

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **XXXX BLAZER PARKWAY** **LIGHTBRIDGE ACADEMY** 2024

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STANDARD CONSTRUCTION DRAWINGS CITY OF COLUMBUS

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

AA-S133A	AA-S162
AA-S133B	
AA-S141	
AA-S149	
AA-S150	
AA-S151	
AA-S160	
AA-S161	

CITY OF DUBLIN (2020)

PD-02	RD-05	ST-01
PD-03	RD-07	ST-02
PD-08	RD-11	ST-03
		ST-04
		ST-05
		SA-03

VERTICAL DATUM

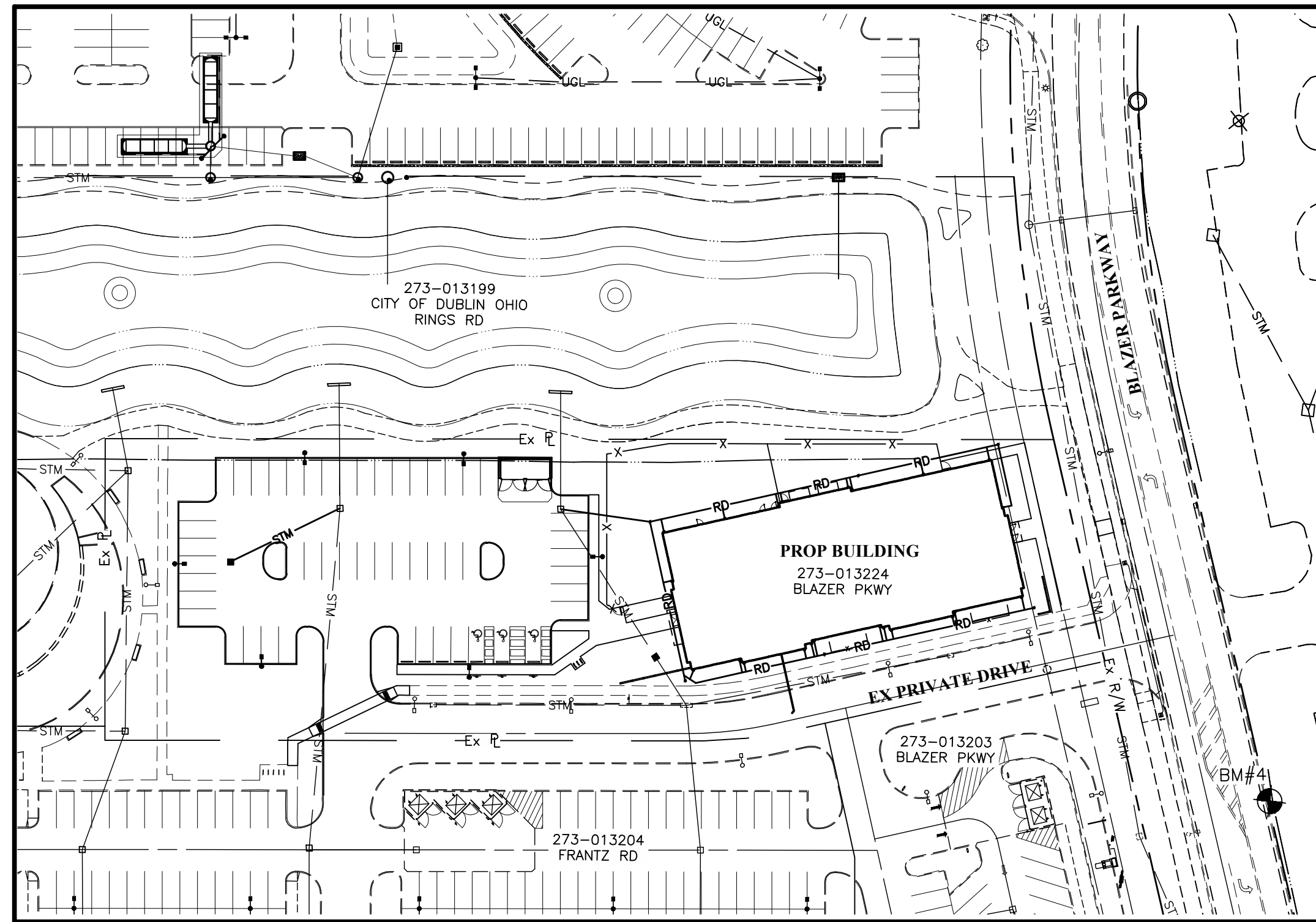
The Vertical Datum is based on the elevations established by the Franklin County Engineering Department, at monument HI-8, being 880.171 feet in elevation. The said elevations were transferred from said Franklin County Engineering Department monuments using static GPS procedures and the GEOID 03 model 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

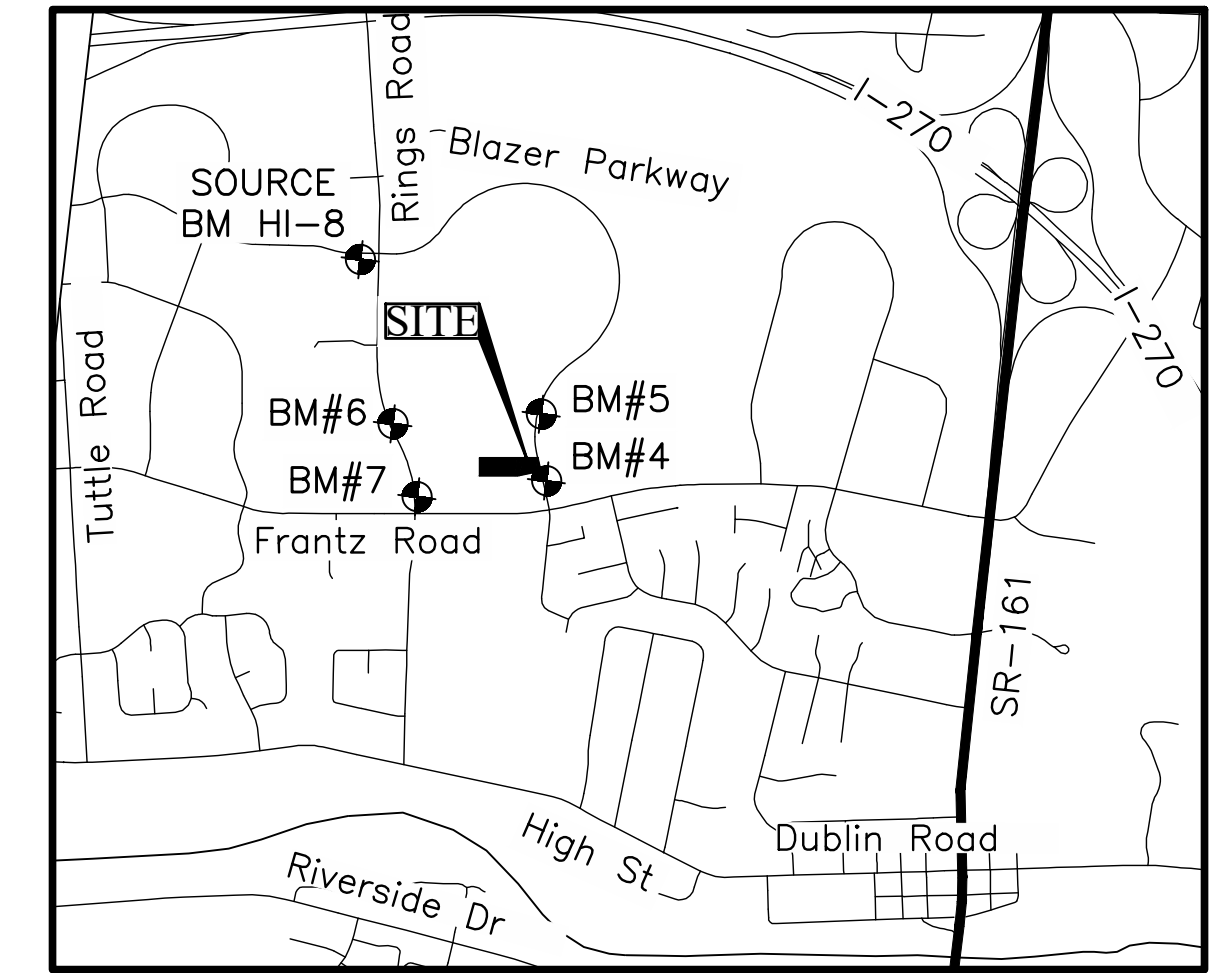
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and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

BENCH MARKS (NAVD 1988)

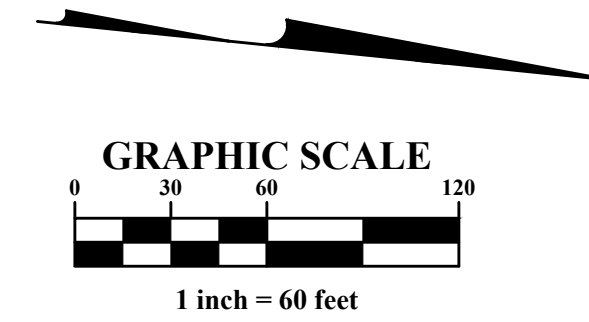
SOURCE BM HI-8	Aluminum Disk in the Southeast Wingwall of a Culvert on Paul Blazer Parkway, 164 Feet South of Rings Road, 52 Feet East of the Centerline of Paul Blazer Parkway.	Elev. = 880.17
BM#4	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being 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



INDEX MAP
Scale: 1" = 60'



LOCATION MAP
Not to Scale



DEVELOPER

The Daimler Group
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ENGINEER

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Tel: (614) 775-4340

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

APPROVED:

DIRECTOR OF ENGINEERING/CITY ENGINEER
CITY OF DUBLIN, OHIO
PAUL A. HAMMERSMITH, P.E. Date _____

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT,
CITY OF DUBLIN, OHIO
JENNIFER M. RAUCH, AICP Date _____

PREPARED BY:



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

HORIZONTAL REFERENCE POINTS (OHIO SOUTH ZONE)*			
POINT	DESCRIPTION	NORTHING	EASTING
#405	1185 BM#5 BMS	761239	1793287
#406	1185 BM#6 BMS	759977	1793517
#407	1185 BM#7 BMS	760258	1794118

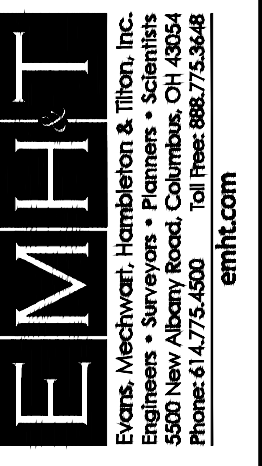
* Horizontal reference datum = NAD 83 (1986)

(See Index Map for reference point locations)

MARK	DATE	DESCRIPTION

DAIMLER GROUP

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



DATE
April 2, 2024

SCALE
1" = 60'

JOB NO.
2023-1033

SHEET
1/16

I:\2023\1033\DWG\04\Sheets\Site_Improvement_Plan\20231033_Tile_Sheet.dwg - Last Saved By: jpselle - 4/2/2024 9:07 AM - Last Printed By: Stephanie Jackson - 4/2/2024 11:34 AM (No Xrefs)

GENERAL NOTES

- 1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein.
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.
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.
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.
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.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited.
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.
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.
15. All precast concrete products shall be inspected at the location of manufacture.
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.
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 Shier Rings Road
Dublin, Ohio 43016
18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
19. All trees within the construction area not specifically designated for removal shall be preserved.
20. Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer.
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.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement.
23. Tree trimming within the construction zone is to be completed by a certified Arborist.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. All inlets shall be channeled.
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.

UTILITIES

- 1. The following utilities are known to be located within the limits of this project:
Columbia Gas of Ohio
American Electric Power
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.
3. The identification 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.
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 8:00 PM unless authorized differently 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.

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.
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.
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.

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.
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.
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 F2736.
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.
8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
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.
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 topped 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.
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.
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.
16. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet.
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.
19. Existing sanitary sewer flows shall be maintained at all times.
20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

MAIL DELIVERY

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.

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.
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 #09-030 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.

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.
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.
5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications.
6. The Contractor shall paint all fire hydrants according to City of Dublin standards.
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.
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.
12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water.
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.
17. Two 1/2 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.
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.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates.
7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates.
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.
9. HP Storm and HP SaniTite or approved equal pipe joints shall be watertight according to requirements of ASTM D3212.
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

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.

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.
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 #09-030 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.

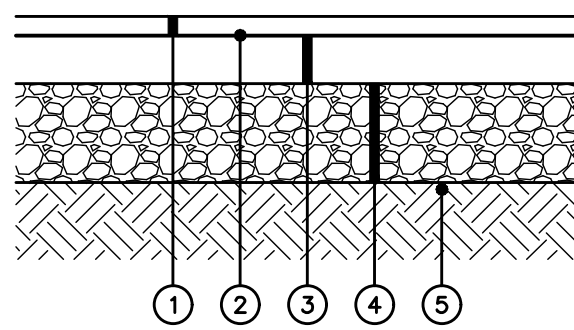
Table with 4 columns: MARK, DATE, DESCRIPTION, REVISIONS

DAIMLER GROUP

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



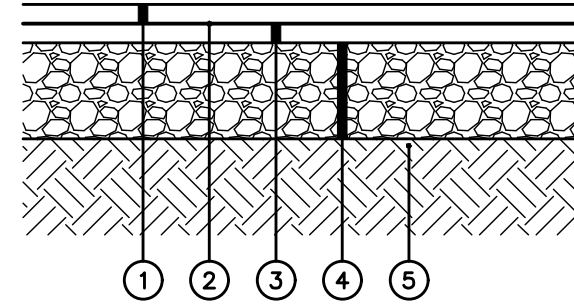
Table with 2 columns: DATE (April 2, 2024), SCALE (NONE), JOB NO. (2023-1033), SHEET (2/16)



- 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.

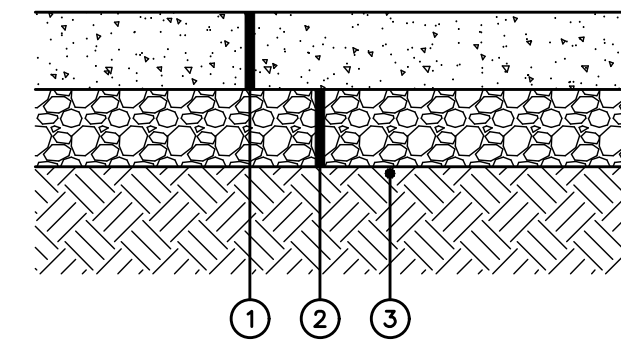
A **DETAIL**
HEAVY DUTY ASPHALT PAVEMENT SECTION Not to Scale



- 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.

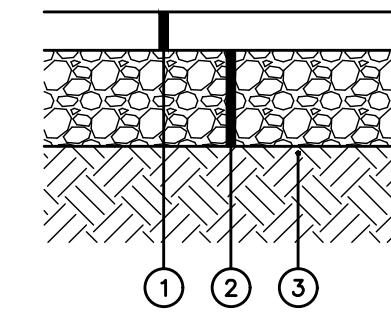
B **DETAIL**
LIGHT DUTY ASPHALT PAVEMENT SECTION Not to Scale



- 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.

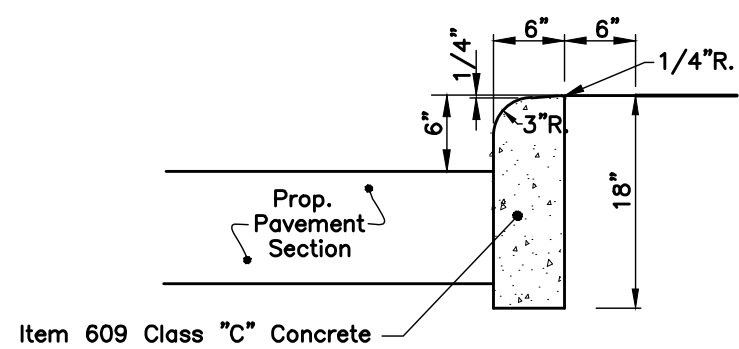
C **DETAIL**
CONCRETE PAVEMENT Not to Scale



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

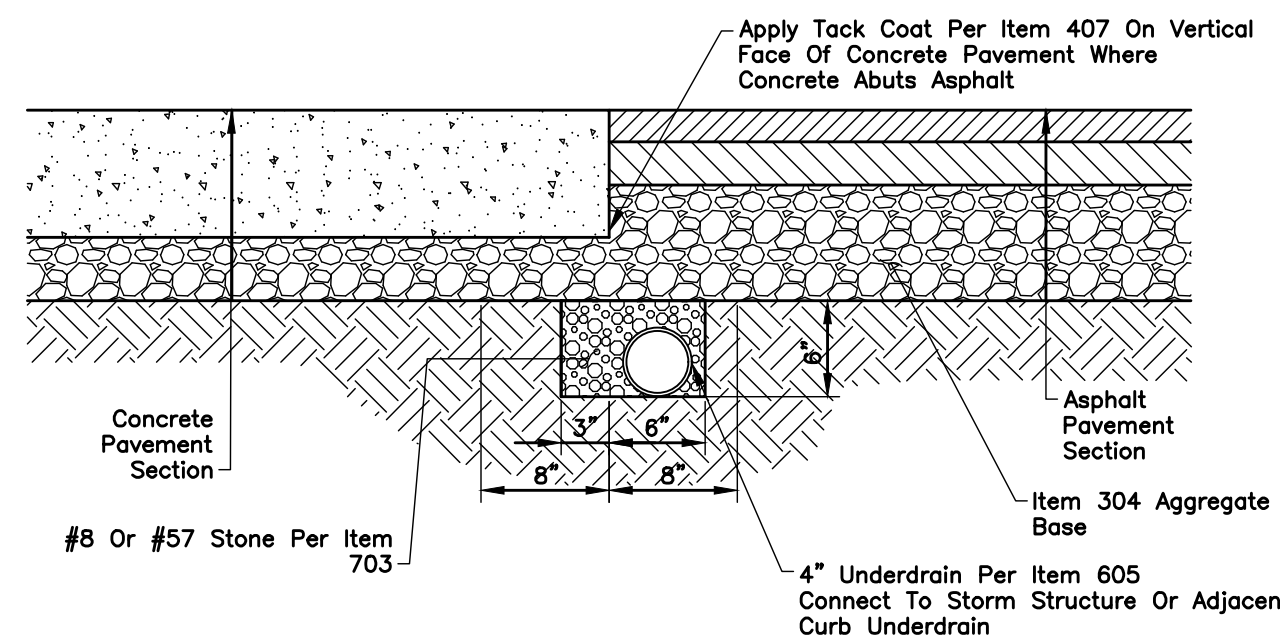
NOTES
1. Pavement recommendation provided by record plan (91-015-GIP) EMH&T assumes no liability for pavement section.

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



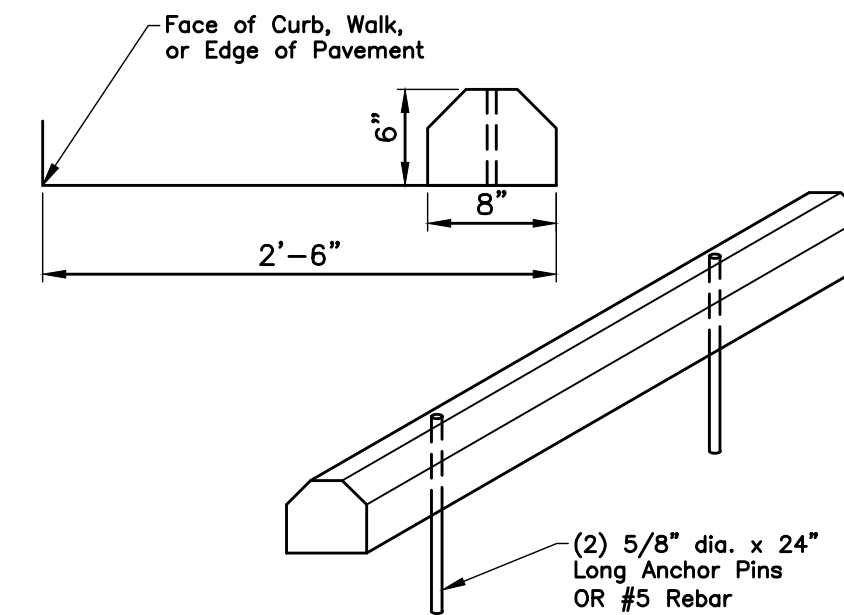
NOTES
1. Curb Shall be 0" Height at Ramps.

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



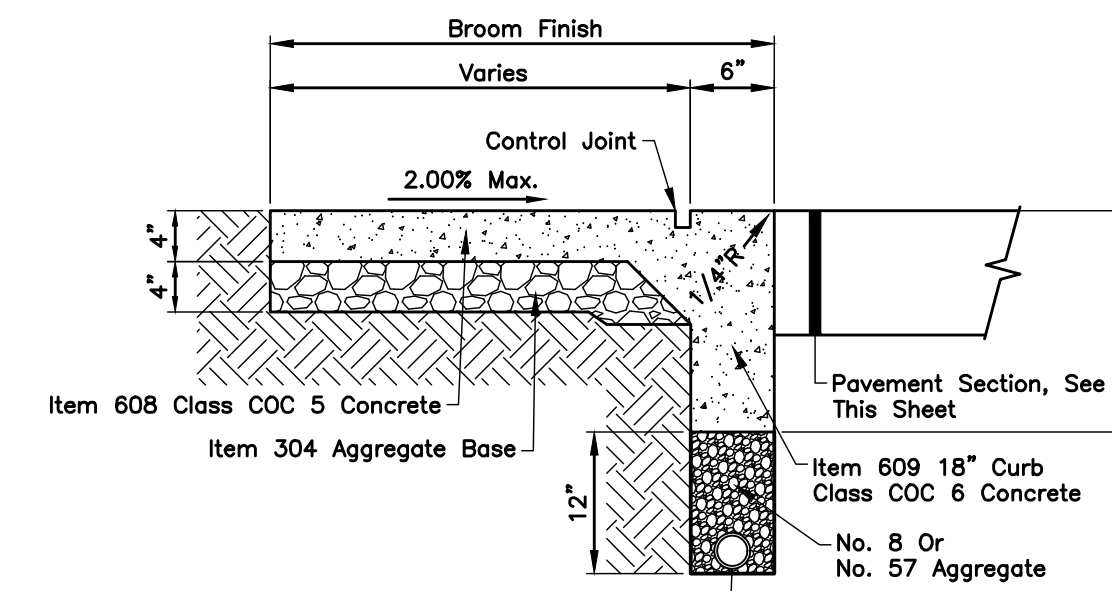
NOTES
1. Contractor shall provide turndown anywhere asphalt and concrete or concrete base pavement meet.

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

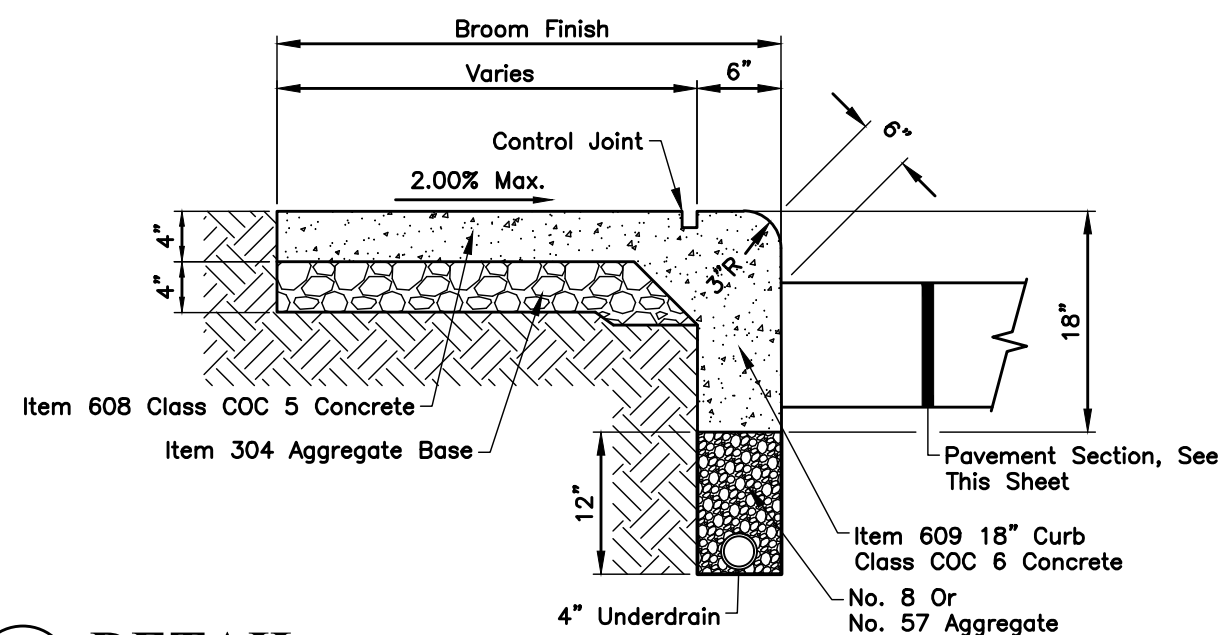


NOTES
1. Center parking block in parking stall.
2. Refer to Site Plan for locations of blocks.

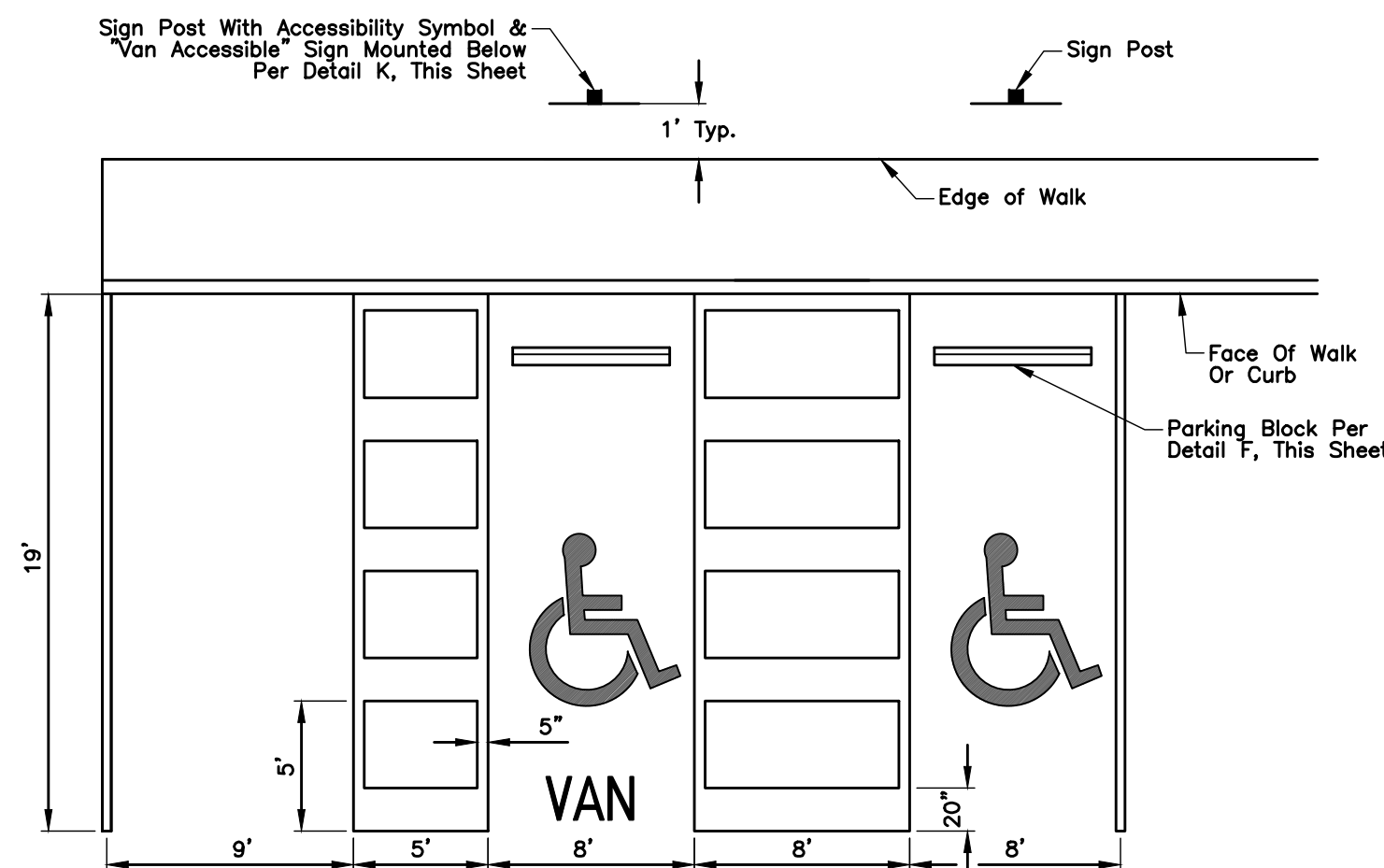
G **DETAIL**
CONCRETE PARKING BLOCK - CAR Not to Scale



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

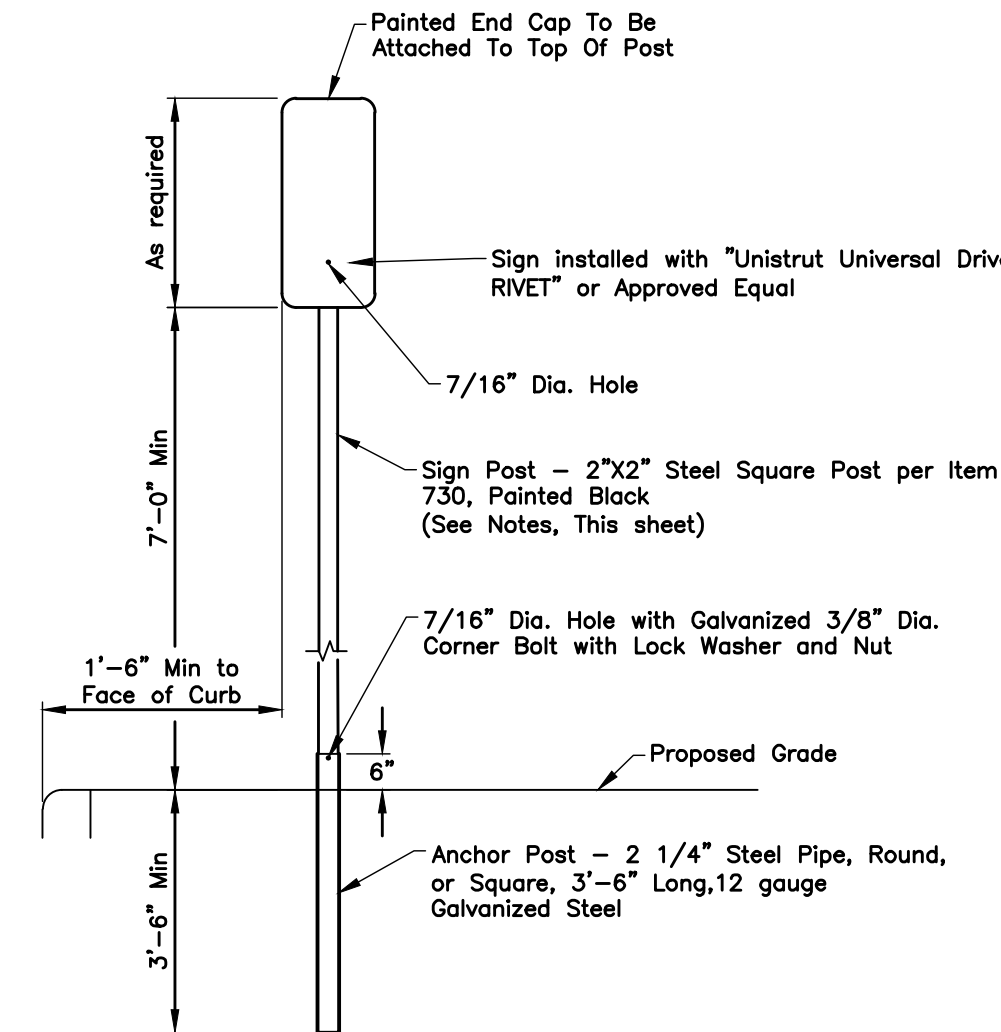


I **DETAIL**
INTEGRAL CURB & SIDEWALK Not to Scale



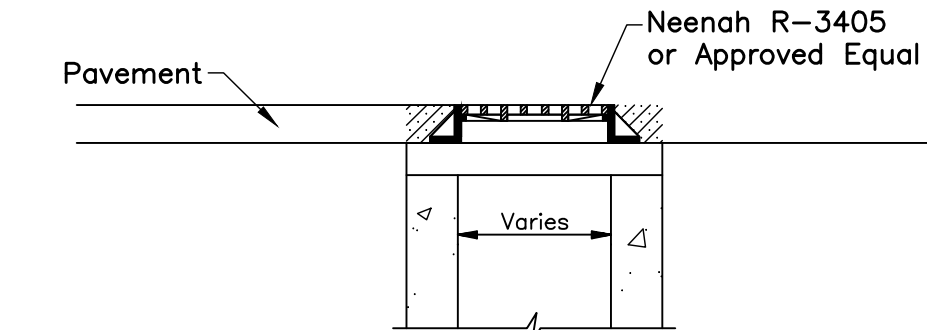
NOTE
1. Pavement shall have a maximum 2.00% slope in all directions in the area of handicap parking spaces and associated striping.
2. Handicap parking sign shall conform with current State and Local codes and regulations.
3. Transition from flush curb to full height curb as designated on Grading Plan.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

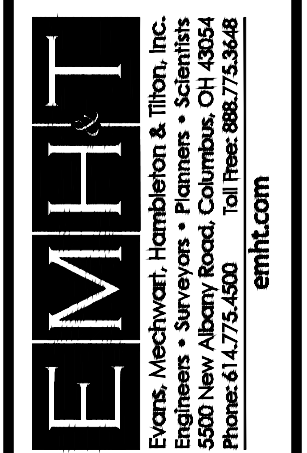
Not to Scale

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

MARK	DATE	DESCRIPTION

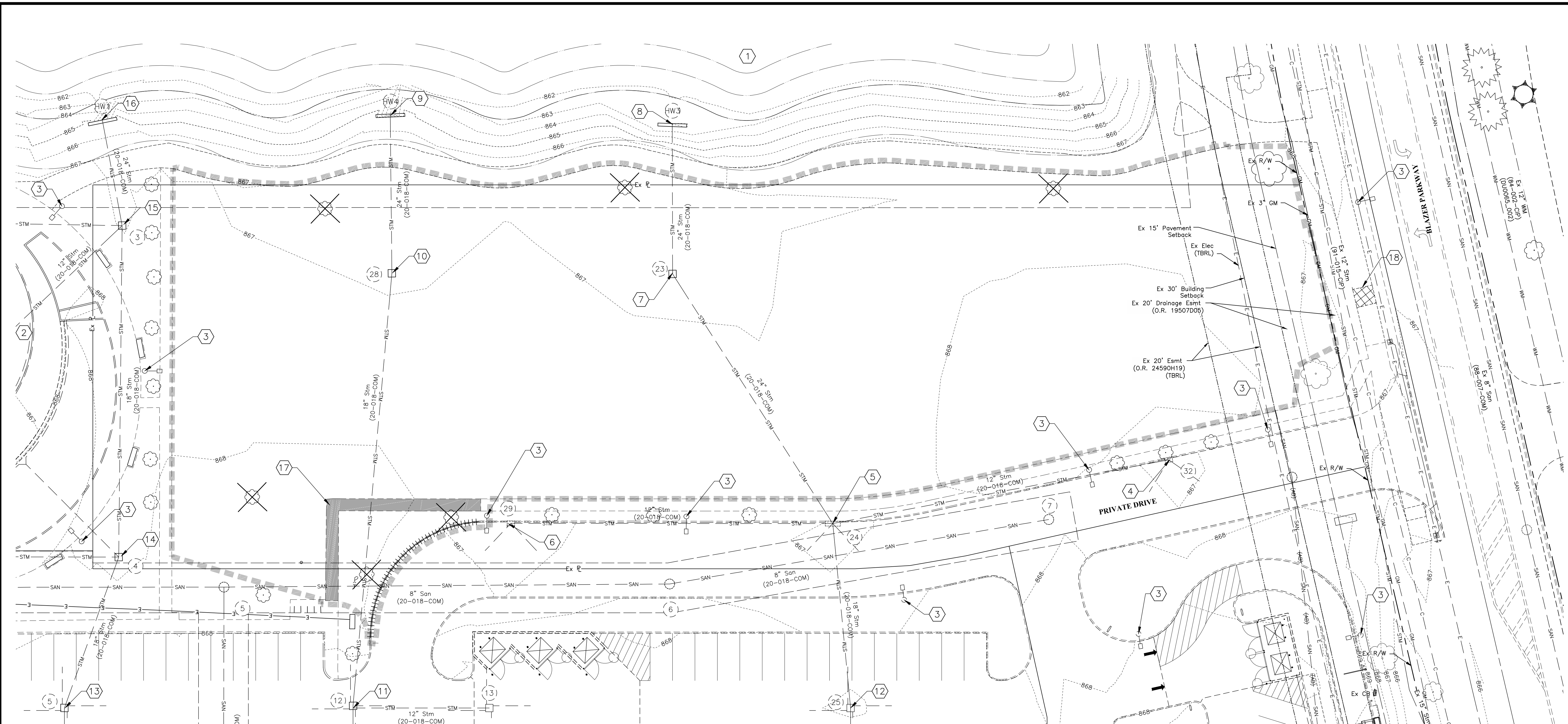
DAIMLER GROUP

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



DATE	April 2, 2024
SCALE	AS NOTED
JOB NO.	2023-1033
SHEET	3/16

J:\2023\1033\DWG\1033\1033-Existing Conditions & Demo Plan.dwg, Last Saved By: isepile, 4/2/2024 10:34 AM Last Printed By: Seiple, Jackson, 4/2/2024 11:34 AM (No Xrefs)



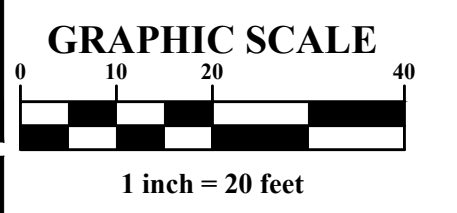
- CODED NOTES:**
- 1 Existing Wet Basin 01
NP = 862.00
100yr = 866.55
Bottom of Basin = 859.00
 - 2 Ex Park
 - 3 Ex Light Pole (DND)
 - 4 Ex Storm C&G Inlet (DND), Ex Rim = 867.31
Inv 12" (S) = 863.22
 - 5 Ex Storm C&G Inlet (DND), Ex Rim = 867.41
Inv 24" (SW) = 862.46
Inv 18" (E) = 862.93
Inv 12" (N) = 862.63
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
 - TBR To Be Removed
 - DND Do Not Disturb
 - TBRL To Be Relocated
 - Manhole
 - Catch Basin
 - Curb Inlet
 - Tree Removal

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 2, 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

EMHT
Survey, Mapping, Hydrology & Thru, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5500
emht.com

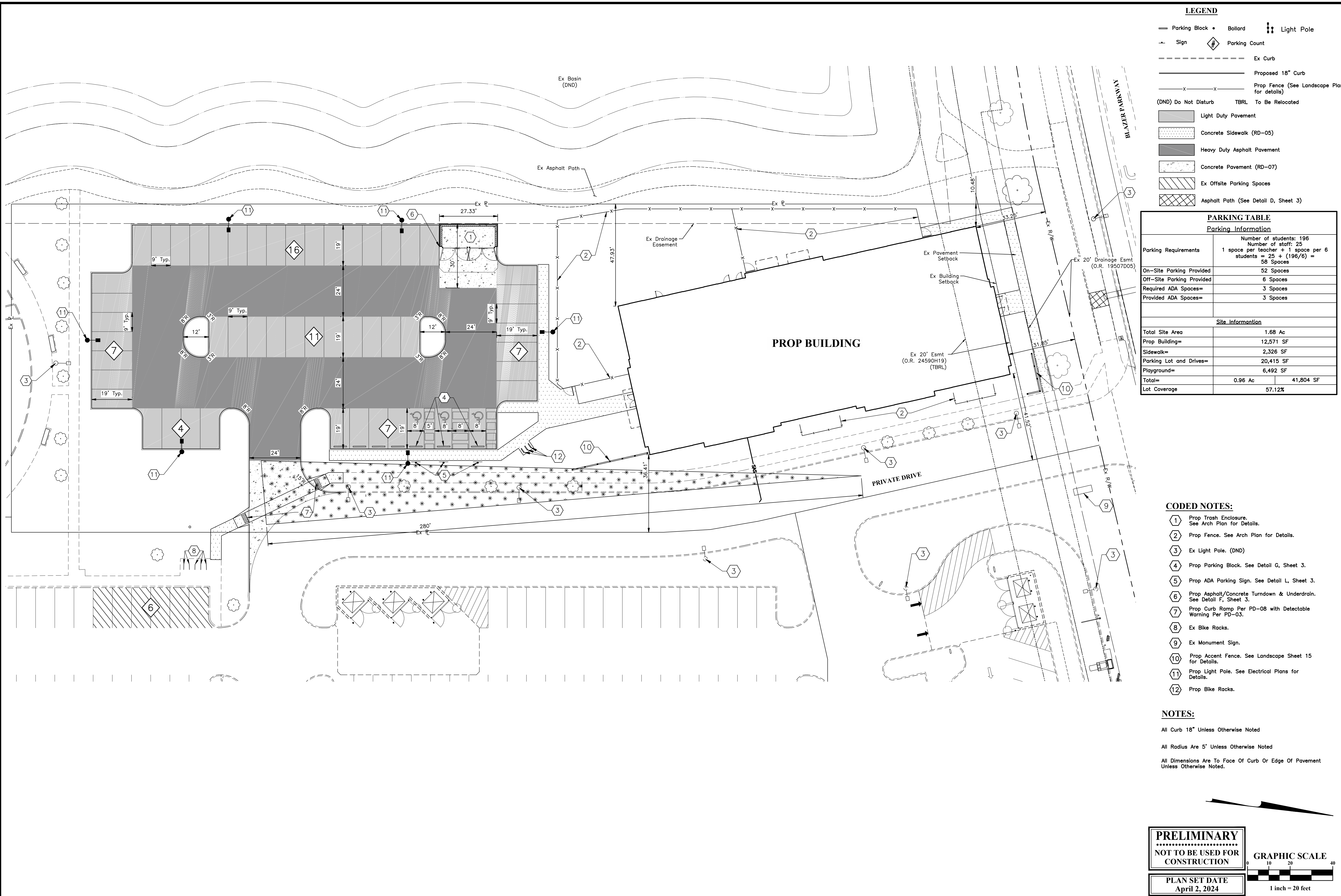
DATE
April 2, 2024

SCALE
1" = 20'

JOB NO.
2023-1033

SHEET
4/16

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LEGEND

—	Parking Block	•	Bollard	⋮	Light Pole
—	Sign	◊	Parking Count		
- - - - -	Ex Curb				
—	Proposed 18" Curb				
- - - - -	Prop Fence (See Landscape Plan for details)				
(DND)	Do Not Disturb	TBRL	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	52 Spaces
Off-Site Parking Provided	6 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=	2,326 SF
Parking Lot and Drives=	20,415 SF
Playground=	6,492 SF
Total=	0.96 Ac 41,804 SF
Lot Coverage	57.12%

- 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.

NOTES:

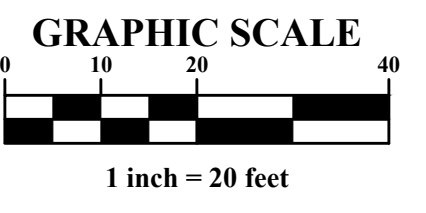
All Curb 18" Unless Otherwise Noted

All Radius Are 5' Unless Otherwise Noted

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

PRELIMINARY
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PLAN SET DATE
 April 2, 2024



REVISIONS

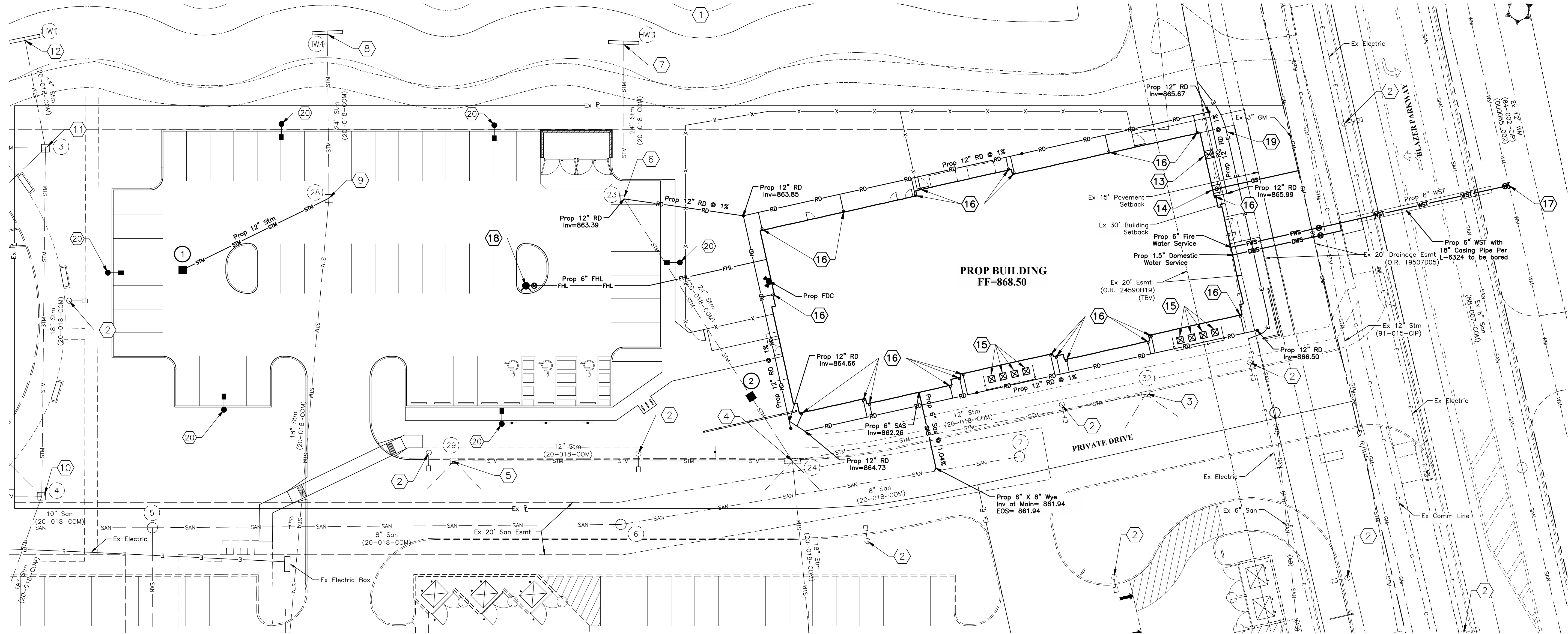
MARK	DATE	DESCRIPTION

DAIMLER GROUP

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

EMHT
 Survey, Mapping, Hydrology & Thru, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.757.5500 Fax: 614.757.5500 emht.com

DATE	April 2, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	5/16



- CODED NOTES:**
- 1 Existing Wet Basin 01
NP = 862.00
100yr = 866.55
Bottom of Basin = 859.00
 - 2 Ex Light Pole (DND).
 - 3 Ex Storm C&G Inlet (DND), Ex Rim = 867.31
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 - 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
 - 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 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

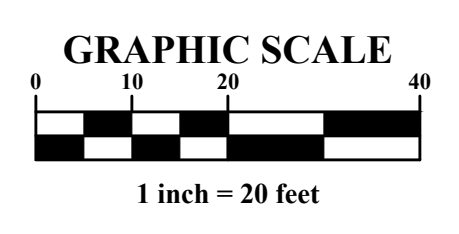
— STM —	Storm Sewer
— RD —	Roof Drain
— Under Drain —	Under Drain
— SAS —	Sanitary Service
— FWS —	Fire Water Service
— DWS —	Domestic Water Service
— E —	Underground Electric Line
— FO —	Telecomm Duct Bank
— GS —	Gas Service
■	Catch Basin
●	Manhole
●	Cleanout
■	Curb & Gutter Inlet
○	Fire Hydrant
●	Water 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
April 2, 2024

REVISIONS

MARK	DATE	DESCRIPTION

DAIMLER GROUP

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

EMHT
Survey & Mapping, Inc.
Engineers & Surveyors • Franklin • Columbus, OH
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5501
emht.com

DATE
April 2, 2024

SCALE
1" = 20'

JOB NO.
2023-1033

SHEET
6/16

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PRIVATE SITE IMPROVEMENT 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

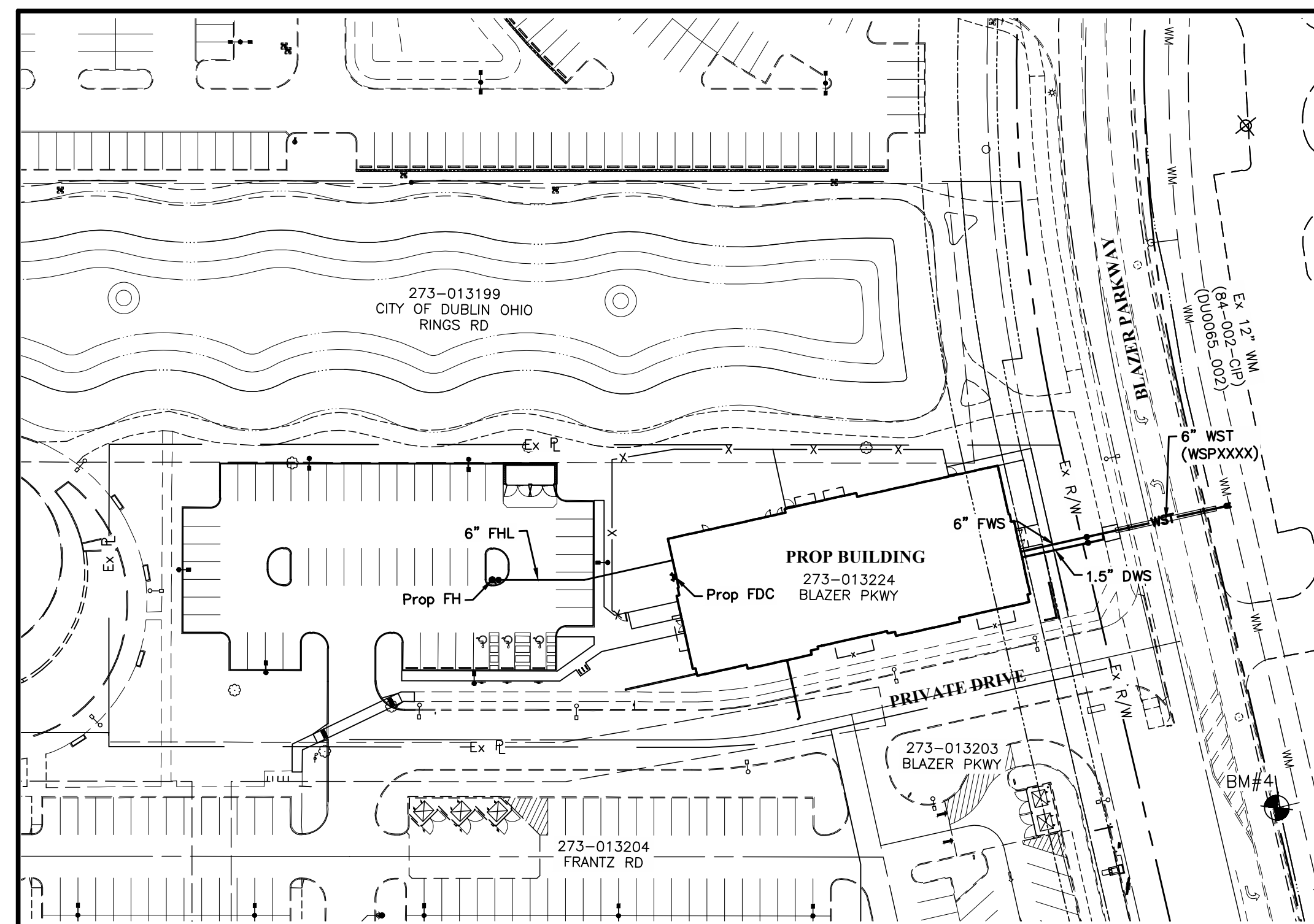
(NAVD 1988)

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:

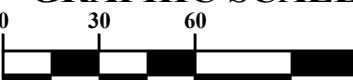
City of Columbus		City of Dublin (2024)
L-1001	L-6311	RD-02
L-1003	L-6312	RD-06
L-1004	L-6316A	Wa-01
L-1441	L-6640	
L-1701 A+B	L-6637A	
L-6306	L-7401	
L-6310	L-9002 A-G	
	L-9901	



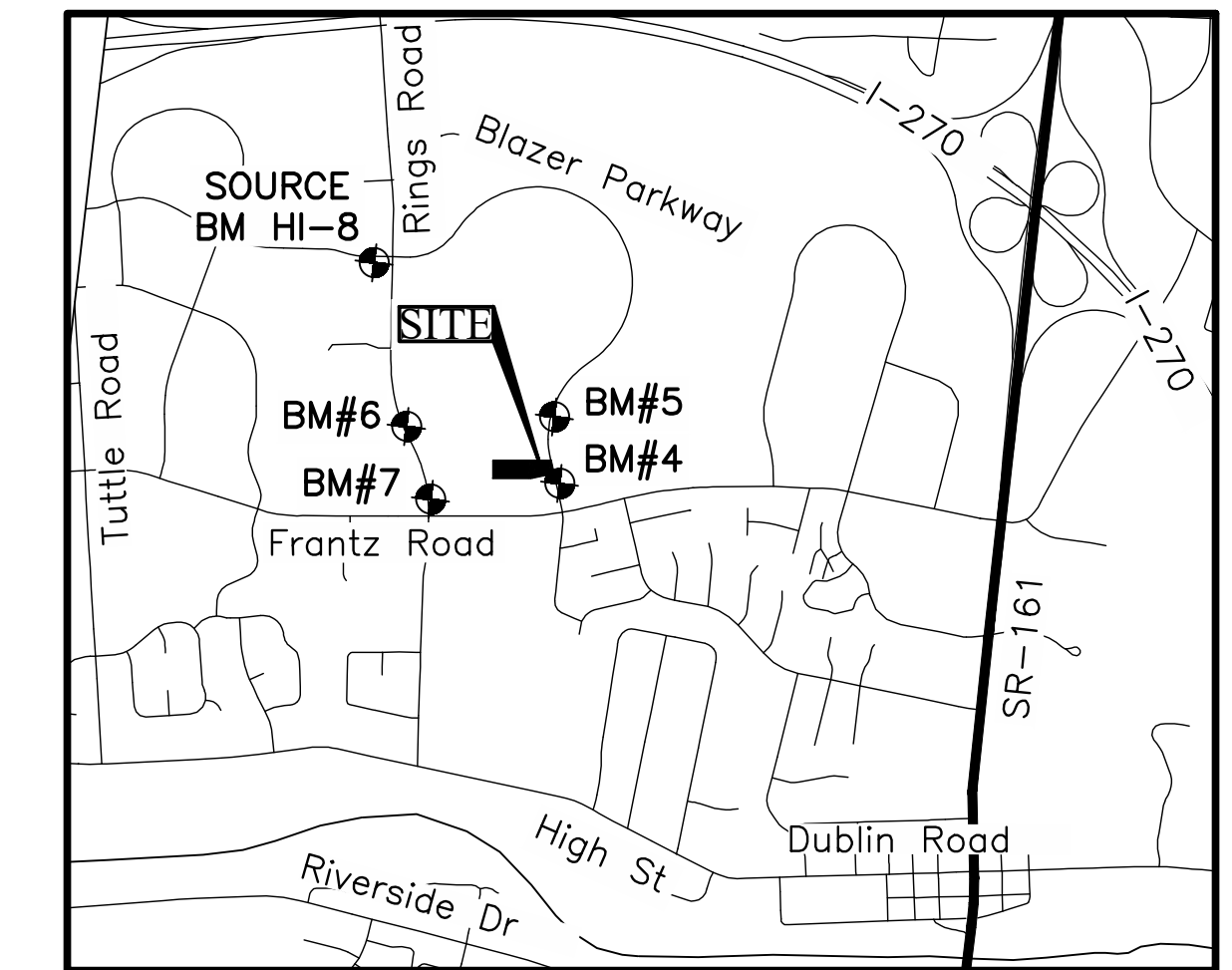
INDEX MAP

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
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Tel: (614) 545-7422

ENGINEER

EMHAT
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
April 2, 2024

EASEMENT REFERENCE

REVISIONS



REGISTERED ENGINEER NO. DATE

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

DATE

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

WSP####

SHEET:

1 / 2
7 / 16

CITY OF COLUMBUS WATER SERVICE PLAN NOTES

- NO WATER SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY WATER TAPS UNTIL THE PUBLIC WATER MAIN HAS BEEN DISINFECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
- NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET (614-645-7330).
- THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.
- ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER, UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER. ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.
- IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING A LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTIONS 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND WATER SERVICE TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO POSSESSES A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE SECTIONS 4114.119 AND 4114.529.
- FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.
- SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO THE START OF ANY WATER SERVICE LINE AND/OR WATER SERVICE TAP INSTALLATION OR ANY PLACEMENT OF WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
- EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINE(S) SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
- SITE UTILITY CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF COLUMBUS--CITY FORESTER AT 614-645-6640 FOR ANY WORK DONE WITHIN 10 FEET OF A TREE IN THE RIGHT OF WAY.
- THERE SHALL BE A 10 FOOT MINIMUM HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAP(S), WATER SERVICE LINE(S), PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS, UNLESS OTHERWISE APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
- ALL INSPECTIONS REQUIRE A 24 HOUR ADVANCE NOTICE.
- ALL PUBLIC FIRE HYDRANTS, WHETHER NEW OR RELOCATED, SHALL BE INSPECTED AND APPROVED BY THE CITY OF COLUMBUS, DIVISION OF FIRE PRIOR TO BEING PUT INTO SERVICE. THE CONTRACTOR SHALL CONTACT THE DIVISION OF FIRE AT 645-7642 EXT. 75658 TO SCHEDULE THE INSPECTION OF THE NEW OR RELOCATED FIRE HYDRANTS. THE CITY WILL PROVIDE THE CONTRACTOR "OUT OF SERVICE" RINGS THAT SHALL BE PLACED ON ALL NEW OR RELOCATED FIRE HYDRANTS TO CLEARLY IDENTIFY THEM AS INACTIVE. AFTER WRITTEN NOTIFICATION OF ACCEPTANCE HAS BEEN RECEIVED, THE CONTRACTOR SHALL REMOVE THE "OUT OF SERVICE" RINGS FROM THE FIRE HYDRANTS. ALL "OUT OF SERVICE" RINGS SHALL BE RETURNED TO THE CITY.
- ALL PUBLIC FIRE HYDRANTS, WHETHER NEW OR RELOCATED, SHALL BE INSPECTED AND APPROVED BY THE (APPLICABLE CONTRACT COMMUNITY FIRE AGENCY) PRIOR TO BEING PUT INTO SERVICE. THE CONTRACTOR SHALL CONTACT THE (APPLICABLE CONTRACT COMMUNITY FIRE AGENCY) AT 614-XXX-XXXX TO SCHEDULE THE INSPECTION OF THE NEW OR RELOCATED FIRE HYDRANTS.
- SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.
- IF A TAP IS BEING REUSED AND DISCOVERED TO BE LEAD, THE TAP SHALL BE ABANDONED AT THE WATER MAIN PER CMSC ITEM 808 AND A NEW TAP SHALL BE INSTALLED.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF ALL WATER SERVICE TAP ABANDONMENTS COMPLETED AT THE WATER MAIN PER CMSC ITEM 808.
- N/A

- ALL 2" AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K SOFT TEMPER COPPER ONLY FROM THE CITY WATER MAIN THRU THE CURB STOP PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-9901 AND CMSC ITEM 805. THE PIPE MATERIAL SHALL BE TYPE K SOFT TEMPER COPPER OR A COLUMBUS DIVISION OF WATER APPROVED POLY TUBING FROM THE CURB STOP THRU THE WATER METER SETTING.
- N/A
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-8276 TO HAVE 1.5" AND SMALLER METER(S) INSTALLED.
- 1.5" AND 2" METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-9002 C.
- SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION AND HYDROSTATIC TEST OF 4" AND LARGER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CONTROL VALVE AND WATER SERVICES FROM THE CONTROL VALVE THRU THE WATER METER SETTING. HYDROSTATIC TEST SHALL BE PER CMSC ITEM 801.16 AND SHALL BE PERFORMED FROM THE WATER MAIN THRU THE WATER METER SETTING.
- ALL 4" THRU 12" WATER SERVICE PIPE SHALL BE ONLY DUCTILE IRON FROM THE CITY WATER MAIN THRU THE CITY WATER METER SETTING(S) INCLUDING THE METER BYPASS.
- ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 4" AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FOOT BEYOND THE RIGHT OF WAY VALVE(S).
- N/A
- WHEN WATER TAPS ARE INSTALLED BY TRENCHLESS METHODS AND CROSS AN EXISTING STORM AND/OR SANITARY SEWER, THE CONTRACTOR SHALL VERIFY THE CONDITION OF THE SEWER(S) BY VIDEO INSPECTION METHODS FOLLOWING THE TAP INSTALLATIONS.
- 4" AND LARGER METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-6317 A-E.
- 2" AND LARGER METERS SHALL BE PURCHASED AT THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET AND PICKED UP AT UTILITY METERING SERVICES AT 3588 INDIANOLA AVENUE.
- BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A THRU G. CONTRACTOR(S) SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION QUESTIONS. CONTRACTOR(S) SHALL CALL 614-645-5781 TO SCHEDULE BACKFLOW PREVENTION INSPECTION REQUESTS.
- N/A
- COMBINATION WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE #1013 APPROVAL/STANDARD.
- THE FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE APPROPRIATE ASSE APPROVAL/STANDARD AND SHALL BE EQUIPPED WITH A DETECTOR METER THAT IS ITRON 100W (TOWER) OR 100R (REMOTE), MEASURES IN CUBIC FEET AND MEETS THE AWWA C-700 STANDARD. FIRE WATER BACKFLOW PREVENTER(S) SHALL BE SIZED TO MATCH THE FIRE WATER SERVICE SIZE AND EQUIPPED WITH O.S.&Y. VALVES.
- IF DOMESTIC AND/OR FIRE WATER SERVICE METER(S) AND THEIR BACKFLOW PREVENTER(S) ARE TO BE LOCATED IN A METER ROOM INSIDE A BUILDING, THERE WILL BE A WALL OR CEILING MOUNTED GAS OR ELECTRIC THERMOSTATICALLY OPERATED HEATER. THE HEATER SHALL BE SIZED PER THE HEATER MANUFACTURER SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF MINUS 30 DEGREE FAHRENHEIT.
- A 1" I.D. CONDUIT WITH 1 DRAWSTRING PER WATER METER SHALL BE PROVIDED BY THE BUILDING CONTRACTOR FROM THE WATER METER TO AND THRU 6' BEYOND THE FINISHED EXTERIOR WALL OF THE BUILDING AND 1' TO 5' ABOVE THE FINISHED GRADE.
- N/A
- N/A
- BACKFLOW PREVENTION DEVICES MUST BE TESTED AT THE TIME OF INSTALLATION BY A TESTER APPROVED BY THE DIVISION OF WATER BACKFLOW COMPLIANCE OFFICE. A COMPLETE LIST OF APPROVED TESTERS CAN BE FOUND AT WWW.COLUMBUS.GOV/BACKFLOW/CONSUMERS. RESULTS MUST BE SUBMITTED THROUGH THE ONLINE WEB SUBMITTAL SYSTEM AT WWW.COLUMBUS.GOV/TEMPLATES/DETAILASPX?ID=79397 .

NOTES:

All Valves include Standard Valve Boxes unless otherwise noted.

3' Typical Separation (E-to-E) Between DWS and FWS

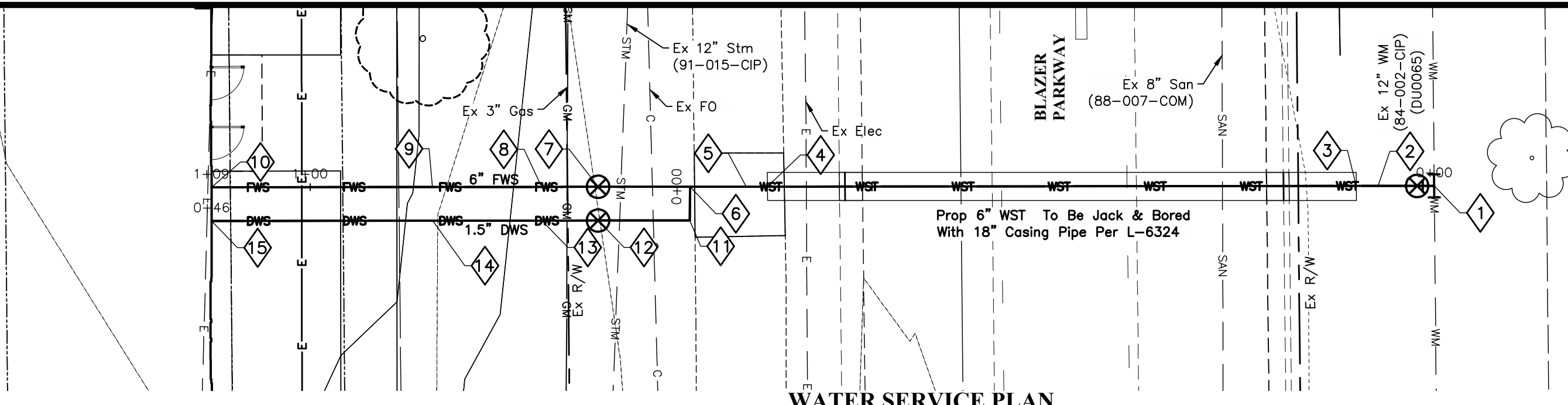
Water stationing based on E Fire Water System (FWS) and Water Service Tap (WST).

DWS Domestic Water Service
 FWS Fire Water Service
 FDC Fire Department Connection
 WST Water Service Tap

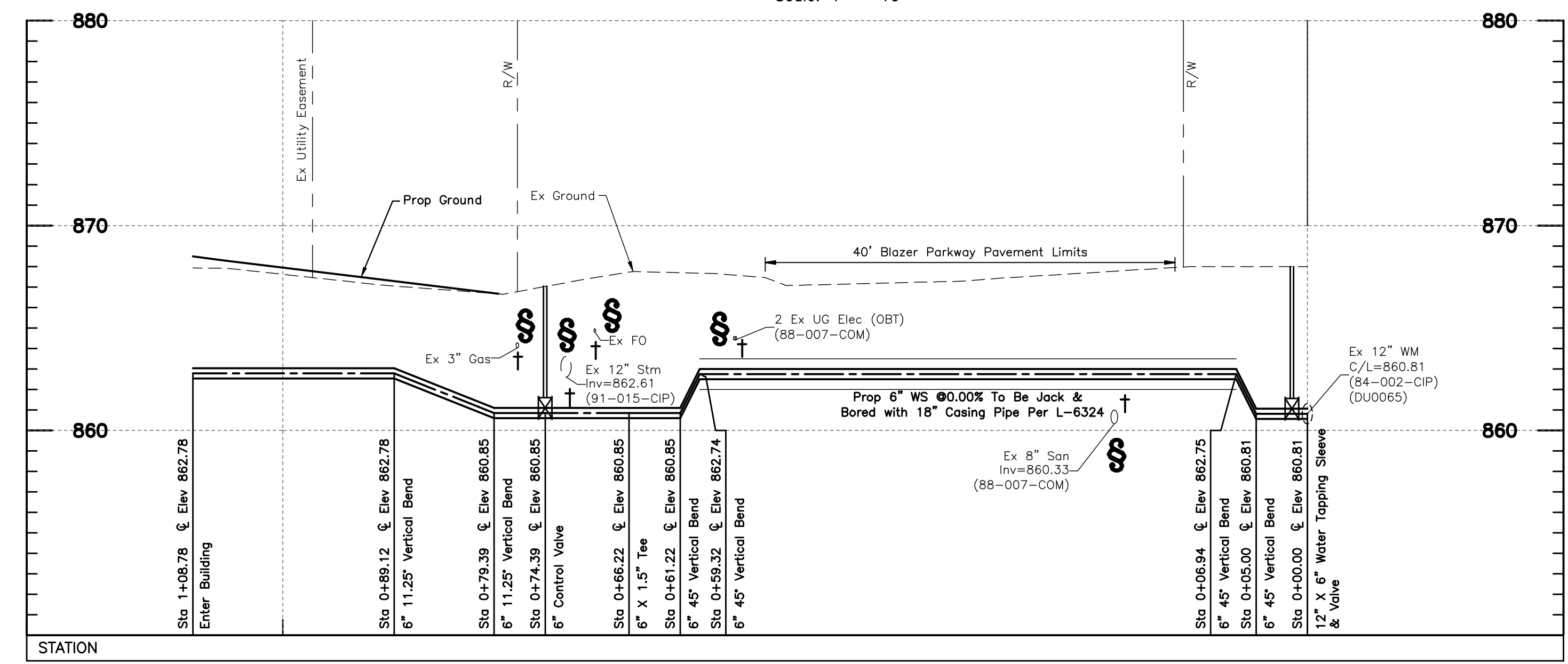
All Backfill within Right-of-Way shall be CDF.

† Water Service shall maintain a minimum of 1.5' vertical separation between sewer/underdrain/utility and shall maintain a minimum of 12" vertical separation between all other utilities. See COC Std Detail L-7401.

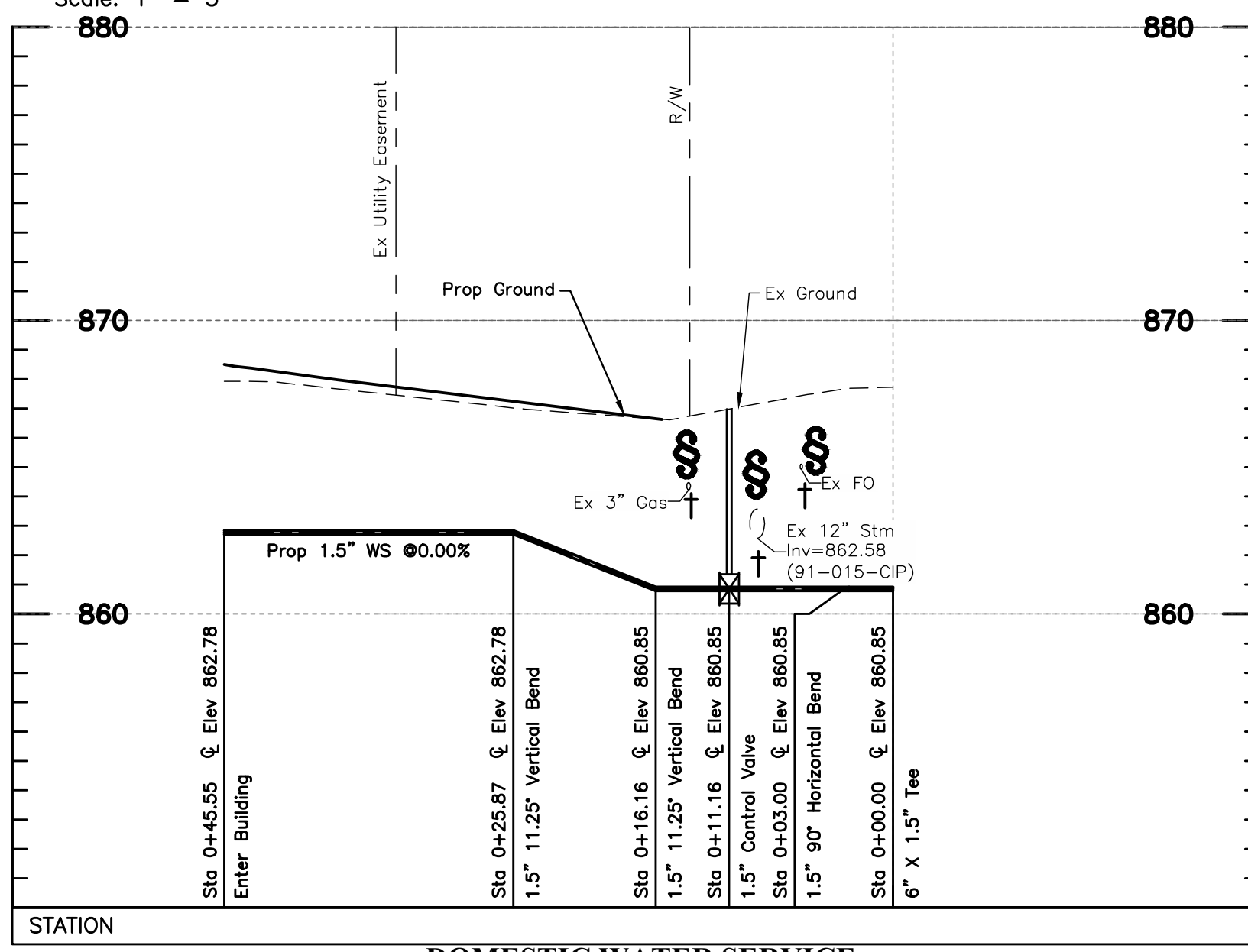
§ Contractor to verify elevation and location of existing utility before construction. Invert shown is based on typical required cover or plan elevation.



WATER SERVICE PLAN
Scale: 1" = 10'



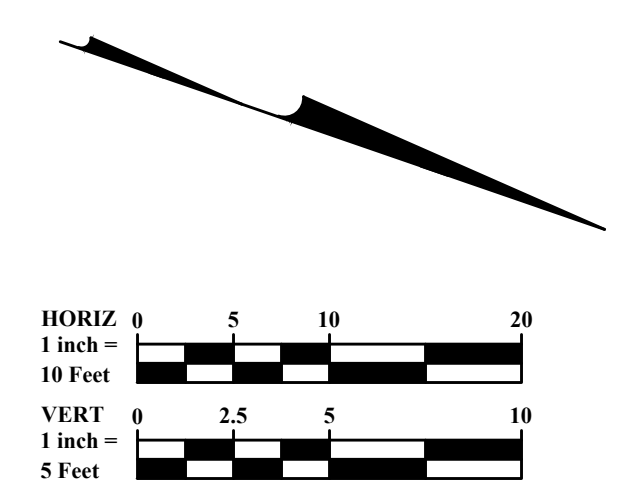
FIRE WATER SERVICE
Scale: 1" = 10'
Scale: 1" = 5'



DOMESTIC WATER SERVICE
Scale: 1" = 10'
Scale: 1" = 5'

SURVEY COORDINATE TABLE					
STRUCTURE #	DESCRIPTION	NORTHING	EASTING	NORTHING AS-BUILTS	EASTING AS-BUILTS
1	12" X 6" Water Tapping Sleeve & Valve	761307.71	1793704.65		
2	6" 45° Vertical Bend	761302.98	1793706.28		
3	6" 45° Vertical Bend	761301.16	1793706.92		
4	6" 45° Vertical Bend	761251.66	1793724.06		
5	6" 45° Vertical Bend	761249.87	1793724.68		
6	6" X 1.5" Tee	761245.14	1793726.32		
7	6" Control Valve	761237.41	1793728.99		
8	6" 11.25° Vertical Bend	761232.69	1793730.63		
9	6" 11.25° Vertical Bend	761223.50	1793733.82		
10	Enter Building	761204.92	1793740.25		
11	1.5" 90° Horizontal Bend	761246.11	1793729.16		
12	1.5" Control Valve	761238.40	1793731.83		
13	1.5" 11.25° Vertical Bend	761233.67	1793733.47		
14	1.5" 11.25° Vertical Bend	761224.49	1793736.64		
15	Enter Building	761205.90	1793743.08		

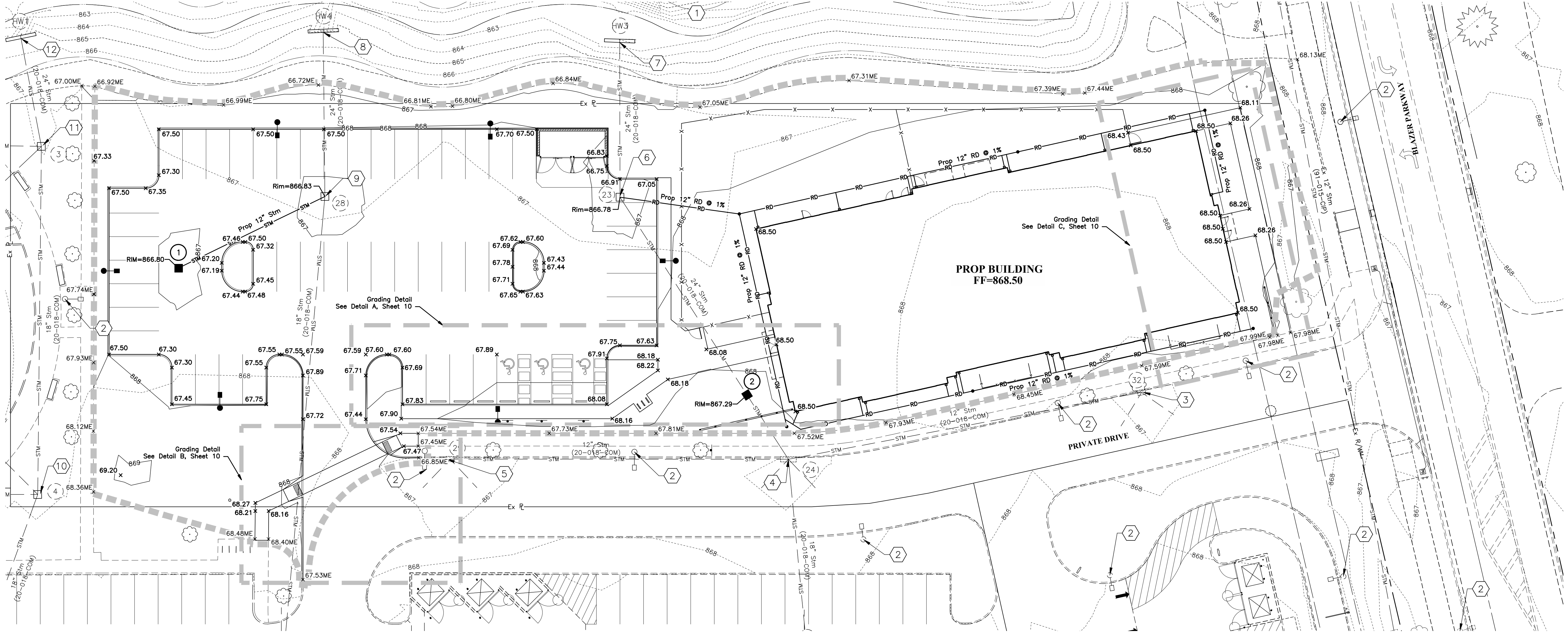
EASEMENT REFERENCE	REVISIONS



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
April 2, 2024

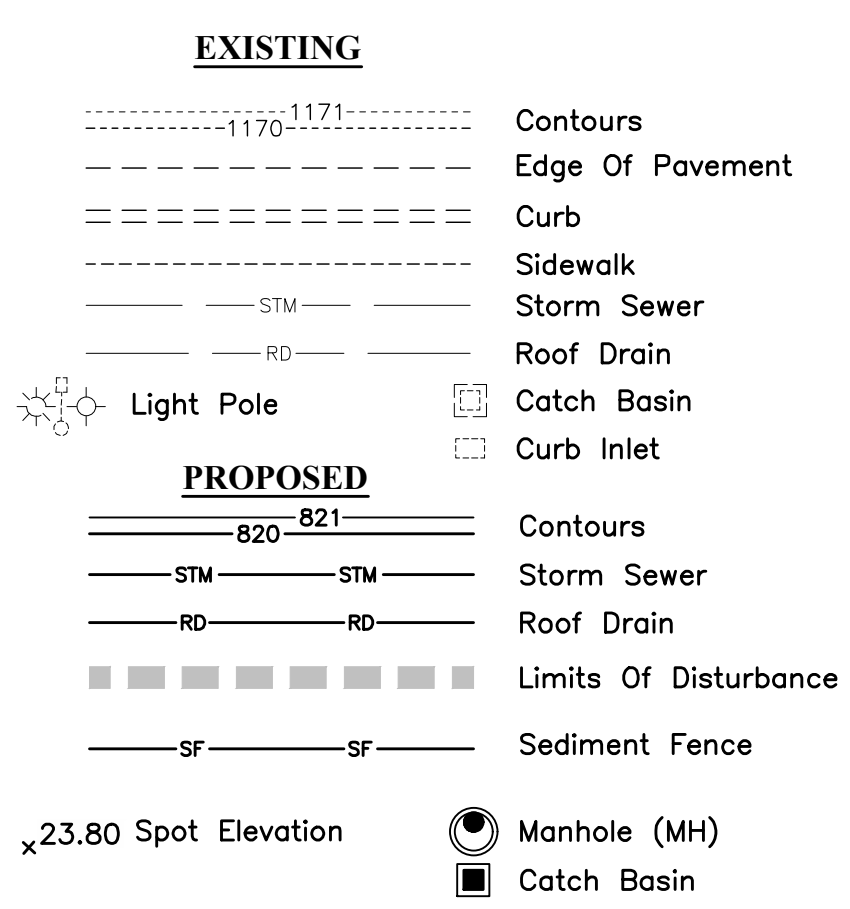
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
PRIVATE WATER SERVICE PLAN

WSP####
SHEET:
2 / 2
8 / 16



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- CODED NOTES:**
- ① Existing Wet Basin 01
NP = 862.00
100yr = 866.55
Bottom of Basin = 859.00
 - ② Ex Light Pole (DND).
 - ③ Ex Storm C&G Inlet (DND), Ex Rim = 867.31
Inv 12" (S) = 863.22
 - ④ Ex Storm C&G Inlet (DND), Ex Rim = 867.41
Inv 24" (SW) = 862.46
Inv 18" (E) = 862.93
Inv 12" (N) = 862.63
Inv 12" (S) = 862.56
 - ⑤ Ex Storm C&G Inlet (DND), Ex Rim = 867.25
Inv 12" (N) = 863.46
 - ⑥ Ex Storm Catch Basin (DND), Ex Rim = 866.78
Inv 24" (W) = 862.11
Inv 24" (NE) = 862.18
 - ⑦ Ex Storm Headwall (DND),
Inv 24" (E) = 861.99
 - ⑧ Ex Storm Headwall (DND),
Inv 24" (E) = 861.94
 - ⑨ Ex Storm Catch Basin (DND), Ex Rim = 866.83
Inv 24" (W) = 862.13
Inv 18" (E) = 862.35
 - ⑩ Ex Storm Catch Basin (DND), Ex Rim = 867.04
Inv 18" (W) = 862.51
Inv 18" (SE) = 862.53
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
April 2, 2024

GRAPHIC SCALE

1 inch = 20 feet

MARK	DATE	DESCRIPTION

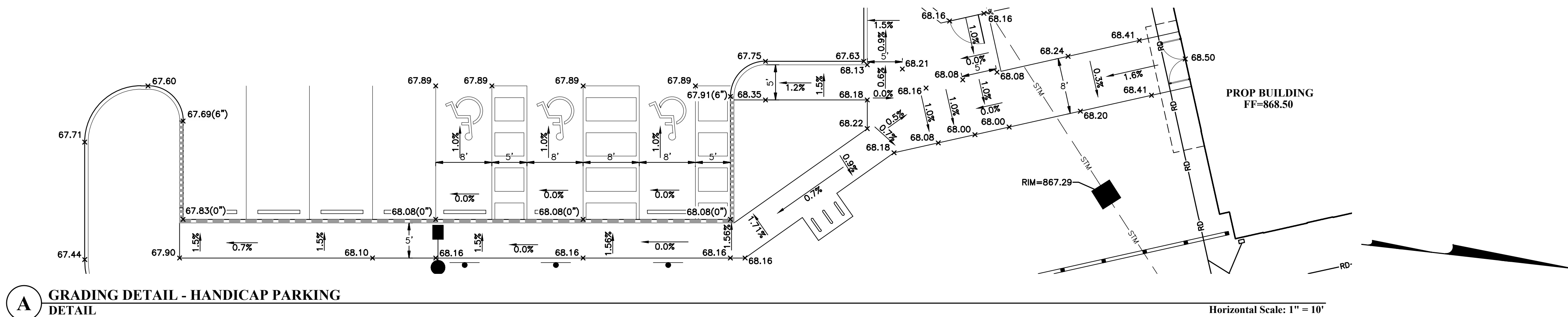
DAIMLER GROUP

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

EMHT

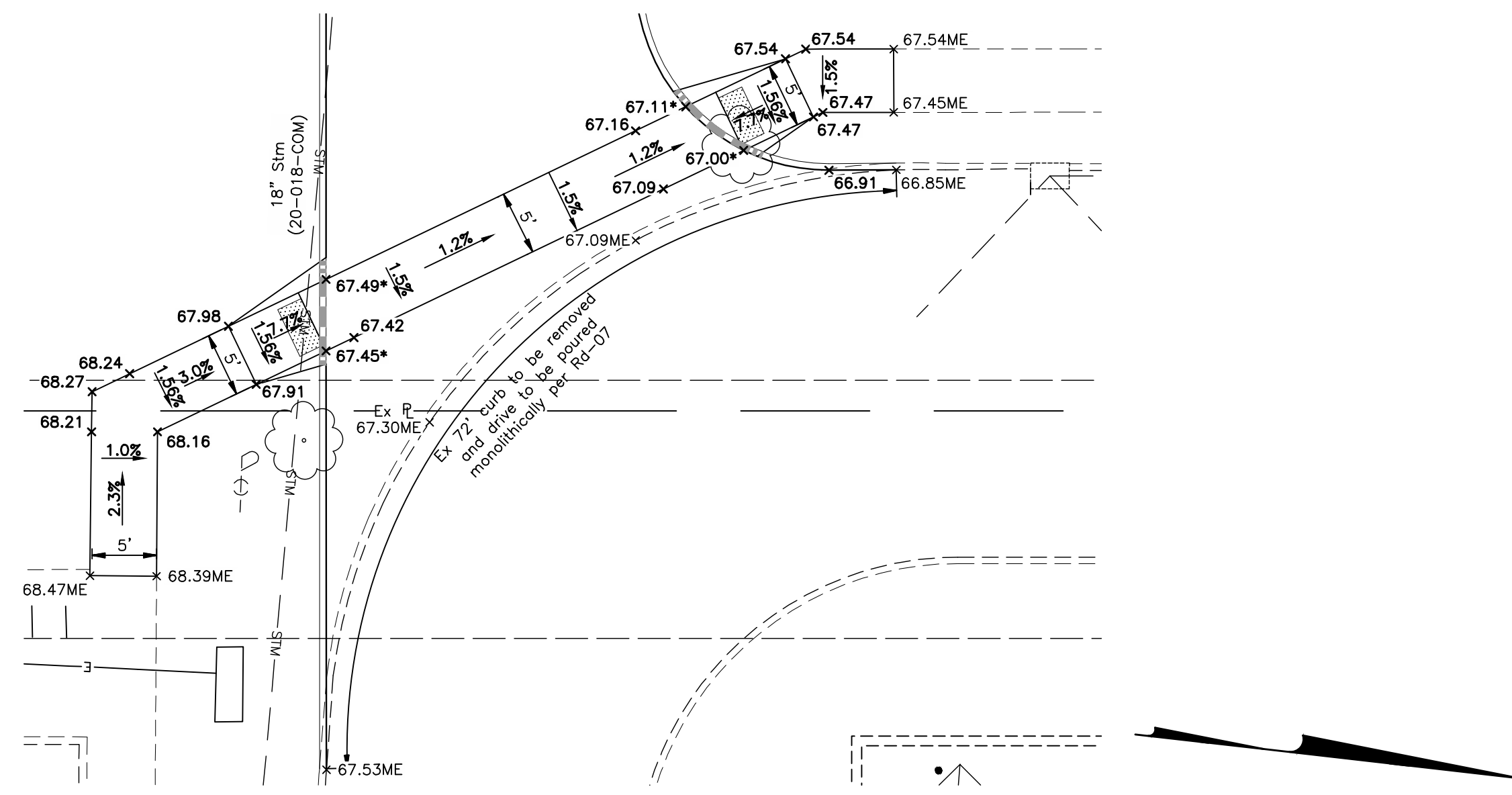
Steve McWhorter, Michael S. Thron, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.757.5500 Fax: 614.757.5500
 emht.com

DATE	April 2, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	9/16



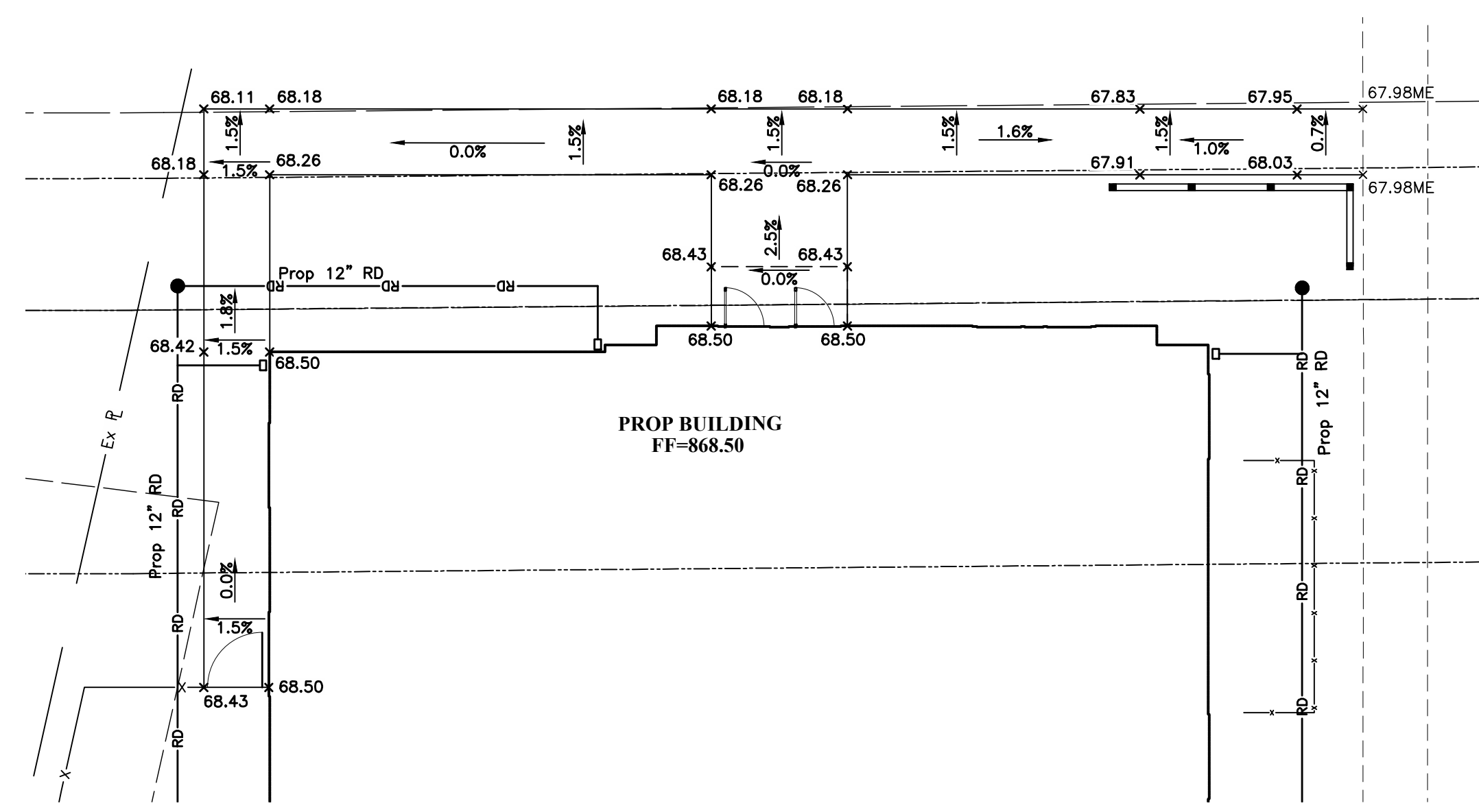
A GRADING DETAIL - HANDICAP PARKING DETAIL

Horizontal Scale: 1" = 10'



B GRADING DETAIL - CURB RAMPS & DRIVE APRON DETAIL

Horizontal Scale: 1" = 10'



C GRADING DETAIL - NORTH SIDEWALK DETAIL

Horizontal Scale: 1" = 10'

LEGEND		
Flush Curb	ME	Match Existing
Transition Curb	TC	Top of Curb
Bullnose Curb	TW	Top of Wall
	BW	Bottom of Wall

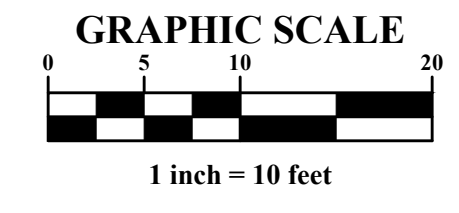
Height of adjacent curb. If 0", curb is flush with adjacent pavement and or sidewalk. If 6", add 0.5' to pavement elevation to obtain the top of curb elevation.

NOTES:

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

To Obtain Proposed Elevations on USGS NAVD88 Datum, Add 1100 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
April 2, 2024

MARK	DATE	DESCRIPTION

DAIMLER GROUP

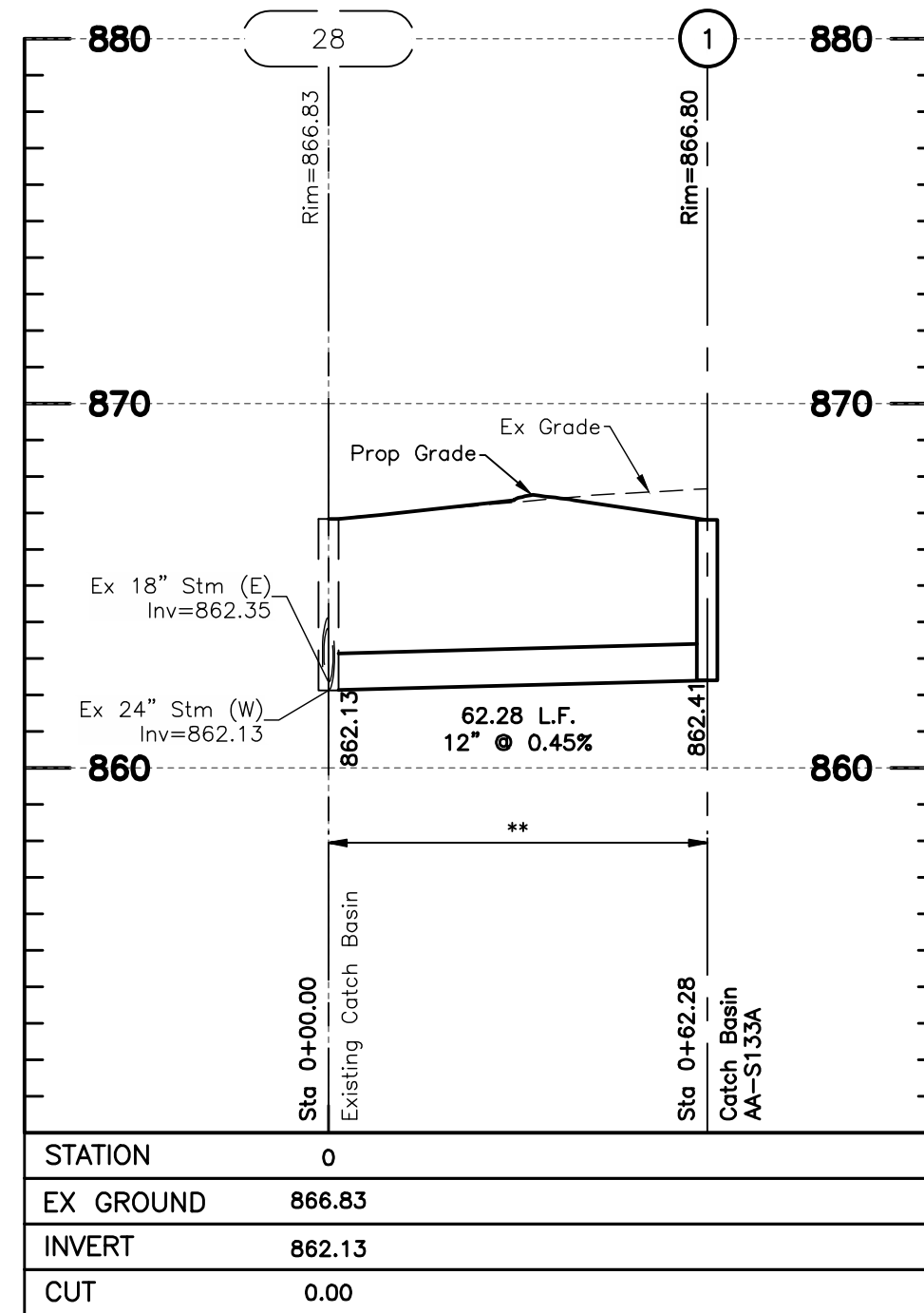
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
GRADING DETAILS



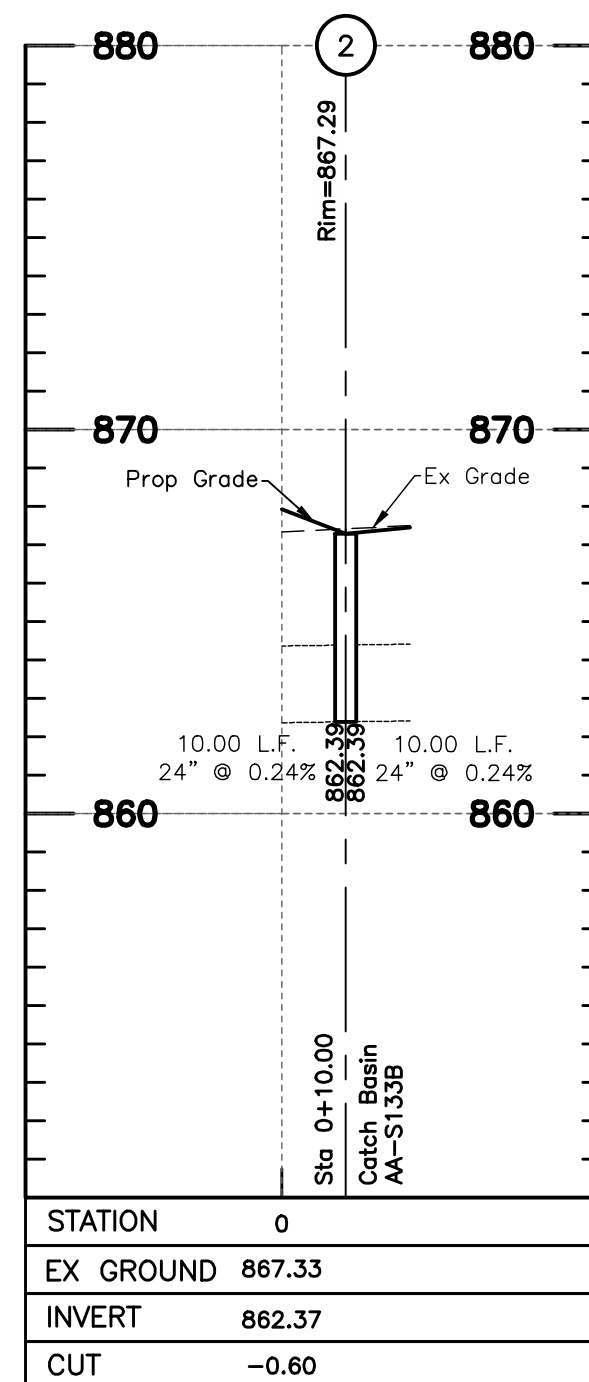
DATE	April 2, 2024
SCALE	1" = 10'
JOB NO.	2023-1033

SHEET
10/16

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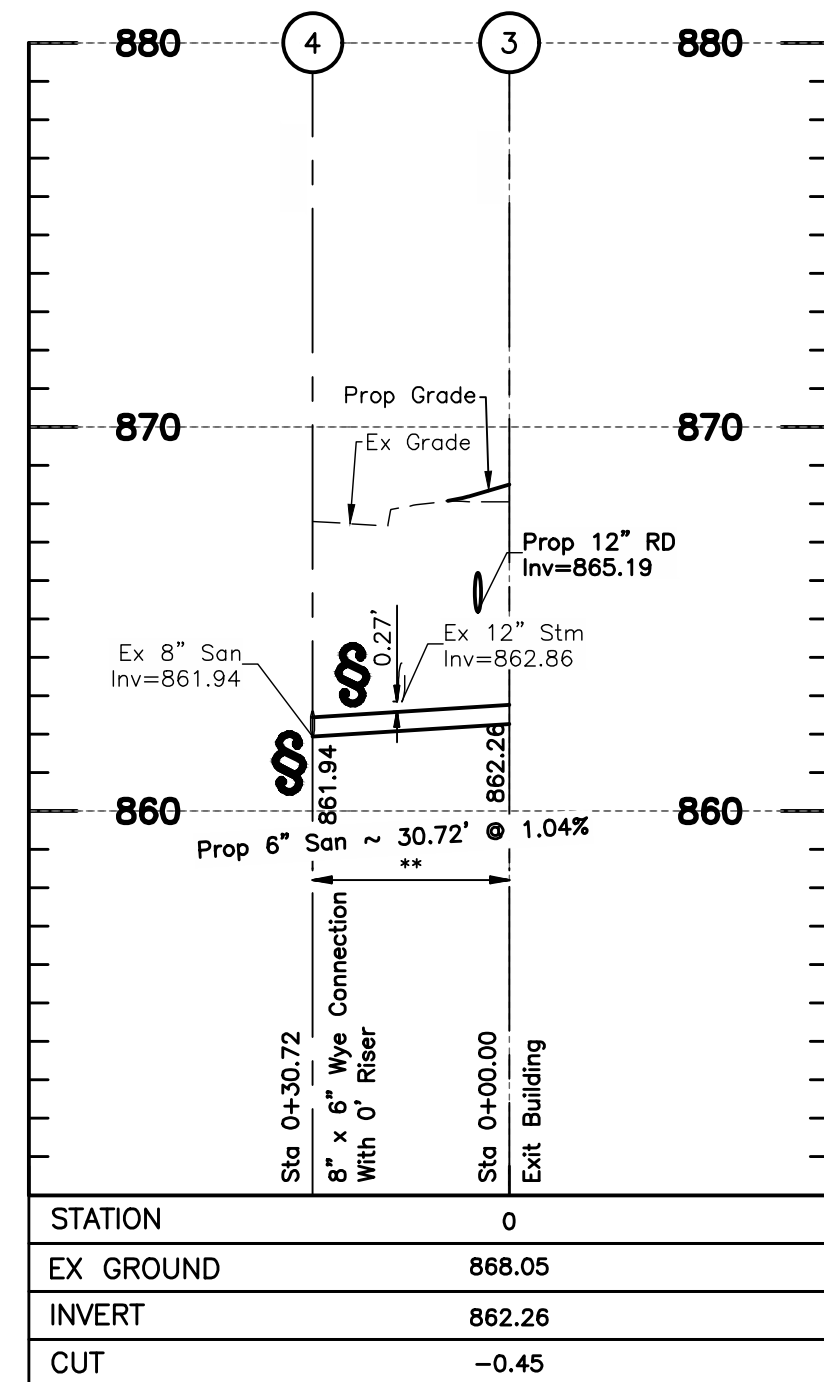
STORM



STORM

STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1	760808.2652	1793794.3295		
2	761029.4699	1793817.7642		
28	760860.7470	1793760.8040		
Ex EOP1	761023.1449	1793810.0185		
Ex EOP2	761035.7950	1793825.5099		

STORM SEWER TABLE			
LINE	BEARING	LENGTH	SIZE
1-28	N32°34'14"W	62.28'	12"
2-Ex EOP2	N50°45'55"E	10.00'	24"
Ex EOP1-2	N50°45'55"E	10.00'	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)

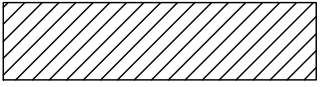
Backfill shall be compacted in horizontal lifts, with loose thicknesses not exceeding 8 inches. Each lift shall be compacted to at least 98% of the maximum dry density as determined by the "Standard" compaction test (ASTM D-698).


† 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.

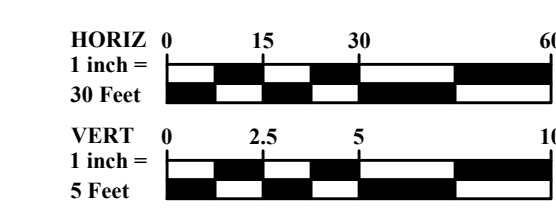
Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus: 

 Contractor to verify elevation and location of existing utility before construction.

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

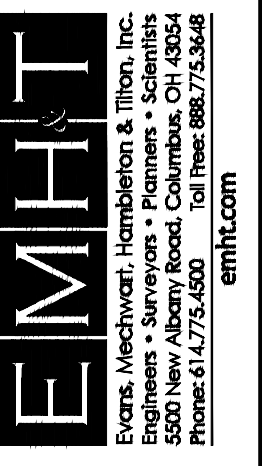
PLAN SET DATE
 April 2, 2024



MARK	DATE	DESCRIPTION

DAIMLER GROUP

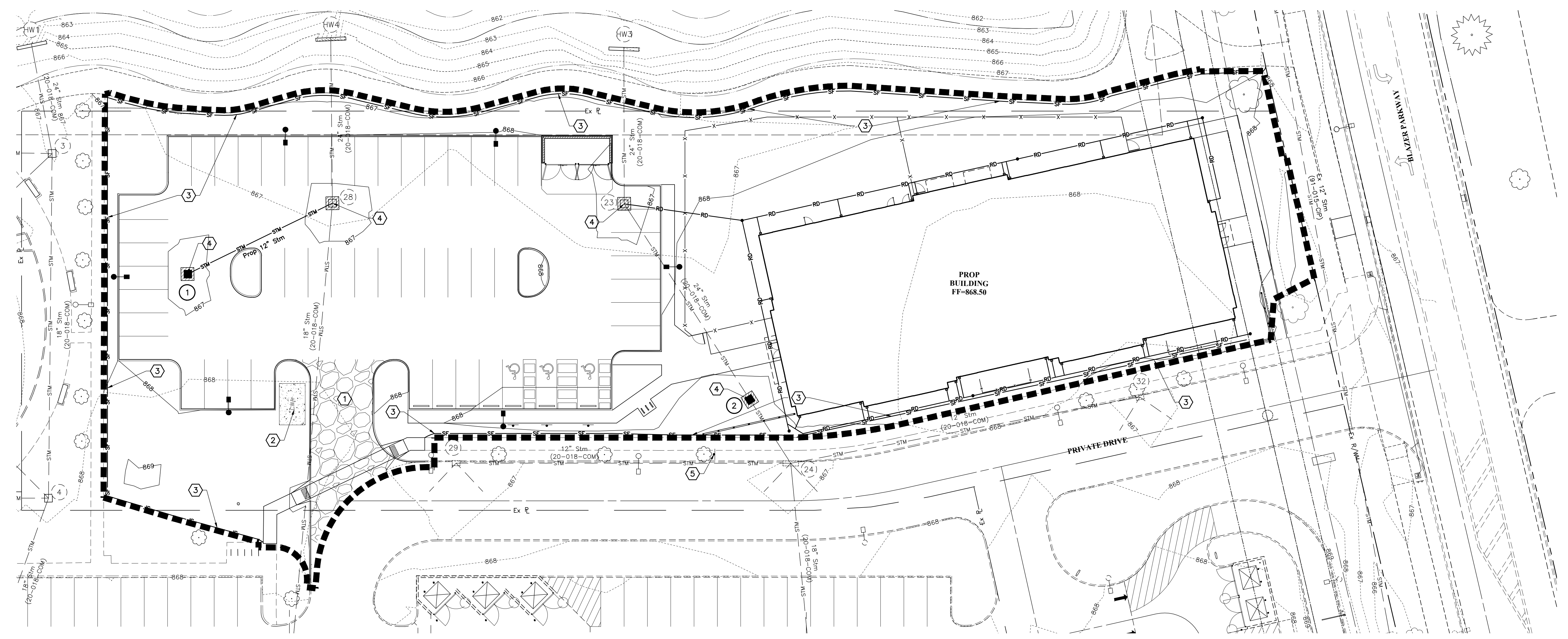
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
 STORM & SANITARY PROFILES



DATE	April 2, 2024
SCALE	Horiz: 1" = 30' Vert: 1" = 5'
JOB NO.	2023-1033
SHEET	11/16

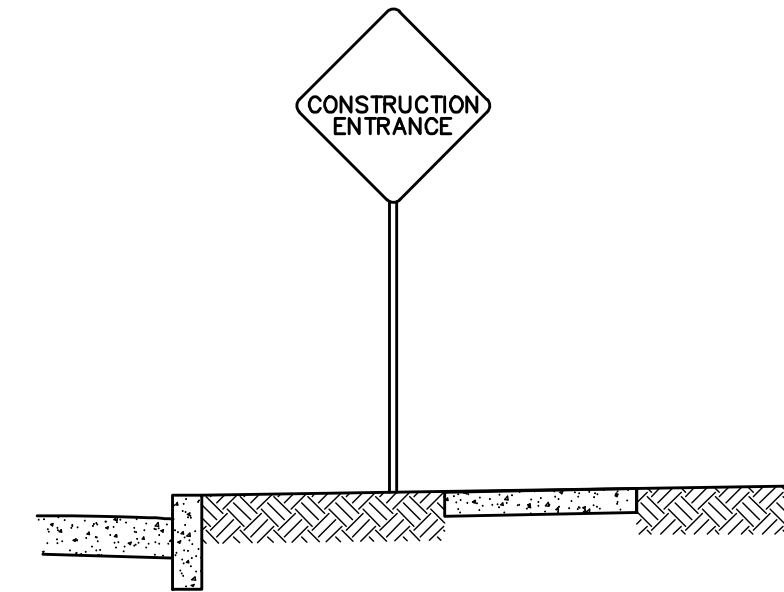
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EXISTING	
	Contours
	Edge Of Pavement
	Curb
	Sidewalk
	Storm Sewer
	Water Service
	Underground Electric Line
	Light Pole
	Utility Poles
	Manhole
	Catch Basin
	Curb Inlet
PROPOSED	
	Contours
	Storm Sewer
	Sediment Fence
	Fiber Optic
	Limits Of Disturbance (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.

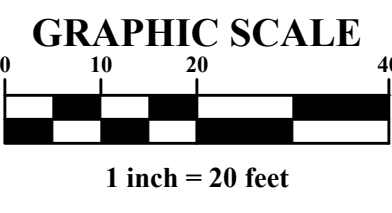


- Notes:**
- Signs to be installed in advance of entrance.
 - Install sign 4' South & 2' West of the existing curb & gutter inlet to the North of the proposed drive apron. See Coded note 5 for location.

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

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

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 April 2, 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
 April 2, 2024

SCALE
 1" = 20'

JOB NO.
 2023-1033

SHEET
12/16



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.
Adjacent Areas: 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.

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.

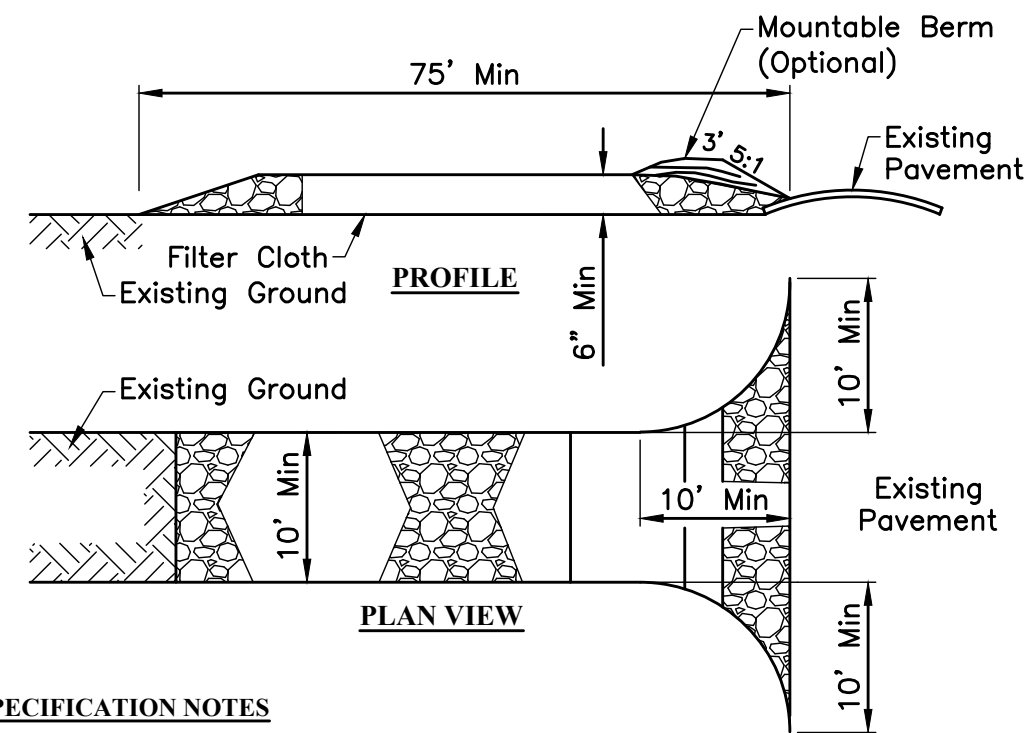
MAINTENANCE:
It is the Contractor's responsibility to maintain the sediment control features used on this project. The site shall be inspected at a minimum of once per every 7 days and within 24 hours of 0.5" or greater rain event over a 24 hour period. Records of these inspections shall be kept and 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 are 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 and 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 - One-Hundred (100) 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

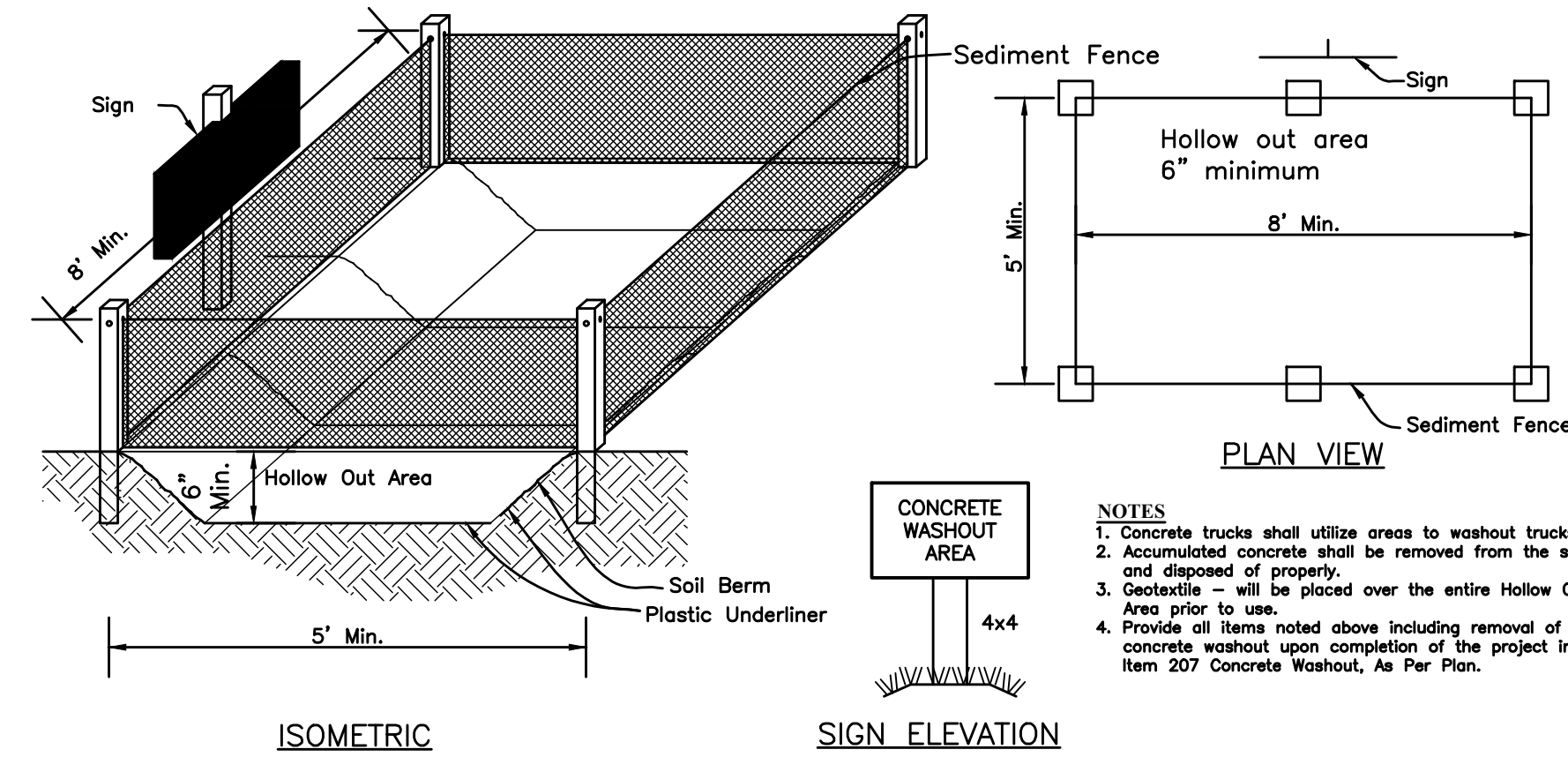
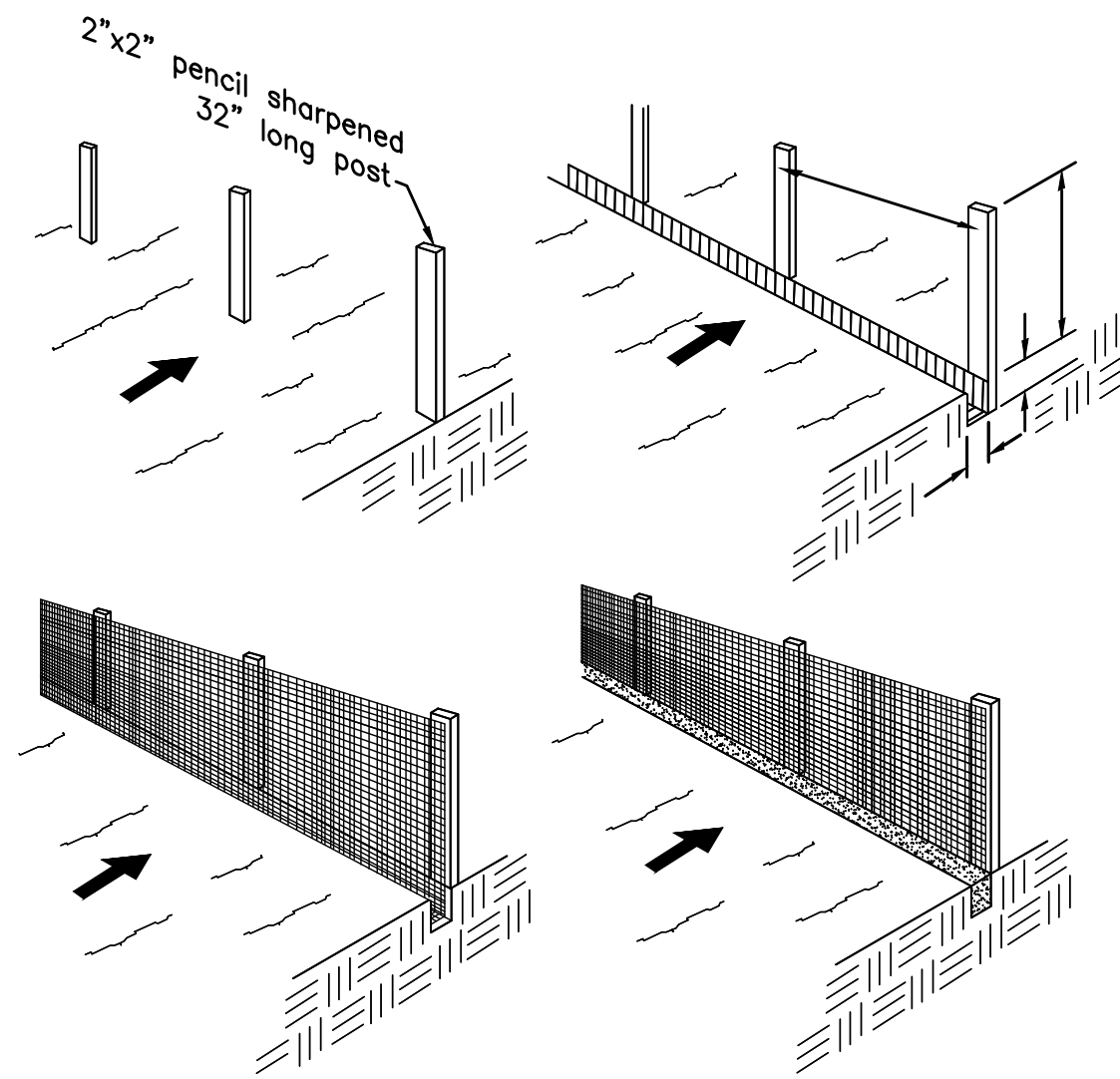
1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable 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 Grate 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.

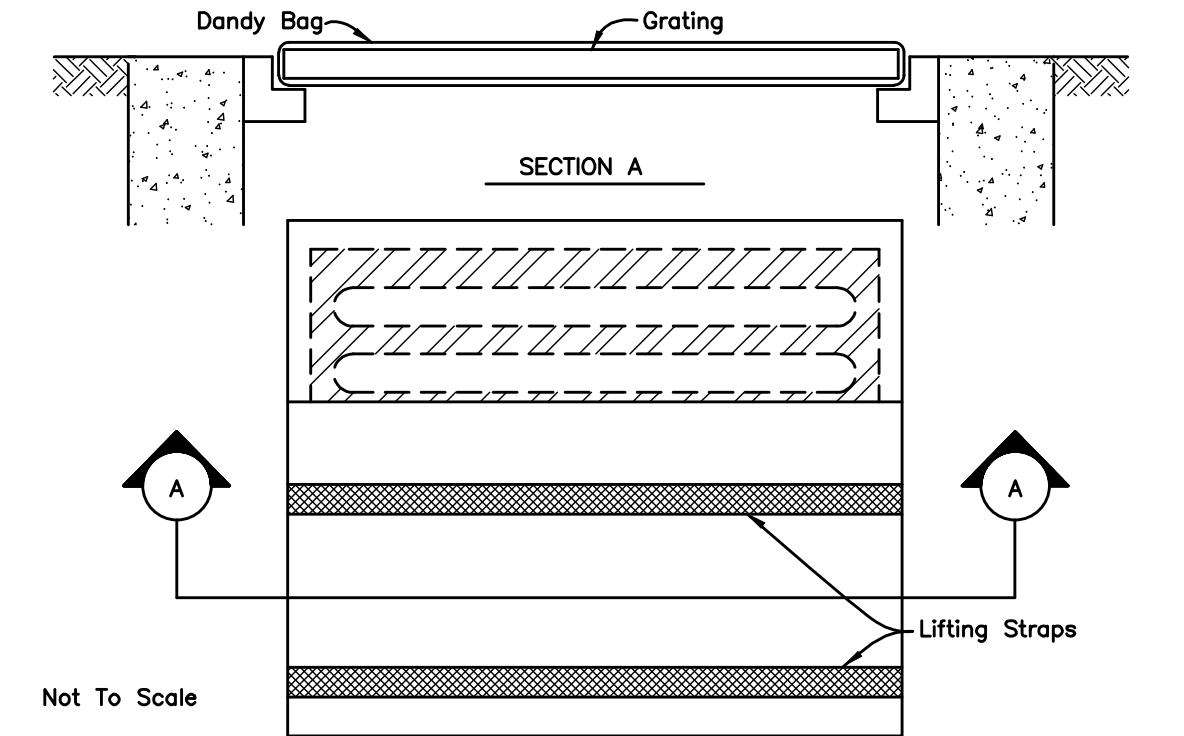
Maintenance:

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

Note: Frye Flow Systems Inlet Sedimentation Assembly May be Used as an Alternate.

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.

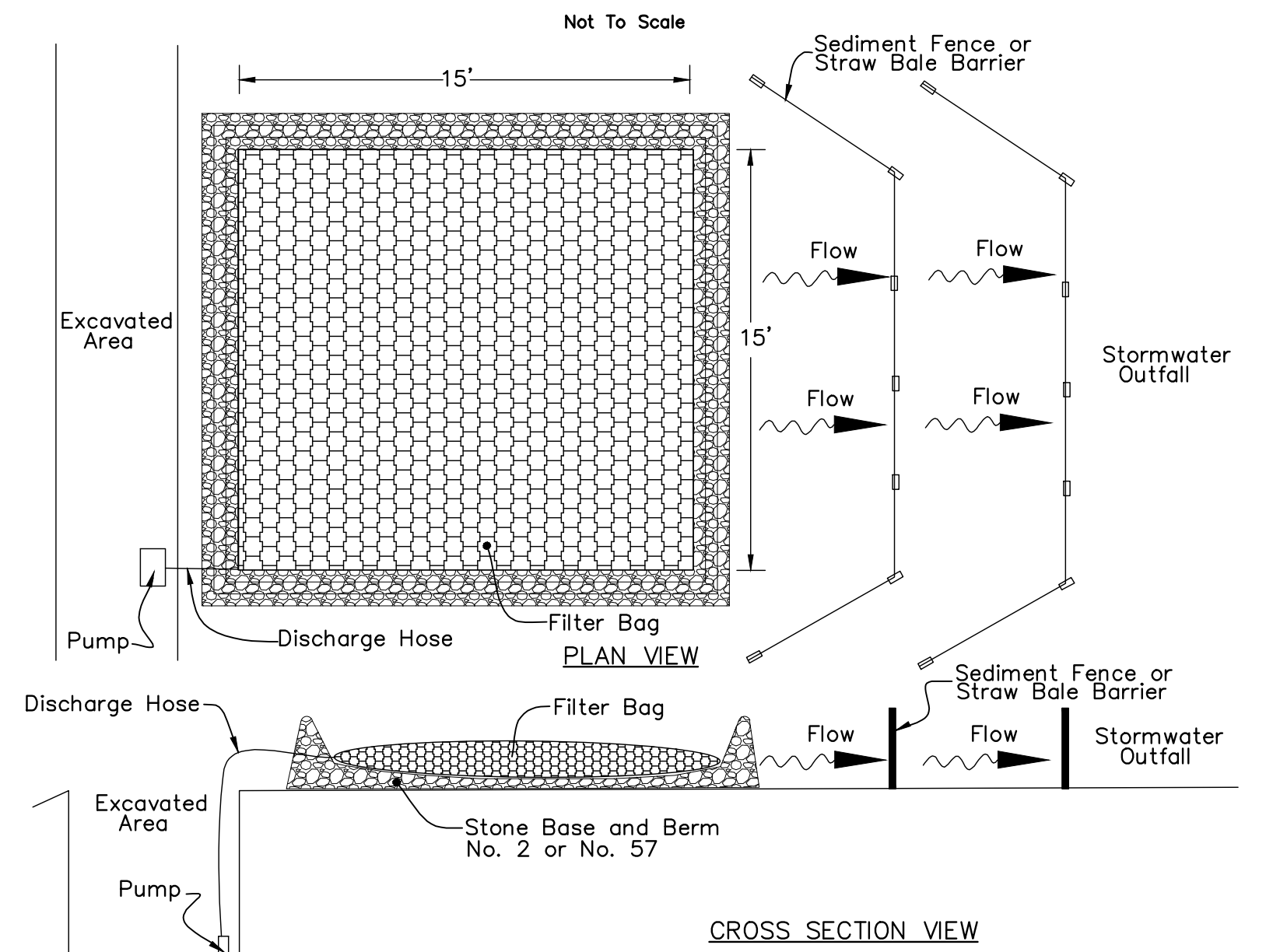
Installation:
The Contractor shall pump muddy water encountered within excavated areas that are not tributary to sediment basins into a filter fabric bag. The bag shall be placed within a level undisturbed area as far away from the stormwater outfall as possible. The bag shall be placed on top of an 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

REVISIONS

DAIMLER GROUP

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

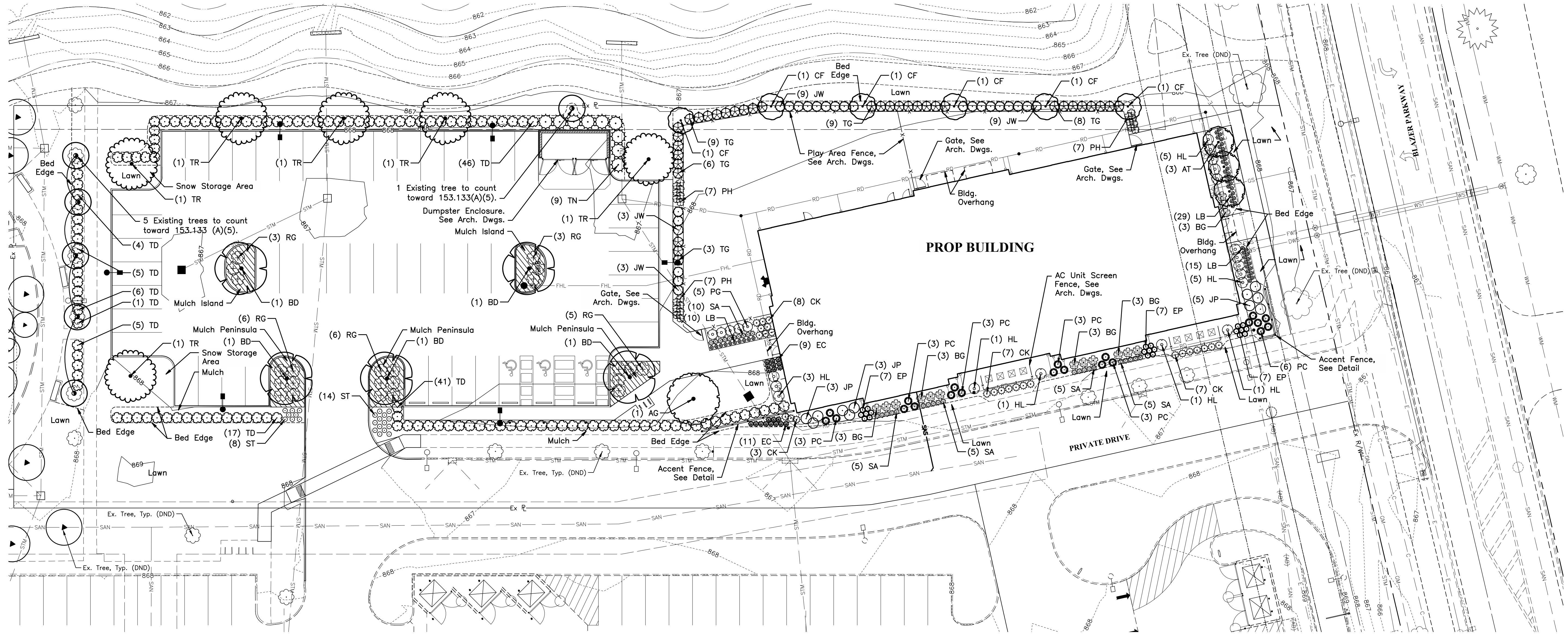
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.5500 Fax: 614.775.3666
emht.com

DATE
April 2, 2024

SCALE
NONE

JOB NO.
2023-1033

SHEET
13/16



MARK	DATE	DESCRIPTION

DAIMLER GROUP

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

DATE	April 2, 2024
SCALE	1" = 20'
JOB NO.	2023-1033
SHEET	14/16

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.
 $\pm 477 \text{ LF} / 40 = 12 \text{ Perimeter Trees Required}$
 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

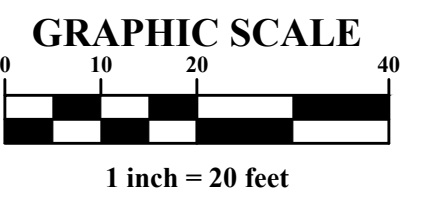
(2): Landscape Area: For each 100 SF a minimum of 5 SF of landscaped area required.
 $100 \text{ SF VUA} = 5 \text{ SF Landscape Area}$
 $\pm 20,100 \text{ SF VUA} (5\%) = \pm 1005 \text{ SF Landscape Area Required}$
 $\pm 1009 \text{ SF Landscape Provided}$

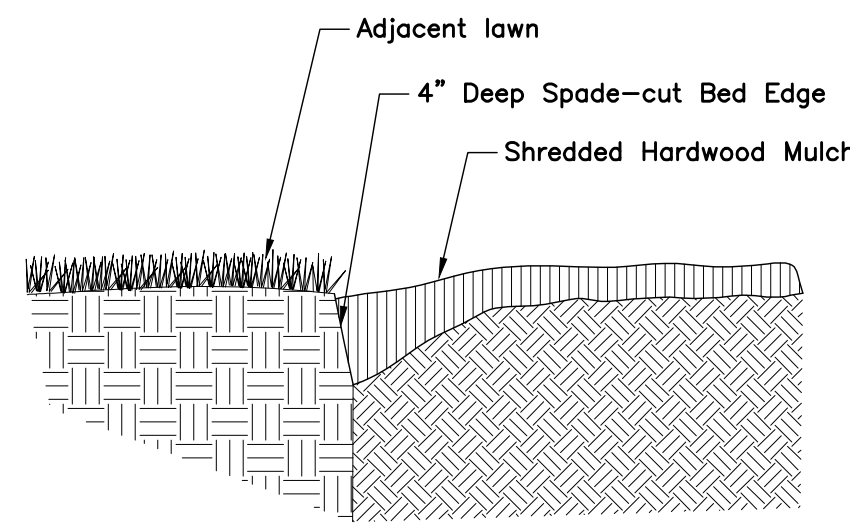
(3): Tree planting Requirement: Following number and size of trees are required within interior landscaped area. One tree for every 5,000 sq. ft. of ground coverage at least 2" caliper at installation.
 $1 \text{ Tree} / 5,000 \text{ SF Ground Coverage}$
 $\pm 32,700 \text{ SF} / 5,000 \text{ SF} = 7 \text{ Trees Required}$
 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
 $\pm 12,600 \text{ S.F. Building Ground Coverage}$
 $\pm 12,600 / 1,500 = \pm 8.4" \text{ Caliper Required}$
 20 Caliper Inches Provided

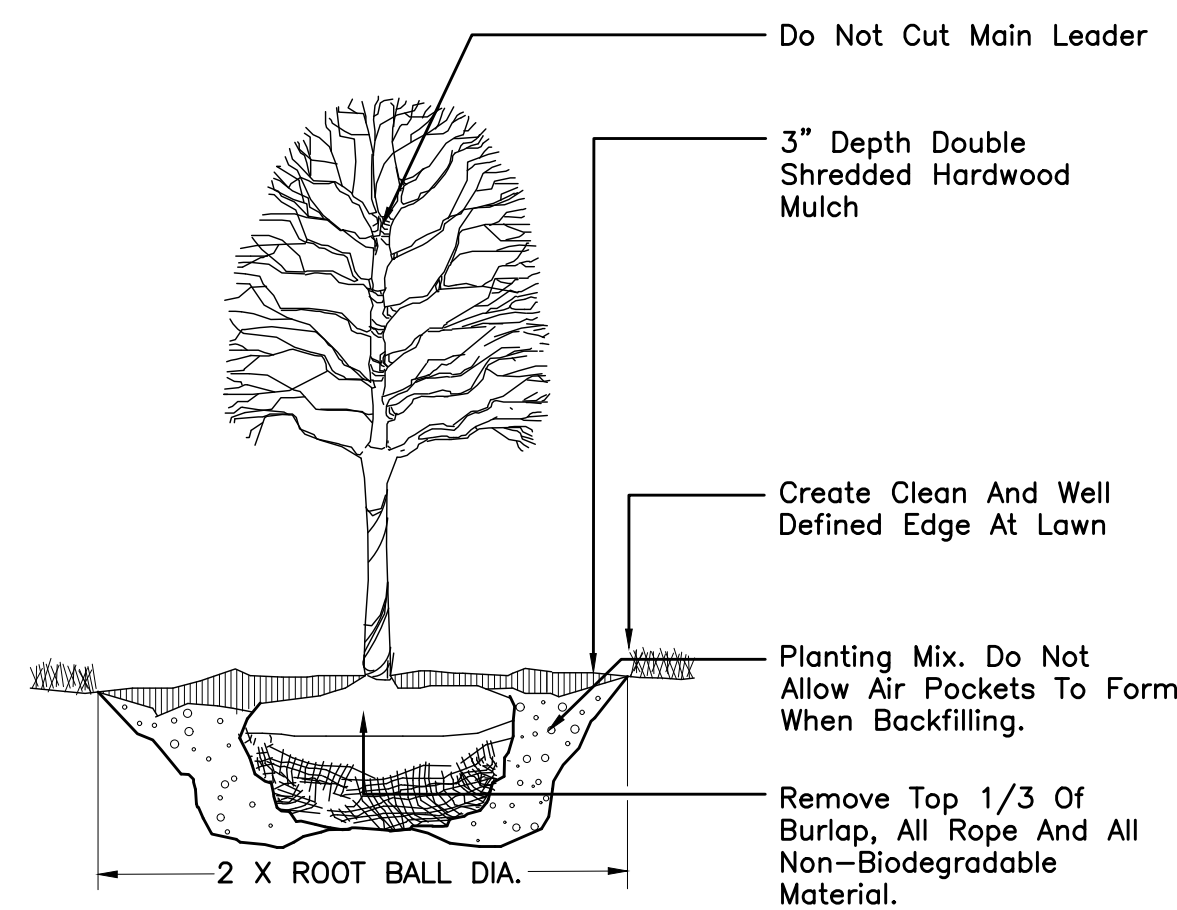
PRELIMINARY
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 CONSTRUCTION

PLAN SET DATE
 April 2, 2024

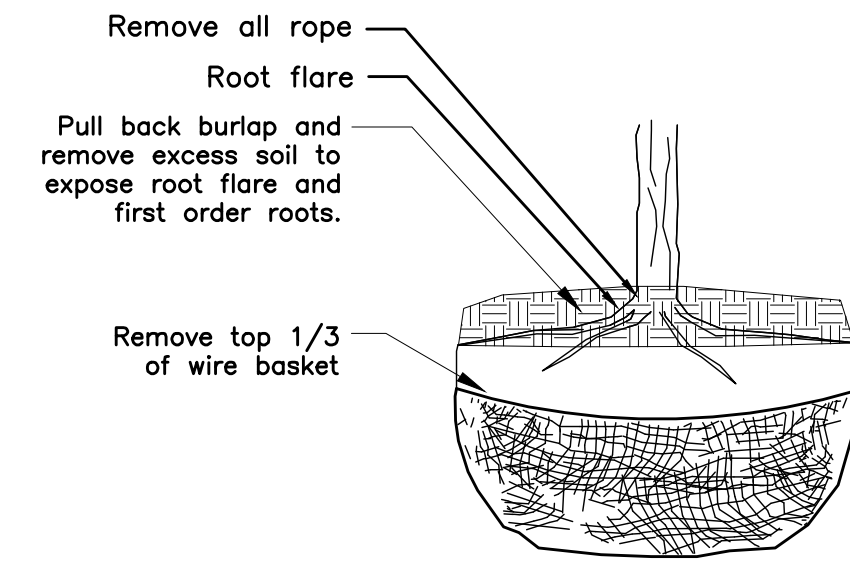




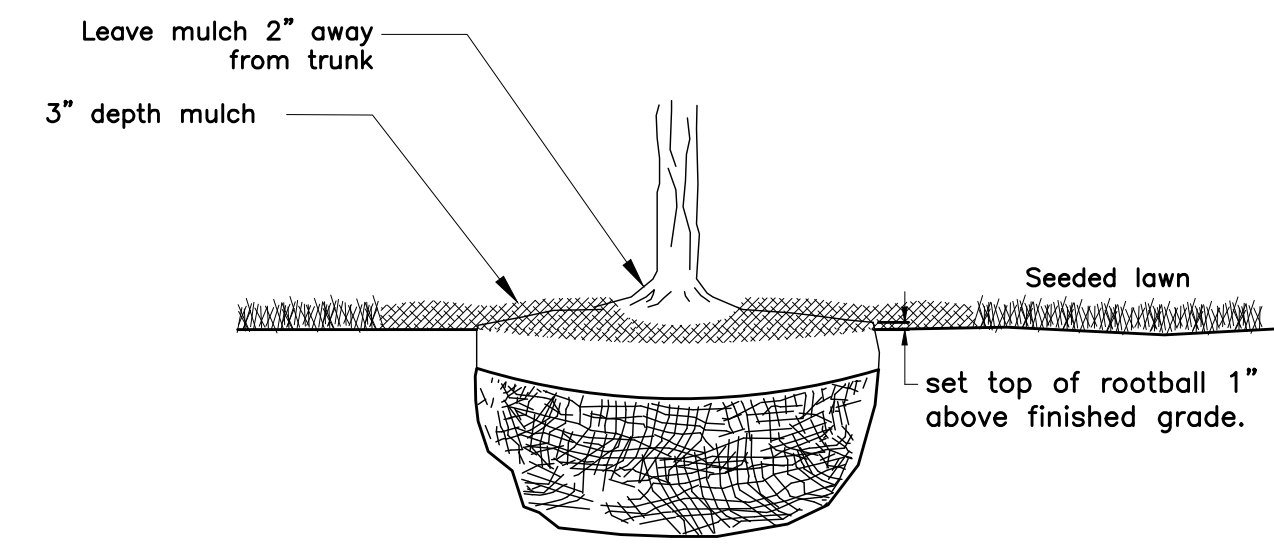
Planting Bed Edge
No Scale



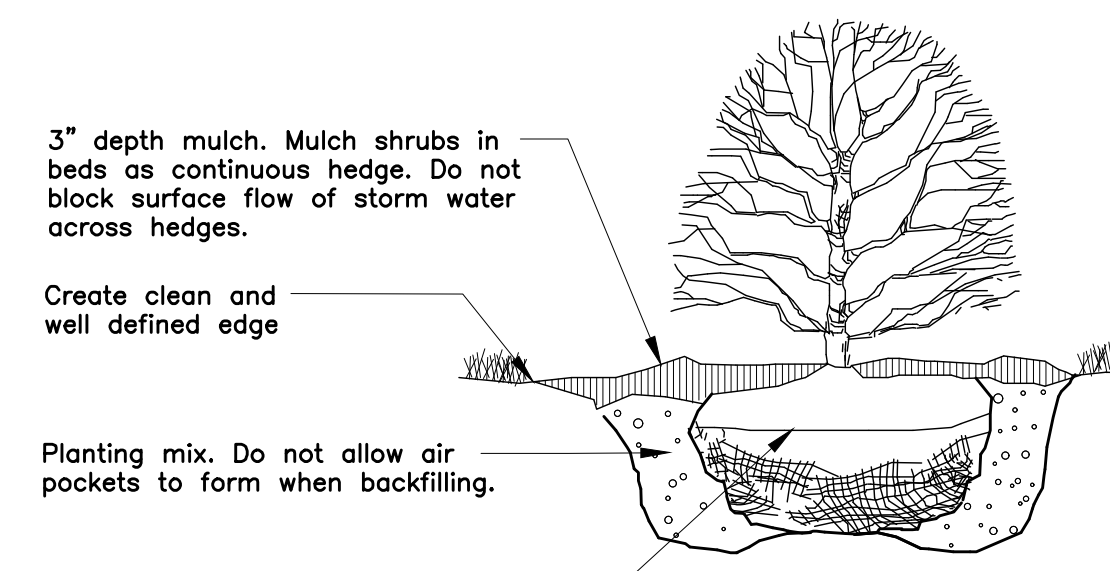
Deciduous Tree Planting
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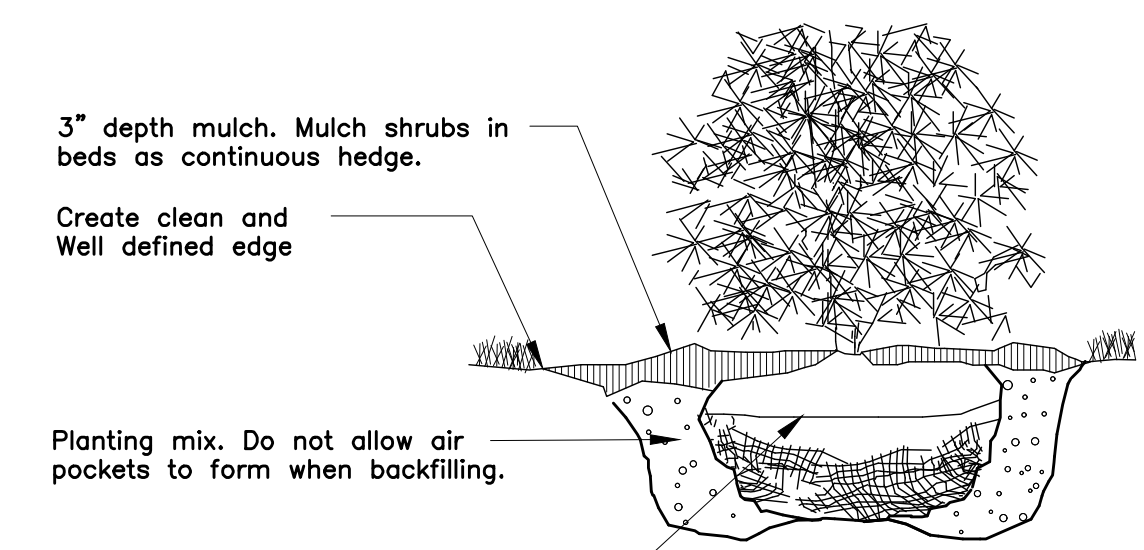
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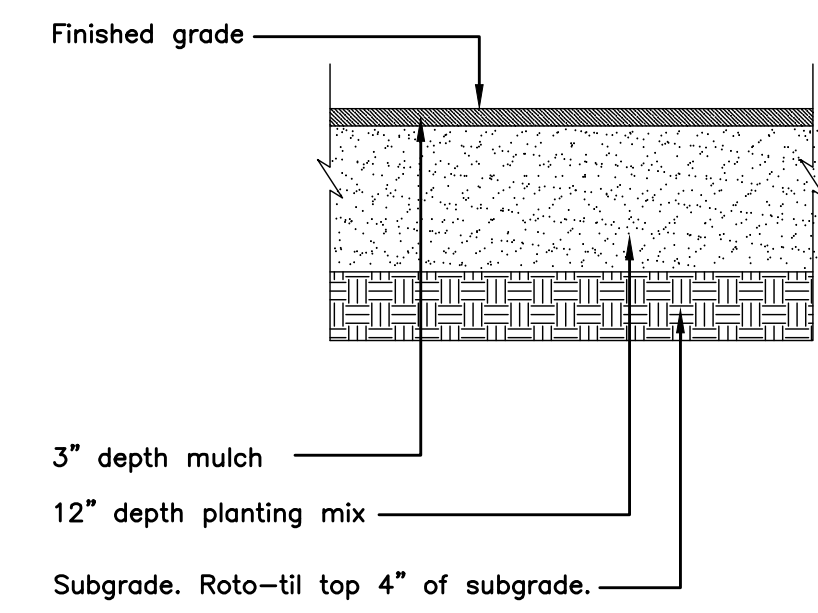
Rootball Setting
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Deciduous Shrub Planting
No Scale



Evergreen Shrub Planting
No Scale



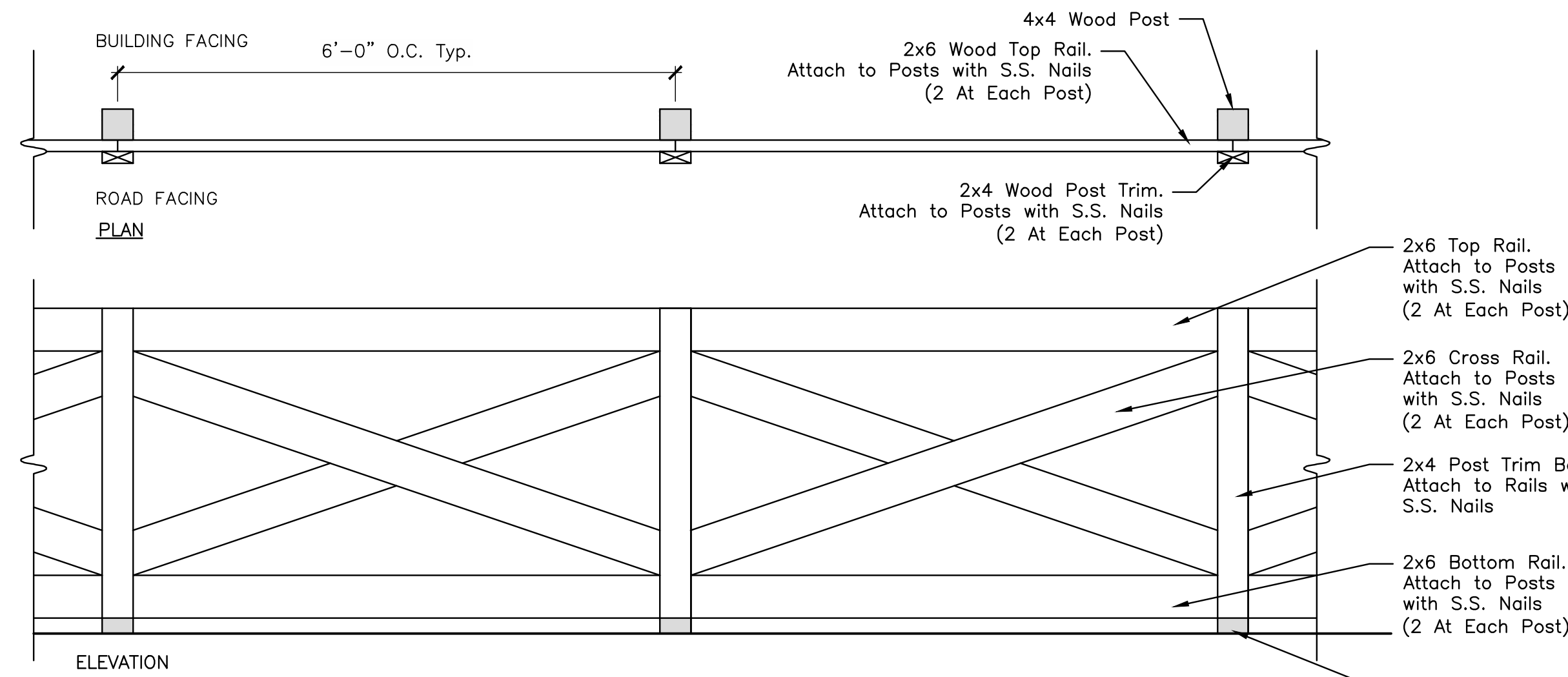
Planting Area Establishment
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GENERAL NOTES

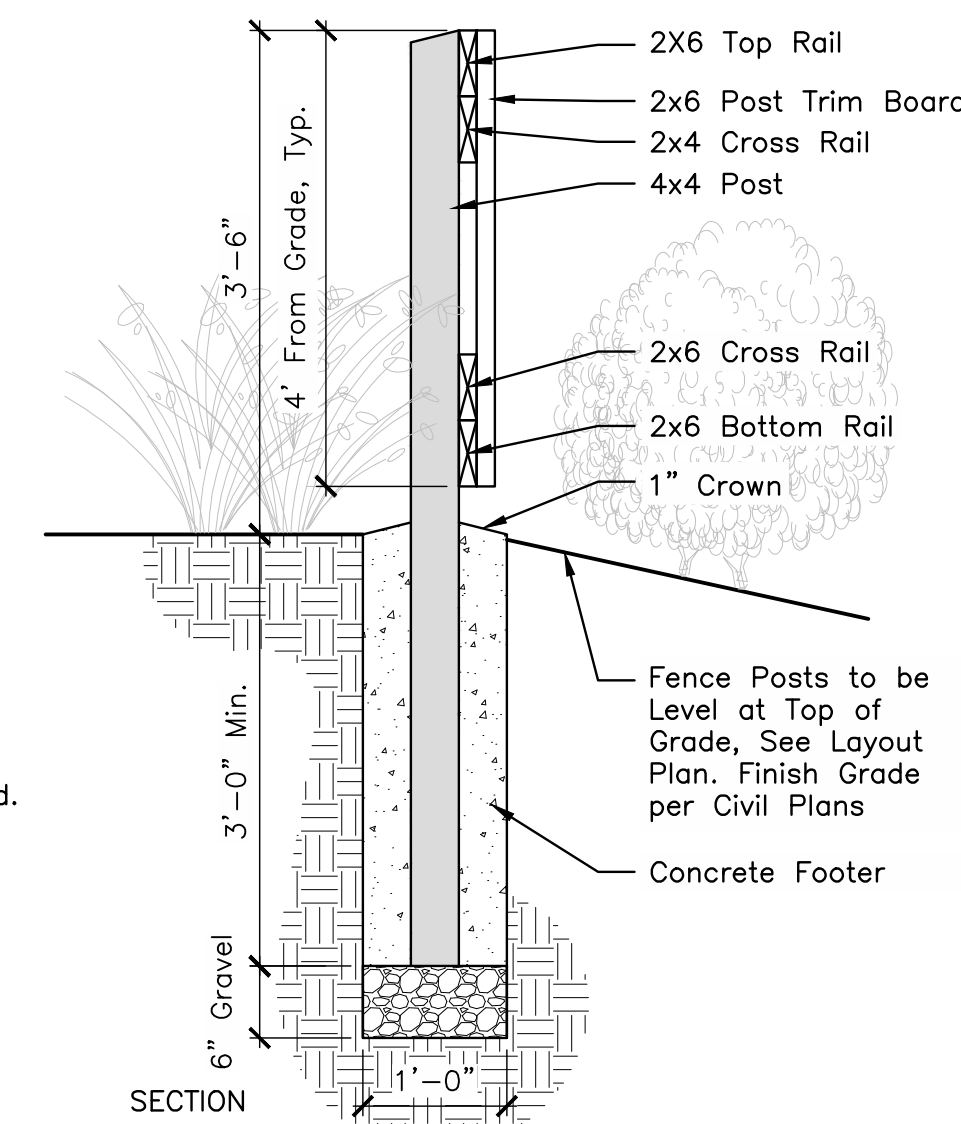
- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not 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 Tail 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.

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



SECTION

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
April 2, 2024

MARK	DATE	DESCRIPTION

DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN

FOR
LIGHTBRIDGE ACADEMY
XXXX BLAZER PARKWAY
LANDSCAPE DETAILS

EMHT
Survey • Subdivision • Planning • Engineering • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5500
emht.com

DATE
April 2, 2024

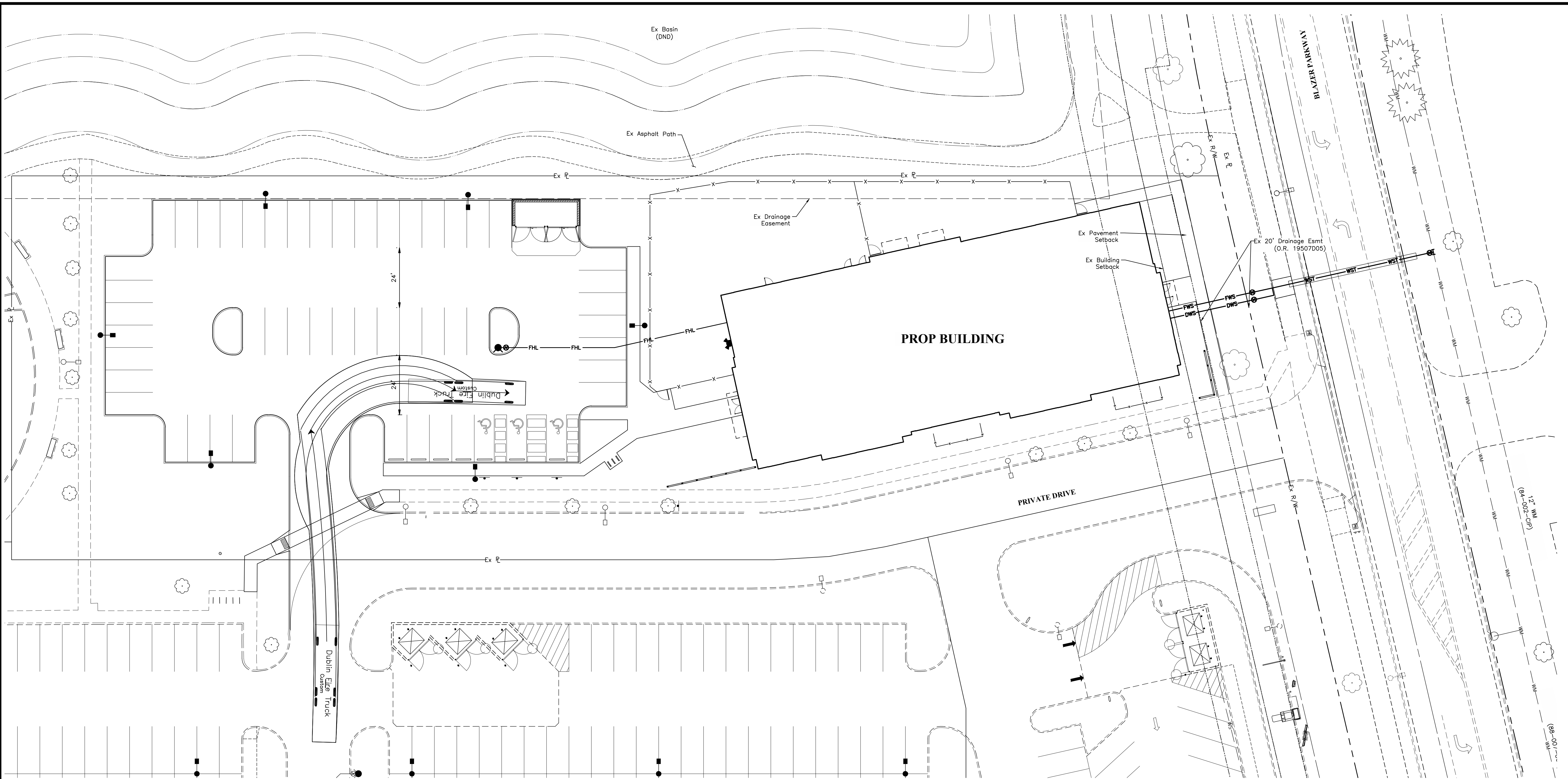
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JOB NO.
2023-1033

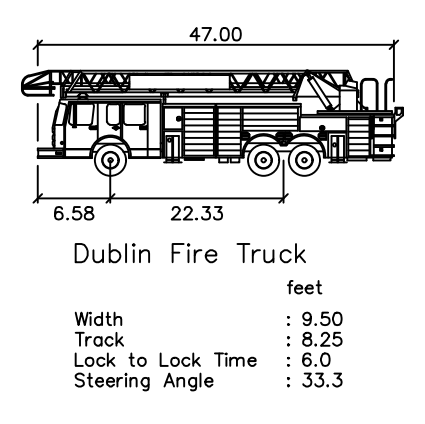
SHEET
15/16

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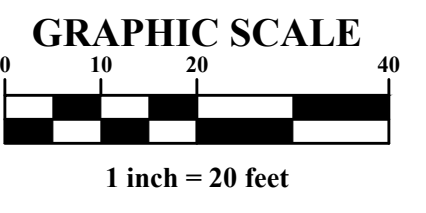


- LEGEND**
- Parking Block
 - Bollard
 - ⦿ Light Pole
 - Sign
 - - - - - Ex Curb
 - Proposed 18" Curb



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

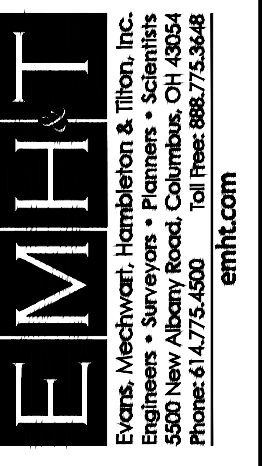
PLAN SET DATE
 April 2, 2024



MARK	DATE	DESCRIPTION

DAIMLER GROUP

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

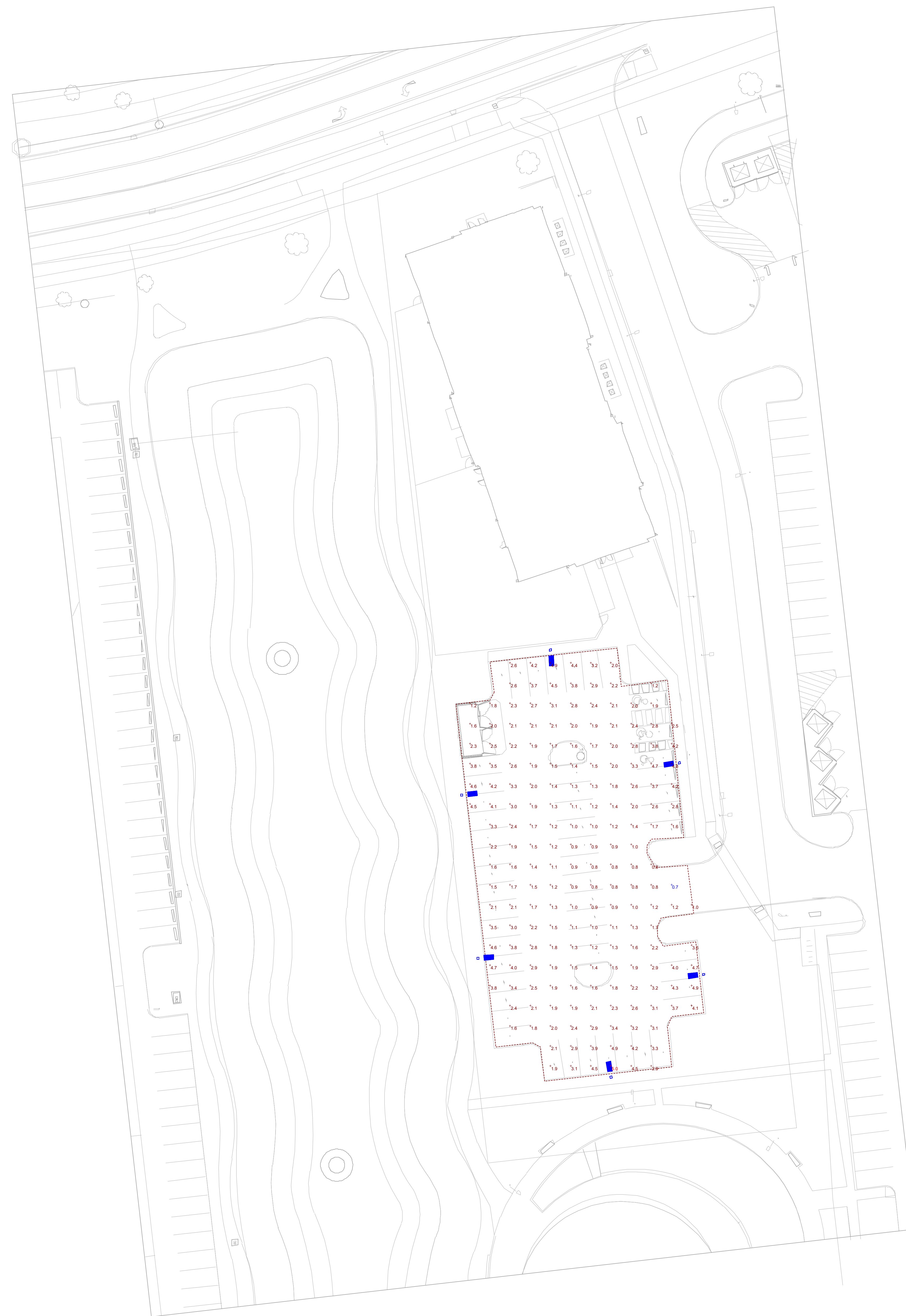


DATE
 April 2, 2024

SCALE
 1" = 20'

JOB NO.
 2023-1033

SHEET
16/16



Plan View
Scale: 1" = 25'

Schedule										
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B	6	OPF-S-A03-740-T4M	OptiForm - Small, 40 LED's, 4000K CCT, TYPE T4M OPTIC, 70CRI	(1) LDGN66 Array(s) DRIVEN AT 1000mA	1	11094	0.95	63.59	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		2.3 fc	5.0 fc	0.7 fc	7.1:1	3.3:1

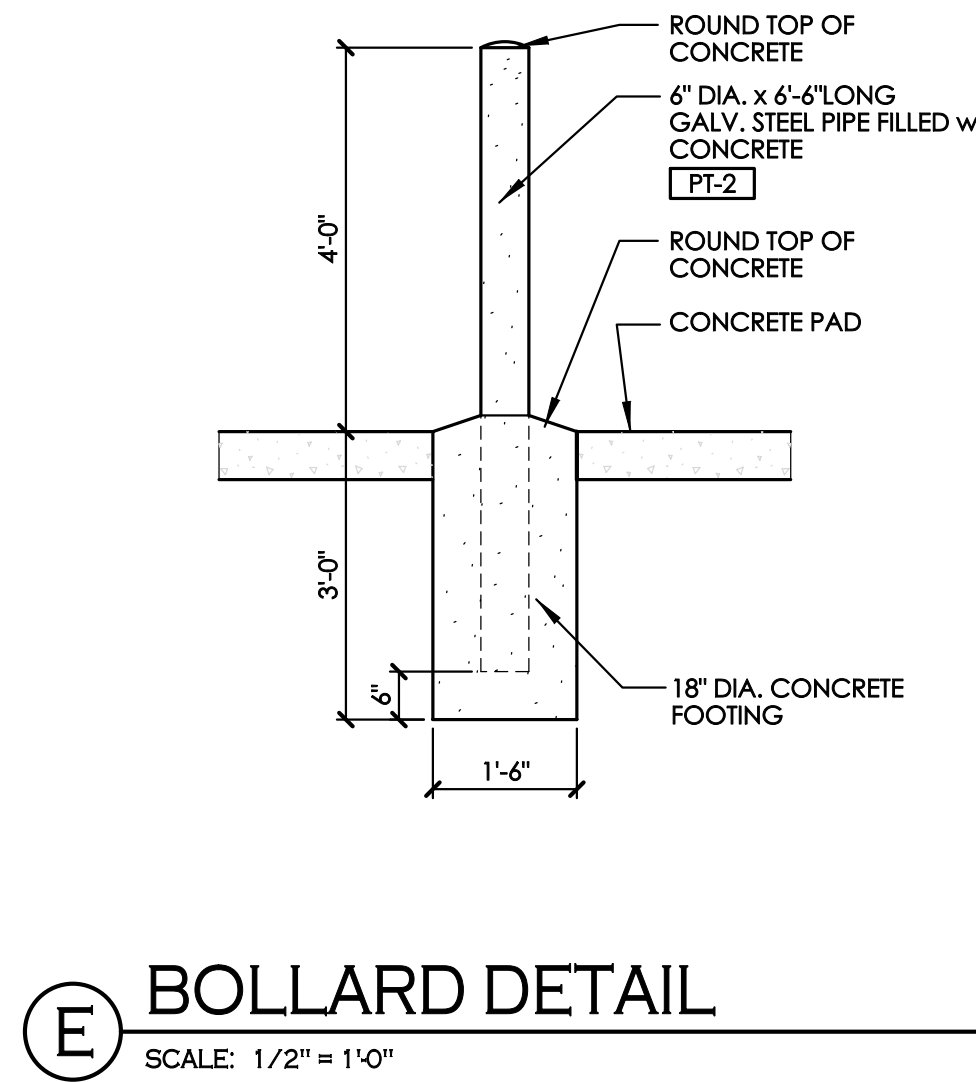
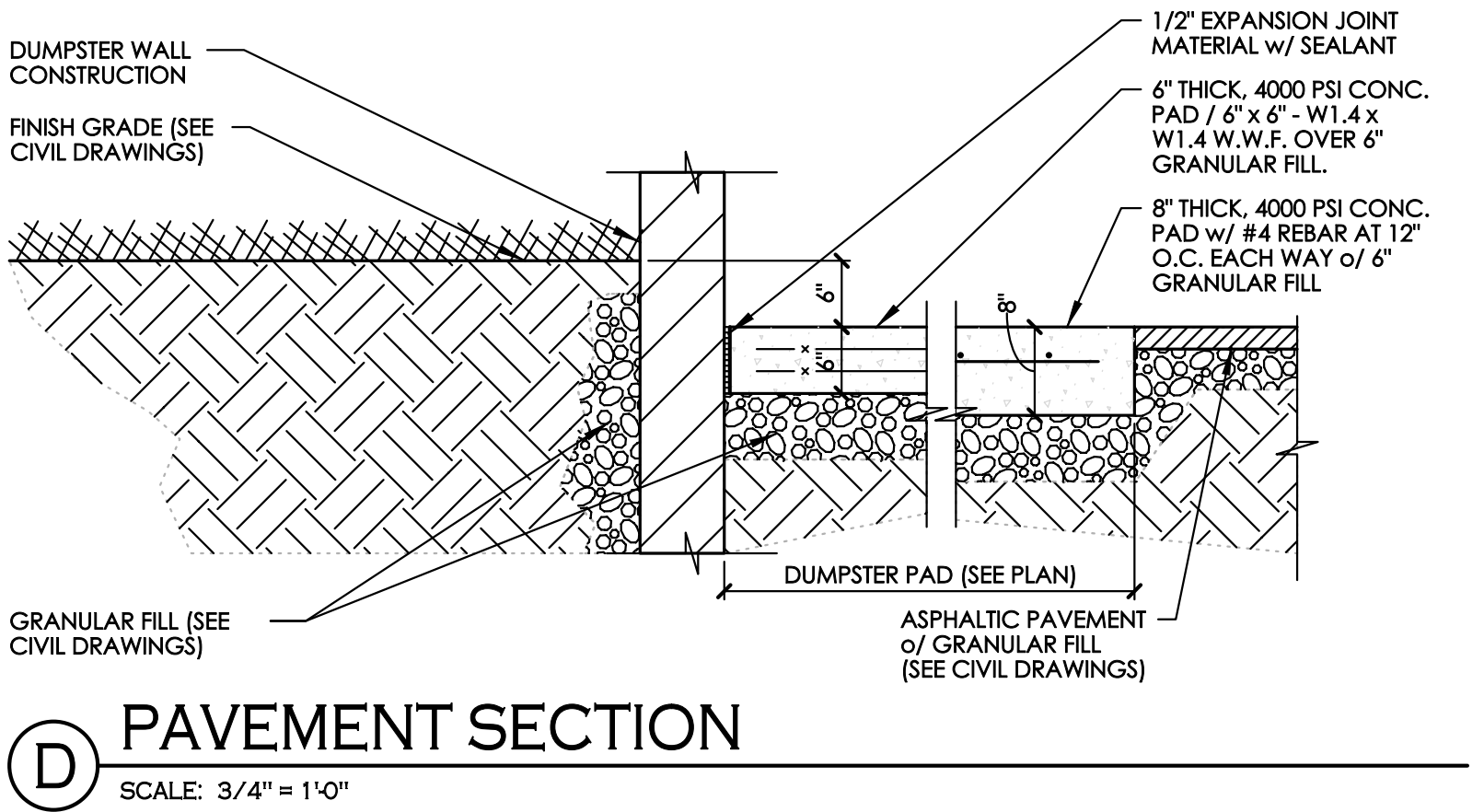
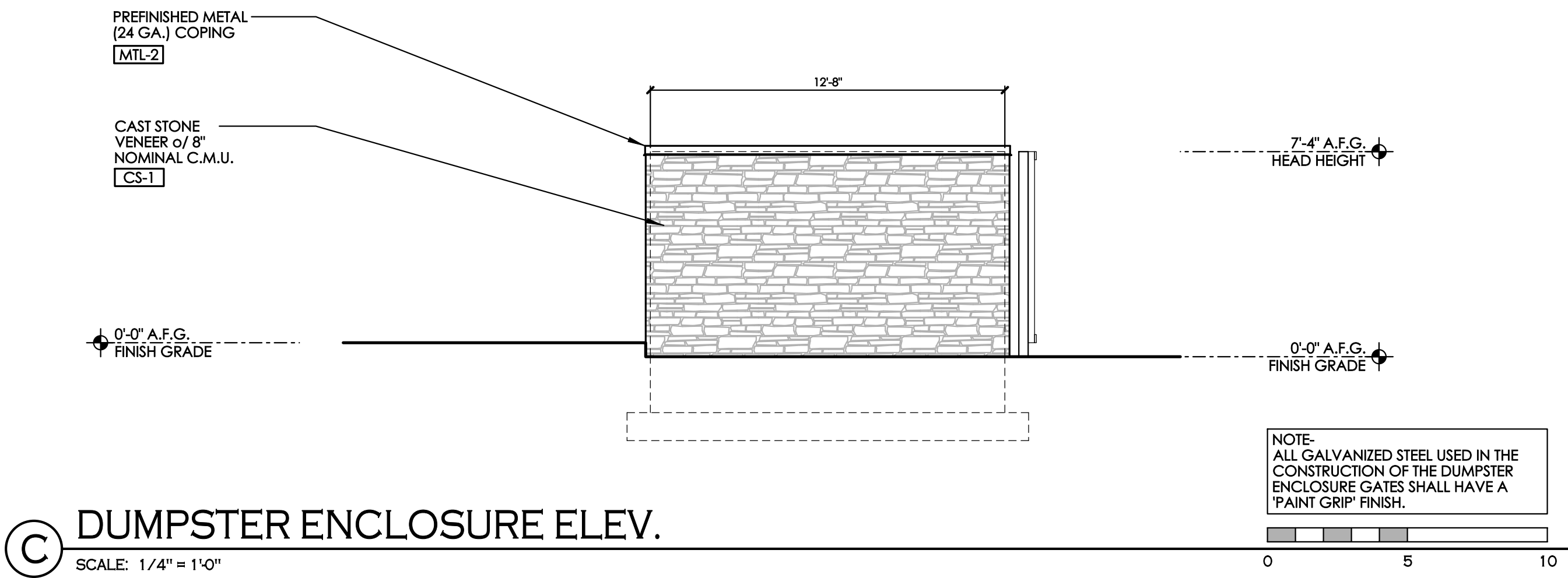
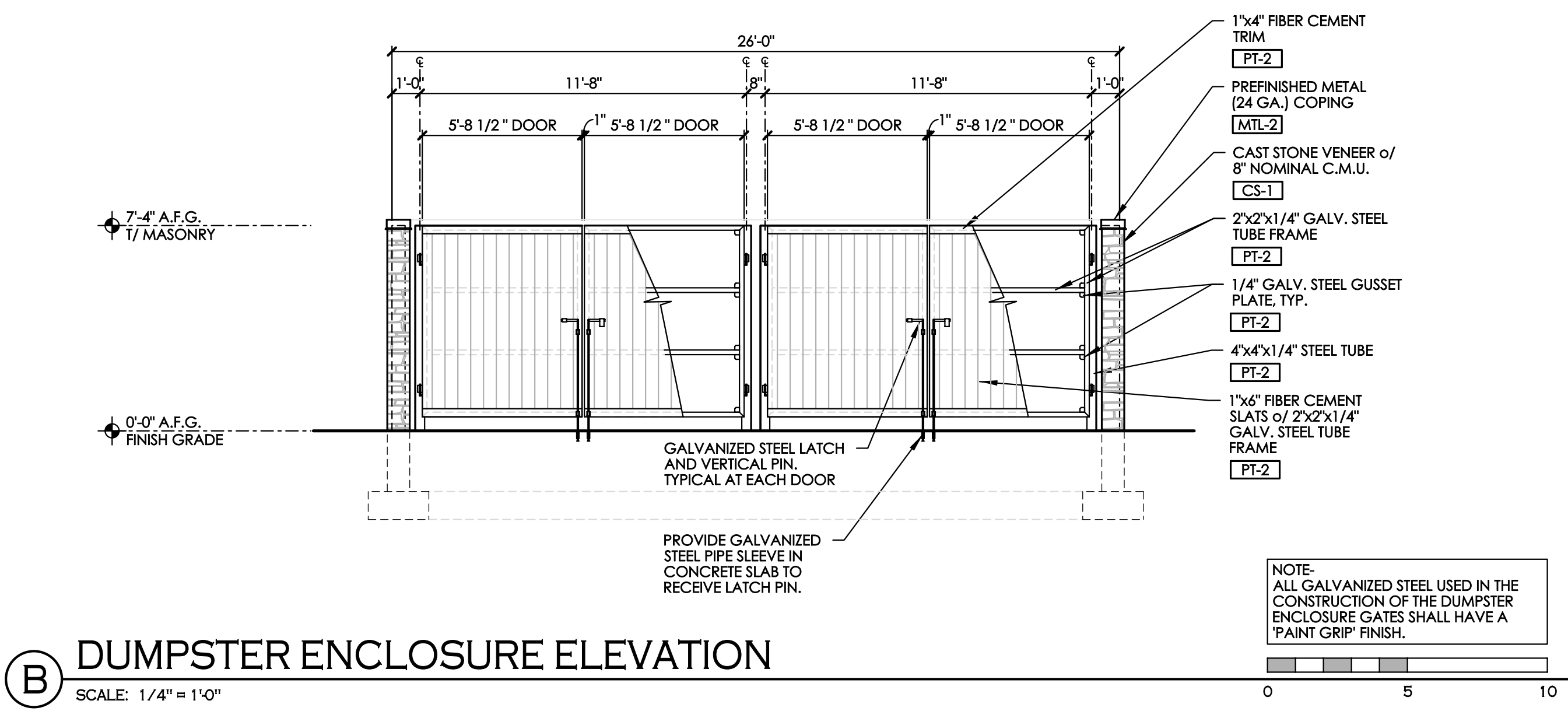
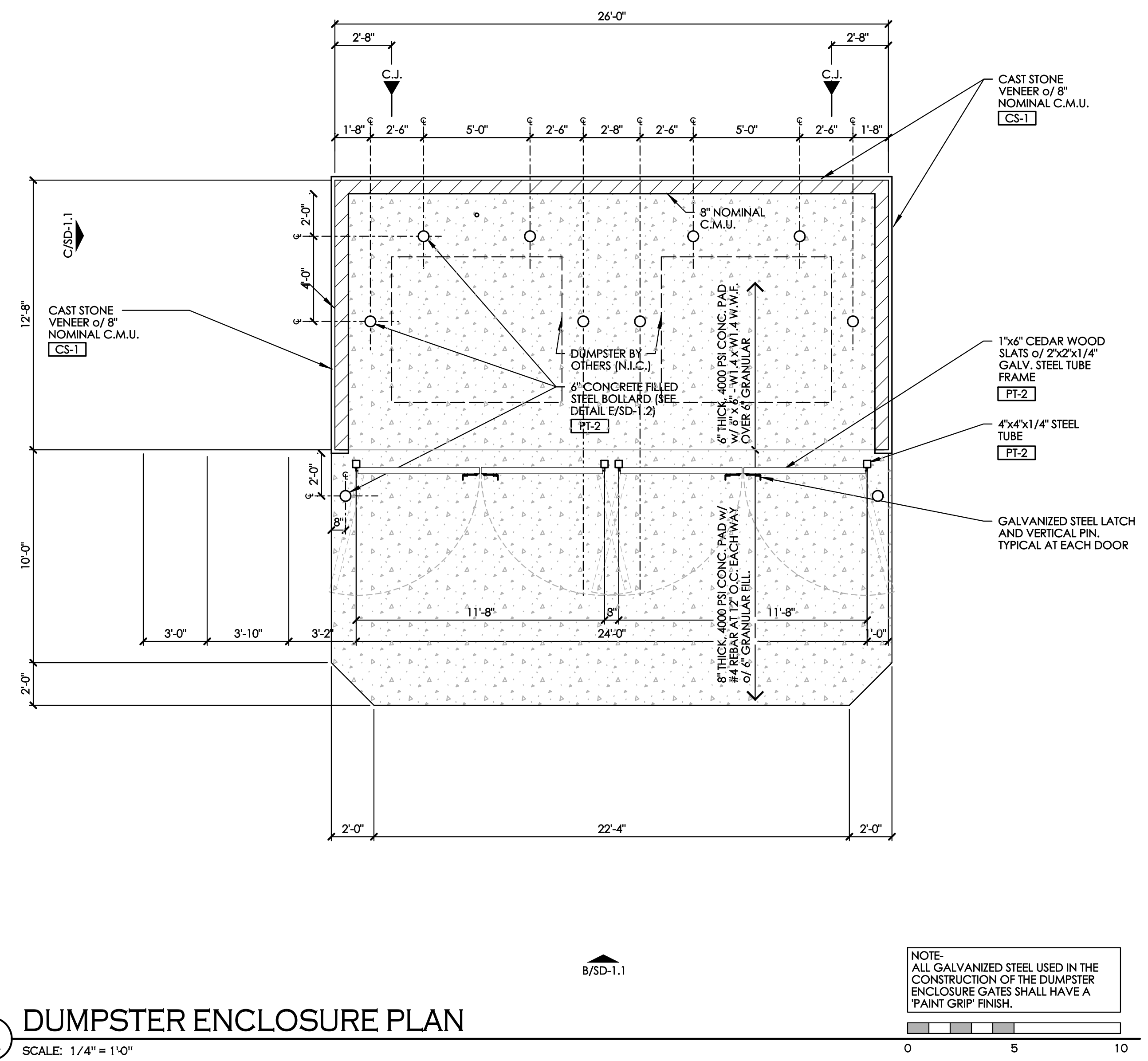


NOTE:
1. SEE DRAWING A-2.1 FOR EXTERIOR MATERIAL FINISH KEY.

BEAN

CHRISTOPHER BEAN ARCHITECT
4400 NORTH HIGH STREET
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OHIO • 43214
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FAX 614 262 2329

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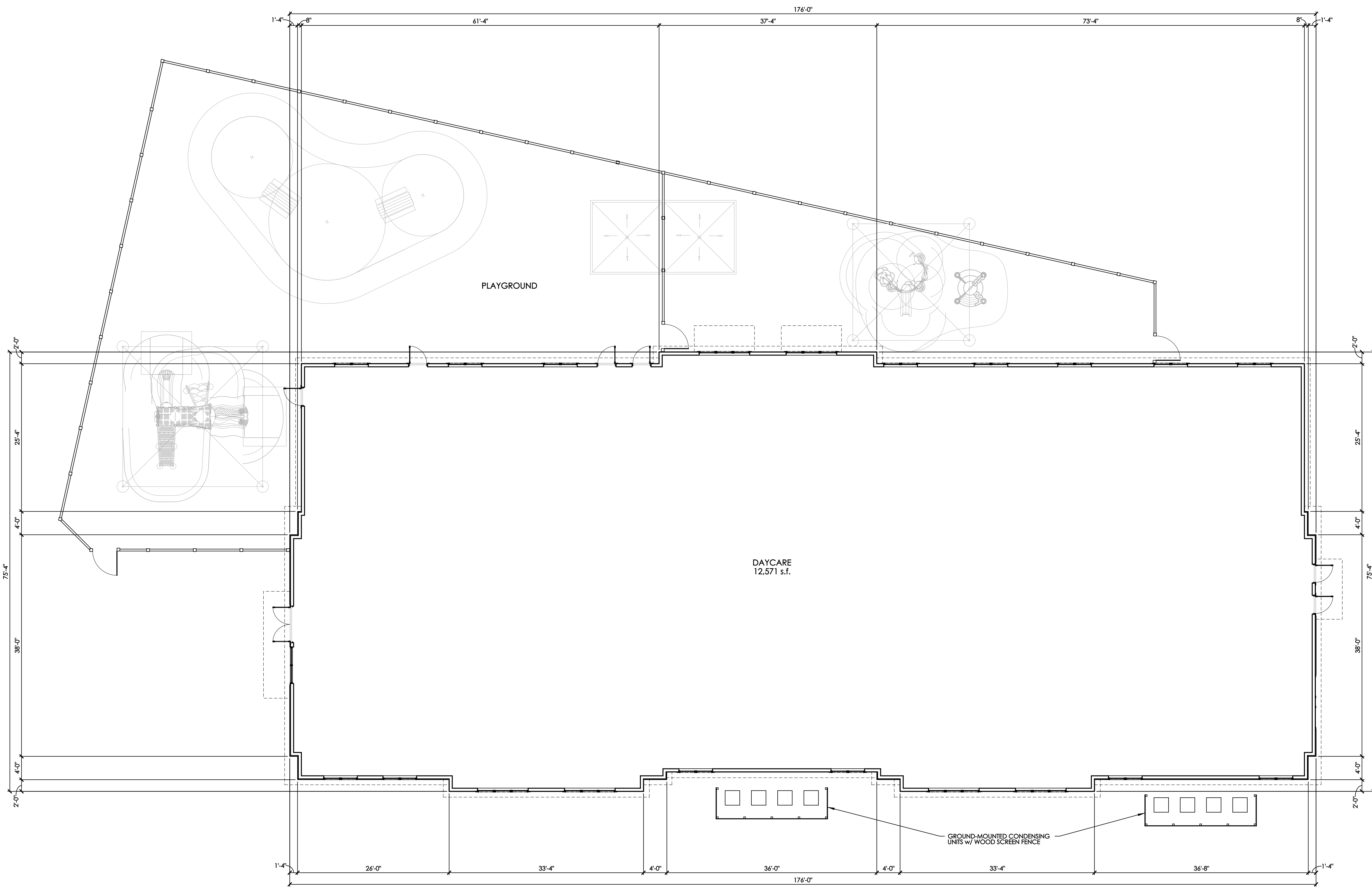


LIGHTBRIDGE ACADEMY
THE CORNERS
DUBLIN, OHIO 43017
FOR
THE DAIMLER GROUP
1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204

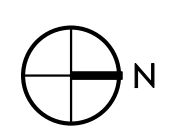
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STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
DRAWING TITLE	
DUMPSTER DETAILS	
DRAWING NUMBER	
SD-1.1	
BEAN #00000.00	

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LIGHTBRIDGE ACADEMY
 THE CORNERS
 DUBLIN, OHIO 43017
 FOR
THE DAIMLER GROUP
 1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204



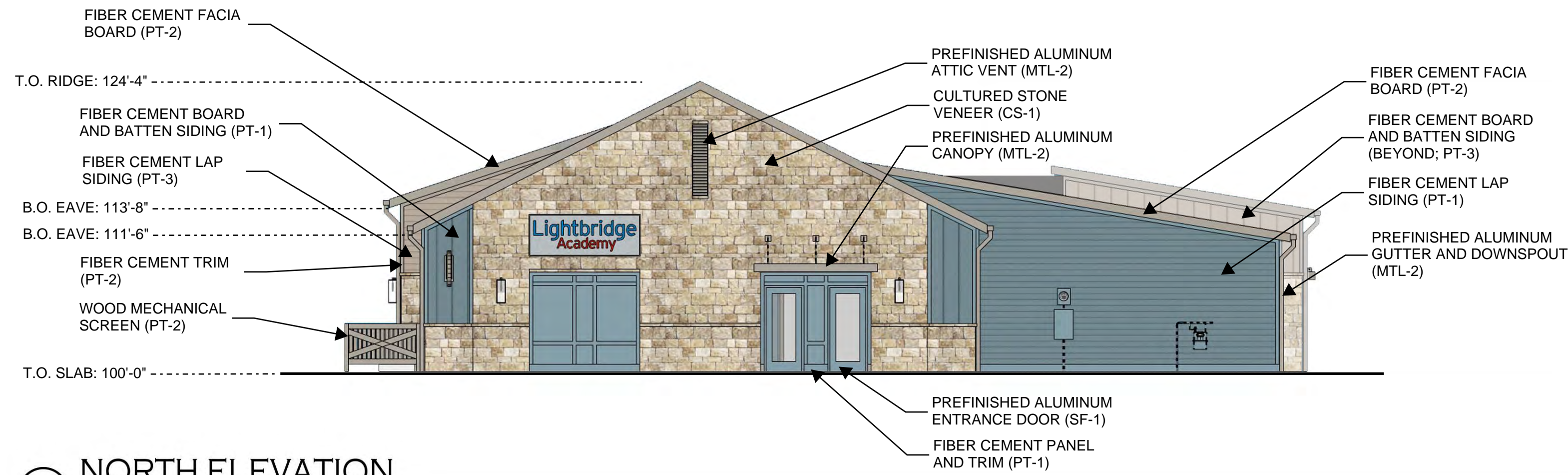
A CONCEPTUAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
P2C 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 9140 'BLUSTERY SKY'



PT-2: SHERWIN WILLIAMS SW 7018 'DOVETAIL'



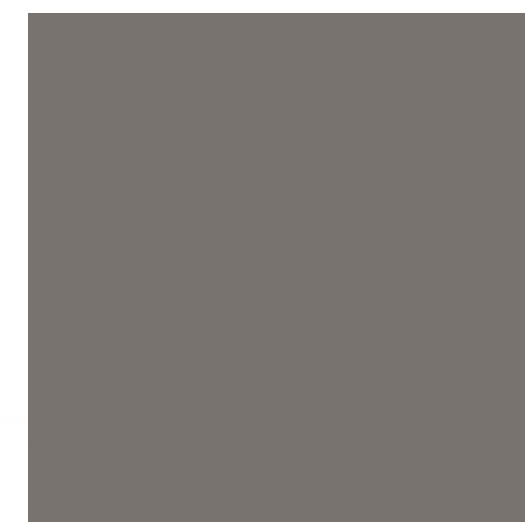
PT-3: SHERWIN WILLIAMS SW 6073 'PERFECT GREIGE'



AS-1: GAF TIMBERLINE NS 'PEWTER GRAY'



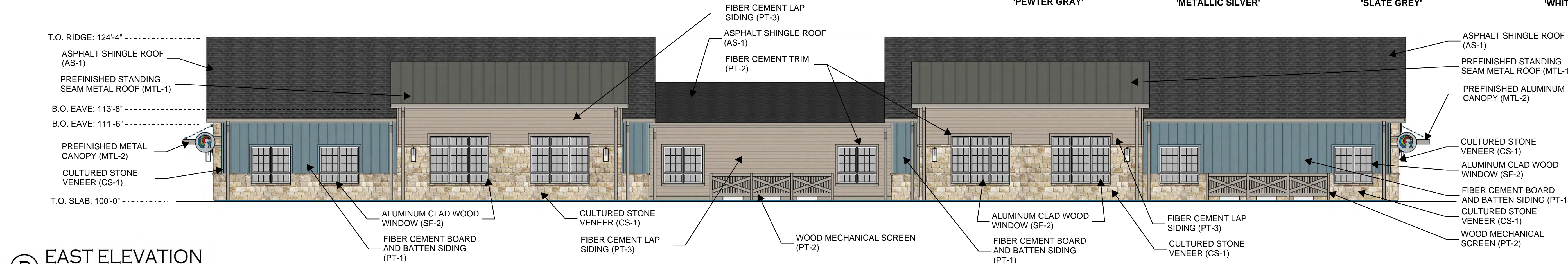
MTL-1: DIMENSIONAL METALS 'METALLIC SILVER'



MTL-2 / SF-1: DMI 'SLATE GREY'

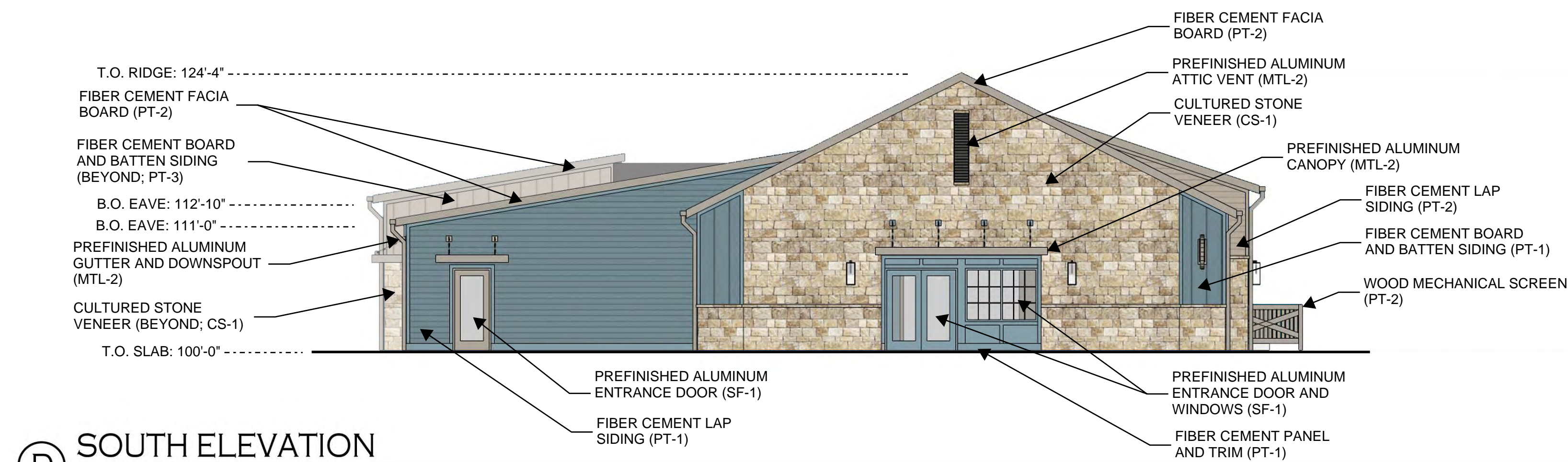


SF-2: ANDERSEN 400 SERIES 'WHITE'



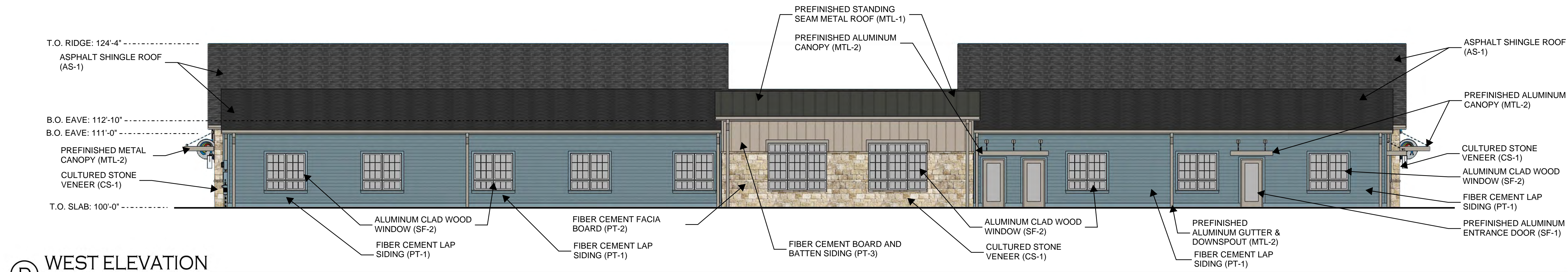
B EAST ELEVATION

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



D SOUTH ELEVATION

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



D WEST ELEVATION

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



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

BEAN

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THE CORNERS
DUBLIN, OHIO 43017
FOR
THE DAIMLER GROUP
1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204

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

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A-2.1

BEAN #000000.00



OVERALL AERIAL VIEW LOOKING SOUTHWEST



DETAILED AERIAL VIEW LOOKING SOUTHWEST

BEAN

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

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.1

BEAN #000000.00



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST

BEAN

J. CARTER BEAN ARCHITECT
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LIGHTBRIDGE ACADEMY

THE CORNERS
 DUBLIN, OHIO 43017
 FOR
 THE DAIMLER GROUP
 1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204

DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.2



VIEW LOOKING WEST



VIEW LOOKING NORTHWEST

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DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.3

BEAN #000000.00



VIEW LOOKING NORTH



DETAILED AERIAL VIEW LOOKING NORTHWEST

BEAN
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DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER

A-3.4

BEAN #000000.00



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

BEAN

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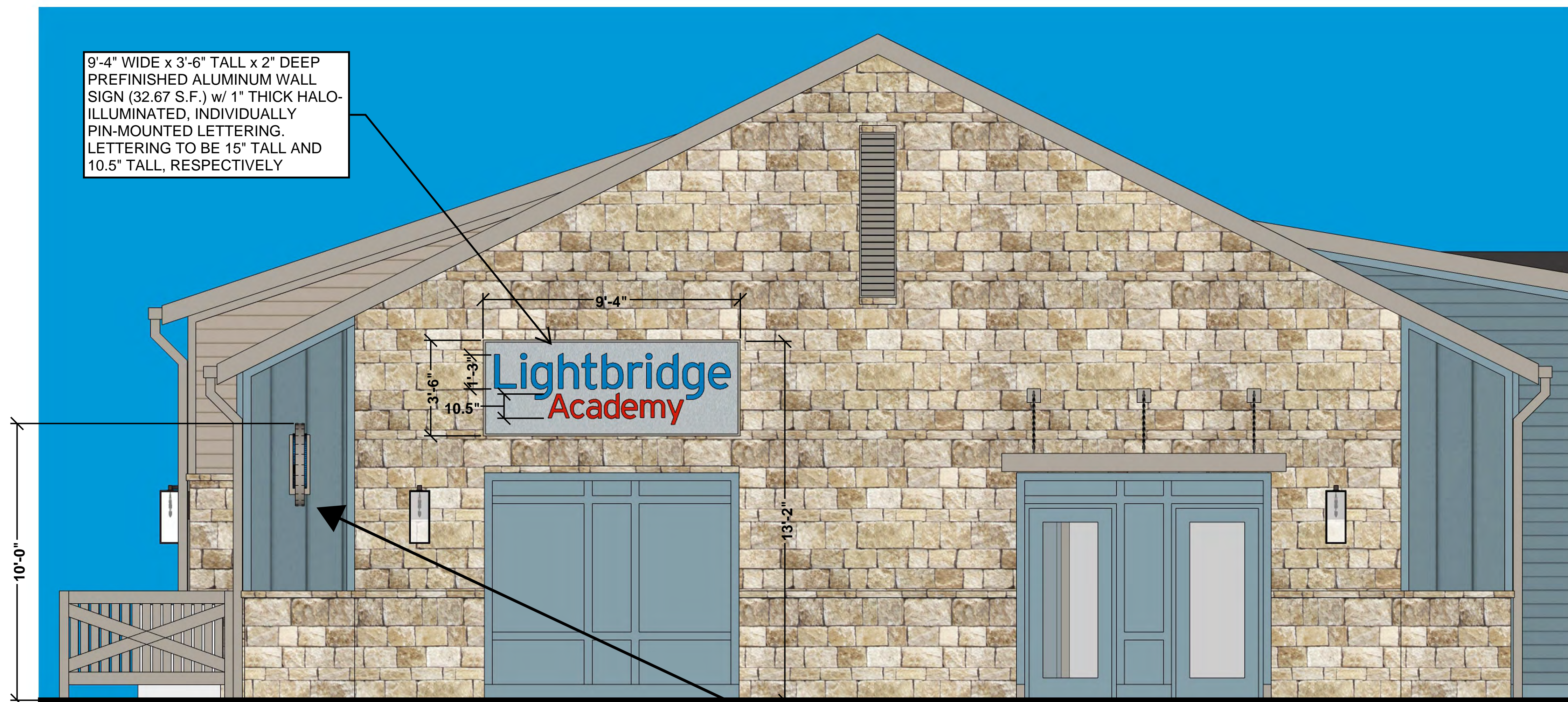
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 FOR
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DRAWING STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A-3.5

BEAN #000000.00



9'-4" WIDE x 3'-6" TALL x 2" DEEP
 PREFINISHED ALUMINUM WALL
 SIGN (32.67 S.F.) w/ 1" THICK HALO-
 ILLUMINATED, INDIVIDUALLY
 PIN-MOUNTED LETTERING.
 LETTERING TO BE 15" TALL AND
 10.5" TALL, RESPECTIVELY

NORTH ELEVATION
 (1) WALL-MOUNTED SIGN @ 32.67 s.f. + (1) BLADE SIGN @ 7.07 s.f. = 39.74 s.f. TOTAL


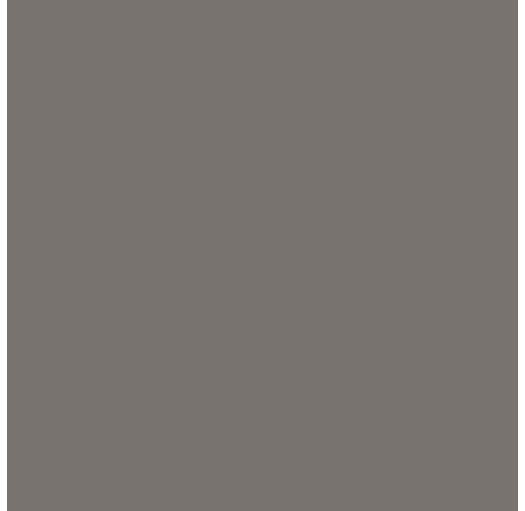





3' DIAMETER PREFINISHED
 ALUMINUM, NON-ILLUMINATED
 BLADE SIGN (7.07 S.F.) w/ 1/2"
 THICK CUT-OUT ACRYLIC
 GRAPHICS

3' DIAMETER PREFINISHED
 ALUMINUM, NON-ILLUMINATED
 BLADE SIGN (7.07 S.F.) w/ 1/2"
 THICK CUT-OUT ACRYLIC
 GRAPHICS

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

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

		
PREFINISHED ALUMINUM SIGN FACE 'METALLIC SILVER'	PREFINISHED ALUMINUM SIGN BORDER 'SLATE GREY'	
		
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 STATUS	
STATUS	DATE
P2C CONCEPTUAL	FEB. 20, 2024
P2C FIN. DEV. PLAN	MAR. 29, 2024

DRAWING TITLE
SIGNAGE

DRAWING NUMBER
A-4.1
 BEAN #00000.00