

SURVEY NOTES

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

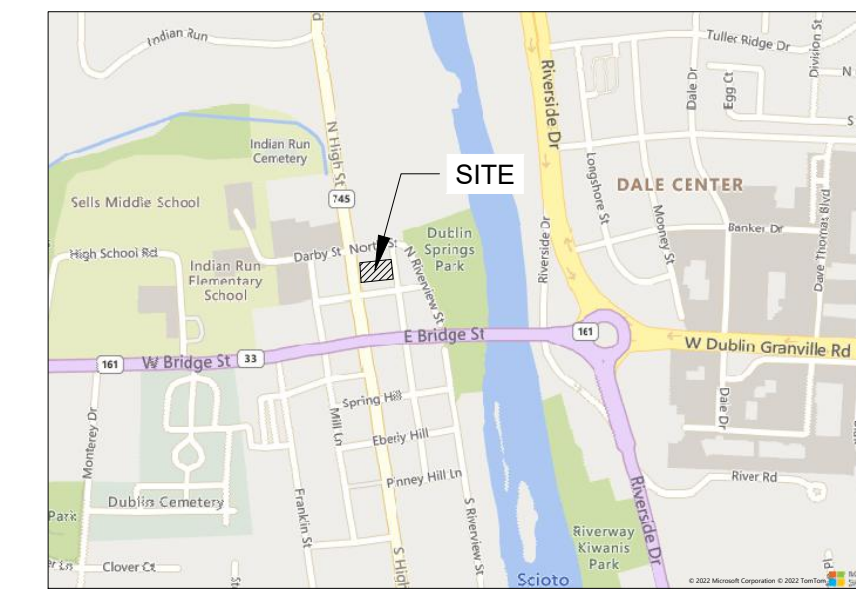
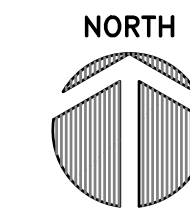
BENCHMARKS

1. BENCH TIE FOUND IN THE SOUTH SIDE OF A POWER POLE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WING HILL AND BLACKSMITH LANE. ELEV. = 811.81
2. THE SOUTHEAST CORNER OF THE CONCRETE LIGHTPOLE BASE LOCATED ON THE WEST SIDE OF HIGH STREET, 50' NORTH OF WING HILL. ELEV. = 828.35

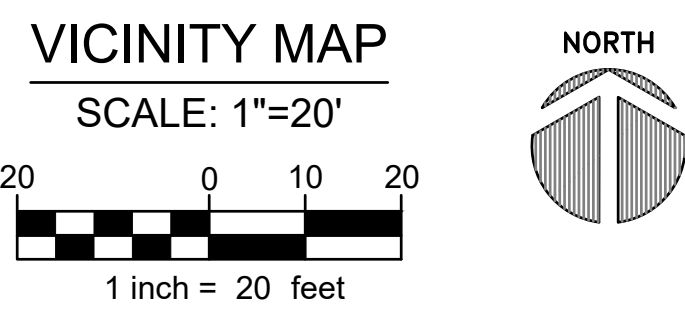
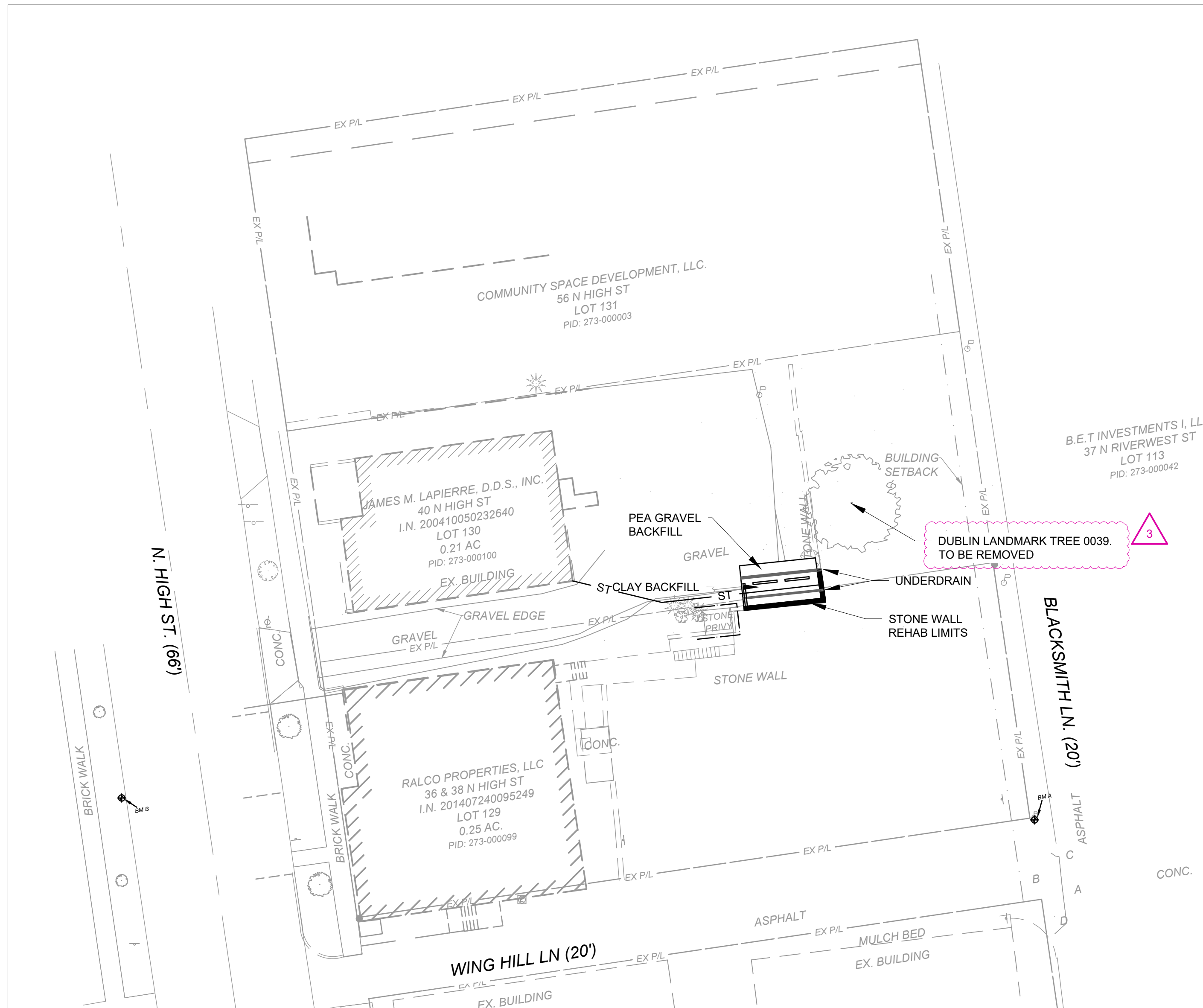
PARCEL NUMBER	273-000100-00
OWNER	JAMES M LAPIERRE, DDS
ADDRESS	40 NORTH HIGH ST DUBLIN, OH 43017
ZONING	HISTORIC DISTRICT - HISTORIC CORE
LAND USE	442- MEDICAL CLINICS AND OFFICES
LOT SIZE	0.21 AC

PARCEL NUMBER	273-000099-00
OWNER	RALCO PROPERTIES
ADDRESS	36-38 NORTH HIGH ST DUBLIN, OH 43017
ZONING	HISTORIC DISTRICT - HISTORIC CORE
LAND USE	429- OTHER RETAIL STRUCTURE
LOT SIZE	0.25 AC

MINOR PROJECT PLAN FOR LAPIERRE JAMES M, DDS INC AND RALCO PROPERTIES LLC HISTORIC RETAINING WALL REHABILITATION 36-38, 40 NORTH HIGH STREET DUBLIN, OHIO 43017 2023



REGIONAL VICINITY MAP
NO SCALE



OWNER/DEVELOPER:
LAPIERRE JAMES M DDS INC
40 N HIGH ST
DUBLIN, OH 43017
CONTACT: JAMES M LAPIERRE, DDS
PHONE: 614-889-1133
EMAIL: info@drjameslapierre.com

DESIGN ENGINEER:
OSBORN ENGINEERING
130 E CHESTNUT ST - SUITE 401
COLUMBUS, OHIO 43215
CONTACT: WES DAVIS, P.E.
PHONE: 614-556-4272 x15009
EMAIL: WDAVIS@OSBORN-ENG.COM

OWNER/DEVELOPER:
RALCO PROPERTIES LLC
36-38 N HIGH ST
DUBLIN, OH 43017
CONTACT: BOB LOMBARDI
PHONE: 614-554-6246
EMAIL: BOBLOMBARDI@RALCOINVESTMENTS.COM

ARCHITECT:
TIM LAI ARCHITECT
401 W TOWN ST - STUDIO 233
COLUMBUS, OH 43215
CONTACT: TIM LAI
PHONE: 614-321-5128
EMAIL: TIM@LAIARCHITECT.COM

PROJECT DESCRIPTION:
REHABILITATION OF HISTORIC RETAINING WALL BETWEEN PROPERTIES 36-38 AND 40 NORTH HIGH STREET.

STORMWATER NOTE:
PER DUBLIN STORMWATER MANAGEMENT DESIGN MANUAL TABLE 2-1, STORMWATER QUANTITY AND QUALITY IS NOT APPLICABLE DUE TO THE SITE BEING LOCATED IN THE HISTORIC DISTRICT AND LESS THAN 1 ACRE

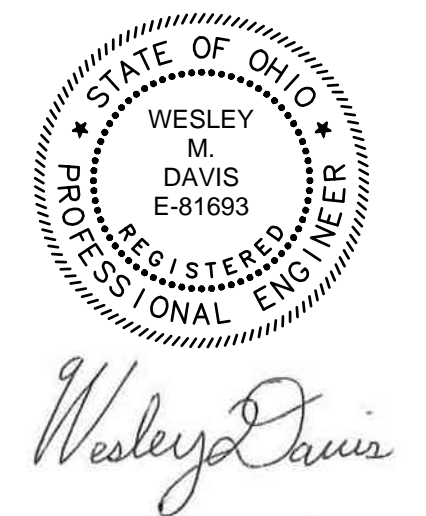
36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017



**HISTORIC
RETAINING WALL
REHABILITATION**

36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017

CITY OF DUBLIN
OHIO



TAG	ISSUED	DATE
1	MPR	10/3/22
2	MPR REVISED	11/28/22

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: AJ
CHECKED BY: WD/BL
CLIENT PROJ NO.: OSBORN PROJ NO. J20211352.000

**TITLE
SHEET**

DRAWING NO.
C-001

36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017



**HISTORIC
RETAINING WALL
REHABILITATION**

36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017

CITY OF DUBLIN
OHIO

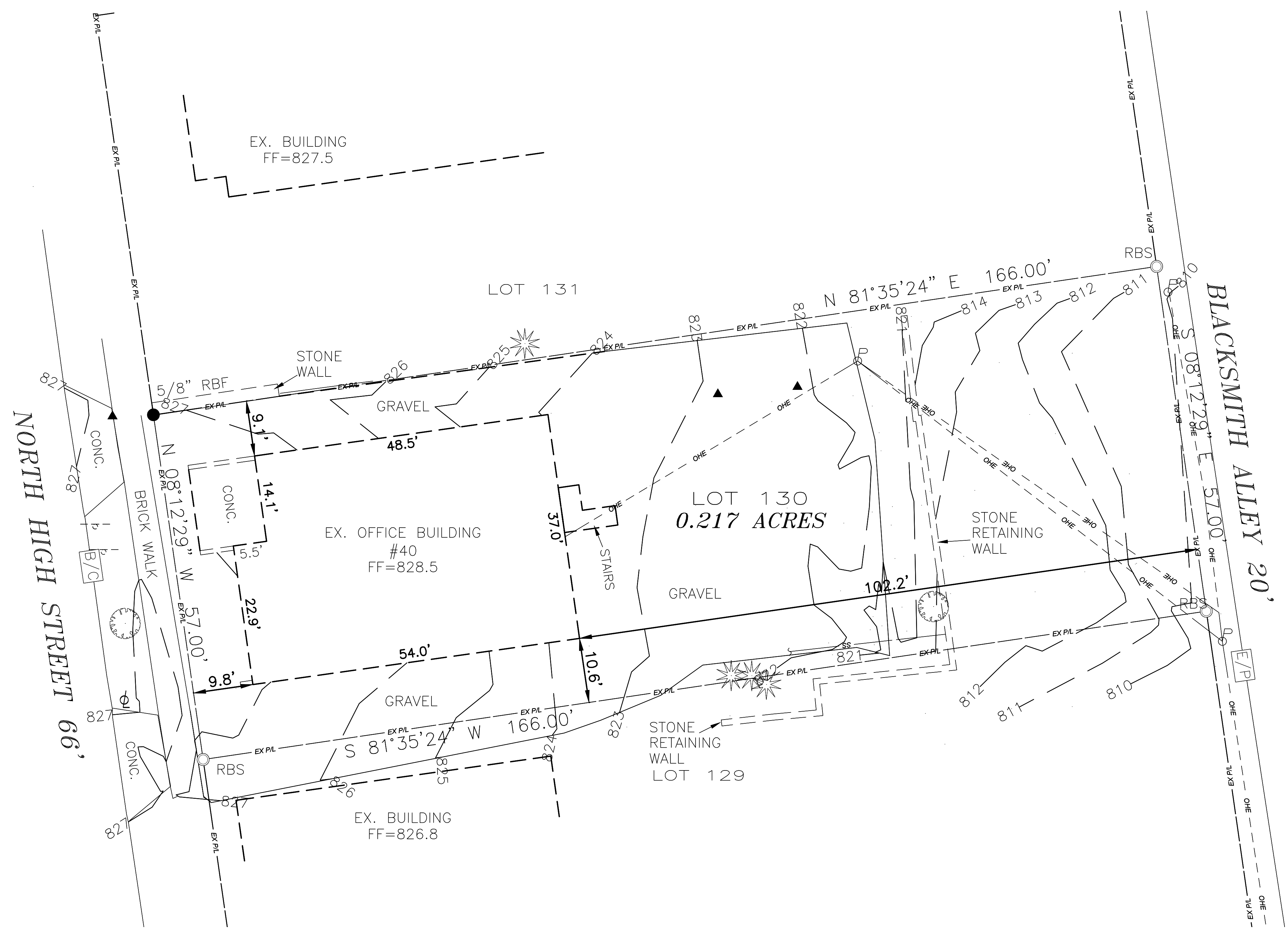
TAG	ISSUED	DATE
1	MPR	10/3/22
2	MPR REVISED	11/28/22

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: AJ
CHECKED BY: WD/BL
CLIENT PROJ NO.: OSBORN PROJ NO. J20211352.000

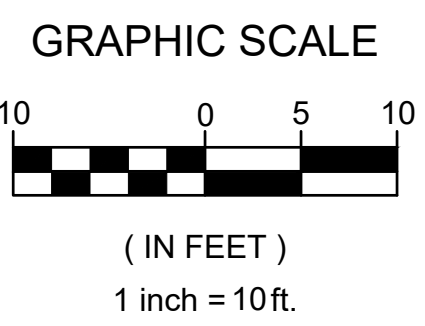
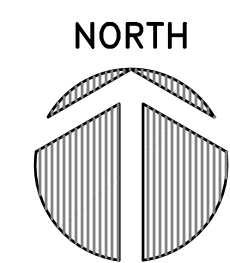
**EXISTING
CONDITIONS**

DRAWING NO.
C-002



SURVEY LEGEND

- | | |
|-----------------------|-------------------|
| VERTICAL BM | STORM MANHOLE |
| IRON PIPE FOUND | STORM CATCH BASIN |
| IRON PIN FOUND | SANITARY MANHOLE |
| IRON PIN SET | UTILITY POLE |
| SIGN | LIGHT POLE |
| GAS METER | ELECTRIC METER |
| GAS VALVE | ELECTRIC BOX |
| FIRE HYDRANT | GUY ANCHOR |
| WATER VALVE | DECIDUOUS TREE |
| R/W ROAD RIGHT-OF-WAY | BUSH |
| PROPERTY LINE | |



ABBREVIATION LEGEND:

- EX - EXISTING
- C/L - CENTER LINE
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- FFE - FINISH FLOOR ELEVATION
- OHE - OVERHEAD ELECTRIC
- SS - SANITARY SEWER
- CS - COMBINED SEWER
- UGF - UNDERGROUND ELECTRIC
- WM - WATERMAIN
- WC - WATER CONNECTION
- STM - STORM
- G - GAS
- MH - MANHOLE
- TC - TOP OF CASTING
- FO - FIBER OPTIC

P:\RALCO Properties\20211352.000_36-38_N_High_Dublin\Drawings\Civil\40 North High\Sheets\20211352.000-02-Ex Conditions.dwg
6/12/2023 10:48 AM Jackson, Angela

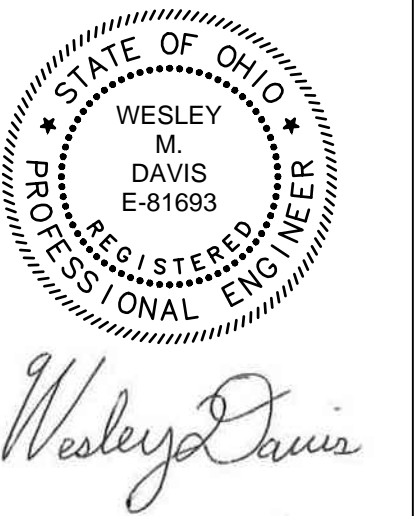
36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017



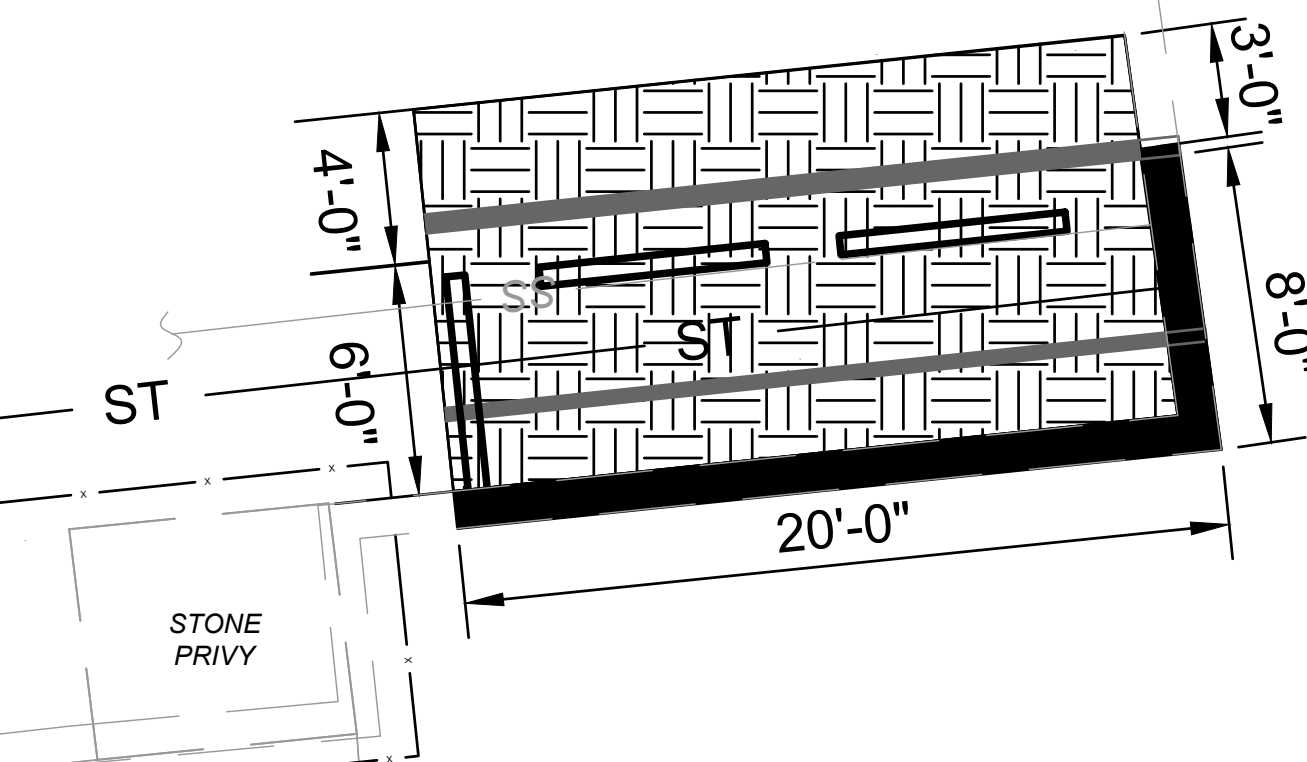
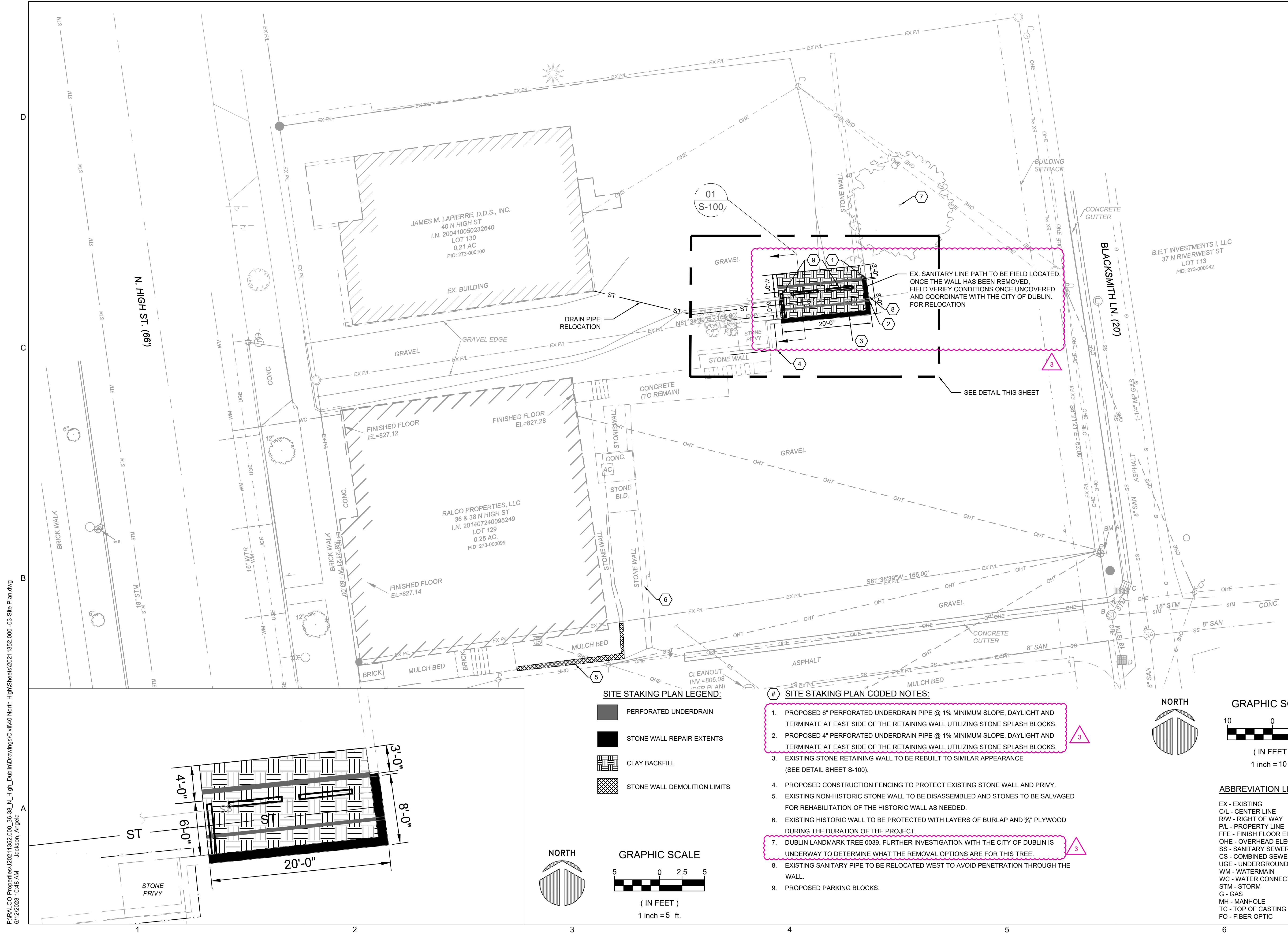
**HISTORIC
RETAINING WALL
REHABILITATION**

36-38, 40
NORTH HIGH ST
DUBLIN, OH
43017

CITY OF DUBLIN
OHIO

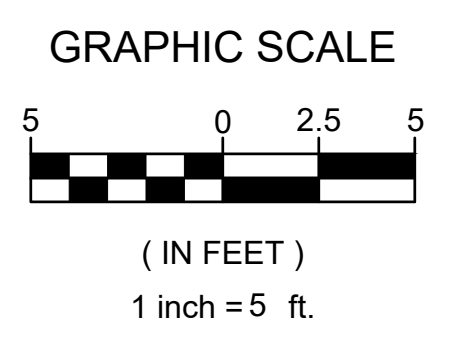
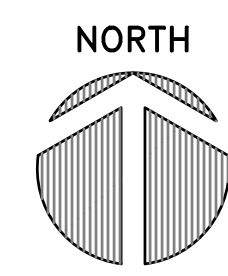


TAG	ISSUED	DATE
1	MPR	10/3/22
2	MPR REVISED	11/28/22



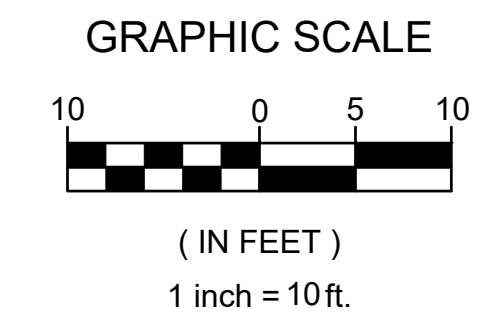
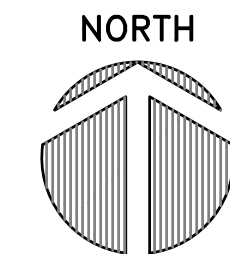
SITE STAKING PLAN LEGEND:

- PERFORATED UNDERDRAIN
- STONE WALL REPAIR EXTENTS
- CLAY BACKFILL
- STONE WALL DEMOLITION LIMITS



SITE STAKING PLAN CODED NOTES:

1. PROPOSED 6" PERFORATED UNDERDRAIN PIPE @ 1% MINIMUM SLOPE, DAYLIGHT AND TERMINATE AT EAST SIDE OF THE RETAINING WALL UTILIZING STONE SPLASH BLOCKS. 3
2. PROPOSED 4" PERFORATED UNDERDRAIN PIPE @ 1% MINIMUM SLOPE, DAYLIGHT AND TERMINATE AT EAST SIDE OF THE RETAINING WALL UTILIZING STONE SPLASH BLOCKS. 3
3. EXISTING STONE RETAINING WALL TO BE REBUILT TO SIMILAR APPEARANCE (SEE DETAIL SHEET S-100).
4. PROPOSED CONSTRUCTION FENCING TO PROTECT EXISTING STONE WALL AND PRIVY.
5. EXISTING NON-HISTORIC STONE WALL TO BE DISASSEMBLED AND STONES TO BE SALVAGED FOR REHABILITATION OF THE HISTORIC WALL AS NEEDED.
6. EXISTING HISTORIC WALL TO BE PROTECTED WITH LAYERS OF BURLAP AND 1/2" PLYWOOD DURING THE DURATION OF THE PROJECT.
7. DUBLIN LANDMARK TREE 0039: FURTHER INVESTIGATION WITH THE CITY OF DUBLIN IS UNDERWAY TO DETERMINE WHAT THE REMOVAL OPTIONS ARE FOR THIS TREE. 3
8. EXISTING SANITARY PIPE TO BE RELOCATED WEST TO AVOID PENETRATION THROUGH THE WALL.
9. PROPOSED PARKING BLOCKS.



ABBREVIATION LEGEND:

- EX - EXISTING
- C/L - CENTER LINE
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- FFE - FINISH FLOOR ELEVATION
- OHE - OVERHEAD ELECTRIC
- SS - SANITARY SEWER
- CS - COMBINED SEWER
- UGE - UNDERGROUND ELECTRIC
- WM - WATERMAIN
- WC - WATER CONNECTION
- STM - STORM
- G - GAS
- MH - MANHOLE
- TC - TOP OF CASTING
- FO - FIBER OPTIC

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

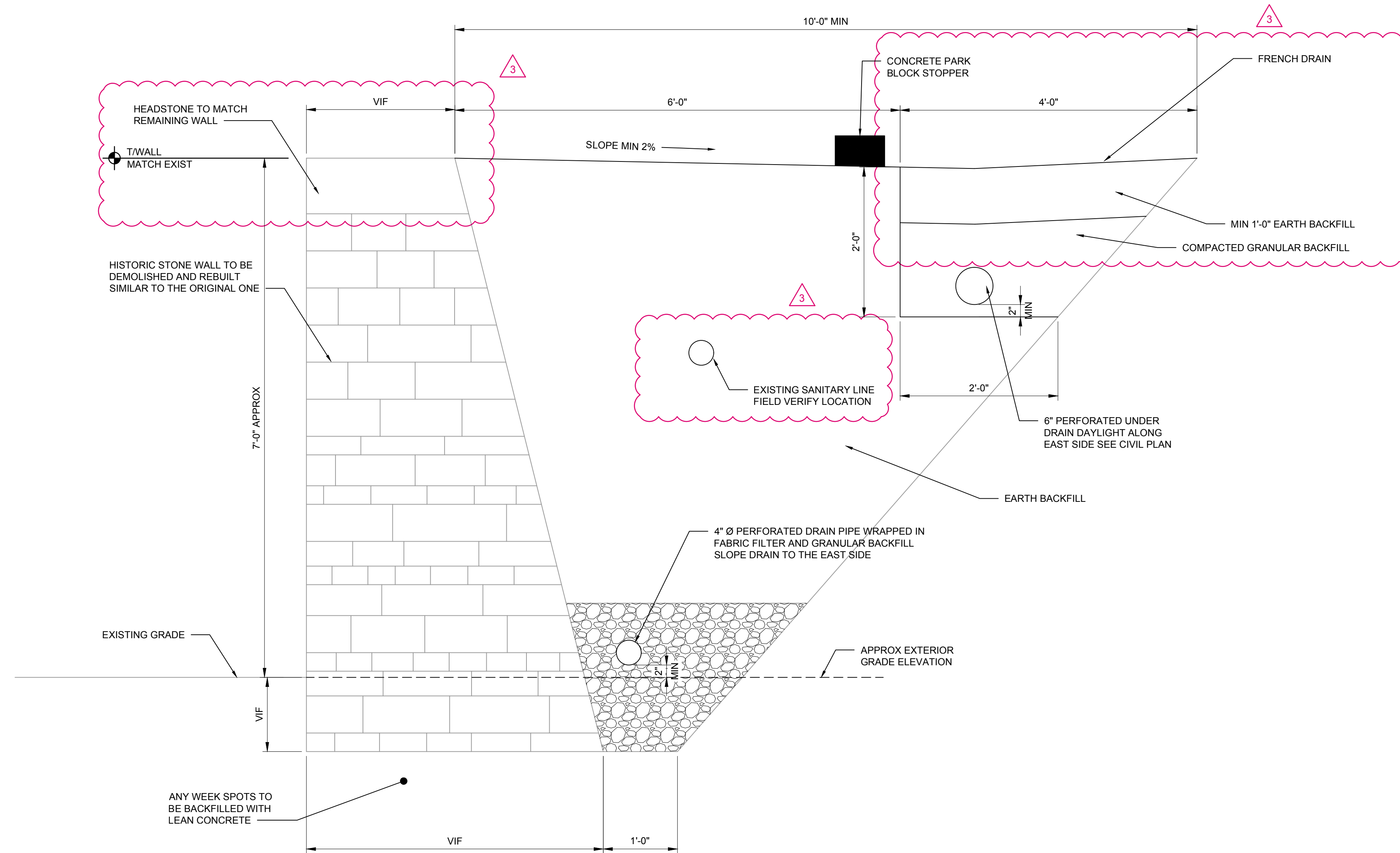
DRAWN BY: AJ
CHECKED BY: WD/BL
CLIENT PROJ NO.
OSBORN PROJ NO. J20211352.000

SITE PLAN

DRAWING NO.
C-003

P:\RALCO Properties\20211352.000_36-38_N_High_Dublin\Drawings\Civil\40 North High\Sheets\20211352.000_03-Site Plan.dwg
6/12/2023 10:48 AM Jackson, Angela

I:\osborn-eng\local\GIS\Current\Leban\RALCO Properties\20211352_100_36-38_N_High_St_Redex\Drawings\StructS-100.dwg
6/8/2023 12:31 PM Chavda, Alpesh



1 RETAINING WALL SECTION
SCALE: 1" = 1'-0"



STATE OF OHIO
ALPESH K. CHAVDA
E-71031
REGISTERED PROFESSIONAL ENGINEER
EXP: 12/31/23
6/12/23



36/38N HIGH ST
DUBLIN, OH

RALCO INVESTMENTS

4912 PESARO WAY
DUBLIN, OH 43017

STATE OF OHIO
ALPESH K. CHAVDA
E-71031
REGISTERED PROFESSIONAL ENGINEER
11/28/2022
EXP: 12/31/2023

TAG	ISSUED	DATE
1	MPR	10/3/22
2	MPR REVISED	11/28/22
3	MPR REVISED	6/9/23

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY AC
CHECKED BY AC
CLIENT PROJ NO.
OSBORN PROJ NO. J20211352.100

RETAINING WALL

DRAWING NO.
S-100