



Condominium North Elevation Calculations

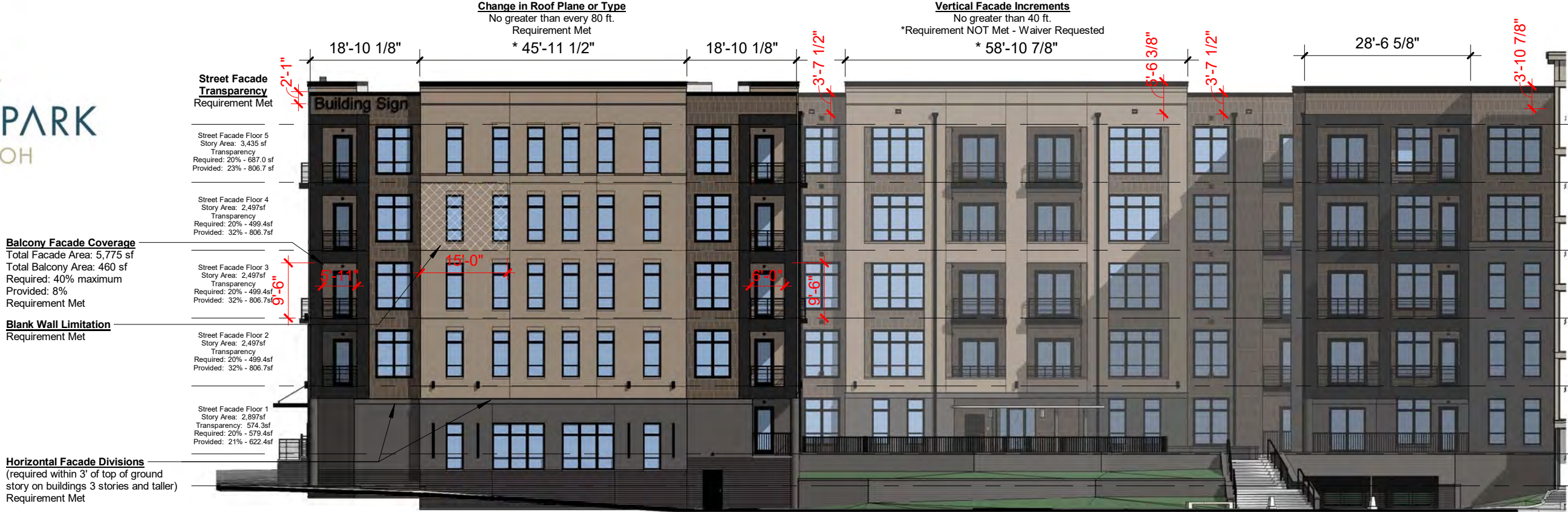
1" = 20'-0"

Total Facade Area* = 10,756 SF			Waiver Requested		
<i>*Windows/Doors not included in Facade Area</i>					
Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	3,266	30.36%		
Thin Brick	Primary	3,900	36.26%		
		7,166	66.62%	80%	N
Metal Siding (including vents)	Secondary	3,590	33.38%	<20%	N

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



Condominium West Elevation Calculations

1" = 20'-0"

Vertical Facade Increments
No greater than 40 ft.
*Requirement NOT Met - Waiver Requested

Non-Street Facade
Transparency
Requirement Met

Non-Street Facade Floor 5
Story Area: 2,439 sf
Transparency
Required: 15% - 365.8 sf.
Provided: 26% - 673.2 sf.

Non-Street Facade Floor 4
Story Area: 1,766 sf
Transparency
Required: 15% - 264.9 sf.
Provided: 35% - 624.2 sf.

Non-Street Facade Floor 3
Story Area: 1,766 sf
Transparency
Required: 15% - 264.9 sf.
Provided: 35% - 624.2 sf.

Non-Street Facade Floor 2
Story Area: 1,766 sf
Transparency
Required: 15% - 264.9 sf.
Provided: 35% - 624.2 sf.

Non-Street Facade Floor 1
Story Area: 1,815 sf
Transparency
Required: 15% - 272.3 sf.
Provided: 26% - 480.4 sf.



Condominium South Elevation Calculations

1" = 20'-0"

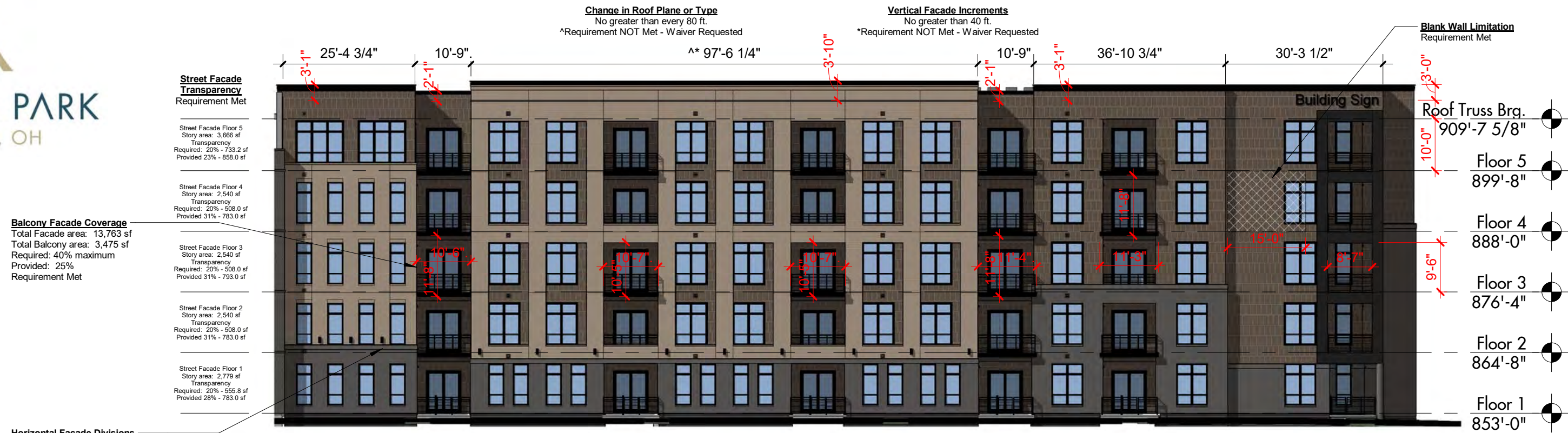
Total Facade Area* = 9,916 SF			Waiver Requested		
*Windows/Doors not included in Facade Area					
Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	1,955	19.72%		
Thin Brick	Primary	3,365	33.93%		
		5,320	53.65%	80%	N
Metal Siding (including vents)	Secondary	4,596	46.35%	<20%	N

Total Facade Area* = 6,527 SF			Waiver Requested		
*Windows/Doors not included in Facade Area					
Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	1,053	16.13%		
Thin Brick	Primary	2,733	41.87%		
		3,786	58.00%	80%	N
Metal Siding (including vents)	Secondary	2,741	42.00%	<20%	N

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

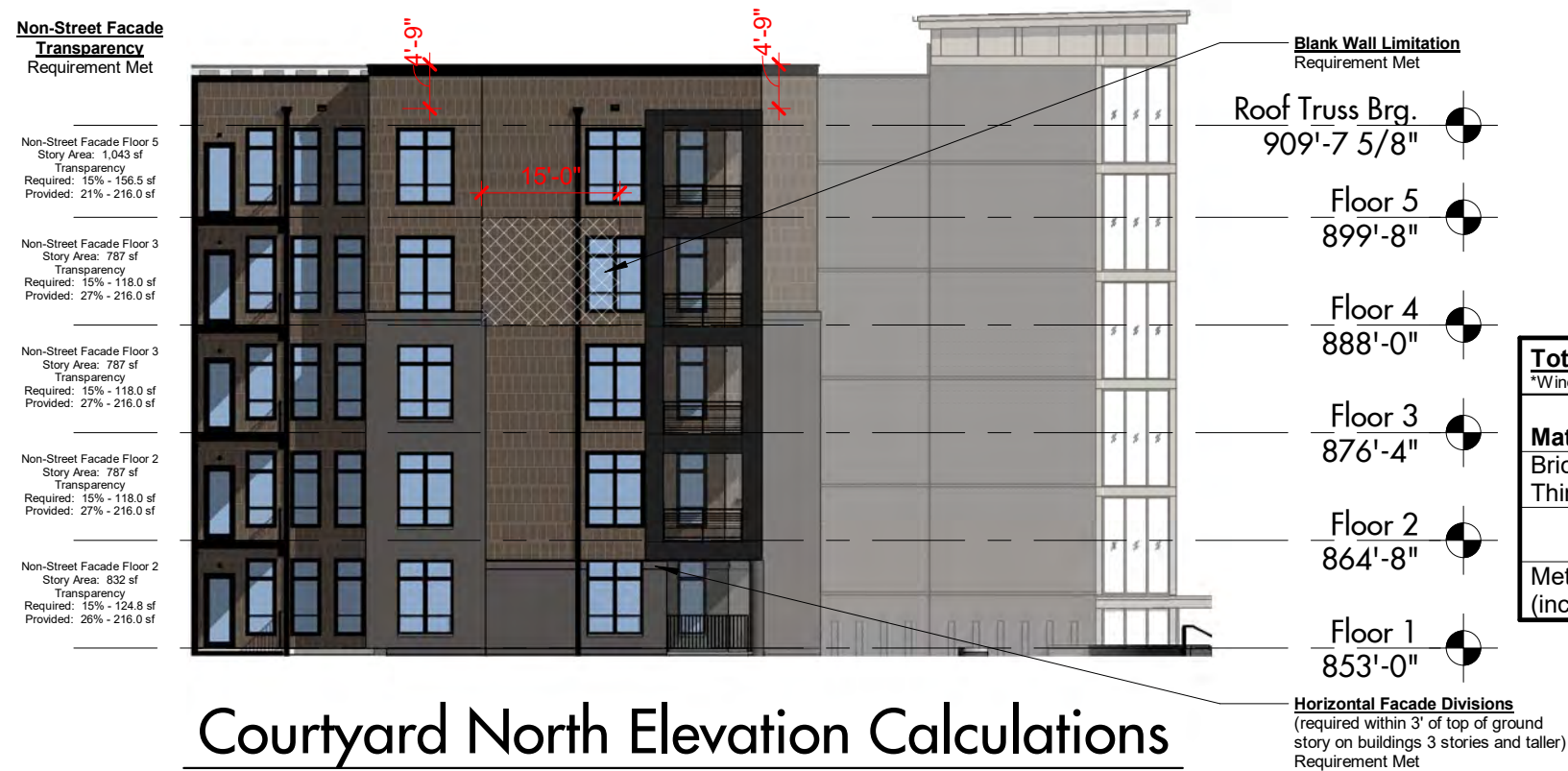
06-02-2025



Condominium East Elevation Calculations

$$1'' = 20'-0''$$

Total Facade Area* = 9,730 SF			Waiver Requested		
*Windows/Doors not included in Facade Area					
Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	2,058	21.15%		
Thin Brick	Primary	3,663	37.65%		
		5,721	58.80%	80%	N
Metal Siding (including vents)	Secondary	4,009	41.20%	<20%	N



Courtyard North Elevation Calculations

$$1'' = 20'-0''$$

BLOCK J - Condominium Building

BSD Building Type: Apartment Building



BLOCK J - Condominium Building

06-02-2025



BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



BLOCK J - Condominium Building

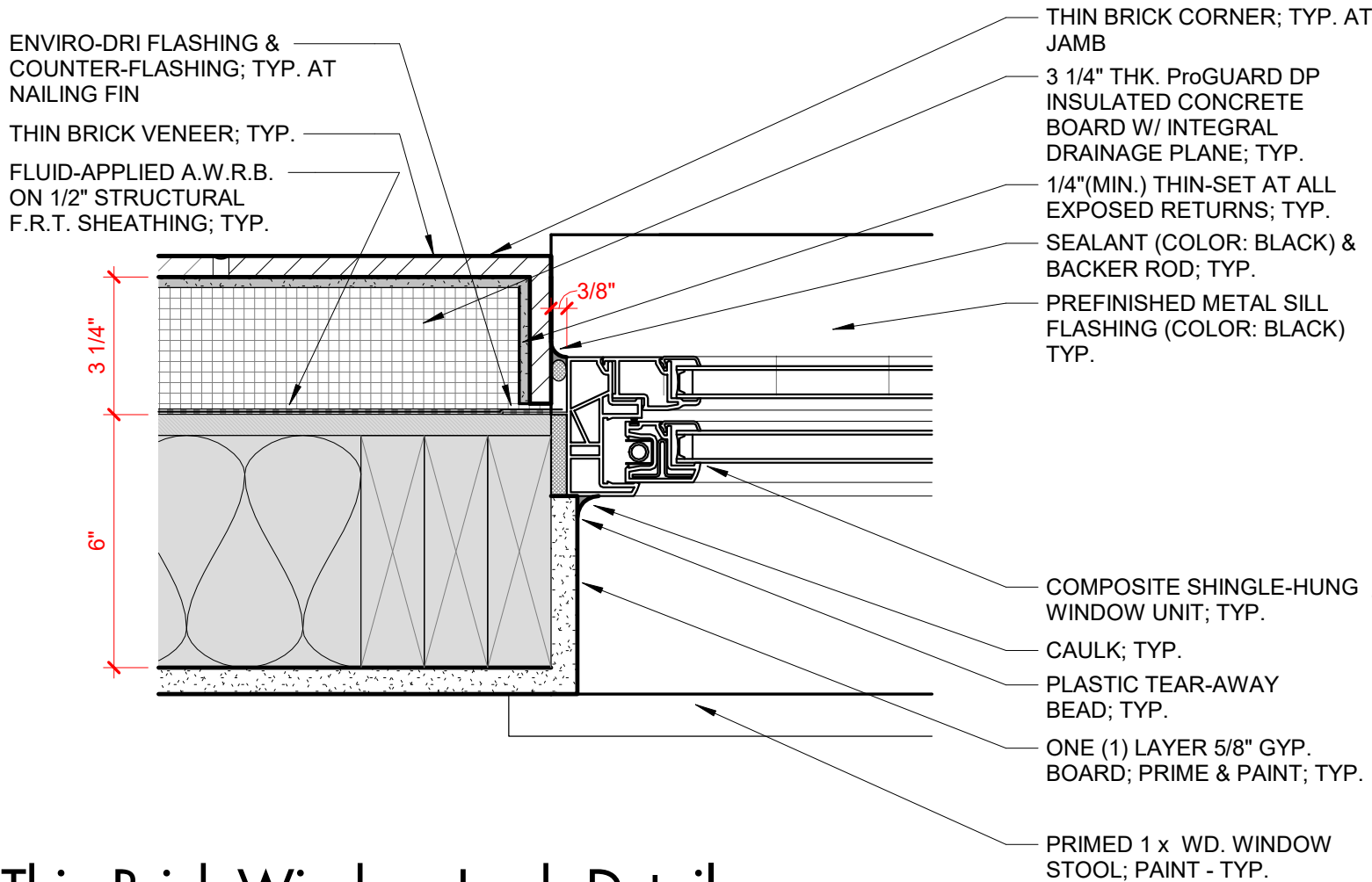
BSD Building Type: Apartment Building

06-02-2025



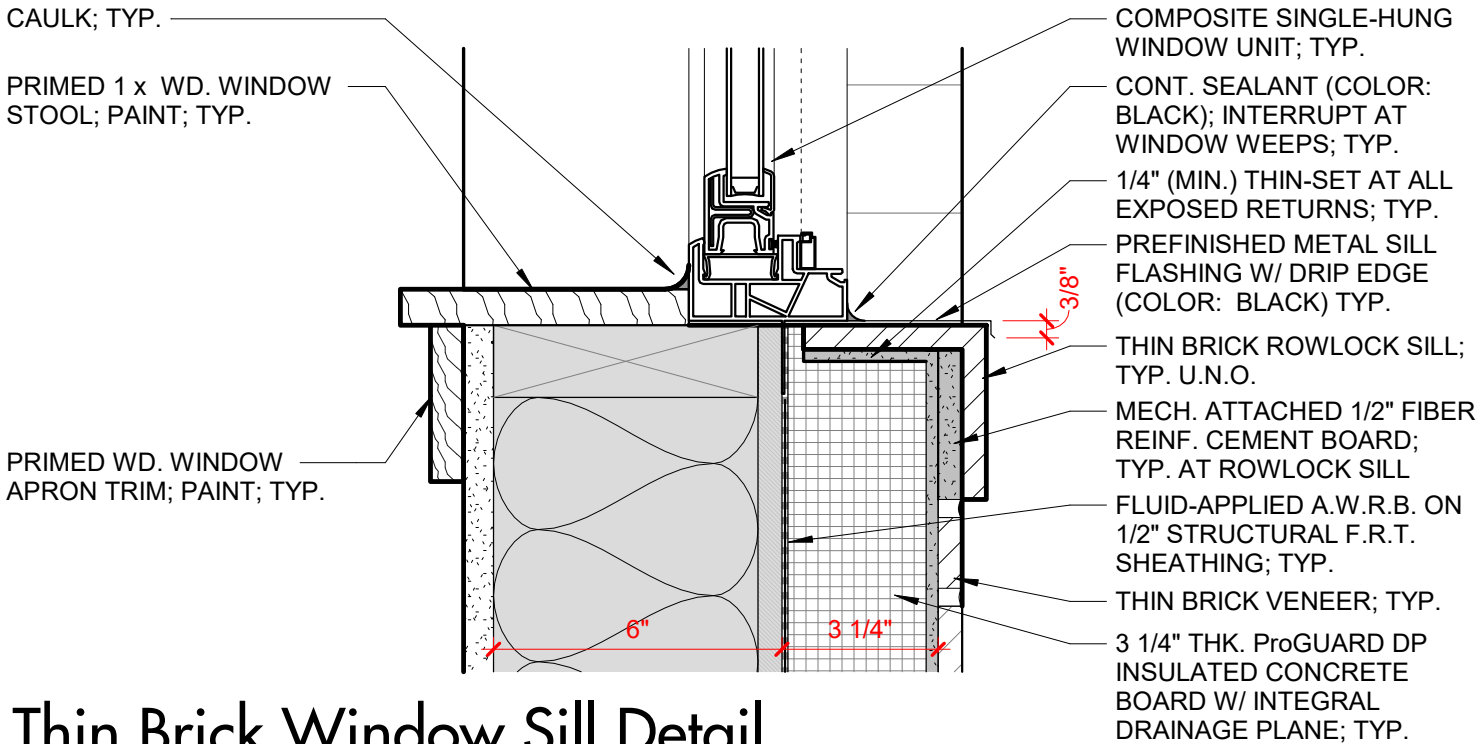
BLOCK J - Condominium Building

06-02-2025



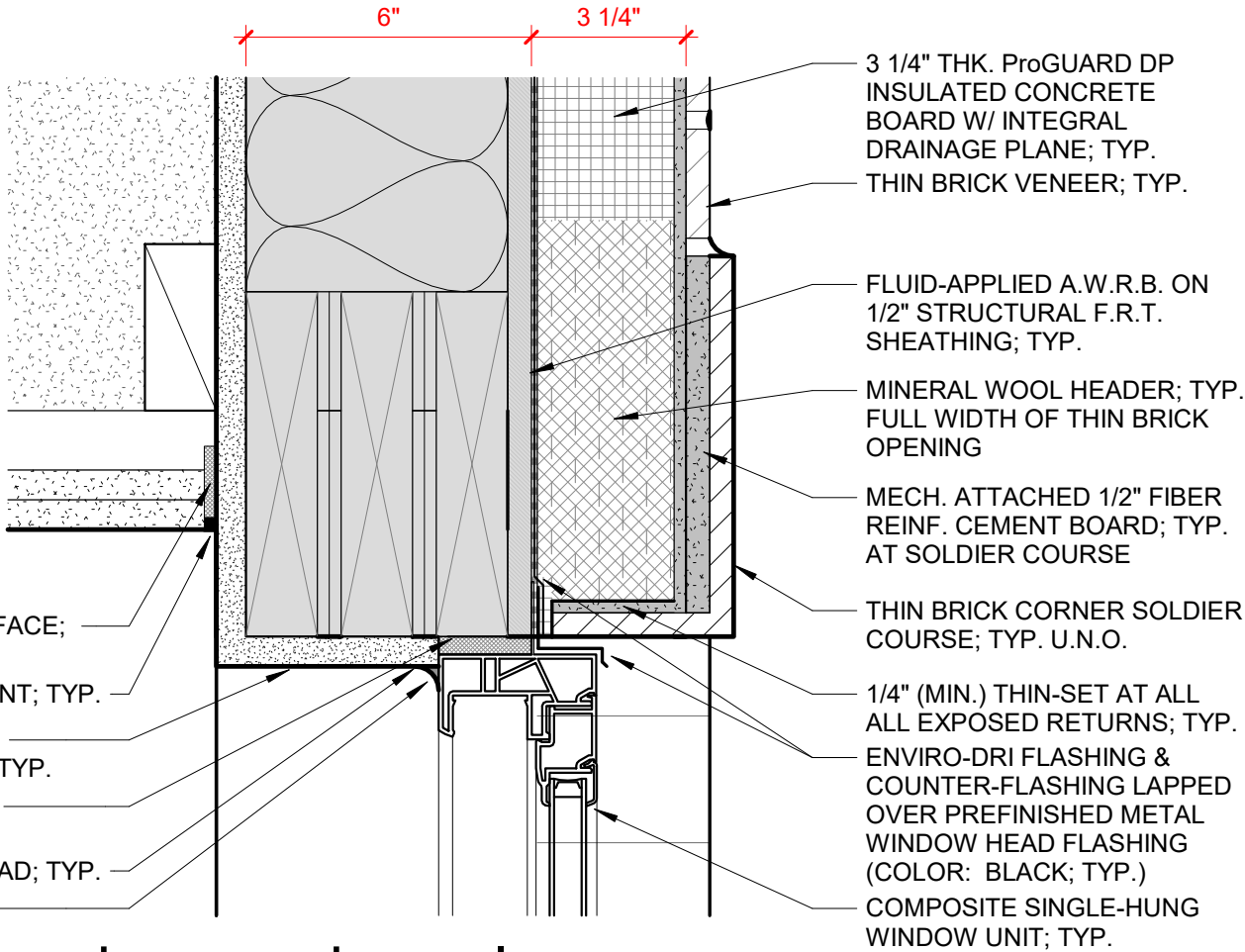
Thin Brick Window Jamb Detail

3" = 1'-0"



Thin Brick Window Sill Detail

3" = 1'-0"



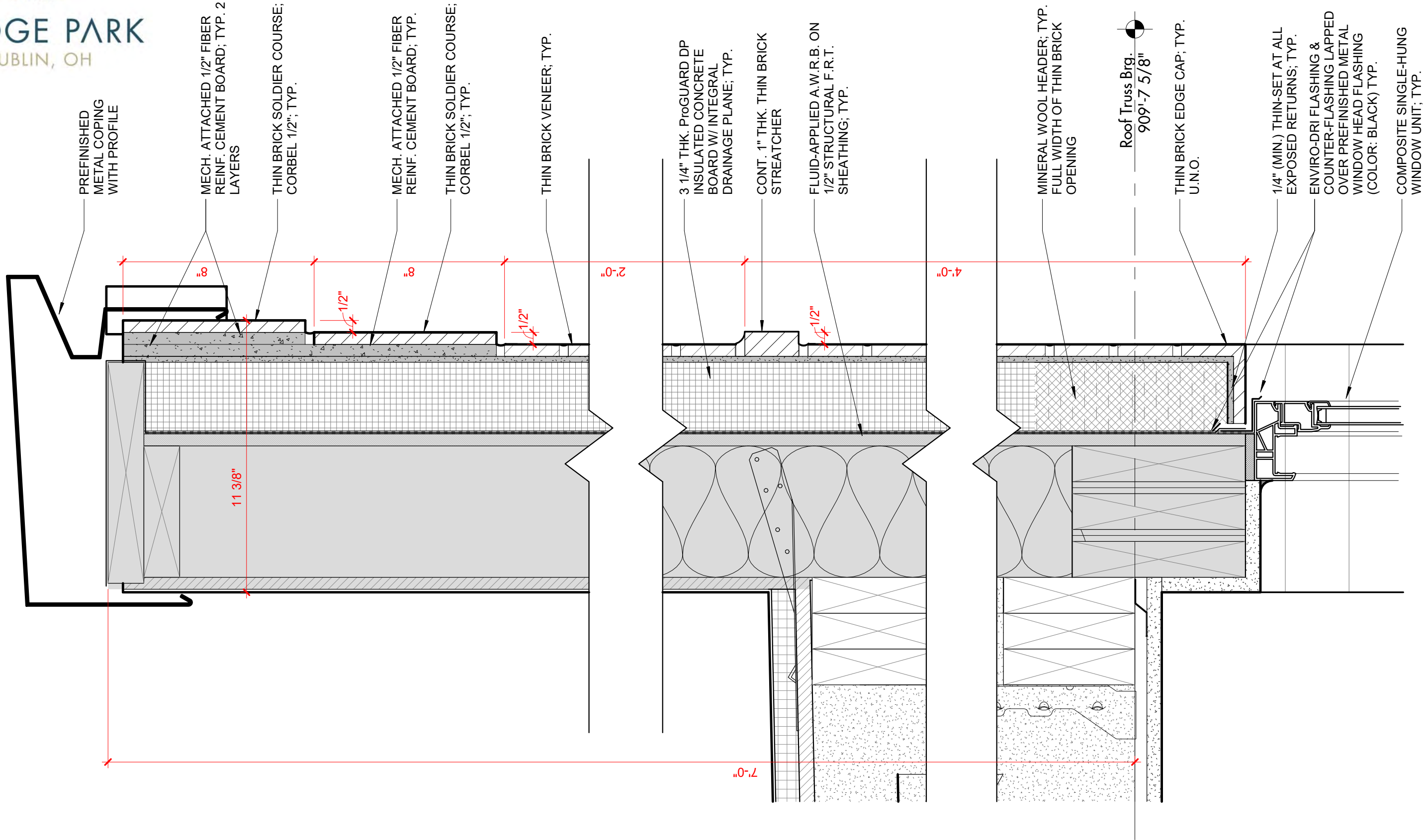
Thin Brick Window Head Detail

3" = 1'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025

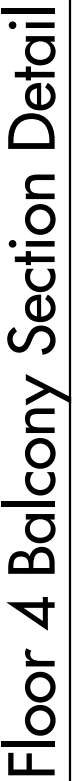


Wall Section Parapet Detail

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025


$$1\frac{1}{2}'' = 1'-0''$$

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

06-02-2025



SULLIVAN BRUCK
ARCHITECTS

Z18

Details



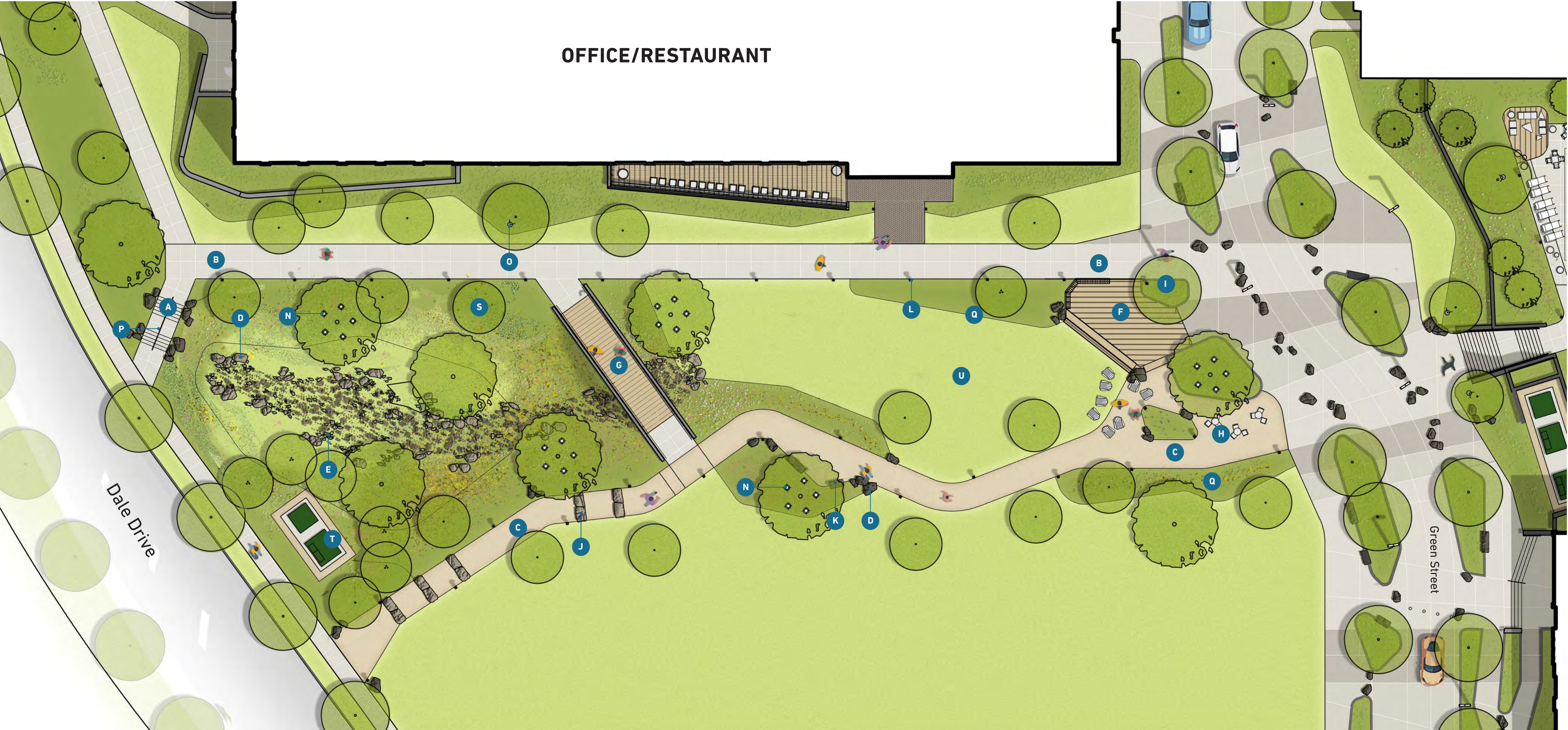
CRAWFORD HOYING
development





LEGEND

- A Brick Pavement**
Manufacturer: Endicott Clay Products
Size: 4X12
Pattern: Varies, Per Plan
Color: Manganese Ironspot, Medium Ironspot 46, Medium Ironspot 77.
- B Concrete Stair**
-Standard concrete mix with decorative "Buff Wash" finish.
- C Standard Concrete Paving**
-Standard concrete mix with broom finish.
- D Decorative Concrete Paving**
-Standard concrete mix with architectural finish.
- E Specimen Field Boulder**
-48" diameter, granite
- F Field Boulder**
-Varying sizes 6" - 36" diameter, granite
- G Ipe Wood Patio With Railing**
-Furniture by tenant
- H Brick Veneer Retaining Walls**
-Finish: Endicott Clay Products
-Size: 4"x 8"
-Color: Manganese Ironspot & dark grout
- I Standard Tree Grate**
- J Limestone Benches**
- K Bollards**
-Manufacturer: Ligman Lighting - 'Light Linear PT 1 Bollard'
-Black Powder Coat Finish, 39" Height
- L Standard Street Lighting**
-Manufacturer: Cree- 'ARE-EDG' Luminaire
-Manufacturer: Valmont- 'Edge Area Round' Pole
-Black Powder Coat Finish, 16' Height
- M Landscape Uplighting**
-Manufacturer: Vision 3 Lighting- 'Model FL3'
- N Ornamental Plantings**
Masses of understory plants for seasonal interest and spatial enclosure
Height: +/- 12 - 48" above pavement elevation
- O Deciduous Shade Trees**
- P Deciduous Ornamental Trees**
- Q Street Trees**
- R CIP Concrete Seat Wall with Ipe**



- LEGEND**
- A Concrete Stair**
-Standard concrete mix with decorative "Buff Wash" finish.
 - B Standard Concrete Paving**
-Standard concrete mix with broom finish.
 - C Crushed Aggregate Paving**
-Stabilized aggregate
-Color: Light Gray
 - D Specimen Field Boulder**
-48" diameter, granite
 - E Field Boulder**
-Varying sizes 6"- 36" diameter, granite
 - F Ipe Wood Platform Deck & Bench**
Custom deck and bench with Ipe decking
 - G Footbridge**
-Ipe wood finish with color changing lighted rail
 - H Tables and Chairs**
-Forms+Surfaces - Avivo Pedestal Table and Chairs
-Color: TBD
 - I Pre-Cast Planters**
- Tapered profile
 - J Limestone Slab Steps**
 - K Limestone Benches**
 - L Bollards**
-Manufacturer: Ligman Lighting - 'Light Linear PT 1 Bollard'
-Black Powder Coat Finish, 36" Height
 - M Pole Lighting**
-Manufacturer: Ligman Lighting - 'Light Linear PT 5'
-Black Powder Coat Finish, 12'-0" Height
 - N Moon Lights**
-Manufacturer: Vision 3 Lighting- 'Model FL3'
 - O Landscape Uplighting**
-Manufacturer: Vision 3 Lighting- 'Model FL3'
 - P Illuminated Handrail**
- Manufacturer: Cole Lighting
 - Q Ornamental Plantings**
Masses of understory plants for seasonal interest and spatial enclosure
Height: +/- 12 - 48" above pavement elevation
 - R Deciduous Shade Trees**
 - S Deciduous Ornamental Trees**
 - T Evergreen Tree Screening**
 - U Open Lawn Panel**



Bio-retention meadow



Footbridge



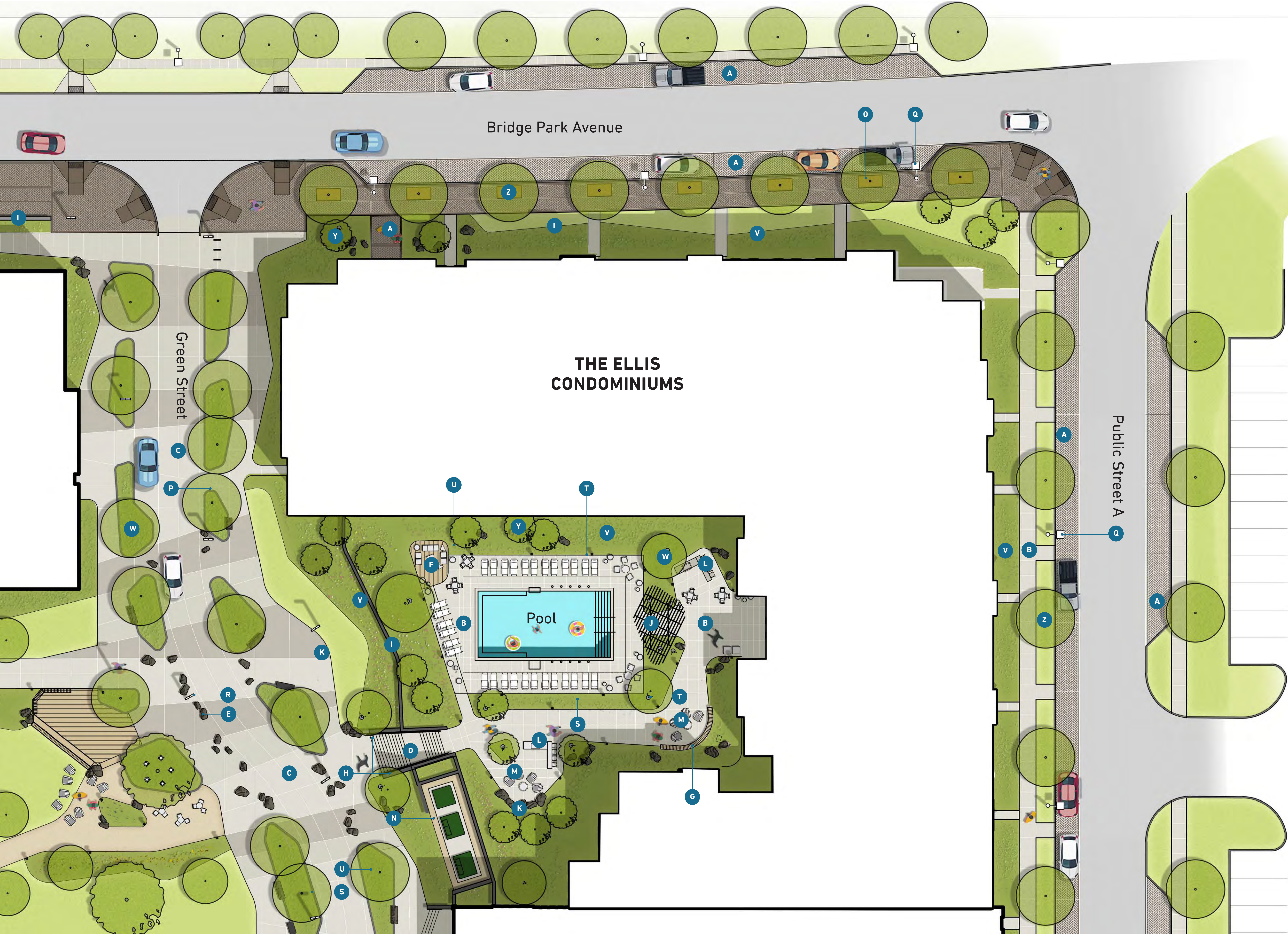
Nature trail



Native planting



Wood Platform Deck and Bench



LEGEND

- A Brick Pavement**
Manufacturer: Endicott Clay Products
Size: 4X12
Pattern: Varies, Per Plan
Color: Manganese Ironspot, Medium Ironspot 46, Medium Ironspot 77.
- B Standard Concrete Paving**
-Standard concrete mix with broom finish.
- C Decorative Concrete Paving**
-Vehicular and pedestrian grade architectural concrete, finish varies
- D Concrete Stair**
-Standard concrete mix with decorative "Buff Wash" finish.
- E Specimen Field Boulder**
--48" diameter, granite.
- F Trex Composite Platform Deck**
-Color: Coastline
- G Concrete Bench with Ipe Wood Topper**
- H Illuminated Handrail**
-Black powder coat, stainless steel tube lighting
- I Brick Veneer Retaining Walls**
-Finish: Endicott Clay Products
-Size: 4"x 8"
-Color: Manganese Ironspot & dark grout
- J Pergola**
-Powder coated steel frame, black. Wood slats.
- K Limestone Benches**
- L Grill Station**
-Grill station with concrete countertop & cast stone masonry veneer. GFCI outlets and recessed wall lights.
- M Fire Pits and Moveable Furniture**
- N Electrical Transformer Gate**
-Manufacturer: Ametco- 'Shadow 80' infill
-Black Powder Coat Finish, steel structure
- O Standard Tree Grate**
- P Concrete Planter Curb**
-Tapered profile
- Q Street Lighting**
-Manufacturer: Cree- 'ARE-EDG' Luminaire
-Manufacturer: Valmont- 'Edge Area Round' Pole
-Black Powder Coat Finish, 16' Height
- R Pole Lighting**
-Manufacturer: Ligman Lighting - 'Light Linear PT 5'
-Black Powder Coat Finish, 12' Height
- S Landscape Uplighting**
-Manufacturer: Vision 3 Lighting- 'Model FL3'
- T GFC Pedestal**
-Black powder coat
- U Ornamental Plantings**
Masses of understory plants for seasonal interest and spatial enclosure
- V**
Height: +/- 12 - 48" above pavement elevation
- W Deciduous Shade Trees**
- Y Deciduous Ornamental Trees**
- Z Deciduous Street Trees**



LEGEND

- A Brick Pavement**
Manufacturer: Endicott Clay Products
Size: 4X12
Pattern: Varies, Per Plan
Color: Manganese Ironspot, Medium Ironspot 46, Medium Ironspot 77.
- B Concrete Stair & Handrail**
-Standard concrete mix with architectural finish
- C Standard Concrete Paving**
-Standard concrete mix with broom finish.
- D Decorative Concrete Paving**
-Vehicular and pedestrian grade architectural concrete, finish varies
- E Concrete Planter Curb**
- Tapered profile
- F Specimen Field Boulder**
- ~48" diameter, granite
- G Standard Tree Grate**
- H Limestone Benches**
- I Removable Bollards**
- J Pole Lighting**
-Manufacturer: Bullard Bollards- 'La Columna'
-Black Powder Coat Finish, 12' Height
- K Street Lighting**
-Manufacturer: Cree- 'ARE-EDG' Luminaire
-Manufacturer: Valmont- 'Edge Area Round' Pole
-Black Powder Coat Finish, 16' Height
- L Ornamental Plantings**
Masses of understory plants for seasonal interest and spatial enclosure
Height: +/- 12 - 48" above pavement elevation
- M Deciduous Shade Trees**
- N Deciduous Street Trees**

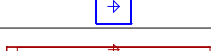
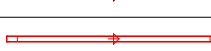










Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	4	A1	Single	4873	4873	54	54	0.900	LIGMAN	LI-21171-T3-W30
	12	A2	Back-Back	4983	9966	53.8	107.6	0.900	LIGMAN	LI-21181-T4-W30 (2x53W)
	49	B	Single	2232	2232	29.2	29.2	0.900	LIGMAN	LI-10021-T4-W30
	4	C1	Single	1588	1588	31.18	31.18	0.600	COLE LIGHTING	LR5P-LED-XX/1.5-XX (per 4FT)
	12	C2	Single	1588	1588	31.18	31.18	0.450	COLE LIGHTING	LR5P-LED-XX/1.5-XX--ASYM/30° (per 4FT)
	108	D	Single	256	256	3	3	0.900	GVA LIGHTING INC.	COVE-OD-CM-SW_HL-G4-300-WW-3W-R300-RGBW3083-16C4-120-INF (WHITE 30K)
	48	F	Single	294	294	3.12	3.12	0.900	Nova Flex LED LLC	DES-LED-SWH-24-3_0-IP20-30

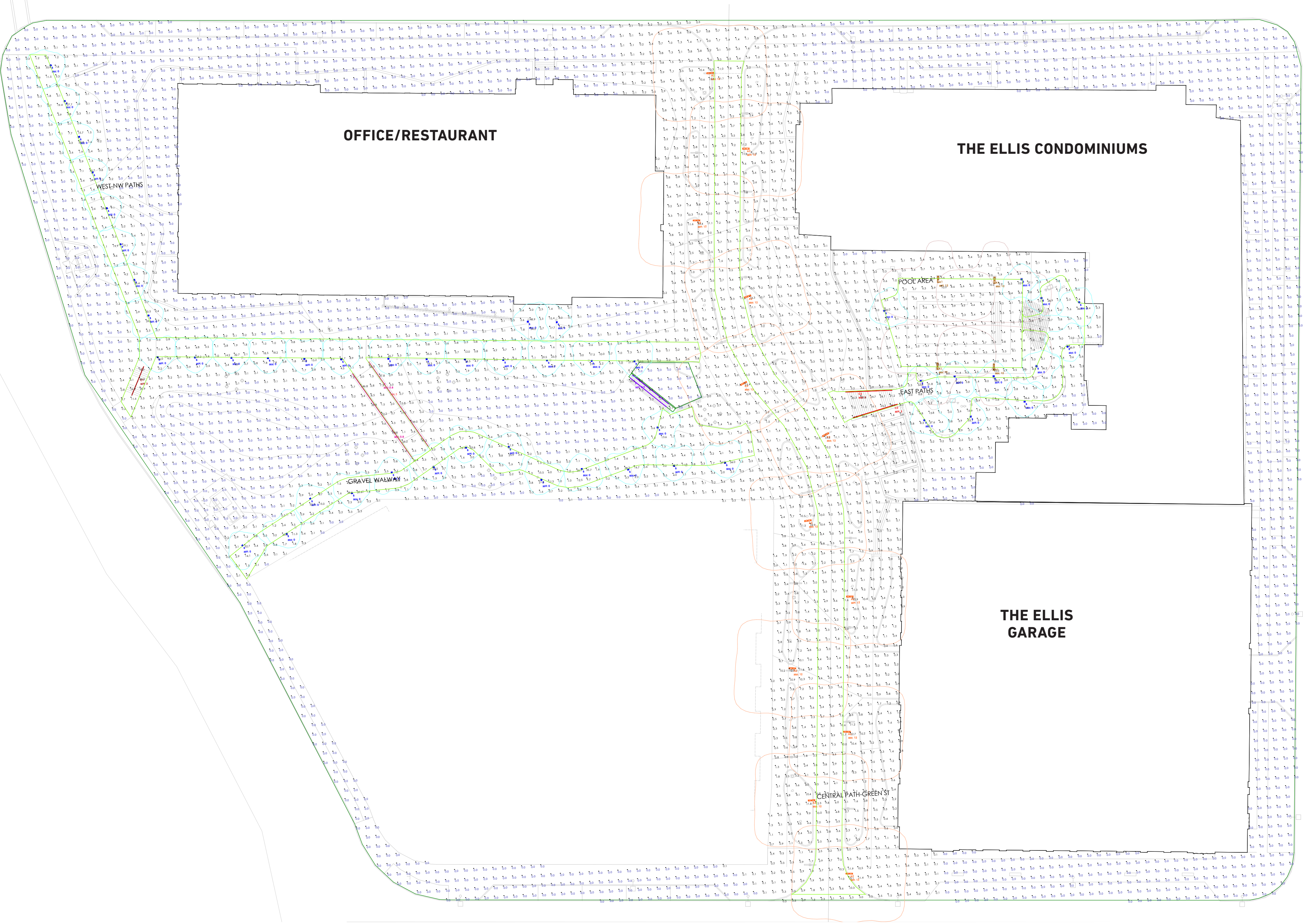
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
SITE_Planar	Illuminance	Fc	1.89	166.3	0.0	N.A.	N.A.
CENTRAL PATH-GREEN ST	Illuminance	Fc	4.48	11.7	0.9	13.00	4.98
EAST PATHS	Illuminance	Fc	8.54	68.7	0.1	687.00	85.40
GRAVEL WALWAY	Illuminance	Fc	7.67	62.7	0.1	627.00	76.70
POOL AREA	Illuminance	Fc	5.02	56.0	0.9	62.22	5.58
WEST-NW PATHS	Illuminance	Fc	9.05	166.3	0.1	1663	90.50

NOTES:

CALCULATION GRID VALUES 5'-0" O.C.

CALCULATIONS TAKEN AT GRADE, 0FT.

MOUNTING HEIGHTS AS NOTED ON DRAWING.

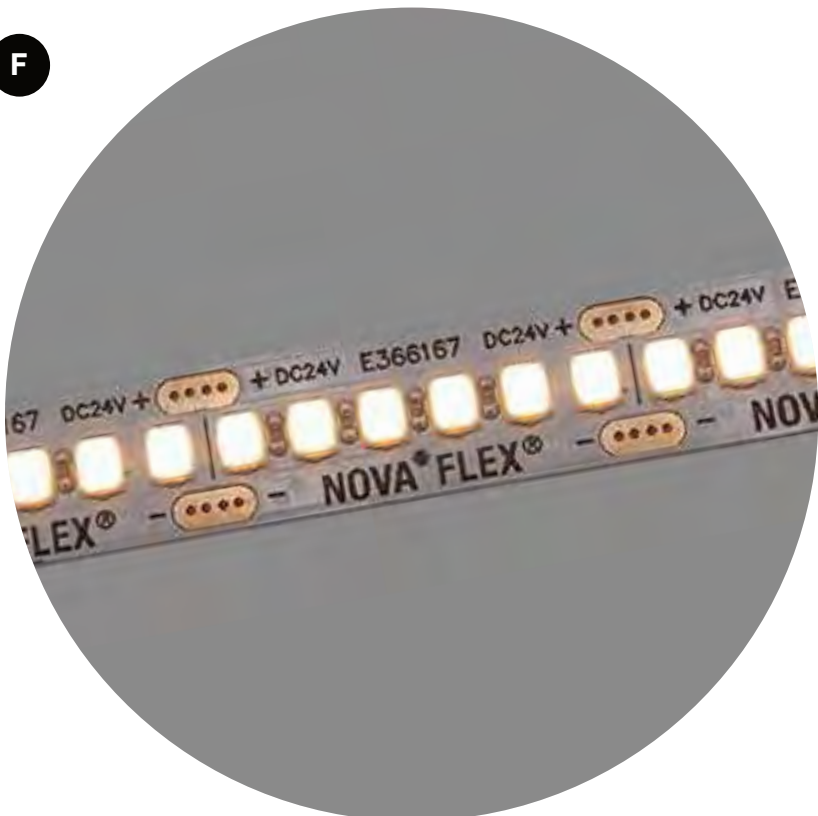
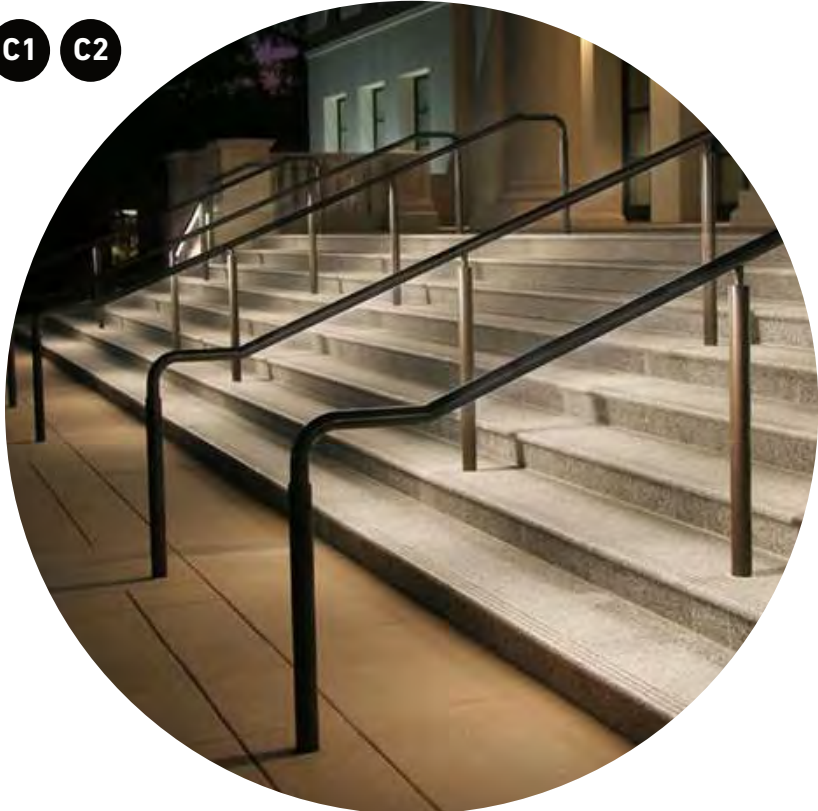


A B

C1 C2

D

F



Cree- 'ARE-EDG' Street Lamp
(Bridge Park Standard)

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
DECIDUOUS TREES						
AC BU	ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL.	PER PLAN	B&B	NOTES
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	3" CAL.	PER PLAN	B&B	
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3" CAL.	PER PLAN	B&B	MULTI-STEM HABIT
BE PO	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	3" CAL.	PER PLAN	B&B	
CA BE	CARPINUS BETULUS COLUMNARIS	COLUMNAR EUROPEAN HORNBEAM	3" CAL.	PER PLAN	B&B	
CE CA	CERCIS CANADENSIS	REDBUD	3" CAL.	PER PLAN	B&B	
CL KE	CLADRASTIS KENTUCKEA	YELLOW WOOD TREE	3" CAL.	PER PLAN	B&B	
CO KO	CORNUS KOUSA 'HEART THROB'	HEART THROB CHINESE DOGWOOD	3" CAL.	PER PLAN	B&B	
MA MA	MAGNOLIA MACROPHYLLA	BIG LEAF MAGNOLIA	3" CAL.	PER PLAN	B&B	
MA VI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" CAL.	PER PLAN	B&B	
NY SY	NYSSA SYLVATICA	BLACK GUM	3" CAL.	PER PLAN	B&B	
PL TR	PLANTANUS TRANSPLANTS	TRANSPLANTED LONDON PLANE TREE	VARIES	PER PLAN	B&B	SIZE VERIFICATION PENDING TREE SURVEY, SIZES RANGE FROM 3"-18" CAL
PR SU	PRUNUS SUBHIRTELLA AUTUMNALIS	AUTUMN FLOWERING CHERRY	3" CAL.	PER PLAN	B&B	
SY RE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	3" CAL.	PER PLAN	B&B	
UL PA	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL.	PER PLAN	B&B	
EVERGREEN TREES						
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HEIGHT	PER PLAN	B&B	NOTES
TH PL	THUJA PLICATA 'FASTIGIATA'	FASTIGIATE WESTERN ARBORVITAE	6' HEIGHT	PER PLAN	B&B	NOTES

DECIDUOUS SHRUBS						
CL AL	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#1	PER PLAN	CONT.	NOTES
CO ST	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	#1	PER PLAN	CONT.	NOTES
KE JA	KERRIA JAPONICA 'GOLDEN GUINEA'	GOLDEN GUINEA JAPANESE KERRIA	#1	PER PLAN	CONT.	NOTES
PH OP	PHYSOCARPUS OPULIFOLIUS 'OBSIDIAN'	OBSIDIAN NINEBARK	#1	PER PLAN	CONT.	NOTES
RH AR	RHUS AROMATICA	FRAGRANT SUMAC	#1	PER PLAN	CONT.	NOTES
VI CA	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#1	PER PLAN	CONT.	NOTES

EVERGREEN SHRUBS						
BU GV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	#1	PER PLAN	CONT.	NOTES
JU GO	JUNIPERUS SABINA 'GREY OWL'	GREY OWL JUNIPER	#1	PER PLAN	CONT.	NOTES
JU SA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#1	PER PLAN	CONT.	NOTES
JU SQ	JUNIPERUS SQUAMATA	HOLGER JUNIPER	#1	PER PLAN	CONT.	NOTES
TA CU	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	#1	PER PLAN	CONT.	NOTES
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	#1	PER PLAN	CONT.	NOTES
TH OC	THUJA OCCIDENTALIS 'LINESVILLE'	LINESVILLE ARBORVITAE	#1	PER PLAN	CONT.	NOTES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
PERENNIALS, GRASSES AND GROUND COVERS						
AM HU	AMSONIA HUBRICHTII	BLUE STAR	#1	PER PLAN	CONT.	NOTES
AN VI	ANDROPOGON VIRGINICUS	BROOMSEDGE	#1	18" O.C.	CONT.	NOTES
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	#1	30" O.C.	CONT.	NOTES
CA PE	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	12" O.C.	CONT.	NOTES
GE RO	GERANIUM X. 'ROZANNE'	ROZANNE GERANIUM	#1	18" O.C.	CONT.	NOTES
HE HA	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	CONT.	NOTES
HE JS	HEMEROCALLIS 'JOAN SENIOR'	JOAN SENIOR DAYLILY	#1	18" O.C.	CONT.	NOTES
HE PO	HEMEROCALLIS 'PURPLE DE ORO'	PURPLE DE ORO DAYLILY	#1	18" O.C.	CONT.	NOTES
HO HA	HOSTA 'HALCYON'	HALCYON HOSTA	#1	PER PLAN	CONT.	NOTES
LI SP	LIRIOPE SPICATA	LILYTURF	#1	12" O.C.	CONT.	NOTES
NA IC	NARCISSUS 'ICE FOLLIES'	ICE FOLLIES DAFFODIL	BULB	CLUMP OF 3 (PER SYMBOL)		NOTES
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL	BULB	CLUMP OF 3 (PER SYMBOL)		NOTES
NE CA	NEPETA RACEMOSA	CATMINT	#1	24" O.C.	CONT.	NOTES
PA AU	PACKERA AUREA	GOLDEN GROUNSEL	#1	12" O.C.	CONT.	NOTES
PH VI	PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT	#1	24" O.C.	CONT.	NOTES
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	36" O.C.	CONT.	NOTES
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	18" O.C.	CONT.	NOTES
TH SE	THYMUS SERPYLLUM 'ELFIN'	ELFIN THYME	#1	12" O.C.	CONT.	NOTES
SEED MIXES						
MIX #1	NO MOW SEED MIX	PRAIRIE NURSERY	CUSTOM SEED MIX. EQUAL PARTS.			
MIX #2	LOW GROWING MEADOW MIX	PRAIRIE NURSERY				
MIX #3	ACORUS CALAMUS	SWEET FLAG				
	CAREX LURIDA	BOTTLEBRUSH SEDGE				
	CAREX VULPINOIDEA	BROWN FOX SEDGE				
	ELYMUS CANADENSIS	CANADA WILD RYE				
	IRIS VIRGINICA SHREVEI	BLUE FLAG IRIS				
	SCIRPUS CYPERINUS	WOOL GRASS				

- PLANTING NOTES
1. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. SUBSTITUTIONS FOR PLANT MATERIALS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

2. PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.

3. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.

4. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.

5. VERIFY PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.

6. STAKE BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.

7. REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

8. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN

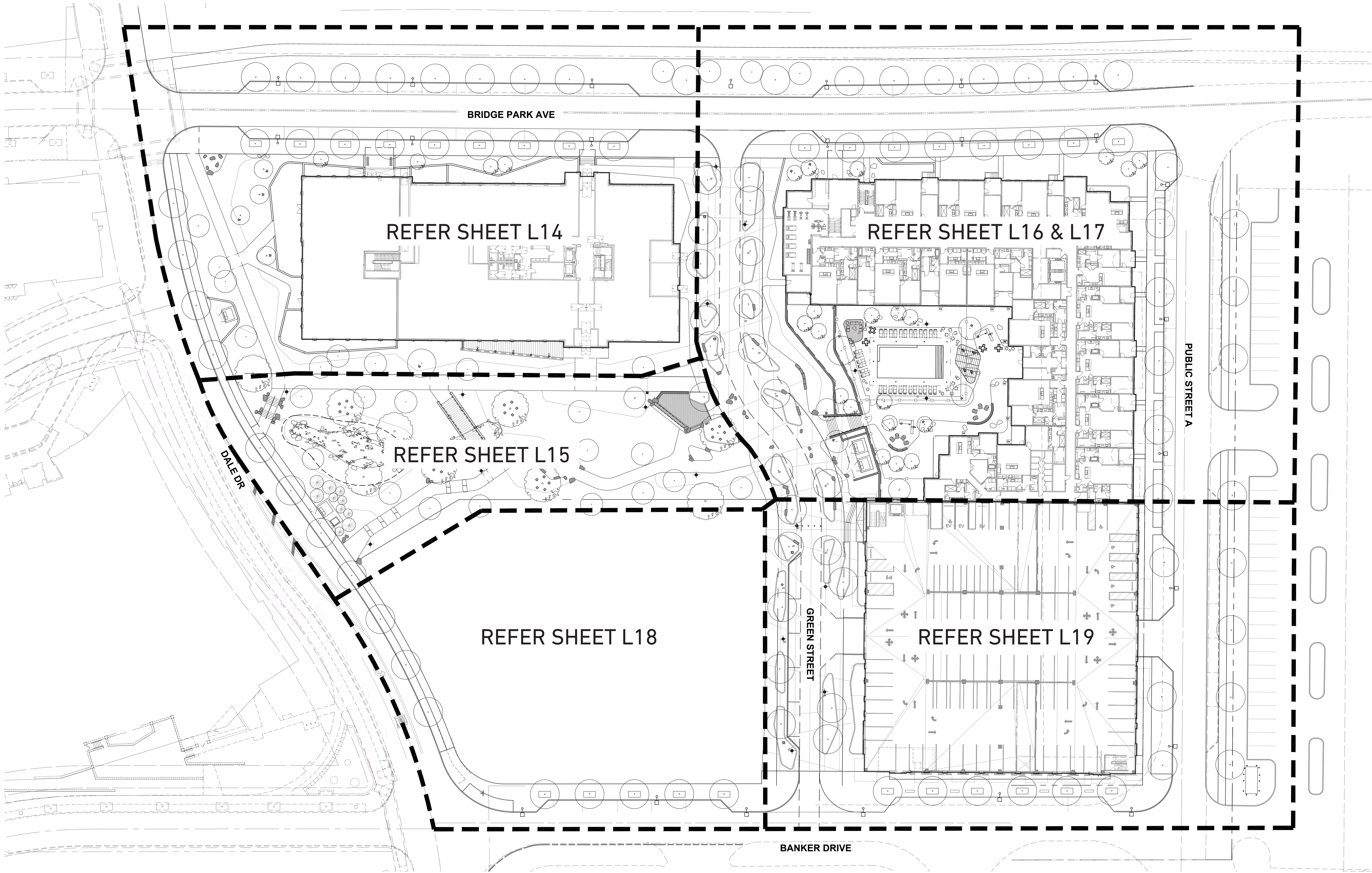
9. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.

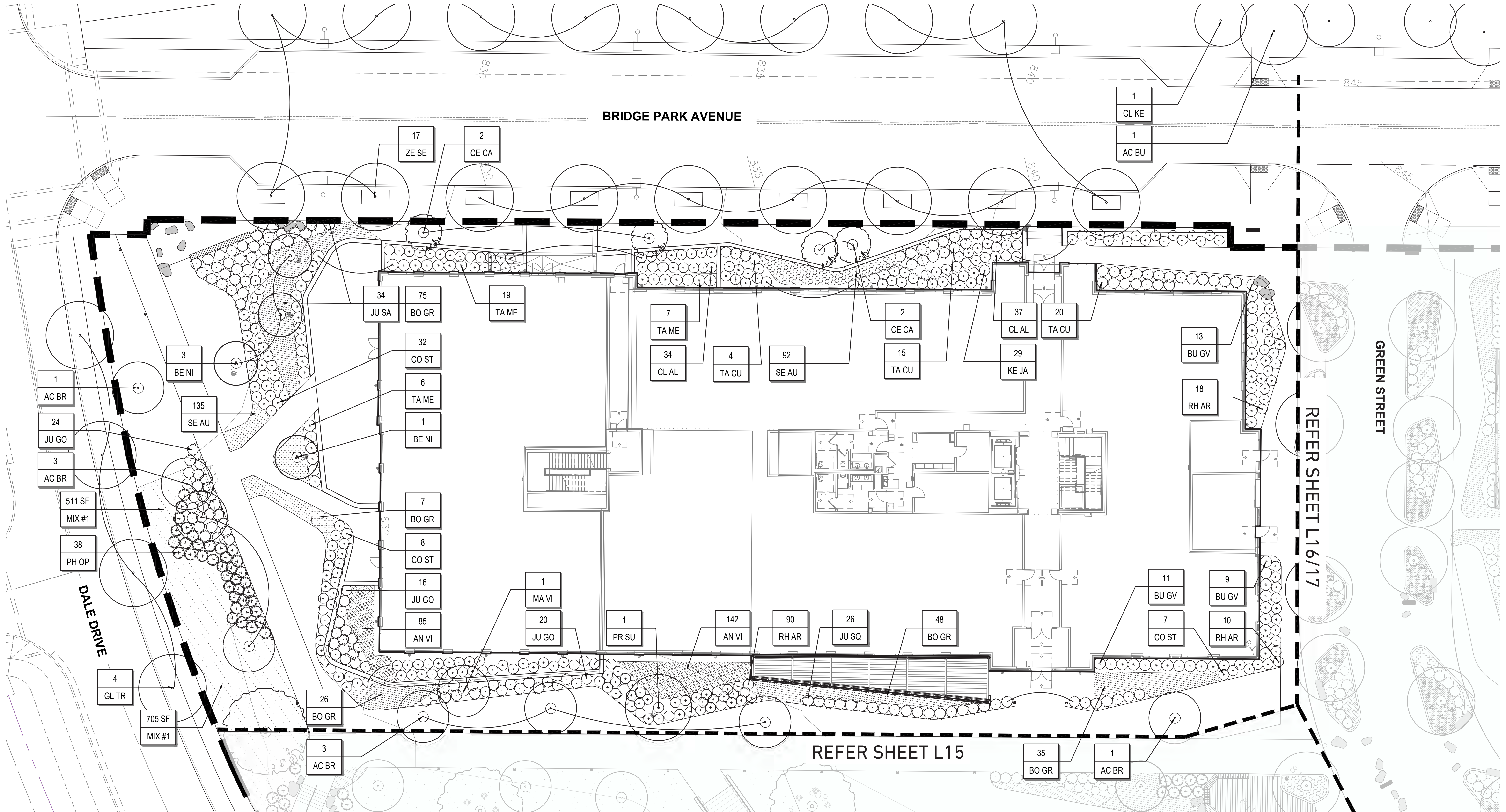
10. TEST FILL EACH TREE AND PLANTING PIT WITH WATER, PRIOR TO PLANTING TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER SCARIFIED ALONG OUTER EDGES AND SIDES OF PIT. DO NOT DISTURB AREA SUPPORTING TREE BALL. REPEAT TEST. ALLOWANCES WILL NOT BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE.

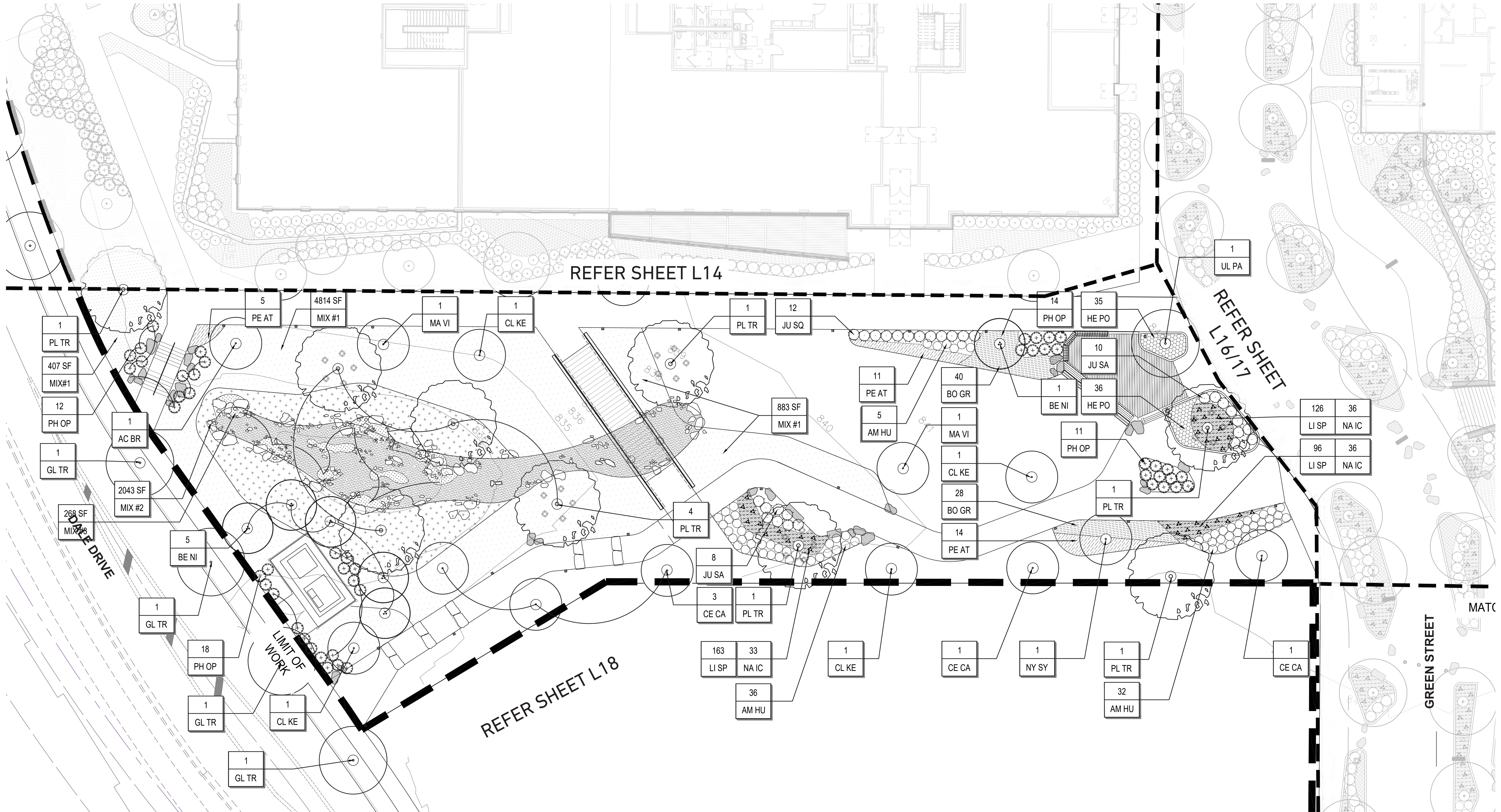
11. PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT.

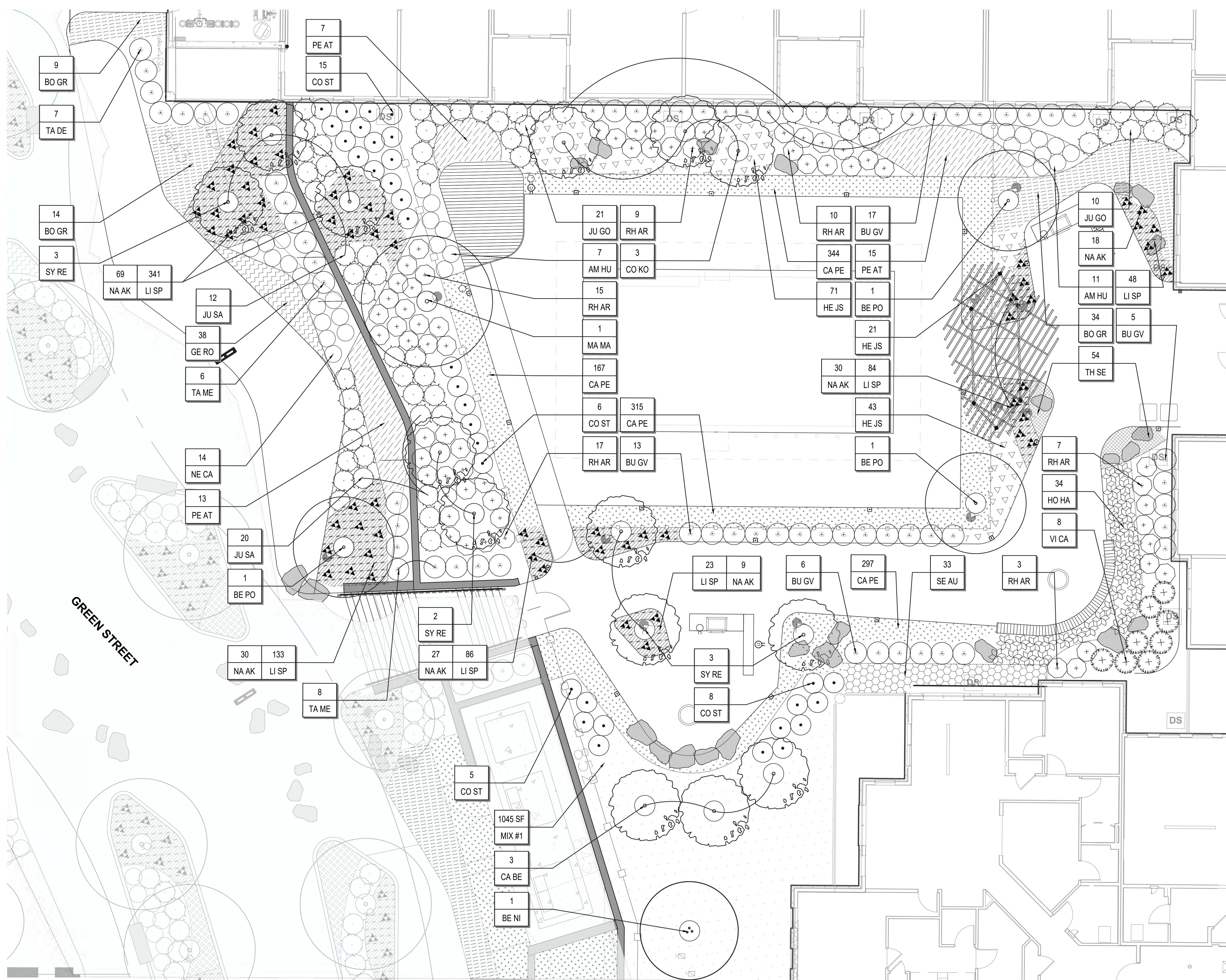
12. REMOVE PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.

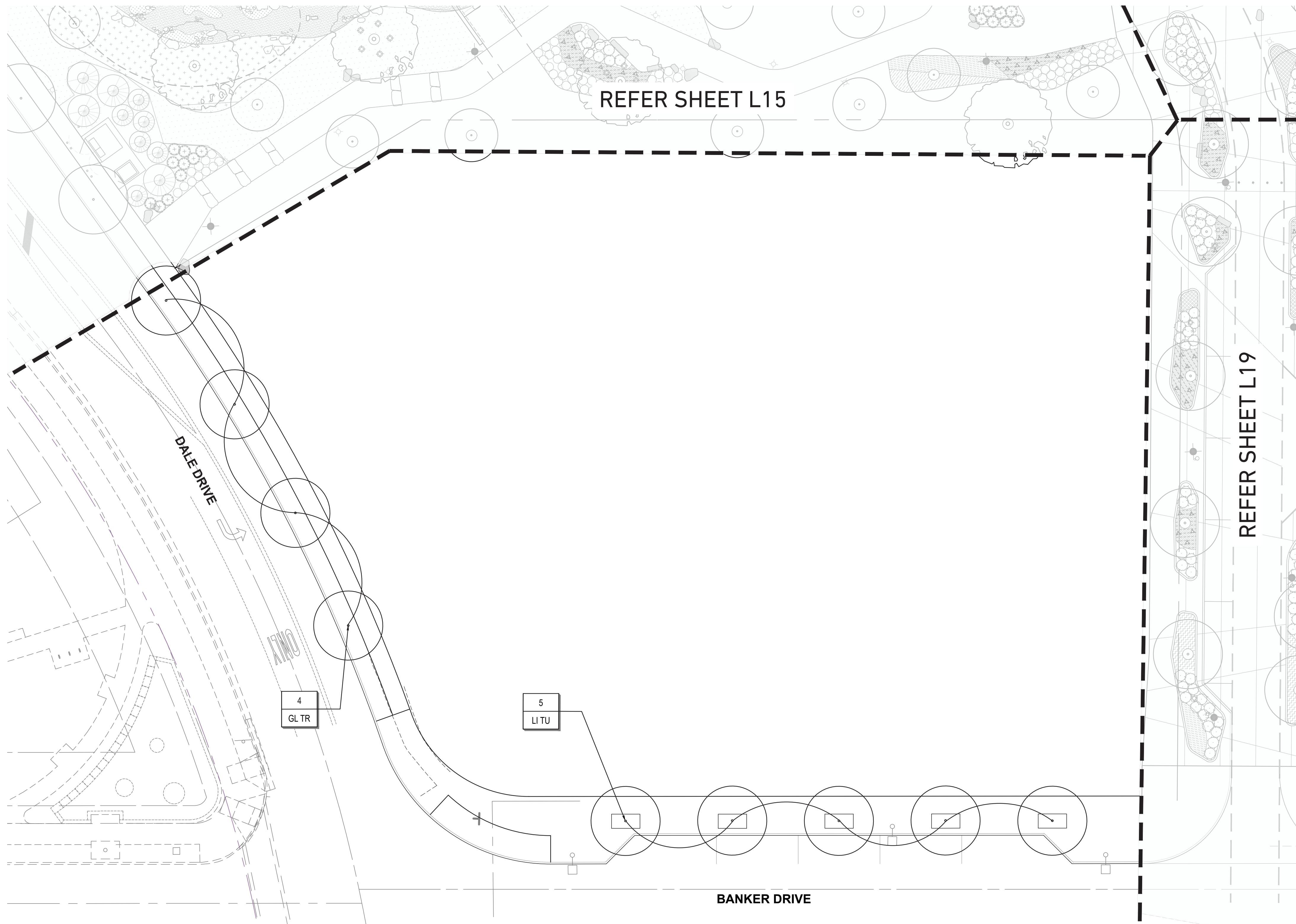
13. PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION AND MAINTAINED WEED FREE THROUGH FINAL ACCEPTANCE.











[illegible]

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FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SHEET INDEX		
SHEET NUMBER		SHEET NAME
1	C001	Title Sheet
2	C002	Typical Sections – Private Street
3	C003	Typical Sections – Public Street
4	C101	Existing Conditions Plan
5	C102	Demolition Plan
6	C201	Site Plan
7	C202	Utility Plan
8	C203	Overall Grading Plan
9	C301	Storm Sewer Profiles – Private
10	C302	Storm Sewer Profiles – Public
11	C303	Storm Sewer Profiles – Public
12	C304	Storm Sewer Profiles – Public
13	C401	Stormwater Bioretention Plan & Details – Private
14	C402	Stormwater Underground Detention Plan & Details – Private
15	C403	CMP Underground Detention Details
16	C404	Hydrodynamic Separator Details
17	C407	Stormwater Detention Plan & Details – Public Street A
18	C408	Stormwater Detention Plan & Details – Banker Drive
19	C501	Photometric Plan
20	C502	Photometric Lighting Fixtures
21	C601	Fire Truck Turning Analysis
22	C602	Open Area Plan
23	C603	Overall Site & Parking Plan
24	C701	Tree Replacement Plan
25	C702	Tree Replacement Tables

CITY OF DUBLIN OHIO
PID: 273-012835
0.39 Ac.
Zoning: BSC-SRN
(Scioto River Neighborhood)

Ex R/W BM#35 Ex R/W BM#33

BRIDGE PARK AVENUE (PUBLIC)

OFFICE/RESTAURANT LOT 1

RESERVE B

THE ELLIS CONDOMINIUMS

RESERVE A

LOT 2

DALE DRIVE (PUBLIC)

GREEN STREET (PRIVATE)

GARAGE

STREET A (PUBLIC)

Future

BP FBLOCK HOLDINGS LLC
PID: 273-013081
0.24 Ac.
Zoning: BSC-SRN
(Scioto River Neighborhood)

WENDYS INTERNATIONAL
INC PID: 273-008805
31.40 Ac.
Zoning: BSC-O
(BSC Office)

POND REALTY COMPANY
PID: 273-008859
4.49 Ac.
Zoning: BSC-SRN
(Scioto River Neighborhood)

BANKER DRIVE (PUBLIC)

LANDSCAPE ARCHITECT

MKSK
462 S. Ludlow Alley
Columbus, OH 43215
Tel: (614) 621-2796
troell@mkskstudios.com
Tony Roell

Existing Parking	234 Spaces
<u>Proposed Parking with Modifications</u>	<u>183 Spaces</u>
Net Loss of Parking	51 Spaces



PE.8617 SARAH WILSON This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as set forth by the city of dublin, including those standards greater than minimum where, in my opinion, they are needed to protect the safety of the public.

Professional Engineer

No.

6/26/2025
Date

TITLE SHEET

JUNE 26, 2025

CITY OF DUBLIN
PROJECT NUMBER

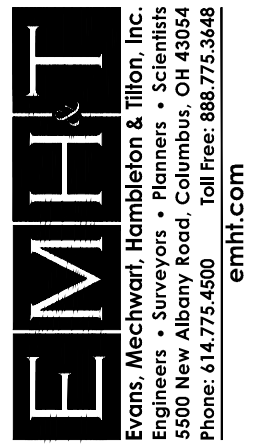
25-003-COM

DRAWING NUMBER

C001

SHEET NUMBER

OF 25

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FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**TYPICAL SECTIONS -
PRIVATE STREET**

JUNE 26, 2025

**CITY OF DUBLIN
PROJECT NUMBER**

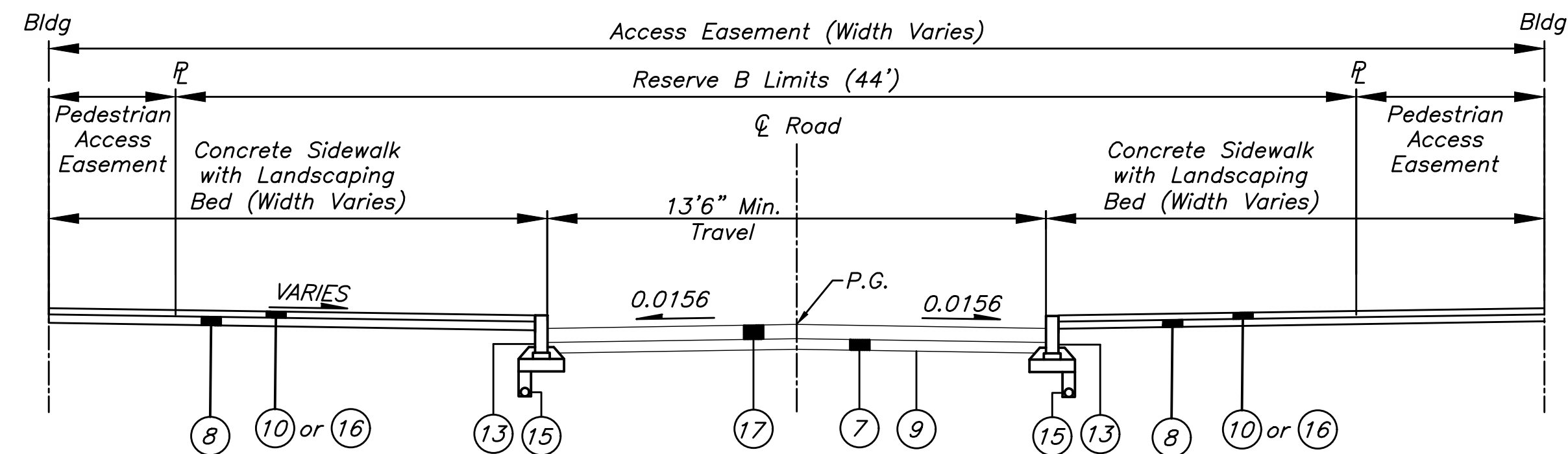
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DRAWING NUMBER

C002

SHEET NUMBER

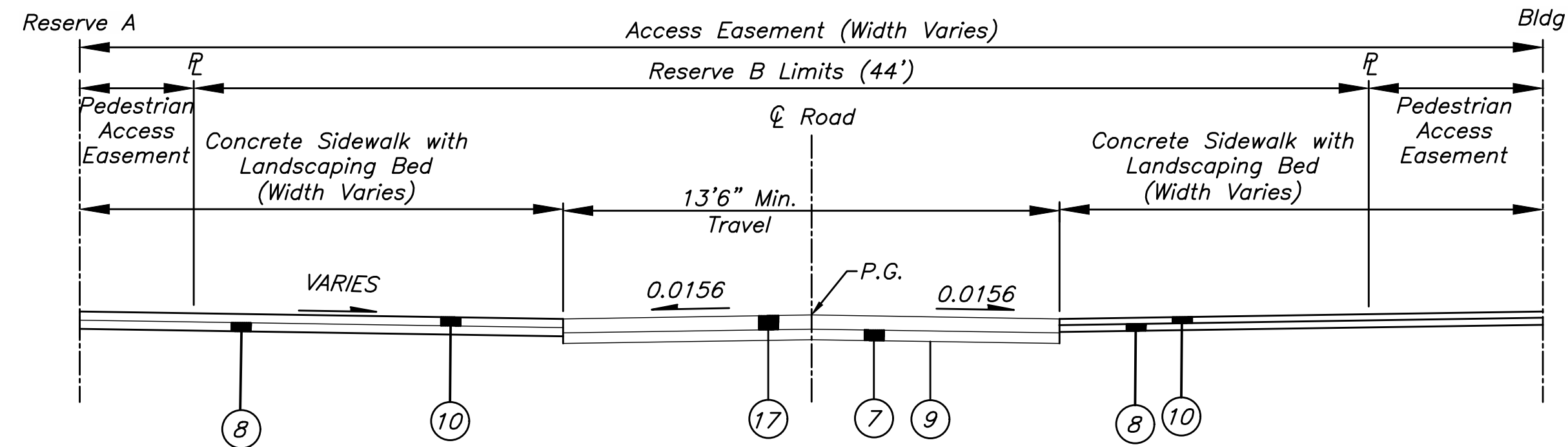
2 OF 25



GREEN STREET (PRIVATE STREET) WITH CURB

Not to Scale

Sta: 100+36.23 to 100+42.96



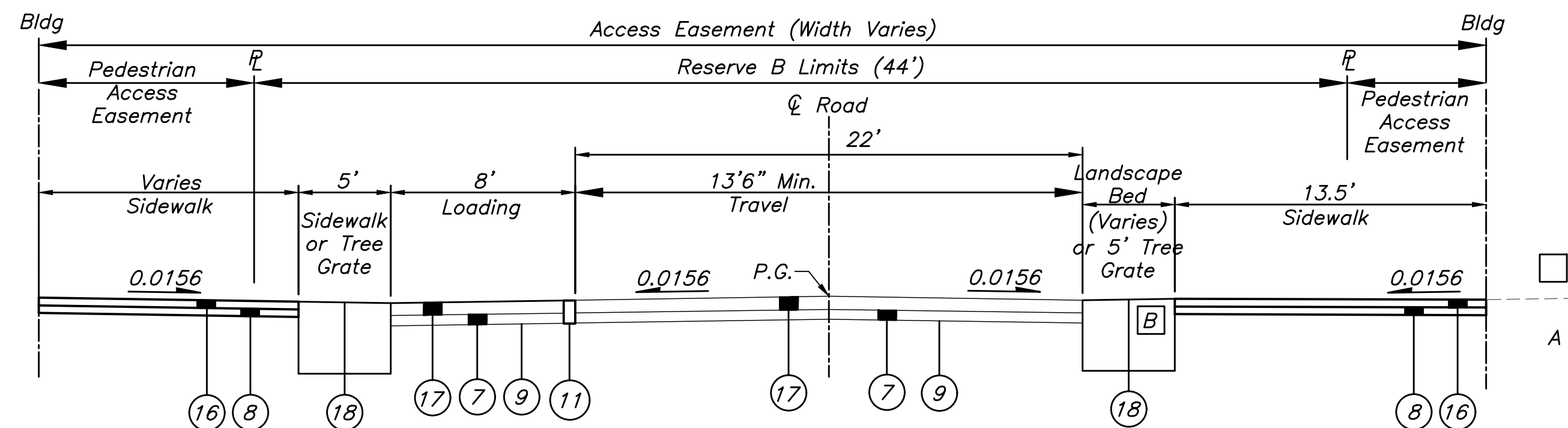
GREEN STREET (PRIVATE STREET) WITH CONCRETE AND FLUSH WALK

Not to Scale

Sta: 100+42.96 to 100+67.35

 $100+87.35$ to $103+60.84$

104+48.54 to 104+56.52



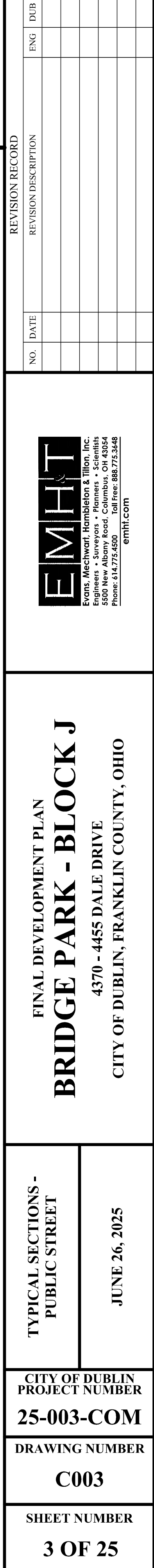
GREEN STREET (PRIVATE STREET) WITH LOADING ZONE ONE SIDE AND FLUSH WALK

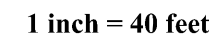
Not to Scale

Sta: 100+77.35 to 101+77.36

100+67.94 to 104+40.54

- | <u>LEGEND</u> | |
|---------------|--|
| 1 | Not Applicable |
| 2 | Not Applicable |
| 3 | Not Applicable |
| 4 | Not Applicable |
| 5 | Not Applicable |
| 6 | Not Applicable |
| 7 | Item 304 – 6" Aggregate Base |
| 8 | Item 304 – 4" Aggregate Base |
| 9 | Item 204 – Subgrade Compaction and Proof Rolling |
| 10 | Item SPEC – 4" Concrete Walk w/ Sandblast Finish (See Landscape Plan for Details) |
| 11 | Item 609 – Concrete Band (12" x 6") |
| 12 | Item 609 – Granite Curb (18" x 6") |
| 13 | Item 609 – Straight 18" Curb |
| 14 | Item 609 – Standard Concrete Curb & Gutter |
| 15 | Item 605 – 4" Pipe Underdrain |
| 16 | Item 608 – 4" Concrete Walk |
| 17 | Item 451 – 8" Concrete Pavement w/ Sandblast Finish (See Landscape Plan for Details) |
| 18 | Item SPEC – Tree Grate (See Landscape Plan for Details) |
| 19 | Item 659 – Topsoil (T=6") |
| 20 | Item 659 – Seeding & Mulching, As Per Plan |

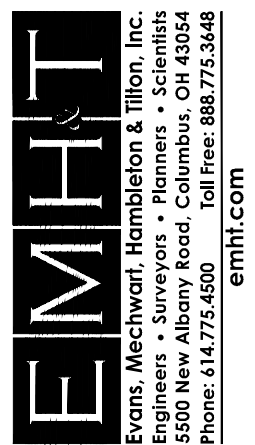




	Asphalt Pavement To Be Removed and Replaced
	Asphalt Pavement To Be Removed
	Concrete To Be Removed
	Gravel To Be Removed
	Playground To Be Removed
	Asphalt Pavement To Be Milled
(TBR)	To Be Removed
(TBRR)	To Be Removed & Replaced
(TBRBO)	To Be Removed By Others
(TBRRL)	To Be Relocated

1. The existing electric equipment for the Daycare and Wendy's sites shall remain in service during Phase 1 of the demolition and Mass Excavation. The electrical equipment shall be removed after the Wendy's site electrical equipment is relocated.
2. Contractor to coordinate with AEP to remove the existing power poles along Dale Drive.
3. The existing asphalt and curb located on Wendy's and Cadillac Dealership properties that will be disturbed from the bypass storm construction shall be removed and replaced to original condition.

- 1 Ex. Asphalt Pavement (TBR)
- 2 Ex Concrete Pavement (TBR)
- 3 Ex Concrete Sidewalk (TBR)
- 4 Ex Gravel Pavement (TBR)
- 5 Ex Playground Pavement/Equipment (TBR)
- 6 Ex Concrete Curb (TBR)
- 7 Ex Storm Catch Basin (TBR)
- 8 Ex Storm Manhole (TBR)
- 9 Ex Headwall (TBR)
- 10 Ex Sign (TBR)
- 11 Ex Fence (TBR)
- 12 Ex Pull Box (TBR)
- 13 Ex AT&T Fiber Optic (TBRL)
- 14 Ex Time Warner Cable (TBR)
- 15 Ex Underground Lighting (TBR)
- 16 Ex Light Pole (TBR)
- 17 Plug existing 1" water service after existing 1" valve to be coordinated with City of Columbus Division of Water.
- 18 Ex CATV (TBRL)
- 19 Ex Electric Pole (TBRL)
- 20 Ex Tree Stump (TBR)

[illegible]

FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

DEMOLITION PLAN

JUNE 26, 2025

**CITY OF DUBLIN
PROJECT NUMBER**

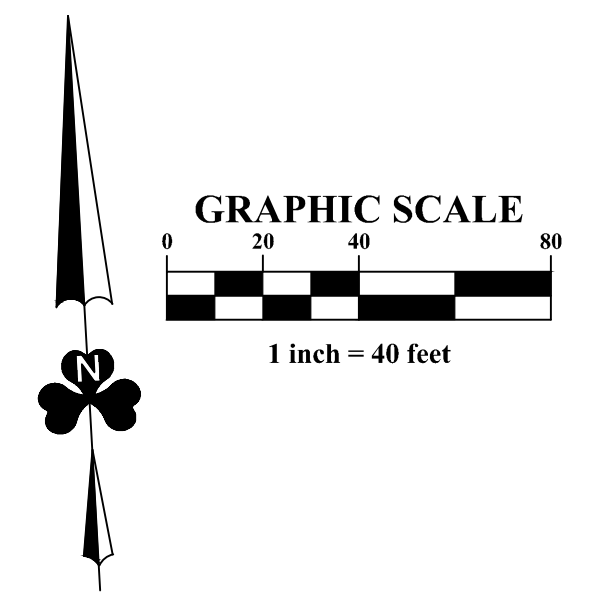
25-003-COM

DRAWING NUMBER

C102

SHEET NUMBER

5 OF 25



GENERAL NOTES

1. Tree boxes cannot be constructed until the parking lot on the COTA lot has been removed. Additional phasing information will be needed as project progresses.
2. See Landscape Plan for concrete pavement finishing details.

Bridge Park Block J Front Line Property Line Calculations			
	Total Length of Front Property Line	Principal Structure Length in RBZ	Front Property Line Coverage
Garage	389 LF	374 LF	96%
Phase 1 Condominium	478 LF	431 LF	90%
Office/Restaurant	483 LF	249 LF	52%
Future Phase 2 Condominiums*	367 LF	341 LF*	93%*

* Calculations estimates the Future Phase 2 structure into the Front Property Line Calculations and is subject to change when site is developed.

Bridge Park Block J Individual Lot Coverage Calculations						
	Phase 1 Lot				Phase 2 Lot	
	Office/Restaurant Lot 1	Phase 1 Condominium & Garage Lot 2	Open Space Reserve "A"	Green Street "Reserve B"	COTA Parking Lot	Future Phase 2 Condominiums
Site Area (acre)	1.03	2.101	0.55	0.43	1.13	
Impervious Area (acre)	0.70	1.76	0.11	0.36	0.66	0.84
Impervious Area Lot Coverage (%)	67.4%	83.6%	20.0%	83.3%	58.6%	74.3%
Semi-impervious Area (acre)	0.00	0	0.06	0	0.01	
Additional Semi-Pervious Coverage (%)	0.0%	0.0%	10.3%	0.0%	1.3%	

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www.emht.com

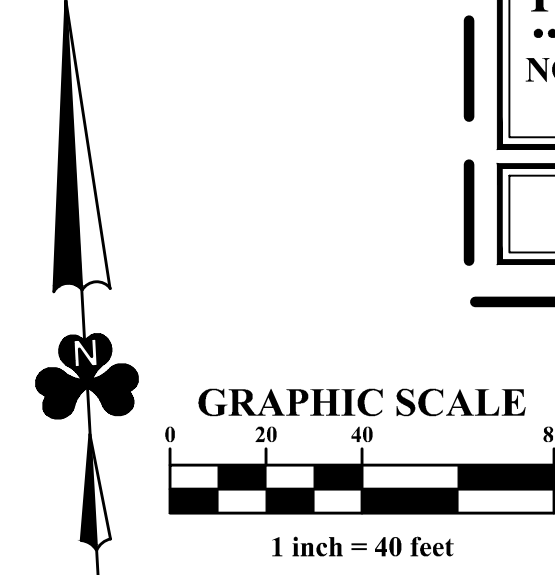
SITE PLAN

JUNE 26, 2025

CITY OF DUBLIN PROJECT NUMBER 25-003-COM
DRAWING NUMBER C201
SHEET NUMBER 6 OF 25



<u>LEGEND</u>	
<u>EXISTING</u>	
— STM —	Ex Storm Sewer
— SAN —	Ex Sanitary Sewer
— SAS —	Ex Sanitary Service
— WM —	Ex Water Main
— DWS —	Ex Domestic Water Service
— Dublink —	Ex Dublink
— C —	Ex Communication
— EDB —	Ex AEP Duct Bank
— E —	Ex Electric
— GAS — GAS —	Ex Gas Main
— UGL —	Ex Underground Street Lighting
— CATV —	Ex Cable TV
<u>PROPOSED</u>	
— STM —	Prop Storm Sewer
— RD —	Prop Roof Drain
— SAN —	Prop Sanitary Sewer
— SAS —	Prop Sanitary Service
— WM —	Prop Public Water Main
— WS —	Prop Water Service
— DWS —	Prop Private DWS
— FWS —	Prop Private FWS
— C —	Prop Communication
— E —	Prop Underground Electric
— UGL —	Prop Underground Site Lighting



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CONSTRUCTION**

PLAN SET DATE
June 26, 2025

[illegible]

FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

4370 - 4433 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

UTILITY PLAN

JUNE 26, 2025

**CITY OF DUBLIN
PROJECT NUMBER**

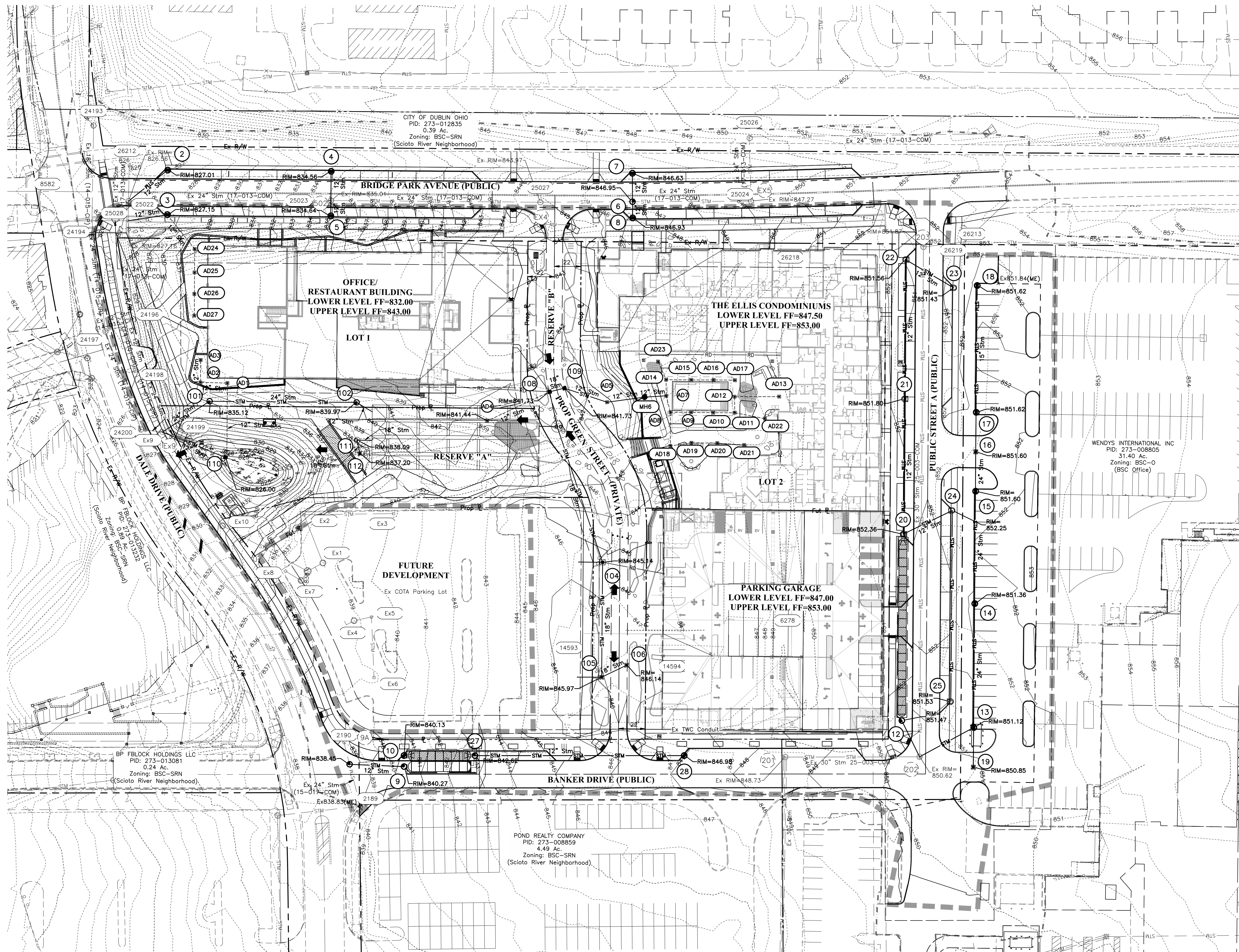
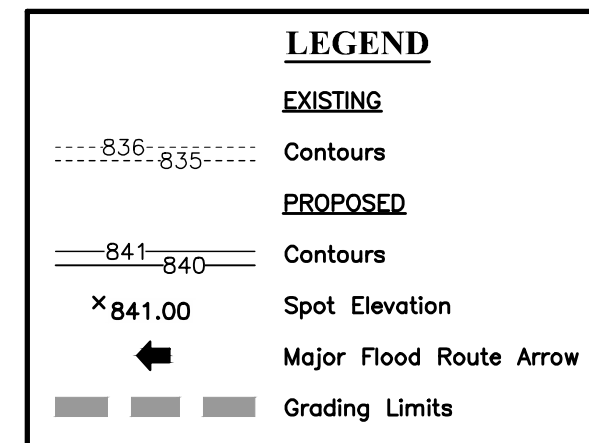
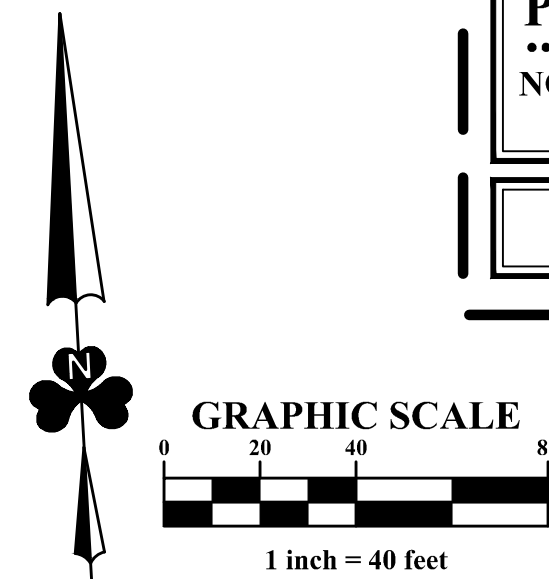
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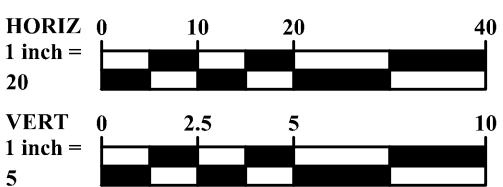
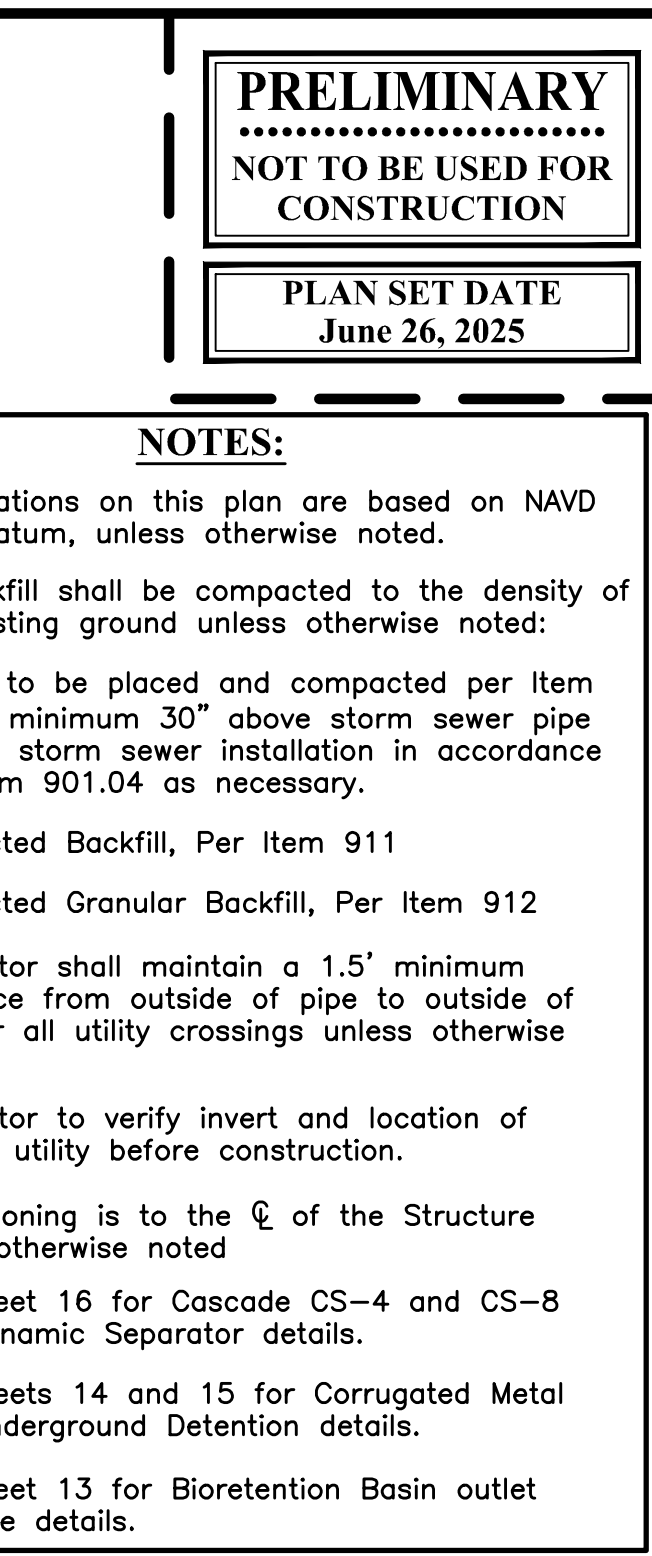
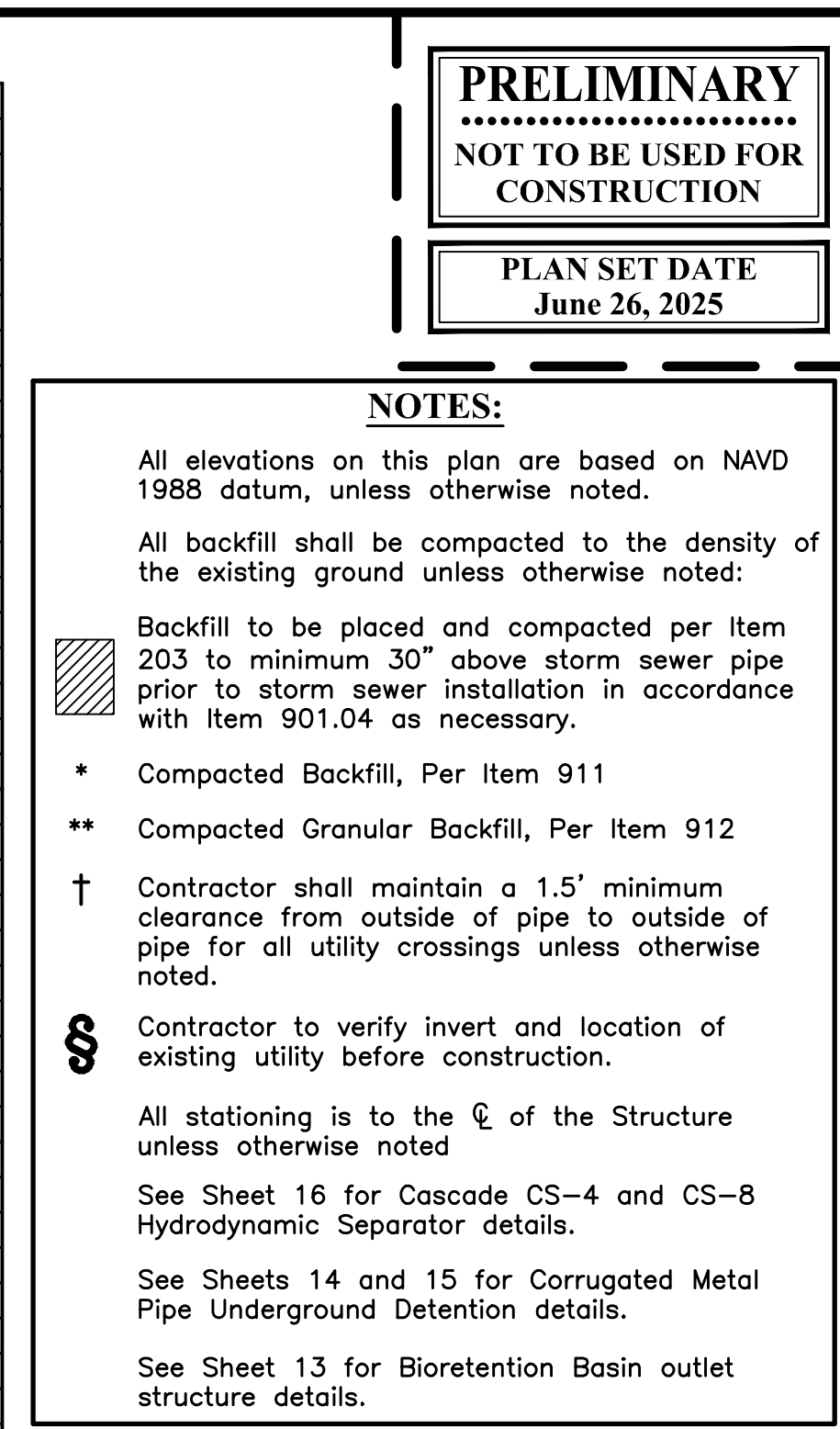
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SHEET NUMBER

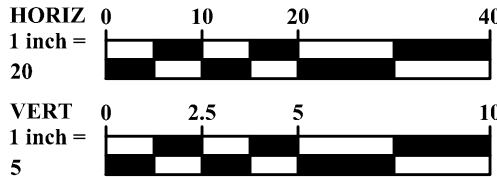
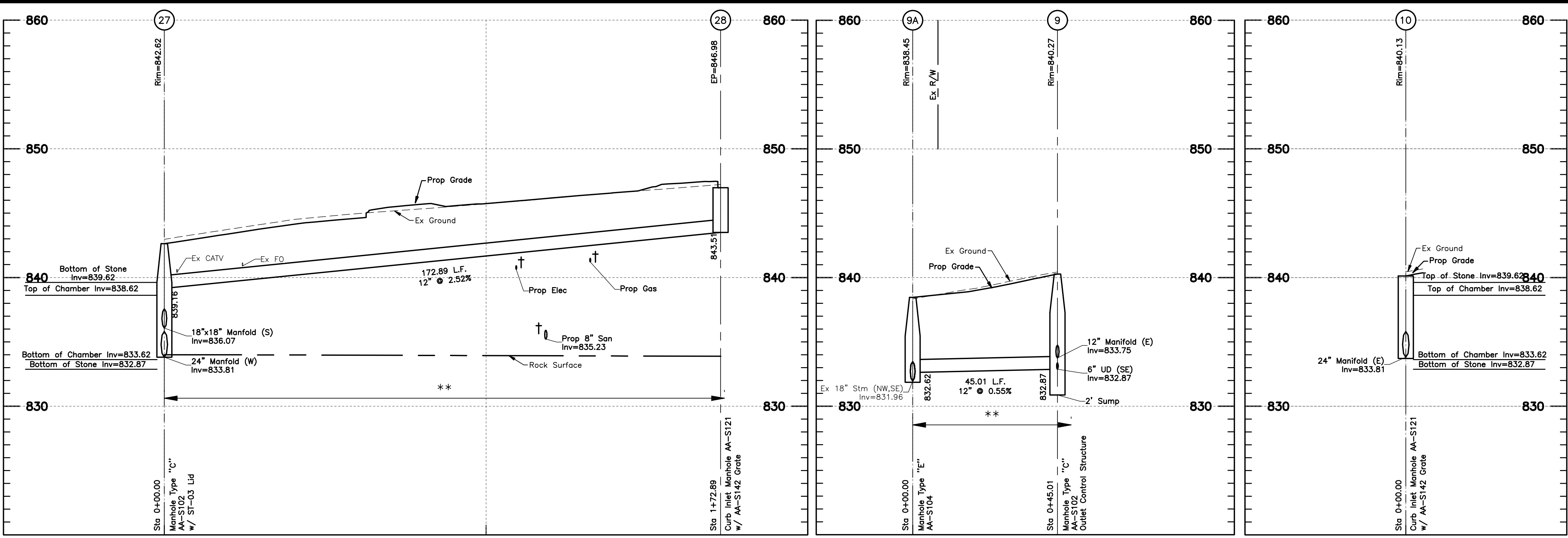
7 OF 25





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VI-24



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:

Backfill to be placed and compacted per Item 203 to minimum 30" above storm sewer pipe prior to storm sewer installation in accordance with Item 901.04 as necessary.

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

† Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

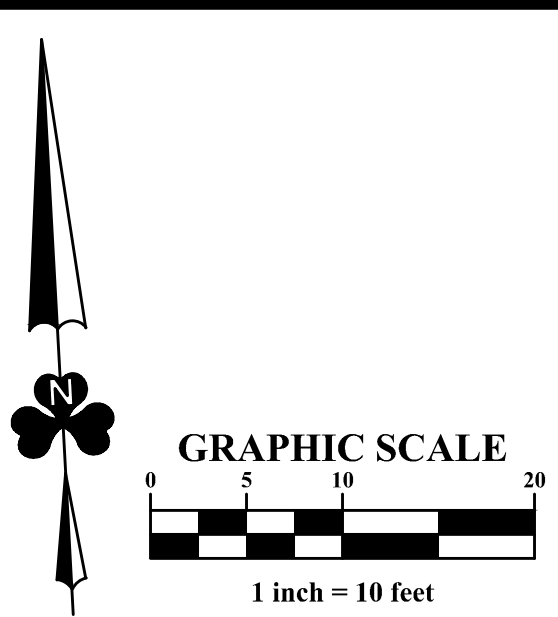
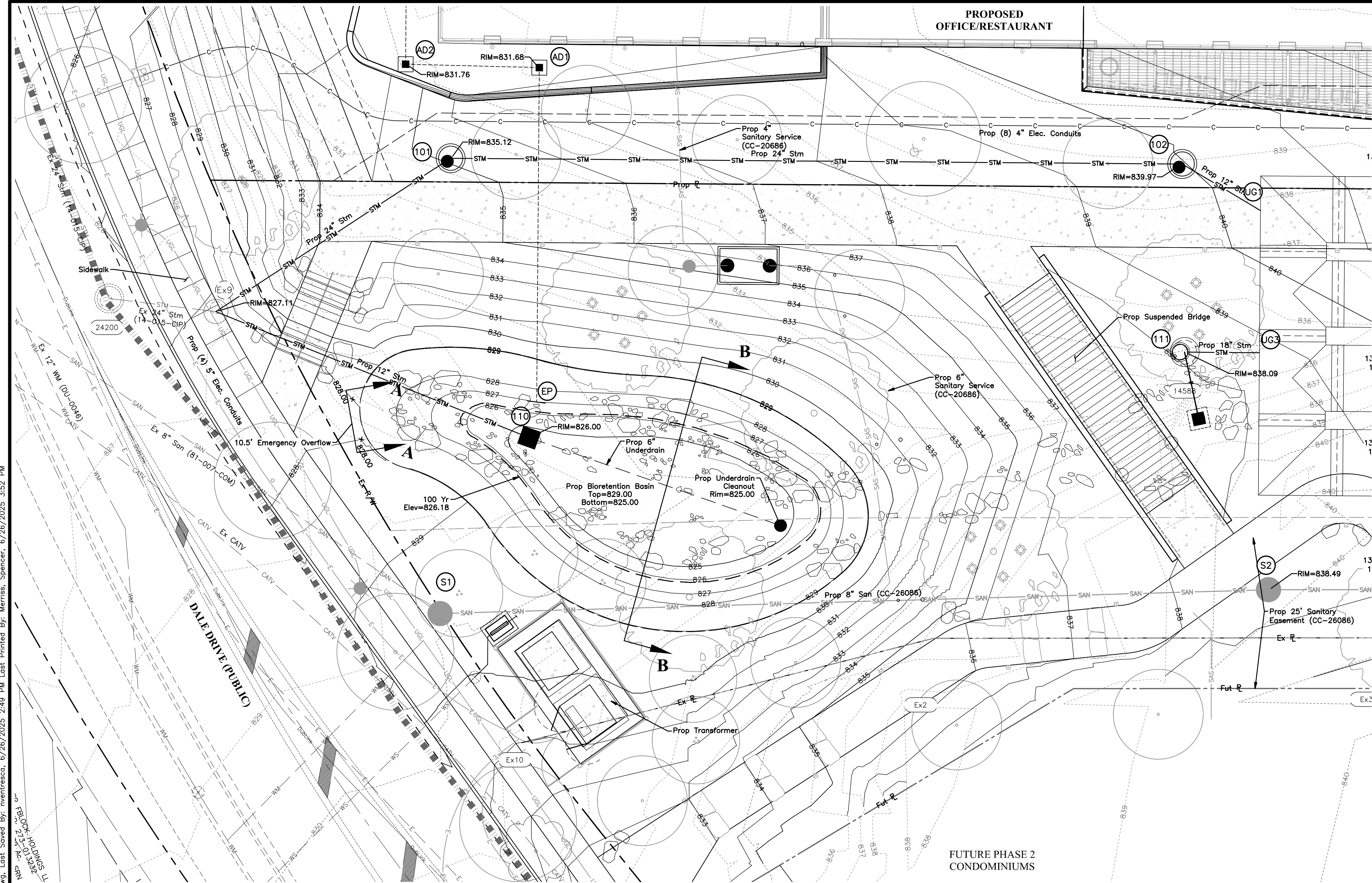
§ Contractor to verify invert and location of existing utility before construction.

All stationing is to the centerline of the Structure unless otherwise noted

See sheet 17 for Public Street A Underground Detention details

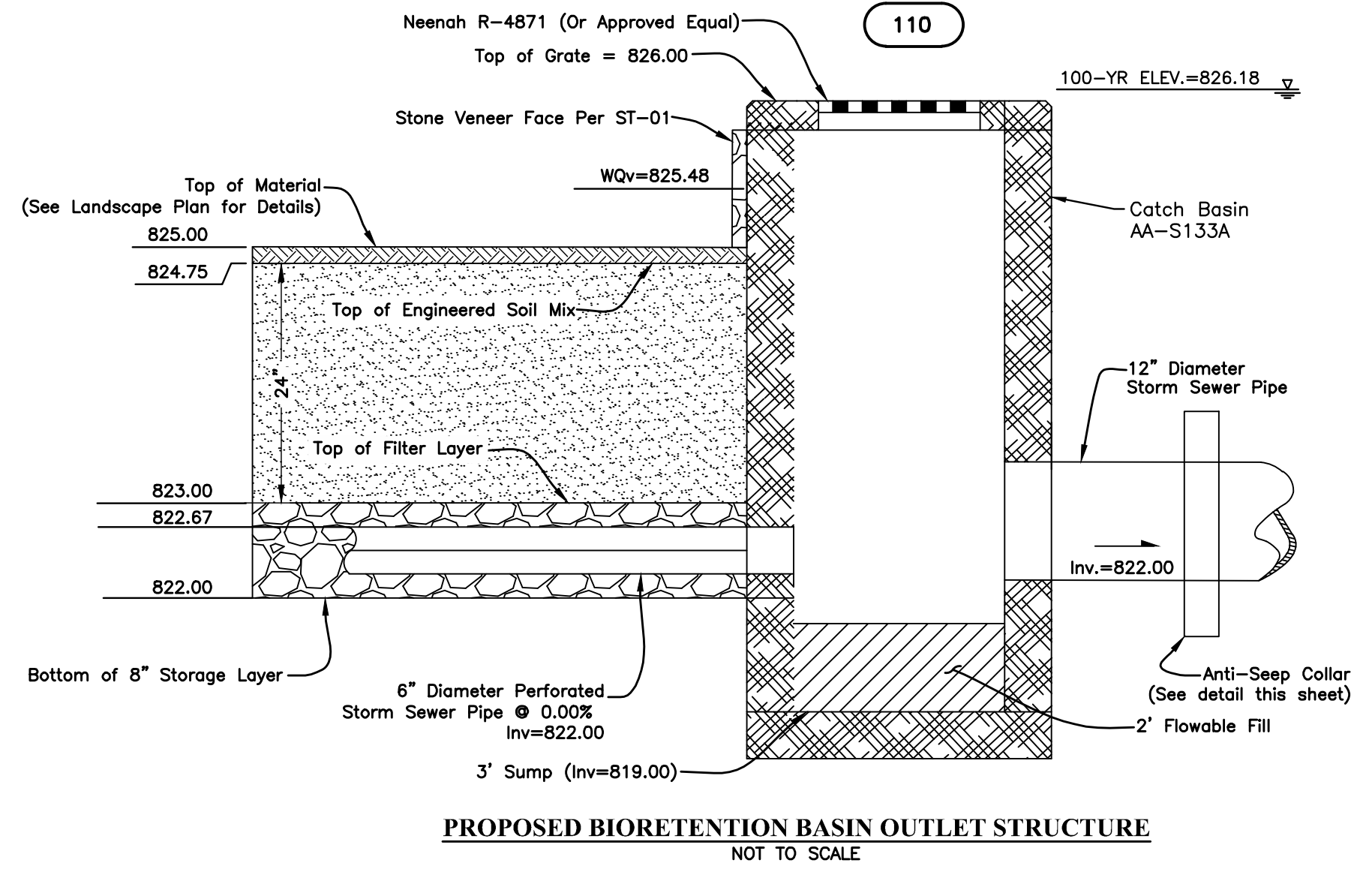
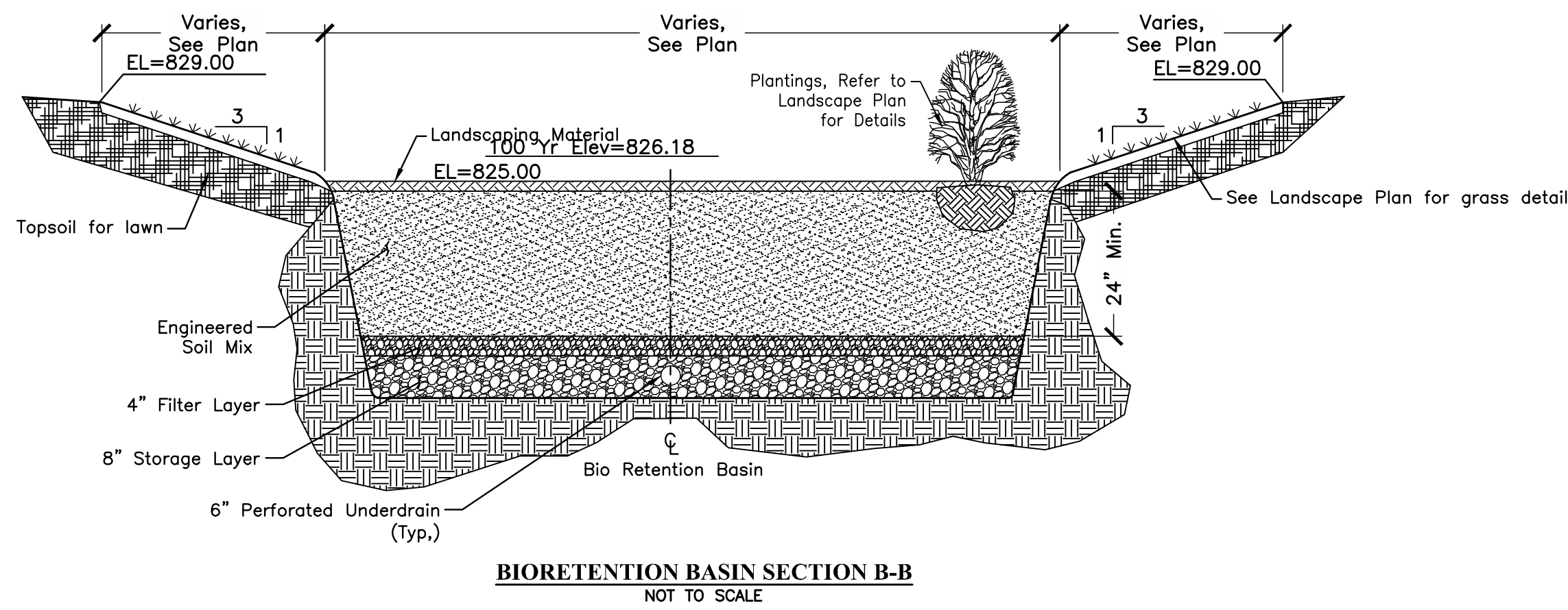
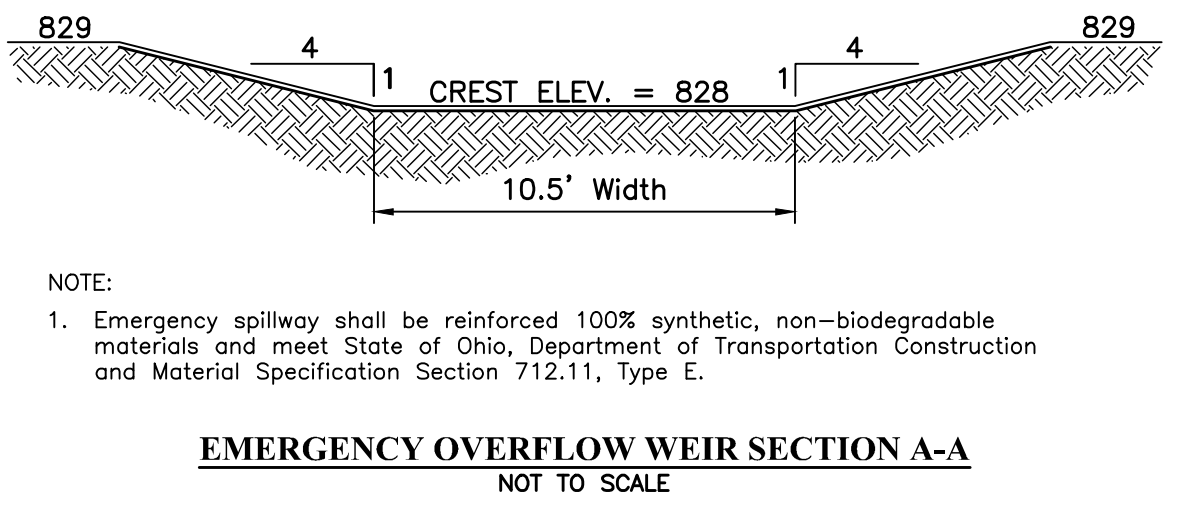
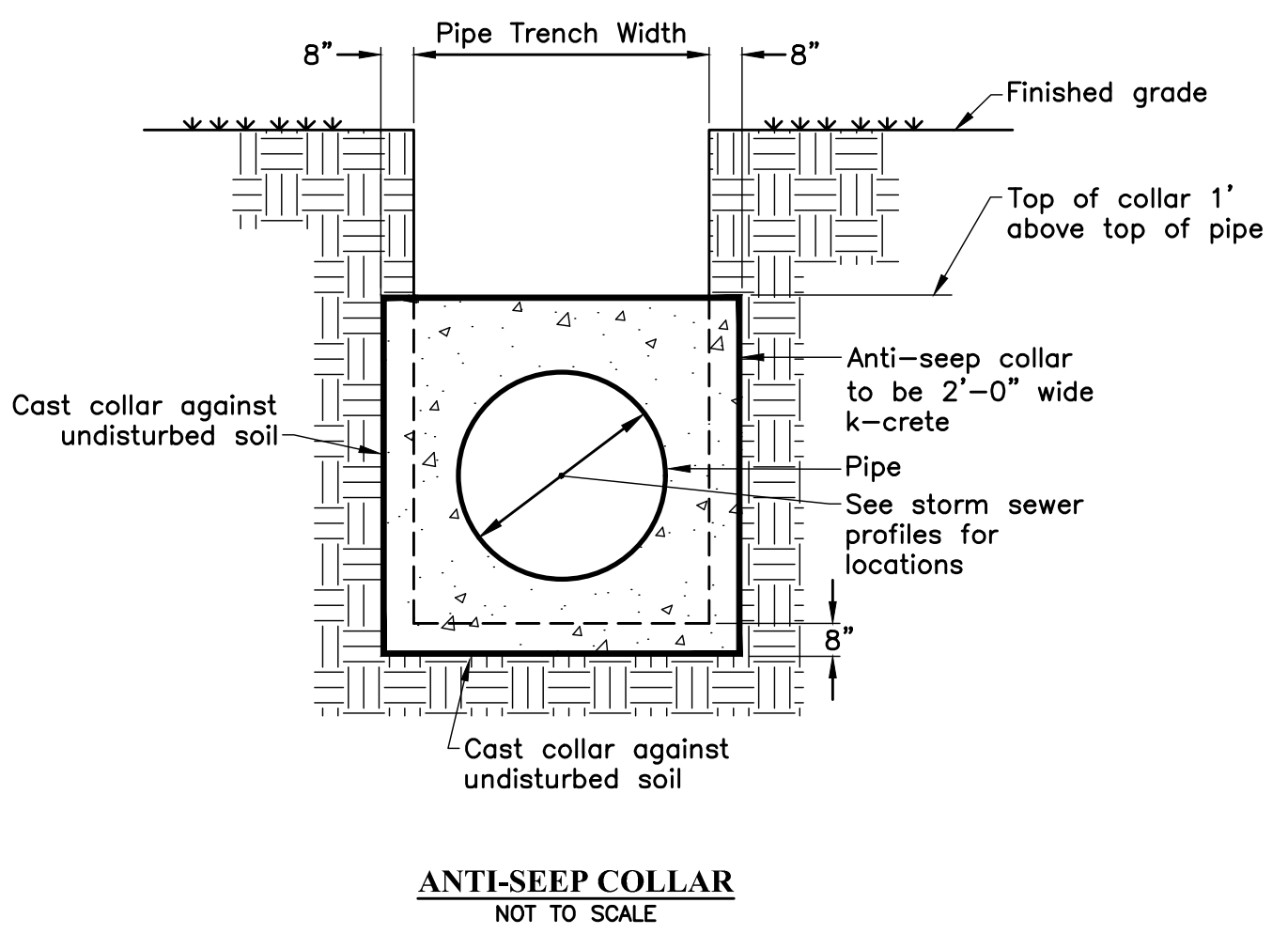
STORM SEWER PROFILES - PUBLIC		CITY OF DUBLIN PROJECT NUMBER 25-003-COM																																																			
JUNE 26, 2025		DRAWING NUMBER C304																																																			
SHEET NUMBER 12 OF 25		REVISION RECORD																																																			
FINAL DEVELOPMENT PLAN BRIDGE PARK - BLOCK J 4370 - 4455 DALE DRIVE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> <th>ENG</th> <th>DUB</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	REVISION DESCRIPTION	ENG	DUB																																													
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EMHT Engineers • Architects • Planners • Scientists 5600 New Albany Road, Columbus, OH 43054 Phone: 614.775.5500 • Cell/Fax: 614.775.3446 emht.com		ENGINEER: Matthew Hamilton & Tyler, Inc. PLANNER: Engineers • Surveyors • Planners • Scientists 5600 New Albany Road, Columbus, OH 43054 Phone: 614.775.5500 • Cell/Fax: 614.775.3446 emht.com																																																			

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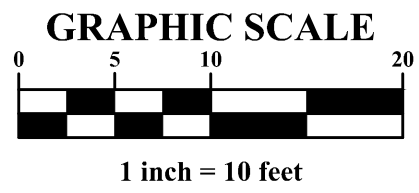
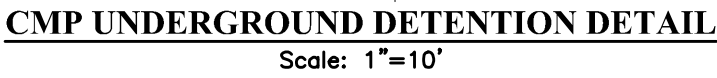


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PLAN SET DATE
June 26, 2025



REVISION RECORD		NO.	DATE	REVISION DESCRIPTION
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Engineers • Surveyors • Planners • Scientists 5800 New Albany Road, Columbus, OH 43254 Phone: 614.775.5500 • Toll Free: 888.775.3448 emht.com				
FINAL DEVELOPMENT PLAN BRIDGE PARK - BLOCK J 4370 - 4455 DALE DRIVE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO				
STORMWATER BIORETENTION PLAN & DETAILS - PRIVATE		JUNE 26, 2025		
CITY OF DUBLIN PROJECT NUMBER		25-003-COM		
DRAWING NUMBER		C401		
SHEET NUMBER		13 OF 25		



PLAN SET DATE
June 26, 2025

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

JUNE 26, 2025

**STORMWATER
UNDERGROUND DETENTION
PLAN & DETAILS - PRIVATE**

**CITY OF DUBLIN
PROJECT NUMBER**

25-003-COM

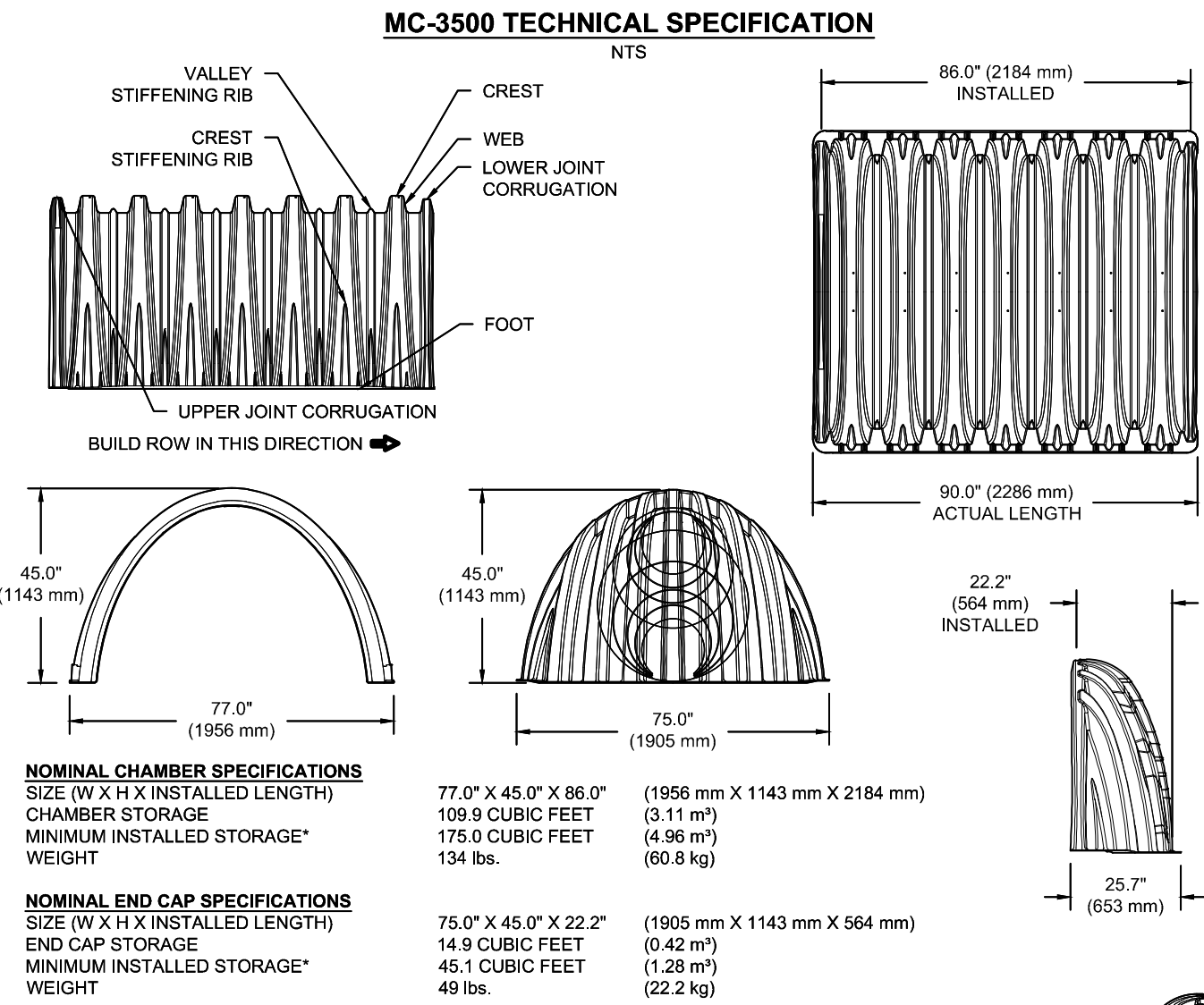
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C402

SHEET NUMBER

14 OF 25

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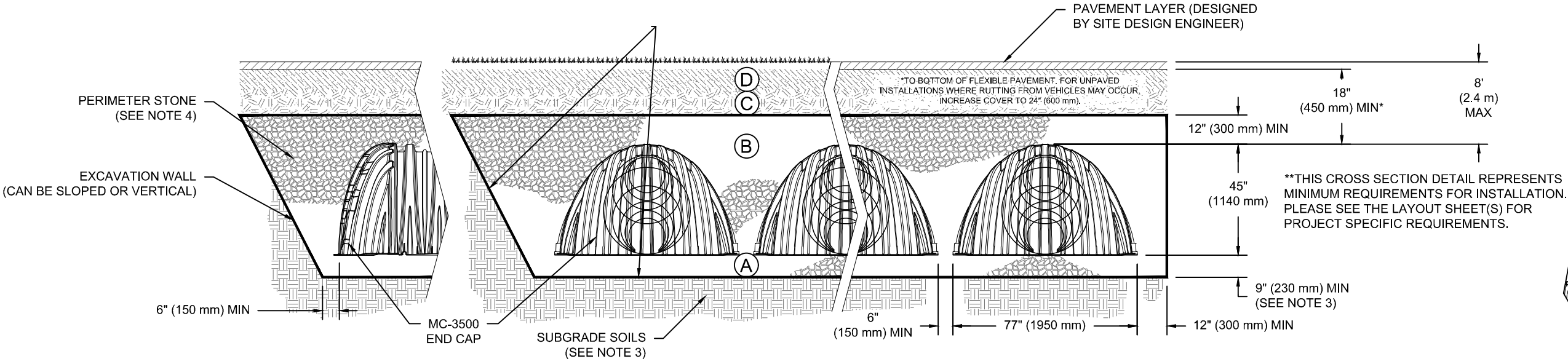


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END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

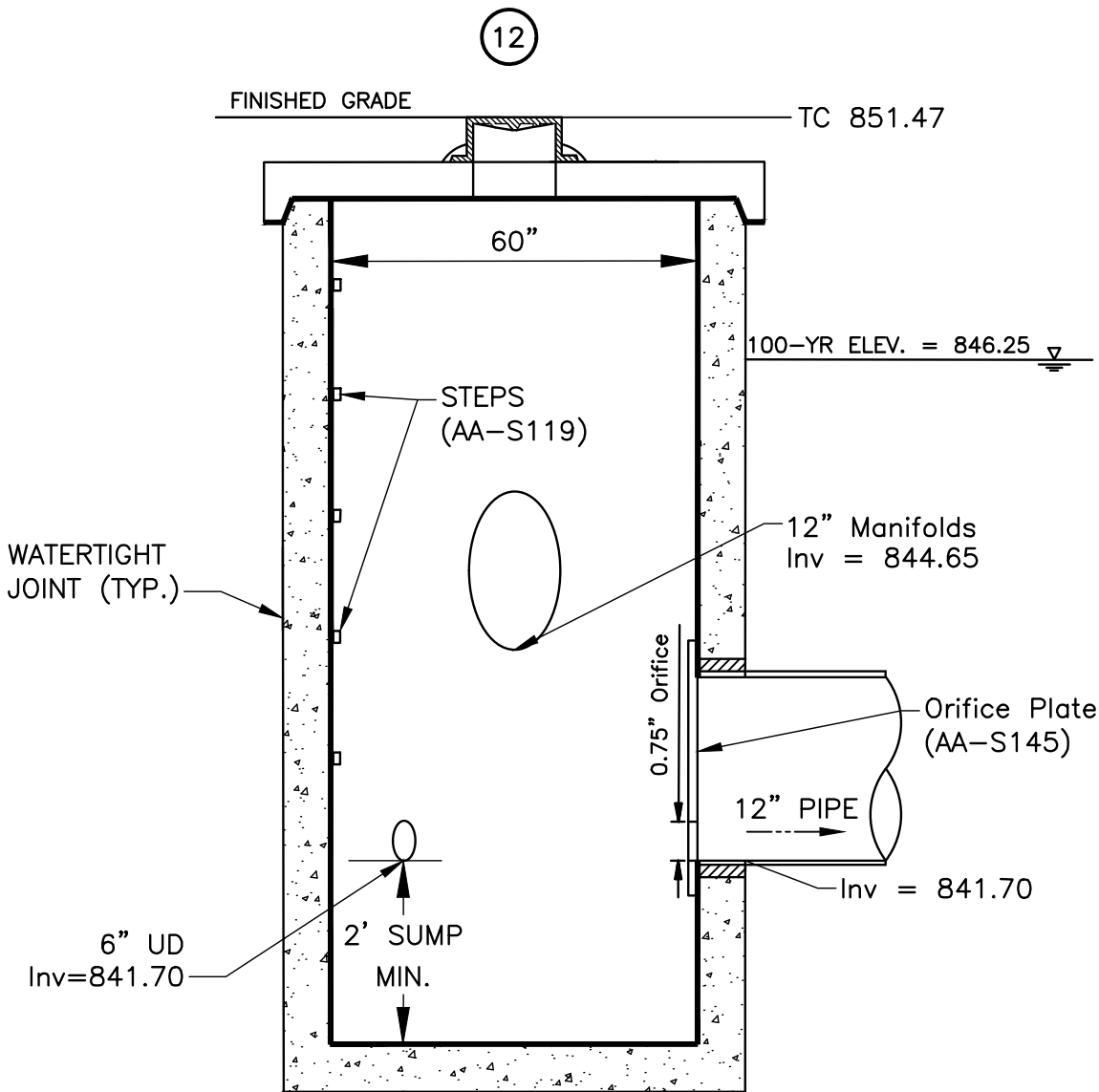
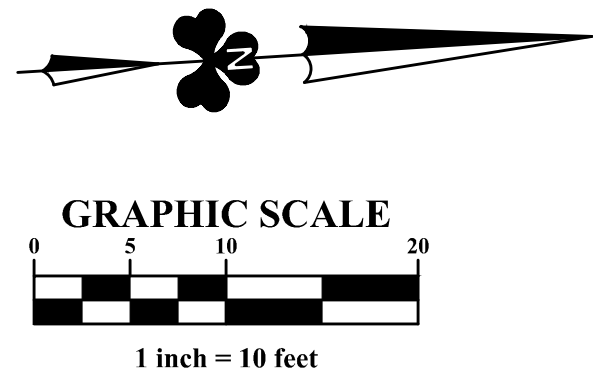
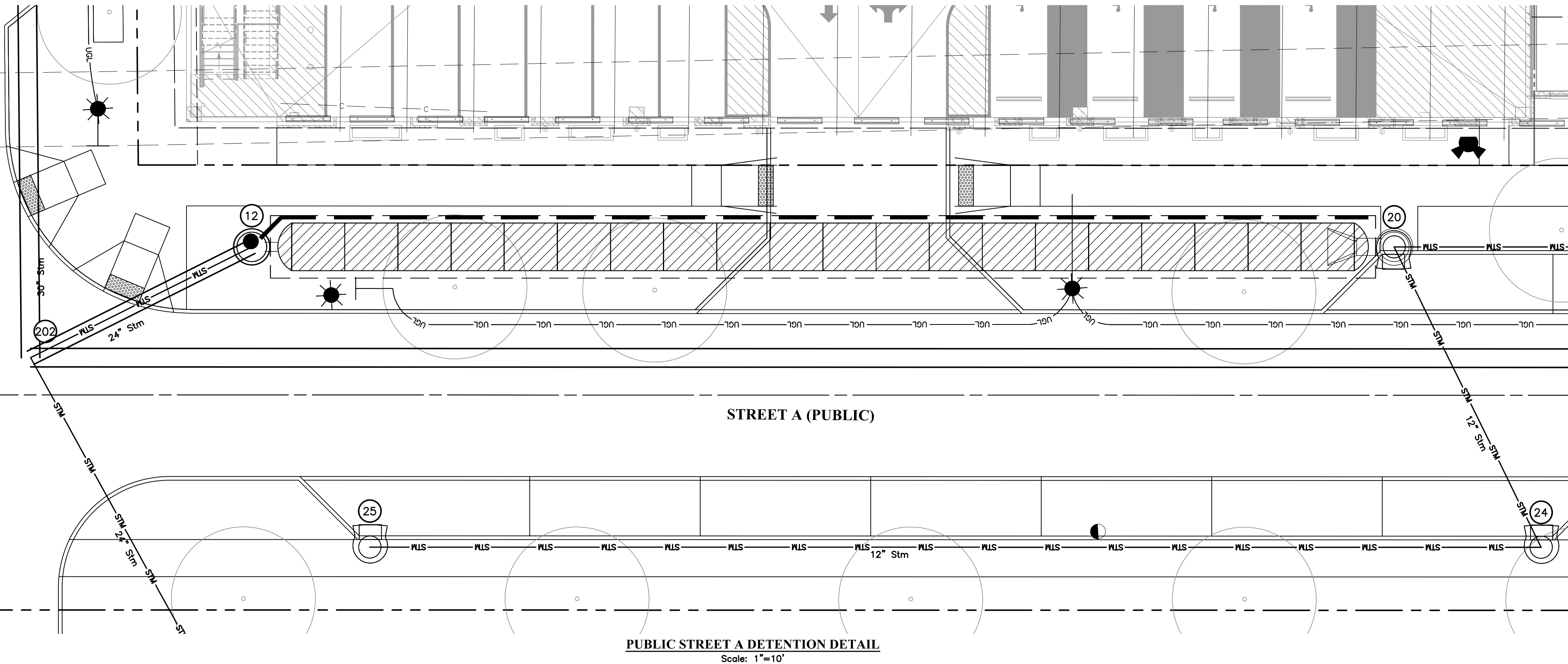
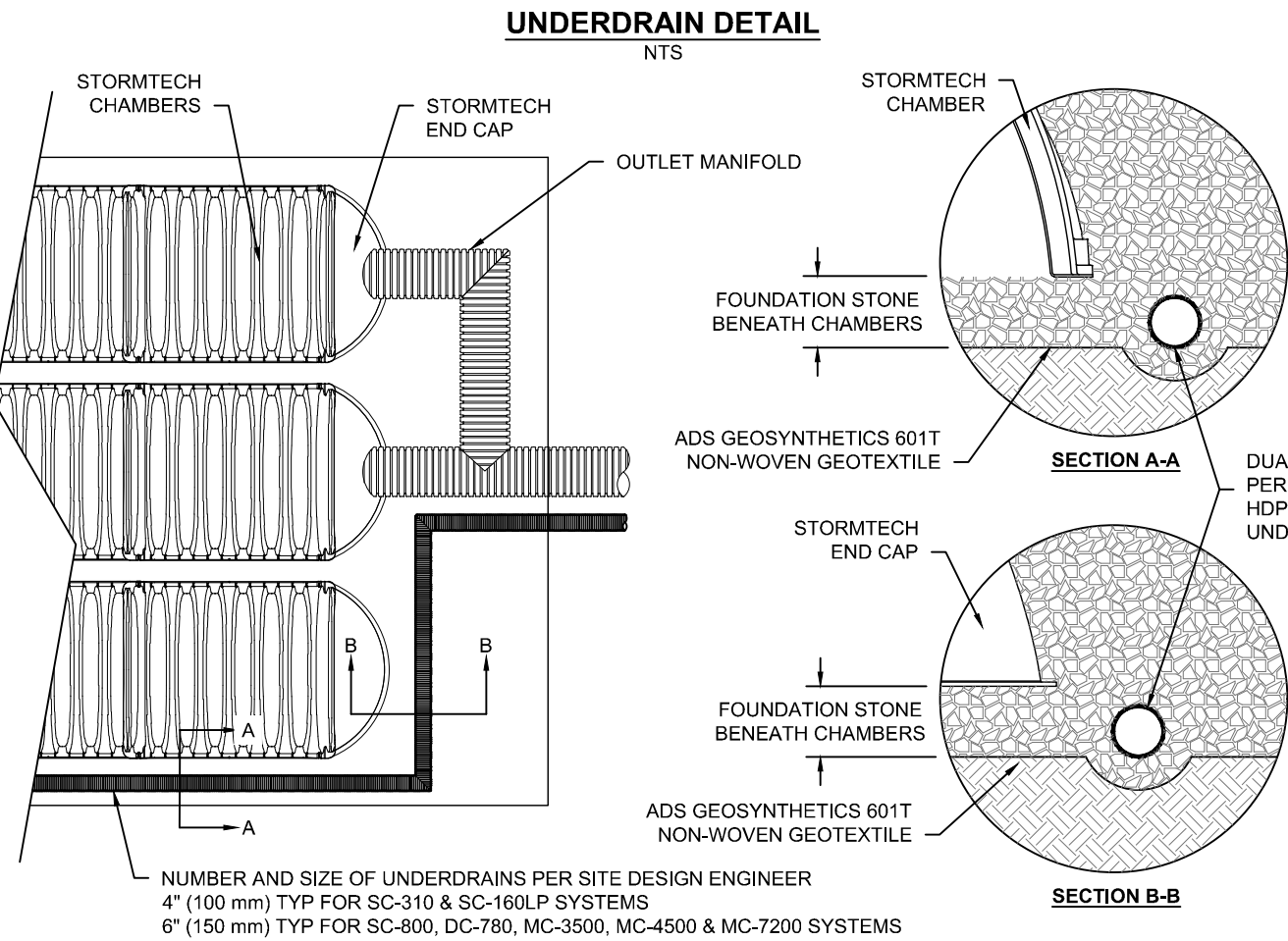
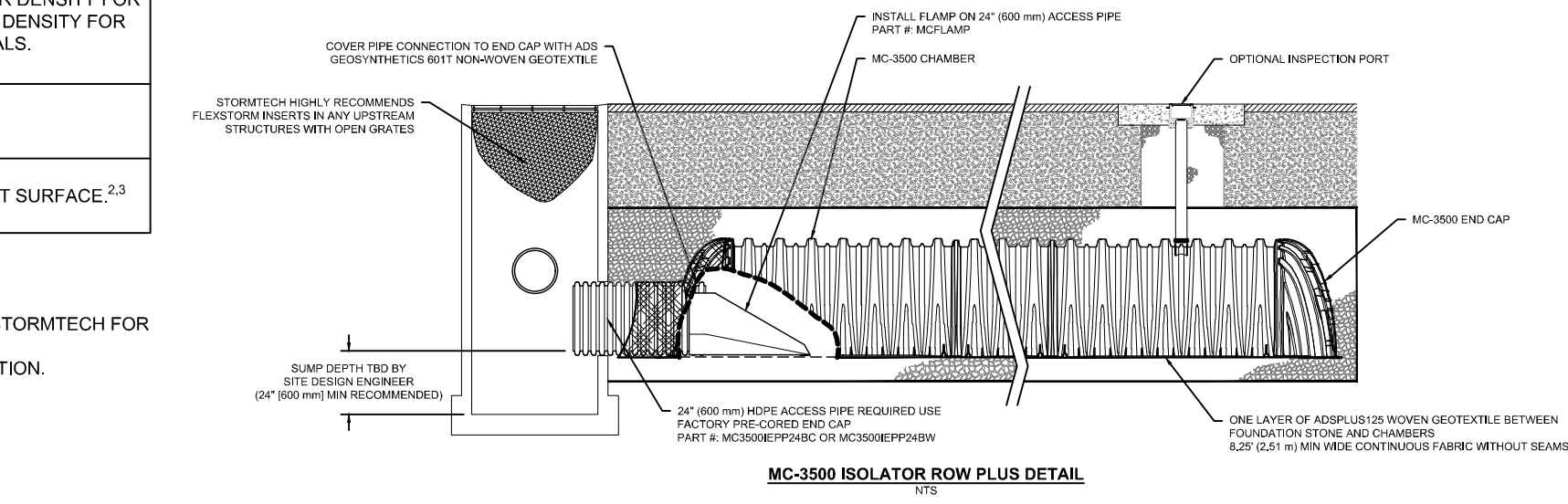
PART #	STUB	B	C
MC3500IEPP08T	6" (150 mm)	33.21" (844 mm)	—
MC3500IEPP08B	—	31.16" (791 mm)	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	—	0.81" (21 mm)
MC3500IEPP08B	—	29.04" (738 mm)	—
MC3500IEPP10T	10" (250 mm)	—	0.93" (24 mm)
MC3500IEPP10B	—	26.36" (670 mm)	1.35" (34 mm)
MC3500IEPP12T	12" (300 mm)	—	1.35" (34 mm)
MC3500IEPP12B	—	23.39" (594 mm)	—
MC3500IEPP15T	15" (375 mm)	—	1.50" (38 mm)
MC3500IEPP15B	—	20.03" (509 mm)	—
MC3500IEPP18T	18" (450 mm)	—	1.77" (45 mm)
MC3500IEPP18B	—	14.48" (368 mm)	—
MC3500IEPP24T	24" (600 mm)	—	2.06" (52 mm)
MC3500IEPP24B	—	—	2.75" (70 mm)
MC3500IEPP24W	30" (750 mm)	—	—
MC3500IEPP30B	—	—	—

NOTE: ALL DIMENSIONS ARE NOMINAL

- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
 - MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

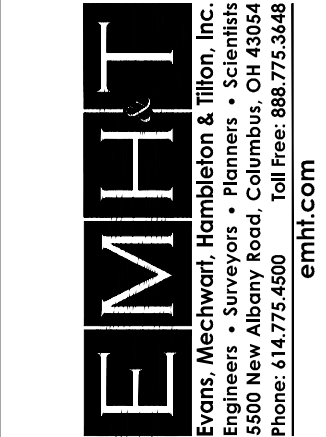


- NOTES**
- REFERENCE SHEET 18 FOR "INSPECTION & MAINTENANCE" AND "MC-SERIES END CAP INSERTION DETAILS"



Manhole AA-S102 (60" Diameter)

STORMTECH OUTLET STRUCTURE 12 DETAIL
Not to Scale



FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**STORMWATER
DETENTION PLAN &
DETAILS - PUBLIC STREET
A**

JUNE 26, 2025

**CITY OF DUBLIN
PROJECT NUMBER
25-003-COM**

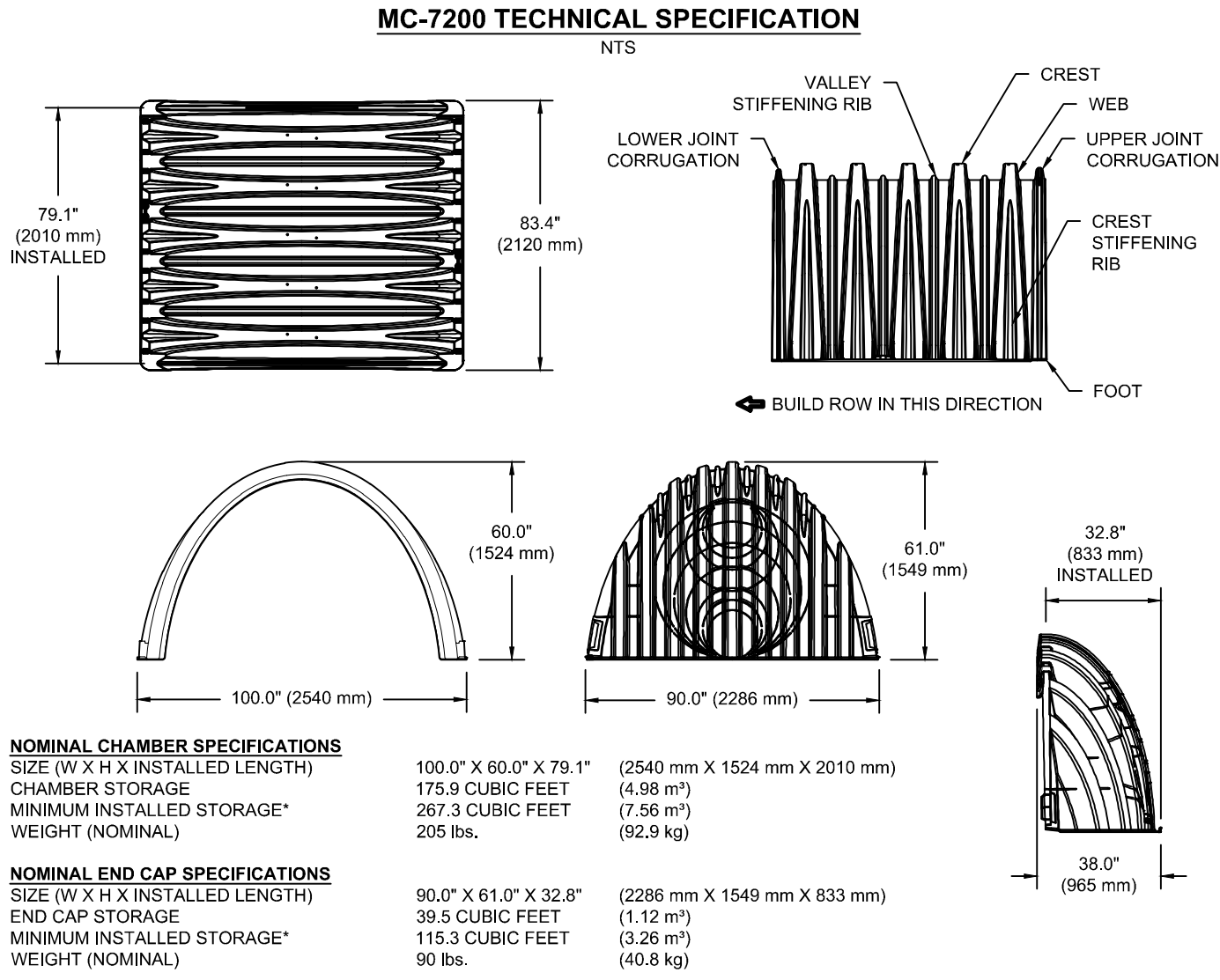
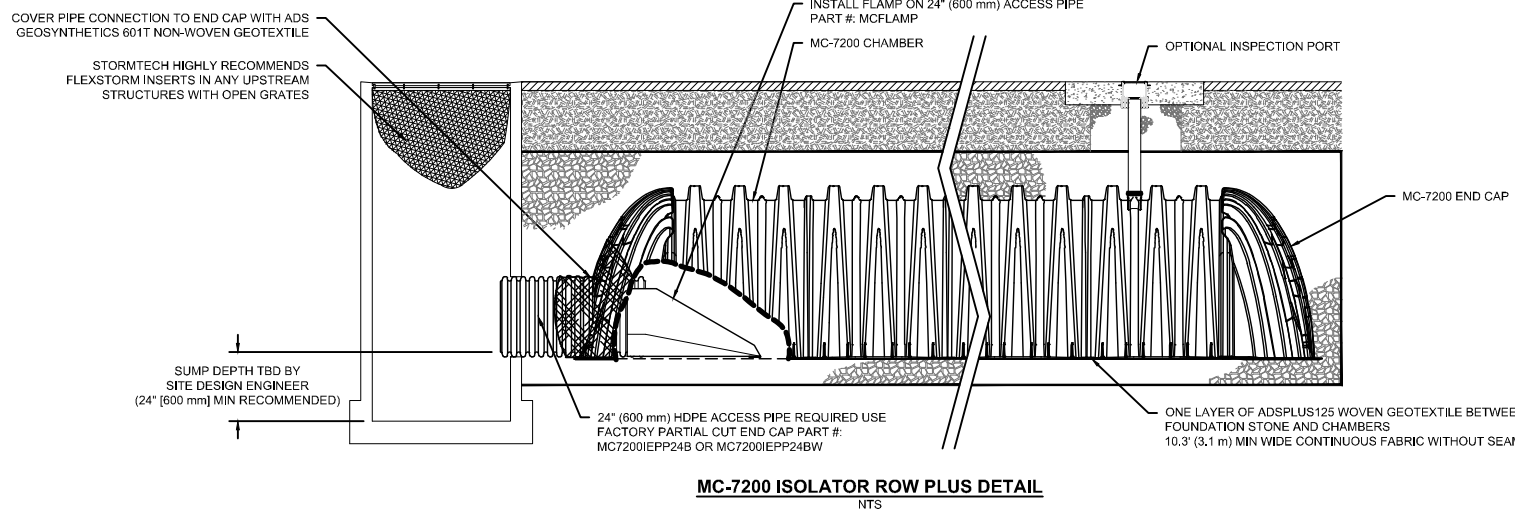
DRAWING NUMBER

C407

SHEET NUMBER

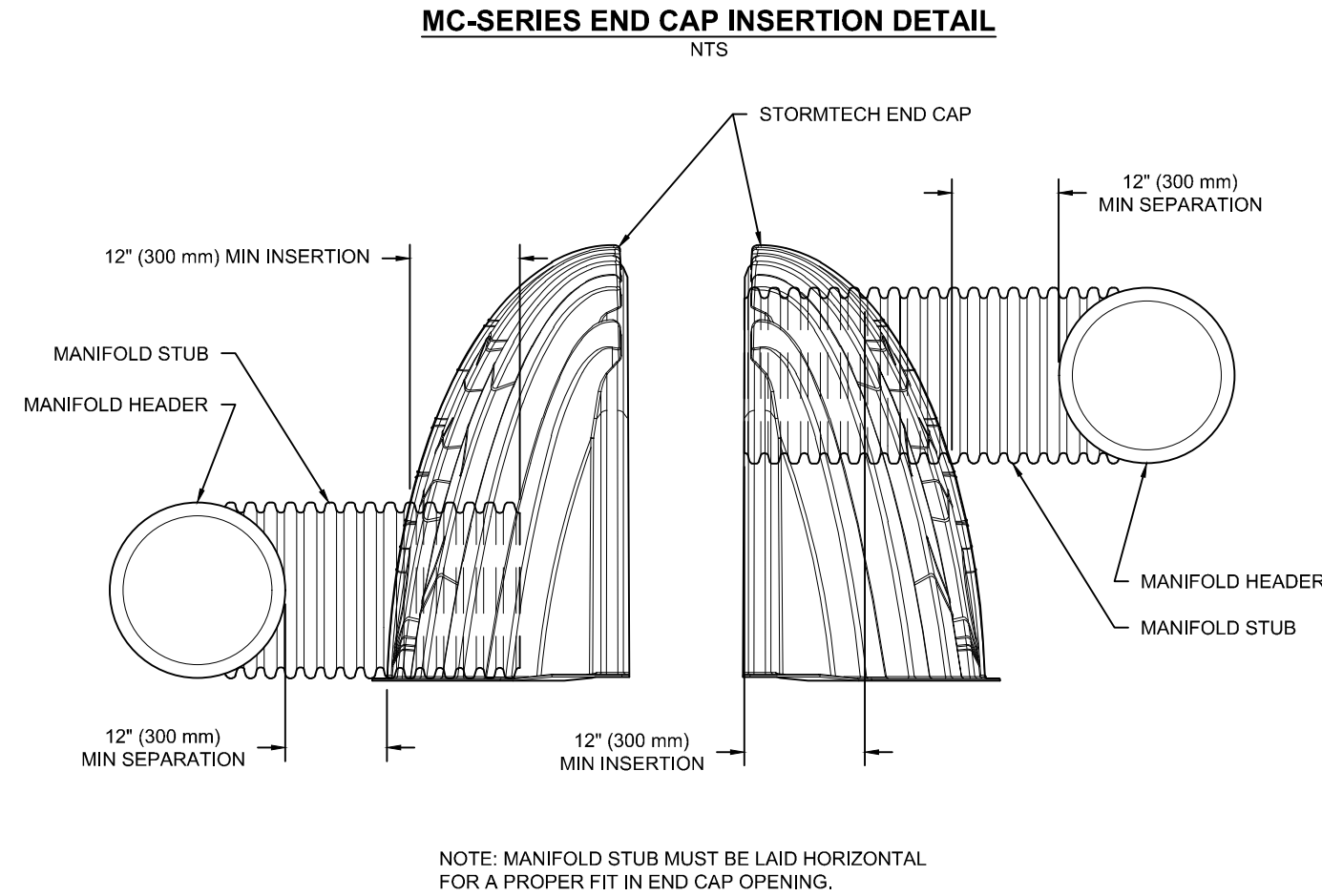
17 OF 25

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PART #	STUB	B	C
MC7200IEPP06T	6\"	42.54\" (1081 mm)	0.86\" (22 mm)
MC7200IEPP06B			---
MC7200IEPP08T	8\"	40.50\" (1029 mm)	---
MC7200IEPP08B			1.01\" (26 mm)
MC7200IEPP10T	10\"	38.37\" (975 mm)	---
MC7200IEPP10B			1.33\" (34 mm)
MC7200IEPP12T	12\"	35.69\" (907 mm)	---
MC7200IEPP12B			1.55\" (39 mm)
MC7200IEPP15T	15\"	32.72\" (831 mm)	---
MC7200IEPP15B			1.70\" (43 mm)
MC7200IEPP18T		29.36\" (746 mm)	---
MC7200IEPP18TW	18\"	---	1.97\" (50 mm)
MC7200IEPP18B			---
MC7200IEPP18BW			---
MC7200IEPP24T		23.05\" (585 mm)	---
MC7200IEPP24TW	24\"	---	2.28\" (57 mm)
MC7200IEPP24B			---
MC7200IEPP24BW			2.95\" (75 mm)
MC7200IEPP30BW	30\"	---	3.25\" (83 mm)
MC7200IEPP36BW	36\"	---	3.55\" (90 mm)
MC7200IEPP42BW	42\"	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL.

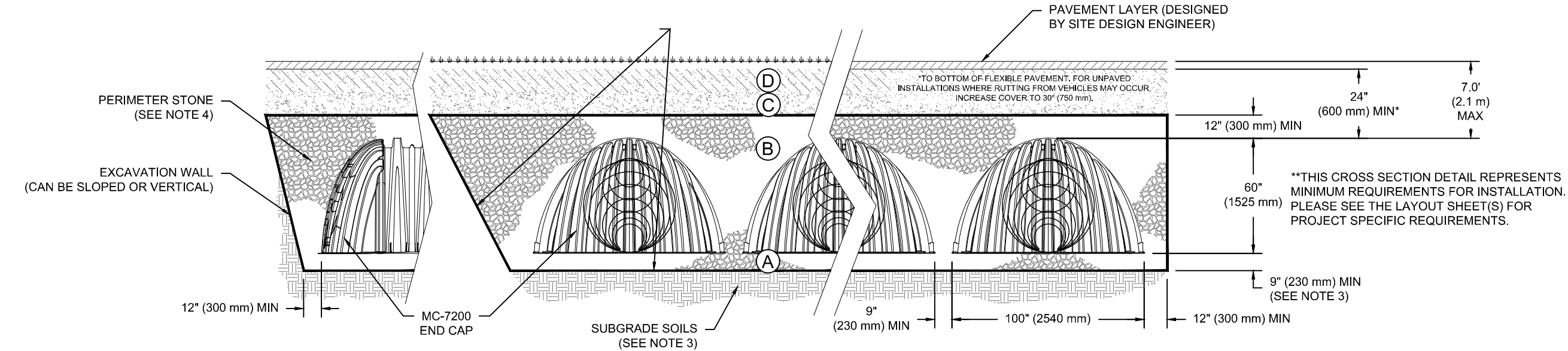


- INSPECTION & MAINTENANCE**
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT OR ABOVE, 3\"
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT OR ABOVE, 3\"
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

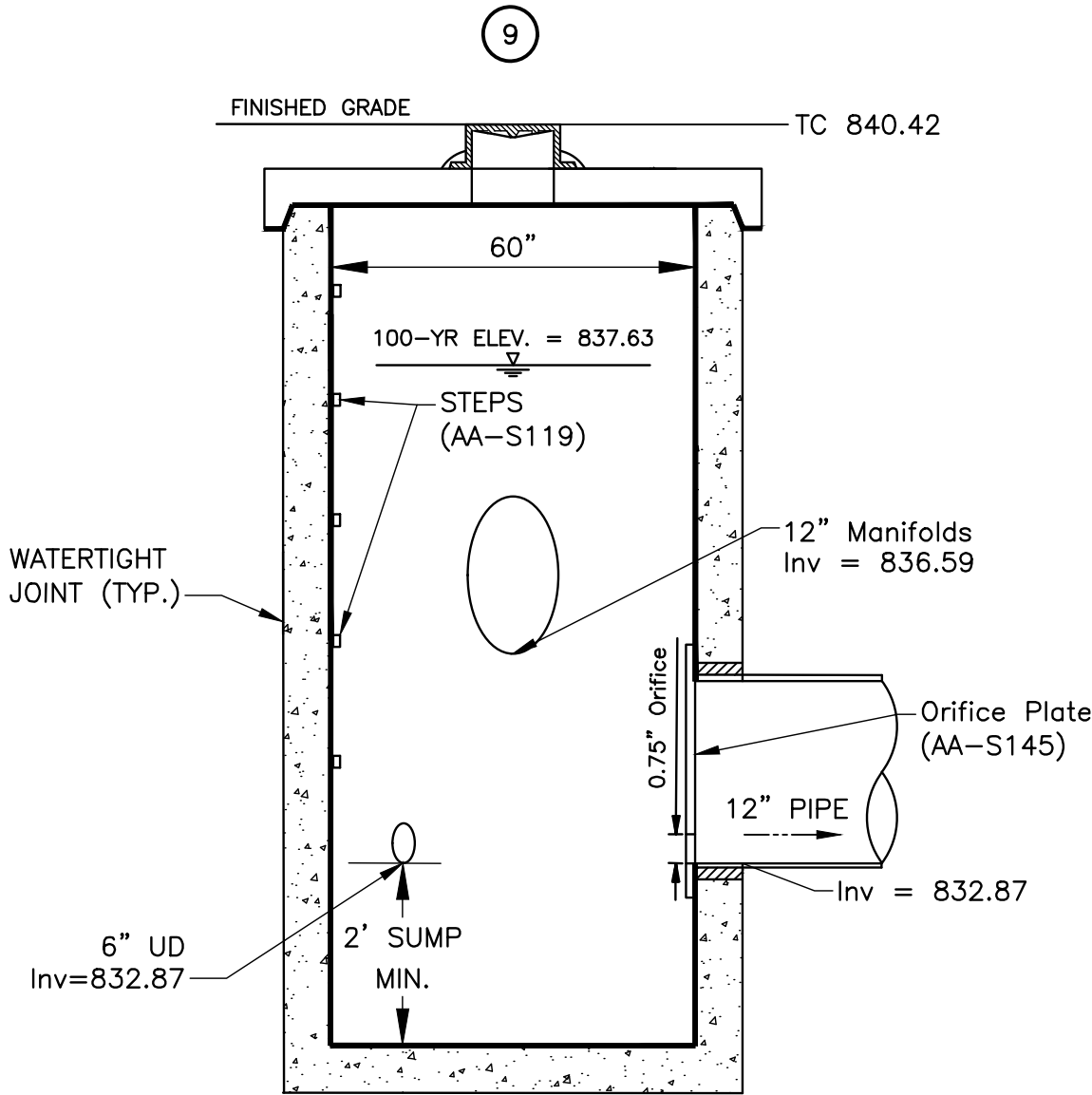
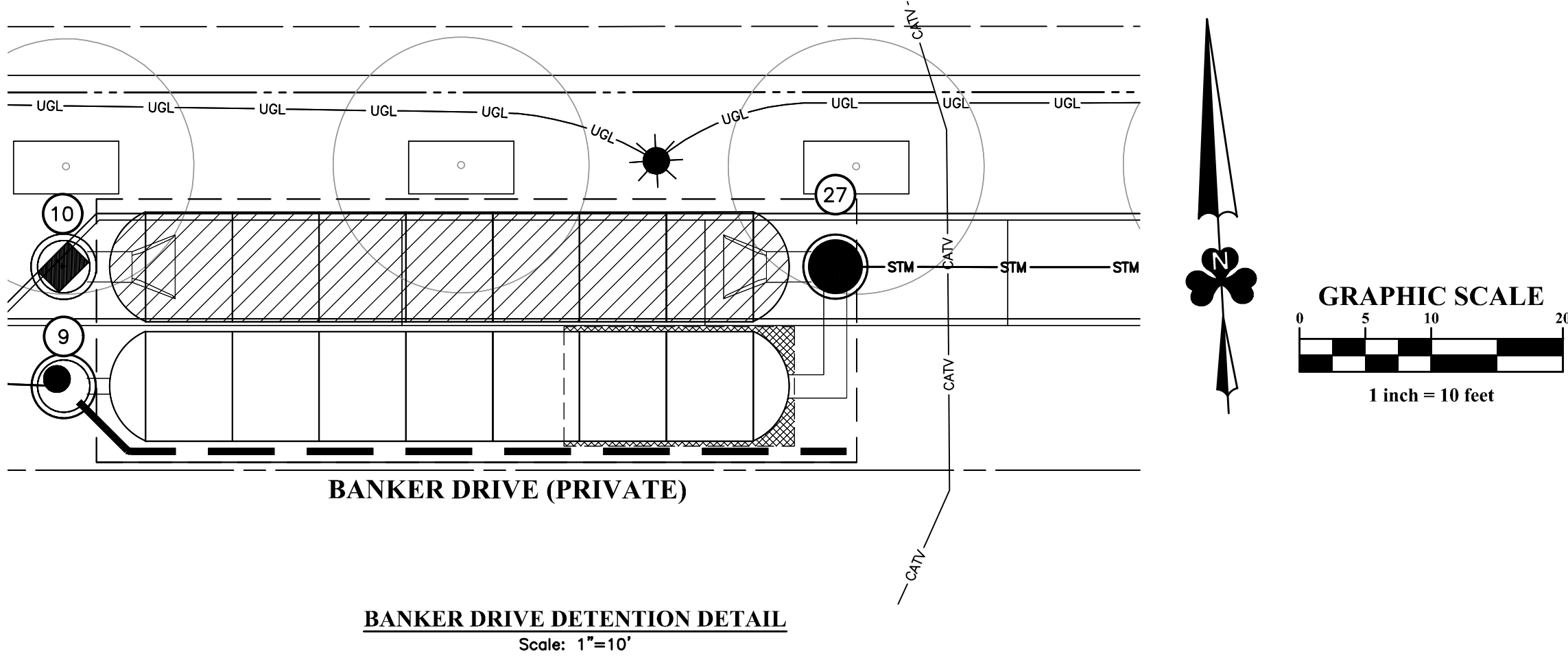
- NOTES**
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\"	GRANULAR WELL-GRADED SOLID AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M1451 A-1, A-2-4, A-3 OR AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24\"
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M431 3, 357, 4, 467, 5, 56, 57	
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO M431 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.*3

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9\"
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2487 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3\"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 900 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



Manhole AA-S102 (60" Diameter)

STORMTECH OUTLET STRUCTURE 9 DETAIL
Not to Scale

REVISION RECORD		ENG	DUB
NO.	DATE	DESCRIPTION	

EMT
Engineers • Architects • Planners • Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 • Toll Free: 888.775.3448
emtllc.com

FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORMWATER
DETENTION PLAN &
DETAILS - BANKER DRIVE

CITY OF DUBLIN
PROJECT NUMBER
25-003-COM

DRAWING NUMBER

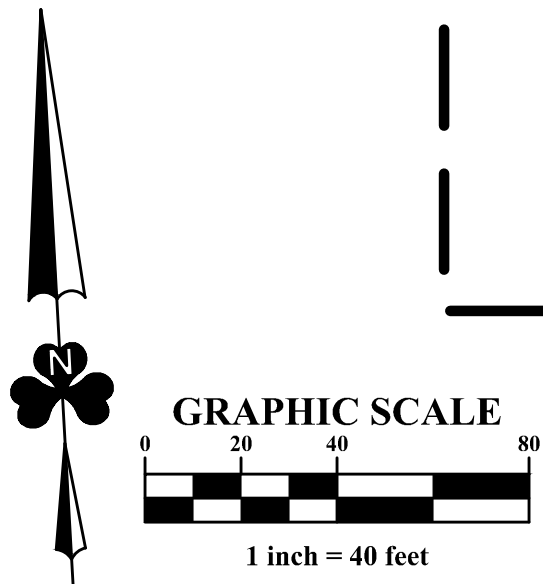
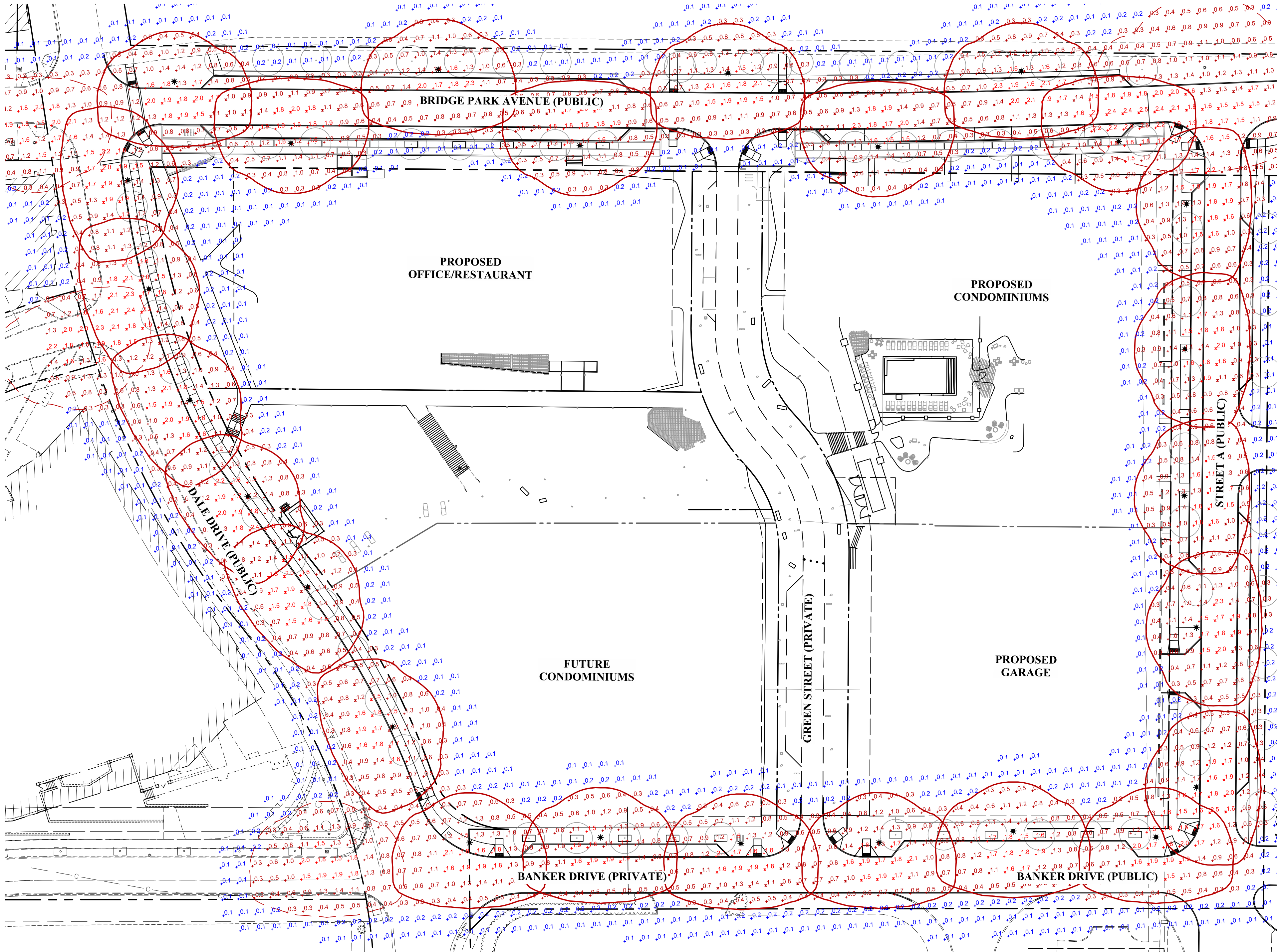
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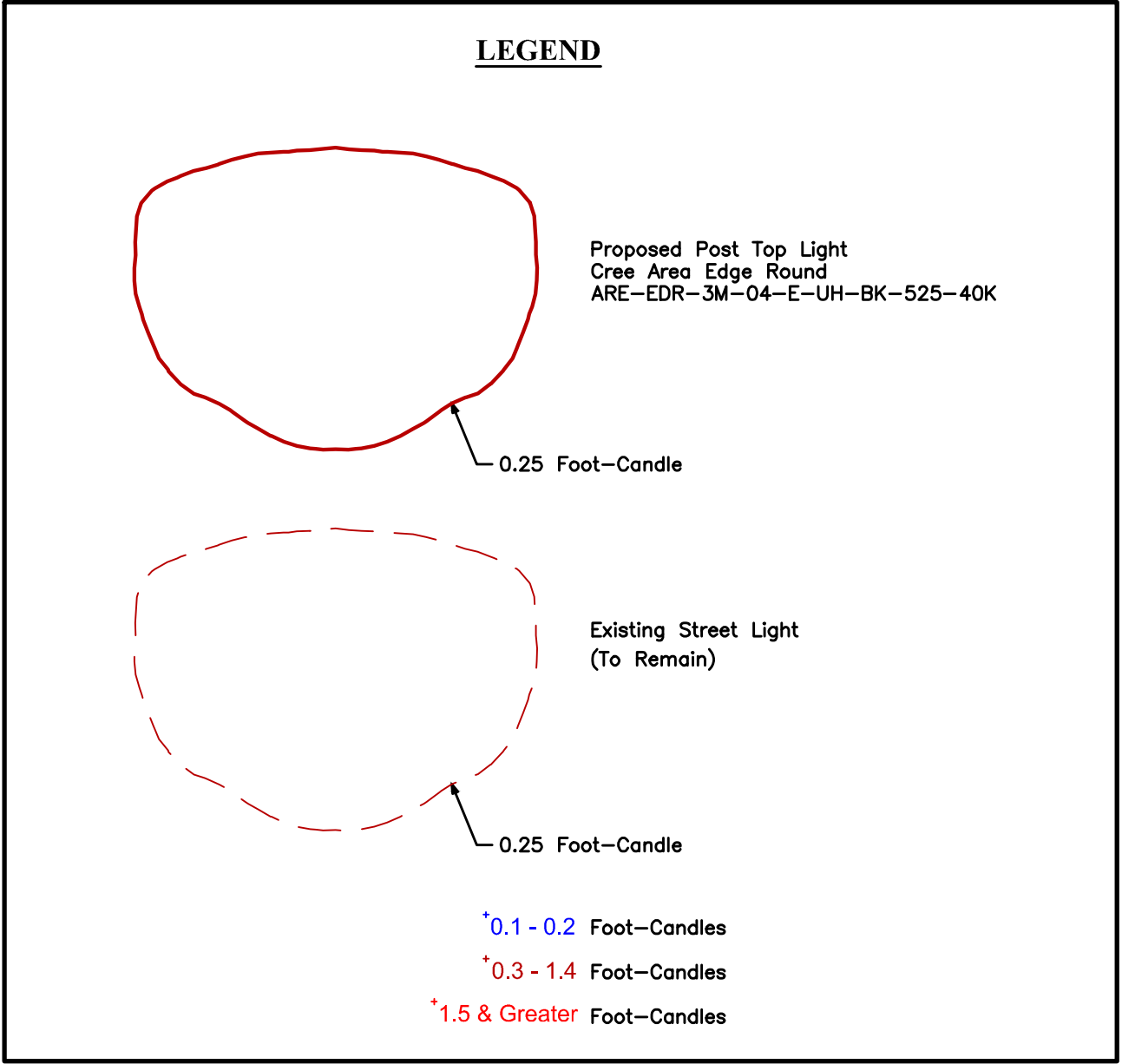
18 OF 25

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V1-24



PHOTOMETRIC STATISTICS					
Description	Avg	Max	Min	Avg/Min	Max/Min
Banker Dr	1.1 fc	2.1 fc	0.4 fc	2.8:1	5.3:1
Bridge Park Ave	1.1 fc	2.5 fc	0.4 fc	2.8:1	6.3:1
Dale Dr	1.3 fc	2.4 fc	0.4 fc	3.3:1	6.0:1
Public Street A	1.2 fc	2.5 fc	0.4 fc	3.0:1	6.3:1



FINAL DEVELOPMENT PLAN

BRIDGE PARK - BLOCK J

4370 - 4455 DALE DRIVE

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PHOTOMETRIC PLAN

CITY OF DUBLIN
PROJECT NUMBER
25-003-COM

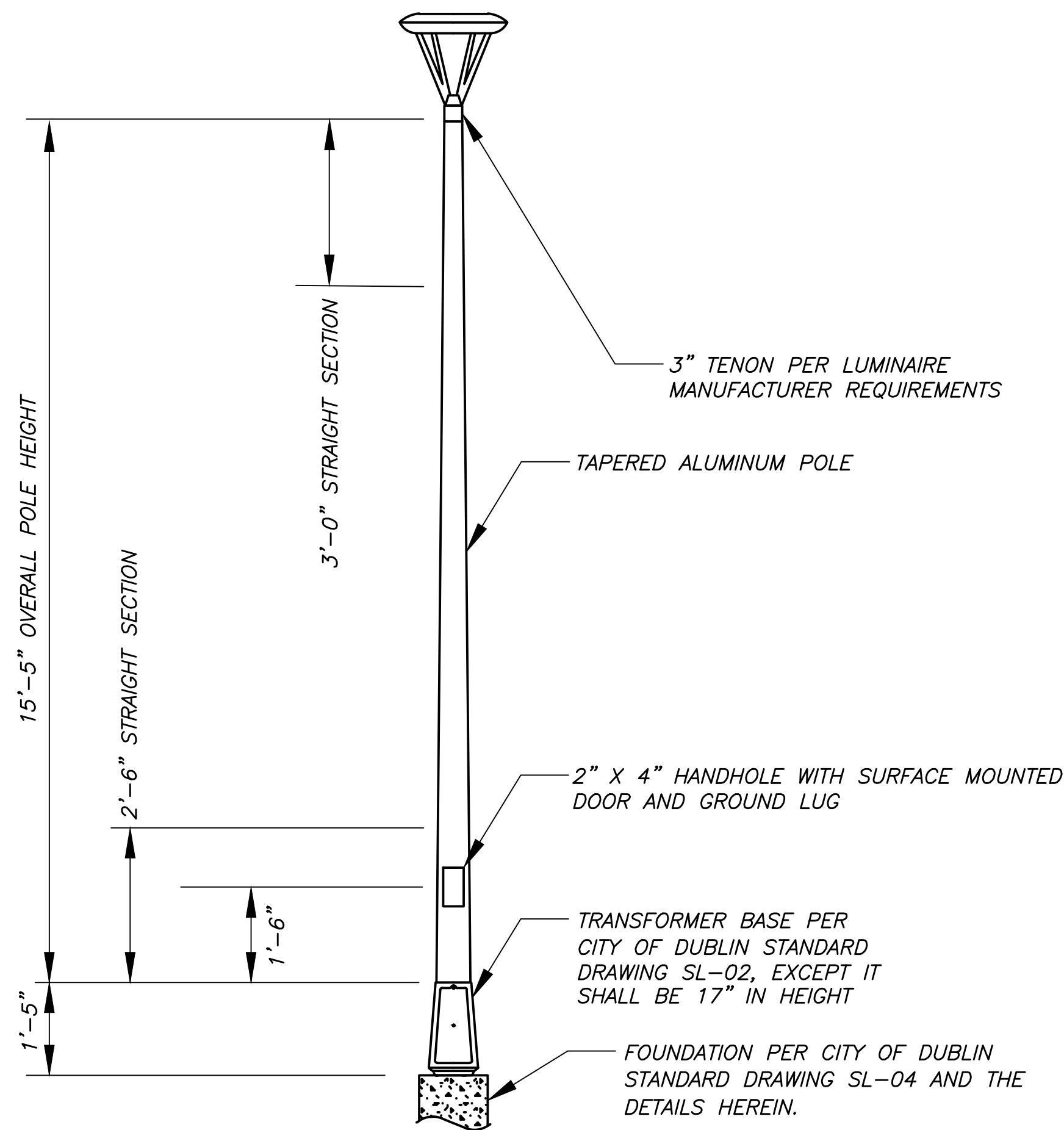
DRAWING NUMBER
C501

SHEET NUMBER
19 OF 25

JUNE 26, 2025

REVISION RECORD		ENG	DUB
NO.	DATE	REVISION DESCRIPTION	

Notes: See Landscape Plan for Private Site Photometric Plan



THE EDGE® Series

LED Area Luminaire – Round

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.

Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 25,065

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/-300K), 4000K (+/-300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish / up to 5 years for Synapse® accessories/1 year for accessories

¹ See <https://www.creelighting.com/resources/warranties/> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed	
Bird Spike XA-BRDSPK Synapse® SimplySnap 10V Interface DIM10-220F - 120V-277V - Requires other Synapse components to complete system - Refer to DIM10-220F spec sheet for details	Backlight Control Shields XA-2DBLS-4 - Four-pack - Unpainted stainless steel - For use with 5M and 5S optics - Consult factory for shielding for use with 2M, 3M, and 4M optics

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-SV-350

ARE-EDR					E				
Family	Optic		Mounting*	LED Count (x10)	Series	Voltage	Finish	Drive Current	Options
ARE-EDR	2M Type II Medium	3MP Type III Medium w/Partial BLS	R3 Spider, Center Tenon, Fits over 2'-3/8" to 3' OD	04** 06** 08** 10 12	E	UL Universal 120-277V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 40-60 LEDs	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse HL Hi/Low [Dual Circuit Input] - Refer to HL spec sheet for details - Sensor not included P Button Photocell - Available with UL voltage only 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaires 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LED's - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance
	2MB Type II Medium w/BLS	4M Type IV Medium	T4 Spider, Center Direct, Fits inside 4"			UH Universal 347-480V			
	2MP Type II Medium w/ Partial BLS	4MB Type IV Medium w/Partial BLS	R4 Spider, Center Direct, Fits inside 4"						
	3M Type III Medium	5M Type V Medium	Pole Fits inside 5" Round Pole						
	3MB Type III Medium w/BLS	5S Type V Short							

* Reference EPA and pole configuration suitability data on page 14

** Consists of multiple 20 LED light bars. 40, 60, and 80 LED units use blanks as needed in place of populated light bars



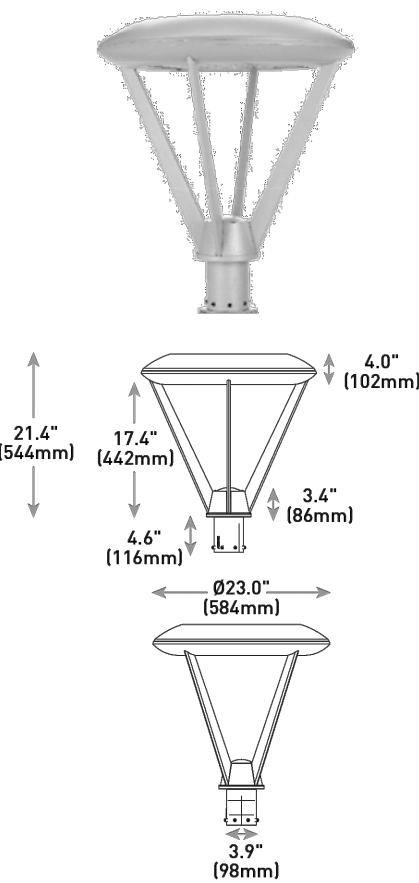
Website: creelighting.com

US: (800) 236-6800 Canada: (800) 473-1234

Rev. Date: V14 06/25/2024

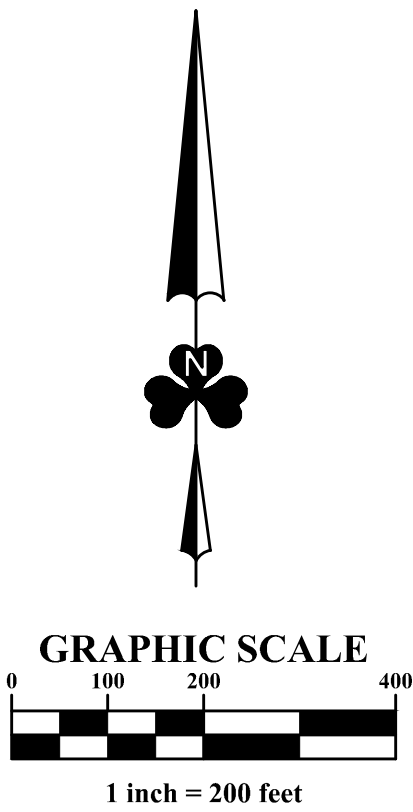
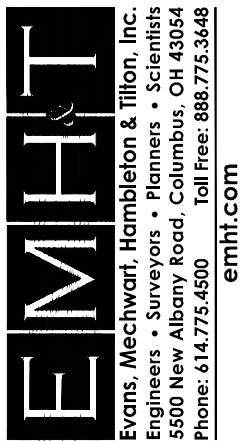
R3 Mount

- Fits over 2-3/8" to 3" O.D. Tenon



LED Count (x10)	Weight
04	33.8 lbs. [15.3kg]
06	35.2 lbs. [15.9kg]
08	37.0 lbs. [16.8kg]
10	40.7 lbs. [18.5kg]
12	42.4 lbs. [19.3kg]

R4/R5 Mount - see page 14 for weight & dimensions

[illegible]

FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

JUNE 26, 2025

PHOTOMETRIC LIGHTING FIXTURES

**CITY OF DUBLIN
PROJECT NUMBER**

25-003-COM

DRAWING NUMBER

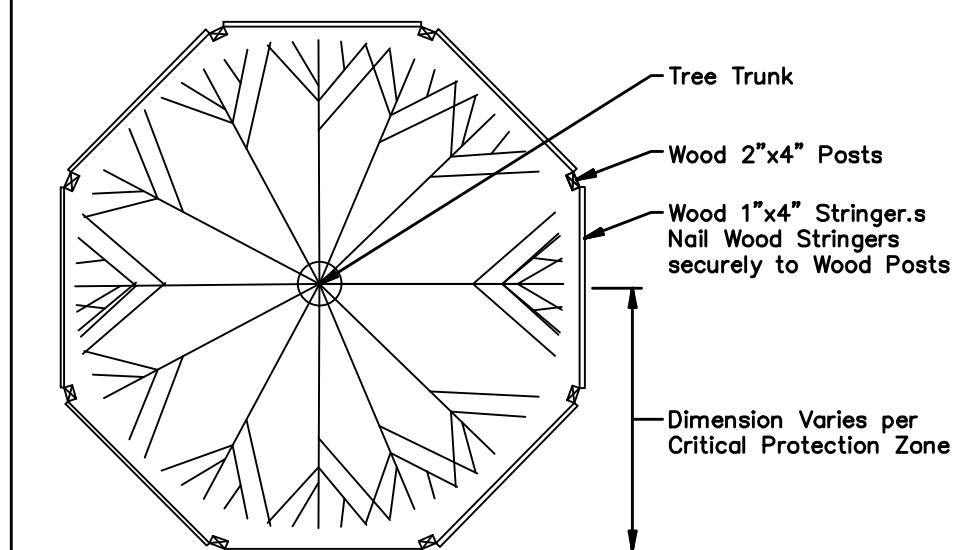
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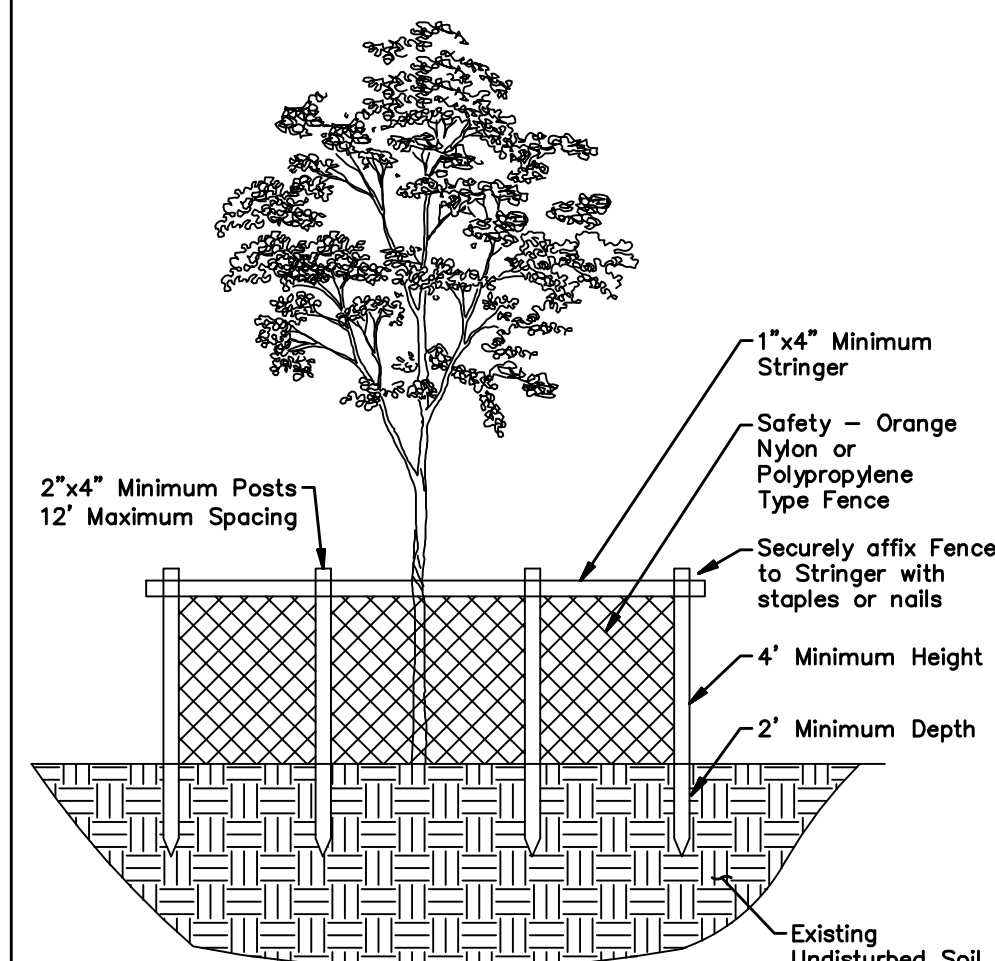
20 OF 25

NOTE:
Contractor shall confirm with Crawford-Hoying that clearing is acceptable to proceed on the COTA and Wendy's properties.

 Trees To Be Removed and Replaced
(Outside Building Footprint)
 Trees To Be Removed
Exempt from Replacement
(inside Building Footprint)
 Trees To Be Transplanted
 Brush Area To Be Cleared



NOTE:
For groups of Trees, place Barricades between Trees and Construction Activity.



NOTE:

1. For groups of trees place the Barricades at the drip line around the groups perimeter.
2. Installation of Tree Protection Barricades shall be performed before any Site Development Activity takes place.
3. The Tree Protection Barricades shall remain in place throughout the Construction Phase and until all Site Development Activities are fully complete.
4. Any damage that may occur to the Barricades shall be repaired or replaced to the original specifications within 24 hours of the damage occurring.
5. The area within the Tree Protection Barricades shall not be used for the storage of any materials, supplies or debris or the disposal of any solid, liquid or gaseous materials that could cause harm to the trees.
6. Any tree scheduled to remain if damaged during construction shall be replaced by providing equivalent monetary value to the City's tree fund.
7. Monetary tree value shall be determined by using the guide for plant appraisal, published by the International Society of Arboriculture or other sources as determined by the City Forester.
8. Barricades shall protect all trees scheduled to remain before and during all Construction Activities.
9. Any Proposed Underground Utilities shall be routed around protected trees to the outside of the tree's drip line. If this is not feasible, as determined by the City, a sleeve may be used under the tree, provided that all acceptable horticultural/arboricultural practices are adhered to.
10. Tree Protection Barricades shall be located to protect a minimum of 75% of the Critical Protection Zone.

TREE PROTECTION DETAIL
Not to Scale



FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

JUNE 26, 2025

TREE REPLACEMENT PLAN

**CITY OF DUBLIN
PROJECT NUMBER**

DRAWING NUMBER

SHEET NUMBER

24 OF 25

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ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
1	Eastern Cottonwood	Populus deltoides	6	1	Good
2	Eastern Cottonwood	Populus deltoides	6	1	Good
3	Eastern Cottonwood	Populus deltoides	6	1	Good
4	Eastern Cottonwood	Populus deltoides	8	1	Good
5	Eastern Cottonwood	Populus deltoides	6,6 (12)	2	Good
6	Eastern Cottonwood	Populus deltoides	6	1	Good
7	Eastern Cottonwood	Populus deltoides	6	1	Good
8	Eastern Cottonwood	Populus deltoides	6	1	Good
9	Eastern Cottonwood	Populus deltoides	6	1	Good
10	Eastern Cottonwood	Populus deltoides	7	1	Good
11	Eastern Cottonwood	Populus deltoides	7,7 (14)	2	Good
12	Eastern Cottonwood	Populus deltoides	6	1	Good
13	Staghorn Sumac	Rhus typhina	6	1	Good
14	Eastern Cottonwood	Populus deltoides	6	1	Good
15	Eastern Cottonwood	Populus deltoides	6	1	Good
16	Eastern Cottonwood	Populus deltoides	7	1	Good
17	Eastern Cottonwood	Populus deltoides	6	1	Good
18	Eastern Cottonwood	Populus deltoides	6	1	Good
19	Eastern Cottonwood	Populus deltoides	6	1	Good
20	Eastern Cottonwood	Populus deltoides	6	1	Good
21	Eastern Cottonwood	Populus deltoides	7	1	Good
22	Eastern Cottonwood	Populus deltoides	6	1	Good
23	Eastern Cottonwood	Populus deltoides	7	1	Good
24	Eastern Cottonwood	Populus deltoides	6	1	Good
25	Eastern Cottonwood	Populus deltoides	8	1	Good
26	Eastern Cottonwood	Populus deltoides	6	1	Good
27	Eastern Cottonwood	Populus deltoides	6	1	Good
28	Eastern Cottonwood	Populus deltoides	6	1	Good
29	Box Elder	Acer negundo	6,6 (12)	2	Good
30	Eastern Cottonwood	Populus deltoides	10	1	Good
31	Staghorn Sumac	Rhus typhina	7	1	Good
32	Green Ash	Fraxinus pennsylvanica	8	1	Poor
33	Box Elder	Acer negundo	14	1	Good
34	Box Elder	Acer negundo	9	1	Good
35	Green Ash	Fraxinus pennsylvanica	12	1	Poor
36	Green Ash	Fraxinus pennsylvanica	8	1	Poor
37	Green Ash	Fraxinus pennsylvanica	6	1	Fair
38	Green Ash	Fraxinus pennsylvanica	8	1	Fair
39	Callery Pear	Pyrus callergana	6	1	Good
40	Callery Pear	Pyrus callergana	10	1	Good
41	Callery Pear	Pyrus callergana	8	1	Good
42	Box Elder	Acer negundo	6	1	Good
43	Green Ash	Fraxinus pennsylvanica	9	1	Fair
44	Green Ash	Fraxinus pennsylvanica	9	1	Fair
45	Hackberry	Celtis occidentalis	15	1	Good
46	Callery Pear	Pyrus callergana	7	1	Good
47	Callery Pear	Pyrus callergana	7	1	Good
48	Callery Pear	Pyrus callergana	10	1	Good
49	Black Locust	Robinia pseudoacacia	8,7 (15)	2	Good
50	Black Walnut	Juglans nigra	7,6,6 (19)	3	Good
51	Red Maple	Acer rubrum	12	1	Good
52	Red Maple	Acer rubrum	12	1	Good
53	Japanese Zelkova	Zelkova serrata	10	1	Good
54	Small-Leaved Linden	Tilia cordata	22	1	Fair
55	Small-Leaved Linden	Tilia cordata	20	1	Fair
56	Small-Leaved Linden	Tilia cordata	18	1	Good
57	Red Maple	Acer rubrum	11,8 (19)	2	Good
58	Small-Leaved Linden	Tilia cordata	7	1	Good
59	Red Maple	Acer rubrum	14	1	Good
60	Red Maple	Acer rubrum	14	1	Good
61	Hedge Maple	Acer campestre	6,6 (12)	2	Good
62	Japanese Zelkova	Zelkova serrata	8	1	Good
63	Japanese Zelkova	Zelkova serrata	8	1	Good
64	Thornless Honey Locust	Gleditsia triacanthos var. inermis	14	1	Good
65	Thornless Honey Locust	Gleditsia triacanthos var. inermis	19	1	Good
66	Thornless Honey Locust	Gleditsia triacanthos var. inermis	17	1	Good
67	Tulip Poplar	Liriodendron tulipifera	17	1	Good
68	Tulip Poplar	Liriodendron tulipifera	17	1	Good
69	Hedge Maple	Acer campestre	12	1	Good
70	Silver Maple	Acer saccharinum	12	1	Good

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
71	Black Cherry	Prunus serotina	8	1	Good
72	Tulip Poplar	Liriodendron tulipifera	18	1	Good
73	Tulip Poplar	Liriodendron tulipifera	16	1	Good
74	Silver Maple	Acer saccharinum	10	1	Good
75	Norway Spruce	Picea abies	12	1	Good
76	Crabapple sp.	Malus sp.	8	1	Fair
77	Crabapple sp.	Malus sp.	8	1	Fair
78	Crabapple sp.	Malus sp.	7	1	Fair
79	Crabapple sp.	Malus sp.	8	1	Fair
80	Crabapple sp.	Malus sp.	7,6 (13)	2	Fair
81	Crabapple sp.	Malus sp.	6	1	Fair
82	Crabapple sp.	Malus sp.	7	1	Fair
83	Crabapple sp.	Malus sp.	8,6 (15)	2	Fair
84	Silver Maple	Acer saccharinum	15	1	Good
85	Silver Maple	Acer saccharinum	14	1	Poor
86	Green Ash	Fraxinus pennsylvanica	12	1	Poor
87	Green Ash	Fraxinus pennsylvanica	11	1	Poor
88	Small-Leaved Linden	Tilia cordata	8	1	Good
89	Green Ash	Fraxinus pennsylvanica	10	1	Poor
90	Green Ash	Fraxinus pennsylvanica	10	1	Poor
91	Hackberry	Celtis occidentalis	10	1	Good
92	London Plane Tree	Platanus x hispanica	8	1	Good
93	London Plane Tree	Platanus x hispanica	7	1	Good
94	London Plane Tree	Platanus x hispanica	8	1	Good
95	Hackberry	Celtis occidentalis	20	1	Good
96	London Plane Tree	Platanus x hispanica	6	1	Good
97	London Plane Tree	Platanus x hispanica	6	1	Good
98	London Plane Tree	Platanus x hispanica	8	1	Good
99	London Plane Tree	Platanus x hispanica	8	1	Good
100	London Plane Tree	Platanus x hispanica	8	1	Good
101	London Plane Tree	Platanus x hispanica	8	1	Good
102	Small-Leaved Linden	Tilia cordata	6	1	Good
103	Small-Leaved Linden	Tilia cordata	6	1	Good
104	Small-Leaved Linden	Tilia cordata	6	1	Good
105	Small-Leaved Linden	Tilia cordata	6	1	Good
106	Sugar Maple	Acer saccharum	6	1	Good
107	Small-Leaved Linden	Tilia cordata	6	1	Good
108	Small-Leaved Linden	Tilia cordata	6	1	Good
109	Small-Leaved Linden	Tilia cordata	6	1	Good
110	Small-Leaved Linden	Tilia cordata	6	1	Good
111	Silver Maple	Acer saccharinum	*6	1	Good
112	Japanese Zelkova	Zelkova serrata	*8	1	Good
113	Sugar Maple	Acer saccharum	*20	1	Good
114	Japanese Zelkova	Zelkova serrata	*4	1	Good
115	Sugar Maple	Acer saccharum	*12	1	Good
116	Sugar Maple	Acer saccharum	*10	1	Good
117	Sugar Maple	Acer saccharum	*8	1	Good
118	Sugar Maple	Acer saccharum	*8	1	Good
119	Sugar Maple	Acer saccharum	*6	1	Good
120	Sugar Maple	Acer saccharum	*6	1	Good
* Estimated					

Inside Building Footprint Totals			
Poor Condition Ash Tree Caliper (inches)	43		
Fair to Good Condition Ash Tree Caliper (inches)	32		
Other Tree Caliper Total (inches)	382		
Outside Building Footprint Totals			
Poor Condition Ash Tree Caliper (inches)	28		
Poor Condition Silver Maple Tree Caliper (inches)	14		
Other Tree Caliper Total (inches)	578		
Trees To Be Transplanted Totals			
London Plane Tree Caliper Total (inches)	67		

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 26, 2025

REVISION RECORD		ENG	DUB						
REVISION DESCRIPTION									
NO.	DATE								

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Engle, McShaw, Henshaw & Tiller, Inc.
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FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE REPLACEMENT
TABLES

JUNE 26, 2025

CITY OF DUBLIN
PROJECT NUMBER

PLN-2025-00020

DRAWING NUMBER

C702

SHEET NUMBER

25 OF 25

PRELIMINARY
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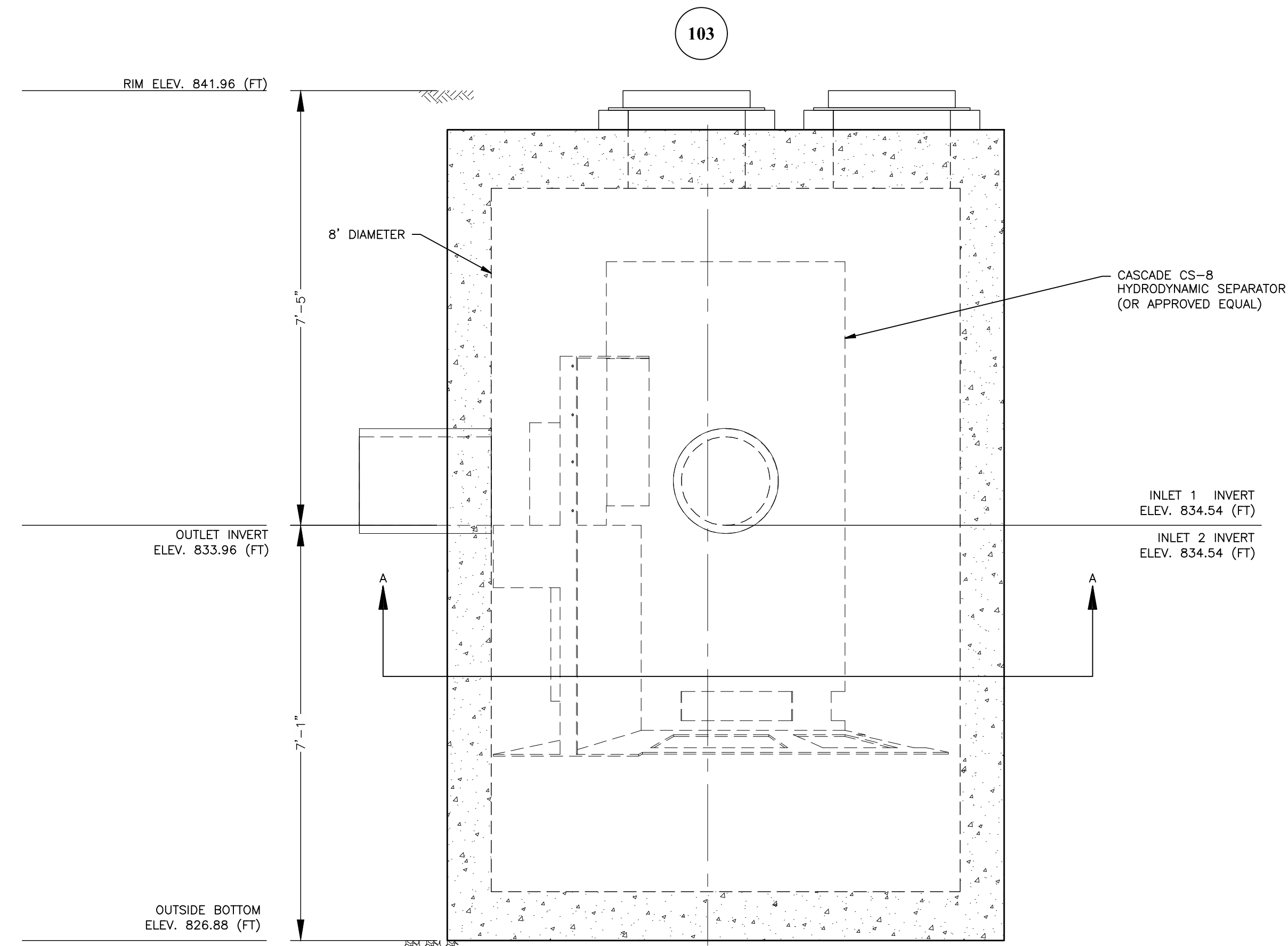
PLAN SET DATE
June 26, 2025

REVISION RECORD		NO.	DATE	REVISION DESCRIPTION
ENG	DUB			

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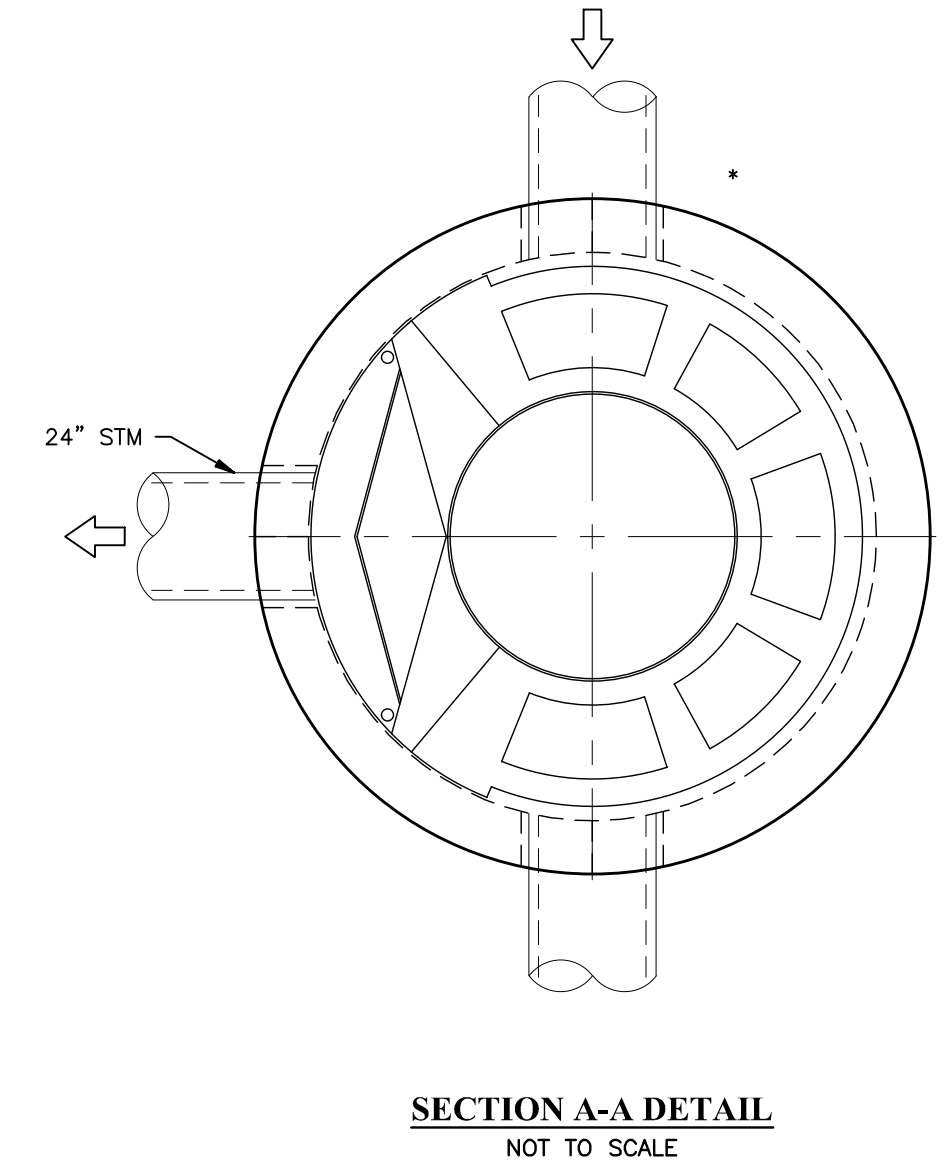
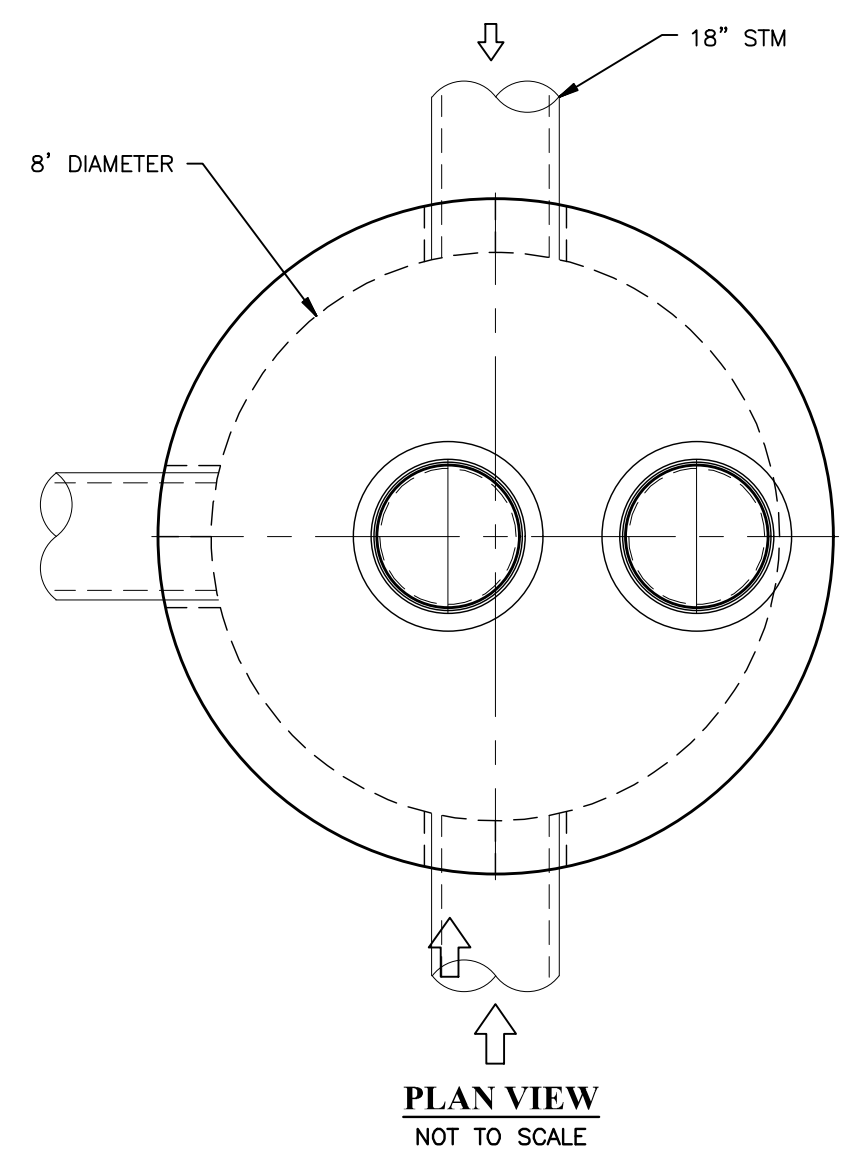
FINAL DEVELOPMENT PLAN
BRIDGE PARK - BLOCK J
4370 - 4455 DALE DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

HYDRODYNAMIC SEPERATOR DETAILS	PROJECT NUMBER
	25-003-COM
DRAWING NUMBER	
C404	
SHEET NUMBER	
16 OF 25	

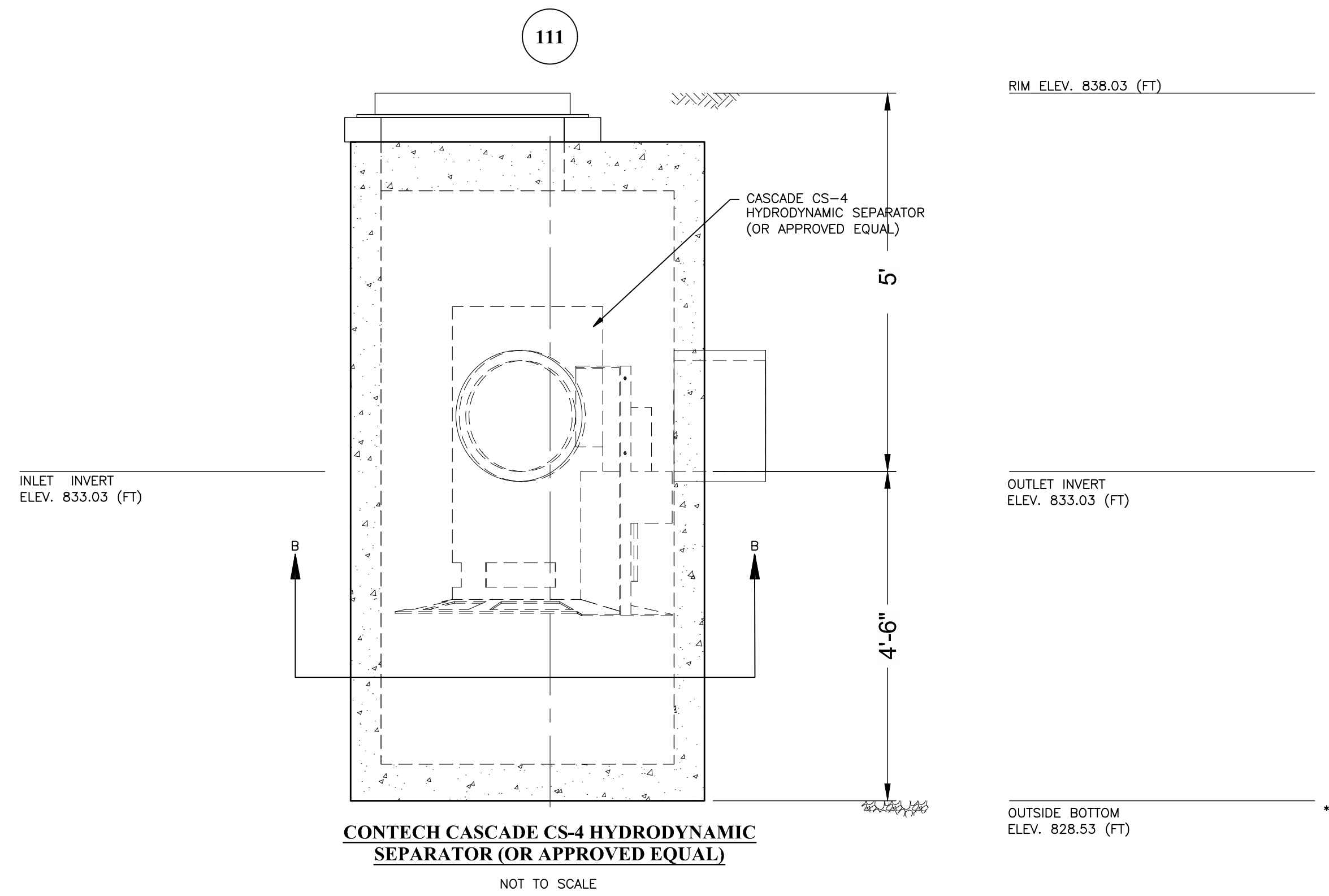
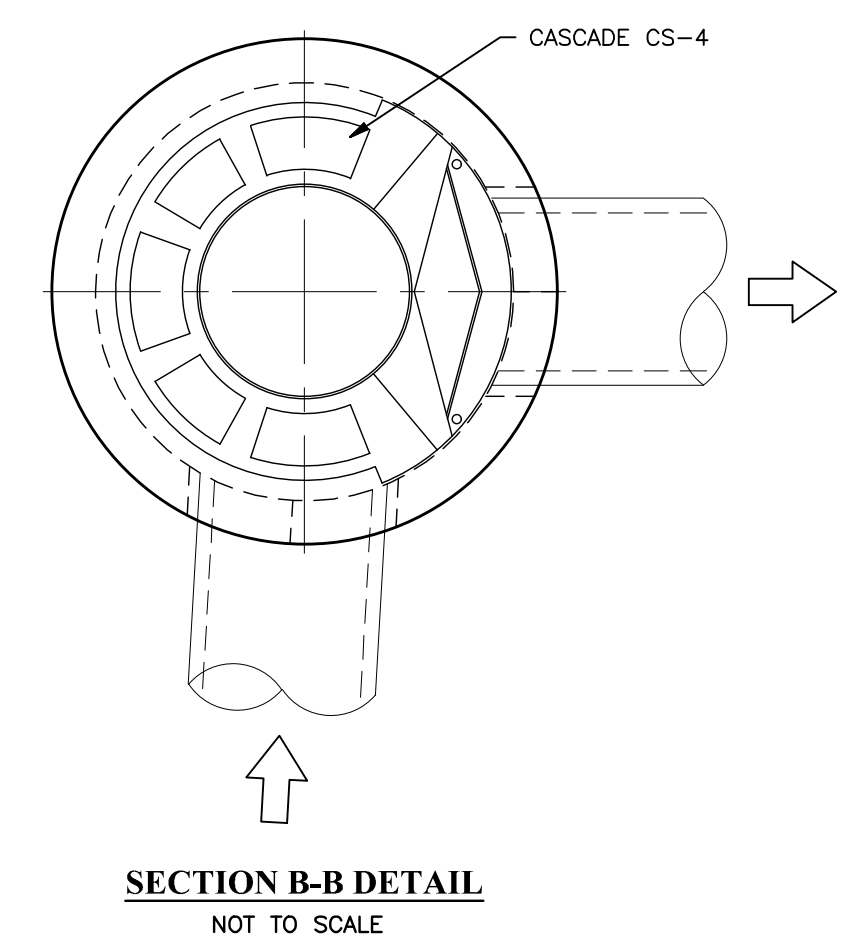
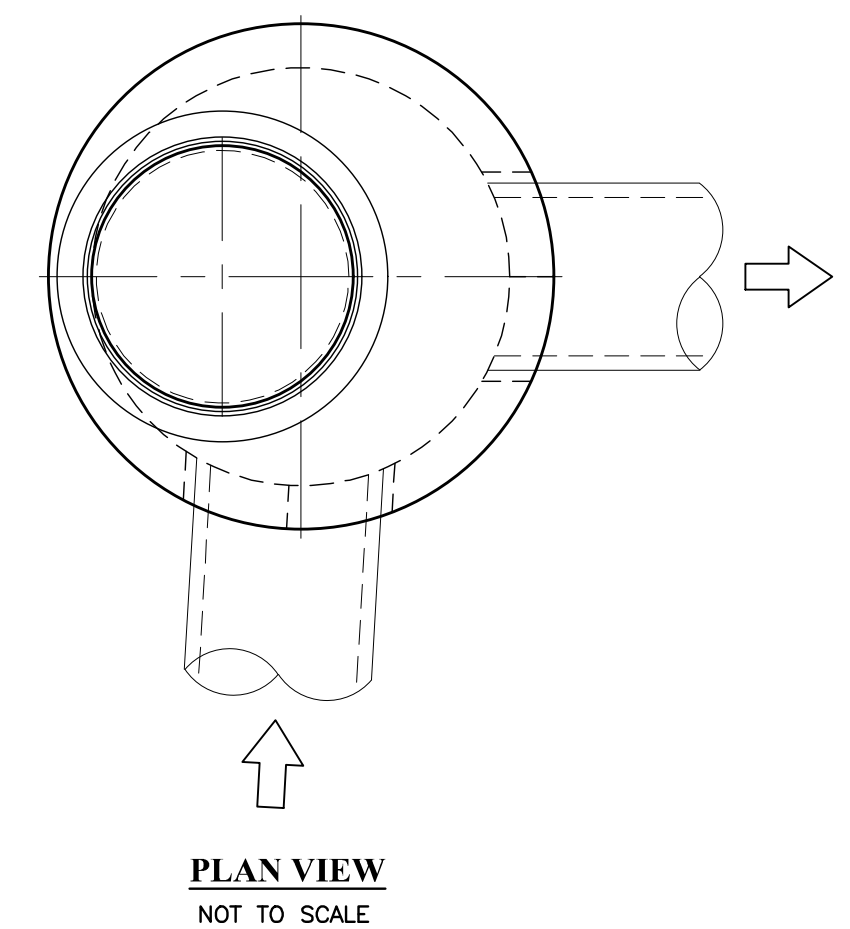
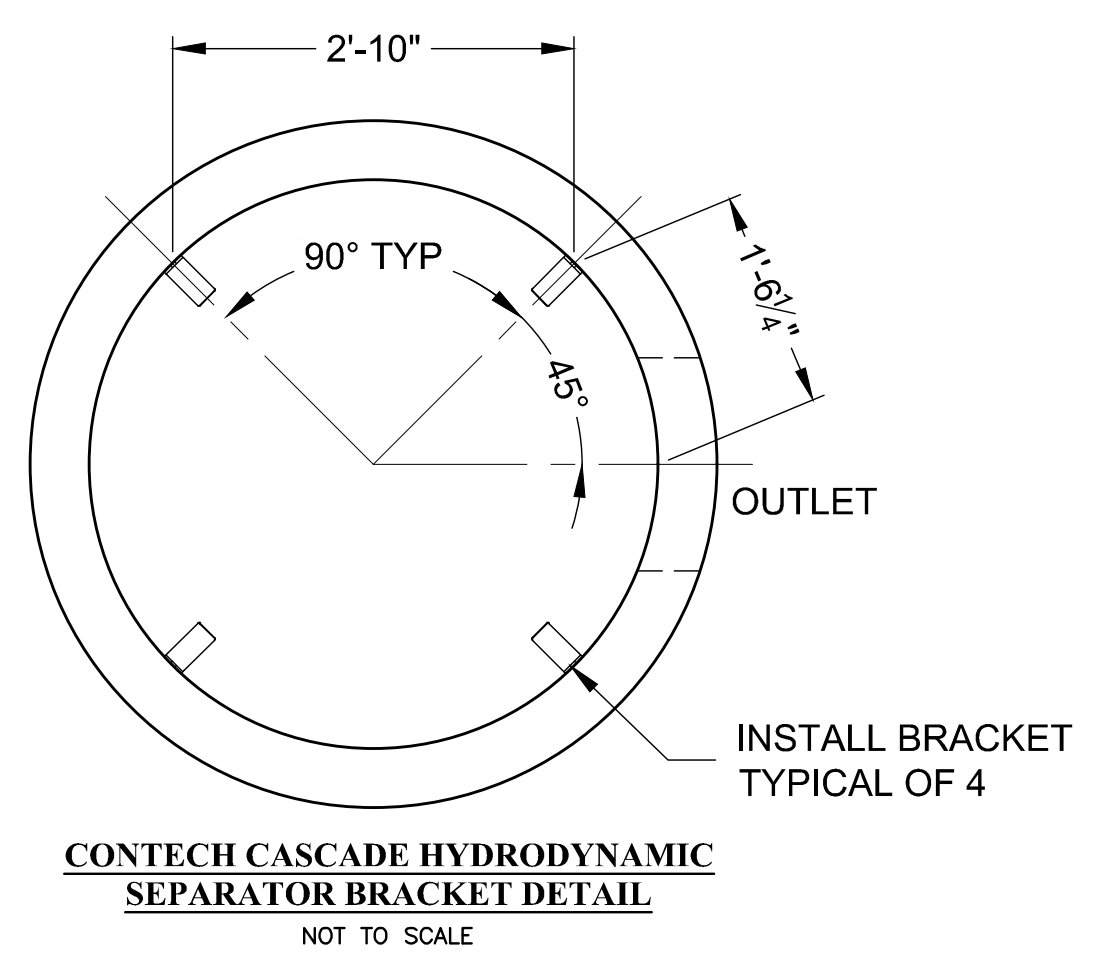


**CONTECH CASCADE CS-8 HYDRODYNAMIC
SEPARATOR (OR APPROVED EQUAL) DETAIL**

NOT TO SCALE



- GENERAL NOTES**
1. Contech to provide all materials unless noted otherwise.
 2. For fabrication drawings with detailed structure dimensions and weights, please contact your Contech representative. www.conteches.com
 3. Cascade separator water quality structure shall be in accordance with all design data and information contained in this drawing. Contractor to confirm structure meets requirements of project.
 4. Structure shall meet AASHTO HS-20 load rating, assuming earth cover of 0' - 2', and groundwater elevation at, or below, the outlet pipe invert elevation. Engineer of record to confirm actual groundwater elevation. Castings shall meet AASHTO M306 and be cast with the Contech logo.
 5. Cascade separator structure shall be precast concrete conforming to ASTM C-478 and AASHTO load factor design method.
 6. All precast concrete manufactured parts shall conform to astm c-478, with minimum concrete strength of 4000 psi at 28 days
 7. Joint sealant shall conform to ASTM C-990 or ASTM C-443
- INSTALLATION NOTES**
1. Any sub-base, backfill depth, and/or anti-flotation provisions are site-specific design considerations and shall be specified by engineer of record.
 2. Contractor to provide equipment with sufficient lifting and reach capacity to lift and set the cascade separator manhole structure.
 3. Contractor to add joint sealant between all structure sections, and assemble structure.
 4. Contractor to provide, install, and grout pipes. Match pipe inverts with elevations shown. All pipe centerlines to match pipe opening centerlines.
 5. Contractor to take appropriate measures to assure unit is water tight, holding water to flowline invert minimum. It is suggested that all joints below pipe inverts are grouted.



**CONTECH CASCADE CS-4 HYDRODYNAMIC
SEPARATOR (OR APPROVED EQUAL)**

NOT TO SCALE