

GENERAL NOTES

- 1. The regulations and construction standards of the City of Dublin, together with City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, applicable provisions of section 100-General Provisions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all materials and workmanship involved in the improvements of these plans unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply, as decided by the City Engineer.
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 construction 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 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 silt mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.
16. Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type II according to Item 613. Item 911 of the Standard Specifications shall be used elsewhere.
17. The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.
Send the information to the following address:
Construction Inspection Division
City of Columbus
1800 East 17th Avenue
Columbus, Ohio 43219
Send a copy of the transmittal letter to the following address:
Division of Engineering
City of Dublin
6555 Sher Rings Road
Dublin, Ohio 43016
18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed at minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic air ram devices is not permitted. Permits to construct in the right-of-way of existing streets must be obtained from the City of Dublin Division of Engineering before commencing construction. Should open cutting of existing pavement be permitted, Controlled Density Backfill (Type II) shall be used in place of compacted granular backfill, according to Item 613 of the Standard Specifications.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus Standard Drawing 1441 Dr. A and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavements, 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 Ryegrass: 60% of weight (2 varieties in equal parts)
Germination Rate: 85%
Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of Dublin, Ohio.
27. Traffic control and other regulatory signs shall be Type S with a square post anchor base installation and meet all requirements of ODOT TC-41.20 and applicable City of Dublin specifications.
28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT TC-41.20.
UTILITIES
1. The following utilities are known to be located within the limits of this project:
Columbia Gas of Ohio
Rob Caldwell - Field Engineer
1600 Dublin Road Columbus, Ohio 43212
Division of Engineering
6555 Sher Rings Road
Dublin, Ohio 43016
(614) 410-4600
Division of Power and Water (Water)
910 Dublin Road, 2nd Floor
Columbus, Ohio 43215
(614) 645-7677
Verizon
Bill Muehrer
550 Leader Street
Marion, Ohio 43302
(740) 383-0527
Dublink/Fishel
Mr. Matt Blackstone
Dublink Development
1366 Dublin Road
Columbus, OH 43215
(614)-921-8524
mblackstone@Columbusfiber.net
Lumen/CenturyLink
Mr. Steve Kauffman
8185 Huntley Rd.
Suite E
111 North 4th Street
Columbus, Ohio 43229
(614)-554-7071
Steve.kauffman@lumen.com
AT&T of Ohio
Tom Ziomek
1366 Dublin Road
Columbus, OH 43215
(614)223-7162
2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

- 4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

- 1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.
3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.
4. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

- 1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for Stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.
2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.
3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
4. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

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 8 inches to 10 inches shall be 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.
4. The minimum requirements for sanitary sewer pipes with diameters 12 inches to 30 inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2764. Sanitary sewer pipes with diameters 30 inches to 60 inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2764.
5. All in-line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor-N-Tee or Kor-N-Seal connections conforming to the manufacturer's recommendations.
6. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.
7. All manhole lids shall be provided with continuous self-sealing gaskets. The approved construction drawings shall show where bolt-down lids are required. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of Dublin logo.
8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.
9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.
10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.
11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.
12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.
15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
16. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basement service is intended.
17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.
18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.
19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:
A. Rubber sleeve with stainless steel banding.
1) Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation
3) Or equal as approved by the City Engineer.
B. Rubber gasket compression.
1) Press Wedge II as manufactured by Press-Seal Gasket Corporation.
2) Dura Seal III as manufactured by Dura Tech, Inc.
3) Link-Seal as manufactured by Thunderline Corporation.
4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

WATER LINE

- 1. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.
3. Only fire hydrants conforming to City of Columbus standards will be approved for use.
4. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination will be paid for by the Contractor.
5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.
6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.
8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.
9. All water main stationing shall be based on street centerline stationing.
10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.
11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger meters.
13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.
14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.
15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.
16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
17. Two 3/4 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 flood routing swales shall be constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and 659 of the Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.
3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications as directed by the City Engineer.
4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls 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 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; 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.
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 Columbus Item 901.21, with the exception that the waiting period prior to testing shall be 30 days.

MAIL DELIVERY

- 6. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
7. 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.

AS-BUILTS

- 1. As-builts of the site, utilities and stormwater management facilities shall be performed per requirements of the City of Dublin Administrative Policy & Procedure #08-030 prior to obtaining occupancy for the building.

DUST CONTROL

- 1. Dust control shall be maintained by applying water or dust palliative for the alleviation or prevention of dust nuisance originating from construction operations from within the project construction limits. The contractor shall perform dust control operation per Item 616.

Table with 3 columns: MARK, DATE, DESCRIPTION. Includes a vertical label 'REVISIONS' on the right side.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
DAILMER GROUP
GENERAL NOTES

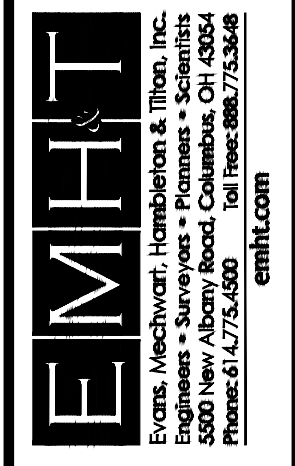
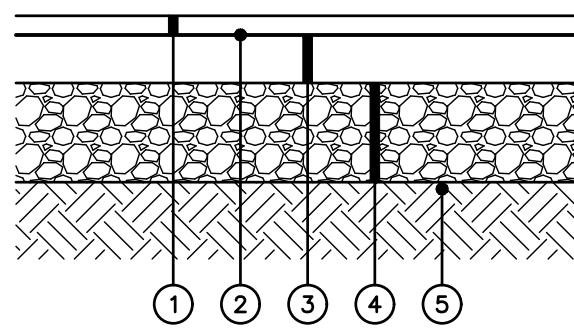


Table with 2 columns: FIELD, VALUE. Includes DATE (May 24, 2024), SCALE (NONE), JOB NO. (2023-1033), SHEET (1/17).

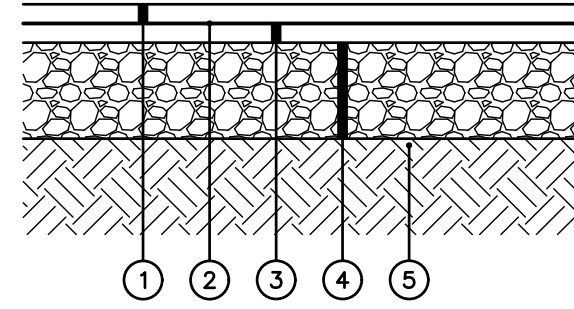
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- ① CMSC Item 442, 1.5" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
- ② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- ③ CMSC Item 442, 2.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
- ④ CMSC Item 304, 10" Aggregate Base
- ⑤ CMSC Item 204, Subgrade Compaction

NOTES
1. Pavement recommendation provided by Geotechnical Consultants, Inc. (12/15/2020) EMH&T assumes no liability for pavement section.

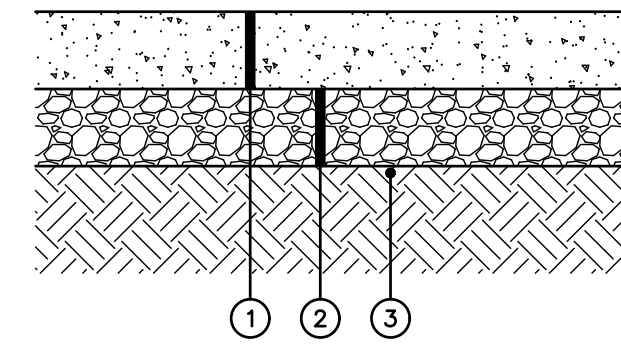
A **DETAIL**
HEAVY DUTY ASPHALT PAVEMENT SECTION Not to Scale



- ① CMSC Item 441, 1.5" Asphalt Concrete, Surface Course, Type 1, (448), PG64-22
- ② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- ③ CMSC Item 441, 1.5" Asphalt Concrete, Intermediate Course, Type 2, (448)
- ④ CMSC Item 304, 8" Aggregate Base
- ⑤ CMSC Item 204, Subgrade Compaction

NOTES
1. Pavement recommendation provided by Geotechnical Consultants, Inc. (12/15/2020) EMH&T assumes no liability for pavement section.

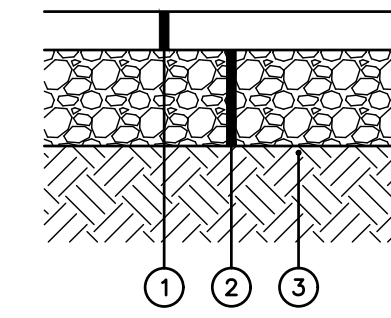
B **DETAIL**
LIGHT DUTY ASPHALT PAVEMENT SECTION Not to Scale



- ① CMSC Item 451, 8" Concrete Pavement (Class C)
- ② CMSC Item 304, 6" Crushed Aggregate Base
- ③ CMSC Item 204, Subgrade Compaction

NOTES
1. Pavement recommendation provided by Geotechnical Consultants, Inc. (12/15/2020) EMH&T assumes no liability for pavement section.
2. See Standard Detail RD-07.

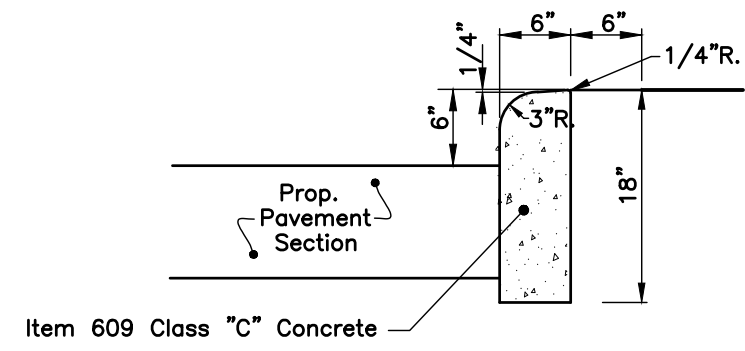
C **DETAIL**
CONCRETE PAVEMENT Not to Scale



- ① CMSC Item 404-LVT, 2.5" Asphalt Concrete
- ② CMSC Item 304, 6" Aggregate Base
- ③ CMSC Item 204, Subgrade Compaction

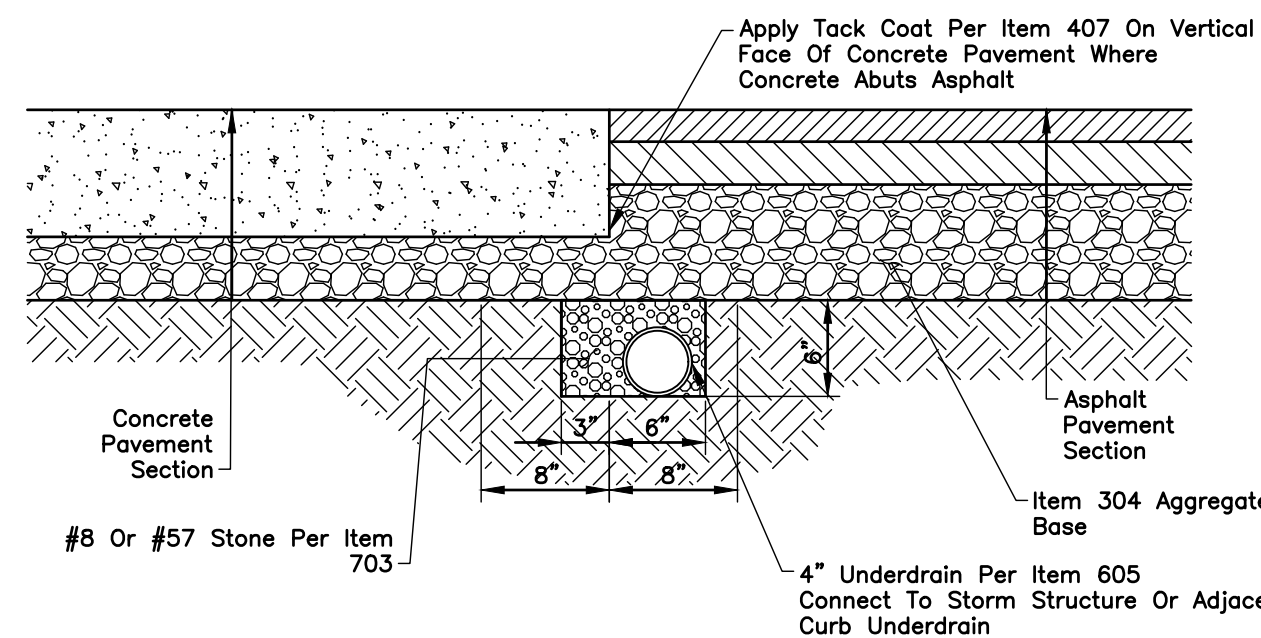
NOTES
1. Pavement recommendation provided by record plan (91-015-GIP) EMH&T assumes no liability for pavement section.

D **DETAIL**
BLAZER PARKWAY BIKE PATH SECTION Not to Scale



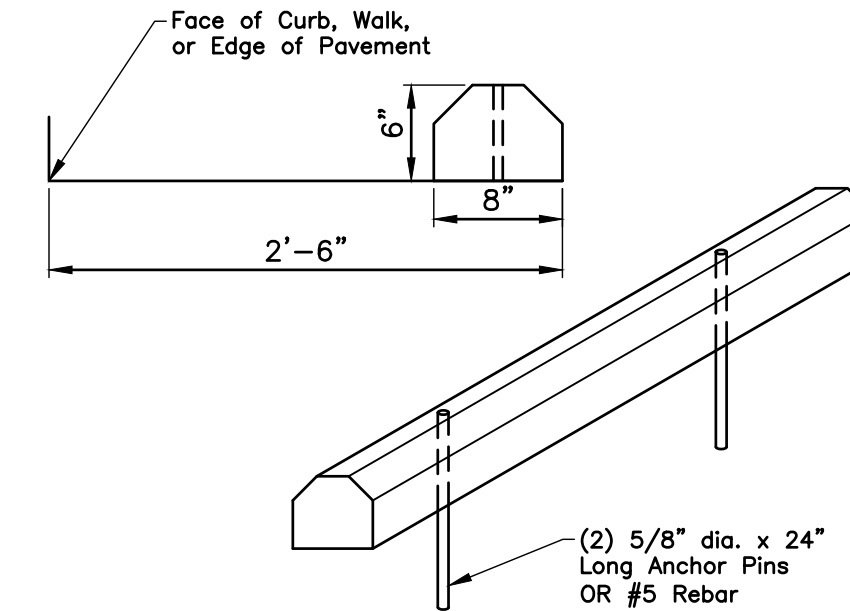
NOTES
1. Curb Shall be 0" Height at Ramps.
2. See Standard Detail RD-11.

E **DETAIL**
CURB, 18" STRAIGHT Not to Scale



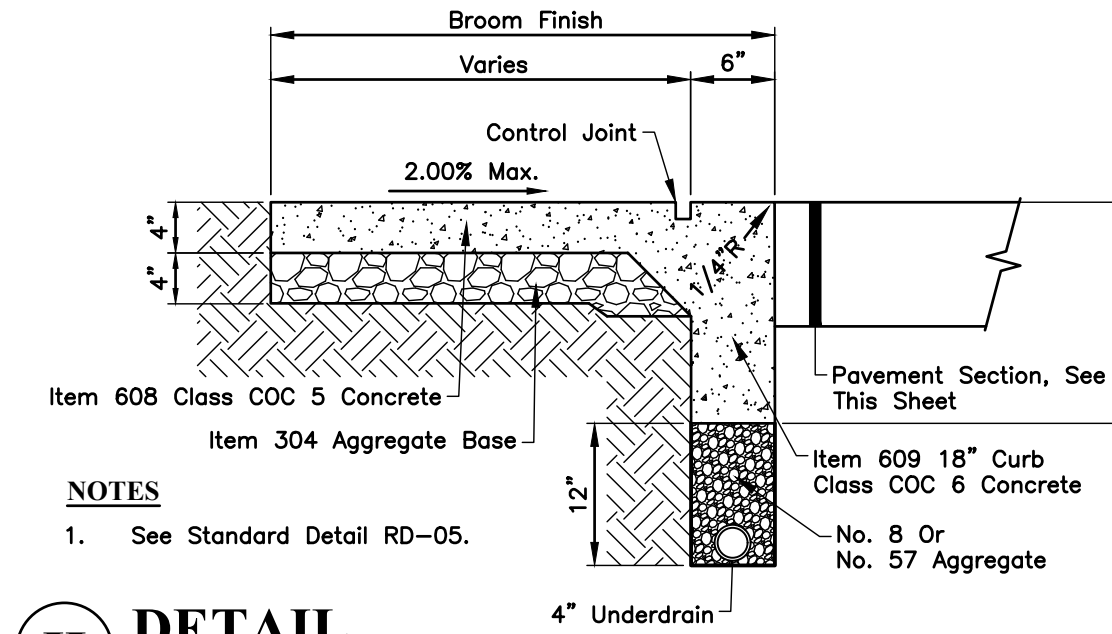
NOTES
1. Contractor shall provide turndown anywhere asphalt and concrete or concrete base pavement meet.

F **DETAIL**
ASPHALT/CONCRETE TURNDOWN W/ UNDERDRAIN Not to Scale



NOTES
1. Center parking block in parking stall.
2. Refer to Site Plan for locations of blocks.

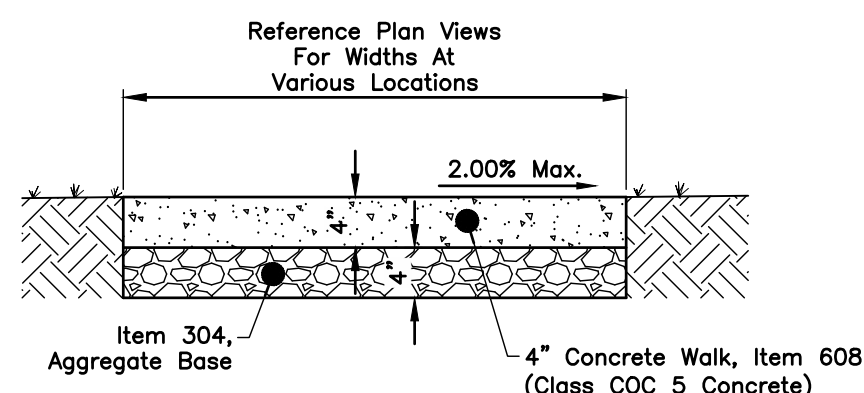
G **DETAIL**
CONCRETE PARKING BLOCK - CAR Not to Scale



NOTES
1. See Standard Detail RD-05.

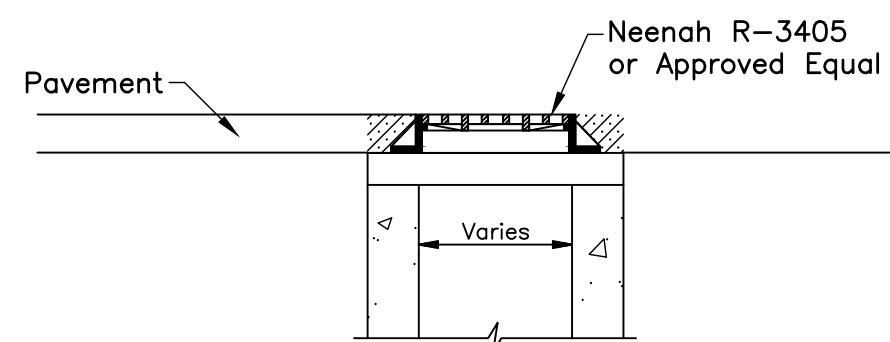
H **DETAIL**
FLUSH INTEGRAL CURB & SIDEWALK Not to Scale

I **DETAIL**
INTEGRAL CURB & SIDEWALK Not to Scale



NOTES
Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans. See Standard Detail RD-05.

J **DETAIL**
CONCRETE SIDEWALK Not to Scale

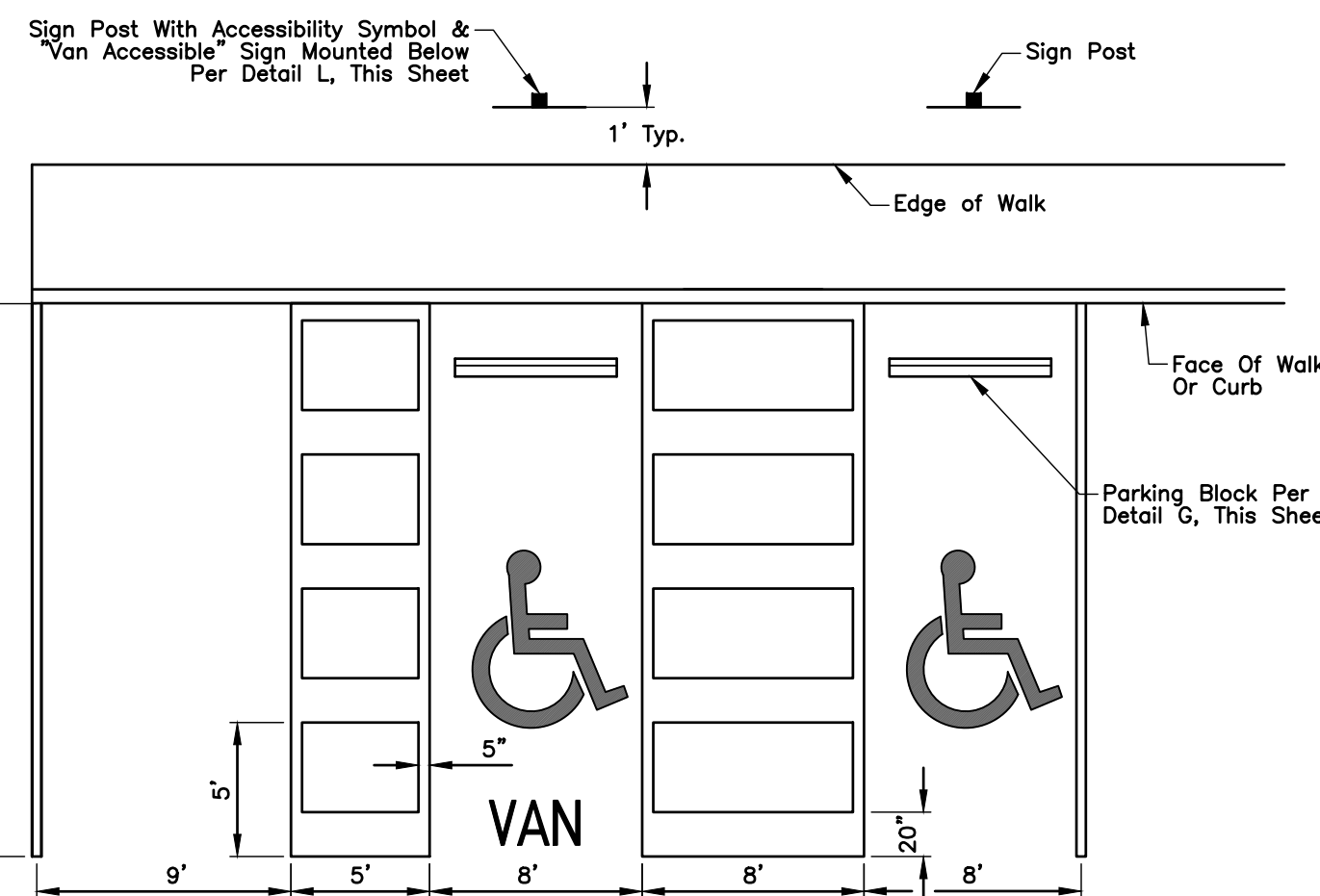


NOTES
1. Top slab may be omitted for AA-S133A.

STANDARD CATCH BASIN AA-S133A
w/NEENAH R-3405 FRAME & GRATE

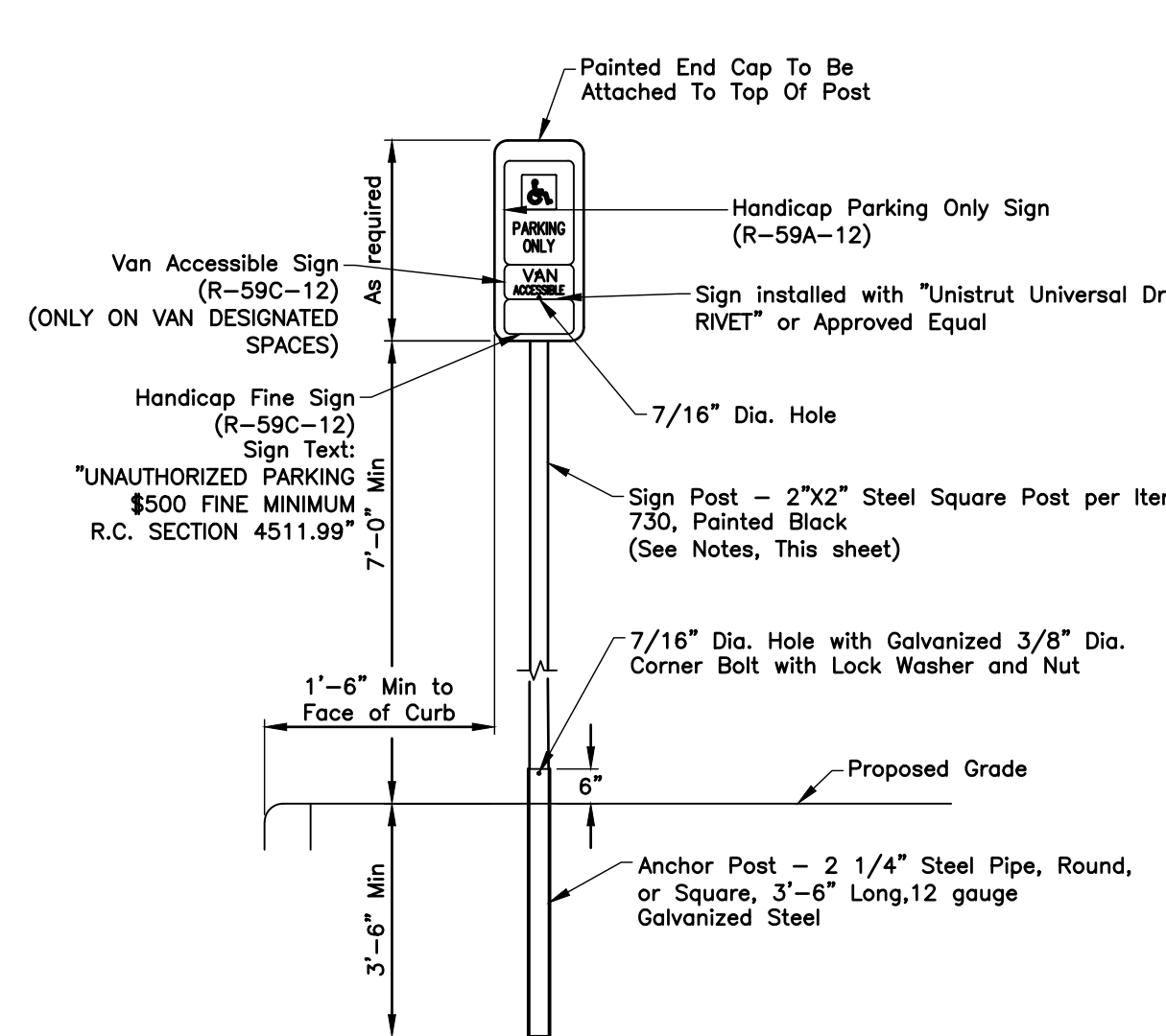
STANDARD CATCH BASIN AA-S133B
w/NEENAH R-3405 FRAME & GRATE
Not to Scale

N **DETAIL**
INLET GRATE IN PAVEMENT Not to Scale



NOTE
1. Pavement shall have a maximum 2.00% slope in all directions in the area of handicap parking spaces and associated striping.
2. Handicap parking sign shall conform with current State and Local codes and regulations.
3. Transition from flush curb to full height curb as designated on Grading Plan. Slope walk to match curb.

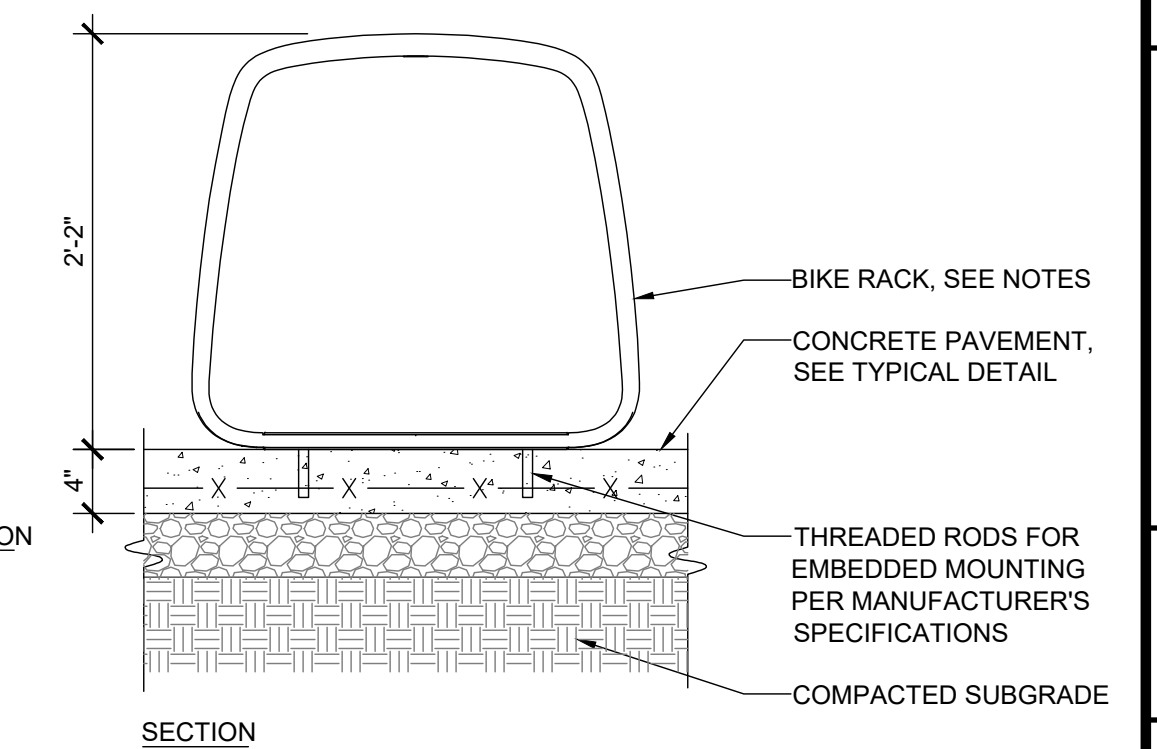
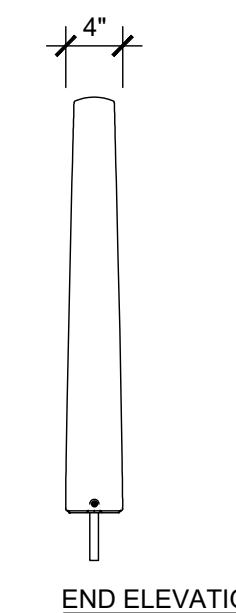
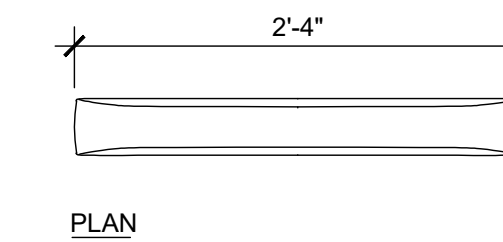
K **DETAIL**
ADA PARKING STRIPING Not to Scale



NOTE
1. Paint Sign Post And Back Of Sign Flat Black

L **DETAIL**
ADA PARKING SIGN Not to Scale

NOTES:
1. RIDE BIKE RACK AVAILABLE FROM LANDSCAPE FORMS (OR APPROVED EQUAL)
COLOR: STORMCLOUD
MOUNTING: EMBEDDED
CONTACT: KENDRA BROWN (269) 276-4440
KENDRAB@LANDSCAPEFORMS.COM
WWW.LANDSCAPEFORMS.COM
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE PRODUCT CUT SHEETS AND COLOR SAMPLES TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.



M **DETAIL**
BIKE RACK DETAIL Not to Scale

REVISIONS
MARK DATE DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN

FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
DETAILS

EMH&T
ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS
5000 New Albany Road, Columbus, OH 43264
Phone: 614.757.5500 Fax: 614.757.5500 emht.com

DATE
May 24, 2024

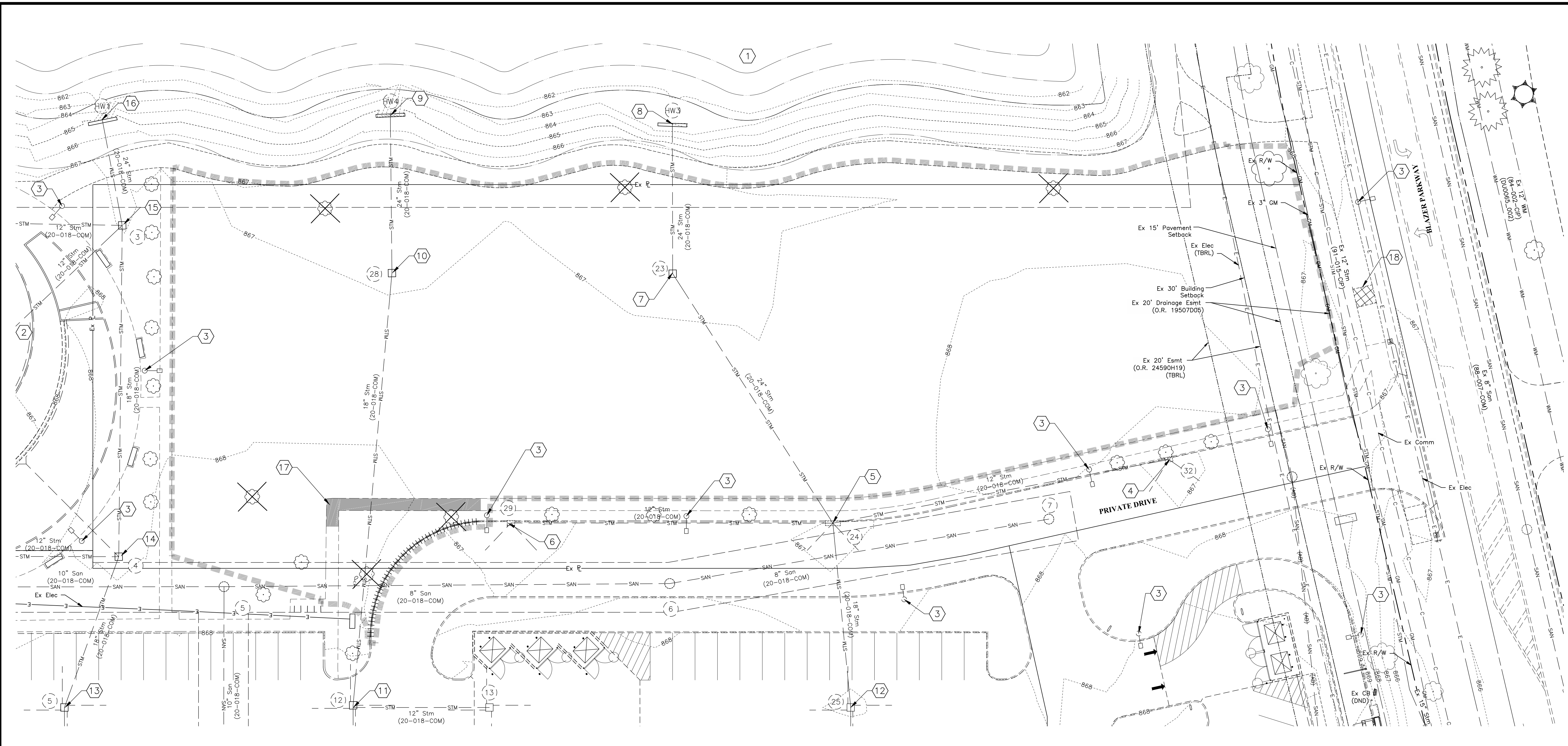
SCALE
AS NOTED

JOB NO.
2023-1033

SHEET
3/17

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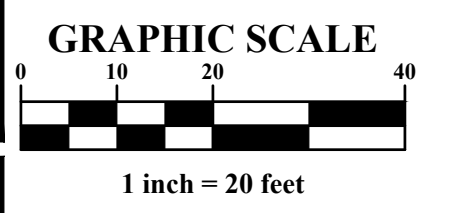


- CODED NOTES:**
- 1 Existing Wet Basin 01
NP = 862.00
100yr = 866.55
Bottom of Basin = 859.00
 - 2 Ex Park
 - 3 Ex Light Pole (DND)
 - 4 Ex Storm C&G Inlet (DND), Ex Rim = 867.31
Inv 12" (S) = 863.22
 - 5 Ex Storm C&G Inlet (DND), Ex Rim = 867.41
Inv 24" (SW) = 862.46
Inv 18" (E) = 862.93
Inv 12" (N) = 862.83
Inv 12" (S) = 862.56
 - 6 Ex Storm C&G Inlet (DND), Ex Rim = 867.25
Inv 12" (N) = 863.46
 - 7 Ex Storm Catch Basin (DND), Ex Rim = 866.78
Inv 24" (W) = 862.11
Inv 24" (NE) = 862.18
 - 8 Ex Storm Headwall (DND),
Inv 24" (E) = 861.99
 - 9 Ex Storm Headwall (DND),
Inv 24" (E) = 861.94
 - 10 Ex Storm Catch Basin (DND), Ex Rim = 866.83
Inv 24" (W) = 862.13
Inv 18" (E) = 862.35
 - 11 Ex Storm Catch Basin (DND), Ex Rim = 866.98
Inv 18" (W) = 862.77
Inv 18" (E) = 862.96
Inv 12" (N) = 862.99
 - 12 Ex Storm Catch Basin (DND), Ex Rim = 866.93
(20-018-COM AB)
Inv 18" (W) = 863.13
Inv 18" (E) = 863.13
 - 13 Ex Storm Catch Basin (DND), Ex Rim = 867.36
Inv 18" (NW) = 862.63
Inv 18" (E) = 862.66
 - 14 Ex Storm Catch Basin (DND), Ex Rim = 867.04
Inv 18" (W) = 862.51
Inv 18" (SE) = 862.53
Inv 12" (S) = 862.60
 - 15 Ex Storm Catch Basin (DND), Ex Rim = 866.95
Inv 24" (SW) = 862.05
Inv 18" (E) = 862.15
Inv 12" (SE) = 862.48
Inv 12" (S) = 862.45
 - 16 Ex Storm Headwall (DND),
Inv 24" (E) = 861.91
 - 17 Ex Concrete Sidewalk To Be Removed To The Nearest Joint.
 - 18 Ex Asphalt Path To Be Removed

NOTE:
No existing trees greater than 6" caliper are on this site. Therefore, a tree survey has not been completed.

- LEGEND**
- E ——— Underground Electric Line
 - FO ——— Fiber Duct Bank
 - STM ——— Storm Sewer
 - SAN ——— Sanitary Sewer
 - WS ——— Water Service
 - — — Ex R/W Line
 - - - - - Ex Property Line
 - - - - - Ex Curb
 - Limits Of Disturbance
 - ||||| Ex Curb (TBR)
 - ▨ Ex Concrete Sidewalk (TBR)
 - ▩ Ex Asphalt Path (TBR)
 - ☉ Light Pole
 - ⊕ Utility Poles
 - ⊗ Tree Removal
 - TBR To Be Removed
 - DND Do Not Disturb
 - TBRL To Be Relocated
 - AB Abandoned

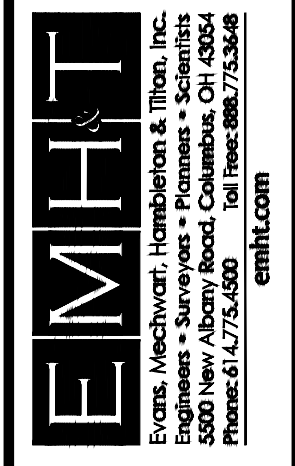
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
May 24, 2024



MARK	DATE	DESCRIPTION

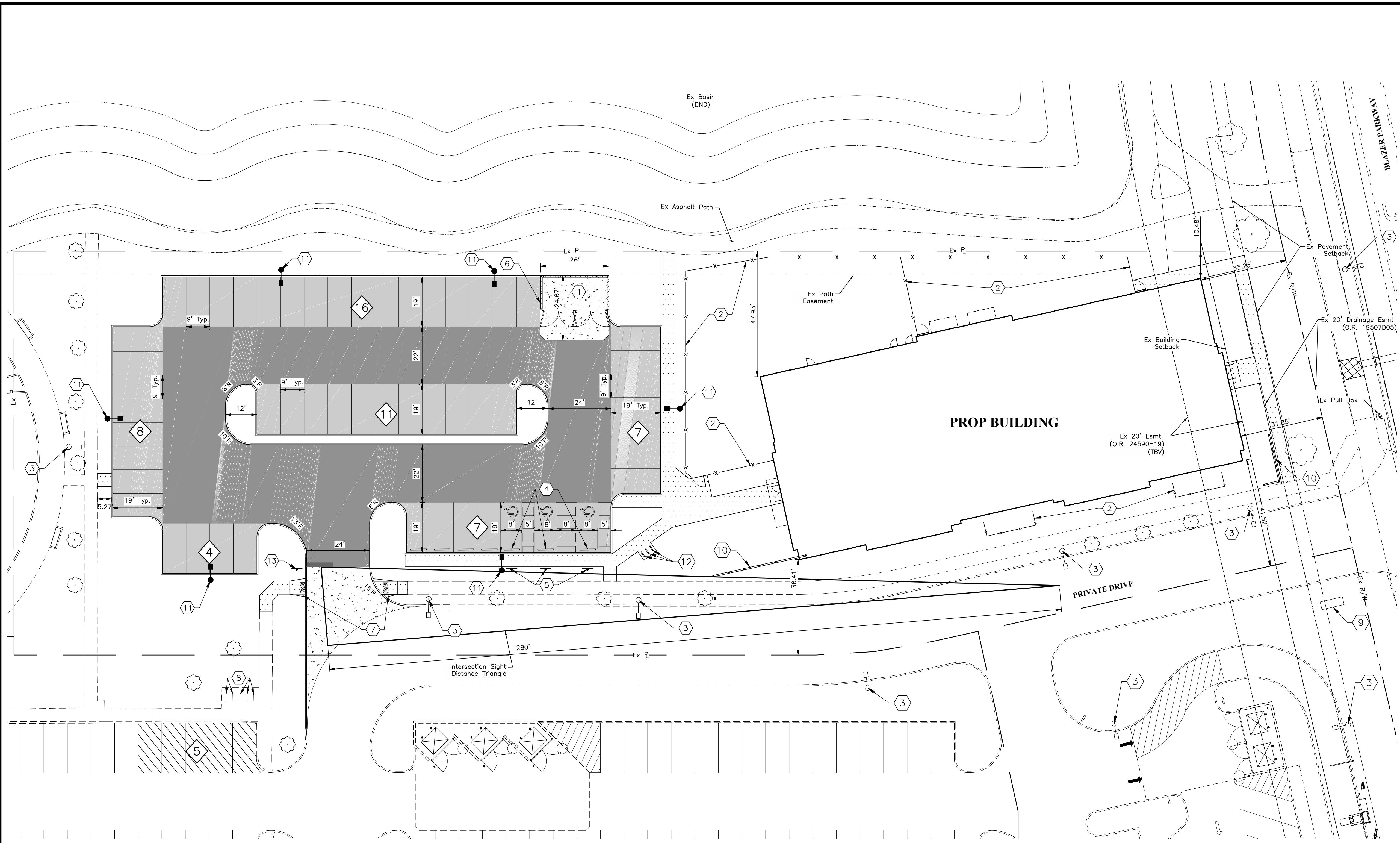
DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
EXISTING CONDITIONS & DEMO PLAN



DATE	May 24, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	4/17

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LEGEND

- Parking Block • Bollard
- Sign
- Ex Curb
- Proposed 18" Curb (RD-11)
- Prop Fence (See Landscape Plan for details)
- (DND) Do Not Disturb
- (TBV) Do Not Vacated
- Light Pole
- Parking Count
- To Be Relocated
- Light Duty Pavement
- Concrete Sidewalk (RD-05)
- Heavy Duty Asphalt Pavement
- Concrete Pavement (RD-07)
- Ex Offsite Parking Spaces
- Asphalt Path (See Detail D, Sheet 3)

PARKING TABLE

Parking Information	
Parking Requirements	Number of students: 196 Number of staff: 25 1 space per teacher + 1 space per 6 students = 25 + (196/6) = 58 Spaces
On-Site Parking Provided	53 Spaces
Off-Site Parking Provided	5 Spaces
Required ADA Spaces=	3 Spaces
Provided ADA Spaces=	3 Spaces
Site Information	
Total Site Area	1.68 Ac
Prop Building=	12,571 SF
Sidewalk=	2,479 SF
Parking Lot and Drives=	20,552 SF
Playground=	6,492 SF
Existing Sidewalk & Drive=	11,233 SF
Total=	1.23 Ac 53,427 SF
Subarea B3 Lot Coverage	72.87%
Subarea B Lot Coverage	51.7%

- CODED NOTES:**
- 1 Prop Trash Enclosure. See Arch Plan for Details.
 - 2 Prop Fence. See Arch Plan for Details.
 - 3 Ex Light Pole. (DND)
 - 4 Prop Parking Block. See Detail G, Sheet 3.
 - 5 Prop ADA Parking Sign. See Detail L, Sheet 3.
 - 6 Prop Asphalt/Concrete Turndown & Underdrain. See Detail F, Sheet 3.
 - 7 Prop Curb Ramp Per PD-08 with Detectable Warning Per PD-03.
 - 8 Ex Bike Racks.
 - 9 Ex Monument Sign.
 - 10 Prop Accent Fence. See Landscape Sheet 15 for Details.
 - 11 Prop Light Pole. See Electrical Plans for Details.
 - 12 Prop Bike Racks. See Detail M, Sheet 3.
 - 13 Prop Stop Sign.

NOTES:

All Curb 18" Unless Otherwise Noted

All Radius Are 5' Unless Otherwise Noted

All Dimensions Are To Face Of Curb Or Edge Of Pavement Unless Otherwise Noted.

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
June 6, 2024

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

REVISIONS	MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

LIGHTBRIDGE ACADEMY

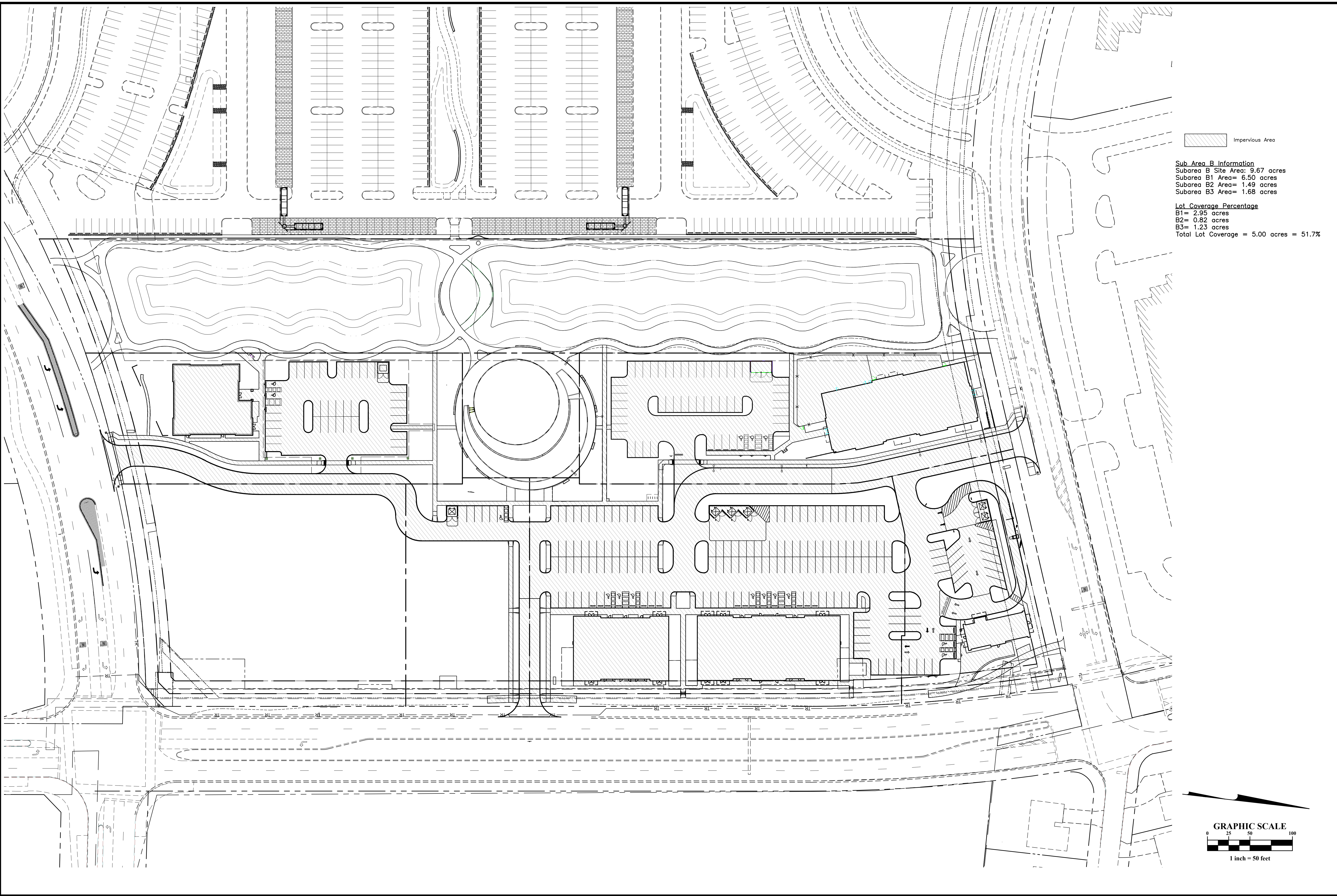
XXXX BLAZER PARKWAY

PAVEMENT PLAN

EMHT
 Survey • Mechanical • Electrical • Civil • Traffic • Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.757.5500 Fax: 614.757.5500 emht.com

DATE	June 6, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	5/17

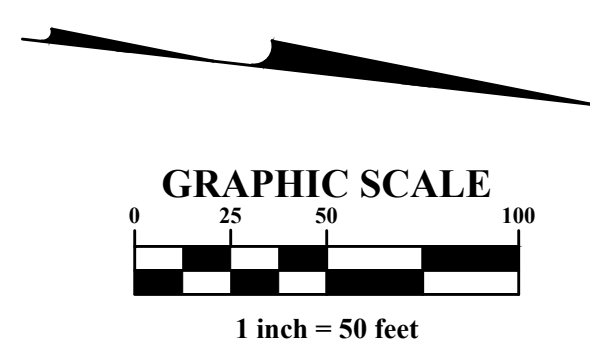
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Impervious Area

Sub Area B Information
Subarea B Site Area= 9.67 acres
Subarea B1 Area= 6.50 acres
Subarea B2 Area= 1.49 acres
Subarea B3 Area= 1.68 acres

Lot Coverage Percentage
B1= 2.95 acres
B2= 0.82 acres
B3= 1.23 acres
Total Lot Coverage = 5.00 acres = 51.7%



MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
EXHIBIT
LIGHTBRIDGE ACADEMY
FOR
EXHIBIT
IMPERVIOUS EXHIBIT

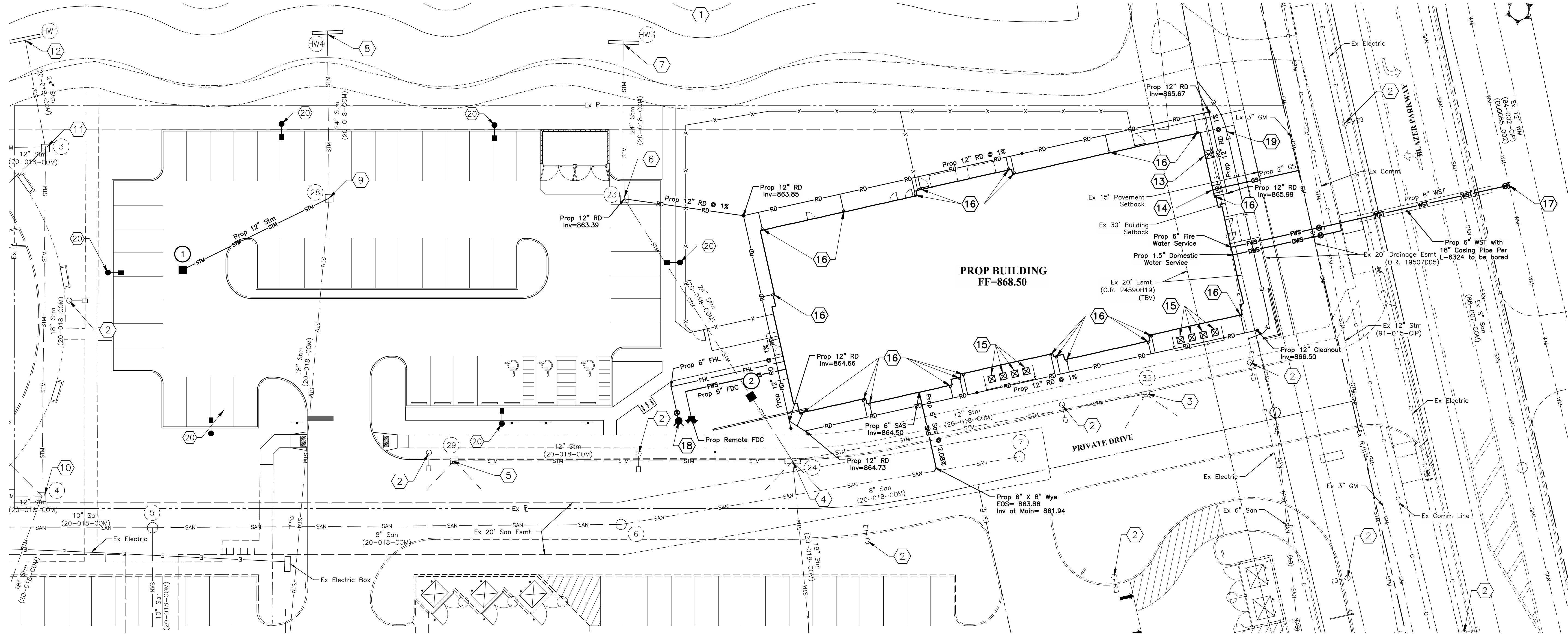
EMHT
Steven McWhorter, Michael R. Thibault, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3648
emht.com

DATE
June 6, 2024

SCALE
1" = 50'

JOB NO.
2023-1033

SHEET
1/1



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- CODED NOTES:**
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Inv 12" (SE) = 862.48
Inv 12" (S) = 862.45
 - 12 Ex Storm Headwall (DND),
Inv 24" (E) = 861.91
 - 13 Prop Electric Meter & Disconnect.
See Electrical Plan for Details.
 - 14 Prop 2" Gas Meter. See MEP Plan For Details.
 - 15 Prop Ground-Mounted Condensing Units With
Wood Screen Fence.
See MEP & Electrical Plans For Details.

- 16 Prop Downspout - See Arch Plan For Details.
- 17 Prop 12"x6" Water Tapping Sleeve & Valve.
- 18 Prop Private Fire Hydrant With 6" Valve.
- 19 Relocated Electric (See Electrical Plan for Details)
- 20 Prop Light Pole. See Electrical Plans for Details.

LEGEND

EXISTING

— STM —	Storm Sewer
— SAN —	Sanitary Sewer
— WM —	Water Main
— EDB —	Electric Duct Bank
— OHE —	Overhead Electric Line
— E —	Underground Electric Line
— FO —	Telecomm Duct Bank
— GM —	Gas Main
— UGL —	Lighting Conduit
--- 1170 ---	Contours
○	Fire Hydrant
●	Water Valve
●	Light Pole
□	Communication Manhole
□	Storm Inlet
○	Manhole
□	Catch Basin
□	Curb Inlet
□	Electric Duct Bank Manhole

PROPOSED

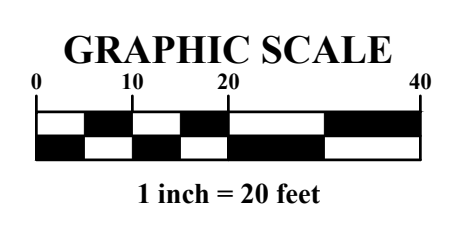
— STM —	Storm Sewer
— RD —	Roof Drain
---	Under Drain
— SAS —	Sanitary Service
— FWS —	Fire Water Service
— DWS —	Domestic Water Service
— E —	Underground Electric Line
— FO —	Telecomm Duct Bank
— GS —	Gas Service
■	Catch Basin
●	Manhole
●	Cleanout
■	Curb & Gutter Inlet
○	Fire Hydrant
●	Water Valve
⚡	Fire Department Connection
⚡	Site Light Pole

NOTES:

Private Utility Work (Gas, Electric, ETC.) Within Right-Of-Way And/Or Public Easements Will Require Separate Right-Of-Way Permit(s).

Taps Into Existing Sewer Systems Are To Be Core Drilled And City Of Dublin Inspected.

See Private Water Service Plan (WSP-XXXX) For Notes And Details Related To Water Service Tap.



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 May 24, 2024

REVISIONS

MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
LIGHTBRIDGE ACADEMY
 FOR
XXXX BLAZER PARKWAY
 UTILITY PLAN

EMHT
 ENGINEERS & ARCHITECTS
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.5501
 emht.com

DATE
 May 24, 2024

SCALE
 1" = 20'

JOB NO.
 2023-1033

SHEET
 6/17

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PRIVATE WATER SERVICE PLAN FOR LIGHTBRIDGE ACADEMY XXXX BLAZER PARKWAY 2024

SERVICE	SIZE	FEE
Domestic Water Service:	1.5"	
Fire Protection Service:	6"	
Sanitary Sewer Service:	6"	

Sizes above are to be the basis for calculation of system capacity fees.

VERTICAL DATUM

The Vertical Datum is based on the elevations established by the Franklin County Engineering Department, at monument HI-8, being 880.171 feet in elevation. The said elevations were transferred from said Franklin County Engineering Department monuments using static GPS procedures and the GEOID 03 model to the site. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

HORIZONTAL DATUM

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The grid to ground scale factor (1.00002551410334) was applied at the location of point #201.

BENCH MARKS

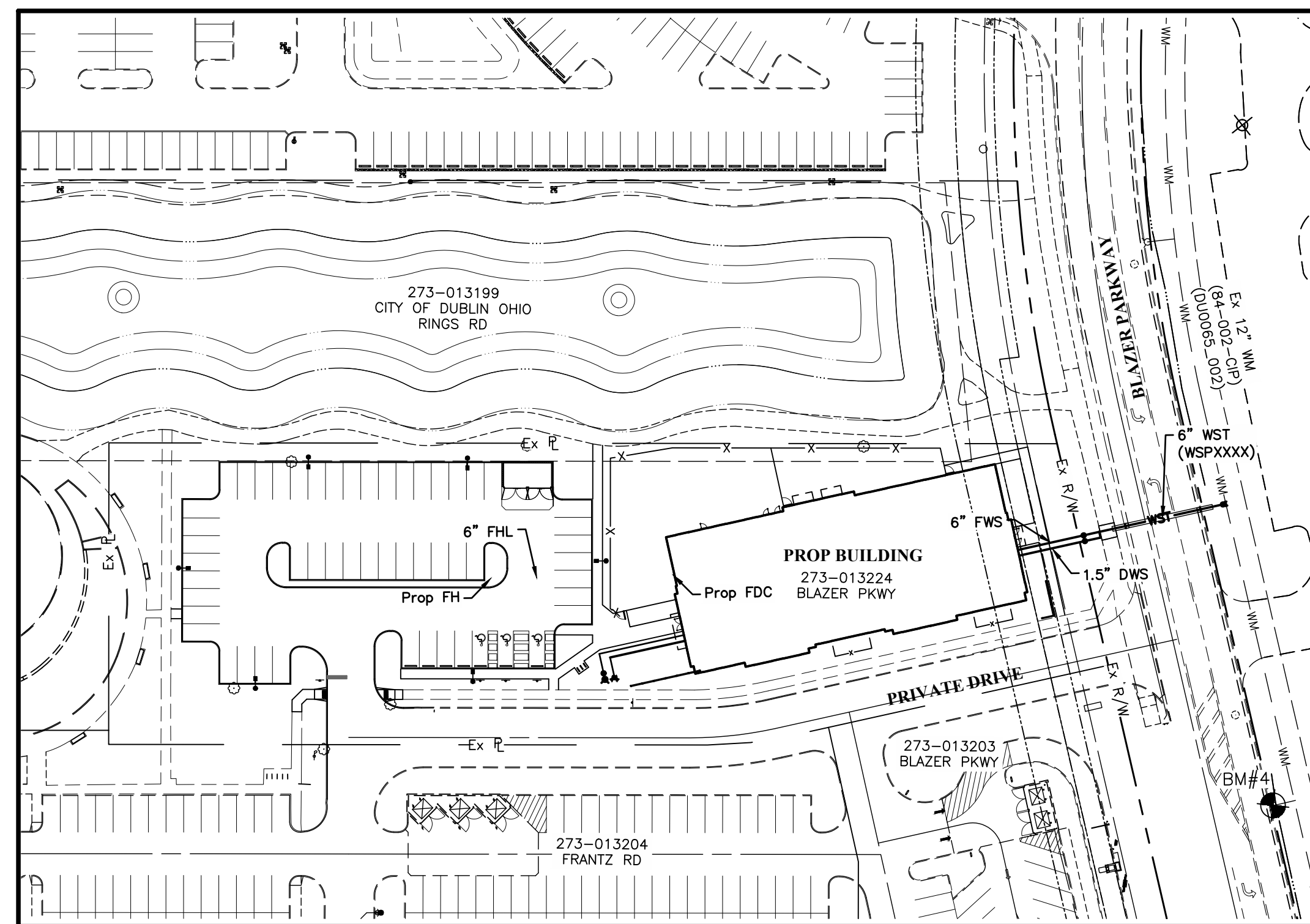
(NAVD 1988)

SOURCE BM HI-8	Aluminum Disk in the Southeast Wingwall of a Culvert on Paul Blazer Parkway, 164 Feet South of Rings Road, 52 Feet East of the Centerline of Paul Blazer Parkway.	Elev. = 880.171
BM#4	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the first hydrant west of Frantz Road.	Elev. = 868.58
BM#5	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the third hydrant west of Frantz Road.	Elev. = 872.06
BM#6	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the third hydrant west of Frantz Road.	Elev. = 872.31
BM#7	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the first hydrant west of Frantz Road.	Elev. = 866.58

STANDARD CONSTRUCTION DRAWINGS

The Standard Drawings listed on these plans shall be considered a part thereof:

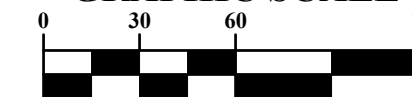
City of Columbus		City of Dublin (2024)
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L-1003	L-6312	RD-06
L-1004	L-6316A	Wa-01
L-1441	L-6640	
L-1701 A+B	L-6637A	
L-6306	L-7401	
L-6310	L-9002 A-G	
	L-9901	



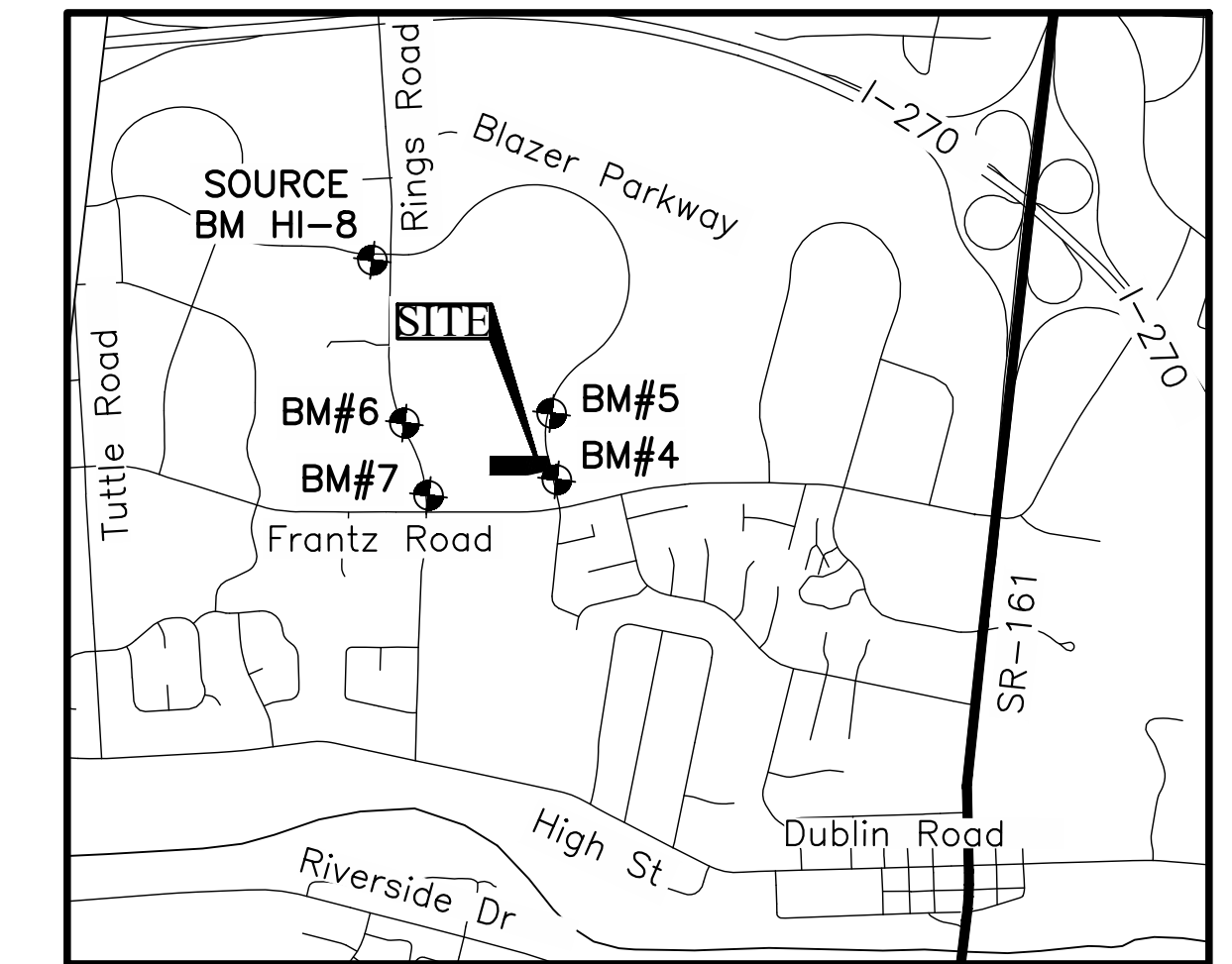
INDEX MAP

Scale: 1" = 60'

GRAPHIC SCALE



1 inch = 60 feet



LOCATION MAP

Not to Scale

SHEET INDEX

Private Water Service Plan Title Sheet	1
Private Water Service Plan	2

DEVELOPER

The Daimler Group
1533 Lake Shore Drive
Columbus, Ohio 43024
Tucker Bohm
tuckerb@daimlergroup.com
Tel: (614) 545-7422

ENGINEER

EM&T
5500 New Albany Road,
Columbus, OH 43054
Katie Bauman, PE
kbauman@emht.com
Tel: (614) 775-4340



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
May 24, 2024

EASEMENT REFERENCE

REVISIONS



REGISTERED ENGINEER NO. DATE

**APPROVED FOR
GENERAL ARRANGEMENTS
ONLY**
DIVISION OF WATER
CITY OF COLUMBUS

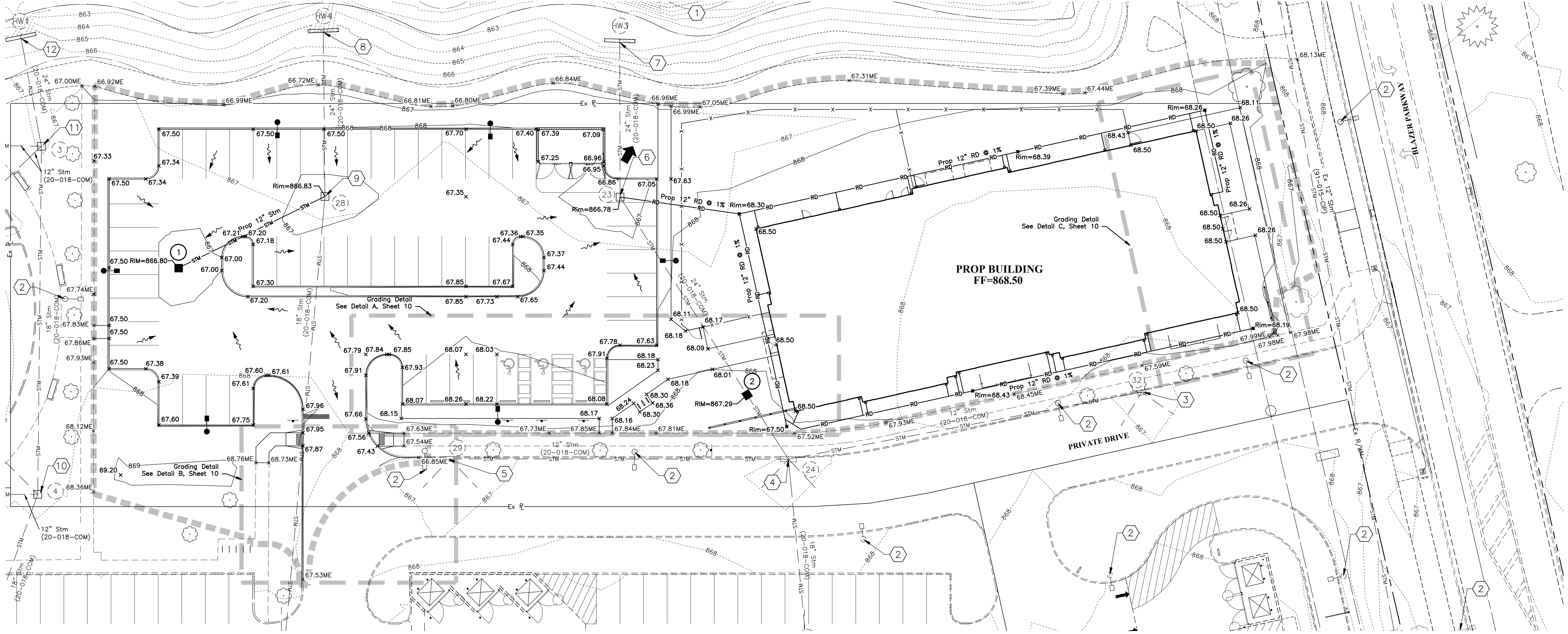
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**LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
PRIVATE WATER SERVICE PLAN TITLE SHEET
PID 273-013224**

WSP####

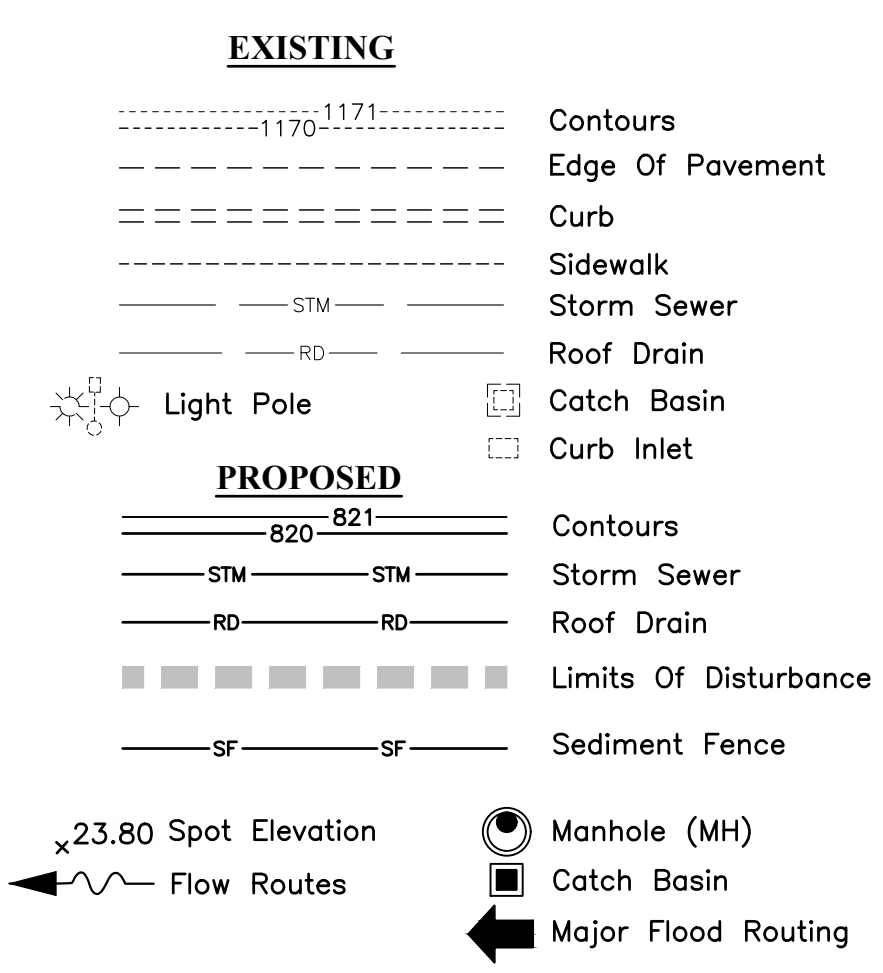
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1 / 2
7 / 17



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Inv 12" (S) = 862.60
 - ⑪ Ex Storm Catch Basin (DND), Ex Rim = 866.95
Inv 24" (SW) = 862.05
Inv 18" (E) = 862.15
Inv 12" (SE) = 862.48
Inv 12" (S) = 862.45
 - ⑫ Ex Storm Headwall (DND),
Inv 24" (E) = 861.91



NOTES

To obtain proposed elevations on USGS NAVD88 Datum add 800 to all elevations between 0.00 and 99.99.

Assume elevations shown are Edge of Pavement or Face of Curb unless otherwise noted.

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 24, 2024

GRAPHIC SCALE
1 inch = 20 feet

MARK	DATE	DESCRIPTION

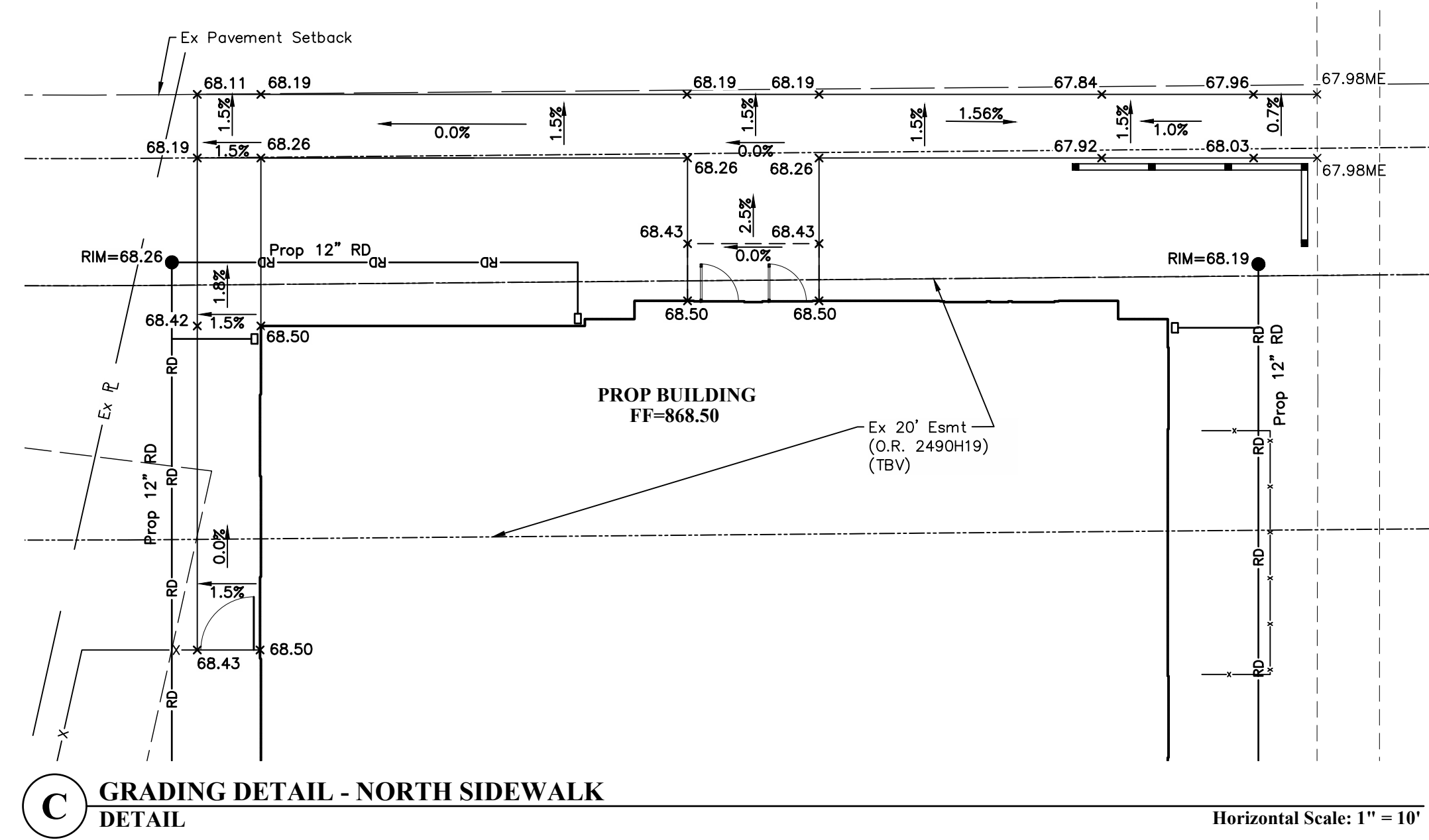
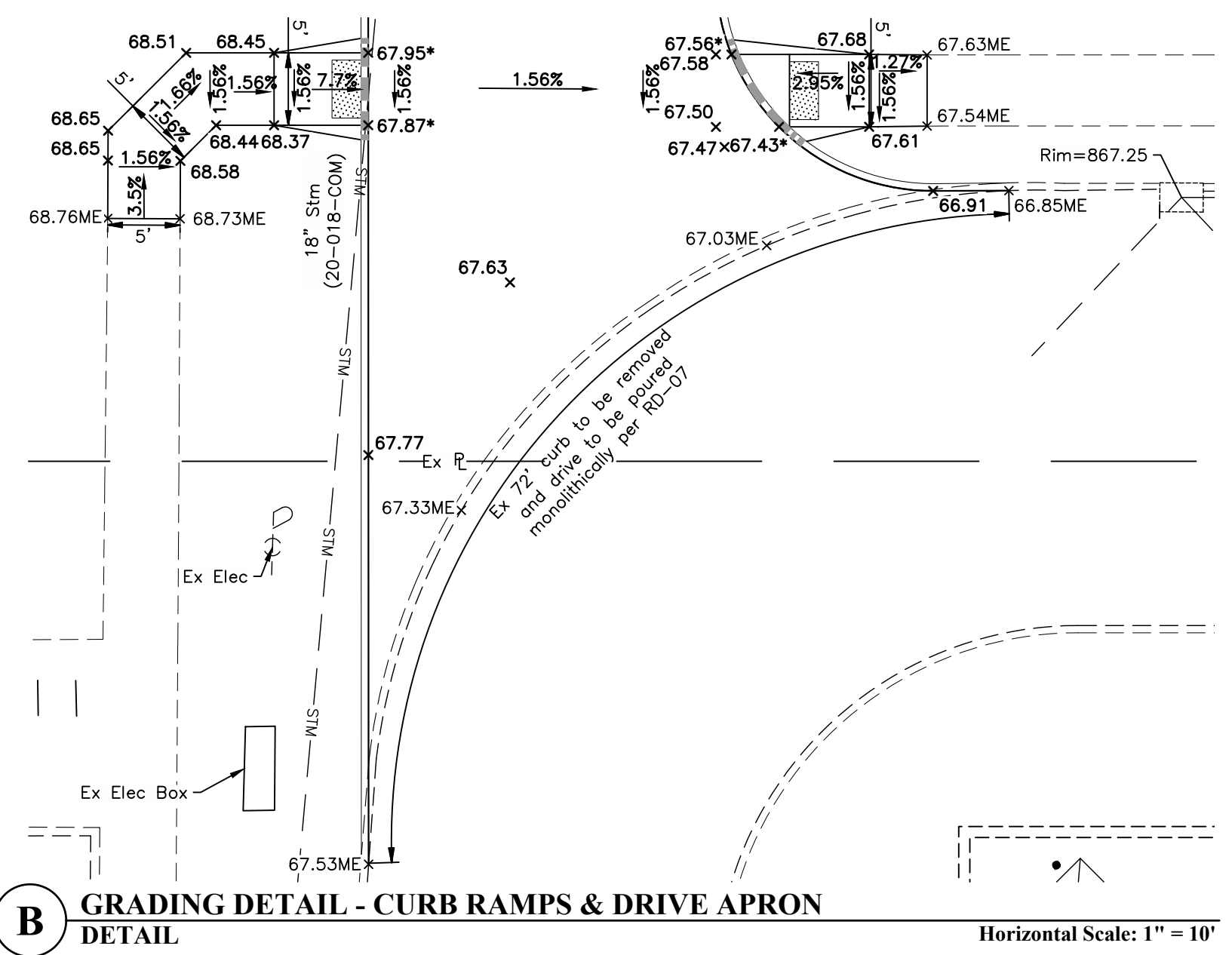
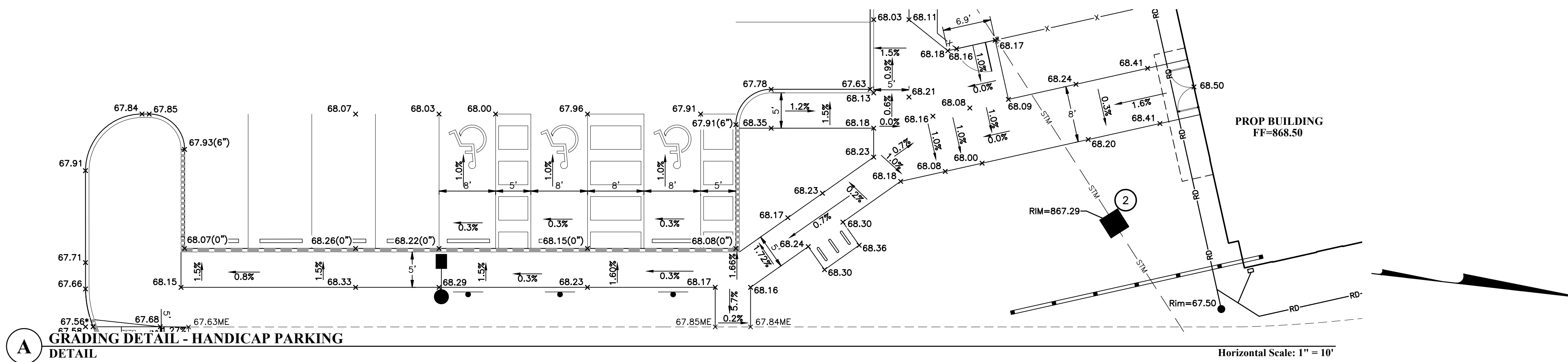
DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
LIGHTBRIDGE ACADEMY
 FOR
XXXX BLAZER PARKWAY
 GRADING PLAN

EMHT

5000 New Albany Road, Columbus, OH 43264
 Phone: 614.775.5500 Fax: 614.775.5505
 emht.com

DATE	May 24, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	9/17



LEGEND

Flush Curb	ME	Match Existing
Transition Curb	TC	Top of Curb
Bullnose Curb	*	

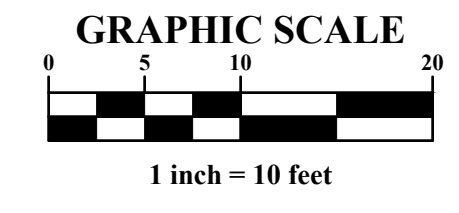
Height of adjacent curb. If 0", curb is flush with adjacent pavement and or sidewalk. If 6", add 0.5' to pavement elevation to obtain the top of curb elevation.

NOTES:

All Spot Grades Represent Face of Curb Or Top of Pavement Unless Otherwise Noted.

To Obtain Proposed Elevations on USGS NAVD88 Datum, Add 800 to All Elevations Between 0.00 and 99.00. Elevations Shown Represent Final Pavement Elevations.

All Curb Ramps And Landings Within Public Right-Of-Way Shall Be Constructed Per COC Std Dwg 2319 And Shall Be Constructed Using COC 6 Concrete. Detectable Warnings Within Public Right-Of-Way Shall Be Type A And Shall Be Installed Per COC Std. Dwg. 2319. Material Shall Be Pre-Cast Manufactured 4"x8"x2.25" Red Clay Brick.



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

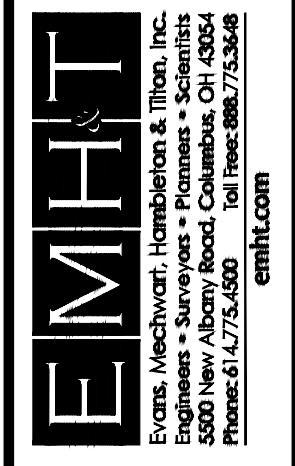
PLAN SET DATE
May 24, 2024

REVISIONS

MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
GRADING DETAILS

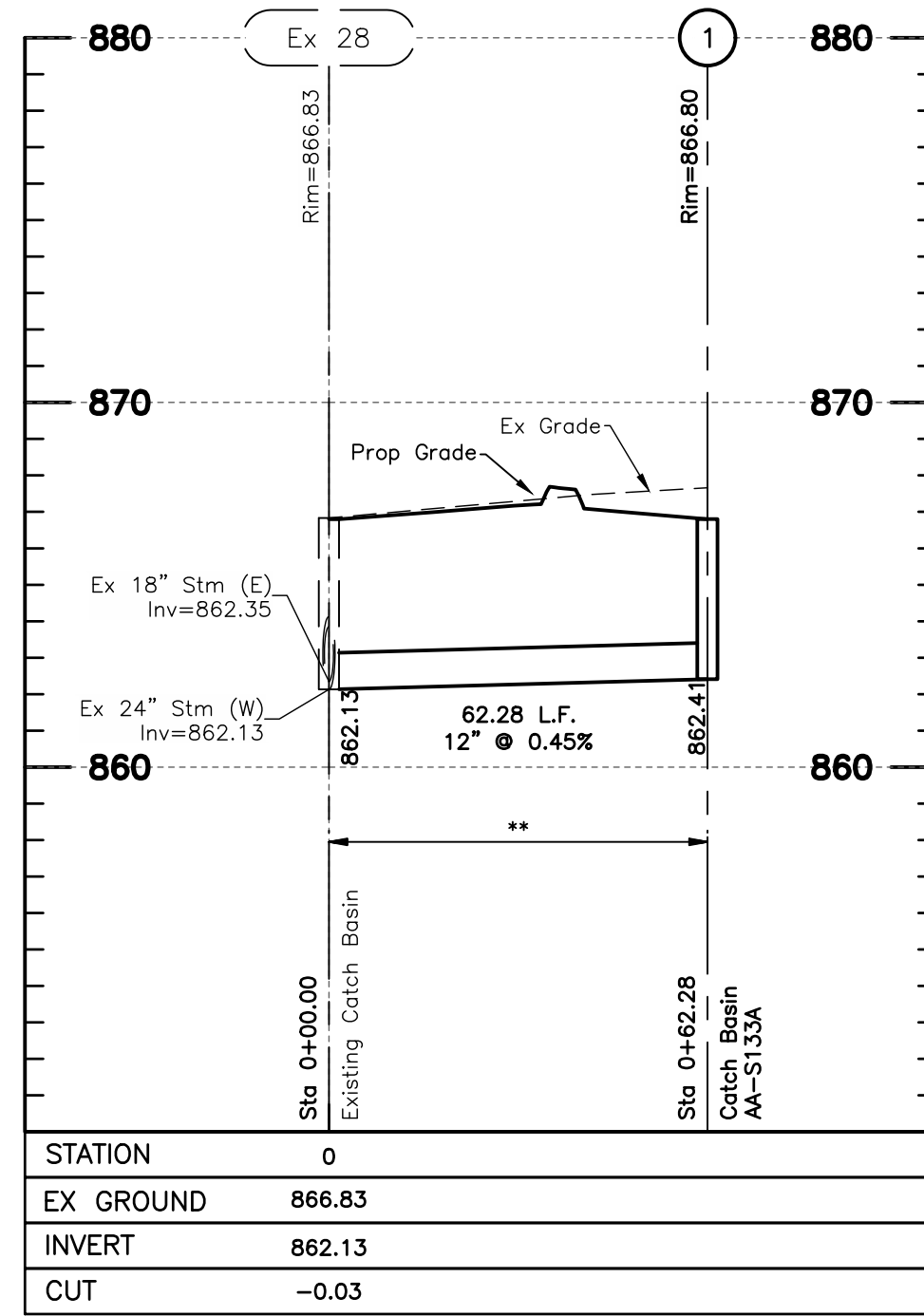


DATE
May 24, 2024

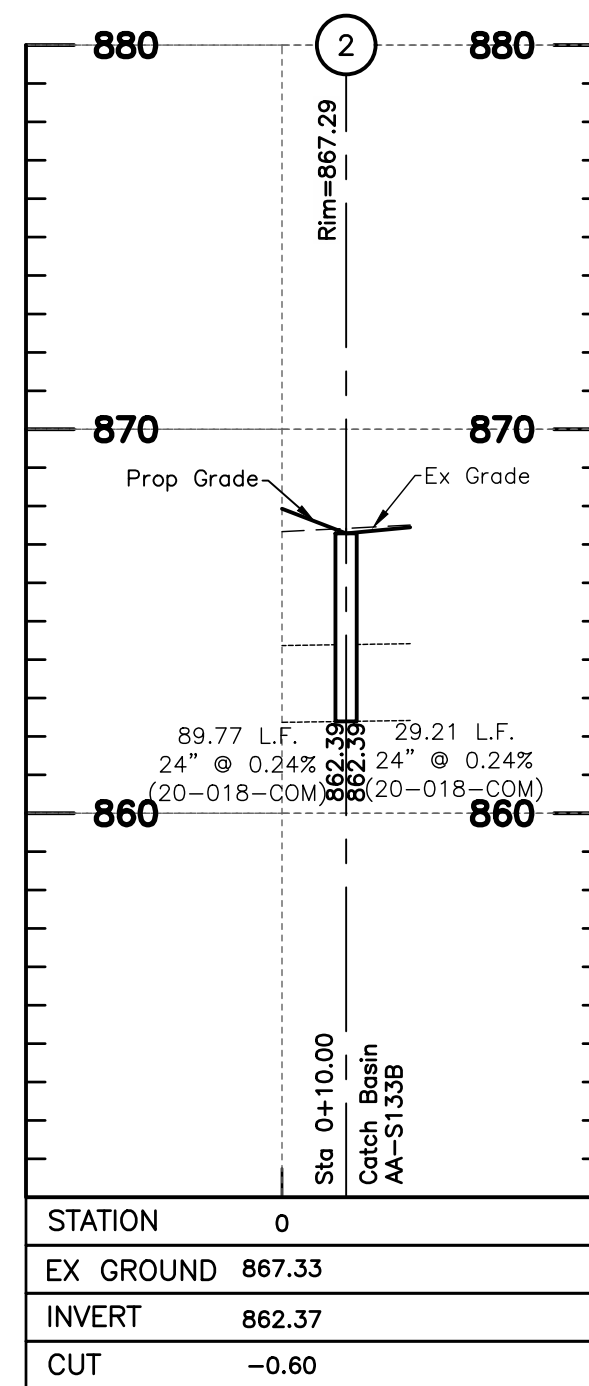
SCALE
1" = 10'

JOB NO.
2023-1033

SHEET
10/17



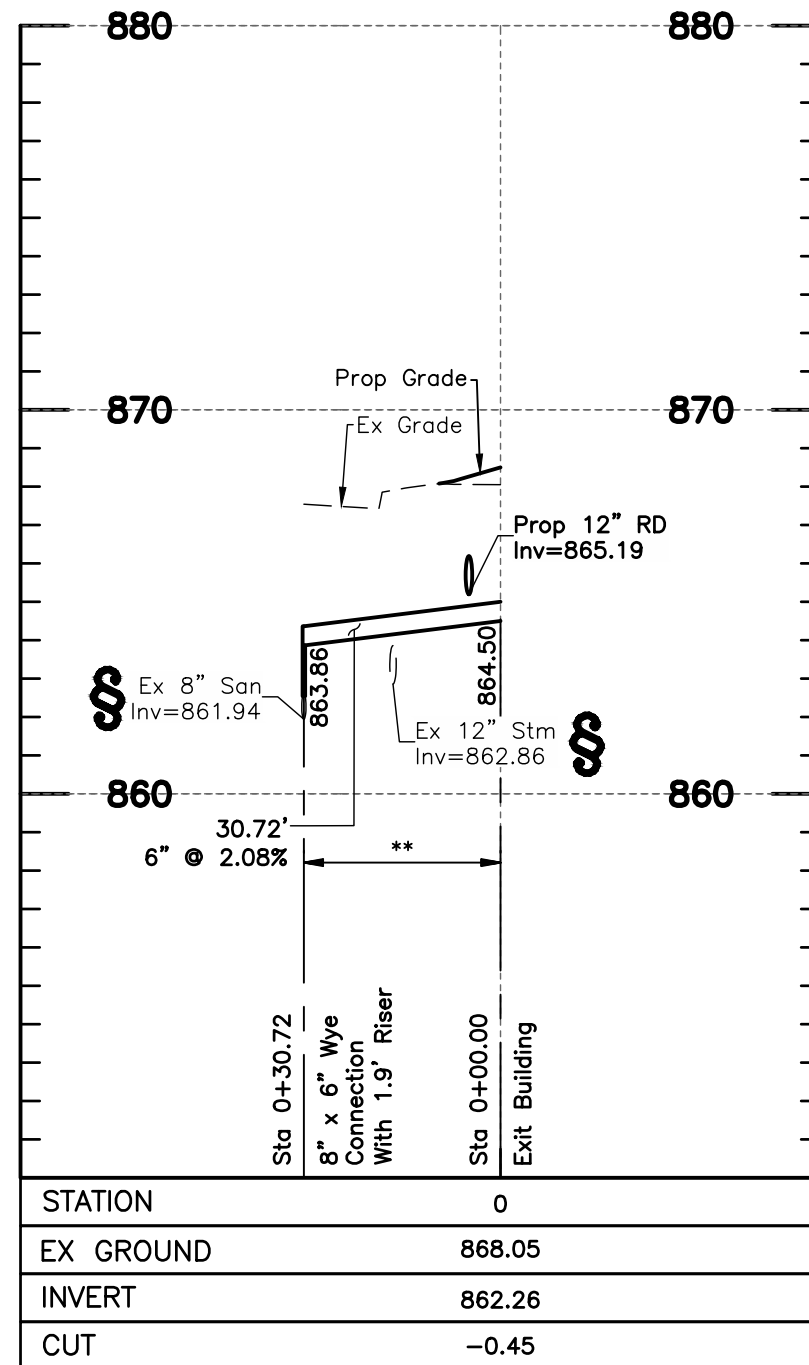
STORM



STORM

STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1	760808.2652	1793794.3295		
2	761029.4699	1793817.7642		
Ex 28			760860.7470	1793760.8040
Ex EOP1			760972.6880	1793748.2290
Ex EOP2			761047.9481	1793840.3926

STORM SEWER TABLE			
LINE	BEARING	LENGTH	SIZE
1-Ex 28	N32°34'14"W	62.28'	12"
2-Ex EOP2	N50°45'55"E	29.21'	24"
Ex EOP1-2	N50°45'55"E	89.77'	24"



SANITARY

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:

(+) Pipe runs are to be sanitary grade (watertight) and have watertight joints per 901.15 and ASTM C-443 and trench dams per 901.11

Structure and pipe coordinate tables on this sheet.

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912 (Type I Only)

Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 98% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).

† Contractor shall maintain a 1.5' minimum vertical 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.

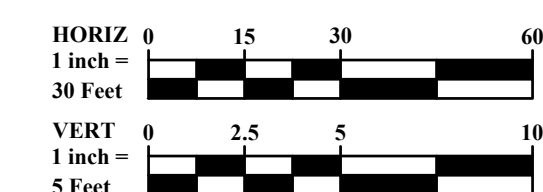
If plastic pipe is used, concrete encasement from structure to structure must be provided where the manufacturers requirement for minimum depth of bedding above the top of pipe cannot be met.

Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus:

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

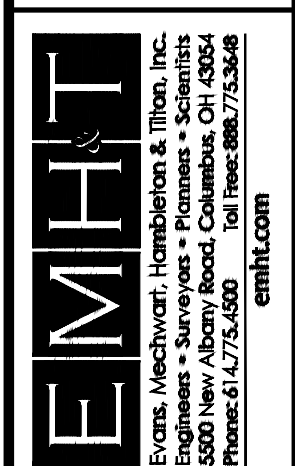
PLAN SET DATE
 May 24, 2024



MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
 STORM & SANITARY PROFILES



DATE
 May 24, 2024

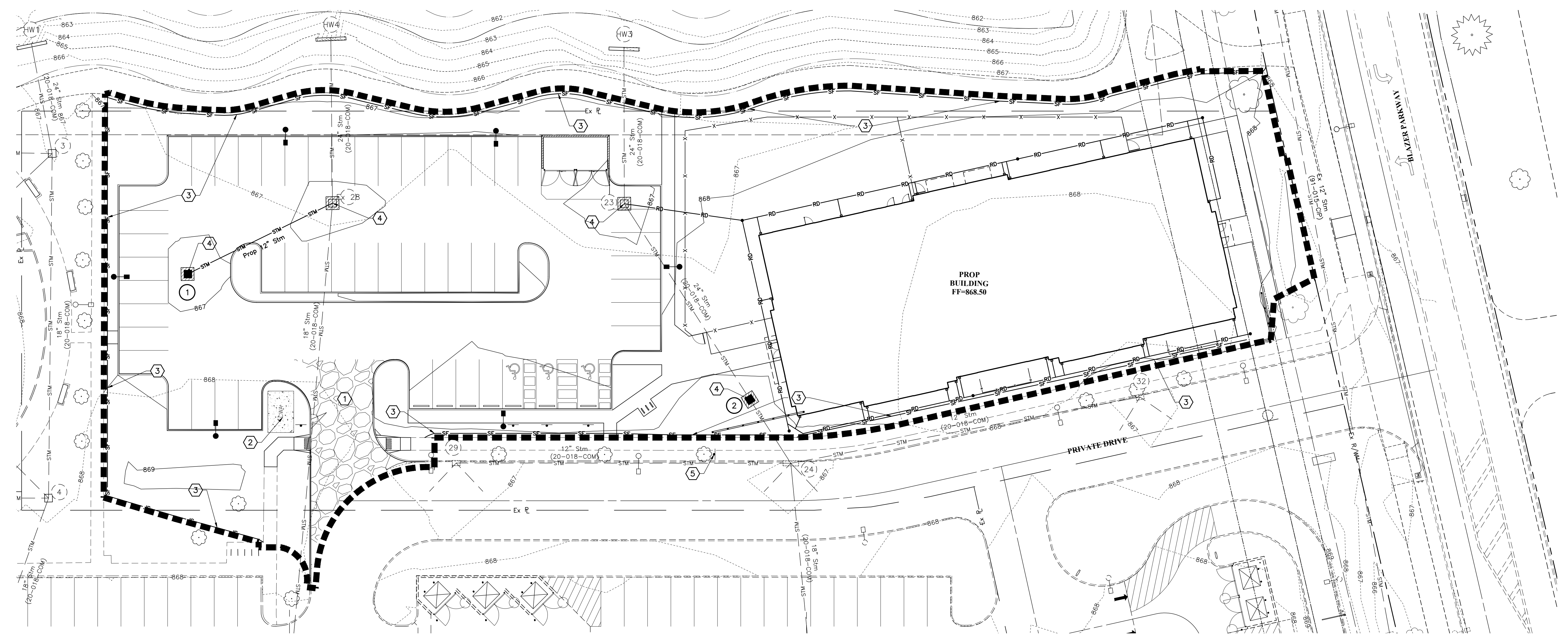
SCALE
 Horiz: 1" = 30'
 Vert: 1" = 5'

JOB NO.
 2023-1033

SHEET
 11/17

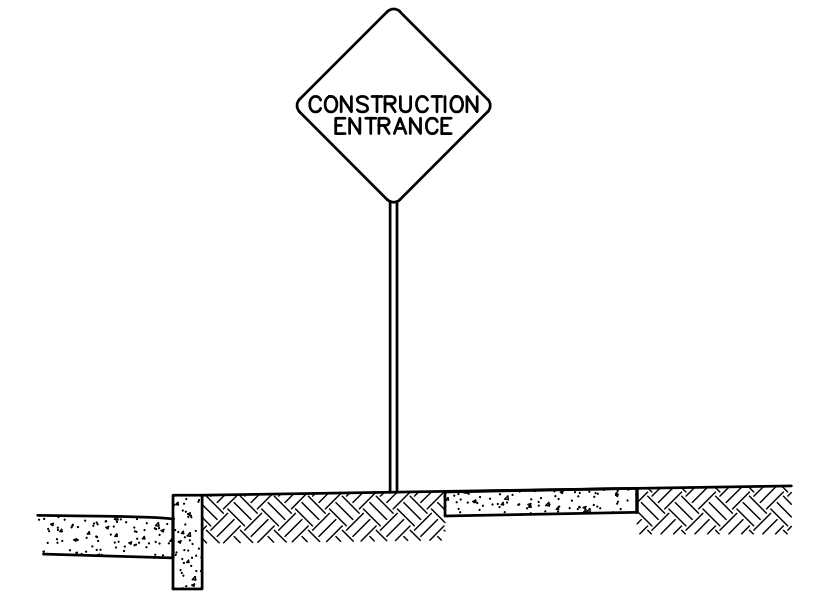
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- EXISTING**
- Contours
 - - - Edge Of Pavement
 - ==== Curb
 - - - Sidewalk
 - STM Storm Sewer
 - WS Water Service
 - - - Underground Electric Line
 - Light Pole
 - Utility Poles
 - Manhole
 - Catch Basin
 - Curb Inlet
- PROPOSED**
- Contours
 - STM Storm Sewer
 - SF Sediment Fence
 - FO Fiber Optic
 - Limits Of Disturbance (1.39 acres)
 - Flow Routes
 - Manhole
 - Catch Basin
 - Inlet Protection
 - × Spot Elevation
 - ME Match Existing

NOTES:
 Tree Protection Or Sediment Fence Shall Not Be Removed Or Relocated Without Coordination With The Engineer.
 Direct discharge of sediment laden water to the City's sewer system or a receiving stream is a violation of Ohio EPA regulations. The contractor will be held liable for the violation and subsequent fines.

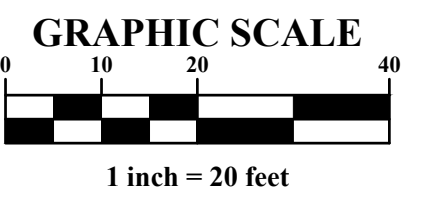


Notes:
 1. Signs to be installed in advance of entrance.
 2. Install sign 26' South of Ex C+G inlet 24 along the face of curb & 3' West. See Coded note 5 for location.

A **DETAIL**
CONSTRUCTION
ENTRANCE SIGN Not to Scale

- CODED NOTES:**
- ① Proposed Construction Entrance, See Detail A, Sheet 13.
 - ② Proposed Concrete Washout, See Detail B, Sheet 13.
 - ③ Proposed Sediment Fence, See Detail C, Sheet 13.
 - ④ Proposed Inlet Protection, See Details D & E, Sheet 13
 - ⑤ Construction Entrance Sign, See Detail A, on This Sheet.

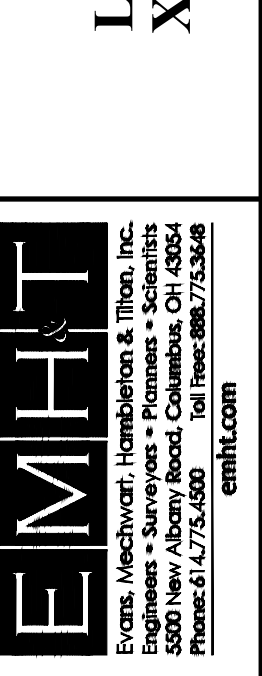
PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 May 24, 2024



MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
 EROSION CONTROL PLAN



DATE
 May 24, 2024

SCALE
 1" = 20'

JOB NO.
 2023-1033

SHEET
12/17

Erosion & Sediment Control Narrative

Plan Engineer: Evans, Mechwart, Hambleton & Tilton, Inc.
 5500 New Albany Road
 Columbus, OH 43054
 Phone: (614) 775-4500
 Fax: (614) 775-4800

Property Developer/Site Contact: Tucker Bohm
 The Daimler Group
 1533 Lake Shore Drive
 Columbus, OH 43204
 Tel: (614) 488-4424
 tuckerb@daimlergroup.com

Ohio EPA NOI#: In Progress

Existing Site Description: ±1.39 acre disturbed area

Existing Site Drainage Condition: The site drains from West into the Existing Basin.
 The site is bound by developed properties to the North, South and East.
 The site is bound by Blazer Parkway to the North.

Erosion & Sediment Control Measures: Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

It may become necessary to remove portions of the barrier during construction to facilitate the grading operations in certain areas. However, the barrier shall be in place in the evening or during any inclement weather.

The limits of seeding and mulching have been established as 5'-0" outside the grading limits or 20'-0" beyond the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense. "Temporary seeding" No area for which grading has been completed shall be left unseeded or unmulched for longer than 21 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

- March 1 to August 15**
 Seed: Oats 2 lbs./1,000 Sq.Ft.
 Fertilizer: (12:12:12) 12 1/2 lbs./1,000 Sq.Ft.
 Mulch:(Straw or Hay) 2 tons/acre
- August 15 to November 1**
 Seed: Annual Rye 2 lbs./1,000 Sq.Ft.
 Fertilizer: (12:12:12) 12 1/2 lbs./1,000 Sq.Ft.
 Mulch:(Straw or Hay) 2 tons/acre
- November 1 to March 1**
 Mulch (ONLY):(Straw or Hay) 2 tons/acre

"Permanent seeding" shall be done between March 15 and October 15. If seeding is done between October 15 and March 15, it shall be classified as "Temporary Seeding." Permanent seed shall be 40% Kentucky Bluegrass, 40% Creeping Red Fescue, 20% Annual Ryegrass. Permanent seeding shall consist of fertilizing, watering and seeding rates indicated under Item 659. Seeding shall be applied within two(2) days after final grading or following seed bed preparation.

- Rates of application of Item 659:
 Seed: 4 lbs./1,000 Sq.Ft.
 Fertilizer: (12:12:12) 25 lbs./1,000 Sq.Ft.
 Mulch:(Straw or Hay) 2 tons/acre

The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earthmoving operations shall be included in the price bid for erosion and sedimentation control quantities.

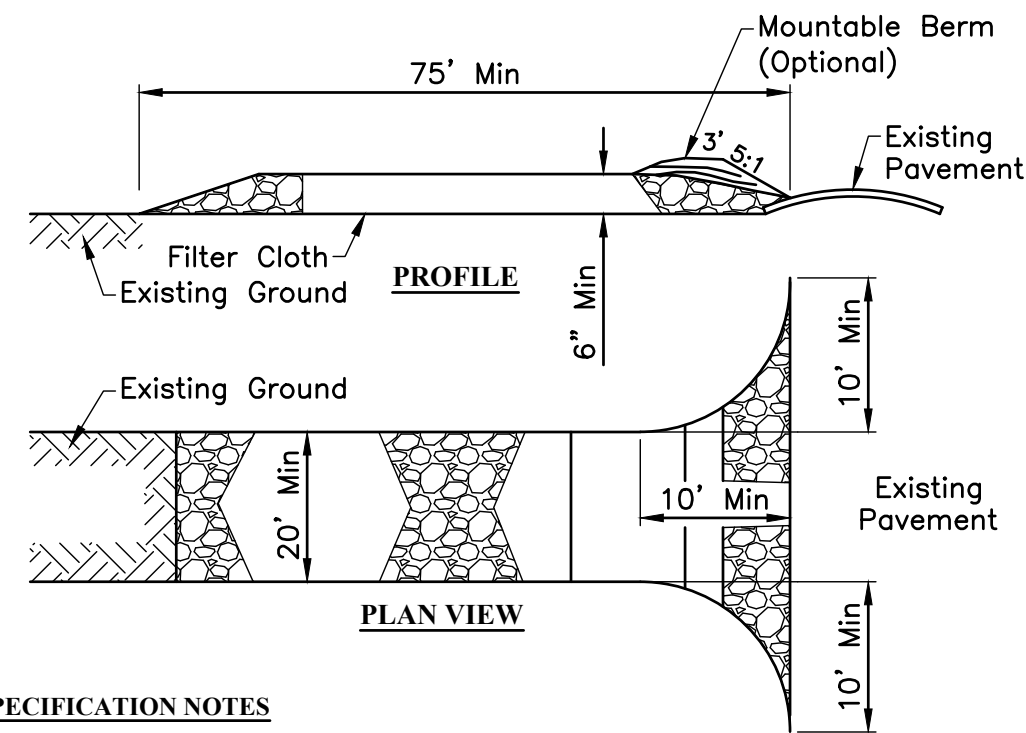
MAINTENANCE:
 It is the Contractor's responsibility to maintain the sediment control features used on this project. The site shall be inspected at a minimum of once per every 7 days and within 24 hours of 0.5" or greater rain event over a 24 hour period. Records of these inspections shall be kept and made available to jurisdictional agencies if requested. Any sediment or debris which has reduced the efficiency of a structure shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace at no additional cost to the Owner. Not all details shown on this sheet may be required for this project.

- CONSTRUCTION SEQUENCE:**
1. Ensure a copy of the NOI, SWPPP, and Ohio EPA approval letter is on-site and available.
 2. Install a stabilized construction entrance, concrete washout area and stabilized contractor staging area.
 3. Install Perimeter controls as shown on the plans.
 4. Begin initial clearing and grading.
 5. Install the proposed utilities. Install storm sewer inlet protection on newly installed inlets.
 6. Utilize a dewatering filter bag for any muddy water encountered during utility installation.
 7. Temporarily stabilize disturbed areas that are to remain idle for more than 14 days.
 8. Construct the proposed building and drive lanes.
 9. Once construction is complete, permanently stabilize the remaining disturbed areas.
 10. Once vegetation is permanently established, remove the temporary sediment and erosion control BMPs.

CONTRACTOR RESPONSIBILITY: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the Ohio EPA Manual "Rainwater and Land Development." The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

All Erosion & Sediment Control practices are subject to Field Modification at the direction of the City of Dublin and/or Ohio EPA.

NOTES: This plan must be posted on-site. A copy of the SWPPP plan and the approved EPA Stormwater Permit shall be kept on-site at all times.



CONSTRUCTION SPECIFICATION NOTES

1. Stone Size & Thickness - 3" of Item 304 on top of 8" of No. 2's
2. Length - Seventy-Five (75) foot minimum.
3. Width - Twenty (20) foot minimum, but not less than the full width at points where ingress or egress occurs.
4. Geotextile - will be placed over the entire area prior to placing of stone.
5. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted. Cost of pipe shall be included in the price bid for the Stabilized Construction Entrance.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
7. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device. The Contractor's bid shall include costs associated with manning and operating the wheel wash station.
8. Periodic inspection and needed maintenance shall be provided after each rain.
9. Contractor shall place "Construction Entrance Ahead" Signs 200' from both sides of Entrance.

A DETAIL STABILIZED CONSTRUCTION ENTRANCE

Not to Scale

GENERAL NOTES

1. The height of a silt fence shall not exceed 16-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches).
4. A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.
5. The standard strength filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 16 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

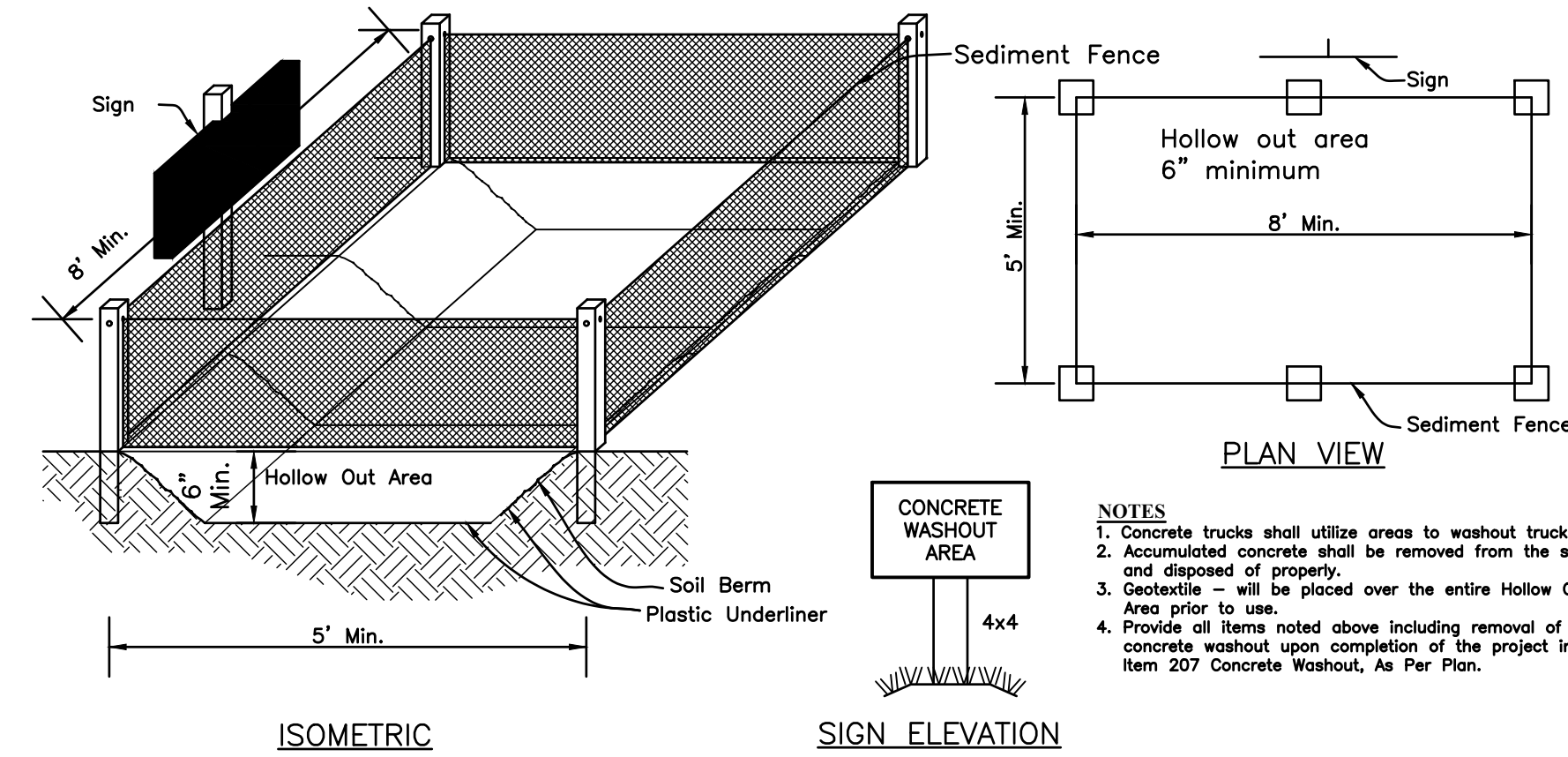
MAINTENANCE NOTES

1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

NOTES
 -Additionally, the use of compost filter socks (minimum 12" diameter) an acceptable alternative BMP per the Ohio EPA. Compost filter socks may be substituted for silt fence.

C DETAIL SEDIMENT FENCE

Not to Scale



B DETAIL CONCRETE WASHOUT AREA

Not to Scale

Installation:

Stand Gate on End. Place Dandy Bag Over Grate. Roll Grate Over so that Open End is Up. Pull Up Slack. Tuck Flap in. Be Sure End of Grate is Completely Covered by Flap or Dandy Bag will not Fit Properly. Holding Handles. Carefully Place Dandy Bag with Grate Inserted into Catch Basin Frame so that Red Dot on the Top of the Dandy Bag is Visible.

Maintenance:

With a Stiff Bristle Broom or Square Point Shovel Remove Silt & Other Debris Off Surface After Each Event.

D DETAIL DANDY BAG SEDIMENT FILTER

Not to Scale

Notice:
 The pumping or direct discharge of sediment-laden (muddy) water to the City's sewer system or a receiving stream is a violation of Ohio EPA and City of Dublin regulations.

All inlets receiving flow from runoff, pumping activities, or other direct discharges shall be fitted with an inlet protection device that is properly sized and secured to reduce the discharge of sediment into the storm sewer system and receiving stream. Inlet protection is required on all inlets receiving discharge regardless of whether or not the inlet is tributary to any downstream erosion and sediment controls.

Discharge hoses used during pumping activities shall be fitted with sediment bags that are properly sized per manufacturer's recommendations regardless of what other sediment controls are in place further downstream. Sediment bags must be properly secured to the discharge hose and placed over vegetated areas, where feasible, during discharge. See detail below of a typical sediment bag installation.

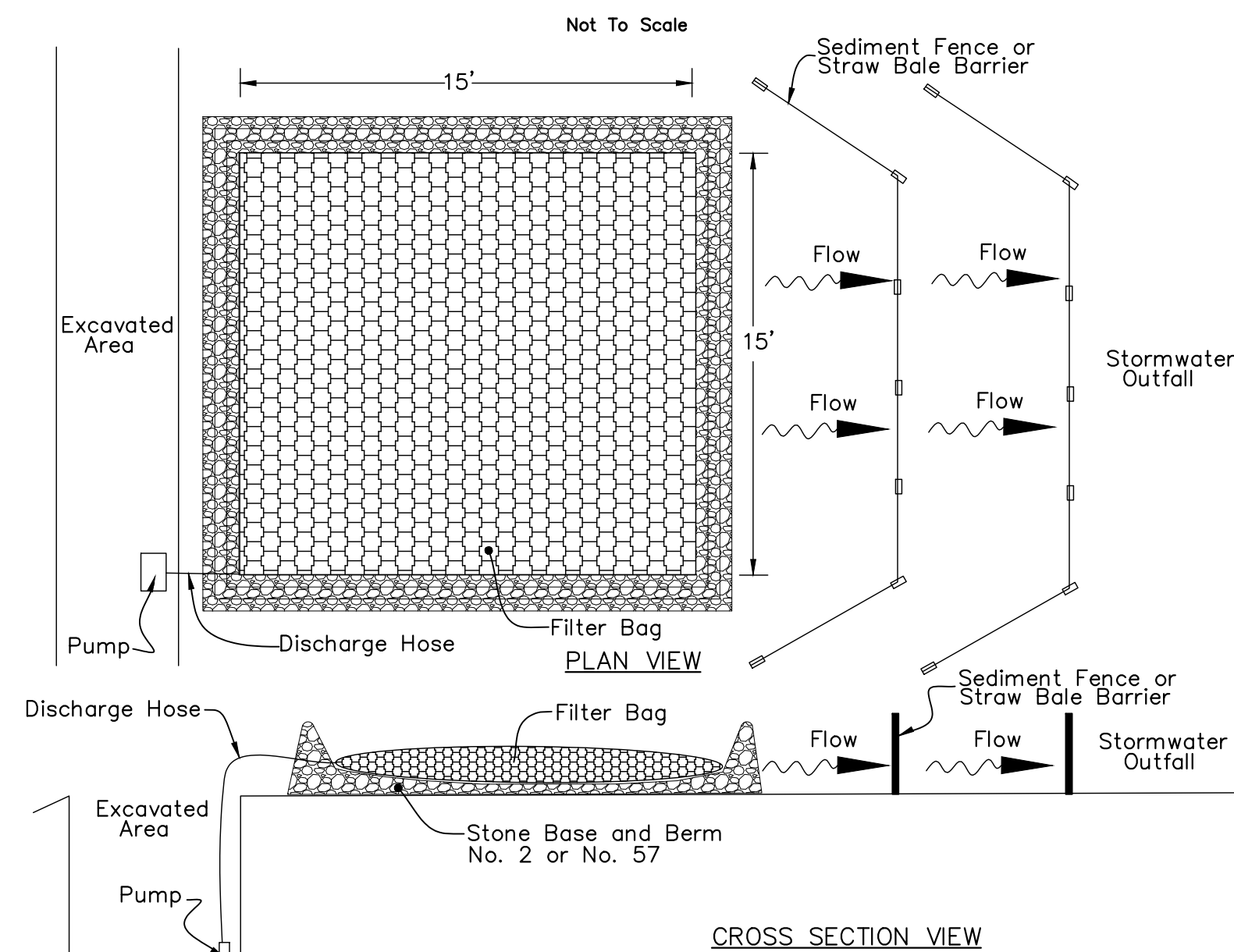
Installation:
 The Contractor shall pump muddy water encountered within excavated areas that are not tributary to sediment basins into a filter fabric bag. The bag shall be placed within a level undisturbed area as far away from the stormwater outfall as possible. The bag shall be placed on top of an aggregate pad. Additionally, a perimeter aggregate berm shall be constructed around the bag. Perimeter controls such as straw bale barriers or sediment fence shall be utilized along the downstream side of the bag. The perimeter controls shall be installed to ensure that the water flowing out of the bag does not flow around the ends of the controls. Upon completion, the bag shall be removed to an area away from the stormwater outfall and opened. The accumulated sediment shall be spread out to allow to dry and mix with onsite topsoil stockpile. Filterbag shall be JMD Enviro-Protection Filter Bag, size is based upon the pumping inflow rate.

Maintenance:
 The filter bag shall be replaced when the bag is half filled with sediment.

The Contractor shall contact the Owner/Engineer for consultative services if dewatering activities overwhelm the filter bag and perimeter controls.

E DETAIL DEWATERING FILTER BAG

Not to Scale



MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
LIGHTBRIDGE ACADEMY
 XXXX BLAZER PARKWAY
 EROSION CONTROL DETAILS
 DAIMLER GROUP

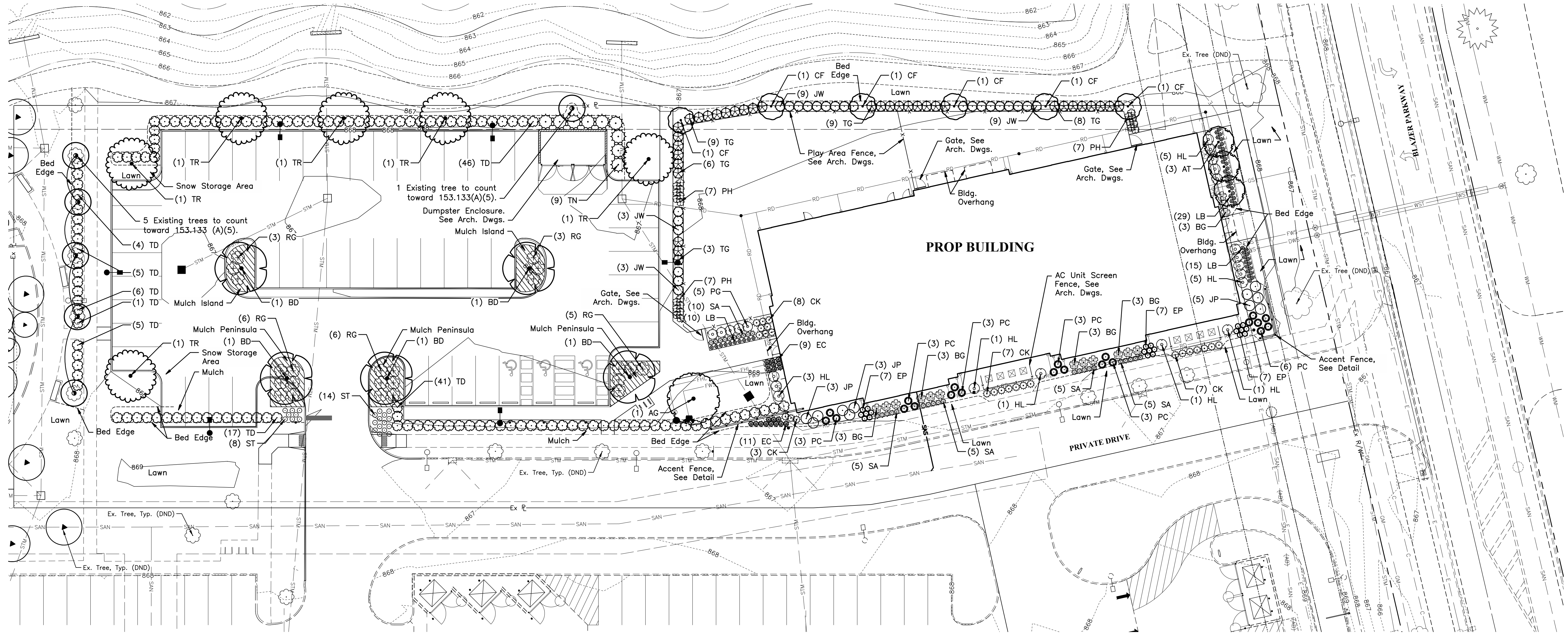
EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800
 emht.com

DATE
 May 24, 2024

SCALE
 NONE

JOB NO.
 2023-1033

SHEET
 13/17



MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
LANDSCAPE PLAN



DATE	May 24, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	14/17

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
SITE TREES						
	AG	1	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	AT	3	Amelanchier canadensis 'Trazam'	Tradition Serviceberry	2" Cal.	B&B
	CF	6	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" Cal.	B&B
PARKING LOT TREES						
	BD	5	Betula nigra 'BNMTF'	Dura Heat River Birch	2" Cal.	B&B
	TR	6	Tilia americana 'Redmond'	Redmond American Linden	2" Cal.	B&B

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PLAYGROUND SCREENING						
	JW	24	Juniperus x 'Grey Owl'	Grey Owl Juniper	24" Ht.	Cont.
	PH	21	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#3	Cont.
	TG	35	Thuja occidentalis 'Dwarf Globe'	Dwarf Globe Arborvitae	24" Ht.	Cont.
PARKING LOT SCREENING						
	RG	23	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	Cont.
	ST	22	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#2	Cont.
	TD	125	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	Cont.
	TN	9	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' Ht.	B&B
BUILDING FOUNDATION						
	BG	15	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
	CK	25	Calamagrostis x ac. 'Karl Foerster'	Karl Foerster Feather Reed Grass	#3	Cont.
	EC	20	Echinacea x 'Coral Craze'	Eye-Catcher Coral Craze Coneflower	#2	Cont.
	EP	21	Echinacea x 'Purple Emperor'	Purple Emperor Coneflower	#2	Cont.
	HL	17	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	24" Ht.	Cont.
	JP	11	Juniperus x pfitzeriana 'Compacta'	Compact Pfitzer Juniper	24" Ht.	Cont.
	LB	54	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#2	Cont.
	PC	21	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	#3	Cont.
	PG	5	Physocarpus opulifolius 'Gumdrop'	Gumdrop Burgundy Candy Ninebark	24" Ht.	Cont.
	SA	30	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#2	Cont.

Landscape Calculations

153.133 - Minimum Landscape Requirements:

(A) Perimeter buffer landscape requirements
(5) Vehicular use area perimeter requirements. Appendix B. Evergreen hedge provided.
±477 LF / 40 = 12 Perimeter Trees Required
12 Perimeter Trees Provided (6 Existing + 6 Proposed)

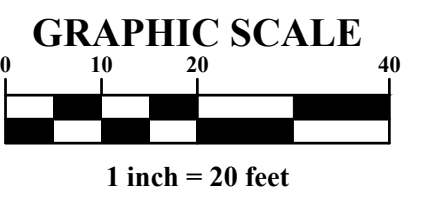
(B) Interior Landscaping for Vehicular Use Areas:
One Tree per peninsula or island counted towards required landscape area.
3 Peninsula and 2 islands provided = 5 Trees Required
5 Trees Provided

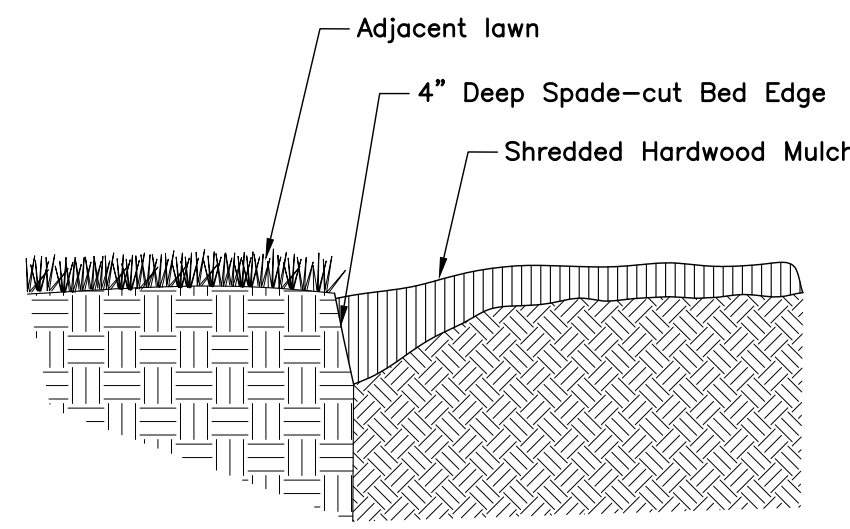
(2): Landscape Area: For each 100 SF a minimum of 5 SF of landscaped area required.
100 SF VUA = 5 SF Landscape Area
±20,100 SF VUA (5%) = ±1005 SF Landscape Area Required
±1009 SF Landscape Provided

(3): Tree planting Requirement: Following number and size of trees are required within interior landscaped area. One tree for every 5,000 sq. ft. of ground coverage at least 2" caliper at installation.
1 Tree / 5,000 SF Ground Coverage
±32,700 SF / 5000 SF = 7 Trees Required
10 Trees Provided

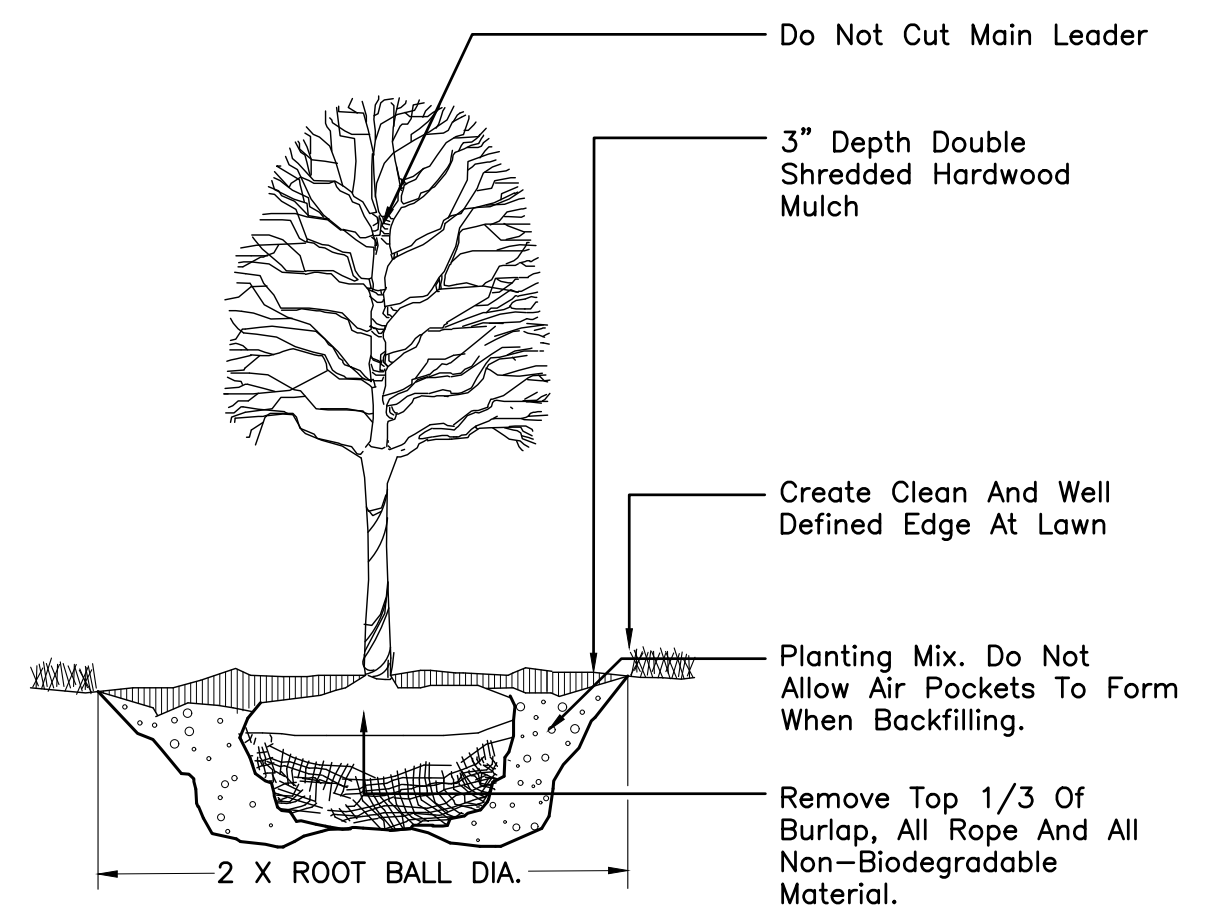
(D): Additional Site Planting Requirements
(2) Site Planting Requirements: 1 caliper inch in tree size for every 1,500 sq. ft. of building ground coverage
±12,600 S.F. Building Ground Coverage
±12,600 / 1,500 = ±8.4" Caliper Required
20 Caliper Inches Provided

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
May 24, 2024

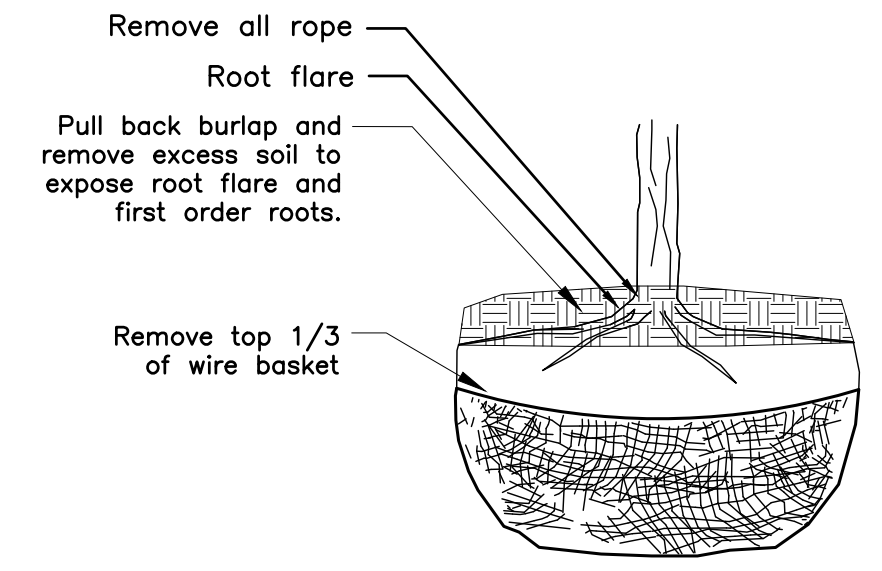




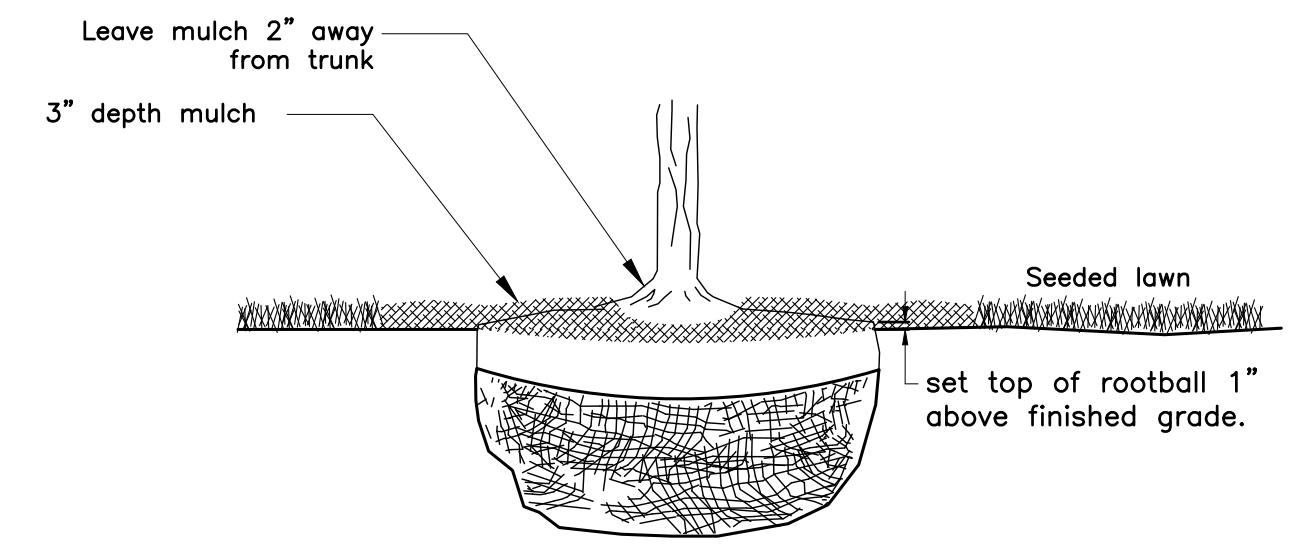
Planting Bed Edge
No Scale



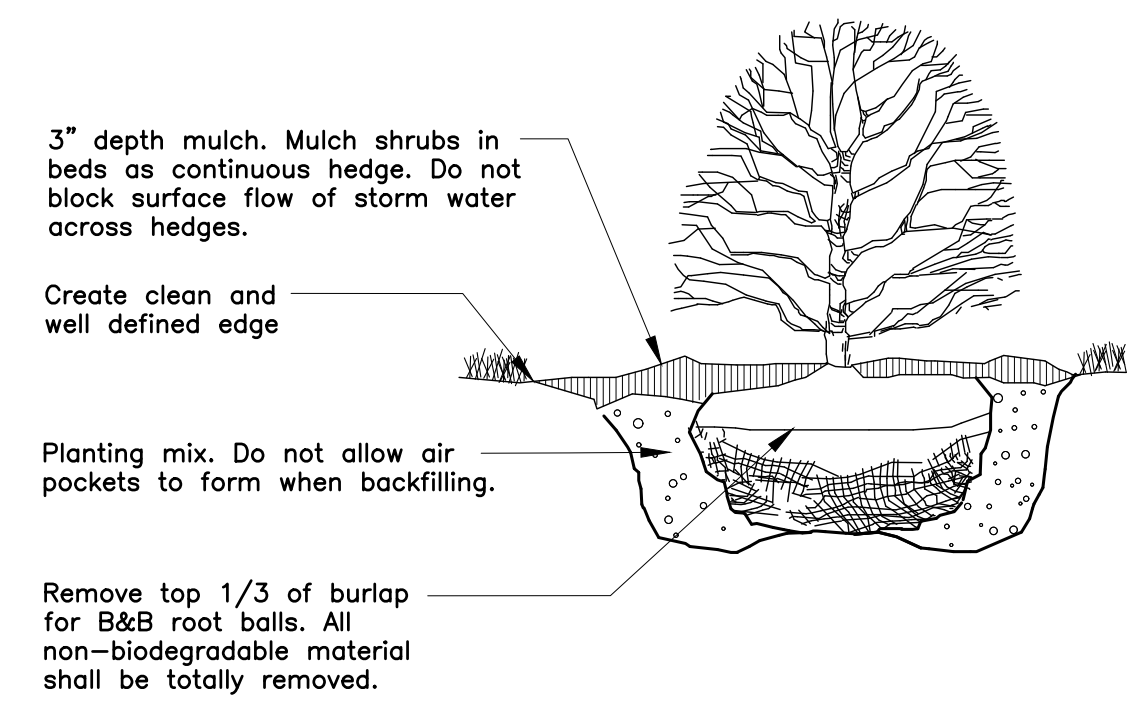
Deciduous Tree Planting
No Scale



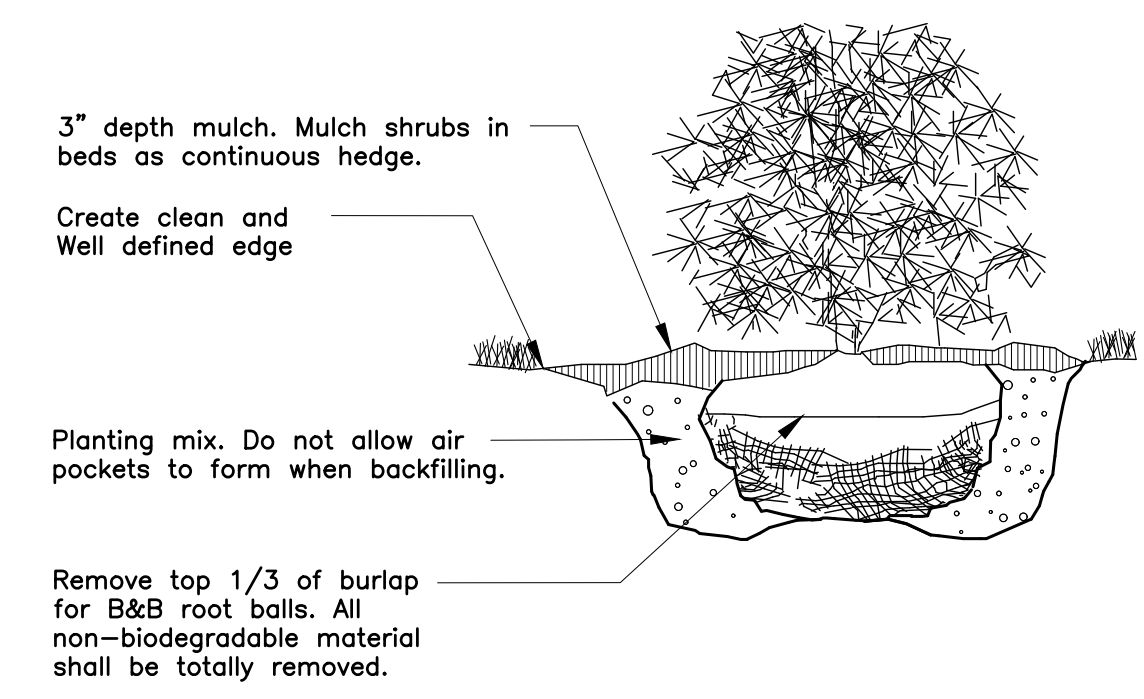
Rootball Preparation
No Scale



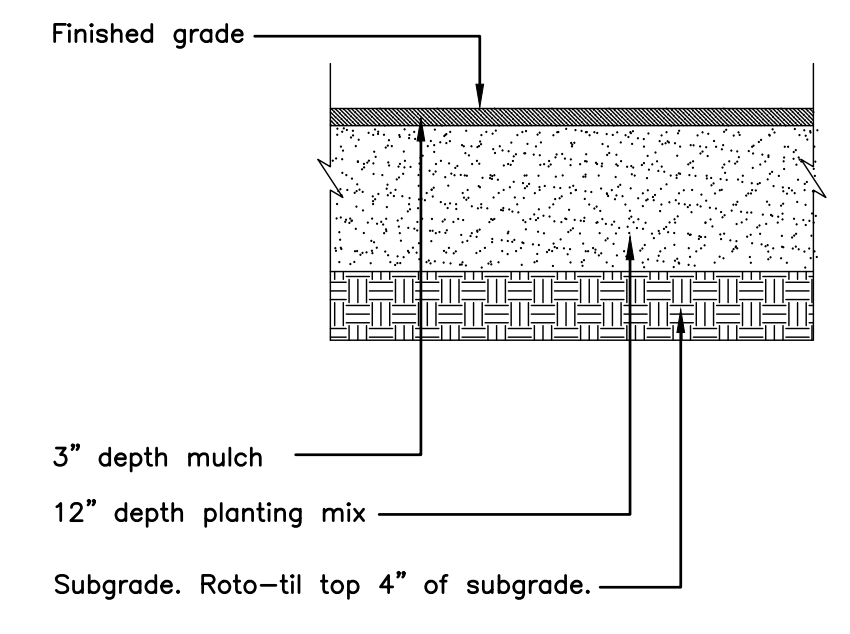
Rootball Setting
No Scale



Deciduous Shrub Planting
No Scale

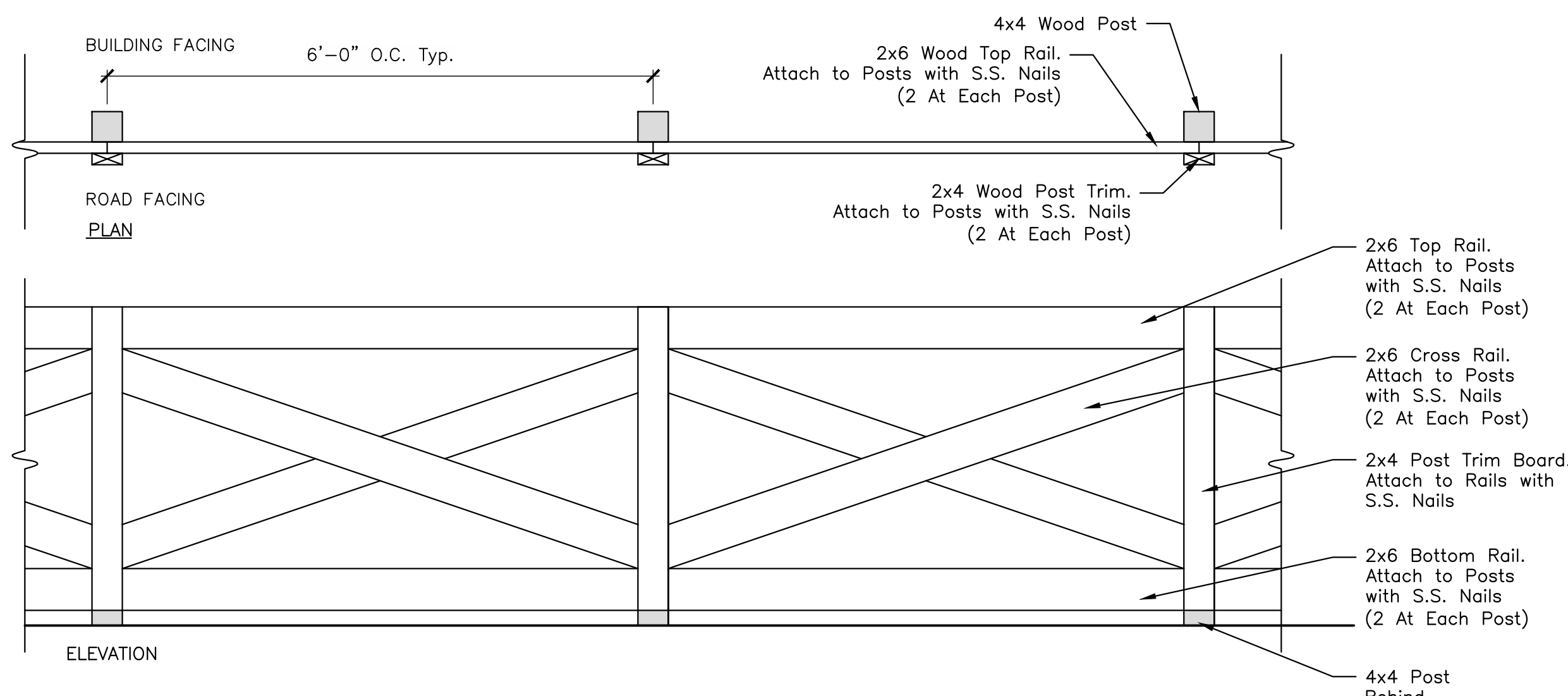


Evergreen Shrub Planting
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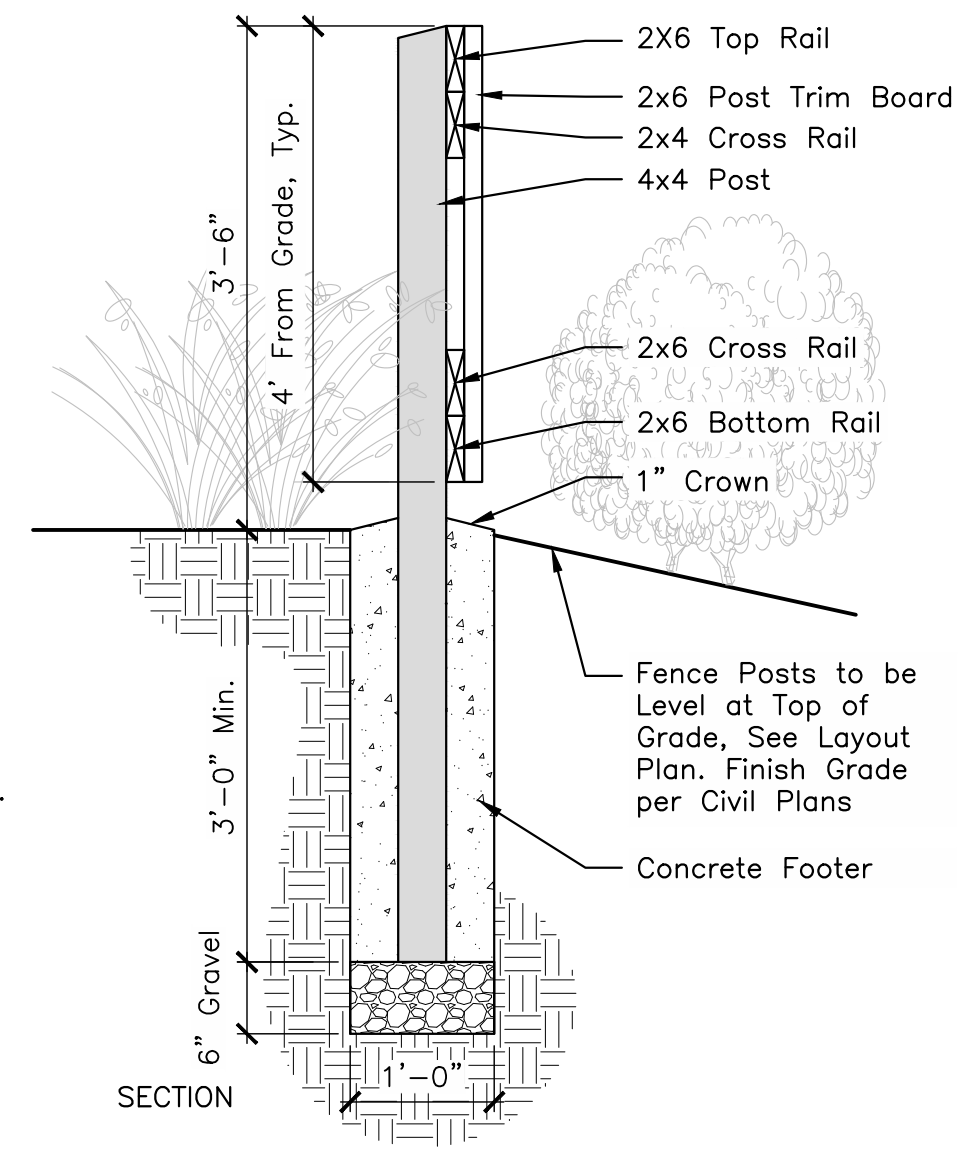


Planting Area Establishment
No Scale

- NOTES**
- All bolts and fasteners to be galvanized unless noted otherwise.
 - All connections (2) 8d min. unless noted otherwise.
 - All wood members to be pressure treated southern yellow pine (ACQ compliant with AWPA UC4B).
 - All wood to be painted white to match existing fences within the Development. White fence paint: Sherwin Williams, #SW7005 Pure White.
 - Contractor shall provide color samples and shop drawings to owner and landscape architect for approval.
 - Fence shall match existing fences on adjacent site.



Cross Buck Accent Fence
No Scale



GENERAL NOTES

- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
- Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 6' min.
- Trees shall be placed a minimum of 3' from sidewalks and curbs.
- Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
- Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
- Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
- Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
- Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
- All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
- Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
- All annuals to be provided by Contractor from available seasonal stock.
- Lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddisshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
- Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
LANDSCAPE DETAILS

EMHT
ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
5000 New Albany Road, Columbus, OH 43264
Phone: 614.775.5500 Fax: 614.775.5500
emht.com

DATE
May 24, 2024

SCALE
NONE

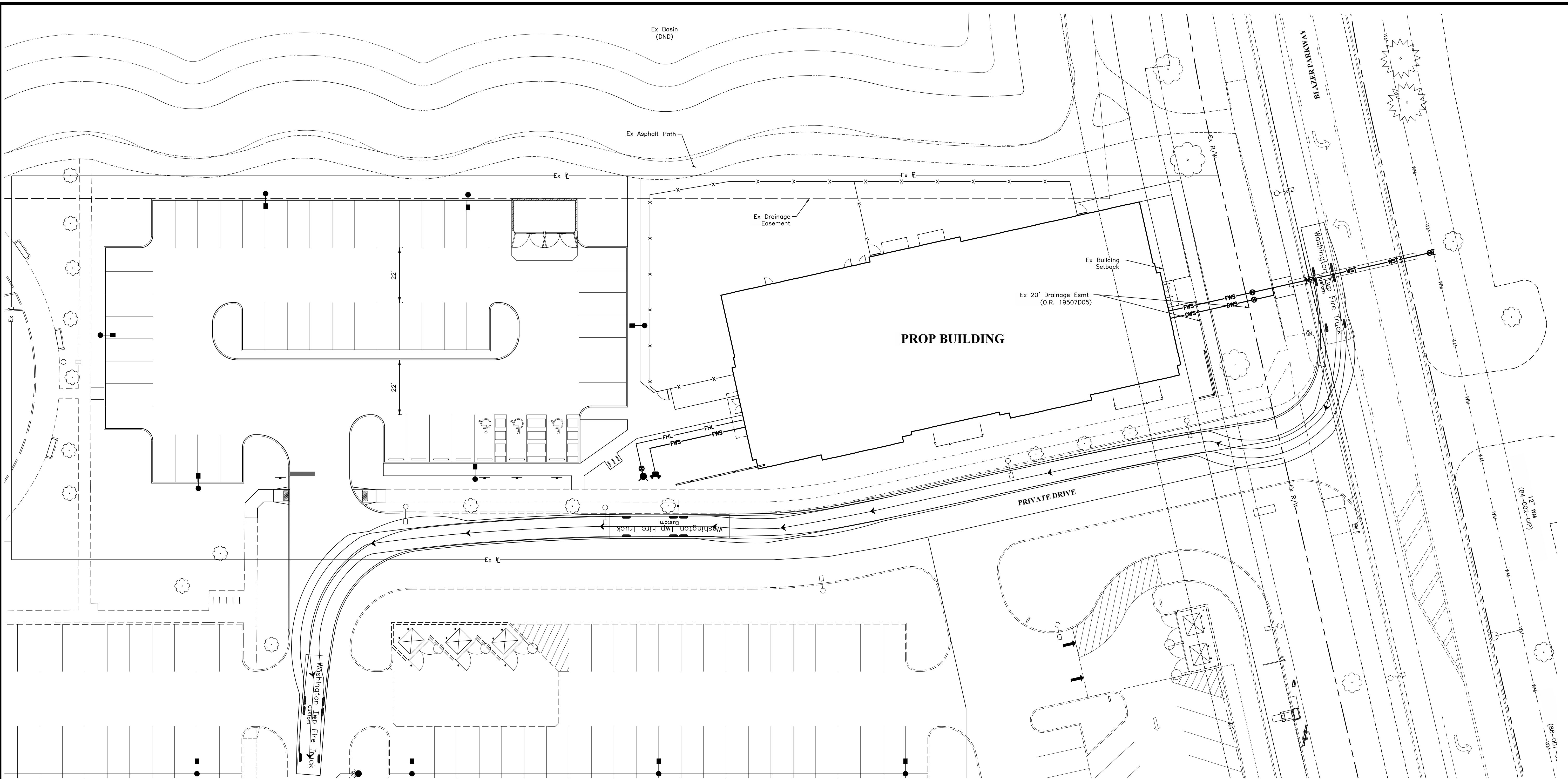
JOB NO.
2023-1033

SHEET
15/17

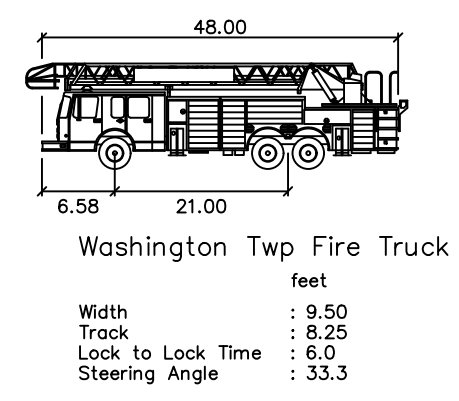
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
May 24, 2024

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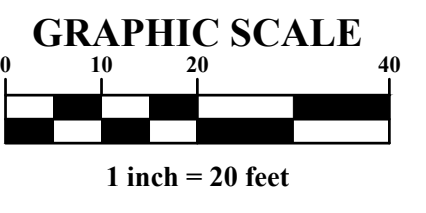


- LEGEND**
- Parking Block
 - Bollard
 - ⋈ Light Pole
 - Sign
 - - - - - Ex Curb
 - Proposed 18" Curb



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 May 24, 2024



MARK	DATE	DESCRIPTION

DAIMLER GROUP

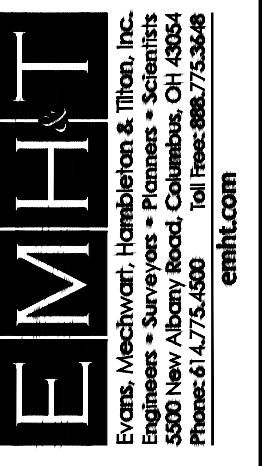
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
LIGHTBRIDGE ACADEMY
 FOR
XXXX BLAZER PARKWAY
 AUTO TURN FIRE EXHIBIT

DATE
 May 24, 2024

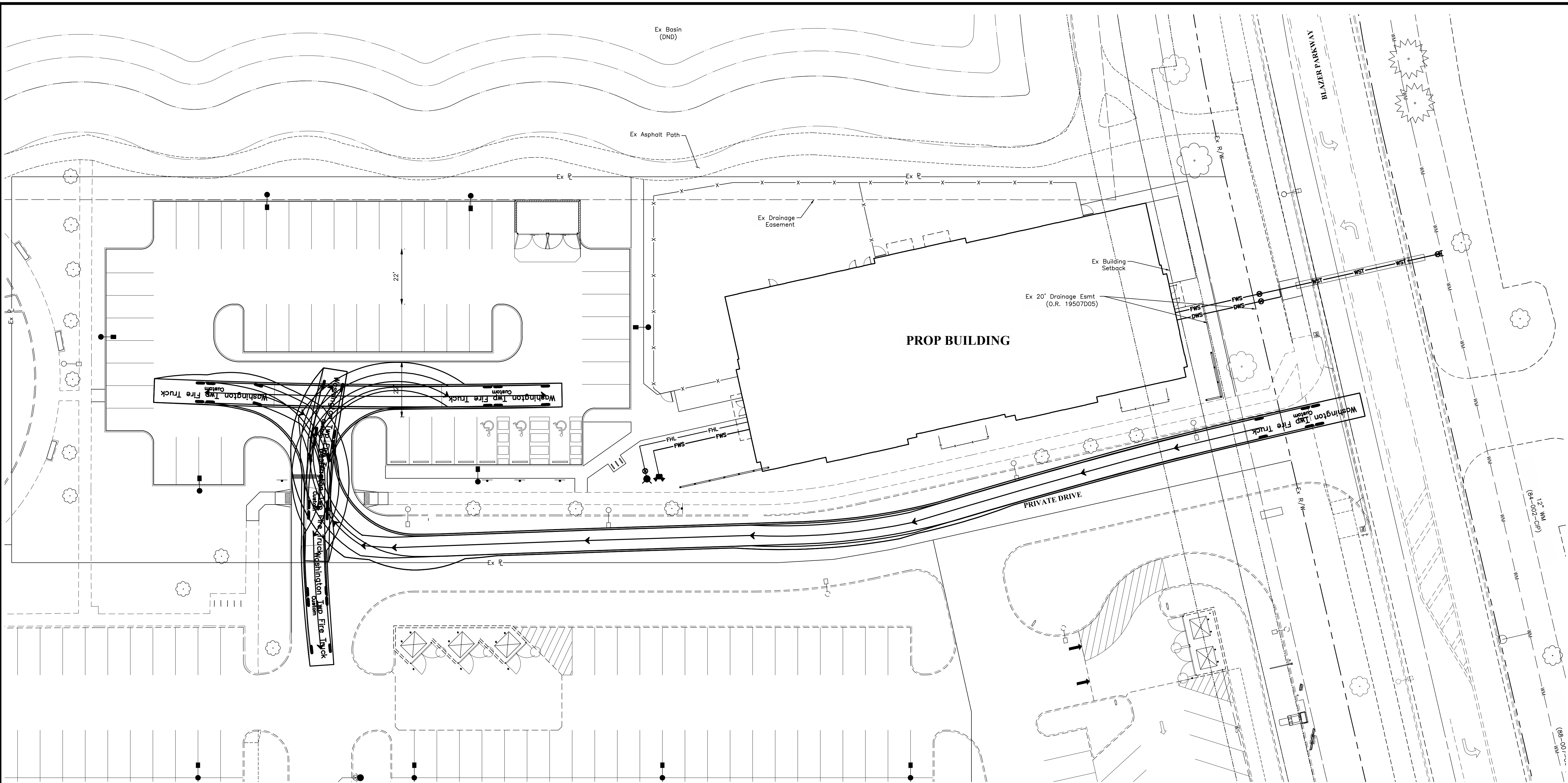
SCALE
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JOB NO.
 2023-1033

SHEET
16/17

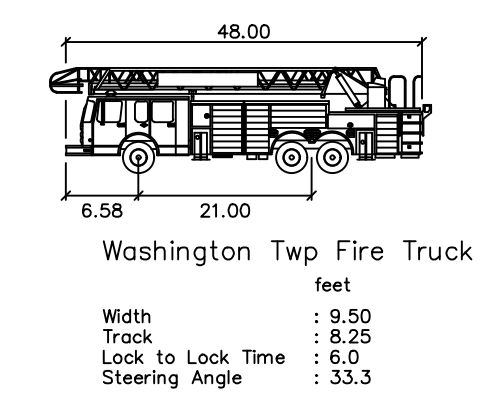


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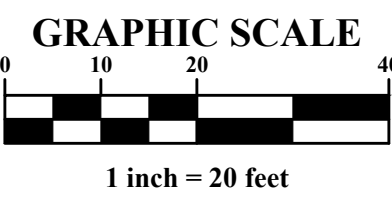
LEGEND

- Parking Block
- Bollard
- ⊕ Light Pole
- Sign
- ⬡ Parking Count
- - - - - Ex Curb
- Proposed 18" Curb



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 March 29, 2024



MARK	DATE	DESCRIPTION

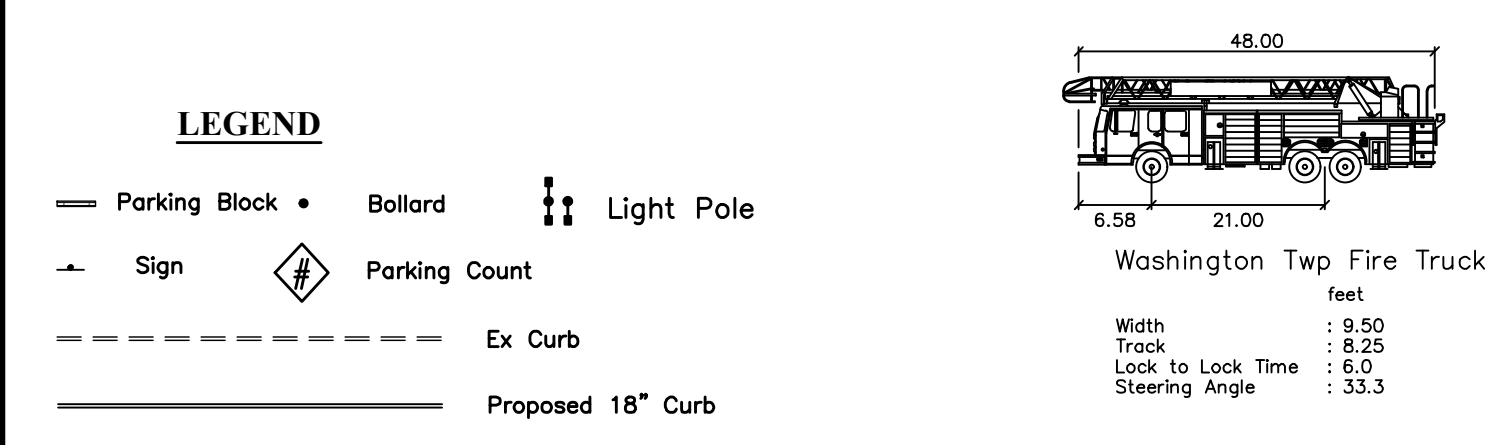
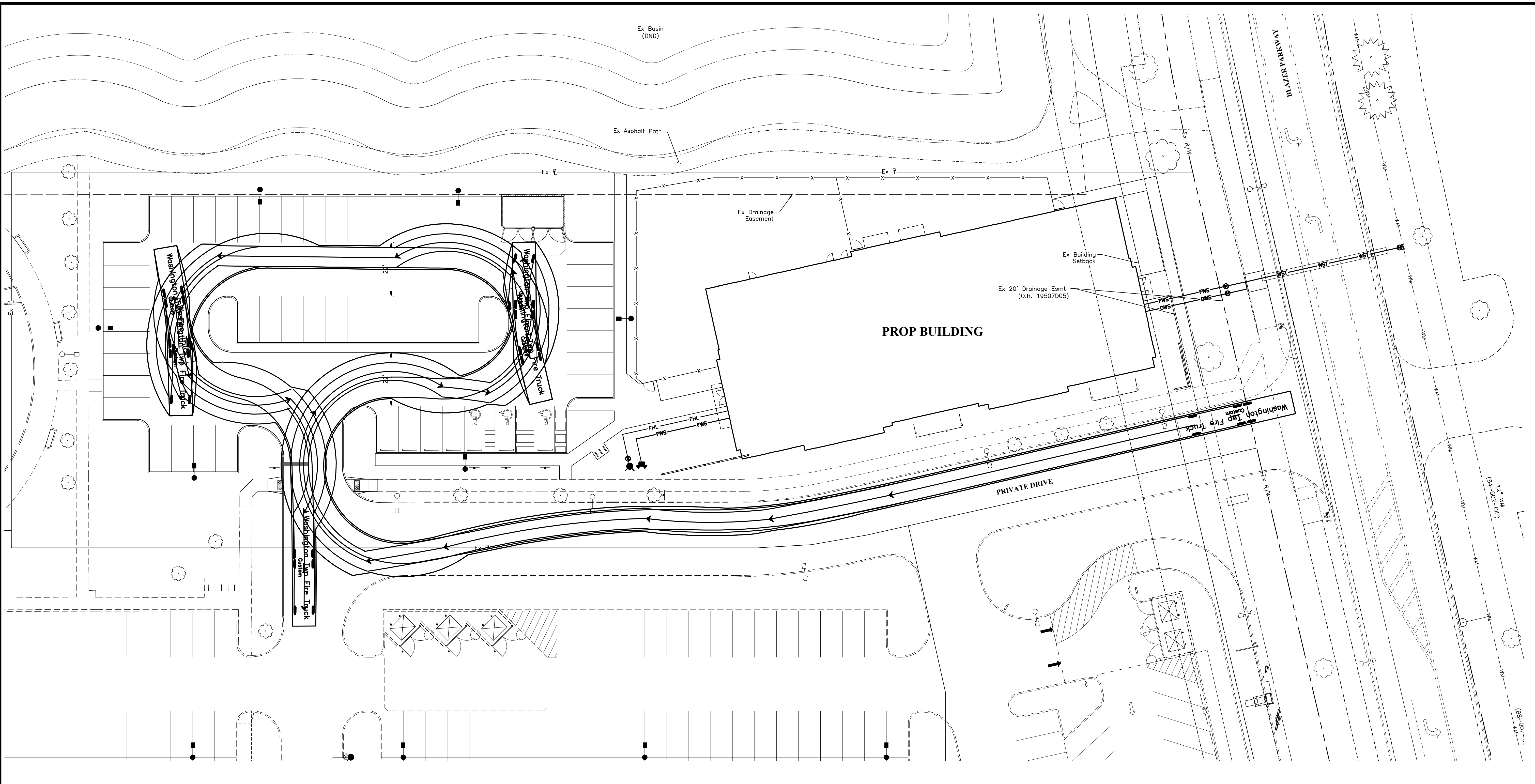
DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
LIGHTBRIDGE ACADEMY
 XXXX BLAZER PARKWAY
 AUTO TURN EXHIBIT

EMHT
 Stone, Mackinnon, Huchins & Thon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.3668
 emht.com

DATE	March 29, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	16/16

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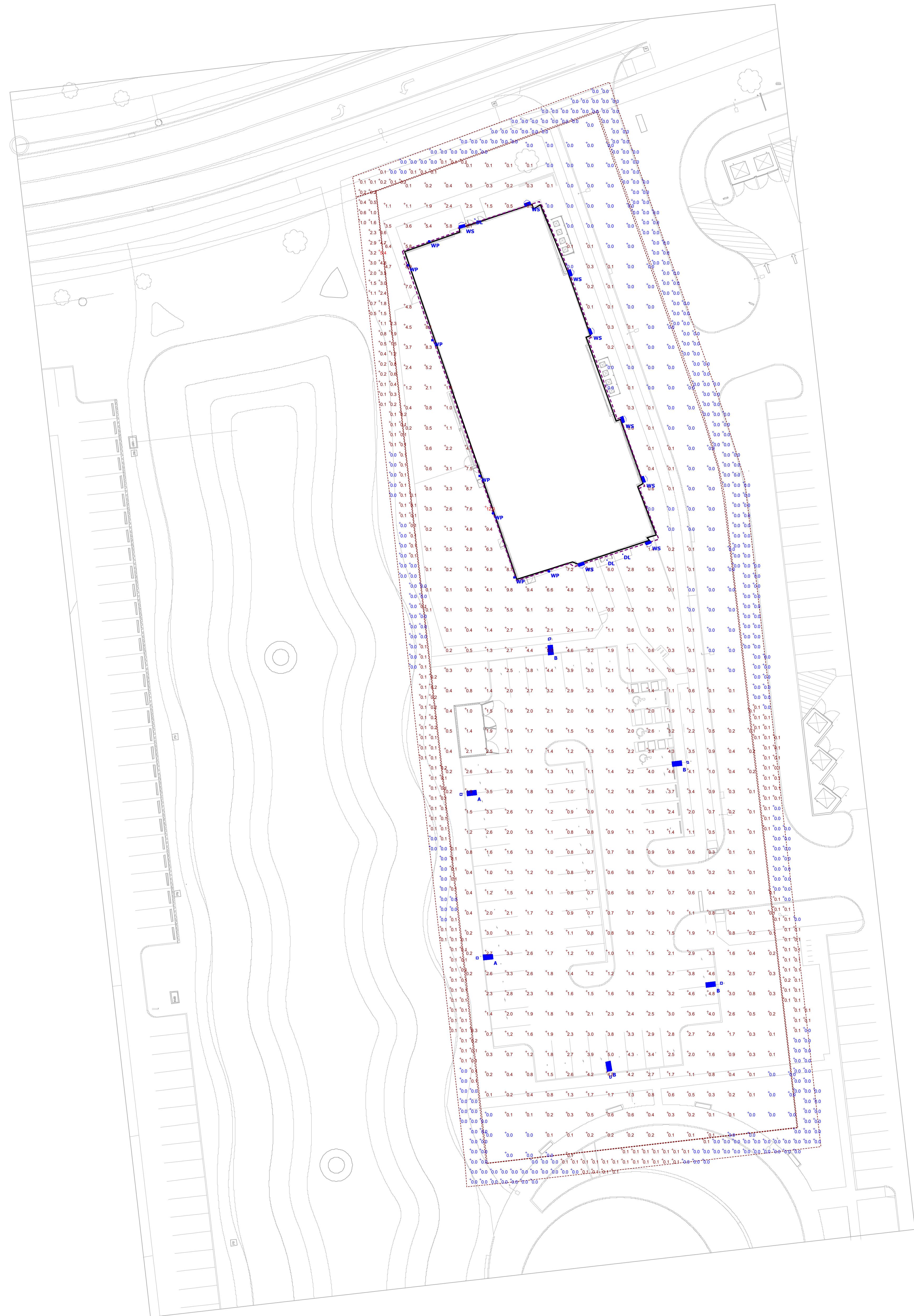
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
March 29, 2024

GRAPHIC SCALE

1 inch = 20 feet

	REVISIONS				
MARK	DATE	DESCRIPTION			
DAIMLER GROUP					
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN LIGHTBRIDGE ACADEMY FOR XXXX BLAZER PARKWAY AUTO TURN EXHIBIT					
<p>EMHT Engineers & Surveyors • Columbus, OH 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.5500 Fax: 614.775.3668 emht.com</p>					
DATE					
March 29, 2024					
SCALE					
1" = 20'					
JOB NO.					
2023-1033					
SHEET					
16/16					



Plan View
Scale - 1" = 25ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	SIGNIFY CANADA LTD	OPF-S-A03-740-BLC	OptiForm - Small, 40 LED's, 4000K CCT, TYPE BLC OPTIC, 70CRI	(1) LDGN66 Array(s) DRIVEN AT 1000mA	1	OPF-S-A03-740-BLC.ies	7694	0.95	63.59
	B	4	SIGNIFY CANADA LTD	OPF-S-A03-740-T4M	OptiForm - Small, 40 LED's, 4000K CCT, TYPE T4M OPTIC, 70CRI	(1) LDGN66 Array(s) DRIVEN AT 1000mA	1	OPF-S-A03-740-T4M.ies	11094	0.95	63.59
	WS	8	EVERGREEN LIGHTING				1	702240L.ies	800	0.95	40
	WP	7	GARDCO	GWS-A05-740-T3M	Geoform Wall Sconce - Wedge, 20 LED's, 4000K CCT, TYPE T3M OPTIC, 70CRI	(1) LDGN66 Reduced Pixelated Array(s) DRIVEN AT 1215mA	1	GWS-A05-740-T3M.ies	6513	0.95	41.1
	DL	3					1	RD6R99SCT1W.ies	943	0.95	9.84

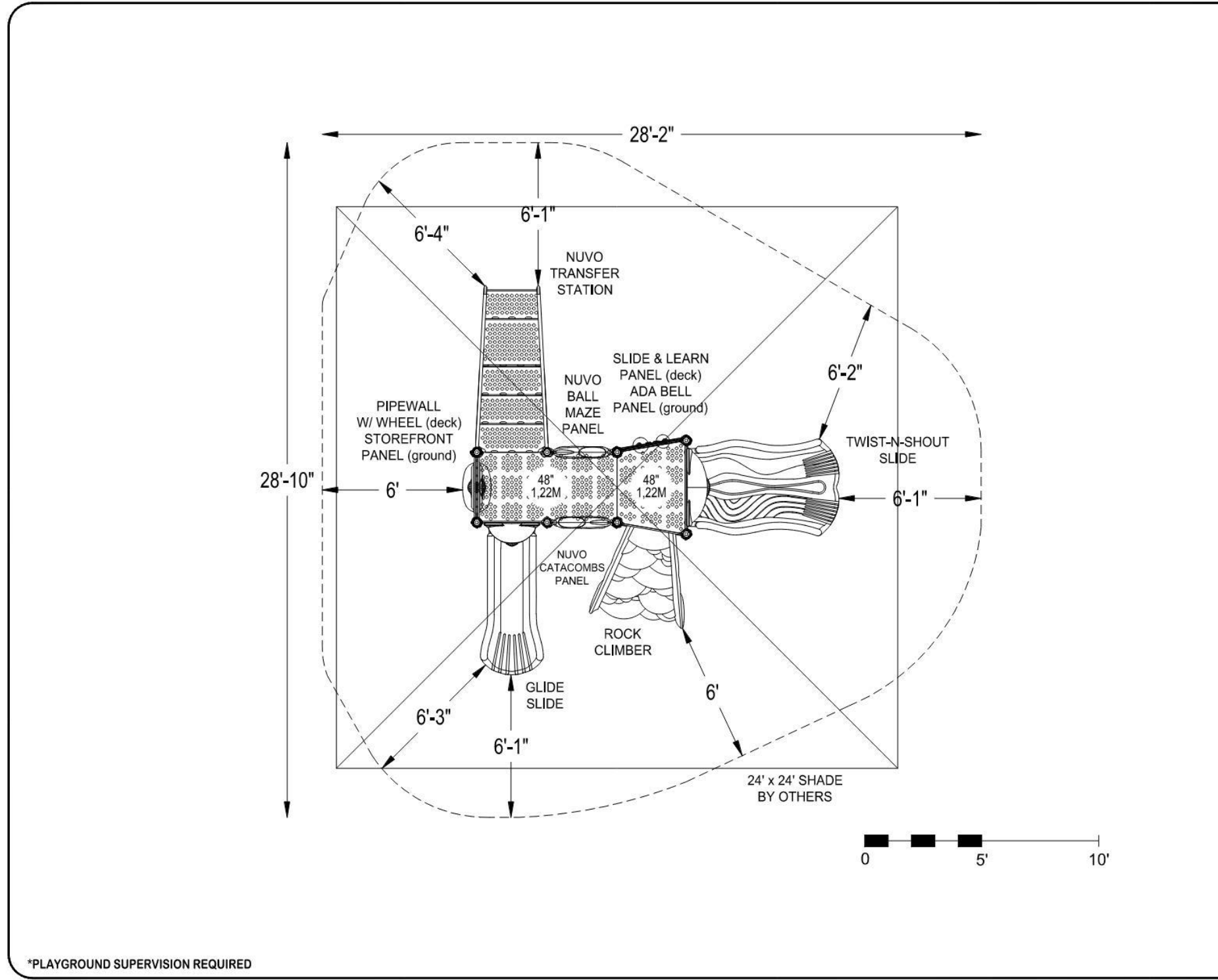
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.4 fc	12.0 fc	0.0 fc	N/A	N/A
Tresspass	+	0.2 fc	5.4 fc	0.0 fc	N/A	N/A

DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
	JUNE 3, 2024

DRAWING TITLE
PLAYGROUND EQUIPMENT

DRAWING NUMBER

SD-1.2



PLAYWORLD
 xceed Recreation Group, Inc.
 sales@xceedrecreation.com
 1-888-923-3326

EQUIPMENT SIZE:
16'1" x 16'8" x 8'4"

USE ZONE:
28'2" x 28'10"

AREA:
638 Sq.Ft.

PERIMETER:
93 Ft.

FALL HEIGHT:
4 Ft.

USER CAPACITY:
29

AGE GROUP:
2-5

ANALYSIS SCHEDULE		Total Observed Play Activities		Total Observed Play Activities	
Required	Provided	Accessible Observed Activities	Non-Accessible Observed Activities	Accessible Observed Play Types	Non-Accessible Observed Play Types
4	7	2	2	2	2
7	7	2	2	2	2

✓ ASTM F1487-17
 ✓ CPSC #325

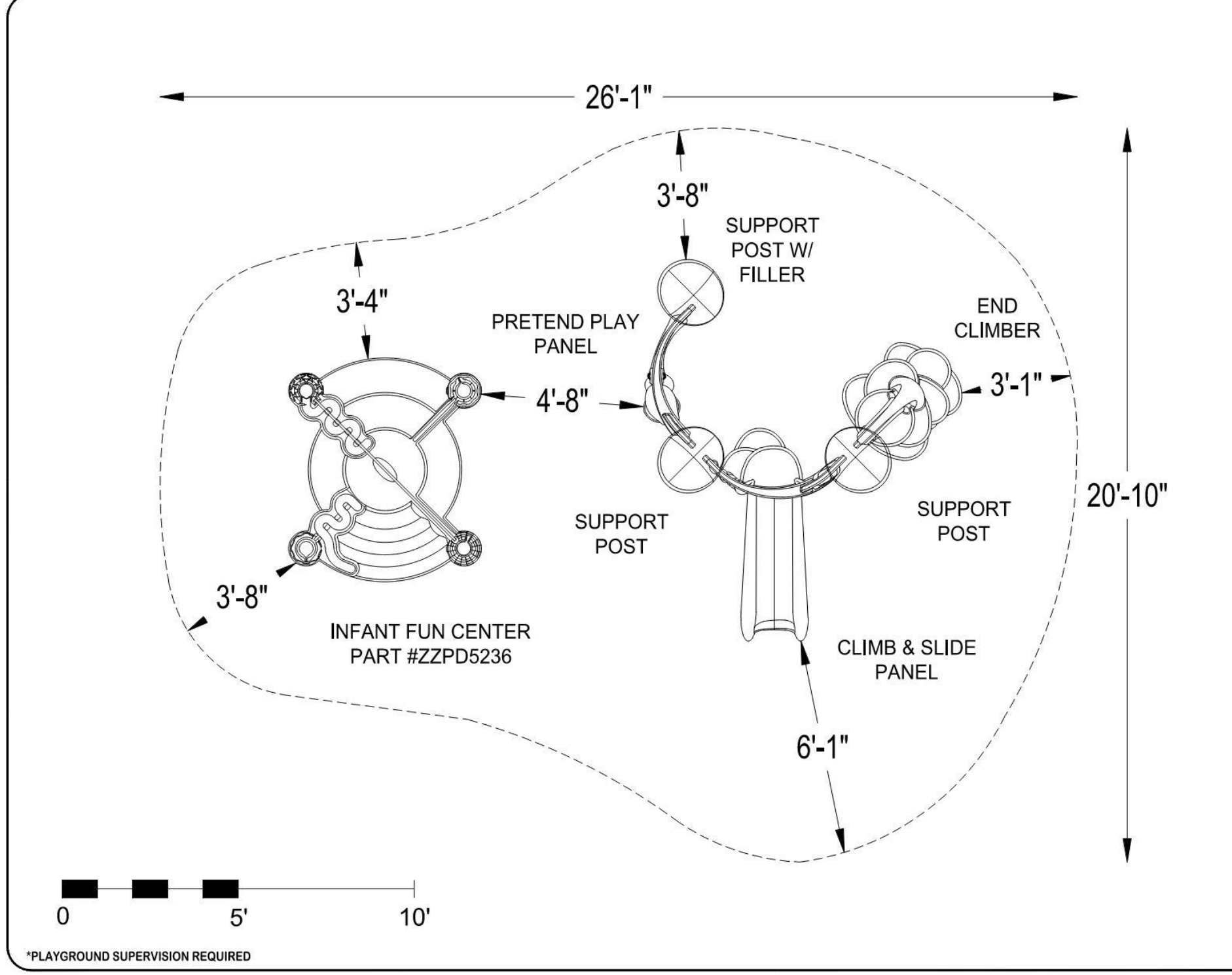
PROJECT NO:
20-3385A

SCALE:
1/4"=1'-0"

DRAWN BY:
JERSE HOUSER

Paper Size
B

DATE:
17-SEPT-2020



PLAYWORLD
 xceed Recreation Group, Inc.
 sales@xceedrecreation.com
 1-888-923-3326

EQUIPMENT SIZE:
N/A

USE ZONE:
26'-1" x 20'-10"

AREA:
399 Sq.Ft.

PERIMETER:
75 Ft.

FALL HEIGHT:
1'-6"

USER CAPACITY:
17

AGE GROUP:
6-23Mos

ANALYSIS SCHEDULE		Total Observed Play Activities		Total Observed Play Activities	
Required	Provided	Accessible Observed Activities	Non-Accessible Observed Activities	Accessible Observed Play Types	Non-Accessible Observed Play Types
0	0	0	0	0	0
7	7	4	4	4	4

✓ ASTM F2373-08

PROJECT NO:
20-3518A.XRG

SCALE:
3/8"=1'-0"

DRAWN BY:
D.ECKENSTINE

Paper Size
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DATE:
05-OCT-2020

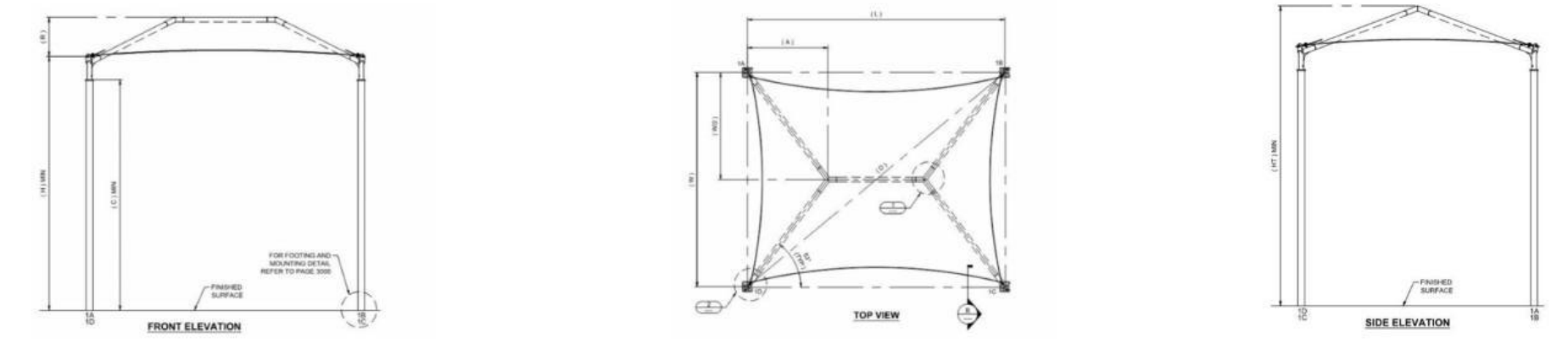
*PLAYGROUND SUPERVISION REQUIRED

*PLAYGROUND SUPERVISION REQUIRED

CUSTOMER NAME: LBA Spring Hill TN
 PROJECT NAME: LBA Spring Hill TN
 LOCATION: Millflinburg PA
 CONFIGURATION #: Q-062171



CUSTOMER NAME: LBA Spring Hill TN
 PROJECT NAME: LBA Spring Hill TN
 LOCATION: Millflinburg PA
 CONFIGURATION #: Q-062171



GENERAL NOTES

DESIGN LOADS

BUILDING CODE	INTERNATIONAL BUILDING CODE
2018	2018
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH
	3-Sec. Gust, Risk Category II & Exposure C

ESTIMATED STEEL WEIGHT

Total Structure Weight	558 lbs
Single Column Weight	42.2 lbs
Total Upper Frame Weight	151.4 lbs
Steel Size	3.5 GA 08 Round Tubing

TABLE OF DIMENSIONS

L	W	H	R	HT	D	RL	EL
20' 0"	20' 0"	8' 0"	3' 0"	11' 0"	28' 0"	4' 0"	12' 0"

USASHADE & Fabric Structures
 CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

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CUSTOMER NAME: LBA Spring Hill TN
 PROJECT NAME: LBA Spring Hill TN
 LOCATION: Millflinburg PA
 CONFIGURATION #: Q-062171

REINFORCED CONCRETE NOTES

- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH 2500 PSI
 - SUMP-34
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C403
- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A615 GRADE 60 AND SHALL BE DETAIL, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL, AND CR8 MANUAL OF STANDARD PRACTICE.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANNEDED).
- ALL NON-SHANKING GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1100, ASTM C939, ASTM C1090, ASTM C1102, WHEN APPLICABLE.
- SOIL PARAMETERS FOR FOOTING ANALYSIS: TABLE 1806.2, CLASS 1-1500(PSP)
- FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
- FOR DRILLED PIER, THE EDGE OF COLUMN MUST BE SET AT LEAST 3/4" FROM REBAR WITHIN DRILLED PIER.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.
- ANCHOR ROD SHALL BE 1/2" x 18" GRS, Qty 16

NOT FOR CONSTRUCTION OR PERMITS

NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING

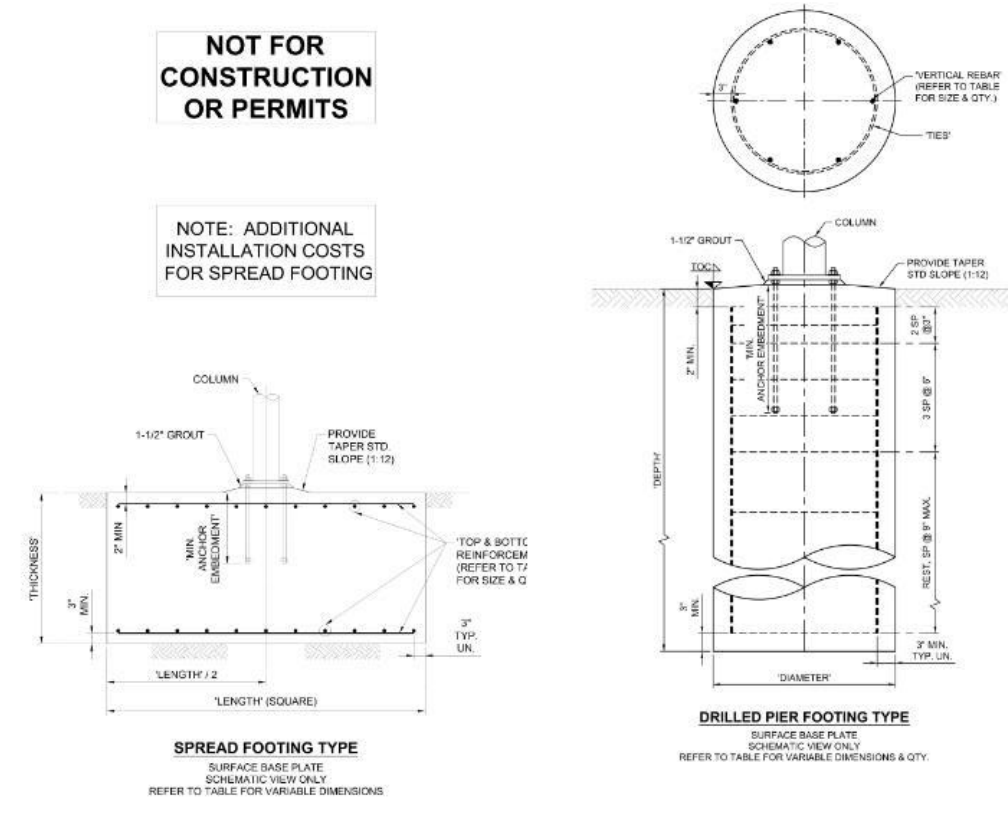


TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING

DIAMETER	DEPTH	VERTICAL REBAR	MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)
18"	18"	4#	12"	12"
24"	24"	6#	12"	12"

TABLE FOR NON-CONSTRAINED SPREAD FOOTING

LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT	MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)
18"	18"	4#	12"	12"
24"	24"	6#	12"	12"

CUSTOMER NAME: LBA Spring Hill TN
 PROJECT NAME: LBA Spring Hill TN
 LOCATION: Millflinburg PA
 CONFIGURATION #: Q-062172



USASHADE & Fabric Structures
 CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

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CUSTOMER NAME: LBA Spring Hill TN
 PROJECT NAME: LBA Spring Hill TN
 LOCATION: Millflinburg PA
 CONFIGURATION #: Q-062172

REINFORCED CONCRETE NOTES

- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
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 - AGGREGATE SHALL CONFORM TO ASTM C403
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- ALL NON-SHANKING GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1100, ASTM C939, ASTM C1090, ASTM C1102, WHEN APPLICABLE.
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- FOR DRILLED PIER, THE EDGE OF COLUMN MUST BE SET AT LEAST 3/4" FROM REBAR WITHIN DRILLED PIER.
- SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.
- ANCHOR ROD SHALL BE 1/2" x 18" GRS, Qty 16

NOT FOR CONSTRUCTION OR PERMITS

NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING

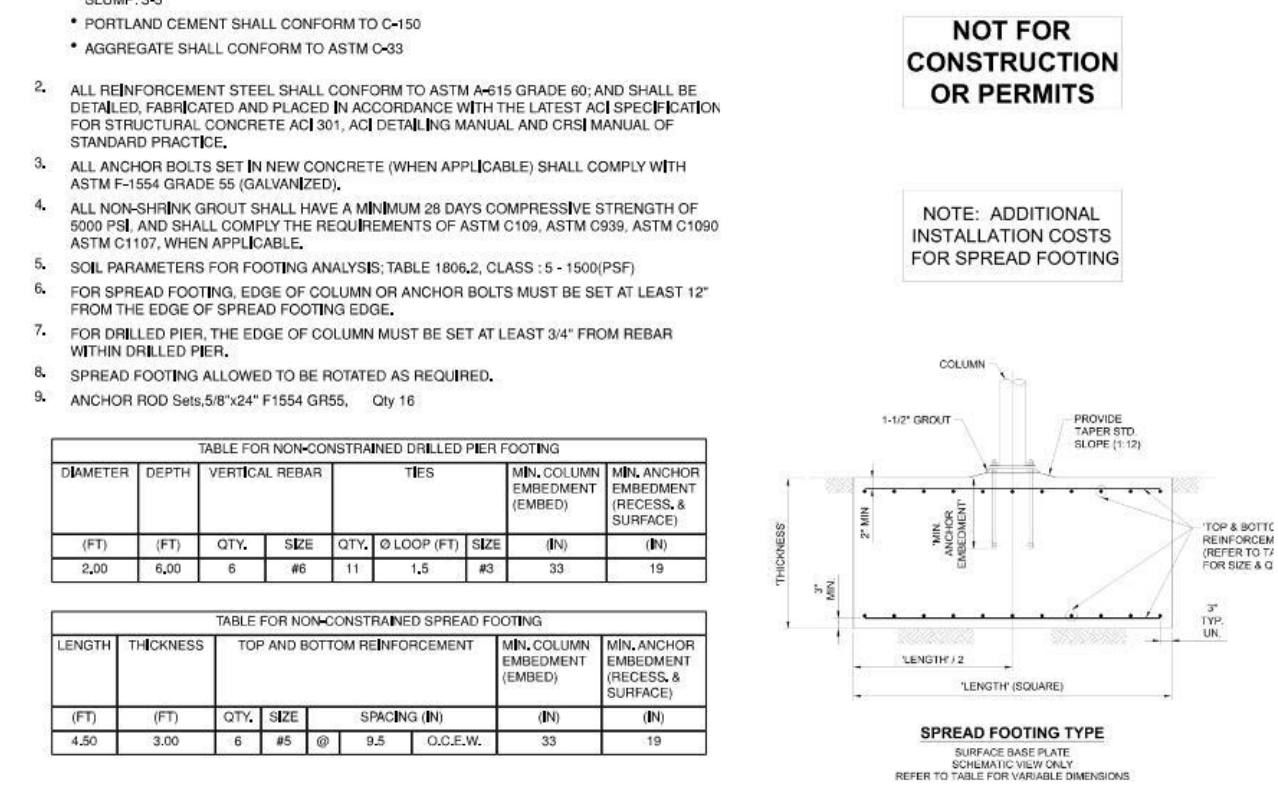


TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING

DIAMETER	DEPTH	VERTICAL REBAR	MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)
18"	18"	4#	12"	12"
24"	24"	6#	12"	12"

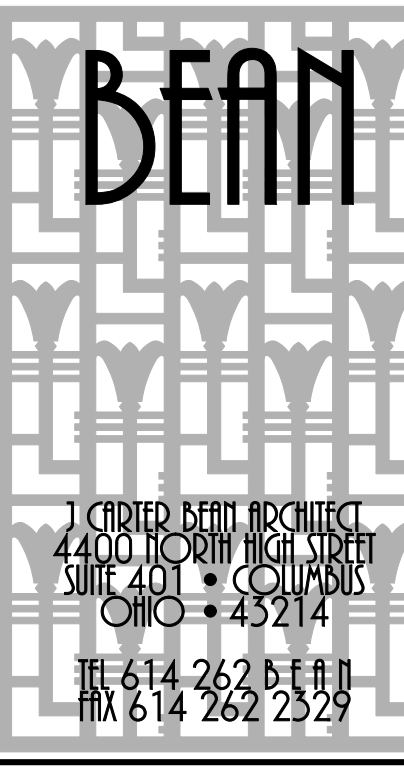
TABLE FOR NON-CONSTRAINED SPREAD FOOTING

LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT	MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)
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24"	24"	6#	12"	12"

USASHADE & Fabric Structures
 CORPORATE HEADQUARTERS
 2580 Esters Blvd, Ste 100
 DFW Airport, TX 75261
 800-966-5005

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 - NOT FOR CONSTRUCTION OR PERMITS
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 DUBLIN, OHIO 43017
 FOR
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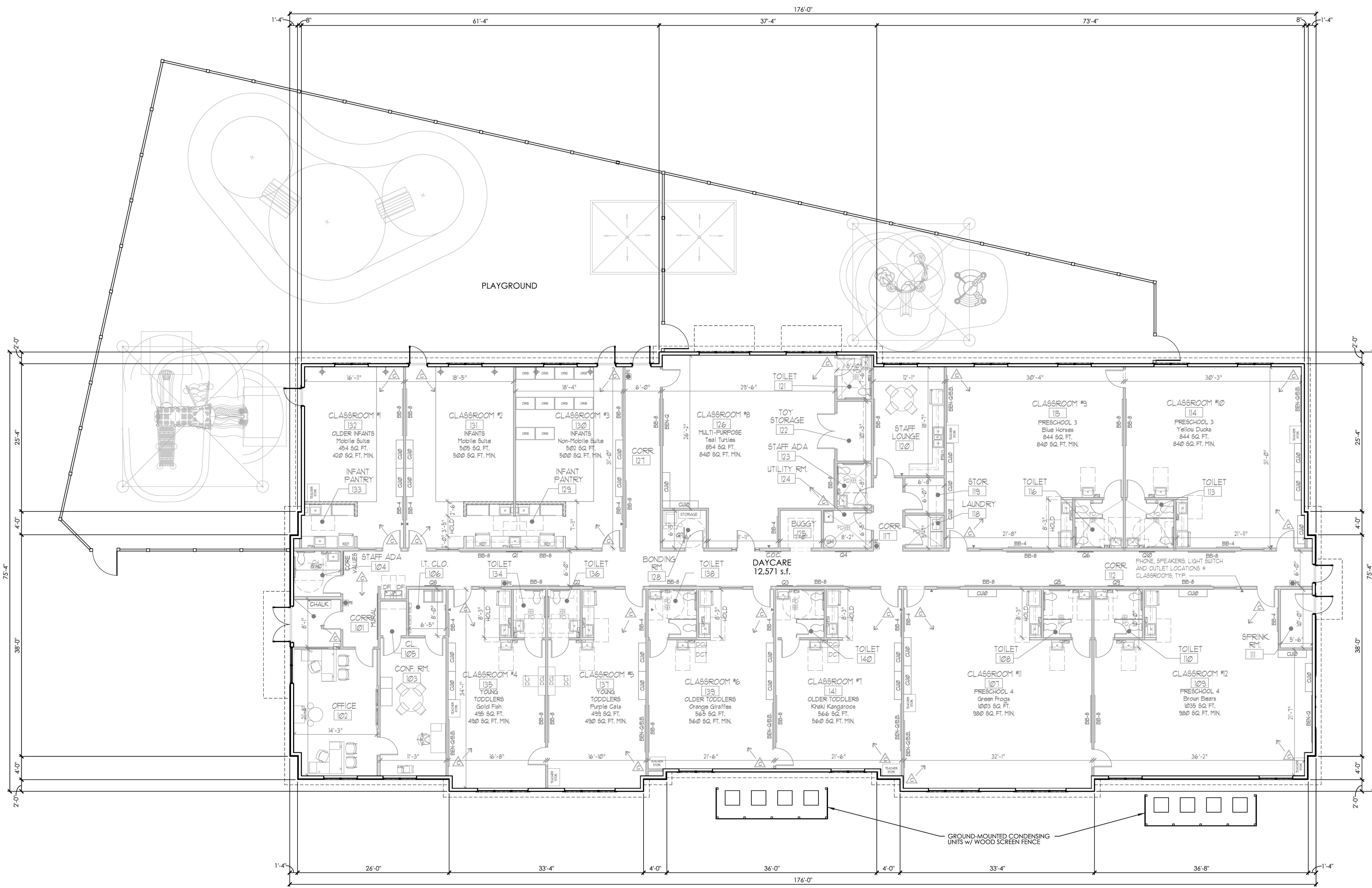
DRAWING STATUS

STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
	JUNE 3, 2024

DRAWING TITLE
 PLAYGROUND EQUIPMENT

DRAWING NUMBER
 SD-1.3

BEAN #00000.00



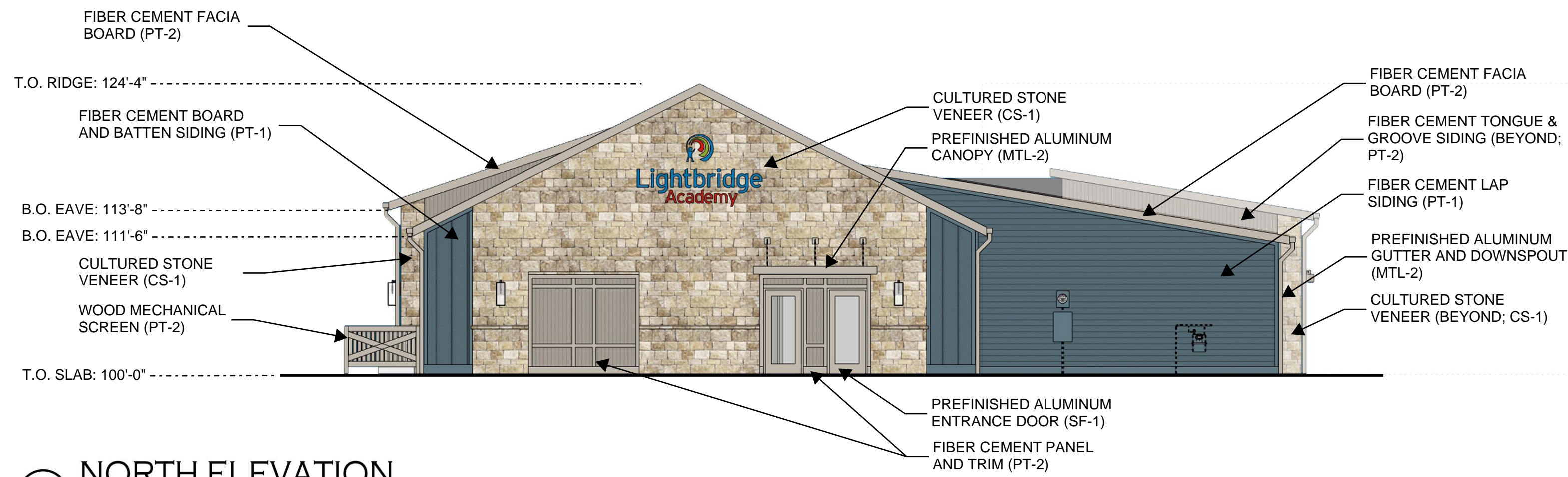
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A CONCEPTUAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

DRAWING STATUS	
STATUS	DATE
P/C CONCEPTUAL	FEB. 20, 2024
P/C FIN. DEV. PLAN	MAR. 29, 2024

DRAWING TITLE
FLOOR PLAN

DRAWING NUMBER
A-1.1



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



CS-1: CENTURION STONE ASHLAR - 'ODESSA FALLS'



PT-1: SHERWIN WILLIAMS SW 6229 'TEMPE STAR'



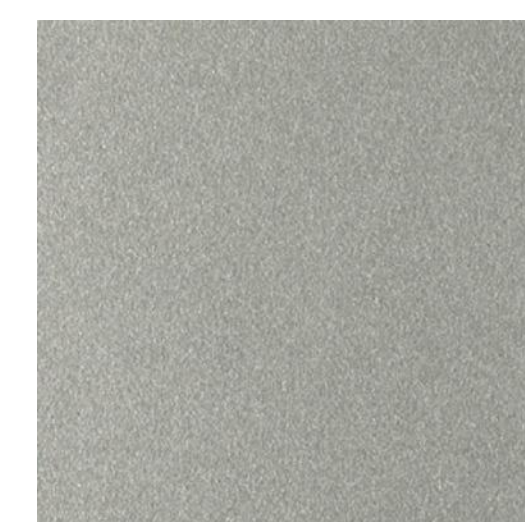
PT-2: SHERWIN WILLIAMS SW 7018 'DOVETAIL'



NORWELL LIGHTING 'CAPTURE 1 LIGHT' 21 INCH, MATTE BLACK w/ LED SOURCE



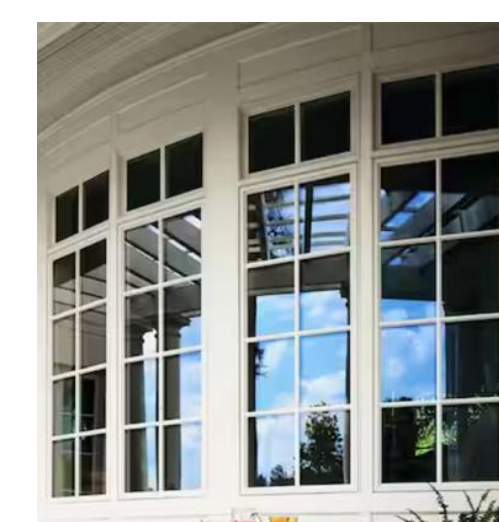
AS-1: GAF TIMBERLINE NS 'PEWTER GRAY'



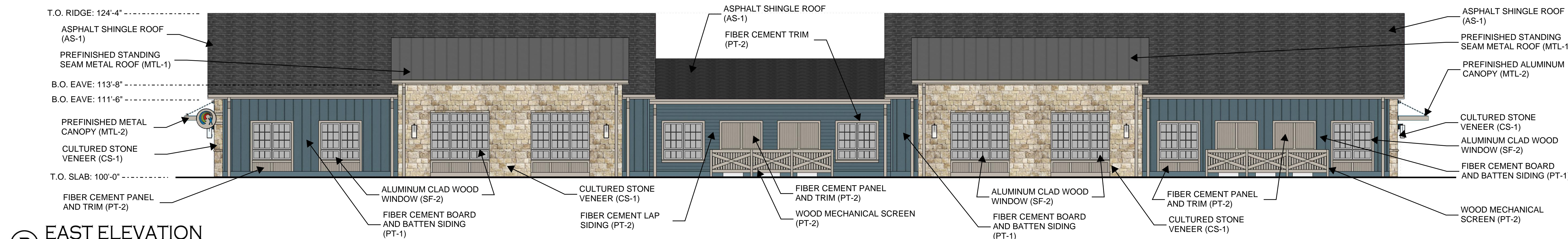
MTL-1: DIMENSIONAL METALS 'METALLIC SILVER'



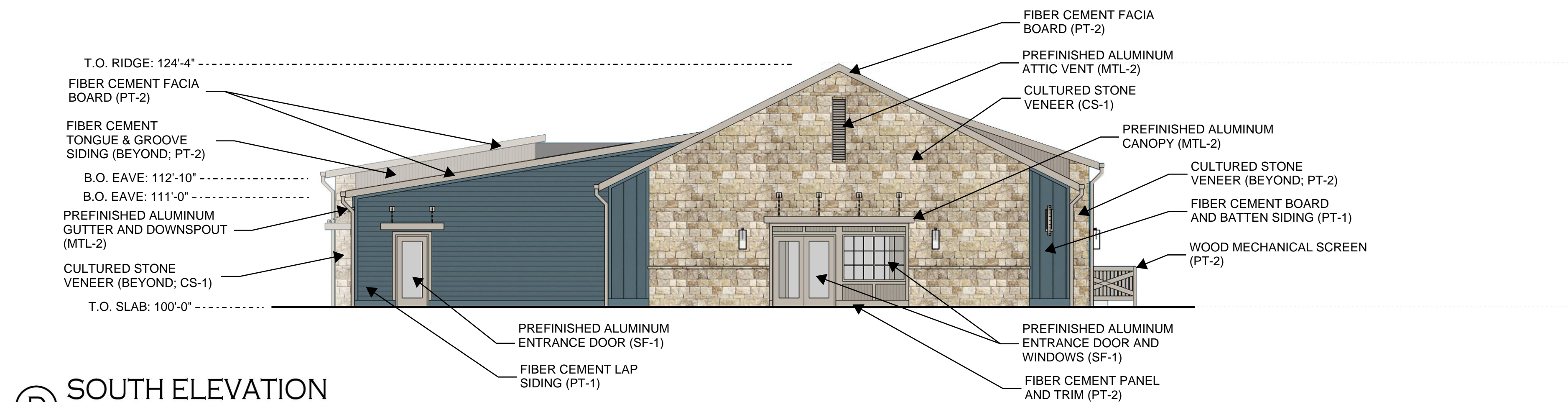
MTL-2 / SF-1: DMI 'STONE'



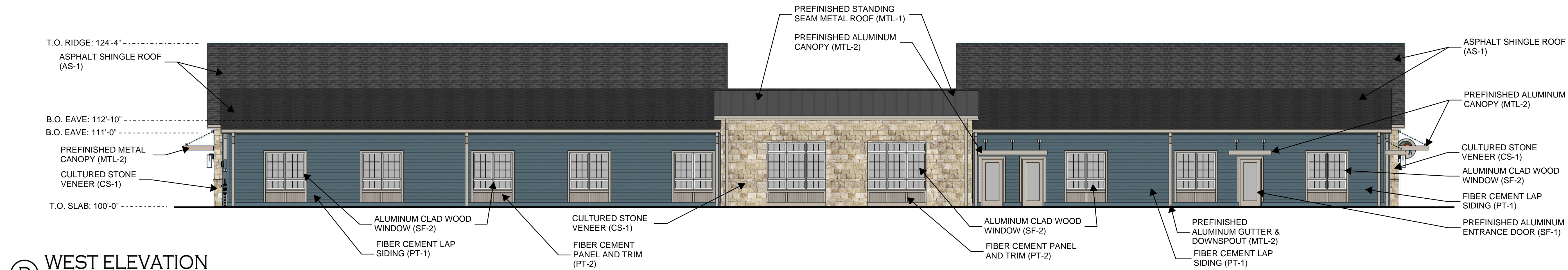
SF-2: ANDERSEN 400 SERIES 'WHITE'



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D WEST ELEVATION
SCALE: 1/8" = 1'-0"

BEAN

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	JUNE 05, 2024

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A-2.1

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OVERALL AERIAL VIEW LOOKING SOUTHWEST



DETAILED AERIAL VIEW LOOKING SOUTHWEST

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STATUS	DATE
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P2C FIN. DEV. PLAN	MAR. 29, 2024
	JUNE 03, 2024
	JUNE 05, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.1

BEAN #00000.00



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST

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STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
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	JUNE 03, 2024
	JUNE 05, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.2

BEAN #000000.00



VIEW LOOKING WEST



VIEW LOOKING NORTHWEST

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STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
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	JUNE 03, 2024
	JUNE 05, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.3

BEAN #000000.00



VIEW LOOKING NORTH



DETAILED AERIAL VIEW LOOKING NORTHWEST

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STATUS	DATE
PZC CONCEPTUAL	FEB. 20, 2024
PZC FIN. DEV. PLAN	MAR. 29, 2024
	JUNE 03, 2024
	JUNE 06, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.4

BEAN #000000.00



AERIAL VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHEAST

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DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
P2C FIN. DEV. PLAN	MAR. 29, 2024
	JUNE 03, 2024
	JUNE 05, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.5

BEAN #000000.00



VIEW LOOKING NORTH ALONG LEISURE TRAIL



VIEW LOOKING EAST ACROSS RETENTION BASIN

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DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
P2C FIN. DEV. PLAN	MAR. 29, 2024
	JUNE 03, 2024
	JUNE 05, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.6

BEAN #000000.00



VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHEAST

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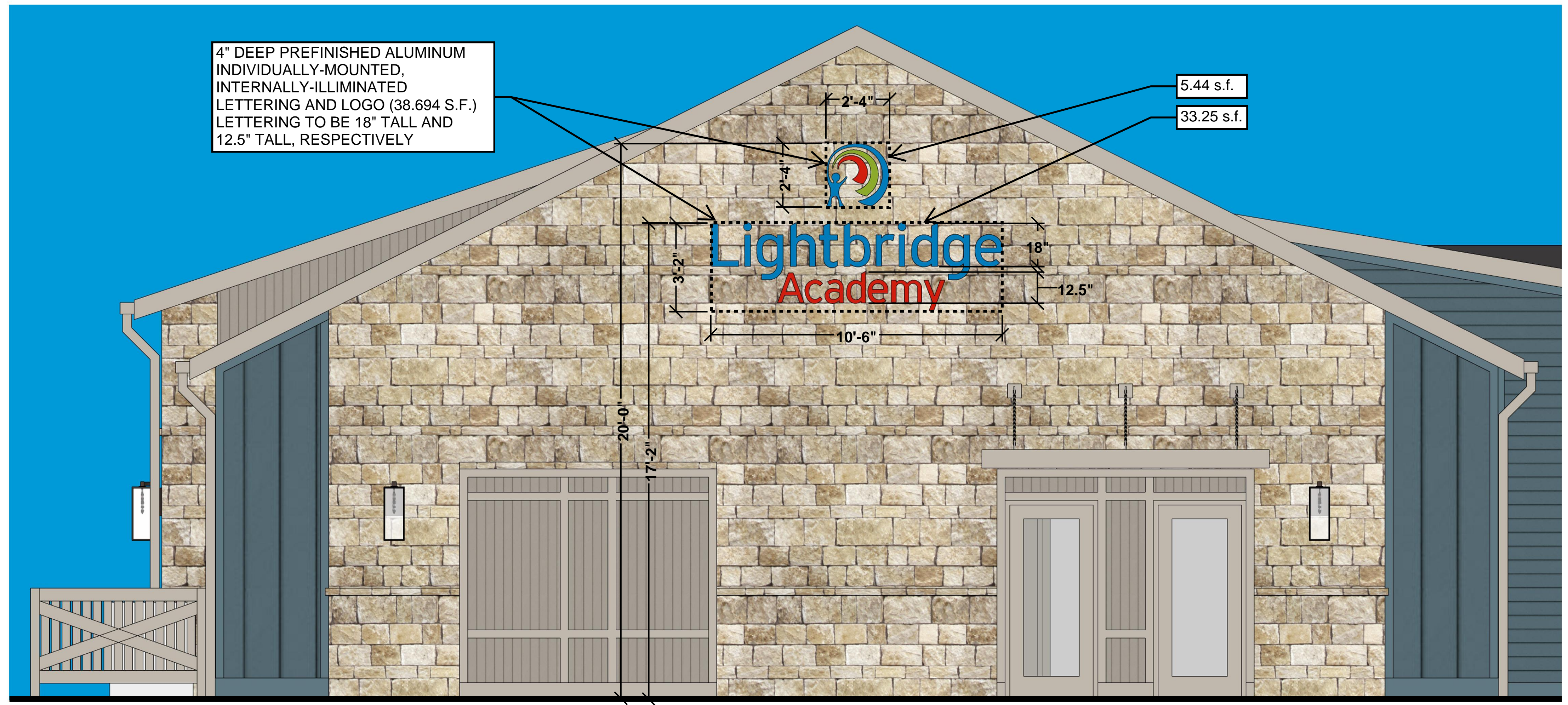
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DRAWING STATUS	
STATUS	DATE
PZC CONCEPTUAL	FEB. 20, 2024
PZC FIN. DEV. PLAN	MAR. 29, 2024
	JUNE 03, 2024
	JUNE 05, 2024

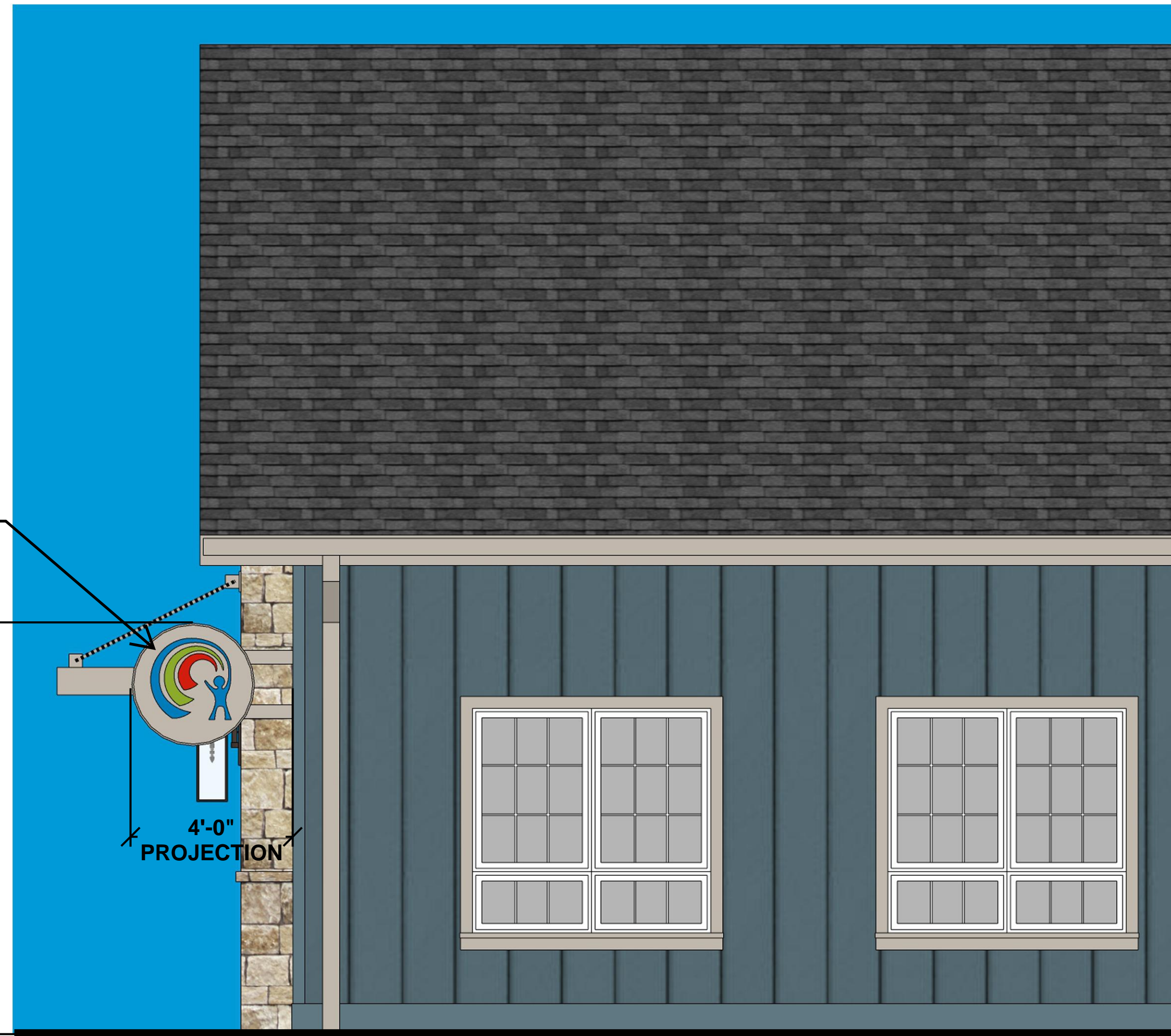
DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.7

BEAN #000000.00



NORTH ELEVATION
 (1) WALL-MOUNTED SIGN @ 38.694 s.f.



EAST ELEVATION (SOUTH END)
 (1) BLADE SIGN @ 7.07 s.f.

PREFINISHED ALUMINUM BLADE SIGN CABINET AND ARMATURE SW 7018 'DOVETAIL'	PREFINISHED ALUMINUM SIGN GRAPHIC R: 210; G: 35; B: 18	PREFINISHED ALUMINUM SIGN GRAPHIC R: 120; G: 160; B: 35	PREFINISHED ALUMINUM SIGN GRAPHIC R: 3; G: 103; B: 155

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DRAWING TITLE
SIGNAGE

DRAWING NUMBER
A-4.1