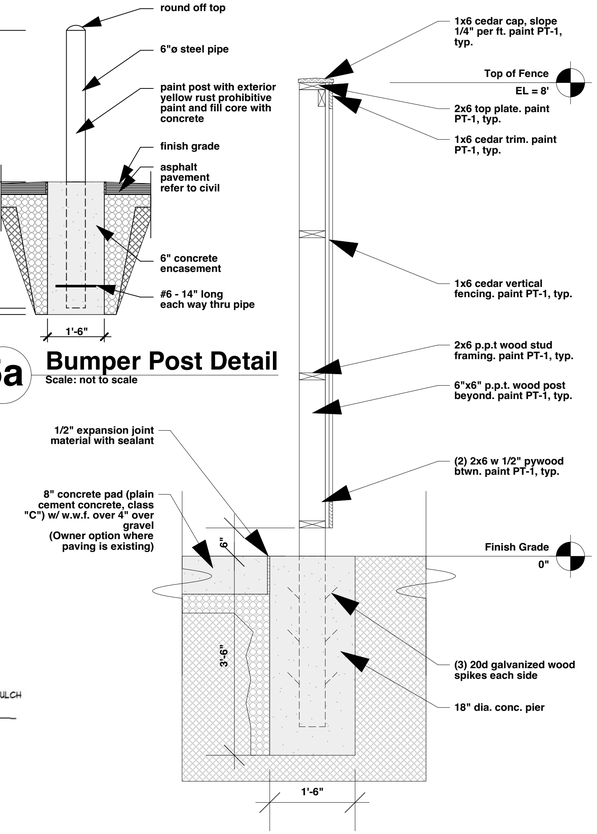
6 Typ. Parking Space
Scale: not to scale



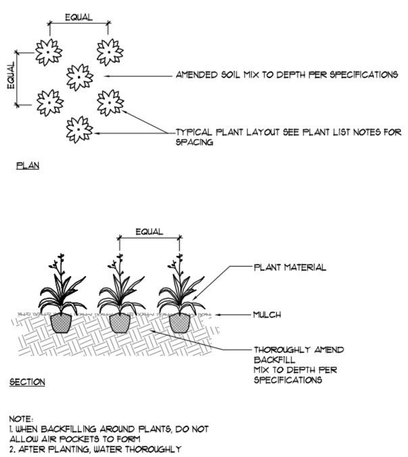
5 Bumper Post Detail
Scale: not to scale



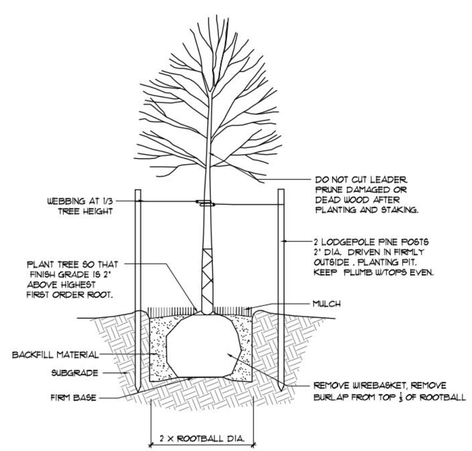
5a Bumper Post Detail
Scale: not to scale



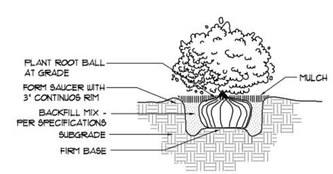
4 Dumpster Enclosure Section
Scale: 3/4" = 1' - 0"



11 Liriope Grass Planting
Scale: not to scale



10 Shrub Planting
Scale: not to scale



9 Shrub Planting
Scale: not to scale

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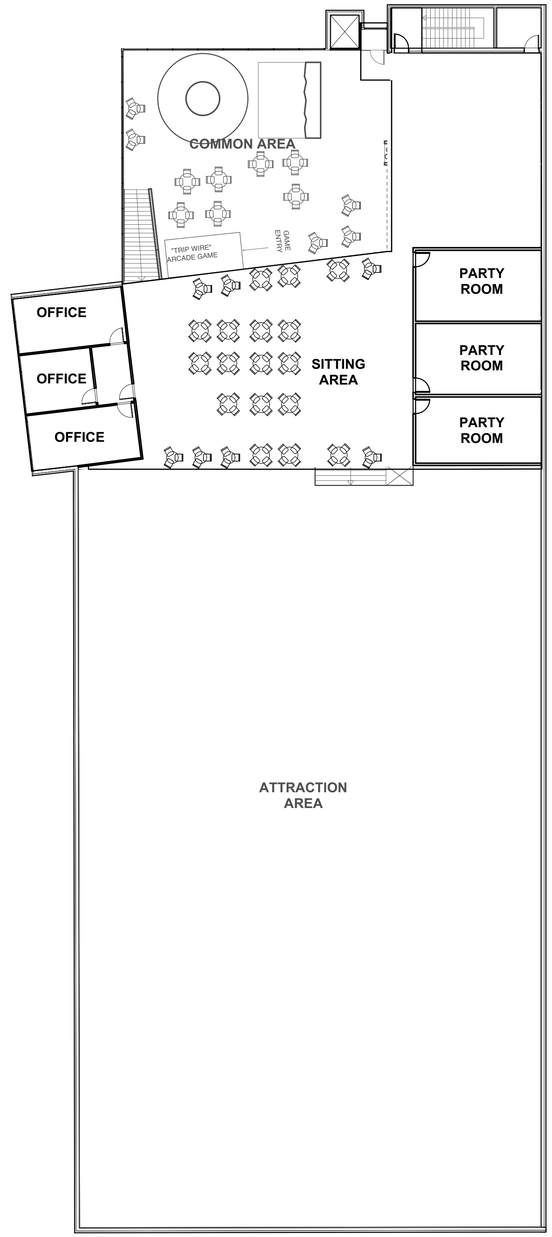
Site Details

SHEET TITLE

CU4

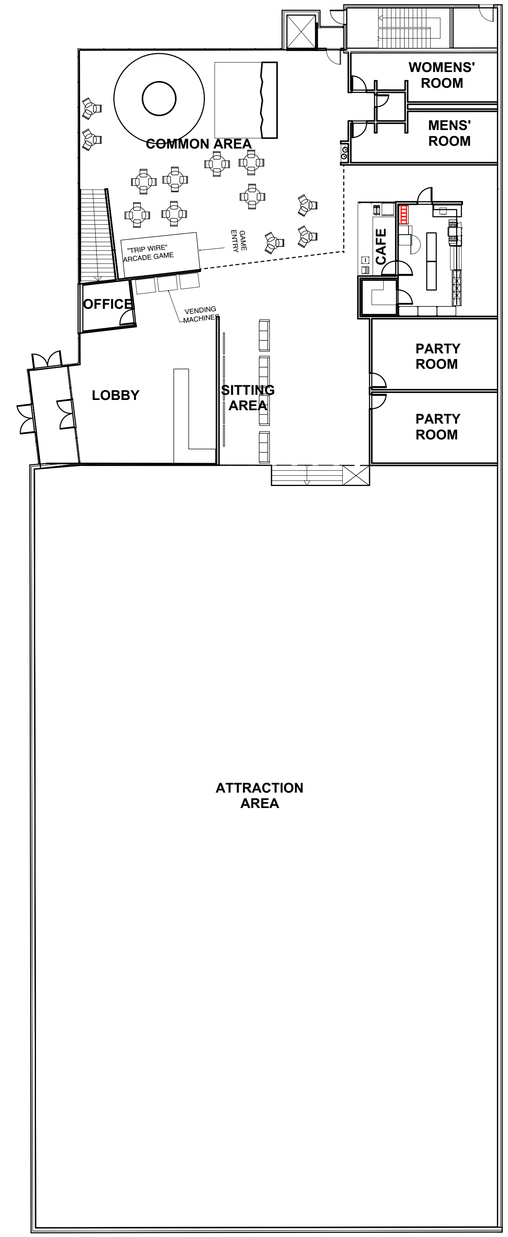
SHEET NO.



2 Conceptual Mezzanine Floor Plan

Scale: 1/16" = 1'-0"

N



1 Conceptual First Floor Plan

Scale: 1/16" = 1'-0"

N

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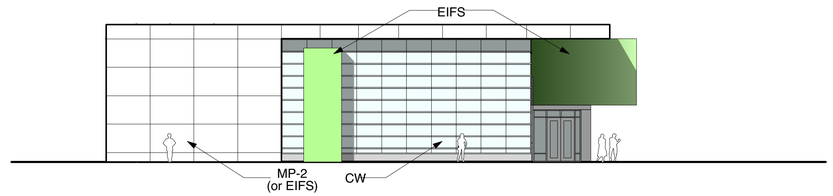
Conceptual Floor Plans

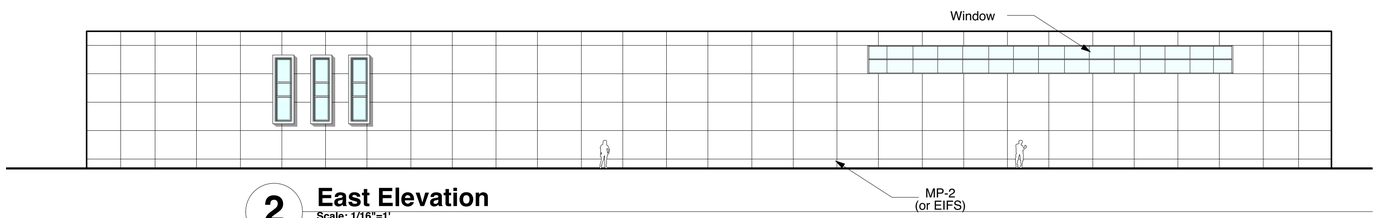
SHEET TITLE

CU5

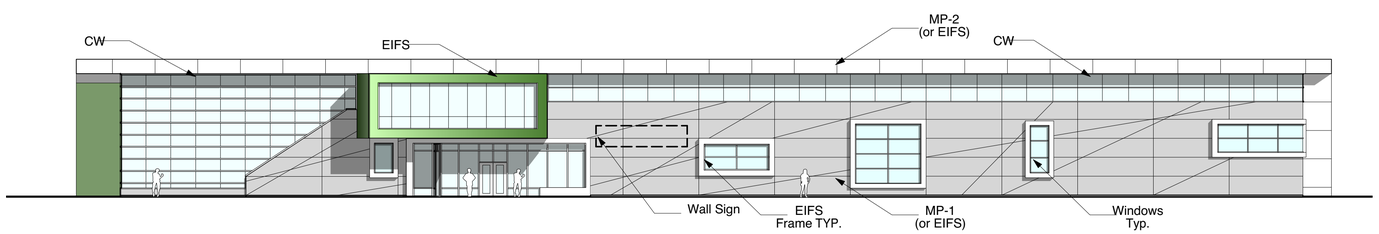
SHEET NO.



1 North Elevation
Scale: 1/16"=1'



2 East Elevation
Scale: 1/16"=1'



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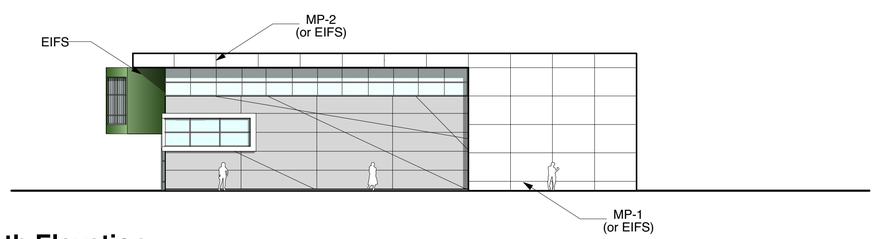
Scale: 1/16"=1'



4 South Elevation
Scale: 1/16"=1'

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Schematic Building Elevations

SHEET TITLE

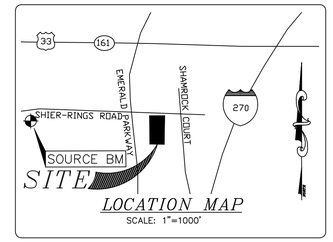
CU6

SHEET NO.

PRIVATE SITE IMPROVEMENT PLANS FOR

ROCKIN' JUMP

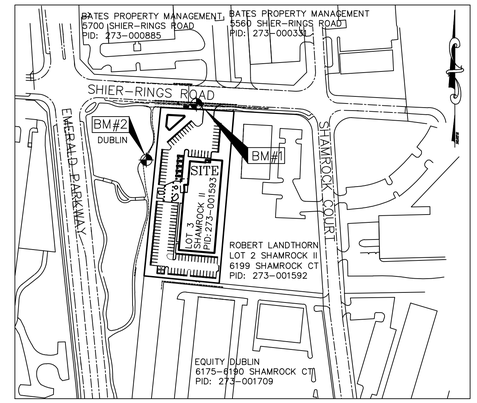
SHIER–RINGS ROAD
CITY OF DUBLIN, OHIO



LOCATION MAP
SCALE: 1"=1000'

INDEX OF SHEETS

SHEET 1 ..... COVER SHEET
SHEET 2 ..... GENERAL NOTES AND QUANTITES
SHEET 3 ..... STAKING PLAN
SHEET 4 ..... UTILITY PLAN
SHEET 5 ..... GRADING PLAN
SHEET 6 ..... EROSION AND SEDIMENT CONTROL/TREE PRESERVATION PLAN
SHEET 7 ..... EXISTING TOPOGRAPHIC/TREE SURVEY
SHEET 8 ..... SIGHT DISTANCE



INDEX MAP
SCALE: 1"=200'

STANDARD DRAWINGS

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

ODOT	CITY OF COLUMBUS		CITY OF DUBLIN (2014 EDITION)
CB2–2A	AA–S133A	L–6324	RD–07 MODIFIED
	AA–S141	L–7401	ST–05
	AA–S149	L–9901	
	AA–S150		
	AA–S151		
	AA–S168		

BENCH MARKS
(NAVD 88 DATUM)

SOURCE BM:

FRANKLIN COUNTY MONUMENT V6RESET
BRASS PLUG IN THE SOUTHEAST WINGWALL 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 THE GUARDRAIL.

ELEV.=916.418

ON–SITE BM #1:

FIRST FIRE HYDRANT EAST OF EMERALD PARKWAY, SOUTH SIDE OF SHIER RINGS ROAD, IN FRONT OF SITE, NORTH BOLT

ELEV.=904.35

ON–SITE BM #2:

EAST EDGE CONCRETE BASE LIGHT POLE EAST OF BIKEPATH IN PARK LOCATED WEST OF SITE

ELEV.=903.70

UNDERGROUND UTILITIES

TWO WORKING DAYS
BEFORE YOU DIG
CALL: 1–800–362–2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

NON–MEMBERS
MUST BE CALLED DIRECTLY

OWNER/DEVELOPER

5993 MAXTOWN ROAD
WESTERVILLE, OHIO 43082
(614) 353–9012
CONTACT: MRS. ARZANA DARUWALLA

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
883 North Cassady Avenue
Columbus, Ohio 43219
Tele.: (614) 252–0993
Fax: (614) 252–0444

STATE OF OHIO
MARK R. SCHROEDER
E-61341
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED ENGINEER E–61341 DATE

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

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO — DATE
PAUL A. HAMMERSMITH, P.E.

DIRECTOR LAND USE AND LONG RANGE PLANNING, CITY OF DUBLIN, OHIO — DATE
VINCENT A. PAPSIDERO, FAICP

REVISIONS			
REV.	DATE	DESCRIPTION	

GENERAL NOTES

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.

8. 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 613. 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. Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic air ram devices is not permitted. Permits to construct in the right-of-way of existing streets must be obtained from the City of Dublin Division of Engineering before commencing construction. Should open cutting of existing pavement be permitted, Controlled Density Backfill (Type II) shall be used in place of compacted granular backfill, according to Item 613 of the Standard Specifications.

21. 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.

22. 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.

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:

Columbia Gas of Ohio Adam Sheeley 290 W. Nationwide Blvd Columbus, Ohio 43215 1-800-440-6111 ext. 3042	AT&T Delores Bailey 111 N. 4th St., Room 802 Columbus, Ohio 43215 (614) 223-6457	Time Warner Cable Kevin Rich 1266 Dublin Road Columbus, Ohi 43215 (614) 481-5263
American Electric Power Robin Hand Engineering Liason Coordinator 850 Tech Center Drive Gahanna, Ohio 43230	City of Dublin Division of Engineering 5800 Shier Rings Road Dublin, Ohio 43016 (614) 410-4600	City of Columbus Division of Water 910 Dublin Road, 2nd Floor Columbus, Ohio 43215 (614) 645-7788

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

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

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.

3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.

4. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for Stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.
2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.

3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

BLASTING *(If Permitted)*

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.

2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) - Recommended Standards for Wastewater Facilities.

3. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

NOTES CONTINUED ON SHEET 2

42949.20.1

4. The minimum requirements for sanitary sewer pipes with diameters greater than 15 inches shall be reinforced concrete pipe ASTM C76 with Class designation specified in the approved construction drawings.

5. All in-line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor-N-Tee or Kor-N-Seal connections conforming to the manufacturer's recommendations.

6. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, 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 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.

9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.

10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.

11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.

12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.

15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

16. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basement service is intended.

17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.

18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.

19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

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 chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination 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 613, 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 indluce 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 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 copies of permits obtained from Dublin and Columbus to the Washington Township Fire Department. Permits shall be kept at the construction site at all times.

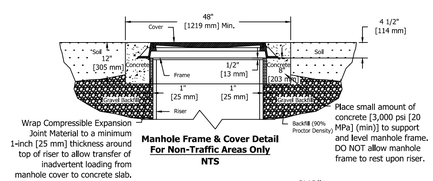
2. Before the final estimate is paid, the contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the contractor has returned the siamese valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

ESTIMATE OF QUANITIES

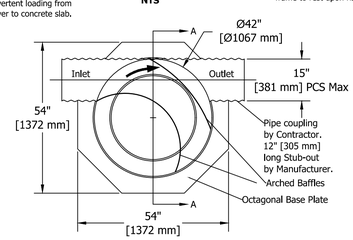
ITEM	QUAN	UNIT	DESCRIPTION
			PUBLIC SITE IMPROVEMENTS
201	Lump	Sum	Clearing and Grubbing
202	308	SF	Bikepath Removed and Disposed of
202	114	SF	Bikepath Replacement(2.5" Asphalt Conc. Item 448/6" Agg. Base Item 304)
204	95	SY	Subgrade Compaction
499	740	SF	8" Concrete Driveway (RD-07)
			PRIVATE SITE IMPROVEMENTS
			WATER
801	Lump	Sum	3/4" Water Service Line
SPEC	1	Each	FDC connection
			STORM SEWER LINE
601	4	C.Y.	Type "C" Rock Channel Protection With Filter (ST-05)
604	1	Each	Catch Basin (ODOT CB2-2A Modified)
604	2	Each	Catch Basin (AA-S133A) with Heavy Duty Casting (AA-S141)
604	1	Each	18" Headwall (AA-S168)
901	45	Lin Ft	12" Storm Conduit, w/ Type I Bedding
901	363	Lin Ft	18" Storm Conduit, w/ Type I Bedding
SPEC	1	Each	Aquaswirl AS-3 or approved equal
			SANITARY
909	66	Lin Ft	Tunnel - Jacked Liner for 6 Inch Diameter Pipe Including Jacking Pit
915	1	Each	Cleanout
918	252	Lin Ft	6 Inch Diameter Pipe
			EROSION CONTROL
207	1	Each	Construction Road Stabilization
207	2	Each	Catch Basin Sediment Filter
207	1190	Lin Ft	Silt Fence
659	Lump	Sum	Seeding and Mulching
SPEC	1	Each	1.5 Inch Dia. IAS Skimmer (or approved equal)

NOTES:
QUANTITIES LISTED ABOVE ARE ESTIMATES AND SUBJECT TO REVISION DURING CONSTRUCTION.
THE CONTRACTOR IS DIRECTED TO VERIFY ALL QUANTITIES PRIOR TO PREPARING AND SUBMITTING HIS BID.

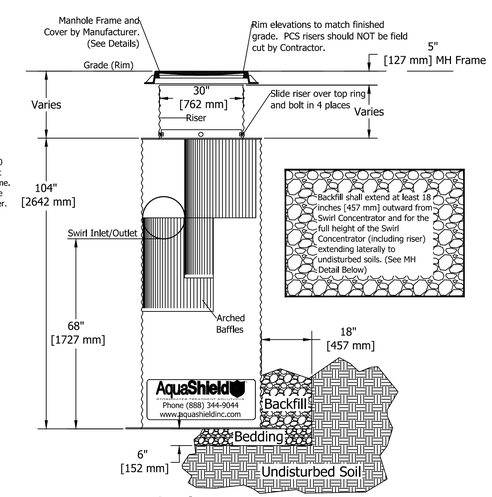
ALL ITEMS OF WORK CALLED FOR ON THIS PLAN FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS INDICATED SHALL BE PERFORMED BY THE CONTRACTOR AND THE COST OF SUCH WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.



Manhole Frame & Cover Detail
For Non-Traffic Areas Only
NTS



Plan View



Section A-A

Aqua-Swirl Concentrator Model AS-3 CFD PCS Standard Detail

DESCRIPTION
GENERAL NOTES & QUANTITIES

LOCATION
ROCKIN' JUMP
SHIER-RINGS ROAD
DUBLIN, OHIO

CLIENT
ARZANA DARUWALLA

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No.	AREA No.	SHEET
SCALE: N.T.S.	DATE: 2/15/16	42949		2 OF 8

42949.20.1

Rockin' Jump Dublin - Building Information

Building Footprint	24,306 SF		
Building Height	29'0"		
Vehicle Use Area	43,488 SF		
Use	Entertainment		
Building SF with Mezzanine	29,000 SF		

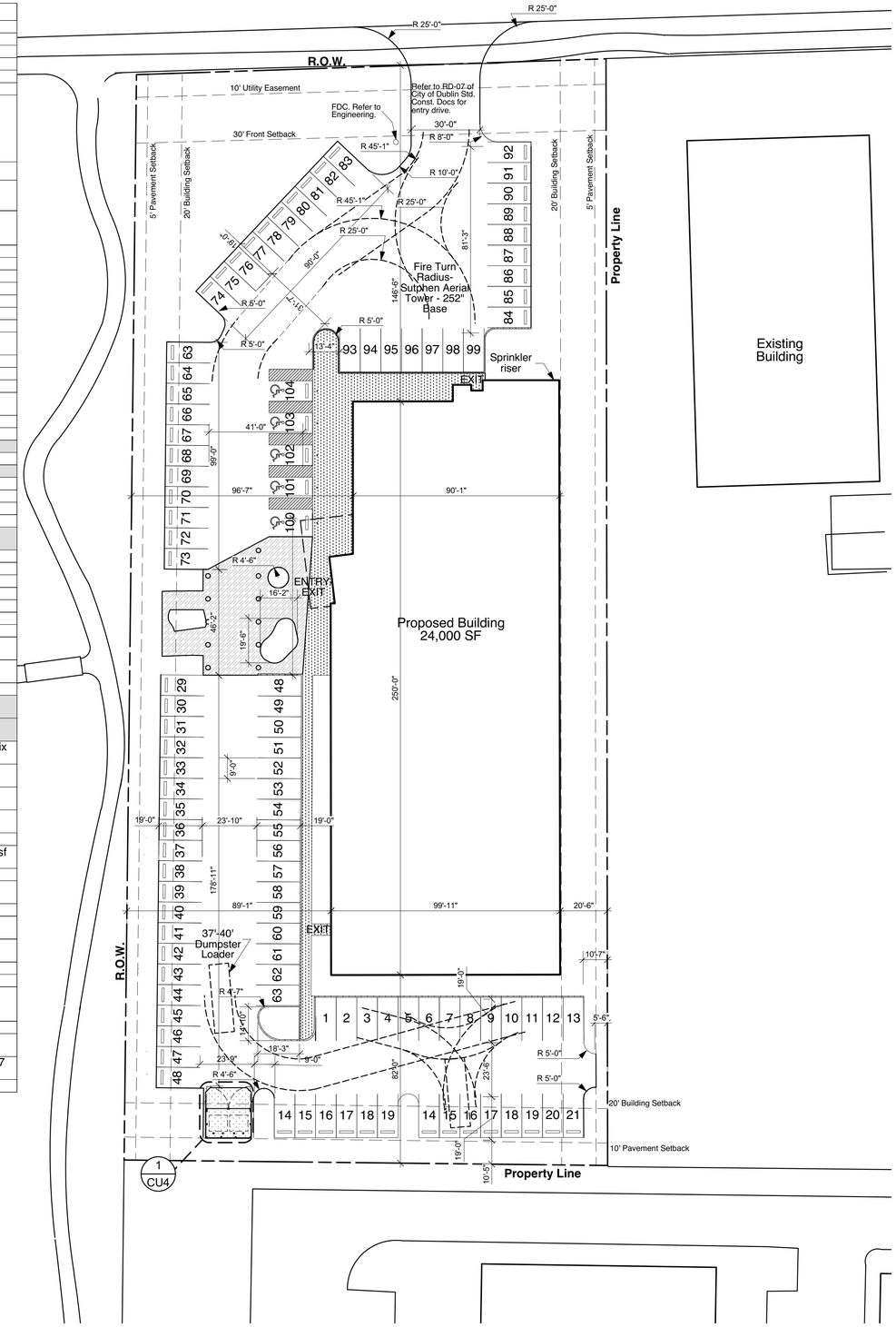
This building will be a steel frame, type IIB entertainment/recreational facility to house Rockin' Jump's proposed Dublin location. The proposed building will be one ground floor containing a lobby, snack bar, waiting area, and all Rockin' Jump attractions, with a mezzanine level containing space for more private gatherings. The site will provide parking for Rockin' Jump patrons, and will be landscaped both to code and to accentuate its context.

Building Information - Fire Suppression

The building will be fully sprinkled with an FDC provided at the front of the parking lot. Fire supression riser will be located in the service room in the Northeast corner of the building near the stairwell.

Preliminary Zoning Analysis

Parcel ID	**273 001593**		
Address			
Zoning District	**Technology Flex**		
Parcel Size	2.279 Acre	99,273 square feet	
Section	**Proposed**	**Status**	**Note**
153.039.C.13.B	1,128 SF of Accent Color = 5% of Elevation	Complies	21,604 sf = total area of all elevations
153.044 Use	Recreation - Indoor	Conditional Use	
13044.D.1 INTENSITY			
13044.D.1. Lot Size	99,292 Square Feet	Complies	
13044.D.1a. Maximum Lot Coverage	approximately 68%	Complies	67,794 SF of coverage
13044.D.1b. Building Height	29'0"	Acceptable	related to setback
13044.F.1	Style Non-Perscriptive	Complies	
13044.F.4	Architectural Metal and Glass	Complies	See Materials Sheet
13044.D.2 SETBACK REQUIREMENTS			
13044.D.2.a Lot Width	204'0"	Complies	
13044.D.2.b Front Yard		(per 153.072)	
By 153.072 A	no structure in yard	Complies	
By 153.072 B	30'0"	Complies	
By 153.072 C	Parking in setback less than 40%	Complies	
By 153.072 F	Visibility Triangles	Will comply	
13044.D.2.c Side and Rear Yards	20' min. based on 29' Bldg Height	Complies	
13044.D.2.d Side yard pavement setback	5'0"	Complies	
13044.D.2.e Rear yard pavement setback	10'0"	Complies	
153.070 GENERAL DEVELOPMENT STANDARDS			
153.130 LANDSCAPING REQUIREMENTS			
153.133.A.1 PERIMETER BUFFER	will be provided at ROW	Complies	135.135 indicates 3' minimum, Appendix B 3.5' average heights.
153.133.A.2 Opacity	will achieve 100 % opacity in 4 years	Will Comply	
153.133.A.5 VUA Perimeter	Condition 1 attached chart	Will Comply	135.135 indicates 2' minimum height, Appendix B 3.5' average height.
153.133.A.8 Existing Landscape Material	Discuss west edge at park		Can we omit Perimeter where evergreens exist?
153.133 B INTERIOR LANDSCAPING			peninsula or island with tree to count
153.133 B.1	Providing 2,949 SF	2,137 req'd	5 sf of landscaped area per every 100 sf total
153.133 B.1.a	Min width of all >7'		area of 112 sf 7' min w, 4 ft to tree
153.133 B.1.b	Max area = 975 SF		no area > 350 or 1500 for parking >30,000
153.133 B.3 TREE PLANTING			
153.133 B.3.A	13 trees req'd for 67,794 SF impervious	exceeded	1 PER 5,000 SF
153.134 STREET TREES			Requirement? Met through existing trees.
153.200 Off Street Parking	Aisle = 22' @ 90°	exceeded	20' min.
	Space = 9' x 19'		
153.201 Calculation	Provided spaces @ > 1/300 SF	Not specifically defined	we do not have "court sports" driving occupancy. Count in consistant with similar occupancies regionally.
	ADA Spaces at 1/25 4 provided.		
153.210. C Driveway	30 Max at ROW - 40' w/flares at curb		
153.212 Number of Spaces	1/300 provided see 155.201		1/250. Fitness and rec sports center (97 req spaces w/o mezzanine)



1 **Site Dimension Plan**
Scale: 1" = 30'-0"

N

BASS STUDIO ARCHITECTS
36 KING AVENUE
Columbus, OH 43201
ph. 614.294.4893
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DESIGNER

Rockin' Jump Dublin

Shier Rings Rd. Dublin, OH, 43017

PROJECT

Date: 18 February 2016

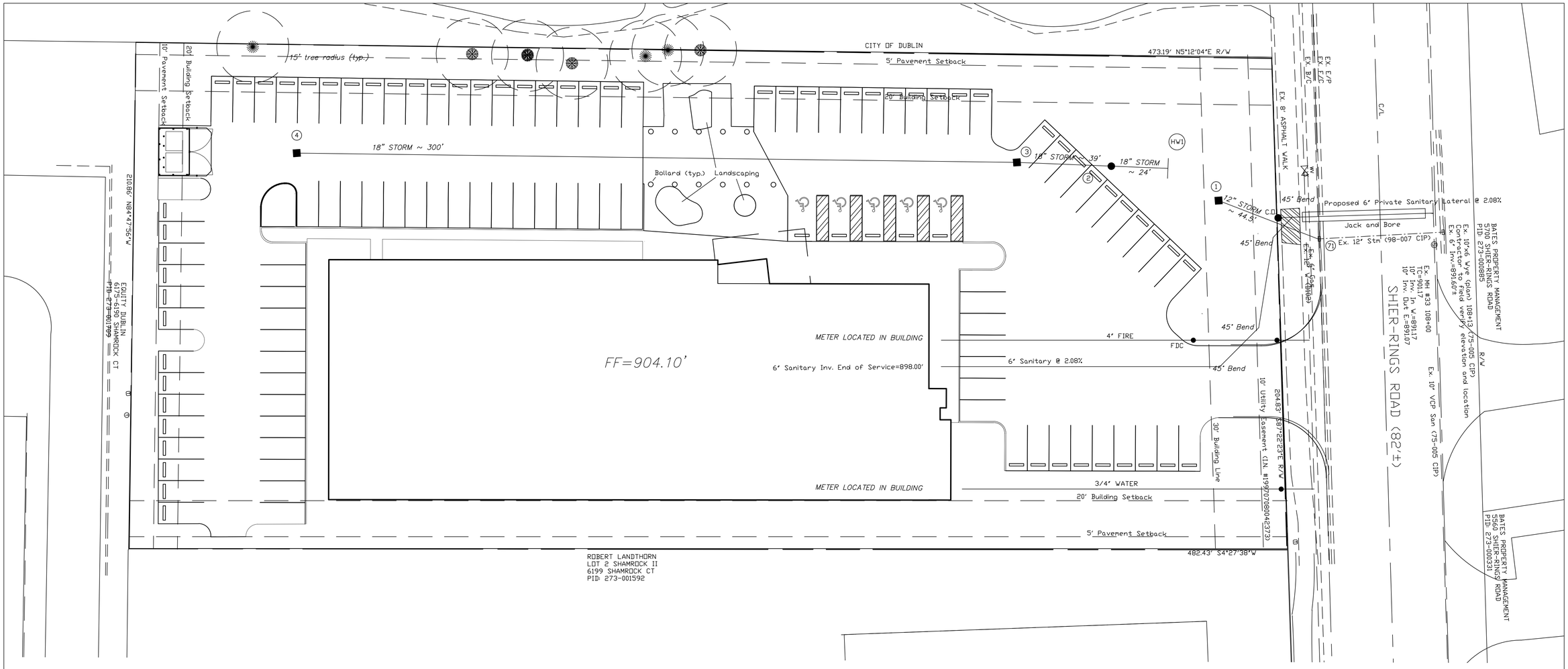
DATE & ISSUES

Site Layout and Staking Plan

SHEET TITLE

CU2

SHEET NO.



LEGEND:

- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING LIGHTPOLE
- EXISTING 6" GAS
- EXISTING WATER MAIN
- EXISTING STORM MAIN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONNECTIONS TO EXISTING PUBLIC INFRASTRUCTURE ARE TO BE CORE DRILLED.

CONNECTIONS TO EXISTING UTILITIES REQUIRE CITY OF DUBLIN INSPECTION.

PROVIDE TREE PRESERVATION FENCE AROUND ON-SITE TREES TO REMAIN AS SHOWN SHEET 6

DESCRIPTION

UTILITY PLAN

LOCATION

ROCKIN' JUMP
SHIER-RINGS ROAD
DUBLIN, OHIO

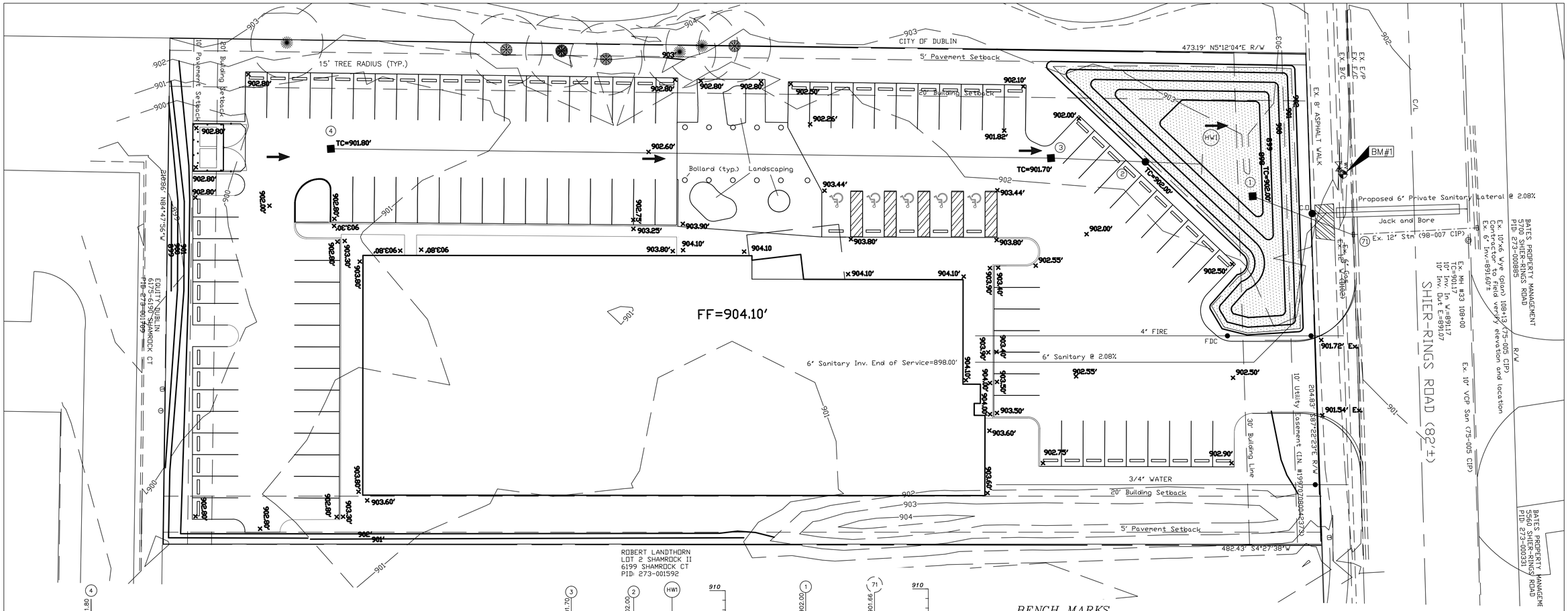
CLIENT

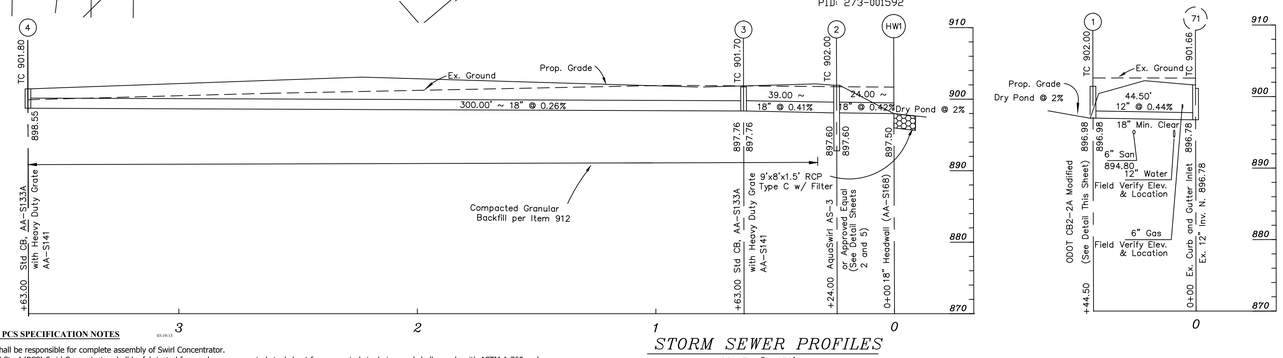
ARZANA DARUWALLA

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No.	AREA No.	SHEET
SCALE: 1"=20'	DATE: 2/15/16	42949		4 OF 8

42949.20.1





STORM SEWER PROFILES

SCALE: 1" = 30' H
1" = 10' V

BENCH MARKS

(NAVD 88 DATUM)

SOURCE BM:

FRANKLIN COUNTY MONUMENT V6RESET
BRASS PLUG IN THE SOUTHEAST WINGWALL 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 THE GUARDRAIL.

ELEV.=916.418

ON-SITE BM #1:

FIRST FIRE HYDRANT EAST OF EMERALD PARKWAY, SOUTH SIDE OF SHIER RINGS ROAD, IN FRONT OF SITE, NORTH BOLT

ELEV.=904.35

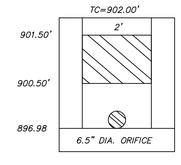
ON-SITE BM #2:

EAST EDGE CONCRETE BASE LIGHT POLE EAST OF BIKEPATH IN PARK LOCATED WEST OF SITE

ELEV.=903.70

LEGEND:

- 100 YEAR PONDING LIMITS AT 901.45'
- MAJOR FLOOD ROUTING PATH
- 904 EXISTING CONTOUR
- 901 PROPOSED CONTOUR
- (3) STORM STRUCTURE NUMBER
- EXISTING 6" GAS
- EXISTING WATER MAIN
- EXISTING STORM MAIN



CB#1 OUTLET DETAIL

SCALE: N.T.S.

AQUA-SWIRL™ PCS SPECIFICATION NOTES 03.19.13

1. Manufacturer shall be responsible for complete assembly of Swirl Concentrator.
2. Polymer Coated Steel (PCS) Swirl Concentrator shall be fabricated from polymer pre-coated steel sheet for corrugated steel pipe, and shall comply with ASTM A 760 and ASTM A 742.
3. Stub outs and internal components shall be supplied by manufacturer and MIG welded using accepted welding practices.
4. Manufacturer shall supply direct access to Swirl Concentrator via 30-inch ID riser(s). Riser should not be field cut by Contractor, Riser should maintain its finish cut length as supplied by manufacturer to match final grade per approved site elevations (as indicated on approved shop drawing). If necessary to extend riser, Contractor should use adjusting rings to bring top of structure to grade.
5. Contractor shall supply pipe couplings to and from Swirl Concentrator, which shall be Mar-Mac, Fernco, or Mission style flexible boot with stainless steel tension bands and shear guard. Mar-Mac couplings should be used for connections to corrugated plastic pipe and are recommended for use with larger diameter pipe (e.g. 24" ID and larger). A concrete cradle is recommended beneath Mar Mac to prevent joint movement.
6. Contractor shall prepare excavation and off-load Swirl Concentrator. Contractor is responsible for bedding and backfill around Swirl Concentrator as detailed on site plan. (see notes 11 and 12)
7. Manufacturer shall supply standard manhole frame(s) and cover(s). (Traffic rated H20)
8. Where traffic loading (H-20) is required or anticipated, a 4-foot diameter, 14-inch thick reinforced concrete pad must be placed over the Swirl Concentrator to support and level the manhole frame. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi and be reinforced with reinforcing steel (per drawing). Minimum cover over reinforcing steel shall be 1-inch. Top of manhole cover and concrete slab shall be level with finish grade.
9. Unless other traffic barriers are present, bollards shall be placed around access risers in non-traffic areas to prevent inadvertent loading by maintenance vehicles. Sample of typical bollard installation detail and recommended locations of bollards around the Swirl Concentrator can be provided upon request.
10. Where high groundwater elevations are present or anticipated, Contractor shall supply concrete anti-floatation pad underneath and poured over the octagonal base plate of the swirl (see Anti-Floatation Base Detail) to prevent buoyancy and base plate deflection (details, if necessary, available upon request).
11. Excavation and Bedding - The trench and trench bottom shall be constructed in accordance with ASTM A 798 Section 5, Trench Excavation, Section 6, Foundation, and Section 7, Bedding. The PCS Swirl Concentrator shall be installed on a stable base consisting of at least 6-inches of fine, readily compacted soil or granular fill material, and compacted to 95% proctor density. Bedding shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. All required safety precautions for Swirl Concentrator installation are the responsibility of the Contractor and shall be per OSHA approved methods.
12. Backfill Requirements - Backfill materials shall be fine, readily compacted soil or granular fill material, and compacted to 90% proctor density. Processed granular materials with excellent structural characteristics are preferred. Coarse grained soils of USCS Groups GW, GP, GM, GC, SW, and SP as described in ASTM D 2487 are generally acceptable materials when compacted to 90% proctor density. Backfill shall not contain stones retained on a 3-inch ring, frozen lumps, highly plastic clay, organic material, corrosive material, or other deleterious foreign materials. Backfilling shall conform to ASTM A 798, Section 10, Structural Backfill Placement. Backfill shall be placed in 6 to 12 inch layers or "lifts" and compacted before adding the next lift. Backfill shall extend at least 18 inches outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser(s)) extending laterally to undisturbed soils.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE: TREE PROTECTION FENCING INFORMATION FOUND ON SHEET 6

LEGEND:

- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING LIGHTPOLE

CRITICAL YEAR STORM: 10 YEAR

STORMWATER MANAGEMENT SUMMARY TABLE							
	1 YEAR	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
MASTER PLAN SITE RELEASE (CFS)	2.52	2.88	3.90	5.05	6.76	9.05	11.11
ALLOWABLE RELEASE (CFS)	2.19	2.19	2.19	2.19	6.76	9.05	11.11
ACTUAL RELEASE (CFS)	1.52	1.68	1.87	1.99	2.75	3.60	4.57
POND ELEVATION (FT.)	899.12	899.55	900.08	900.47	900.90	901.18	901.45

DESCRIPTION

GRADING PLAN

LOCATION

ROCKIN' JUMP
SHIER-RINGS ROAD
DUBLIN, OHIO

CLIENT

ARZANA DARUWALLA

PREPARED BY
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DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No. 42949	AREA No.	SHEET 5 OF 8
SCALE: 1"=20'	DATE: 2/15/16			

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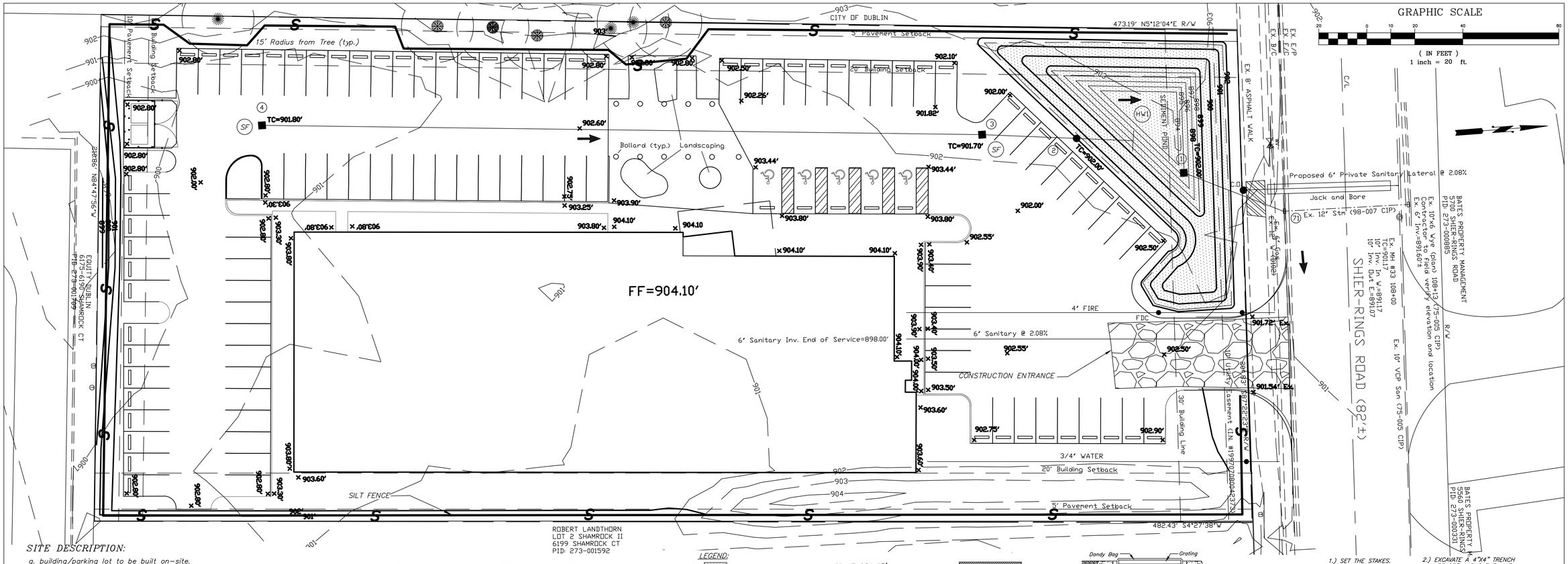


SITE DESCRIPTION:

a. building/parking lot to be built on-site.
b. site area/area to be disturbed = 2.60 acres
c. estimated impervious area = 1.595 acres of 2.279 acre site (70%)
d. pre-construction runoff coefficient CN=79
   post-construction runoff coefficient CN=93
e. Crosby silt loam "C" CrA and Kokomo silty clay loam"B/D" Ko on-site
f. prior land use = undeveloped open field - grass (fair)
g. implementation schedule

1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE CONSTRUCTION ROAD STABILIZATION AT PROPOSED ENTRANCE.
2) CLEAR AND GRUB ONLY THE AREAS NECESSARY FOR THE INSTALLATON OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN.
3) INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN INCLUDING THE SILT FENCE
4) CONSTRUCT THE SANITARY SEWER.
5) CONSTRUCT THE STORM SEWERS, INCORPORATING EROSION AND SEDIMENT CONTROL MEASURES PER PLAN.
6) BEGIN ROUGH GRADING WITHIN THE SITE AS NECESSARY TO INSTALL THE STORM DRAIN
7) IN CONJUNCTION WITH THE PREPARATION OF THE ROAD BASE, INSTALL THE STORM DRAIN AND WATER LINE.
8) PAVE SITE.
9) AS CONSTRUCTION NEARS COMPLETION AND THE FINAL GRADES ARE OBTAINED, STABILIZE ALL DISTURBED AREAS PER SEEDING AND MULCHING SPECIFICATIONS. THIS INCLUDES CLEANING OF BUILT-UP SEDIMENT FROM THE EXISTING TEMPORARY SEDIMENT CONTROL FEATURES AT STORM STRUCTURES AND SILT FENCE.
10) UPON PERMANENT STABILIZATION OF ALL DISTURBED AREAS, REMOVE THE REMAINING EROSION AND SEDIMENT CONTROL MEASURES.

h. receiving stream = unnamed tributary of south fork indian run

i. subdivided development = N/A
j. asphalt/concrete plans = N/A
k. NOI Permit: 4GC05191*AG 1/4/2016 (OHC000004)
l. location of site = PID: 273-001593
   Lot 3 Shamrock II
   Dublin, Ohio 43016
   owner/developer = Arzana Daruwalla
   5993 Maxtown Road
   Westerville, Ohio 43085

CONSTRUCTION ROAD STABILIZATION
NOT TO SCALE

GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS UNLESS AUTHORIZED BY THE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME.

ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

ALL TEMPORARY DIVERSIONS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED WITH TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.

AT THE COMPLETION OF CONSTRUCTION, AND ONCE ALL DENUDED AREAS ARE PERMANENTLY STABILIZED, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED.

MAINTENANCE NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BY THE OWNER'S REPRESENTATIVE WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL TO ENSURE THAT THE MEASURES ARE FUNCTIONING ADEQUATELY. SEDIMENT THAT IS COLLECTED WILL BE DISTRIBUTED ON THE PROTECTED PORTION OF THE SITE AND STABILIZED. ALL STOCKPILES OF EARTH AND TOPSOILS WILL BE PROTECTED WITH TEMPORARY SEEDING OR OTHER MEANS TO PREVENT EROSION. A CURRENT MAINTENANCE LOG SHALL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO ANY GOVERNING AGENCY FOR REVIEW IMMEDIATELY UPON REQUEST.

CONSTRUCTION ROAD STABILIZATION (CE)
BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDING AREAS ADJACENT TO THE ROADS AND PARKING AREAS SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED. ROADSIDE DITCHES AND OTHER DRAINAGE STRUCTURES SHOULD BE CHECKED REGULARLY TO ENSURE THAT THEY DO NOT BECOME CLOGGED WITH SILT OR OTHER DEBRIS.

SILT FENCE (SF)
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 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.

LEGEND:

- 100 YEAR PONDING LIMITS AT 901.45'
- MAJOR FLOOD ROUTING PATH
- (SF) CATCH BASIN SEDIMENT FILTER
- SILT/TREE PRESERVATION FENCE

SEEDING AND MULCHING

GENERAL
THE SEEDING, EITHER PERMANENT OR TEMPORARY, SHALL COMMENCE WITHIN 7 DAYS AFTER THE STREET AND LOT GRADING IS COMPLETED.

THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO ACCOMPLISH BOTH TEMPORARY AND PERMANENT SEEDING.

ALL DITCHES, DIVERSIONS, RIGHT-OF-WAY AREAS AND AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SODDED.

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO A DISTANCE OF 5 FEET OUTSIDE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SODDED SHALL REMAIN UNDER EXISTING GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

PAYMENT FOR TEMPORARY SEEDING SHALL BE INCLUDED UNDER "EROSION CONTROL"QUANTITIES.

OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THEY ARE ORDERED REMOVED BY THE ENGINEER OR AS DIRECTED BY THE "SEQUENCE OF CONSTRUCTION".

MATERIALS

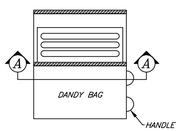
PERMANENT SEEDING:

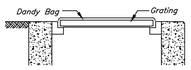
	KIND OF SEED	SEEDING DATES	PER 1,000 SQ. FT.	PER ACRE
A)	CREEPING RED FESCUE PLUS DOMESTIC RYEGRASS PLUS KENTUCKY BLUEGRASS	MARCH-MAY AUG-SEPT	1/2 LB. 1/4 LB. 1/4 LB.	20 LBS. 10 LBS. 10 LBS.
B)	TALL FESCUE	MARCH-MAY AUG-SEPT	1 LB.	40 LBS.
C)	DWARF (TURF-TYPE) FESCUE	MARCH-MAY AUG-SEPT	1 LB.	40 LBS.

MAINTENANCE:
A) IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY AND HOT SEASONS OR ON ADVERSE SITES.

B) REPAIRS - INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, RESEEDINGS AND REMULCHING WITHIN THE PLANTING SEASON IF POSSIBLE.
1. IF STAND IS INADEQUATE, OVERSEED FERTILIZE, USING HALF OF THE RATES ORIGINALLY APPLIED, AND MULCH.
2. IF THE STAND IS OVER 60 PERCENT DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, SEEDBED PREPARATION, SEEDING RECOMMENDATIONS, AND MULCHING RECOMMENDATIONS.

MAINTENANCE FERTILIZATION AND MOWING FOR PERMANENT SEEDING





SECTION A

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

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

CATCH BASIN SEDIMENT FILTER, "DANDY BAG" (SF)
NOT TO SCALE

FERTILIZER RATE

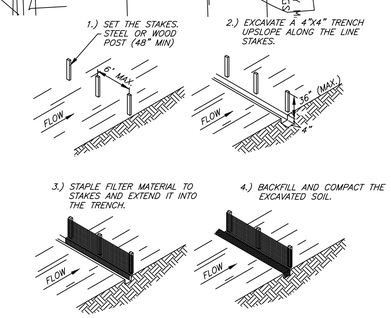
MIXTURE	FORMULA	LBS/AC	LBS/1000 SQ. FT.	TIME	MOWING
CREEPING RED FESCUE RYEGRASS KENTUCKY BLUEGRASS	10-10-10	500	12	FALL YEARLY OR AS NEEDED	NOT CLOSER THAN 3"
TALL FESCUE	10-10-10	500	12	FALL YEARLY OR AS NEEDED	NOT CLOSER THAN 4"
DWARF (TURF-TYPE) FESCUE	10-10-10	500	12	FALL YEARLY OR AS NEEDED	NOT CLOSER THAN 2"
FLATPEA AND CROWNVETCH WITH FESCUE	0-20-20	400	10	SPRING YEARLY FOLLOWING ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER	DO NOT MOW

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any areas 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

TEMPORARY STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
Any disturbed 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 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 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
Disturbed areas that will be idle over winter	Prior to the onset of winter weather



CONSTRUCTION OF A SILT FENCE/
TREE PRESERVATION FENCE
NOT TO SCALE

DESCRIPTION: EROSION CONTROL/TREE PRESERVATION PLAN

LOCATION: ROCKIN' JUMP SHIER-RINGS ROAD DUBLIN, OHIO

CLIENT: ARZANA DARUWALLA

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
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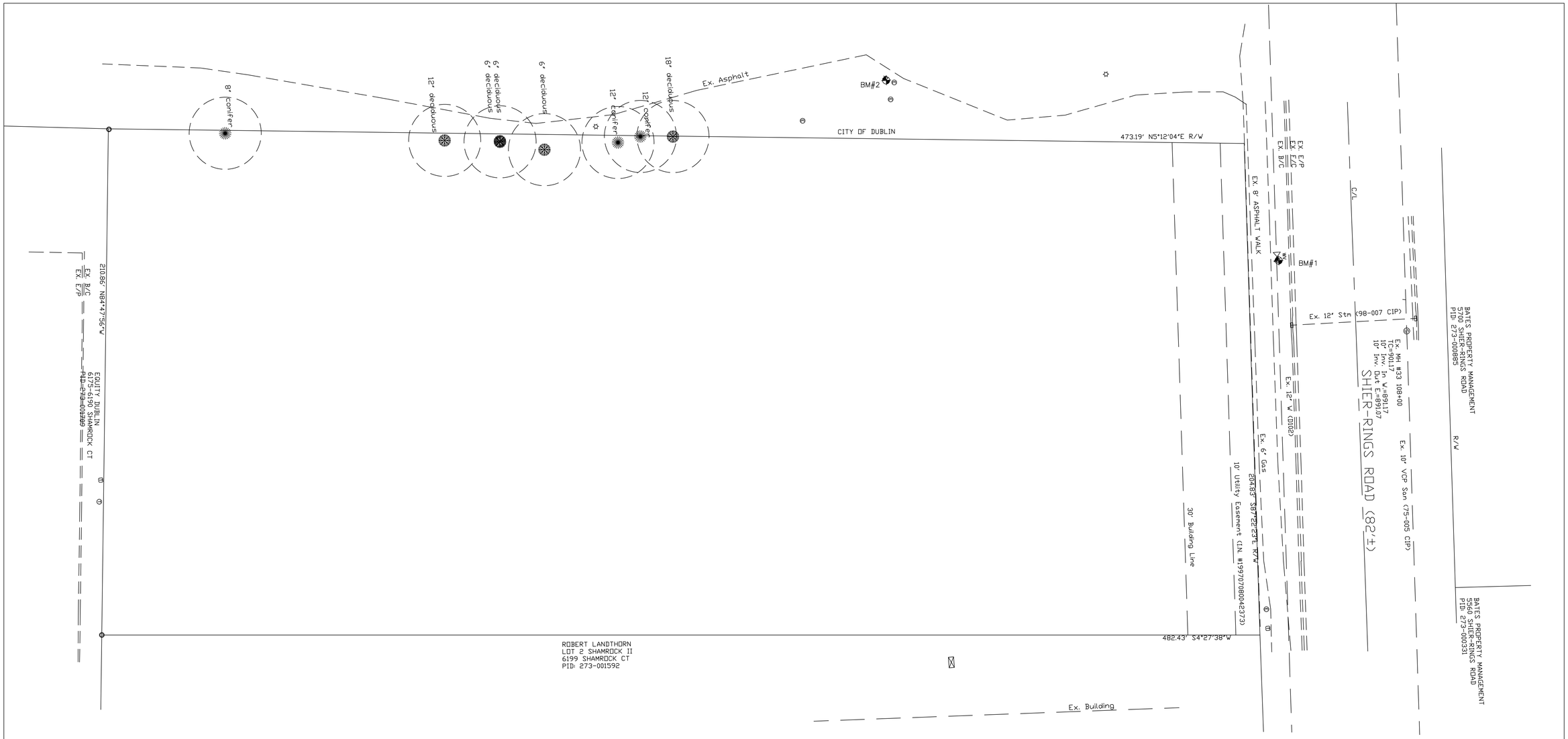
DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No.	AREA No.	SHEET
SCALE: 1"=20'	DATE: 2/15/16	42949		6 OF 8

42949.20.1



NOTE: ALL TREES IN GOOD CONDITION AND TO REMAIN

NO EXISTING STRUCTURES TO BE REMOVED ON-SITE

LEGEND:

15 FOOT RADIUS FOR TREES WITH DIAMETER CHEST HEIGHT 6 INCHES OR GREATER

Ⓣ EXISTING TELEPHONE MANHOLE

Ⓑ EXISTING TELEPHONE PEDESTAL

Ⓔ EXISTING ELECTRIC MANHOLE

☼ EXISTING LIGHTPOLE

BENCH MARKS

(NAVD 88 DATUM)

SOURCE BM:

FRANKLIN COUNTY MONUMENT V6RESET
BRASS PLUG IN THE SOUTHEAST WINGWALL 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 THE GUARDRAIL.

ELEV.=916.418

ON-SITE BM #1:

FIRST FIRE HYDRANT EAST OF EMERALD PARKWAY, SOUTH SIDE OF SHIER RINGS ROAD, IN FRONT OF SITE, NORTH BOLT

ELEV.=904.35

ON-SITE BM #2:

EAST EDGE CONCRETE BASE LIGHT POLE EAST OF BIKEPATH IN PARK LOCATED WEST OF SITE

ELEV.=903.70

STATE OF OHIO
FRANK C. LONG
6615
REGISTERED
PROFESSIONAL SURVEYOR

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

FRANK C. LONG P.S. 6615

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION: LOT 3 SHAMROCK II (PLAT BOOK 57 PAGE 7)
(FRANKLIN COUNTY RECORDER'S OFFICE)

SITE ON STATE PLANE COORDINATES (OHIO SOUTH ZONE)

DESCRIPTION
TOPOGRAPHIC/TREE SURVEY

LOCATION
ROCKIN' JUMP
SHIER-RINGS ROAD
DUBLIN, OHIO

CLIENT
ARZANA DARUWALLA

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

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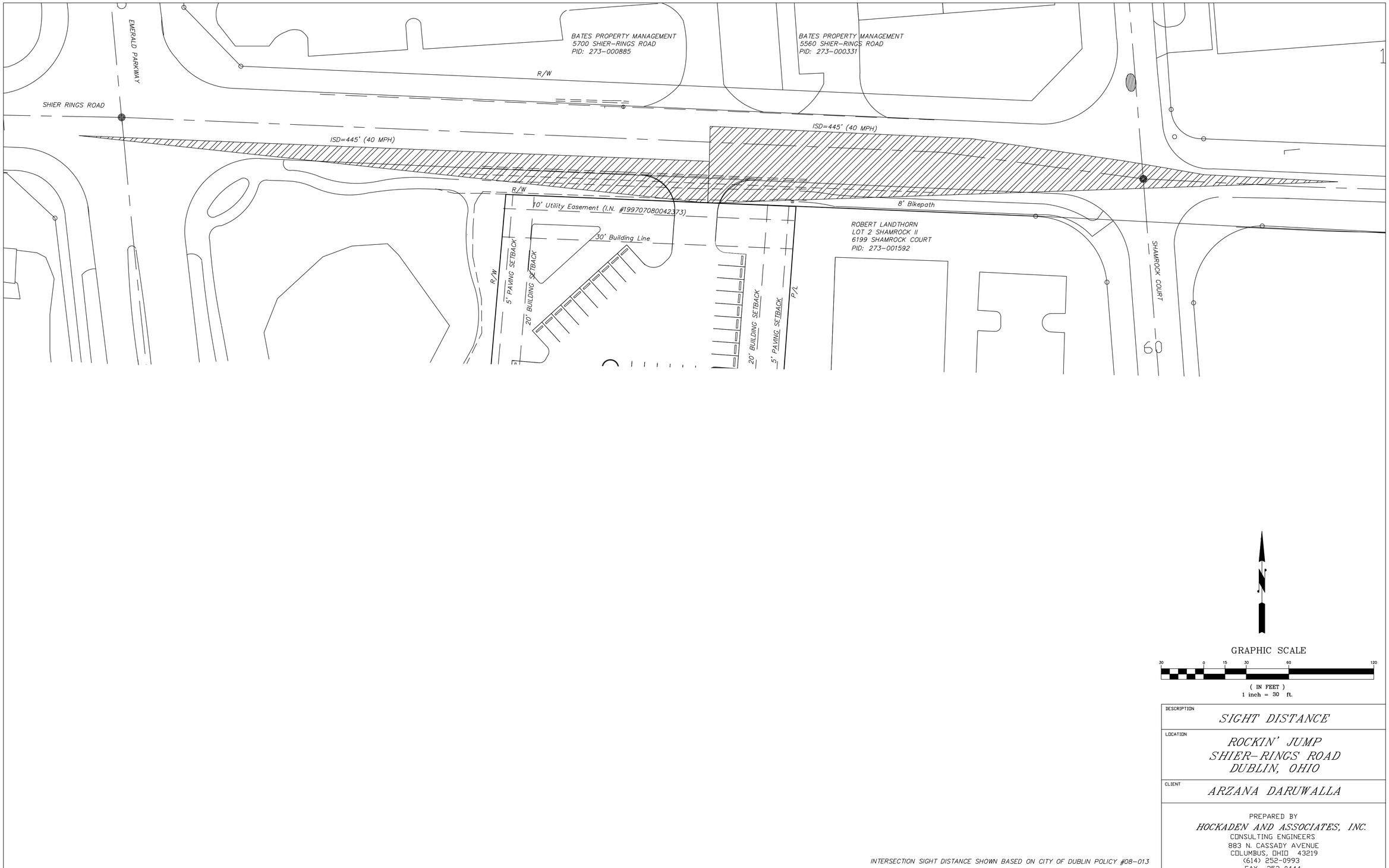

INTERSECTION SIGHT DISTANCE SHOWN BASED ON CITY OF DUBLIN POLICY #08-013
POSTED SPEED LIMIT FOR SHIER-RINGS ROAD = 35 MPH
INTERSECTION SIGHT DISTANCE (ISD) FOR 40 MPH = 445 FEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DESCRIPTION
SIGHT DISTANCE

LOCATION
ROCKIN' JUMP
SHIER-RINGS ROAD
DUBLIN, OHIO

CLIENT
ARZANA DARUWALLA

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