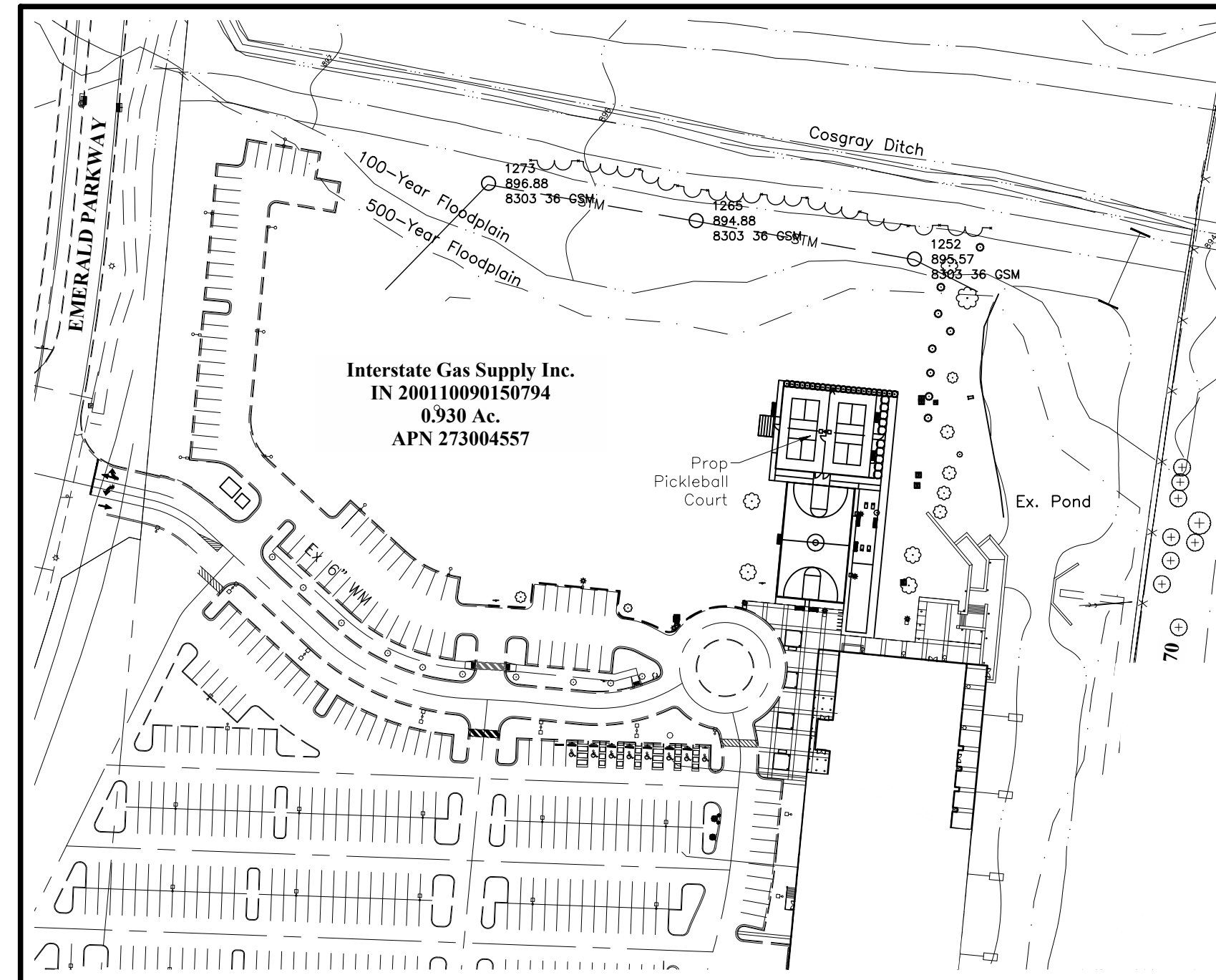
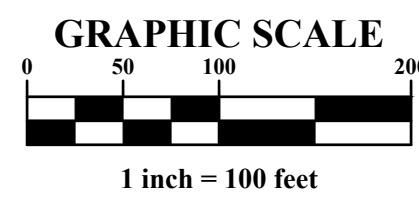


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
 FOR
IGS ENERGY
NEW PICKLEBALL COURT
 6100 EMERALD PARKWAY
 2023

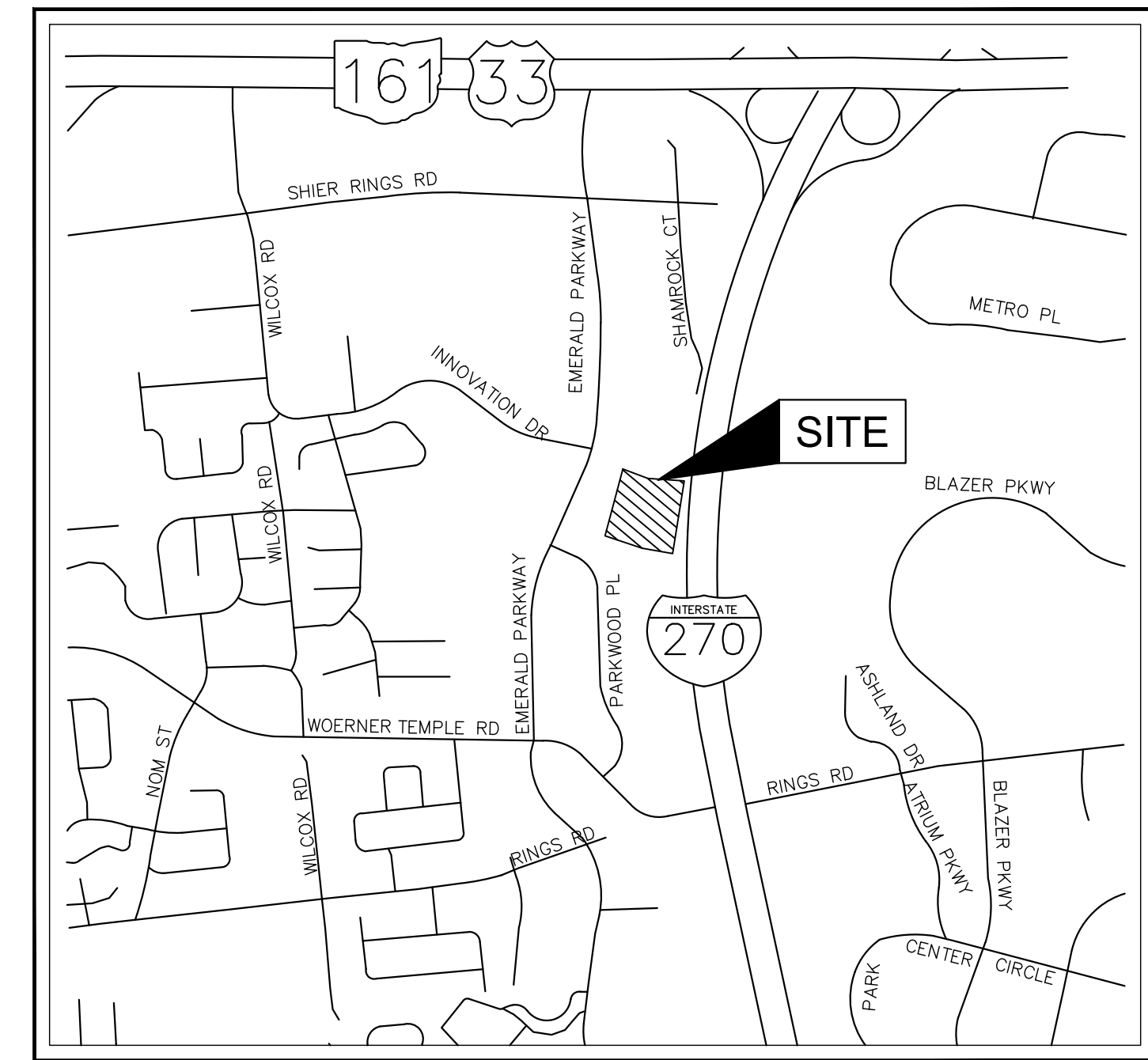


INDEX MAP
 Scale: 1" = 100'



PROJECT DESCRIPTION
 This project is a proposal for development on 0.67 acres for a new pickleball court on the existing IGS Headquarter Campus.

ZONING
 Zoned Planned
 Unit Development:
 Tuttle North - ISG



VICINITY MAP
 Not to Scale

SHEET INDEX

Title Sheet	C1.00
Existing Conditions	C1.01
Site Plan	C1.02
Grading & Utility Plan	C1.03
Storm Sewer Profiles & Tables	C1.04

LANDSCAPE ARCHITECT

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 Fax: (614) 474-1115
 Ashley Efaw
 Ashley.Efaw@ohm-advisors.com

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 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 Sarah Wilson
 swilson@emht.com

DEVELOPER/OWNER

Interstate Gas Supply Inc.
 6100 Emerald Parkway
 Dublin, OH 43016
 Contact: Anna Sommers
 Tel: (614) 659-5061
 Email: asommers@igsenergy.com

PREPARED BY:



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ISSUE:	
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08.05.23	20230567	SW	JC	FRANKLIN	DUBLIN

IGS ENERGY NEW PICKLEBALL COURT TITLE SHEET	
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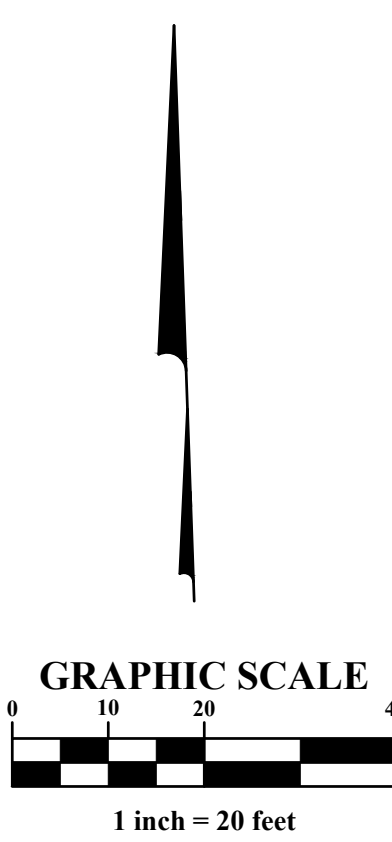
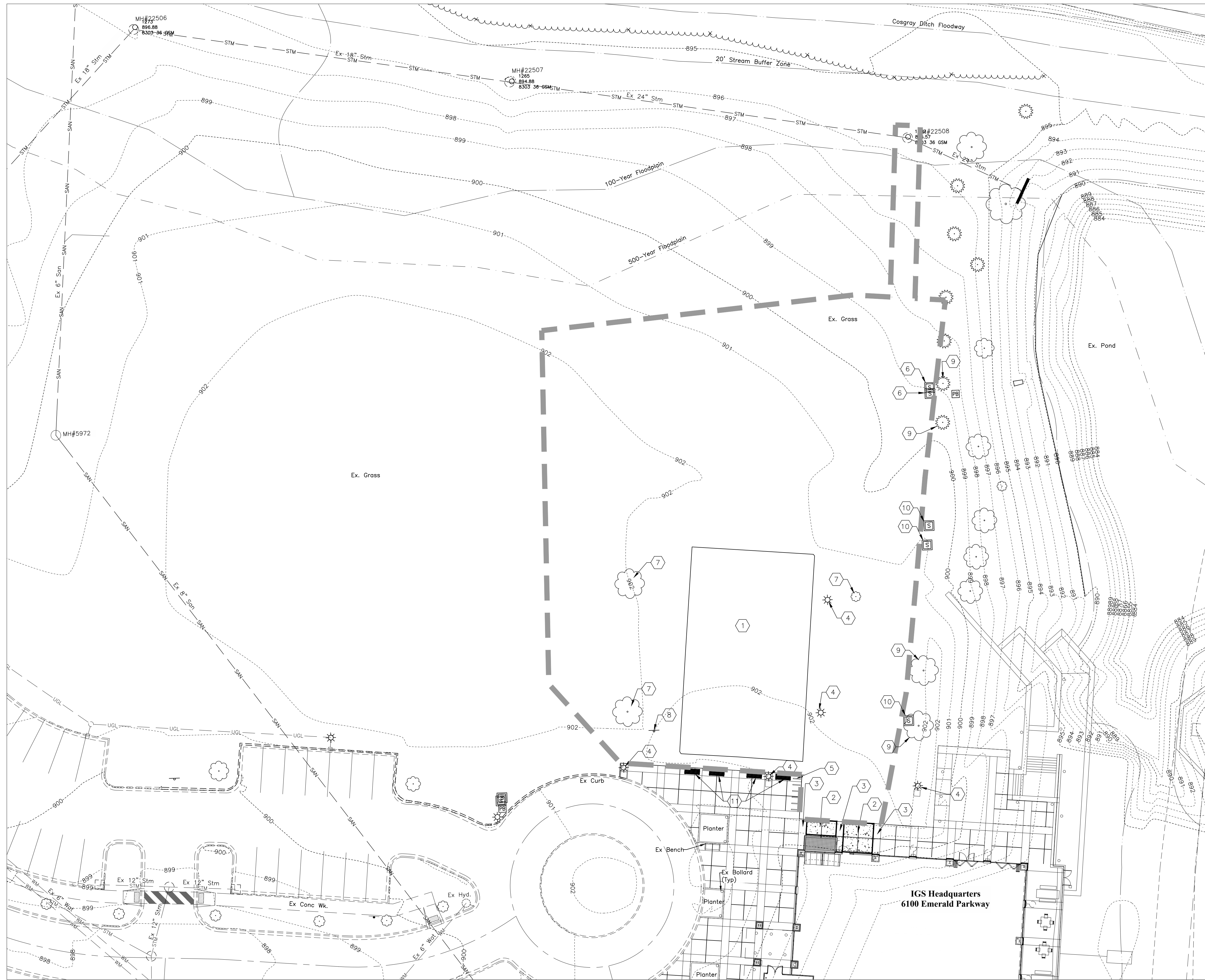
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DUBLIN PROJECT NUMBER: 23-083AFDP

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- LEGEND**
- STM --- Ex Storm Sewer
 - SAN --- Ex Sanitary Sewer
 - WM --- Ex Water Main
 - UGL --- Ex Lighting
 - Overall Project Limits
 - [Stippled Box] Ex Concrete Pavement/Sidewalk To Be Removed
 - [Solid Grey Box] Ex Pavement To Be Removed

- CODED NOTES**
- 1 Do Not Disturb Existing Basketball Court
 - 2 Existing Sidewalk To Be Removed
 - 3 Do Not Disturb Existing Pavers
 - 4 Do Not Disturb Existing Light Pole
 - 5 Do Not Disturb Existing Bike Rack
 - 6 Sprinkler Head To Be Adjusted To Grade
 - 7 Existing Tree To Be Removed
 - 8 Existing Sign To Be Removed
 - 9 Do Not Disturb Existing Tree
 - 10 Do Not Disturb Existing Sprinkler Head
 - 11 Existing Benches To Be Removed



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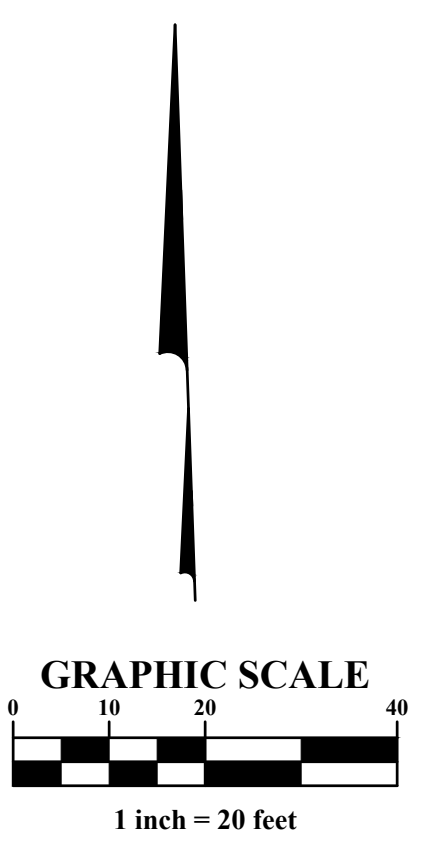
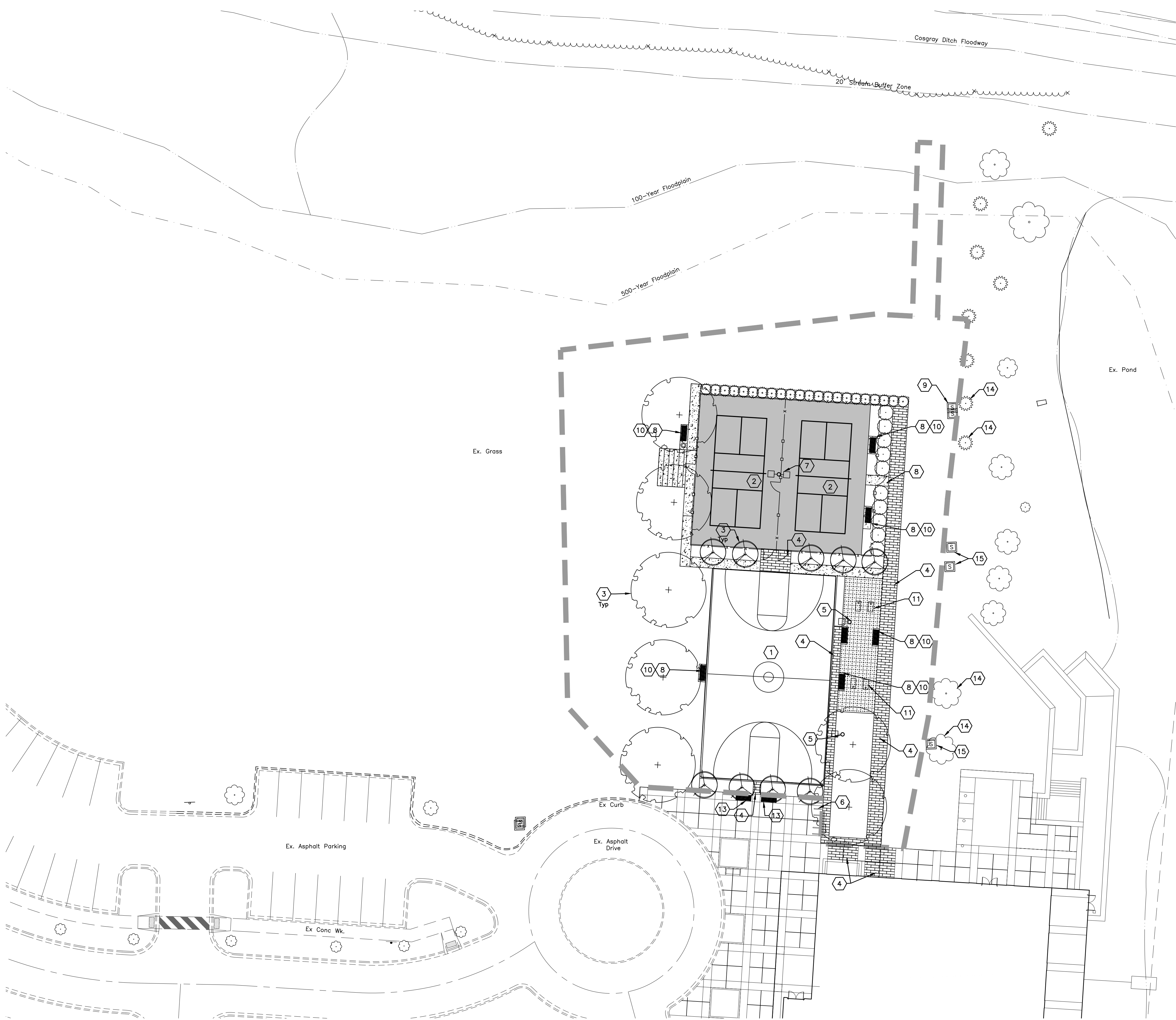
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IGS ENERGY
NEW PICKLEBALL COURT
EXISTING CONDITIONS

SHEET C1.01

DRAWING PATH: F:\20230567\DWG\ASHEETS\ADP\20230567 SITE PLAN.DWG Sep. 18, 2023 - 3:03 PM



CODED NOTES

- 1 Do Not Disturb Existing Basketball Court
- 2 Proposed Pickleball Courts, See Landscape Plan For Details.
- 3 Proposed Tree, See Landscape Plan For Details.
- 4 Proposed Brick Sidewalk, See Landscape Plan For Details.
- 5 Do Not Disturb Existing Light Pole.
- 6 Do Not Disturb Existing Bike Racks.
- 7 Proposed Light Pole.
- 8 Proposed Concrete Sidewalk, See Landscape Plan For Details.
- 9 Existing Sprinkler Heads To Be Adjusted To Grade
- 10 Proposed Bench, See Landscape Plan For Details.
- 11 Proposed Site Furniture, See Landscape Plan For Details.
- 12 Proposed Chainlink Fence. See Landscape Plan For Details.
- 13 Proposed Benches. See Landscape Plan For Details.
- 14 Do Not Disturb Existing Tree
- 15 Do Not Disturb Existing Sprinkler Heads

LEGEND

- Proposed Concrete Sidewalk
- Proposed Brick Sidewalk
- Proposed Pickleball Court
- Proposed Turf
- Project Limits



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ICS ENERGY NEW PICKLEBALL COURT SITE PLAN					

SHEET C1.02

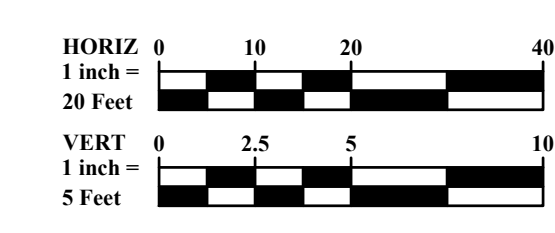
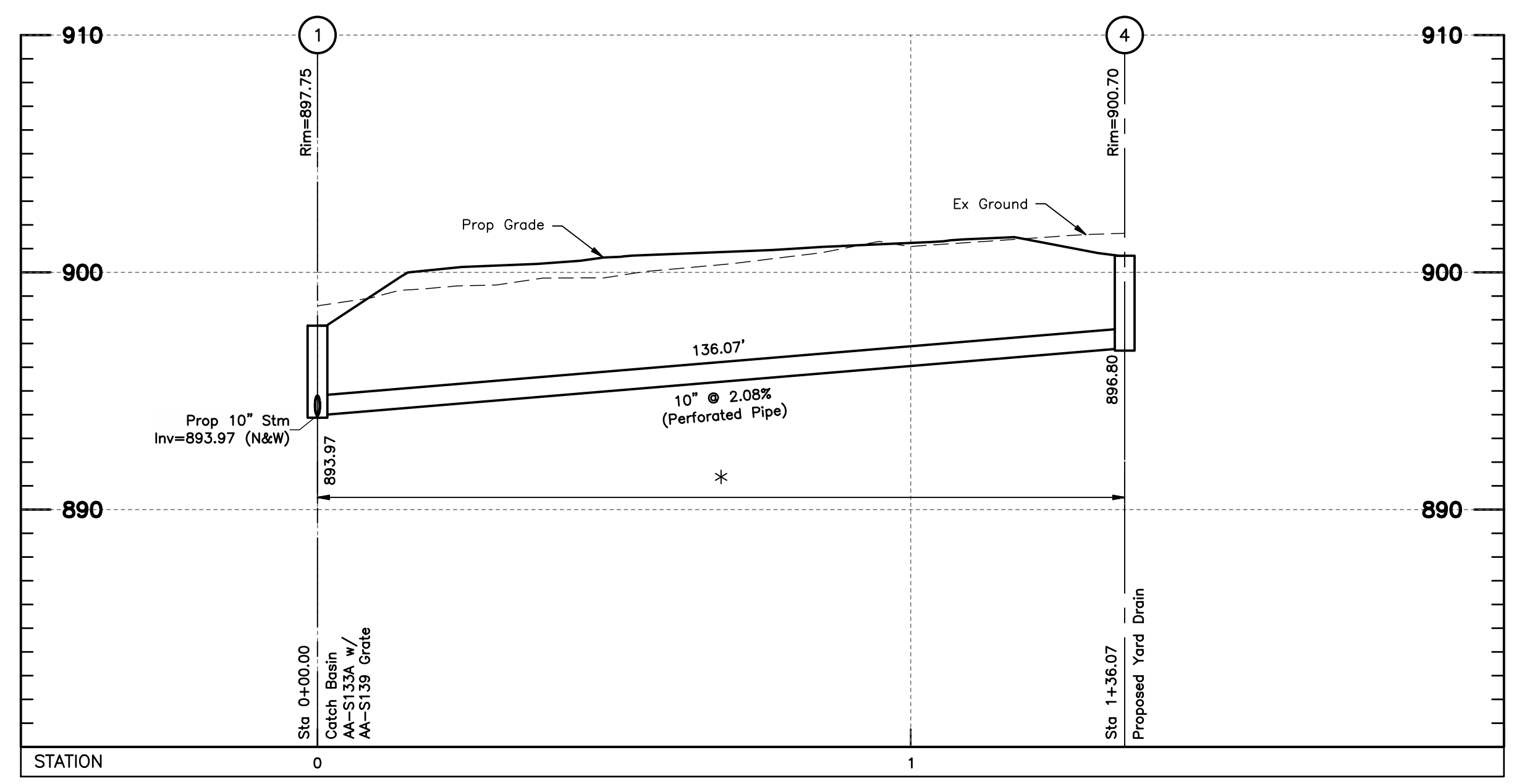
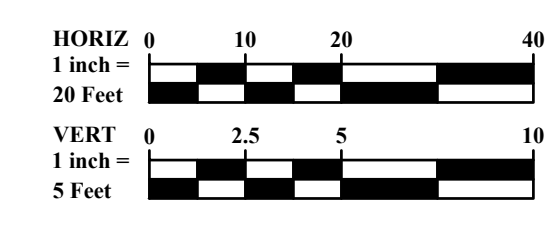
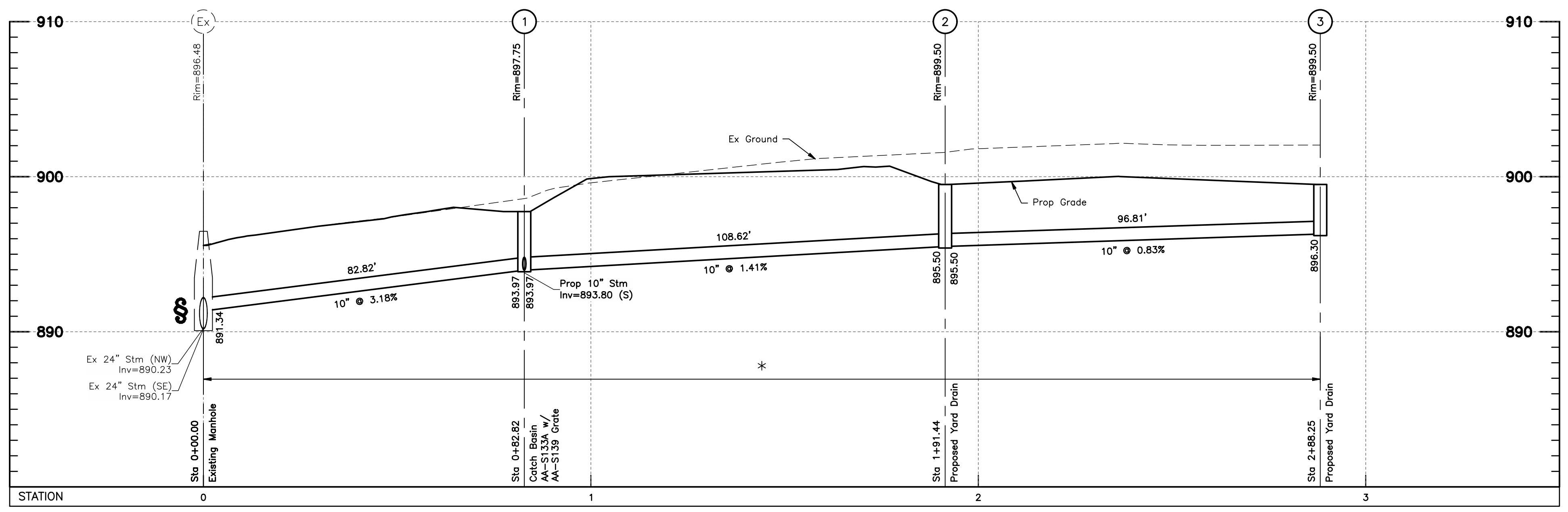
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NOTES:
 All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.
 All backfill shall be compacted to the density of the existing ground unless otherwise noted:
 * Compacted Backfill, Per Item 911
 ** Compacted Granular Backfill, Per Item 912
 † Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.
 ⚠ Contractor to verify invert and location of existing utility before construction.

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 Phone: 614.775.4500 Toll Free: 888.775.3448
 emht.com



STORM SEWER TABLE			
LINE	BEARING	LENGTH	SIZE
1-2	S89°47'20"W	108.62'	10"
1-4	S05°32'42"W	136.07'	10"
2-3	S05°32'42"W	96.81'	10"
Ex-1	S03°46'30"W	82.82'	10"

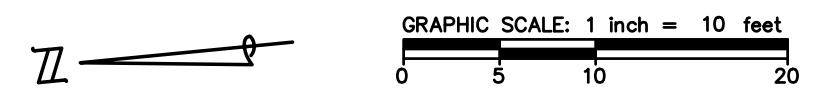
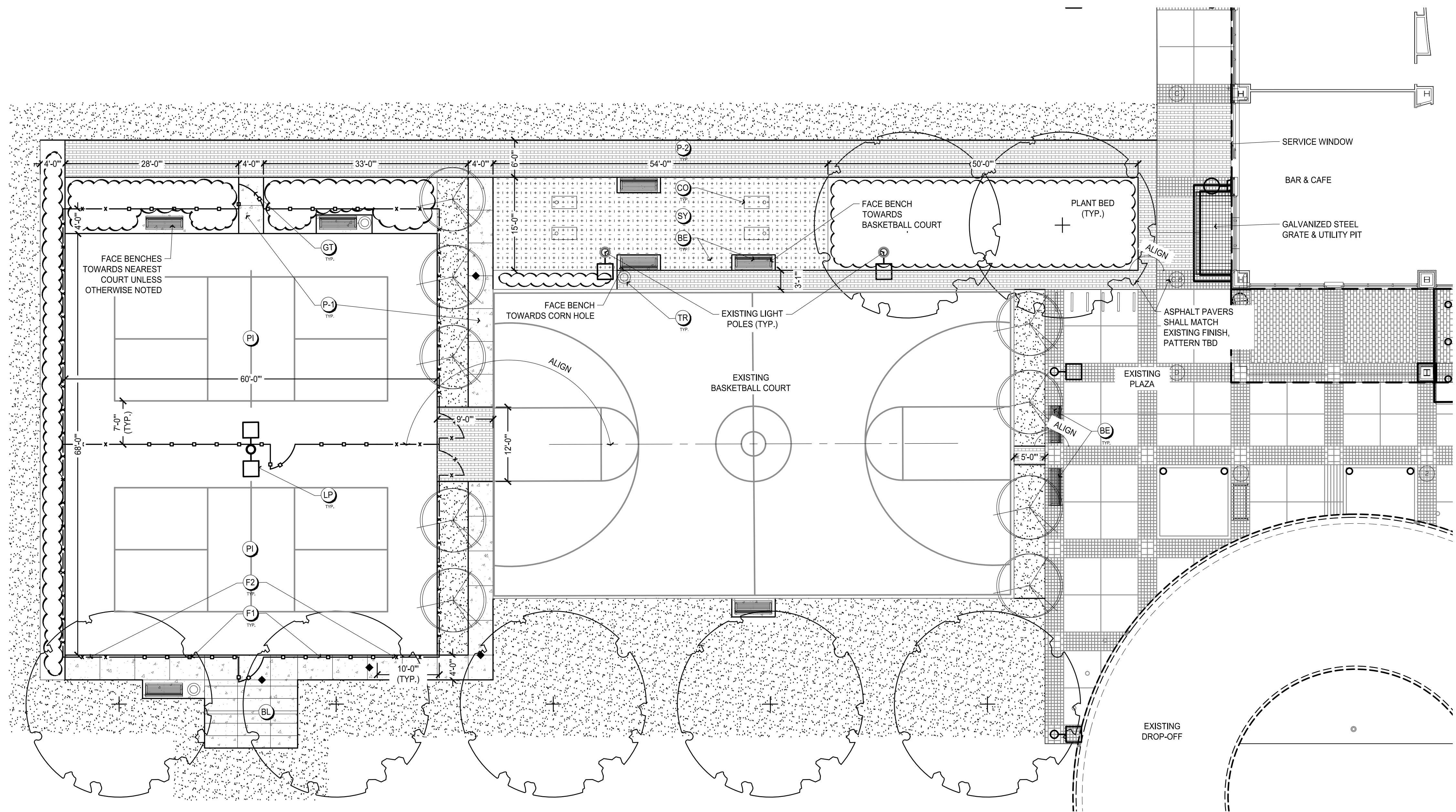
STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
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2	762292.9200	1789490.4479		
3	762196.5584	1789481.0929		
4	762157.8842	1789585.9152		
Ex	762375.9616	1789604.5163		

ISSUE: _____
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 COUNTY: FRANKLIN
 MUNICIPALITY: DUBLIN

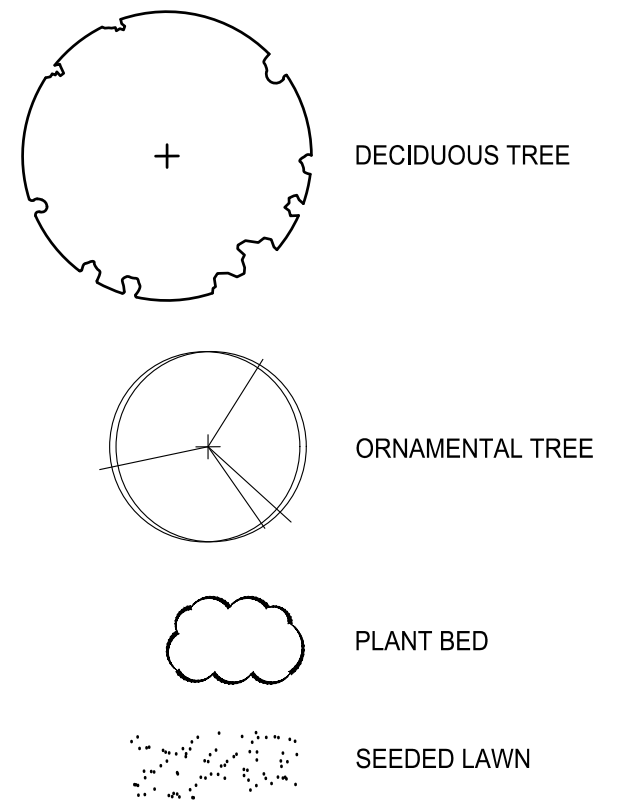
DATE: 08.05.23
 PROJ NUMBER: 20230567
 PROJ MGR: SW
 CAD: JC
 ICS ENERGY
 NEW PICKLEBALL COURT
 STORM SEWER PROFILES & TABLES

SHEET: C1.04

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LAYOUT AND MATERIALS LEGEND:



MATERIALS LIST				
CODE	ITEM	FINISH	SIZE	NOTES
BE	BENCH	VICTOR STANLEY, RB-28, BLACK, SURFACE-MOUNT	6'-0"	MATCH EXISTING BENCH ON EAST PATIO, INSTALL PER MANUFACTURER'S SPECIFICATIONS
BL	PORTABLE 3-ROW BLEACHER	ALUMINUM ATHLETIC EQUIPMENT		
CO	CORNHOLE BOARDS	BRAVADO OUTDOOR PRODUCTS, CONCRETE, BLACK WITH IGS LOGO		SUBMIT SHOP DRAWINGS WITH LOGO
F1	3.5' FENCE	BLACK CHAINLINK, VINYL-COATED, 9-GAUGE, 2" MESH	3'-6" HT	MIN. 42" DEPTH X 12" Ø FOUNDATION. SUBMIT SHOP DRAWINGS FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS
F2	10' FENCE	BLACK CHAINLINK, VINYL-COATED, 9-GAUGE, 2" MESH	10'-0" HT	MIN. 42" DEPTH X 12" Ø FOUNDATION. SUBMIT SHOP DRAWINGS FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS
GT	FENCE GATE	SINGLE-LEAF, BLACK CHAINLINK, VINYL-COATED, 9-GAUGE, 2" MESH	4'-0" WIDE	MATCH FENCE HEIGHT PER LOCATION, MIN. 42" DEPTH X 12" Ø FOUNDATION. SUBMIT SHOP DRAWINGS FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS
LP	LIGHT POLE	GARDOO, GULLWING G-18 FIXTURE, 2-HEAD, DARK BRONZE	18' HT X 5" SQ. POLE	MATCH EXISTING LIGHT POLES. INSTALL PER MANUFACTURER'S SPECIFICATIONS
P-1	CONCRETE WALK	MATCH EXISTING DECORATIVE FINISH		SUBMIT SAMPLES FOR REVIEW
P-2	ASPHALT PAVERS	HANOVER, #55 (RED), GROUND TUDOR FINISH, PATTERN TBD		MATCH EXISTING PAVERS. SUBMIT SAMPLES FOR REVIEW. INSTALL PER MANUFACTURER'S SPECIFICATIONS
PI	PICKLEBALL COURT	ASPHALT PAVEMENT, WHITE PAINTED STRIPING, MATCH EXISTING BASKETBALL COURT		BISON PERMANENT RECREATIONAL PICKLEBALL NET SYSTEM, PK05XL, BLUE POSTS. MIN. 42" DEPTH X 24" Ø FOUNDATION. SUBMIT SHOP DRAWINGS FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS
SY	SYNTHETIC TURF	XGRASS, PROLAWN		INSTALL PER MANUFACTURER'S SPECIFICATIONS
TR	TRASH RECEPTACLE	VICTOR STANLEY, NSDC-36		INSTALL PER MANUFACTURER'S SPECIFICATIONS

LAYOUT AND MATERIALS NOTES:

- ALL CONCRETE UTILIZED ON THIS PROJECT SHALL BE CLASS MS (MEDIUM-SET) CONCRETE
- ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF WALL, OR FACE OF CURB UNLESS OTHERWISE NOTED.
- UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
- ALL CONCRETE SCORING SHALL BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT IMPROVEMENTS UNLESS OTHERWISE NOTED.
- LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
- PROVIDE ISOLATION JOINTS WHERE CONCRETE PAVING OR PAVING BASE MEETS A FIXED STRUCTURE OR EXISTING PAVEMENT.
- PROVIDE FLUSH CONDITIONS AT JUNCTURE OF ALL WALKWAYS AND DOOR THRESHOLDS.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

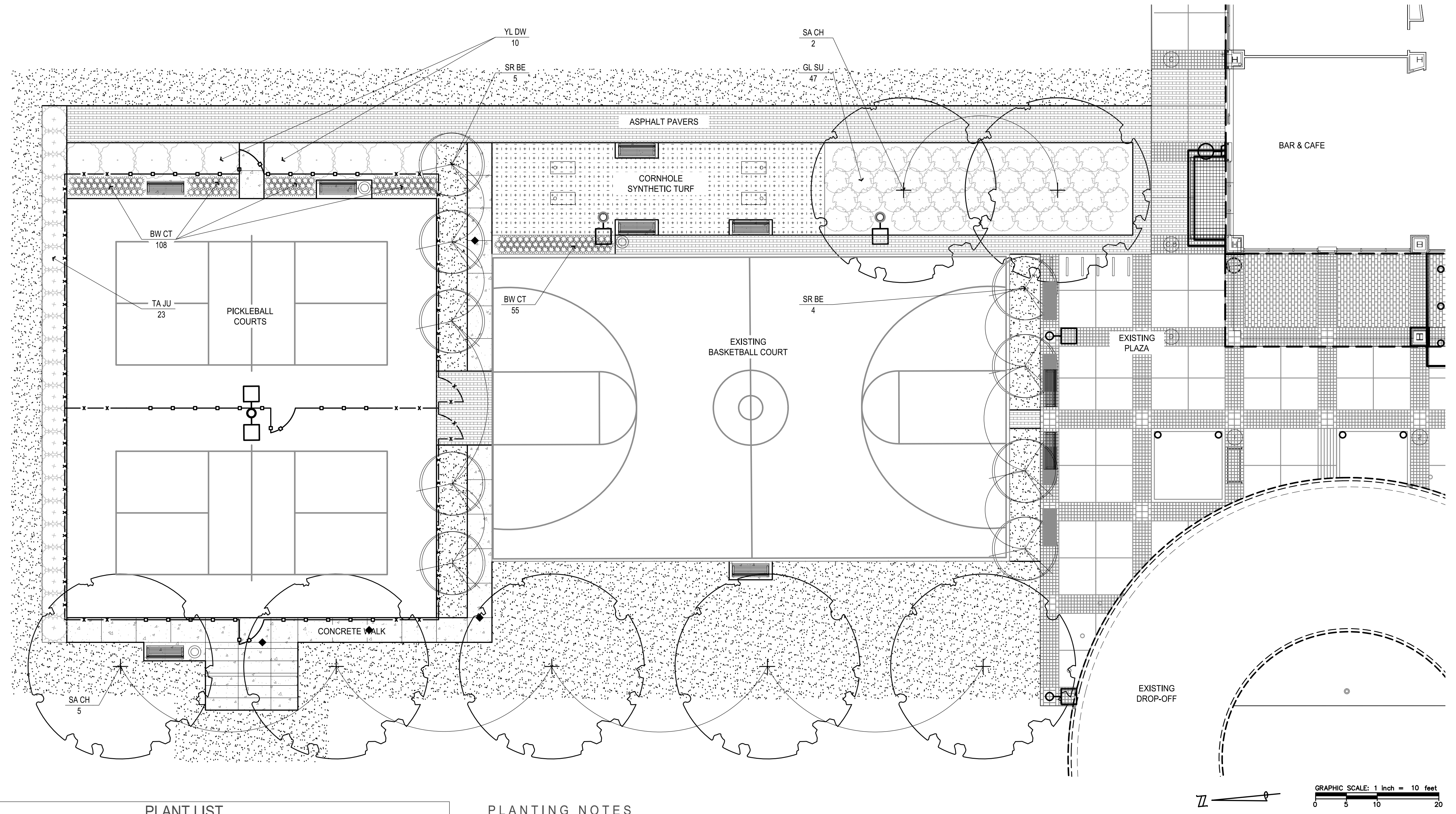


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 COUNTY: FRANKLIN
 MUNICIPALITY: #
 ISSUE: A/E/P
 REVISIONS: # # # # #

IGS ENERGY
 EMPLOYEE AMENITY SPACES - PHASE 1
 LAYOUT & MATERIALS PLAN

L1.01



PLANT LIST

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QTY.
SA CH	SARGENT CHERRY	<i>Prunus sargentii</i> 'Columnaris'	2 1/2" CAL.	B&B	PER PLAN	7
SR BE	SERVICEBERRY	<i>Amelanchier arborea</i>	6' HT.	CONT.	PER PLAN	9
TA JU	TAYLOR JUNIPER	<i>Juniperus virginiana</i> 'Taylor'	6' HT.	CONT.	PER PLAN	23
GL SU	GRO-LOW FRAGRANT SUMAC	<i>Rhus aromatica</i> 'Gro-Low'	12" HT.	CONT.	PER PLAN	47
YL DW	BUD'S YELLOW TWIG DOGWOOD	<i>Cornus alba</i> 'Bud's Yellow'	24" HT.	CONT.	PER PLAN	10
BW CT	BLUE WONDER CATMINT	<i>Nepeta x faassenii</i> 'Blue Wonder'	8" HT.	CONT.	PER PLAN	163

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED BY QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS, FIVE YEARS' EXPERIENCE IN LANDSCAPE MINIMUM.
- THE CONTRACTOR SHALL VERIFY UTILITY CLEARANCES THROUGH MISS DIG PRIOR TO DETERMINING FINAL LOCATIONS FOR ALL STREETSCAPE FEATURES, INCLUDING ALL PLANTINGS. ANY FIELD ADJUSTMENTS TO FINAL PLANTING LOCATIONS SHALL BE AS DIRECTED BY THE CITY.
- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE OWNER'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE OWNER AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK'.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO SHIPPING.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO CITY.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- PLANTING BEDS SHALL HAVE A MINIMUM OF 3" MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.



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PROPOSED PAVEMENT & LIGHT POLES



PICKLEBALL NET SYSTEM (PI) - BISON PERMANENT RECREATIONAL PICKLEBALL NET SYSTEM, BLUE POST FINISH



BENCH (BE) - VICTOR STANLEY, MATCH EXISTING EAST PATIO



TRASH RECEPTACLE (TR) - VICTOR STANLEY, NSDC-36



SYNTHETIC TURF (SY) - XGRASS, PROLAWN



CORNHOLE BOARDS (CO) - BRAVADO CONCRETE BOARDS WITH IGS LOGO



PORTABLE 3-ROW BLEACHER (BL) - ALUMINUM ATHLETIC EQUIPMENT

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DATE	PROJ NUMBER	PROJ MSR	CADD	COUNTY	MUNICIPALITY
07/25/23	6167220010	GS	AE	FRANKLIN	###
IGS ENERGY EMPLOYEE AMENITY SPACES - PHASE 1 SITE MATERIALS					

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SARGENT CHERRY
Prunus sargentii 'Columnaris'



SERVICEBERRY
Amelachier arborea



TAYLOR JUNIPER
Juniperus virginiana 'Taylor'



GRO-LOW FRAGRANT SUMAC
Rhus aromatica 'Gro-Low'



BUD'S YELLOW TWIG DOGWOOD
Cornus alba 'Bud's Yellow'



BLUE WONDER CATMINT
Nepeta x faassenii 'Blue Wonder'



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Columbus, OH 43215
P (614) 418-0600 | F (614) 418-0614

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DATE: 07/25/23

PROJECT NUMBER: 616722010

PROJECT: IGS ENERGY

PROJECT: EMPLOYEE AMENITY SPACES - PHASE 1

PROJECT: PLANT PALETTE

PROJ. LEADER: GS

DATE: AE

CAD: FRANKLIN

COUNTY: ####

MUNICIPALITY: ####

SHEET

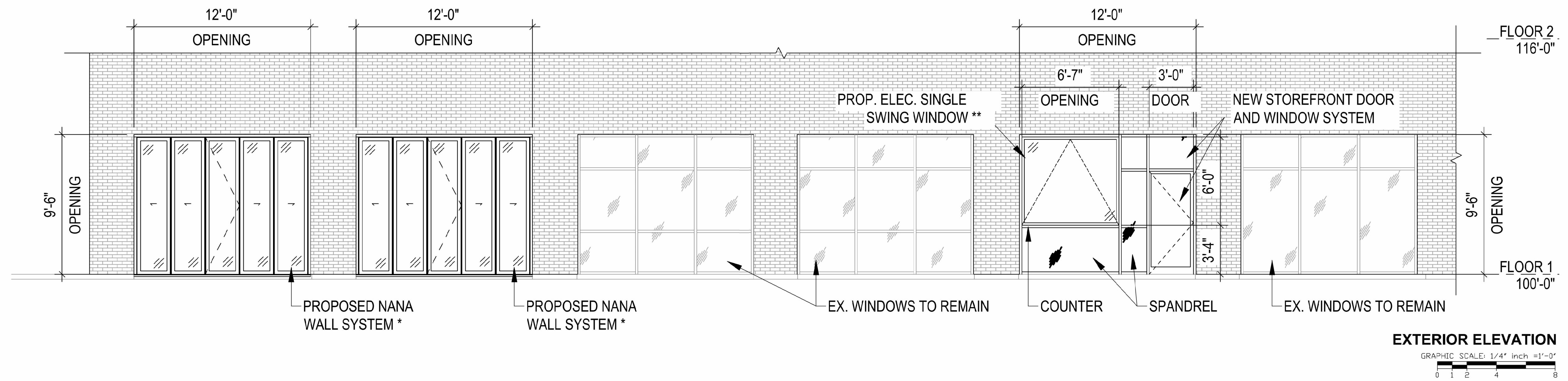
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EXTERIOR ELEVATION
 GRAPHIC SCALE: 1/4" = 1'-0"
 0 1 2 4 8



*** REFERENCE IMAGES FOR NANA WALL NW640 SYSTEM**



**** REFERENCE IMAGES FOR CROWN 50/50 HYDRAULIC SINGLE SWING WINDOW**

MATERIAL SPECIFICATIONS		
NOTES: 1. NEW STOREFRONT WINDOW SYSTEM & DOOR TO MATCH EXISTING IN MATERIALS AND SIZE. SAFETY GLAZING TO BE USED AT DOOR.		
PRODUCT	COMPONENT	SPECIFICATION
NANAWALL 640	FRAME	COLOR TO MATCH EXISTING
	GLASS	TRIPLE IG LGC EX 2 (AIR FILLED) SAFETY GLAZING. U-FACTOR: 0.26@17 SHGC: 0.18
	OTHER	FOR ALL OTHER COMPONENTS REFER TO MANUFACTURER SPECIFICATIONS
CROWN 50/50 HYDRAULIC SINGLE SWING WINDOW	FRAME	RAL POWDER-COAT COLOR TO MATCH EXISTING.
	GLASS	STANDARD DOUBLE PANE 1/4" SAFETY GLAZING.
	OTHER	FOR ALL OTHER COMPONENTS REFER TO MANUFACTURER SPECIFICATIONS

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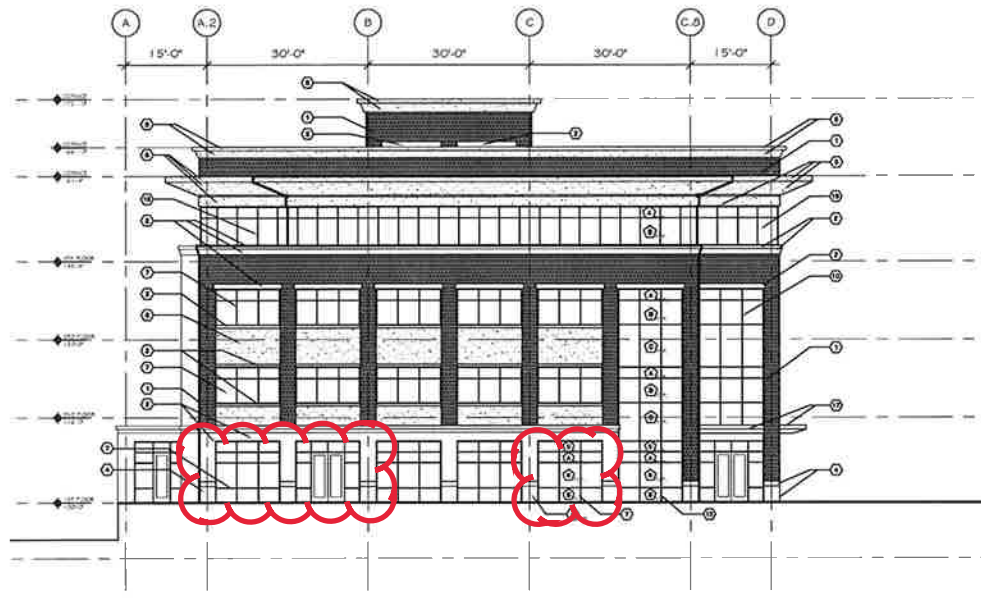
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DATE: 07/25/23
 PROJ NUMBER: 6167220010
 PROJ WKR: GS
 CADD: AE
 COUNTY: FRANKLIN
 MUNICIPALITY: #

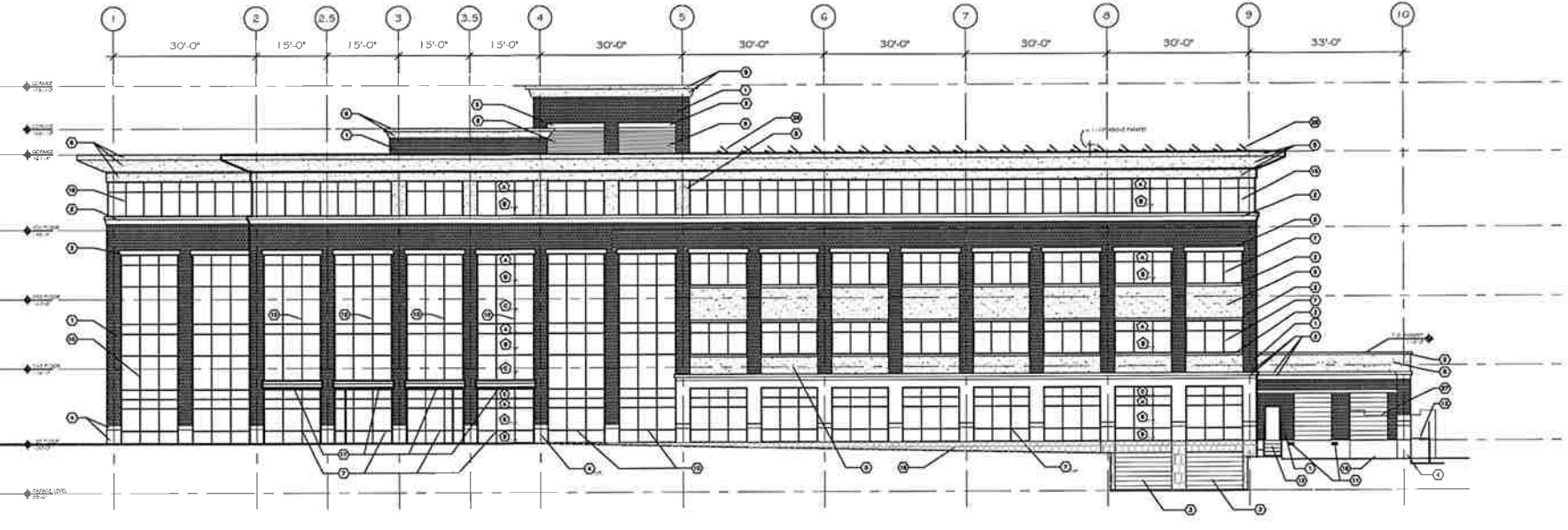
**IGS ENERGY
 EMPLOYEE AMENITY SPACES - PHASE 1
 EXTERIOR ELEVATION**

SHEET: **A1.01**

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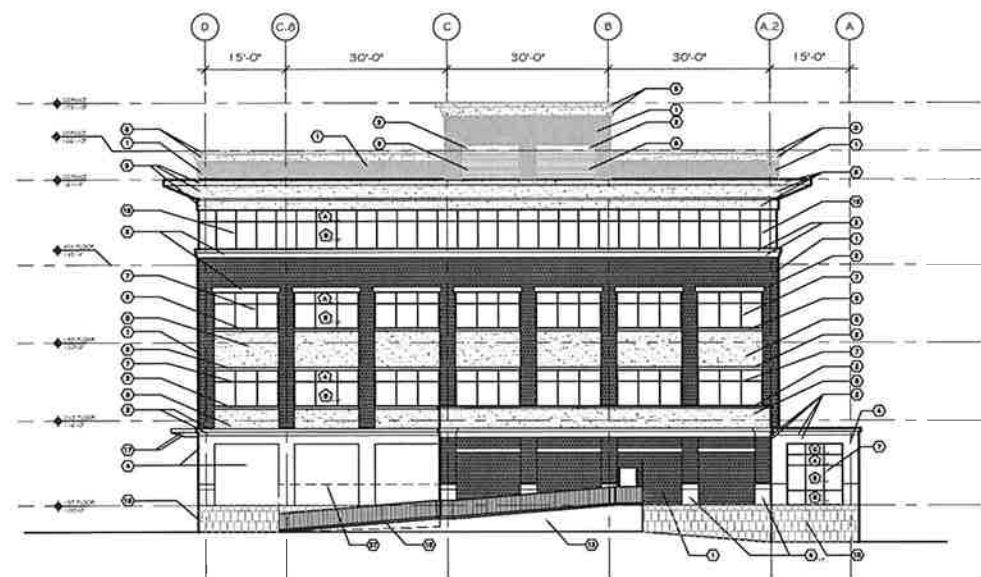


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

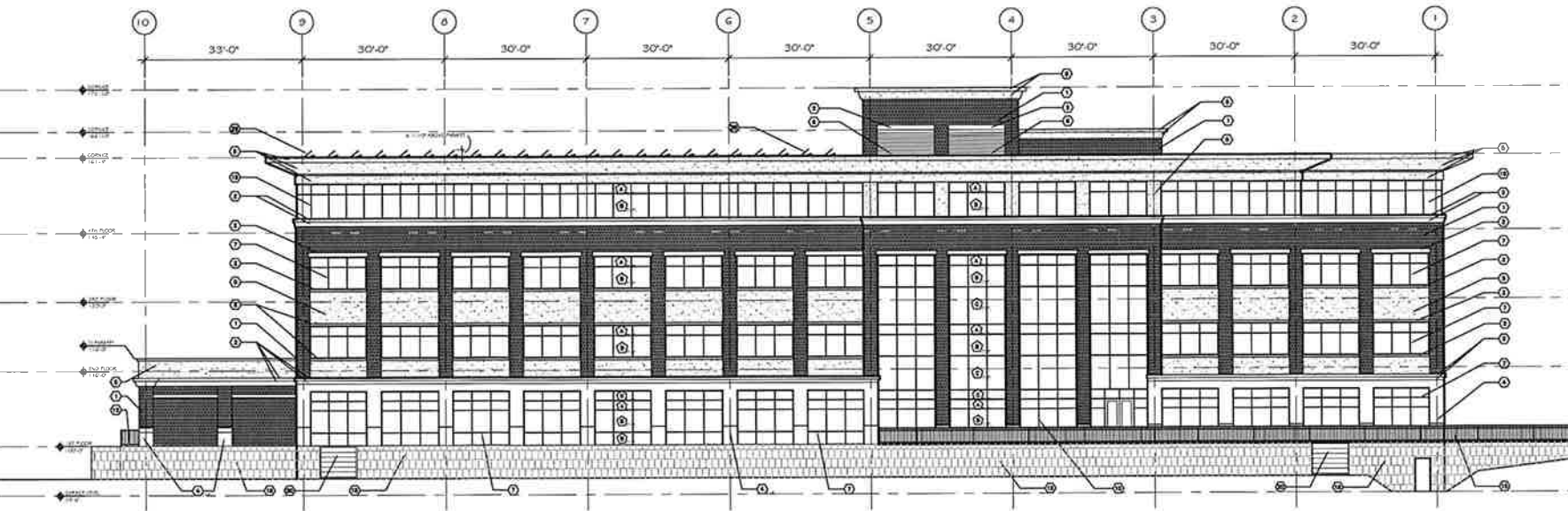


2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

DOCKED NOTES:	DOCKED NOTES:	DOCKED NOTES:
1. BRICK VENEER - 6% GREY BRICK - STAFFORD	12. CONCRETE RAMP AND PARAPETS	25. LINE OF BUILDING SENSORS
2. CAST LIMESTONE TRIM - CONTINENTAL CAST STONE - NATURAL STONE 1102	13. CONCRETE STAIRS AND HANDRAIL	26. SOLAR PANELS MOUNTED ON ROOF
3. 1/2" WIDE X 9" HIGH PERFORATED OVERHEAD COILING DOORS - COLOR TO MATCH STONE	14. 8" WIDE X 10" HIGH LOADING DOCK OPENINGS WITH DOORS BROWN	27. COMPACTOR ENCLOSURE IN FOREGROUND - SEE ELEVATIONS 3&2,01
4. CAST LIMESTONE - CONTINENTAL CAST STONE - NATURAL STONE 1102	15. METAL RAILING - COLOR TO MATCH STOREFRONT	
5. EPS FINISH - DRYWALL LIMESTONE FINISH - CUSTOM COLOR TO MATCH LIMESTONE	16. EXPOSED CONCRETE FOUNDATION WALL	
6. HORIZONTAL ALUMINUM BLAZE LIDDER - COLOR TO MATCH LIMESTONE	17. METAL PANEL GALLERY - REINFORCED ZINC PANELS	
7. ALUMINUM STOREFRONT SYSTEM - KAWNEER OR EQUAL - COLOR ANTIQUE BRONZE	18. 16" X 24" CAST STONE VENEER - SHOULDICE	
8. EXPOSED CONCRETE FOUNDATION WALL	19. TRYSTONE - COLOR DESERT BUFF, CHAMOIS & BURN	
9. EXPOSED CONCRETE RAMP	20. ALUMINUM BUTT GLAZED WINDOW SYSTEM - KAWNEER OR EQUAL - COLOR ANTIQUE BRONZE	
10. ALUMINUM CURTAINWALL SYSTEM - KAWNEER OR EQUAL - COLOR ANTIQUE BRONZE	21. PRE-FINISHED ALUMINUM LIDDER - COLOR TO MATCH STONE - 50 S.F. (8'-4" X 6'-0")	
11. DOCK BUMPERS	22. 6" TUBE STEEL COLUMN - PAINTED TO MATCH STOREFRONT	
	23. CAST LIMESTONE CAP - CONTINENTAL CAST STONE - NATURAL STONE 1102	
	24. PAINTED WOOD GATE - COLOR TO MATCH LIMESTONE	
	24. LINE OF RAMP/HANDRAIL IN FOREGROUND	



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

no.	revisions	by
1	07/20/08	SM

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