CITY OF DUBLIN, FRANKLIN COUNTY, OHIO **DEMOLITION PLAN FOR**

4056 & 4070 W. DUBLIN-GRANVILLE ROAD

2023

PROJECT SUMMARY

This project is a proposal for site demolition of two (2) residential lots on approximately 1.18 acres to prepare for future development. The site is located on the west side of David Road, north side of W Dublin Granville Road, south of Banker Drive, and east of property 4080 W Dublin Granville Road.

BENCH MARKS

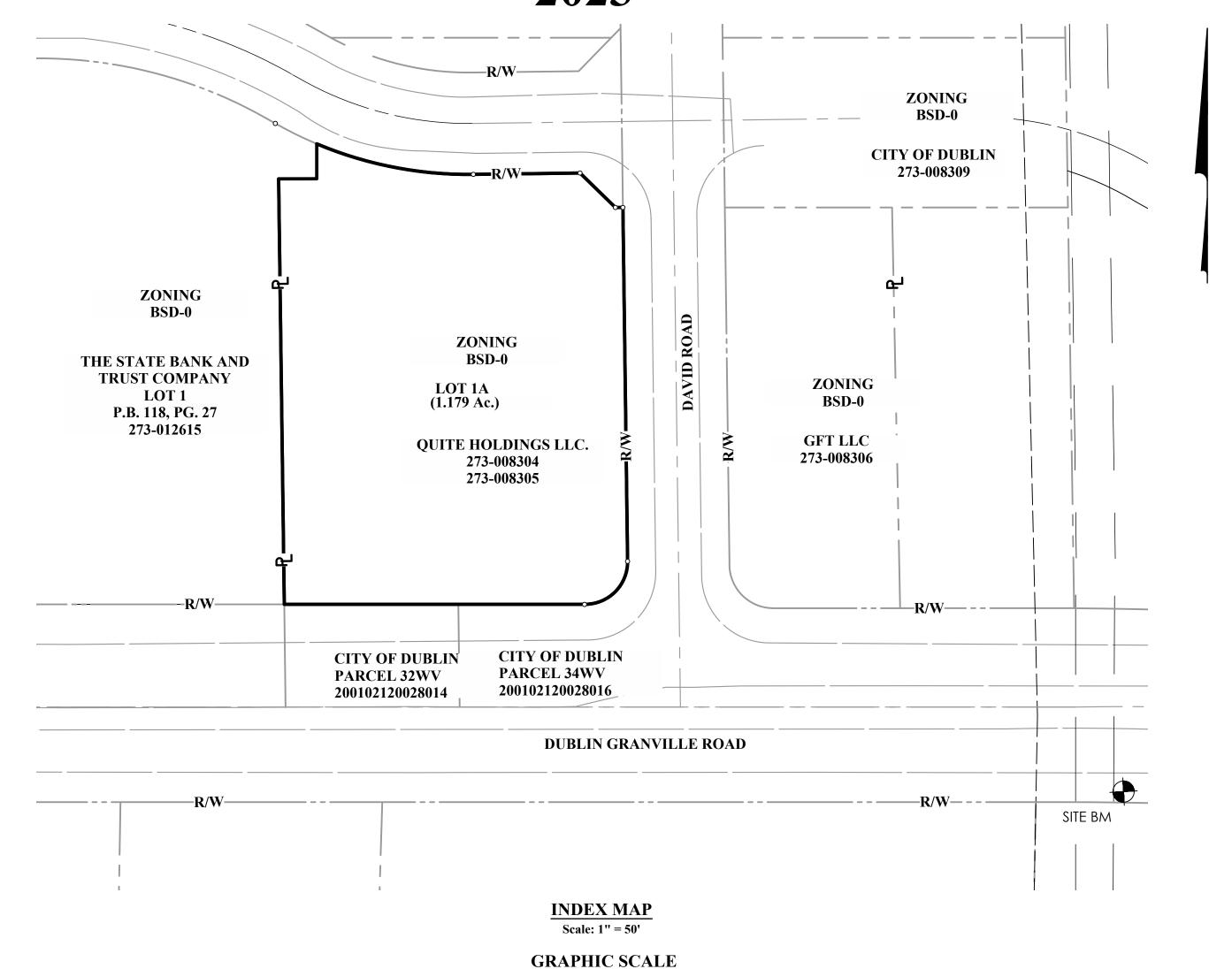
roundabout at Dublin Granville Road and Riverside Drive in the area

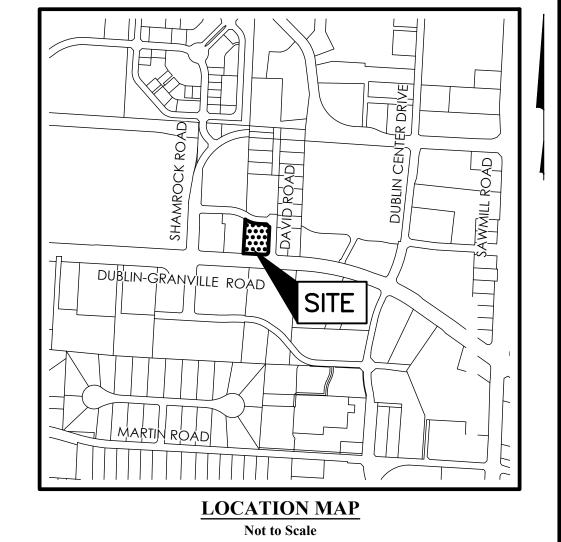
Iron pin along the South side of Dublin Granville Road ±260 feet East o

STANDARD CONSTRUCTION DRAWINGS

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

| CITY OF DUBLIN | CITY OF COLUMBUS |
|----------------|------------------|
| RD-02 | 1500 |
| RD-06 | 1510 |





SHEET INDEX TITLE SHEET GENERAL NOTES SITE EXISTING CONDITIONS & DEMOLITION PLAN UTILITY & GRADING, EXISTING CONDITIONS & DEMOLITION PLAN LANDSCAPE PLAN

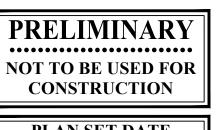
Date of Expiration: This Plan is valid for two (2) year from date of approval.

PREPARED BY: Engineers - Surveyors - Planners - Scientists Phone: 614,775,4500 Toll Free: 888,775,3648

The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text standards reflected hereon.

Registered Engineer No.

Date



PLAN SET DATE

MAY 31, 2023

DATE MAY 31, 2023 SCALE AS NOTED JOB NO.

4070

SHEET

20220556

DEVELOPER/OWNER QUIET HOLDINGS LLC Troy Kemelgor 7495 Éridlespur Lane

Delaware, OH 43015

Quietholdingsllc@gmail.com

LEGAL COUNSEL Underhill & Hodge LLC Aaron L. Underhill 8000 Walton Pkwy. Suite 260 New Albany, ÓH 43054 Aaron@UHLawfirm.com

1 inch = 50 feet

ENGINEER EMHT Inc. Sarah Wilson 5500 New Albany Road Columbus, Ohio 43054 Tel: (614) 775-4392 swilson@emht.com

SURVEY EMHT Inc. Matthew A. Kirk 5500 New Albany Road Columbus, Ohio 43054 Tel: (614) 775-4313 mkirk@emht.com

- 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.
- The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- . Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as—built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
- The Contractor shall restrict construction activity to public right—of—way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- The Contractor shall carefully preserve bench marks, 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
- 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 eaual or better condition than existed before construction. Drainage ditches or water courses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
- . Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- 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
- 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.
- 7. 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
- 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
- 6555 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
- 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 III) 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 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 drawinas.
- 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
- 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)
 - Application Rate: 7 lbs per 1000 sq ft as directed by the Division of Parks & Recreation, City of Dublin,
- 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.

Lumen Communications

Worthington, Ohio 43085

Haley Wood

UTILITIES

The following utilities are known to be located within the limits of this project:

Columbia Gas of Ohio Rob Caldwell — Field Engineer 3550 Johnny Appleseed Ct. Columbus, Óhio 43231 (614) 370-1906

ptpaxson@aep.com

Haley.Wood@lumen.com American Electric Power Verizon Business Paul Paxton 777 Hopewell Drive Maurice Jones 757 Commerce Court Lewis Center, Ohio 43035 Heath, Ohio 43056 (740) 348-5322 (614) 593-6685 (614) 816-0361 Bob Dillow

Donald G. Marshall Jr. 250 Old Wilson Bridge Suite 130 111 N. 4th Street Columbus, Ohio 43215 (614) 216-2396 Go1553@att.com

AT&T (fka SBC)

AT&T Transmission James Schneider 155 Commerce Park Dr. Suite Westerville, Ohio 43082 (440) 525-4322

- 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 proper provisions for traffic control are not being provided by the Contractor, 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
- 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
- 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.

- 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 paving 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 pipes with diameters 15 inch 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.
- The minimum requirements for sanitary sewer pines with diameters areater than 15 inch 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 636, Type III of the Standard Specifications as directed by the City
- 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 Ioao.
- 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 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
- 13. Visable leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of
- 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
- 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.

WATERLINE

- 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 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 Power and Water (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.
- No water taps or service connection permits (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 3/4 inch taps shall be installed within 2 feet of the end of a line on all dead-end water lines.

USE OF FIRE HYDRANTS

- 1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Power and 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 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 Power and Water (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.

STORM SEWERS

- 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
- 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
- 6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall include engraved lettering: "DUMP NO WASTE; DRAINS TO RIVER "
- 7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.
- 8. HP Storm and HP SaniTite or approved equal are approved alternatives to reinforced concrete pipe in paved and non paved areas as approved by the City Engineer. This includes applications inside the right-of-way.
- 9. HP Storm and HP SaniTite or approved equal pipe joints shall be watertight according to requirements of ASTM D3212. Pipes shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881 (HP Storm) and ASTM F2764 (HP SaniTite). Gaskets shall be installed by pipe manufacturer and covered with removable, protective wrap to ensure the gasket is free from debris. A joint lubricant available from the manufacturer shall be used on the gasket and bell during joint assembly.
- 10. All bedding material shall be in accordance with City of Columbus Standard construction drawing AA-S149.

Columbus Item 901.21, with the exception that the waiting period prior to testing shall be 30 days.

- 11. Backfill material shall be placed in accordance with Item 911 or Item 912 of the City of Columbus Construction Material Specifications (CMS).
- 12. Backfill material in areas located outside the public right-of-way shall be placed in accordance with Item 901 of the City of Columbus (CMS). 13. All HP Storm and HP SaniTite pipe (for storm sewer) shall be mandrel tested in accordance with City of

MAIL DELIVERY

- The Contractor shall be responsible to ensure that U.S. Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
- 2. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

MISCELLANEOUS - DEVELOPER NOTES

- 1. HDPE pipe joints shall be made using watertight couplers with "O"-ring gasket, ADS WT of approved equal, where rubber "O"-ring gasket (ASTM C-361) pipe is required on approved constructions plans or within contract documents. All other pipe shall have a bell and spigot joint with rubber gasket meeting ASTM F477.
- 2. All bedding material shall be in accordance with City of Columbus Standard Construction Drawing AA-S149.
- 3. Backfill material shall be placed in accordance with Item 912 of the City of Columbus Construction Material Specifications (CMS).
- 4. Backfill material in areas located outside the public right-of-way shall be placed in accordance with City of Columbus Standard Construction Drawing AA—S149.
- (L&D) Manual, Volume Two, Section 1008.3.1. 6. All HDPE pipe shall be mandrel tested in accordance with City of Columbus Item 901.21, with the exception that
- 7. For any and all installations requiring the minimization of trench water migration, anti-seep collars shall be installed in accordance with the ODOT L&D Manual, Volume Two Section 1118.4.1.2 and ODOT Standard Hydraulic Construction Drawing WQ-1.2.

Height of cover shall be in accordance with the Ohio Department of Transportation (ODOT) Location and Design

MISCELLANEOUS - OWNER NOTES

the waiting period prior to testing shall be 30 days.

1. Pocket parks and pocket plazas to be owned and maintained by the property owner, with public access

ITEM SPECIAL - AGGREGATE BASE (NO. 57 STONE)

This work consists of furnishing, placing, and compacting one or more courses of uniformly graded No. 57 size stone base. Material shall be high quality washed angular limestone and in accordance with CMSC 703. Place stone in lifts of six inches oe less and consolidate ech lift with a 10-12 ton vibratory roller. Sieve analysis shall be submitted to the City for review. Failure of the gradation to meet specifications shall result in rejection of the material. Payment shall be per cubic yards computed from the profile grade and typical sections consolidated in

ITEM SPECIAL - AGGREGATE BASE (NO. 2 STONE)

This work consists of furnishing, placing, and compacting one or more courses of uniformly graded No. 2 size stone base. Material shall be high quality washed angular limestone and in accordance with CMŚC 703. Place stone in lifts of six inches oe less and consolidate ech lift with a 10-12 ton vibratory roller. Sieve analysis shall be submitted to the City for review. Failure of the gradation to meet specifications shall result in rejection of the material. Payment shall be per cubic yards computed from the profile grade and typical sections consolidated in

ITEM SPECIAL - GEOGRID

This item includes furnishing and installing Geogrid for permeable pavement. The Geogrid shall be installed over Geotextile Fabric and under Aggregate Base as shown in the typical sections. Material, Shipment and Storage, Construction, and Method of Measurement shall conform to ODOT Supplemental Specification 861. Shipment, Storage and Construction shall conform to Manufacturer's recommendations. Item Special — Geogrid shall be paid for by Square Yard of surface area covered by Geogrid, not including required lapping.

PRELIMINARY

NOT TO BE USED FOR

CONSTRUCTION

PLAN SET DATE

MAY 31, 2023

NGS,

 $\mathbf{M} \mathbf{A}$ 3

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DATE MAY 31, 2023

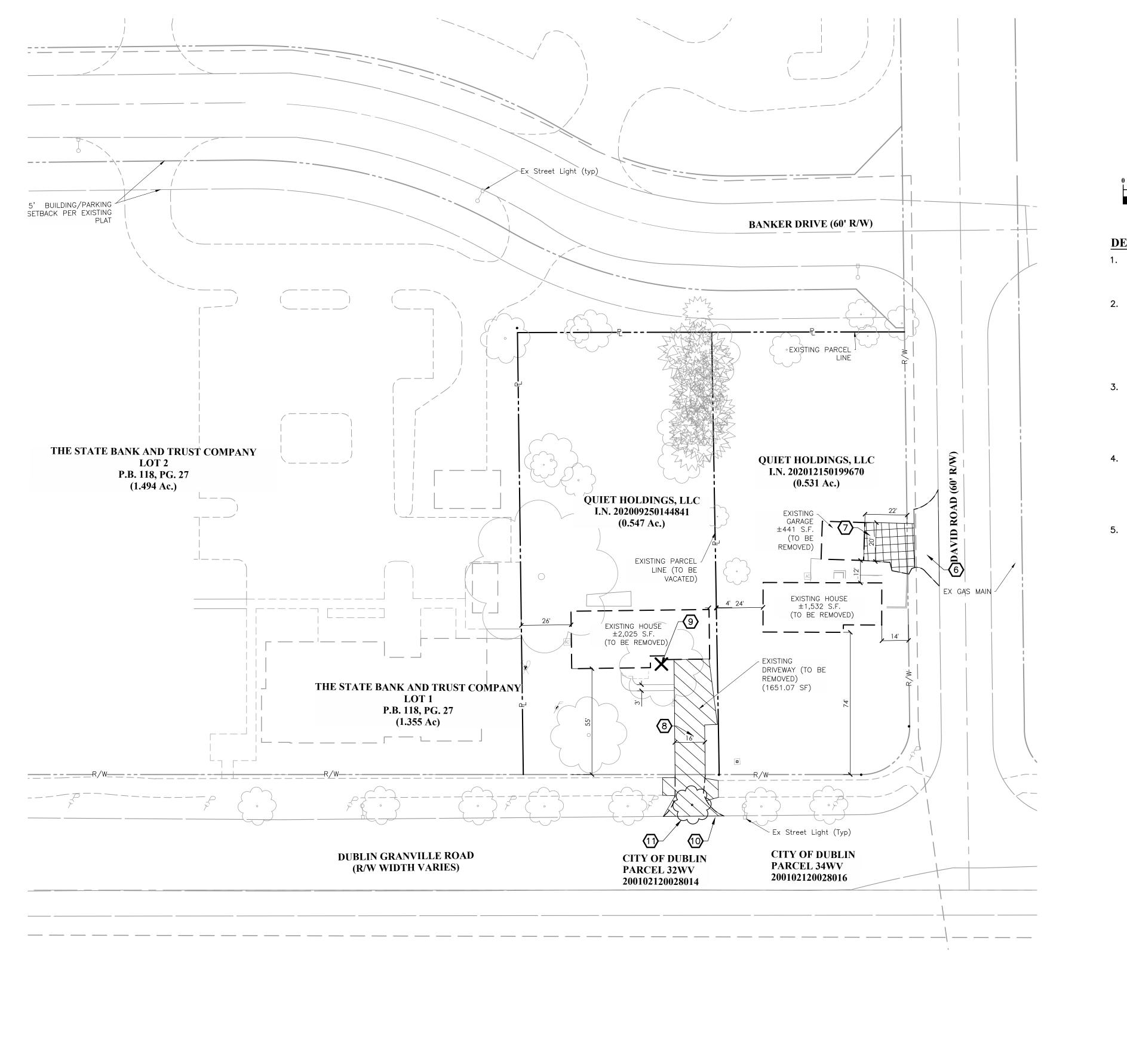
SCALE

JOB NO.

20220556

NONE

SHEET



1 inch = 30 feet**DEMOLITION NOTES**

GRAPHIC SCALE

1. A MINIMUM OF 4" OF TOPSOIL MEETING CITY OF COLUMBUS CMS ITEM 653 SHALL BE FURNISHED AND PLACED OVER ALL DENUDED AREAS.

2. VOIDS GREATER THAN 6" DEEP CREATED BY DEMOLITION ACTIVITY SHALL BE FILLED IN ACCORDANCE WITH CITY OF COLUMBUS CMS ITEM 203. A MINIMUM OF 4" OF TOPSOIL SHALL BE FURNISHED AND PLACED AS THE LAST LIFT OF FILL ON ALL VOIDED GREATER THAN 6" DEEP.

3. THE FINISHED SURFACE OF ALL DENUDED AREAS SHALL BE SMOOTHLY GRADED TO MAINTAIN POSITIVE SURFACE DRAINAGE AND FINISHED WITH PERMANENT SEEDING AND MULCHING PER CITY OF COLUMBUS ITEM 659.

4. UNLESS OTHERWISE NOTED, ALL EXISTING TREES ON THE SITE SHALL BE PRESERVED. SEE SHEET 5 FOR LOCATIONS OF ORANGE TREE PROTECTION FENCING AND TYPICAL DETAIL FOR INSTALLATION OF ORANGE TREE PROTECTION FENCING.

5. DEMOLITION ACTIVITIES AND SUBSEQUENT RECORDING ON THE FINAL PLAT SHALL BE COMPLETED NO LATER THAN ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL OF THE FINAL PLAT.

CODED NOTES

N/A

N/A

EX DRIVEWAY APRON TO REMAIN, CURB CUT AND APRON TO BE RE-EVALUATED WITH SITE

REMOVED UP TO THE RIGHT-OF-WAY

EX CONCRETE DRIVEWAY, DRIVEWAY

APRON AND DROPPED CURB TO BE REMOVED. DROPPED CURB TO BE REPLACED WITH FULL HEIGHT CONCRETE CURB (35 LF. PER RD-02) WHICH MATCHES PROFILE, REMOVAL. STANDARD DUTY SHARED USE PATH PER CITY OF DUBLIN STANDARD DRAWING RD-06 TO BE INSTALLED WITHIN THE LIMITS OF DRIVEWAY REMOVAL TO MAINTAIN SHARED USE PATH CONNECTIVITY INSTALLED PER CITY OF DUBLIN EDGE OF THE NEW SHARED USE PATH AND THE NEW FULL HEIGHT A MINIMUM OF 6" OF TOPSOIL COLUMBUS CMS ITEM 653 AND

> EX JAPANESE ZELKOVA TO BE REMOVED WITH HOUSE DEMOLITION. SUCH REMOVAL IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS DUE TO THE POOR CONDITION OF THE TREE AS VERIFIED BY CITY OF

LANE ALONG CURB LINE TO BE TEMPORARILY CLOSED PER ODOT MUTCD FIGURE 6H-10 (LANE CLOSURE ON A TWO-LANE ROAD USING FLAGGERS (TA-10)).

PROPOSED DECIDUOUS TREE, ACER TRUNCATUM, "NORWEGIAN SUNSET", NORWEGIAN SUNSET MAPLE, 2.5" CAL

NOTE

Existing conditions on Lot 1 are shown per record plans for "State Bank - 4800 Dublin Granville Road" Project Number 13-0006-132.

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION

> PLAN SET DATE MAY 31, 2023

N/A

N/A

REDEVELOPMENT PLANS.

EX CONCRETE DRIVEWAY TO BE LINE (595 SF.)

LINE AND GRADE OF EXISTING CURB IMMEDIATELY ADJACENT TO AREA OF ALONG THE SITES DUBLIN GRANVILLE ROAD FRONTAGE. TREE LAWN TO BE STANDARDS BETWEEN THE SOUTHERN CURB. TREE LAWN SHALL CONSIST OF FURNISHED AND PLACED PER CITY OF PERMANENT SEEDING AND MULCHING PER CITY OF COLUMBUS CMS ITEM

DUBLIN STAFF.

DUBLIN GRANVILLE ROAD WESTBOUND

4056 & DUBLIN-GRA SITE EXISTING

DATE MAY 31, 2023

SCALE

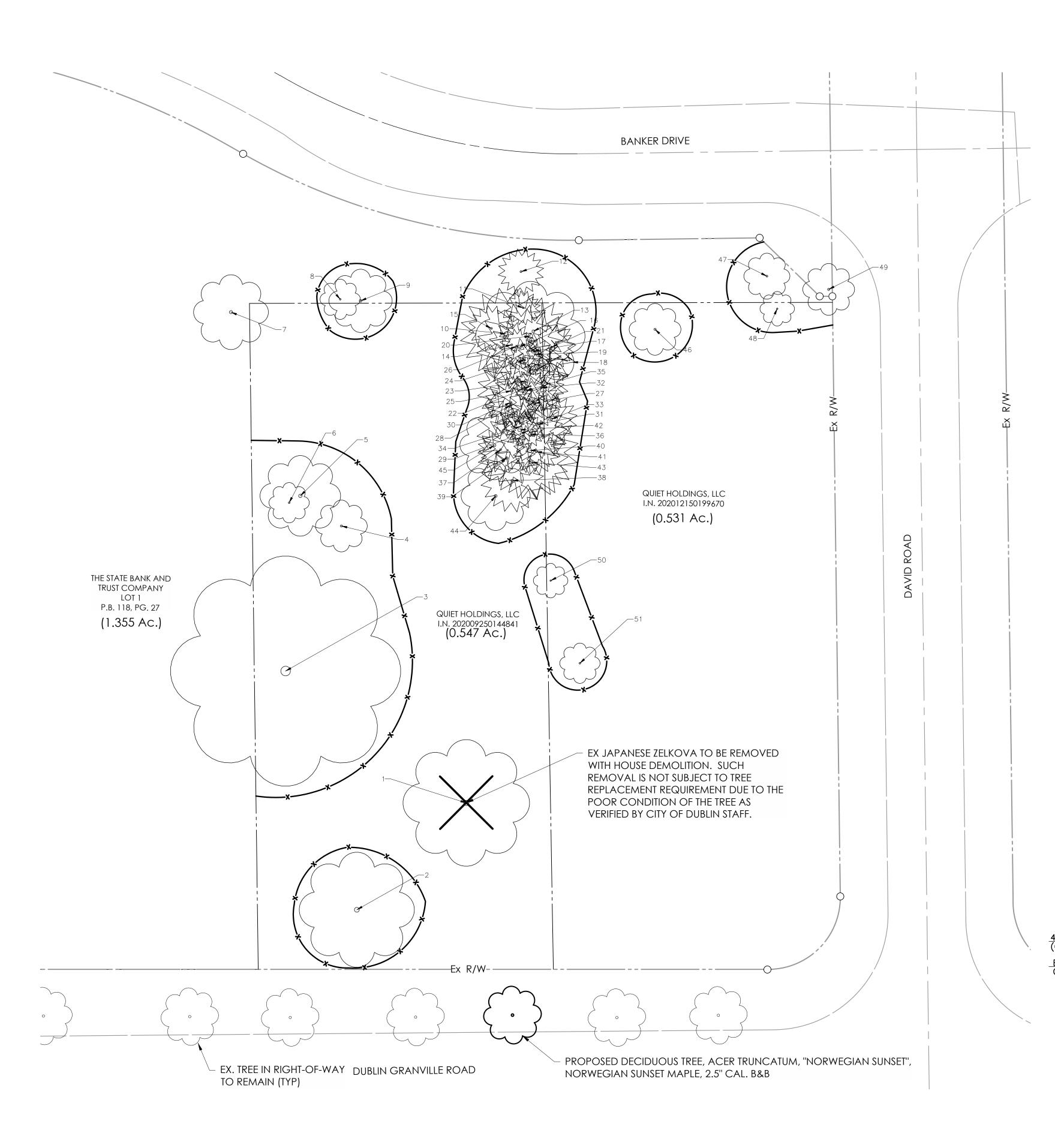
1" = 30'

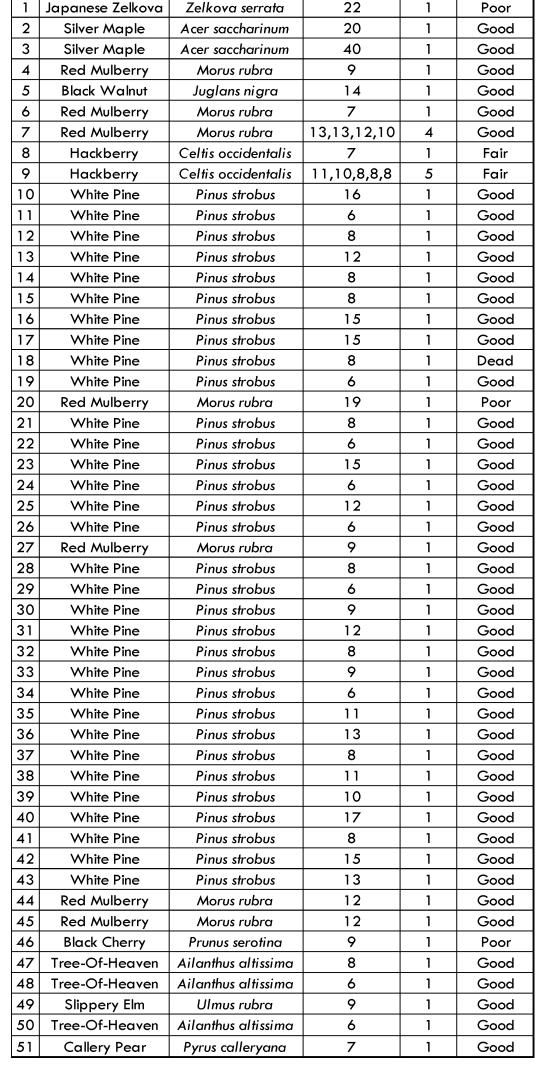
JOB NO.

20220556

SHEET

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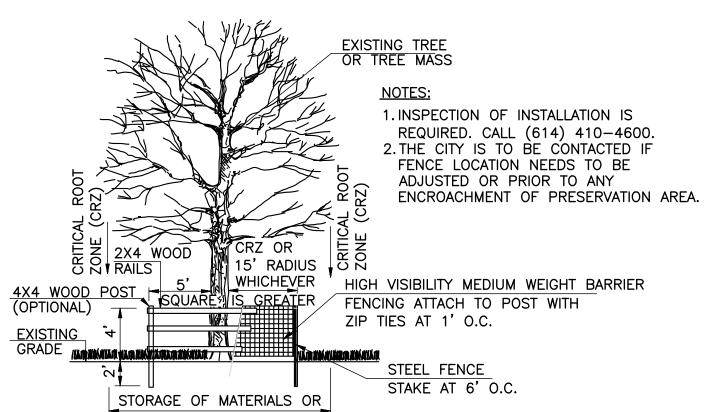


TREE INVENTORY SUMMARY

Total Number of Trees:

51 (628 Caliper Inches)

Tree Protection Fence



Tree Protection Detail No Scale

CONSTRUCTION TRAFFIC IS PROHIBITED

PRELIMINARY ••••• NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE MAY 31, 2023

TREE PRESERVATION GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL EXISTING TREES ON THE SITE SHALL BE PRESERVED

GRAPHIC SCALE

1 inch = 20 feet

THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION

INSPECTOR. CALL 410-4600 FOR TREE FENCING INSPECTION. 3. FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE DEMOLITION PERIOD TO PREVENT THE IMPINGEMENT OF VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION

LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE,

WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE

4. TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING. MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.

5. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING ALL DEMOLITION ACTIVITY. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES OF TREE PRESERVATION REQUIREMENTS.

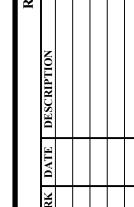
6. DURING ALL DEMOLITION ACTIVITY, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO DEMOLITION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL

ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED. 7. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR

WRAPPING) SHALL BE ATTACHED TO ANY TREE. 8. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE

PRESERVATION AREA. 9. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.

10. ALL UTILITY SERVICE LINE REMOVAL AND ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.



DATE MAY 31, 2023

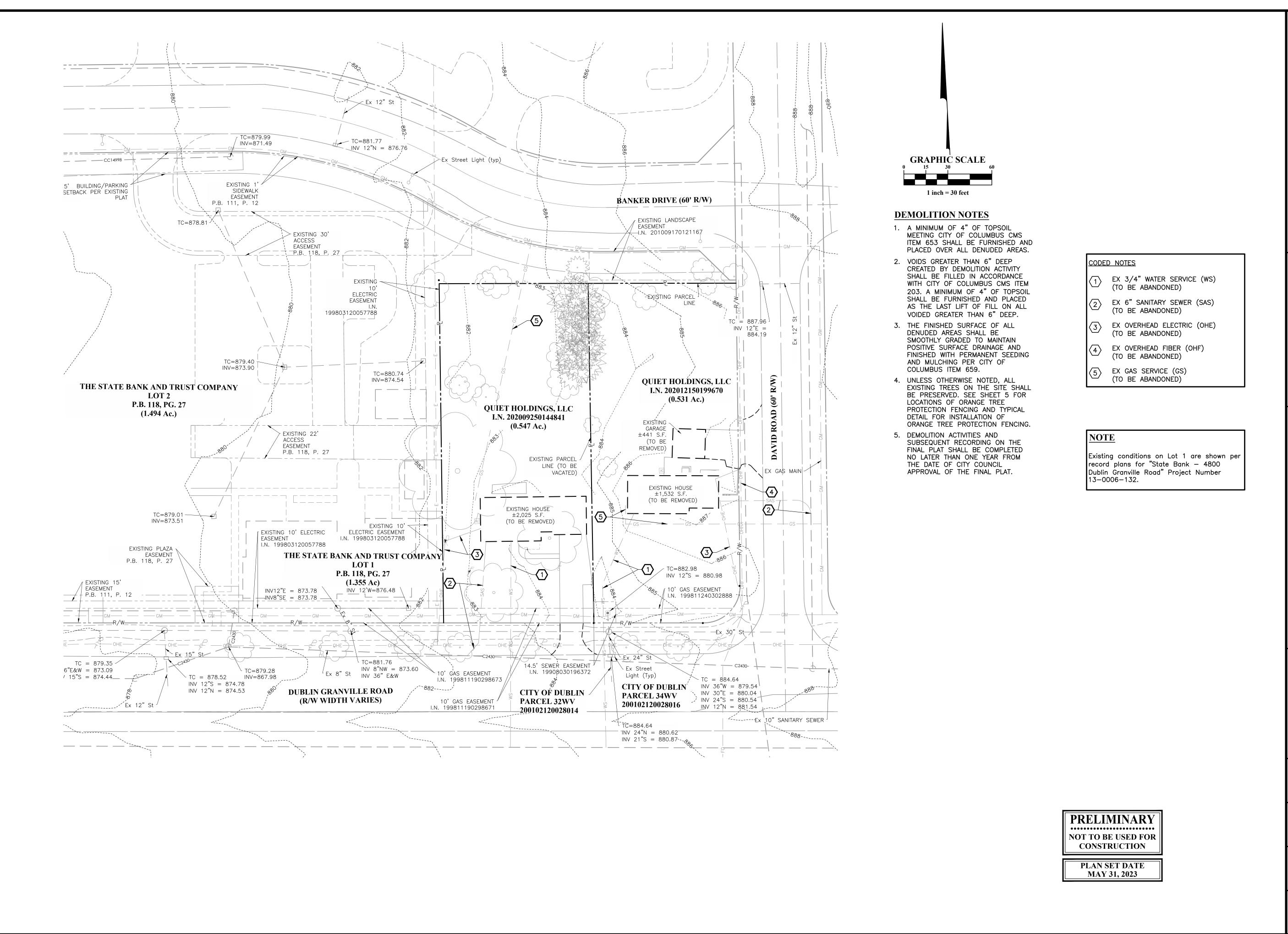
SCALE

AS NOTED

JOB NO.

20220556

SHEET



MARK DATE DESCRIPTION

SHEET

DATE

SCALE

JOB NO.

MAY 31, 2023

1'' = 30'

20220556

4070

4056

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