

CITY OF DUBLIN
FRANKLIN COUNTY, OHIO
PLOT, GRADE & UTILITY PLAN
FOR
5550 TUTTLE CROSSING: MOTEL 6
2017

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BENCHMARK INFORMATION

SOURCE BM FCQS 2227
LOCATED AT SOUTH END OF OLD WILCOX ROAD
APPROXIMATELY 30' SOUTH OF END OF ROAD
ELEV: 910.27' (NAVID 88)

BM #100
NORTH WEST BOLT ON TOP FLANGE OF FIRE HYDRANT 2' NORTH
OF CURB AT NORTH SIDE OF TUTTLE CROSSING
APPROXIMATELY 190' WEST OF CENTERLINE OF ENTRANCE TO
EXTENDED STAY AMERICA. 325' EAST OF B.M. #101
ELEV: 908.76' (NAVID 88)

BM #101
SOUTHWEST BOLT ON TOP FLANGE OF FIRE HYDRANT 2' NORTH
OF CURB AT NORTH SIDE OF TUTTLE CROSSING
APPROXIMATELY 460' EAST OF CENTERLINE OF OLD WILCOX
ROAD. 325' WEST OF B.M. #100
ELEV: 907.31' (NAVID 88)

UTILITY CONTACTS

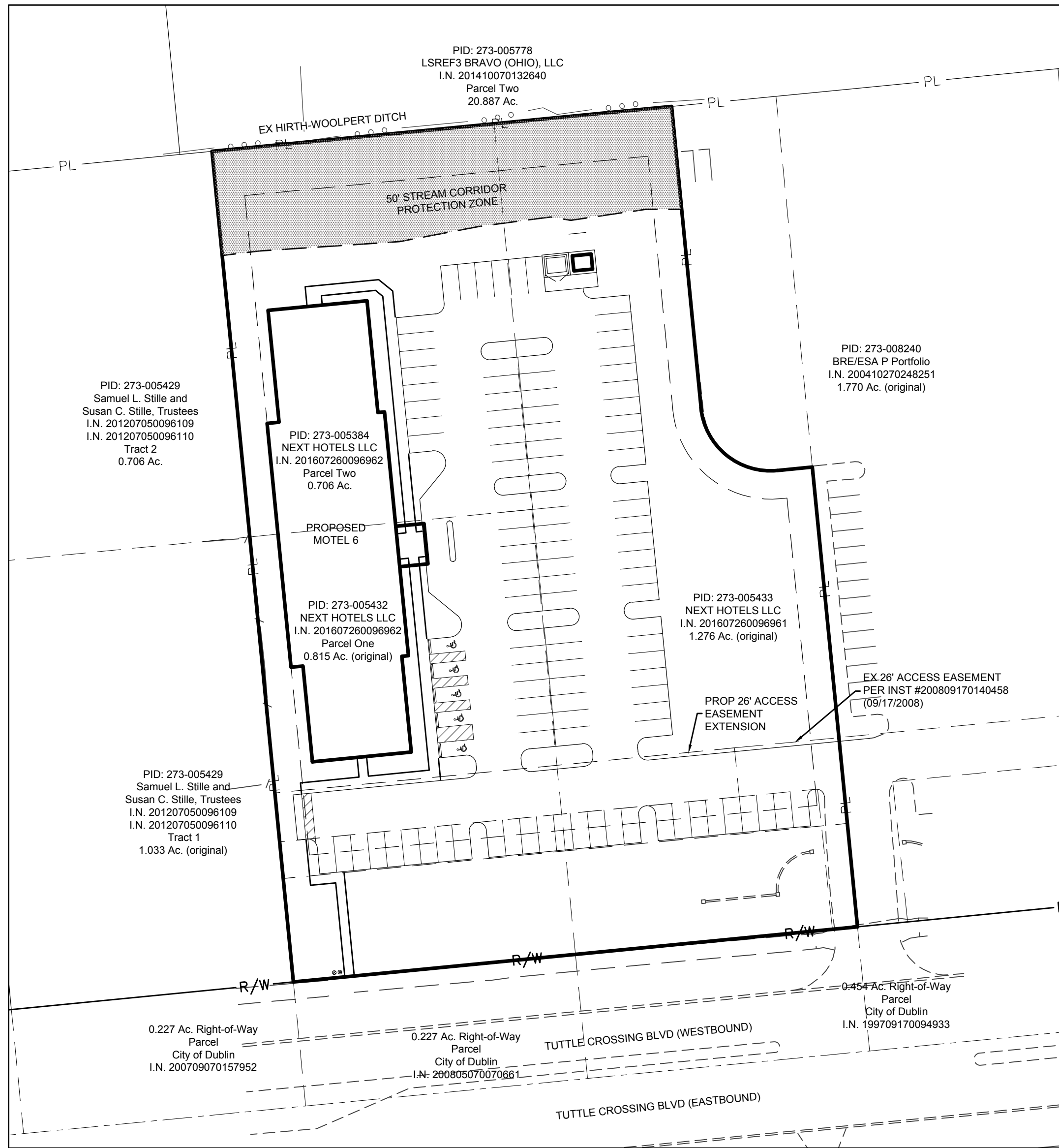
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHAN, OH 43230
PHONE: (614) 883-6831

CITY OF DUBLIN
DIVISION OF ENGINEERING
5800 SHIER-RINGS ROAD
DUBLIN, OH 43016
PHONE: (614) 410-4600

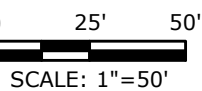
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD
COLUMBUS, OH 43215
PHONE: (614) 645-8276

COLUMBIA GAS OF OHIO
200 S CIVIC CENTER DR
COLUMBUS, OH 43215
PHONE: (614) 460-6000

TIME WARNER CABLE
1580 ALUM CREEK DR
COLUMBUS, OH 43207
PHONE: (614) 918-8439



INDEX MAP



DEVELOPER/OWNER

NEXT HOTELS, LLC
VISHAL PATEL
5570 TUTTLE CROSSING BOULEVARD
DUBLIN, OH 43016

SITE DATA TABLE

ZONING	PCD 89-94
PROPOSED USE	100 ROOM HOTEL
SITE AREA	2.797 AC
DEVELOPER	NEXT HOTELS, LLC
CURRENT TAX PID	273-005384
	273-005432
	273-005433
SITE LAYOUT	
BUILDING AREA	0.32 AC
PAVEMENT AREA	1.07 AC
OPEN SPACE AREA	1.41 AC
MAXIMUM LOT COVERAGE	70%
PROVIDED LOT COVERAGE	46%

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

CITY OF DUBLIN (2014 EDITION)		CITY OF COLUMBUS	
RD-04	SL-04	AA-S102	L-6311
RD-05	SL-05	AA-S133A	L-6312
RD-06	SL-06	AA-S139	L-6316A
RD-10	SL-08	AA-S141	L-6316C
RD-11	SL-13	AA-S145	L-6317E
SA-03	ST-01	AA-S149	L-7001
SL-01	ST-03	AA-S150	L-9002F
SL-02	ST-05	AA-S161	L-9002G
SL-03		AA-S162	
		AA-S168	
		L-6309A	
		L-6309B	

REGISTERED ENGINEER _____ DATE _____

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

APPROVED:

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

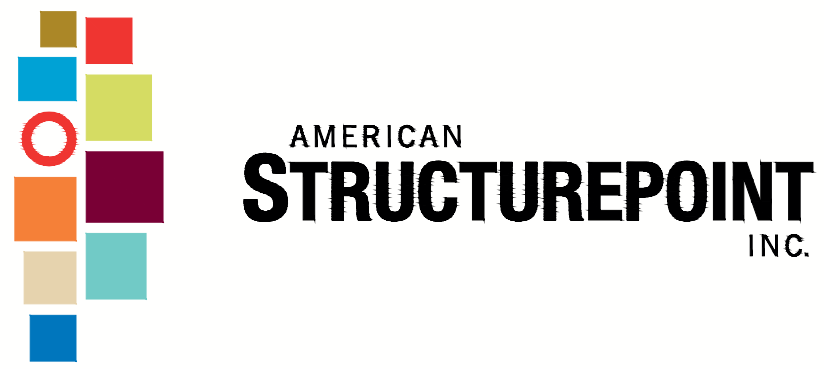
DIRECTOR OF LAND USE & LONG RANGE PLANNING, _____ DATE _____
CITY OF DUBLIN, OHIO
VINCENT A. PAPSIDERO, FAICP

NOTE: APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN
PURSUANT TO THE PROVISIONS OF THE WATER SERVICE
AGREEMENT WITH THE CITY OF DUBLIN, OHIO DATED
APRIL 13, 1993.



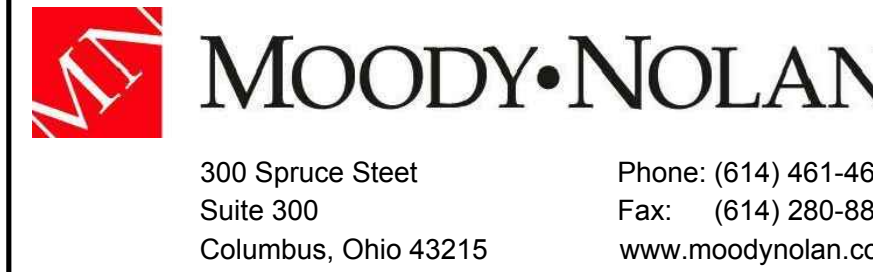
FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
TITLE SHEET

KEY VALUE	KEYNOTE TEXT
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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6

#	DATE	CHANGE DESCRIPTION



DRAWING TITLE:
TITLE SHEET

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
	DRAWN BY: MPATON	CHECKED BY: BJM
	2016.00866	
	C001	
	PROJECT STATUS	

PLOT SCALE: 1"=10' DATE: 7/20/17 5:45 PM EDITED BY: MPATON DRAWING FILE: D:\2016\RDW660 - DRAWINGS\CVL\PLAN SET\PLN2016\RDW660 NOTES.DWG

PLOT DATE: 7/20/17 2:27 PM
PLOT SCALE: 1"=10'

DRAWING FILE: C:\2016\RDW660 - DRAWINGS\CVL\PLAN SET\PLN2016\RDW660 NOTES.DWG

ENTERED BY: MPATON
DATE: 7/20/17

GENERAL NOTES

1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
 2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
 3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
 4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
 6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
 7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
 8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS, RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
 9. NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
 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 612 OF THE ORDINANCES. ANY SUCH OCCURRENCE SHALL BE IMMEDIATELY REPORTED TO THE CITY ENGINEER. 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 IDENTIFICATION OF INSPECTION SHALL BE REJECTED.
 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 I 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
 18. SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:
DIVISION OF ENGINEERING
CITY OF DUBLIN
5800 SHERIDAN ROAD
DUBLIN, OHIO 43016
 19. 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.
 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 ABOVE 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:
- | OWNER | UTILITY | NOTE: SEE SHEET C001 FOR UTILITY CONTACT INFORMATION |
|-------------------------|-----------------------|--|
| CITY OF DUBLIN | STREET LIGHTS | |
| CITY OF DUBLIN | STORM/SANITARY SEWERS | |
| CITY OF DUBLIN | FIRE HYDRANTS | |
| CITY OF COLUMBUS | WATER FACILITIES | |
| AMERICAN ELECTRIC POWER | ELECTRIC | |
| COLUMBIA GAS OF OHIO | GAS | |
| AMERITECH | TELEPHONE | |
| TIME WARNER CABLE | CABLE TV | |
2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCERS 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 PROTECTION 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 18 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35 PIPE FOR 18 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. PIPE JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3212.
4. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS GREATER THAN 18 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-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, 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 OR 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:
 - 1) RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
 - 2) KOR-N-SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
 - 3) LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERPACE CORPORATION.
 - 4) OR EQUAL AS APPROVED BY THE CITY ENGINEER.
21. RUBBER GASKET COMPRESSION PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION.
22. DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
23. LINK-SEAL AS MANUFACTURED BY HUNTERDOLE CORPORATION.
- 24) 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-601, 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. 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 1/4 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 FLOOR 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 16 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 16 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND ENDWALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORMWATER MANAGEMENT FACILITIES, NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR ENDWALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO AND ALL CURB INLET AND CATCH BASIN GRATES SHALL INCLUDE ENGRAVED LETTERING: "DUMP NO WASTE, DRAIN 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 U.S. POSTAL SERVICE AND THE HOMEOWNER.
2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

KEY VALUE	KEYNOTE TEXT
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AMERICAN
STRUCTUREPOINT
INC.
1860 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com



FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
GENERAL NOTES

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
DRAWN BY: MTP
CHECKED BY: BJM
JOB NUMBER: 2016.00866

C002

KEY VALUE	KEYNOTE TEXT
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Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

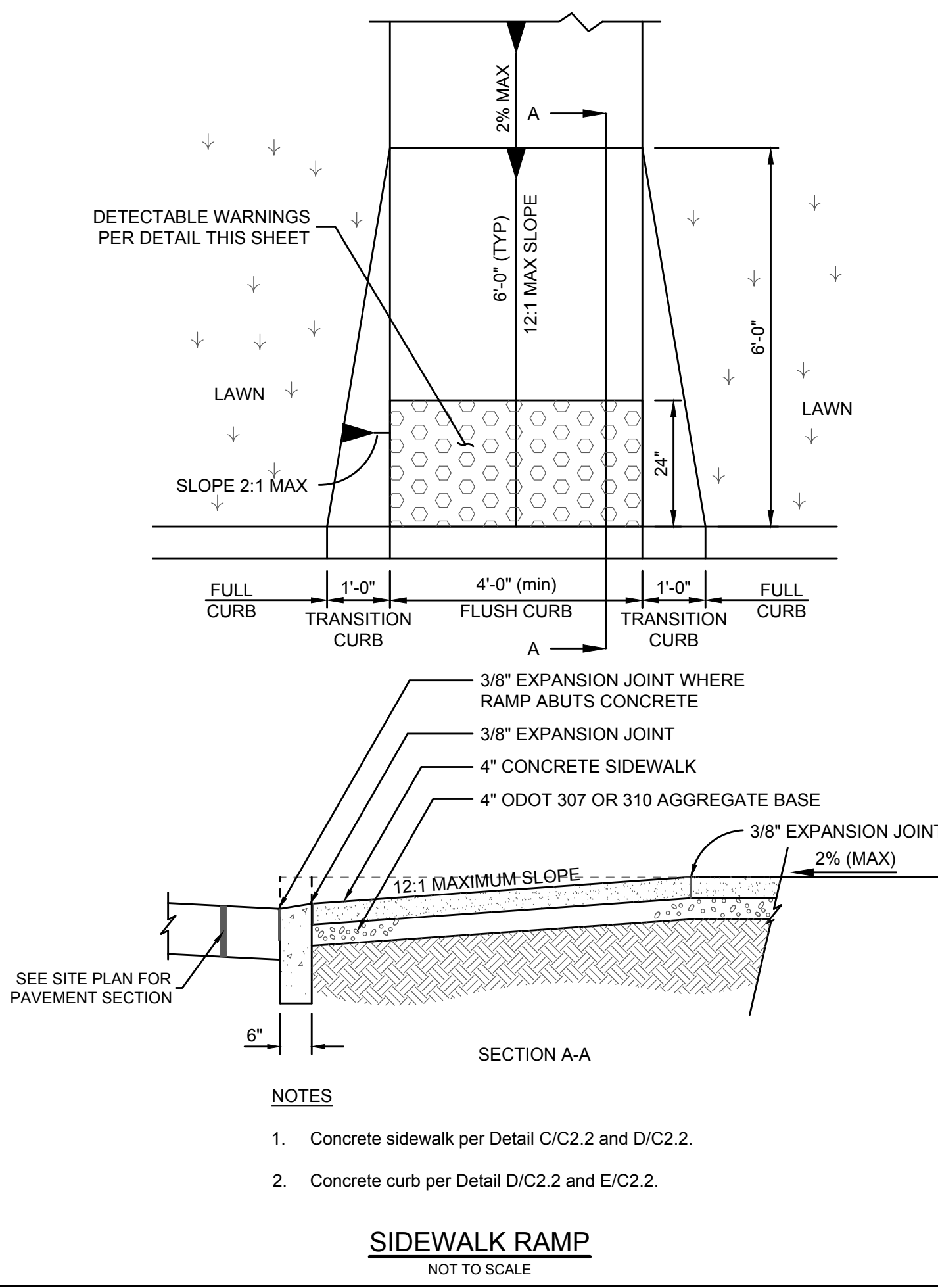
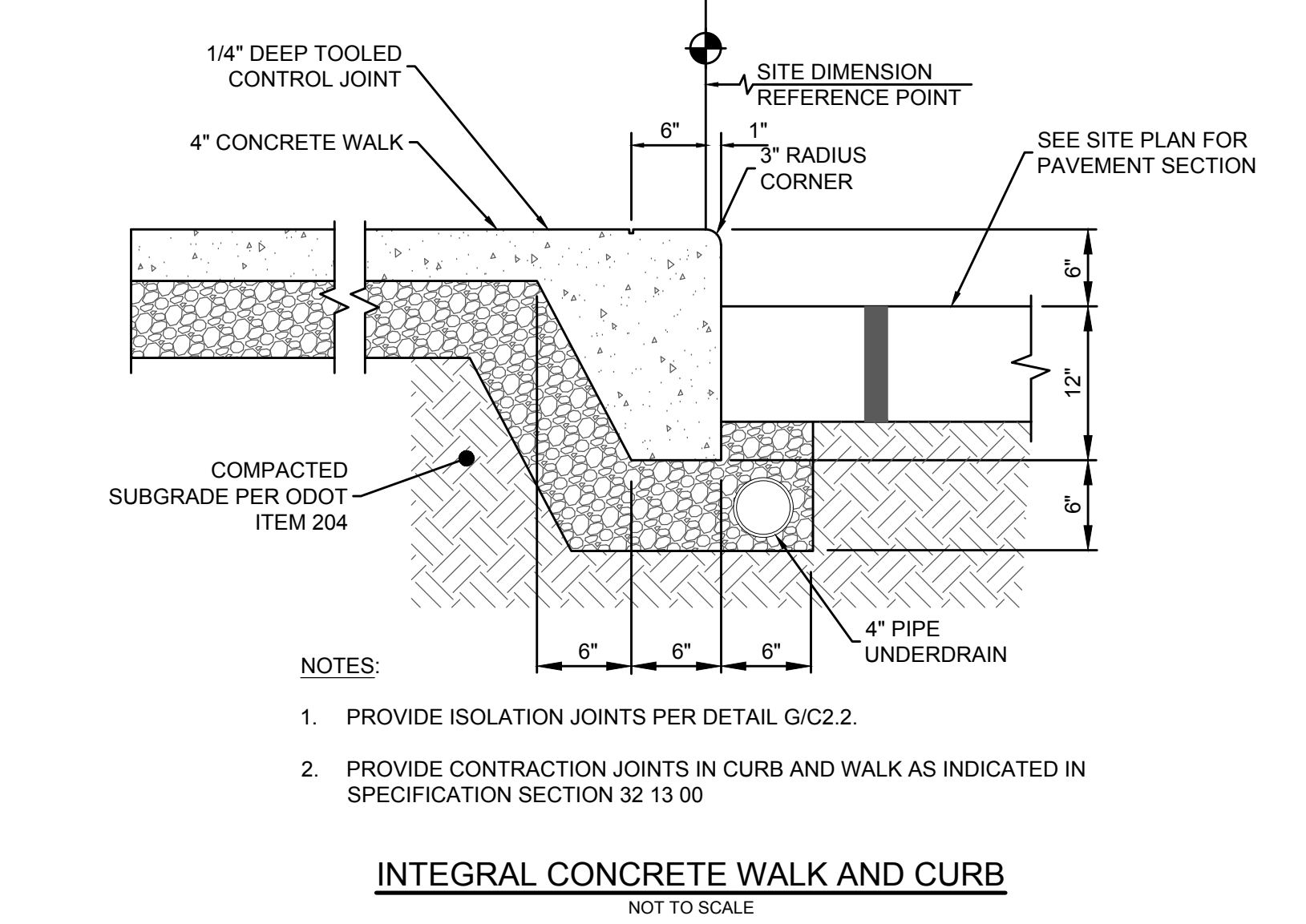
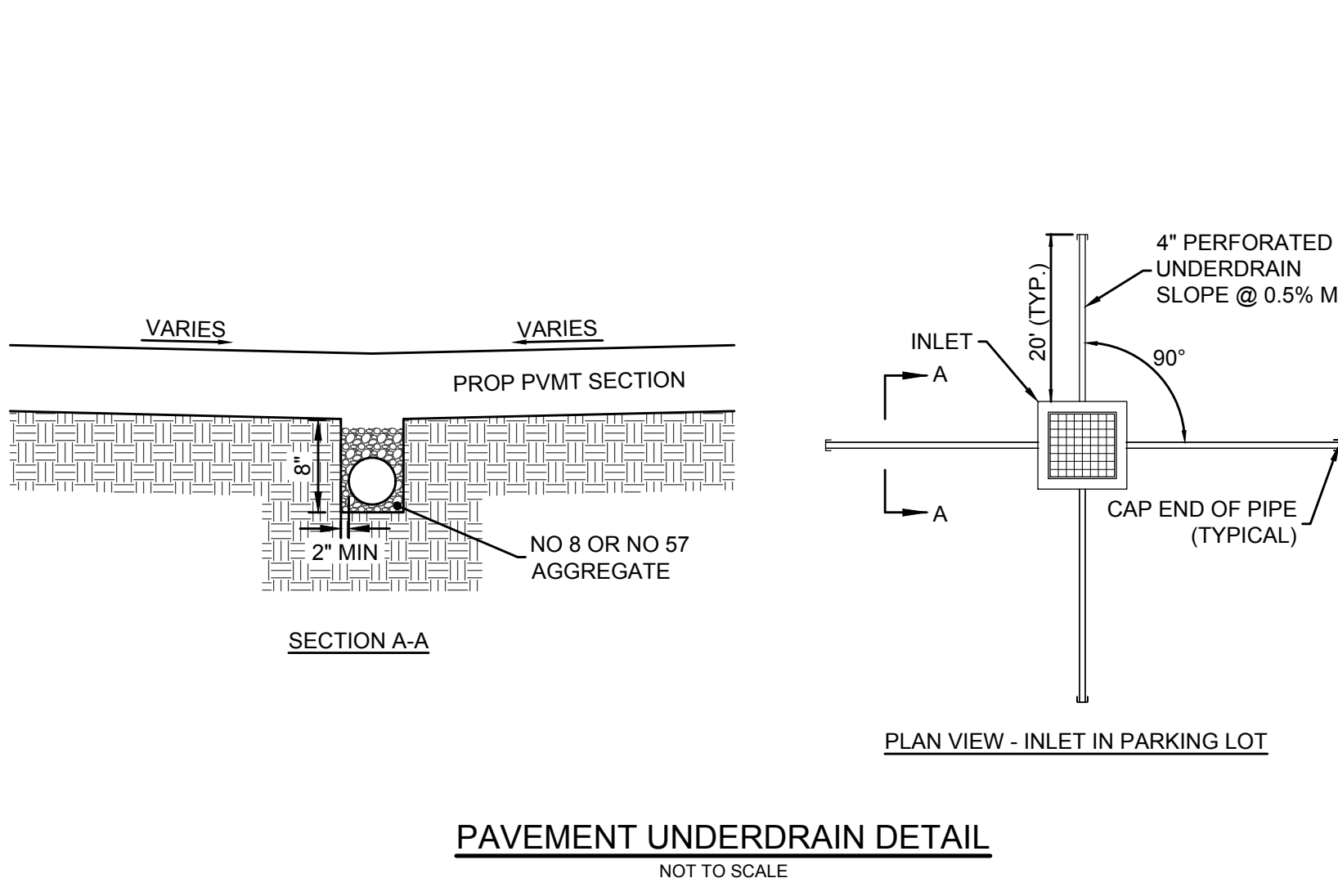
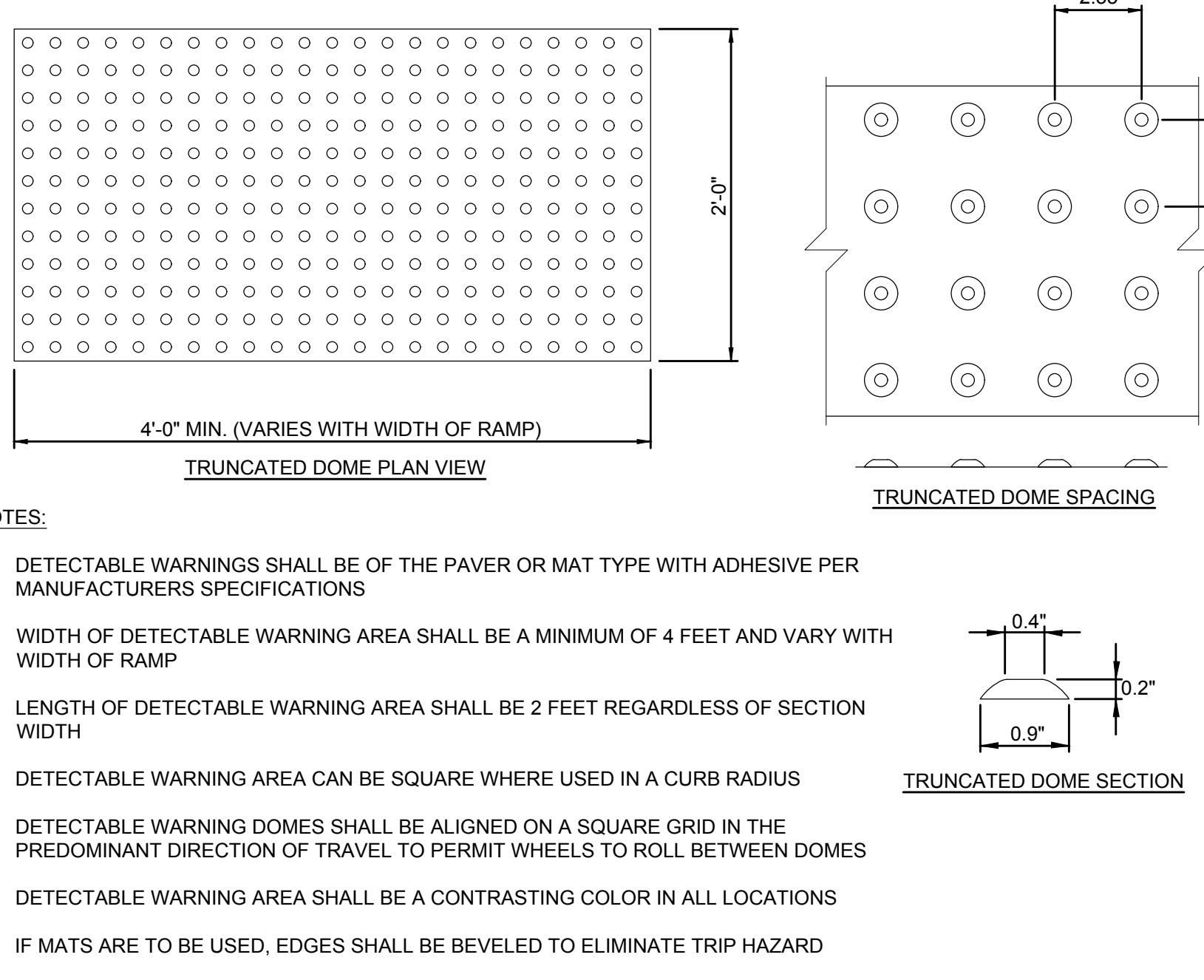
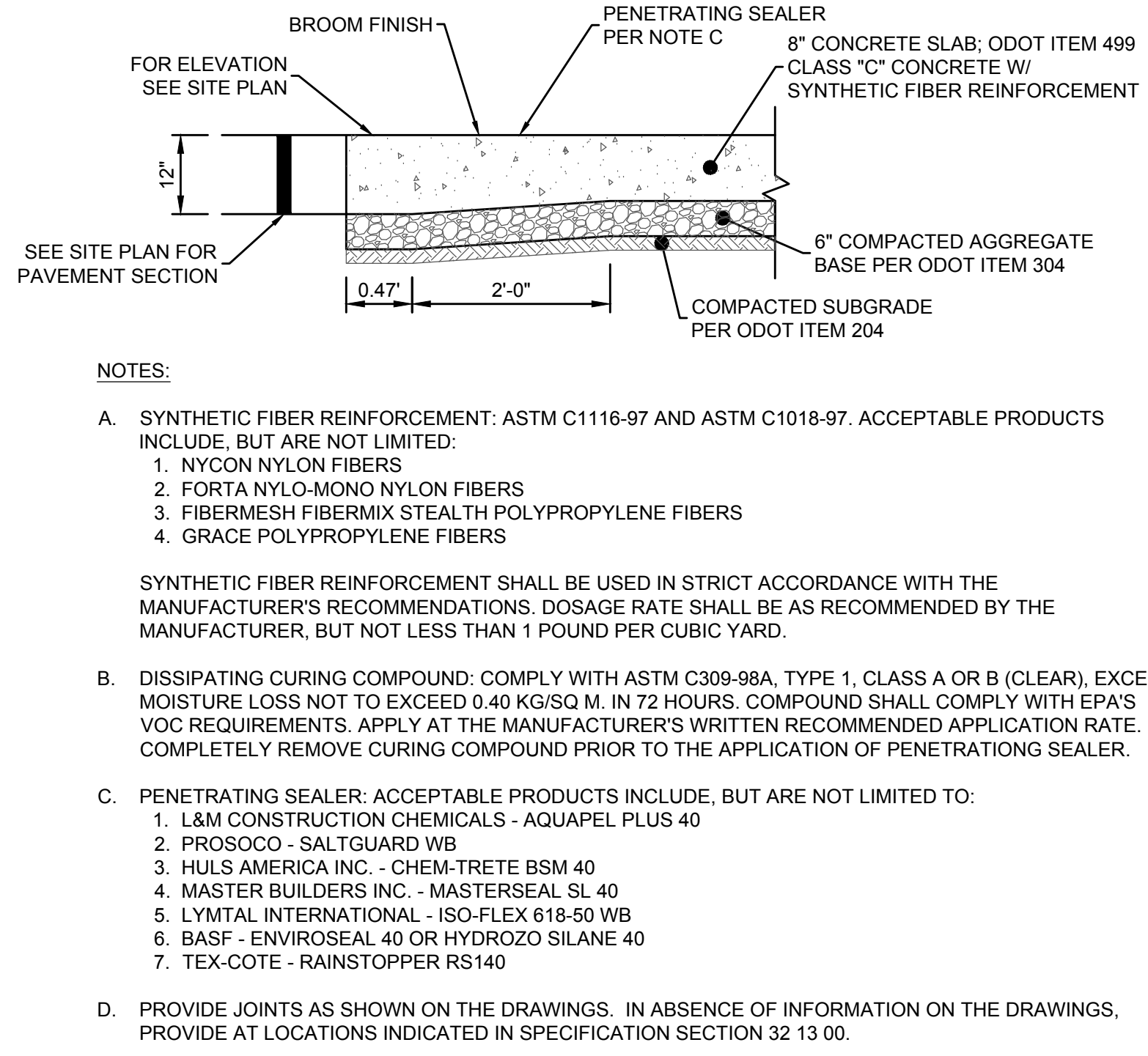
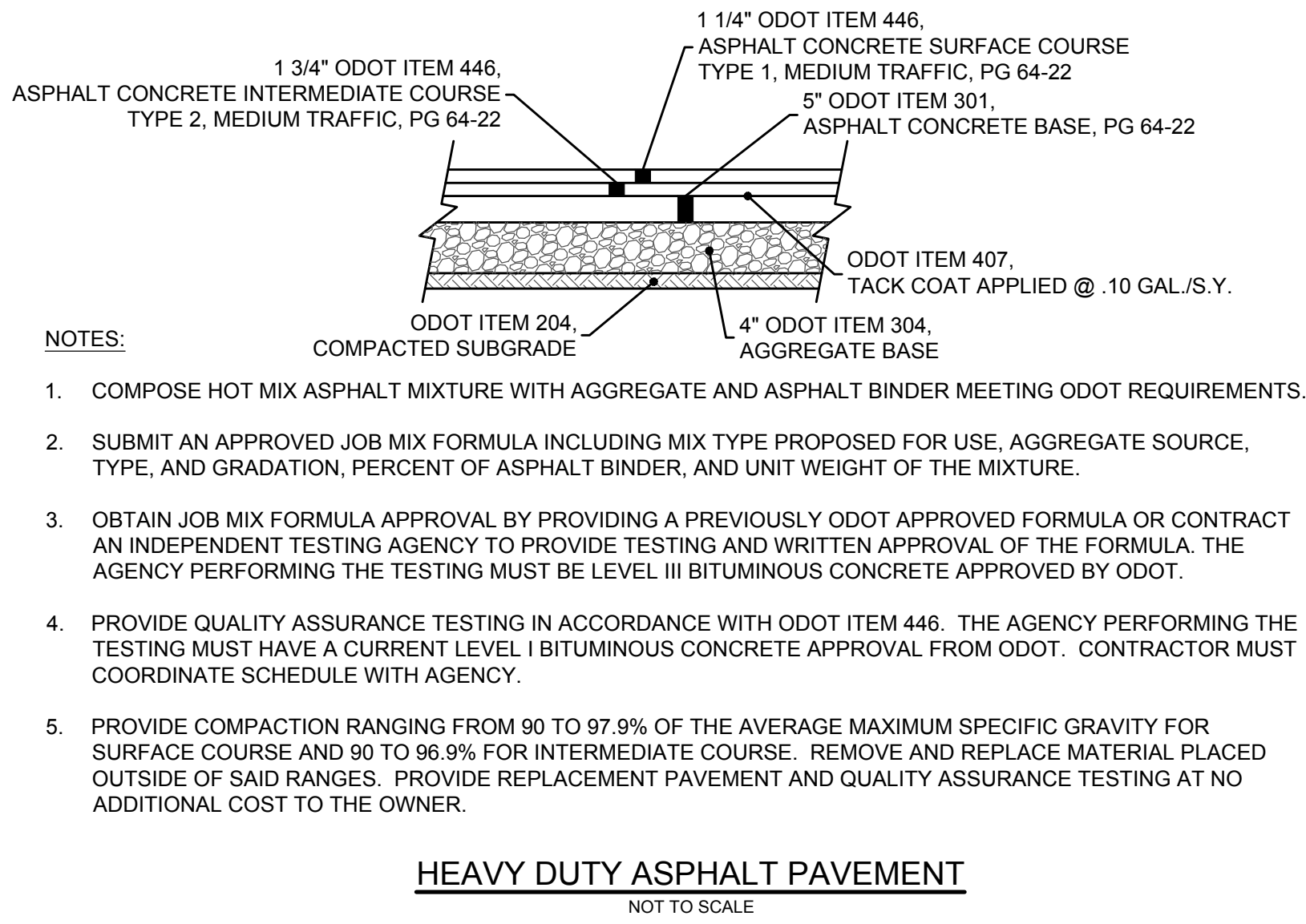
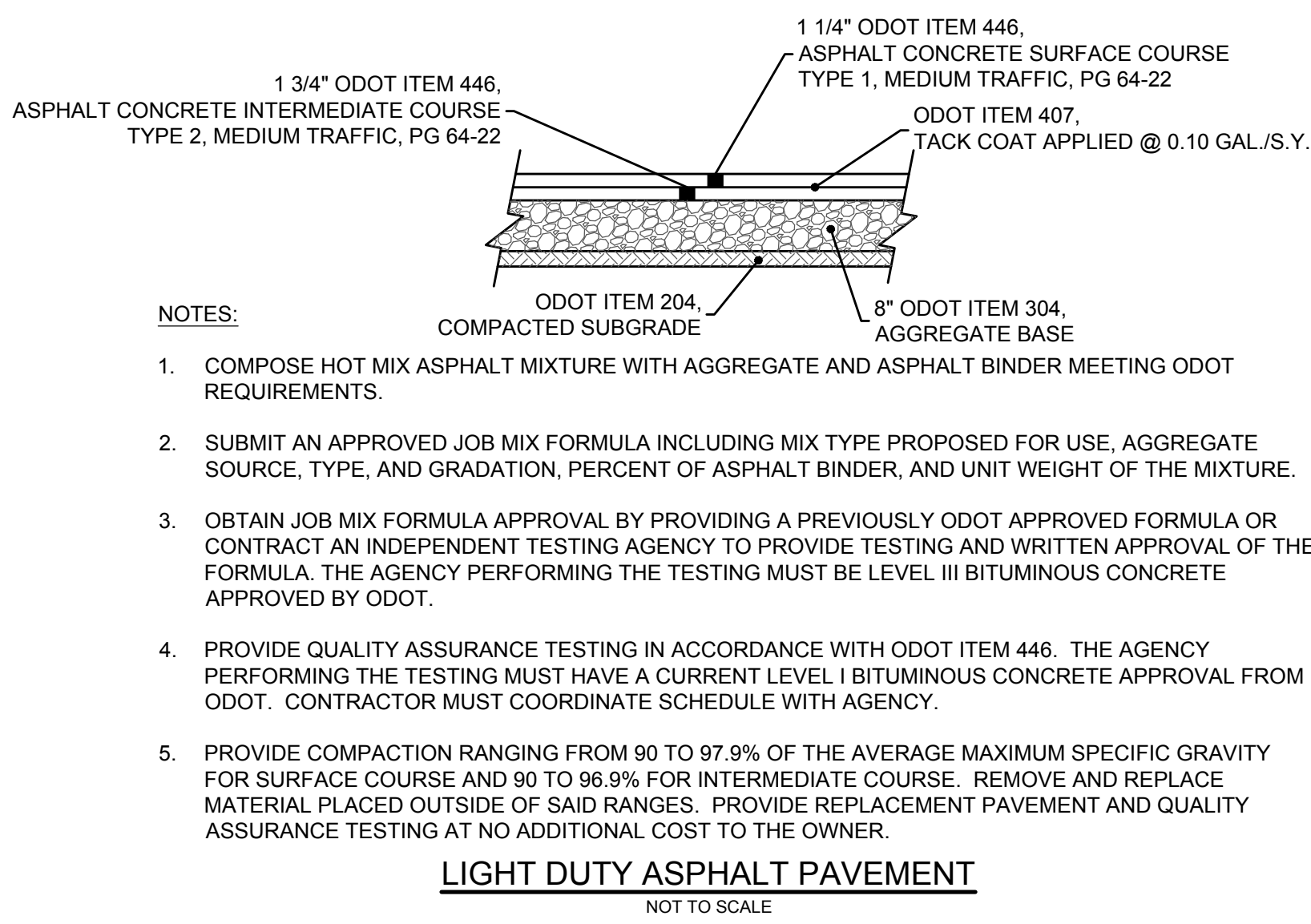
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300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
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GENERAL NOTES

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
	DRAWN BY: MPATON	CHECKED BY: BJM
	2016.00866	
	C002	
	PROJECT STATUS	

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ESTIMATE OF QUANTITIES			DESCRIPTION
ITEM	QUANTITY	UNIT	DEMOLITION
201	LUMP	SUM	CLEARING AND GRUBBING
202	2	EACH	TELECOMMUNICATION MANHOLE REMOVED
202	4	EACH	MISCELLANEOUS STRUCTURE REMOVED
202	1	EACH	WELL HEAD REMOVED
202	1	EACH	SEPTIC TANK REMOVED
202	44	EACH	TREES REMOVED
202	215	SY	PAVEMENT REMOVED
202	410	SF	ASPHALT PATH REMOVED
202	530	SF	WALK REMOVED
202	75	LF	CURB REMOVED
202	75	LF	ELECTRIC/TELECOMMUNICATIONS LINE REMOVED
EROSION CONTROL			
207	1,240	LF	SEDIMENT FENCE
207	4	EACH	DANDY BAG INLET PROTECTION
207	2	EACH	SILT FENCE INLET PROTECTION
207	1	EACH	TEMPORARY CONSTRUCTION ENTRANCE
207	1	EACH	CONCRETE WASHOUT AREA
PAVEMENT & SITE			
203	LUMP	SUM	TOPSOIL STRIPPING AND REPLACEMENT
203	LUMP	SUM	EXCAVATION
203	LUMP	SUM	EMBANKMENT
204	4,750	SY	SUBGRADE COMPACTION
301	305	CY	5" ASPHALT CONCRETE BASE (PG 64-22)
304	250	CY	4" AGGREGATE BASE
304	10	CY	6" AGGREGATE BASE
304	500	CY	8" AGGREGATE BASE
407	440	GAL	TACK COAT
448	160	CY	1 1/4" ASPHALT CONCRETE SURFACE COURSE TYPE 1 (PG64-22)
448	220	CY	1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE TYPE 2 (PG64-22)
499	60	SF	8" CONCRETE SLAB
605	3,020	LF	4" PIPE UNDERDRAIN
606	2,700	SF	4" CONCRETE WALK
609	1800	LF	STRAIGHT CURB, 18"
609	35	LF	COMBINATION CONCRETE CURB AND GUTTER
614	LUMP	SUM	MAINTAINING TRAFFIC, COMPLETE
STORM SEWER			
601	2	CY	ROCK CHANNEL PROTECTION, TYPE "C"
604	1	EACH	TYPE "C" MANHOLE (AA-S102)
611	4	EACH	STANDARD STORM CATCH BASIN (AA-S133A)
611	1	EACH	PRECAST PIPE HEADWALL 18" (AA-S168)
901	340	LF	18" STORM PIPE
SPEC	LUMP	SUM	CMP UNDERGROUND DETENTION SYSTEM
SANITARY SEWER			
614	5	LF	8" PIPE RISERS
915	2	EACH	CLEANOUT
918	150	LF	8" SANITARY SERVICE PIPE
SPEC	1	EACH	8" X 18" KOR-N-TEE
CALCULATED BY: MTP DATE: 07/20/2017			
CHECKED BY: BJM DATE: 07/20/2017			

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

AMERICAN STRUCTUREPOINT INC.
2580 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**
SITE DETAILS & QUANTITIES

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
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JOB NUMBER: 2016.00866

C003

KEY VALUE	KEYNOTE TEXT

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2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

MOODY•NOLAN
300 Spruce Street
Suite 300
Columbus, Ohio 43215
Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

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SITE DETAILS & QUANTITIES

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	DRAWN BY: MPATON	CHECKED BY: BJM
	2016.00866	
	C003	
PROJECT STATUS		

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PLOT SCALE: 1" = 30'



LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT OF WAY
- STREAM CORRIDOR PROTECTION ZONE (50')
- EX DRIVEWAY TO BE REMOVED
- EX CONCRETE WALK TO BE REMOVED
- EX BUILDING TO BE REMOVED BY SEPARATE CONTRACT DOCUMENTS
- EX ASPHALT PATH TO BE REPLACED
- EX STREAM
- X-X-X- ITEM TO BE REMOVED
- EX TREE TO BE REMOVED (SEE LANDSCAPE PLANS)

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5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

AMERICAN STRUCTUREPOINT INC.
2580 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**
DEMOLITION PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
DRAWN BY: MTP
CHECKED BY: BJM
JOB NUMBER: 2016.00866

C101

KEY VALUE	KEYNOTE TEXT
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2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

MOODY•NOLAN

300 Spruce Street
Suite 300
Columbus, Ohio 43215

Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

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DEMOLITION PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
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	2016.00866	
	C101	
PROJECT STATUS		

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LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	STREAM CORRIDOR PROTECTION ZONE (50')
	EX STREAM
	PROP STORM SEWER
	EX CONTOUR LABEL
	PROP CONTOUR LABEL
	FINISHED FLOOR ELEVATION
	DANDY BAG INLET PROTECTION
	SILT FENCE INLET PROTECTION
	SILT FENCE
	CONCRETE WASHOUT AREA
	STABILIZED CONSTRUCTION ENTRANCE
	LIMITS OF DISTURBANCE

AMERICAN
STRUCTUREPOINT
INC.

2500 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
EROSION CONTROL PLAN

DATE: 07/27/17
DRAWN BY: MTP
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JOB NUMBER: 2016.00866

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KEY VALUE	KEYNOTE TEXT

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STRUCTUREPOINT
INC.

2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017

MOODY•NOLAN

300 Spruce Street
Suite 300
Columbus, Ohio 43215

Phone: (614) 461-4664
Fax: (614) 280-8881
www.moodynolan.com

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EROSION
CONTROL PLAN

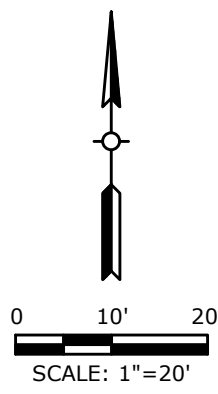
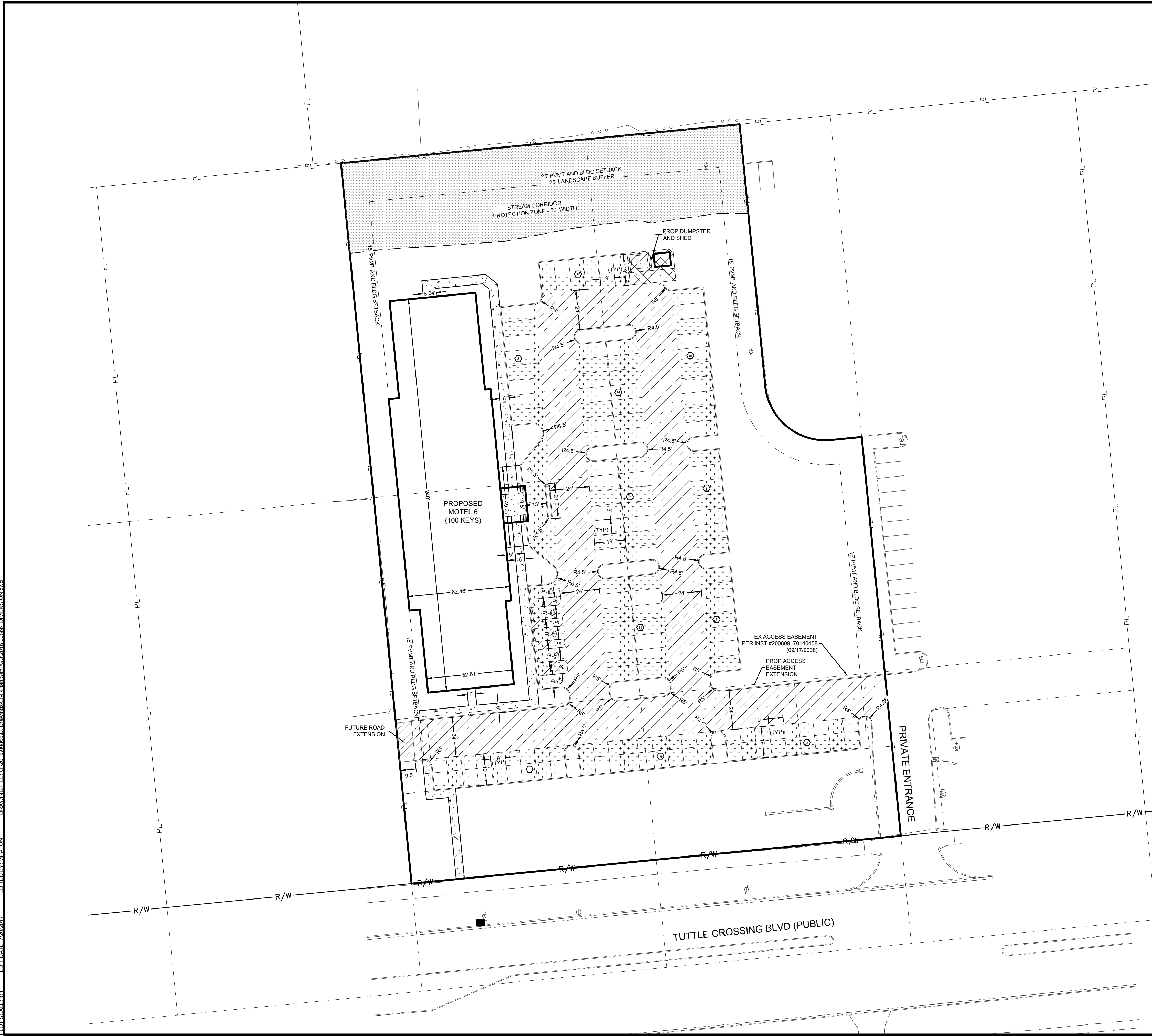
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	2016.00866	
	C102	
PROJECT STATUS		

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PLOT DATE: 7/27/2017 2:29 PM
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LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	STREAM CORRIDOR PROTECTION ZONE (50')
	EX STREAM
	PARKING STALL COUNT
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	4" CONCRETE WALK PER RD-05
	HEAVY DUTY CONCRETE SLAB
	FUTURE ROAD EXTENSION

SITE DATA TABLE	
ZONING	PCD 89-94
PROPOSED USE	100 ROOM HOTEL
SITE AREA	2.797 AC
DEVELOPER	NEXT HOTELS, LLC
CURRENT TAX PID	273-005384
	273-005432
	273-005433
SITE LAYOUT	
BUILDING AREA	0.32 AC
PAVEMENT AREA	1.07 AC
OPEN SPACE AREA	1.41 AC
MINIMUM DRIVE ISLE WIDTH	22' ACCESS DRIVE
BUILDING SETBACKS	65' FRONT
	25' REAR
	15' SIDE
PAVEMENT SETBACK	55' FRONT
	15' SIDE
	25' REAR
MAXIMUM LOT COVERAGE	70%
PROVIDED LOT COVERAGE	46%
PARKING DATA	
MINIMUM PARKING REQUIRED	= 1 PER NUMBER OF ROOMS + 1 PER EMPLOYEE ON LARGEST SHIFT = 1.0 X 100 + 1.0 X 10 = 110 (110)
	107 (9' X 19' SPACES)
	5 (ADA ACCESSIBLE SPACES)
PARKING PROVIDED	112 TOTAL PARKING SPACES



MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017



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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
SITE DIMENSION PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
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JOB NUMBER: 2016.00866

C200


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FOR
5550 TUTTLE CROSSING
MOTEL 6

#	DATE	CHANGE DESCRIPTION



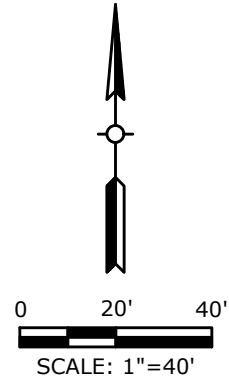
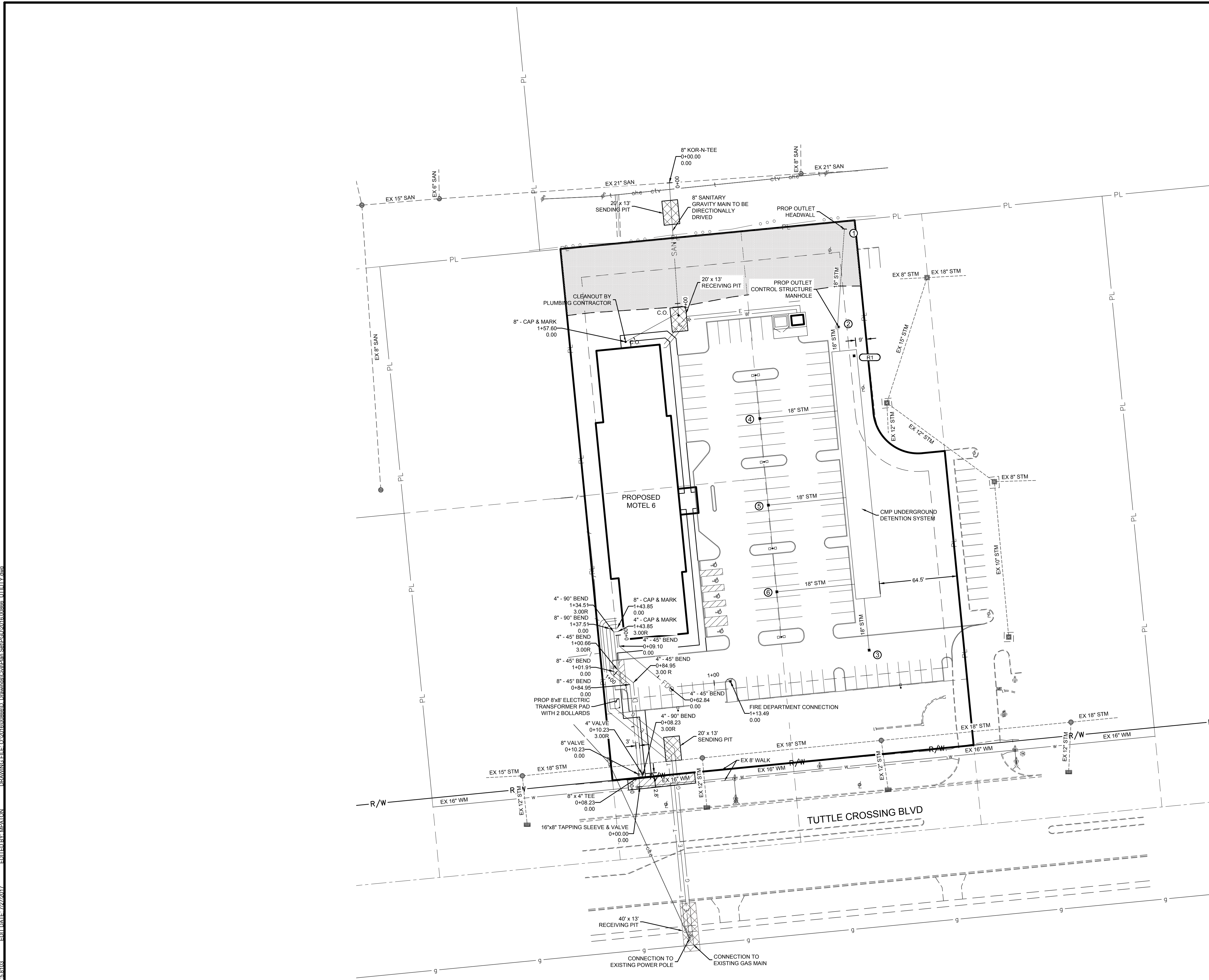
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DRAWING TITLE:
SITE DIMENSION PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
	DRAWN BY: MPATON	CHECKED BY: BJM
	2016.00866	
	C200	
PROJECT STATUS		



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	STREAM CORRIDOR PROTECTION ZONE (50')
	SENDING AND RECEIVING PITS
	ASPHALT PATH REPLACEMENT PER RD-06
	EX STREAM
	2" GAS SERVICE
	8" SANITARY SERVICE
	8" FIRE WATER SERVICE
	4" DOMESTIC WATER SERVICE
	4" FIRE DEPARTMENT CONNECTION LEAD
	2" WATER SERVICE
	PROP ELECTRIC SERVICE
	PROP STORM SEWER
	CLEAN OUT
	LIGHT POLE

WSP XXXX

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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
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Columbus, Ohio 43215
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Fax: (614) 280-8881
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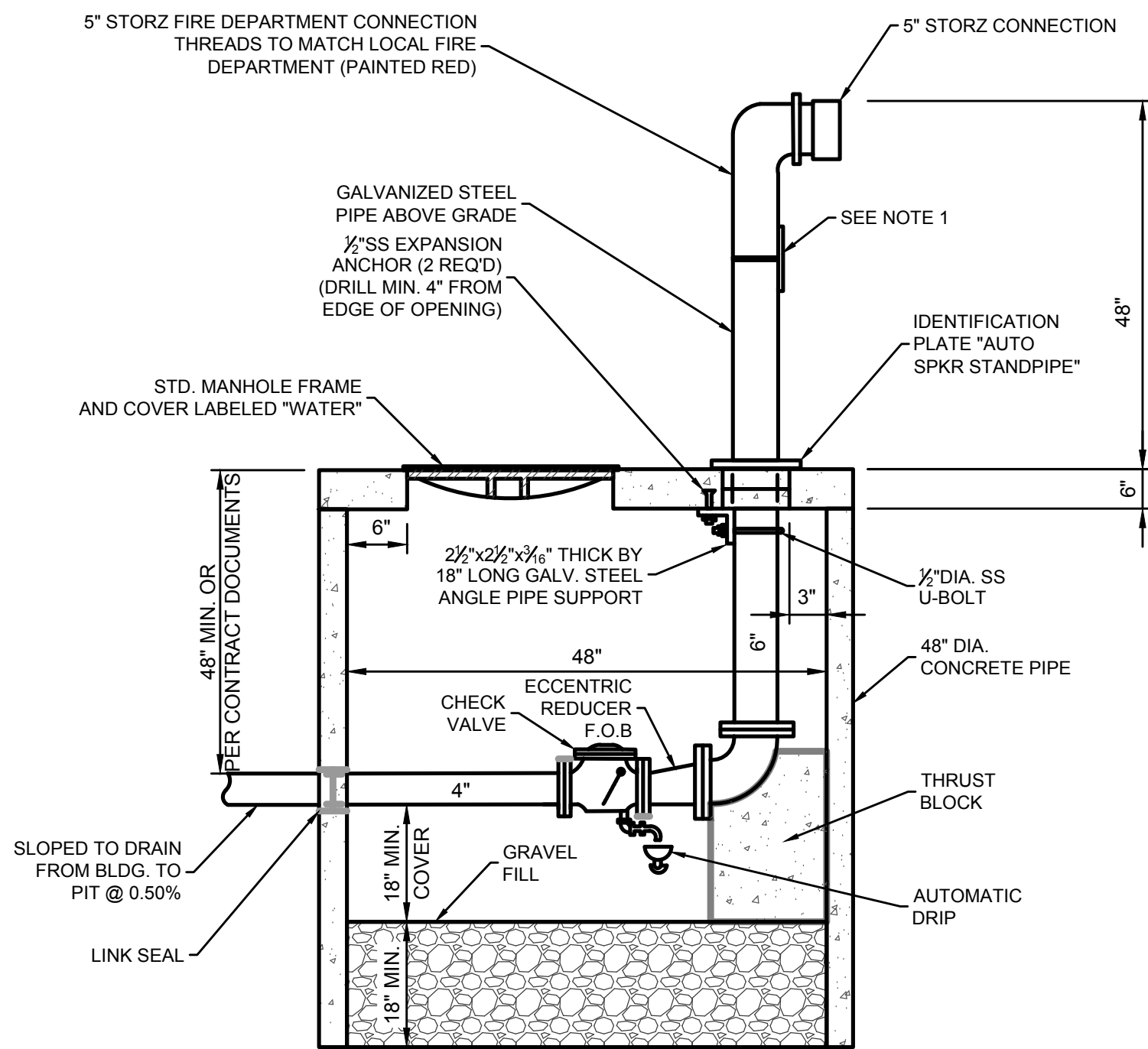
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CITY OF COLUMBUS WATER SERVICE PLAN NOTES

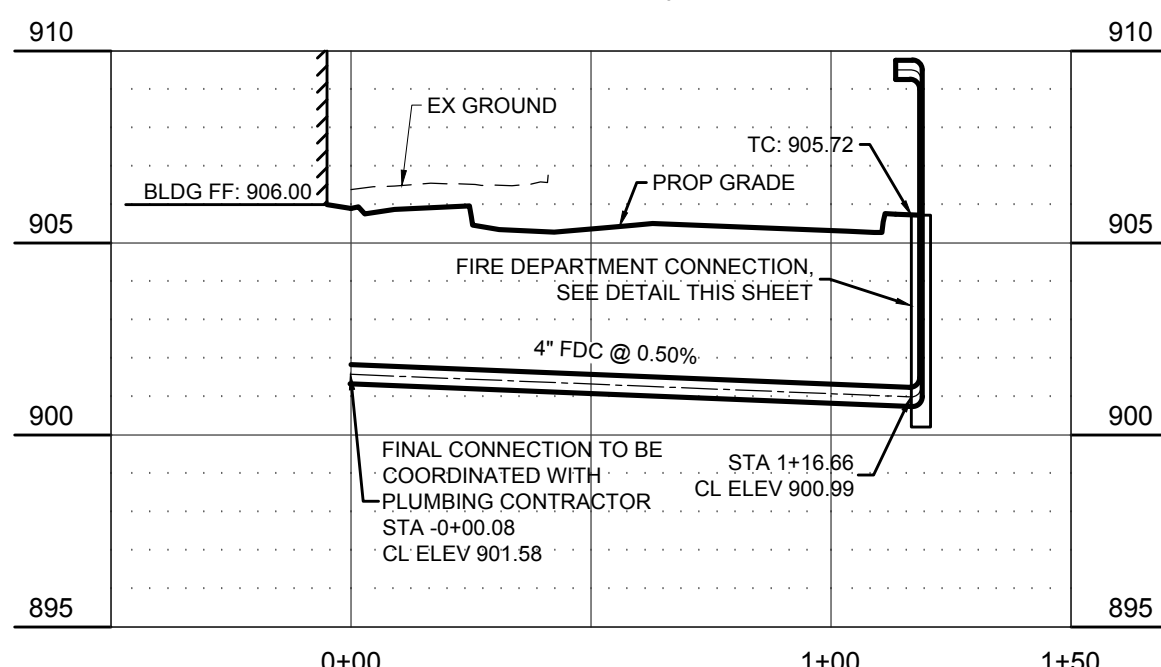
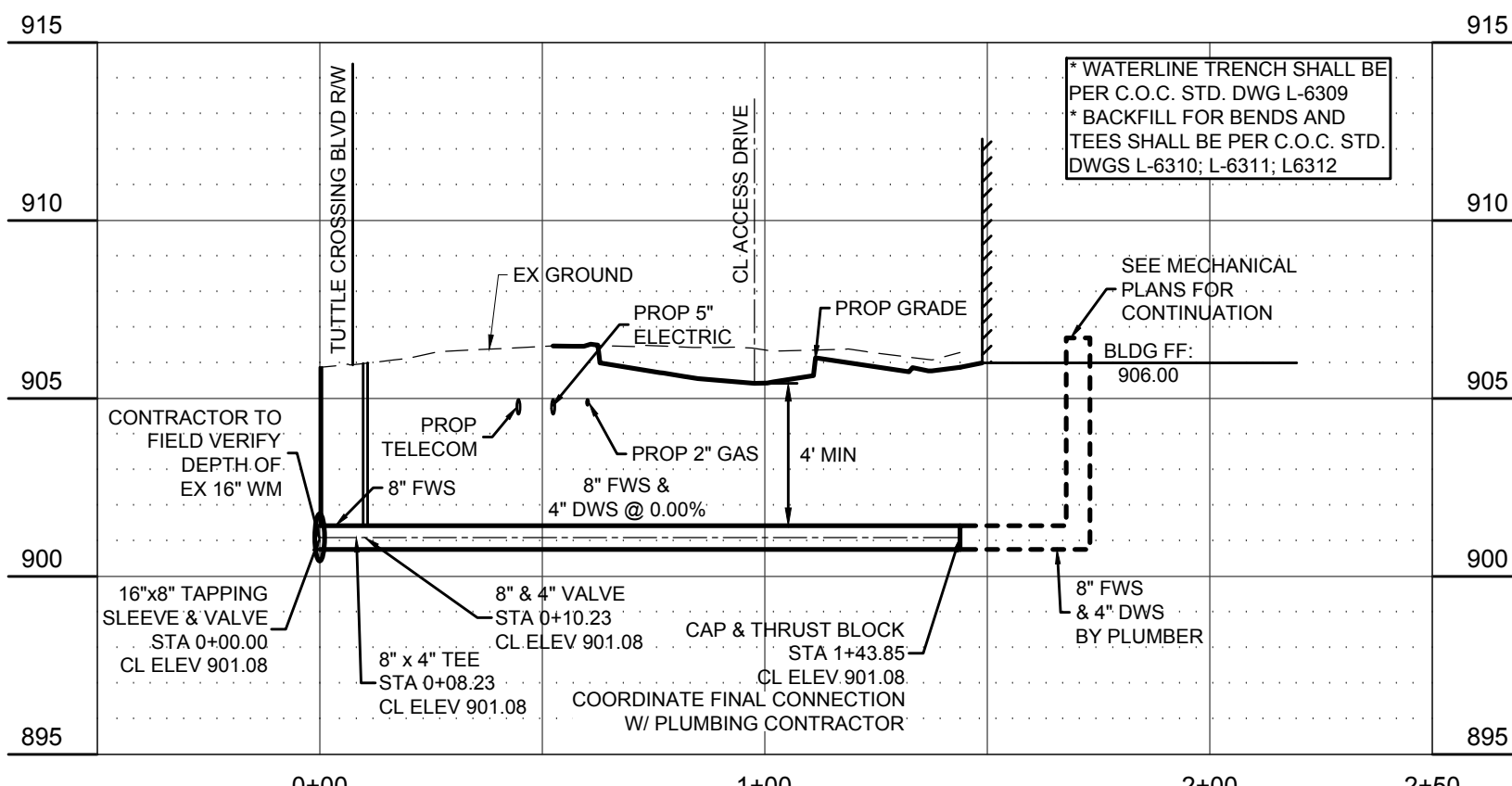
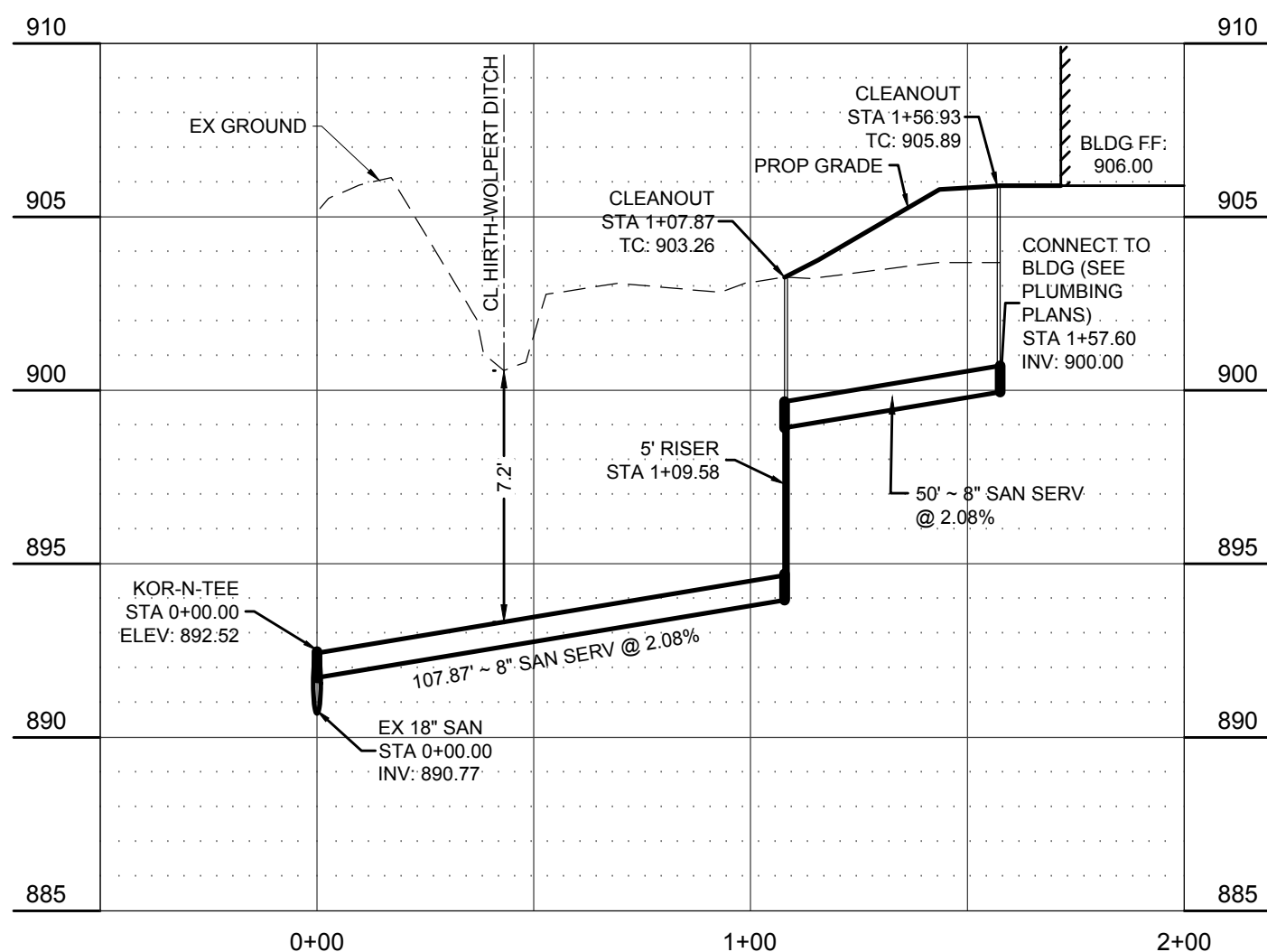
1. NO WATER SERVICE CONSTRUCTION BEFORE OR AFTER WATER METER(S), SHALL BEGIN PRIOR TO THE WATER SERVICE PERMIT(S) BEING ISSUED AND FEE PAYMENT(S) TO THE COLUMBUS DIVISION OF WATER.
2. SITE UTILITY CONTRACTOR INSTALLING ANY WATER SERVICE PIPE FROM WATER MAIN THRU AND AFTER METER(S) SHALL HAVE A CURRENT CITY OF COLUMBUS WATER SERVICE LICENSE PER THE COLUMBUS CITY CODE 1103.
3. THE CITY OF COLUMBUS "C.M.S.C." 2012 EDITION SHALL GOVERN ALL WATER SERVICE WORK FROM WATER MAIN TO AND INCLUDING THE WATER METER(S), METER BYPASS AND BACKFLOW PREVENTER(S).
4. SITE UTILITY CONTRACTOR SHALL OBTAIN A SITE RIGHT OF WAY PERMIT PRIOR TO STARTING ANY SITE WATER SERVICE AND/OR WATER SERVICE TAP INSTALLATION OR PLACEMENT OF ANY WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
5. THERE SHALL BE A MINIMUM TEN FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS PER THE TEN STATES STANDARDS 9.8.2 AND 9.8.3.
6. EXISTING RIGHT OF WAY LINE(S); PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINES SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE COLUMBUS DIVISION OF WATER.
7. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-5781 FOR INSPECTION OF 4" DOMESTIC AND/OR 8" FIRE PROTECTION WATER SERVICES AND/OR PRESSURE TESTS FROM THE WATER MAIN THRU THE RIGHT OF WAY VALVES THRU THE WATER METER(S) AND BACKFLOW PREVENTER(S). A 24 HOUR ADVANCE NOTICE IS REQUIRED FOR INSPECTIONS.
8. HYDROSTATIC TEST OF 4" AND LARGER TAPPING VALVES, TEES, VALVES AND WATER SERVICE PIPING FROM WATER MAIN THRU WATER METERS AND INTO THE BUILDING SHALL BE PER C.M.S.C. SECTION 801.14 EXCEPT: THE 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO HOURS IN ANY TESTED SECTION. THE CITY OF COLUMBUS WILL NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS REGARDLESS OF ANY LEAKAGE.
9. ALL 4" THRU 8" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATER MAIN THRU WATER METER SETTING(S) INCLUDING THE METER BYPASS.
10. ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 4" AND LARGER SHALL BE POLYWRAPPED PER AWWA SPEC C-105 TO A POINT 10' BEYOND THE RIGHT OF WAY VALVE(S).
11. ALL WATER SERVICES SHALL BE FLUSHED BY THE SITE UTILITY CONTRACTOR PRIOR TO ANY WATER METER INSTALLATION. ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING SHALL BE PAID BY THE SITE UTILITY CONTRACTOR.
12. 4" AND LARGER METER SETTINGS SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A THRU E DATED 5/16/13.
13. BACKFLOW PREVENTION ASSEMBLY(S) TO BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A THRU G DATED 5/16/13. CONTRACTOR WILL CALL 614-645-5874 WITH BACKFLOW PREVENTION INSTALLATION QUESTIONS. CONTRACTOR WILL CALL 614-645-5781 WITH INSPECTION REQUESTS. A 24 HOUR ADVANCE NOTICE IS REQUIRED FOR INSPECTIONS.
14. THE 4" DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE A.S.S.E. #1013 APPROVAL/STANDARD. THE 8" FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE A.S.S.E. #1047 APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS (FROM 100W(TOWER) EQUIPPED; MEASURES IN CUBIC FEET AND MEETS THE A.W.W.A. C-700 STANDARD.
15. ALL 4" WATER SERVICE PIPE SHALL BE DUCTILE IRON ONLY FROM CITY WATER MAIN THRU THE CITY WATER METER. ALL 8" WATER SERVICE PIPE SHALL BE DUCTILE IRON PIPE FROM WATER MAIN THRU WATER METER SETTING INCLUDING THE METER BYPASS.
16. THE 4" DOMESTIC WATER METER AND ITS BACKFLOW PREVENTER SHALL BE LOCATED IN A METER ROOM WITH A WALL OR CEILING MOUNTED GAS OR ELECTRIC THERMOSTATICALLY OPERATED GAS OR ELECTRIC HEATER, SIZED PER MANUFACTURER SPECS TO MAINTAIN A 45 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF ZERO DEGREES FAHRENHEIT.
17. WATER METER ROOM SHALL HAVE WALLS AND CEILINGS INSULATED TO MEET REGIONAL R-FACTORS FOR INSULATION THICKNESS.
18. WATER METER ROOM(S) SHALL MEET ALL PLAN REVISIONS AND PERMITS REQUIRED BY CITY OF COLUMBUS DIVISION OF WATER, CITY OF GROVE CITY, AND JACKSON TOWNSHIP FIRE DEPARTMENT (JTFD).
19. "WATER SERVICE SURVEY COORDINATE TABLE" SHALL INCLUDE THE PROPOSED HORIZONTAL LOCATION (NORTHINGS AND EASTINGS) SURVEY COORDINATES FOR THE WATER SERVICE IMPROVEMENT. THE SURVEY COORDINATES SHALL BE PROVIDED BY THE WATER SYSTEM(S) PLAN DESIGNER FOR THE PROPOSED WATER SERVICE(S) AND SHALL INCLUDE ALL TAPPING SLEEVES, TEES, VALVES, FIRE HYDRANTS, BENDS, DEFLECTIONS, REDUCERS, PLUGS/CAPS, AND BUILDING ENTRY POINTS FROM THE CITY MAIN AND THROUGH THE CITY WATER METER(S). ALSO BEYOND THE CITY WATER METER(S) ANY PRIVATE FIRE HYDRANTS SHALL BE SHOWN ON THIS TABLE. ALL SURVEY COORDINATES SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE (1986) ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE. ALL COORDINATES (NORTHING, EASTING) SHALL BE REFERENCED TO THE NEAREST HUNDRETH (N XXXXXX.XX, E XXXXXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT OR LESS.
20. PROVIDE 4" ASSE #1013 APPROVED BFP ON DOMESTIC WATER SERVICE LINE.
21. PROVIDE 8" ASSE #1047 APPROVED BACKFLOW PREVENTION ASSEMBLY (BFP) ON FIRE PROTECTION SERVICE LINE. SHALL BE PLACED IN ABOVE GROUND HEATED ENCLOSURE HOT BOX BRAND MODEL NUMBER HB8E, OR APPROVED EQUAL.



NOTE:

1. A PERMANENT METAL SIGN OF 6"x11" MUST BE FIRMLY BANDED AT THE FIRE DEPARTMENT CONNECTION RISER WITH LETTERS OR NUMBERS. A MINIMUM OF 2 INCHES IN HEIGHT, WITH THE FOLLOWING:
A. "FDC" WITH THE NUMBER(S) OF THE ADDRESS OR ADDRESS RANGE THAT THE FIRE DEPARTMENT CONNECTION SUPPLIES
B. THE BACKGROUND COLOR SHALL BE RED, WITH WHITE LETTERS.
C. INDICATE THE PRESSURE REQUIRED TO DELIVER THE GREATEST SYSTEM DEMAND.

FIRE DEPARTMENT CONNECTION
NOT TO SCALE



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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 07/27/17
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CHECKED BY: BJM
JOB NUMBER: 2016.00866

C301

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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
**5550 TUTTLE CROSSING
MOTEL 6**

#	DATE	CHANGE DESCRIPTION

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DRAWING TITLE:

UTILITY PLAN

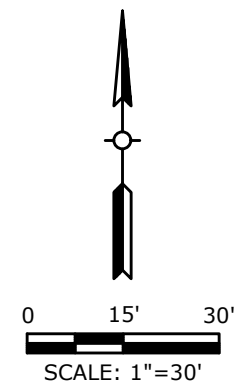
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	2016.00866	
	C301	
	PROJECT STATUS	

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ENTERED BY: MPATON
DATE: 7/20/2017



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	STREAM CORRIDOR PROTECTION ZONE (50')
	EX STREAM
	PROP STORM SEWER
	EX CONTOUR LABEL
	PROP CONTOUR LABEL
	FINISHED GROUND ELEVATION
	TOP OF CASTING ELEVATION
	MATCH EXISTING ELEVATION
	INVERT ELEVATION
	DOWNHILL SLOPE DIRECTION

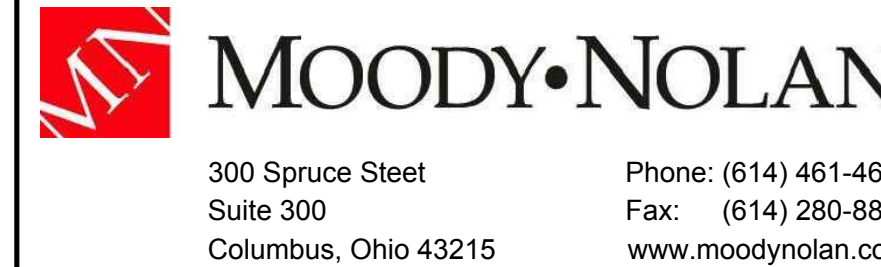


FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
GRADING PLAN

DATE: 07/27/17
DRAWN BY: MTP
CHECKED BY: BJM
JOB NUMBER: 2016.00866

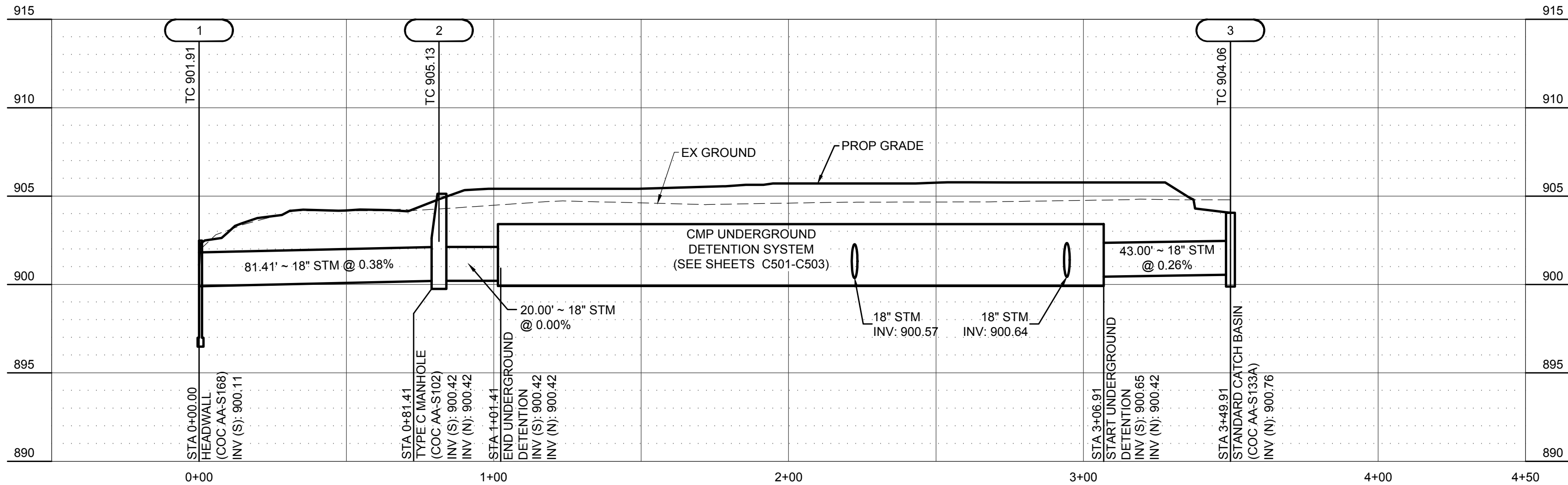
C400

FRANKLIN COUNTY, DUBLIN, OHIO PLOT, GRADE AND UTILITY PLAN FOR 5550 TUTTLE CROSSING MOTEL 6

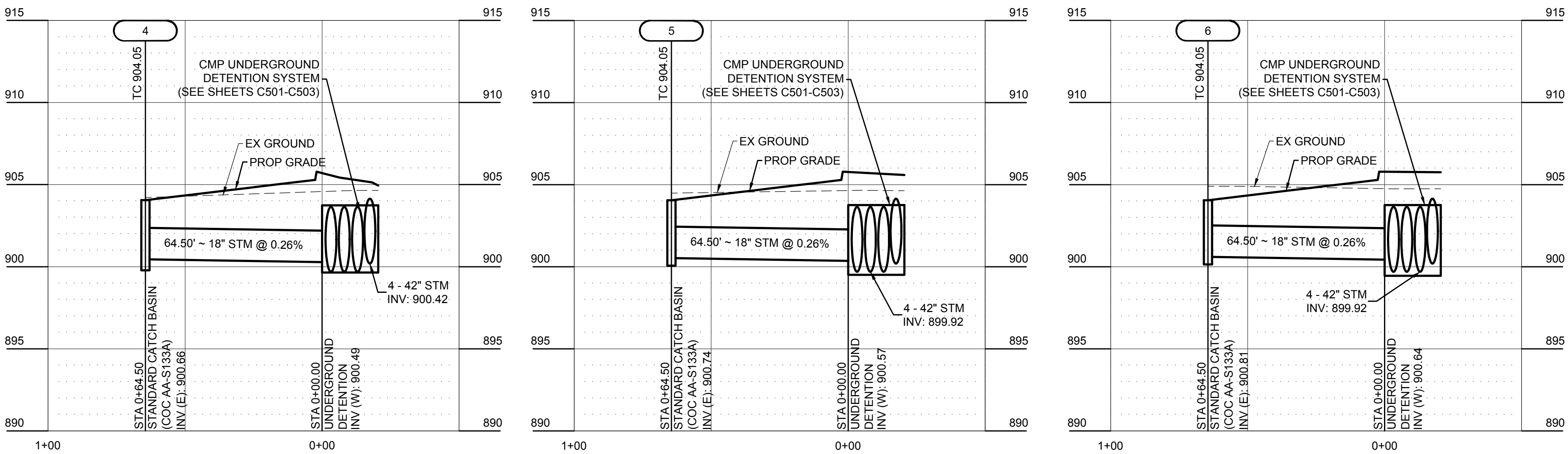


GRADING PLAN

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
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	2016.00866	
	C400	
	PROJECT STATUS	



STORM SEWER STRUCTURE TABLE			
STR. NO.	STRUCTURE TYPE	NORTHING	EASTING
1	HEADWALL (COC AA-S168)	756783.7024	1787954.8989
2	TYPE C MANHOLE (COC AA-S102)	756702.4962	1787949.1927
3	STANDARD CATCH BASIN (COC AA-S133A)	756435.2779	1787975.3963
4	STANDARD CATCH BASIN (COC AA-S133A)	756626.8721	1787885.0167
5	STANDARD CATCH BASIN (COC AA-S133A)	756555.2158	1787892.0433
6	STANDARD CATCH BASIN (COC AA-S133A)	756483.5595	1787899.0700
R1	RISE	756678.7265	1787962.9615



FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6
STORM SEWER PROFILES

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

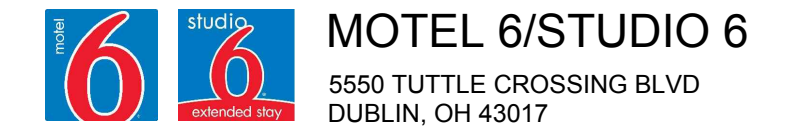
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C500

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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6



STORM SEWER
PROFILES

PROGRESS DRAWING NOT FOR CONSTRUCTION	ISSUE DATE	
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CONTECH
CMP DETENTION SYSTEM

CONTECH
PROPOSAL
DRAWING

42"Ø PERFORATED UNDERGROUND RETENTION SYSTEM - 567285-10
5570 TUTTLE CROSSING MOTEL 6
DUBLIN, OH
SITE DESIGNATION:

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 24" x 6" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR FOR THE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NORMAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

PROJECT No.: 567285	SEQ. No.: 10	DATE: 7/19/2017
DESIGNED: PWV	DRAWN: PWV	
CHECKED:	APPROVED:	
SHEET NO.: P1 OF 3		



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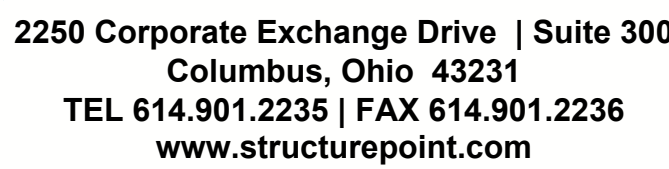
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PLOT, GRADE AND UTILITY PLAN
FOR
55550 TUTTLE CROSSING
MOTEL 6
CONTECH UNDERGROUND DETENTION

[illegible]

DATE:	07/27/17
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JOB NUMBER:	2016.00866

C501



FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6

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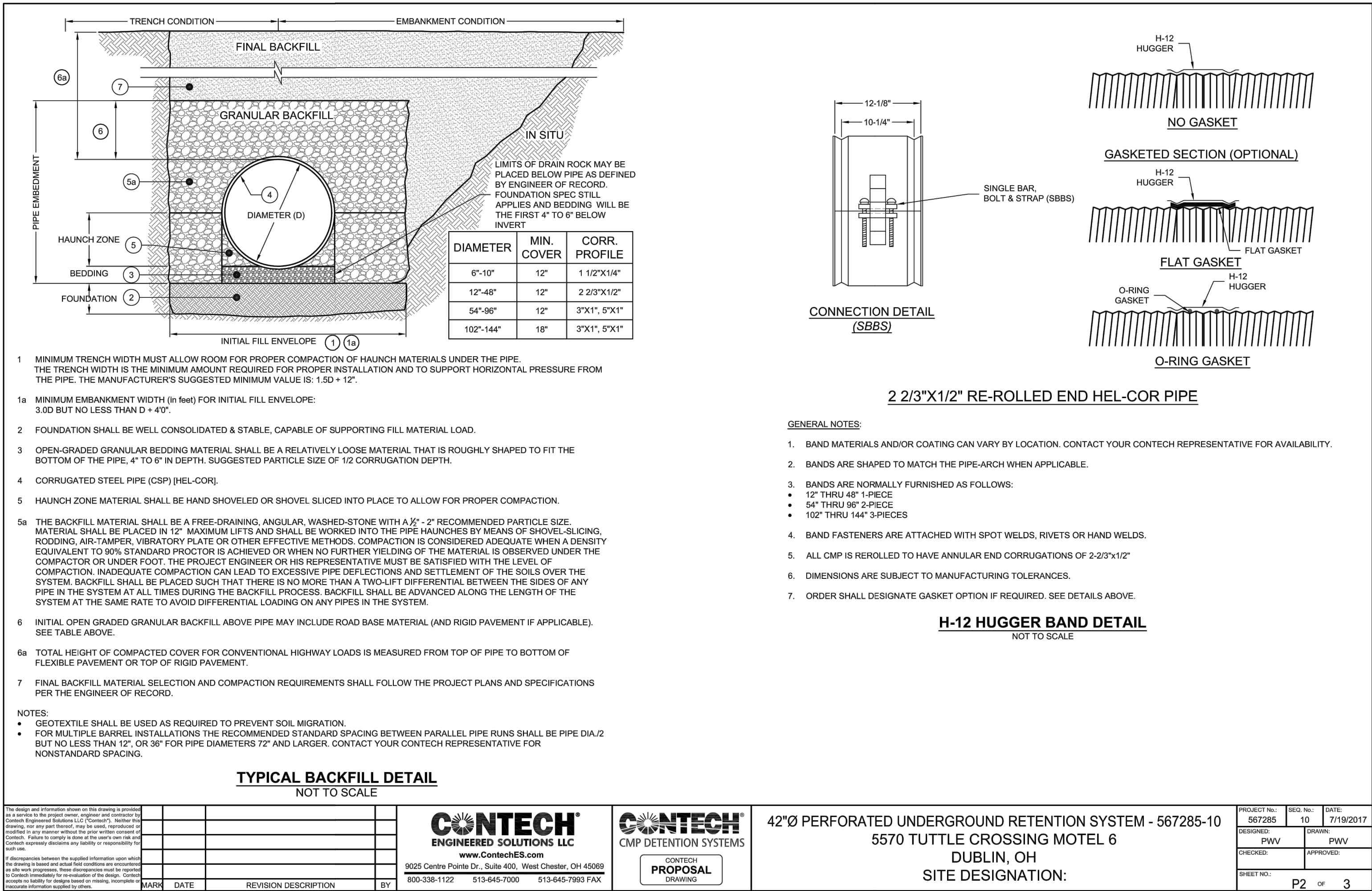
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CONTECH UNDERGROUND
DETENTION

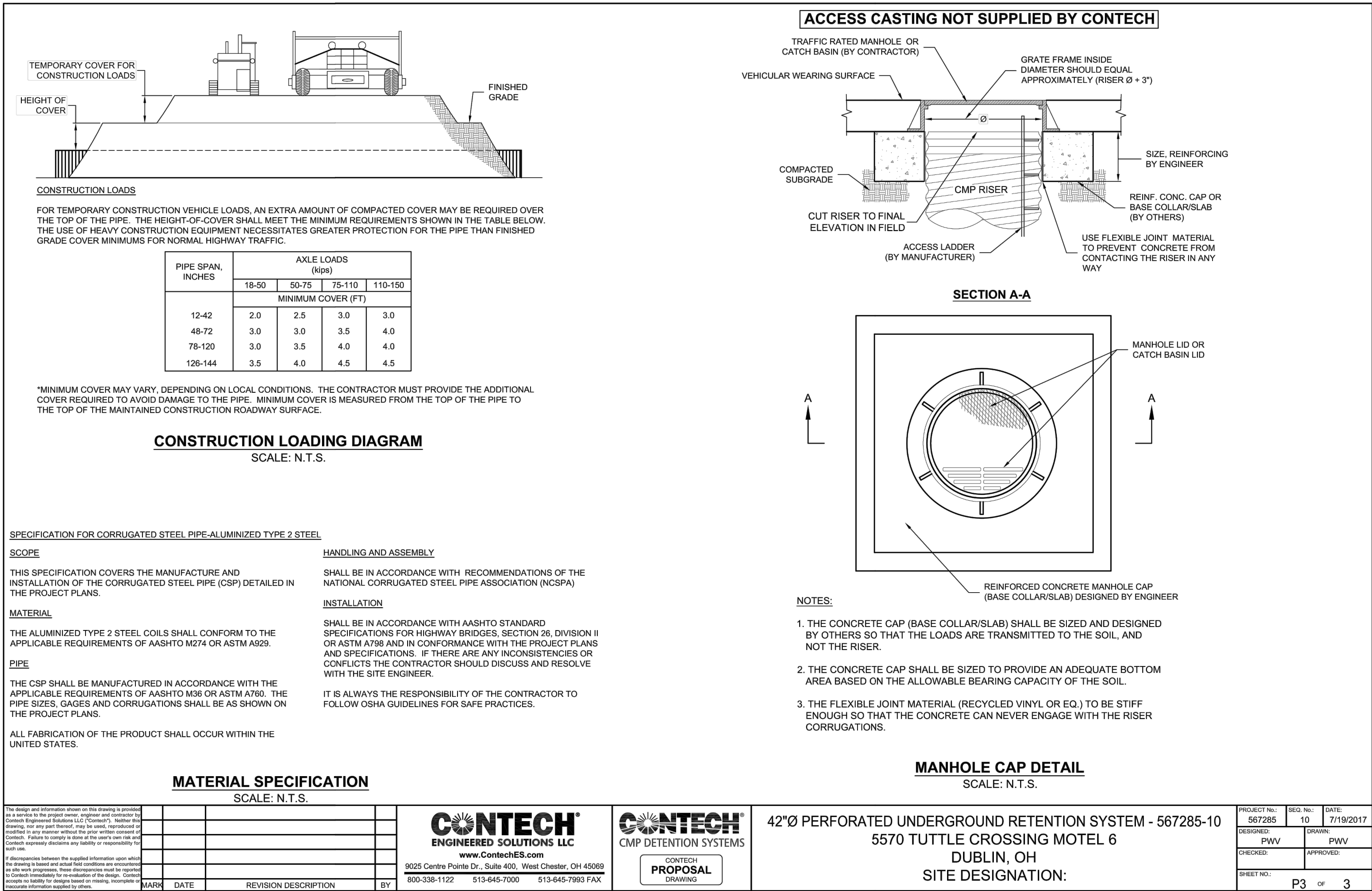
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MOTEL 6
CONTECH UNDERGROUND DETENTION

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

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KEY VALUE	KEYNOTE TEXT
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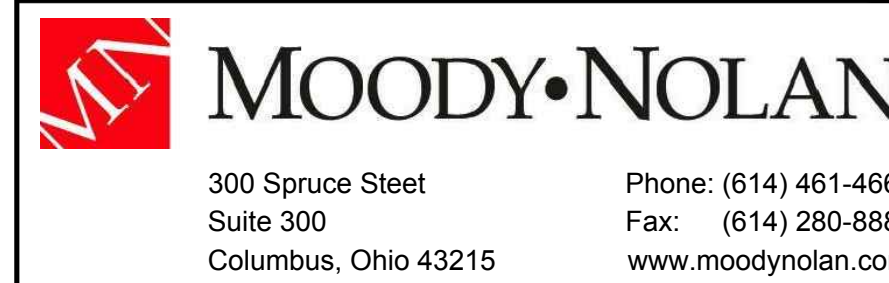
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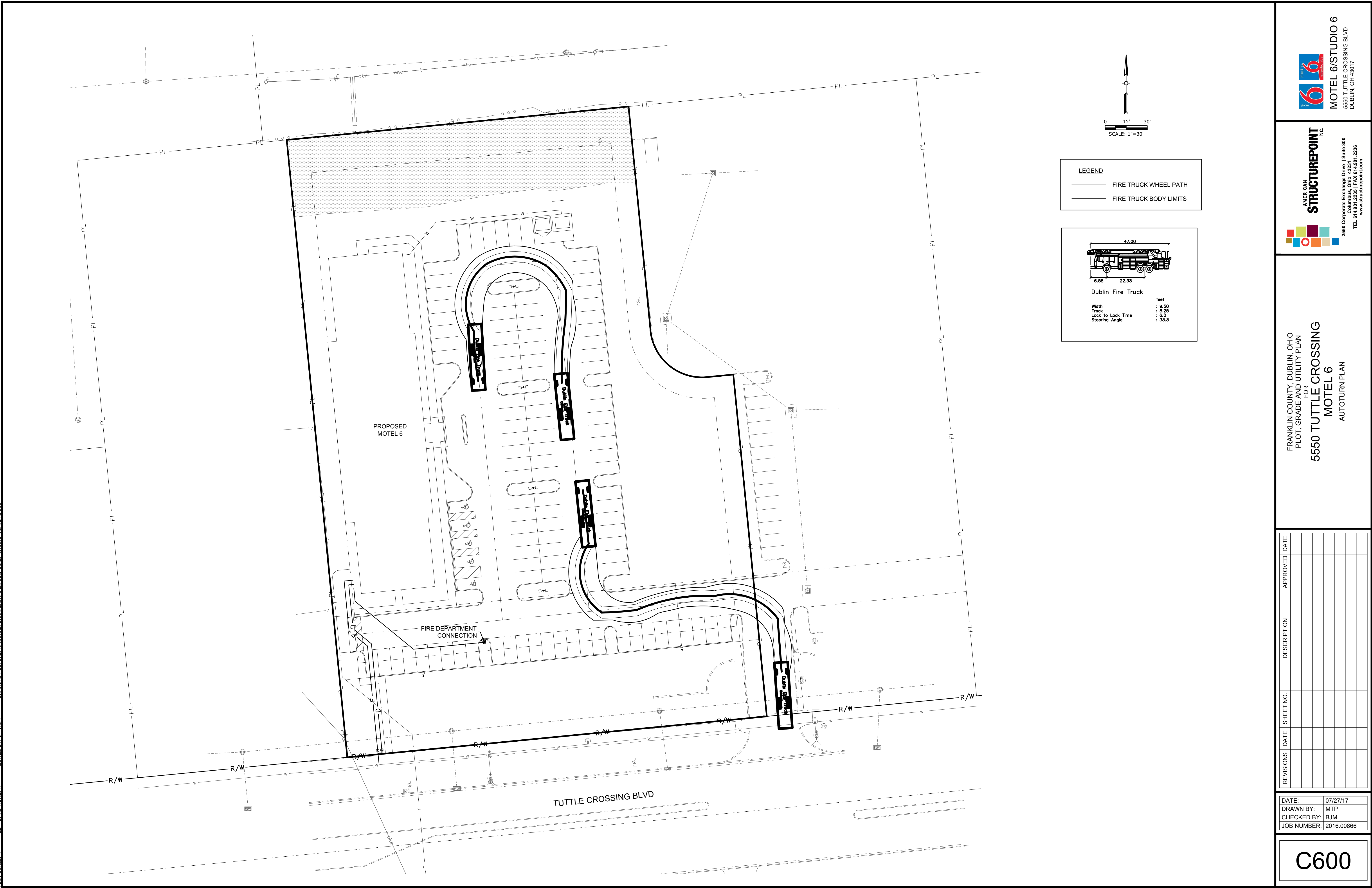
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DETENTION

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FRANKLIN COUNTY, DUBLIN, OHIO
PLOT, GRADE AND UTILITY PLAN
FOR
5550 TUTTLE CROSSING
MOTEL 6

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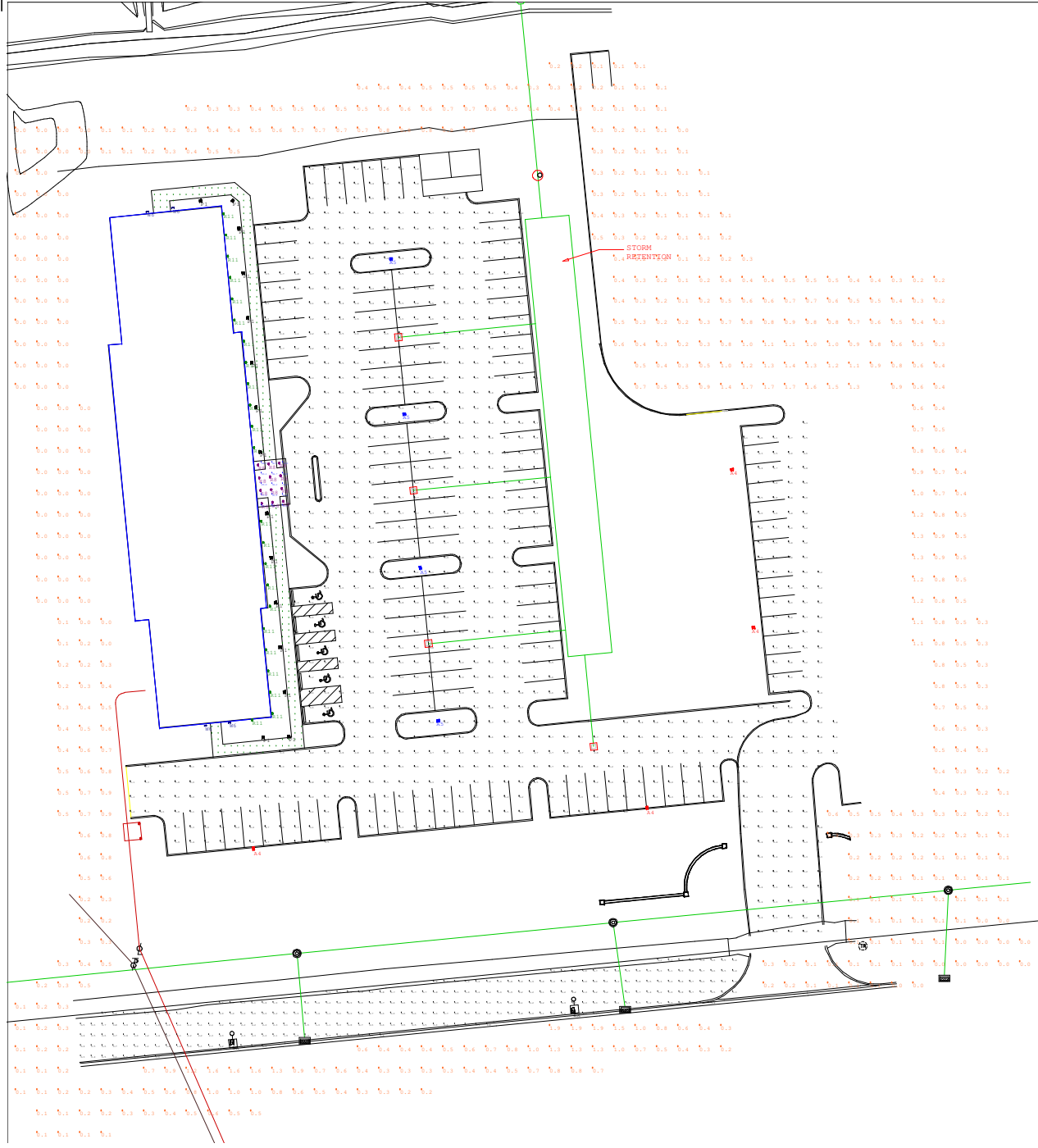
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AUTOTURN PLAN

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	C600	
	PROJECT STATUS	



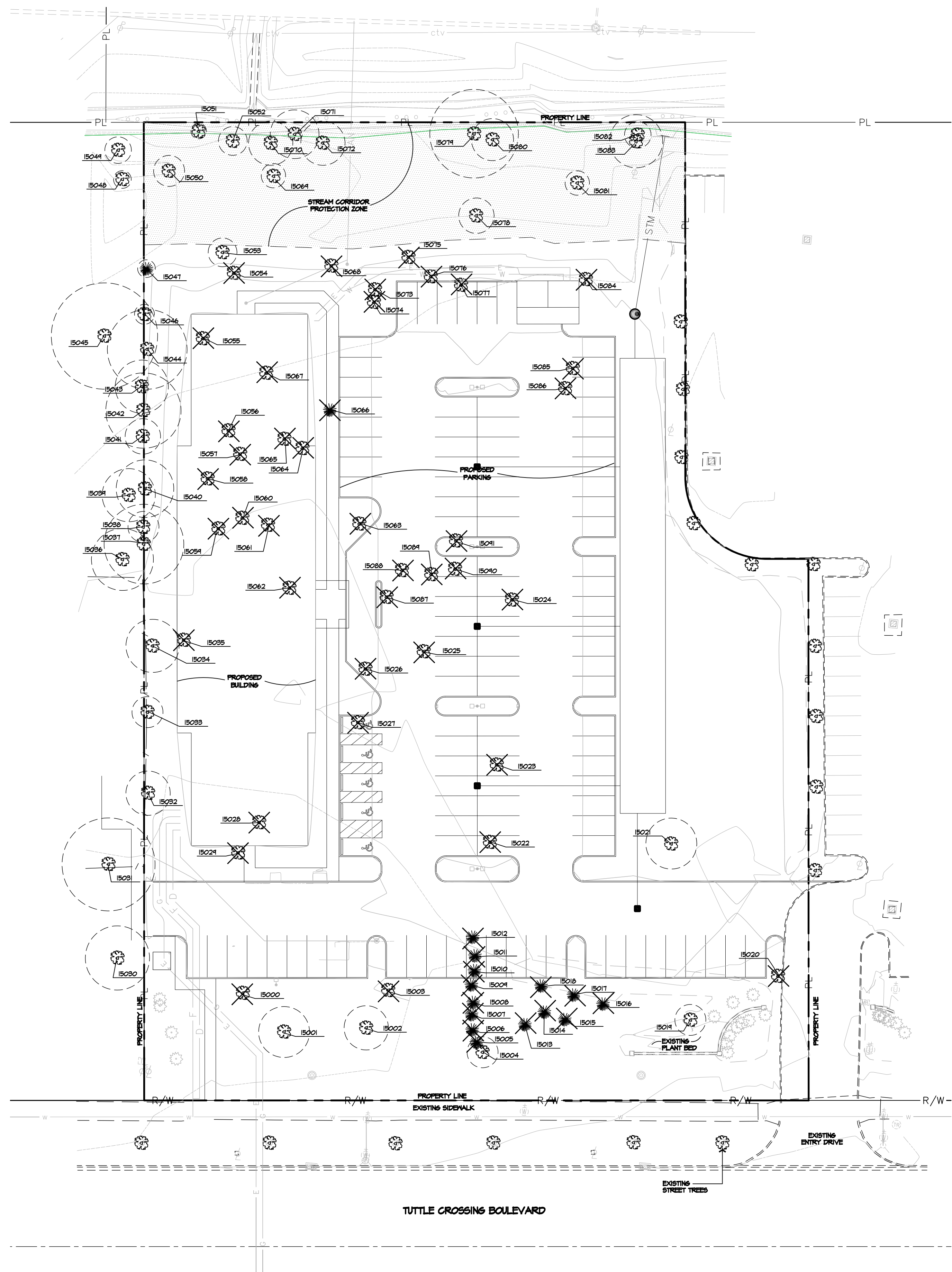
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Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	DUBLIN KIM AR3-250a	SINGLE	28500	0.720	KIM AR3_250HPS-E18
	15	TNA-24LED-NW	SINGLE	N.A.	0.950	US ARCH BOLLARD
	4	DSX2_LED_80C_1000_50K_14M_WVO	SINGLE	N.A.	0.950	Acuity DSX2 LED 80C 1000 50K 14M WVOLT
	4	DSX2_LED_80C_1000_50K_15M_WVO	SINGLE	N.A.	0.950	Acuity DSX2 LED 80C 1000 50K 15M WVOLT
	12	EVO_35_10_6AR_WVO_LS	SINGLE	N.A.	0.950	Gotham EVO 35_10 6AR WVO LS
	4	FCM103910120V-LED3K-BZ	SINGLE	1250	0.950	FC Lighting FCM103910120V-LED3K-BZ
	23	EVO_WV_35_15_6AR_LSS	SINGLE	N.A.	0.950	Gotham EVO WV 35_15 6AR LSS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance	Illuminance	Fc	28.45	41.7	17.0	1.67	2.45
Parking	Illuminance	Fc	2.48	9.6	0.1	24.80	96.00
Roadway	Illuminance	Fc	1.32	2.3	0.3	4.40	7.67
Side Walk	Illuminance	Fc	11.78	38.7	2.3	5.12	16.83
Spill light	Illuminance	Fc	0.39	1.9	0.0	N.A.	N.A.



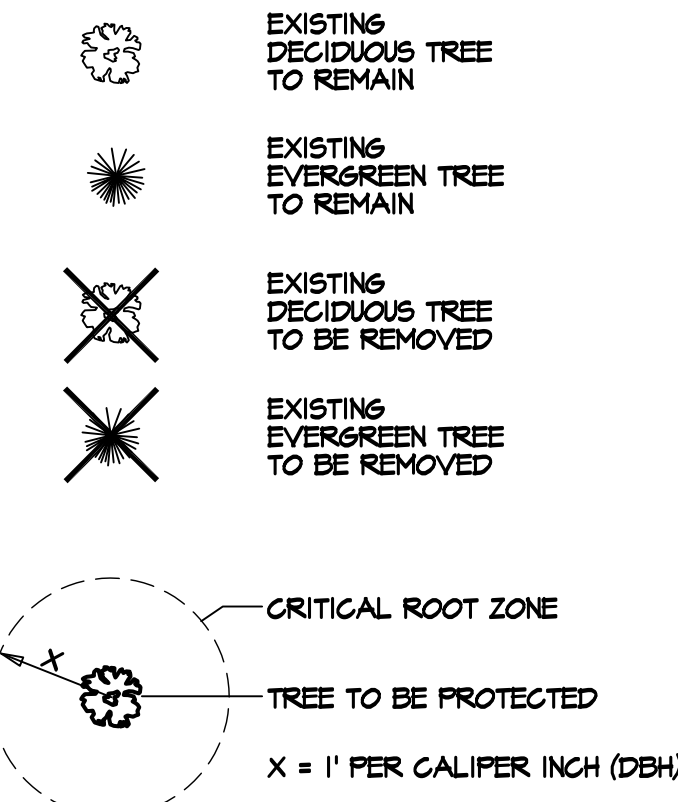
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DRAWING FILE: P:\Clients\American Structurepoint\Tuttlle Crossing Hotel\Tuttlle L1.01 Tree Survey.dwg
EDITED BY: SCORSE
EDIT DATE: 7/20/2017



TREE SURVEY CHART

TREE NUMBER	DBH	COMMON NAME	SPECIES	CONDITION	TREATMENT
15000	21	SILVER MAPLE	Acer saccharum	POOR	REMOVE
15001	23	SWEETSH	Liquidambar styraciflua	GOOD	PRESERVE
15002	20	SWEETSH	Liquidambar styraciflua	FAIR	PRESERVE
15003	33	SILVER MAPLE	Acer saccharum	POOR	REMOVE
15004	14	SILVER MAPLE	Acer saccharum	GOOD	PRESERVE
15005	7	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15006	12	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15007	8	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15008	4	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15009	14	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15010	10	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15011	8	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15012	10	ARBORVITAE	Thuja occidentalis	GOOD	REMOVE
15013	4	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15014	4	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15015	7	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15016	4	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15017	8	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15018	8	NORWAY SPRUCE	Picea abies	GOOD	REMOVE
15019	14	OAK	Quercus spp.	FAIR	PRESERVE
15020	48	MULBERRY	Morus spp.	FAIR	REMOVE
15021	23	SILVER MAPLE	Acer saccharum	FAIR	PRESERVE
15022	30	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15023	31	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15024	45	PEAR	Fagus spp.	POOR	REMOVE
15025	27	SILVER MAPLE	Acer saccharum	POOR	REMOVE
15026	14	ELM	Ulmus spp.	POOR	REMOVE
15027	12	APPLE	Malus spp.	VERY POOR	REMOVE
15028	40	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15029	23	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15030	24	SILVER MAPLE	Acer saccharum	FAIR	PRESERVE
15031	42	SILVER MAPLE	Acer saccharum	FAIR	PRESERVE
15032	20	MULBERRY	Morus spp.	FAIR	PRESERVE
15033	14	SILVER MAPLE	Acer saccharum	POOR	PRESERVE
15034	24	SILVER MAPLE	Acer saccharum	FAIR	PRESERVE
15035	64	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15036	25	SILVER MAPLE	Acer saccharum	POOR	PRESERVE
15037	36	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15038	14	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15039	24	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15040	26	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15041	16	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15042	34	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15043	24	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15044	36	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15045	48	SILVER MAPLE	Acer saccharum	VERY POOR	PRESERVE
15046	4	BLACK PALM	Juglans nigra	FAIR	PRESERVE
15047	8	JANIER	Juniperus virginiana	POOR	PRESERVE
15048	8	BLACK PALM	Juglans nigra	FAIR	PRESERVE
15049	12	BLACK PALM	Juglans nigra	FAIR	PRESERVE
15050	7	MULBERRY	Morus spp.	POOR	PRESERVE
15051	7	HACKBERRY	Celtis occidentalis	FAIR	PRESERVE
15052	13	HACKBERRY	Celtis occidentalis	GOOD	PRESERVE
15053	13	BLACK PALM	Juglans nigra	GOOD	PRESERVE
15054	12	BLACK PALM	Juglans nigra	GOOD	REMOVE
15055	8	BLACK LOCUST	Robinia pseudacacia	POOR	REMOVE
15056	4	BLACK PALM	Juglans nigra	GOOD	REMOVE
15057	8	MULBERRY	Morus spp.	POOR	REMOVE
15058	7	OSAGE-ORANGE	Maclura pomifera	GOOD	REMOVE
15059	15	BLACK CHERRY	Prunus serotina	POOR	REMOVE
15060	12	BLACK CHERRY	Prunus serotina	POOR	REMOVE
15061	26	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15062	16	MULBERRY	Morus spp.	FAIR	REMOVE
15063	14	SILVER MAPLE	Acer saccharum	VERY POOR	REMOVE
15064	6	SILVER MAPLE	Acer saccharum	POOR	REMOVE
15065	6	MULBERRY	Morus spp.	POOR	REMOVE
15066	15	JANIER	Juniperus virginiana	FAIR	REMOVE
15067	14	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15068	15	SILVER MAPLE	Acer saccharum	GOOD	REMOVE
15069	11	ELM	Ulmus spp.	GOOD	PRESERVE
15070	20	HACKBERRY	Celtis occidentalis	FAIR	PRESERVE
15071	22	RED OAK	Quercus rubra	GOOD	PRESERVE
15072	20	OSAGE-ORANGE	Maclura pomifera	FAIR	PRESERVE
15073	12	BLACK CHERRY	Prunus serotina	POOR	REMOVE
15074	12	BOX-ELDER	Acer negundo	POOR	REMOVE
15075	12	BLACK CHERRY	Prunus serotina	POOR	REMOVE
15076	14	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15077	15	BLACK CHERRY	Prunus serotina	VERY POOR	REMOVE
15078	16	COTTONWOOD	Populus deltoides	GOOD	PRESERVE
15079	40	OSAGE-ORANGE	Maclura pomifera	FAIR	PRESERVE
15080	14	NORWAY SPRUCE	Picea abies	GOOD	PRESERVE
15081	11	MILBURN	Salix spp.	GOOD	PRESERVE
15082	12	BLACK PALM	Juglans nigra	GOOD	PRESERVE
15083	24	HACKBERRY	Celtis occidentalis	GOOD	PRESERVE
15084	12	SILVER MAPLE	Acer saccharum	GOOD	REMOVE
15085	10	SILVER MAPLE	Acer saccharum	GOOD	REMOVE
15086	10	SILVER MAPLE	Acer saccharum	GOOD	REMOVE
15087	16	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15088	8	SILVER MAPLE	Acer saccharum	FAIR	REMOVE
15089	17	SILVER MAPLE	Acer saccharum	POOR	REMOVE
15090	15	SILVER MAPLE	Acer saccharum	VERY POOR	REMOVE
15091	4	BLACK PALM	Juglans nigra	GOOD	REMOVE

LEGEND



	QUANT.	DBH
TREES TO BE REMOVED = (GOOD AND FAIR CONDITION)	34	544"
TOTAL TREES TO BE REPLACED =		544"
TOTAL REPLACEMENT TREES PROVIDED =	26	65' @ 2.5" PER TREE)
DBH REMAINING TO BE PAID TO CITY =		484"
AMOUNT TO BE PAID TO CITY =		\$48,400 @ \$100 PER CAL. INCH

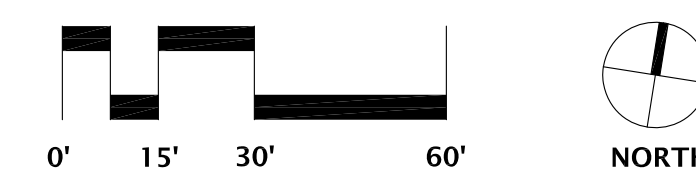
SEE SHEET L3.01 FOR REPLACEMENT TREES.

TREE SURVEY

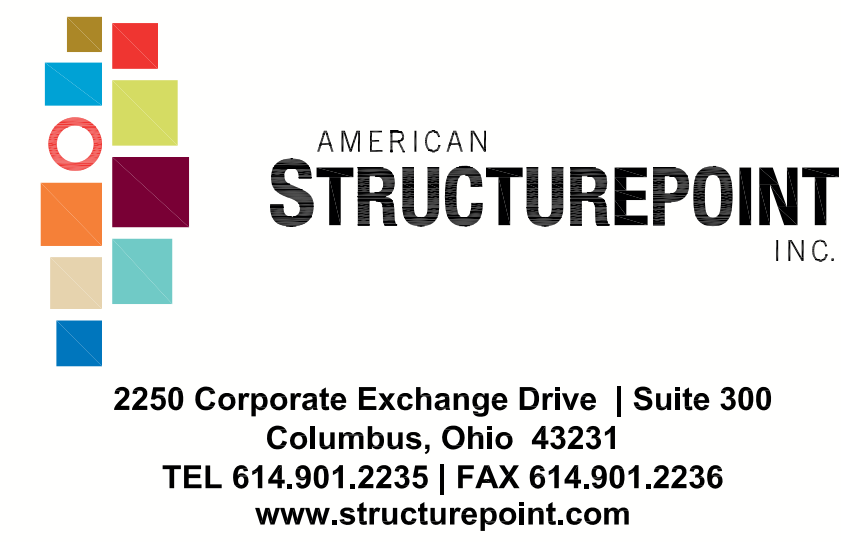
EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

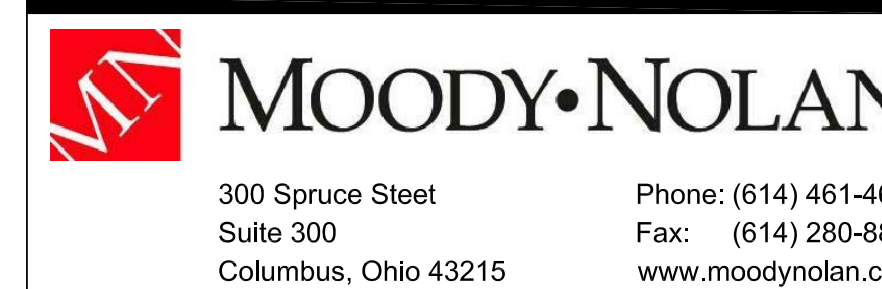
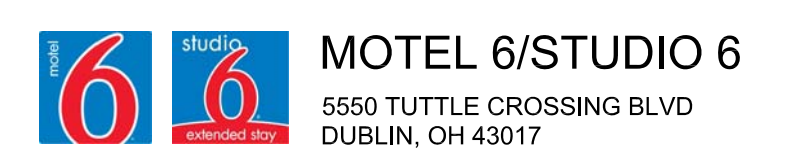
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343



KEY VALUE	KEYNOTE TEXT
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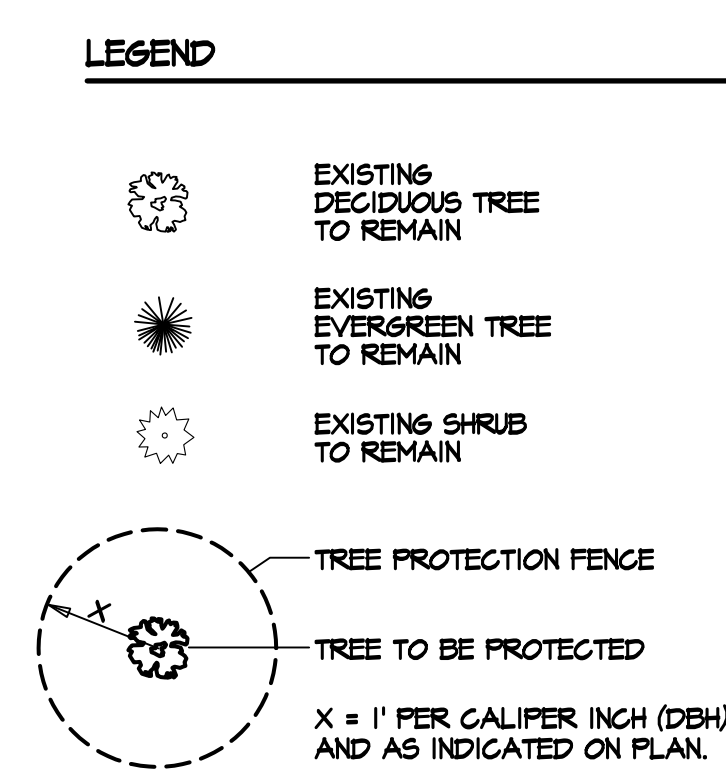
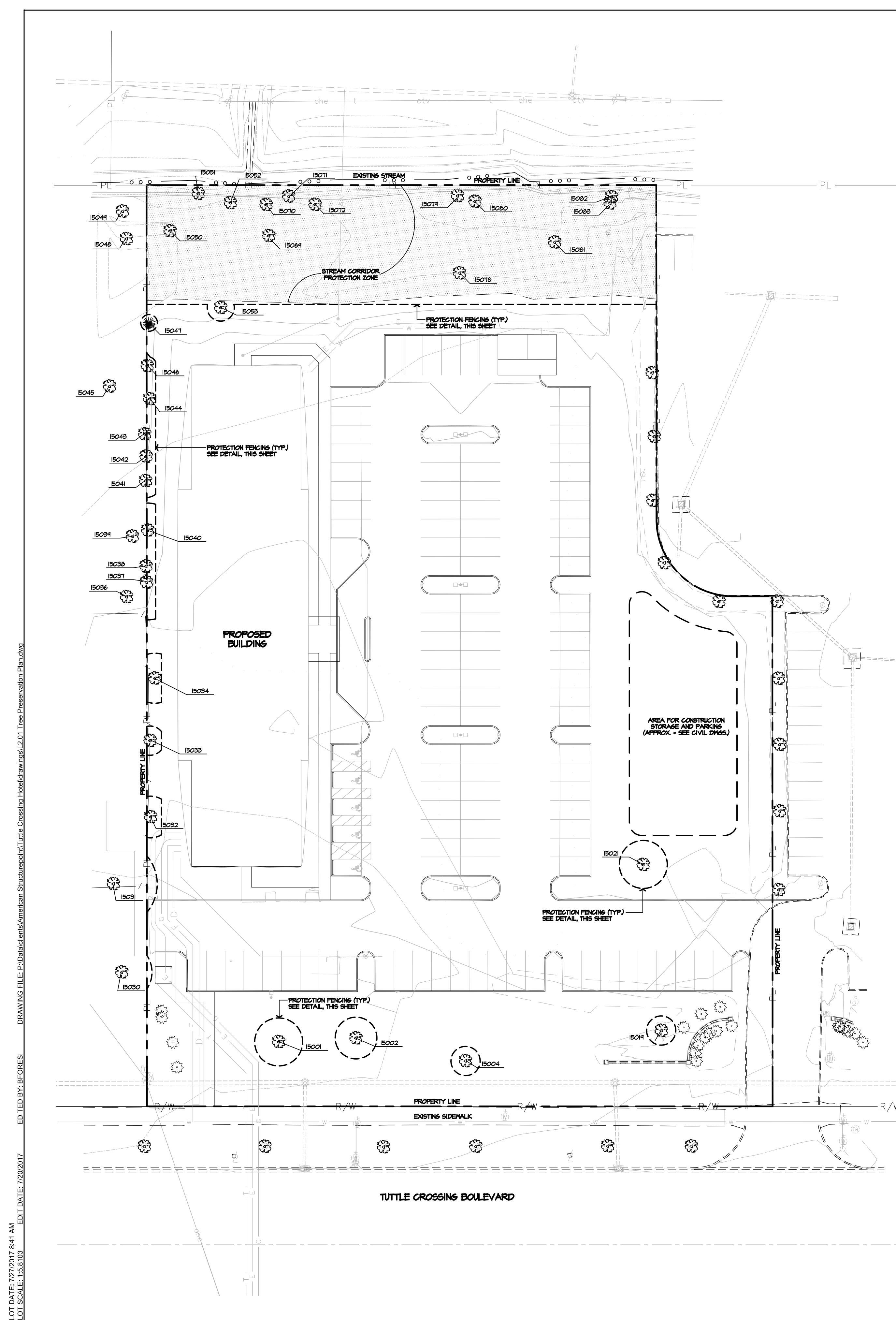
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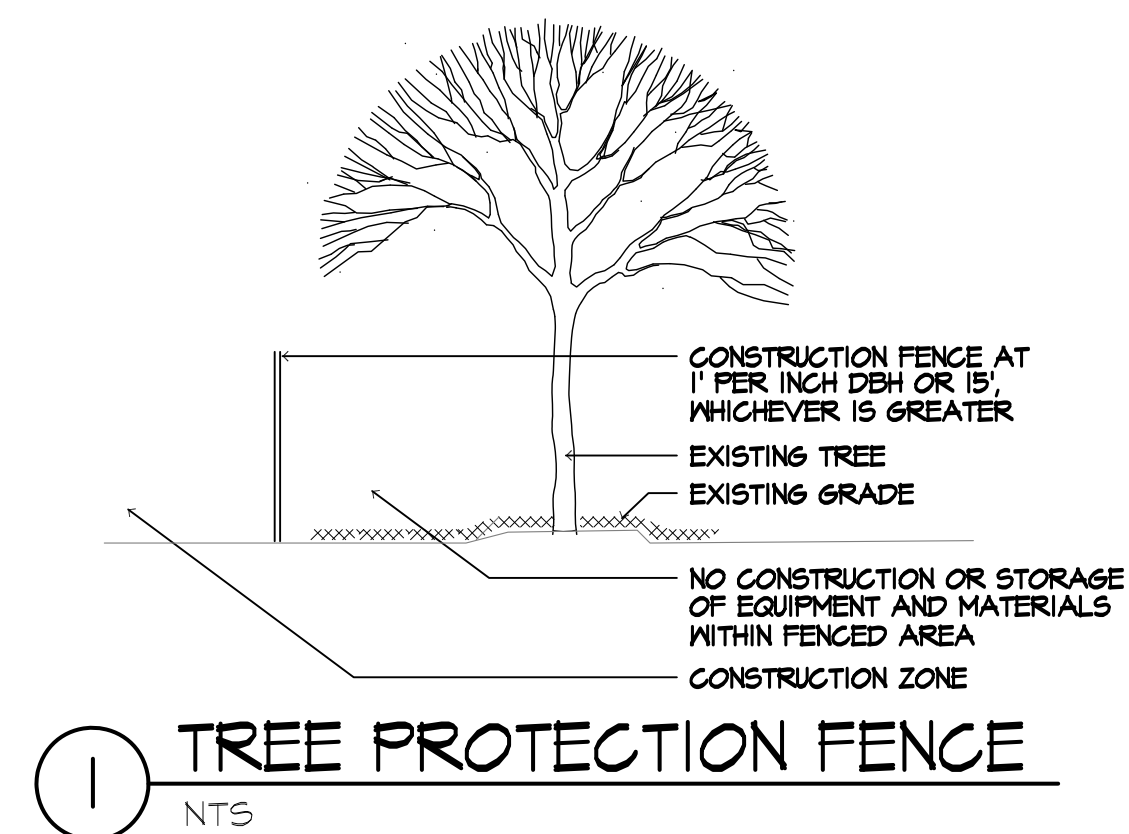
TREE SURVEY

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/27/2017
	2016.00866
	L1.01



- ## GENERAL NOTES
1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
 2. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING.
 3. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE PLANNING DIRECTOR.
 4. IT SHALL BE UNLAWFUL TO FAIL TO ABIDE BY THE TERMS OF THE TREE PRESERVATION PLAN OR TREE REMOVAL PERMIT.
 5. TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.

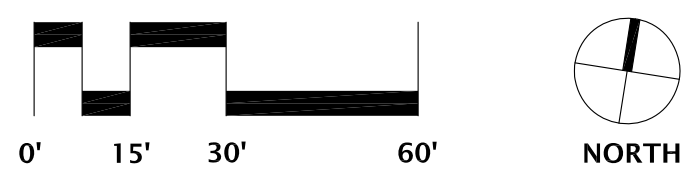
TREE NUMBER	DBH	COMMON NAME	SPECIES	CONDITION	TREATMENT
15001	23	SWEETGUM	Liquidambar styraciflua	GOOD	PRESERVE
15002	20	SWEETGUM	Liquidambar styraciflua	FAIR	PRESERVE
15004	14	SILVER MAPLE	Acer saccharinum	GOOD	PRESERVE
15014	14	OAK	Quercus spp.	FAIR	PRESERVE
15021	23	SILVER MAPLE	Acer saccharinum	FAIR	PRESERVE
15030	21	SILVER MAPLE	Acer saccharinum	FAIR	PRESERVE
15031	42	SILVER MAPLE	Acer saccharinum	FAIR	PRESERVE
15032	20	MULBERRY	Morus spp.	FAIR	PRESERVE
15033	14	SILVER MAPLE	Acer saccharinum	POOR	PRESERVE
15034	24	SILVER MAPLE	Acer saccharinum	FAIR	PRESERVE
15036	28	SILVER MAPLE	Acer saccharinum	POOR	PRESERVE
15037	36	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15038	14	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15039	24	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15040	26	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15041	16	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15042	34	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15043	24	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15044	36	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15045	48	SILVER MAPLE	Acer saccharinum	VERY POOR	PRESERVE
15046	9	BLACK WALNUT	Juglans nigra	FAIR	PRESERVE
15047	8	JUNIPER	Juniperus virginiana	POOR	PRESERVE
15048	8	BLACK WALNUT	Juglans nigra	FAIR	PRESERVE
15049	12	BLACK WALNUT	Juglans nigra	FAIR	PRESERVE
15050	7	MULBERRY	Morus spp.	POOR	PRESERVE
15051	7	HACKBERRY	Celtis occidentalis	FAIR	PRESERVE
15052	13	HACKBERRY	Celtis occidentalis	GOOD	PRESERVE
15053	13	BLACK WALNUT	Juglans nigra	GOOD	PRESERVE
15064	11	ELM	Ulmus spp.	GOOD	PRESERVE
15070	20	HACKBERRY	Celtis occidentalis	FAIR	PRESERVE
15071	22	RED OAK	Quercus rubra	GOOD	PRESERVE
15072	20	OSAGE-ORANGE	Maclura pomifera	FAIR	PRESERVE
15078	16	OTTOMANKOOD	Populus deltoides	GOOD	PRESERVE
15074	40	OSAGE-ORANGE	Maclura pomifera	FAIR	PRESERVE
15080	19	NORWAY MAPLE	Acer platanoides	GOOD	PRESERVE
15081	11	WILLOW	Salix spp.	GOOD	PRESERVE
15082	12	BLACK WALNUT	Juglans nigra	GOOD	PRESERVE
15083	24	HACKBERRY	Celtis occidentalis	GOOD	PRESERVE



TREE PRESERVATION PLAN

EDGE
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330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343




**AMERICAN
STRUCTUREPOINT
INC.**
 250 Corporate Exchange Drive | Suite 300
 Columbus, OH 43217
 TEL: 614.881.2256
 www.structurepoint.com

MOTEL 6 STUDIO 6
 6000 W. LEXINGTON BLVD
 DUBLIN, OH 43017

L2.01

KEY VALUE	KEYNOTE TEXT
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AMERICAN
STRUCTUREPOINT
INC.

2250 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

[illegible]

MOTEL 6/STUDIO 6
5550 TUTTLE CROSSING BLVD
DUBLIN, OH 43017



MOODY•NOLAN

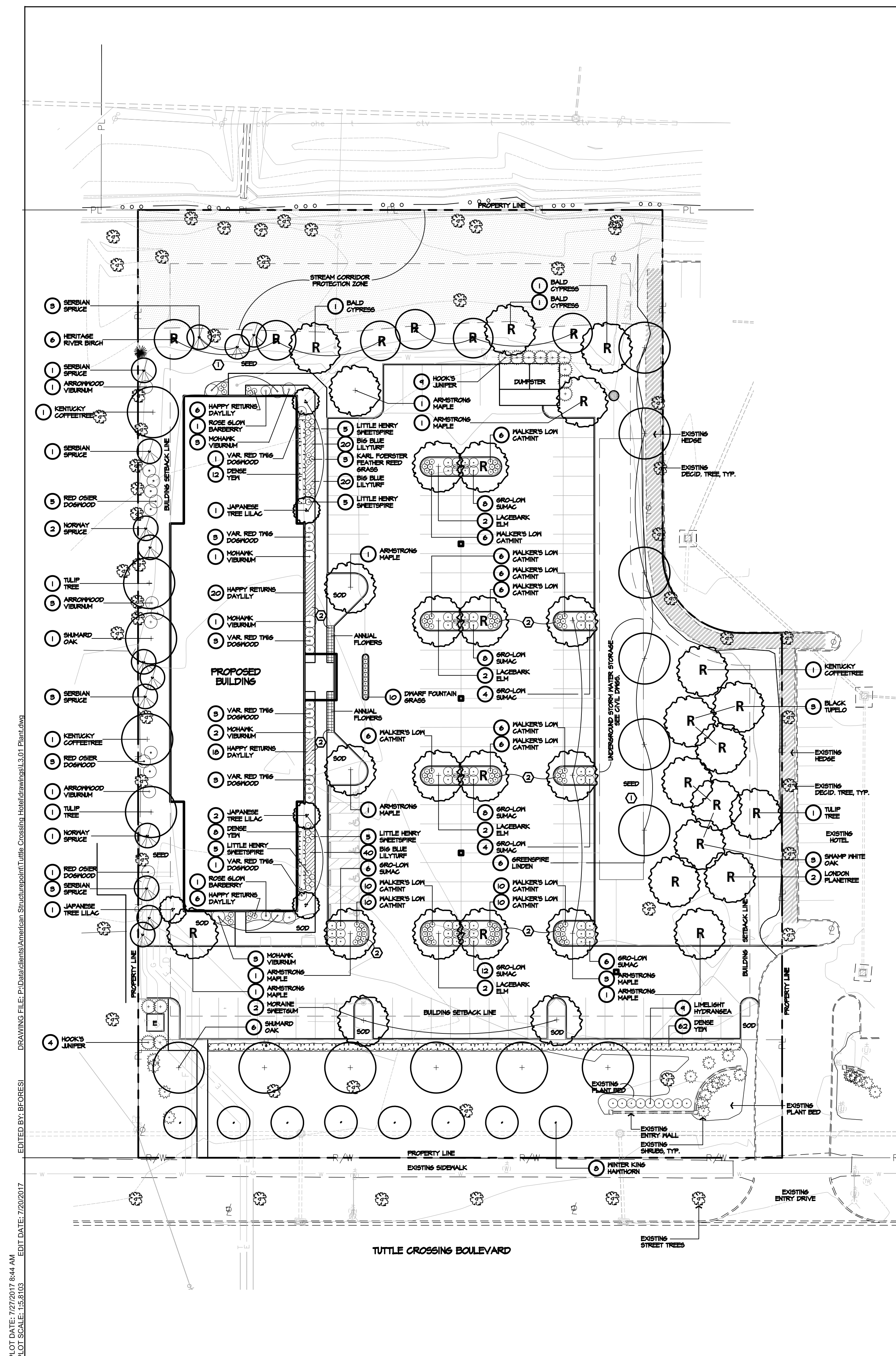
300 Spruce Street
Suite 300
Columbus, Ohio 43215

Phone: (614) 461-4666
Fax: (614) 280-8885
www.moodynolan.com

DRAWING TITLE:

TREE PRESERVATION
PLAN

<p>PROGRESS DRAWING NOT FOR CONSTRUCTION</p>	07/27/2017	
	2016.00866	
	L2.01	



L3.01

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 EDITED BY: BFC083

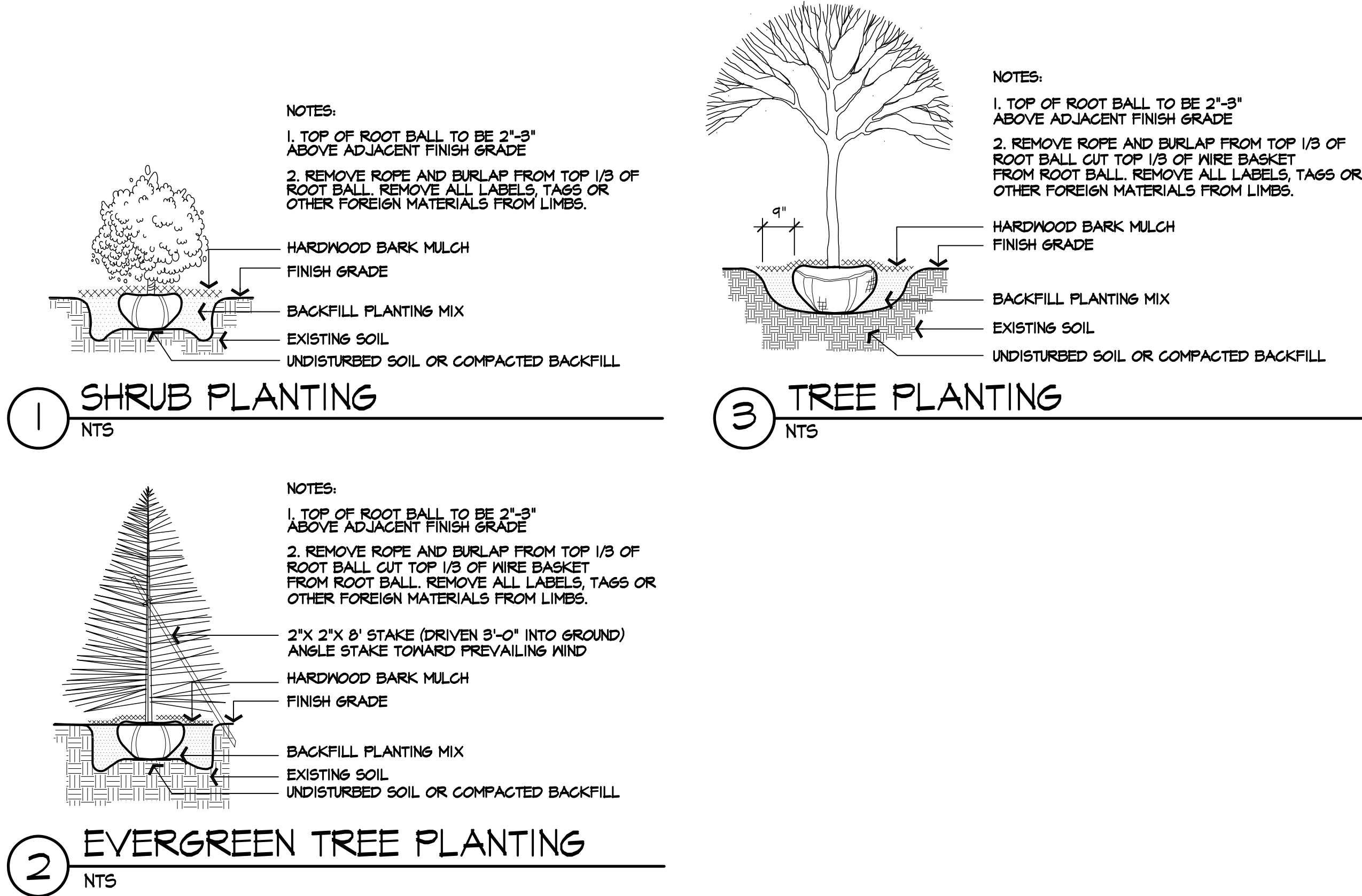
PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
4	ARMSTRONG MAPLE	Acer rubrum 'Armstrong'	2 1/2" Cal.	B4B	
8	WINTER KING HAWTHORN	Crataegus viridis 'Winter King'	1 3/4" Cal.	B4B	
1	KENTUCKY COFFEETREE	Gymnocladus dioica	2 1/2" Cal.	B4B	
5	JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	1 3/4" Cal.	B4B	
3	BALD CYPRESS	Taxodium distichum var. distichum	2 1/2" Cal.	B4B	
6	GREENSPICE LINDEN	Tilia cordata 'Greenspire'	2 1/2" Cal.	B4B	
1	TULIP TREE	Liriodendron tulipifera	2-1/2" Cal.	B4B	
2	MORAIN SWEETSUM	Liquidambar styraciflua 'Moraine'	2 1/2" Cal.	B4B	
7	SHUMARD OAK	Quercus shumardii	2 1/2" Cal.	B4B	
4	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B4B	
EVERGREEN TREES					
3	NORWAY SPRUCE	Picea abies	6' Hgt.	B4B	
11	SERBIAN SPRUCE	Picea omorika	6' Hgt.	B4B	
SHRUBS					
2	ROSE SLOW BARBERRY	Berberis thunbergii 'Rose Glow'	24" Hgt.	Cont.	
14	VARIATED RED TWIG DOGWOOD	Cornus alba 'Elegantissima'	24" Hgt.	Cont.	
4	RED OSIER DOGWOOD	Cornus sericea 'Cardinal'	24" Hgt.	Cont.	
13	HOOK'S JUNIFER	Juniperus chinensis 'Hooks'	6'-7" Hgt.	B4B	
4	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	30" Hgt.	Cont.	
20	LITTLE HENRY SWEETSPICE	Itea virginica 'Little Henry'	24" Hgt.	Cont.	
56	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	24" Spr.	Cont.	
82	DENSE YEW	Taxus x media 'Densiformis'	24" Hgt.	B4B	
5	ARROWWOOD VIBURNUM	Viburnum dentatum	36" Hgt.	B4B	
10	MOHAWK VIBURNUM	Viburnum x burkwoodii 'Mohawk'	36" Hgt.	B4B	
PERENNIALS / ORNAMENTAL GRASSES					
3	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	2 Gal.	Cont.	
50	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 Gal.	Cont.	
80	BIG BLUE LILYTURF	Liriope muscarif 'Big Blue'	1 Gal.	Cont.	
82	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	1 Gal.	Cont.	

REPLACEMENT TREES SEE TREE PRESERVATION PLAN

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
1	ARMSTRONG MAPLE	Acer rubrum 'Armstrong'	2 1/2" Cal.	B4B	
1	TULIP TREE	Liriodendron tulipifera	2-1/2" Cal.	B4B	
3	BLACK TUPELO	Nyssa sylvatica	2-1/2" Cal.	B4B	
2	LONDON PLANETREE	Platanus x acerifolia 'Bloodgood'	2-1/2" Cal.	B4B	
3	BALD CYPRESS	Taxodium distichum	2-1/2" Cal.	B4B	
3	SWAMP WHITE OAK	Quercus bicolor	2 1/2" Cal.	B4B	
1	KENTUCKY COFFEETREE	Gymnocladus dioica	2 1/2" Cal.	B4B	
6	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	8'-10' Hgt.	B4B	MULTI-STEM
4	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B4B	

24 TOTAL REPLACEMENT TREES PROVIDED 60' TOTAL INCHES PROVIDED
 REMAINING REPLACEMENT TREES TO BE PAID IN FEES PER 153.146 (B)



PLANTING DETAILS

EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
 COLUMBUS, OHIO 43215
 614-486-3343



KEY VALUE	KEYNOTE TEXT
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STRUCTUREPOINT
 INC.

2250 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

#	DATE	CHANGE DESCRIPTION

MOTEL 6/STUDIO 6
 5550 TUTTLE CROSSING BLVD
 DUBLIN, OH 43017

MOODY•NOLAN
 300 Spruce Steet Suite 300
 Columbus, Ohio 43215
 Phone: (614) 461-4664
 Fax: (614) 280-8881
 www.moodynolan.com

DRAWING TITLE:	
PROGRESS DRAWING NOT FOR CONSTRUCTION	PLANTING DETAILS
	07/27/2017
	2016.00866
	L3.02



PROPOSED GROUND SIGN
AT EXISTING PLANT BED