

**GENERAL NOTES**

THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR, ARCHITECT AND CITY GIS. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED GRADES AND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE BUILDING DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. IT IS THE CONTRACTORS RESPONSIBILITY TO ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS TO MEET OR EXCEED STATE AND/OR LOCAL REQUIREMENTS. THE GRADE FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.

CONTRACTOR TO INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE ACQUIRED. ALL WORK SHALL MEET JURISDICTIONAL REQUIREMENTS AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES.

THE INFORMATION CONTAINED ON THIS PLAN DENOTE SITE RELATED IMPROVEMENTS WHICH CONTAIN ARCHITECTURAL STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INFORMATION SHOWN COORDINATE WITH THE ARCHITECTURAL PLANS BEFORE CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE AND THE BUILDING DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN PLANS.

PLANS PREPARED FOR:

PLANS PREPARED BY:

**brack**  
engineering

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**SITE DATA**

**SITE ADDRESS:**  
27 N RIVERVIEW ST. DUBLIN OHIO 43017

**OWNER:**  
HAFFAR GROUP LLC

**PARCEL:**  
273-000032

**SITE AREA:**  
0.211 AC. (9,170 SF)

**ZONING:**  
HD-HR, HISTORICAL RESIDENTIAL DISTRICT

**SETBACKS:**

**BUILDINGS**  
FRONT: 20'  
REAR: 20% OF LOT DEPTH. **PROPOSED - 20'**  
SIDE: 3'

**IMPERVIOUS AREA (WITHIN SITE P/L):**

EX. HOUSE: 975 SQFT  
PROP. HOUSE ADDITION: 1,775 SQFT  
TOTAL HOUSE = 2,754 SF

PROP. IMPERVIOUS PAVEMENT (DRIVE & WALK): 535 SQFT

**PROPOSED COVERAGE (EXCLU. ROADWAY) = 35.9%**  
(2,754+535)/9,170

EX. IMPERVIOUS INSIDE P/L (N RIVERVIEW ROADWAY): 1,032 SQFT

**PROPOSED COVERAGE (INCL. N RIVERVIEW ROADWAY) = 47.1%**  
(2,754+535+1,032)/9,170

**UTILITY NOTE TO CONTRACTOR**

THE LOCATION OF EXISTING UTILITIES ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AND PROPERLY DISCONNECT/ TERMINATE SERVICE BEFORE DEMOLITION / CONSTRUCTION. CONTRACTOR TO COORDINATE WITH ALL SERVICE PROVIDERS, DETERMINE POINTS OF CONNECTION, ROUTING AND LOCATION OF WHERE UTILITIES WILL ENTER THE BUILDING BEFORE CONSTRUCTION.

**BASIS OF INFORMATION**

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY LANDMARK SURVEY GROUP

PER SURVEY NOTES, BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(CORS)

**CONTACT INFORMATION**

**ARCHITECT**  
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RICHARD TAYLOR ARCHITECTS  
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DUBLIN, OH 43017  
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**SURVEYOR**  
LANDMARK SURVEY GROUP  
690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH 43085  
614-485-9000  
SCOTT GRUNDEI

**KEYED NOTES**

- 1 EXISTING BARN TO BE REMOVED
- 2 EXISTING SIDEWALK TO BE REMOVED AND RELOCATED. SEE NOTE 8.
- 3 EXISTING TREE TO BE REMOVED
- 4 EXISTING HOUSE TO BE RELOCATED. NEW FOUNDATION TO BE INSTALLED, SEE ARCHITECTURAL PLANS FOR DETAILS
- 5 EXISTING STONE WALL TO BE REPAIRED
- 6 PROPOSED HOUSE ADDITION
- 7 PROPOSED ASPHALT DRIVE. APPROACH TO BE INSTALLED PER CITY OF DUBLIN STANDARD DRAWING RD-07
- 8 PROPOSED BRICK PAVER WALK.
- 9 PROPOSED TRENCH DRAIN. TRENCH OUTLET PIPE TO BE CONNECTED TO DOWNSPOUT DRAIN. CONTRACTOR TO DETERMINE LAYOUT/ CONNECTION IN FIELD.

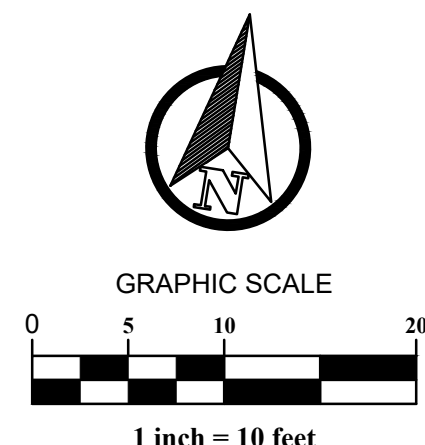
**PLAN LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED ADDITION (2,774 SF)
	PROPOSED DRIVE (428 SF)
	PROPOSED BRICK WALK (142 SF)



**FLOODPLAIN DATA**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCELS LIE WITHIN ZONE "X", COMMUNITY PANEL NO. 39049C0151K



**SITE PLAN**

HAFFAR GROUP LLC

27 N RIVERVIEW ST., DUBLIN OHIO 43017

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/09/2024  
JOB NO.: 2024-18  
DESIGN: NBH  
CHECKED: NBH

SHEET NO.  
**1 / 1**